

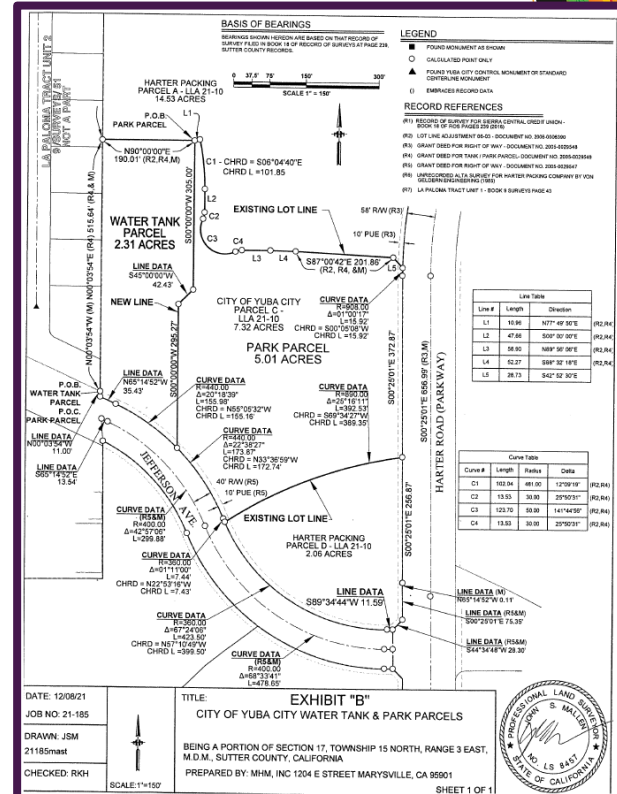
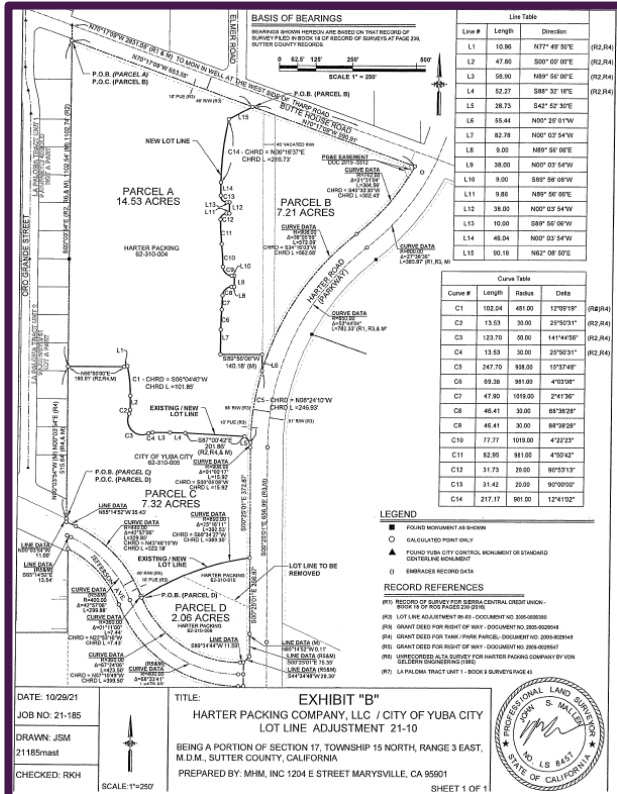
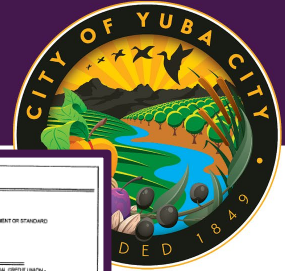


**Parcel Creation and Lot Line  
Adjustment  
Harter Specific Plan  
December 21, 2021**

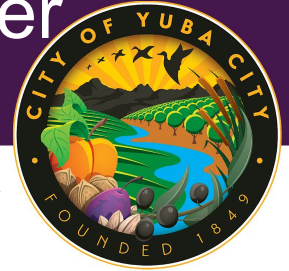


**Presentation By:  
Benjamin Moody, Development Services Director**

# Parcel Creation and Lot Line Adjustment - Harter Project Exhibit

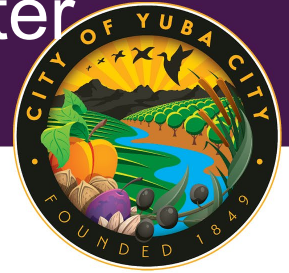


# Parcel Creation and Lot Line Adjustment – Harter Background



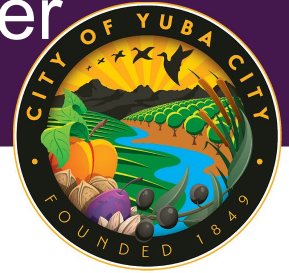
- A condition of grant funding for park on Harter Parkway is that a deed restriction be placed on it's parcel
- Currently park parcel also houses City's Harter water storage tank facility
- To comply with deed restriction requirements, while not impeding land use for storage tanks, a parcel split is proposed to separate park land from storage tank facility.
- Additionally, City recently approached by Harter Group for coordinating a lot line adjustment (LLA) with City.
- Harter Group and potential developers wish to adjust lot line for parcels adjacent to City-owned park parcel.
  - Move existing lot line on south side of City parcel to north side, aligning with Multi-Family designated area in Harter Specific Plan Area
  - Harter Group to pay for engineering/surveying services for new parcel and LLA

# Parcel Creation and Lot Line Adjustment – Harter Analysis



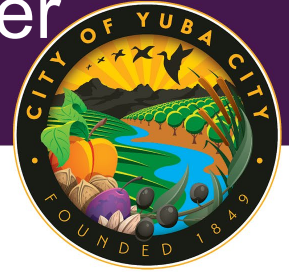
- Developers to relocate lot line which currently splits Assesor's Parcel Numbers (APNs) 62-310-006 and 62-310-010 northerly to APN 62-310-005.
- This will combine APNS 62-310-006 and 62-310-010 into 2.06-acre parcel (Parcel D)
- This will also split APN 62-310-004 into two parcels:
  - A 14.53-acre parcel (Parcel A) and a 7.21-acre parcel (Parcel B)
- City's approval and coordination of the LLA will help streamline Parcel A to development in-lieu of processing a phased subdivision map or parcel map
- As a condition of participation in the LLA, the City is requiring that developers prepare documents necessary to create a new separate parcel
  - This will separate the Park and storage facility, allowing City to fulfill grant requirements

# Parcel Creation and Lot Line Adjustment – Harter Fiscal Impact



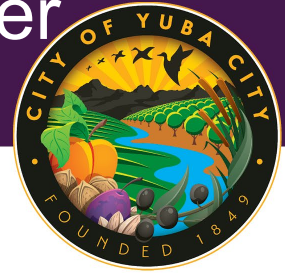
Minor staff time associated with document preparation,  
coordination, and recordation

# Parcel Creation and Lot Line Adjustment – Harter Alternatives



- Do not create the new legal parcel for the park at this time via deed
- Do not participate in the proposed lot line adjustment. This may lead to alternative methods and consequences to divide the parcel which typically involves additional time and costs

# Parcel Creation and Lot Line Adjustment – Harter Recommendation



Adopt a Resolution authorizing the City Manager to execute a Grand Deed and associated documents, to create a new legal parcel for the future park on Harter Parkway, and participate in a lot line adjustment to help facilitate development of the Harter Specific Plan for properties southerly of Butte House Road, westerly of Harter Parkway, and northerly of future Jefferson Avenue

# Parcel Creation and Lot Line Adjustment – Harter



*Questions?*