

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, May 20, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-051) by adopting the attached resolution (ZA98-020).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate three property lines on property totaling 10.48± acres in the Shopping Center Planned Unit Development (SC-PUD) zone.

**Location:** North West Corner of Truxel Rd. & I-80 (D1, Area 4)

**Assessor's Parcel Number:** 225-0104-016, 017, & 018

**Applicant:** Morton & Pitalo c/o Larry Gorath  
1788 Tribute Rd.  
Sacramento, CA 95815

**Property Owner:** Donahue Schriber Realty Group  
3501 Jamboree Rd. #300 South Tower  
Newport Beach, CA 92660

**General Plan Designation:** Community Neighborhood Commercial/Office  
North Natomas  
**Community Plan:** Employment Center & High Density Residential  
**Existing Land Use of Site:** Shopping Center Under Construction (Natomas Marketplace)  
**Existing Zoning of Site:** Shopping Center Planned Unit Development (SC-PUD)

**Surrounding Land Use and Zoning:**

**North:** SC-PUD; Shopping Center Planned Unit Development  
**South:** SC-PUD; Shopping Center-Planned Unit Development & I-80  
**East:** SC-PUD; Drainage Canal  
**West:** SC-PUD; Shopping Center Planned Unit Development

**Property Dimensions:** irregular  
**Property Area:** 10.48± acres  
**Topography:** Flat  
**Street Improvements:** To be provided  
**Utilities:** To be provided

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

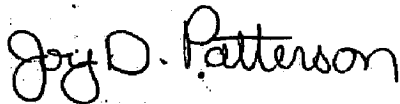
Additional Information The applicant proposes to realign three parcels to conform to the Community Plan for the purpose of aligning parcels to conform to buildings.

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)}.



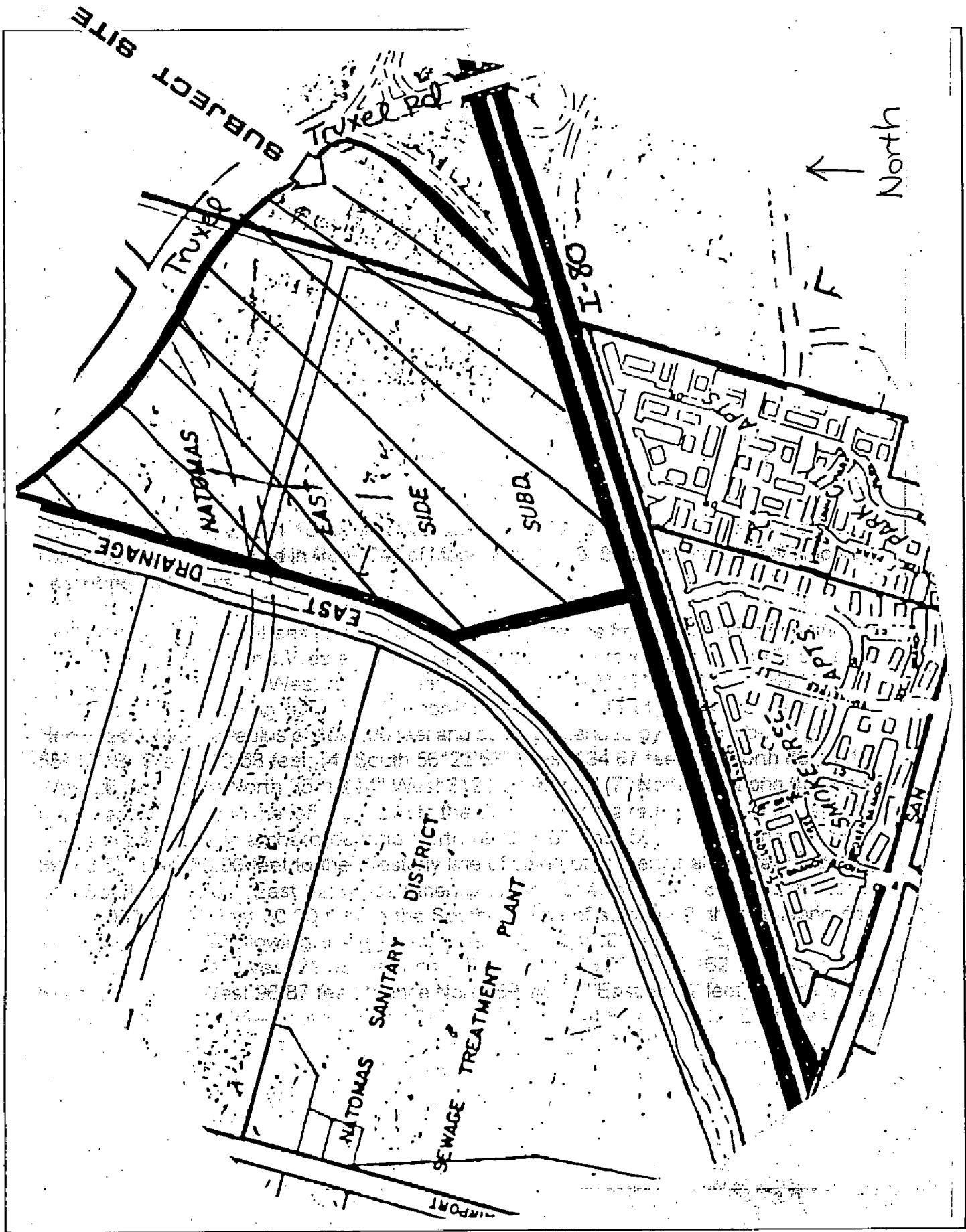
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Joy D. Patterson  
Zoning Administrator

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**

A-1

**Assessor's Parcel No. 225-1040-16, 17, and 18**

All that certain real property situate in the County of Sacramento, State of California, being a portion of Section 14, Township 9 North, Range 4 East, M. D. B. & M., described as follows:

All of Lots 16, 17 and 18, as shown in the plat of Natomas Marketplace, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 246 of Maps, Page No. 6.

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96-0085

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EXHIBIT "A"  
LOT LINE ADJUSTMENT  
PARCEL 1

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

Portions of Lots 17 and 18 as said lots are shown and so designated on the plat of Natomas Marketplace filed in Book 246 of Maps, Map No. 6, Sacramento County Records, together with a portion of Parcel F as said parcel is described in that certain Certificate of Compliance recorded in Book 98 \_\_\_\_\_, at Page \_\_\_\_\_, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel F, said corner being the most Northerly corner of Lot 16 as said lot is shown and so designated on said plat of Natomas Marketplace; thence from said point of beginning, along the Easterly and Southerly lines of said Parcel F the following fourteen (14) courses: (1) South 32°02'07" East 35.67 feet; (2) South 35°19'14" East 48.49 feet; (3) Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 3930.00 feet and being subtended by a chord bearing South 35°12'42" East 14.93 feet; (4) South 44°45'45" West 124.75 feet; (5) South 00°16'01" East 219.41 feet; (6) North 89°43'59" East 127.45 feet; (7) Southeasterly along the arc of a non-tangent curve to the left, concave to the Northeast, having a radius of 79.00 feet and being subtended by a chord bearing South 58°47'41" East 31.38 feet; (8) Southeasterly along the arc of a reverse curve to the right, concave to the Southwest, having a radius of 60.00 feet and being subtended by a chord bearing South 49°46'43" East 41.97 feet; (9) South 29°18'22" East 82.46 feet; (10) Southeasterly along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 425.00 feet and being subtended by a chord bearing South 24°33'37" East 70.32 feet; (11) North 89°38'15" East 1.19 feet; (12) South 00°22'45" East 4.61 feet; (13) South 14°10'34" East 37.03 feet and (14) Southerly along the arc of a non-tangent curve to the right, concave to the West, having a radius of 423.00 feet and being subtended by a chord bearing South 03°45'57" West 260.56 feet; thence South 89°43'59" West 88.35 feet; thence North 00°16'01" West 25.93 feet; thence South 89°43'59" West 103.07 feet; thence North 00°16'01" West 75.03 feet; thence South 89°43'59" West 4.92 feet; thence North 00°16'01" West 8.07 feet; thence South 89°43'59" West 115.94 feet; thence South 00°16'01" East 8.30 feet to the Northerly line of said Lot 18; thence along the Northerly and Westerly lines of said Lot 18 South 89°43'59" West 165.35 feet and

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South 00°16'01" East 129.21 feet to the Southerly line of said Parcel F; thence along the Southerly, Westerly and Northwesterly lines of said Parcel F the following twelve (12) courses: (1) South 89°43'59" West 144.87 feet; (2) North 00°16'01" West 40.57 feet; (3) South 89°43'59" West 57.63 feet; (4) North 00°16'01" West 191.20 feet; (5) South 89°43'59" West 92.67 feet; (6) North 00°16'01" West 160.50 feet; (7) North 89°43'59" East 55.00 feet; (8) North 00°16'01" West 76.07 feet; (9) North 89°43'59" East 279.94 feet; (10) North 00°16'01" West 338.74 feet; (11) North 89°45'45" East 132.39 feet and (12) North 44°45'45" East 129.61 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

BEGINNING at a point in said Parcel F from which the most Northerly corner thereof bears North 10°12'52" East 436.38 feet; thence from said point of beginning North 89°43'59" East 110.74 feet; thence South 00°16'01" East 117.54 feet; thence South 89°43'59" West 18.92 feet; thence South 00°16'01" East 14.97 feet; thence South 89°43'59" West 91.82 feet; thence North 00°16'01" West 192.51 feet to the point of beginning.

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EXHIBIT "A"  
LOT LINE ADJUSTMENT  
PARCEL 2

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

All that portion of Parcel F as said parcel is described in that certain Certificate of Compliance recorded in Book 98 \_\_\_\_\_, at Page \_\_\_\_\_, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at a point in said Parcel F from which the most Northerly corner thereof bears North  $10^{\circ}12'52''$  East 436.38 feet; thence from said point of beginning North  $89^{\circ}43'59''$  East 110.74 feet; thence South  $00^{\circ}16'01''$  East 117.54 feet; thence South  $89^{\circ}43'59''$  West 18.92 feet; thence South  $00^{\circ}16'01''$  East 14.97 feet; thence South  $89^{\circ}43'59''$  West 91.82 feet; thence North  $00^{\circ}16'01''$  West 192.51 feet to the point of beginning.

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EXHIBIT "A"  
LOT LINE ADJUSTMENT  
PARCEL 3

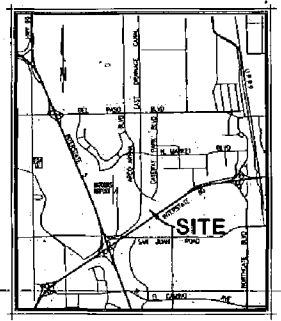
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Portions of Lots 17 and 18 as said lots are shown and so designated on the plat of Natomas Marketplace filed in Book 246 of Maps, Map No. 6, Sacramento County Records, together with a portion of Parcel F as said parcel is described in that certain Certificate of Compliance recorded in Book 98 \_\_\_\_\_, at Page \_\_\_\_\_, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 18; thence from said point of beginning, along the Northerly line of said Parcel F North 89°43'59" East 165.35 feet; thence North 00°16'01" West 8.30 feet; thence North 89°43'59" East 115.94 feet; thence South 00°16'01" East 8.07 feet; thence North 89°43'59" East 4.92 feet; thence South 00°16'01" East 75.03 feet; thence North 89°43'59" East 103.07 feet; thence South 00°16'01" East 25.93 feet; thence North 89°43'59" East 88.35 feet to the Easterly line of said Lot 18; thence along the perimeter boundary of said Lot 18 the following nine (9) courses: (1) Southwesterly along the arc of a curve to the right, concave Northwesterly, having a radius of 423.00 feet and being subtended by a chord bearing South 24°59'41" West 71.62 feet; (2) South 31°54'10" West 84.74 feet; (3) South 48°27'59" West 64.33 feet; (4) North 41°32'01" West 38.17 feet; (5) South 89°43'59" West 171.49 feet; (6) North 44°15'20" West 42.18 feet; (7) North 00°16'01" West 55.40 feet; (8) South 89°43'59" West 131.83 feet and (9) North 00°16'01" West 154.45 feet to the point of beginning.

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VICINITY MAP  
NO SCALE

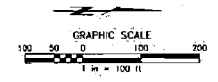
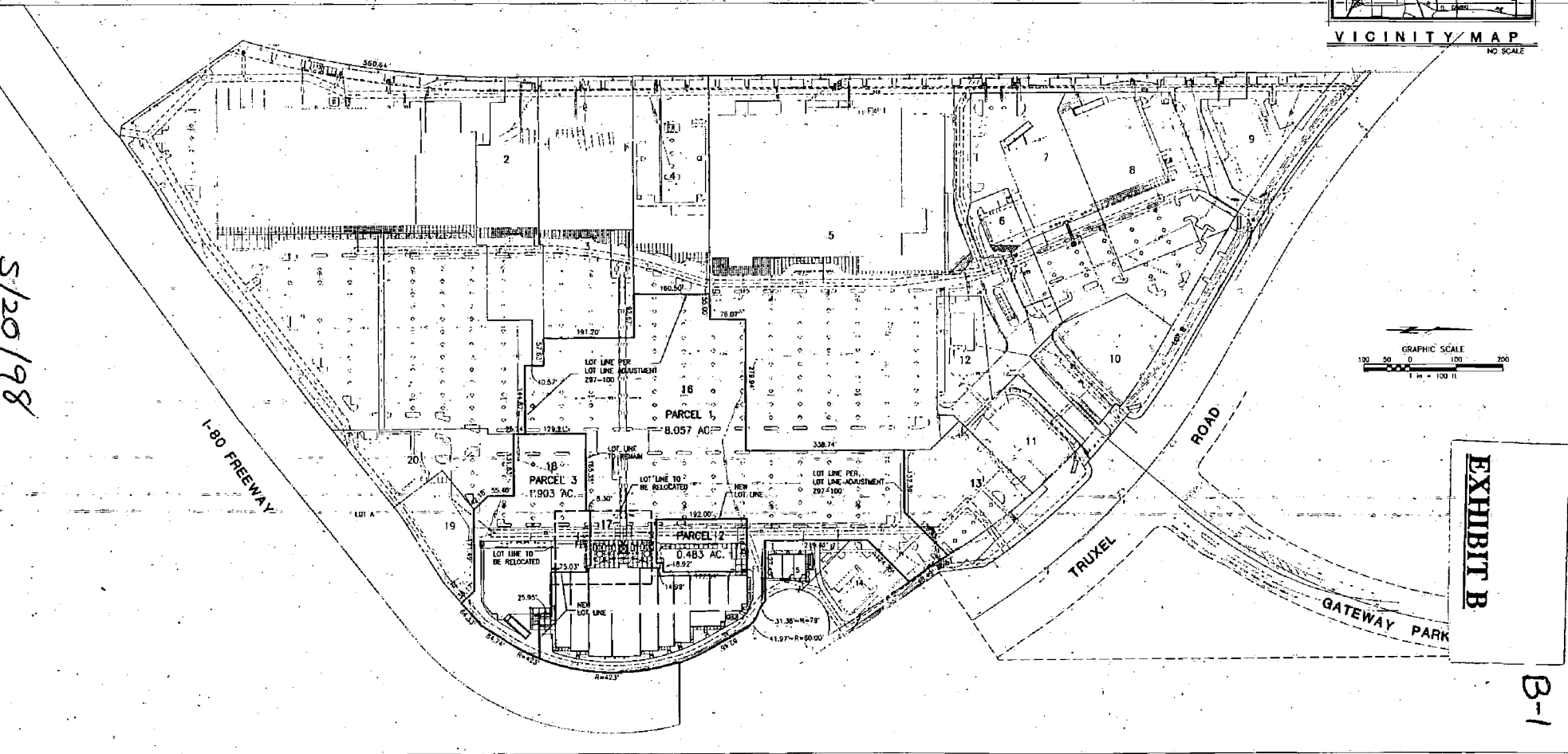


EXHIBIT B

B-1

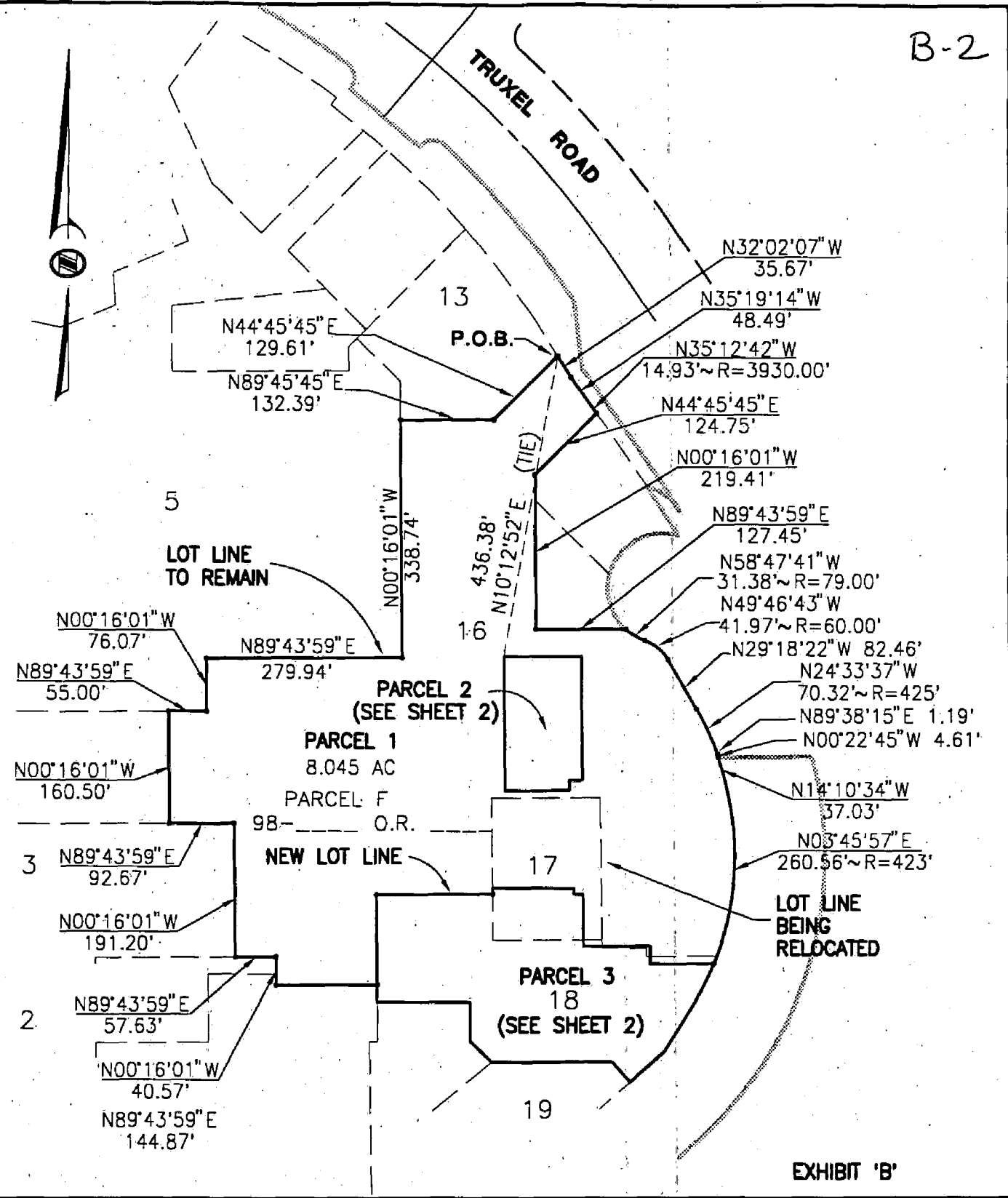


DESCRIPTION	SCALE:	BENCH MARK	COMPUTED	L.O.	MORTON & PITALO, INC. CIVIL ENGINEERING • PLANNING • SURVEYING 1780 TRULITE ROAD, SUITE 200, SACRAMENTO, CA 95810 PHONE: 916/627-2400 FAX: 916/567-0120	LOT LINE ADJUSTMENT LOTS 16, 17, & 18 OF NATOMAS MARKETPLACE 246 B.M. 6	DATE	APR 1998	
	APPD.		DATE	VERT. 1"=100'			HORIZ. 1"=100'	DESIGNED	DRAWN
						CITY OF SACRAMENTO	CALIFORNIA	JOB NO.	980085

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TRUXEL ROAD



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EXHIBIT 'B'



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • PLANNING • SURVEYING  
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815  
PHONE: 916/927-2400 • FAX: 916/567-0120

**LOT LINE ADJUSTMENT**

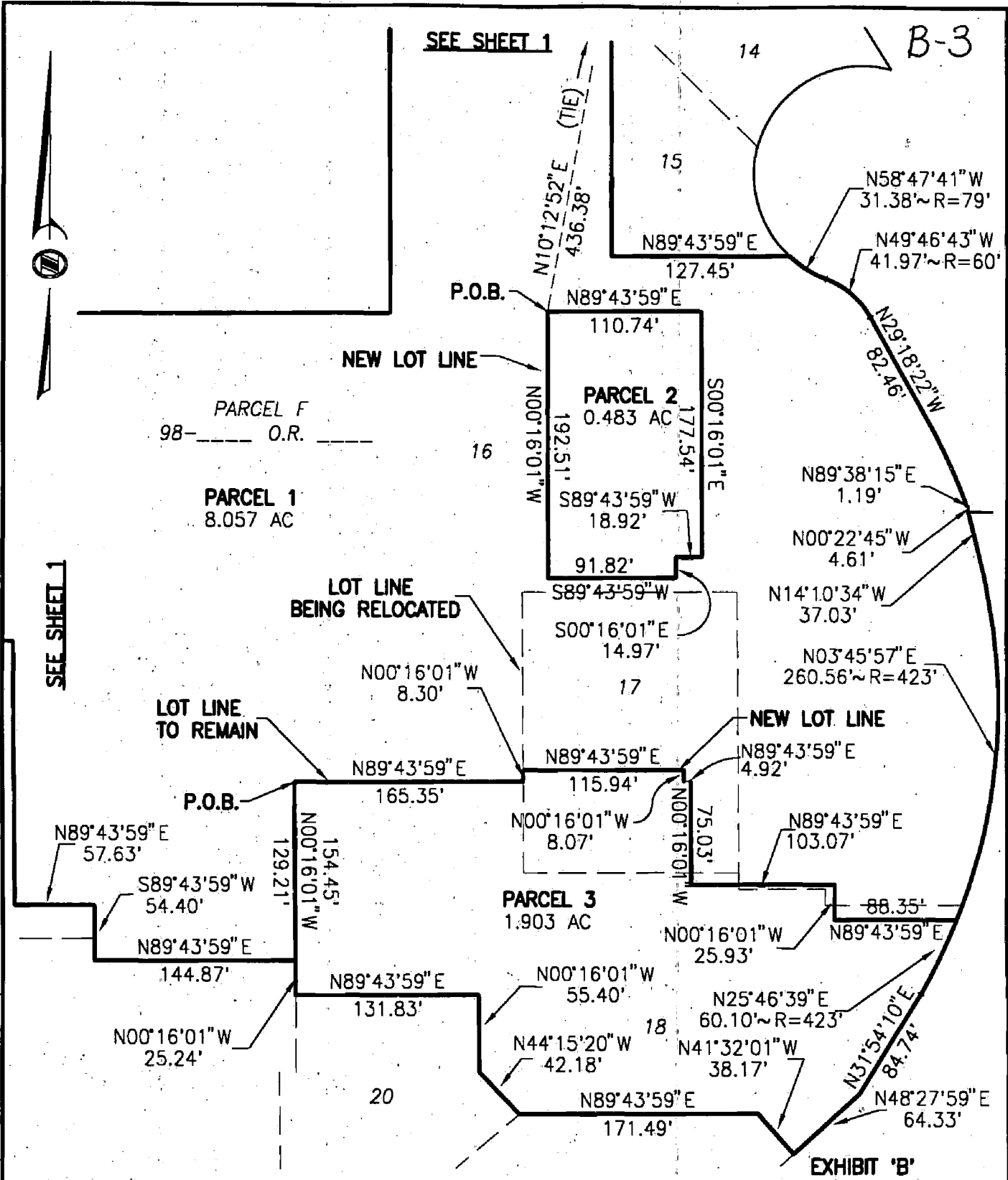
**NATOMAS MARKETPLACE**

LOTS 17 & 18 ~ 246 B.M. 6  
PARCEL F OF LOT LINE ADJUSTMENT  
98-\_\_\_\_\_ O.R. \_\_\_\_\_


CITY OF SACRAMENTO, CALIFORNIA

DRAWN:  
CHECKED:  
SCALE: 1" = 200'

JOB NO: 960085  
DATE: APRIL 1998  
SHEET: 1 of 2



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 <b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING • PLANNING • SURVEYING 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815 PHONE: 916/927-2400 • FAX: 916/567-0120		<b>LOT LINE ADJUSTMENT</b>	
		<b>NATOMAS MARKETPLACE</b> LOTS 17 & 18 ~ 246 B.M. 6 PARCEL F OF LOT LINE ADJUSTMENT 98-____ O.R. ____ CITY OF SACRAMENTO, CALIFORNIA	
DRAWN: LG CHECKED: SCALE: 1"=100'	JOB NO: 960085 DATE: APRIL 1998 SHEET: 2 of 2		

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