

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, May 27, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-047) by adopting the attached resolution (ZA98-021).

**Project Information**

**Request:**     Zoning Administrator Lot Line Adjustment to relocate two property lines on property totaling 64.19± vacant acres in the Employment Center Planned Unit Development (MRD-20-PUD) zone.

**Location:**    North West Corner of San Juan Rd. & I-5 (D1, Area 4)

**Assessor's Parcel Number:** 225-0180-036, & 037

**Applicant:**    Vail Engineering Corp.  
                  2033 Howe Ave. #220  
                  Sacramento, CA 95825

**Property Owner:** Alleghany Properties  
                      2150 River Plaza Dr. #155  
                      Sacramento, CA 95833

**General Plan Designation:**    Industrial Employee Intensive  
North Natomas  
**Community Plan:**             Employment Center  
**Existing Land Use of Site:**    Vacant  
**Existing Zoning of Site:**      Industrial (MRD-20 PUD)

**Surrounding Land Use and Zoning:**  
North:     MRD-20; Vacant  
South:    MRD-50; Vacant  
East:     I-5  
West:     MRD-20-PUD Vacant

**Property Dimensions:**        Irregular  
**Property Area:**             64.19± acres  
**Topography:**                Flat  
**Street Improvements:**      To be provided  
**Utilities:**                    To be provided

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

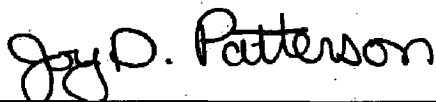
Additional Information The applicant proposes to realign two parcels to conform to the Community Plan for the purpose of future development.

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)).



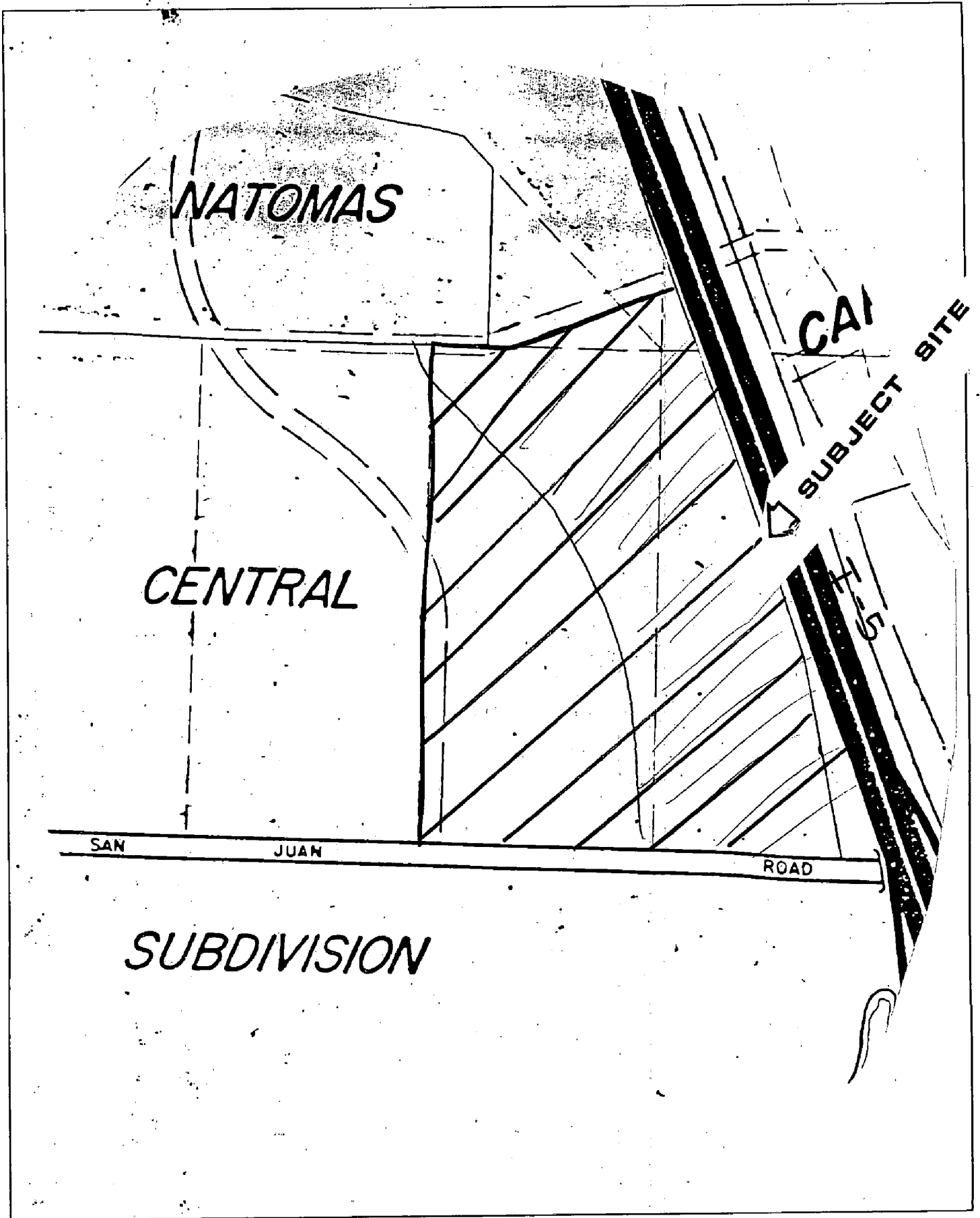
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Joy D. Patterson  
Zoning Administrator

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 (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)



VICINITY MAP

EXHIBIT A  
Page 1 of 3 pages

Parcel A

A Portion of Parcel 1, as Parcel 1 is described in that Certificate of Compliance recorded in Book 941212, at Page 29, of the Official Records of the County of Sacramento, also being a portion of Lot 4, as Lot 4 is shown on that map of "Natomas Central Subdivision" filed in Book 16 of Maps, Map No. 3, of the Records of the County of Sacramento, being situated in Section 15, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, State of California, and said portion being more particularly described as follows:

BEGINNING AT A POINT on the northerly line of said Lot 4, said point being located South 89°34'00" West 887.44 feet from the northeast corner of said Lot 4;

Thence, from said POINT OF BEGINNING, 570.17 feet along the arc of a 2000.00-foot radius curve left through a central angle of 16°20'03" subtended by a chord bearing South 30°29'45" East 568.24 feet;

Thence South 38°39'46" East 306.56 feet;

Thence 1000.52 feet along the arc of a 1500.00-foot radius curve right through a central angle of 38°13'01" subtended by a chord bearing South 19°33'15" East 982.07 feet;

Thence South 00°26'45" East 306.04 feet to a point on the southerly line of said Lot 4 from which the southwesterly corner thereof bears South 89°36'35" West 800.19 feet;

Thence South 89°36'35" West 800.19 feet along the southerly line of said Lot 4 to the southwest corner thereof;

Thence North 00°41'11" West 1965.96 feet along the westerly line of said Lot 4 to the northwest corner thereof;

Thence North 89°34'00" East 12.75 feet along the northerly line of said Lot 4 to the POINT OF BEGINNING, containing 24.276 acres, more or less.

The bearings herein are based upon the northerly line of said Lot 4 as shown on that Record of Survey filed in Book 36 of Surveys, at Page 10, of the Records of the County of Sacramento.

SUBJECT TO the following easements:

- a) Private road and canal reservations per said Book 16 of Maps, Map No. 3.
- b) Public road easement conveyed to the County of Sacramento by the Natomas Company and recorded in Book 264, at Page 394, of the Official Records of Sacramento County.

-END OF PARCEL A DESCRIPTION-

EXHIBIT A  
Page 2 of 3 pages

Parcel B

A Portion of Parcel 1 and Parcel 2, as said parcels are described in that Certificate of Compliance recorded in Book 941212, at Page 29, of the Official Records of the County of Sacramento, also being a portion of Lot 4, Lot 5, Lot 13, and Lot 14, as said lots are shown on that map of "Natomas Central Subdivision" filed in Book 16 of Maps, Map No. 3, of the Records of the County of Sacramento, being situated in Sections 14 and 15, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, State of California, said portion being more particularly described as follows:

BEGINNING AT A POINT on the northerly line of said Lot 4, said point being situated South  $89^{\circ}34'00''$  West 887.44 feet from the northeast corner of said Lot 4;

Thence, from said POINT OF BEGINNING, North  $89^{\circ}34'00''$  East 341.03 feet along the northerly line of said Lot 4 to a point from which the northeast corner of said Lot 4 bears North  $89^{\circ}34'00''$  East 546.41 feet;

Thence North  $67^{\circ}25'02''$  East 588.89 feet long the northerly line of said Parcel 1 to a point from which the northeast corner of said Lot 4 bears South  $00^{\circ}41'38''$  East 222.03 feet;

Thence North  $67^{\circ}25'02''$  East 59.65 feet along the northerly line of said Parcel 2 to the westerly line of that parcel of land described in the "Final Order of Condemnation", a certified copy of which is recorded in Book 671120, at Page 443, of the Official Records of the County of Sacramento;

Thence along the westerly line of said "Final Order of Condemnation" the following five consecutive courses:

- 1) South  $22^{\circ}21'13''$  East 383.70 feet,
- 2) South  $19^{\circ}38'12''$  East 259.46 feet,
- 3) South  $19^{\circ}48'00''$  East 868.51 feet,
- 4) South  $13^{\circ}05'01''$  East 775.20 feet, and
- 5) South  $09^{\circ}21'36''$  East 35.39 feet to the southerly line of said Lot 5;

Thence South  $89^{\circ}36'35''$  West 837.44 feet along the southerly lines of said Lot 5 and Lot 4 to a point from which the southwest corner of said Lot 4 bears South  $89^{\circ}36'35''$  West 800.19 feet;

Thence North  $00^{\circ}26'45''$  West 306.04 feet;

Thence 1000.52 feet along the arc of a 1500.00-foot radius curve left through a central angle of  $38^{\circ}13'01''$  subtended by a chord bearing North  $19^{\circ}33'15''$  West 982.07 feet;

Thence North  $38^{\circ}39'46''$  West 306.56 feet;

EXHIBIT A  
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Parcel B (continued from previous page)

570.16 feet along the arc of a 2000.00-foot radius curve right through a central angle of 16°20'02" subtended by a chord bearing North 30°29'45" West 568.24 feet to the POINT OF BEGINNING, containing 39.931 acres, more or less.

The bearings herein are based upon the northerly line of said Lot 4 as shown on that Record of Survey filed in Book 36 of Surveys, at Page 10, of the Records of the County of Sacramento.

SUBJECT TO the following easements:

- a) Private road and canal reservations per said Book 16 of Maps, Map No. 3.
- b) Public road easement conveyed to the County of Sacramento by the Natomas Company and recorded in Book 264, at Page 394, of the Official Records of Sacramento County.
- c) Poleline easement granted to Great Western Power Company by the Natomas Company in a deed recorded in Book 480, at Page 135, of the Official Records of Sacramento County.

-END OF PARCEL B DESCRIPTION-

VAIL ENGINEERING CORPORATION

David J Stringer, LS 5590

License expires: 12-31-01

Date: \_\_\_\_\_

298-047

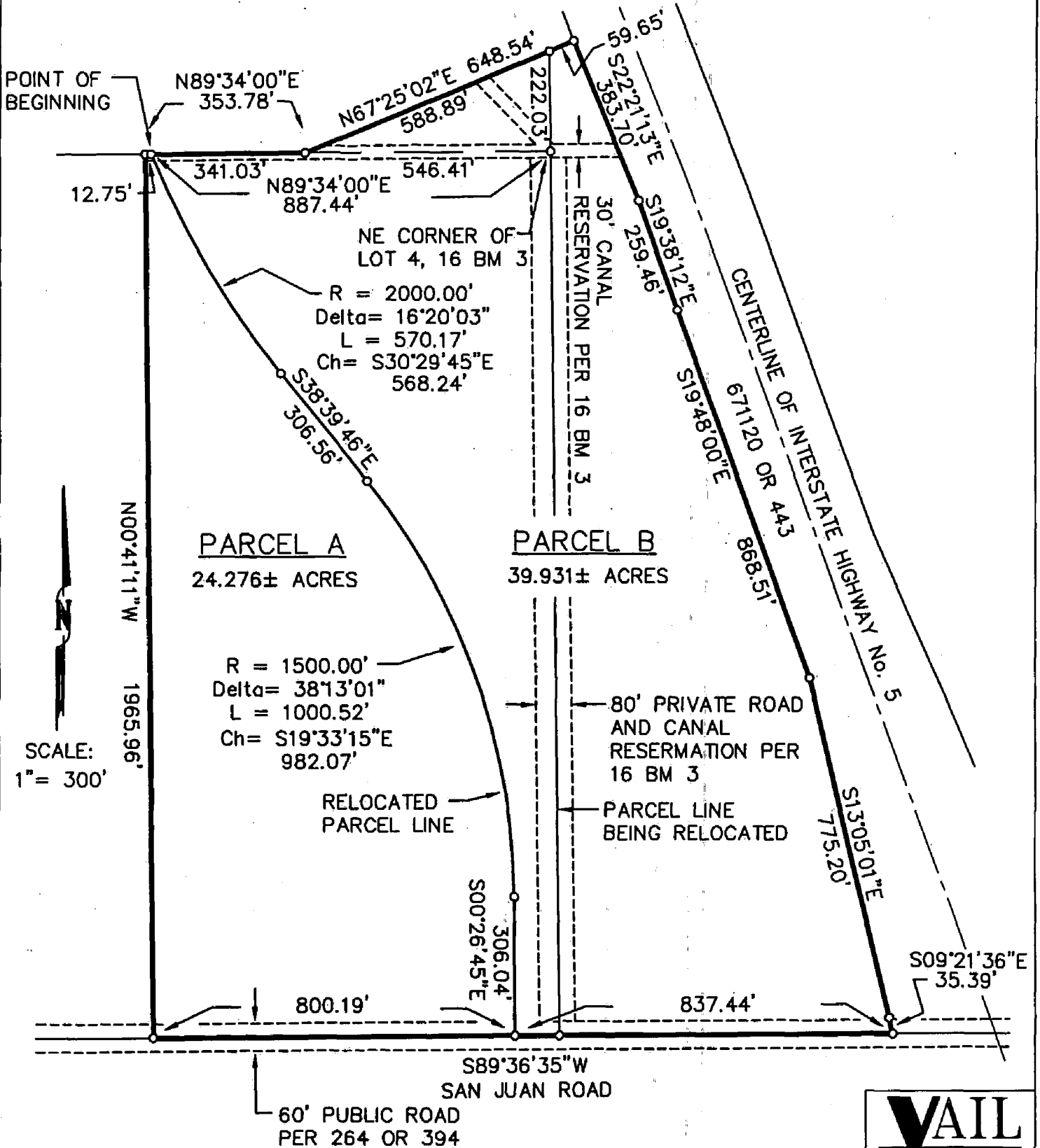
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# EXHIBIT B

A PORTION OF THE NATOMAS CENTRAL SUBDIVISION  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



**PARCEL A**  
24.276± ACRES

**PARCEL B**  
39.931± ACRES

R = 1500.00'  
Delta = 38°13'01"  
L = 1000.52'  
Ch = S19°33'15"E 982.07'

DRAWN BY: DJS CHECKED BY: DJS W.O. NO. : 2569.15 DWG : 05SXLLA1.DWG DATE: 3-19-98

**VAIL**  
ENGINEERING CORPORATION  
SURVEYORS PLANNERS ENGINEERS PUBLIC FINANCE

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