

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 10, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-014). 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 lines between four partially developed parcels to create two parcels totaling 14.2± acres in the Agricultural (A) zone.

Location: 920 San Juan Road (D1, Area 4)

Assessor's Parcel Number: 250-0010-082, 083, 084, 085

Applicant: Morton & Pitalo Inc. (John Pitalo); 1788 Tribute Road #200; Sacramento, CA 95815

Property Owners: CA-NV-HA District Church- Missouri Synod % Peace Lutheran Church of Sacramento  
924 San Juan Road  
Sacramento, CA 95834-2211

and

Roman Catholic Bishop of Sacramento  
2110 Broadway #227  
Sacramento, CA 95818

General Plan Designation: High Density Residential (30+ du/na) and Low Density Residential (4-15 du/na)

South Natomas

Community Plan Designation: Medium High Density Residential (11-21 du/na) and Residential (4-8 du/na)

Existing Land Use of Site: Church and Vacant

Existing Zoning of Site: Agricultural (A)

Surrounding Land Use and Zoning:

North: R-2B PUD; Apartments

South: R-1; School

East: R-1A PUD; Drainage Canal

West: R-1; Vacant

Property Dimensions: Irregular  
 Property Area: 14.2+ acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

Previous Files: P82-193, P87-402

Additional Information The applicant proposes to relocate the common property lines between four parcels in order to create two parcels. When the City realigned San Juan Avenue, the new road crossed through existing parcels. The current owners propose to consolidate remnant pieces and realign the property lines so each has one parcel on either side of the street. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was 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 State EIR Guidelines {California Environmental Quality Act, 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.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
5. **Advisory Note:** The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations

will apply:

- \* All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- \* Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Natomas Community Plan which designate the site for High Density Residential (30+ du/na) and Low Density Residential (4-15 du/na) and Medium High Density Residential (11-21 du/na) and 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.



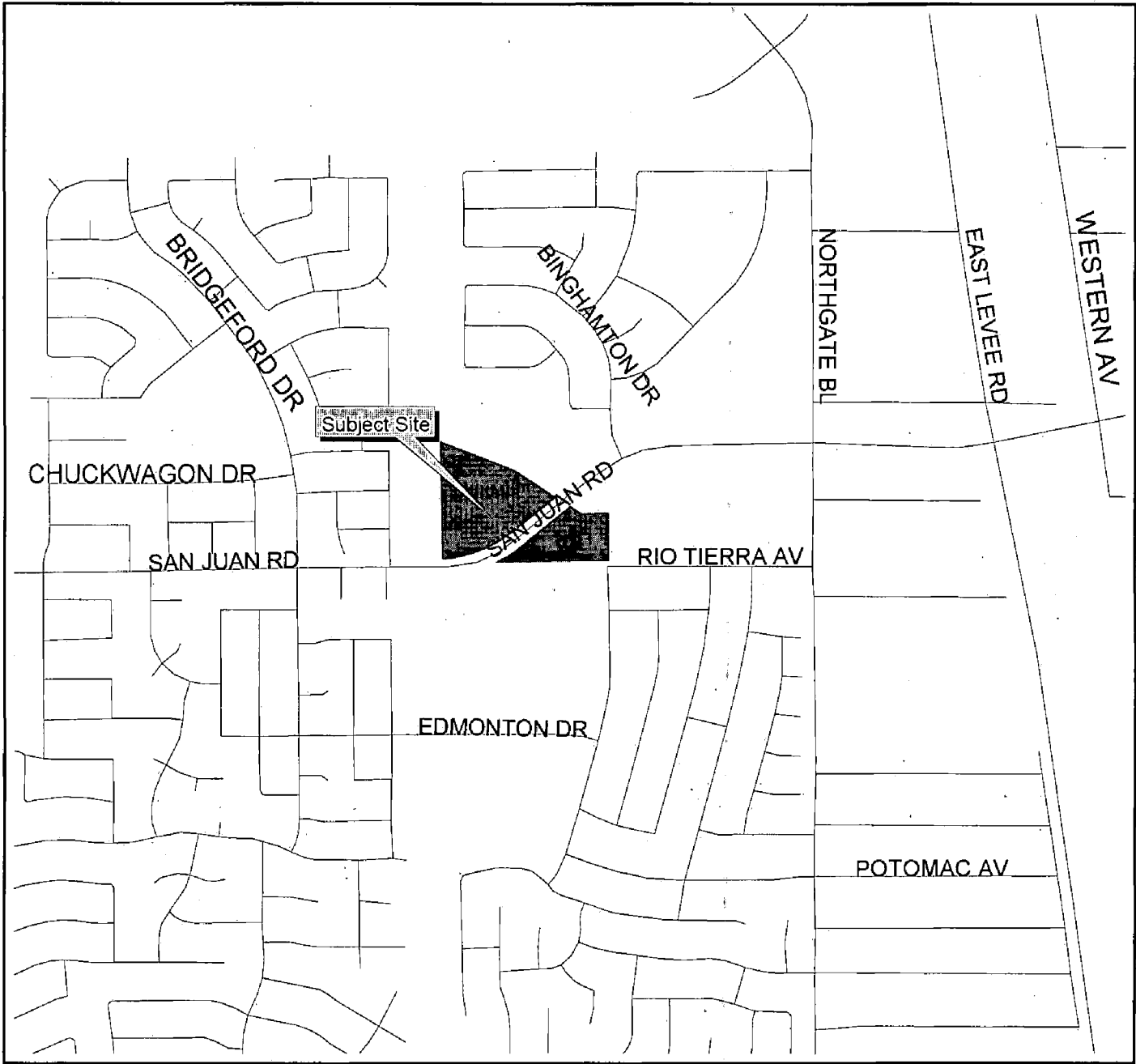

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Joy D. Patterson  
Zoning Administrator

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 (Jerry Lovato, 264-7918) 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 (Jerry Lovato)

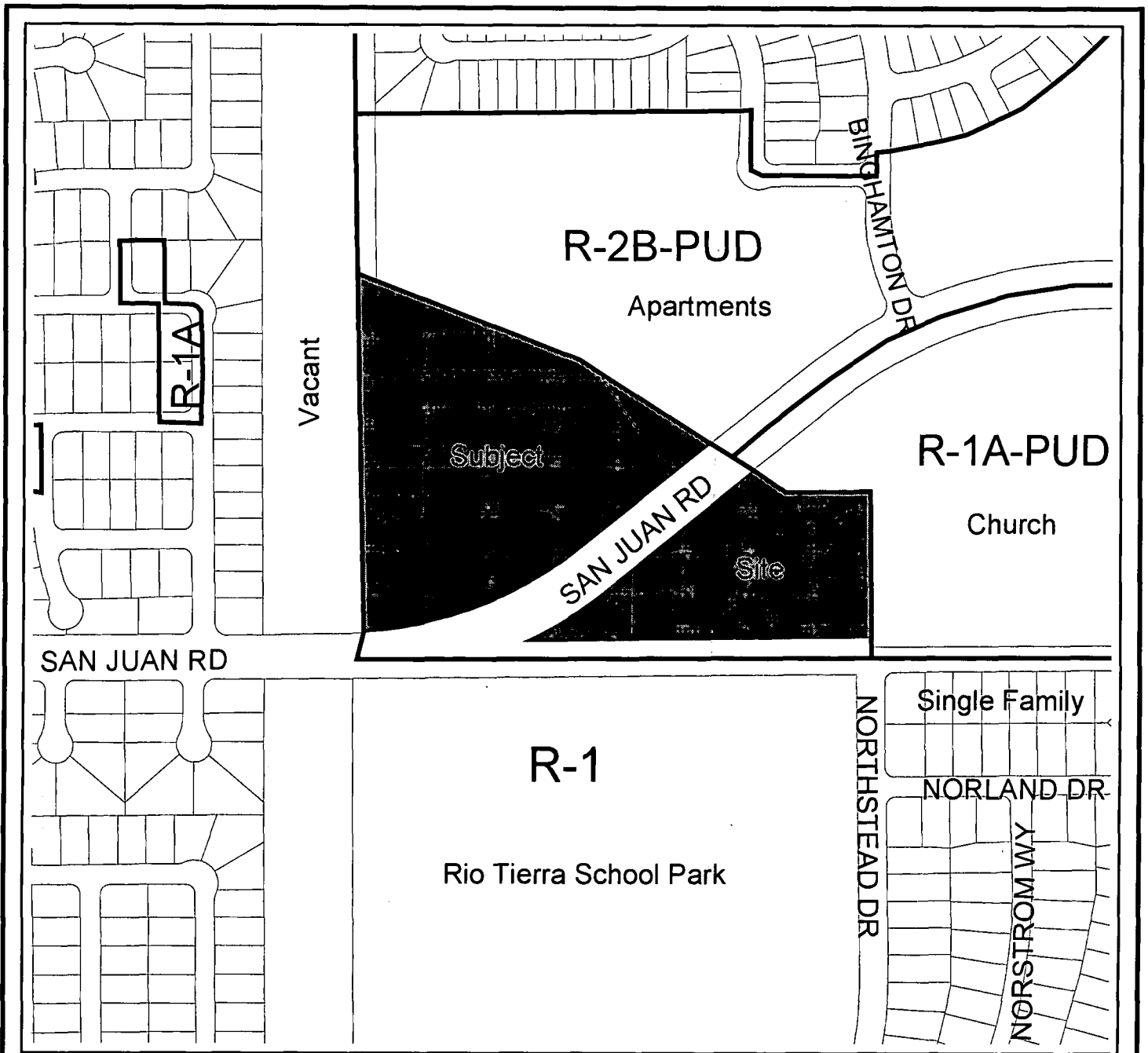



Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# VICINITY MAP





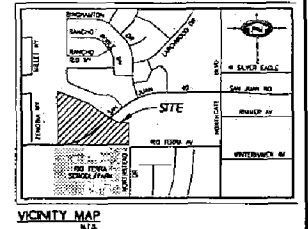
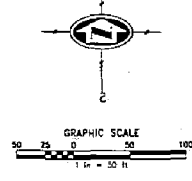
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



LOT LINE ADJUSTMENT  
 A PORTION OF SECTION 18, TOWNSHIP 9 NORTH,  
 RANGE 5 EAST, M.D.B. & M.  
 CITY OF SACRAMENTO, CALIFORNIA  
 FEBRUARY, 1999 SCALE: 1" = 50'  
 MORTON & PITALO, INC.



LOT B  
 MEADOW WOOD UNIT NO. 1  
 138 B.M. 18

PARCEL B  
 76 P.M. 30

PARCEL A  
 APN 250-010-05  
 9.172 AC gross

PARCEL B  
 APN 250-010-16  
 5.045 AC gross

**RECEIVED**  
**FEB 22 1999**  
 CITY OF SACRAMENTO  
 CITY PLANNING DIVISION

EXHIBIT A



GRANT UNION HIGH SCHOOL DISTRICT

RIO TERRA AVENUE

SAN JUAN ROAD

NORTHSTEAD DRIVE

299-014

MARCH 10, 1999

ITEM 3

299-014

# Proposed Legal Description

**EXHIBIT B-1**

## LOT LINE ADJUSTMENT

### PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of fractional Section 18, Township 9 North, Range 5 East, MDM, described in deeds recorded in Book 5170, Page 621, and Book 83-0929, Page 1339, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at the intersection of the Northeasterly line of said parcel of land described in deed recorded in Book 5170, Page 621, and the centerline of San Juan Road as said road is described in right-of-way deeds recorded in Book 86-0611, Pages 969 and 972, Official Records of Sacramento County; thence from said point of beginning, along the centerline of said San Juan Road South  $15^{\circ}45'08''$  West 382.33 feet and Southwesterly along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 835.00 feet and being subtended by a chord bearing South  $70^{\circ}15'58''$  West 530.28 feet to the Easterly boundary of Meadow Wood Unit No. 1 (Amended), the plat of which is filed in Book 138 of Maps, Map No. 18, Sacramento County Records; thence along said Easterly boundary North  $00^{\circ}11'37''$  West 820.95 feet to the Southwesterly corner of Parcel B as said parcel is shown and so designated on that certain Parcel Map filed in Book 76 of Parcel Maps, Page 30, Sacramento County Records; thence along the Southwesterly line of said Parcel B South  $69^{\circ}00'00''$  East 513.10 feet to the Northwesterly corner of said parcel of land described in said deed recorded in Book 5170, Page 621; thence along the Northeasterly line of said parcel of land South  $55^{\circ}35'34''$  East 391.69 feet to the point of beginning.



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Item 3

**EXHIBIT B-2**

**LOT LINE ADJUSTMENT**

**PARCEL B**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of fractional Section 18, Township 9 North, Range 5 East, MDM, described in deeds recorded in Book 5170, Page 621, and Book 83-0929, Page 1339, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at a point on the Southerly line of said Section 18 at the intersection of the centerline of Rio Terra Avenue (formerly San Juan Road) and Northstead Drive as shown on the plat of Northgate Unit No. 4 filed in Book 47 of Maps, Map No. 8, Sacramento County Records; thence from said point of beginning, along said Southerly line of Section 18 South  $89^{\circ}51'00''$  West 1087.66 feet to the Southeasterly boundary corner of Meadow Wood Unit No. 1 (Amended), the plat of which is filed in Book 138 of Maps, Map No. 18, Sacramento County Records; thence along the Easterly line of said Meadow Wood Unit No. 1 (Amended) North  $00^{\circ}11'37''$  West 0.18 foot to the centerline of San Juan Road as said road is described in right-of-way deeds recorded in Book 86-06-11, Pages 969 and 972, Official Records of Sacramento County; thence along said centerline of San Juan Road, Northeasterly along the arc of a curve to the left, concave Northwesterly, having a radius of 835.00 feet and being subtended by a chord bearing North  $70^{\circ}15'58''$  East 530.28 feet to the Northerly line of the parcel of land described in said deed recorded in Book 5170, Page 621; thence along the Northerly and Easterly lines of said parcel the following three (3) courses: (1) South  $55^{\circ}35'34''$  East 130.13 feet; (2) North  $89^{\circ}51'00''$  East 180.00 feet and (3) South  $00^{\circ}09'00''$  East 340.00 feet to the point of beginning.



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Item 3



**NOTICE OF EXEMPTION**

TO:  County Clerk  
County of Sacramento

FROM: Environmental Coordinator  
City of Sacramento

— Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA 95814

**ENDORSED:**

**MAR 18 1999**

**ACTIVITY/PROJECT TITLE:** Z99-014

**ACTIVITY/PROJECT LOCATION:** 920 San Juan Road

JOHN DARK, CLERK-RECORDER  
By [Signature], Deputy

**CITY:** Sacramento

**COUNTY:** Sacramento

**DESCRIPTION OF ACTIVITY/PROJECT:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between four partially developed parcels to create two parcels totaling 14.2± acres in the Agricultural (A) zone.

**NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT:** City of Sacramento

**NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:**

Morton & Pitalo Inc. (John Pitalo)

**THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.**

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutorial Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 05 and Section Number 15305(a)

**REASONS WHY ACTIVITY/PROJECT IS EXEMPT:** The activity involves a lot line adjustment to relocate the common property line between four parcels in order to realign the parcels after the San Juan Road realignment placed the road through the middle of several parcels. Although the project is located in the AR Flood Zone area, the project is for a lot line adjustment that will not result in any changes in land use. The project does not require building permits.

DATED: 10 Mar 99

[Signature]  
Sandra L. Yope, Associate Planner

County of Sacramento  
Clerk/Recorder

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MISC BUSINESS	25.00
J03 EIR Admin Fee	
How Many	
1	
Total	25.00
Check	25.00
Amount Due	0.00

Thank You  
Retain this receipt for your records