

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 29, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-082) by adopting the attached resolution (ZA98-027).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property line between two parcels totaling 66.9± acres in the High Density Employment Center (HD- EC -40) zone.

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

Assessor's Parcel Number: 225-0140-019 & 030

Applicant: Vail Engineering
c/o Mike Dequine
2033 Howe Ave. # 220
Sacramento, CA 95825

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

General Plan Designation: High Density Residential & Employment Center-40
North Natomas
Community Plan: Employment Center-40 & High Density Residential
Existing Land Use of Site: Vacant
Existing Zoning of Site: High Density Residential Employment Center
Surrounding
Land Use and Zoning: North: EC-50, MD; Vacant
South: EC-40; Vacant
East: Freeway; Freeway
West: Med Density; Vacant

Property Dimensions: Irregular
Property Area: 66.90± acres
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Legal Description: Exhibit A
Lot Line Adjustment Exhibit: Exhibit B

Additional Information The applicant proposes to relocate the common property line of the two parcels so that the line conforms to the newly aligned location of West Commerce Blvd as shown in the Community Plan.

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)}.

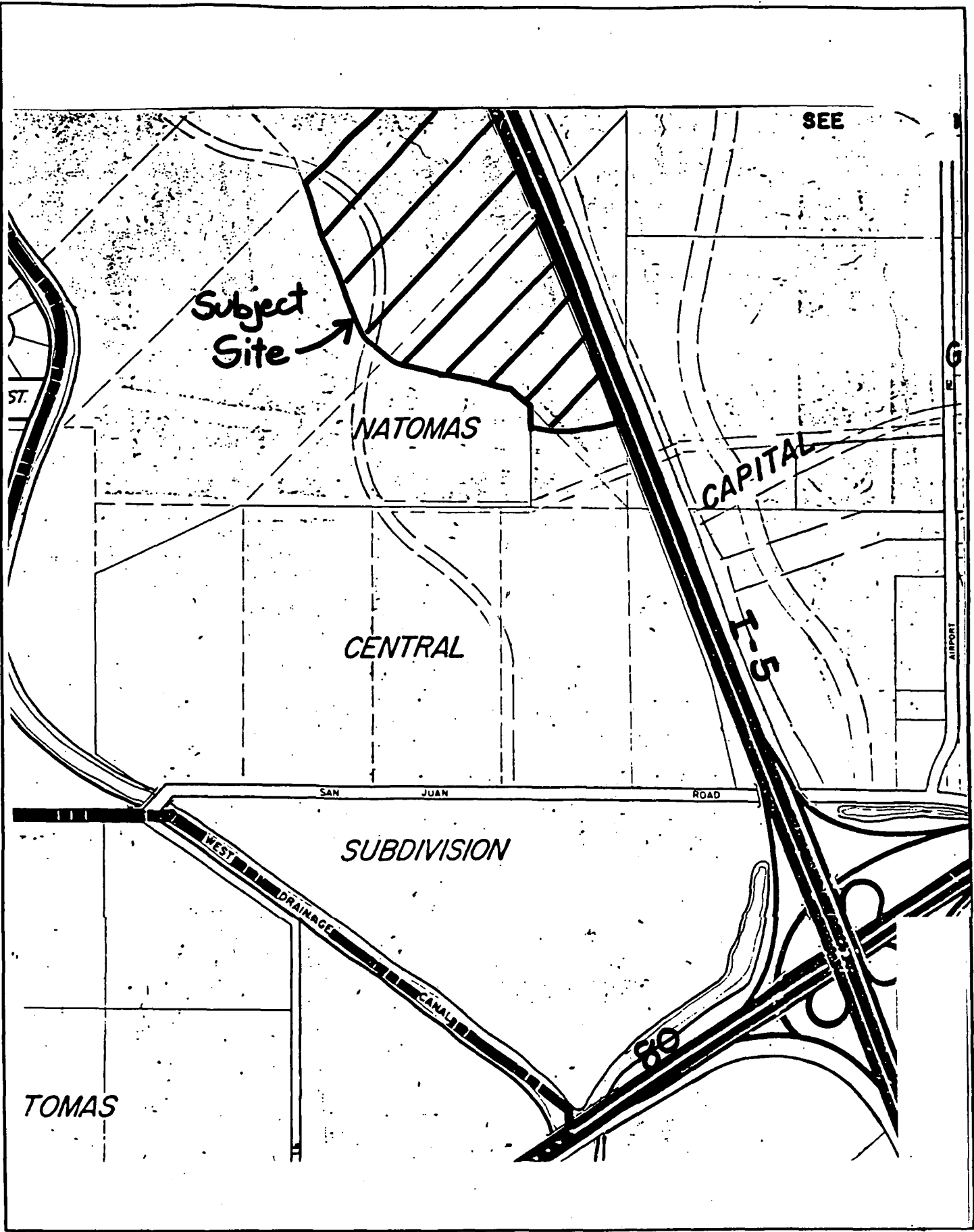


Joy D. Patterson
Zoning Administrator

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 Sections 10 and 15, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Parcel 3, as Parcel 3 is described in that Certificate of Compliance recorded in Book 941212, at Page 29, of the Official Records of the County of Sacramento, and a portion of Lot 19, as Lot 19 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, said portions being more particularly described as follows:

BEGINNING AT the most westerly corner of said Lot 19;

Thence North $44^{\circ}34'22''$ East 594.94 feet along the northwesterly line of said Lot 19;

Thence 133.89 feet along the arc of a 600.00-foot radius curve right through a central angle of $12^{\circ}47'08''$ subtended by a chord bearing South $39^{\circ}17'44''$ East 133.61 feet;

Thence South $32^{\circ}54'09''$ East 1322.31 feet;

Thence 458.45 feet along the arc of a 600.00-foot radius curve right through a central angle of $43^{\circ}46'42''$ subtended by a chord bearing South $11^{\circ}00'48''$ East 447.37 feet;

Thence South $10^{\circ}52'32''$ West 94.66 feet to a point on the southerly line of said Parcel 3;

Thence North $79^{\circ}08'38''$ West 537.93 feet along the southerly line of said Parcel 3;

Thence 581.58 feet along the arc of a 573.69-foot radius curve right through a central angle of $58^{\circ}05'00''$ subtended by a chord bearing North $50^{\circ}06'08''$ West 556.99 feet along the southwestery line of said Parcel 3 and said Lot 19;

Thence North $21^{\circ}03'38''$ West 925.10 feet along the westerly line of said Lot 19 to the **POINT OF BEGINNING**, containing 27.289 acres, more or less.

The bearings herein are based upon 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 easement:

Private road and canal reservations per said Book 16 of Maps, Map No. 3.

-END OF DESCRIPTION OF PARCEL A-

EXHIBIT A
Page 2 of 3 pages

Parcel B

A portion of Sections 10 and 15, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Parcel 3, as Parcel 3 is described in that Certificate of Compliance recorded in Book 941212, at Page 29, of the Official Records of the County of Sacramento, and a portion of Lot 19, as Lot 19 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, said portions being more particularly described as follows:

BEGINNING AT A POINT on the northwesterly line of said Lot 19, said point being located North $44^{\circ}34'22''$ East 594.94 feet from the most westerly corner of said Lot 19;

Thence from said **POINT OF BEGINNING**, 133.89 feet along the arc of a 600.00-foot radius curve right through a central angle of $12^{\circ}47'08''$ subtended by a chord bearing South $39^{\circ}17'44''$ East 133.61 feet;

Thence South $32^{\circ}54'09''$ East 1322.31 feet;

Thence 458.45 feet along the arc of a 600.00-foot radius curve right through a central angle of $43^{\circ}46'42''$ subtended by a chord bearing South $11^{\circ}00'48''$ East 447.37 feet;

Thence South $10^{\circ}52'32''$ West 94.66 feet to a point on the southerly line of said Parcel 3;

Thence along the southerly line of said Parcel 3 the following four (4) consecutive courses:

- 1) South $79^{\circ}08'38''$ East 175.95 feet,
- 2) South $45^{\circ}25'38''$ East 182.24 feet,
- 3) South $00^{\circ}26'00''$ East 58.82 feet, and
- 4) 585.18 feet along the arc of a 1500.00-foot radius curve left through a central angle of $22^{\circ}21'08''$ subtended by a chord bearing North $88^{\circ}57'41''$ East 581.48 feet to a point on the westerly line of Interstate Highway 5 as described in that Final Decree of Condemnation recorded in Book 671120, at Page 443, of the Official Records of Sacramento County;

Thence along the westerly line of said Interstate Highway 5 the following three (3) consecutive courses:

- 1) North $23^{\circ}24'00''$ West 2040.25 feet;
- 2) North $25^{\circ}19'27''$ West 366.88 feet, and
- 3) 394.20 feet along the arc of a 1095.00-foot radius curve left through a central angle of $20^{\circ}37'36''$ subtended by a chord bearing North $35^{\circ}38'15''$ West 392.08 feet to a point on the northwesterly line of said Lot 19;

EXHIBIT A
Page 3 of 3 pages

Thence South 44°34'22" West 796.94 feet along the northwesterly line of said Lot 19 to the **POINT OF BEGINNING**, containing 38.929 acres, more or less.

The bearings herein are based upon 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) Relinquishment of access rights to Interstate Highway 5 to the State of California per Final Decree of Condemnation recorded in Book 671120, at Page 443, of the Official Records of Sacramento County

-END OF DESCRIPTION OF PARCEL B-

VAIL ENGINEERING CORPORATION

David J Stringer, LS 5590

License expires: 12-31-01

Date: 7-1-98

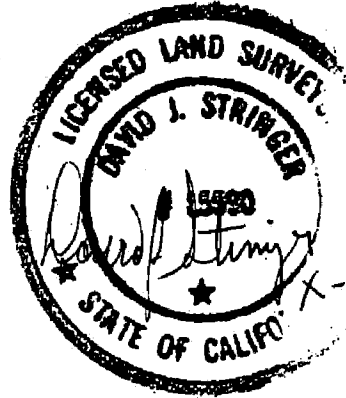


EXHIBIT B

SHEET 1 OF 1 SHEET
SCALE: 1" = 300'

$\Delta = 20^{\circ}37'36''$
 $R = 1095.00'$
 $L = 394.20'$
 $Ch = S35^{\circ}38'15''E$
 392.08'

$\Delta = 12^{\circ}47'08''$
 $R = 600.00'$
 $L = 133.89'$
 $Ch = S39^{\circ}17'44''E$
 133.61'



LOT 19
16 BM 3

PARCEL B
38.929± ACRES

PARCEL A
27.289± ACRES

INTERSTATE HIGHWAY 5
671120 OR 443

RELOCATED
PARCEL LINE

PARCEL LINE
BEING RELOCATED

80' PRIVATE ROAD
& CANAL RESERV.
PER 16 B.M. 3

$\Delta = 43^{\circ}46'42''$
 $R = 600.00'$
 $L = 458.45'$
 $Ch = S11^{\circ}00'48''E$
 447.37'

PARCEL 3
941212 OR 29

$\Delta = 58^{\circ}05'00''$
 $R = 573.69'$
 $L = 581.58'$
 $Ch = N50^{\circ}06'08''W$
 556.99'

$\Delta = 22^{\circ}21'08''$
 $R = 1500.00'$
 $L = 585.18'$
 $Ch = S88^{\circ}57'41''W$
 581.48'

$S10^{\circ}52'32''W$
94.66'

537.93'

$N79^{\circ}08'38''W$ 713.88'

$N45^{\circ}25'38''W$
182.24'

$N00^{\circ}26'00''W$
58.82'

175.95'

2040.25'



Z98-082

July 29, 1998

Item 3