

CITY PLANNING COMMISSION

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

APPLICANT	Nolte & Associates, 1730 I Street, Suite 100, Sacramento, CA 95814			
OWNER	William Payne, 2520 Tiffany Lane, Sacramento, CA 95823			
PLANS BY	Nolte & Associates, 1730 I Street, Suite 100, Sacramento, CA 95814			
FILING DATE	8-4-89	ENVIR. DET.	Exempt 15305a	
ASSESSOR'S PCL. NO.	201-0310-024 and 225-0040-002		REPORT BY	CL:rt

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 88.06± vacant acres in the Single Family Alternative (R-1A) and Shopping Center (SC) zones.

LOCATION: Ernst Road near Elkhorn Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines of two parcels.

PROJECT INFORMATION:

General Plan Designation: Medium Density and Community/Neighborhood Commercial and Offices

1986 North Natomas Community Plan Designation: Medium Density Residential and Community/Neighborhood Commercial

Existing Zoning of Site: R-1A and SC

Existing Land Use of Site: Agricultural

Surrounding Land Use and Zoning:

North: Agricultural/Vacant; R-1

South: Agricultural/Vacant; R-2B

East: Agricultural/Vacant; R-1 and R-1A

West: Agricultural/Vacant; R-1 and R-1A

Property Dimensions: 1330' x 2906±'

Property Area: 88.06± acres

PROJECT EVALUATION: Staff has the following comments:

A. The subject site consists of two parcels totaling 88.06± vacant acres in the Single Family Alternative (R-1A) and Shopping Center (SC) zones. The General Plan designates the site Medium Density Residential (16-29 du/na) and Community/Neighborhood Commercial and Offices. The 1986 North Natomas Community Plan designates the site Medium Density Residential (12 du/na) and Community/Neighborhood Commercial. The surrounding land uses are agricultural/vacant. The surrounding zoning includes R-1 to the north, R-2B to the south, R-1 and R-1A to the east and west.

B. The applicant is proposing to relocate the common property line between two parcels. The relocation of this line conforms to the land use designation of the North Natomas Community Plan. There are no structures on the site and no development proposed.

03306

C. The proposed lot line adjustment was reviewed by Traffic Engineering, Engineering Development Services, and City Real Estate. The following comments were received.

Engineering Development Services:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay the necessary fees.
2. File a waiver of parcel map.
3. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a). This entitlement does not allow development on the site.

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

03307

ELKHORN BLVD

(R-1)

(R-1A)

(R-1)

(R-1)

Vacant
Agricultural

Vacant
Agricultural

(R-1)

(R-2B)

03309

RD

DEL PASO ROAD

DEL

LAND USE & ZONING MAP

LEGAL DESCRIPTION
NEW NORTHERLY PARCEL

EXHIBIT B

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

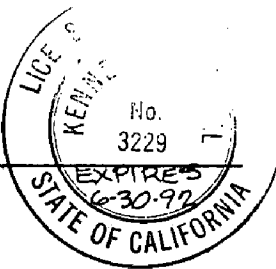
A PORTION OF LOT 108 AND A PORTION OF LOT 109 AS SAID LOTS ARE SHOWN ON THAT "MAP OF NATOMAS CENTRAL SUBDIVISION IN SACRAMENTO AND SUTTER COUNTIES STATE OF CALIFORNIA" FILED IN BOOK 16 OF MAPS, PAGE 3, SACRAMENTO COUNTY RECORDS; SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 109 FROM WHICH POINT THE SOUTHWEST CORNER OF SAID LOT 108, AS SAID CORNER IS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 14, SACRAMENTO COUNTY RECORDS, BEARS S0°15'55"E (SOUTH) 1577.97 FEET; THENCE FROM SAID POINT OF BEGINNING N89°44'95"E 1316.29 FEET TO THE EASTERLY LINE OF SAID LOT 109; THENCE ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 108 S0°45'22"E (S0°29'E) 884.38 FEET; THENCE S89°44'05"W 1323.87 FEET TO THE WESTERLY LINE OF SAID LOT 108; THENCE ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 109 N0°15'55"W (NORTH) 884.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.800 ACRES MORE OR LESS.

THE BOUNDARY CORNERS OF THE HEREINABOVE DESCRIBED PARCEL HAVE BEEN DERIVED FROM THE DATA SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 14, SACRAMENTO COUNTY RECORDS. THE COURSES SHOWN IN PARENTHESES ARE PER THE "MAP OF NATOMAS CENTRAL SUBDIVISION IN SACRAMENTO AND SUTTER COUNTIES STATE OF CALIFORNIA" FILED IN BOOK 16 OF MAPS, PAGE 3 SACRAMENTO COUNTY RECORDS.

Kenneth Hodel
KENNETH HODEL LS 3229



NOLTE AND ASSOCIATES
August 1, 1989

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LEGAL DESCRIPTION
NEW SOUTHERLY

EXHIBIT C

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

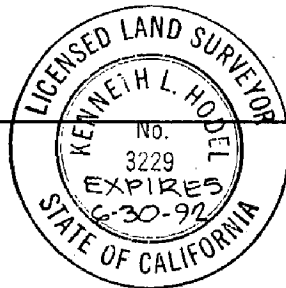
LOT 83 AND A PORTION OF LOT 108 AS SAID LOTS ARE SHOWN ON THAT "MAP OF NATOMAS CENTRAL SUBDIVISION IN SACRAMENTO AND SUTTER COUNTIES STATE OF CALIFORNIA" FILED IN BOOK 16 OF MAPS, PAGE 3, SACRAMENTO COUNTY RECORDS; SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 108 FROM WHICH POINT THE SOUTHWEST CORNER THEREOF, AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 14, SACRAMENTO COUNTY RECORDS, BEARS $S0^{\circ}15'55''E$ (SOUTH) 693.62 FEET; THENCE FROM SAID POINT OF BEGINNING $N89^{\circ}44'05''E$ 1323.87 FEET TO THE EASTERLY LINE OF SAID LOT 108; THENCE ALONG SAID EASTERLY LINE $S0^{\circ}45'22''E$ ($S0^{\circ}29'E$) 693.57 FEET TO THE SOUTHEAST CORNER THEREOF SAID POINT BEING ALSO THE NORTHEAST CORNER OF SAID LOT 83; THENCE CONTINUING ON THE SAME COURSE ALONG THE EASTERLY LINE OF SAID LOT 83 $S0^{\circ}45'22''E$ 1328.73 FEET ($S0^{\circ}29'E$ 1328.50 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 83 $S89^{\circ}43'43''W$ 1340.96 FEET (WEST 1295.94 FEET) TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID LOT 83 $N0^{\circ}16'31''W$ 1328.74 FEET (NORTH 1328.43 FEET) TO THE NORTHWEST CORNER THEREOF AS SAID CORNER IS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 14, SACRAMENTO COUNTY RECORDS, SAID POINT OF BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 108; THENCE ALONG THE WEST LINE OF SAID LOT 108 $N0^{\circ}15'55''W$ (NORTH) 693.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.860 ACRES, MORE OR LESS.

THE BOUNDARY CORNERS OF THE HEREINABOVE DESCRIBED PARCEL HAVE BEEN DERIVED FROM THE DATA SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 42 OF SURVEYS AT PAGE 14, SACRAMENTO COUNTY RECORDS. THE COURSES SHOWN IN PARENTHESES ARE PER THE "MAP OF NATOMAS CENTRAL SUBDIVISION IN SACRAMENTO AND SUTTER COUNTIES STATE OF CALIFORNIA" FILED IN BOOK 16 OF MAPS, PAGE 3, SACRAMENTO COUNTY RECORDS.

Kenneth Hodel
KENNETH HODEL LS 3229



03302

NOLTE AND ASSOCIATES
August 1, 1989

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9-28-89

Hem #22