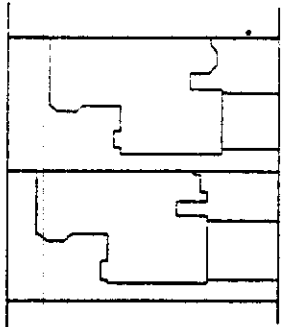


VICINITY MAP



TYPICAL BUILDING PLOT

BRIDGE CREEK UNITS (SEE PLAN)
 UNIT 1000 - 20' COMPTON 20' x 25'
 UNITS 1010 - 5' 5' 5'
 UNITS 1020 - 5' 5' 5'
 UNITS 1030 - 10' 10' 10'

PRELIMINARY BUILDING ENVELOPE PLOT

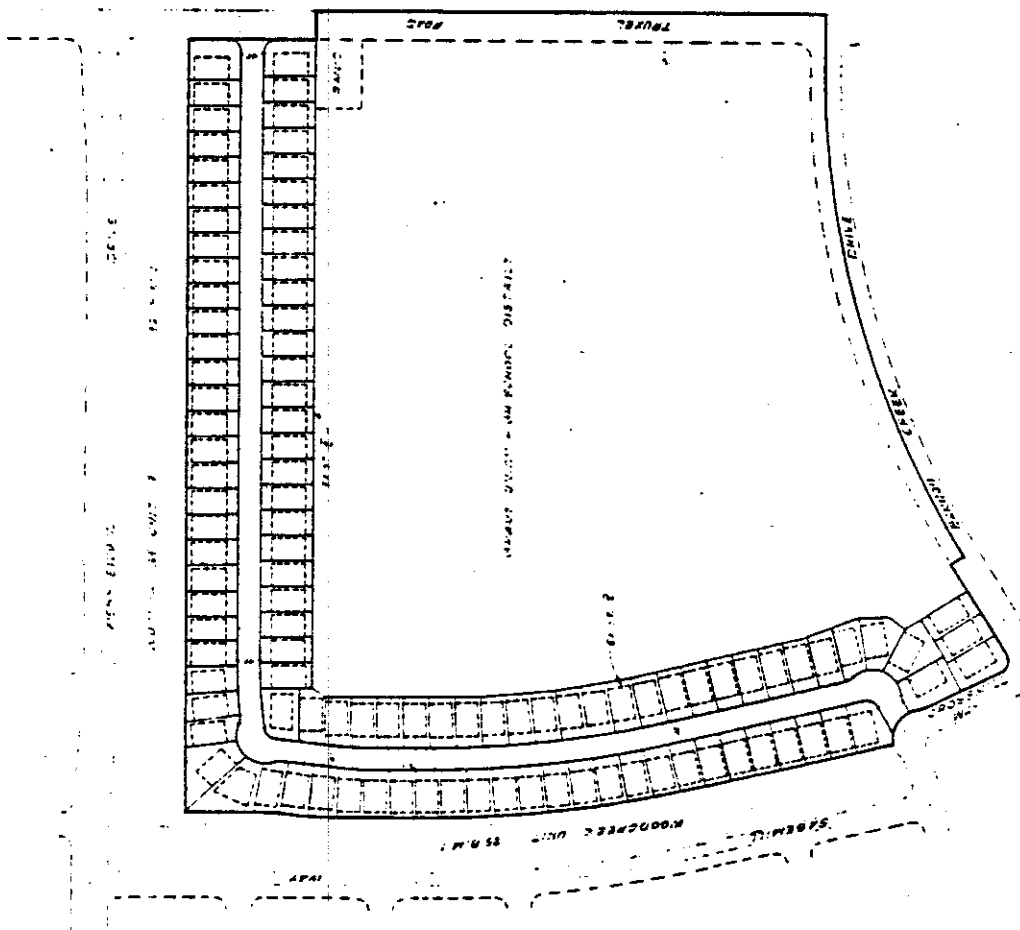
BRIDGE CREEK

LOT 4, BRIDGE CREEK SUBDIVISION
 LOT 4, BRIDGE CREEK SUBDIVISION
 UNIT 1000 - 20' x 25'
 UNIT 1010 - 5' x 5' x 5'
 UNIT 1020 - 5' x 5' x 5'
 UNIT 1030 - 10' x 10' x 10'



MARK KAY & ASSOCIATES
 ARCHITECTS
 1000 W. 10TH AVENUE
 DENVER, CO 80202

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CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	MacKay & Soms, 1787 Tribute Road, Suite E, Sacramento, CA 95815				
OWNER	Zubiri Venture, 1451 River Park Drive, #110, Sacramento, CA 95815				
PLANS BY	MacKay & Soms, 1787 Tribute Road, Suite E, Sacramento, CA 95815				
FILING DATE	1/26/84	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Ex. 15305	EIR		ASSESSOR'S PCL. NO.	225-230-17;225-570-01

APPLICATION: Lot Line Adjustment to relocate an existing line (Subdivision Ord. Sec. 40.107)

LOCATION: Northwest corner of Bannon Creek Drive & Truxel Road

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a lot line to accommodate partial site development with proposed single family residences.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential, 4-21 du/ac., 7 minimum; Senior High School
Existing Zoning of Site:	R-1 and A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; R-1
South:	Single Family; R-1A
East:	Single Family; R-1
West:	Single Family; R-1
Property Dimensions:	Irregular
Property Area:	32± acres
Topography:	Flat
Street Improvements/Utilities:	To be provided

BACKGROUND INFORMATION: The subject location is the site of Bridge Creek Subdivision which was approved by the Planning Commission on January 26, 1984 (P83-384). (See Exhibits C and D.) The project was reviewed by the City Council on March 6, 1984.

STAFF EVALUATION: Staff has the following comments:

1. Bridge Creek consists of two remnant parcels previously designated for high school uses. The Grant Union High School District has indicated that the 25 acres it currently owns is sufficient to accommodate the number of students anticipated by the community plan and therefore has no plans to acquire the subject sites. The applicant has requested the necessary entitlement to construct 107 single family, zero-lot line units (Bridge Creek). The applicant is therefore requesting a lot line adjustment to accommodate the proposed subdivision. The school site will remain 25 acres in size.
2. Plans for the proposed lot line adjustment were reviewed by the City Engineer, Real Estate Supervisor, Grant Union High School District and the South Natomas Advisory Committee. The following have been requested as conditions of approval:

- a. Monument the new lot lines, and
- b. Exchange proper deeds to transfer title to reflect new lot lines.

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

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA: BEING A PORTION OF LOT "A" AS SHOWN ON THE PLAT OF "WOODCREEK UNIT NO. 2", FILED FOR RECORD IN BOOK 125 OF MAPS, MAP NO. 1, SACRAMENTO COUNTY RECORDS: AND A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE JUDGEMENT IN FAVOR OF GRANT UNION HIGH SCHOOL DISTRICT, FILED FOR RECORD IN BOOK 4316, OFFICIAL RECORDS, PAGE 514; DESCRIBED AS FOLLOWS:

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of Bannon Creek Drive and Truxel Road; 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 1978 South Natomas Community Plan;

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

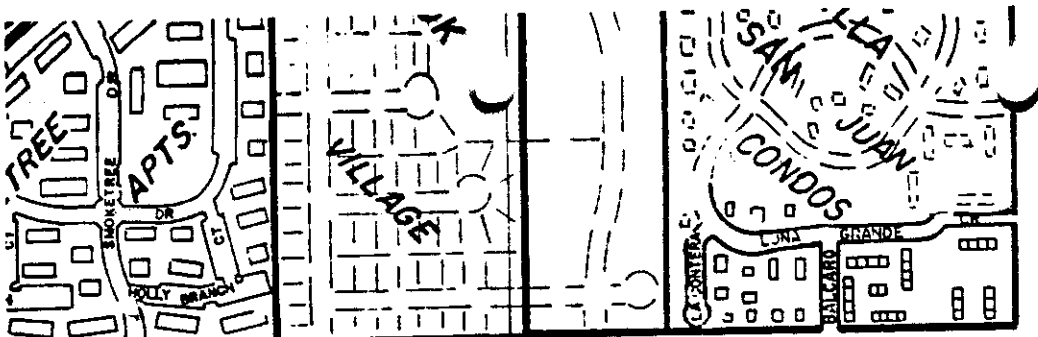
That the lot line adjustment for property located at the northwest corner of Bannon Creek Drive and Truxel Road, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. The proposed lot lines are to be monumented.
2. Exchange proper deeds to transfer titles to reflect new lot lines.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LOCATION MAP

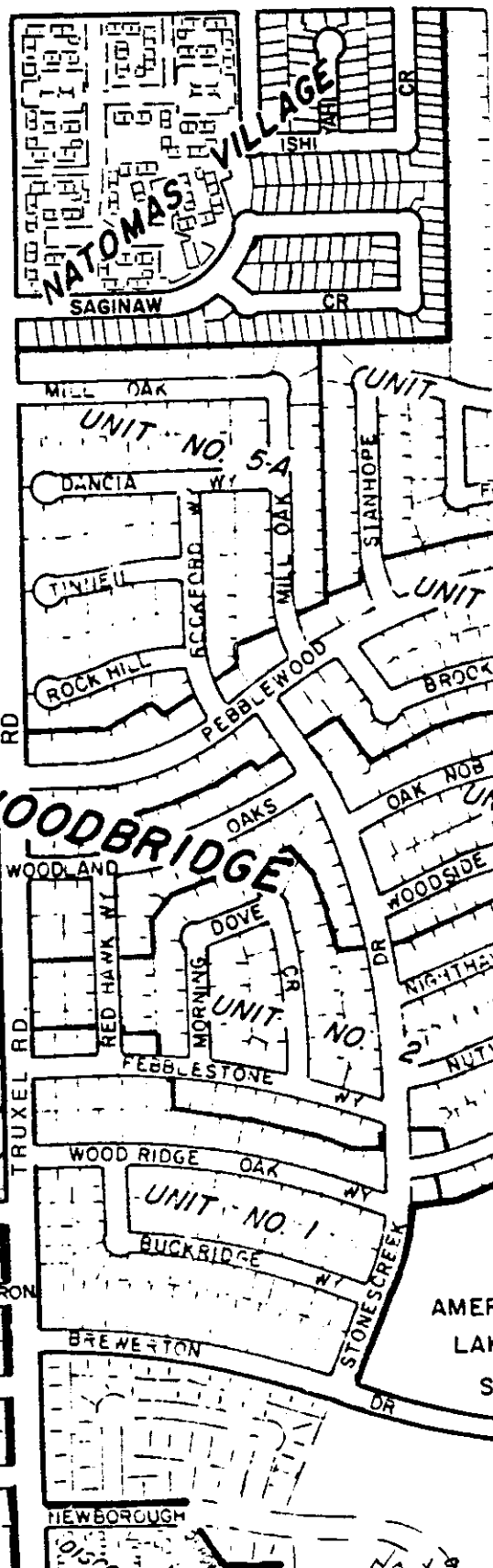
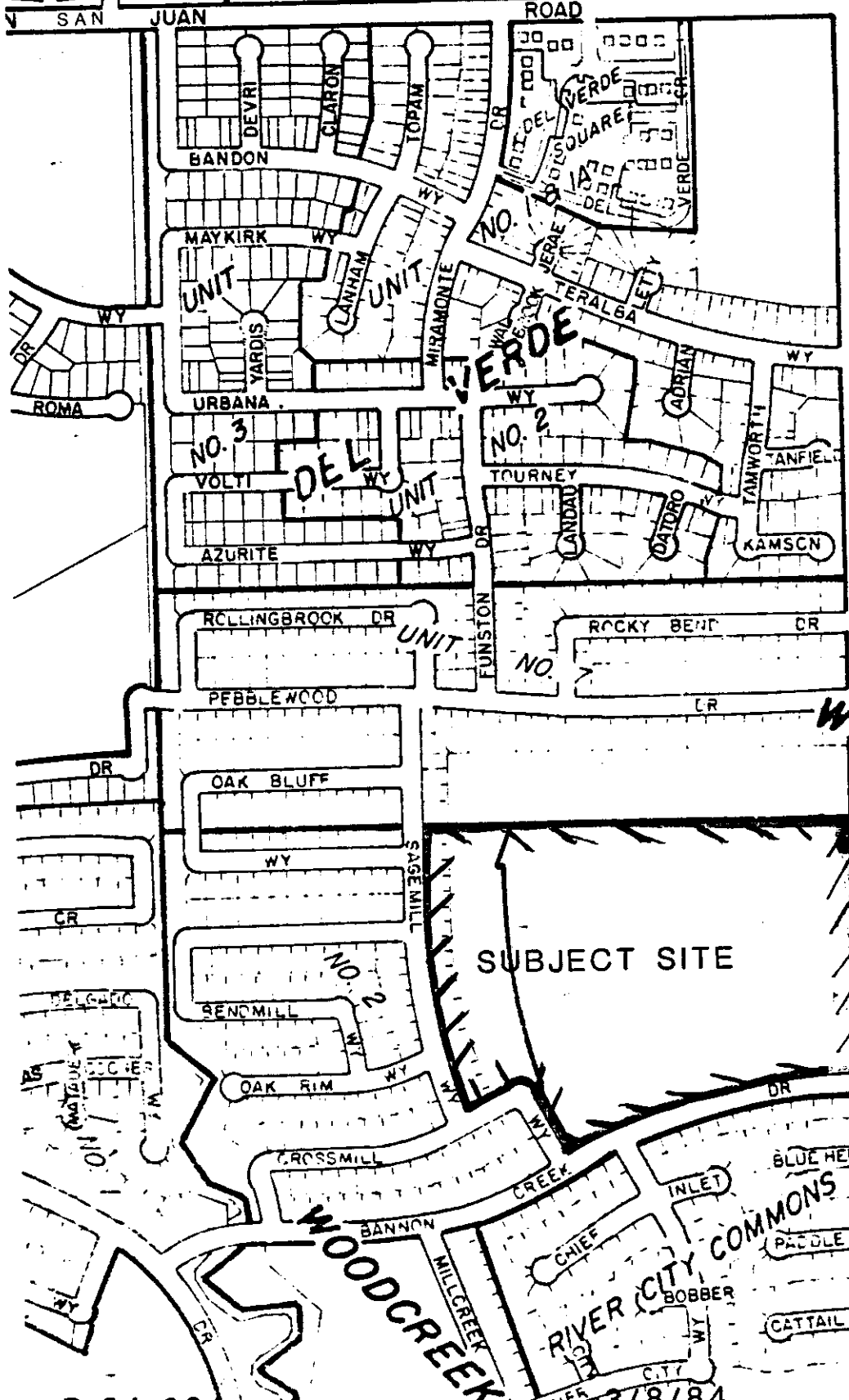
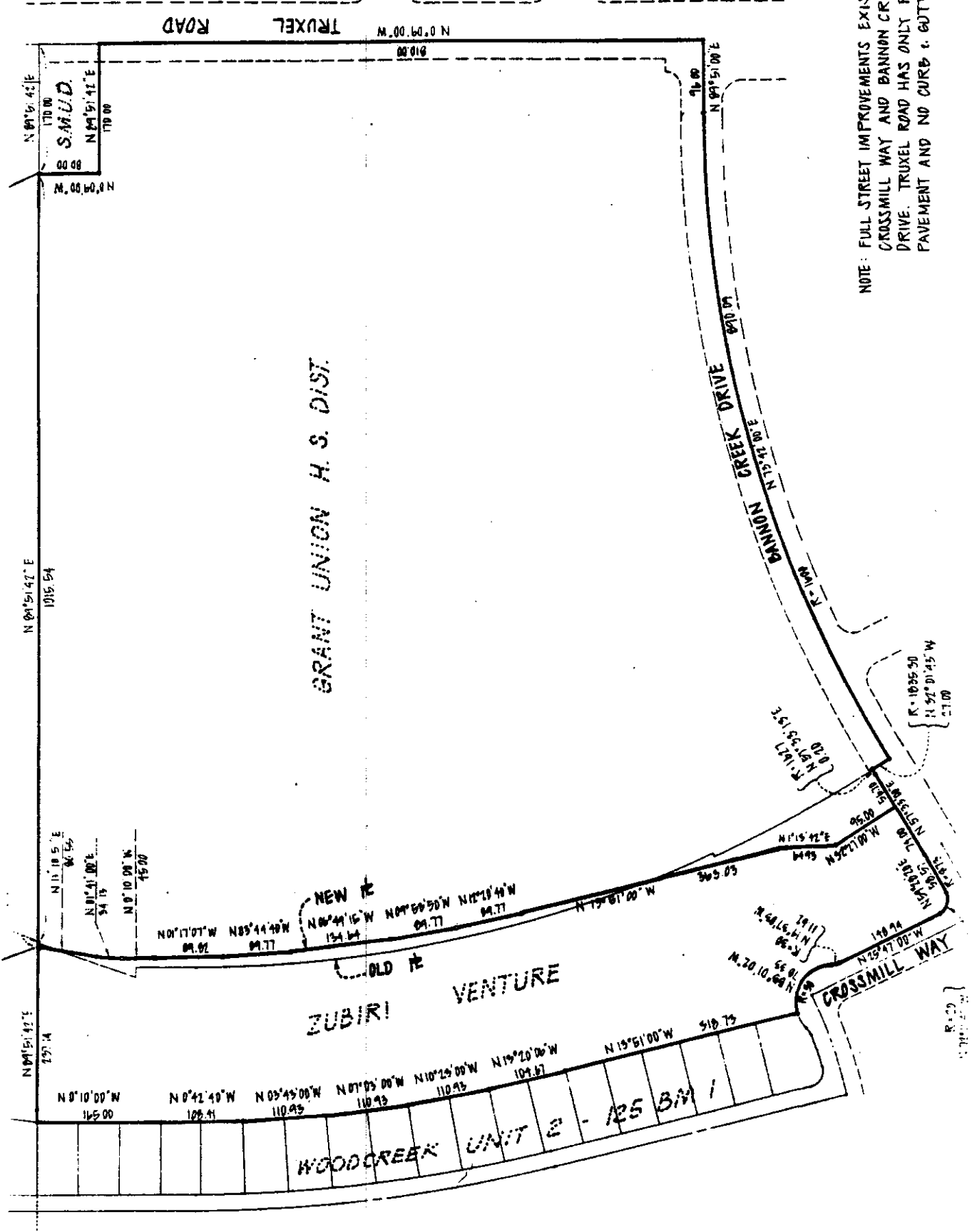


EXHIBIT A



P 84034

DESCRIPTION

LANDS OF ZUBIRI VENTURE AND GRANT
UNION HIGH SCHOOL DISTRICT
AFTER LOT LINE ADJUSTMENT

PARCEL 1 (LANDS OF ZUBIRI VENTURE)

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF LOT "A" AS SHOWN ON THE PLAT OF "WOODCREEK UNIT NO. 2", FILED FOR RECORD IN BOOK 125 OF MAPS, MAP NO. 1, SACRAMENTO COUNTY REOCRDS; AND A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE JUDGEMENT IN FAVOR OF GRANT UNION HIGH SCHOOL DISTRICT, FILED FOR RECORD IN BOOK 4316, OFFICIAL RECORDS, PAGE 514; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT "A" WHICH LIES S 89°51'42" W 3.07 FT. FROM THE NORTHEAST CORNER THEREOF; THENCE LEAVING SAID POINT OF BEGINNING ON THE FOLLOWING ELEVEN COURSES: (1) S 11°18'51" W 80.55 FT. (2) S 01°41'00" W 34.13 FT.; (3) S 00°10'00" E 45.00 FT.; (4) S 01°17'07" E 89.82 FT.; (5) S 03°44'40" E 89.77 FT.; (6) S 06°49'15" E 134.64 FT.; (7) S 09°53'50" E 89.77 FT.; (8) S 12°20'40" E 89.77 FT.; (9) S 13°51'00" E 363.03 FT.; (10) S 01°13'42" W 64.93 FT.; AND (11) S 32°27'00" E 95.00 FT. TO THE NORTHWESTERLY LINE OF BANNON CREEK DRIVE (54 FT. WIDE) AS SHOWN ON SAID PLAT OF "WOODCREEK UNIT NO. 2"; THENCE ON SAID NORTHWESTERLY LINE ON THE FOLLOWING THREE COURSES: (1) S 57°33'00" W 74.00 FT.; (2) ON THE ARC OF A TANGENT 873.00 FT. RADIUS CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING S 59°28'20" W 58.57 FT. TO A POINT OF COMPOUND CURVATURE; AND (3) ON THE ARC OF A 20.00 FT. RADIUS CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING N 72°11'40" W 28.97 FT. TO THE NORTHEASTERLY LINE OF CROSSMILL WAY; THENCE ON SAID NORTHEASTERLY LINE ON THE FOLLOWING THREE COURSES: (1) N 25°47'00" W 148.94 FT.; (2) ON THE ARC OF A 30.00 FT. RADIUS CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING N 14°37'03" W 11.62 FT. TO A POINT OF REVERSE CURVATURE; AND (3) ON THE ARC OF A 50.00 FT. RADIUS CURVE TO THE LEFT, SUBTENDED BY A CHORD BEARING N 55°01'02" W 78.33 FT. TO THE WESTERLY LINE OF SAID LOT "A"; THENCE ON SAID WESTERLY LINE ON THE FOLLOWING SEVEN COURSES: (1) N 13°51'00" W 318.73 FT.; (2) N 13°20'06" W 104.67 FT.; (3) N 10°23'00" W 110.93 FT.; (4) N 07°03'00" W 110.93 FT.; (5) N 03°43'00" W 110.93 FT.; (6) N 00°42'40" W 108.41 FT.; AND (7) N 00°10'00" W 165.00 FT. TO THE NORTHWEST CORNER OF SAID LOT "A"; THENCE ON THE NORTH LINE THEREOF N 89°51'42" E 237.14 FT. TO THE POINT OF BEGINNING.

CONTAINS 5.89+ ACRES MORE OR LESS.

PREPARED BY THE FIRM OF
MACKAY & SOMPS
SACRAMENTO

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PARCEL 2 (LANDS OF GRANT UNION HIGH SCHOOL DISTRICT)

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF LOT "A" AS SHOWN ON THE PLAT OF "WOODCREEK UNIT NO. 2", FILED FOR RECORD IN BOOK 125 OF MAPS, MAP NO. 1, SACRAMENTO COUNTY RECORDS; AND A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE JUDGEMENT IN FAVOR OF GRANT UNION HIGH SCHOOL DISTRICT, FILED FOR RECORD IN BOOK 4316, OFFICIAL RECORDS, PAGE 514; DESCRIBED AS FOLLOWS:

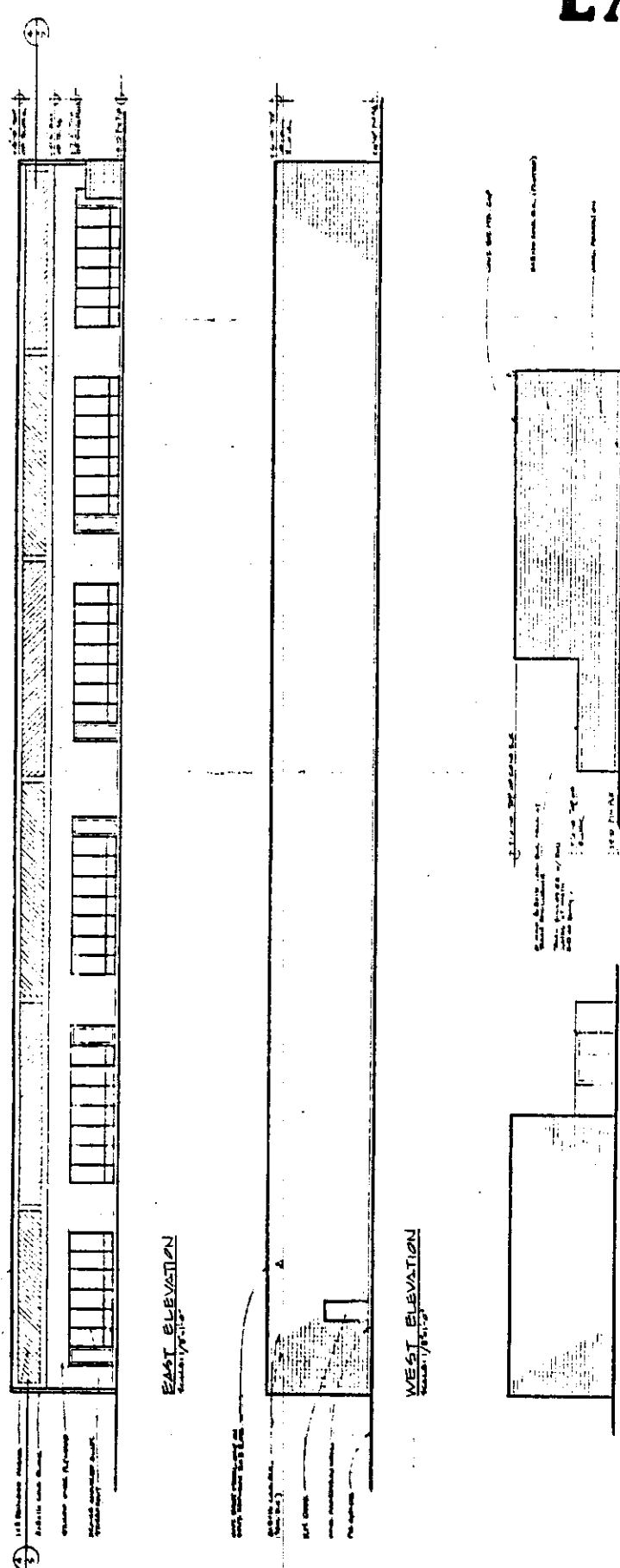
BEGINNING AT A POINT ON THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN SAID JUDGEMENT (4316 O.R. 514), WHICH LIES S 89°51'42" W 170.00 FT. FROM THE NORTHEAST CORNER THEREOF; THENCE ON SAID NORTH LINE S 89°51'42" W 1,015.54 FT. TO THE NORTHEAST CORNER OF SAID LOT "A"; THENCE ON THE NORTH LINE THEREOF S 89°51'42" W 3.07 FT.; THENCE LEAVING SAID NORTH LINE ON THE FOLLOWING ELEVEN COURSES: (1) S 11°18'51" W 80.55 FT.; (2) S 01°41'00" W 34.13 FT.; (3) S 00°10'00" E 45.00 FT.; (4) S 01°17'07" E 89.82 FT.; (5) S 03°44'40" E 89.77 FT.; (6) S 06°49'15" E 134.64 FT.; (7) S 09°53'50" E 89.77 FT.; (8) S 12°20'40" E 89.77 FT.; (9) S 13°51'00" E 363.03 FT.; (10) S 01°13'42" W 64.93 FT.; AND (11) S 32°27'00" E 95.00 FT. TO THE NORTHWESTERLY LINE OF BANNON CREEK DRIVE (54 FT. WIDE) AS SHOWN ON SAID PLAT OF "WOODCREEK UNIT NO. 2"; THENCE ON SAID NORTHWESTERLY LINE N 57°33'00" E 56.70 FT. AND ON THE ARC OF A TANGENT 1,627.00 FT. RADIUS CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING N 57°33'13" E 0.20 FT. TO THE EASTERLY BOUNDARY OF SAID PLAT OF "WOODCREEK UNIT NO. 2"; THENCE ON SAID EASTERLY BOUNDARY ON THE ARC OF A NON-TANGENT 1,835.30 FT. RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N 58°23'35" E, AND SUBTENDED BY A CHORD BEARING S 32°01'43" E 27.00 FT. TO THE SOUTHERLY LINE OF SAID REAL PROPERTY DESCRIBED IN SAID JUDGEMENT (4316 O.R. 514); THENCE ON THE SOUTHERLY LINE THEREOF ON THE FOLLOWING TWO COURSES: (1) ON THE ARC OF A NON-TNAGENT 1,600.00 FT. RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 32°27'00" E, AND SUBTENDED BY A CHORD BEARING N 73°42'00" E 890.09 FT. AND (2) N 89°51'00" E 96.00 FT. TO THE EAST LINE THEREOF; THENCE ON SAID EAST LINE N 00°09'00" W 810.00 FT.; THENCE LEAVING SAID EAST LINE S 89°51'42" W 170.00 FT. AND N 00°09'00" W 80.00 FT. TO THE POINT OF BEGINNING.

CONTAINING 25.80 + ACRES MORE OR LESS.

PREPARED BY THE FIRM OF
MACKAY & SOMPS
SACRAMENTO

EXHIBIT E

P 84070



EAST ELEVATION
Scale: 1/8" = 1'-0"

WEST ELEVATION
Scale: 1/8" = 1'-0"

NORTH ELEVATION
Scale: 1/8" = 1'-0"

SOUTH ELEVATION
Scale: 1/8" = 1'-0"

