

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 14, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-159). 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 line between two parcels totaling 0.20+ vacant acres in the Multi Family, Planned Unit Development (R-2A) (PUD) zone.

**Location:**       SW corner of Honor Parkway and Regency Park Cir (D1, Area 4)

**Assessor's Parcel Number:** 201-0950-029, 030

**Applicant:**      Wood Rodgers, Inc. (Michael Long)  
3301 C Street, Bldg 100-B  
Sacramento, CA 95816

**Property Owner:**    Lennar Renaissance, Inc  
1075 Creekside Ridge Dr, Ste #100  
Roseville, CA 95678

**Project Planner:**     Sandra Yope

**General Plan Designation:**        Low Density Residential (4-15 du/na)  
North Natomas

**Community Plan Designation:**    Medium Density Residential (7-21 du/na)

**Existing Land Use of Site:**        Vacant

**Existing Zoning of Site:**            Multi Family, Planned Unit Development (R-2A) (PUD)

**Surrounding Land Use and Zoning:**

North: A-OS (PUD); Vacant

South: R-3 (PUD); Residential

East: R-2A (PUD); Residential

West: A-OS (PUD) and R-1A (PUD); Vacant

**Property Dimensions:**        Irregular

**Property Area:**                0.20+ acres

**Topography:**                    Flat

Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Previous Files: P02-079

Additional Information The applicant proposes to relocate the common property line between two parcels in order to relocate public utilities. The parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been 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 Division. 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. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
5. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. Existing water services shall be relocated to the satisfaction of the Department of Utilities.
6. Each lot or parcel shall be graded so that drainage does not cross property lines.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community Plan which designate the site as Low Density Residential (4-15 du/na) and Medium Density Residential (7-21 du/na) 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 the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.



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.

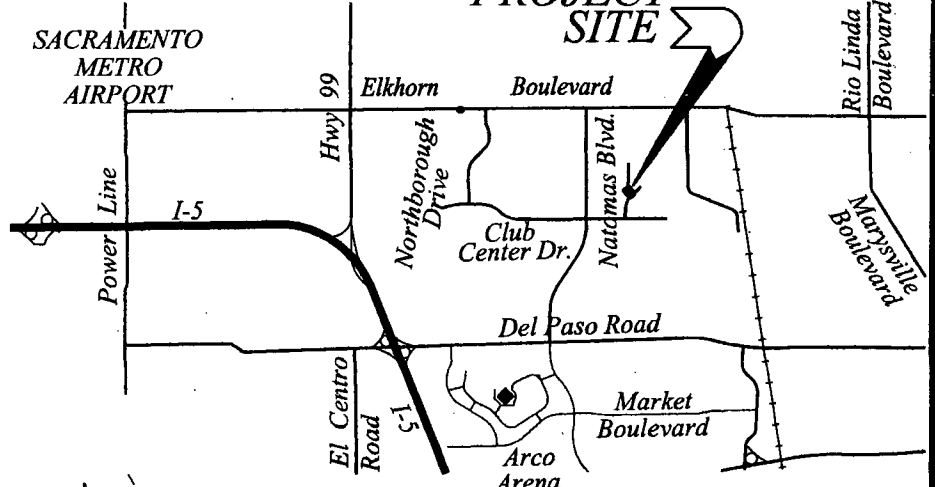
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 808-7493) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Anwar Ali)

**EXHIBIT 'B'**

**PROJECT SITE**

SACRAMENTO METRO AIRPORT



Vicinity Map  
Not To Scale

LOT H  
164 P.M. 4

LOT B  
164 P.M. 4

SIDEWALK  
12.5' PUBLIC UTILITY EASEMENT

WATER SERVICE TO BE RELOCATED

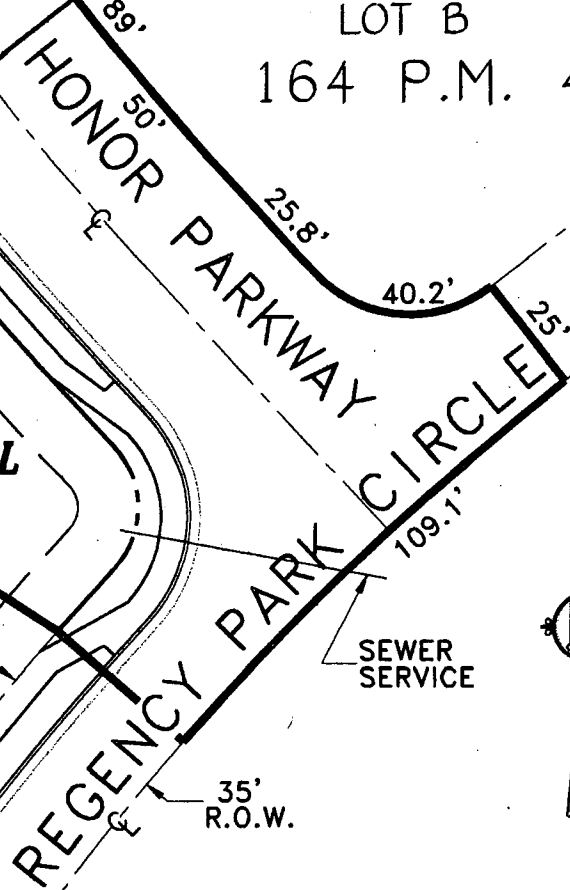
EXIST. SEWER EASEMENT

**PARCEL A**

LOT 29  
APN: 201-095-029  
VACANT

LOT 30  
APN: 201-095-030  
VACANT

**PARCEL B**



SCALE: 1" = 40'

**LEGEND**

- Lot Line Adjustment Boundary
- Parcel Line Being Removed
- New Parcel Line

**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING

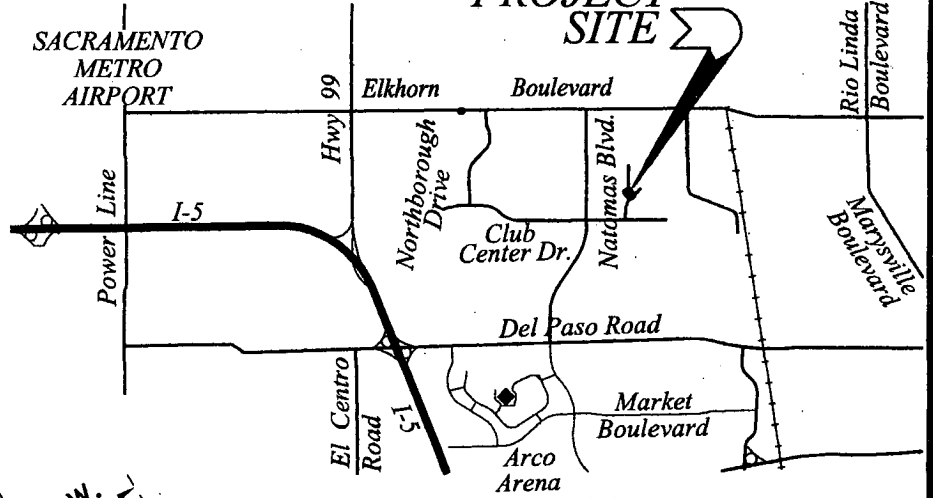
3301 C St., Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

EXHIBIT 'B'

PROJECT SITE

SACRAMENTO METRO AIRPORT

LOT H  
164 P.M. 4



SIDEWALK  
12.5' PUBLIC UTILITY EASEMENT

WATER SERVICE TO BE RELOCATED

PARCEL A

LOT B  
164 P.M. 4

EXIST. SEWER EASEMENT

LOT 29  
APN: 201-095-029  
VACANT

LOT 30  
APN: 201-095-030  
VACANT

PARCEL B

HONOR PARKWAY  
REGENCY PARK CIRCLE

SIDEWALK  
PUBLIC UTILITY EASEMENT

SEWER SERVICE

EXIST. SEWER EASEMENT



SCALE: 1" = 40'

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