

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 7, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-061) by adopting the attached resolution (ZA94-018).

Project Information

Request: Zoning Administrator Lot Line Adjustment to adjust the common property lines between two parcels totaling 26.3± vacant acres in the Single Family Alternative (R-1A).

Location: Southeast corner of Freeport Boulevard and Meadowview Road

Assessor's Parcel Number: 052-001-075, 076

Applicant: FMcH Civil Engineers/Surveyors
7806 Uplands, #B
Citrus Heights, CA 95610

Property Owner: Freeport Association
7700 College Town Drive, Ste. 118
Sacramento, CA 95826

General Plan Designation: Low Density Residential (4-15 du/na)
Airport/Meadowview

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: C-2 and R-3; Vacant and Apartments

South: R-1; Vacant and Single Family

East: R-1 and R-3; Single Family and Apartments

West: R-1; Vacant

Property Dimensions: Irregular

Property Area: 26.3± acres

Z94-061

June 7, 1994

Item 1

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 and B-2

Previous File Numbers: P92-021, P91-067

Background Information: On March 12, 1992, the Planning Commission approved a Lot Line Adjustment to merge six parcels into five parcels (P92-021). On October 15, 1991, the City Council approved numerous entitlements including a Plan Amendment and a Rezone to create a more dense project area in order to construct 185 zero-lot line single family homes (P91-067).

Additional Information: The applicant proposes to relocate a common property line between two parcels in order to create a larger parcel that is to be sold for future development. Both parcels are vacant.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.

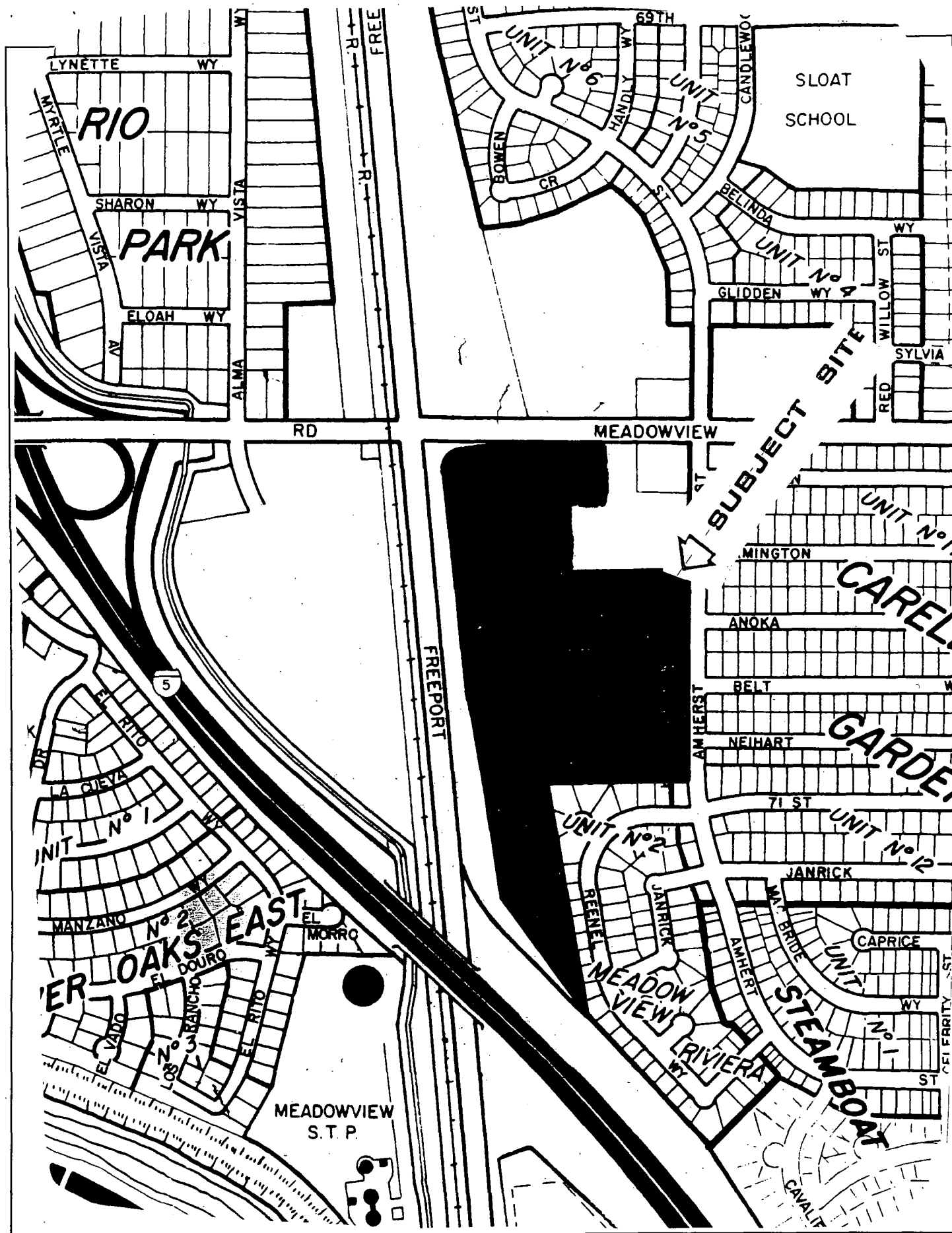


Joy D. Patterson
Zoning Administrator

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 - Development Division (Anwar Ali, 264-7210) 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 South Team- Cindy Gnos

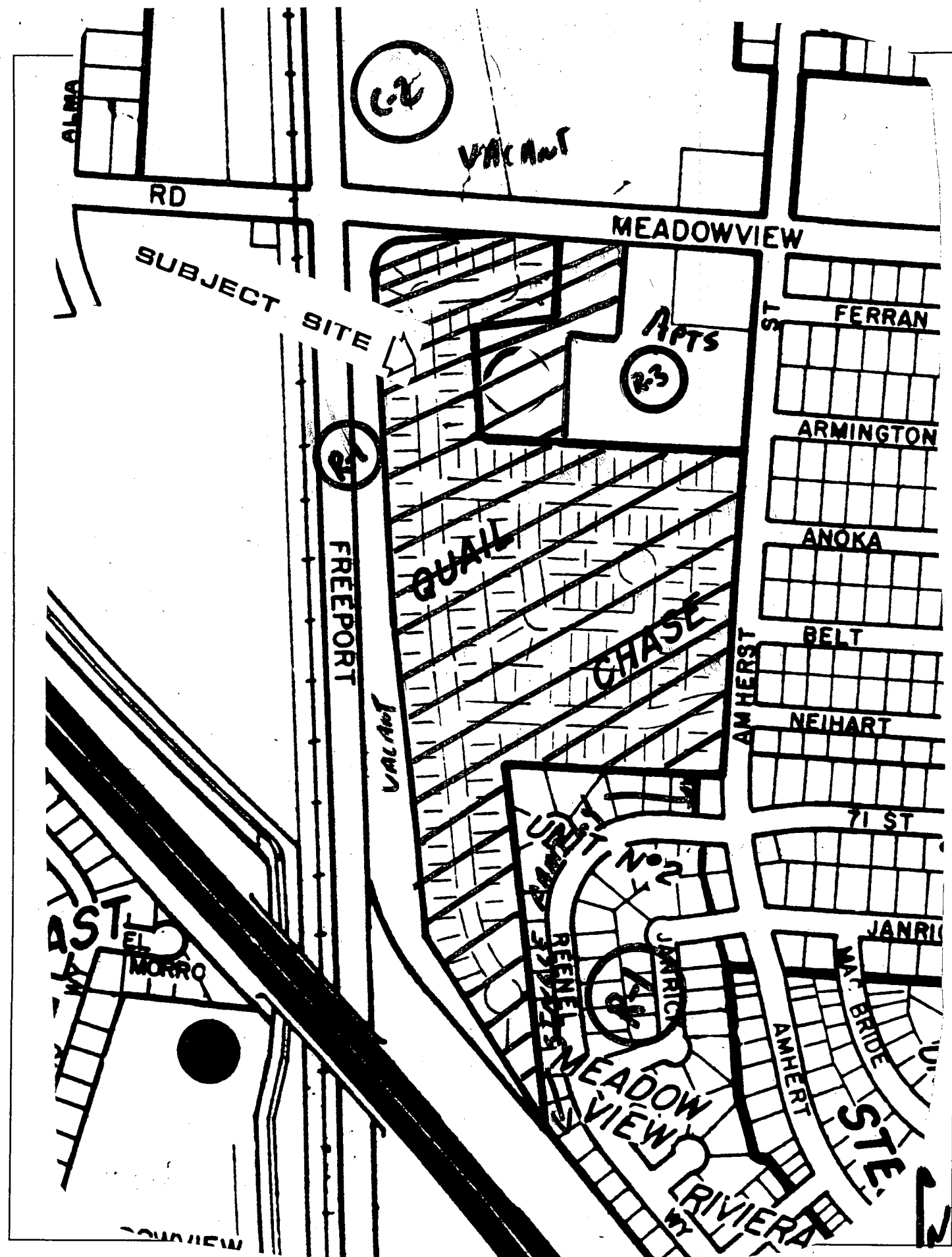


VICINITY MAP

Z94-061

JUNE 7, 1994

ITEM NO.



LAND USE & ZONING MAP



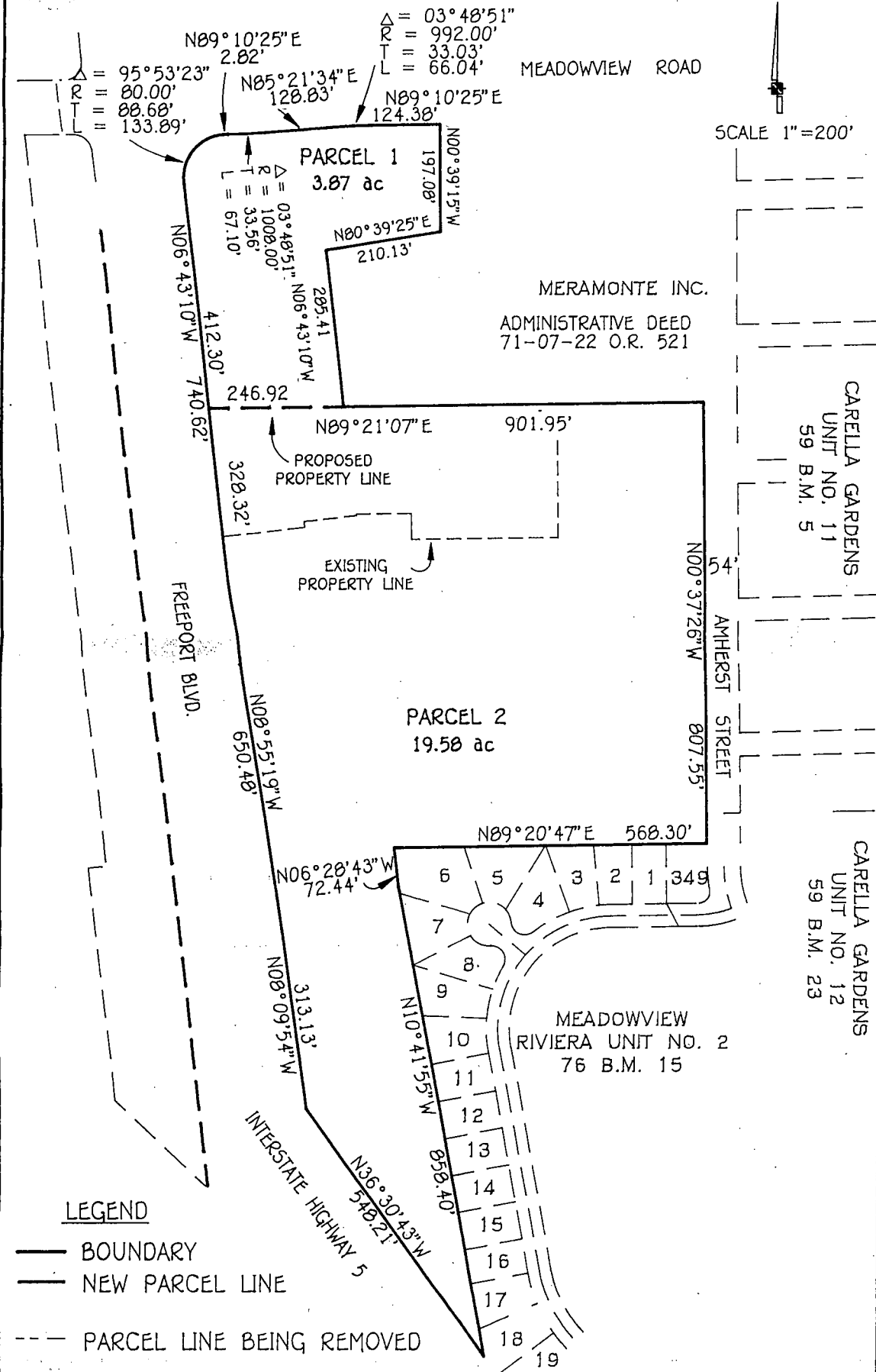
ENGINEERING
PLANNING
& SURVEYING

7808 UPLANDS WY., SUITE B
CITRUS HEIGHTS, CA. 95610
(916)967-9999

EXHIBIT - A

LOT LINE ADJUSTMENT

QUAIL CHASE



294-061

JUNE 7, 1994

ITEM 1

EXHIBIT B - 1

**EXHIBIT A
PAGE 1 OF 2**

**LEGAL DESCRIPTION
PROPOSED**

PARCEL NO. 1

All that portion of the northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

COMMENCING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence along the west line of said Meadowview Riviera Unit No. 2 the following two (2) courses: (1) South $06^{\circ}28'43''$ East, 72.44 feet; (2) South $10^{\circ}41'55''$ East, 858.40 feet to a point on the easterly line of Interstate Highway 5; thence along said easterly line North $36^{\circ}30'43''$ West, 548.21 feet to a point on the east right-of-way line of Freeport Boulevard; thence along said east right-of-way line the following three (3) courses: (1) North $08^{\circ}09'54''$ West, 313.13 feet; (2) North $08^{\circ}55'19''$ West, 650.48 feet; (3) North $06^{\circ}43'10''$ West, 328.32 feet to the TRUE POINT OF BEGINNING of the parcel described herein; thence continuing along said east right-of-way line of Freeport Boulevard North $06^{\circ}43'10''$ West, 412.30 feet; thence along a tangent curve concave to the southeast having a radius of 80.00 feet and whose chord bears North $41^{\circ}13'38''$ East, 118.80 feet, to a point on the south right-of-way line of Meadowview Road; thence along said south right-of-way line the following five (5) courses: (1) North $89^{\circ}10'25''$ East, 2.82 feet; (2) Easterly 67.10 feet along the arc of a tangent curve concave to the north, having a radius of 1008.00 feet through a central angle of $03^{\circ}48'51''$; (3) North $85^{\circ}21'34''$ East, 128.83 feet; (4) Easterly 66.04 feet along the arc of a tangent curve concave to the south having a radius of 992.00 feet through a central angle of $03^{\circ}48'51''$; (5) North $89^{\circ}10'25''$ East, 124.38 feet; thence leaving said south right-of-way line, South $00^{\circ}39'15''$ East, 197.08 feet; thence South $80^{\circ}39'25''$ West, 210.13 feet; thence South $06^{\circ}43'10''$ East, 285.41 feet; thence South $89^{\circ}21'07''$ West, 246.92 feet along the prolongation south line of that certain parcel described in Book 71-07-22, Page 521, Official Records, County of Sacramento to the east right-of-way line of Freeport Boulevard and the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

794 061

294-061

JUNE 7, 1994

ITEM 1

EXHIBIT B-2

**EXHIBIT A
PAGE 2 OF 2**

**LEGAL DESCRIPTION
PROPOSED**

PARCEL NO. 2

All that portion of the northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

BEGINNING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence along the west line of said Meadowview Riviera Unit No. 2 the following two (2) courses: (1) South $06^{\circ}28'43''$ East, 72.44 feet; (2) South $10^{\circ}41'55''$ East, 858.40 feet to a point on the easterly line of Interstate Highway 5; thence along said easterly line North $36^{\circ}30'43''$ West, 548.21 feet to a point on the east right-of-way line of Freeport Boulevard; thence along said east right-of-way line the following three (3) courses: (1) North $08^{\circ}09'54''$ West, 313.13 feet; (2) North $08^{\circ}55'19''$ West, 650.48 feet; (3) North $06^{\circ}43'10''$ West, 328.32 feet; thence leaving said east right-of-way line North $89^{\circ}21'07''$ East, 901.95 feet to a point on the west right-of-way line of Amherst Street; thence along said west right-of-way line South $00^{\circ}37'26''$ East, 807.55 feet to a point on the north line of said Meadowview Riviera Unit No. 2; thence along said north line South $89^{\circ}20'47''$ West, 568.30 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

294-061

JUNE 7, 1994

ITEM 1