

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Angelo Tsakopoulos Developments, Inc., 7700 College Town Dr., Sacto., CA 95826		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	9-1-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 274-320-22,24

APPLICATION: Lot Line Adjustment (P83-292)

LOCATION: Northeast quadrant of Garden Highway & Main Drainage Canal

PROPOSAL: The applicant is requesting the necessary entitlement to relocate an east-west line in order to create one parcel of 40 acres gross.

## PROJECT INFORMATION

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Planned Unit Development - residential  
Existing Zoning of Site: R-1; R-1A; R-2B(PUD)  
Existing Land Use of Site: Vacant

### Surrounding Land Use and Zoning:

North: Vacant; OB-PUD  
South: River restaurant; FW-PUD  
East: Vacant; OB-PUD  
West: Vacant; drainage canal; County

Property Dimensions: Irregular  
Property Area: 112± acres  
Topography: Flat  
Street Improvements/Utilities: To be provided

## STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two residentially zoned parcels totaling 112± vacant acres. The site is known as Natomas Oaks PUD. The two parcels were created by a parcel map approved by the City Council on May 31, 1983. The applicant is requesting a lot line adjustment so that Lot A will contain 40 gross acres. To accomplish this, the eastern end of the east/west property line is to be rotated approximately 140 feet to the north.
2. Plans for this project were routed to the offices of the City Engineer and City Water Division. There were no objections to the request. The City Engineer requests the following as conditions of approval. The applicant shall:
  - a. Monument the new lot line;
  - b. Provide closure calculations for a new deed description.
3. Staff has no objections to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

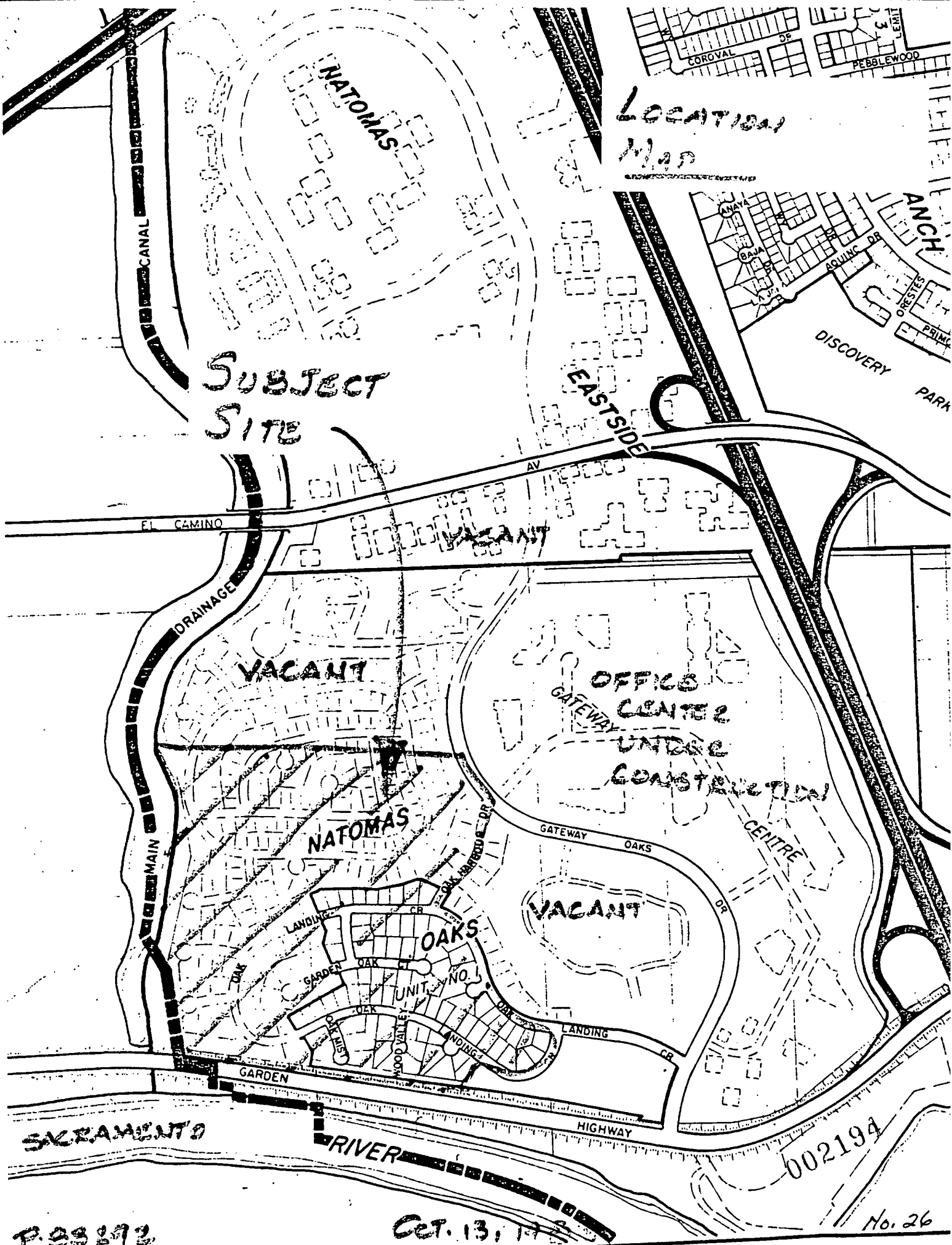
002193

APPLC. NO. P83-292

MEETING DATE October 12, 1983

CPC ITEM NO. 26

Location Map



SUBJECT SITE

SACRAMENTO

RIVER

HIGHWAY

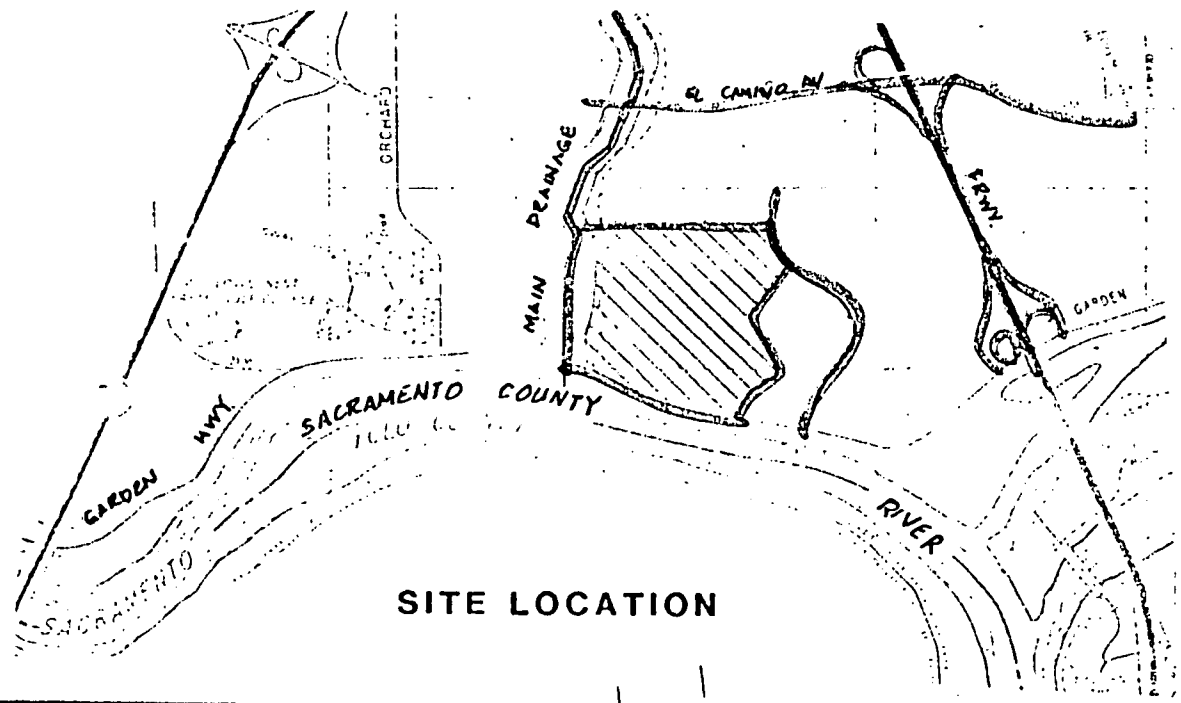
002194

P. 98292

OCT. 13, 1972

No. 26

II  
INES



SITE LOCATION

002196

75/34-A

L-17  
E-5728

PARCEL MAP

PARCEL A, 60-P.M.-11

LOCATED IN PORTION OF SECTIONS 26 & 27,  
T.9 N., R.4 E., M.D.B. & M.  
CITY OF SACRAMENTO, CALIFORNIA  
JUNE, 1983  
SCALE: 1"=300'

THE SPINK CORPORATION  
SHEET 2 OF 2 SHEETS

LOT - D  
1.185 AC. (GROSS)  
- 0.564 AC. (GATEWAY OAKS DR.)  
0.621 AC. (NET)

LOT - D  
1.185 AC. (GROSS)  
- 0.564 AC. (GATEWAY OAKS DR.)  
0.621 AC. (NET)

LOT - B  
104.785 AC. (GROSS)  
- 2.585 AC. (GATEWAY OAKS DR.)  
102.200 AC. (NET)

LOT - C  
11.254 AC. (GROSS)  
- 0.541 AC. (NET)

DETAIL - C  
NO SCALE

DETAIL - A  
SCALE: 1"=100'

DETAIL - B  
SCALE: 1"=100'

DETAIL - E  
SCALE: 1"=100'

BASIS OF BEARINGS :

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT OF THE NORTH LINE OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 60 OF PARCEL MAPS, PAGE 11, ON WHICH BETWEEN FOUND MONUMENTS THE BEARING IS GIVEN AS S.89°36'30"E.

NOTES :

- (1) ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- (2) PER SECTION 66+99.20% OF THE SUBDIVISION MAP ACT THE FILING OF THIS MAP SHALL CONSTITUTE MERGER & RESUBDIVISION OF THE LANDS SHOWN HEREON & THE ABANDONMENT OF THE I.O.D. SHOWN ON DETAIL E SHOWN HEREON. NO BUILDING PERMIT SHALL BE ISSUED ON ANY LOT CREATED BY THIS MAP PRIOR TO PREPARATION OF A SEWER, DRAINAGE AND WATER STUDY MAP FOR THE REVIEW AND APPROVAL OF THE CITY ENGINEER. DEDICATE EASEMENTS AND CONSTRUCTION IMPROVEMENTS AS REQUIRED BY SAID STUDY.
- (3) APPLICANT SHALL NOT ALLOW STACKING OF CONSTRUCTION MATERIALS, PARKING OF EQUIPMENT OR VEHICLES, GRAVING, TRENCHING, CUTTING OR FILLING WITHIN A TREE DRIP LINE.
- (4) STANDARD SUBDIVISION IMPROVEMENTS SHALL BE PROVIDED PURSUANT TO SECTION 40.811 OF THE CITY CODE.

LEGEND :

- DIMENSION POINT
- FOUND 1/4" I.P. TAGGED "L.S. 3185"
- FOUND AS NOTED
- SECTION CORNER
- IRREVOCABLE OFFER OF DEDICATION
- FOUND P.K. NAIL PER 152 B.M.S.
- SET P.K. NAIL
- SET 1 1/2" I.P. TAGGED "L.S. 3013"
- I.O.D. TO BE ABANDONED (DETAIL - E)

(1) COPY COMMUNITY SERVICES OR SECURITY THEREOF SHALL BE POSTED SATISFACTORY TO THE CITY ATTORNEY TO ASSURE ADEQUACY OF THE IMPROVEMENT OF SAID PARKWAY IF SUCH POLICY IS ADOPTED BY THE CITY COUNCIL.

002197

