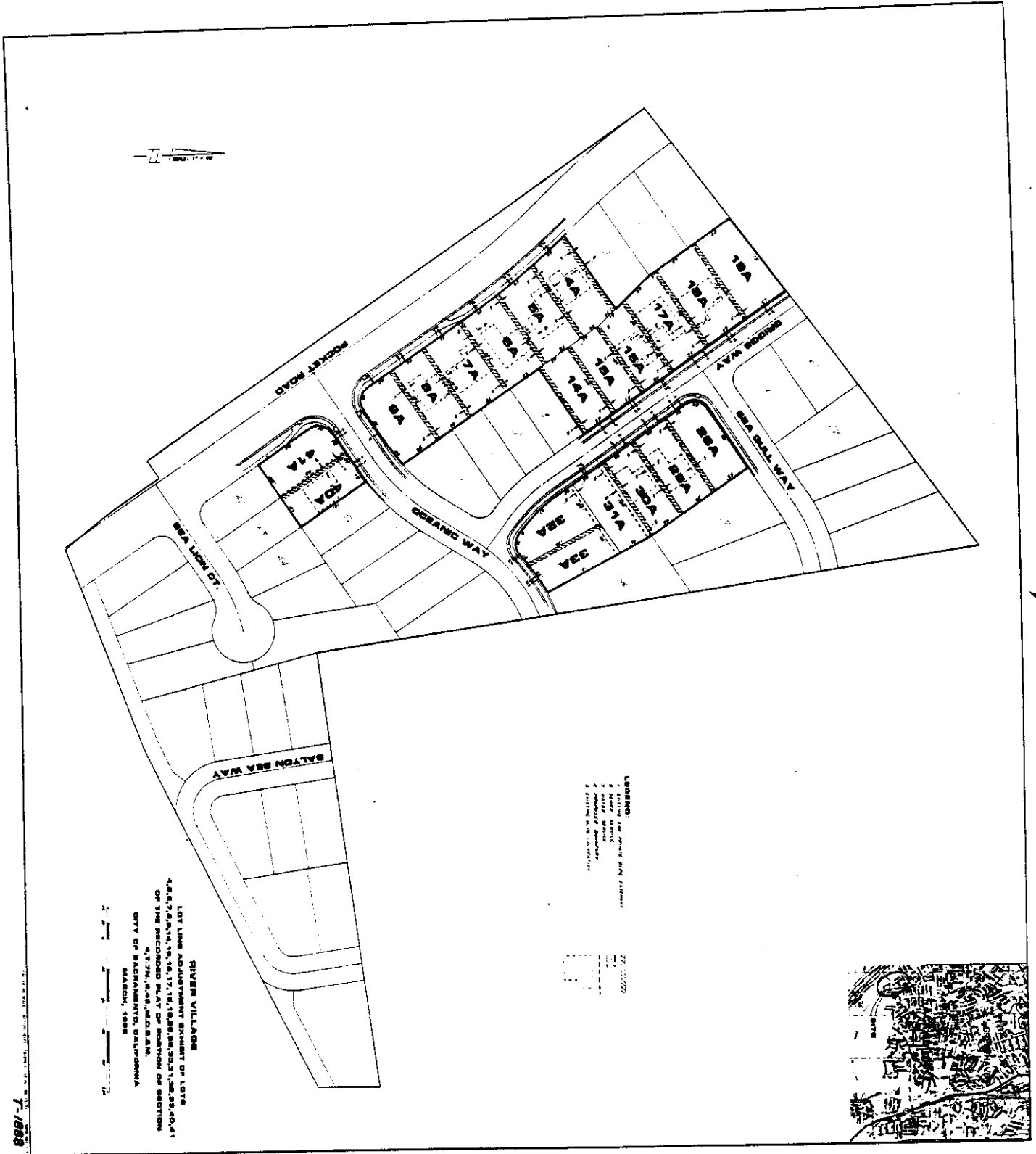


**EXHIBIT B**



LEGAL DESCRIPTION

**EXHIBIT A**

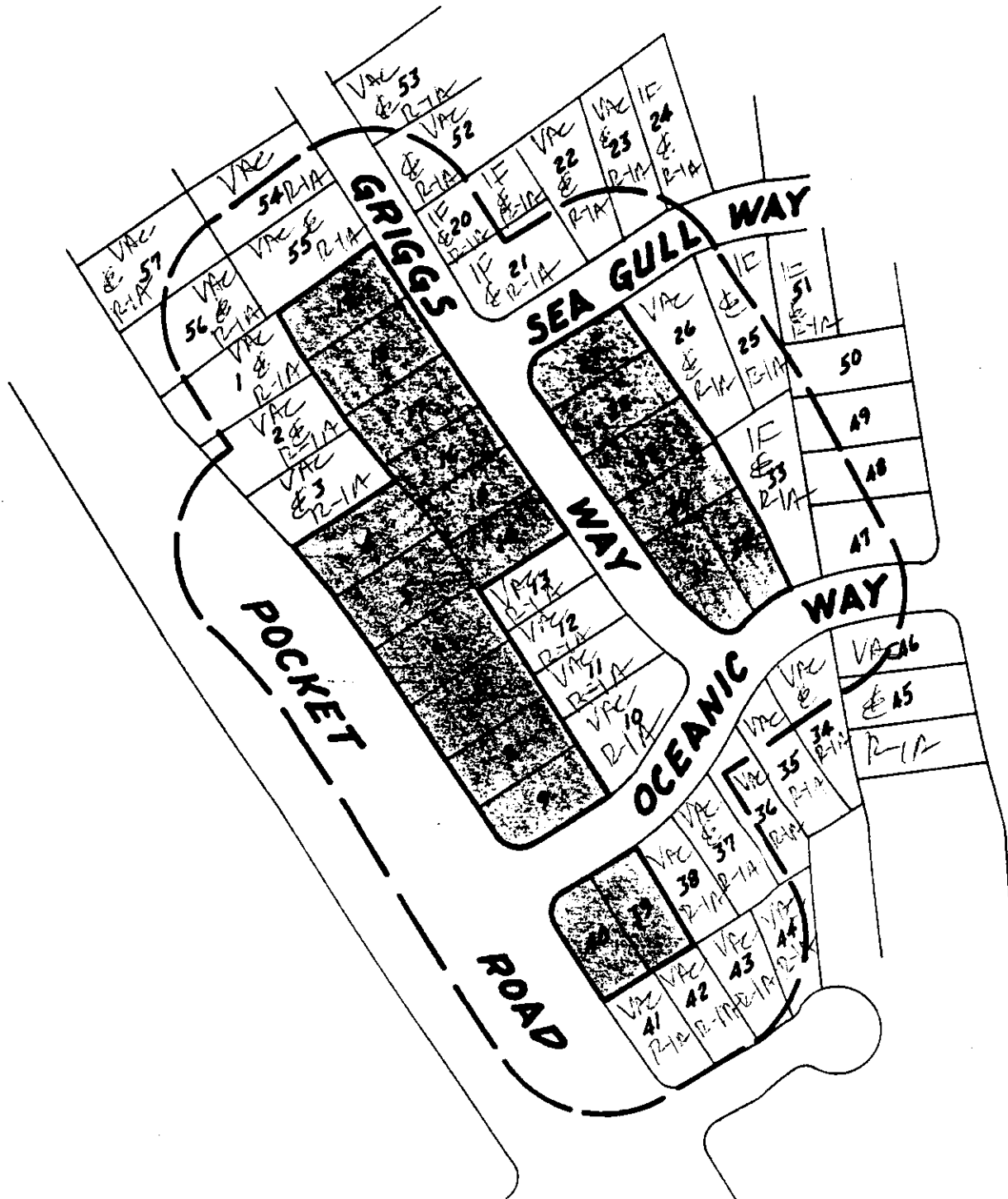
Legal Description of Subject Site: LOTS 4,5,6,7,8,9,14,15,16,17,

18,19,28,29,30,31,32,33,40 and 41 River Village 165 BM 4

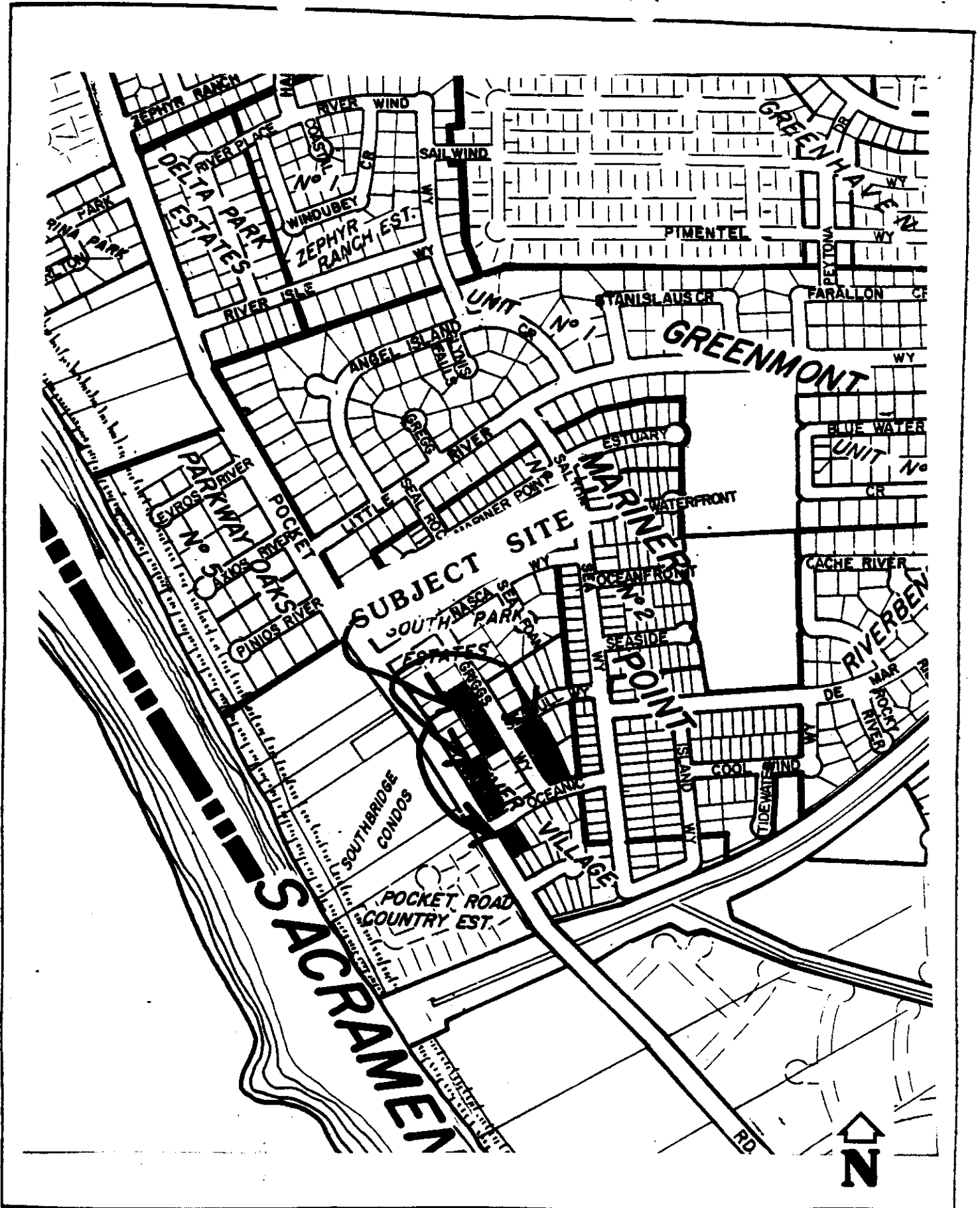
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# LAND USE & ZONING MAP



VICINITY MAP

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON  
PROPERTY LINES BETWEEN 20 LOTS AS PER EXHIBITS A AND  
B APN: 031-106-04,05,06,07,08,09,14,15,16,17,18,19,28,  
29,30,31,32,33,40,41 (P86-125)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located north of Pocket Road, between Griggs Way and Oceanic Way; 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 1974 City General Plan and the 1976 South Pocket Community Plan;

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

that the lot line adjustment for property located north of Pocket Road, between Griggs Way and oceanic Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing bonds to the satisfaction of the  
City Public Works Department.

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CHAIR

ATTEST;

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SECRETARY TO CITY PLANNING COMMISSION

- C. Interdepartmental Review: The proposed lot line adjustment was reviewed by the City Departments of Traffic Engineering and Real Estate, and the following comment was received:

Real Estate: Pay off existing bonds

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

# CITY PLANNING COMMISSION

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

**APPLICANT** Spink Corporation, P.O. Box 2511, Sacramento, CA 95811  
**OWNER** Rashid and River Village Association, 3345 Arden Way, Sacto., CA 95825  
**PLANS BY** Spink Corporation, P.O. Box 2511, Sacramento, CA 95811  
**FILING DATE** 3/21/86 **ENVIR. DET.** Exempt 15305(a) **REPORT BY** CV:bw  
**ASSESSOR'S-PCL. NO.** 031-106-04,05,06,07,08,09,14,15,16,17,18,19,28,29,30,31,32,33,40,41

**APPLICATION:** Lot Line Adjustment to adjust the common property line between 20 lots

**LOCATION:** North of Pocket Road between Griggs Way and Oceanic Way

**PROPOSAL:** The applicant is requesting the necessary entitlement to develop conventional housing instead of zero lot line housing.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1976 South Pocket Community Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Partially developed with single family dwellings

**Surrounding Land Use and Zoning:**

North: Vacant, Single Family Residential; R-1  
South: Vacant, Single Family Residential; R-1A  
East: Vacant, Single Family Residential; R-1A  
West: Vacant; R-1, R-1A, A

Property Dimensions: Irregular  
Property Area: 2.5+ acres  
Topography: Flat  
Street Improvements/Utilities: Existing

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

- A. **Land Use/Zoning:** The subject site is zoned Townhouse (R-1A). Surrounding land uses include vacant and single family residential uses.
- B. The applicant is requesting to adjust 20 common lot lines to allow conventional housing rather than zero lot line housing as originally planned. The existing five-foot private building maintenance easements would remain and the proposed lot line adjustment would not interfere with these maintenance easements. These lot lines will be adjusted from two to seven feet.

The applicant has not submitted a legal description of the proposed lot line adjustment because he anticipates filing an amended tentative map.

The reason for filing an amended map would be to reflect a future change in ownership of some of the parcels that are presently part of this application. At the time an amended tentative map is filed, a revised legal description will be prepared. Staff has no problem with this arrangement.

**APPLC. NO.** P86-125 **MEETING DATE** April 24, 1986 **ITEM NO.** 29