

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map, for the project known as **Z25-078 (486 Pinedale Avenue Tentative Parcel Map)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide a ±0.44 gross acre lot into two lots in the Single-Unit Dwelling (R-1) zone.

PROJECT INFORMATION

Location: 486 Pinedale Avenue

Parcel Number: 226-0151-006-0000

Council District: 1

Applicant: Steve Norman, CNA Engineering, Inc.
2575 Valley Road
Sacramento, CA 95821

Property Owner: Boris Semenov
486 Pinedale Avenue
Sacramento, CA 95821

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: March 5, 2026

Land Use Information

General Plan Designation: Neighborhood (N)

Community Plan Area: North Sacramento

Housing Element Site: No

Specific Plan: N/A

Zone: R-1 (Single-Unit Dwelling)

Special Planning District: N/A

Planned Unit Development: N/A

Design Review Area: North Sacramento

Parking District: Suburban

Historic District: N/A

Historic Landmark: N/A

Surrounding Zoning and Land Uses

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

Site Characteristics

Existing Property Area:	19,140 square feet / 0.44 gross acres, 0.424 net acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required
Existing Land Use of Site:	Residential

Other Information

Previous Files: Z04-293, ER04-068, Z11-076

ATTACHMENTS

Attachment 1: Vicinity Map

Attachment 2: Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is a rectangular 0.44-acre parcel located in the Robla community of North Sacramento within the Single-Unit Dwelling (R-1) zone. Building permit records indicate that a single-unit dwelling formerly existed on the site and was demolished in 1980. A new detached single-unit dwelling was constructed in 2005 and currently occupies the property. The site is surrounded by residential on all sides, and a church to the west.

Project Details

The applicant proposes to subdivide one parcel into two parcels in the Single-Unit Dwelling (R-1) zone. Currently the site contains a 2,369-square-foot home (1793-square-foot living space and 576-square-foot garage) built in 2005. The proposed split will create two interior lots which meet the minimum development standards in the R-1 zone. Parcel 1, containing the existing dwelling, will be approximately 138.5 feet deep and 72 feet wide (9,973 square feet) and Parcel 2 will be 138.5 feet deep and 60 feet wide (8,311 square feet).

The proposed project requires Zoning Administrator approval of a Tentative Parcel Map to subdivide the site into 2 lots.

Entitlement Review

As shown in Table 1, the proposed lots are consistent with the requirements of R-1 zone, and no deviations are requested. The proposed layout and configuration of the proposed parcels are adequate to accommodate future developments. Any future residential development of the newly created lot will be reviewed under a separate application for consistency with the with the permitted minimum density standards of the General Plan Map LUP-8 designation and development standards of the R-1 zone. As such, staff is supportive of the proposed tentative parcel map.

Table 1: R-1 (17.204.230): Lot sizes, width, and depth						
	Min. Lot Size (sq. ft.): 5,200 (interior) / 6,200 (corner/duplex)		Min. Lot Width (ft.): 52 (interior) / 62 (corner/duplex)		Required Lot Depth (ft.): Min. 100 - Max. 160 /	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	9,973	N	72	N	138.5	N
2	8,311	N	60	N	138.5	N

The Zoning Administrator previously approved tentative parcel maps for the site in 2004 (Z04-293) and in 2011 (Z11-076); however, neither map was recorded and both approvals have since expired.

City records, including Code Enforcement Case No. 12-018988 and review of aerial imagery, indicate that the western portion of the site has been used in conjunction with the adjacent church property at 440 Pinedale Avenue for storage and overflow parking. A portable structure is also located within this portion of the site and is required to be removed prior to recordation of the tentative parcel map.

Use of the property for overflow church-related parking is not currently authorized. Establishment of a stand-alone parking facility in the R-1 zone would require approval of a Zoning Administrator Conditional Use Permit. Alternatively, use of the site for church parking would require modification of the church's existing Conditional Use Permit.

Subdivision Review Committee (SRC)

The proposed map was reviewed by the SRC on February 18, 2026. During the meeting, the proposed conditions of approval for the Tentative Parcel Map (TPM) were accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

As part of the application review process, this project was routed to North Sacramento Chamber of Commerce, Robla Neighbors United, and Robla Park Community Association. All property owners, residents, and neighborhood associations within 500 feet of the subject site were also mailed a public hearing notification and public hearing notice was posted at the site. Staff received no comments.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it 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)

and Section 15332, Infill Development (Categorical Exemption – Class 32).

The project qualifies for section 15315 (Minor Land Divisions) as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project qualifies for section 15332 (Infill Development) as it applies to projects consistent with General Plan land use designations and zoning regulations, on parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.

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 project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. Environmental Determination: Exempt, Sections 15315 and 15332

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15315, Minor Land Divisions. This project qualifies for this exemption as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and
2. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development. This project qualifies for this exemption as it applies to parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. Tentative Parcel Map to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots **is approved based on the following Findings of Fact:**

1. None of the conditions described in Sacramento 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, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
 - 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 avoidable 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).
5. The Zoning Administrator has considered the effect of the approval of this tentative subdivision 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).

C. 200-Year Urban Level of Flood Protection Finding

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

- B. Tentative Parcel Map** to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z25-078). 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 Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely

dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General: All Projects

- B1. This tentative map approval is effective for 36 months from its approval date, per Sacramento City Code section 17.828.160.

Time extensions to extend the expiration date of the tentative map may be granted as provided in [Section 17.828.170.A](#). Time extensions are discretionary and not the automatic right of the applicant.

- B2. Show all continuing and proposed/required easements on the Final Map.

Public Works:

Zarah Lacson (916) 808-8494, ZLacson@cityofsacramento.org

- B3. 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. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. 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 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.
- B4. The applicant shall dedicate 1.5-ft of additional right-of-way and construct Pinedale Avenue adjacent to the subject property to a 53-ft right-of-way local residential street section (half-street only) per City standards to the satisfaction of the Department of Public Works.
- B5. The applicant shall relocate any existing utility pole(s) that is in conflict with the required public frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.
- B6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- B7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- B8. 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.

Urban Forestry:

Kevin A. Hocker (916) 808-4996, KHocker@cityofsacramento.org

Erica Allen, (916) 808-6943, EAllen@cityofsacramento.org

- B9. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

Sacramento Municipal Utilities District (SMUD):

Ellen Springer, (916) 732-5989, Ellen.Springer@smud.org

- B10. SMUD has existing overhead 12kV and secondary facilities along Pinedale Avenue that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B11. SMUD has existing underground 240V facilities on the northwest corner of Parcel 2 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B12. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B13. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.
- B14. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement

and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.

- B15. 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. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.
- B16. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B17. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- B18. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.
- B19. 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.

Park Planning and Development Services (PPDS):

Dana Repan (916) 808-2762, DRepan@cityofsacramento.org

- B20. **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)
- B21. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org.*)

Planning

- B22. Prior to recordation of the parcel map, all accessory structures on Parcel 2 shall be demolished as indicated on the approved map.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- ADV.B1. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, 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.

Public Works

- ADV.B2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

- | | |
|--------------|---|
| 17.508.040.J | All driveways shall be at least 5-ft away from the property line. |
| 17.508.050.A | Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line. |

Planning

- ADV.B3. The use of the subject parcel for church-related parking is not currently authorized.
- ADV.B4. The unauthorized use of the property for overflow parking and any parking on unimproved surfaces shall cease immediately. Continued violation may result in further code enforcement action.
- ADV.B5. City records indicate that the portable structure currently located within the area of Proposed Parcel 2 was originally approved under a modification to the deemed Conditional Use Permit for the adjacent church property (File No. Z21-122). The structure's current placement on the subject site is not consistent with the approved plans associated with that entitlement.

Prior to recordation of the tentative parcel map, the portable structure shall either be removed from the subject property or relocated to a location consistent with the approved Conditional Use Permit and applicable zoning regulations, subject to review and approval by the Planning Division. Any modification to the approved Conditional Use Permit shall require separate application and approval.

Urban Forestry

- ADV.B6. There are existing trees on site. It appears that the only tree that may qualify as a private protected tree is the oak tree, listed as a 14" diameter tree, at the southwest corner of the lot. If the tree is a Valley Oak, Blue Oak, Coast Live Oak, or Interior Live Oak, then it is protected at 14 inches diameter.

Removal of private protected trees for development requires a tree entitlement and at least a director level hearing.

ADV.B7. It appears that the oak tree is located in close proximity to the adjacent property lines. It is the responsibility of the property owner to ensure that the tree is surveyed properly to confirm owner status. If the tree is located on an adjacent parcel or is shared between multiple property owners, the applicant shall obtain written permission from all tree owners prior to conducting any regulated work, and prior to obtaining a tree permit.

While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Reasonable care should be taken to protect trees owned by others.

ADV.B8. If there are development plans submitted for this site in the future, Urban Forestry will require an arborist report to be submitted along with the development plans.

Department of Utilities

Saraí Jimenez (916) 808-5426, SJimenez@cityofsacramento.org

ADV.B9. This project is served by the Separated Sewer System. However, based on the project's description, the applicant will not be required to pay the combined sewer system impact fee.

ADV.B10. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design 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 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.21 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

ADV.B11. 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 construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

ADV.B12. 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.

SacSewer

Robb Armstrong (916) 876-6104, armstrongro@sacsewer.com

ADV.B13. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to

determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

ADV.B14. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

SMUD

ADV.B15. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

ADV.B16. 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.).

ADV.B17. 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>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

Park Planning and Development Services

ADV.B18. 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 \$1,140. This is based on the tentative subdivision map to create two (2) residential lots in the R-1 Zone. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$100,000 per acre for the North Sacramento 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 finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Respectfully Submitted:



Jose Quintanilla
Associate Planner

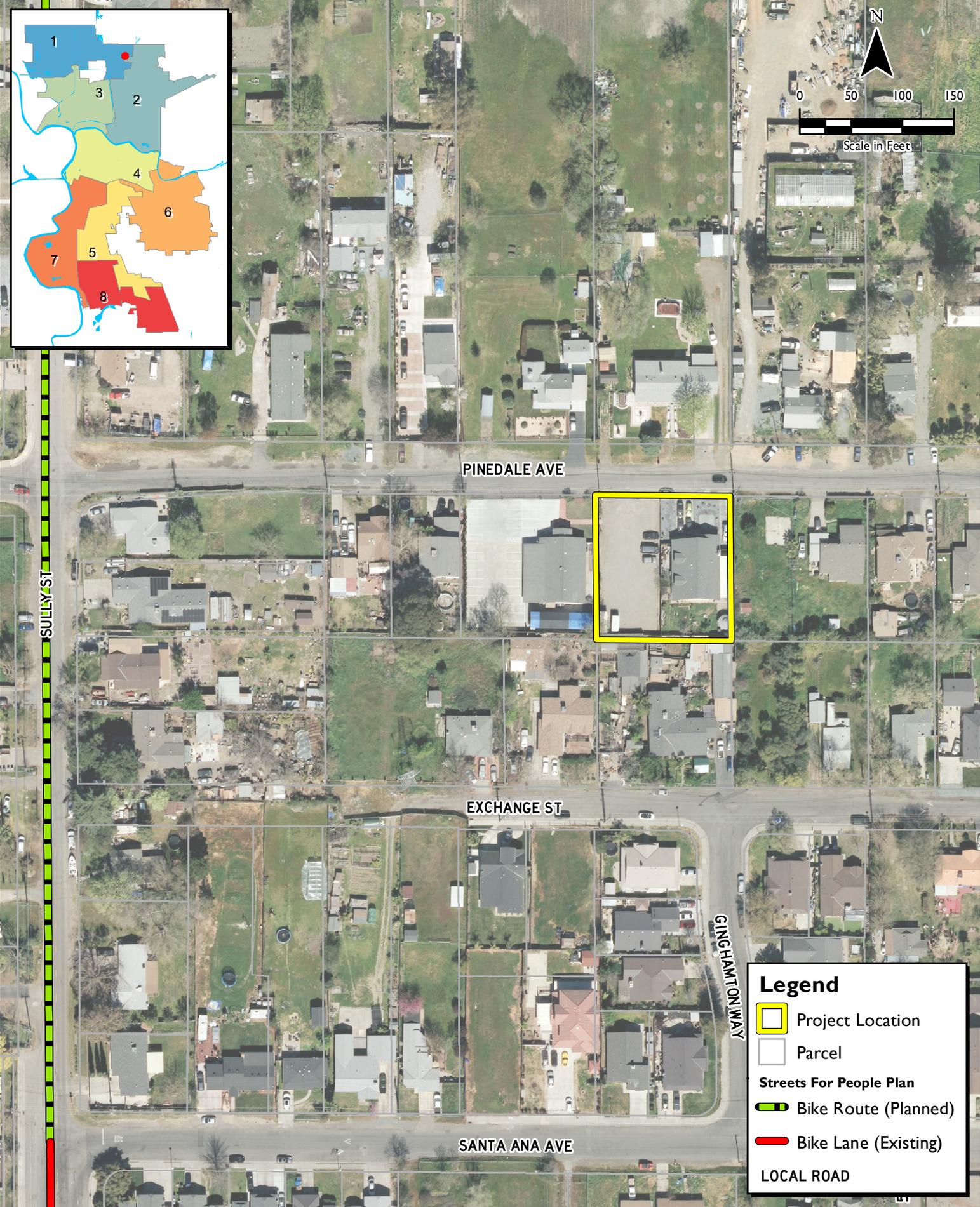
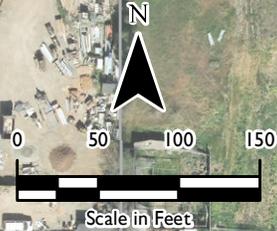
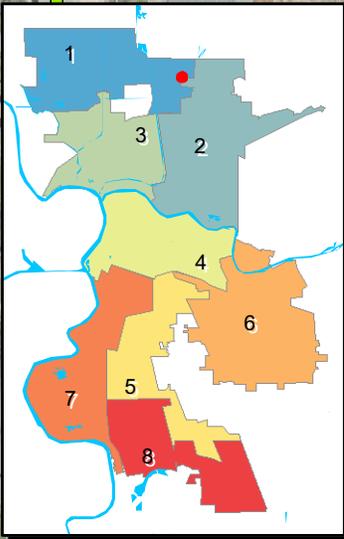
Recommendation Approved:



Zach Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator'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.



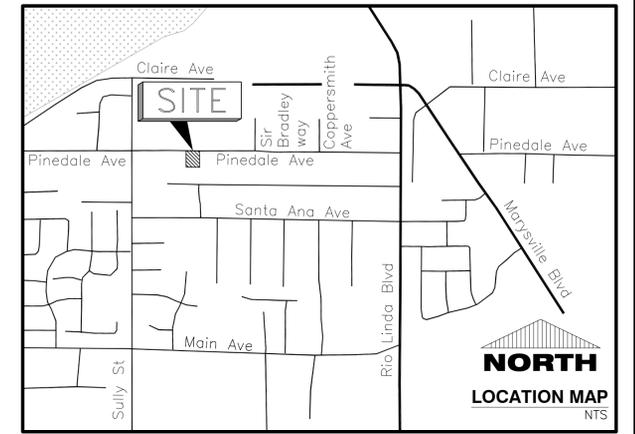
Legend

- Project Location
- Parcel
- Streets For People Plan**
- Bike Route (Planned)
- Bike Lane (Existing)
- LOCAL ROAD**

TENTATIVE PARCEL MAP FOR: 486 PINEDALE AVENUE

A.P.N.: 226-0151-006

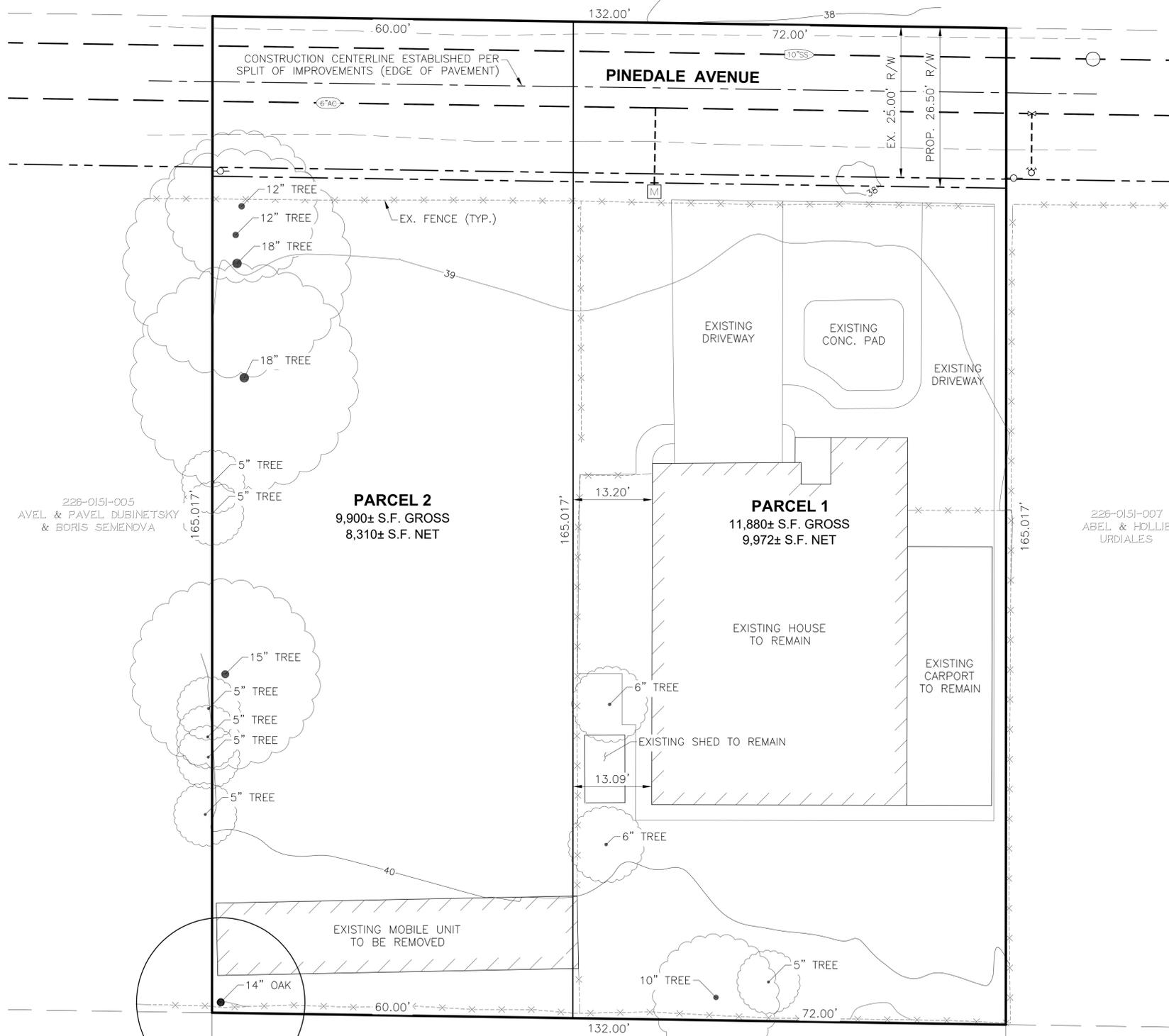
CITY OF SACRAMENTO STATE OF CALIFORNIA
FEBRUARY 2026 SHEET 1 OF 1 SCALE 1" = 10'
CNA ENGINEERING INC.



NO.	REVISIONS	DESCRIPTION	APPROVED BY	DATE

LEGEND

CENTERLINE (CL)	---
RIGHT-OF-WAY (R/W)	---
BOUNDARY LINE	---
PROP. LOT LINE	---
EX. LOT LINE	---
EASEMENT LINE	---
SETBACK LINE	---
OFFSITE P/L	---
CURB, GUTTER & SDWK	---
FENCE	---
SANITARY SEWER	12"SS
STORM DRAIN	12"SD
WATER MAIN	6"W
MAINTENANCE HOLE	o
FIRE HYDRANT	⊕
WATER METER	M
WATER VALVE	X
JOINT POLE	o
TREE (PROTECTED)	●
TREE	○



486 PINEDALE AVENUE

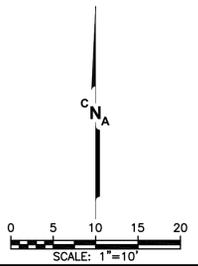
OWNER BORIS SEMENOV 486 PINEDALE AVENUE SACRAMENTO, CA 95838 (916) 432-0987	DEVELOPER BORIS SEMENOV 486 PINEDALE AVENUE SACRAMENTO, CA 95838 (916) 432-0987
ENGINEER CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95821 (916) 485-3746	PARCEL NO. 226-0151-006
PRESENT USE R-1 SINGLE FAMILY RESIDENTIAL 1 LOTS 0.500 AC GROSS 0.424 AC NET	PROPOSED USE R-1 SINGLE FAMILY RESIDENTIAL 2 LOTS 0.500 AC GROSS 0.424 AC NET
SEWER DISPOSAL SRCS	ELECTRICITY S.M.U.D.
FIRE DISTRICT CITY OF SACRAMENTO	WATER DISTRICT CITY OF SACRAMENTO
SCHOOL DISTRICT TWIN RIVERS UNIFIED & ROBLA ELEMENTARY SCHOOL DISTRICT	PARK DISTRICT CITY OF SACRAMENTO

CNA ENGINEERING INC.
CIVIL ENGINEERING: LAND SURVEYING
PLANNING: STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
admin@cnaeng.com



PREPARED BY	SCALE
DRAFTED BY: JG	HORIZ. 1" = 10'
DESIGNED BY: STEVE N.	VERT. 1" = N/A
CHECKED BY: CHRIS O.	FLD. BK.: N/A
ASSESSOR PARCEL NO.: 226-0151-006	

TENTATIVE PARCEL MAP FOR:
486 PINEDALE AVENUE
A.P.N.: 226-0151-006
CITY OF SACRAMENTO STATE OF CALIFORNIA



BENCHMARK ELEV.: 38.819 (NAVD88), CITY OF SACRAMENTO B.M.: 257-H7C
HILTI NAIL LIGHT BASE NE CORNER SULLY ST. AND MARLIN SPIKE WAY.
(1992) C.I.