

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 18, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-151) by adopting the attached resolution (ZA96-025).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 3.7± partially developed acres in the Shopping Center, Planned Unit Development (S-C)(PUD) zone.

Location: South Side of West El Camino, approximately 400 feet west of Gateway Oaks Drive (D1, Area 4)

Assessor's Parcel Number: 225-01010-005, 008

Applicant: MacKay & Soms Civil Engineers, Inc. (Bruce Walters)
 1771 Tribute Road, Suite E
 Sacramento, CA 95815

Property Owners: Quon Family Trust
 6031 Country Club Drive
 Rohnert Park, CA 94928

General Plan Designation: Regional Commercial and Offices
South Natomas
 Community Plan: Community Commercial
Existing Land Use of Site: Vacant and Commercial
Existing Zoning of Site: Shopping Center (S-C)(PUD)

Surrounding Land Use and Zoning:
 North: R-2 (PUD) and S-C (PUD); Apartments and Commercial
 South: R-1; Vacant
 East: S-C (PUD); Commercial
 West: S-C (PUD); Vacant

Property Dimensions: Irregular
Property Area: 3.7± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Z96-151

December 18, 1996

Item 1

Project Plans: Exhibits A-1 and A-2

Legal Description: Exhibits B-1 and B-2

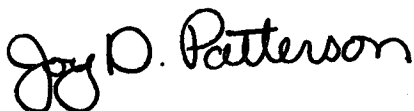
Additional Information The applicant proposes to relocate the common property lines between two parcels in order create a parcel to be sold for future development. The west parcel is vacant and the east parcel is developed with a commercial complex. All parcels will meet all minimum lot size requirements after the proposed adjustment.

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 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

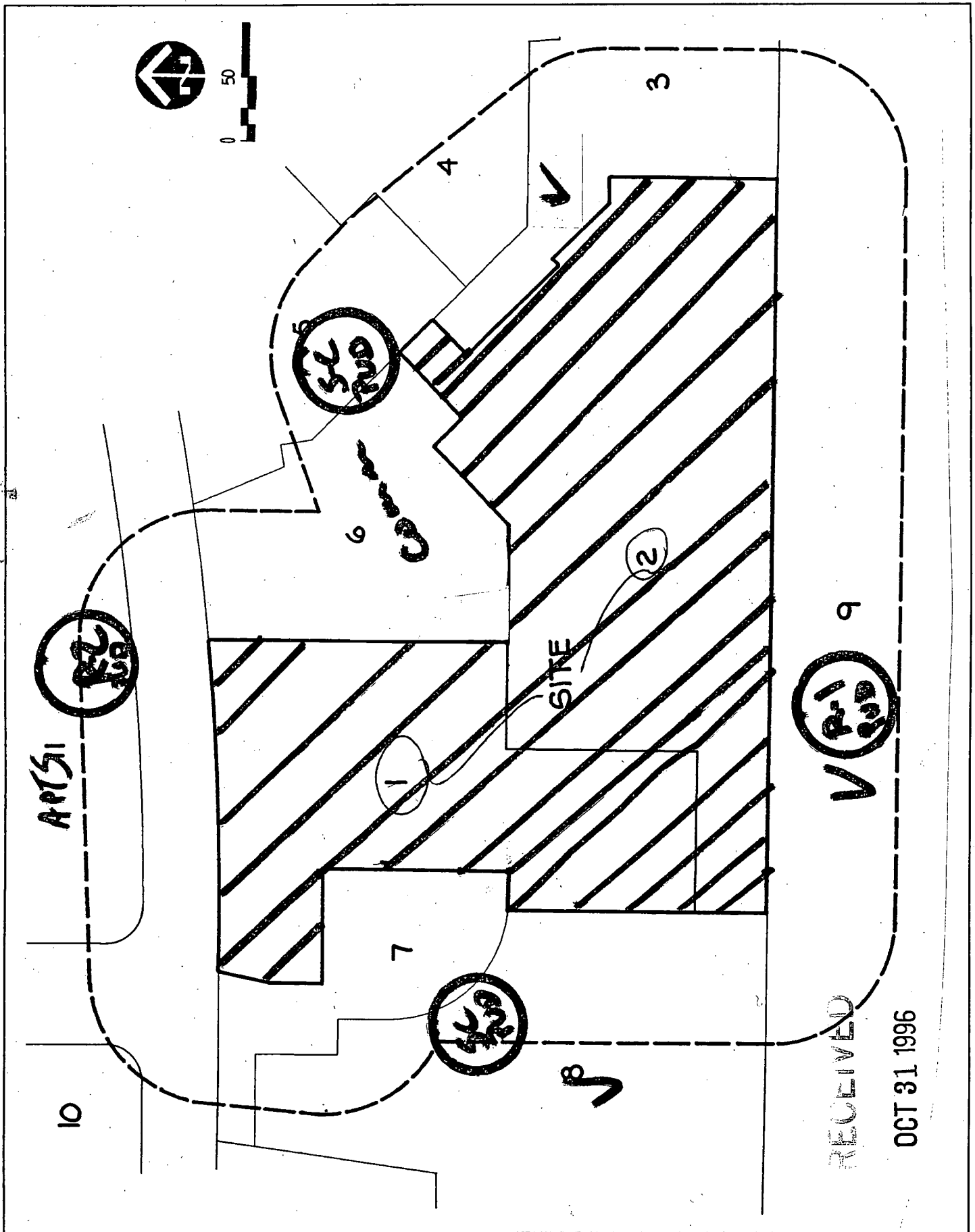
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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 parcel merger.

cc: File (original) ✓
Applicant ✓

ZA Resolution Book ✓
Public Works ✓

ZA Log Book ✓



LAND USE & ZONING MAP

MACKEY & SOMPS

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
SACRAMENTO, CA. 95815 (916) 929-6092

EXHIBIT C PLAT TO ACCOMPANY DESCRIPTIONS FOR LOT LINE ADJUSTMENT

PARCELS 5 & 8
116 P.M. 13
OCTOBER 7, 1996

WEST EL CAMINO AVENUE

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CITY PLANNING DIVISION

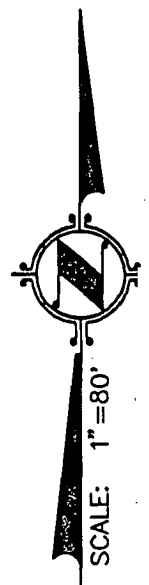
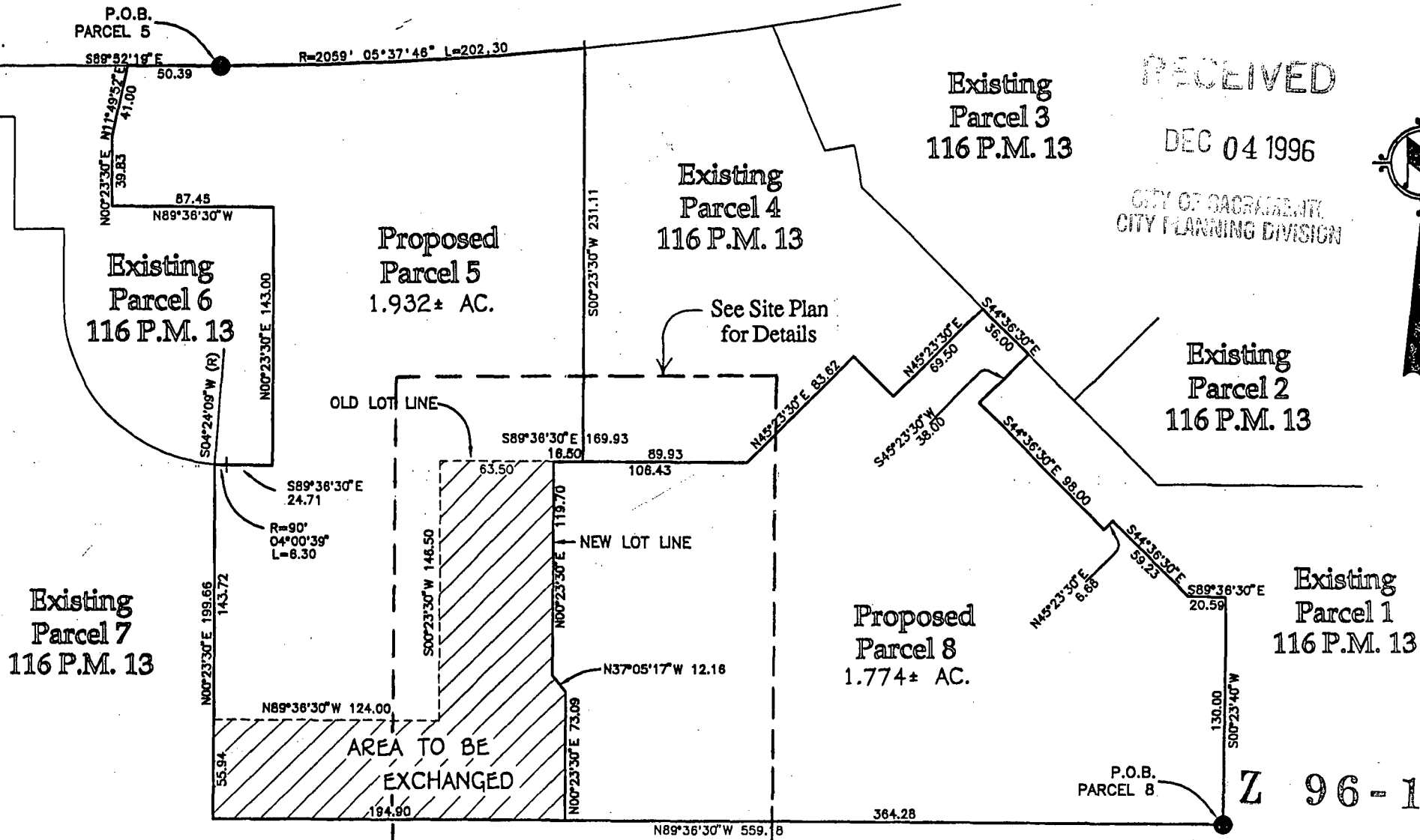


EXHIBIT A-1



Z 96-151

7-66-157

Existing -
Lot Line

15'

Conc. Curb

Walkway

Proposed
Lot Line

344

Commercial Building

AC Curb

8"SD

— 8"

SMUD -
Transformer

Trash

12"SD

8"5

35±

**Centerline 15' Pipeline
PG&E Easement
per 1704 O.R. 242**

**5' SMUD Easement
per 3114 O.R. 320**

10' P.U.E.

Perimeter Landscaping

Scale 1"=40'

December, 1996

(* to be considered with Exhibit "C", "Plat to Accompany Descriptions")

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DECEMBER 18, 1996

ITEM 1

296-151

EXHIBIT B-1

DESCRIPTION OF PROPOSED PARCEL 5 OF 116 P.M. 13 AFTER LOT-LINE ADJUSTMENT

All that certain real property situate in the Southwest One-Quarter (1/4) of Section 23, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, California and being a portion of Parcel 5 and a portion of Parcel 8 as said parcels are shown and so designated on that certain parcel map filed for record in Book 116 of Parcel Maps, at Map No. 13 of the Official Records of Sacramento County, and being more particularly described as follows:

Beginning at the Northwest Corner of said Parcel 5 being a point on the southerly Right-of-Way of West El Camino Avenue; thence from said **Point of Beginning**, along said southerly Right-of-Way, South 89°52'19" East a distance of 50.39 feet to a point of curvature; thence continuing along said Right-of-Way, 202.30 feet along the arc of a 2059.00 foot radius tangent curve to the left through a central angle of 05°37'46" to the most northerly corner common to Parcel 5 and Parcel 4 of said Parcel Map; thence leaving said Right-of-Way, along the line common to said Parcels 5 and 4, South 00°23'30" West a distance of 231.10 feet to the most southerly corner common to said Parcels 5 and 4 and Parcel 8 of said Parcel Map; thence along the line common to Parcels 5 and 8, North 89°36'30" West a distance of 16.50 feet; thence leaving said common parcel line, along the proposed new parcel line between said Parcels 5 and 8, the following three (3) courses and distances:

1. South 00°23'30" West, 119.70 feet;
2. South 37°05'17" East, 12.16 feet; and
3. South 00°23'30" West, 73.09 feet to a point on the southerly line of said Section 23 also being the southerly line of said Parcel 5;

thence leaving said proposed new parcel line, along the aforementioned Section line, North 89°36'30" West a distance of 194.90 feet to the southeast corner of Parcel 7 of said Parcel Map; thence leaving said Section line, along the line common to said Parcels 5 and 7, North 00°23'30" East a distance of 199.66 feet to a corner common to said Parcel 5, said Parcel 7, and Parcel 6 of said Parcel Map being situate on a curve; thence along the line common to said Parcels 5 and 6, the following six (6) courses and distances:

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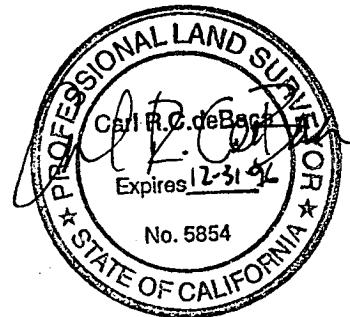
OCT 31 1996

1. from a radial line which bears South $04^{\circ}24'09''$ West, easterly 6.30 feet along the arc of a 90.00 foot radius curve to the left through a central angle of $04^{\circ}00'39''$;
2. South $89^{\circ}36'30''$ East, 24.71 feet;
3. North $00^{\circ}23'30''$ East, 143.00 feet;
4. North $89^{\circ}36'30''$ West, 87.45 feet;
5. North $00^{\circ}23'30''$ East, 39.83 feet; and
6. North $11^{\circ}49'52''$ East, 41.00 feet to the Point of Beginning and containing 1.932 acres of land, more or less.

See Exhibit "C" attached hereto and made a part of this description.

Carl R. C.de Baca P.L.S. 5854
Expires December 31, 1996

PREPARED BY THE FIRM OF
MACKAY & SOMPS CIVIL ENGINEERS, INC
SACRAMENTO CALIFORNIA



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City of Sacramento
City Planning Division

Page 2 of 2

DECEMBER 18, 1996

Z 96-151

296-151

Item 1

EXHIBIT B-2

DESCRIPTION OF PROPOSED PARCEL 8 OF 116 P.M. 13 AFTER LOT-LINE ADJUSTMENT

All that certain real property situate in the Southwest One-Quarter (1/4) of Section 23, Township 9 North, Range 4 East, Mount Diablo Meridian, City of Sacramento, County of Sacramento, California and being a portion of Parcel 8 as said Parcel is shown and so designated on that certain Parcel Map filed for record in Book 116 of Parcel Maps, at Map No. 13 of the Official Records of Sacramento County, and being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel 5 being situate on the southerly line of said Section 23; thence from said **Point of Beginning**, along said Section Line, North 89°36'30" West a distance of 364.28 feet to an intersection with the proposed new parcel line between said Parcel 8 and Parcel 5 of said Parcel Map; thence leaving said Section line, along said proposed new parcel line, the following three (3) courses and distances:

1. North 00°23'30" East, 73.09 feet;
2. North 37°05'17" West, 12.16 feet; and
3. North 00°23'30" East, 119.70 feet to a point on the existing line common to said Parcels 8 and 5;

thence leaving said proposed new parcel line, along said common line, South 89°36'30" East a distance of 16.50 feet to the corner common to said Parcels 8 and 5 and Parcel 4 of said Parcel Map; thence along the line common to said Parcels 8 and 4, the following four (4) courses and distances:

1. South 89°36'30" East, 89.93 feet;
2. North 45°23'30" East, 83.62 feet;
3. South 44°36'30" East, 31.00 feet; and
4. North 45°23'30" East, 69.50 feet to the corner common to said Parcels 8 and 4 and Parcel 3 of said Parcel Map;

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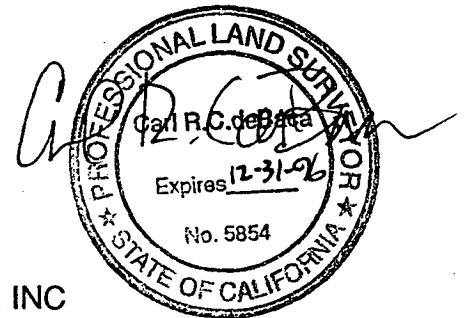
CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

thence along the line common to said Parcels 8 and 3, South 44°36'30" East a distance of 36.00 feet to the corner common to said Parcels 8 and 3 and Parcel 1 of said Parcel Map; thence along the line common to said Parcels 8 and 1, the following six (6) courses and distances:

1. South 45°23'30" West, 38.00 feet;
2. South 44°36'30" East, 98.00 feet;
3. North 45°23'30" East, 6.66 feet;
4. South 44°36'30" East, 59.23 feet;
5. South 89°36'30" East, 20.59 feet; and
6. South 00°23'30" West, 130.00 feet to the Point of Beginning and containing 1.774 acres of land, more or less.

See Exhibit "C" attached hereto and made a part of this description.

Carl R. C.de Baca P.L.S. 5854
Expires December 31, 1996



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SACRAMENTO CALIFORNIA

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