

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 3, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-046) by adopting the attached resolution (ZA98-022).

Project Information

Request: Zoning Administrator Lot Line Adjustment to realign eight parcels totaling 380 ± vacant acres in the Employment Center- 40,50 High, Medium & Low Density Residential, Transportation, Park, & Elementary School (EC-H, EC-M, EC-L, TC, P, & ES) zones.

Location: North East Corner of I-5 and Del Paso Blvd. between Del Paso Blvd. & Elkhorn Blvd. (D1, Area 4)

Assessor's Parcel Number: 201-0300-028, 029, 030, & 225-0040-014, 029, 016, 034, 035

Applicant: Gregory Thatch (Michael Devereaux)
1730 I Street #200
Sacramento, CA 95814

Property Owner: Nolte and Associates
1750 Creekside Dr. #200
Sacramento, CA 95833

General Plan Designation: Industrial- Employee Intensive, High Medium & Low Density Residential, Transportation Corridor, & Park, Elementary School

North Natomas Community Plan: Employment Center 40,50, High, Medium, Low Density Transportation Corridor, Park, Elementary School

Existing Land Use of Site: Vacant
Existing Zoning of Site: EC-40,50,H,M, L, TC, P & ES (EC-40,50, H,M, L, TC,P,ES)

Surrounding Land Use and Zoning:
North: AG-80; Agriculture
South: HC &MRD 20: Vacant EC properties
East: AG, R1, R1A, R2: Vacant Planned for Mixed Use
West: Freeway: I-5 & State Route 99

Property Dimensions: Irregular
Property Area: 380.0± acres
Topography: Flat
Street Improvements: To be provided
Utilities: To be Provided

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

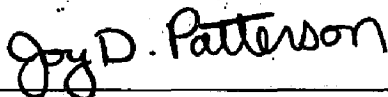
Additional Information The applicant proposes to realign eight parcels for the purpose of future alignment of proposed East Commerce Drive.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, 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)}.

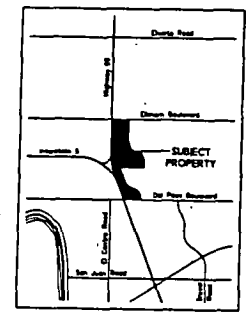
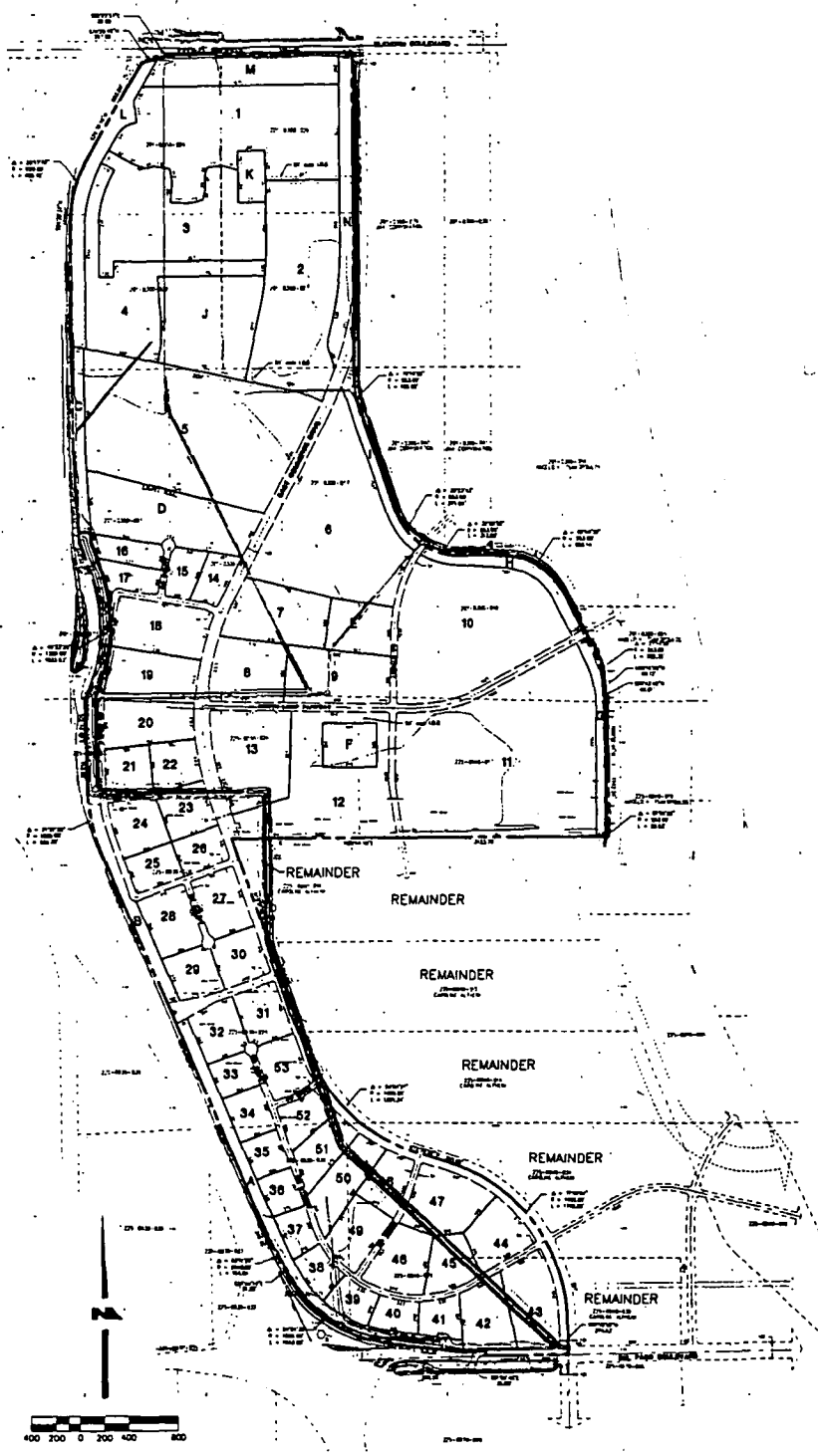


Joy D. Patterson
Zoning Administrator

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 Lot Line Adjustment.

cc: File (original)
ZA Resolution Book
ZA Log Book
Applicant
Public Works (Anwar Ali)
Linda Hoffmann
Mark Skredin
Carol Shearly



VICINITY MAP
 Not to Scale

VICINITY MAP

EXHIBIT "A"

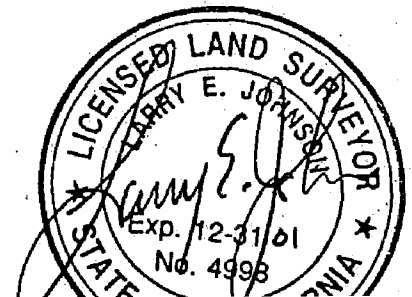
Portion Lot 59 and Lot 60

That portion of Lots 59 and 60, as said lots are shown on that certain "Map of Natomas Central Subdivision," filed in the office of the Recorder, County of Sacramento, State of California in Book 16 of Maps, Map No. 3, more particularly described as follows:

Commencing at the Southwesterly corner of said Lot 60; thence North $88^{\circ}49'25''$ East along the south line of said Lot a distance of 40.99 feet to the true point of beginning for this described parcel; thence continuing along the south line of said lot North $88^{\circ}49'25''$ East a distance of 970.22 feet; thence leaving said south line North $01^{\circ}10'35''$ West a distance of 747.10 feet; thence South $88^{\circ}49'25''$ West a distance of 1052.54 feet; thence Southerly a distance of 482.26 feet along the arc of a curve concave Southwest having a radius of 1400.00 feet through a central angle of $19^{\circ}44'12''$ (said curve is subtended by a chord which bears South $11^{\circ}03'04''$ East a distance of 479.88 feet; thence South $01^{\circ}10'58''$ East a distance of 274.33 feet to the point of beginning.

Containing 16.93 feet a little more or less.

Note: The bearing and distances used for this legal description were calculated from the Record of Survey recorded in Book 42 of Surveys at page 14, Sacramento County Records.



Lot name: LOT59

North: 4552.1739 East: 3494.7846
Curve Length: 482.26 Radius: 1400.00
Delta: 19-44-12 Tangent: 243.54
Chord: 479.88 Course: S 11-03-04 E
Course In: S 69-04-50 W Course Out: N 88-49-02 E
RP North: 4052.2968 East: 2187.0679
End North: 4081.1955 East: 3586.7696
Line Course: S 01-10-58 E Length: 274.33
North: 3806.9239 East: 3592.4323
Line Course: N 88-49-25 E Length: 970.22
North: 3826.8430 East: 4562.4478
Line Course: N 01-10-35 W Length: 747.10
North: 4573.7855 East: 4547.1095
Line Course: S 88-49-25 W Length: 1052.54
North: 4552.1764 East: 3494.7914

Perimeter: 3526.45 Area: 737,685 sq.ft. 16.93 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0072 Course: N 69-21-50 E
Error North: 0.00255 East: 0.00678
Precision 1: 486,820.60

EXHIBIT "B"

A PORTION OF
SECTION 3, T.9 N., R.4 E. M.D.B.&M.

NOTE:

THE BEARINGS AND DISTANCES SHOWN ON THIS EXHIBIT ARE CALCULATED FROM RECORD OF SURVEY RECORDED IN BOOK 42 OF SURVEYS AT PAGE 14 SACRAMENTO COUNTY RECORDS.

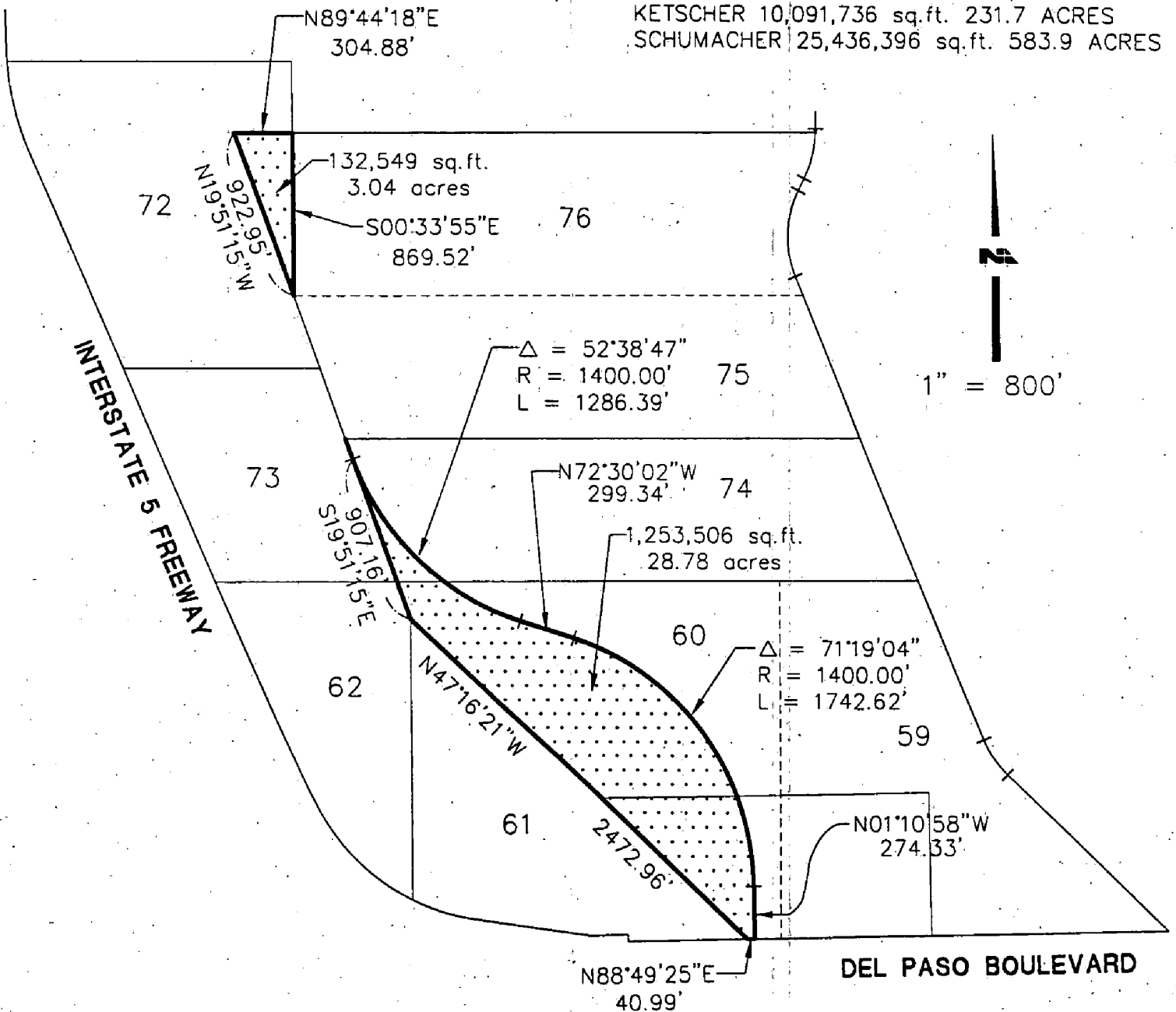
ACREAGE

BEFORE ADJUSTMENT

KETSCHER 11,213,040 sq.ft. 257.4 ACRES
SCHUMACHER 24,315,092 sq.ft. 558.2 ACRES

AFTER ADJUSTMENT

KETSCHER 10,091,736 sq.ft. 231.7 ACRES
SCHUMACHER 25,436,396 sq.ft. 583.9 ACRES



DATE: 04/22/98 TIME: 18.5
SCALE: 1" = 800' T.M.: 6.37
SERVER: SASI_SERVICE.NTS
PATH: N:\S1047\SUACADD\1
DRAWING NAME: 01.LLA.EXHDWG
PLOTING VIEW: NONE

NOLTE and ASSOCIATES, Inc.
Engineers / Planners / Surveyors

SCHUMACHER/KETSCHER
LOT LINE ADJUSTMENT
CITY OF SACRAMENTO

EXHIBIT "A"

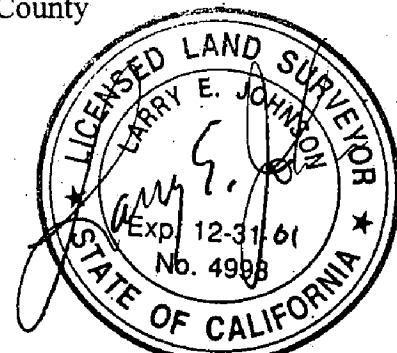
Portion Lot 60 and Lot 61

That portion of Lots 60 and 61, as said lots are shown on that certain "Map of Natomas Central Subdivision," filed in the office of the Recorder, County of Sacramento, State of California in Book 16 of Maps, Map No. 3, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 60; thence North $88^{\circ}49'25''$ East along the south line of said Lot a distance of 40.99 feet; thence North $01^{\circ}10'58''$ West a distance of 274.33 feet; thence Northwesterly a distance of 1742.62 feet along the arc of a curve concave Southwest having a radius of 1400.00 feet through a central angle of $71^{\circ}19'04''$; (said curve is subtended by a chord which bears North $36^{\circ}50'30''$ West a distance of 1632.28 feet); thence North $72^{\circ}30'02''$ West a distance of 299.34 feet; thence Northwest a distance of 461.99 feet along the arc of a curve concave Northeast having a radius of 1400.00 feet through a central angle of $18^{\circ}54'26''$ to the North line of said Lot 60 (said curve is subtended by a chord which bears North $63^{\circ}02'49''$ West a distance of 459.89 feet); thence South $89^{\circ}44'38''$ West along said Lot line a distance of 250.30 feet to the Northwest corner of said Lot 60, thence along the West line of said Lot 60 South $19^{\circ}51'15''$ East a distance of 213.53 feet; thence continuing along the West line of Lot 61 South $00^{\circ}32'21''$ East a distance of 1480.42 feet; thence Southeast a distance of 337.67 feet along the arc of a curve concave Northeast having a radius of 1095.00 feet through a central angle of $17^{\circ}40'08''$ (said curve is subtended by a chord which bears South $73^{\circ}28'40''$ East a distance of 336.34 feet); thence South $82^{\circ}18'44''$ East a distance of 631.35 feet; thence North $88^{\circ}49'25''$ East a distance of 208.58 feet; thence South $01^{\circ}08'45''$ East a distance of 35.00 feet to the South line of said Lot 61; thence North $88^{\circ}49'25''$ East along said South line a distance of 645.45 feet to the point of beginning.

Containing 60.44 acres a little more or less.

Note: The bearing and distances used for this legal description were calculated from the Record of Survey recorded in Book 42 of Surveys at page 14, Sacramento County Records.



Lot name: LOT61

North: 3682.3568 East: 2902.2348
Curve Length: 461.99 Radius: 1400.00
Delta: 18-54-26 Tangent: 233.11
Chord: 459.89 Course: N 63-02-49 W
Course In: N 17-29-58 E Course Out: S 36-24-24 W
RP North: 5017.5646 East: 3323.2100
End North: 3890.8100 East: 2492.2925
Line Course: S 89-44-38 W Length: 250.30
North: 3889.6912 East: 2241.9950
Line Course: S 19-51-15 E Length: 213.53
North: 3688.8534 East: 2314.5156
Line Course: S 00-32-21 E Length: 1480.42
North: 2208.4989 East: 2328.4465
Curve Length: 337.68 Radius: 1095.00
Delta: 17-40-08 Tangent: 170.19
Chord: 336.34 Course: S 73-28-40 E
Course In: N 25-21-24 E Course Out: S 07-41-16 W
RP North: 3198.0060 East: 2797.3822
End North: 2112.8481 East: 2650.8988
Line Course: S 82-18-44 E Length: 631.35
North: 2028.3894 East: 3276.5741
Line Course: N 88-49-25 E Length: 208.58
North: 2032.6717 East: 3485.1101
Line Course: S 01-08-45 E Length: 35.00
North: 1997.6786 East: 3485.8100
Line Course: N 88-49-25 E Length: 686.44
North: 2011.7715 East: 4172.1053
Line Course: N 01-10-58 W Length: 274.33
North: 2286.0431 East: 4166.4426
Curve Length: 482.26 Radius: 1400.00
Delta: 19-44-12 Tangent: 243.54
Chord: 479.88 Course: N 11-03-04 W
Course In: S 88-49-02 W Course Out: N 69-04-50 E
RP North: 2257.1444 East: 2766.7409
End North: 2757.0215 East: 4074.4576
Curve Length: 1260.36 Radius: 1400.00
Delta: 51-34-52 Tangent: 676.50
Chord: 1218.23 Course: N 46-42-36 W
Course In: S 69-04-50 W Course Out: N 17-29-58 E
RP North: 2257.1444 East: 2766.7409
End North: 3592.3523 East: 3187.7161
Line Course: N 72-30-02 W Length: 299.34
North: 3682.3628 East: 2902.2296

Perimeter: 6621.58 Area: 2,632,980 sq.ft. 60.44 acres

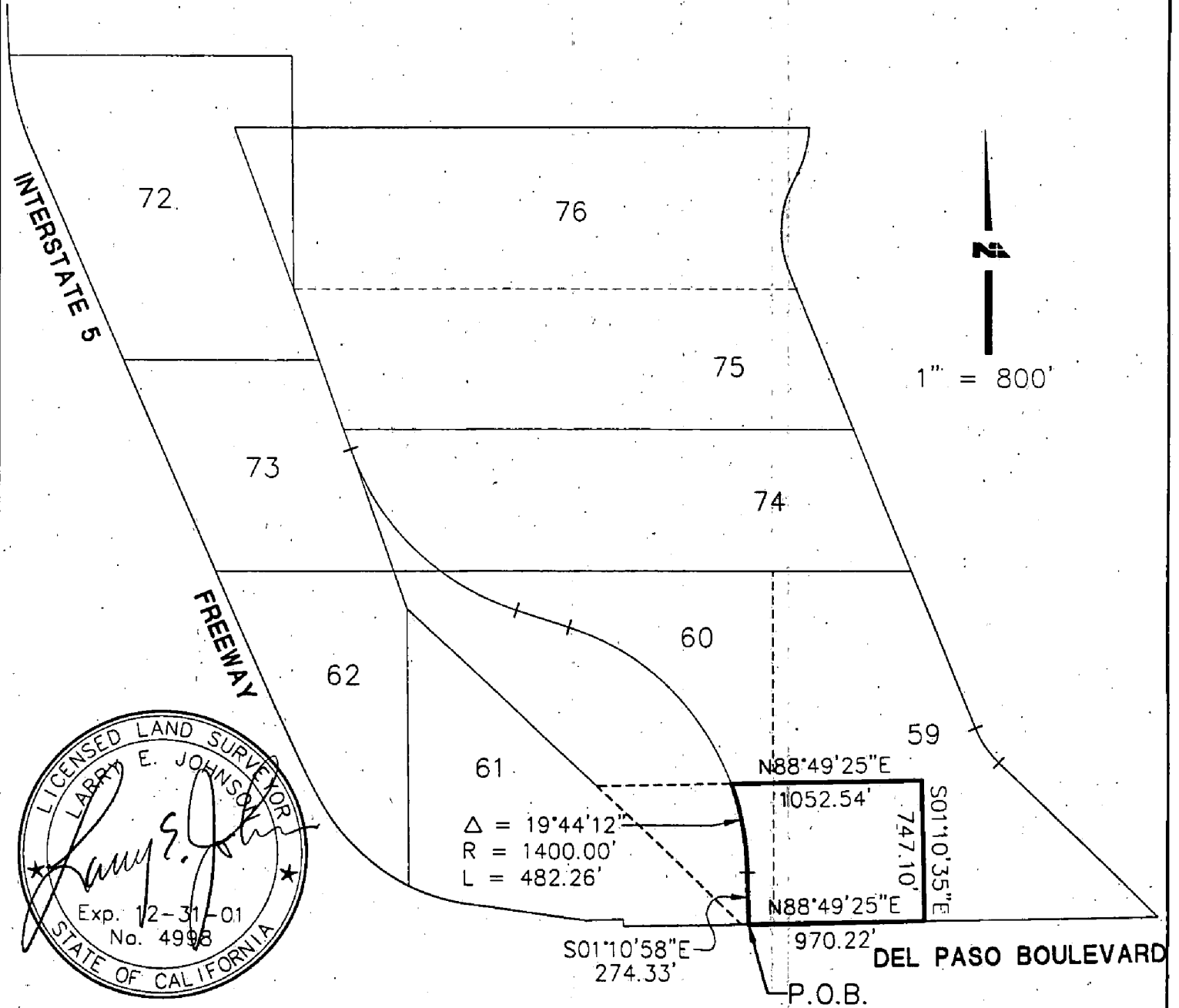
Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0079 Course: N 41-27-23 W
Error North: 0.00593 East: -0.00523
Precision 1: 837,477.13

EXHIBIT "B"

A PORTION OF
SECTION 3, T.9 N., R.4 E. M.D.B.&M.

NOTE:

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DATE: 04/22/98 TIME: 19.22
SCALE: 1" = 800' I.M. 5.24
SERVER: SASI SERVICE.N.T.S.
PATH: N:\SA1047\SUXCADD\
DRAWING NAME: 07-LLA-EXH.DWG
PLOTTING VIEW: NONE

N **NOLTE and ASSOCIATES, Inc.**
Engineers / Planners / Surveyors

SCHUMACHER/KETSCHER
LOT LINE ADJUSTMENT
CITY OF SACRAMENTO