

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, April 1, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-026) by adopting the attached resolution (ZA98-011).

**Project Information**

Request: Zoning Administrator Parcel Merger to merge four parcels totaling 22.0± vacant acres in the Heavy Industrial (M-2S) zone.

Location: North West Corner of Rovana Cr. Lot 7 of Oates Ind Pk (D6, Area 3)

Assessor's Parcel Number: 064-0010-061, 075, 126, & 127

Applicant: Morton & Pitalo  
1718 Tribute Rd. #200  
Sacramento, CA 95815

Property Owner: Massie and Co.  
8170 Belvedere Ave.  
Sacramento, CA 95826

General Plan Designation: Industrial  
South Sacramento  
Community Plan: Heavy Industrial  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Industrial (M-2S)

Surrounding Land Use and Zoning:

North: M-2S; Industrial  
South: M-2S; Industrial  
East: M-2S; Warehouse  
West: M-2S; Rail Road

Property Dimensions: irregular  
Property Area: 22.0± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Legal Description: Exhibit A

Parcel Merger:           Exhibit B

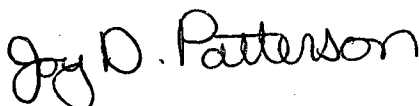
Additional Information   The applicant proposes to merge four parcels into one lot for the purpose of future development.

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 parcel merger 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)}.



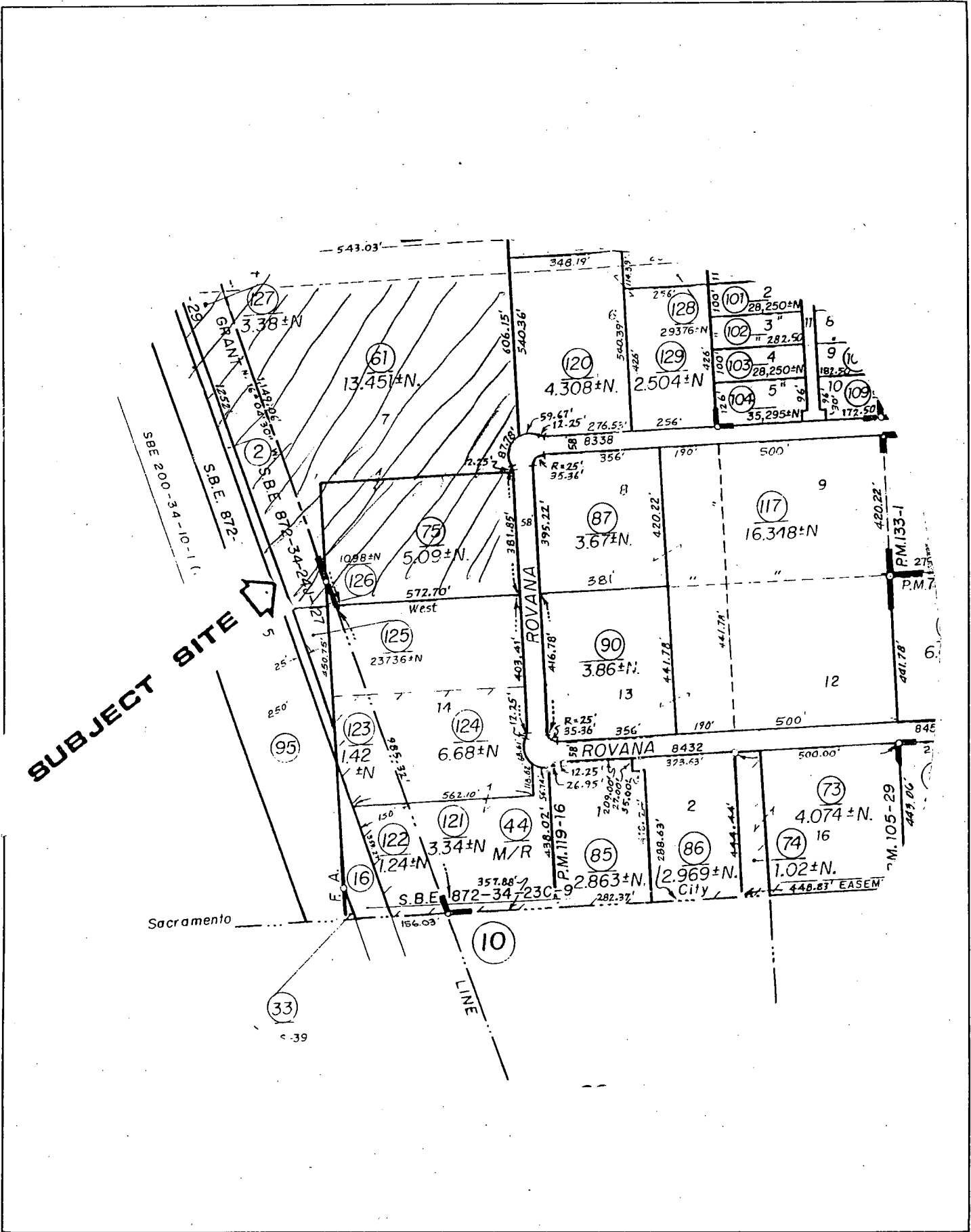
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Joy D. Patterson  
Zoning Administrator

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



March 2, 1998  
96-0139

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815  
916/927-2400  
Fax: 916/567-0120

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
LOT LINE MERGER  
PARCEL 1**

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

All of Parcel 7 as shown on that certain Parcel Map entitled Oates Industrial Park filed in Book 105 of Parcel Maps, Page 29, together with all of Parcel 1 as shown and described within that certain Certificate of Compliance for Lot Line Adjustment filed in Book 971203, Page 225, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Parcel 7; thence from said point of beginning, along the Southerly line of said Parcel 7, along the Southerly, Westerly and Northerly lines of said Parcel 1 and along the Northerly and Easterly lines of said Parcel 7 the following eight (8) courses: (1) North 90°00'00" West 702.79 feet; (2) North 16°04'30" West 1252.00 feet; (3) along the arc of a curve to the left, concave Northerly, having a radius of 382.25 feet, subtended by a chord bearing South 66°58'16" East 229.64 feet; (4) North 89°57'13" East 798.51 feet; (5) South 00°00'00" West 609.21 feet; (6) along the arc of a curve to the left, concave Easterly, having a radius of 66.00 feet, subtended by a chord bearing South 18°07'34" West 87.78 feet; (7) along the arc of a curve to the right, concave Westerly, having a radius of 30.00 feet, subtended by a chord bearing South 11°46'42" East 12.25 feet and (8) South 00°00'00" West 381.85 feet to the point of beginning.

CITY OF SACRAMENTO  
PLANNING DIVISION

MAR 11 1998

RECEIVED

298-026

4-1-98

Z 98 026

EXHIBIT "B"

PARCEL 1  
105 PM 29

R=382.25'  
S66°58'16"E  
299.64'

N89°57'13"E

798.51'

100' SMUD EASEMENT  
24390.R.518

PARCEL 7  
105 PM 29

PARCEL 6  
105 PM 29

WESTERN  
PACIFIC  
RAILROAD

LOT LINE  
BEING MERGED

15' PUE TO SAC. CITY  
830527 O.R. 1609

PARCEL 1  
21.953 ACRES

R=66'  
S18°07'34"W  
87.78'

R=30'  
S11°46'42"E  
12.25'

12.50' PUE  
PER 105 PM 29

PARCEL 1  
LOT LINE ADJUSTMENT  
BK. 971203 OR PG. 225

PARCEL 8  
105 PM 29

ROVANA  
CIRCLE

N90°00'00"W 702.79'

PARCEL 2  
LOT LINE ADJUSTMENT  
BK. 971203 OR PG. 225

403.41'  
S00°00'00"W

381.85'  
S00°00'00"W

609.21'



MARLAND D. JOHNSON, LS 3923

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**MORTON & PITALO, INC.**

CIVIL ENGINEERING • PLANNING • SURVEYING

1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815  
PHONE: 916/927-2400 • FAX: 916/567-0120

DRAWN: RB  
CHECKED: RB  
SCALE: 1"=200'

JOB NO: 970139  
DATE: MARCH, 1998  
SHEET: 1 of 1

LOT LINE MERGER

PARCEL 7 OF DATES INDUSTRIAL  
PARK-105 PM 29, TOGETHER WITH  
PARCEL 1 OF LOT LINE ADJUSTMENT  
BOOK 971203 OR PAGE 225

CITY OF SACRAMENTO, CALIFORNIA

298-026

H-1-98

Z 98 026 #1