

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Sacramento Municipal District, P.O. Box 15830, Sacramento, CA 95852
OWNER SMUD, P.O. Box 15830, Sacramento, CA 95852
PLANS BY _____
FILING DATE 10-8-84 **50 DAY CPC ACTION DATE** _____ **REPORT BY:** FG:sg
NEGATIVE DEC. Ex. 15305(a) **EIR** _____ **ASSESSOR'S PCL NO.** 119-070-49; 119-292-01 & 02

119-303-01,02,03,04

APPLICATION: Lot Line Adjustment between seven lots totaling 0.8± vacant acres in the Agricultural (A) and Single Family (R-1) zones.

LOCATION: 7890, 7894, 7898, 7900, 7912, and 7916 Deer Water Drive

PROPOSAL: The applicant is requesting the necessary entitlement to adjust the lot lines between seven lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community
Plan Designation: Light Density Residential
Existing Zoning of Site: A and R-1
Existing Land Use of Site: Vacant and residential

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Drainage ditch, railroad; R-3-R and A

Property Dimensions: Irregular
Property Area: 1.25± acres
Significant Features of Site: Morrison Creek drainage ditch and WPRR along west side of property
Topography: Flat
Street Improvements: Existing
Utilities: Existing

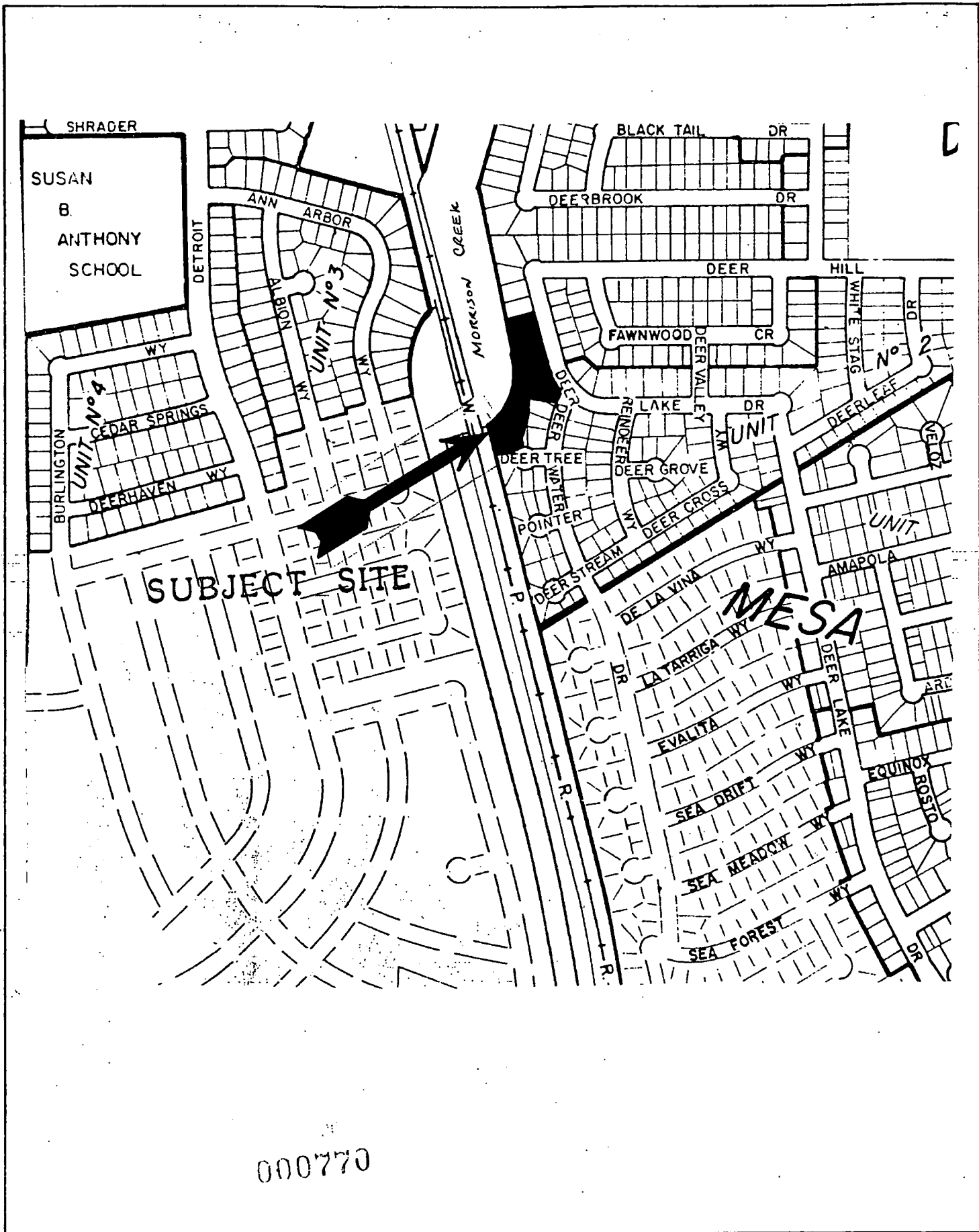
PROJECT EVALUATION:

- A. The subject lots are zoned Agriculture (A) and Single Family (R-1). The lots are designated for residential use or both in the 1974 General Plan and the 1968 Valley Hi Community Plan.
- B. The applicant (SMUD) proposes to sell excess property and is therefore requesting a lot line adjustment between seven lots. All parties involved have agreed to the adjustment as proposed.
- C. The proposal has been reviewed by the Engineering, Real Estate, Water and Sewer Divisions. No comments were received.

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

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

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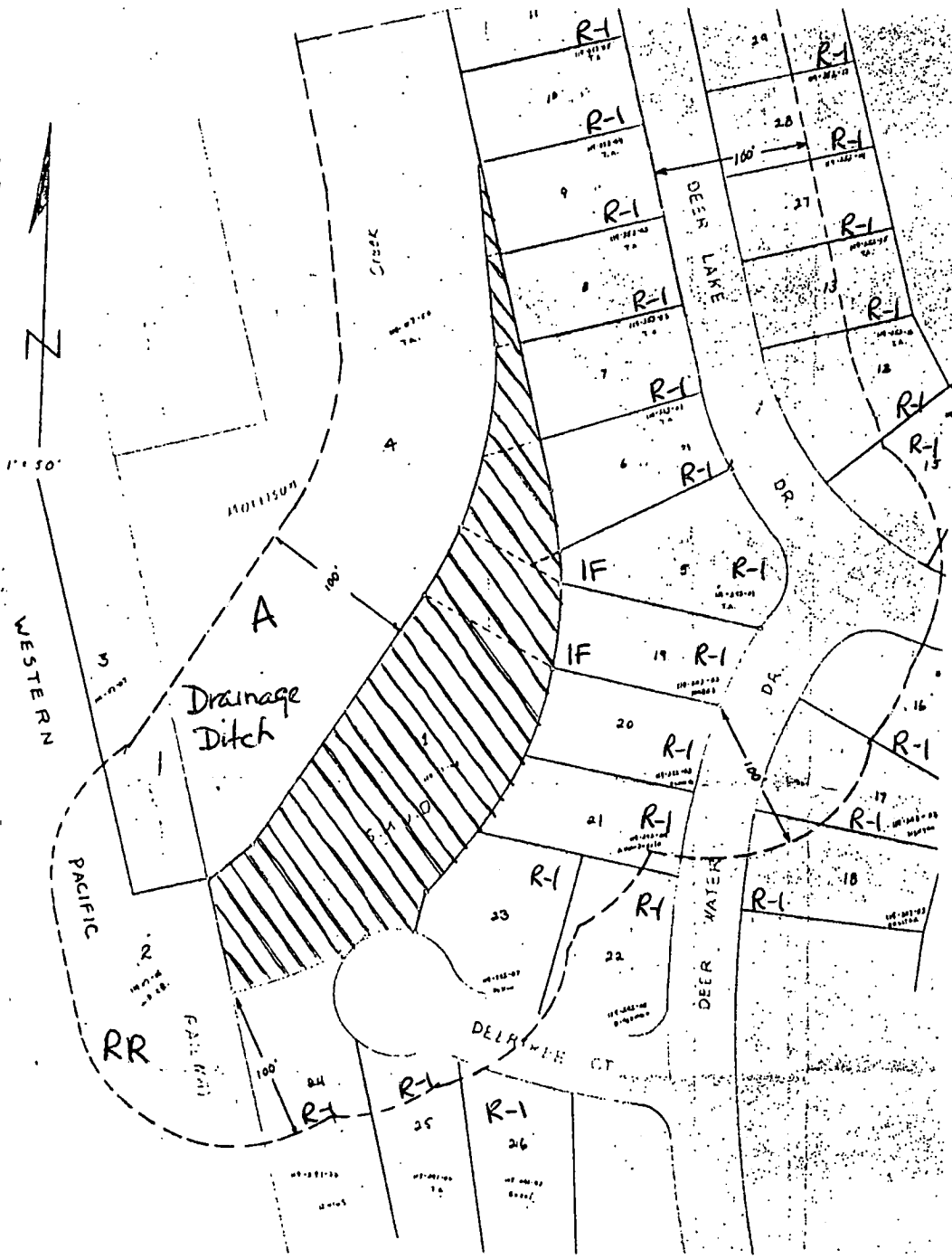


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VICINITY MAP

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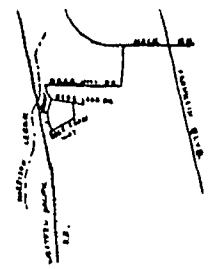


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LAND USE & ZONING MAP

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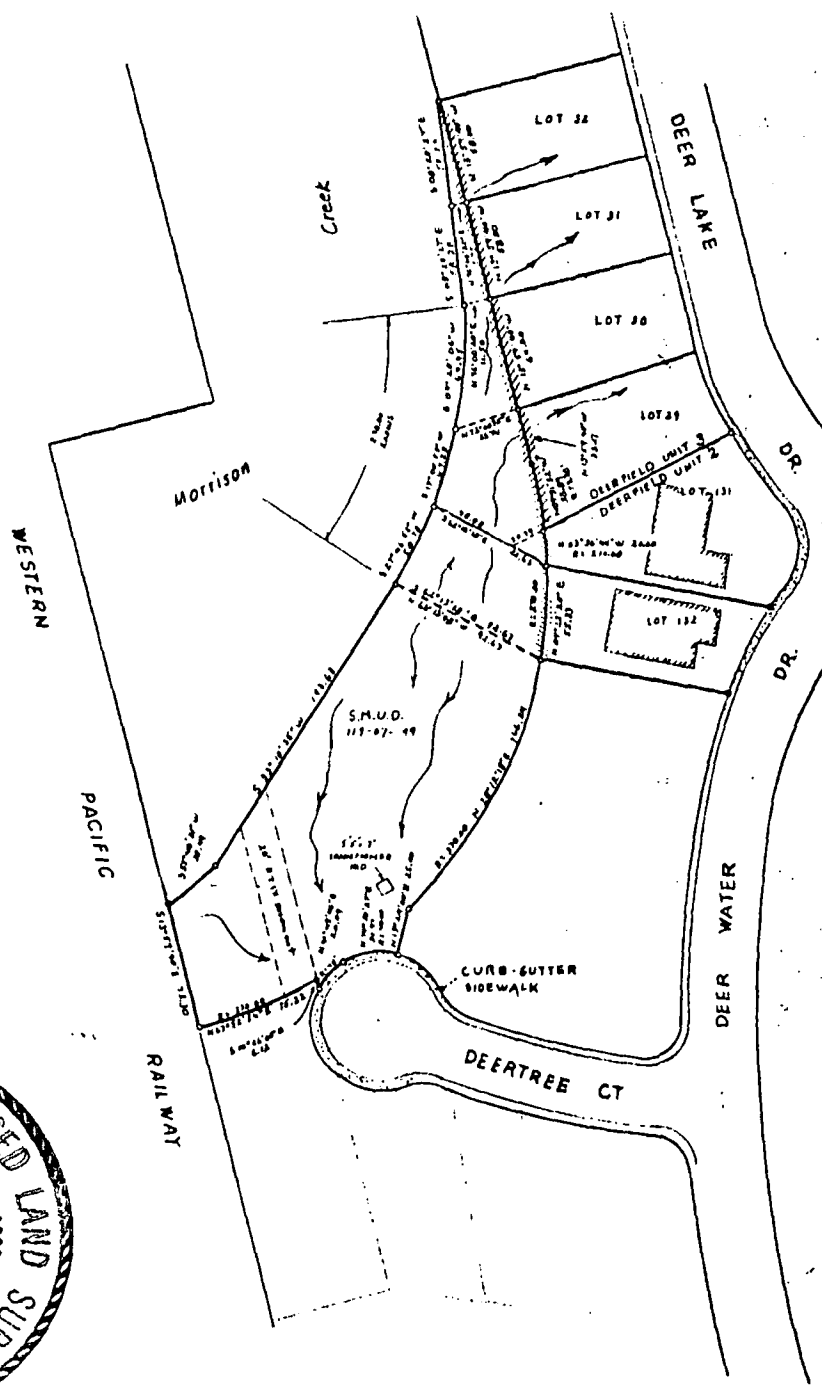
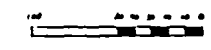


BOUNDARY LINE ADJUSTMENT

PARCEL 2 OF 37-PM-45, / LOTS 131 & 132
OF DEERFIELD UNIT No.2 130-BM-18 &
LOTS 29,30,31,32 OF DEERFIELD UNIT No.3
140-BM-19
SACRAMENTO CALIFORNIA
JANUARY 1985

EXHIBIT A

- LEGEND
- DENOTES PROPOSED PROPERTY LINES
 - DENOTES EXISTING PROPERTY LINES TO BE ELIMINATED
 - DENOTES PROPERTY LINES TO REMAIN



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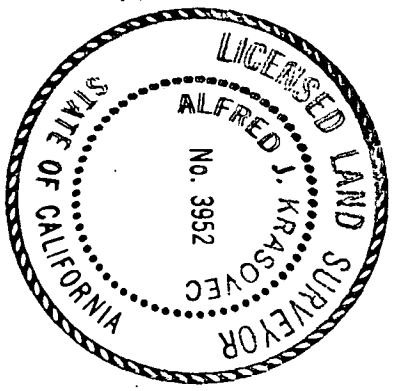
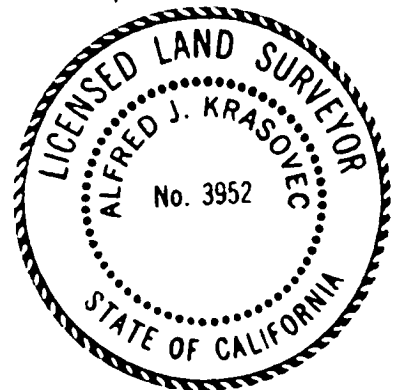


EXHIBIT B

REMAINDER OF S.M.U.D. PROPERTY

All that portion of "Parcel 2" as said parcel is shown on that certain parcel map designated "Portion of Section 8, T.7N., R.5E., M.D.B.&M." filed for record in the office of the Recorder of Sacramento County in Book 37 of Parcel Maps, at Page 45; being also a portion of that certain parcel of land as described in that deed to Sacramento Municipal Utility District recorded in said Recorder's office in Book 80 09 26, Page 528 of Official Records, and a portion of Lot 136, as said lot is shown on that plat of "Deerfield Unit No. 2" filed for record in said Recorder's office in Book 130 of Maps, Map No. 18; particularly described as follows:

Beginning at a point on the easterly line of the Western Pacific Railway Company's right of way, said point being the northwest corner of Lot 137 as shown on said plat of said Deerfield Unit No. 2; thence from said point of beginning along a curve to the left, having a radius of 270.00 feet and subtended by a chord bearing North 67°52'54" East 75.22 feet; thence South 14°06'05" East 6.12 feet to the westerly line of a cul-de-sac known as Deertree Court; thence along a curve to the right having a 40.00 foot radius and subtended by a chord bearing North 41°43'46" East 20.09 feet to the most westerly corner of said Lot 136; thence continuing along the westerly and northerly line of said cul-de-sac, curving to the right having a 40.00 foot radius and subtended by a chord bearing North 79°50'27" East 31.97 feet; thence North 13°24'00" East 25.00 feet to a point in the northwesterly line of said Lot 136; thence curving to the left having a 270.00 foot radius and subtended by a chord bearing North 28°12'18" East 166.24 feet to the northwesterly corner of Lot 133 of said Deerfield Unit No. 2; thence North 62°13'18" West 92.67 feet to the northwesterly line of parcel of land to Sacramento Municipal Utility District; thence South 33°10'35" West 193.63 feet; thence South 51°40'31" West 38.44 feet to a point in the easterly line of the Western Pacific Railway Company's right of way; thence South 13°59'40" East 73.30 feet to the point of beginning.



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