

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Murray Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95825</u>		
OWNER: <u>Natomas Heights, 1817 Maryal Drive, Suite 100, Sacramento, Ca 95825</u>		
PLANS BY: <u>Murray Smith and Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95825</u>		
FILING DATE: <u>March 19, 1992</u>	ENVIR DET: <u>Exempt (15305)</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>225-0040-11, 12</u>		

APPLICATION: Lot line adjustment to relocate the common property line between two parcels totaling 106.5± vacant acres in the Agriculture (A) zone.

LOCATION: North side of Del Paso Road at East Commerce Way, east of Interstate 5 freeway.
(Council District 1)

PROPOSAL: The applicant is seeking the necessary entitlement in order to satisfy a financial arrangement. No development is proposed.

PROJECT INFORMATION:

General Plan Designation: Community/ Neighborhood Commercial and Offices

North Natomas Community

Plan Designation: Office/ Business

Existing Zoning of Site: Agriculture

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, A

South: Vacant, MRD 20, MRD 50, SPX

East: Vacant, A

West: Vacant, A, MRD 20

Property Dimensions: Irregular

Property Area: 106.5± acres

Topography: Flat

Street Improvements: Non existing

Utilities: Non existing

PROJECT EVALUATION:

The subject site consists of 106.50 vacant acres in the Agriculture (A) zone. The North Natomas Community Plan designates the site Office/ Business. The applicant proposes to relocate the existing common interior property line in order to satisfy a financial arrangement. The applicant has no intention of developing the parcels. The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development Division, Transportation Engineering Division, and the Planning Division. There were no objections to the proposed project. The following comments were received:

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15305.

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF APRIL 16, 1992

APPROVING A LOT LINE ADJUSTMENT TO
ADJUST THE LOT LINE BETWEEN LOTS 59
AND 60 AS SAID LOTS ARE SHOWN ON
THAT CERTAIN MAP OF NATOMAS CENTRAL
SUBDIVISION FILED IN THE OFFICE OF THE
RECORDER, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA IN BOOK 16 OF
MAPS, MAP NO. 3.(P92-057)
(APN: 225-0030-11,12)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the north side of Del Paso Road at East Commerce Way, east of Interstate 5; and

WHEREAS, the Environmental Coordinator has determined that the lot line adjustment is exempt from Environmental Review; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

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

that the lot line adjustment for property located on the north side of Del Paso Road at East Commerce Way, east of Interstate 5, City of Sacramento, be approved as shown and described in Exhibit A and B 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:

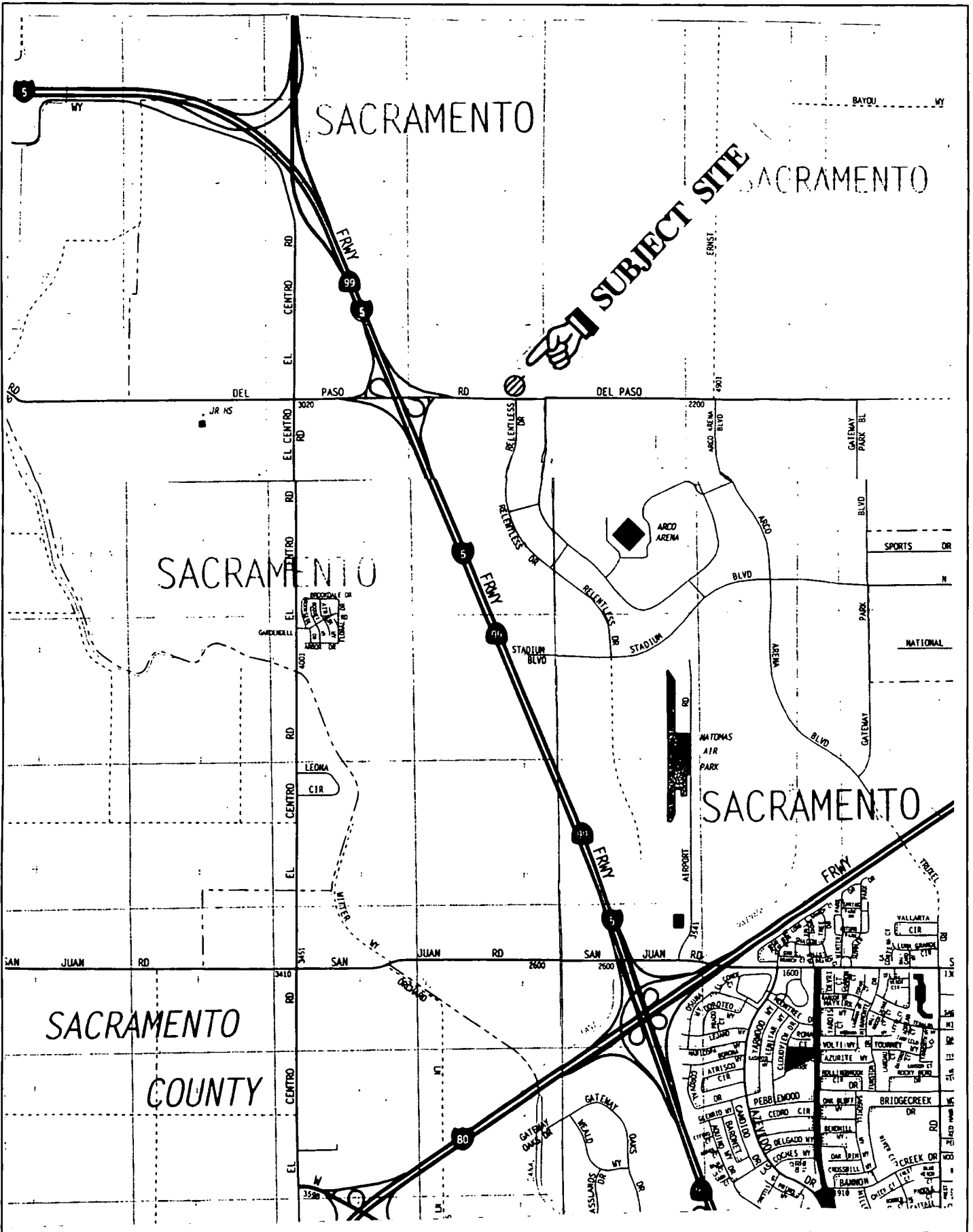
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- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are

contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

CHAIRPERSON

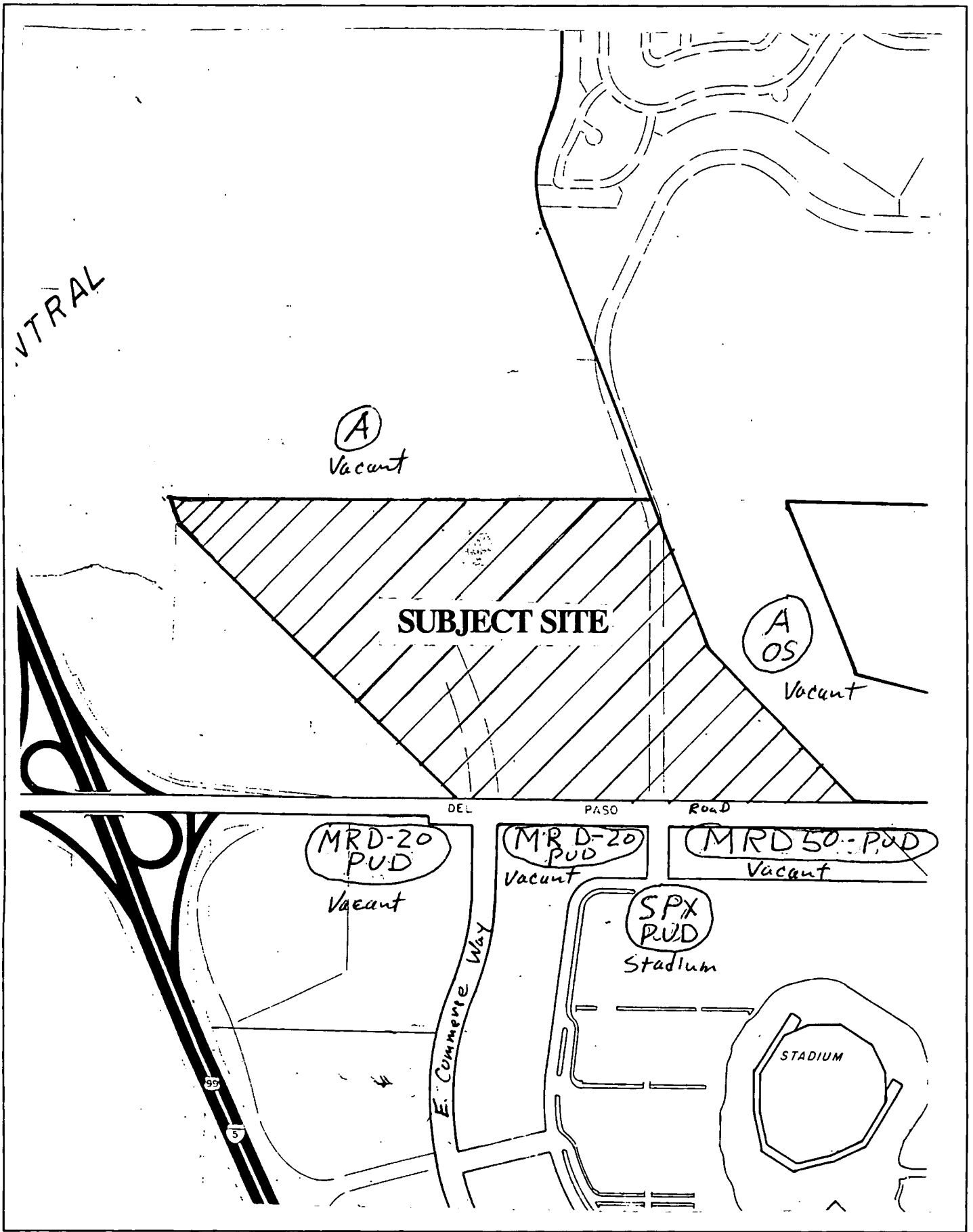
ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION



VICINITY MAP

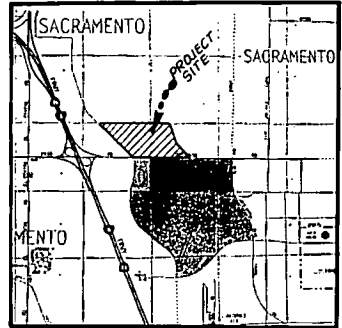




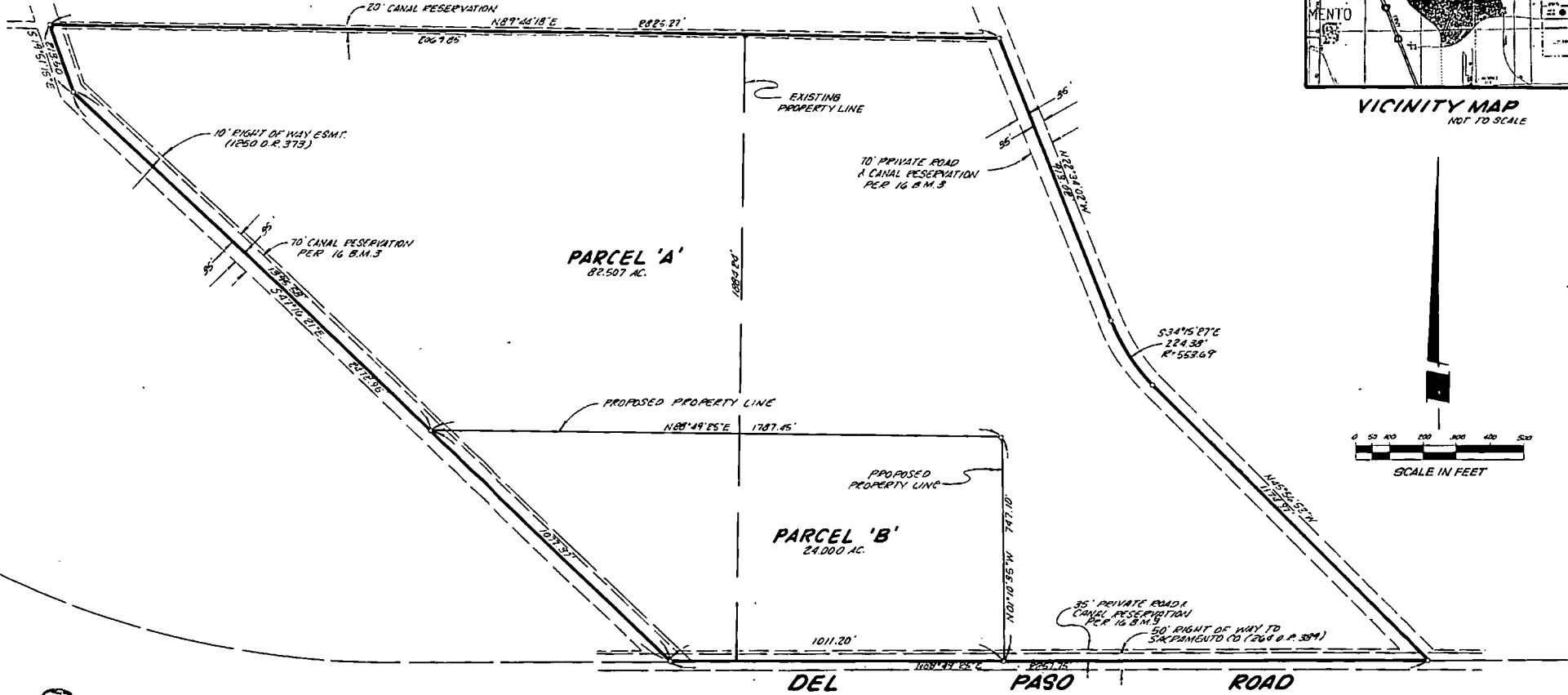
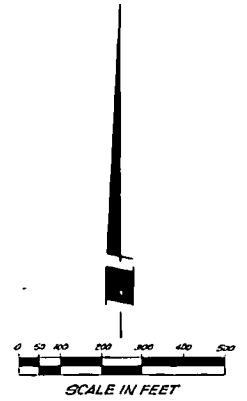
LAND USE & ZONING MAP

002224

LOT LINE ADJUSTMENT
A.P.N. 225-0030-011&012
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1992 SCALE: 1"=200'



VICINITY MAP
 NOT TO SCALE



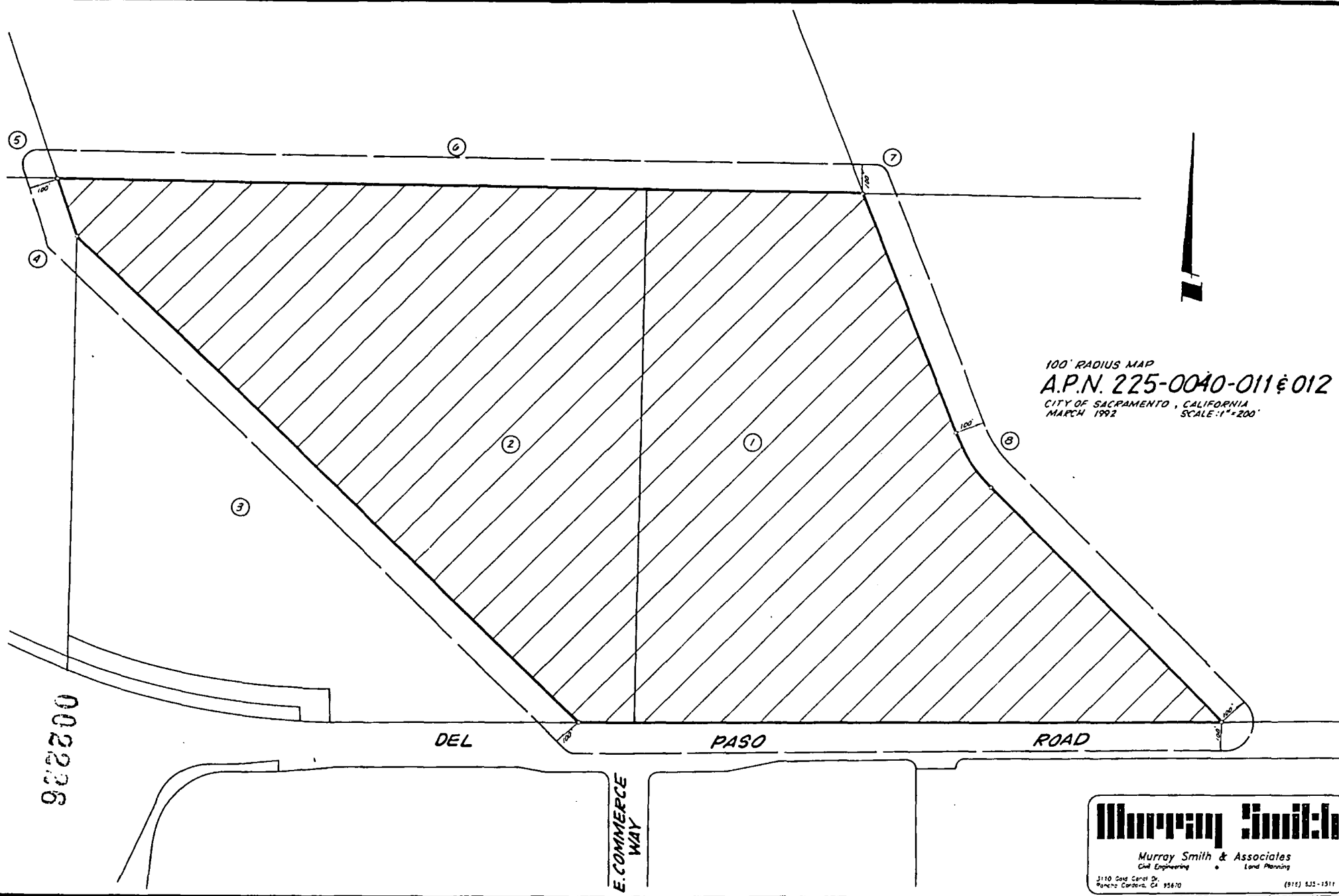
002205

E. COMMERCE WAY

DEL PASO ROAD

Murray Smith
 Murray Smith & Associates
 Civil Engineering • Land Planning
 3110 Gato Canal Dr.
 Panama City, CA 95670 (916) 635-1511

EXHIBIT - A

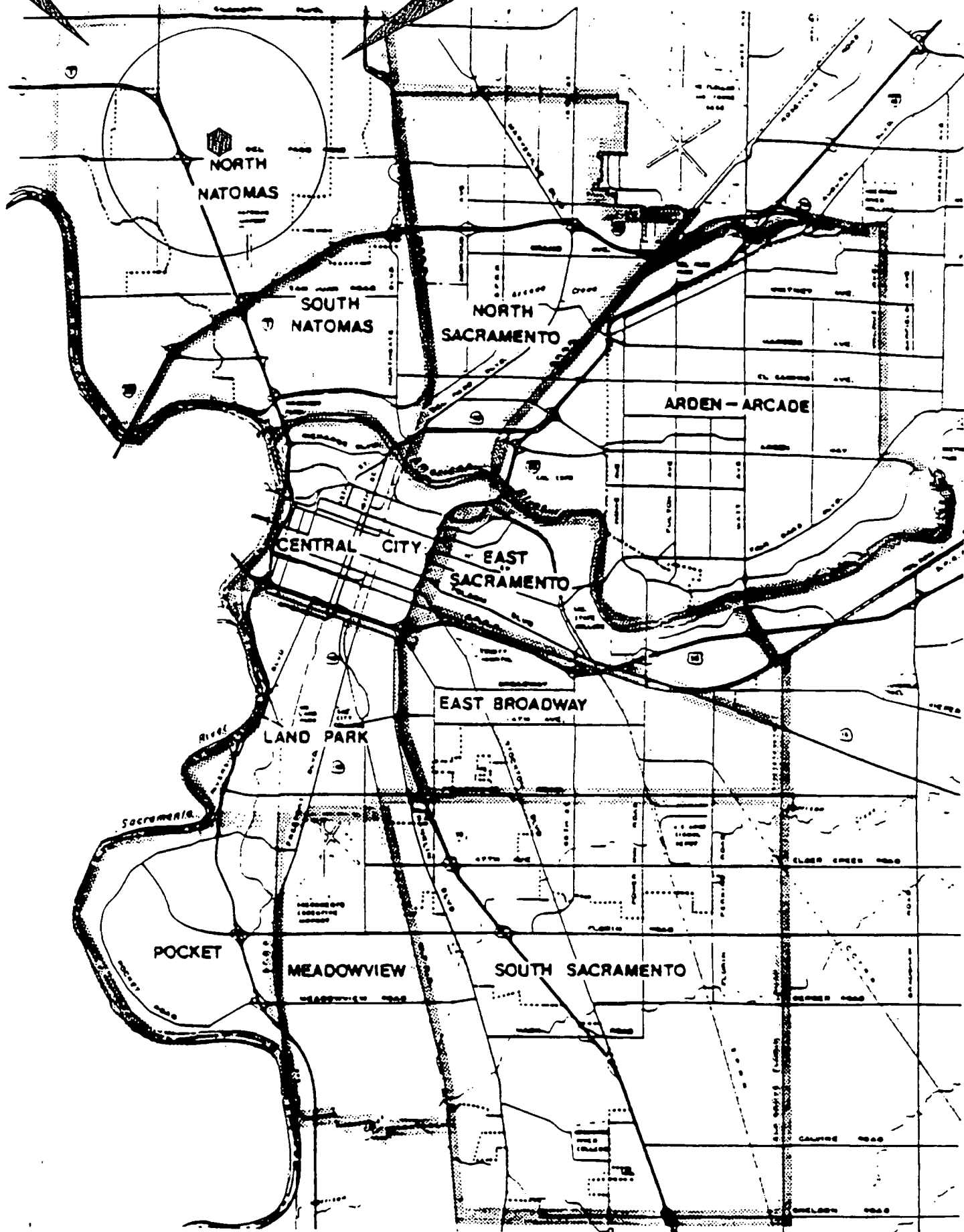


100' RADIUS MAP
 A.P.N. 225-0040-011 & 012
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1992 SCALE: 1" = 200'

002236

Murray Smith & Associates
 Civil Engineering • Land Planning
 3150 Gold Canal Dr.
 Rancho Cordova, Ca. 95670 (916) 535-1511

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



002228

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On March 26, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OR DECLARE UNDER PENALTY OF PERJURY
THAT THE FOREGOING IS TRUE AND CORRECT.

Benjamin Liskel

**SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE**

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on April 16, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

P92-001 Variance to allow eight required parking spaces to be provided off-site at 2801 Capitol Avenue for a 40-seat restaurant on 0.15± developed acres in the General Commercial (C-2) zone. Loc: 2728 Capitol Ave. APN: 007-0172-020

P92-030 Special Permit to construct a 1,164 square foot second residential unit on a lot totaling 0.09± partially developed acres in the Standard Single Family (R-1) zone. Variance to allow a second residential unit to exceed 640 square feet in the R-1 zone. Variance to reduce the required area between buildings from 20 feet to 10 feet for a second residential unit in the R-1 zone. Loc: 1600 Caramay Way APN: 012-0036-006

P92-038 Special Permit to sell beet and wine from 6 AM to 8 PM in an existing 1,290 square foot convenience market on 0.52± developed acres in the General Commercial (C-2) zone. Loc: 1481 Meadowview Rd. APN: 048-0250-007

P92-041 Lot Line Adjustment to readjust an existing property line 130± feet south between two parcels on 49.1± vacant acres in the Agriculture (A) zone. Loc: SW corner of West El Camino Ave. & Orchard Lane APN: 225-0220-058,059; 274-0030-003,035

P92-043 Variance to exceed the maximum allowed rear yard area from 25 percent to 39 percent on 0.16± developed acres in the Standard Single Family (R-1) zone. Loc: 1033 47th St. APN: 008-0154-021

✓ **P92-057** Lot Line Adjustment to adjust the common interior lot line between two parcels consisting of 106.5± vacant acres in the Agricultural (A) zone. Loc: N side of Del Paso Rd. at East Commerce Way, East of I-5 APN: 225-040-11,12

Ad No. 25
Run 1 Time: 3-20-92


Suzanne Glimstad
Secretary to the Planning Commission

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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PUBLIC NOTICE

Date: March 23, 1992

Dear Property Owner:

The Planning Division is notifying all owners of property within 100' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on April 16, 1992.

The proposed project is:

P92-057 Lot Line Adjustment to adjust the common interior lot line between two parcels consisting of 106.5± vacant acres in the Agricultural (A) zone. Loc: N side of Del Paso Rd. at East Commerce Way, East of I-5 APN: 225-040-11,12

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Doug Holmen at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7040
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

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1. APN: 225-0040-011

Natomas Heights
1817 Maryal Dr. #100
Sacramento, CA 95825

2. APN: 225-0040-012

Natomas Heights
1817 Maryal Dr. #100
Sacramento, CA 95825

3. APN: 225-0040-029

Schumacher Kern
P.O. Box 3567
Incline Vlge, NV 89450

4. APN: 225-0030-030

Schumacker Kern
P.O. Box 3567
Incline Vlge, NV 89450

5. APN: 225-0030-029

Schumacher Kern
P.O. Box 3567
Incline Vlge, NV 89450

6. APN: 225-0040-014

Natomas Heights
1817 Maryal Dr. #100
Sacramento, CA 95825

7. APN: 225-0040-009

Laguna Creek West 289
7700 College Town Dr. #101
Sacramento, CA 95826

8. APN: 225-0040-010

Laguna Creek West 289
7700 College Town Dr. #101
Sacramento, CA 95826

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