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CITY OF SACRAMENTO
MAY 26 9 39 AM '88

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

May 25, 1988

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Tentative Parcel Map
 3. Tentative Subdivision Map (P88-111)
 4. Subdivision Modification to Create Lots Substandard in Depth
 5. Subdivision Modification to Defer Street Improvements on the Parcel Map
 6. Subdivision Modification to Defer Parkland Dedication Requirements on Parcel Map
 7. Subdivision Modification to Create Lots in Excess of 160' Deep

LOCATION: 651 Pinedale Avenue

SUMMARY

The initial Parcel Map request is to subdivide a 2.1 acre site zoned for single family use into two parcels in order to separate out an existing home from the remaining vacant portion of the site. The second concurrent request is to subdivide the vacant portion of the site into 10 single family lots. The Planning Commission and staff recommend approval of the request.

APPROVED
BY THE CITY COUNCIL

MAY 31 1988

OFFICE OF THE
CITY CLERK

BACKGROUND INFORMATION

The separation of the existing home from the remaining vacant portion of the site allows financing of the project without including the existing unit. As part of this Parcel Map action, the applicant is requesting deferral of street improvements and Parkland Dedication fees to the subsequent subdivision map stage for the ten lots. In addition, due to the shape of the site and the location of the existing home, some of the lots will have irregular depths. However, all lots will have standard lot area.

VOTE OF THE PLANNING COMMISSION

On April 14, 1988, the Commission voted eight ayes, one absent to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Resolution which adopts findings and approves the Tentative Parcel Map and Subdivision Modifications;
- 3. Adopt the attached Resolution which adopts findings and approves the Tentative Subdivision Map and Subdivision Modification to create lots with irregular depths.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

District No. 2
May 31, 1988

P88-111

RESOLUTION No. 88-447

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE PARCEL MAP FOR PROPERTY LOCATED AT 651 PINEDALE AVENUE

(P88-111) (APN: 226-0122-001)

APPROVED BY THE CITY COUNCIL

MAY 31 1988

WHEREAS, the City Council on May 31, 1988, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at 651 Pinedale Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).

4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to defer street improvements and Parkland Dedication fees:
 - a. The City Council determines that it is undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the map is for financing purposes.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the improvements and fees will be secured as part of a related Subdivision map.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the fees and improvements will be secured prior to construction of homes.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Remove shed on Lot H.
 - b. Retain trees per plan on file with the Planning Department. Construct a chain link barrier around the trees to be retained. Barrier shall coincide with tree dripline and is to be maintained throughout construction and final grading.
 - c. Locate existing sewer and water services; provide services to Parcel B and hook-up.
 - d. Place the following note on the final map: Standard street improvement shall be installed at the time building permits are obtained or upon further subdivision of Parcel A.

- e. Dedicate right-of-way along Pinedale Avenue to a 25' half-section per study on file with the City.
- f. Place the following note on the final map: Parkland Dedication fees shall be paid at the time of obtaining building permits or upon further subdivision of Lot A.

NOTE: All or a portion of the property may lie in Zone X of FEMA (FIRM) Flood Maps.

MAYOR

ATTEST:

CITY CLERK

P88-111

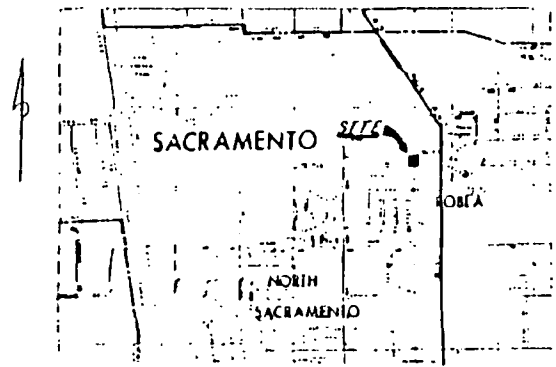
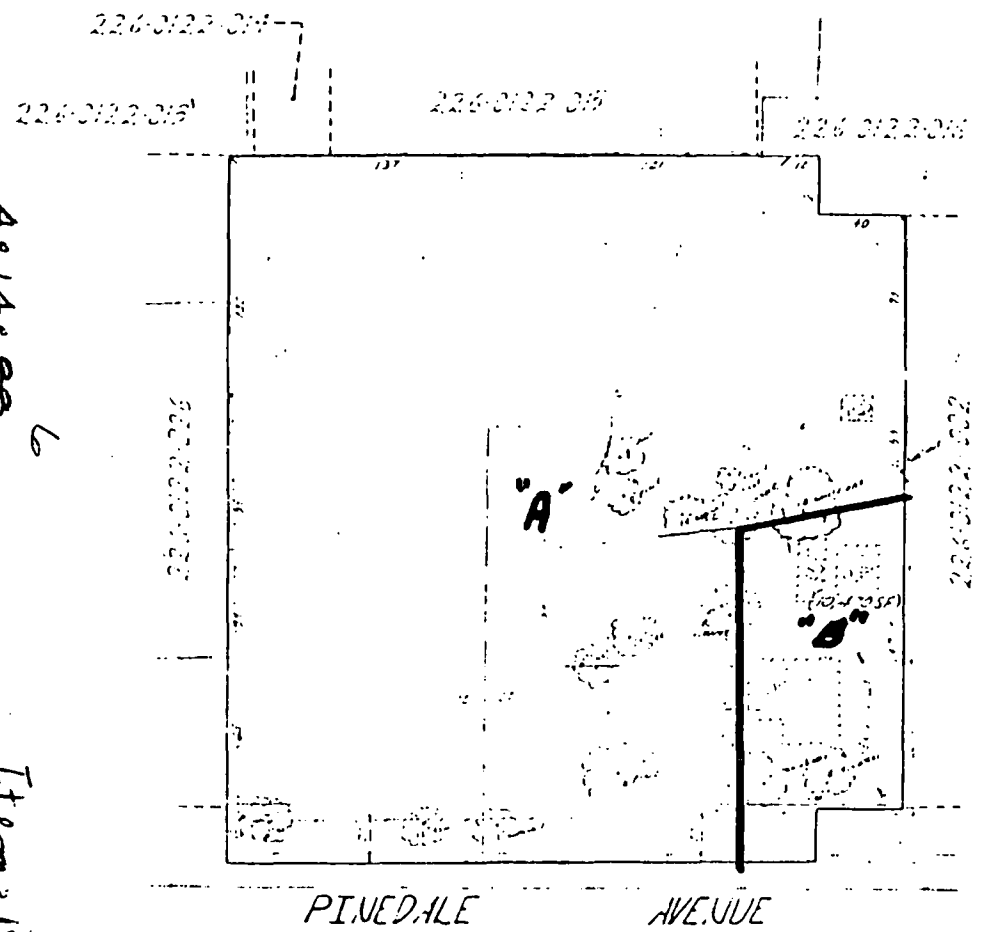
TENTATIVE PARCEL MAP

BEING A PORTION OF ROBLA ACRES, FILED IN BOOK 14
PAGE NO. 25, SACRAMENTO COUNTY RECORDS

PBB-111

4014088

Items 19



VICINITY MAP
- 1/2" SCALE -



PREPARED BY:
RICHARD S. HARRIS
1125 1/2 Street Street
SAC, California 95812

OWNER:
THE HARRIS TRUST
1125 1/2 Street Street, Suite A
Rancho Cordova, California 95670

PROJECT:
DIVISION OF LAND
1125 1/2 Street Street, Suite A
Rancho Cordova, California 95670

PROJECT NUMBER:	101
PROSPECT NAME:	SHARPE FAMILY RESUBDIVISION
PROPOSED NAME:	101
PREVIOUS NAME:	SHARPE FAMILY RESUBDIVISION
NUMBER OF LOTS:	10 (see parcel map)
ACRES TOTAL:	2.00 (approx)
NET ACRES:	2.00 (approx) (see parcel map)
LOCAL DISTRICT:	1002A
SECTION:	25 (SECTION 25)
TOWNSHIP:	T12N R12E S25E
RANGE:	R12E
COUNTY:	SACRAMENTO COUNTY
SECTION CORNER:	2500000000
SECTION CORNER:	2500000000
SECTION CORNER:	2500000000
SECTION CORNER:	2500000000

NOTICE:
THIS MAP IS A TENTATIVE PARCEL MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

21

RESOLUTION No. 88-448

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE SUBDIVISION MAP FOR PROPERTY LOCATED AT 651 PINEDALE AVENUE

APPROVED
BY THE CITY COUNCIL

(P88-111) (APN: 226-0122-001)

MAY 31 1988

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council on May 31, 1988, held a public hearing on the request for approval of a subdivision modification and tentative subdivision map for property located at 651 Pinedale Avenue;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
4. 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 Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to create lots with less than 100' + lots with more than 100' on depth:
 - a. The City Council determines that it is impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the land division is constrained by an existing house.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that all lots will have standard lot area.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that all lots will have standard lot area.
 - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
 - a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including improvements adjacent to Lot B of the Parcel Map.
 - b. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site drain extension and over sizing to meet existing drain system in Pinedale Avenue to west.
 - c. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required Parkland Dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (.149 ac.).
- e. Submit a soils test prepared by a registered engineer to be used in street design.
- f. Retain trees as per plan on file with the Planning Department. Construct a chain link barrier around the trees to be retained. Fence shall coincide with tree dripline and is to be maintained throughout construction and final grading.
- g. Remove and replace Pinedale Avenue pavement to include 25' half-section on north side and 12' travelled land on south side.
- h. Remove shed on Lot A.
- i. Dedicate right-of-way along Pinedale to a 25' half-section per study on file with the City.
- j. Place a note on the final map that Lots 6, 7 and 8 will not be approved for deep lot development.
- k. Place a note on the final map that Lots 1, 2 and 3 will not be approved for any further height, area or setback variances.
- l. Revise the final map according to staff's Exhibit A.

NOTE: A portion or all of the property lies in Zone X of FEMA (FIRM) Flood Maps.

MAYOR

ATTEST:

CITY CLERK

P88-111

P&E III

Ac 140 P&E 10

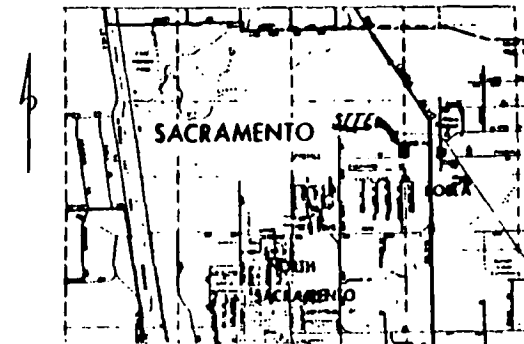
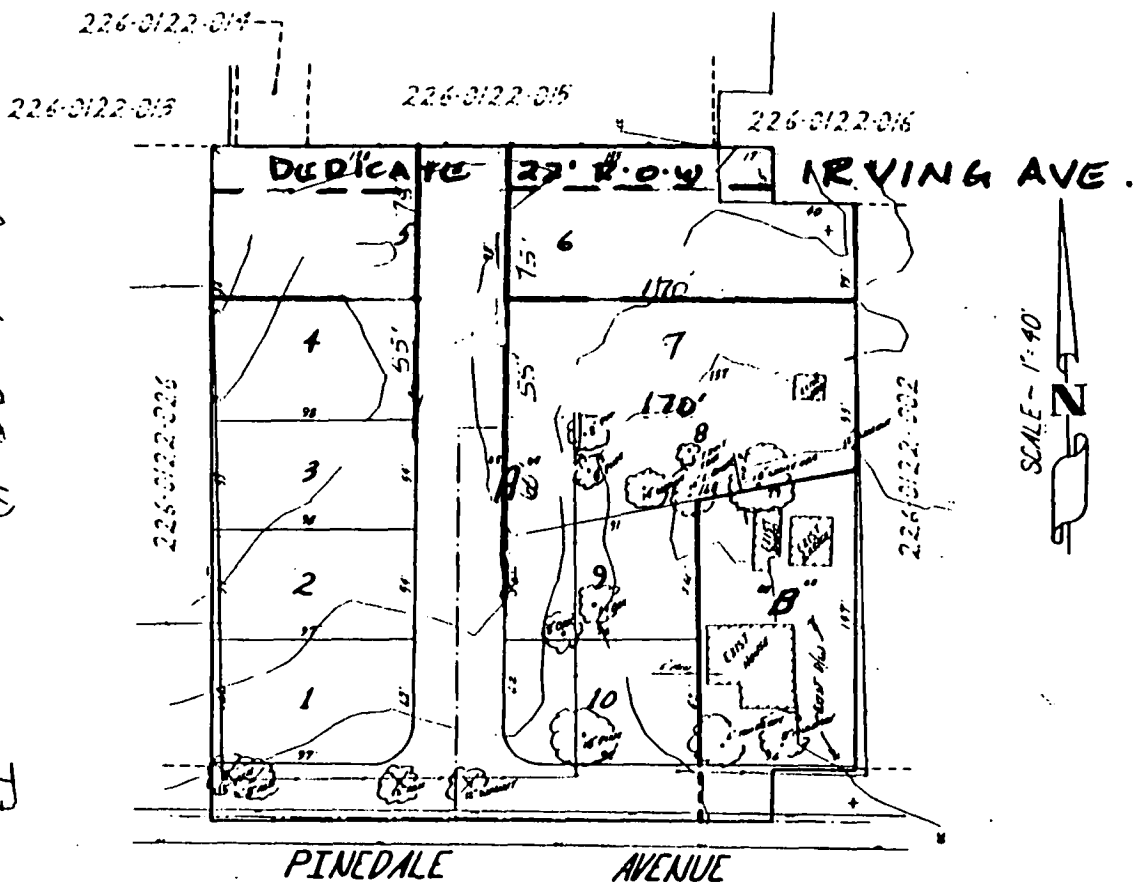
Plan 19

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF ROBLA ACRES, FILED IN BOOK 14

PAGE NO. 25, SACRAMENTO COUNTY RECORDS

PINEDALE GROVE



VICINITY MAP
- IN SCALE -



LEGAL OWNERS:
P.N. AND MARGARET G. PURDY
110 Maple Street
Colt, California 95612

(SUSPENDED):
NEAL ANDREWS
4724 Russel Way
Sacramento, California 95608

ENGINEER:
TRAC ENGINEERING, INC.
11292 Colton Road, Suite A
Reno, California 95610

PRESUMED ZONING: R-1

PREVIOUS ZONING: SINGLE FAMILY RESIDENTIAL

PREVIOUS USE: SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS: 10 (plus road "s")

GROSS AREA: 2.48 ± ACRES

NET AREA: 5,200 SQUARE FEET MIN. LOT

COUNTY DISTRICT: ROBLA

CITY: SACRAMENTO COUNTY

CITY OF SACRAMENTO: CITY OF SACRAMENTO

ROBLA ACRES: ROBLA ACRES

ASSIGNORS PARCEL NUMBER: 226-0122-001

STREET ADDRESS: 651 Pinedale Avenue

DESCRIPTION:
BEING A PORTION OF ROBLA ACRES FILED IN BOOK 14, PAGE NO. 25, SACRAMENTO COUNTY RECORDS.

EXHIBIT A

LD 87051

Sacramento City Planning Commission
VOTING RECORD

MEETING DATE
April 14, 1988

ITEM NUMBER
19 B

PERMIT NUMBER
P 88-111

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE ^{Parcel} MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION
651 Pinalata Avenue

PROPOSERS

NAME	ADDRESS

OPPONENTS

NAME	ADDRESS

MOTION # Yes No Motion Second

GASTON	✓			✓
HOLLICK	✓			
HOLLOWAY	<u>absent</u>			
ISHMAEL	✓			
NOTESTINE	✓			
OTTO	✓			
RAMIREZ	✓		✓	
WALTON	✓			
CHINN	✓			

- MOTION
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

21

APPLICANT Task Engineering Inc., 11292 Coloma Rd., Rancho Cordova, CA 95670
OWNER P.M. & Margaret Pulsifer, 310 Maple St., Galt, CA 95632
PLANS BY Task Engineering
FILING DATE 2/19/88 ENVIR. DET. 3/4/88 REPORT BY SD
ASSESSOR'S-PCL. NO. 226/0122/001

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Parcel Map
 - C. Tentative Subdivision Map (P88-111)
 - D. Variance to create lots substandard in depth.
 - E. Subdivision Modification to create lots substandard in depth.
 - F. Subdivision Modification to defer street improvements on the parcel map.
 - G. Subdivision Modification to defer Parkland Dedication requirements on the parcel map.
 - H. Subdivision Modification to create lots in excess of 160' deep.

LOCATION: 651 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop 10 standard single family residential lots in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential 4-15 du/na
1984 North Sacramento Community	
Plan Designation:	Residential 4-8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family residence

Surrounding Land Use and Zoning:

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

Property Dimensions:	303' x 298'
Property Area:	2.1+ acres
Density of Development:	5.2 d.u. per acre
Topography:	Flat
Street Improvements & Utilities:	To be provided

APPLC. NO. P88-111 MEETING DATE April 14, 1988 ITEM NO. 19

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 23, 1988, by a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map, Subdivision Modifications and the Subdivision Map subject to conditions which are attached.

PROJECT EVALUATION: Staff has made the following findings.

Land Use

The subject site is designated Low Density Residential, 4 to 15 units per net acre in the General Plan. The site is designated for 4 to 8 units in the 1984 North Sacramento Community Plan. The site is surrounded by single family residential uses on a variety of lot sizes. The surrounding area is zoned R-1.

Proposal

The subject site consists of 2.1+ acres developed with a single family residence and out buildings. The residence is located at the southeast corner of the subject site on the Pinedale Avenue frontage. The applicant proposes to split the house from the remainder of the parcel with the Parcel Map. This will permit financing of the subdivision without further encumbering the house. The remainder will then be subdivided into 10 standard single family lots known as Pinedale Grove.

Parcel Map

The parcel map will create Lots A and B; B will contain the existing residence; A is intended for future development. The existing residence is exempt from Parkland Dedication requirements. The applicant is requesting to defer Parkland Dedication fees until the subdivision map is recorded. Staff has no objection to this request. In addition, the applicant is requesting to defer street frontage improvements on Pinedale Avenue until the cul-de-sac is also constructed. At that time, improvements will be constructed along Parcel B. Staff has no objection to this request.

Pinedale Grove Subdivision

The applicant proposes a cul-de-sac to the north from Pinedale Avenue to serve 10 residential lots. The existing structure has been provided a standard 5 foot side yard setback with the parcel map. The existing improvement of the site does not permit two banks of 100 foot deep lots and a 44 foot street right-of-way. Lots 1, 2, 3, 9 and 10 are substandard in depth but have sufficient area for standard single family development. Staff will support no further variance/subdivision modification to develop these lots.

Irving Avenue is an unimproved City street that stubs at the northeast corner of the subject site. There are some parcels east of the site which only have access from Irving. Extending Irving west of the site would provide for future subdivision of parcels to the west. The Traffic Engineer requests that the map be revised to stub the proposed street to the north property line and that 22 feet along the north boundary be dedicated for future extension of Irving Avenue (see staff's Exhibit A).

The above design revision causes lots 6, 7 and 8 to exceed 160 feet in depth. This situation is also necessitated by the location of the existing residence. Staff, therefore, recommends approval of the Subdivision Modification to create lots in excess of 160 feet deep. These lots will not be approved for deep lot development.

PARKLAND DEDICATION: The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .149 acres of land multiplied by the per acre value established by the applicant's appraiser.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant affect on the environment and has filed a Negative Declaration with the following mitigation measures.

If a final map is recorded while any portion of the map area is within a FEMA designated 100-year floodplain, the final map shall be prepared to the satisfaction of the Public Works Director and in accordance with Chapter 40 of the Sacramento City Code, including:

1. Indicate the existing 100 year floodplain boundary and base flood elevation; and
2. Subdivision improvement plans shall indicate the elevation of the proposed building sites.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Parcel Map subject to conditions which are attached.
- C. Recommend approval of the subdivision map according to Staff's Exhibit A.
- D. Approve the variance to create lots less than 100 feet deep based upon Findings of Fact which follow.
- E. Recommend approval of the Subdivision Modification to create lots substandard in depth.

- F. Recommend approval of the Subdivision Modification to defer street improvements on the parcel map.
- G. Recommend approval of the Subdivision Modification to defer Parkland Dedication requirements on the parcel map.
- H. Recommend approval of the Subdivision Modification to create lots in excess of 160 feet deep.

Conditions - Parcel Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Remove shed on Lot H.
- 2. Retain trees per plan on file with the Planning Department. Construct a chain line barrier around the trees to be retained. Barrier shall coincide with tree dripline and is to be maintained throughout construction and final grading.
- 3. Locate existing sewer and water services; provide services to Parcel B and hook up.
- 4. Place the following note on the final map: Standard street improvement shall be installed at the time building permits are obtained or upon further subdivision of Parcel A.
- 5. Dedicate right-of-way along Pinedale Avenue to a 25' half-section per study on file with the City.
- 6. Place the following note on the final map: Parkland Dedication fees shall be paid at the time of obtaining building permits or upon further subdivision of Lot A.

NOTE: All or a portion of the property may lie in zone X of FEMA (FIRM) Flood Maps.

Conditions - Subdivision Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

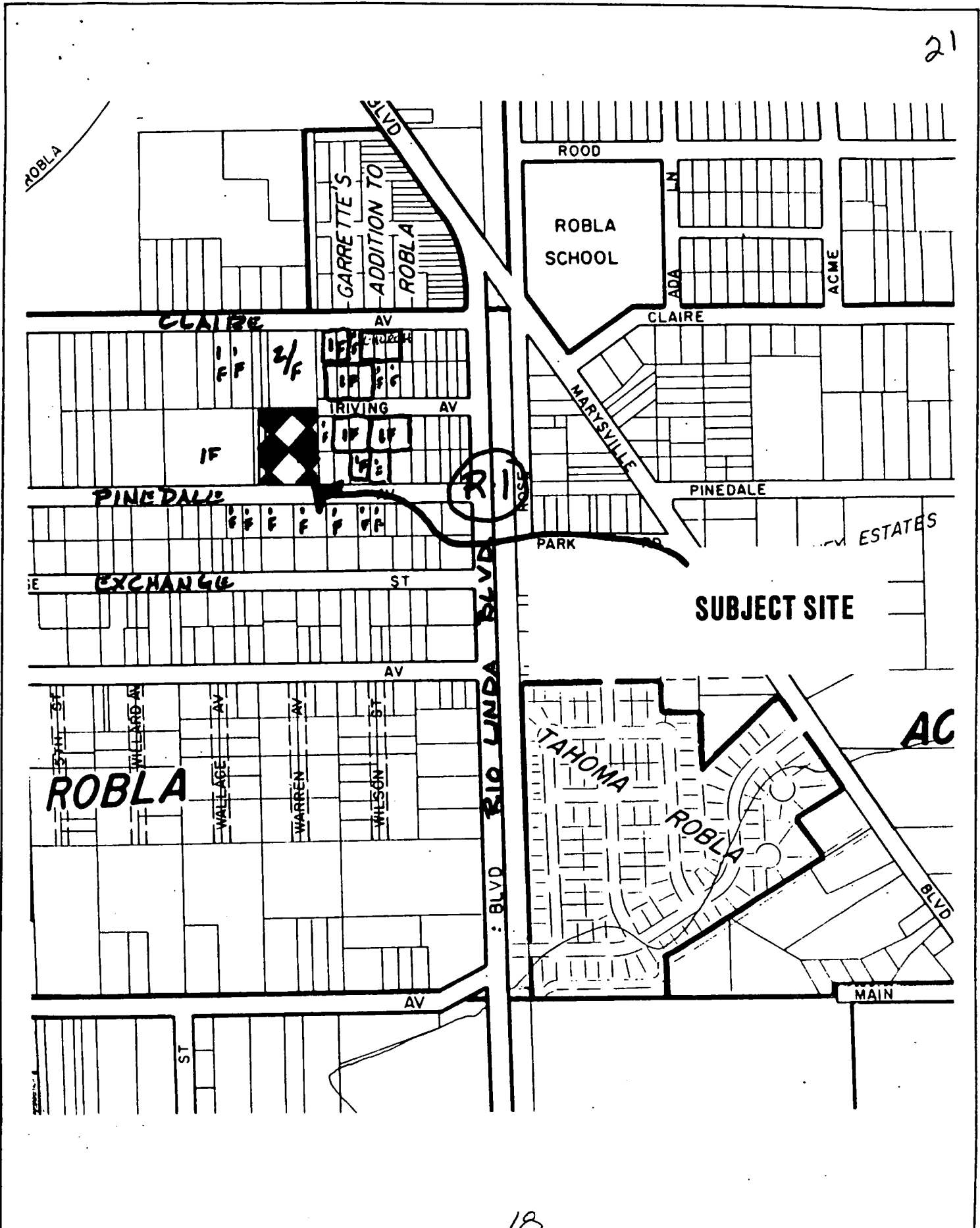
- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including improvements adjacent to Lot B of the Parcel Map.

2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site drain extension and over sizing to meet existing drain system in Pinedale Avenue to west.
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map (.149 ac.).
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Retain trees as per plan on file with the Planning Department. Construct a chain link barrier around the trees to be retained. Fence shall coincide with tree dripline and is to be maintained throughout construction and final grading.
7. Remove and replace Pinedale Avenue pavement to include 25' half-section on north side and 12' travelled lane on south side.
8. Remove shed on Lot A.
9. Dedicate right-of-way along Pinedale to a 25' half-section per study on file with the City.
10. Place a note on the final map that Lots 6, 7 and 8 will not be approved for deep lot development.
11. Place a note on the final map that Lots 1, 2, and 3 will not be approved for any further height, area or setback variances.
12. Revise the final map according to Staff's Exhibit A.

NOTE: A portion or all of the property lies in zone X of FEMA (FIRM) Flood Maps.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - a. the location of existing development precludes standard depth lots; and
 - b. the revision will provide for future development of surrounding property.
2. Granting the request does not constitute a use variance in that residential uses are permitted in the R-1 zone.
3. Granting the request will not constitute a disservice to the surrounding property in that:
 - a. adequate width and area are provided; and
 - b. it will not alter the residential character of the area.
4. Granting the variance is not incompatible with the General Plan nor the 1984 North Sacramento Community Plan which designate the site for residential uses.



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VICINITY - LAND USE - ZONING

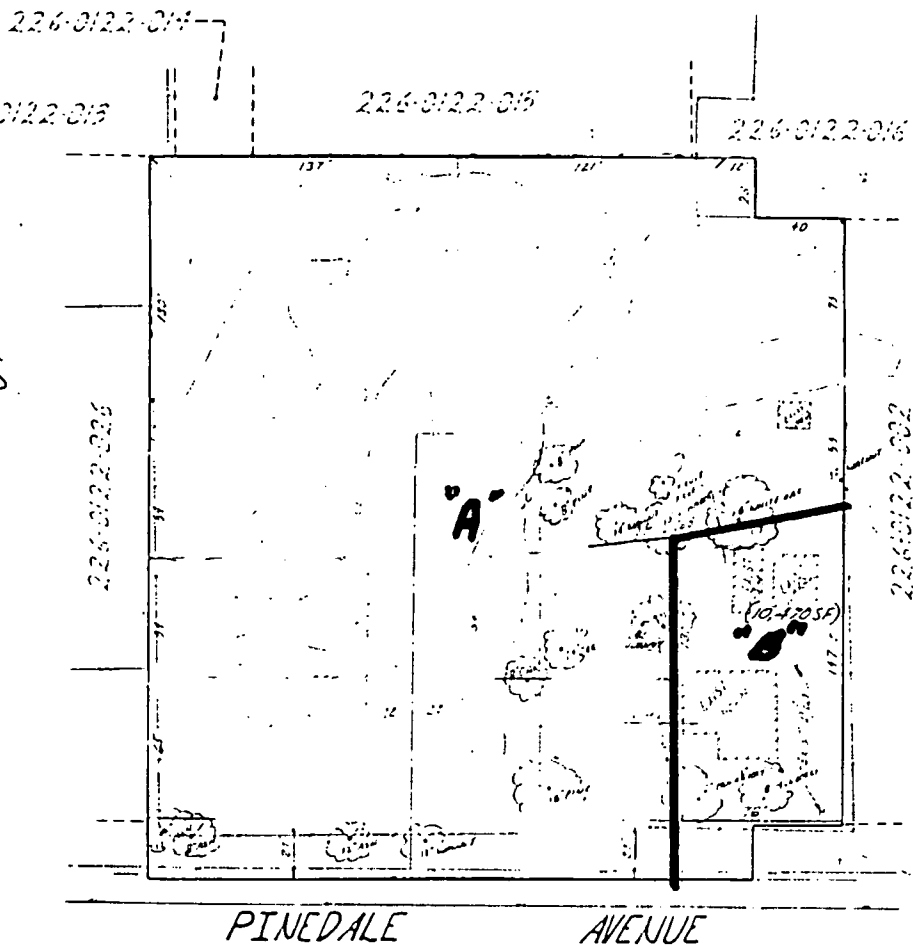
TENTATIVE PARCEL MAP

BEING A PORTION OF ROBLA ACRES, FILED IN BOOK 14
PAGE NO. 25, SACRAMENTO COUNTY RECORDS

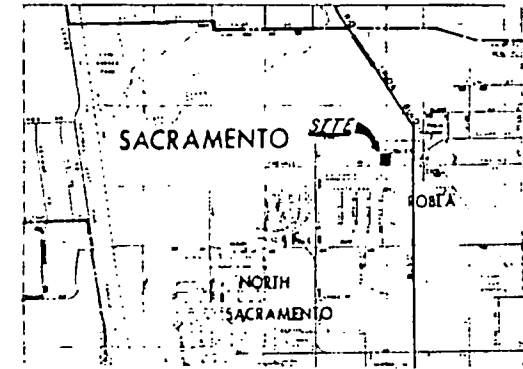
POB-111

4.14.88

Items 19



SCALE ~ 1" = 40'



VICINITY MAP
- NO SCALE -

LEGAL OWNERS:
P. M. AND MARGARET G. FULSOMER
110 Maple Street
Oak, California 95612

LEGALLY:
LEGAL ADDRESS
4726 Knapp Way
Sacramento, California 95608

DEVELOPER:
TASK ENGINEERING, INC.
11202 Colono Road, Suite A
Rancho Cordova, California 95670

PRESENT ZONING:	R-1
PRESENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R-1
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	10 (NEW PARCELS "A")
CHANG ACRES:	2.48 ± ACRES
TOT AREA:	5,200 SQUARE FOOT MIN. LOT AREA
SCHOOL DISTRICT:	REDA
CITY:	SACRAMENTO COUNTY
WATER:	CITY OF SACRAMENTO
FIRE DISTRICT:	CITY OF SACRAMENTO
SUBDIVISION NAME:	REDA ACRES
ASSIGNORS PARCEL NUMBER:	226-0122-001
STREET ADDRESS:	651 Pinedale Avenue

REMARKS:
BEING A PORTION OF ROBLA ACRES FILED IN BOOK 14, PAGE NO. 25, SACRAMENTO COUNTY RECORDS.

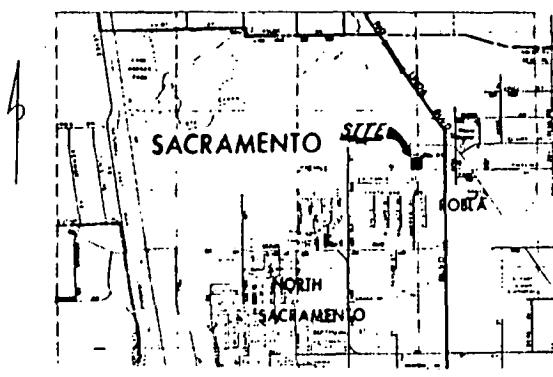
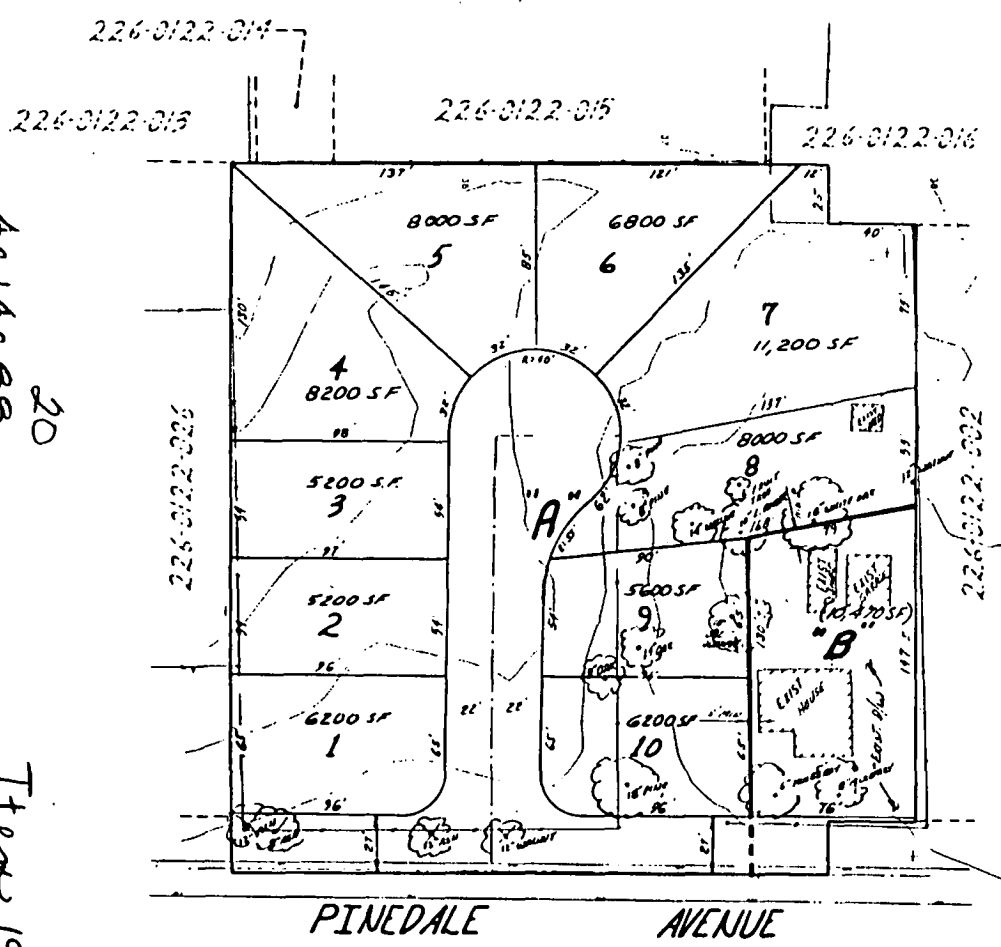
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WD 97051

TENTATIVE SUBDIVISION MAP

BEING A PORTION OF ROBLA ACRES, FILED IN BOOK 14
PAGE NO. 25. SACRAMENTO COUNTY RECORDS

788-111
 4014088
 20
 Item 19



VICINITY MAP
- NO SCALE -

LEGAL OWNERS:
 P. M. AND MARGARET G. PULSIFER
 110 Maple Street
 Galt, California 95632

ENGINEER:
 TASK ENGINEERING, INC.
 11292 Coloma Road, Suite A
 Rancho Cordova, California 95670

PREPARED ZONING:
 R-1

PROPOSED ZONING:
 R-1

NUMBER OF LOTS:
 10 (NEW PARCEL "B")

GROSS AREA:
 7.48 ± ACRES

NET AREA:
 5,200 SQUARE FEET MIN. LOT

SCHOOL DISTRICT:
 ROBLA

CITY:
 SACRAMENTO COUNTY
 CITY OF SACRAMENTO

FIRE DISTRICT:
 CITY OF SACRAMENTO

SUBDIVISION NAME:
 ROBLA ACRES

ASSESSORS PARCEL NUMBER:
 226-0122-001

STREET ADDRESS:
 651 Pinedale Avenue

DESCRIPTION:
 BEING A PORTION OF ROBLA ACRES FILED IN BOOK 14, PAGE NO. 25,
 SACRAMENTO COUNTY RECORDS.

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LID * 87051

TENTATIVE SUBDIVISION MAP

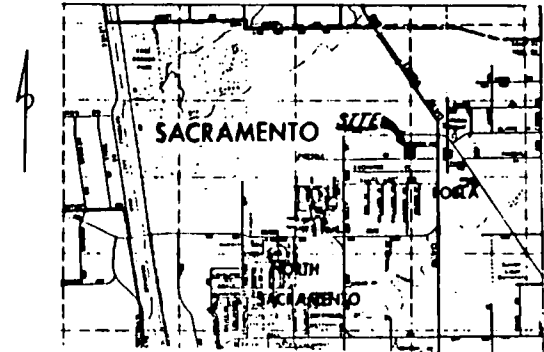
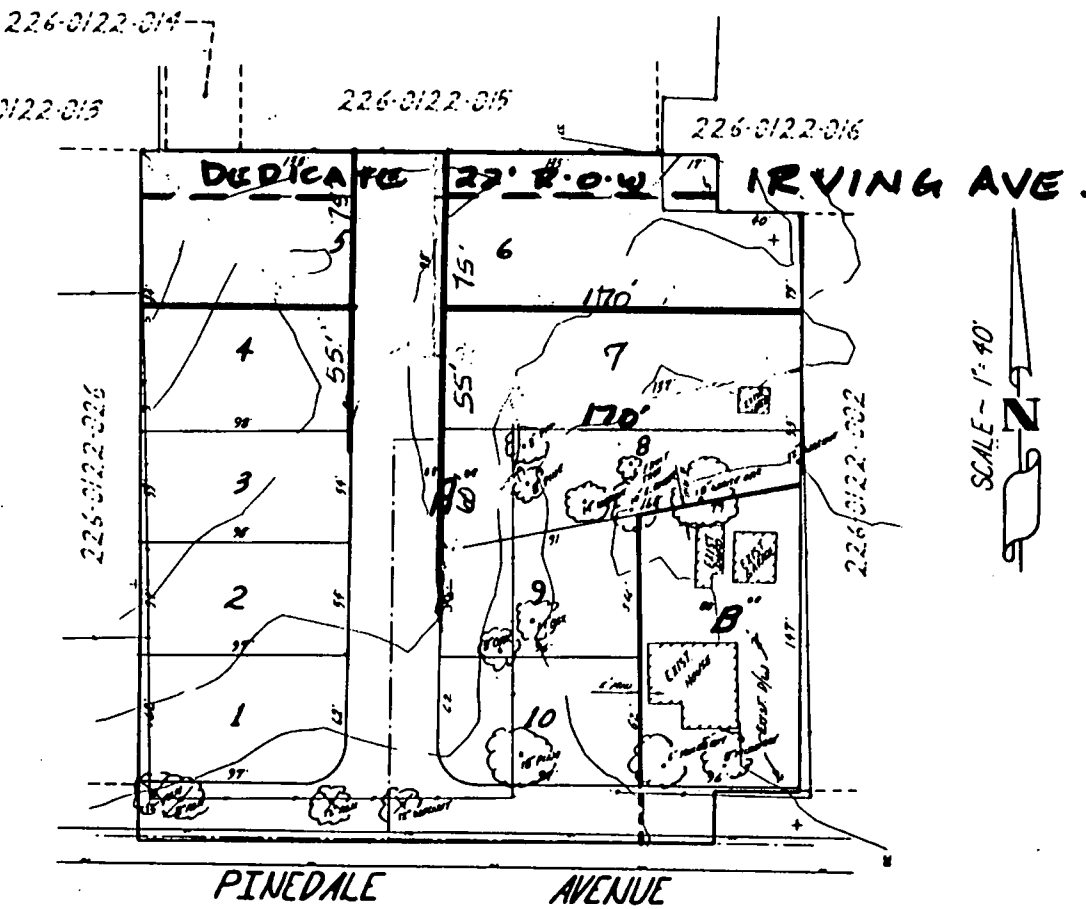
BEING A PORTION OF ROBLA ACRES, FILED IN BOOK 14
PAGE NO. 25, SACRAMENTO COUNTY RECORDS

PINEDALE GROVE

P88-111

4014088
21

JAN 19



VICINITY MAP
- NO SCALE -



LEGAL OWNERS:
P.M. AND MARGARET G. FULSTYER
110 Maple Street
Galt, California 95632

DEVELOPER:
NEAL ANHEIM
4726 Knapp Way
Archieville, California 95608

ENGINEER:
TASK ENGINEERING, INC.
11292 Oldcreek Road, Suite A
Rancho Cordova, California 95670

PRESENT ZONING: R-1
PRESENT USE: SINGLE FAMILY RESIDENCY

PROPOSED ZONING: R-1
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS: 10 (new parcel 2")
GROSS AREA: 2.48 ± ACRES
NET AREA: 5,200 SQUARE FOOT MIN. LOT

SCHOOL DISTRICT: ROBLA
CITY: SACRAMENTO COUNTY
CITY: CITY OF SACRAMENTO

MAPER: CITY OF SACRAMENTO
SUBDIVISION NAME: ROBLA ACRES
ASSESSORS PARCEL NUMBER: 226-0122-001
STREET ADDRESS: 651 Pinedale Avenue

DESCRIPTION:
BEING A PORTION OF ROBLA ACRES FILED IN BOOK 14, PAGE NO. 25,
SACRAMENTO COUNTY RECORDS.

EXHIBIT A

NO 87051

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