

Planning Commission Agenda Item #9  
August 13, 2007

To: Planning Commission  
From: Darcy Goulart, Planner  
Subject: Levy-Gamble Lot Line Adjustment  
Lot Line Adjustment

Recommendation:

Staff recommends the Planning Commission recommend approval to the City Council of the Levy-Gamble Lot Line Adjustment (LLA).

Background:

The Vesting Tentative Subdivision Map for Powder House Estates was approved by the Planning Commission on April 12, 2004 (Attachment B). The map approved included 53 single-family residential lots, 54 townhouse dwelling units and 16.8 acres of open space to be dedicated to the City. The EIR that was certified identified significant and unavoidable environmental impacts related to cumulative traffic impacts at the Main Street-Gopher Flat Road-Hayden Alley intersection. Therefore, a Statement of Overriding Consideration was adopted for the project. The Planning Commission approved a 24 month time extension on April 23<sup>rd</sup> of this year.

Analysis:

The purpose of the LLA is to acquire an additional 5,868 sq. ft. of land from the adjacent property owner Trafalgar, Inc. The new parcel will end up being 15,041 sq. ft. The property owners of 110 Randolph Street have been using a portion of the adjacent property owners land for a garden. Through the development process of Powder House Estates, Stan Gamble agreed to a LLA to allow the Levy's to acquire the land that they had been previously using for several years.

On the Powder House Estates VTSM the land located next to the Levy property is designated as open space. The land that would be added to the Levy property would maintain the open space designation and could not be developed into anything other than open space. The LLA exhibit prepared shows clearly indicates with hash marks that this newly acquired land will remain open space. The LLA will be recorded and the open space will be included on the recorded documents.

Figure 1 - APN Map Page

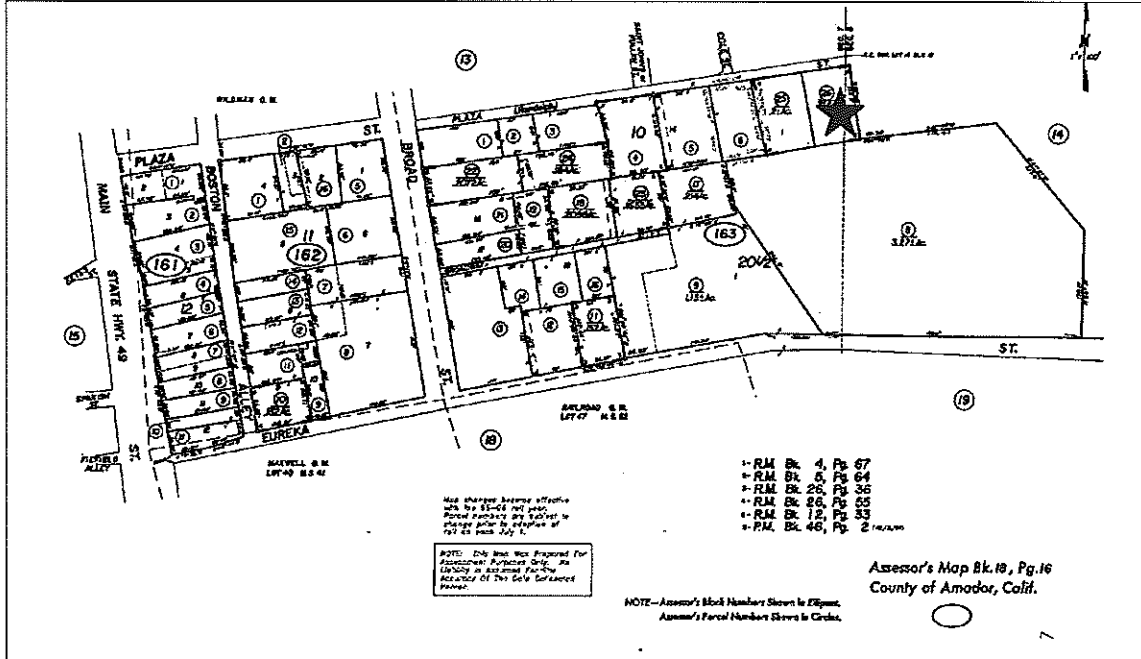


Figure 2 - Aerial





**TRAFALGAR, INC., a California Corporation**  
**20020013655**

BEING A PORTION OF THE S.E. 1/4 SECTION 6, N.E. 1/4 SECTION 7, N.W. 1/4 SECTION 8 AND S.W. 1/4 SECTION 5, T. 6 N., R. 11 E., M. D. M. CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA

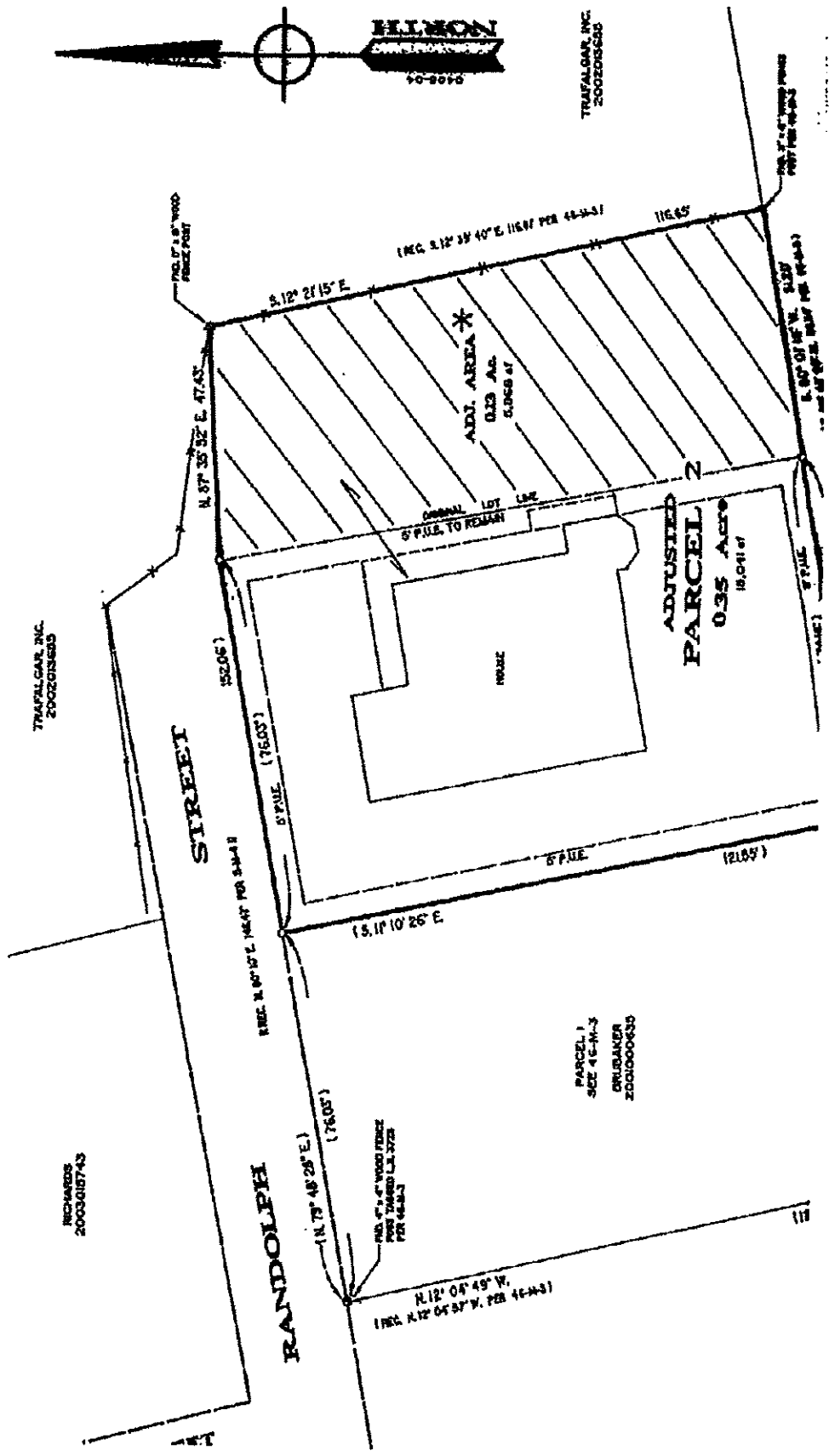
**TOMIA & ANDERSON**  
 LAND SURVEYING - PLANNING - ENGINEERING  
 41 Summit Street, Jackson, CA 95642  
 (209) 223-0186

February, 2007

Scale: 1" = 20'

- 1 DENOTES ADJUSTED AREA
- ( ) DENOTES RECORD DATA PER 46-M-3
- ( ) DENOTES RECORD DATA PER 5-M-4
- ADJUSTED AREA TO REMAIN AS OPEN SPACE

BASES OF BEARINGS IS REFERRED TO THE SOUTH LINE OF PARCELS 1 AND 2 AS SHOWN ON 46-M-3, THE BEARING OF WHICH IS S. 80° 48' 00" W.



TRAFALGAR, INC.  
 20020013655

PARCEL 1  
 SEE 46-M-3  
 DRUBAKER  
 2002000635

RICHARDS  
 2003018743

TRAFALGAR, INC.  
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GRAPHIC SCALE  
1 CM = 100 METERS

LEVY  
RESIDENCE

