

(AMENDED BY STAFF 2/23/89)

# CITY PLANNING COMMISSION

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

APPLICANT ALBERT A. ZAREK, 2860 Joseph Avenue, Sacramento, CA 95864  
OWNER Albert A. Zarek, 2860 Joseph Avenue, Sacramento, CA 95864  
PLANS BY Glen F. Williams Engineering, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608  
FILING DATE 1/13/89 ENVIR. DET. Exempt 15305 (a) REPORT BY DTH:vf  
ASSESSOR'S PCL. NO. 064-0033-017 & 019

APPLICATION: Lot Line Adjustment to merge two lots into one lot totaling 1.37+ vacant acres in the Light Industrial-Review (M-1{S}-R) zone.

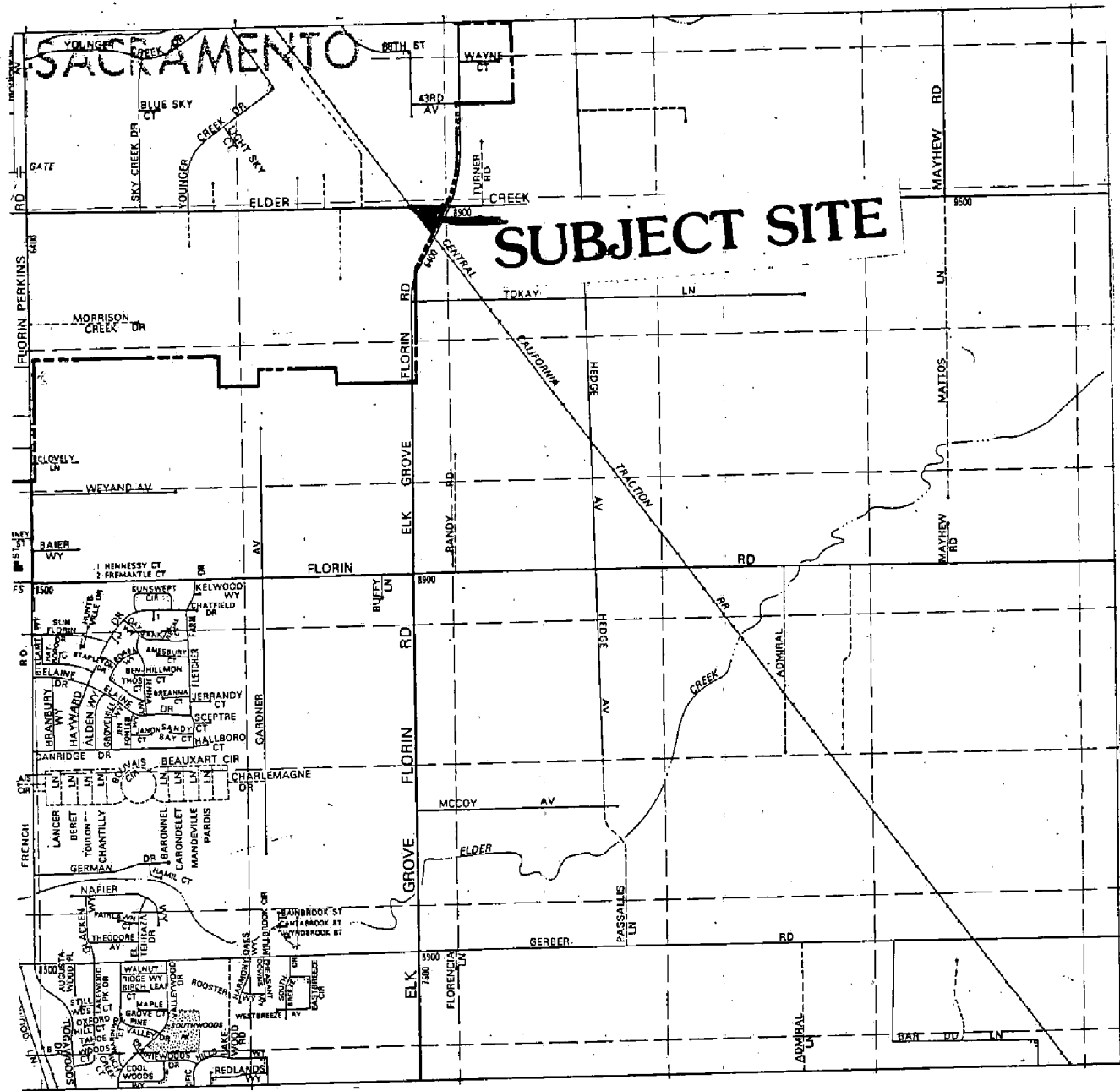
LOCATION: 8908 Elder Creek Road

PROJECT INFORMATION.

3. Pay off any existing assessments.

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

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



000220

VICINITY MAP





# EXHIBIT B

## NEW DESCRIPTION

### PARCEL 1:

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of the Northwest one-quarter of Section 31, Township 8 North, Range 6 East, M.D.M. and also being a portion of "Lot 1" as shown on the "Map of Ehrenbreitstein

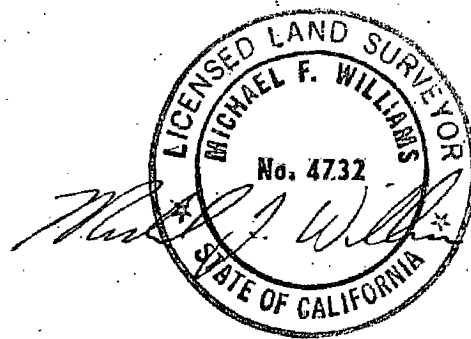
NEW DESCRIPTION

PARCEL 2:

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California and being a portion of the Northwest one-quarter of Section 31, Township 8 North, Range 6 East, M.D.M. More particularly described as follows:

BEGINNING at a point on the North line of the Northwest quarter of said Section 31, distant thereon 1852 feet Westerly from a fence located on the Westerly side of a road on the East line of Northwest quarter of said Section 31, said point being the Northwest corner of the property of Raymond L. Avis and Beatrice Avis, contained in Decree of Distribution dated October 24, 1950, recorded October 26, 1950, in Book 1933 of Official Records, at Page 453; thence from said point of beginning, South  $00^{\circ} 01' 57''$  West, along the West line of the property of said Raymond L. Avis and Beatrice Avis, 637.24 feet, more or less, to the Northeast corner of that certain parcel of land described in that certain deed from Samuel B. James and Violet D. James to Sacramento Municipal Utility District, recorded in Book 3306 of Official Records at Page 462 of Sacramento County records; thence South  $89^{\circ} 33' 20''$  West, along the North line of the said property of Sacramento Municipal Utility District, 223.83 feet, more or less, to a point on the Northeasterly right of way line of the Central California Traction Company; thence North  $35^{\circ} 35' 44''$  West along said Northeasterly right of way line of said Central California Traction Company 228.28 feet, more or less, to a point on the Southeasterly right of way of the Elk Grove-Florin Road, a 110.00 foot wide County road; thence along said Southeasterly right of way line, North  $26^{\circ} 16' 56''$  East, 15.35 feet, more or less, to the beginning of a 2,055.00 foot radius curve; thence along the arc of said curve, concave to the Northwest, with a radius of 2,055.00 feet, having a central angle of  $13^{\circ} 01' 50''$  and being subtended by a chord which bears North  $19^{\circ} 46' 01''$  East, 466.35 feet to a point on the North line of said Section 31 and centerline of Elder Creek Road; thence along said line, North  $89^{\circ} 47' 12''$  East, 192.55 feet to the point of beginning.

RESERVING THEREFROM the North 35 feet for the purposes of a County road known as Elder Creek Road.



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