

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 4, 1998, the Zoning Administrator approved a lot line adjustment (File Z97-126) by adopting the attached resolution (ZA98-004).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property lines between six parcels totaling 386.9± vacant acres in the Manufacturing, Research, Development & Agricultural PUD, (MRD-PUD, A PUD) zones.

Location: West of I-5 South of Del Paso Rd and North of San Juan Rd.(Known as Gateway West Pud. (D1, Area 4)

Assessor's Parcel Number: 225-0140-027, 028,029 & 225-0310-015, 016, & 017

Applicant: Morton and Pitalo (Rick Chavez)
1788 Tribute Rd.
Sacramento, CA 95815

Property Owner: Gateway West LLC
2424 K Street
Sacramento, CA 95816

General Plan Designation: Manufacture Research & Development- Planned Unit Development and Agriculture PUD

North Natomas

Community Plan: Varied PUD

Existing Land Use of Site: Vacant

Existing Zoning of Site: Manufacture Research and Development & Agriculture PUD (MRD/Agriculture-PUD)

Surrounding Land Use and Zoning:

North: Agriculture PUD: A-PUD;

South: Agriculture-PUD

East: Manufacture, Research, Development

West: Agriculture- PUD

Property Dimensions: Irregular

Property Area: 368.9± acres
Topography: Flat
Street Improvements: To be Improved
Utilities: To be provided

Legal Description: Exhibit A

Project Plans: Exhibit B

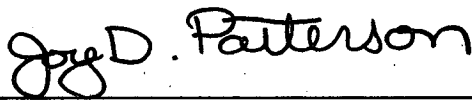
Additional Information The applicant proposes to relocate the common property lines between six properties for the purpose of selling and financing the property. The parcels have been designated Industrial uses and are currently vacant. All parcels will meet all minimum lot size requirements after the proposed adjustment. A tentative map and development agreement has previously been approved for the property (P96-106). Approval of this lot line adjustment in no way invalidates the conditions set forth in the previously mentioned agreements.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions and Utilities Department. 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)}.

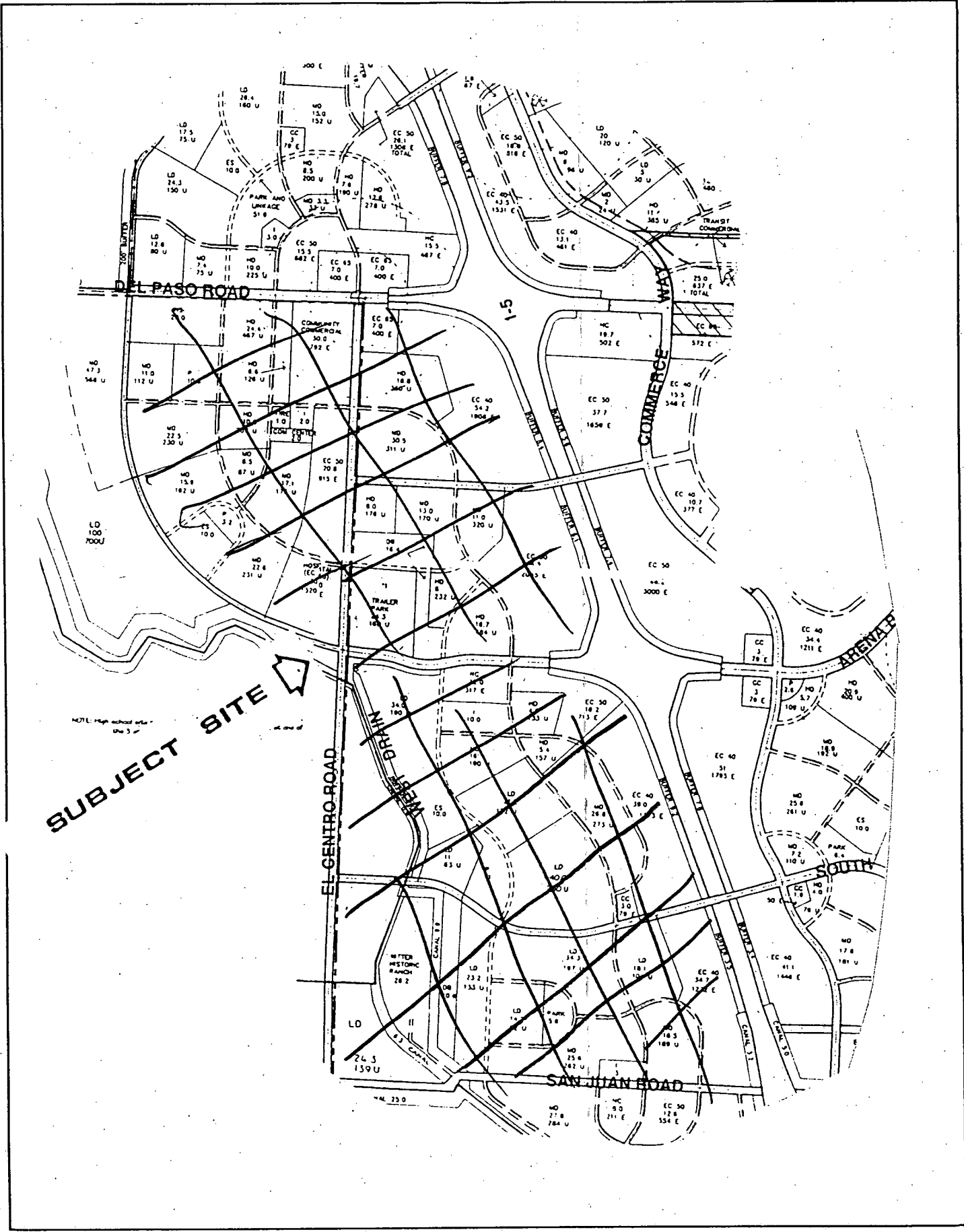



Joy D. Patterson
Zoning Administrator

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)



SUBJECT SITE 

NOTE: High school site on S 100'

VICINITY MAP

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All those portions of Lots 1, 14, 15, 16, 17, 18, 29, 30, 31, 32 and 33 as shown on "Natomas Central Subdivision," the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 16 of Maps, Map No. 3, described as follows:

PARCEL A

BEGINNING at the Northwest corner of said Lot 33; thence from said point of beginning, along the Northerly lines of said Lots 33, 32 and 31 North 89°35'06" East 1667.37 feet; thence South 00°24'54" East 180.00 feet; thence South 55°55'01" West 22.15 feet; thence Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 50.00 feet and being subtended by a chord bearing South 02°46'20" East 51.97 feet; thence Southerly along the arc of a reverse curve to the left, concave to the East, having a radius of 30.00 feet and being subtended by a chord bearing South 13°58'31" West 15.09 feet; thence Southerly along the arc of a compound curve to the left, concave to the East, having a radius of 225.00 feet and being subtended by a chord bearing South 20°35'53" East 153.98 feet; thence South 40°36'28" East 160.48 feet; thence Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 225.00 feet and being subtended by a chord bearing South 76°42'31" East 265.14 feet; thence North 67°11'27" East 160.51 feet; thence Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing North 24°21'47" East 33.99 feet; thence North 71°32'08" East 35.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 600.00 feet and being subtended by a chord bearing South 23°52'15" East 113.06 feet; thence South 29°16'37" East 284.43 feet; thence Southerly along the arc of a tangent curve to the right, concave to the West, having a radius of 600.00 feet and being subtended by a chord bearing South 05°19'51" West 681.55 feet; thence South 39°56'19" West 164.17 feet; thence Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 600.00 feet and being subtended by a chord bearing South 19°45'40" West 413.92 feet; thence South 00°25'00" East 150.00 feet; thence South 89°35'00" West 60.00 feet; thence Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing North 44°35'00" East 35.36 feet; thence North 00°25'00" West 125.00 feet; thence Northerly along the arc of a tangent curve to the right, concave to the East, having a radius of 635.00 feet and being subtended by a chord bearing North 13°05'36" East 296.69 feet; thence West a distance of 516.90 feet; thence South 75°50'11" West 48.81 feet; thence North 20°33'16" West 110.00 feet; thence South 66°34'52" West 164.91 feet; thence Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 270.00 feet and being subtended by a chord bearing South 76°39'40" West 94.51 feet; thence Southwesterly along the arc of a reverse curve to the left, concave to the Southeast, having a radius of 20.00 feet and being subtended by a chord bearing South 46°24'16" West 25.89 feet; thence South 06°04'05" West 11.15 feet; thence Southerly along the arc of a tangent curve to the right, concave

EXHIBIT "A"

to the West, having a radius of 327.00 feet and being subtended by a chord bearing South 11°24'27" West 60.86 feet; thence South 16°44'49" West 195.26 feet; thence Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 273.00 feet and being subtended by a chord bearing South 05°28'59" West 106.65 feet; thence South 05°46'51" East 124.05 feet; thence Southeasterly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 25.00 feet and being subtended by a chord bearing South 51°49'36" East 35.99 feet; thence Westerly along the arc of a compound curve to the right, concave to the North, having a radius of 1450.00 feet and being subtended by a chord bearing South 84°13'09" West 105.82 feet; thence Northeasterly along the arc of a compound curve to the left, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing North 40°15'53" East 35.99 feet; thence North 05°46'51" West 124.05 feet; thence Northerly along the arc of a tangent curve to the right, concave to the East, having a radius of 327.00 feet and being subtended by a chord bearing North 05°28'59" East 127.75 feet; thence North 16°44'49" East 90.83 feet; thence South 86°37'41" West 231.46 feet; thence South 01°56'50" East 205.92 feet; thence Southwesterly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 47.00 feet and being subtended by a chord bearing South 42°28'47" West 65.80 feet; thence South 86°54'23" West 137.23 feet; thence South 89°35'20" West 68.50 feet; thence South 13°43'22" West 102.29 feet; thence Westerly along the arc of a non-tangent curve to the left, concave to the South, having a radius of 1500.00 feet and being subtended by a chord bearing North 83°20'49" West 369.23 feet; thence South 89°35'00" West 317.48 feet to a point on the Westerly line of said Lot 17; thence along the Westerly lines of said Lot 17 and Lot 33 North 00°41'36" West 110.32 feet; thence North 89°35'20" East 910.26 feet; thence North 00°41'37" West 1005.26 feet; thence South 89°34'48" West 910.25 feet to a point on said Westerly line of Lot 33; thence along said Westerly line North 00°41'36" West 1115.12 feet to the point of beginning.

PARCEL B

BEGINNING at a point on the Northerly line of said Lot 31 from which the Northwesterly corner of said Lot 33 bears South 89°35'06" West 1667.37 feet; thence from said point of beginning, along the Northerly lines of said Lots 30 and 31 North 89°35'06" East 1103.14 feet to the Westerly right-of-way line of California Interstate Freeway Route 5; thence along said Westerly right-of-way line the following ten (10) courses: (1) South 23°24'00" East 835.60 feet; (2) South 18°31'31" East 661.58 feet; (3) Southerly along the arc of a tangent curve to the right, concave to the West, having a radius of 445.00 feet and being subtended by a chord bearing South 02°03'00" East 252.41 feet; (4) South 14°25'31" West 431.27 feet; (5) South 51°13'07" West 117.92 feet; (6) South 84°16'55" West 378.81 feet; (7) South 89°35'00" West 7.01 feet; (8) South 00°25'00" East 110.00 feet; (9) South 81°41'57" East 457.58 feet; (10) Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 1095.00 feet and being subtended by a chord bearing South 63°49'29" East 672.19 feet to the Southeasterly line of said Lot 18; thence along said Southeasterly line South 44°34'58" West 1345.97 feet; thence North 21°03'03" West 509.23 feet; thence North 06°15'07" East 104.73 feet; thence North

EXHIBIT "A"

83°44'53" West 4.06 feet; thence Northwesterly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 600.00 feet and being subtended by a chord bearing North 61°01'45" West 463.46 feet; thence South 51°41'24" West 35.00 feet; thence South 89°35'00" West 450.04 feet; thence South 84°00'42" West 154.36 feet; thence South 89°35'00" West 231.00 feet; thence North 83°04'12" West 225.48 feet; thence South 06°55'48" West 121.03 feet; thence North 71°11'02" West 48.63 feet; thence South 68°56'22" West 756.70 feet to the Westerly line of said Lot 17; thence along said Westerly line the following four (4) courses: (1) North 22°18'17" West 384.53 feet; (2) North 24°38'17" West 261.99 feet; (3) North 66°13'17" West 143.10 feet and (4) North 00°41'36" West 292.58 feet; thence North 89°35'00" East 317.48 feet; thence Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 1500.00 feet and being subtended by a chord bearing South 83°20'49" East 369.23 feet; thence North 13°43'22" East 102.29 feet; thence North 89°35'20" East 68.50 feet; thence North 86°54'23" East 137.23 feet; thence Northeasterly along the arc of a tangent curve to the left, concave to the Northwest, having a radius of 47.00 feet and being subtended by a chord bearing North 42°28'47" East 65.80 feet; thence North 01°56'50" West 205.92 feet; thence North 86°37'41" East 231.46 feet; thence South 16°44'49" West 90.83 feet; thence Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 327.00 feet and being subtended by a chord bearing South 05°28'59" West 127.75 feet; thence South 05°46'51" East 124.05 feet; thence Southwesterly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing South 40°15'53" West 35.99 feet; thence Easterly along the arc of a compound curve to the left, concave to the North, having a radius of 1450.00 feet and being subtended by a chord bearing North 84°13'09" East 105.82 feet; thence Northwesterly along the arc of a compound curve to the right, concave to the Northeast, having a radius of 25.00 feet and being subtended by a chord bearing North 51°49'36" West 35.99 feet; thence North 05°46'51" West 124.05 feet; thence Northerly along the arc of a tangent curve to the right, concave to the East, having a radius of 273.00 feet and being subtended by a chord bearing North 05°28'59" East 106.65 feet; thence North 16°44'49" East 195.26 feet; thence Northerly along the arc of a tangent curve to the left, concave to the West, having a radius of 327.00 feet and being subtended by a chord bearing North 11°24'27" East 60.86 feet; thence North 06°04'05" East 11.15 feet; thence Northeasterly along the arc of a tangent curve to the right, concave to the Southeast, having a radius of 20.00 feet and being subtended by a chord bearing North 46°24'16" East 25.89 feet; thence Easterly along the arc of a reverse curve to the left, concave to the North, having a radius of 270.00 feet and being subtended by a chord bearing North 76°39'40" East 94.51 feet; thence North 66°34'52" East 164.91 feet; thence South 20°33'16" East 110.00 feet; thence North 75°50'11" East 48.81 feet; thence East a distance of 516.90 feet; thence Southerly along the arc of a non-tangent curve to the left, concave to the East, having a radius of 635.00 feet and being subtended by a chord bearing South 13°05'36" West 296.69 feet; thence South 00°25'00" East 125.00 feet; thence Southwesterly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing South 44°35'00" West 35.36 feet; thence North 89°35'00" East 60.00 feet; thence North 00°25'00" West 150.00 feet; thence Northerly along the arc of a tangent curve to the right,

EXHIBIT "A"

concave to the East, having a radius of 600.00 feet and being subtended by a chord bearing North 19°45'40" East 413.92 feet; thence North 39°56'19" East 164.17 feet; thence Northerly along the arc of a tangent curve to the left, concave to the West, having a radius of 600.00 feet and being subtended by a chord bearing North 05°19'51" East 681.55 feet; thence North 29°16'37" West 284.43 feet; thence Northwesterly along the arc of a tangent curve to the right, concave to the Northeast, having a radius of 600.00 feet and being subtended by a chord bearing North 23°52'15" West 113.06 feet; thence South 71°32'08" West 35.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right, concave to the Northwest, having a radius of 25.00 feet and being subtended by a chord bearing South 24°21'47" West 33.99 feet; thence South 67°11'27" West 160.51 feet; thence Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 225.00 feet and being subtended by a chord bearing North 76°42'31" West 265.14 feet; thence North 40°36'28" West 160.48 feet; thence Northerly along the arc of a tangent curve to the right, concave to the East, having a radius of 225.00 feet and being subtended by a chord bearing North 20°35'53" West 153.98 feet; thence Northerly along the arc of a compound curve to the right, concave to the East, having a radius of 30.00 feet and being subtended by a chord bearing North 13°58'31" East 15.09 feet; thence Northerly along the arc of a reverse curve to the left, concave to the West, having a radius of 50.00 feet and being subtended by a chord bearing North 02°46'20" West 51.97 feet; thence North 55°55'01" East 22.15 feet; thence North 00°24'54" West 180.00 feet to the point of beginning.

PARCEL C

BEGINNING at the most Northerly corner of said Lot 15; thence from said point of beginning, along the Easterly line of said Lot 15 and along the Northerly line of said Lot 14 the following three (3) courses: (1) South 21°03'38" East 925.10 feet; (2) Southeasterly along the arc of a tangent curve to the left, concave to the Northeast, having a radius of 573.69 feet and being subtended by a chord bearing South 50°06'08" East 556.99 feet and (3) South 79°08'38" East 538.61 feet; thence South 10°51'22" West 190.37 feet; thence Southerly along the arc of a tangent curve to the left, concave to the East, having a radius of 600.00 feet and being subtended by a chord bearing South 03°30'14" East 297.62 feet; thence South 17°51'50" East 110.00 feet; thence South 72°08'10" West 717.94 feet; thence Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 1000.00 feet and being subtended by a chord bearing South 80°51'23" West 303.22 feet to the Southerly line of said Lot 14; thence along said Southerly line South 89°34'35" West 457.84 feet; thence Westerly along the arc of a tangent curve to the right, concave to the North, having a radius of 1000.00 feet and being subtended by a chord bearing North 69°53'22" West 701.53 feet; thence North 49°21'19" West 212.48 feet; thence Westerly along the arc of a tangent curve to the left, concave to the South, having a radius of 1000.00 feet and being subtended by a chord bearing North 69°56'14" West 703.09 feet; thence South 89°28'52" West 144.27 feet to the Westerly line of said Lot 16; thence along the Westerly lines of said Lot 16 and Lot 17 the following five (5) courses: (1) North 15°25'43" East 423.57 feet; (2) North 03°29'17" West 212.00 feet; (3) North 23°32'17" West 228.00 feet; (4) North 37°04'17" West 602.00 feet and (5) North

EXHIBIT "A"

22°18'17" West 755.47 feet; thence North 68°56'22" East 756.70 feet; thence South 71°11'02" East 48.63 feet; thence North 06°55'48" East 121.03 feet; thence South 83°04'12" East 225.48 feet; thence North 89°35'00" East 231.00 feet; thence North 84°00'42" East 154.36 feet; thence North 89°35'00" East 450.04 feet; thence North 51°41'24" East 35.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 600.00 feet and being subtended by a chord bearing South 61°01'45" East 463.46 feet; thence South 83°44'53" East 4.06 feet; thence South 06°15'07" West 104.73 feet; thence South 21°03'03" East 509.23 feet to the Southeasterly line of said Lot 18; thence along said Southeasterly line South 44°34'58" West 46.10 feet to the point of beginning.

PARCEL D

BEGINNING at the Southwesterly corner of said Lot 16; thence from said point of beginning, along the Westerly line of said Lot 16 North 15°25'43" East 114.40 feet; thence North 89°28'52" East 144.27 feet; thence Easterly along the arc of a tangent curve to the right, concave to the South, having a radius of 1000.00 feet and being subtended by a chord bearing South 69°56'14" East 703.09 feet; thence South 49°21'19" East 212.48 feet; thence Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 1000.00 feet and being subtended by a chord bearing South 69°53'22" East 701.53 feet to the Southerly line of said Lot 14; thence along said Southerly line South 89°34'35" West 282.21 feet; thence South 64°50'20" West 1113.37 feet to the Westerly line of said Lot 1; thence along said Westerly lines of Lot 1 and Lot 15 North 00°26'11" West 987.94 feet; thence along the Southerly lines of said Lot 15 and Lot 16 South 89°28'52" West 357.67 feet to the point of beginning.

PARCEL E

BEGINNING at a point on the Southerly line of said Lot 14 from which the most Westerly corner thereof bears South 89°34'35" West 740.05 feet; thence from said point of beginning, Easterly along the arc of a tangent curve to the left, concave to the North, having a radius of 1000.00 feet and being subtended by a chord bearing North 80°51'23" East 303.22 feet; thence North 72°08'10" East 717.94 feet; thence North 17°51'50" West 110.00 feet; thence Northerly along the arc of a tangent curve to the right, concave to the East, having a radius of 600.00 feet and being subtended by a chord bearing North 03°30'14" West 297.62 feet; thence North 10°51'22" East 190.37 feet to the Northerly line of Lot 14; thence along said Northerly line South 79°08'38" East 175.27 feet and South 45°27'48" East 184.12 feet; thence South 00°26'00" East 685.58 feet to the Southerly line of said Lot 14; thence along said Northerly line South 89°34'35" West 1275.21 feet to the point of beginning.

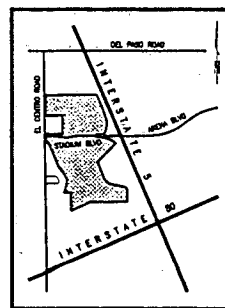
GATEWAY WEST

LOT LINE ADJUSTMENT

NOVEMBER 1997

SCALE: 1"=400'

EXHIBIT B

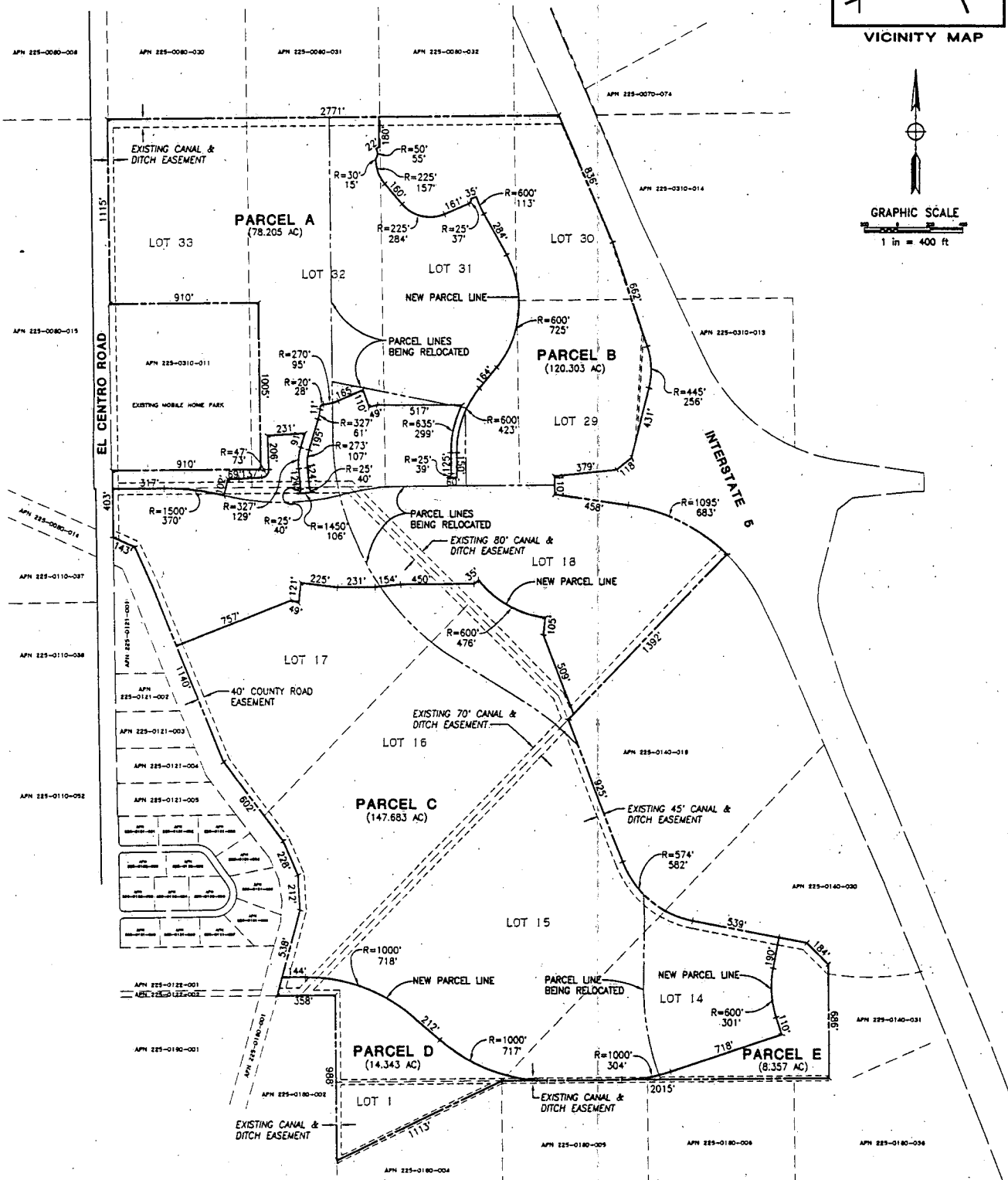


VICINITY MAP



GRAPHIC SCALE

1 in = 400 ft



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2-4-98

mp MORTON & PITALO, INC.
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