

CITY PLANNING COMMISSION

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

APPLICANT Kent Baker and Associates, 7932 Sunset Avenue, Fair Oaks, CA 95628
OWNER John Mourier Construction, Inc., 1830 Vernon St., #8, Roseville, CA 95661
PLANS BY Kent Baker & Associates, 7932 Sunset Avenue, Fair Oaks, CA 95628
FILING DATE 3/10/89 **ENVIR. DET.** Exempt 15305a **REPORT BY** CL:kjr
ASSESSOR'S PCL. NO. 117-0211-016 to 022

APPLICATION Lot Line Adjustment to relocate the common property lines of seven parcels totaling 71.80+ acres in the Standard Single Family [R-1(PUD)] and Multi-Family [R-2B(PUD)] Zone.

LOCATION: Southeast corner of Center Parkway and Parkland Drive

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

PROJECT INFORMATION:

General Plan Designation: Low & Medium Density Residential (4-15 and 16-29 du/na)
1986 South Sacramento Community Plan Designation: Residential (4-8, 7-15, and 11-21 du/na)
Existing Zoning of Site: Vacant

Surrounding Land Use and Zoning:

North: R-2(PUD) & R-1A(PUD); Vacant
South: A; Vacant
East: County; Vacant
West: A & A(FW); Vacant

Property Dimensions: Irregular
Property Area: 71.80+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. The subject site consists of seven lots totaling 71.80+ acres in the Standard Single Family [R-1(PUD)] and Multi-Family [R-2B(PUD)] zones. The General Plan designates the site Low Density and Medium Density Residential (4-15 and 16-29 du/na). The 1986 South Sacramento Community Plan designates the site Residential (4-8, 7-15, and 11-21 du/na). The Plan requires three housing types. The surrounding zoning is R-

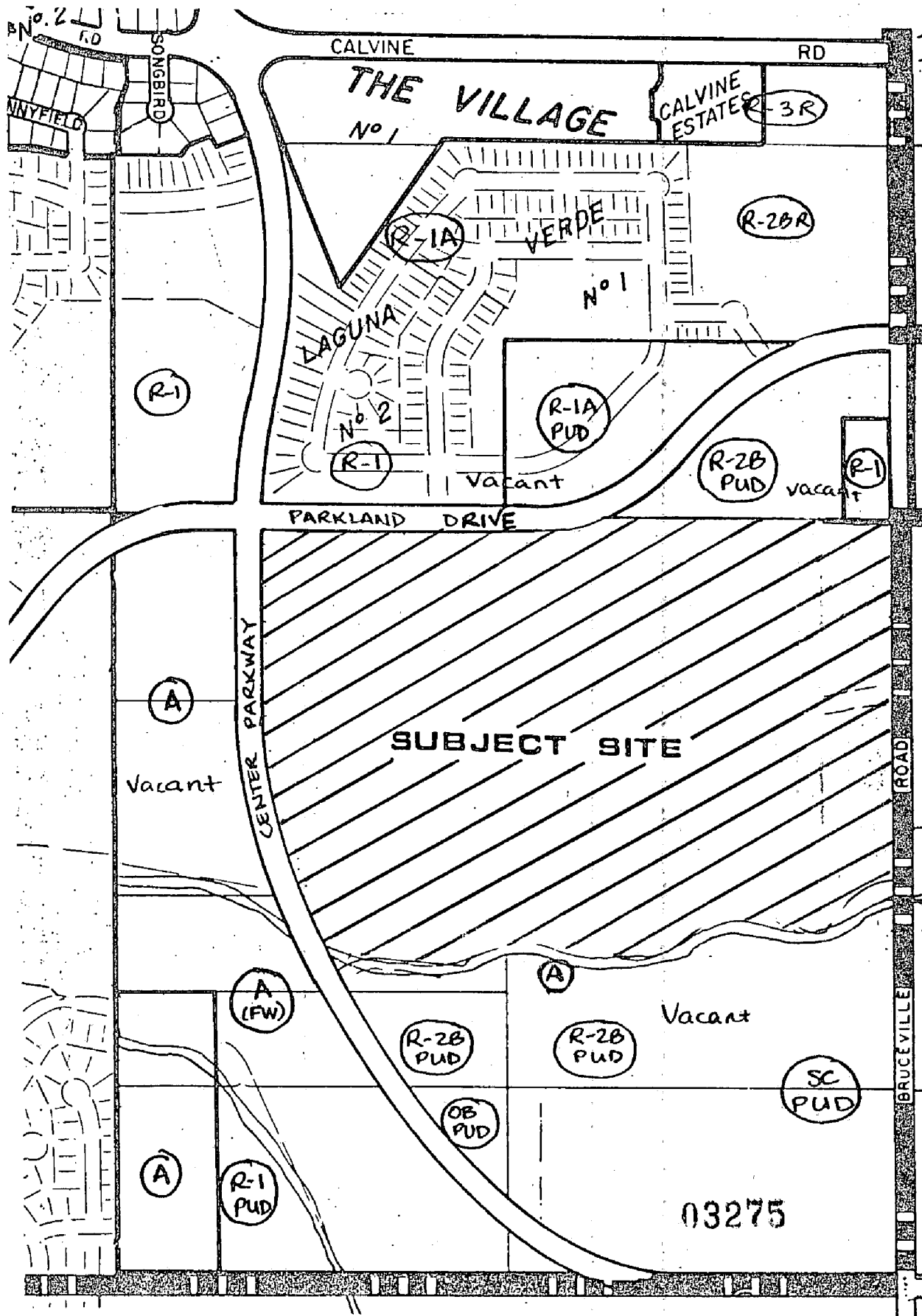
03272

(PUD) and R-1A(PUD) to the north; A to the south; County to the east; and A and A(FW) to the west. The surrounding land use is vacant.

- B. The applicant proposes to relocate the common property lines of these seven lots in order to better satisfy the proposed unit boundary lines for the subdivision of Laguna Parkway (see Exhibit A-1). No new entitlements or construction is proposed at this time.
- C. The proposed lot line adjustment was reviewed by City Traffic Engineering, City

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

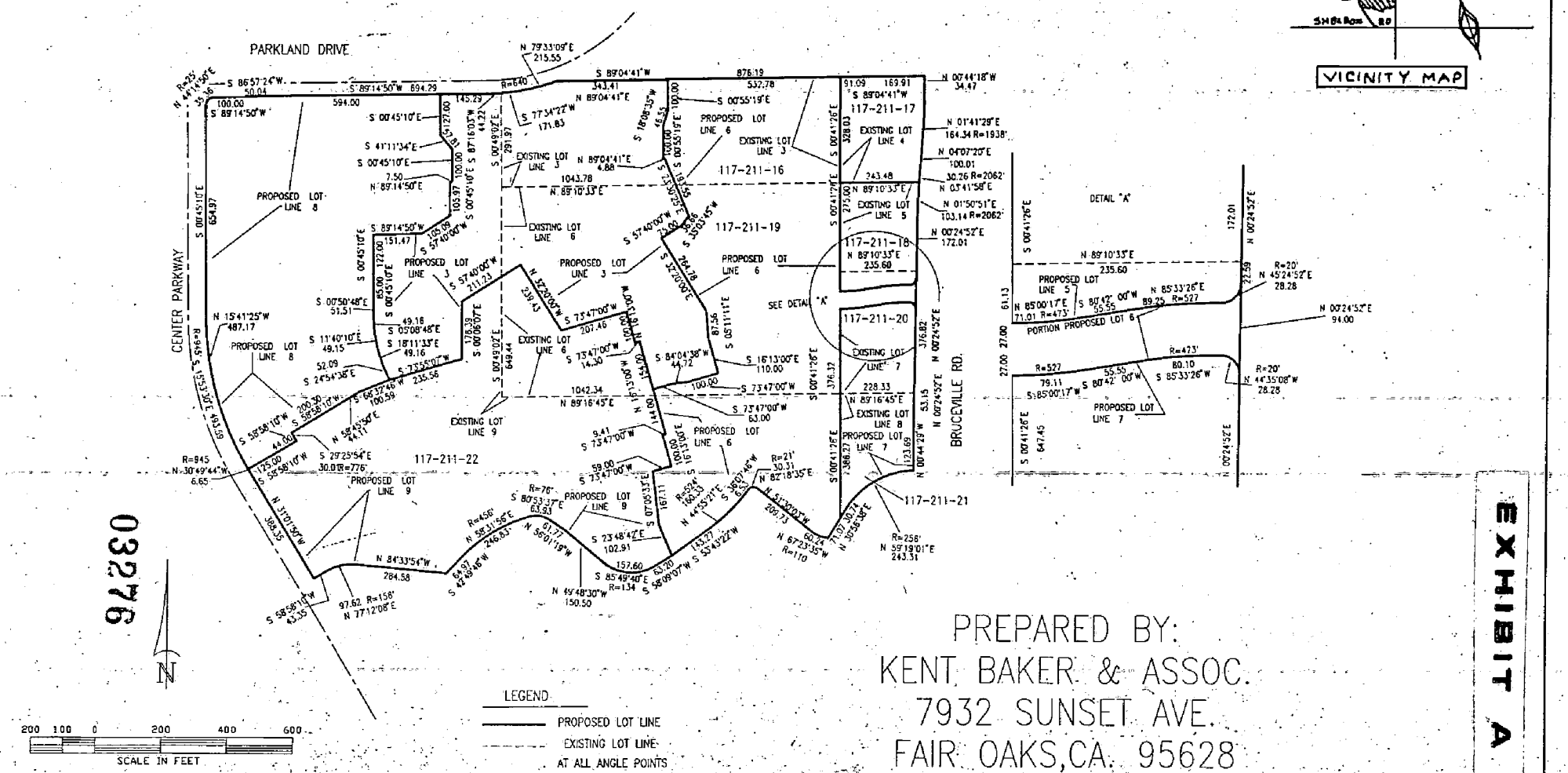
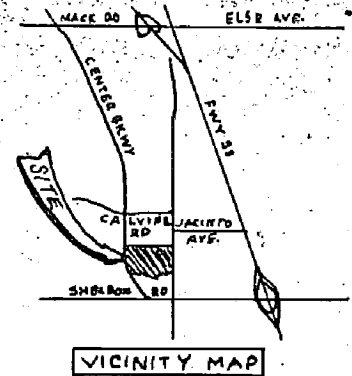
RECOMMENDATION: Staff recommends approval of the Lot Line Adjustment by adopting the attached resolution.



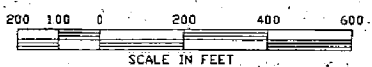
VICINITY - LAND USE - ZONING

LOT LINE ADJUSTMENT

ASSESSOR PARCEL NUMBERS: 117-211-16, 117-211-17, 117-211-18, 117-211-19
117-211-20, 117-211-21, 117-211-22



94276



LEGEND
 — PROPOSED LOT LINE
 - - - EXISTING LOT LINE
 AT ALL ANGLE POINTS

PREPARED BY:
 KENT BAKER & ASSOC.
 7932 SUNSET AVE.
 FAIR OAKS, CA. 95628

EXHIBIT A

03277

CENTER PARKWAY
PROPOSED EXTENSION

J. M. S. ENGINEERS
117-140-04

JACINTO AVE
PROPOSED EXTENSION

VERNAL POOLS
VEHICULAR ACCESS

COLLEGE MEADOW INVESTORS LTD
117-140-03

LA CHEROKEE
117-140-21

BRUCEVILLE ROAD

CHASE FINANCIAL INCORP
117-111-11

CHASE FINANCIAL INCORP
117-111-14

ARROW LTD
117-111-01

COLLEGE MEADOW INVESTORS LTD
117-140-04

KENT BAKER & ASSOCIATES
ENGINEER SURVEY PLANNING

7332 Sunset Avenue, Suite B
Fair Oaks, California 95625
(916) 997-0833

**TENTATIVE SUBDIVISION
LAGUNA
PARKWAY**

CITY OF SACRAMENTO, CALIFORNIA
SCALE: 1"=100' P88-073

APN - FOR 117-211-01, 02, 03

REVISED: 6-C-88

NOTICE:
NOTICE OF COMPLETION OF THIS ASSURANCE PROJECT: THE
CITY OF SACRAMENTO, CALIFORNIA, HAS REVIEWED THE
PLANS AND SPECIFICATIONS FOR THE TENTATIVE SUBDIVISION
LAGUNA PARKWAY, CENTER PARKWAY & BRUCEVILLE ROAD.

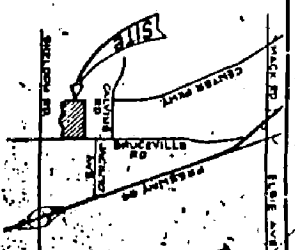
LEGEND:

ADJACENT TO THE PROPERTY:
ARROW LTD 117-111-01
CHASE FINANCIAL INCORP 117-111-11
CHASE FINANCIAL INCORP 117-111-14
COLLEGE MEADOW INVESTORS LTD 117-140-03
COLLEGE MEADOW INVESTORS LTD 117-140-04
LA CHEROKEE 117-140-21

PROPERTY:
TENTATIVE SUBDIVISION LAGUNA PARKWAY
CITY OF SACRAMENTO, CALIFORNIA

ADJACENT TO THE PROPERTY:
ARROW LTD 117-111-01
CHASE FINANCIAL INCORP 117-111-11
CHASE FINANCIAL INCORP 117-111-14
COLLEGE MEADOW INVESTORS LTD 117-140-03
COLLEGE MEADOW INVESTORS LTD 117-140-04
LA CHEROKEE 117-140-21

VICINITY MAP



SCALE: 1"=1 MILE

PROPOSED LEGAL DESCRIPTION
LOT 4

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING
FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 4 AS SHOWN ON THE PLAT OF "LAGUNA MEADOWS"
RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS
SACRAMENTO COUNTY.



P-89-140

4-27-89

item 32

EXHIBIT D

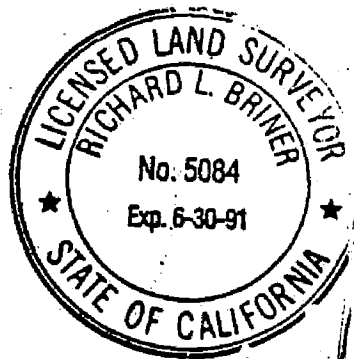
**PROPOSED LEGAL DESCRIPTION
LOT 5**

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 5 AS SHOWN ON THE PLAT OF "LAGUNA MEADOWS" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY.

TOGETHER WITH THAT PORTION OF LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON THE PLAT OF "LAGUNA ESTATES" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 10' 33" EAST, 236.50 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00° 24' 52" WEST, 22.59 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 45° 24' 52" WEST, 28.28 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 527.00 FEET AND A CHORD WHICH BEARS SOUTH 85° 33' 26" EAST, 89.25 FEET; THENCE SOUTH 80° 42' 00" WEST, 55.55 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 473.00 FEET AND A CHORD WHICH BEARS SOUTH 85° 00' 17" WEST, 71.01 FEET; THENCE NORTH 00° 41' 26" EAST, 61.14 FEET TO THE TRUE POINT OF BEGINNING.

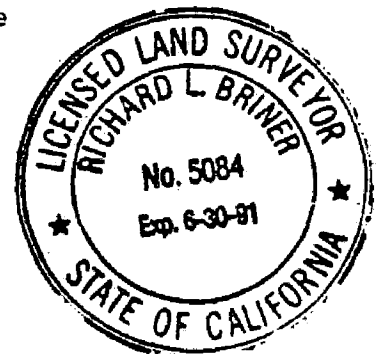


PROPOSED LOT 6

A portion of LOT 3, LOT 6, and LOT 9 of "LAGUNA MEADOWS" as shown in BOOK 184 of MAPS, MAP NO. 6 filed in the recorder's office of Sacramento County, more particularly described as follows:

Beginning at the Northeast Corner of said LOT 3;
 Thence S 0-41-26 E 664.16 Feet; Thence along the arc of a curve concave to the north having a radius of 473.00 Feet through a chord of N 85-00-17 E 71.01 Feet; Thence N 80-42-00 E 55.55 Feet; Thence along the arc of a curve concave to the south having a radius of 527.00 Feet through a chord of N 85-33-26 E 89.25 Feet; Thence along the arc of a curve concave to the northwest having a radius of 20.00 Feet through a chord of N 45-24-52 E 28.28 Feet; Thence S 0-24-52 W 94.00 Feet; Thence along the arc of a curve concave to the southwest having a radius of 20.00 Feet through a chord of N 44-35-08 W 28.28 Feet; Thence along the arc of a curve concave to the south having a radius of 473.00 Feet through a chord of S 85-33-26 W 80.10 Feet; Thence S 80-42-00 W 55.55 Feet; Thence along the arc of a curve concave to the north having radius of 527.00 Feet through a chord of S 85-00-17 W 79.11 Feet; Thence S 0-41-26 E 647.45 Feet; Thence S 30-56-38 W 71.07 Feet; Thence along the arc of a curve concave to the northeast through a chord of N 67-23-35 W 60.24 Feet; Thence N 51-30-03 W 209.73 Feet; Thence along the arc of a curve concave to the south having a radius of 21.00 Feet through a chord of S 82-18-35 W 30.31 Feet; Thence S 36-07-46 W 6.53 Feet; Thence along the arc of a curve concave to the northwest having a radius of 524.00 Feet through a chord of S 44-55-21 W 160.33 Feet; Thence S 53-43-22 W 143.27 Feet; Thence N 23-48-42 W 102.91 Feet; Thence N 7-05-33 W 167.11 Feet; Thence N 73-47-00 E 59.00 Feet; Thence N 16-13-00 W 100.00 Feet; Thence N 73-47-00 E 9.41 Feet; Thence N 16-13-00 W 144.00 Feet; Thence N 73-47-00 E 63.00 Feet; Thence N 84-04-38 E 44.72 Feet; Thence N 73-47-00 E 100.00 Feet; Thence N 16-13-00 W 110.00 Feet; Thence N 5-11-11 W 87.56 Feet; Thence N 32-20-00 W 264.78 Feet; Thence N 57-40-00 E 75.00 Feet; Thence N 35-03-45 E 36.66 Feet; Thence N 23-30-25 W 193.55 Feet; Thence S 89-04-41 W 4.88 Feet; Thence N 0-55-19 W 100.00 Feet; Thence N 18-08-35 E 46.55 Feet; Thence N 0-55-19 W 100.00 Feet; Thence N 89-04-41 E 532.78 Feet; To the Point of Beginning,

Richard L. Briner
 3/9/89



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4-27-89

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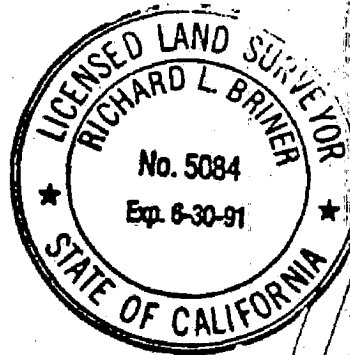
PROPOSED LEGAL DESCRIPTION
LOT 7

SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 AND 8 AS SHOWN ON THE PLAT OF "LAGUNA MEADOWS" RECORDED IN BOOK 184 OF MAPS, MAP NO. 6, OFFICIAL RECORDS SACRAMENTO COUNTY.

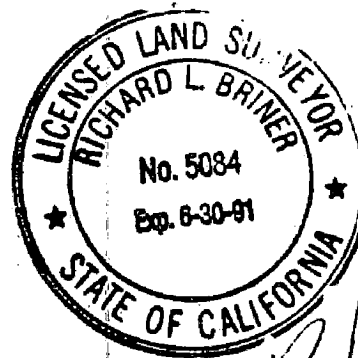
EXCEPTING THEREFROM THAT PORTION OF LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7; THENCE FROM SAID POINT OF BEGINNING NORTH 89° 10' 33" EAST, 235.60 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00° 24' 52" WEST, 116.59 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 44° 35' 08" WEST, 28.28 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 473.00 FEET AND A CHORD WHICH BEARS SOUTH 85° 33' 26" WEST, 80.10 FEET; THENCE SOUTH 80° 42' 00" WEST, 55.55 FEET; THENCE ALONG AN ARC OF A CURVE HAVING A RADIUS OF 527.00 FEET AND A CHORD WHICH BEARS SOUTH 85° 00' 17" WEST, 79.11 FEET; THENCE NORTH 00° 41' 26" EAST, 115.14 FEET TO THE TRUE POINT OF BEGINNING.



PROPOSED LOT 8

A portion of Lot 9 of "LAGUNA MEADOWS" as shown on the map filed in the office of the recorder of the County of Sacramento in Book 184 of Maps, Map No. 6, more particularly described as follows:
 Commencing at the southwest corner of said Lot 9;
 Thence N 31-01-50 W 388.35 Feet; Thence along the arc of a curve having a radius of 945.00 Feet, concave to the east, through a chord of N 30-49-44 W 6.65 Feet to the True Point of Beginning;
 Thence from the True Point of Beginning, along the arc of a curve having a radius of 945.00 Feet, concave to the east, through a chord of N 15-41-25 W 487.17 Feet;
 Thence N 00-45-10 W 257.97 Feet; thence N 00-45-10 W 397.00 Feet; Thence along the arc of a curve having a radius of 25.00 Feet concave to the southeast through a chord of N 44-14-50 E 35.36 Feet; Thence N 89-14-50 E 100.00 Feet; Thence N 86-57-24 E 50.04 Feet; Thence N 89-14-50 E 292.00 Feet; Thence N 89-14-50 E 257.00 Feet; Thence S 00-45-10 E 127.00 Feet; Thence S 41-11-34 E 57.81 Feet; Thence S 00-45-10 E 100.00 Feet; Thence S 89-14-50 W 7.50 Feet; Thence S 00-45-10 E 105.97 Feet; Thence S 57-40-00 W 105.09 Feet; Thence S 89-14-50 W 151.47 Feet; Thence S 00-45-10 E 122.00 Feet; Thence S 00-45-10 E 85.00 Feet; Thence S 00-50-48 E 51.51 Feet; Thence S 05-08-48 E 49.16 Feet; Thence S 11-40-10 E 49.15 Feet; Thence S 18-11-33 E 49.16 Feet; Thence S 24-54-38 E 52.09 Feet; Thence S 68-32-46 W 100.59 Feet; Thence S 58-45-41 W 44.11 Feet; Thence S 58-58-10 W 200.30 Feet; Thence along the arc of a curve having a radius of 776.00 Feet concave to the northeast through a chord of S 29-25-54 E 30.01 Feet; Thence S 58-58-10 W 44.00 Feet; Thence S 58-58-10 W 125.00 Feet; To the Point of Beginning.



Richard L. Briner
 3/9/89

EXHIBIT H

PROPOSED LOT 9

A Portion of Lot 9 and Lot 6 of "LAGUNA MEADOWS" as shown on the map filed in the office of the recorder of the County of Sacramento in Book 184 of Maps, Map No. 6, more particularly described as follows:
Beginning at the Southwest Corner of said Lot 9;
Thence N 31-01-50 W 388.35 Feet: