

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 5, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-103) by adopting the attached resolution (ZA97-029).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between eleven (six legal) parcels to create six parcels totaling 27.5± vacant acres in the Agricultural (A), Standard Single Family, Planned Unit Development (R-1)(PUD), Single Family Alternative (R-1A)(PUD), and Multi-Family (R-3)(PUD) zones.

Location: Narrow piece of property north of Garden Highway, between I-80 and Orchard Lane (D1, Area 4)

Assessor's Parcel Number: 274-0220-049; 274-0022-009, 004, 007, 010; 274-0030-059, 067; 274-0030-061; 274-0220-050; 274-0021-011, 013

Applicant: The Spink Corporation (Michael Smith)
2590 Venture Oaks Way
Sacramento, CA 95833

Property Owners: See Exhibit B for list

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas

Community Plan: Parks/Open Space; Low Density Residential (4-8 du/na); General Public Facilities

Existing Land Use of Site: Vacant

Existing Zoning of Site: Agricultural (A), Standard Single Family (R-1)(PUD), Single Family Alternative (R-1A)(PUD), and Multi-Family (R-3)(PUD)

Surrounding Land Use and Zoning:

North: R-1A (PUD) and A; Vacant and school

South: R-1A (PUD) and A; Vacant and single family residential

East: R-3 (PUD); Apartments

West: Interstate 80

Property Dimensions: Irregular

Property Area: 27.5± acres

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: None Provided

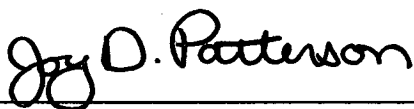
Additional Information The applicant proposes to relocate the common property lines between six parcels (eleven assessors parcels) in order to correct previous illegally split parcels. The long parcel with numerous assessor numbers is legally a single parcel but has been illegally split and sold over the years and now contains six parcels identified with six separate assessor parcel numbers and three separate owners. The area is vacant. The new correct parcel once recorded will be sold for future development to a property owner to the north that has a tentative map application with the City that cannot be completed until this lot line adjustment is accomplished. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site. The existing parcels are irregularly shaped and the adjusted parcels will also be irregularly shaped.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

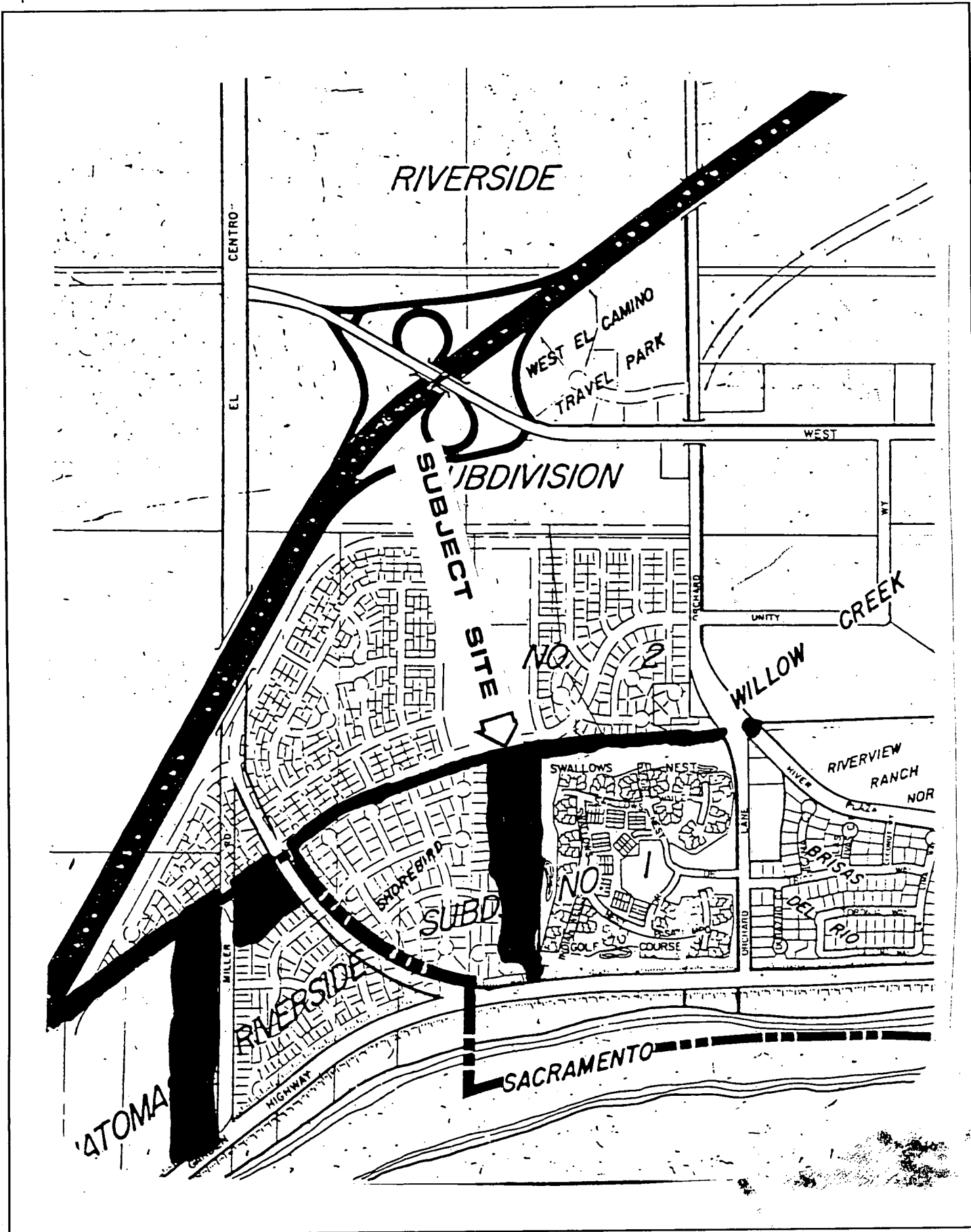


Joy D. Patterson
 Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

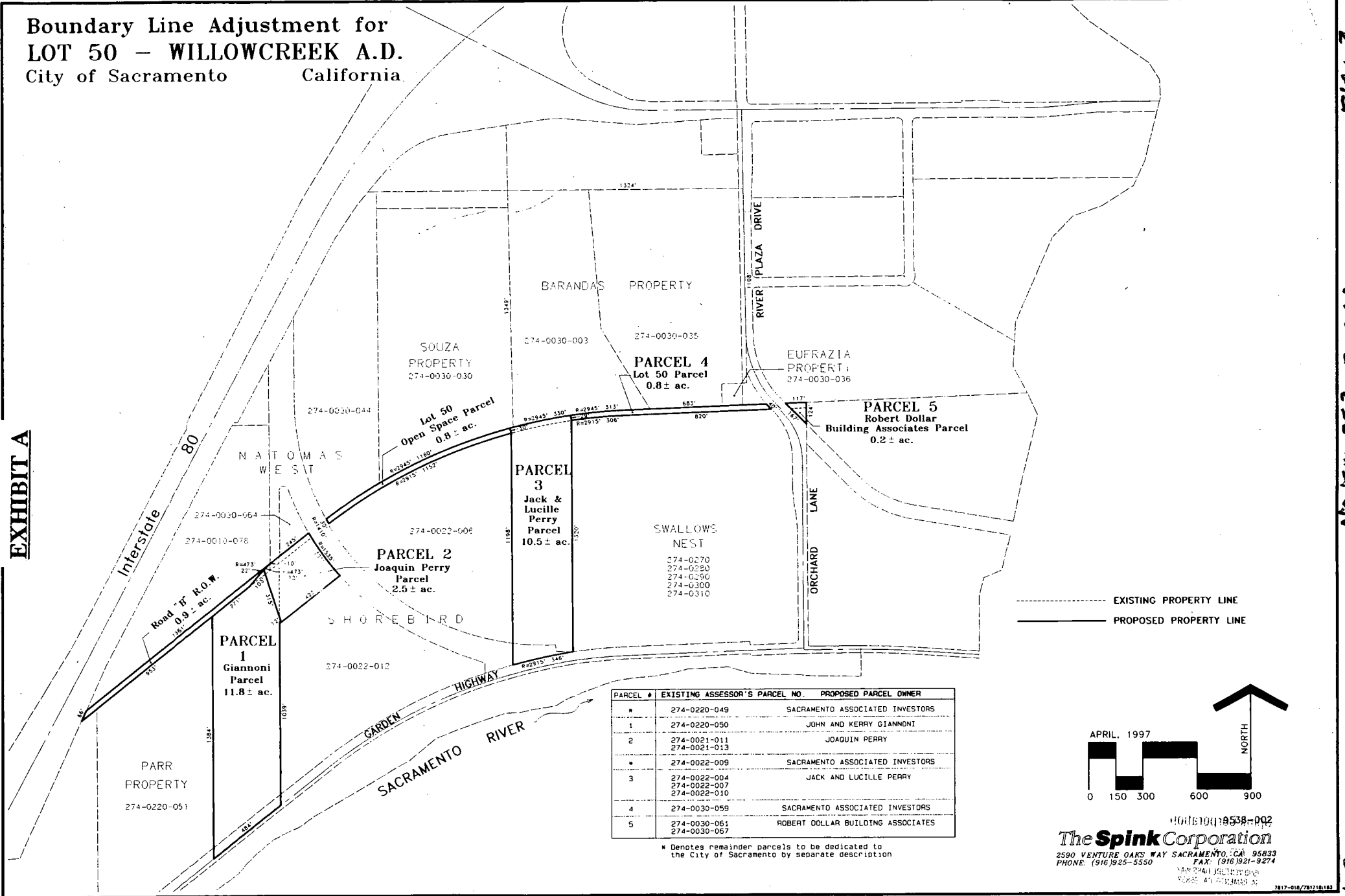
cc: File (original) ZA Resolution Book
 ZA Log Book
 Applicant
 Public Works (Anwar Ali)



VICINITY MAP

**Boundary Line Adjustment for
LOT 50 - WILLOWCREEK A.D.
City of Sacramento California**

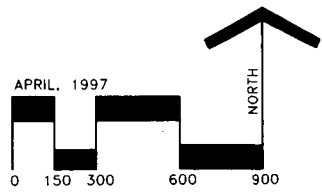
EXHIBIT A



----- EXISTING PROPERTY LINE
 _____ PROPOSED PROPERTY LINE

| PARCEL # | EXISTING ASSESSOR'S PARCEL NO. | PROPOSED PARCEL OWNER |
|----------|--|-----------------------------------|
| * | 274-0220-049 | SACRAMENTO ASSOCIATED INVESTORS |
| 1 | 274-0220-050 | JOHN AND KERRY GIANNONI |
| 2 | 274-0021-011 274-0021-013 | JOAQUIN PERRY |
| * | 274-0022-009 | SACRAMENTO ASSOCIATED INVESTORS |
| 3 | 274-0022-004 274-0022-007 274-0022-010 | JACK AND LUCILLE PERRY |
| 4 | 274-0030-059 | SACRAMENTO ASSOCIATED INVESTORS |
| 5 | 274-0030-061 274-0030-067 | ROBERT DOLLAR BUILDING ASSOCIATES |

* Denotes remainder parcels to be dedicated to the City of Sacramento by separate description



061610419538-002
The Spink Corporation
 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
 PHONE: (916)925-5550 FAX: (916)921-9274
 SAN JOAQUIN COUNTY
 RECORD AS SUBMITTED AS

ITEM 3

NOVEM BER 5, 1997

297-103

EXHIBIT B

**Attachment "A"
Property Owners &
Assessor's Parcel Numbers**

Property Owner

A.P.N.

Sacramento Associated Investors
6222 Eastmont Court
Carmichael, CA 95608
Attn: Mr. Claude Morgan

274-0220-049 ✓
274-0022-009 ✓
274-0030-059 ✓
274-0030-061 ✓

John & Kerry Giannoni
2000 W. Kettleman Lane, #101
Lodi, CA 95242

274-0220-050 ✓

Joaquin Perry
2151 El Centro Road
Sacramento, CA 95833

274-0021-011 ✓
274-0021-013 ✓

Jack Perry
1830 Garden Hwy
Sacramento, CA 95833

274-0022-004 ✓
274-0022-007 ✓
274-0022-010 ✓

Robert Dollar Building Associates LTD
C/O Trammell Crow SVS
1810 Gateway Dr. #100
San Mateo, CA 94404

274-0030-067

Citation Northern, Inc.
597 Center Ave., Ste. 150
Martinez, CA 94553
