

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR, JOSEPH AVENA.

TYPE OF MAP: City Tentative. DATE: January 10, 1967

SUBDIVISION NAME: Southgate Park Units #4 & 15

LOCATION: Tangerine Avenue & Telfer Way

SUBDIVIDER: Southgate Associates & Southgate Developers

APPLICANT: Robert U. Grant Civil Engineering Company

NO. LOTS: 232 RESIDENTIAL: 231 R-1 One School Site.

This tentative subdivision map is a redesign of two previously approved tentative maps: Southgate Park Unit No. 4 was previously approved on October 27, 1964, as part of the tentative map of Southgate Park Unit No. 3; the tentative map of Southgate Park Unit No. 15 was previously approved on February 11, 1964. The Elk Grove Unified School District requested that the elementary school site be shifted from its previous location at the southeast corner of Lerner and Telfer Ways.

It is recommended that the submitted map be approved subject to the following conditions:

- 1: The 20' pedestrian accessway shown on the south side of the school site is approved subject to Planning Staff approval of landscaping and fencing plans for this strip. The two lots adjacent to this pedestrian strip shall have 12½' recorded sideyard setbacks as indicated on this map.
2. The submitted map is based upon the future exchange of land between the two property owners since the existing property lines do not correspond with the indicated lot lines. The necessary property exchange must be completed prior to the filing of any final map including the lots in question.
3. Subject to the changes indicated thereon.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS OF SAID TRACT.