

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve, with conditions, a Tentative Parcel Map and Site Plan and Design Review, for the project known as **Z20-053**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide one ±0.98-acre parcel in the (Single-Unit Dwelling R-1) Zone into four parcels. No new construction is proposed as a part of this application.
2. **Site Plan and Design Review** of the Tentative Parcel Map with deviations to create three new parcels without public street frontage.

### PROJECT INFORMATION

Location: Wah Avenue and 24<sup>th</sup> Street  
 Parcel Number: 041-0014-013-0000  
 Council District: 5  
 Applicant: Javed Siddiqui  
 1808 J Street  
 Sacramento, CA 95811  
 Property Owner: Zamanuel Mindaye and  
 Tessema Wondwosen  
 Project Planner: Danny, Associate Planner

#### Land Use Information

General Plan: Traditional Neighborhood Low (TNLD)  
 Community Plan Area: South Area  
 Specific Plan: n/a  
 Zoning: Single-Unit Dwelling (R-1)  
 Special Planning District: n/a  
 Planned Unit Development: n/a  
 Design Review Area: Citywide  
 Parking District: Traditional  
 Existing Land Use of Site: Vacant

#### Surrounding Land Use and Zoning

North:	H-EA-4	Convalescent Care
South:	R-1-EA-4	Single-Unit Residential
East:	R-2B-EA-4	Senior Apartments
West:	R-2B-EA-4	Church and Parking

Site Characteristics

Existing Property Area:	42,700 square feet / 0.98 acres
Topography:	Flat
Street Improvements:	Future private drive to connect to Wah Avenue
Utilities:	Easements exist to connect to existing lines

Other Information

Previous Files:	n/a
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**ATTACHMENTS**

Attachment 1: Project Plans

**PROPOSED PROJECT AND ANALYSIS**

The project site is located on an interior parcel northeast of 24th Street and Wah Avenue. The site is vacant and no construction is proposed with this Tentative Parcel Map entitlement request. The project consists of a subdivision of the existing parcel into four lots. The proposed parcels are roughly equal in size and lot dimension. The resultant parcels meet R-1 Zone standards for overall lot size, lot width, and lot depth as shown below in Table 1; however, each new parcel requires a deviation to be created without public street frontage. Staff supports the deviations since a 23-foot private drive will provide access to the parcels from Wah Avenue and since it would facilitate development of a long-term vacant parcel.

Standard	Required	Parcel A	Parcel B	Parcel C	Parcel D
<b>Lot Size (sq. ft.)</b>	5,200	±10,672	±10,672	±10,672 acres	±10,672
<b>Lot Width (ft.)</b>	52'	±82'	±82'	±82'	±82'
<b>Lot Depth (ft.)</b>	100'	±129'	±129'	±129'	±129'
<b>Street Frontage</b>	Yes	No (Deviation)	No (Deviation)	No (Deviation)	No (Deviation)

**PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to the Golf Course Terraces Estates Neighborhood Association and Pocket Greenhaven Riverfront Association. Staff has received no public comments on this project.

**ENVIRONMENTAL CONSIDERATIONS**

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.

**FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is in an area covered by SAFCA's Improvements to the State Plan of Flood Control System. Specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency,

SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2019 Adequate Progress Annual Report accepted by City Council Resolution No. 2019-0398 on October 22, 2019.

## **CONDITIONS OF APPROVAL**

### Site Plan and Design Review

#### **Planning**

1. No new construction or additions are allowed with this project approval.
2. Any additional changes, additions, or modifications shall require additional review and approval from planning staff.
3. Removal of any existing on-site trees may require a separate Tree Permit entitlement.

### Tentative Parcel Map

#### **General: All Projects**

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from Parcels 1, 2, 3 and 4, at no cost, at the time of sale or other conveyance of either parcel.
3. Show all continuing and proposed/required easements on the Parcel Map.

#### **Public Works**

4. 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;
5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

6. Design private drives to meet the City standards regarding structural section. Private drives shall be inspected to the satisfaction of the Department of Public Works.
7. 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 Department of Public Works.

## **SMUD**

8. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
9. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
10. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
11. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
12. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
13. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
14. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
15. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
16. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

## **Regional Sanitation**

17. Developing this property will require the payment of Regional San sewer impact fees

(connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

### **Sacramento Area Sewer District**

18. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
19. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
20. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements may be required to service these parcels. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
21. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
22. Prior to DISTRICT SIGN-OFF ON THE TENTATIVE PARCEL MAP: the existing and/or proposed sewer lines must be shown on a utility plan or the improvement plans

### **Department of Utilities (DOU)**

23. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
24. The applicant shall grant and reserve easements, as needed, for water and drainage facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage and water facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
25. Provide a private easement from APN:041-0014-014-0000 for a private water service to serve parcels A, B, C and D. (Note: Water and drainage services should come off the existing 6-inch City water main and 24-inch City drainage main.)
26. There is an existing 6-inch City water main in the northeast corner of proposed Parcel B. City records did not indicate that there is an easement for the existing water main on the property. Therefore, the applicant, shall provide evidence of an easement for the water

main. If one does not exist, dedicate a no-build easement over the existing water main to the satisfaction of the Department of Utilities. The main and its appurtenances shall be accessible for personnel at all times. The DOU Field Services will assist the applicant in field verifying the location of City Utilities. The applicant should call the following for assistance: Customer Service at (916) 808-5454.

## **Fire**

27. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1, 507.5.1) Access design as shown is adequate. See item 6 for fire hydrant requirements.
28. All turning radii for fire access shall be designed as 35' inside and 55' outside. CFC 503.2.4 Design as shown is adequate.
29. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). CFC 503.2.5 Design as shown is adequate.
30. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. CFC 503.2.1 Design as shown is adequate.
31. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. CFC 503.2.3.
32. Provide the required fire hydrant(s) in accordance with CFC 507 and Appendix C, Section C102.1 as amended the Sacramento Municipal Code.

## **Parks**

33. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note).
34. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.

## **Miscellaneous**

35. CC&R's shall be approved by the City and recorded assuring maintenance of the private

street and any common landscaping by all future parcel owners.

**Advisory Notes:**

36. The following advisory notes are informational in nature and are not a requirement of this Tentative Map:
37. 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.
38. Note: Subdivider shall notify future property owners within this subdivision that they will be required to maintain the private street and any common landscaping.
39. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
40. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
41. Future water meter shall be placed to the satisfaction of the DOU. Easement dedication may be required for water meters and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
42. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
43. At the time of building permit, the development of this site must comply with the current drainage design standards. Per the current DOU Onsite Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater Planters, porous pavement and disconnected roof drains, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The applicant is advised to contact the City of Sacramento Utilities Department Drainage Planning Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.
44. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
45. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer

service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

46. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$6,384. This is based on the creation of 4 new parcels at an average land value of \$140,000 per acre for the South Sacramento (South of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$1.81 per square foot for residential projects, with a minimum rate of \$1,354 for units under 750 square feet and a maximum of \$3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2020. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

## **FINDINGS OF FACT**

### Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
  - c. The site is physically suitable for the type of development;
  - d. The site is physically suitable for the proposed density of development;
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
5. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

#### Site Plan and Design Review

6. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan land use designation Traditional Neighborhood Low Density.
7. The proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards in that the site provides an easement for access to and from the parcels via a future private drive (connecting to Wah Avenue) to be constructed at the time of development of the parcels.
8. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed project and comply with all applicable design guidelines and development standards.
9. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood.
10. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.
11. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

#### Environmental Determination

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Zoning Administrator and Design Director finds that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions (Categorical Exemption – Class 15).

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Respectfully Submitted:

Danny Abbes  
Associate Planner

Approved: Marcus Adams

Marcus Adams  
Senior Planner

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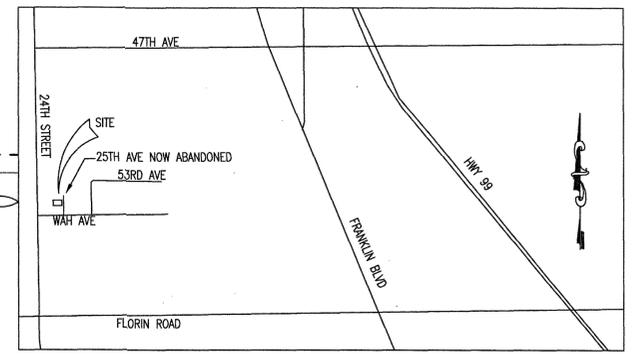
The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's and Design Director's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

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**SURVEY NOTES:**

- 1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY STEWART TITLE ESCROW NO. AL-17009089-ND DATED JULY 19TH, 2019
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS 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 THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.



**VICINITY MAP**  
NO SCALE

**EXISTING LEGAL DESCRIPTION:**

LOT 22 AS SHOWN ON THE "PLAT OF CAMELIA ACRES" FILED JUNE 2, 1915 IN BOOK 15 OF MAPS, MAPS NO. 21 RECORDS OF SACRAMENTO COUNTY APN:041-0014-014

**APN:** 041-0014-013  
**OWNER/APPLICANT:** ZAMANEEL R. MINDAYE AND WONDWOSEN TESSEMA 6901 24TH STREET #A3 SACRAMENTO CA 95822 EMAIL:TAYE\_T@YAHOO.COM TEL: (916)588-5240

**APPLICANT/ENGINEER:** JTS ENGINEERING CONSULTANTS INC. 1808 J STREET SACRAMENTO, CA 95811 TEL: (916) 441-6708 FAX: (916) 441-5336 CONTACT: JAVED T. SIDDIQUI, P.E. EMAIL: javed.siddiqui@jtsengineering.com

**PROJECT ADDRESS:** XXXX-25TH AVE, SACRAMENTO CA 95822

**ZONING:** EXISTING R-1-EA-4 PROPOSED NO CHANGE

**USE:** EXISTING VACANT PROPOSED NO CHANGE

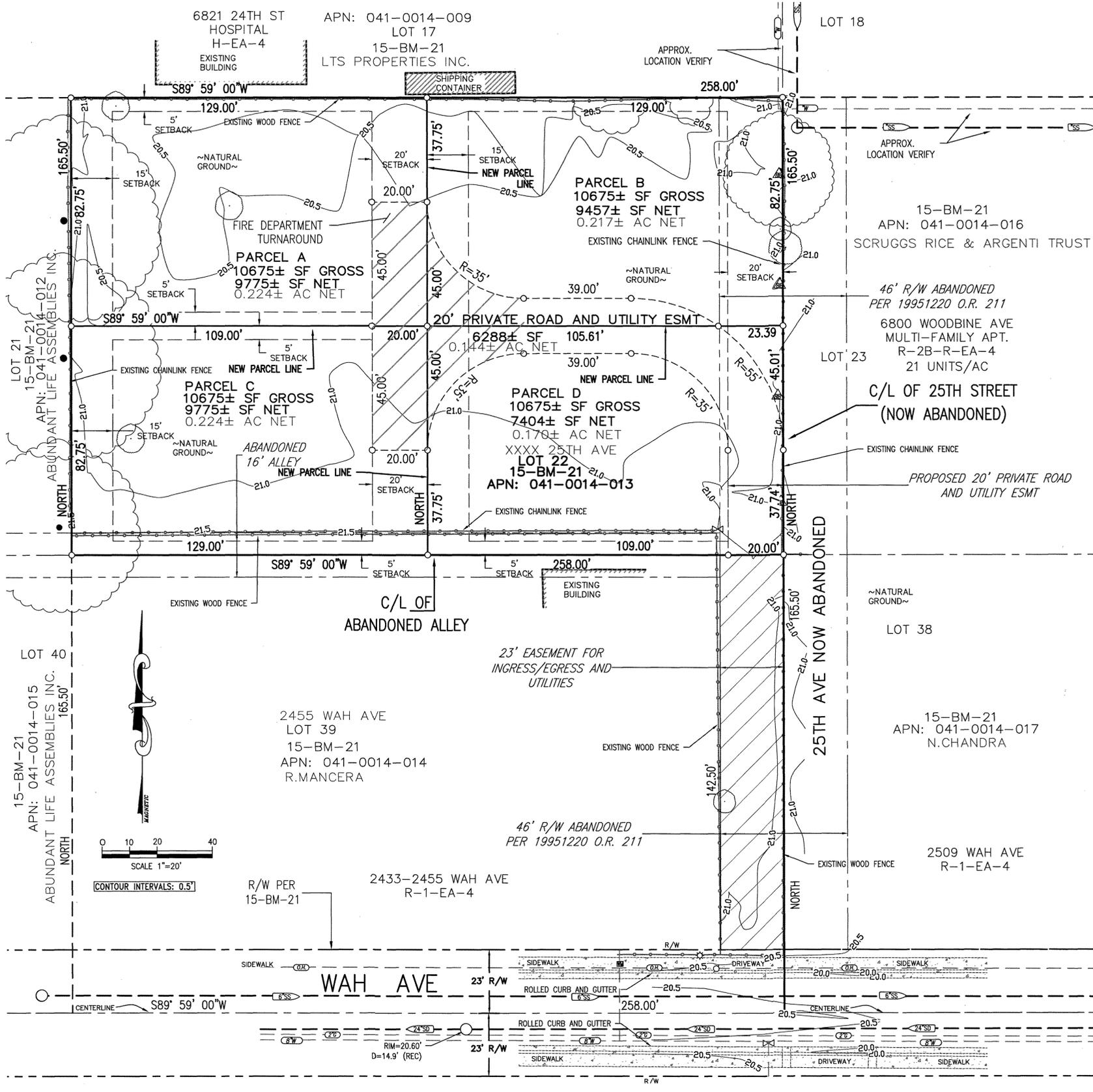
**PARCELS:** EXISTING 1 PROPOSED 4

**AREA:**  
0.980 ± ACRES  
42700 ± SF  
10675 ± SF (GROSS)  
PARCEL A: 0.245 ± AC 0.224 ± AC NET  
PARCEL B: 0.245 ± AC 0.217 ± AC NET  
PARCEL C: 0.245 ± AC 0.224 ± AC NET  
PARCEL D: 0.245 ± AC 0.170 ± AC NET  
PRIVATE ROAD AND UTILITY EASEMENT 0.144 ± AC  
TOTAL : 0.980 ± AC 42700 ± SF

**SCHOOL DISTRICT:** SACRAMENTO CITY UNIFIED

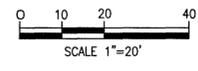
- REQUEST:**
- 1) ENTITLEMENT TO SPLIT ONE EXISTING PARCEL INTO 4 PARCELS.
  - 2) EASEMENTS WILL BE DEDICATED AS DETERMINED BY THE CITY, EACH PARCEL WILL BE SERVED A NON EXCLUSIVE PRIVATE ROAD AND UTILITY EASEMENT CONNECTING TO WAH AVE, A PUBLIC ROAD.

UTILITY BLOCK		
TELEPHONE	AT&T	916-453-6136
GAS	PG&E	877-743-7782
ELECTRICITY	S.M.U.D.	916-732-6321
WATER	CITY OF SACRAMENTO WATER	916-264-5371
DRAINAGE	CITY OF SACRAMENTO	916-687-3005
CABLE	COMCAST	916-830-6757
SEWER	SACRAMENTO AREA SEWER DISTRICT	916-876-7526
FIRE	CITY OF SACRAMENTO	916-808-1300
UNDERGROUND SERVICE ALERT	U.S.A UNDERGROUND ALERT	(800) 227-2600



**LEGEND**

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRICAL LINE
- U.G. CABLE LINE
- RIDGE LINE
- HOSE BIB



BENCHMARK ELEV. 20.799' NAVD88  
BM 317-ETB HILT NAIL LIGHT BASE  
WESTSIDE OF WOODBINE AVE AND 53RD AVE.  
FIELD BOOK NO. PG.

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A  
DRAWN: HKS  
CHECKED: JTS  
SUBMITTED: Javed T. Siddiqui  
SCALE: 1"=20'  
6-5-2520  
RCE 25924



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE PARCEL MAP  
**XXXX 25TH AVE**  
LOT 22 15 BM 21  
APN: 041-0014-013  
CITY OF SACRAMENTO  
CALIFORNIA

DATE: 6/05/2020  
SHEET 1 OF 1