

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 17, 1997, the Zoning Administrator approved a Lot Line Adjustment (File Z97-128) by adopting the attached resolution (ZA97-036).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property lines between two parcels totaling .22± vacant acres in the Single Family (R-1) zone.

Location: 12 Tern Ct. (D7, Area 2)

Assessor's Parcel Number: 030-0130-017, and 016

Applicant: Geil Engineering
1226 High St.
Auburn, Ca. 95603
Attn. K.Geil

Property Owner: John Tosney Robert Logan & Barbara Kenny
2830 O St. 8 Tern Ct.
Sacramento, Ca. 95816 Sacramento, Ca. 95831

General Plan Designation: Low Density Residential
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: Greenhaven Lake R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Single Family

Property Dimensions: Irregular
Property Area: .22± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Legal Description: Exhibit A
Project Plans: Exhibit B

Additional Information The applicant proposes to relocate the two property lines

between these parcels in order to accommodate Landscaping. This lot line adjustment will also provide lake access for parcel on the south west side of the site.

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)}.

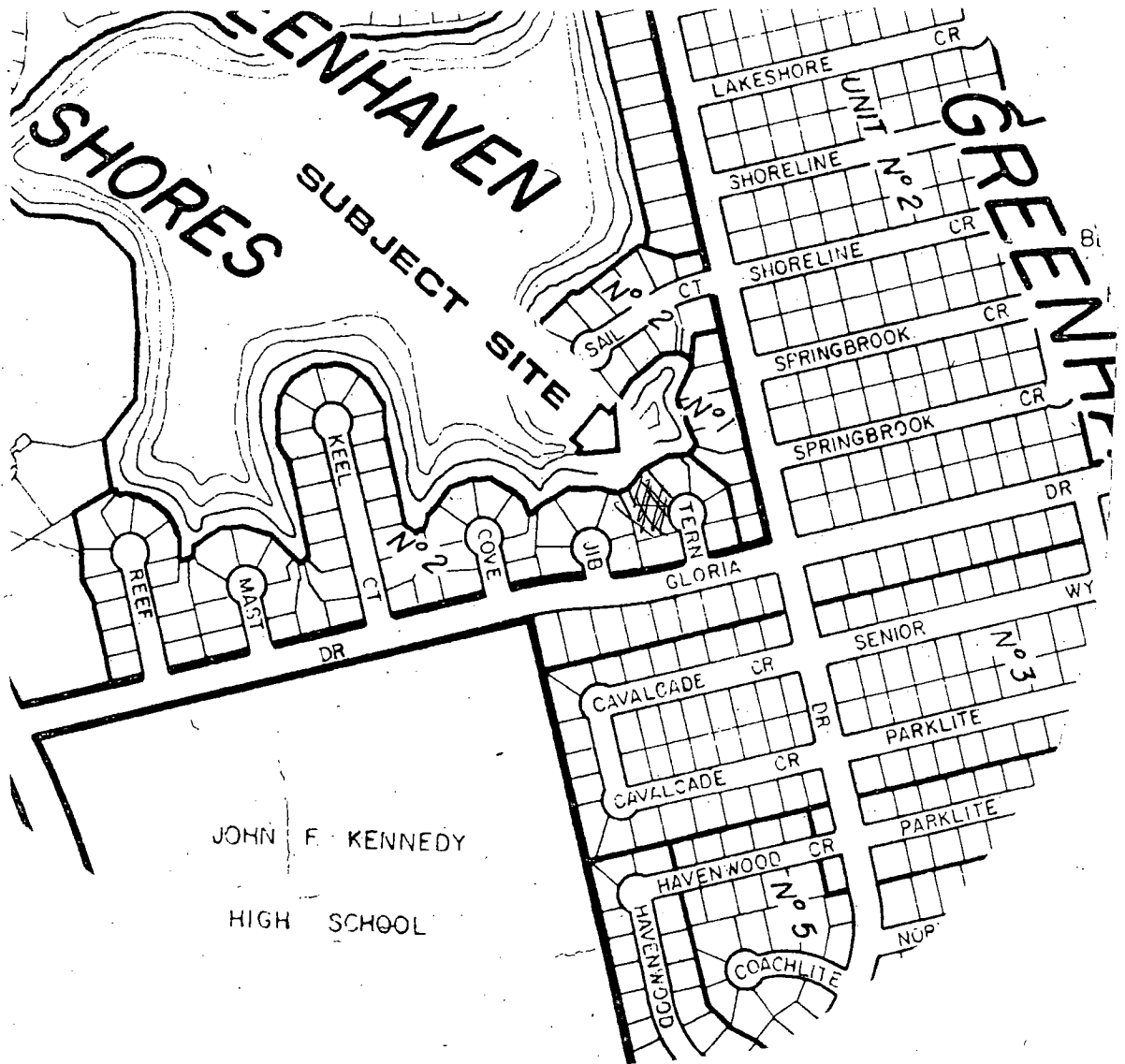


Joy Patterson
Zoning Administrator

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



VICINITY MAP

Geil Engineering
1226 High Street - Auburn, CA 95603
Phone (916) 885-0426 Fax (916) 823-1309

EXHIBIT A

October 28, 1997

Lot 40 to Lot 41

A portion of Lot 40 of Lake Greenhaven Shores Unit No. 2 as shown on the official plat thereof filed in the office of the Recorder of Sacramento County in Book 79 of Maps, Map No. 25.

Beginning at the Southeast corner of the aforementioned Lot 40 and running thence along the Southerly line thereof North 89°28'30" West 93.80 feet to the Southwest corner thereof; thence along the Westerly line of said Lot 40 North 30°38'30" West 7.00 feet; thence South 85°57'25" East 97.61 feet to the point of beginning.

CITY OF SACRAMENTO
PERMIT ASSISTANCE

DEC 04 1997

RECEIVED

297-128

12-17-97

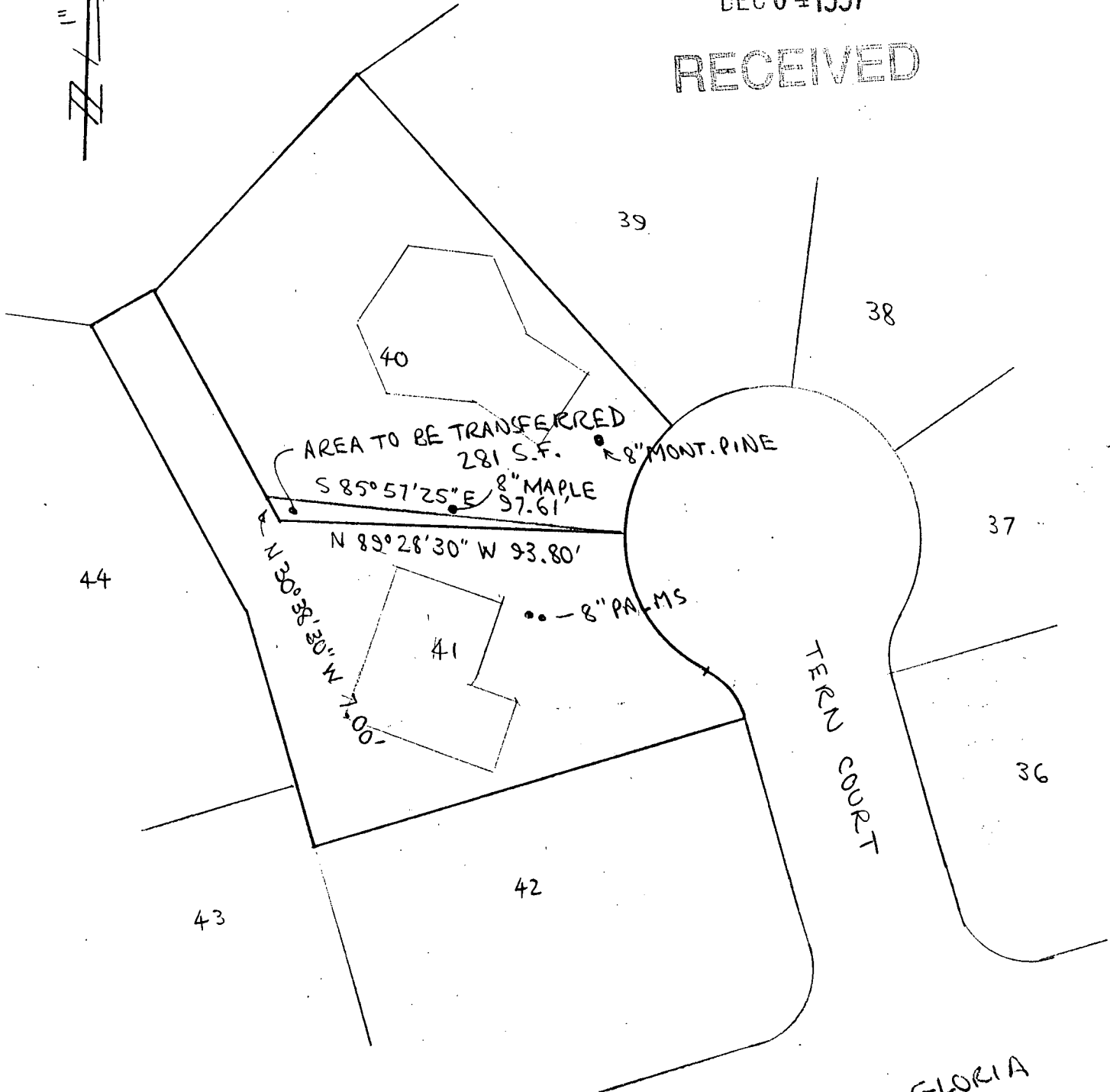
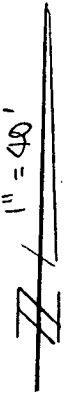
297-128
#3

EXHIBIT B

CITY OF SACRAMENTO
PERMIT ASSISTANCE

DEC 04 1997

RECEIVED



MAP FOR BOUNDARY LINE ADJ.
LOT 40 TO LOT 41, LAKE GREENHAVEN
SHORES, BK 79 OF MAPS, NO. 25, S.C.R.
SACRAMENTO COUNTY, CALIF. OCTOBER, 1997
GEIL ENGINEERING

297-128
797-128

12-17-97

#3