

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 7, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-070). 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 two vacant parcels totaling 15.62± acres in the Limited Commercial Planned Unit Development (C-1) (PUD) and Multi-Family, Planned Unit Development (R-2A)(PUD) zones.

Location: Northeast corner of Blackrock Drive and Del Paso Road (D1, Area 4)

Assessor's Parcel Number: 225-1060-005, 006

Applicant: The Spink Corporation (Michael Smith)  
2590 Venture Oaks Way  
Sacramento, CA 95833

Property Owners: Lennar Winncrest LLC  
2240 Douglas Boulevard #200  
Roseville, CA 95661

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na) and Community/Neighborhood Commercial & Offices

North Natomas

Community Plan Designation: Residential (12 du/na) and convenience Commercial

Existing Land Use of Site: Vacant

Existing Zoning of Site: Limited Commercial and Multi-Family (C-1) (PUD) and (R-2A)(PUD)

Surrounding Land Use and Zoning:

North: R-1 (PUD); Vacant

South: MIP (PUD); Vacant

East: A; Vacant

West: R-3 PUD; Vacant

Property Dimensions: Irregular

Property Area: 15.62 ± acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

Previous Files: P96-058

Additional Information: The applicant proposes to relocate the common property lines between two parcels in order to accommodate the future development of a cable transmission facility. Both parcels are vacant and the larger parcel will be the site of a Charter School. 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 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. Parcel B is landlocked and a note must be placed on the Certificate of Compliance which states a Private Reciprocal ingress/egress easement for Parcel B through Parcel A is required at the time of sale of either parcel. (Public Works)
5. Drainage across parcel lines is not allowed. A reciprocal drainage easement must be recorded to allow Parcel B to drain to Parcel A. (Utilities)
6. An access easement across Parcel A for the benefit of Parcel B shall be recorded. (Utilities)

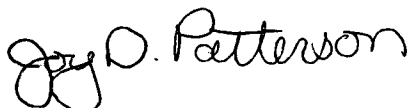
***Advisory Notes:***

7. The proposed development (Parcel B) is not contiguous to an existing public water main. If an irrigation service and/or fire service is required, then a private easement through Parcel A shall be dedicated to Parcel B for the construction and maintenance of the service(s). (Utilities)

8. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. (Utilities)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community Plan which designate the site for Low Density Residential (4-15 du/na) and Community/ Neighborhood Commercial & Offices and Residential (12 du/na) and Convenience Commercial 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.



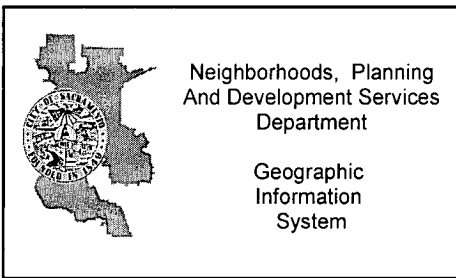
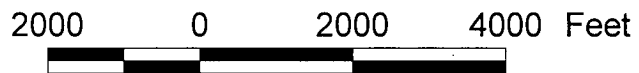
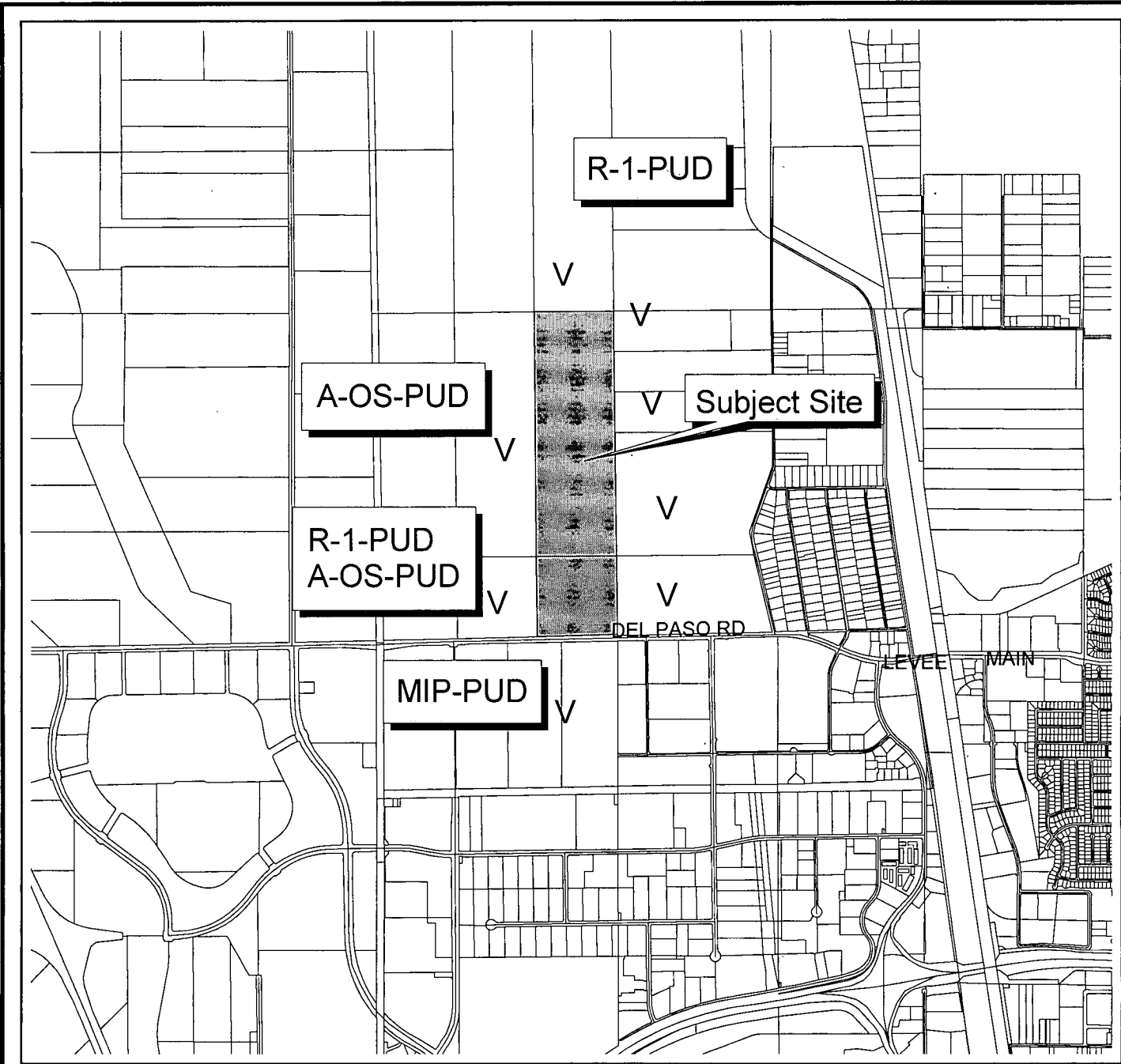
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Joy D. Patterson  
Zoning Administrator

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.

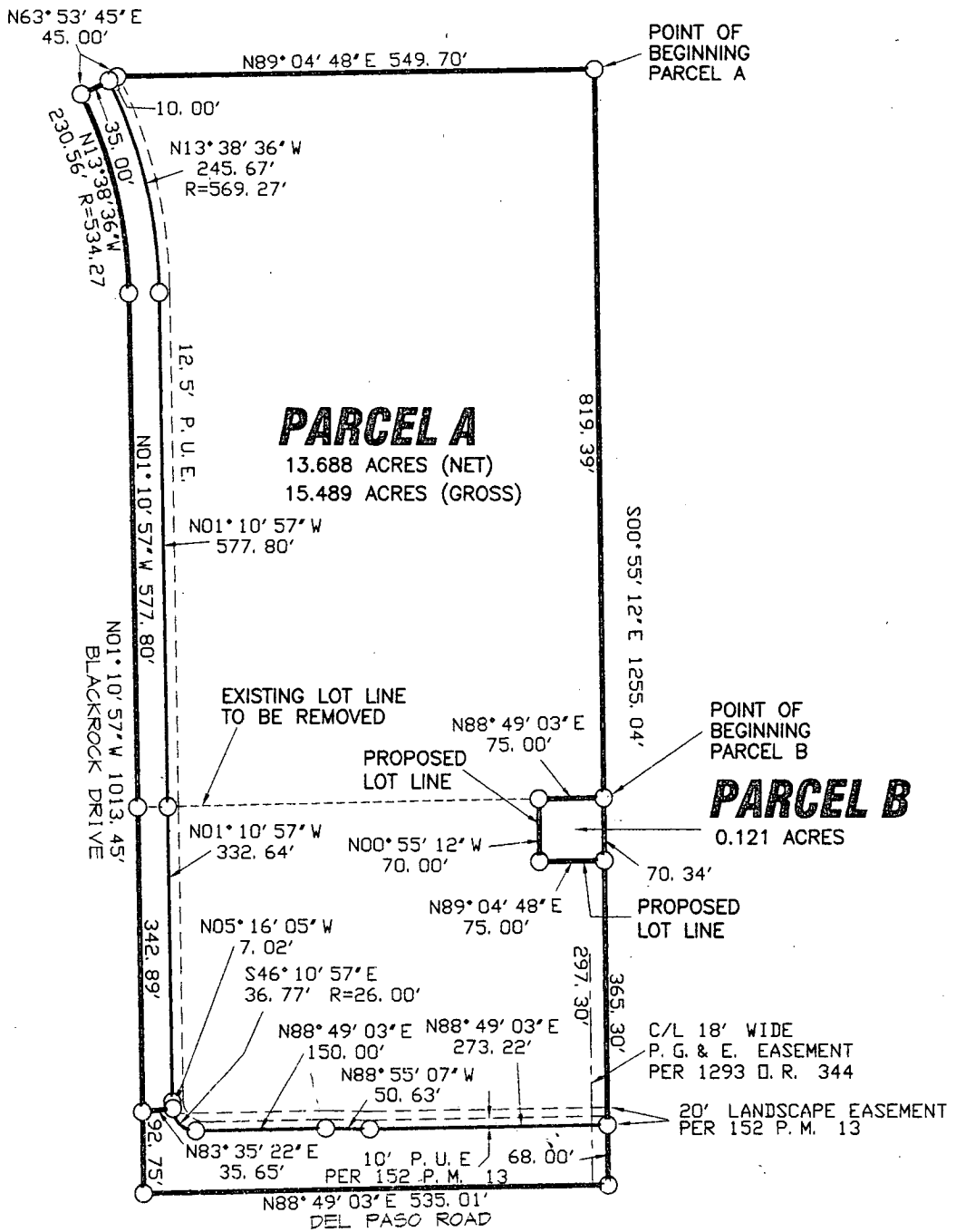
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ZA Log Book  
Applicant  
Public Works (Jerry Lovato)



# LAND USE AND ZONING



EXHIBIT A



J:\JOBS\8000-S\8569-001\SURVEY\PARCELS6.DWG

TITLE: NORTHPOINTE PARK PHASE 1  
LOT LINE ADJUSTMENT PARCELS 5 & 6  
152 P.M. 13

DATE: 06/10/99 JOB NUMBER: 8569-001

DRAWN BY: T.S. CHECKED BY:

REVISION

CLIENT: STRATEGIC  
TECHNOLOGIES, INC.

**The Splink Corporation**  
2590 VENTURE OAKS WAY  
SACRAMENTO, CALIFORNIA 95833  
PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1"=200' CODE: M-13 DWG NO.: H-8249

**EXHIBIT B-1**

**PARCEL "A"**

ALL OF PARCEL 6, AND A PORTION OF PARCEL 5, AS SHOWN ON THAT CERTAIN MASTER PARCEL MAP OF "NORTHPOINTE PARK PHASE 1" ON FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, IN BOOK 152 OF PARCEL MAPS, ON PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 6; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°55'12" EAST 819.39 FEET, AND (2) SOUTH 88°49'03" WEST 75.00 FEET; THENCE SOUTH 00°55'12" EAST 70.00 FEET; THENCE NORTH 89°04'48" EAST 75.00 FEET TO THE EAST BOUNDARY OF SAID PARCEL 5; THENCE ALONG THE BOUNDARY OF SAID PARCELS 5 AND 6 THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°55'12" EAST 365.30 FEET, (2) SOUTH 88°49'03" WEST 535.01 FEET, (3) NORTH 01°10'57" WEST 1013.45 FEET, (4) CURVING TO THE LEFT ON AN ARC OF 534.27 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13°38'36" WEST 230.56 FEET, (5) NORTH 63°53'45" EAST 45.00 FEET, AND (6) NORTH 89°04'48" EAST 549.70 FEET TO THE POINT OF BEGINNING. CONTAINING 15.489 ACRES.

**EXHIBIT B-2**

**PARCEL "B"**

A PORTION OF PARCEL 5, AS SHOWN ON THAT CERTAIN MASTER PARCEL MAP OF "NORTHPOINTE PARK PHASE 1" ON FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, IN BOOK 152 OF PARCEL MAPS, ON PAGE 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 5; THENCE ALONG THE BOUNDARY OF SAID PARCEL SOUTH 00°55'12" EAST 70.34 FEET; THENCE SOUTH 89°04'48" WEST 75.00 FEET; THENCE NORTH 00°55'12" WEST 70.00 FEET TO THE NORTH BOUNDARY OF SAID PARCEL 5; THENCE ALONG SAID NORTH BOUNDARY SOUTH 88°49'03" 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.121 ACRES.

**Z 99 - 070**