

**PROPERTY DESCRIPTION**

BEING ALL OF LOT 4, AS SHOWN ON THE FINAL MAP OF SIERRA VISTA KV SIERRA VISTA, LLC, LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15- 1092, RECORDED OCTOBER 22, 2019, IN BOOK EE OF MAPS, PAGE 71, PLACER COUNTY RECORDS.

**NOTES**

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCES OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITIONS AND ARE FOR PLANNING LEVEL STUDIES ONLY.

**TENTATIVE PARCEL MAP NOTES**

1. LOT DIMENSIONS AND ACREAGES ON THIS TENTATIVE PARCEL MAP ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AND PHASING AS SHOWN HEREON IS PERMITTED WITH THE FINAL MAP(S) PROVIDED THAT THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THIS TENTATIVE PARCEL MAP, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL FINAL MAPS OR PROJECT DEVELOPMENT PLANS.
4. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF LOTS MAY BE PHASED IN ANY SEQUENCE PROVIDED EACH PHASE PROVIDES FOR ACCESS AND FOR BACKBONE INFRASTRUCTURE, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
5. PURSUANT TO THE GOVERNMENT CODE SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
6. RECIPROCAL ACCESS, PARKING, DRAINAGE, AND UTILITY INFRASTRUCTURE AGREEMENTS ARE TO BE RECORDED AS NEEDED WITH THE FILING OF EACH FINAL PARCEL MAP OR DEVELOPMENT PLAN RELATING TO THIS TENTATIVE PARCEL MAP.
7. ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR LOT DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED WITH EACH FINAL PARCEL MAP OR DEVELOPMENT PLAN BASED ON THIS TENTATIVE PARCEL MAP.

**TENTATIVE PARCEL MAP INFORMATION**

**APPLICANT:** LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD, SUITE 700  
ONTARIO, CA 91761

**ENGINEER:** BASE CONSULTING GROUP, INC.  
1713 11TH STREET, SUITE #1  
REEDLEY, CA 93654

**ASSESSOR'S PARCEL NUMBER:** 499-010-081

**SITE ADDRESS:** VACANT LAND, BASELINE ROAD, ROSEVILLE, CA

**TOTAL ACREAGE:** 8.57 ACRES +/-

**LAND USE:**

EXISTING / PROPOSED DESIGNATION: COMMUNITY COMMERCIAL (CC)

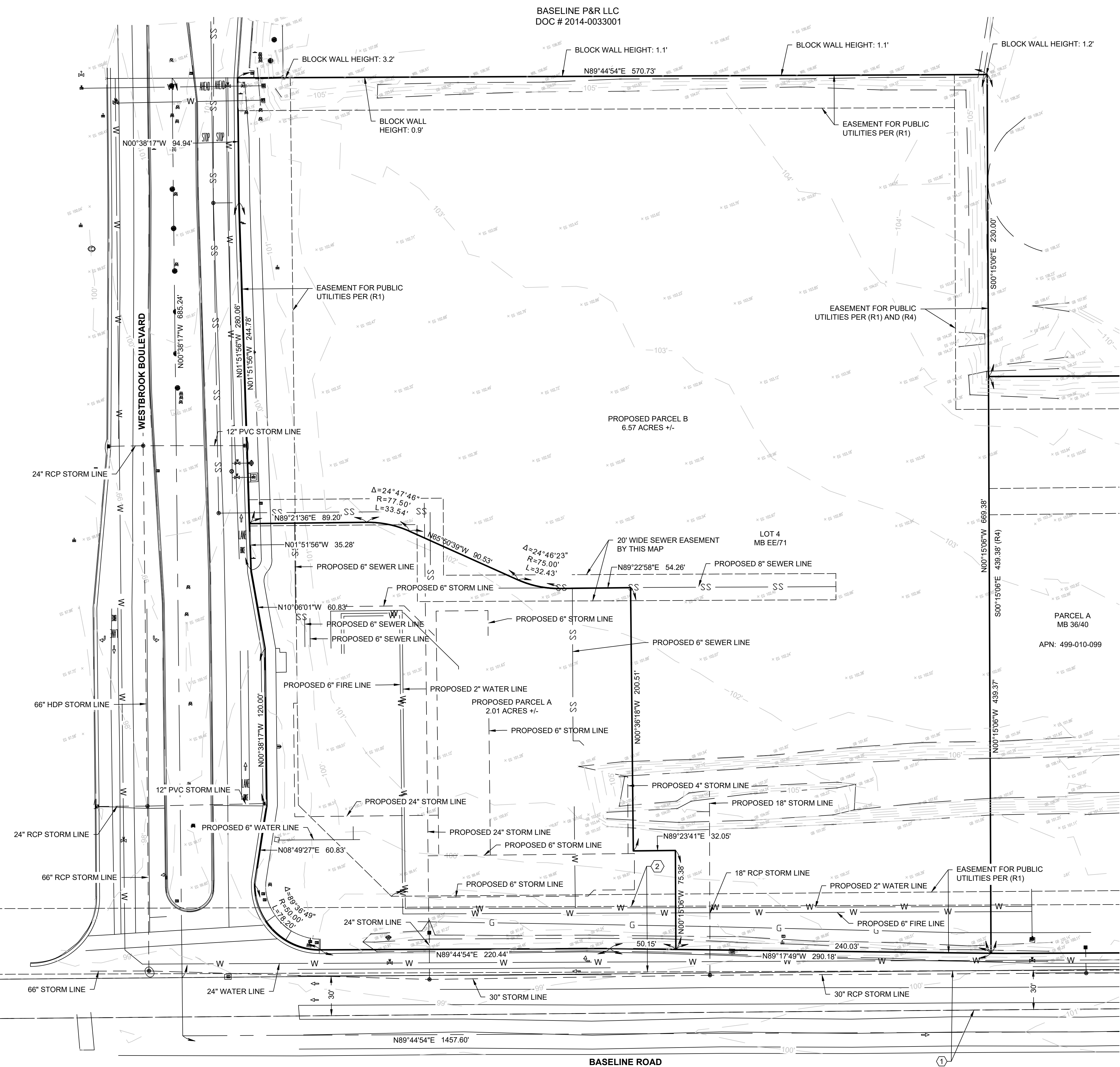
**ZONING:**

EXISTING / PROPOSED ZONING DISTRICT: GENERAL COMMERCIAL (GC)

**NUMBER OF LOTS / PARCELS:** 2

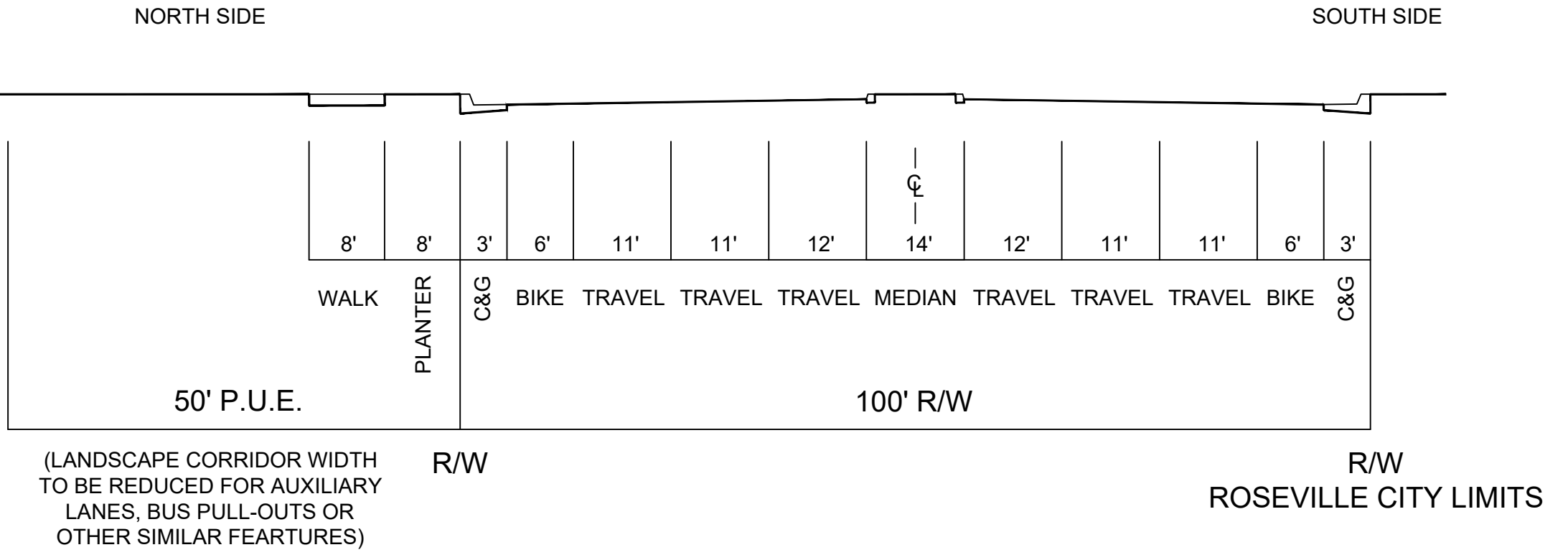
**SERVICE PROVIDERS:**

PARKS AND RECREATION: CITY OF ROSEVILLE  
POLICE AND FIRE PROTECTION: CITY OF ROSEVILLE  
SANITARY SEWER: CITY OF ROSEVILLE  
DOMESTIC WATER: CITY OF ROSEVILLE  
ELECTRICITY: CITY OF ROSEVILLE  
TELEPHONE: CONSOLIDATED COMMUNICATIONS  
GAS: PACIFIC GAS & ELECTRIC  
CABLE: COMCAST / CONSOLIDATED COMMUNICATIONS

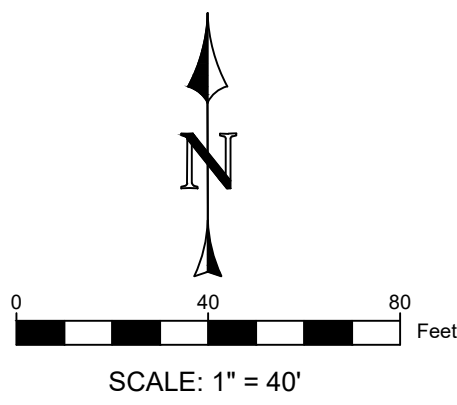


**EASEMENT TABLE**

1. COUNTY OF PLACER, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 22, 1890, (BOOK) 55 (PAGE) 641 OF DEEDS.
2. PACIFIC GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED PURSUANT TO FINAL ORDER OF CONDEMNATION IN DEED RECORDED NOVEMBER 12, 2019, (INSTRUMENT) 2019-0090221, OFFICIAL RECORDS.



**BASELINE ROAD**  
6-LANE ARTERIAL  
NOT TO SCALE



COVER SHEET  
TENTATIVE PARCEL MAP

PARCEL \_\_\_\_\_

ROSEVILLE, CA      OCTOBER, 2021

