

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:

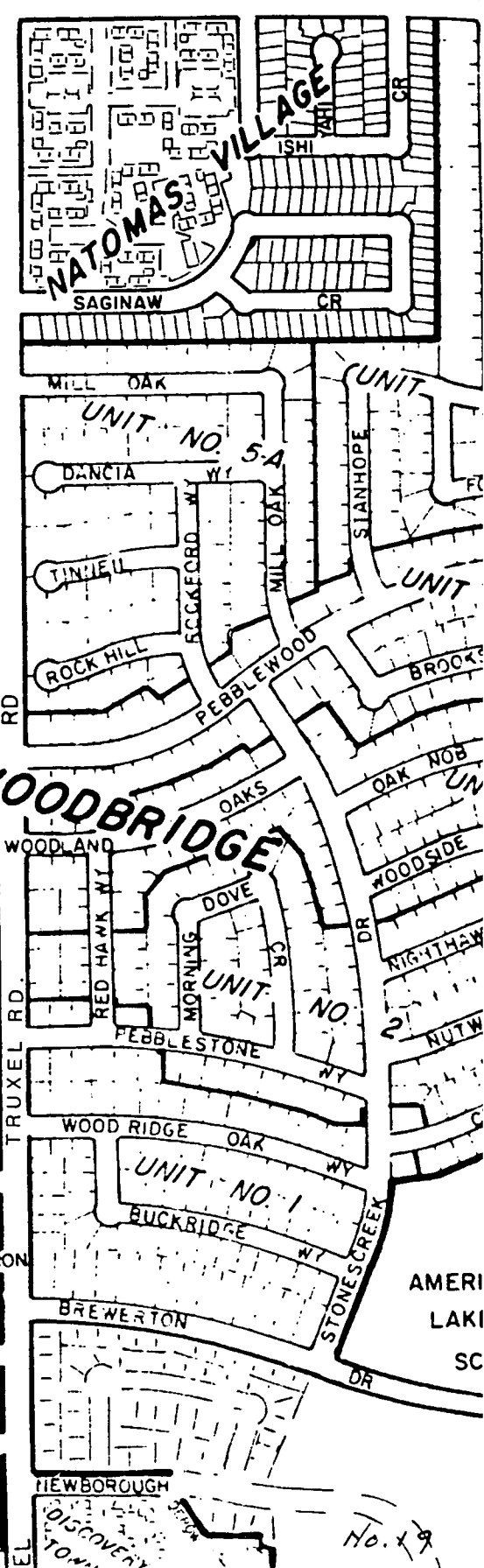
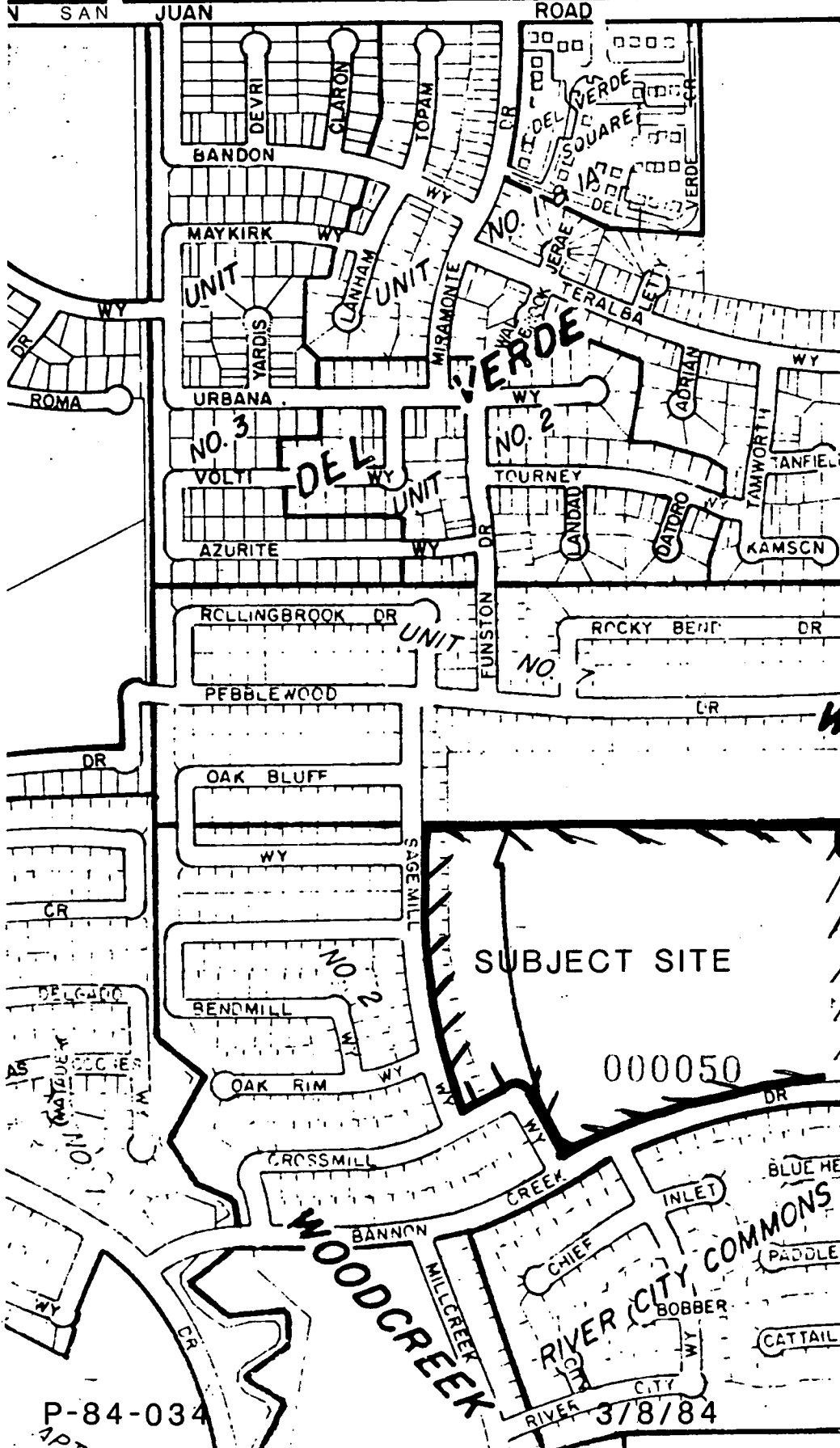
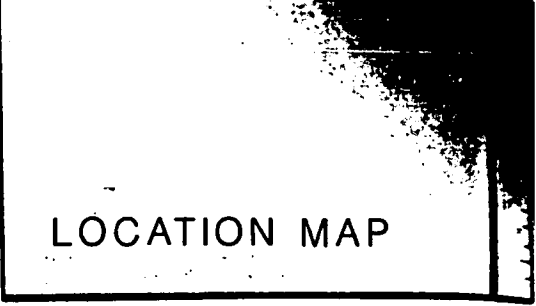
1. Bridge Creek consists of two remnant parcels previously designated for high school uses. The Grant Union High School District has indicated that the 25 acres it currently owns is sufficient to accommodate the number of students anticipated by the community plan and therefore has no plans to acquire 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:

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- 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.



P-84-034

3/8/84

No. 19

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 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 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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EXHIBIT C

PARCEL 2 (LANDS OF GRANT UNION HIGH SCHOOL DISTRICT)

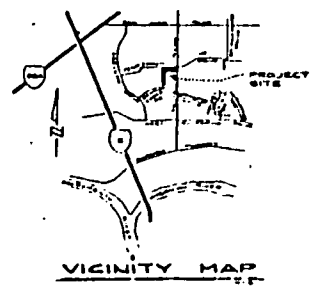
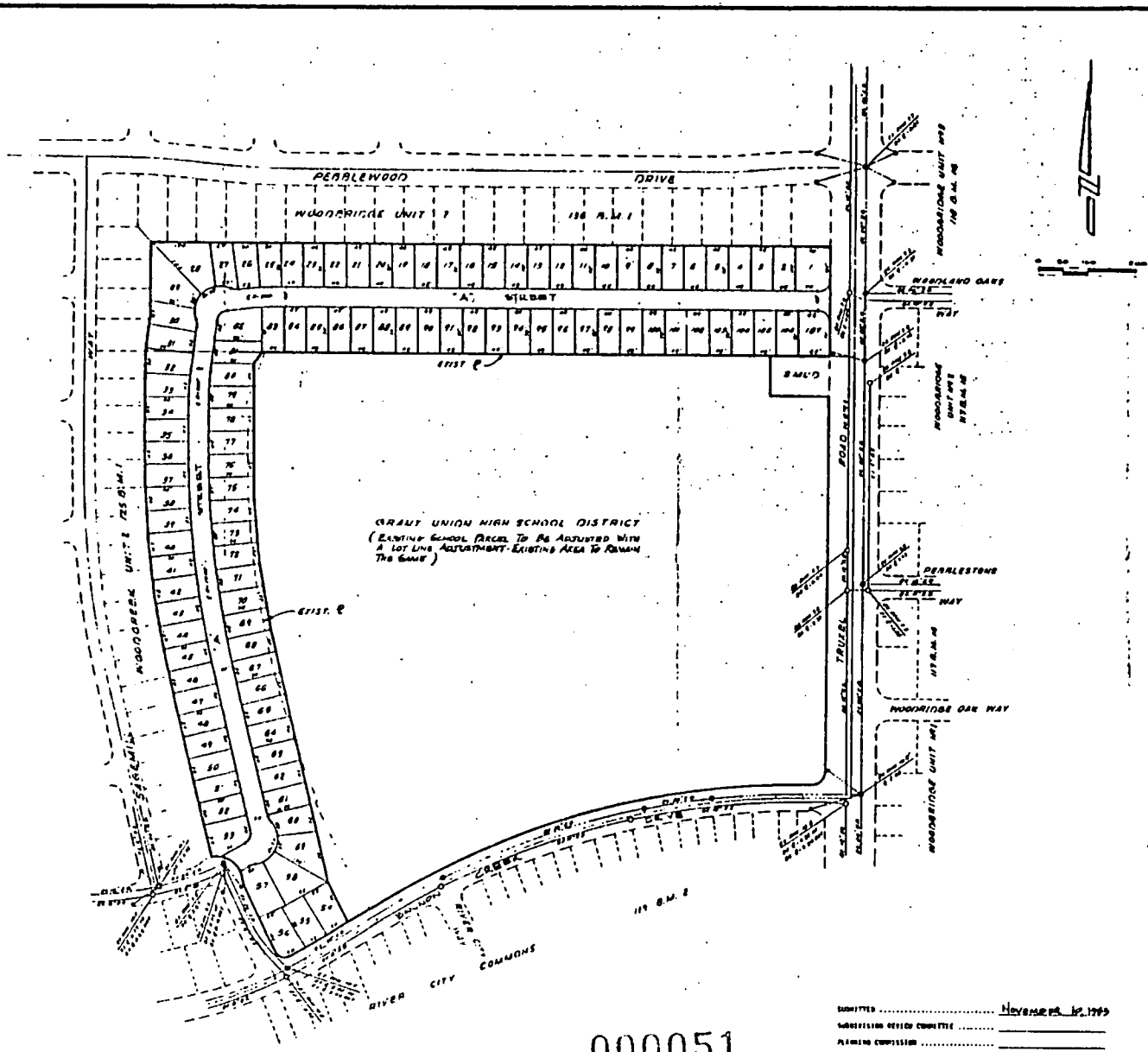
ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA; BEING A PORTION OF LOT "A" AS SHOWN ON THE PLAT OF "WOODCREEK UNIT NO. 2", FILED FOR RECORD IN BOOK 125 OF MAPS, MAP NO. 1, SACRAMENTO COUNTY RECORDS; AND A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED 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

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- GENERAL INFO**
- OWNER:**
 Lee South Company
 3451 River Park Drive, Suite 110
 Sacramento, CA 95815
 Phone: 333-1773
- Starna Title Company
 2201 K Street
 P. O. Box 1033
 Sacramento, CA 95816
 Phone: 333-5376
- Grant Joint Union High School District
 1133 Grand Avenue
 Sacramento, CA 95830
 Phone: 325-2761
- DEVELOPER:**
 Lee South Company
 3451 River Park Drive, Suite 110
 Sacramento, CA 95815
 Phone: 333-1773
- ENGINEER:**
 Mackay & Samps
 1187 Juleta Road, Suite 2
 Sacramento, CA 95818
 Phone: 333-6007 - Gary E. Parker
- EXISTING USE:**
 Vacant
- PROPOSED USE:**
 Single Family Residential
- OWNER'S PARCEL NO.:**
 225-276-01, 225-276-02, 225-276-17
- AREA:**
 12.8 ± Acres (Approx) 8 ± Acres (Net)
- NUMBER OF LOTS:**
 107 ± P. and 1 Single-Family School Lot
- LOT AREA:**
 7.8 Lots/Acre (Approx) 9.9 Lots/Acre (Net)
- LOT SIZE:**
 65' x 90'
- UNITS/ACRE ORIENTATION:**
 107 (100%)
- DATES:**
 City of Sacramento
- SDMS:**
 County Sanitation District No. 1
- STREETS:**
 City of Sacramento
- STREET IMPROVEMENTS:**
 City of Sacramento Standards
- SCHOOL DISTRICT:**
 Sacramento School District
 Grant Joint Union High School District
- EXISTING ZONE:**
 R-1.5-B
- PROPOSED ZONE:**
 R-1.5

**TENTATIVE MAP
BRIDGECREEK**

LOT 1 TRAPEZOIDAL 112.0' x 134.0' x 112.0' x 112.0'
 LOT 2 112.0' x 112.0' x 112.0' x 112.0'
 AND A PORTION OF LOT 105 112.0' x 112.0' x 112.0' x 112.0'
 EAST SIDE & CORNER LOT, 112.0' x 112.0'

**EXHIBIT
D**

APPROVED: _____ November 17, 1983

SUBMITTED: _____

ADJUDICATED: _____

PLANNING COMMISSION: _____

CITY COUNCIL: _____

ESTABLISHED DATE: _____

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CITY OF SACRAMENTO
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Mackay & Samps
CIVIL ENGINEERS
SACRAMENTO CALIFORNIA

