

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 16, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-050). Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two vacant parcels totaling 49.9± acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

Location: Northwest corner of Baines Avenue and North Bend Drive (D1, Area 4)

Assessor's Parcel Number: 225-1060-009, 010

Applicant: The Spink Corporation (Michael Smith)
2590 Venture Oaks Way
Sacramento, CA 95833

Property Owners: Lennar Winncrest LLC
2240 Douglas Boulevard #200
Roseville, CA 95661

Project Planner: Sandra Yope

General Plan Designation: Parks, Recreation, Open Space and Public.Quasi-Pubic- Misc.
North Natomas

Community Plan Designation: Park and Elementary School

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A)(PUD)

Surrounding Land Use and Zoning:

North: R-1A (PUD) and R-2A (PUD); Vacant

South: R-1A (PUD); Vacant

East: R-1 (PUD); Vacant

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

Property Dimensions: Irregular

Property Area: 49.9± acres

Topography: Flat

Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

Previous Files: P96-058

Additional Information The applicant proposes to relocate the common property lines between two parcels in order to accommodate a site plan for a school site. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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.

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)}.

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community Plan which designate the site for Parks, Recreation, Open Space and Public. Quasi-Public- Misc. and Park and Elementary School 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

Joy D. Patterson

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 (Jerry Lovato, 264-7918) 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 (Jerry Lovato)

EXHIBIT A

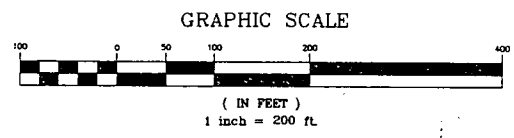
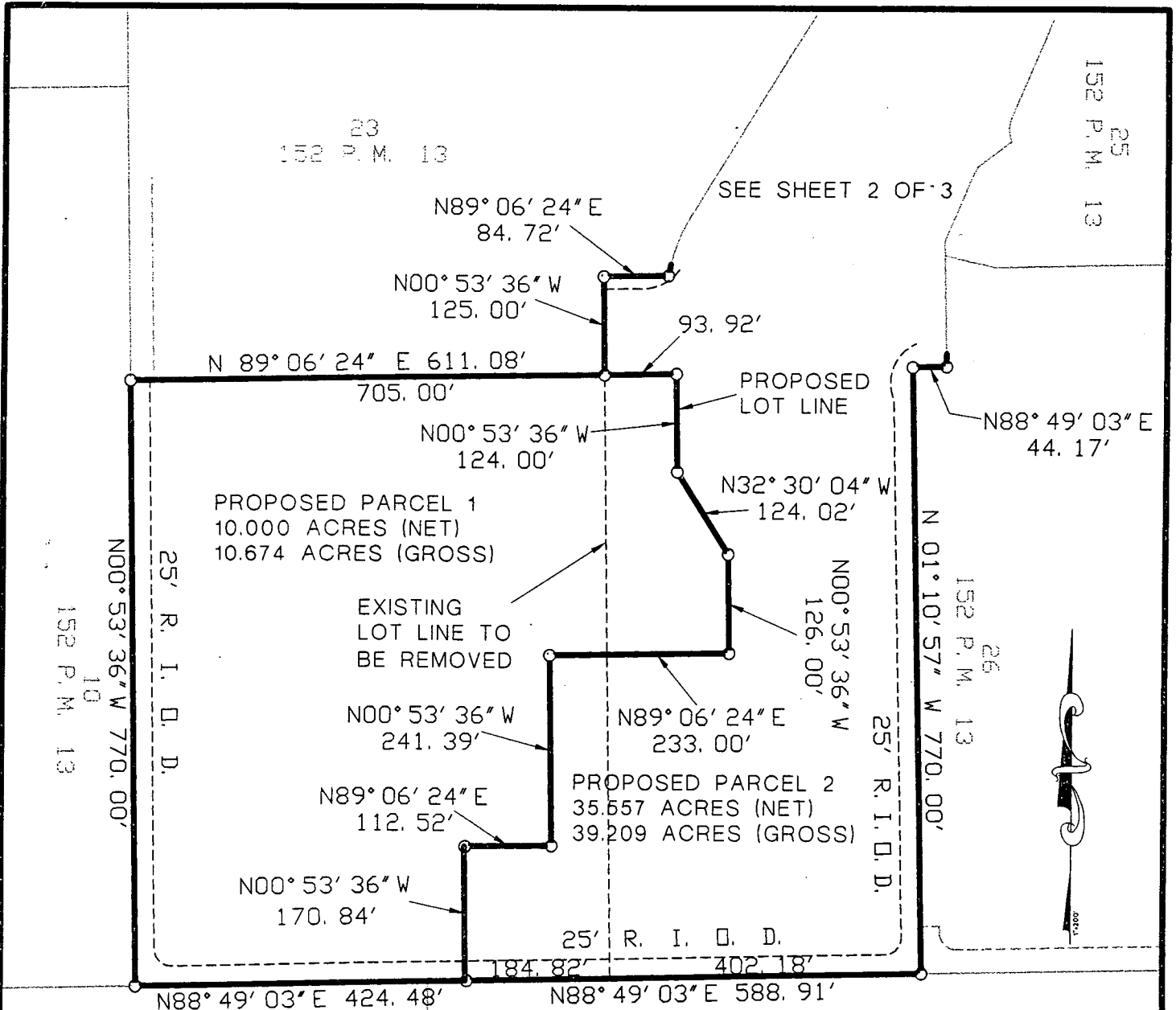


EXHIBIT "B"
SHEET 1 OF 3

TITLE: LOT LINE ADJUSTMENT OF 152 P.M. 13, LOTS B & C NORTHPOINTE PARK SCHOOL SITE NATOMAS UNIFIED SCHOOL DISTRICT CLIENT: LENNAR	DATE: 5/01/99 JOB NUMBER: 5125-037	
	DRAWN BY: T.S. CHECKED BY: W.W.	REVISION
The Spink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CALIFORNIA 95833 PHONE: (916)925-5550 FAX: (916)921-9274		
SCALE: 1"=200' CODE:M-13 DWG NO.: H-8235		

EXHIBIT A

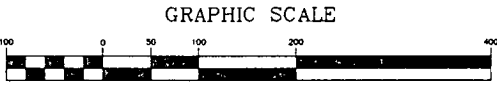
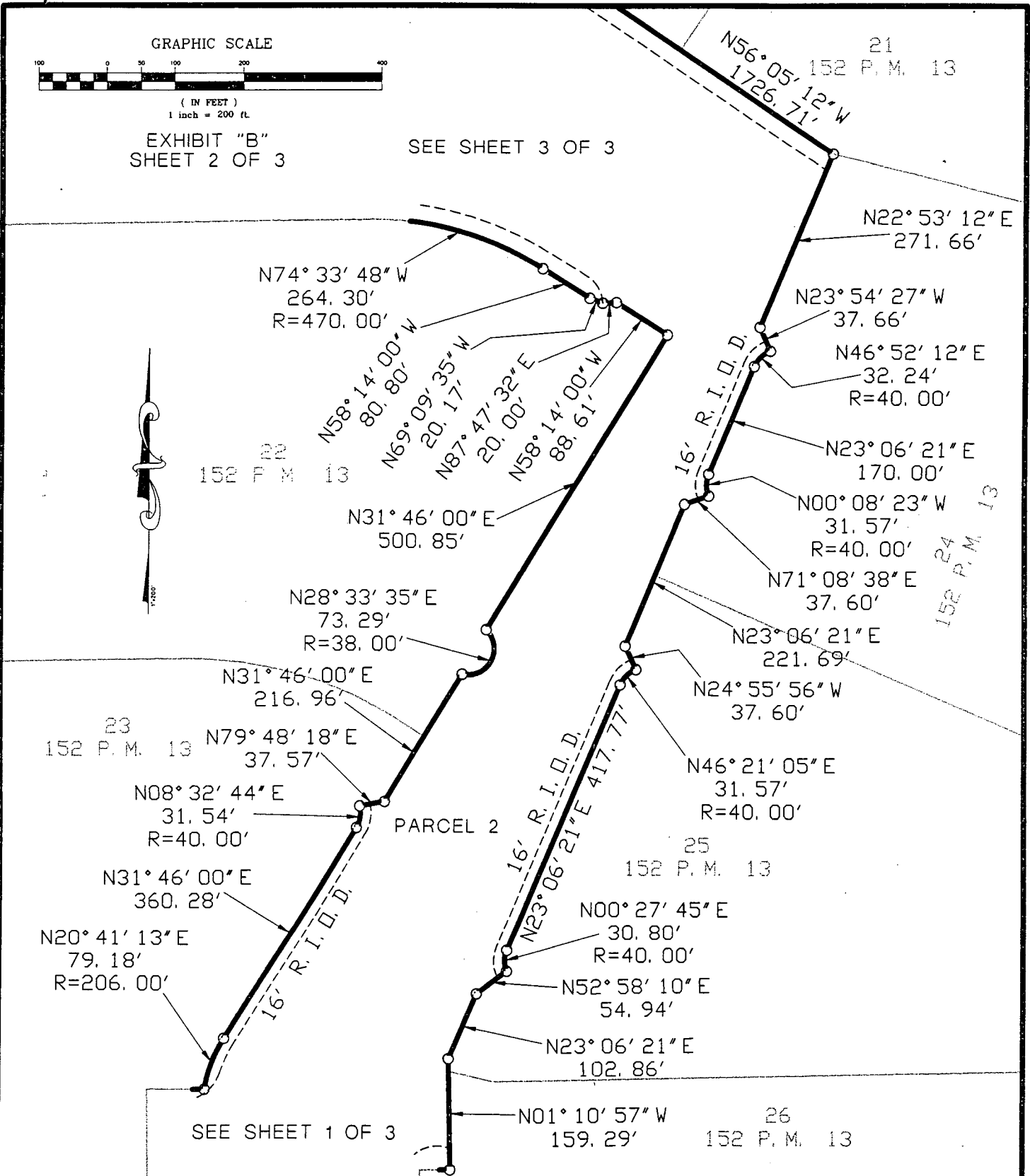


EXHIBIT "B"
SHEET 2 OF 3

SEE SHEET 3 OF 3



TITLE: LOT LINE ADJUSTMENT OF 152 P.M. 13,
LOTS B & C
NORTHPOINTE PARK SCHOOL SITE
NATOMAS UNIFIED SCHOOL DISTRICT

CLIENT: LENNAR

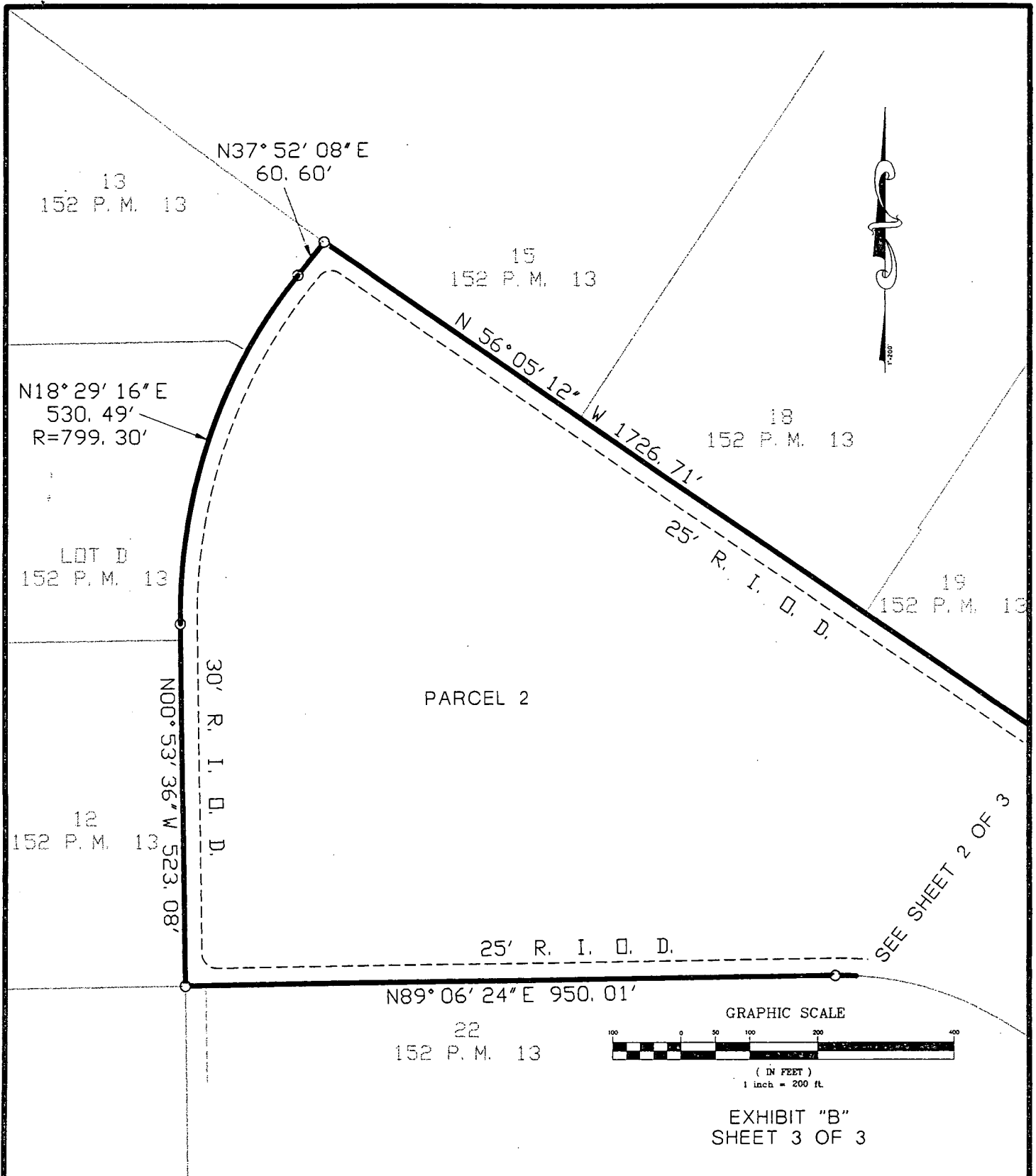
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REVISION

The Splink Corporation
2590 VENTURE OAKS WAY
SACRAMENTO, CALIFORNIA 95833
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EXHIBIT B-1

Parcel 1

All that certain real property situated in City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

A portion of Lots B & C, as shown on that certain parcel map entitled " Master Parcel Map of Northpointe Park Phase 1"

Beginning at the Northwest Corner of said Lot C; thence along the Northerly boundary and the extension thereof North 89°06'24" East 705.00 feet; thence South 00°53'36" East 124.00 feet; thence South 32°30'04" East 124.02 feet; thence South 00°53'36" East 126.00 feet; thence South 89°06'24" West 233.00 feet; thence South 00°53'36" East 241.39 feet; thence South 89°06'24" West 112.52 feet; thence South 00°53'36" East 170.84 feet to a point on the Southerly boundary of said Lot C; thence along the boundary of said Lot C the following Two (2) courses: (1) South 88°49'03" West 424.48 feet to the Southwest Corner of Said Lot C, and (2) North 00°53'36" West 770.00 feet to the point of beginning; containing 10.780 acres more or less.

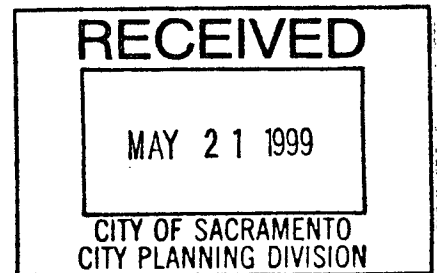


EXHIBIT B-2

Parcel 2

All that certain real property situated in City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

A portion of Lots B & C, as shown on that certain parcel map entitled " Master Parcel Map of Northpointe Park Phase 1"

Beginning at the Southeast Corner of said Lot B; thence along the Southerly boundary of said Lot B, South 88°49'03" West 588.91 feet; thence North 00°53'36" West 170.84 feet; thence North 89°06'24" East 112.52 feet; thence North 00°53'36" West 241.39 feet; thence North 89°06'24" East 233.00 feet; thence North 00°53'36" West 126.00 feet; thence North 32°30'04" West 124.02 feet; thence North 00°53'36" West 124.00 feet; thence South 89°06'24" West 93.92 feet to a point on the Westerly boundary of said Lot B; thence along the boundary of said Lot B, the following Thirty-six (36) courses: (1) North 00°53'36" West 125.00 feet, (2) North 89°06'24" East 84.72 feet (3) curving to the right on an arc of 206.00 feet radius, from a radial bearing of North 80°23'35" West, said arc being subtended by a chord bearing of North 20°41'13" East 79.18 feet, (4) North 31°46'00" East 360.28 feet, (5) curving to the right on an arc of 40.00 feet radius, from a radial bearing of South 58°14'00" East, said arc being subtended by a chord bearing North 08°32'44" East 31.54 feet, (6) North 79°48'18" East 37.57 feet, (7) North 31°46'00" East 216.96 feet, (8) curving to the left on an arc of 38.00 feet radius, from a radial bearing of South 13°11'58" West, said arc being subtended by a chord bearing North 28°33'35" East 73.29 feet, (9) North 31°46'00" East 500.85 feet, (10) North 58°14'00" West 88.61 feet, (11) South 87°47'32" West 20.00 feet, (12) North 69°09'35" West 20.17 feet, (13) North 58°14'00" West 80.80 feet, (14) curving to the left on an arc of 470.00 feet radius, said arc being subtended by a chord bearing North 74°33'48" West 264.30 feet, (15) South 89°06'24" West 950.01 feet, (16) North 00°53'36" West 523.08 feet, (17) curving to the right on an arc of 799.30 feet radius, said arc being subtended by a chord bearing North 18°29'16" East 530.49 feet, (18) North 37°52'08" East 60.60 feet, (19) South 56°05'12" East 1726.71 feet, (20) South 22°53'12" West 271.66 feet, (21) South 23°54'27" East 37.66 feet, (22) curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 19°21'56" West, said arc being subtended by a chord bearing South 46°52'12" West 32.24 feet, (23) South 23°06'21" West 170.00 feet, (24) curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 66°53'39" West, said arc being subtended by a chord bearing South 00°08'23" East 31.57 feet, (25) South 71°08'38" West 37.60 feet, (26) South 23°06'21" West 221.69 feet, (27) South 24°55'56" East 37.60 feet, (28) curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 20°24'11" West, said arc being subtended by a chord bearing South 46°21'05" West 31.57 feet, (29) South 23°06'21" West 417.77 feet (30) curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 66°53'39" West, said arc being subtended by a chord bearing South 00°27'45" West 30.80 feet, (31) South 52°58'10" West 54.94 feet, (32) South 23°06'21" West 102.86 feet, (33) South 01°10'57" East 159.29 feet, (34) South 88°49'03" West 44.17 feet, and (35) South 01°10'57" East 770.00 feet to the point of beginning; containing 39.102 acres more or less.