

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, 811 'J' Street, Sacramento, CA 95814				
OWNER	Lukenbill Enterprises, 3600 Power Inn Road, Sacramento, CA 95826				
PLANS BY	JTS Engineering Consultants, 811 'J' Street, Sacramento, CA 95814				
FILING DATE	7/25/84	50 DAY CPC ACTION DATE		REPORT BY	JF:bw
NEGATIVE DEC. Ex.	15305(a)	EIR		ASSESSOR'S PCL NO.	079-282-10,11,12

APPLICATION: Lot Line Adjustment to create three lots with a different configuration.

LOCATION: Ramona Avenue, west of Power Inn Road

PROPOSAL: Adjust lot lines to allow four industrial buildings to be built on site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1967 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: M-2(S)

Surrounding Land Use and Zoning:

North: Vacant and Residential; M-2(S)
South: Industrial; M-2(S)
East: Industrial; M-2(S)
West: Industrial; M-2(S)

Property Dimensions: Irregular
Property Area: 6.33+ acres
Street Improvements/Utilities: Required

PROJECT EVALUATION: Staff has the following comments regarding this request:

1. The applicant is requesting this lot line adjustment to allow future construction of four industrial buildings on this site. There is an existing building on Parcel 3 which will remain, making a total of five buildings. The parking spaces on parcel 3 are currently being used to store pallets. Also, the 25-foot wide planting strip does not have any plant material. This setback must be landscaped.
2. Staff received comments from City Traffic, Engineering, Real Estate and Fire Departments. Their comments are as follows:

Real Estate: Pay off existing assessments:

Fire and Traffic had no objections to this request.

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

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

Parcel 84-A

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California, and being a portion of Lot 84 as shown on the "Plat of Zephyr Ranch Estates Unit No. 1", filed for record in the office of the Recorder of Sacramento County in Book 134 of Maps, at Page 10. More particularly described as follows:

BEGINNING at the Southwest corner of said Lot 84; thence North $03^{\circ} 26' 35''$ West 70.00 feet; thence North $86^{\circ} 33' 25''$ East 46.00 feet; thence South $03^{\circ} 26' 35''$ East 28.50 feet; thence North $86^{\circ} 33' 25''$ East 13.00 feet; thence South $03^{\circ} 26' 35''$ East 1.00 feet; thence North $86^{\circ} 33' 25''$ East 7.00 feet; thence South $03^{\circ} 26' 35''$ East 2.00 feet; thence North $86^{\circ} 33' 25''$ East 5.50 feet; thence North $03^{\circ} 26' 35''$ West 2.00 feet; thence North $86^{\circ} 33' 25''$ East 2.00 feet; thence South $25^{\circ} 36' 34''$ East 43.73 feet; thence South $86^{\circ} 33' 25''$ West 90.00 feet to the point of beginning.

A portion of A.P.N. 031-0590-084-0000

Said property contains 0.107 AC \pm

PARCEL 84-B

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California, and being a portion of Lot 84 as shown on the "Plat of Zephyr Ranch Estates Unit No. 1", filed for record in the office of the Recorder of Sacramento County in Book 134 of Maps, at Page 10. More particularly described as follows:

BEGINNING at the Southeast corner of said Lot 84; thence South $86^{\circ} 33' 25''$ West 25.00 feet; thence North $25^{\circ} 36' 34''$ West 43.73 feet; thence South $86^{\circ} 33' 25''$ West 2.00 feet; thence South $03^{\circ} 26' 35''$ East 2.00 feet; thence South $86^{\circ} 33' 25''$ West 5.50 feet; thence North $03^{\circ} 26' 35''$ West 2.00 feet; thence South $86^{\circ} 33' 25''$ West 7.00 feet; thence North $03^{\circ} 26' 35''$ West 1.00 feet; thence South $86^{\circ} 33' 25''$ West 13.00 feet; thence North $03^{\circ} 26' 35''$ West 28.50 feet; thence South $86^{\circ} 33' 25''$ West 46.00 feet; thence along the arc of a 20.00 foot radius curve to the right, the chord of which bears North $41^{\circ} 33' 25''$ East 28.28 feet; thence North $86^{\circ} 33' 25''$ East 95.00 feet; thence South $03^{\circ} 26' 35''$ East 90.00 feet to the point of beginning.

A portion of A.P.N. 031-0590-084-0000

Said property contains 0.128 AC \pm

002682

RECEIVED

NOV 23 1982

CITY PLANNING DEPARTMENT

PARCEL 1-A

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California, and being a portion of Lot 1 as shown on the "Plat of Zephyr Ranch Estates Unit No. 1", filed for record in the office of the Recorder of Sacramento County in Book 134 of Maps, at Page 10. More particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; thence South $03^{\circ} 26' 35''$ East 25.00 feet; thence South $65^{\circ} 02' 04''$ West 38.16 feet; thence South $03^{\circ} 26' 35''$ East 2.00 feet; thence North $86^{\circ} 33' 25''$ East 2.00 feet; thence South $03^{\circ} 26' 35''$ East 5.50 feet; thence South $86^{\circ} 33' 25''$ West 2.00 feet; thence South $03^{\circ} 26' 35''$ East 4.50 feet; thence South $86^{\circ} 33' 25''$ West 1.00 foot; thence South $03^{\circ} 26' 35''$ East 15.50 feet; thence South $86^{\circ} 33' 25''$ West 43.50 feet; thence North $03^{\circ} 26' 35''$ West 66.50 feet; thence North $86^{\circ} 33' 25''$ East 80.00 feet to the point of beginning.

A portion of A.P.N. 031-0590-001-0000.

Said property contains 0.094 acres more or less.

PARCEL 1-B

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California, and being a portion of Lot 1, as shown on the "Plat of Zephyr Ranch Estates Unit No. 1", filed for record in the office of the Recorder of Sacramento County in Book 134 of Maps, at Page 10. More particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1; thence South $86^{\circ} 33' 25''$ West 60.00 feet; thence along the arc of a 20.00 foot radius curve to the right, the chord of which bears North $48^{\circ} 26' 35''$ West 28.28 feet; thence North $03^{\circ} 26' 35''$ West 23.50 feet; thence North $86^{\circ} 33' 25''$ East 43.50 feet; thence North $03^{\circ} 26' 35''$ West 15.50 feet; thence North $86^{\circ} 33' 25''$ East 1.00 feet; thence North $03^{\circ} 26' 35''$ West 4.50 feet; thence North $86^{\circ} 33' 25''$ East 2.00 feet; thence North $03^{\circ} 26' 35''$ West 5.50 feet; thence South $86^{\circ} 33' 25''$ West 2.00 feet; thence North $03^{\circ} 26' 35''$ West 2.00 feet; thence North $65^{\circ} 02' 04''$ East 38.16 feet; thence South $03^{\circ} 26' 35''$ East 85.00 feet to the point of beginning.

A portion of A.P.N. 031-0590-001-0000.

Said property contains 0.106 acres more or less.

002681

LEGAL DESCRIPTION

EXHIBIT A

ALL THAT PORTION OF LOT 21 "NEW RAMONA COLONY" AS SHOWN ON BOOK 2 OF MAPS AT PAGE 8 AND ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD IN BOOK 34 OF SURVEYS AT PAGE 29, OFFICIAL RECORDS OF SACRAMENTO COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: *POR LOTS 079-282-10 & 11*

COMMENCING THE SOUTHWEST CORNER OF SAID LOT 21 AS SHOWN ON THE SAID PLAT OF "NEW RAMONA COLONY"; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 21, N 32°15'30" W, 520.52 FEET; THENCE S 88°56'10" E, 43.68 FEET TO THE EASTERLY RIGHT OF WAY OF RAMONA AVENUE, A PUBLIC ROAD BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING S 88°56'10" E, 222.94 FEET; THENCE S 32°15'30" E, 172.27 FEET; THENCE S 00°52'07" W, 264.00 FEET TO THE NORTHERLY RIGHT OF WAY OF RAMONA AVENUE, A PUBLIC ROAD; THENCE ALONG THE RIGHT OF WAY OF RAMONA AVENUE N 88°56'10" W, 36.79 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 56°40'40", ARC LENGTH OF 24.73 FEET, HAVING A CHORD BEARING N 60°35'50" W, 23.73 FEET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF RAMONA AVENUE, N 32°15'30" W, 474.73 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1.564 ACRES MORE OR LESS.

PARCEL B: *POR. LOTS 079-282-10, 11 & 12*

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21 AS SAID LOT IS SHOWN ON SAID MAP OF "NEW RAMONA COLONY"; THENCE N 00°52'07" EAST, 27.00 FEET TO THE NORTHERLY RIGHT OF WAY OF RAMONA AVENUE, A PUBLIC ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF RAMONA AVENUE, N 88°56'10" W, 183.00 FEET; THENCE LEAVING THE SAID RIGHT OF WAY AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A, N 00°52'07" E, 264.00 FEET; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A, N 32°15'30" W, 172.27 FEET; THENCE N 00°52'07" E, 168.62 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 21;

; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 21, S 88°56'10" E, 277.15 FEET TO THE SOUTH EASTERLY CORNER OF SAID LOT 19 ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 21; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 21, S 00°52'07" W, 576.57 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 2.9422 ACRES MORE OR LESS.

PARCEL C: *POR. OF LOT 079-282-12*

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21 AS SAID LOT IS SHOWN ON THE PLAT OF "NEW RAMONA COLONY"; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 21, S 88°56'10" E, 43.68 FEET TO THE EASTERLY RIGHT OF WAY OF RAMONA AVENUE, A PUBLIC ROAD, BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING ALONG THE NORTHERLY BOUNDARY OF SAID LOT 21, S 88°56'10" E, 333.22 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL B, S 00°52'07" W, 168.62 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A, N 88°56'10" W, 222.94 FEET TO THE EASTERLY RIGHT OF WAY OF RAMONA AVENUE, A PUBLIC ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY OF RAMONA AVENUE, N 32°15'30" W, 201.80 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1.0764 ACRES MORE OR LESS.

END OF DESCRIPTION

LEGAL DESCRIPTION:

Parcel 10:

LOT 21, AS SHOWN ON THE OFFICIAL PLAT OF NEW RAMONA COLONY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 9, 1888, IN BOOK 2 OF MAPS, MAP NO. 8.

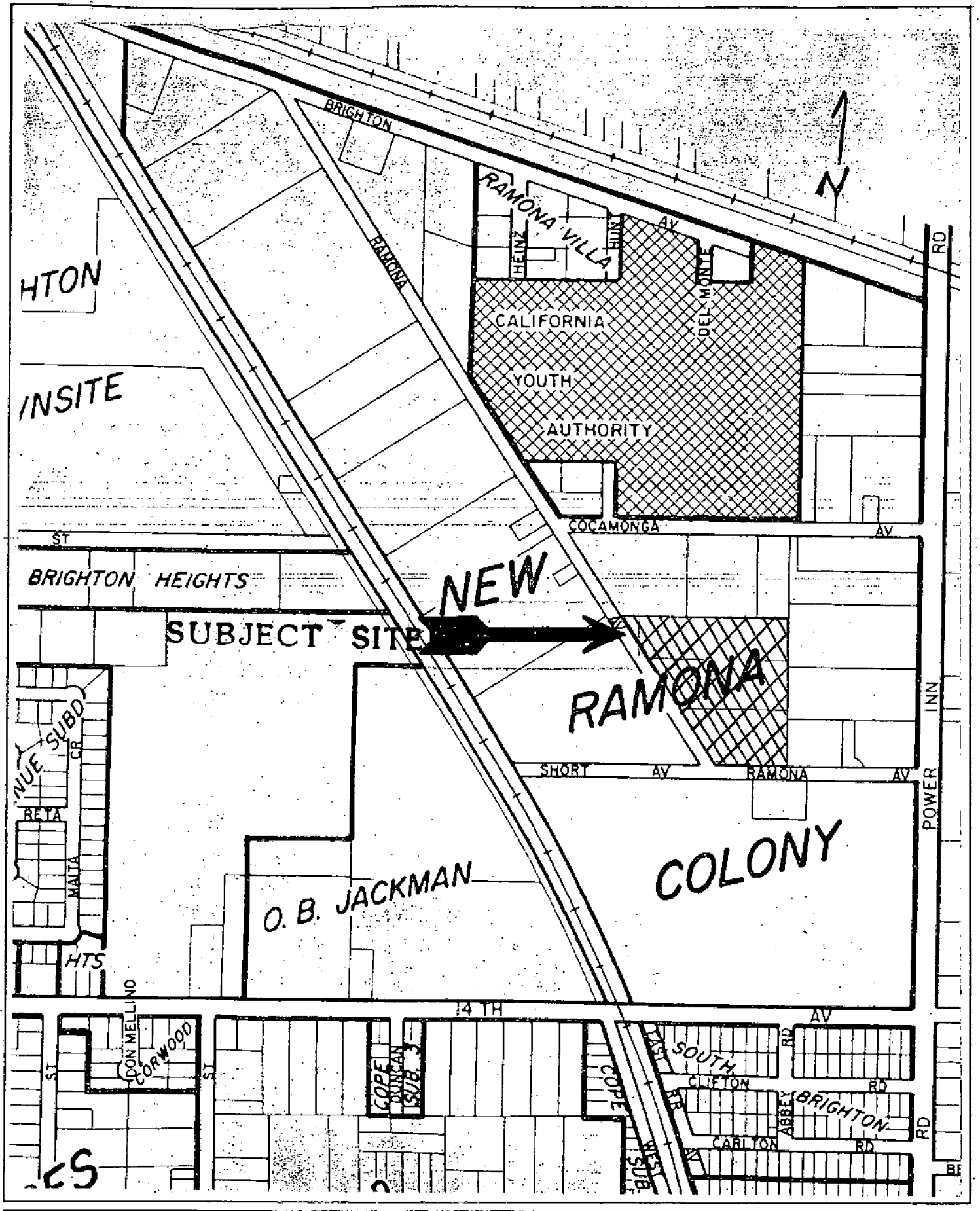
002680

EXHIBIT B

9-12-84

P 84287

No. 26



VICINITY MAP



P 84287

EXHIBIT A

STEIN LEWIS A/JEAN L
079 282 13

CD SIMAS ENTERPRISES
079 282 08

INDERKUM CARL P JR/VE W
079 282 09

BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF CUCANONCA AVE. AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 12 OF SURVEYS AT PAGE NUMBER 11, SACRAMENTO COUNTY RECORDS.

KOHAYA GRACE Y
079 282 02

079 282 12

079 282 11

079 282 10

LUKENBILL ENTERPRISES/ETAL
079 282 01

EXISTING PARCEL 3

PARCEL 1

PARCEL 2

R/W CURVE DATA
R: 100.00'
C: 180.00'
TANGENT: 70.71'
CHORD: 100.00'
ANGLE: 90.00°

R/W CURVE DATA
R: 100.00'
C: 180.00'
TANGENT: 70.71'
CHORD: 100.00'
ANGLE: 90.00°

R/W CURVE DATA
R: 100.00'
C: 180.00'
TANGENT: 70.71'
CHORD: 100.00'
ANGLE: 90.00°

NOTE: DUE TO THE ABSENCE OF TITLE REPORTS, EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THE MAP.

LEGAL DESCRIPTION:

PARCEL 1: AS SHOWN ON THE OFFICIAL PLAT OF NEW RAMPAGE COUNTY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 9, 1980, IN BOOK 2 OF MAPS, MAP NO. 1, EXCEPTING THEREFROM THE NORTH 100.00 FEET THEREOF, SAID MEASUREMENTS BEING MADE ALONG THE EAST LINE OF SAID LOT 11.

PARCEL 2: AS SHOWN ON THE OFFICIAL PLAT OF NEW RAMPAGE COUNTY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 9, 1980, IN BOOK 2 OF MAPS, MAP NO. 1, EXCEPTING THEREFROM THE NORTH 100.00 FEET THEREOF, SAID MEASUREMENTS BEING MADE ALONG THE EAST LINE OF SAID LOT 11.

PARCEL 3: AS SHOWN ON THE OFFICIAL PLAT OF NEW RAMPAGE COUNTY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 9, 1980, IN BOOK 2 OF MAPS, MAP NO. 1, SAID NORTH 100.00 FEET BEING MEASURED ALONG THE EAST LINE OF SAID LOT 11.

PROPOSED LOTS: TO REPEAL THE BEARING THREE PARCELS AND REQUEST LOT LINE ADJUSTMENT TO CREATE NEW PARCELS AS SHOWN.

PROPOSED: OFFICER/HANDWRITER OR ALLOWED UNDER THE INSTRUMENT.

UTILITIES: EXISTING STREET IMPROVEMENTS: PACIFIC GAS & ELECTRIC, PACIFIC BELL, S.W.R., WATER, CITY OF SACRAMENTO, FIRE, CITY OF SACRAMENTO, SEWER & STORMWATER, COUNTY OF SACRAMENTO.

JTS ENGINEERING CONSULTANTS, INC.
211 J STREET
SACRAMENTO, CALIFORNIA 95814 916-484-0700

DATE: 11/13/84
SCALE: 1"=40'
DRAWN BY: JTS
CHECKED BY: JTS
SUBMITTED BY: JTS

LOT LINE ADJUSTMENT EXHIBIT

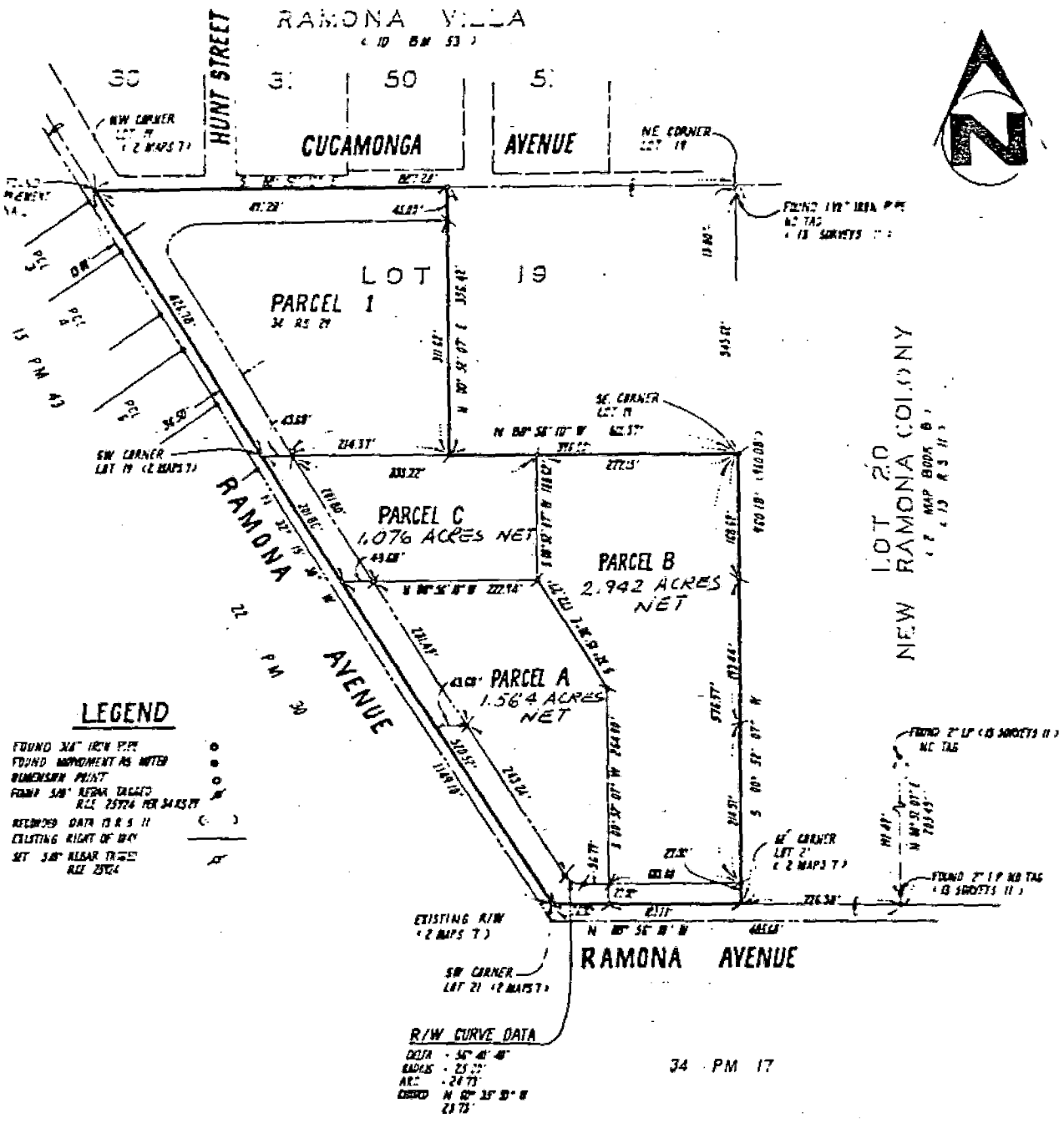
APN 079-282-10,11,12

DATE: 11/13/84
SHEET: 1/2

002690

No. 26

JOB NO. 14011



RECORD OF SURVEY

OF
 LOT 21 AND A PORTION OF LOT 19 OF NEW
 RAMONA COLONY BOOK 2 MAP AT PAGE 8
 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY
 FILED FOR RECORD IN BOOK 34 OF SURVEYS
 AT PAGE 29 OFFICIAL RECORDS SACRAMENTO
 COUNTY.

CITY OF SACRAMENTO CALIFORNIA
 NOVEMBER 1984 SCALE 1"=100'

PREPARED BY
JTS ENGINEERING
 CONSULTANTS
 SHEET 1 OF 1 SHEET

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF CUCAMONGA AVE
 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 13
 OF SURVEYS AT PAGE NUMBER 11 SACRAMENTO COUNTY RECORDS
 AND IS ESTABLISHED BY FOUND MONUMENTS EACH HERE ON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
 MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE
 LAND SURVEYORS ACT AT THE REQUEST OF GREG LINDENBACH
 ON NOVEMBER 1984

DAVID T. SIDDONS R.L.S. 25724

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE
 REQUIREMENTS OF THE LAND SURVEYORS ACT THIS _____ DAY
 OF _____ 19__

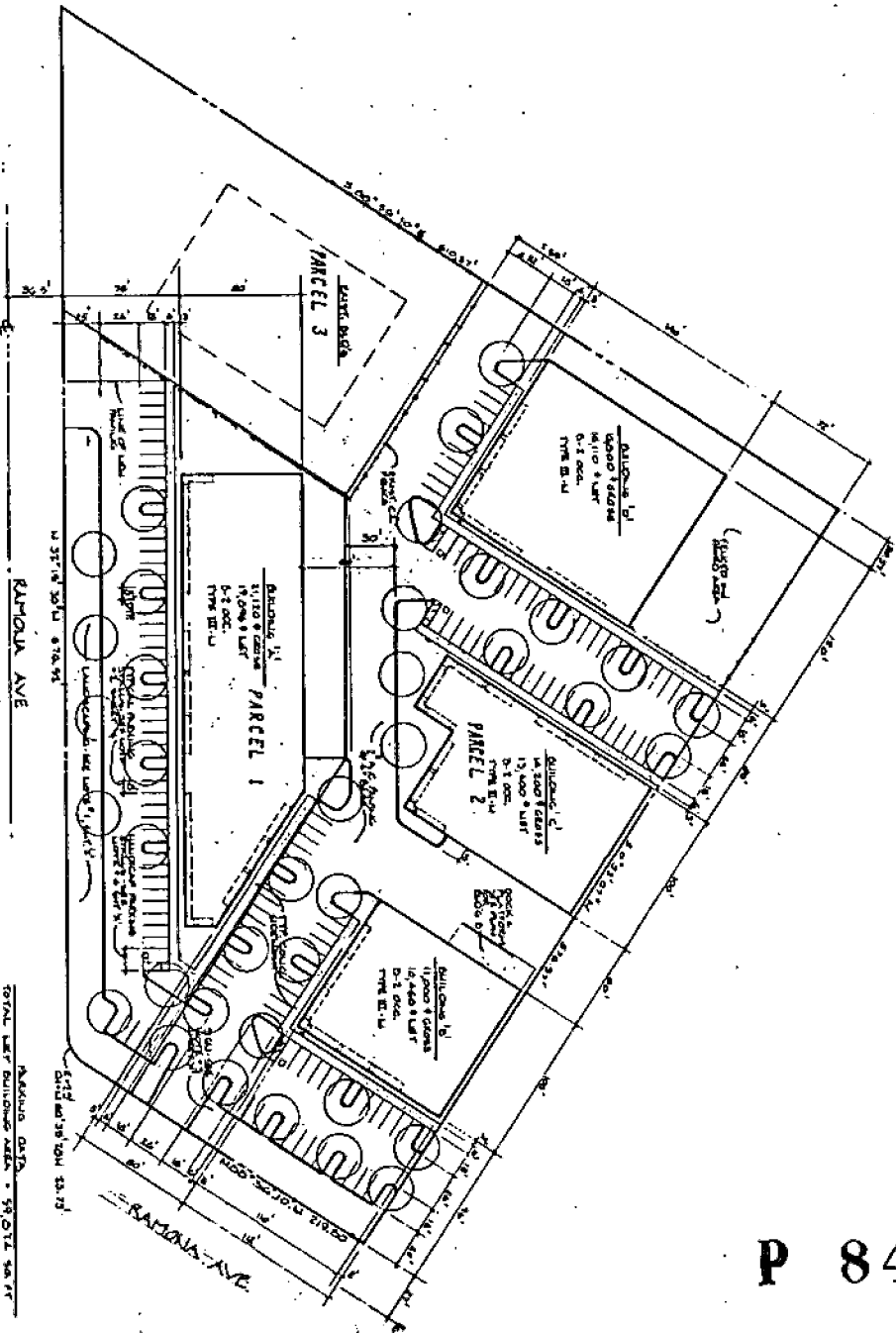
COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ AT _____
 IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF
 JTS ENGINEERING CONSULTANTS, INC.

COUNTY RECORDER

SITE PLAN
 ANCHOR 1811012
 153 WEST 4TH ST. 1ST FLOOR RESTAURANT

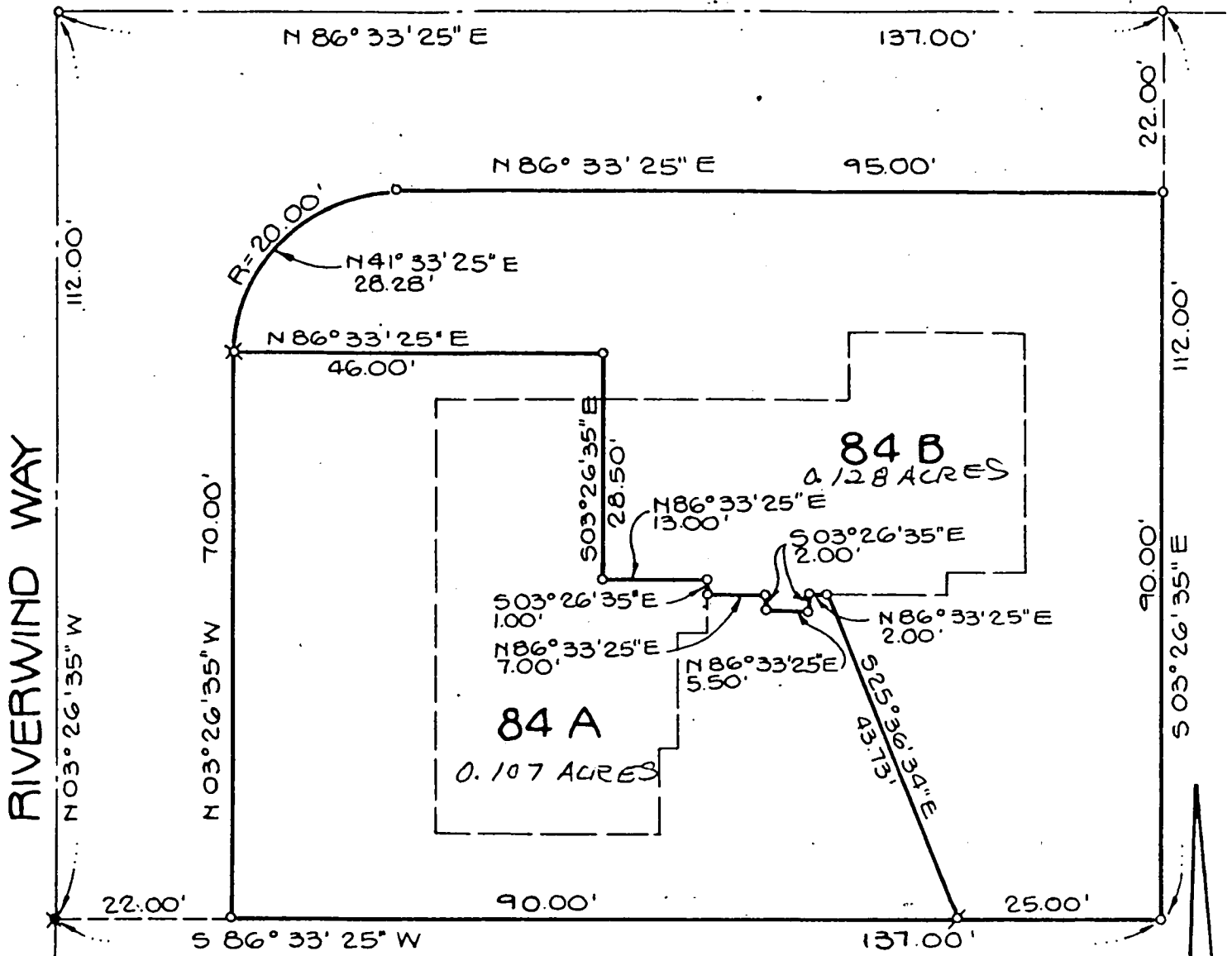


ADDITIONAL DATA
 TOTAL LOT BUILDING AREA = 59,011 SQ. FT.
 TOTAL PARKING PROVIDED: 164 PARKING SPACES
 PARKING CANOPY: 59,011 SQ. FT. (11) SPACES - 1/2578
 TOTAL PARKING: 51283 SQ. FT.

P 84287

PROJECT	PROPOSED 4 BUILDING	SITE PLAN	
LOCATION	RAMONA AVE. CITY OF SACRAMENTO, CA		
DATE			
SCALE			
DESIGNER			
CHECKED			
APPROVED			

SAILWIND WAY



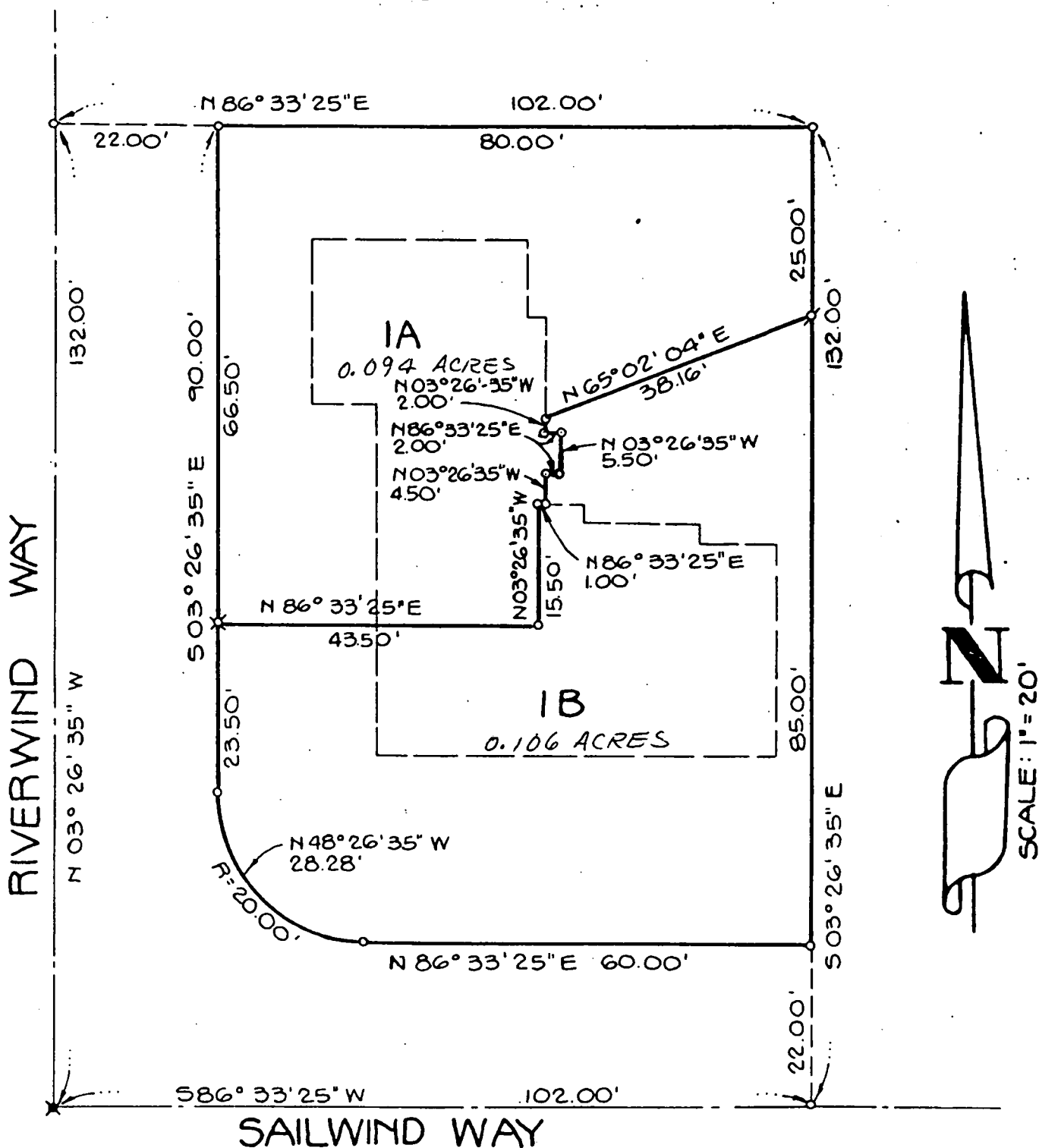
LEGEND

- x FOUND PK NAIL
- o DEMENSION POINT
- ∅ SET 3/4" REBAR TAGGED LS 4732
- x CHISELED NOTCH IN BACK OF SIDEWALK ON EXTENSION OF PROPERTY LINE.

LOT 84
ZEPHYR RANCH ESTATES UNIT # 1
 CITY OF SACRAMENTO CALIFORNIA

002692





LEGEND

- ✱ FOUND PK NAIL
- DIMENSION POINT
- ⊕ SET 3/4" REBAR TAGGED LS 4732
- ✱ CHISELED NOTCH IN BACK OF SIDEWALK ON EXTENSION OF PROPERTY LINE

LOT 1
 ZEPHYR RANCH ESTATES UNIT # 1
 CITY OF SACRAMENTO, CALIFORNIA

002693

LEGAL DESCRIPTION:

Parcel 10:

LOT 21, AS SHOWN ON THE OFFICIAL PLAT OF NEW RAMONA COLONY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON JANUARY 9, 1888, IN BOOK 2 OF MAPS, MAP NO. 8.

P 84287

EXHIBIT B

9-13-84

No. 26