

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 23, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-127) by adopting the attached resolution (ZA96-021).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels totaling 24.21 ± vacant acres Heavy Industrial (M-2) and Standard Single Family (R-1) zones.

Location: Northwest corner of 7th Avenue and Union Pacific RR between Freeport Boulevard and Sutterville Road (D5, Area 3)

Assessor's Parcel Number: 013-0172-042, 043, 013-0010-007

Applicant: The Spink Corporation (Craig Wecker)
2590 Venture Oaks Way
Sacramento, CA 95833

Property Owners: Union Pacific Railroad Co. (Mike Passo)
1416 Dodge Street
Omaha, NE 68179-1100

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Vacant and Railroad
Existing Zoning of Site: Heavy Industrial (M-2) and Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residence and Vacant
South: R-1; Single Family Residence and Vacant
East: M-2; Railroad yard
West: R-1; Single Family Residence and Vacant

Property Dimensions: Irregular
Property Area: 24.21 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: None Provided

Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between three parcels in order create a parcel to be sold for future development. The two parcels to the west are vacant and the large parcel contains the Union Pacific railroad tracks. 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)}.

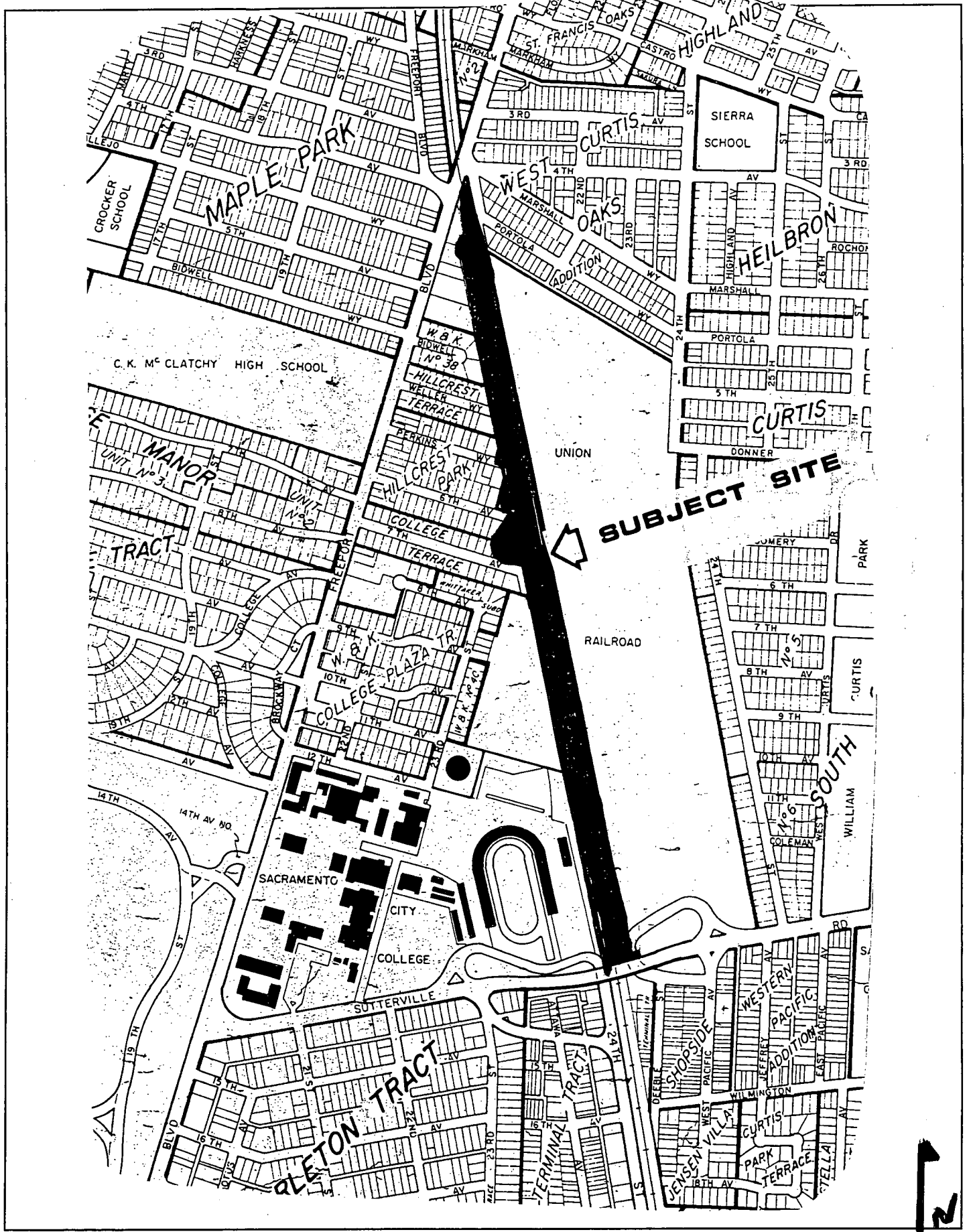


Joy D. Patterson
Zoning Administrator

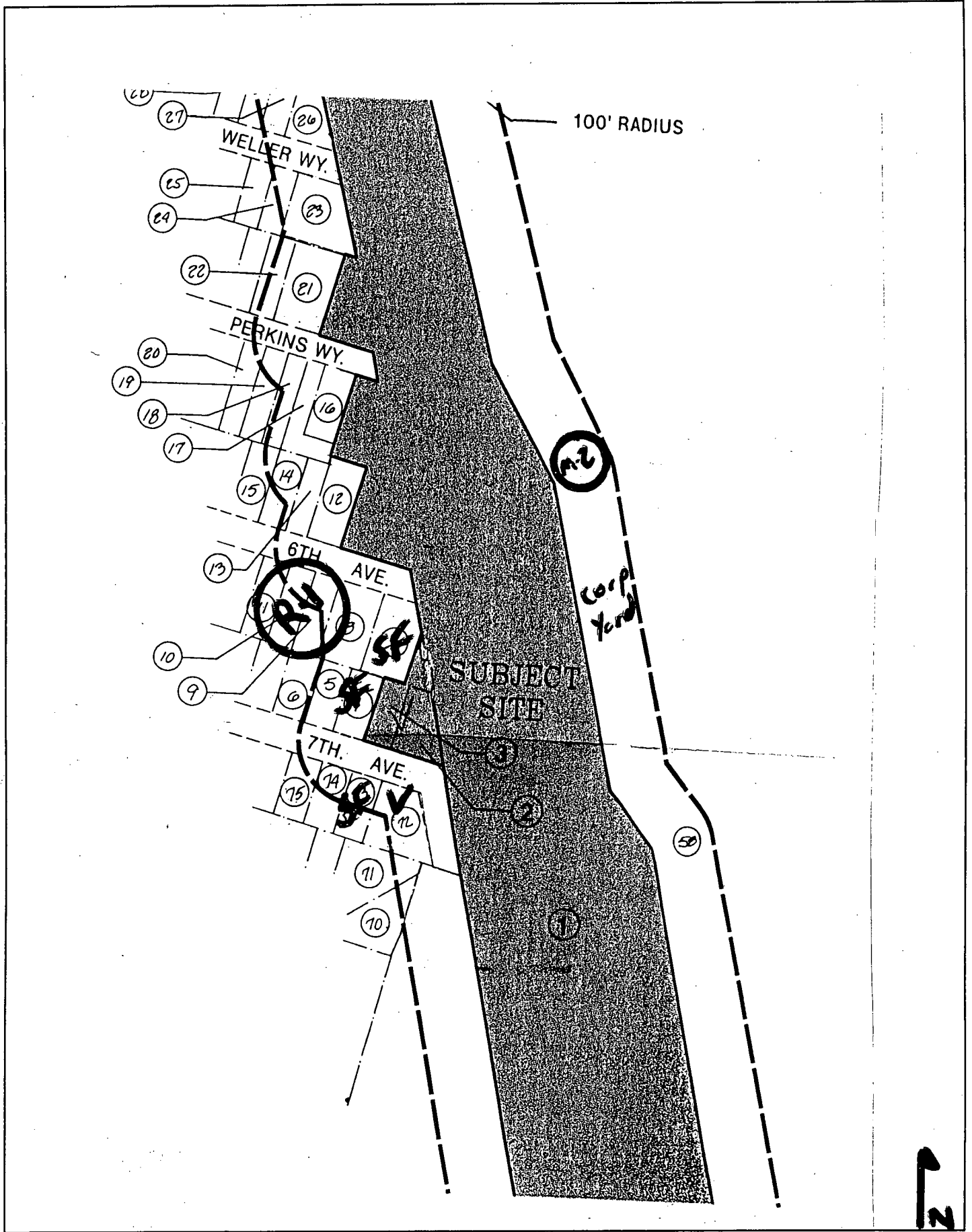
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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 ✓



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

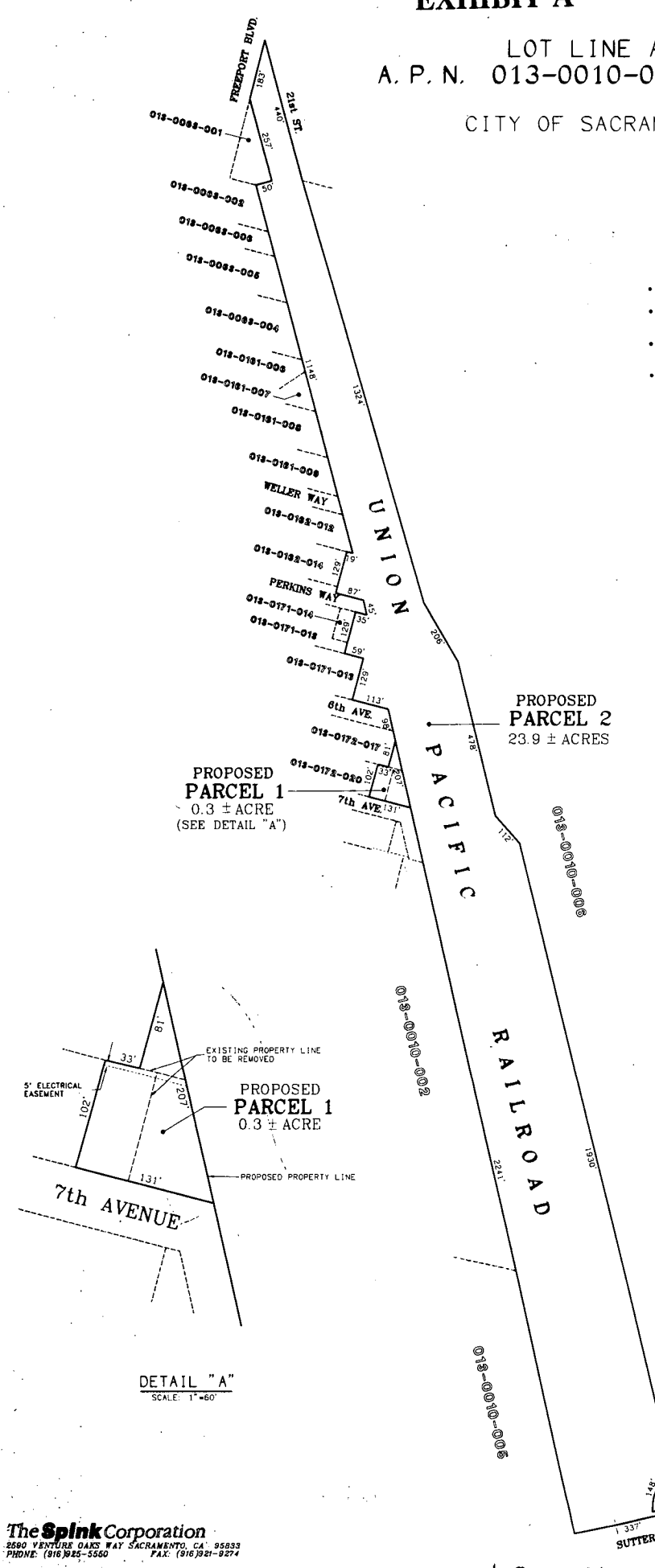
LOT LINE ADJUSTMENT FOR A. P. N. 013-0010-007, 013-0172-042 & 043 CITY OF SACRAMENTO, CALIFORNIA

NOTES:

- PROPOSED PARCEL 1 IS VACANT.
- THE UNION PACIFIC RAILROAD IS LOCATED ON PROPOSED PARCEL 2.
- A FEW NON-NATIVE TREES ARE LOCATED ALONG THE WESTERN BOUNDARY OF PARCEL 1.
- BOTH PARCELS ARE CURRENTLY ENCLOSED WITH CHAIN LINK/SLAT FENCING.

LEGEND:

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE (to be removed)

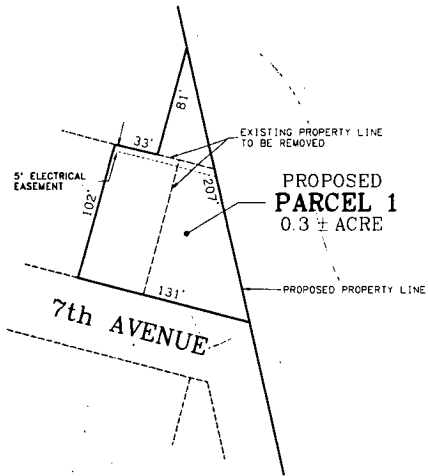


PROPOSED
PARCEL 2
23.9 ± ACRES

PROPOSED
PARCEL 1
0.3 ± ACRE
(SEE DETAIL "A")

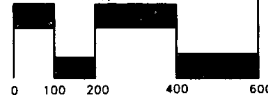


Vicinity Map
not to scale



DETAIL "A"
SCALE: 1"=60'

SEPTEMBER 10, 1996



The Splink Corporation
2580 VENTURE OAKS WAY SACRAMENTO, CA 95833
PHONE: (916) 925-5560 FAX: (916) 921-9274

received 9-17-96

Z 96-127
OCTOBER 23, 1996

Sheet # 1

296-127