

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

APPLICANT Murray Smith & Assoc. 3110 Gold Canal Dr. Ste. A Rancho Cordova 95670		
OWNER Psychiatric Hospital Consultants 24502 Pacific Park Dr. Laguna Hills CA 95653		
PLANS BY Murray Smith & Assoc. 3110 Gold Canal Dr. Ste. A Rancho Cordova CA 95670		
FILING DATE 2-13-92	ENVIR. DET. Exempt 15305(a)	REPORT BY B. Williams
ASSESSOR'S PCL. NO. 225-0220-058,059; 274-0030-003,035		

APPLICATION: Lot Line Adjustment to readjust an existing property line between two lots approximately 158 ± feet south on 49.1± vacant acres in the Agriculture (A) zone.

LOCATION: Southwest corner of West El Camino & Orchard Lane

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the property line between two lots for future development.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1988 South Sacramento Community	
Plan Designation:	Neighborhood Commercial
Existing Zoning of Site:	Agriculture (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Interstate 80 & Vacant; HC-PUD
South: Residential; R-1A
East: Vacant; R-1A-PUD, SC-PUD
West: Vacant; A

Property Dimensions:	Irregular
Property Area:	49.1±
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 vacant parcels on 49.1± acres in the Agriculture (A) zone. The General Plan designates the site for Community/Neighborhood Commercial & Offices and the 1988 South Natomas Community Plan designates the site for Neighborhood Commercial. Surrounding land uses and zoning are: I-80 and vacant to the north, zoned HC-PUD; residential to the south, zoned R-1A; vacant to the east, zoned R-1A-PUD & SC-PUD; and vacant lots to the west, zoned A.

B. Applicant's Proposal

The applicant is proposing to readjust the common property line between two lots in order to align the property line with the centerline of a future street planned between the two lots. The adjustment is consistent with the proposed road alignment in the South Natomas Community Plan and the Natomas West Assessment District.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. As previously mentioned, the adjustment will be consistent with both the South Natomas Community Plan and the Natomas Assessment District. Additionally, the alignment will coincide with the future Road "A". Both parcels are planned for future development.

D. Agency Comments

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

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.
- 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.

- d. Remove existing structures from property line.

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

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

AMENDED EXHIBIT B

EXHIBIT "A"

Lot "A"

That certain real property situate in the County of Sacramento, State of California and being all that portion of Lot 30 as said Lot is shown and designated on the Map of "NATOMAS RIVERSIDE SUBDIVISION NO. 2" filed in the office of the Recorder, County of Sacramento, State of California in Book 15 of Maps, Map No. 41, which portion lies southerly of courses numbered 15 through 19 inclusive in that certain Deed to the State of California recorded in Book 71-02-01, Page 494 Official Records, reference being made thereto for particulars.

TOGETHER WITH the northerly 95.00 feet of Lot 35 as said Lot is shown on said Map.

Lot "B"

Lot 35 as said Lot is shown on the Map of "NATOMAS RIVERSIDE SUBDIVISION NO. 2" filed in the office of the Recorder, County of Sacramento, State of California in Book 15 of Maps, Map No. 41.

EXCEPTING THEREFROM the South 125 feet of the East 141 feet of said Lot.

ALSO EXCEPTING THEREFROM the northerly 95.00 feet of said Lot.

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Murray Smith & Associates
Engineering, Inc.

March 23, 1992
91006



P92-041

4-16-92

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Mem # 17

EXHIBIT "A"

Lot "A"

That certain real property situate in the County of Sacramento, State of California and being all that portion of Lot 30 as said Lot is shown and designated on the Map of "NATOMAS RIVERSIDE SUBDIVISION NO. 2" filed in the office of the Recorder, County of Sacramento, State of California in Book 15 of Maps, Map No. 41, which portion lies southerly of courses numbered 15 through 19 inclusive in that certain Deed to the State of California recorded in Book 71-02-01, Page 494 Official Records, reference being made thereto for particulars.

TOGETHER WITH all that portion of Lot 35 as said Lot is shown on said Map more particularly described as follows:

Beginning at the northwest corner of said Lot; thence from said Point of beginning along the northerly boundary line of said Lot, North 89°43'47" East 1324.37 feet to the northeast corner of said Lot; thence along the easterly boundary line of said Lot, South 00°56'24" East 128.11 feet; thence South 89°41'53" West 95.17 feet; thence South 89°48'23" West 1228.68 feet to a point on the westerly boundary line of said Lot; thence along said Westerly boundary line, North 01°11'05" West 126.53 feet to the point of beginning.

Lot "B"

Lot 35 as said Lot is shown on the Map of "NATOMAS RIVERSIDE SUBDIVISION NO. 2" filed in the office of the Recorder, County of Sacramento, State of California in Book 15 of Maps, Map No. 41.

EXCEPTING THEREFROM the South 125 feet of the East 141 feet of said Lot.

ALSO EXCEPTING THEREFROM all that portion of said Lot more particularly described as follows:

Beginning at the northwest corner of said Lot; thence from said Point of beginning along the northerly boundary line of said Lot, North 89°43'47" East 1324.37 feet to the northeast corner of said Lot; thence along the easterly boundary line of said Lot, South 00°56'24" East 128.11 feet; thence South 89°41'53" West 95.17 feet; thence South 89°48'23" West 1228.68 feet to a point on the westerly boundary line of said Lot; thence along said Westerly boundary line, North 01°11'05" West 126.53 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

March 21, 1991
91006

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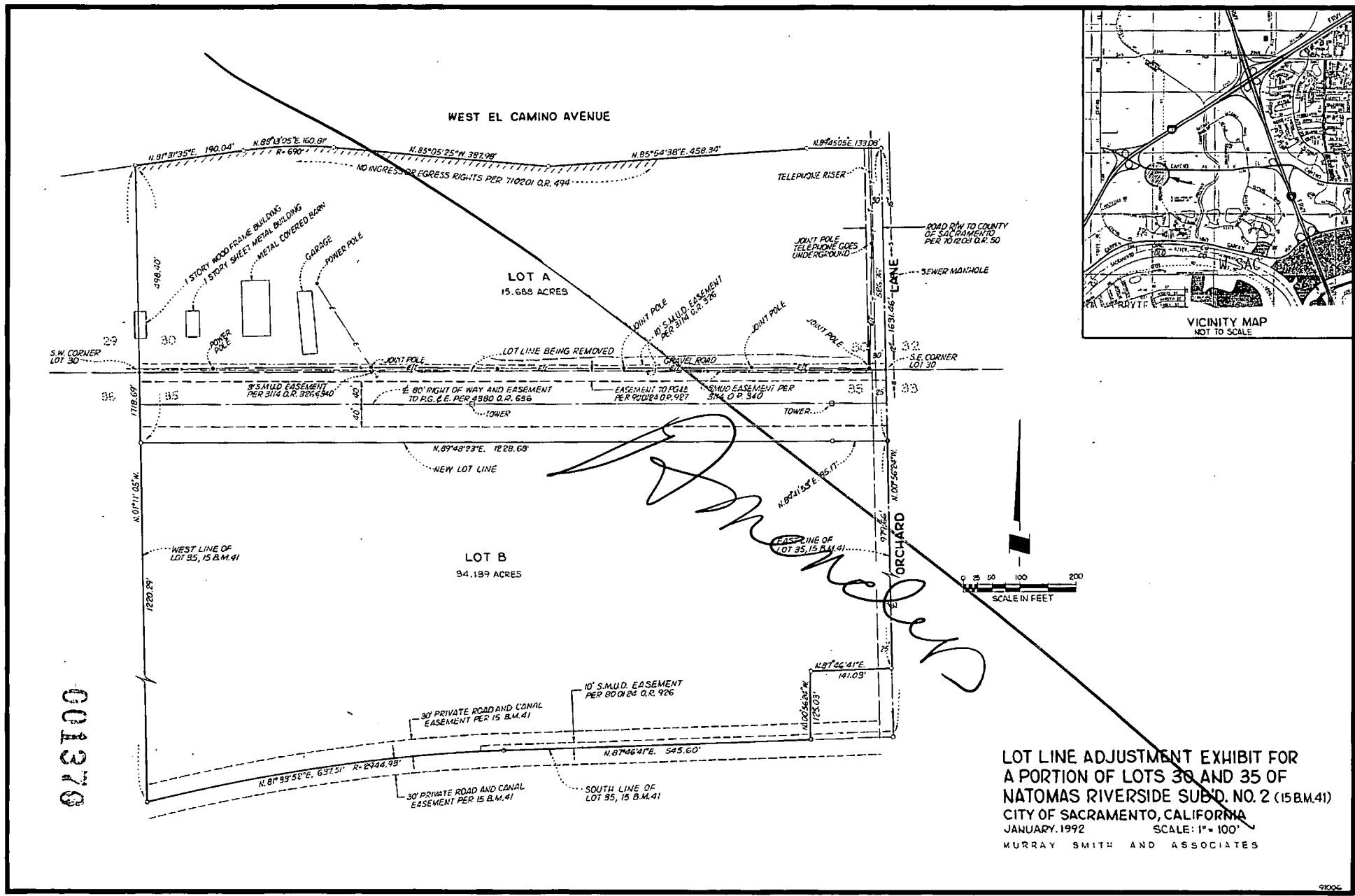
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Item 17

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IRAM



**LOT LINE ADJUSTMENT EXHIBIT FOR
A PORTION OF LOTS 30 AND 35 OF
NATOMAS RIVERSIDE SUBD. NO. 2 (15 B.M. 41)
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1992 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES**

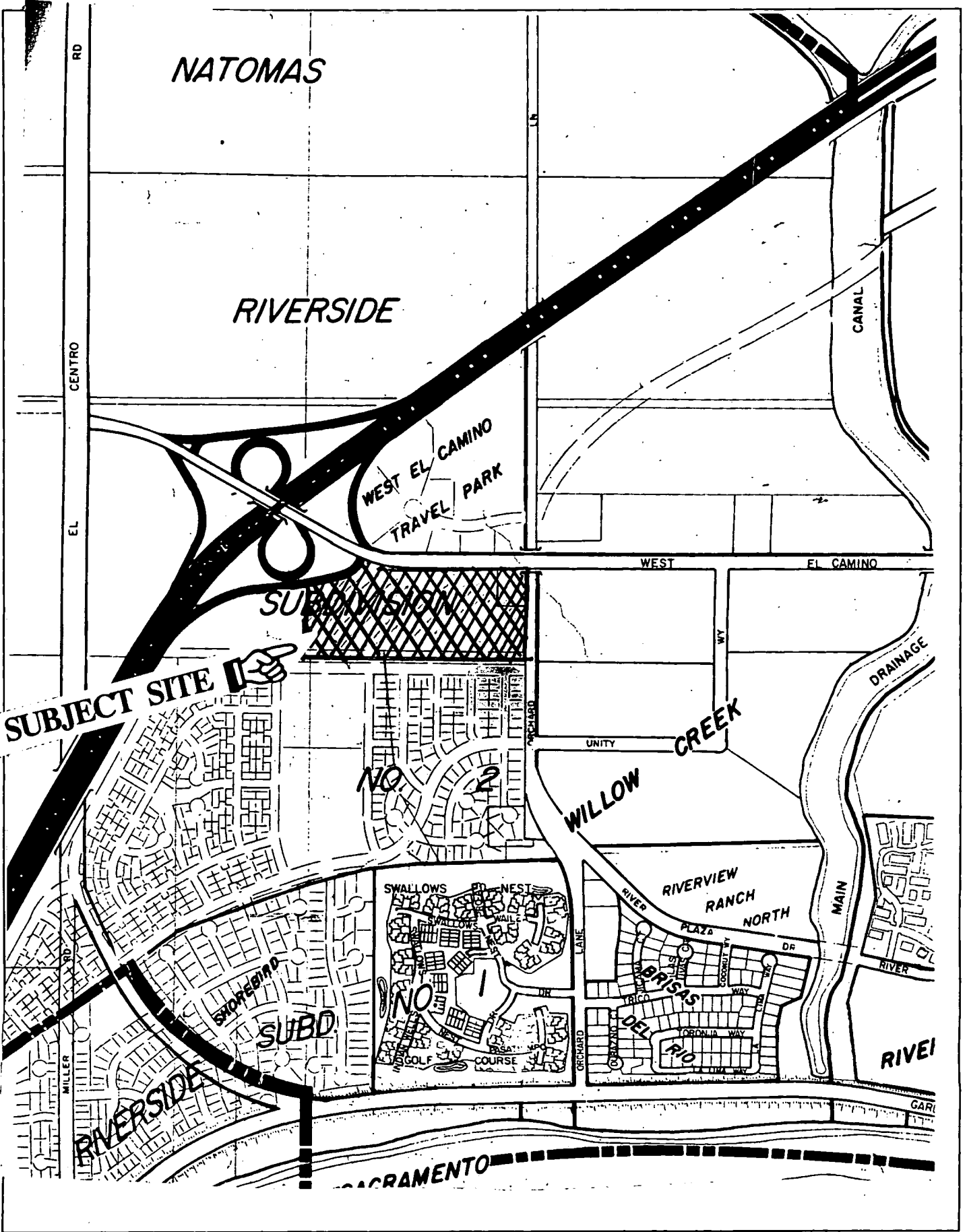
Exhibit A

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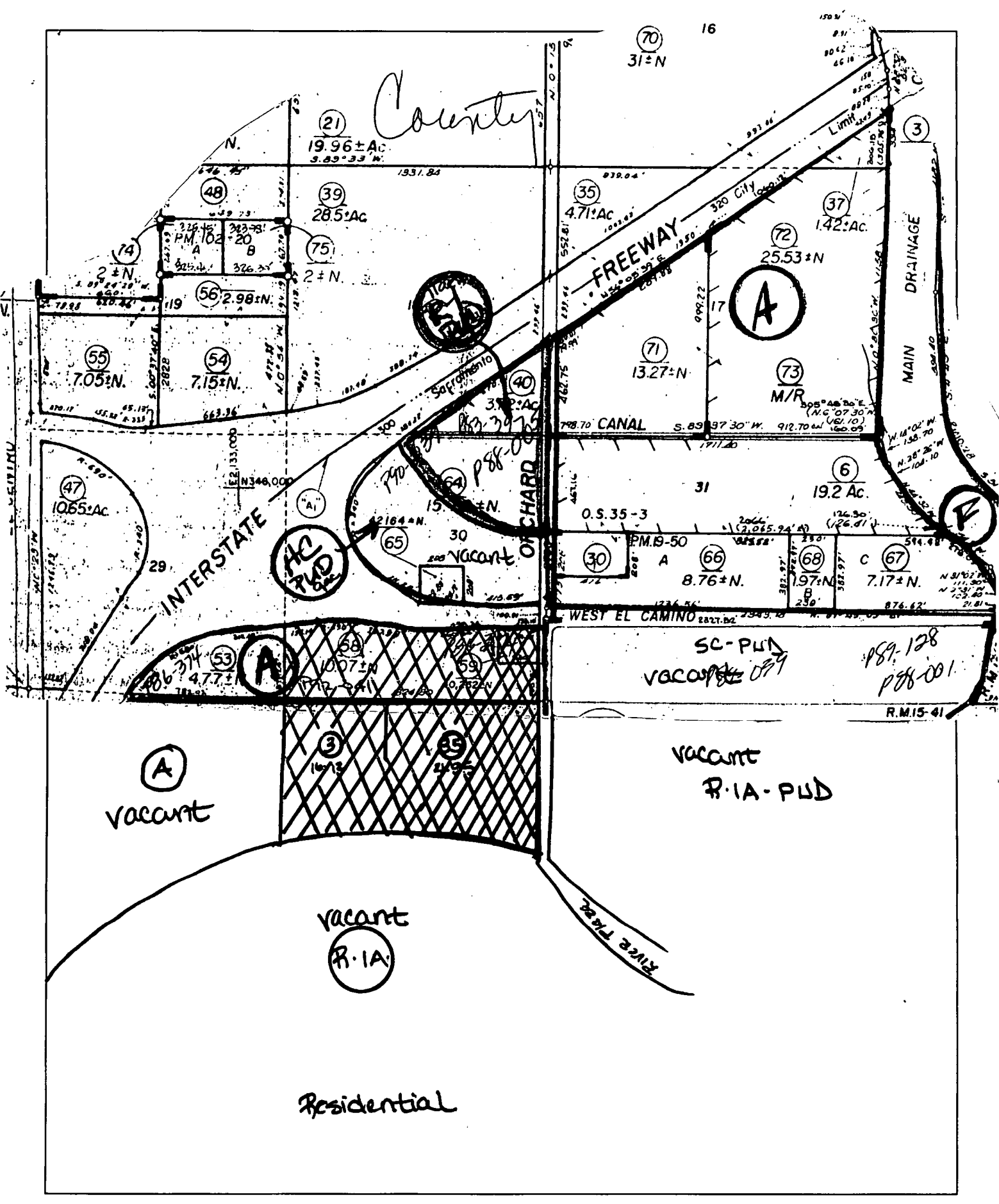
CITY OF SACRAMENTO
CITY PLANNING DIVISION

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VICINITY MAP

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LAND USE & ZONING MAP

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