

# CITY PLANNING COMMISSION

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

APPLICANT	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835		
OWNER	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835		
PLANS BY	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835		
FILING DATE	3/22/89	ENVIR. DET.	Exempt 15305a
ASSESSOR'S PCL. NO.	226-0031-014 & 015		REPORT BY CL:kjr

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels on 1.8+ developed and undeveloped acres in the Standard Single Family (R-1) zone.

LOCATION: 701 & 711 Barros Drive

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

PROJECT INFORMATION:

General Plan Designation: Rural Estates (1 du/.5-4 acres)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant & Single Family Residential

Surrounding Land Use and Zoning:

North: Vacant; A  
South: Single Family Residential; R-1  
East: East Main Drainage Canal; F  
West: Single Family Residential; R-1

Property Dimensions: 247'± x 330'±  
Property Area: 1.87± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two lots totaling 1.8+ acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Rural Estates (1 du/ .5-4 acres). The surrounding land use and zoning includes vacant, zoned A, to the north; single family residential, zoned R-1, to the south; East Main Drainage Canal, zoned F, to the east; and single family residential, zoned R-1, to the west.

B. Applicant's Proposal

The applicant is requesting that the common property line between two lots be relocated 24 feet to the east in order to better accommodate an existing residence. One lot contains the residence and the other lot is vacant.

APPLC. NO. P89-157 MEETING DATE May 11, 1989 ITEM NO. 25

C. Agency Comments

The proposed project was reviewed by City Traffic Engineering, City Engineering, City Water and Sewer, and City Real Estate. The following comments were received:

City Engineering

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. File a waiver of parcel map.
  - c. Pay off or segregate any existing assessments.
2. Currently no public water, sewer, or drainage available.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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

AMENDED  
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE  
COMMON PROPERTY LINE BETWEEN TWO PARCELS LOCATED  
AT 701 AND 711 BARROS DRIVE

(APN: 226-0031-014 & 015)

(P89-157)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 701 and 711 Barros Drive; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 701 and 711 Barros Drive, City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions: Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all

preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

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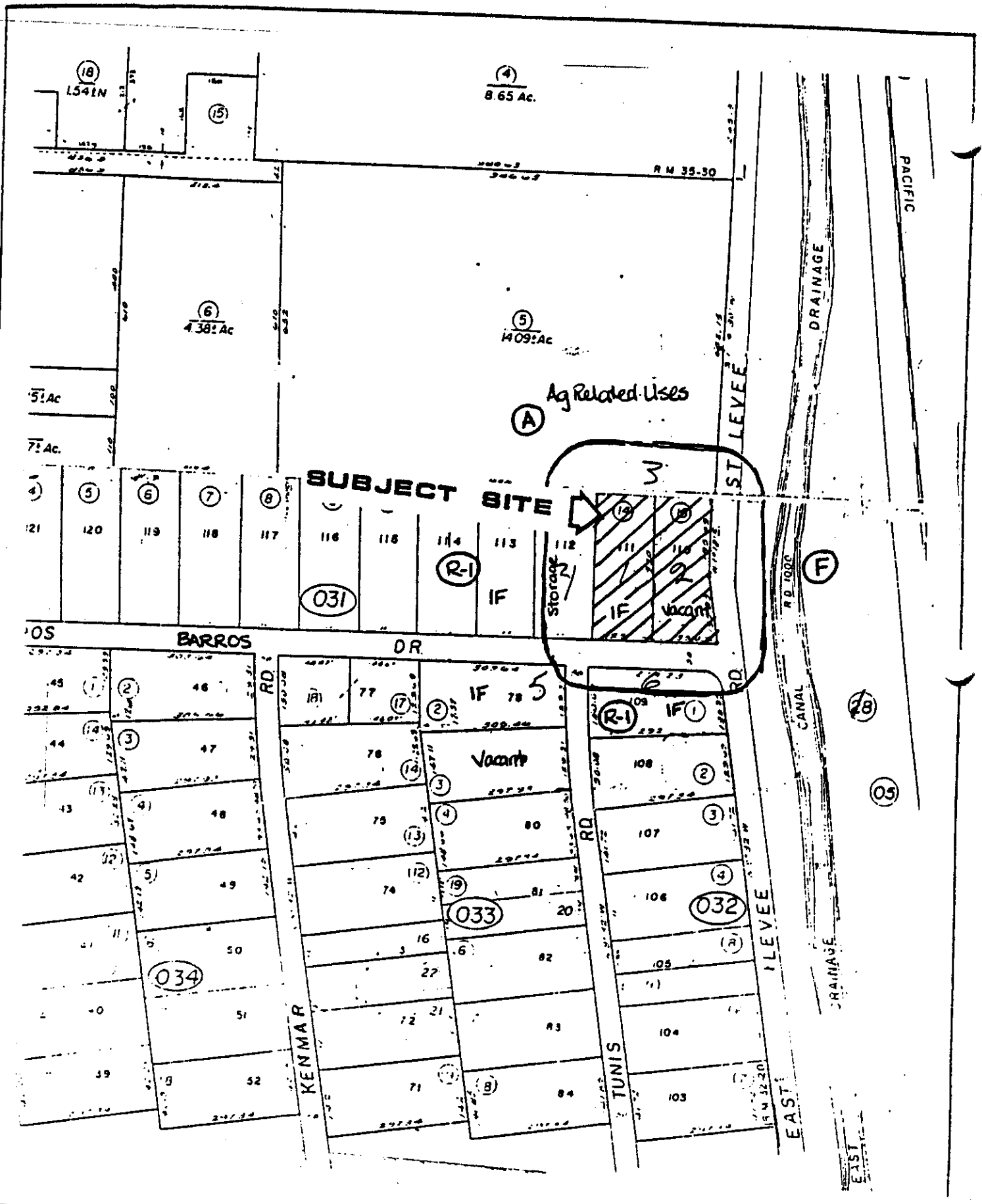
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3. Pay off or segregate any existing assessments.

*see amended  
resolution*

CHAIRPERSON

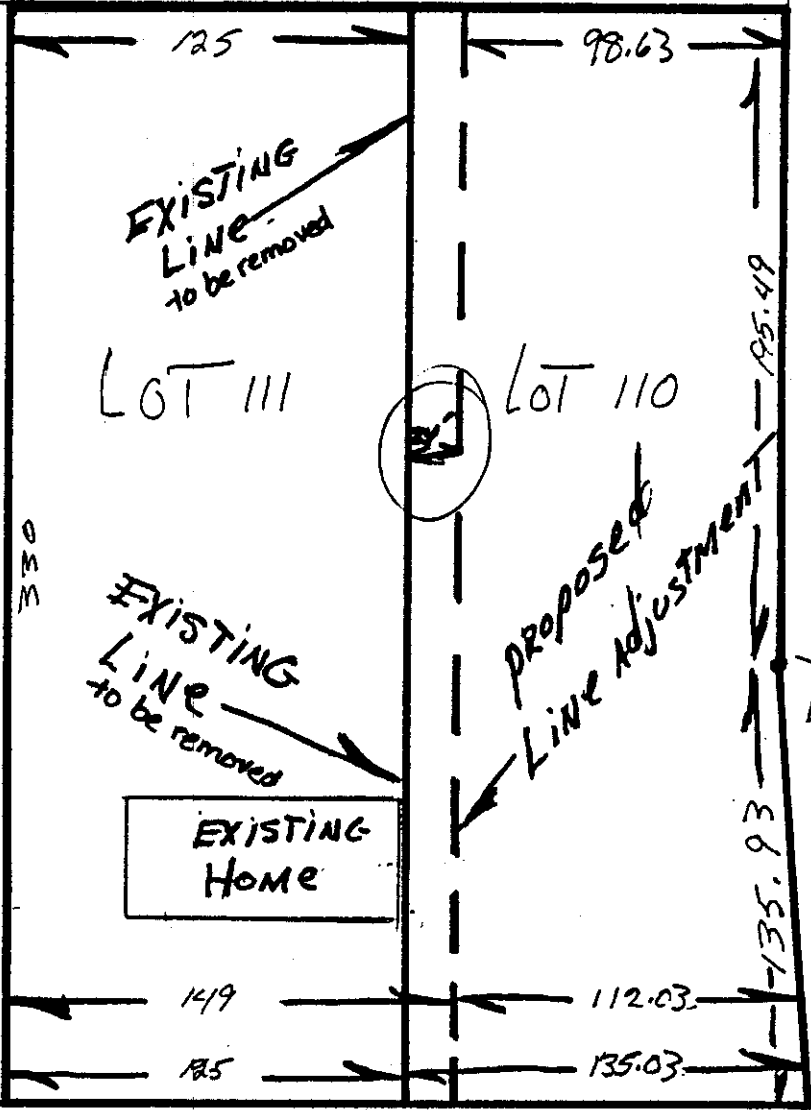
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



# VICINITY - LAND USE - ZONING

EXHIBIT A



EXISTING Home

EXISTING Line to be removed

EXISTING Line to be removed

PROPOSED Line Adjustment

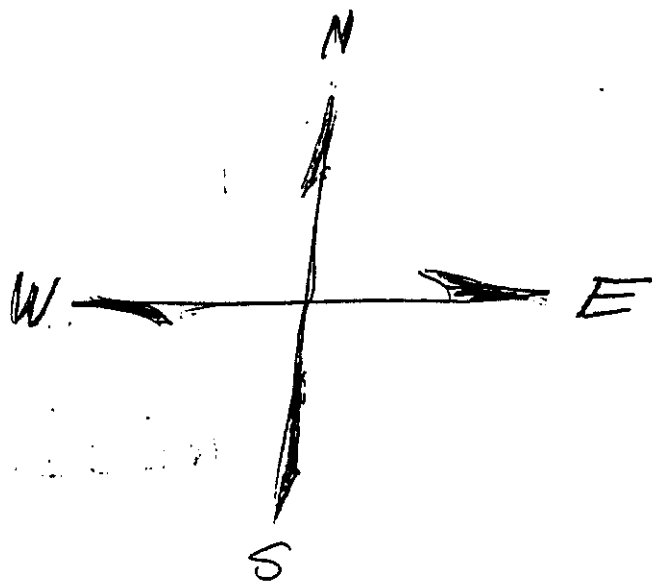
LOT 111

LOT 110

BARROS DR.

EAST LEUFE RD.

TUNIS RD.



**EXHIBIT B**

PROPOSED PARCEL 'A'

Lot 111 as shown on the plat of "Valley View Acres", recorded in Book 32 of Maps, Map No. 20, records of Sacramento County.

ALSO the west 24.00 feet of Lot 110 as shown on said plat.

  
STEVEN A. GARDNER, L.S. 5123





**EXHIBIT C**

PROPOSED PARCEL 'B'

Lot 110 as shown on the plat of "Valley View Acres", recorded in Book 32 of Maps, Map No. 20, records of Sacramento County.

EXCEPTING THEREFROM the west 24.00 feet thereof.

  
STEVEN A. GARDNER, L.S. 5123



