

FOR SALE | ±136 Acres

Path of Progress | Roseville, CA



Property Details

- » 2360 PFE Rd, Roseville, CA
- » APN: 474-100-001
- » ±136 Gross Acres
- » **Current Zoning:** O (Open Space), F-DR 4.6 AC Min. (Farm - Development Reserve Combining District)
- » **General Planned:** Future Residential and Industrial (Dry Creek/West Placer Community Plan)
- » Williamson Act Expires January 1, 2022

\$10,000,000
ASKING PRICE

Steve Chamberlain
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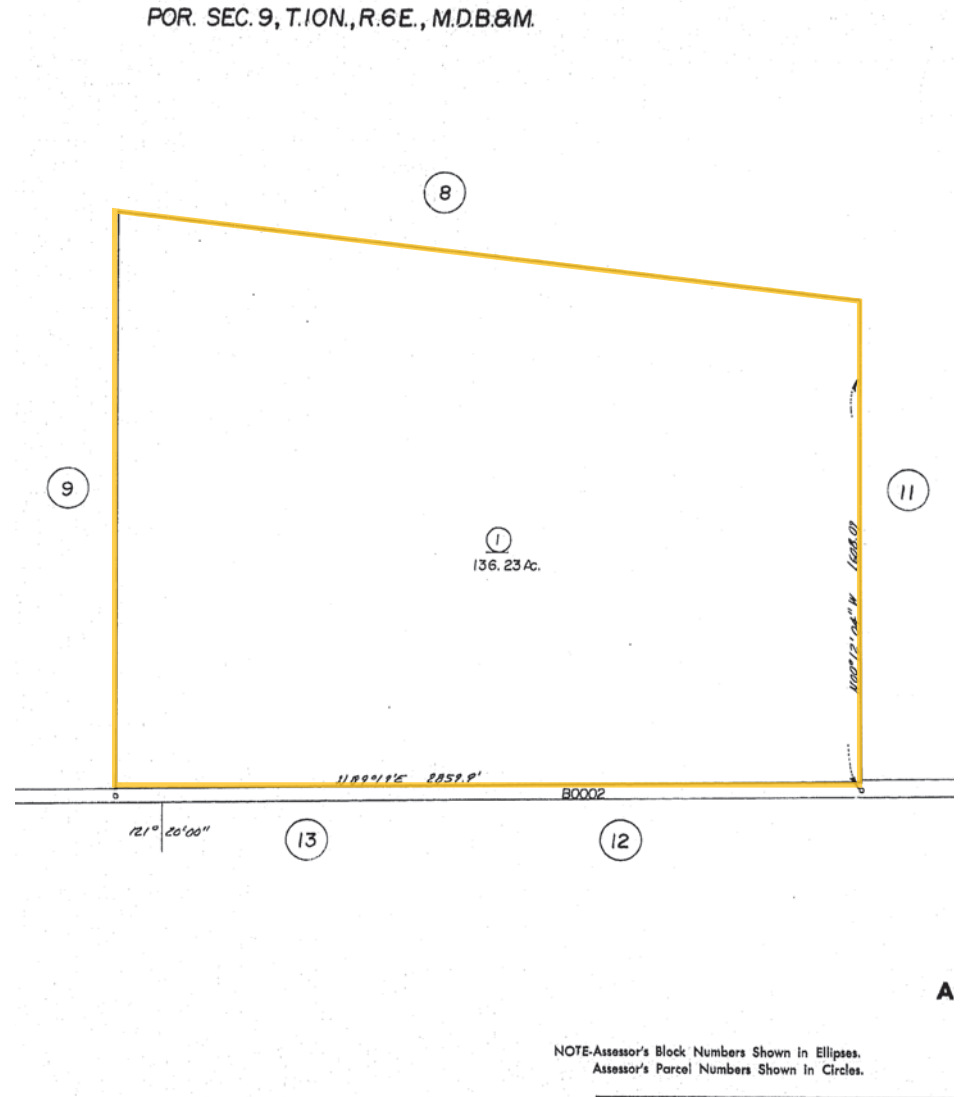
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Location Overview

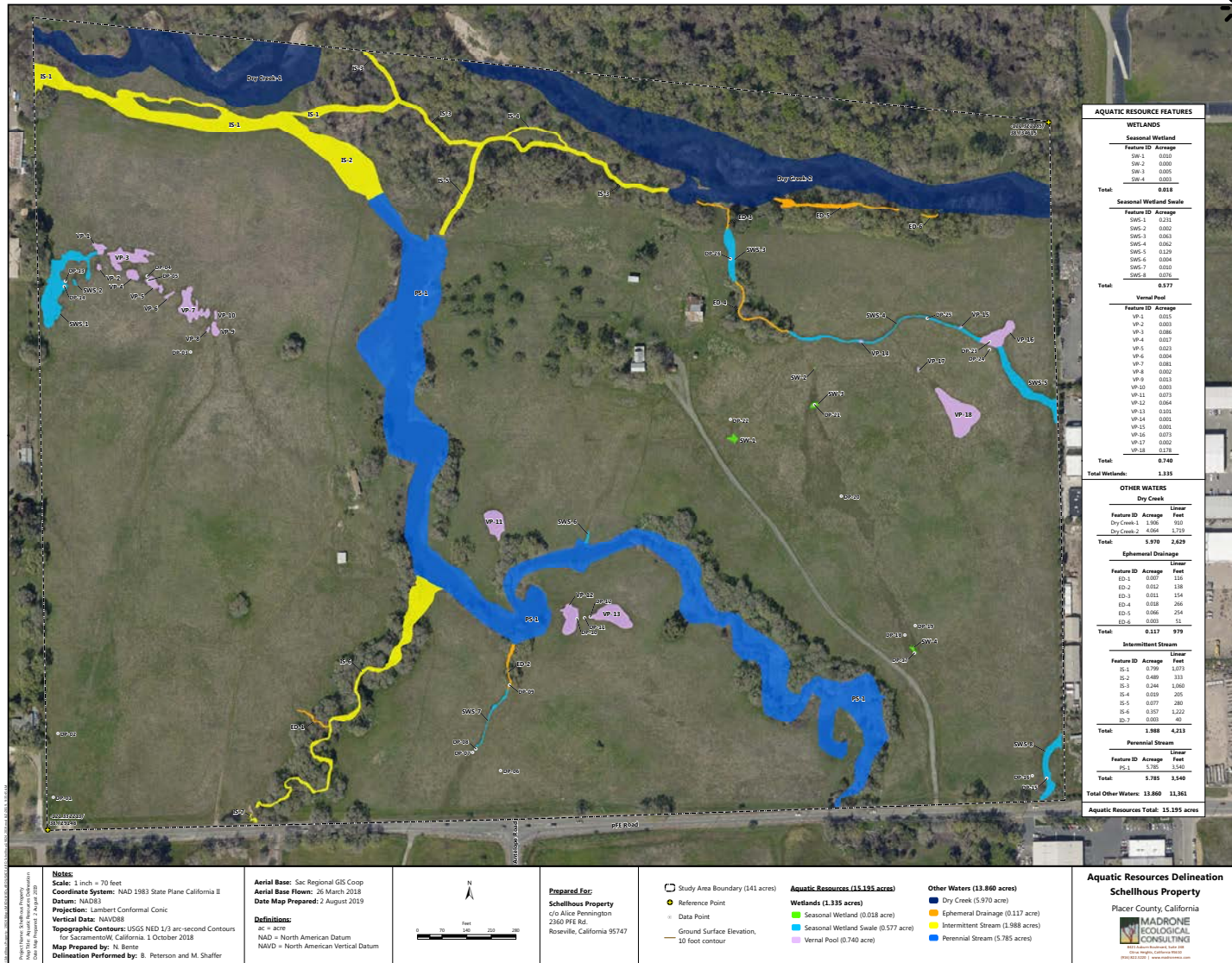


Parcel Map



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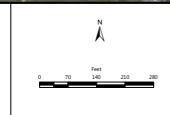
Wetlands Map



AQUATIC RESOURCE FEATURES		
WETLANDS		
Seasonal Wetland		
Feature ID	Acreage	
SW-1	0.020	
SW-2	0.000	
SW-3	0.005	
SW-4	0.003	
Total:	0.028	
Seasonal Wetland Swale		
Feature ID	Acreage	
SWS-1	0.231	
SWS-2	0.002	
SWS-3	0.063	
SWS-4	0.062	
SWS-5	0.129	
SWS-6	0.004	
SWS-7	0.000	
SWS-8	0.070	
Total:	0.577	
Vernal Pool		
Feature ID	Acreage	
VP-1	0.015	
VP-2	0.003	
VP-3	0.086	
VP-4	0.017	
VP-5	0.023	
VP-6	0.004	
VP-7	0.081	
VP-8	0.002	
VP-9	0.013	
VP-10	0.003	
VP-11	0.075	
VP-12	0.064	
VP-13	0.011	
VP-14	0.001	
VP-15	0.001	
VP-16	0.073	
VP-17	0.002	
VP-18	0.121	
Total:	0.740	
Total Wetlands:	1.335	
OTHER WATERS		
Dry Creek		
Feature ID	Acreage	Linear Feet
Dry Creek-1	1.906	901
Dry Creek-2	4.064	1,729
Total:	5.970	2,629
Ephemeral Drainage		
Feature ID	Acreage	Linear Feet
ED-1	0.007	136
ED-2	0.002	138
ED-3	0.011	154
ED-4	0.038	266
ED-5	0.066	254
ED-6	0.001	51
Total:	0.131	979
Intermittent Stream		
Feature ID	Acreage	Linear Feet
IS-1	0.799	1,073
IS-2	0.489	333
IS-3	0.244	1,060
IS-4	0.029	305
IS-5	0.077	280
IS-6	0.327	1,222
IS-7	0.003	40
Total:	1.988	4,213
Perennial Stream		
Feature ID	Acreage	Linear Feet
PS-1	5.785	3,540
Total:	5.785	3,540
Total Other Waters:	13.860	13,361
Aquatic Resources Total: 15.195 acres		

Notes:
 Scale: 1 inch = 70 feet
 Coordinate System: NAD 1983 State Plane California II
 Datum: NAD83
 Projection: Lambert Conformal Conic
 Vertical Date: NAVD08
 Topographic Contours: USGS NED 1/3 arc-second Contours for Sacramento, California 1 October 2018
 Map Prepared by: M. Beute
 Delineation Performed by: B. Peterson and M. Shaffer

Aerial Base: Sac Regional GIS Coop
Aerial Base Flown: 26 March 2018
Date Map Prepared: 2 August 2019



Prepared For:
Schellhous Property
 c/o Alice Pennington
 2360 PFE Rd.
 Roseville, California 95747

- Study Area Boundary (141 acres)
 - Reference Point
 - Data Point
 - Ground Surface Elevation
 - 10 foot contour
- Aquatic Resources (15.195 acres)**
- Wetlands (1.335 acres)
 - Seasonal Wetland (0.028 acre)
 - Seasonal Wetland Swale (0.577 acre)
 - Vernal Pool (0.740 acre)
 - Other Waters (13.860 acres)
 - Dry Creek (5.970 acre)
 - Ephemeral Drainage (0.117 acre)
 - Intermittent Stream (1.988 acres)
 - Perennial Stream (5.785 acres)

Aquatic Resources Delineation
Schellhous Property
 Placer County, California
 MADRONE
 ECOLOGICAL
 CONSULTING
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