

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, November 7, 2002, the Zoning Administrator approved with conditions a lot line adjustment (File Z02-199). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

**Request:**     **Zoning Administrator Lot Line Adjustment** to relocate the common property line between four master parcels (five Parcels) on 117.4+ vacant acres in the Single Family Residential (R-1) zone.

**Location:**    117 acres approximately 1600' south of Meadowview Road, 900' East of Interstate 5 and 200' Southwest of John Still Drive at 22nd Street (D8, Area 2)

**Assessor's Parcel Number:** 052-0010-033, 034, 039, 053, 054

**Applicant:**    Baker-Williams Engineering Grp (Mike Williams)  
6020 Rutland Dr #19  
Carmichael, CA, 95608

**Property Owner:**   Hackberry Lane LLC  
2251 Fair Oaks Blvd., Ste 300  
Sacramento, CA

**Project Planner:**    Sandra Yope

**General Plan Designation:**        Low Density Residential (4-15 du/na)  
Airport Meadowview  
**Community Plan Designation:**    Low Density Residential (4-8 du/na)  
**Existing Land Use of Site:**        Vacant  
**Existing Zoning of Site:**         Single Family Residential (R-1)

**Surrounding Land Use and Zoning:**  
North: R-1; Vacant and Residential  
South: R-1; Vacant  
East: R-1; Vacant and Residential  
West: R-1; Vacant and Residential

**Property Dimensions:**    Irregular

Property Area: 117± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 thru B-4

Previous Files: P00-116 (Tentative Map for entire subdivision)

Additional Information: The applicant proposes to relocate the common property line between four master parcels (five assessor's parcel numbers) in order to reconfigure the parcels for future sale. All parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received no calls.

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.

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

Conditions of Approval:

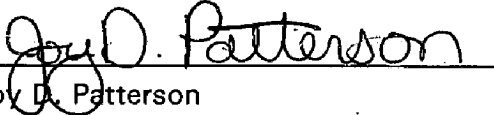
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the Airport Meadowview Community Plan which designate the site as Low Density Residential (4-15 du/na) and Low Density Residential (4-8 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those

proposed to be created.

4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

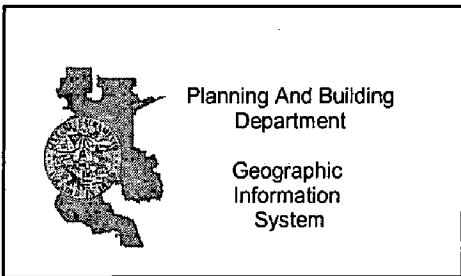
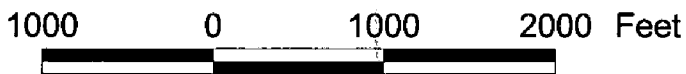
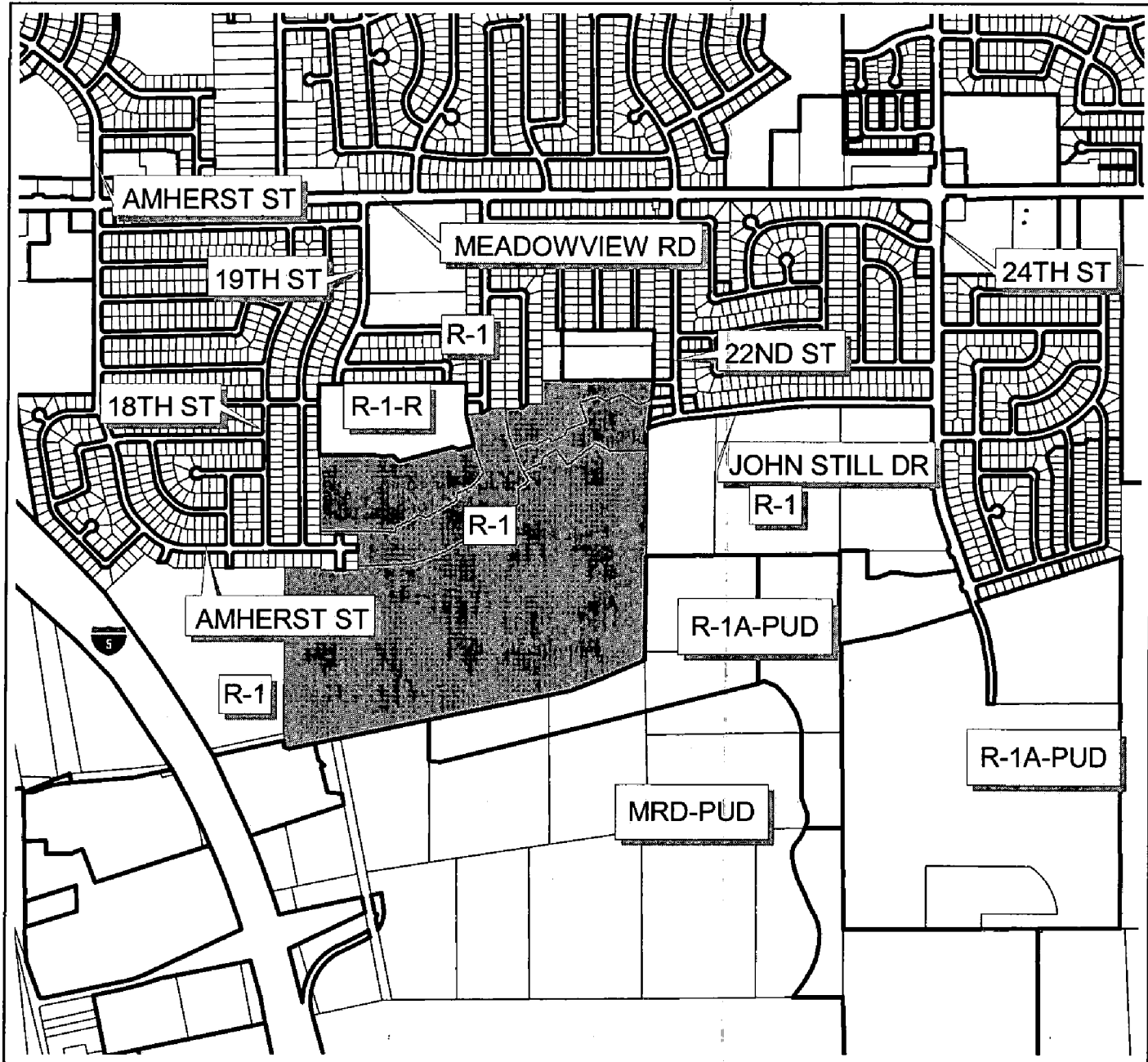


Joy D. Patterson  
Zoning Administrator

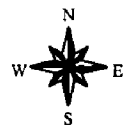
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

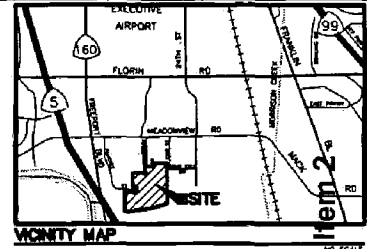
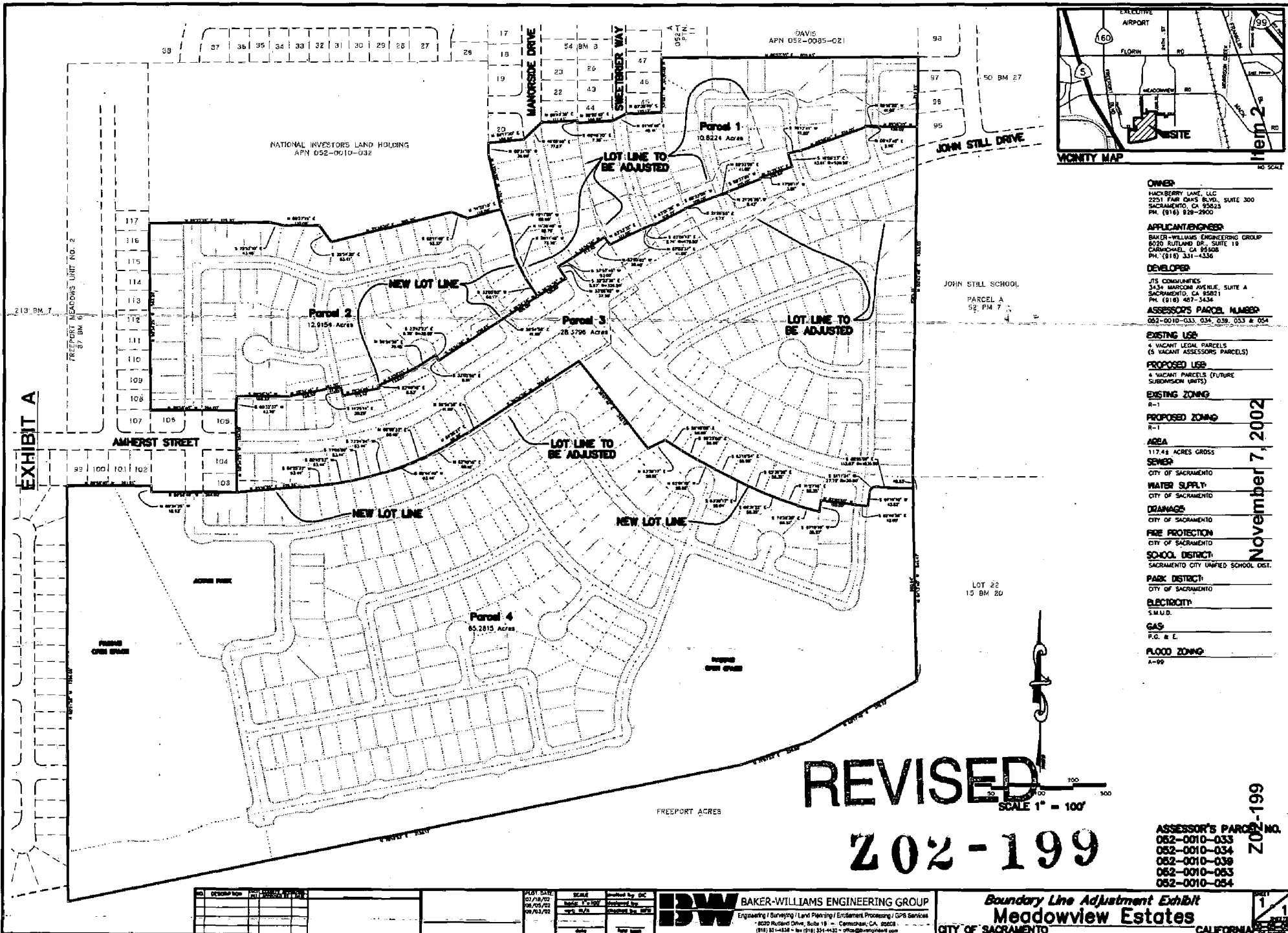
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Eva Bravo)



# VICINITY AND ZONING





**OWNER**  
 HAZELBERRY LANE, LLC  
 2251 FAIR OAKS BLVD., SUITE 300  
 SACRAMENTO, CA 95825  
 PH: (916) 828-2900

**APPLICANT/ENGINEER**  
 BAKER-WILLIAMS ENGINEERING GROUP  
 8020 RUTLAND DR., SUITE 118  
 CARMICHAEL, CA 95608  
 PH: (916) 331-4336

**DEVELOPER**  
 JTS COMMUNITIES  
 3434 MARCOON AVENUE, SUITE A  
 SACRAMENTO, CA 95821  
 PH: (916) 487-3434

**ASSESSOR'S PARCEL NUMBER**  
 052-0010-033, 034, 039, 053 & 054

**EXISTING USE**  
 4 VACANT LEGAL PARCELS  
 (5 VACANT ASSESSORS PARCELS)

**PROPOSED USE**  
 4 VACANT PARCELS (FUTURE SUBDIVISION UNITS)

**EXISTING ZONING**  
 R-1

**PROPOSED ZONING**  
 R-1

**AREA**  
 117.48 ACRES GROSS

**SEWER**  
 CITY OF SACRAMENTO

**WATER SUPPLY**  
 CITY OF SACRAMENTO

**DRAINAGE**  
 CITY OF SACRAMENTO

**FIRE PROTECTION**  
 CITY OF SACRAMENTO

**SCHOOL DISTRICT**  
 SACRAMENTO CITY UNIFIED SCHOOL DIST.

**PARK DISTRICT**  
 CITY OF SACRAMENTO

**ELECTRICITY**  
 S.M.U.D.

**GAS**  
 P.G. & E.

**FLOOD ZONING**  
 A-99

November 7, 2002

202-199

**REVISED**  
**202-199**

SCALE 1" = 100'

**ASSESSOR'S PARCEL NO.**  
 052-0010-033  
 052-0010-034  
 052-0010-039  
 052-0010-053  
 052-0010-054

NO.	DESCRIPTION	DATE

DATE	SCALE	DESIGNED BY	CHECKED BY
07/19/02	1" = 100'		
08/09/02			
09/13/02			

**IBW BAKER-WILLIAMS ENGINEERING GROUP**  
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 8020 Rutland Drive, Suite 118 - Carmichael, CA 95608  
 (916) 534-4334 - Fax (916) 531-4432 - office@bakerwilliams.com

**Boundary Line Adjustment Exhibit**  
**Meadowview Estates**  
 CITY OF SACRAMENTO CALIFORNIA

EXHIBIT A

EXHIBIT B-1

**PARCEL 1**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Section 12, Township 7 North, Range 4 East, M.D.M., and also being a portion of the "R.J. Curran 141.65 Acres" shown on that certain "Plat of Survey", filed for record in the Office of the Recorder of Sacramento County in Book 2 of Surveys, at Page 61. More particularly described as follows:

BEGINNING at the Northeast corner of said "R.J. Curran 141.65 acres", said point also being the Southwest corner of Lot 98 as shown on the "Plat of Meadowview Village Unit No. 2", filed for record in the Office of the Recorder of Sacramento on September 19, 1958 in Book 50 of Maps, Map No. 27; thence along the property line common to the aforementioned tracts of land, South 00° 43' 40" West, 217.73 feet; thence leaving said property line, North 89° 16' 20" West, 161.00 feet; thence South 00° 43' 40" West, 2.98 feet; thence South 69° 58' 41" West, 214.00 feet; thence South 76° 17' 41" West, 41.00 feet; thence along the arc of a non-tangent 520.50 foot radius curve, concave to the Northeast, through a central angle of 4° 48' 08", the chord of which bears South 16° 06' 23" East, 43.61 feet; thence South 71° 29' 33" West, 106.64 feet; thence South 17° 50' 11" East, 3.81 feet; thence South 68° 33' 05" West, 105.00 feet; thence South 68° 33' 05" West, 41.00 feet; thence North 21° 26' 55" West, 0.43 feet; thence South 68° 33' 05" West, 105.00 feet; thence 21° 26' 55" East, 1.72 feet; thence South 63° 01' 38" West, 108.22 feet; thence along the arc of a non-tangent 479.50 foot radius curve, concave to the Northeast, through a central angle 0° 19' 40", the chord of which bears North 23° 06' 13" West, 2.74 feet; thence South 67° 03' 37" West, 41.00 feet; thence South 63° 23' 32" West, 111.00 feet; thence North 33° 05' 02" West, 28.40 feet; thence South 56° 54' 58" West, 117.45 feet; thence South 57° 57' 49" West, 53.00 feet; thence along the arc of a non-tangent 326.50 foot radius curve, concave to the Northeast, through a central angle of 1° 02' 51", the chord of which bears South 32° 33' 36" East, 5.97 feet; thence South 33° 05' 02" East, 37.50 feet; thence South 56° 54' 58" West, 105.00 feet; thence North 33° 05' 02" East, 69.17 feet; thence North 26° 11' 48" West, 72.70 feet; thence North 11° 39' 40" West, 69.79 feet; thence North 19° 11' 09" West, 86.69 feet; thence North 13° 04' 00" West, 174.31 feet; thence North 00° 31' 15" West, 36.85 feet to the Southwest corner of Lot 20 as shown on the "Plat of Meadowview Manor Unit No. 1", filed for record in the Office of the Recorder of Sacramento County on May 11, 1959 in Book 54 of Maps, Map No. 8; thence along the South line of said tract of land the following eight (8) courses and distances:

- 1) North 84° 17' 20" East, 109.60 feet;
- 2) North 46° 05' 40" East, 77.67 feet;
- 3) North 86° 47' 30" East, 111.43 feet;

**Z02-199**

REC'D SEP 19 2002

- 4) South 02° 46' 20" East, 7.35 feet;
- 5) North 86° 20' 40" East, 108.66 feet;
- 6) North 61° 49' 40" East, 46.41 feet;
- 7) North 87° 39' 40" East, 110.12 feet;
- 8) Along the East line of Lots 45, 46 and 47 as shown on said plat, North 00° 16' 10" West, 170.45 feet to a point on the South line of Lot 10 as shown on the "Plat of Riverside Acres", filed for record in the Office of the Recorder of Sacramento County on November 18, 1910 in Book 11 of Maps, Map No. 19; thence along the South line of Lot 10 and Lot 5, North 89° 52' 30" East, 800.03 feet to the POINT OF BEGINNING.

Said property contains 10.8224 feet

**Z02-199**

REC'D SEP 19 2002

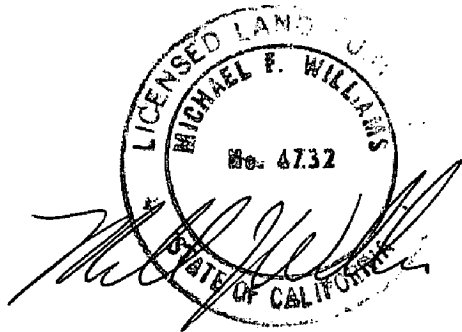


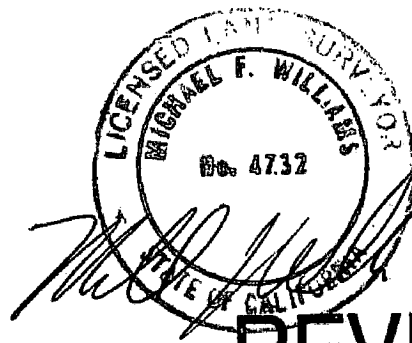
EXHIBIT B-2

**PARCEL 2**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Section 12, Township 7 North, Range 4 East, M.D.M., and also being a portion of the "R.J. Curran 141.65 Acres" shown on that certain "Plat of Survey", filed for record in the Office of the Recorder of Sacramento County in Book 2 of Surveys, at Page 61. More particularly described as follows:

BEGINNING at the Northeast corner of Lot 105 as shown on the "Plat of Freeport Meadows Unit No. 2", filed for record in the Office of the Recorder of Sacramento County on April 26, 1971 in Book 87 of Maps, Map No. 6; thence along the boundary of said tract of land North 89° 58' 40" West 264.00 feet to the Northeast corner of Lot 106; thence along the East line of Lots 107 through 117 inclusive, North 00° 34' 25" West, 583.20 feet; thence leaving the East line of said Lot 117, North 89° 27' 15" East, 375.30 feet; thence South 75° 52' 10" East, 43.45 feet; thence North 89° 27' 15" East, 110.08 feet; thence South 35° 34' 30" East, 63.41 feet; thence North 75° 48' 50" East, 385.30 feet; thence South 68° 11' 40" East, 52.37 feet; thence North 74° 32' 10" East, 110.08 feet; thence South 19° 11' 09" East, 86.69 feet; thence South 11° 39' 40" East, 69.79 feet; thence South 26° 11' 48" West, 72.70 feet; thence South 33° 05' 02" East, 69.17 feet; thence South 56° 54' 58" West, 146.00 feet; thence South 56° 54' 58" West, 220.65 feet; thence North 33° 05' 02" West, 9.91 feet; thence along the arc of a 30.00 foot radius curve, concave to the Northeast, through a central angle of 18° 45' 20", the chord of which bears, North 23° 42' 22" West, 9.78 feet; thence South 56° 54' 58" West, 70.45 feet; thence South 63° 58' 05" West, 133.37 feet; thence South 22° 00' 18" East, 8.53 feet; thence South 78° 34' 46" West, 115.10 feet; thence North 11° 25' 14" West, 30.29 feet; thence South 78° 34' 46" West, 41.00 feet; thence South 78° 34' 46" West, 120.50 feet; thence South 89° 58' 34" West, 166.33 feet; thence South 00° 32' 37" East, 43.70 feet to the POINT OF BEGINNING.

Said property contains 12.9154 acres



**REVISED**



**EXHIBIT B-3**

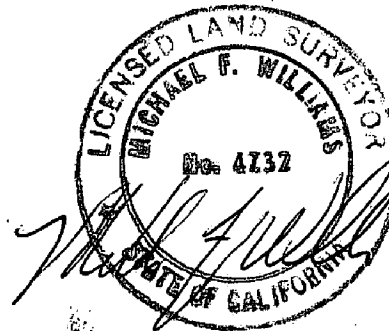
**PARCEL 3**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Section 12, Township 7 North, Range 4 East, M.D.M., and also being a portion of the "R.J. Curran 141.65 Acres" shown on that certain "Plat of Survey", filed for record in the Office of the Recorder of Sacramento County in Book 2 of Surveys, at Page 61. More particularly described as follows:

BEGINNING at a point on the East line of said "R.J. Curran 141.65 acres", said point also being on the West line of Lot 95 as shown on the "Plat of Meadowview Village Unit No. 2", filed for record in the Office of the Recorder of Sacramento on September 19, 1958 in Book 50 of Maps, Map No. 27; from which point, the Northeast corner of said "R.J. Curran 141.65 acres bears North 00° 43' 40" East, 217.73 feet; thence from said point of beginning along a line common with the aforementioned tracts of land and the West line of "Parcel A" as shown on that certain parcel map, filed for record in the Office of the Recorder of Sacramento County on September 20, 1979 in Book 52 of Parcel maps, at page 7, South 00° 43' 40" West, 1,085.32 feet; thence continuing along the West line of said "Parcel A" and the West line of Lot 22 as shown on the "Map of Freeport Acres", filed for record in the Office of the Recorder of Sacramento County on May 19, 1915 in Book 15 of Maps, Map No. 20, South 01° 13' 40" East, 40.83 feet; thence leaving the West line of said Lot 22, along the arc of a non-tangent 1,035.50 foot radius curve, concave to the Northeast, through a central angle of 06° 18' 14", the chord of which bears North 88° 05' 09" West, 113.87 feet; thence along the arc of a reversing 20.00 foot radius curve, concave to the Southeast, through a central angle of 87° 44' 48", the chord of which bears South 51° 11' 34" West, 27.72 feet; thence South 07° 19' 10" West, 43.62 feet; thence North 82° 40' 50" West, 42.00 feet; thence North 82° 40' 50" West, 105.00 feet; thence South 07° 19' 10" West, 35.27 feet; thence North 74° 38' 30" West, 68.52 feet; thence North 71° 27' 16" West, 58.35 feet; thence North 68° 31' 22" West, 58.35 feet; thence North 65° 35' 28" West, 58.35 feet; thence North 63° 20' 17" West, 56.64 feet; thence North 63° 10' 54" West, 55.00 feet; thence North 62° 01' 19" West, 58.66 feet; thence North 59° 25' 00" West, 58.88 feet; thence North 56° 48' 09" West, 58.88 feet; thence South 63° 39' 17" West, 59.81 feet; thence North 38° 07' 32" West, 345.15 feet; thence South 56° 54' 58" West, 365.40 feet; thence South 56° 54' 58" West, 41.00 feet; thence South 58° 28' 27" West, 89.38 feet; thence South 62° 40' 16" West, 60.16 feet; thence South 66° 09' 37" West, 60.46 feet; thence South 69° 44' 40" West, 63.44 feet; thence South 73° 24' 54" West, 63.44 feet; thence South 77° 05' 09" West, 63.44 feet; thence South 80° 45' 23" West, 63.44 feet; thence South 84° 25' 37" West, 63.44 feet; thence South 85° 16' 55" West, 229.24 feet to the Southeast corner of Lot 103 as shown on the "Plat of Freeport Meadows Unit No. 2", filed for record in the Office of the Recorder of Sacramento County on April

26, 1971 in Book 87 of Maps, Map No. 6; thence along the East line of Lots 103, 104 and 105, North 00° 34' 25" West, 254.00 feet to the Northeast corner of said Lot 105; thence North 00° 32' 37" West, 43.70 feet; thence North 89° 58' 34" East, 166.33 feet; thence North 78° 34' 46" East, 120.50 feet; thence North 78° 34' 46" East, 41.00 feet; thence South 11° 25' 14" East, 30.29 feet; thence North 78° 34' 46" East, 115.10 feet; thence North 22° 00' 18" West, 8.53 feet; thence North 63° 58' 05" East, 133.37 feet; thence North 56° 54' 58" East, 70.45 feet; thence along the arc of a non-tangent, 30.00 foot radius curve, concave to the Northeast, through a central angle of 18° 45' 20", the chord of which bears South 23° 42' 22" East, 9.78 feet; thence South 33° 05' 02" East, 9.91 feet; thence North 56° 54' 58" East, 220.65 feet; thence North 56° 54' 58" East, 41.00 feet; thence North 56° 54' 58" East, 210.00 feet; thence North 33° 05' 02" West, 37.50 feet; thence along the arc of a 326.00 foot radius curve, concave to the Northeast, through a central angle of 01° 02' 51", the chord of which bears North 32° 33' 36" West, 5.97 feet; thence North 57° 57' 49" East, 53.00 feet; thence North 56° 54' 58" East, 117.45 feet; thence South 33° 05' 02" East, 28.40 feet; thence North 63° 23' 32" East, 111.00 feet; thence North 67° 03' 37" East, 41.00 feet; thence along the arc of a non-tangent, 479.50 foot radius curve, concave to the Northeast, through a central angle of 00° 19' 40", the chord of which bears South 23° 06' 13" East, 2.74 feet; thence North 63° 01' 38" East, 108.22 feet; thence North 21° 26' 55" West, 1.72 feet; thence North 68° 33' 05" East, 105.00 feet; thence North 21° 26' 55" West, 0.43 feet; thence North 68° 33' 05" East, 146.00 feet; thence North 17° 50' 11" West, 3.81 feet; thence North 71° 29' 33" East, 106.64 feet; thence along the arc of a non-tangent 520.50 foot radius curve, concave to the Northeast, through a central of 4° 48' 08", the chord of which bears North 16° 06' 23" West, 43.61 feet; thence North 76° 17' 41" East, 41.00 feet; thence North 69° 58' 41" East, 214.00 feet; thence North 00° 43' 40" East, 2.98 feet; thence South 89° 16' 20" East, 161.00 feet to the POINT OF BEGINNING.

Said property contains 28.3796 acres.



**REVISED**  
**202-199**

EXHIBIT B-4

**PARCEL 4**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Section 12, Township 7 North, Range 4 East, M.D.M., and also being a portion of the "R.J. Curran 141.65 Acres" shown on that certain "Plat of Survey", filed for record in the Office of the Recorder of Sacramento County in Book 2 of Surveys, at Page 61. More particularly described as follows:

BEGINNING at a point on the West line of Lot 22 as shown on the "Map of Freeport Acres", filed for record in the Office of the Recorder of Sacramento County on May 19, 1915 in Book 15 of Maps, Map No. 20, from which point a  $\frac{3}{4}$ " iron pipe tagged LS 2457 marking the Northwest corner of "Parcel A" as shown on that certain parcel map filed for record in the Office of the Recorder of Sacramento County on September 20, 1979 in Book 52 of Parcel Maps, at Page 7 bears the following two (2) courses and distances: 1.) Along the West line of said "Lot 22" and said "Parcel A" North  $01^{\circ} 13' 40''$  West, 40.83 feet 2.) Along the West line of said "Parcel A" North  $00^{\circ} 43' 40''$  East, 964.33 feet; thence from said point of beginning along the West line of said Lot 22 and Lot 23 as shown on said "Map of Freeport Acres", South  $01^{\circ} 13' 40''$  East, 600.64 feet; thence along the North line of Lot 21, 20 19 and 18 as shown on said "Map of Freeport Acres" the following three (3) courses and distances: 1.) South  $60^{\circ} 17' 49''$  West, 378.73 feet 2.) South  $71^{\circ} 07' 53''$  West, 229.89 feet 3.) South  $78^{\circ} 19' 53''$  West, 2,128.12 feet to a  $1 \frac{1}{4}$ " iron pipe tagged L.S. 2651 marking the Southeast corner of the "G.L. Klotz" parcel as shown on that certain "Plat of Survey", filed for record in the Office of the Recorder of Sacramento County on May 16, 1955, in Book 11 of Surveys, Map No. 25; thence along the East line of said parcel, North  $00^{\circ} 21' 28''$  West, 1,296.00 feet to the Southwest corner of Lot 99 as shown on the "Plat of Freeport Meadows Unit No. 2", filed for record in the Office of the Recorder of Sacramento County on April 26, 1971, in Book 87 of Maps, Map No. 6; thence along the South line of Lots 99, 100, 101 and 102, South  $89^{\circ} 58' 40''$  East, 261.61 feet; thence following the boundary of that certain parcel of land described in Book 4080 of Official records At Page 650, the following two (2) courses and distances: 1.) South  $00^{\circ} 34' 25''$  East, 18.93 feet 2.) South  $89^{\circ} 58' 40''$  East, 105.01 feet; thence continuing along the boundary of said "Plat of Freeport Meadows Unit No. 2", South  $89^{\circ} 58' 40''$  East, 158.99 feet to the Southeast corner of Lot 103 as shown on said plat; thence leaving the Southeast corner of said Lot 103, North  $85^{\circ} 16' 55''$  East, 229.24 feet; thence North  $84^{\circ} 25' 37''$  East, 63.44 feet; thence North  $80^{\circ} 45' 23''$  East, 63.44 feet; thence North  $77^{\circ} 05' 09''$  East, 63.44 feet; thence North  $73^{\circ} 24' 54''$  East, 63.44 feet; thence North  $69^{\circ} 44' 40''$  East, 63.44 feet; thence North  $66^{\circ} 09' 37''$  East, 60.46 feet; thence North  $62^{\circ} 40' 16''$  East, 60.16 feet; thence North  $58^{\circ} 28' 27''$  East, 89.38 feet; thence North  $56^{\circ} 54' 58''$  East, 406.40 feet; thence South  $38^{\circ} 07' 32''$  East, 345.15 feet; thence North  $63^{\circ} 39' 17''$  East, 59.81 feet; thence

**Z02-199**

REC'D SEP 19 2002

702-100

November 7 2002

ITEM 2

South 56° 48' 09" East, 58.88 feet; thence South 59° 25' 00" East, 58.88 feet; thence South 62° 01' 19" East, 58.66 feet; thence South 63° 10' 54" East, 55.00 feet; thence South 63° 20' 17" East, 56.64 feet; thence South 65° 35' 28" East, 58.35 feet; thence South 68° 31' 22" East, 58.35 feet; thence South 71° 27' 16" East, 58.35 feet; thence South 74° 38' 30" East, 68.52 feet; thence North 07° 19' 10" East, 35.27 feet; thence South 82° 40' 50" East, 147.00 feet; thence North 07° 19' 10" East, 43.62 feet; thence along the arc of a 20.00 foot radius curve, concave to the Southeast, through a central angle of 87° 44' 48", the chord of which bears North 51° 11' 34" East, 27.72 feet; thence along the arc of a reversing 1,035.50 foot radius curve, concave to the North, through a central angle of 06° 18' 14", the chord of which bears South 88° 05' 09" East, 113.87 feet to the POINT OF BEGINNING.

Said property contains 65.2815 acres.

**Z02-199**

REC'D SEP 19 2002

