

CITY PLANNING COMMISSION
1231 P STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
OWNER	<u>Centennial Group, 2143 Hurley Way, Ste. 240, Sacramento, CA 95825</u>		
PLANS BY	<u>Spink Corp., 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
FILING DATE	<u>09-15-89</u>	ENVIR.DET	<u>Ex. 15305a</u>
		REPORT BY:	<u>JC:ei</u>
ASSESSOR'S PCL. NO.	<u>225-0140-013, 014, 026; 225-0180-003; 225-0310-006, 010</u>		

APPLICATION: Lot Line Adjustment to adjust the lot lines of six vacant parcels totaling 368.8± acres in the Agriculture (A) zone.

LOCATION: West of I-5, East of El Centro Rd, 2409'± South of Del Paso Rd and 1964'± North of San Juan Road

PROPOSAL: The applicant is proposing to adjust the lot lines of six vacant parcels for the possible sale and financing of the resultant parcels.

PROJECT INFORMATION:

General Plan: Public/Quasi-Public-Misc.; Parks, Recreation,
Designation: Open Space; Low Density Residential (4-15 du/ac); Medium Density Residential (16-29 du/ac); Industrial, Employee Intensive; Community/Neighborhood, Commercial & Offices

1986 North Natomas
Community Plan: MRD; High Density Residential (22 du/ac);
Designation: Medium Density Residential (12 du/ac); Highway Commercial

Existing Zoning of Site: A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North:	A, MIP, AOS;	Agricultural
South:	AOS;	Agricultural
East:	MRD, C1, TC;	Agricultural/Freeway
West:	A; County;	Mobile Home Park/Agriculture/Farmhouse

Property Dimensions: Irregular
Property Area: 368.8± acres
Topography: Flat
Street Improvements: To be provided
Utilities: To be extended

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APPLC. NO. P89-346

MEETING DATE ~~January 11, 1990~~
January 25, 1990

ITEM NO 8

Project Evaluation: Staff has the following comments:

- A. The subject site consist of six vacant parcels totaling 368.8± acres in the Agriculture (A) zone. The General Plan designates the site as Public/Quasi Public-Misc; Parks, Recreation, Open Space; Low Density Residential (4-15 du/ac); Medium Density Residential (16-29 du/ac); Industrial Employee Intensive and Community/Neighborhood Commercial and Offices. The 1986 North Natomas Community Plan designates the site as MRD; High Density Residential (22 du/ac) and Highway Commercial. The surrounding land uses and zones are vacant argiculture and freeway, (MRD, C1 and TC) to the east; vacant agriculture, (AOS) to the south; mobile home park, agriculture and Witter farmhouse, (A and County) to the west, and; vacant agriculture (A,MIP, AOS) to the north.
- B. The applicant proposes to adjust the lot lines of six parcels for possible sale or financing of the created parcels.
- C. Staff has been contacted by the neighbor to the west with some concers regarding the approval of the lot line adjustment and the alignment of a proposed canal. Currently an Environmental Review is being conducted to detemine the placement and the alignment of the canal.
- D. The plans were reviewed by the Transportation Division, Traffic Engineering; Engineering Division, Development Section; Water & Sewer Division; Real Estate Section; Sacramento Regional Transit and Natomas Community Association the following comments were received:
 - 1. File Certificate of Compliance (through Public Works), submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - 2. File a waiver of parcel map.
 - 3. Pay off or segregate any existing assessments.

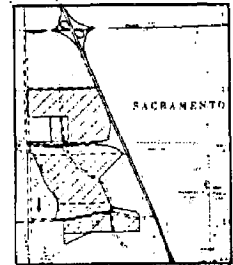
Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

Recommendation: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

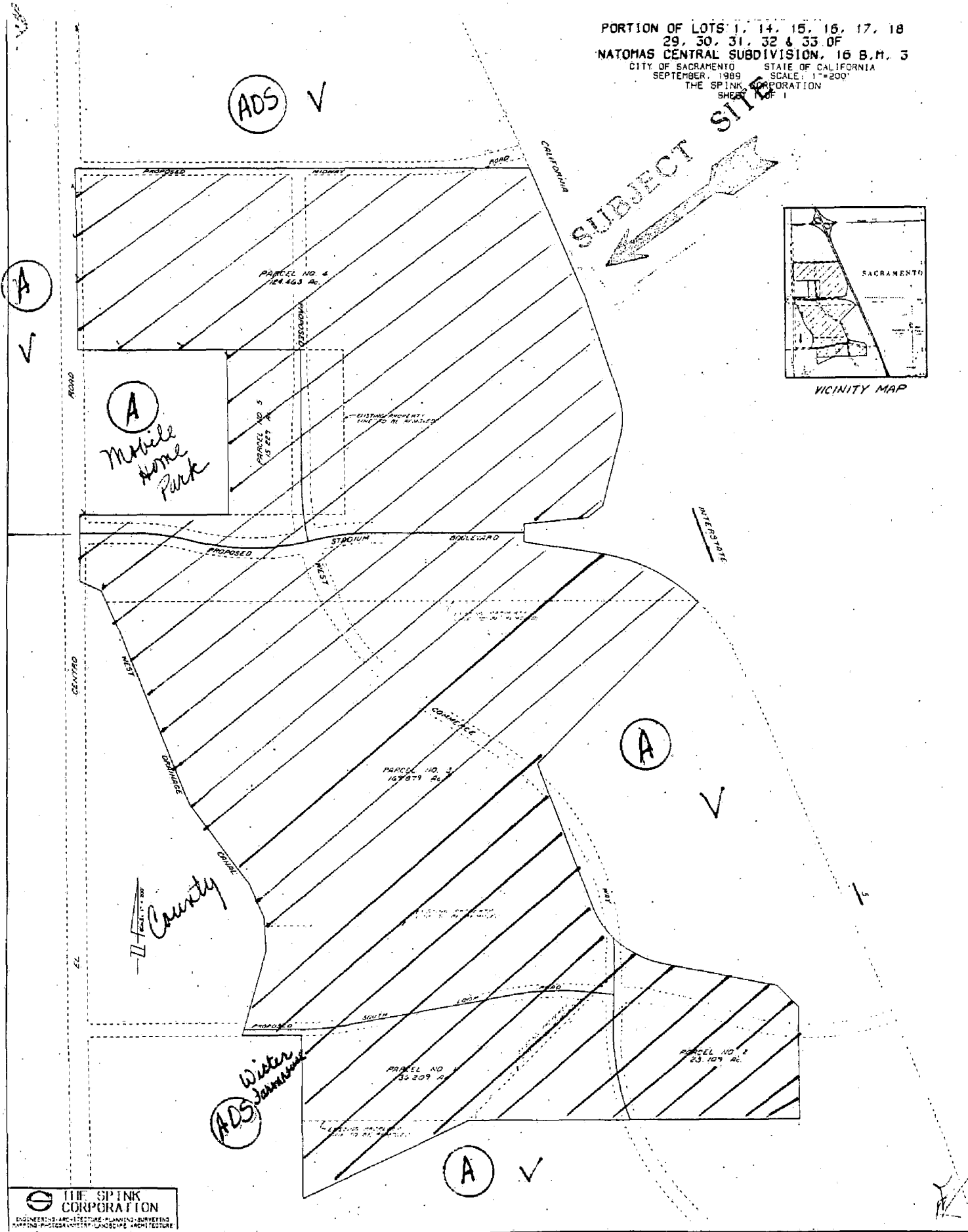
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PORTION OF LOTS 1, 14, 15, 16, 17, 18
 29, 30, 31, 32 & 33 OF
 NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3
 CITY OF SACRAMENTO STATE OF CALIFORNIA
 SEPTEMBER, 1989 SCALE: 1"=200'
 THE SPINK CORPORATION
 SHEET NO. 1

SUBJECT SITE



VICINITY MAP



THE SPINK CORPORATION
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
 1500 J STREET, SACRAMENTO, CALIFORNIA 95811

VICINITY - LAND USE - ZONING

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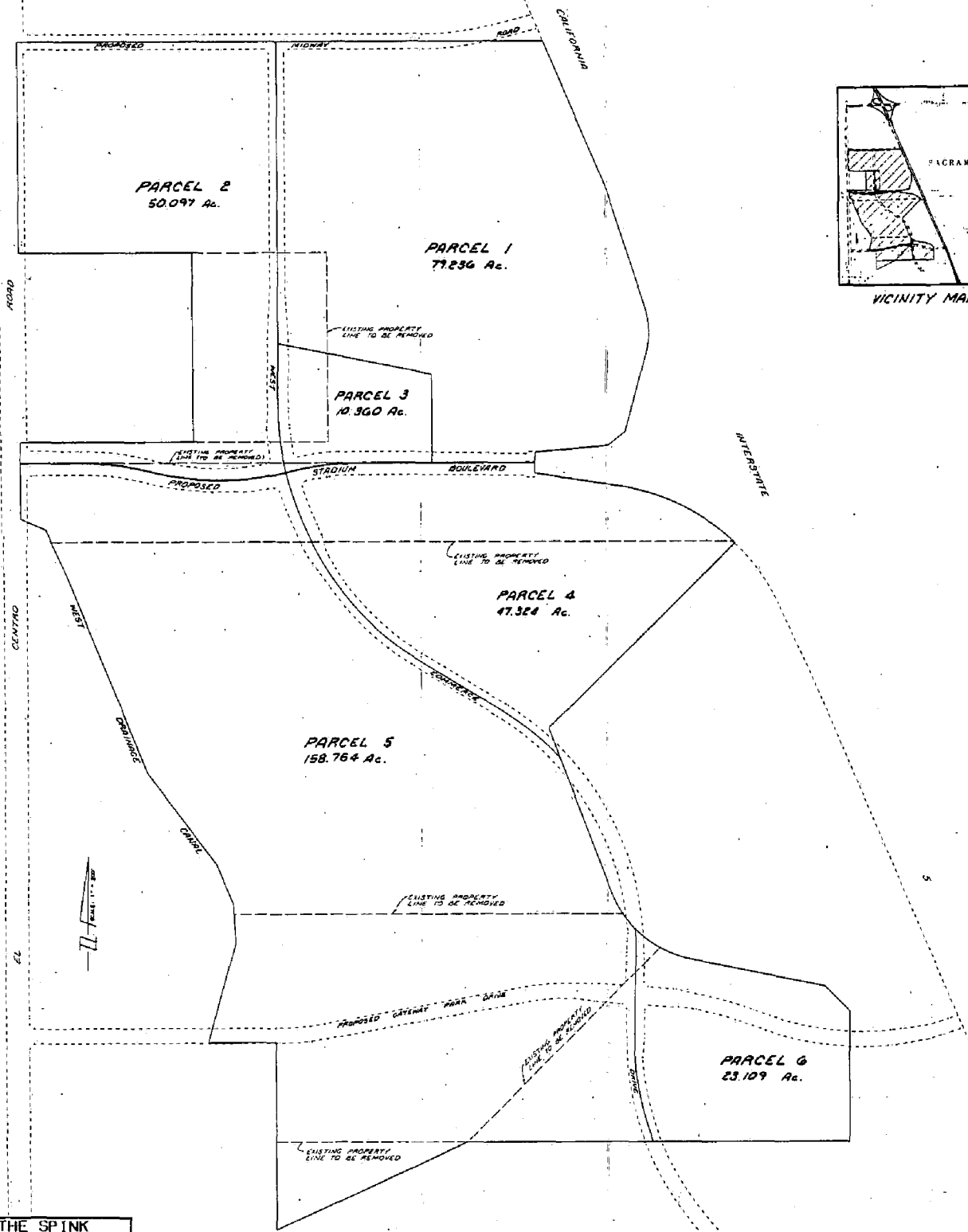
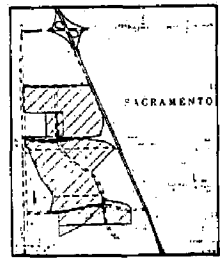
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T-2146

EXHIBIT A

LOT LINE ADJUSTMENT
 PORTION OF LOTS 1, 14, 15, 16, 17, 18
 29, 30, 31, 32 & 33 OF
 NATOMAS CENTRAL SUBDIVISION, 16 B.M. 3
 CITY OF SACRAMENTO STATE OF CALIFORNIA
 DECEMBER, 1989 SCALE: 1"=200'
 THE SPINK CORPORATION
 SHEET 1 OF 1



THE SPINK CORPORATION
 ENGINEERING - ARCHITECTURE - PLANNING - SURVEYING
 1000 VENTURE CENTER WAY, SACRAMENTO, CA 95811, TEL. (916) 486-8800

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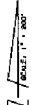
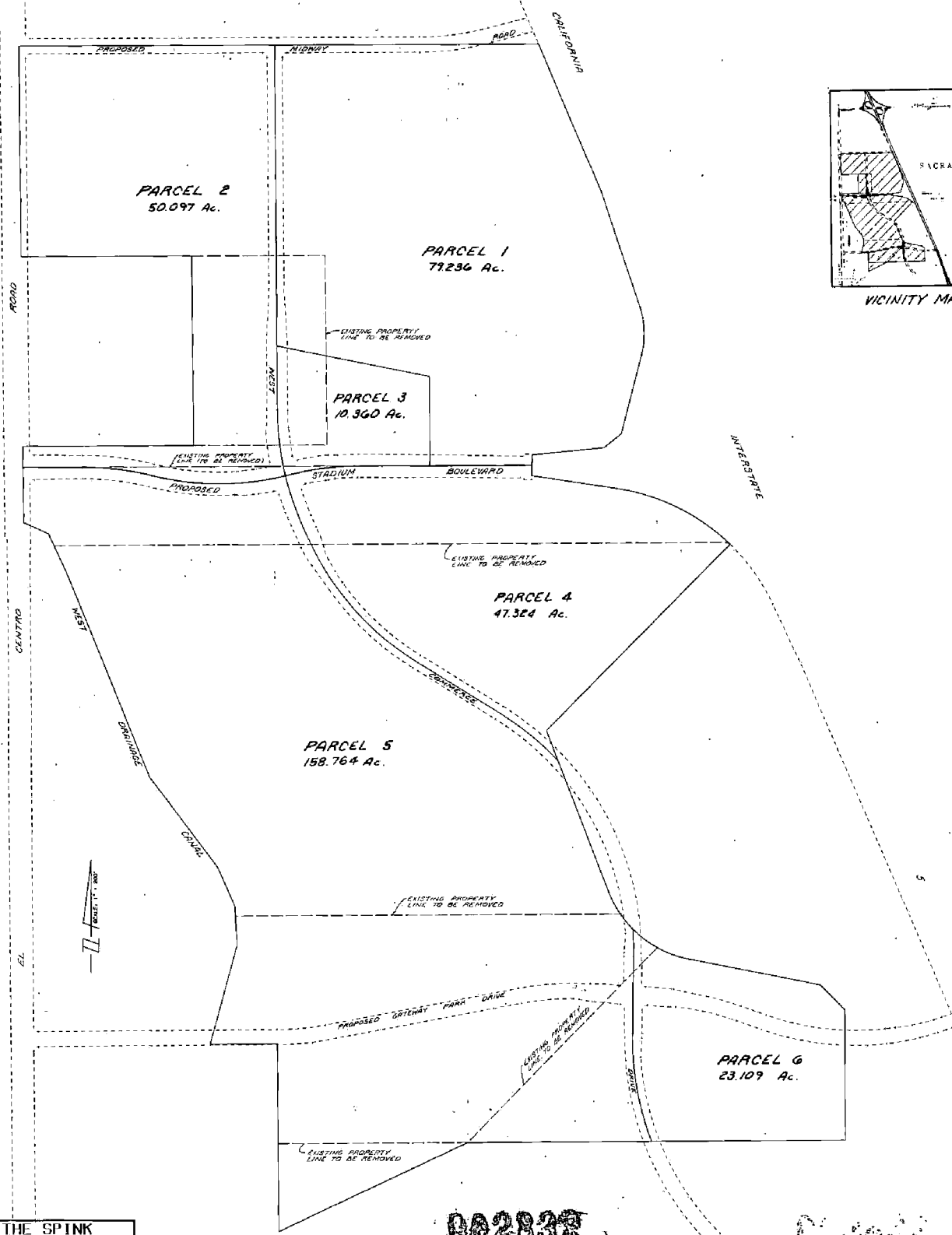
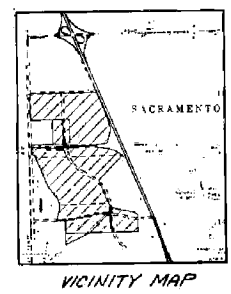
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 CITY OF SACRAMENTO STATE OF CALIFORNIA
 DECEMBER, 1989 SCALE: 1"=200'
 THE SPINK CORPORATION
 SHEET 1 OF 1



THE SPINK CORPORATION
 ENGINEERING - ARCHITECTURE - PLANNING - SURVEYING
 MAPPING - PHOTOGRAMMETRY - LANDSCAPE ARCHITECTURE
 2000 W. CENTER ST., SUITE 200, SACRAMENTO, CA 95811

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PROPOSED PARCELS

All those portions of Lots 1, 14, 15, 16, 17, 18, 29, 30, 31, 32 & 33 as shown on "Natomas Central Subdivision," the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

PARCEL NO. 1:

Beginning on a point located on the Northerly line of said Lot 32, from which the Northwest corner thereof bears South 89° 35' 06" West 553.56 feet; thence from said point of beginning along the Northerly boundaries of said Lots 32, 31 and 30 respectively, North 89° 35' 06" East 1406.70 feet to the Westerly Right-of-Way line of California Interstate Freeway Route 5; thence along said Westerly Right-of-Way line the following eight (8) courses: (1) South 23° 24' 00" East 835.60 feet, (2) South 18° 31' 31" East 661.58 feet; (3) curving to the right on an arc of 445.00 feet radius, said arc being subtended by a chord bearing South 02° 03' 00" East 252.41 feet, (4) South 14° 25' 31" West 431.27 feet, (5) South 51° 13' 07" West 117.92 feet, (6) South 84° 16' 55" West 378.81 feet, (7) South 89° 35' 00" West 7.01 feet and (8) South 00° 25' 00" East 55.00 feet; thence departing said Freeway Right-of-Way South 89° 35' 00" West 545.00 feet; thence North 00° 25' 00" West 470.00 feet; thence North 78° 57' 27" West 827.27 feet; thence North 00° 31' 14" West 1596.14 feet to the point of beginning, containing 79.235 acres, more or less.

PARCEL NO. 2:

Beginning at the Northwest corner of said Lot 33; thence from said point of beginning along the Northerly boundary lines of said Lot 33 and 32 respectively, North 89° 35' 06" East 1363.80 feet; thence South 00° 31' 14" East 1936.57 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 07° 09' 14" East 346.55 feet; thence curving to the right on an arc of 1500.00 feet radius, from a radial bearing of South 13° 47' 14" East, said arc being subtended by a chord bearing South 89° 58' 04" West 713.31 feet; thence curving to the left on an arc of reverse curvature with a radius of 1500.00 feet, said arc being subtended by a chord bearing North 83° 20' 49" West 369.23 feet; thence South 89° 35' 00" West 317.48 feet; thence North 00° 41' 36" West 110.32 feet; thence North 89° 35' 20" East 910.26 feet; thence North 00° 41' 37" West 1005.26 feet; thence South 89° 34' 48" West 910.25 feet to a point on the Westerly line of said Lot 33, thence along said Westerly line North 00° 41' 36" West 1115.12 feet to the point of beginning, containing 50.097 acres, more or less.

PARCEL NO. 3:

Beginning at a point located within said Lot 32 from which the Northeast corner of said Lot 32 bears the following two (2) courses: (1) North 00° 31' 14" West 1596.14 feet and (2) North 89° 35' 06" East 256.67 feet; thence from said point of beginning South 78° 57' 27" East 827.27 feet; thence South 00° 25' 00" East 470.00 feet; thence South 89° 35' 00" West 382.37 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South

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82° 53' 53" West 349.25 feet; thence South 76° 12' 46" West 41.39 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 07° 09' 14" West 346.55 feet; thence North 00° 31' 14" West 340.43 feet to the point of beginning, containing 10.360 acres, more or less.

PARCEL NO. 4:

Beginning at the most Southerly corner of said Lot 18; thence from said point of beginning South 21° 03' 38" East 173.55 feet; thence curving to the left on an arc of 1500.00 feet radius; from a radial bearing of North 47° 00' 17" East, said arc being subtended by a chord bearing North 50° 45' 35" West 405.31 feet; thence North 58° 31' 28" West 517.43 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 40° 52' 30" West 909.57 feet; thence North 23° 13' 33" West 68.40 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 18° 30' 23" West 246.82 feet; thence North 76° 12' 46" East 41.39 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 82° 53' 53" East 349.25 feet; thence North 89° 35' 00" East 927.37 feet to a point on the Westerly Right-of-Way line of California Interstate Freeway Route 5; thence along said Westerly Right-of-Way line the following three (3) courses: (1) South 00° 25' 00" East 55.00 feet, (2) South 81° 41' 57" East 457.58 feet and (3) curving to the right on an arc of 1095.00 feet radius, said arc being subtended by a chord bearing South 63° 49' 29" East 672.19 feet to a point on the Southeasterly boundary line of said Lot 18; thence along said Southeasterly boundary line South 44° 34' 58" West 1392.07 feet to the point of beginning, containing 47.324 acres more or less.

PARCEL NO. 5:

Beginning at a point on the Northeasterly boundary line of said Lot 15 from which the most Northerly corner of said Lot 15 bears North 21° 03' 38" West 173.55 feet; thence from said point of beginning along the Northeasterly boundary line of said Lot 15 the following two (2) courses: (1) South 21° 03' 38" East 751.55 feet and (2) curving to the left on an arc of 573.69 feet radius, said arc being subtended by a chord bearing South 32° 53' 09" East 235.13 feet; thence curving to the right on an arc of 1500.00 feet radius, from a radial bearing of North 85° 15' 15" East, said arc being subtended by a chord bearing South 01° 57' 53" East 145.56 feet; thence South 00° 48' 59" West 405.26 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 10° 14' 07" East 575.08 feet to the Southerly line of said Lot 14; thence along said South line, South 89° 34' 35" West 979.46 feet; thence South 64° 50' 20" West 1113.37 feet to a point on the Westerly line of said Lot 1, thence along the Westerly lines of said Lot 1 and Lot 15 respectively, North 00° 26' 11" West 987.94 feet; thence along the boundary lines of said Lots 15 and 16 respectively, South 89° 28' 52" West 357.67 feet; thence along said Westerly line of Lot 16 the following four (4) courses: (1) North 15° 25' 43" East 537.98 feet, (2) North 03° 29' 17" West 212.00 feet, (3) North 23° 32' 17" West 228.00 feet, and (4) North 37° 04' 17" West 193.90 feet to the most Southerly corner of said Lot 17; thence along the Westerly boundary of said Lot 17 the following five (5) courses: (1) North 37° 04' 17" West 408.10 feet, (2) North 22° 18' 17" West 1140.00 feet, (3) North 24° 38' 17" West 262.00 feet, (4) North 66° 13' 17" West 143.10 feet and (5) North 00° 41' 36" West 292.58 feet; thence North 89° 35' 00" East 317.48 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 83° 20' 49" East 369.23 feet; thence curving to the

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left on an arc of reverse curvature with a radius of 1500.00 feet, said arc being subtended by a chord bearing North 89° 58' 04" East 713.31 feet; thence curving to the left on an arc of 1500.00 feet radius, from a radial bearing of South 76° 12' 46" West, said arc being subtended by a chord bearing South 18° 30' 23" East 246.82 feet; thence South 23° 13' 33" East 68.40 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 40° 52' 31" East 909.57 feet; thence South 58° 31' 28" East 517.43 feet; thence curving to the right on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing South 50° 45' 36" East 405.31 feet to the point of beginning, containing 158.764 acres, more or less.

PARCEL NO. 6:

Beginning at a point located on the Southerly line of said Lot 14, from which the most Westerly corner thereof bears South 89° 34' 35" West 979.46 feet; thence from said point of beginning curving to the right on an arc of 1500.00 feet radius, from a radial bearing of South 68° 42' 47" West, said arc being subtended by a chord bearing North 10° 14' 07" West 575.08 feet; thence North 00° 48' 59" East 405.26 feet; thence curving to the left on an arc of 1500.00 feet radius, said arc being subtended by a chord bearing North 01° 57' 53" West 145.56 feet to the Northerly line of said Lot 15; thence along said Northerly line and then the Northerly line of said Lot 14 the following three (3) courses: (1) curving to the left on an arc of 573.69 feet radius, from a radial bearing of South 45° 17' 20" West, said arc being subtended by a chord bearing South 61° 55' 39" East 339.60 feet, (2) South 79° 08' 38" East 713.88 feet, and (3) South 45° 27' 48" East 184.12 feet; thence South 00° 26' 00" East 685.58 feet to said Southerly line of Lot 14; thence along said Southerly line South 89° 34' 35" West 1035.81 feet to the point of beginning, containing 23.109 acres, more or less.

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