

CITY PLANNING COMMISSION

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

✓	APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
✓	OWNER	RJB III Co., 2856 Arden Way, Suite 200, Sacramento, CA 95825				
✓	PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
	FILING DATE	8-25-82	50 DAY CPC ACTION DATE		REPORT BY:	JM:bw
	NEGATIVE DEC.	Exempt 15105(a)EIR		ASSESSOR'S PCL. NO.	225-160-20; 225-170-18 & 14	

APPLICATION: Lot Line Adjustment to merge three parcels

LOCATION: Area located northeast of the intersection of Interstate I-880 and the east drainage canal (approx.)

PROJECT INFORMATION:

1974 General Plan Designation: Agricultural Urban Reserve
Existing Zoning of Site: A (FF)
Existing Land Use of Site: Agricultural

Surrounding Land Use and Zoning:

North: Agricultural; A (FF)
South: I-880 Freeway; TC
East: Agricultural; A (FF)
West: East Drainage Canal; F

Property Dimensions: Irregular
Property Area: 36.6 acres
Significant Features of Site: Within Floodway Fringe zone
Topography: Flat

STAFF EVALUATION: The subject site consists of three parcels totaling 36.6± acres which are currently utilized for agricultural purposes. The applicant has indicated that the merger is necessary for assessment bond purposes. No change in use or zoning is requested at this time. Staff has no objections to the proposal.

The proposed lot line merger was reviewed by the offices of Building Inspections, Water and Sewer Division, Traffic Engineering, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following condition for this lot line merger:

The applicant shall submit new deed descriptions for the review and approval of the City Engineer.

✓ ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

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

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Location Map

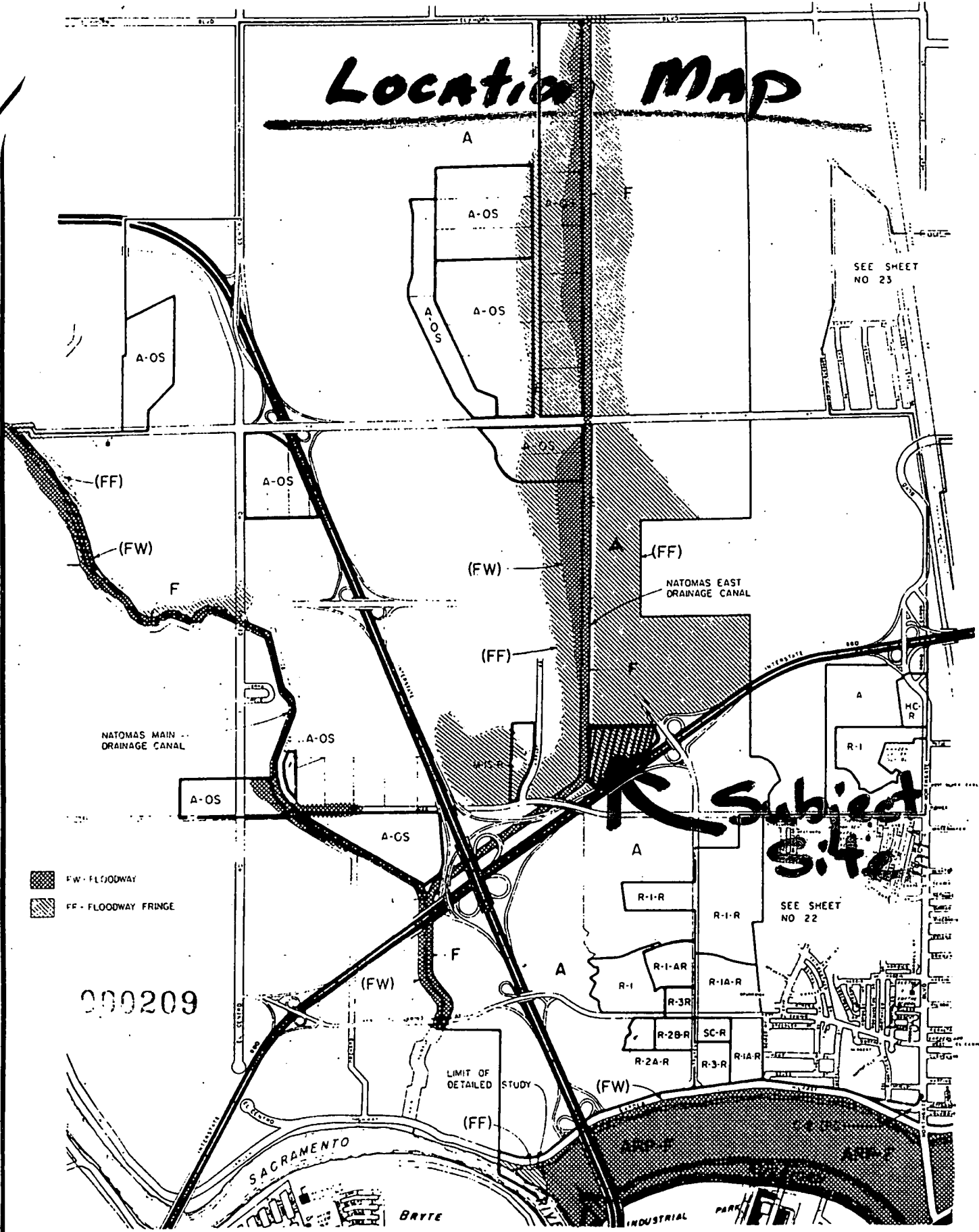


EXHIBIT "A"

All that portion of Lot 115, as shown on that certain map entitled "Natomas East Side Subdivision," filed in Book 17 of Maps, at Page 34, Sacramento County Records, and a portion of Section 13, Township 9 North, Range 4 East, M.D.M., described as follows:

BEGINNING at the Northwesternly corner of said Lot 115; thence, from said point of beginning, along the Northerly line of said Lot 115, North $89^{\circ}38'38''$ East 1248.02 feet to a point in the West line of said Section 13; thence, along said West line, North $00^{\circ}23'13''$ West 313.26 feet to a point in the Northwesternly right-of-way line of Interstate Freeway 880; thence, along said Northwesternly right-of-way line, the following eight (8) courses and distances: (1) South $28^{\circ}27'11''$ East 308.39 feet; (2) South $21^{\circ}52'14''$ West 30.00 feet; (3) North $89^{\circ}47'42''$ East 100.00 feet; (4) South $28^{\circ}27'11''$ East 20.68 feet; (5) Southwesterly along the arc of a tangent curve to the right, concave Northwesternly, having a radius of 345.00 feet and being subtended by a chord bearing South $12^{\circ}03'21''$ West 448.20 feet; (6) South $52^{\circ}33'53''$ West 660.64 feet; (7) South $55^{\circ}49'30''$ West 1847.46 feet; and (8) North $34^{\circ}10'30''$ West 58.15 feet to a point in the Westerly line of said Lot 115; thence, along said Westerly line, the following two (2) courses and distances: (1) Northeasterly along the arc of a curve to the left, concave Northwesternly, having a radius of 1910.08 feet and being subtended by a chord bearing North $25^{\circ}00'11''$ East 1631.24 feet; and (2) North $00^{\circ}16'29''$ West 346.97 feet to the point of beginning.

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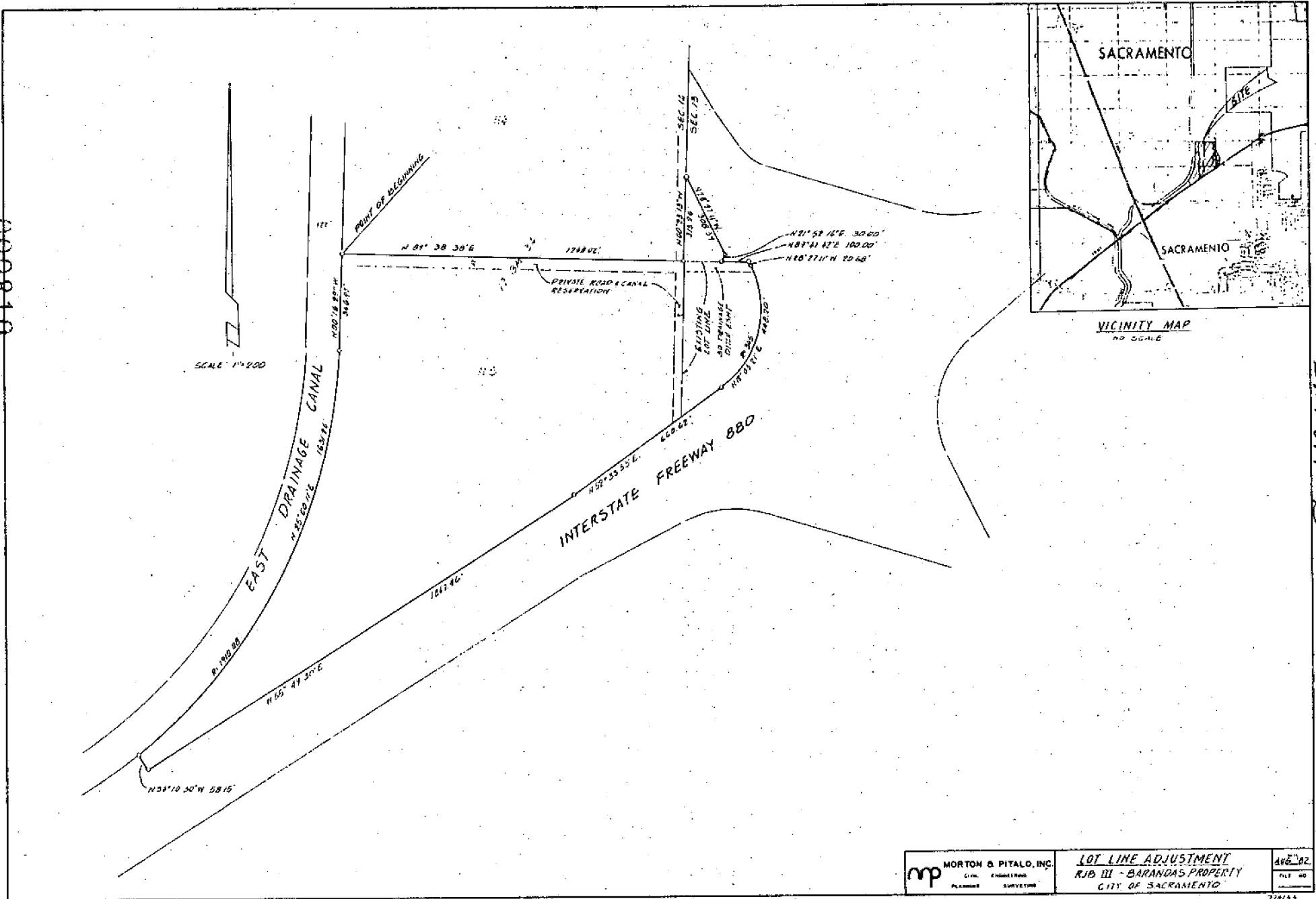
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SCALE 1"=200'

mp	MORTON & PITALO, INC.	LOT LINE ADJUSTMENT	AVE 02
	CIVIL ENGINEER PLANNER SURVEYING	RJB III - BARANDA'S PROPERTY CITY OF SACRAMENTO	FILE NO

728155
810079

Exhibit "B"