

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>Kent Baker and Associates, 7932 Sunset Avenue, Fair Oaks, CA 95628</u>
<b>OWNER</b> <u>John Mourier Construction, Inc., 1830 Vernon St., #8, Roseville, CA 95661</u>
<b>PLANS BY</b> <u>Kent Baker &amp; Associates, 7932 Sunset Avenue, Fair Oaks, CA 95628</u>
<b>FILING DATE</b> <u>3/10/89</u> <b>ENVIR. DET.</b> <u>Exempt 15305a</u> <b>REPORT BY</b> <u>CL:kjr</u>
<b>ASSESSOR'S PCL. NO.</b> <u>117-0211-016 to 022</u>

**APPLICATION** Lot Line Adjustment to relocate the common property lines of seven parcels totaling 71.80+ acres in the Standard Single Family [R-1(PUD)] and Multi-Family [R-2B(PUD)] Zone.

**LOCATION:** Southeast corner of Center Parkway and Parkland Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property lines of seven parcels.

**PROJECT INFORMATION:**

General Plan Designation:	Low & Medium Density Residential (4-15 and 16-29 du/na)
1986 South Sacramento Community Plan Designation:	Residential (4-8, 7-15, and 11-21 du/na)
Existing Zoning of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	R-2(PUD) & R-1A(PUD); Vacant
South:	A; Vacant
East:	County; Vacant
West:	A & A(FW); Vacant

Property Dimensions:	Irregular
Property Area:	71.80+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of seven lots totaling 71.80+ acres in the Standard Single Family [R-1(PUD)] and Multi-Family [R-2B(PUD)] zones. The General Plan designates the site Low Density and Medium Density Residential (4-15 and 16-29 du/na). The 1986 South Sacramento Community Plan designates the site Residential (4-8, 7-15, and 11-21 du/na). The Plan requires three housing types. The surrounding zoning is R-

(PUD) and R-1A(PUD) to the north; A to the south; County to the east; and A and A(FW) to the west. The surrounding land use is vacant.

- B. The applicant proposes to relocate the common property lines of these seven lots in order to better satisfy the proposed unit boundary lines for the subdivision of Laguna Parkway (see Exhibit A-1). No new entitlements or construction is proposed at this time.
- C. The proposed lot line adjustment was reviewed by City Traffic Engineering, City Engineering Development Section, City Building Inspections, and City Real Estate. The following comments have been received:

City Engineering Development Section

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.

City Real Estate

1. The parcels are within the Laguna Creek Assessment District and need to be reassessed. Additionally, delinquent payments and charges need to be paid.
2. Is the roadway shown as a portion of Lot 6 public or private (preferably private) highlighted in detail A?
3. The applicant shall complete all street and frontage improvements that were not done as part of the assessment district.
4. The applicant needs to sign FEMA Flood Zone waiver if applicable.
5. The project is located in the Elk Grove School District.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends approval of the Lot Line Adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON  
PROPERTY LINES OF SEVEN PARCELS TOTALING 71.80± ACRES  
AT THE SOUTHEAST CORNER OF CENTER PARKWAY AND PARKLAND  
DRIVE

(APN: 117-0211-016 TO 022)

(P89-140)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Center Parkway and Parkland Drive; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1986 South Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of Center Parkway and Parkland Drive, City of Sacramento, be approved as shown and described in Exhibit A through H attached hereto, subject to the following conditions to be completed at the Public Works Department, Development Services Division:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.

NOTE: Approval subject to the following notice:

The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

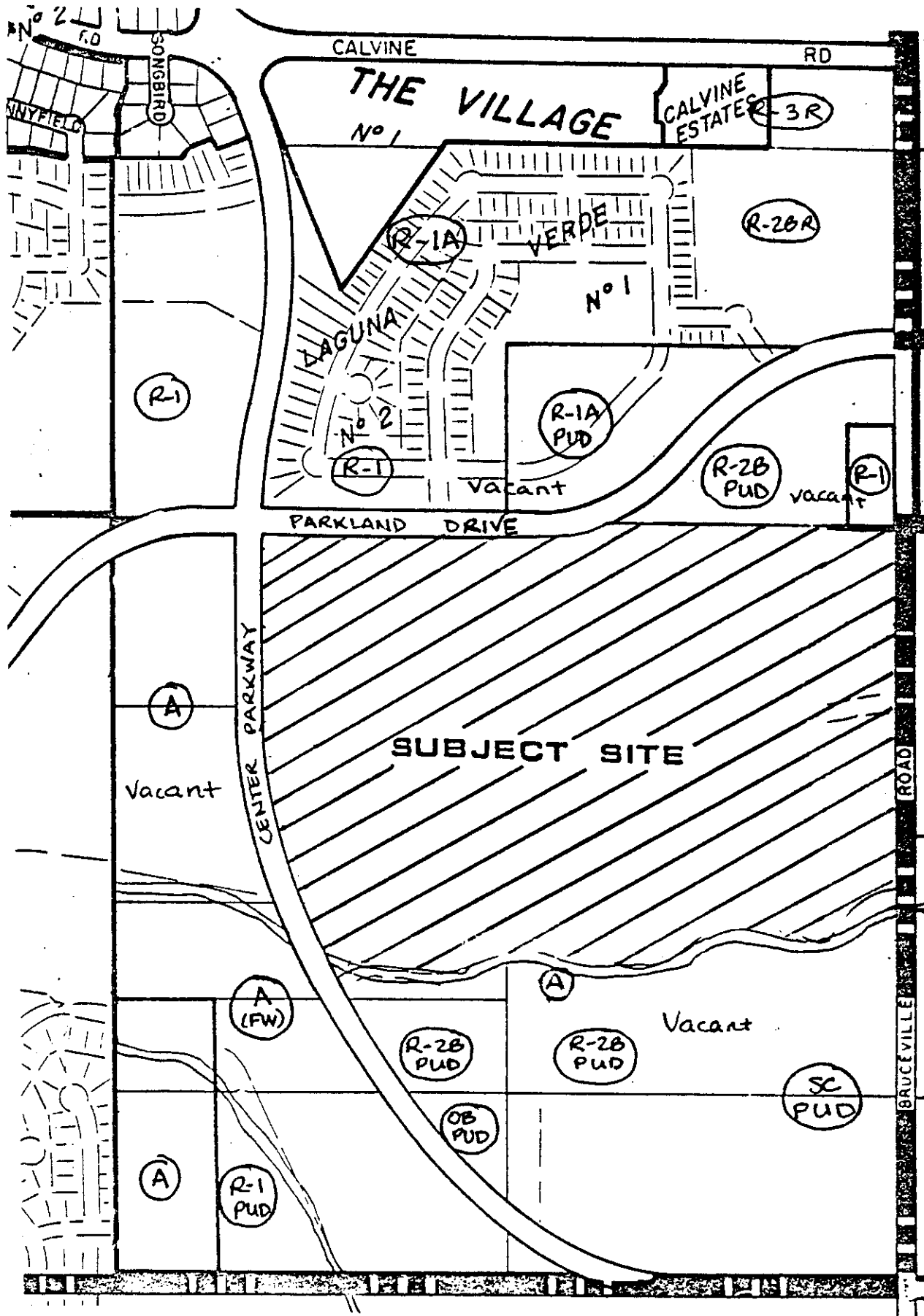
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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

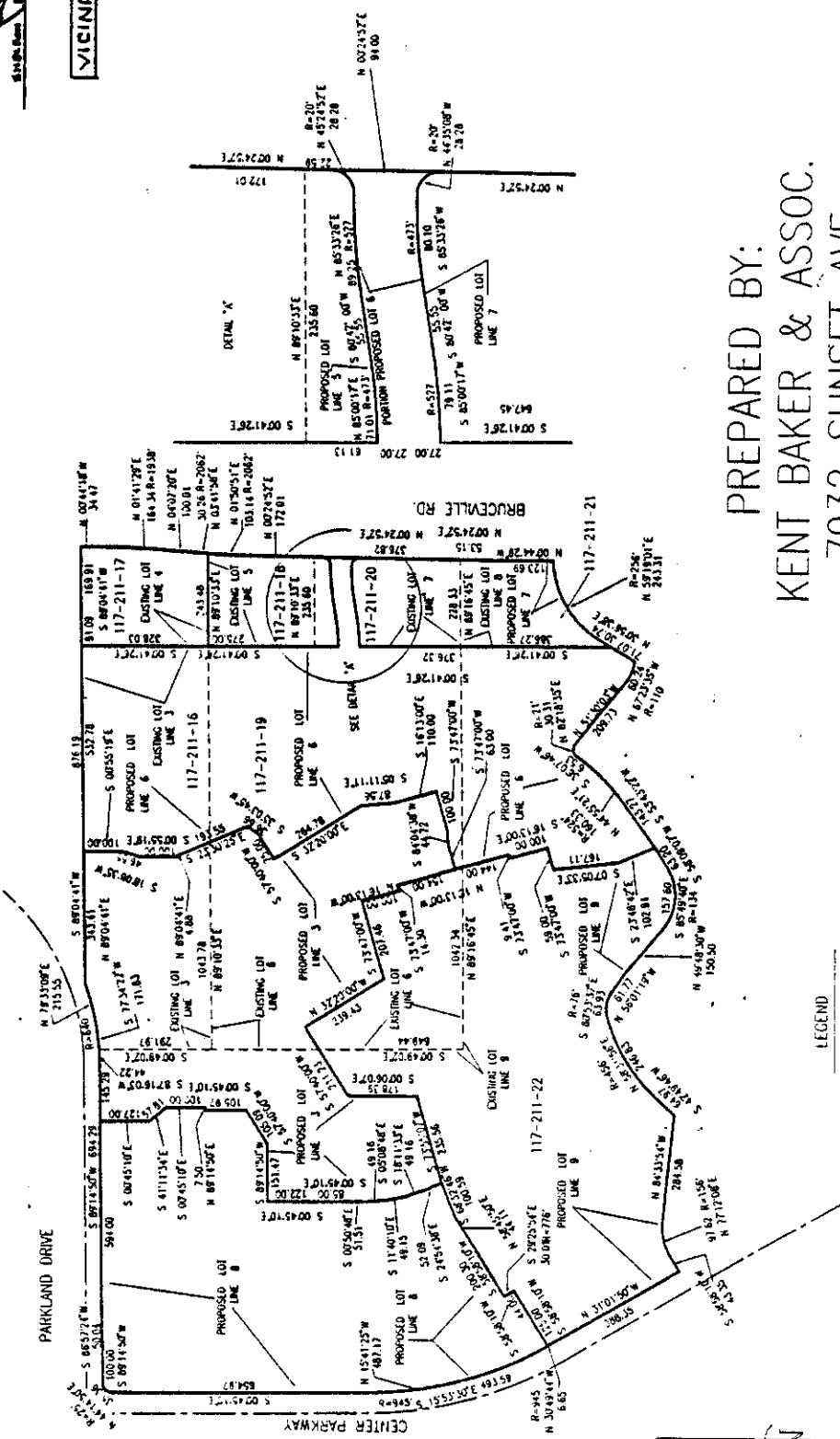
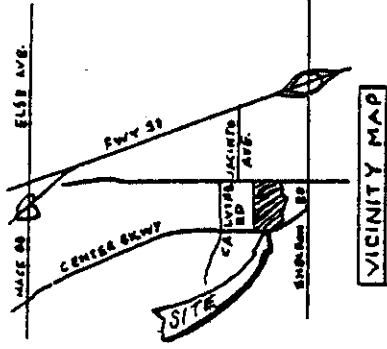


county

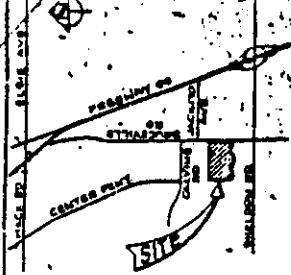
**VICINITY - LAND USE - ZONING**

# LOT LINE ADJUSTMENT

ASSESSOR PARCEL NUMBERS: 117-211-16, 117-211-17, 117-211-18, 117-211-19, 117-211-20, 117-211-21, 117-211-22



PREPARED BY:  
 KENT BAKER & ASSOC.  
 7932 SUNSET AVE.  
 FAIR OAKS, CA. 95628



**VICINITY MAP**

- ADJACENT TO THE WEST, THE FIRST SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE EAST, THE SECOND SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE SOUTH, THE THIRD SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE NORTH, THE FOURTH SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE WEST, THE FIFTH SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE EAST, THE SIXTH SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE SOUTH, THE SEVENTH SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.
- ADJACENT TO THE NORTH, THE EIGHTH SUBDIVISION, PART OF THE 1987-88 PLAN, IS SHOWN.

**NOTE:**  
 AFTER COMPLETION OF THE NECESSARY SURVEY, THE SURVEY SHALL BE AS PER THE 1987-88 PLAN, SUBJECT TO THE CITY OF SACRAMENTO'S APPROVAL.

REVISED: G-C-88

**MEXICO TENTATIVE SUPERVISORY LAGUNA PARKWAY CITY OF SACRAMENTO, CALIFORNIA SCALE: 1"=100' P88-073**

**KRB ENGINEERS SURVEY PLANNING**  
**KENT BAKER & ASSOCIATES**  
 7032 Burnet Avenue, Suite B  
 Fair Oaks, California 95628 (916) 997-9833

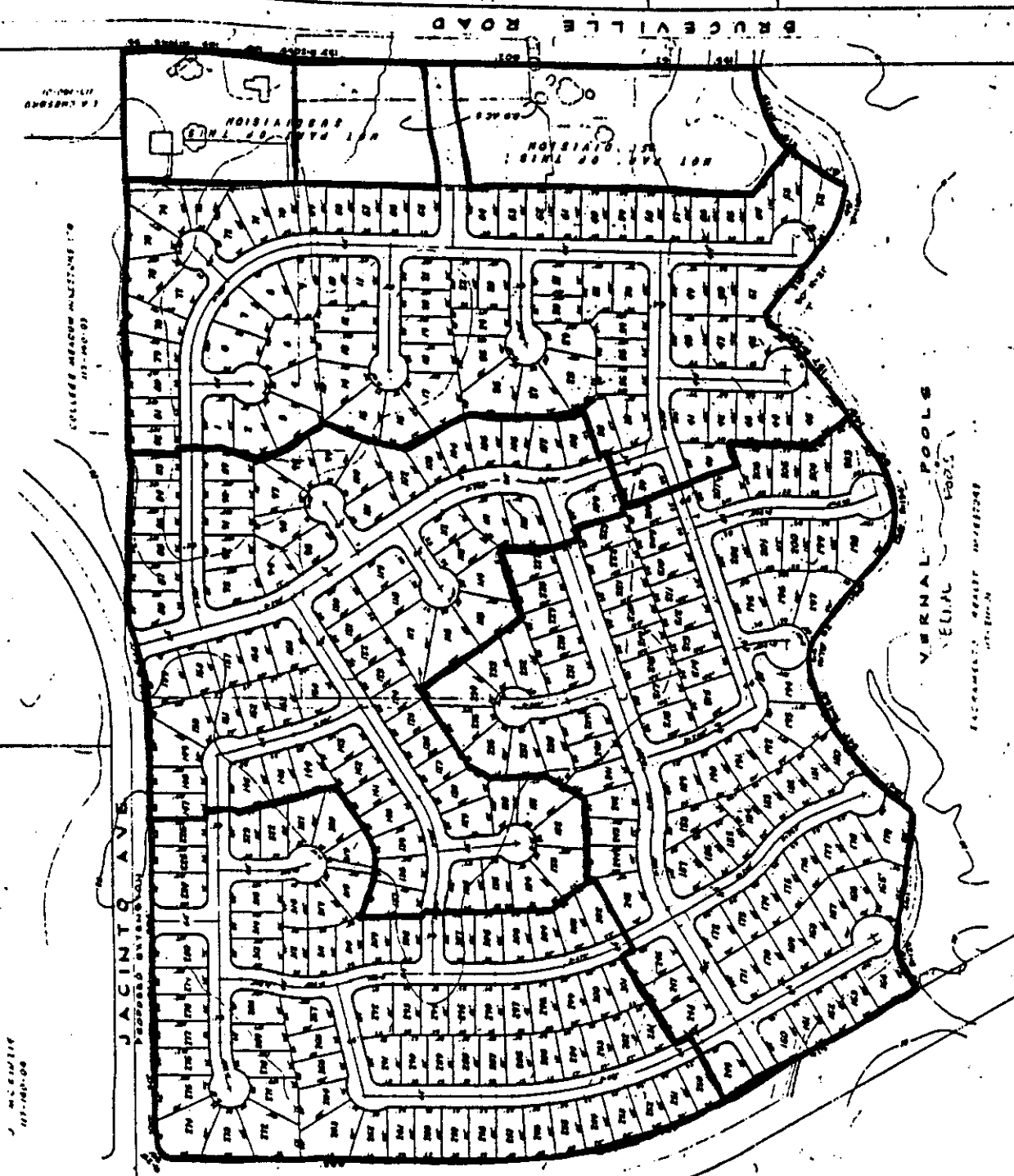
A.F.I. - FOR 117-211-01.02-09

NO. 100-104  
 COLLECTOR MAPS

NO. 100-104

NO. 100-104  
 PROPOSAL MAPS

NO. 100-104  
 CROSS FINANCIAL MAPS



NO. 100-104

VERNAL POOLS  
 VERNAL POOLS



p89-140

4-27-89

Item # 32



PROPOSED LOT 3

A Portion of LOT 3, LOT 6, and LOT 9 of "LAGUNA MEADOWS" as shown in BOOK 184 OF MAPS, MAP NO. 6, filed in the office of the recorder, Sacramento County, more particularly described as follows:

COMMENCING at the Northeast Corner of said LOT 3;

Thence S 89-04-41 W 532.78 Feet; to the True POINT OF BEGINNING;

Thence from the True POINT OF BEGINNING;

S 0-55-19 E 100.00 Feet; Thence S 18-08-35 W 46.55 Feet;

Thence S 0-55-19 E 100.00 Feet; Thence N 89-04-41 E 4.88 Feet;

Thence S 23-30-25 E 193.55 Feet; Thence S 35-03-45 W 36.66 Feet;

Thence S 57-40-00 W 75.00 Feet; Thence S 32-20-00 E 264.78 Feet;

Thence S 5-11-11 E 87.56 Feet; Thence S 16-13-00 E 110.00 Feet;

Thence S 73-47-00 W 100.00 Feet; Thence S 84-04-38 W 44.72 Feet;

Thence S 73-47-00 W 63.00 Feet; Thence N 16-13-00 W 154.00 Feet;

Thence S 73-47-00 W 14.30 Feet; Thence N 16-13-00 W 100.00 Feet;

Thence S 73-47-00 W 207.46 Feet; Thence N 32-20-00 W 239.43 Feet;

Thence S 57-40-00 W 211.23 Feet; Thence S 0-06-07 E 178.39 Feet;

Thence S 73-55-07 W 235.56 Feet; Thence N 24-54-38 W 52.09 Feet;

Thence N 18-11-33 W 49.16 Feet; Thence N 11-40-10 W 49.15 Feet;

Thence N 5-08-48 W 49.16 Feet; Thence N 0-50-48 W 51.51 Feet;

Thence N 0-45-10 W 207.00 Feet; Thence N 89-14-50 E 151.47 Feet;

Thence N 57-40-00 E 105.09 Feet; Thence N 0-45-10 W 105.97 Feet;

Thence N 89-14-50 E 7.50 Feet; Thence N 0-45-10 W 100.00 Feet;

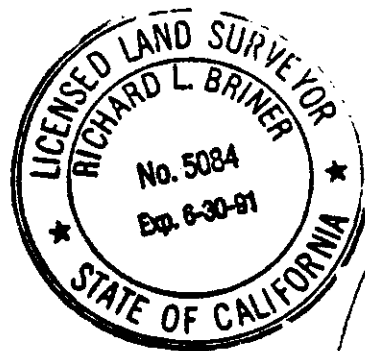
Thence N 41-11-34 W 57.81 Feet; Thence N 0-45-10 W 127.00 Feet;

Thence N 89-14-50 E 145.29 Feet; Thence along the arc of a curve

concave to the north having a radius of 640.00 Feet through a chord

of N 79-33-09 E 215.55 Feet; Thence N 89-04-41 E 343.41 Feet;

to the POINT OF BEGINNING.

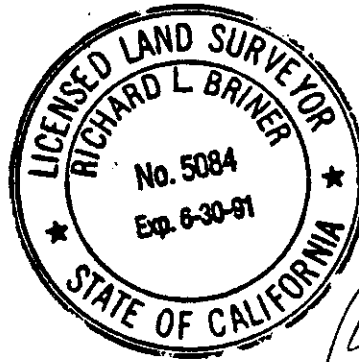


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PROPOSED LEGAL DESCRIPTION  
LOT 4

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING  
FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 4 AS SHOWN ON THE FLAT OF "LAGUNA MEADOWS"  
RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS  
SACRAMENTO COUNTY.



3/9/89  
*[Handwritten Signature]*

**EXHIBIT D**

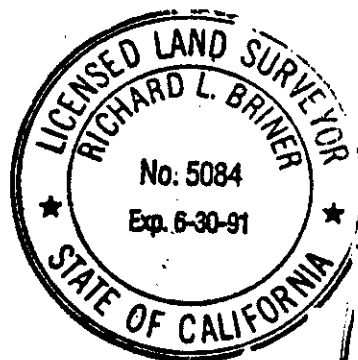
PROPOSED LEGAL DESCRIPTION  
LOT 5

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 5 AS SHOWN ON THE PLAT OF "LAGUNA MEADOWS" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY.

TOGETHER WITH THAT PORTION OF LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON THE PLAT OF "LAGUNA ESTATES" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 89 10'33" EAST, 236.50 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00 24'52" WEST, 22.59 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 45 24'52" WEST, 28.28 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 527.00 FEET AND A CHORD WHICH BEARS SOUTH 85 33'26" EAST, 89.25 FEET; THENCE SOUTH 80 42'00" WEST, 55.55 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 473.00 FEET AND A CHORD WHICH BEARS SOUTH 85 00'17" WEST, 71.01 FEET; THENCE NORTH 00 41'26" EAST, 61.14 FEET TO THE TRUE POINT OF BEGINNING.

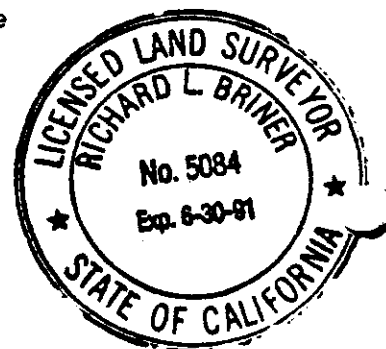


**PROPOSED LOT 6**

A portion of LOT 3, LOT 6, and LOT 9 of "LAGUNA MEADOWS" as shown in BOOK 184 of MAPS, MAP NO. 6 filed in the recorders office of Sacramento County, more particularly described as follows:

Beginning at the Northeast Corner of said LOT 3;  
 Thence S 0-41-26 E 664.16 Feet; Thence along the arc of a curve concave to the north having a radius of 473.00 Feet through a chord of N 85-00-17 E 71.01 Feet; Thence N 80-42-00 E 55.55 Feet; Thence along the arc of a curve concave to the south having a radius of 527.00 Feet through a chord of N 85-33-26 E 89.25 Feet; Thence along the arc of a curve concave to the northwest having a radius of 20.00 Feet through a chord of N 45-24-52 E 28.28 Feet; Thence S 0-24-52 W 94.00 Feet; Thence along the arc of a curve concave to the southwest having a radius of 20.00 Feet through a chord of N 44-35-08 W 28.28 Feet; Thence along the arc of a curve concave to the south having a radius of 473.00 Feet through a chord of S 85-33-26 W 80.10 Feet; Thence S 80-42-00 W 55.55 Feet; Thence along the arc of a curve concave to the north having radius of 527.00 Feet through a chord of S 85-00-17 W 79.11 Feet; Thence S 0-41-26 E 647.45 Feet; Thence S 30-56-38 W 71.07 Feet; Thence along the arc of a curve concave to the northeast through a chord of N 67-23-35 W 60.24 Feet; Thence N 51-30-03 W 209.73 Feet; Thence along the arc of a curve concave to the south having a radius of 21.00 Feet through a chord of S 82-18-35 W 30.31 Feet; Thence S 36-07-46 W 6.53 Feet; Thence along the arc of a curve concave to the northwest having a radius of 524.00 Feet through a chord of S 44-55-21 W 160.33 Feet; Thence S 53-43-22 W 143.27 Feet; Thence N 23-48-42 W 102.91 Feet; Thence N 7-05-33 W 167.11 Feet; Thence N 73-47-00 E 59.00 Feet; Thence N 16-13-00 W 100.00 Feet; Thence N 73-47-00 E 9.41 Feet; Thence N 16-13-00 W 144.00 Feet; Thence N 73-47-00 E 63.00 Feet; Thence N 84-04-38 E 44.72 Feet; Thence N 73-47-00 E 100.00 Feet; Thence N 16-13-00 W 110.00 Feet; Thence N 5-11-11 W 87.56 Feet; Thence N 32-20-00 W 264.78 Feet; Thence N 57-40-00 E 75.00 Feet; Thence N 35-03-45 E 36.66 Feet; Thence N 23-30-25 W 193.55 Feet; Thence S 89-04-41 W 4.88 Feet; Thence N 0-55-19 W 100.00 Feet; Thence N 18-08-35 E 46.55 Feet; Thence N 0-55-19 W 100.00 Feet; Thence N 89-04-41 E 532.78 Feet; To the Point of Beginning.

*[Handwritten Signature]*  
 3/9/89



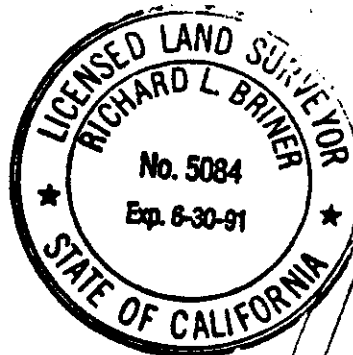
PROPOSED LEGAL DESCRIPTION  
LOT 7

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 AND 8 AS SHOWN ON THE PLAT OF "LAGUNA MEADOWS" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7; THENCE FROM SAID POINT OF BEGINNING NORTH 89 10'33" EAST, 235.60 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00 24'52" WEST, 116.59 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 44 35'08" WEST, 28.28 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 473.00 FEET AND A CHORD WHICH BEARS SOUTH 85 33'26" WEST, 80.10 FEET; THENCE SOUTH 80 42'00" WEST, 55.55 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 527.00 FEET AND A CHORD WHICH BEARS SOUTH 85 00'17" WEST, 79.11 FEET; THENCE NORTH 00 41'26" EAST, 115.14 FEET TO THE TRUE POINT OF BEGINNING.

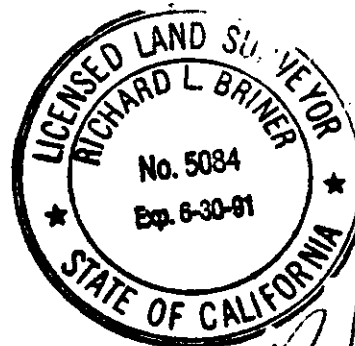


*3/9/32*  
*[Handwritten signature]*

**EXHIBIT G**

**PROPOSED LOT 8**

A portion of Lot 9 of "LAGUNA MEADOWS" as shown on the map filed in the office of the recorder of the County of Sacramento in Book 184 of Maps, Map No. 6, more particularly described as follows:  
Commencing at the southwest corner of said Lot 9;  
Thence N 31-01-50 W 388.35 Feet; Thence along the arc of a curve having a radius of 945.00 Feet, concave to the east, through a chord of N 30-49-44 W 6.65 Feet to the True Point of Beginning;  
Thence from the True Point of Beginning, along the arc of a curve having a radius of 945.00 Feet, concave to the east, through a chord of N 15-41-25 W 487.17 Feet;  
Thence N 00-45-10 W 257.97 Feet; thence N 00-45-10 W 397.00 Feet; Thence along the arc of a curve having a radius of 25.00 Feet concave to the southeast through a chord of N 44-14-50 E 35.36 Feet; Thence N 89-14-50 E 100.00 Feet; Thence N 86-57-24 E 50.04 Feet; Thence N 89-14-50 E 292.00 Feet; Thence N 89-14-50 E 257.00 Feet; Thence S 00-45-10 E 127.00 Feet; Thence S 41-11-34 E 57.81 Feet; Thence S 00-45-10 E 100.00 Feet; Thence S 89-14-50 W 7.50 Feet; Thence S 00-45-10 E 105.97 Feet; Thence S 57-40-00 W 105.09 Feet; Thence S 89-14-50 W 151.47 Feet; Thence S 00-45-10 E 122.00 Feet; Thence S 00-45-10 E 85.00 Feet; Thence S 00-50-48 E 51.51 Feet; Thence S 05-08-48 E 49.16 Feet; Thence S 11-40-10 E 49.15 Feet; Thence S 18-11-33 E 49.16 Feet; Thence S 24-54-38 E 52.09 Feet; Thence S 68-32-46 W 100.59 Feet; Thence S 58-45-41 W 44.11 Feet; Thence S 58-58-10 W 200.30 Feet; Thence along the arc of a curve having a radius of 776.00 Feet concave to the northeast through a chord of S 29-25-54 E 30.01 Feet; Thence S 58-58-10 W 44.00 Feet; Thence S 58-58-10 W 125.00 Feet; To the Point of Beginning.



*3/9/89*  
*[Handwritten Signature]*

## PROPOSED LOT 9

A Portion of Lot 9 and Lot 6 of "LAGUNA MEADOWS" as shown on the map filed in the office of the recorder of the County of Sacramento in Book 184 of Maps, Map No. 6, more particularly described as follows: Beginning at the Southwest Corner of said Lot 9;

Thence N 31-01-50 W 388.35 Feet;

Thence along the arc of a curve concave to the east having a radius of 945.00 Feet through a chord of N 30-49-44 W 6.65 Feet;

Thence N 58-58-10 E 169.00 Feet;

Thence along the arc of a curve concave to the east having a radius of 776.00 Feet through a chord of N 29-25-54 W 30.01 Feet;

Thence N 58-58-10 E 200.30 Feet;

Thence N 58-45-41 E 44.11 Feet;

Thence N 68-32-46 E 100.59 Feet;

Thence N 73-55-07 E 235.56 Feet;

Thence N 0-06-07 W 178.39 Feet;

Thence N 57-40-00 E 211.23 Feet;

Thence S 32-20-00 E 239.43 Feet;

Thence N 73-47-00 E 207.46 Feet;

Thence S 16-13-00 E 100.00 Feet;

Thence N 73-47-00 E 14.30 Feet;

Thence S 16-13-00 E 298.00 Feet;

Thence S 73-47-00 W 9.41 Feet;

Thence S 16-13-00 E 100.00 Feet;

Thence S 73-47-00 W 59.00 Feet;

Thence S 7-05-33 E 167.11 Feet;

Thence S 23-48-42 E 102.91 Feet;

Thence S 58-09-07 W 63.20 Feet;

Thence along the arc of a curve concave to the north having a radius of 134.00 Feet through a chord of N 85-49-40 W 157.60 Feet;

Thence N 49-48-30 W 150.50 Feet;

Thence N 56-01-19 W 61.77 Feet;

Thence along the arc of a curve concave to the south having a radius of 76.00 Feet through a chord of N 80-53-37 W 63.93 Feet;

Thence along the arc of a curve concave to the southeast having a radius of 456.00 Feet through a chord of S 58-31-56 W 246.83 Feet;

Thence S 42-49-46 W 64.97 Feet;

Thence N 84-33-54 W 284.58 Feet;

Thence along the arc of a curve concave to the south having a radius of 156.00 Feet through a chord of S 77-12-08 W 97.62 Feet;

Thence S 58-58-10 W 43.35 Feet; to the Point of Beginning.

