

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 4, 2000, the Zoning Administrator approved with conditions a lot line adjustment (File Z00-126). 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 lines between three parcels (six assessor parcels) to create two parcels totaling 7.6± partially developed acres in the Light Industrial, Planned Unit Development (M-1)(PUD) and Light Industrial, Labor Intensive (M-1)(LI) zones.

Location: Northeast of Taylor St and Display Way, South of I80 (D2, Area 4)

Assessor's Parcel Number: 250-0450-002, 006, 011, 012, 016, 017

Applicant: Morton & Pitalo Inc. (John Pitalo)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owners: United Rentals Inc
11875 Dublin Blvd., Ste D-261
Dublin, CA 94568

880 Norwood & Joint Venture; and Edwin & Margaret Lial Revocable Trust
2100 Northrop
Sacramento, CA 95825

Project Planner: Sandra Yope

General Plan Designation: Industrial-Employee Intensive
North Sacramento

Community Plan Designation: Labor Intensive

Existing Land Use of Site: Vacant and Industrial

Existing Zoning of Site: Light Industrial (M-1)(PUD) and M-1, Labor Intensive (LI)

Surrounding Land Use and Zoning:

North: T-C; Interstate 80

South: R-1 and M-1(PUD); Residential and Vacant

East: M-1, LI (PUD); Vacant
West: M-1, LI (PUD); Vacant

Property Dimensions: Irregular
Property Area: 7.8± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P90-007 (Tentative Map), P96-086 (SP for US Rentals Development)

Additional Information The applicant proposes to relocate the common property line between three parcels (six assessor parcels) in order to create two larger parcels. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The developed portion of the site is located within the Norwood/ 180 Business Park Planned Unit Development. Any further expansion or building additions on the developed parcel will require additional Planning review and approval.

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)}.

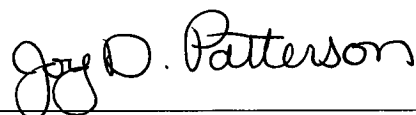
Conditions of Approval:

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)
3. Pay off or segregate any existing assessments. (Public Works)
4. Drainage across parcel lines is not allowed. Either the parcels must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded. The private reciprocal drainage easement must be recorded at the time of the recording of the Certificate of Compliance.
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. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to

sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designate the site for Industrial-Employee Intensive and Labor Intensive 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.

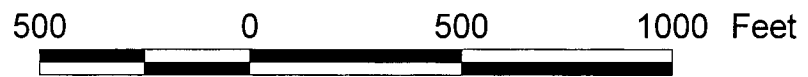
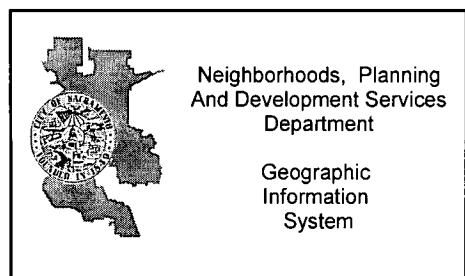
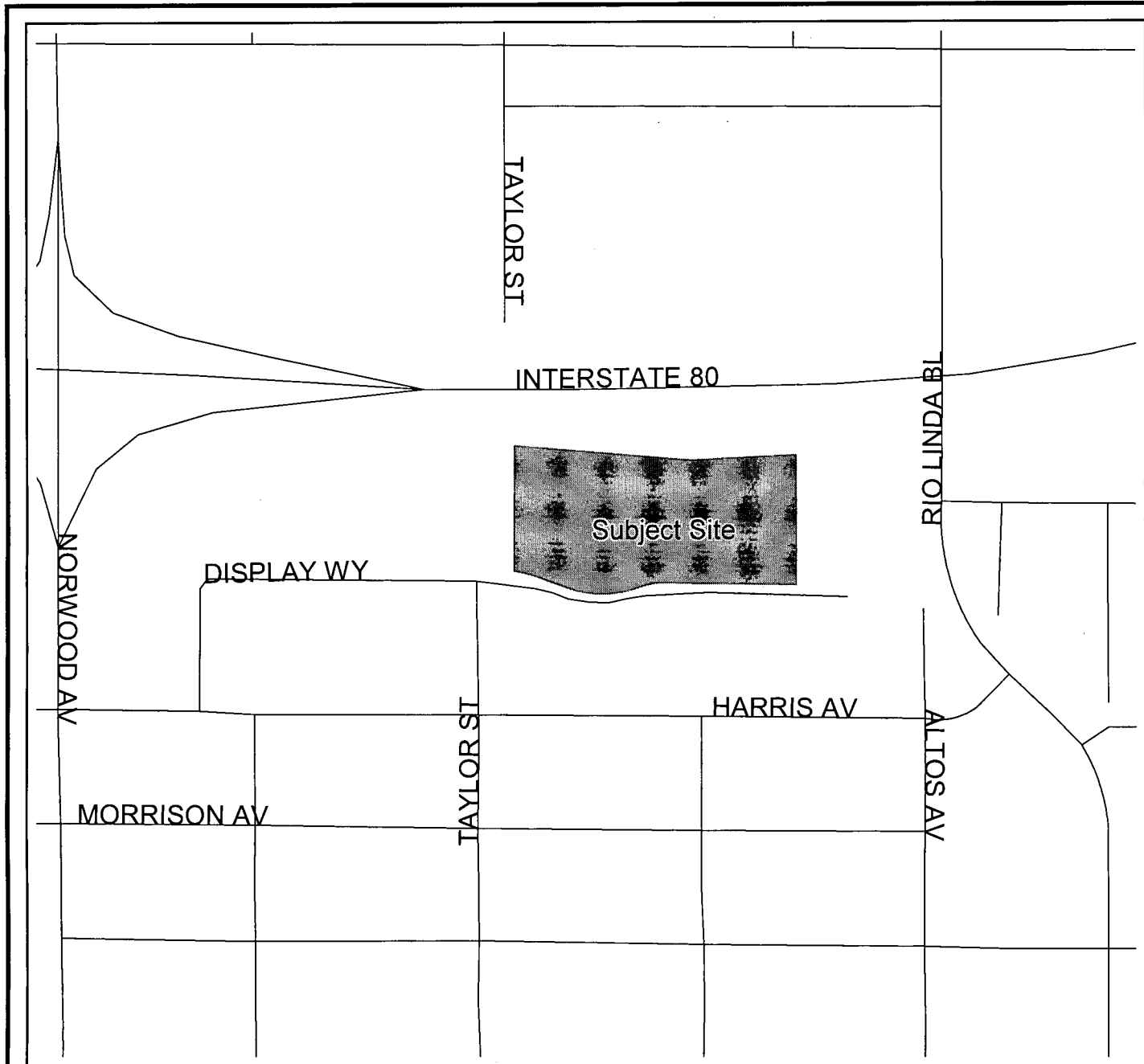


Joy D. Patterson
Zoning Administrator

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)



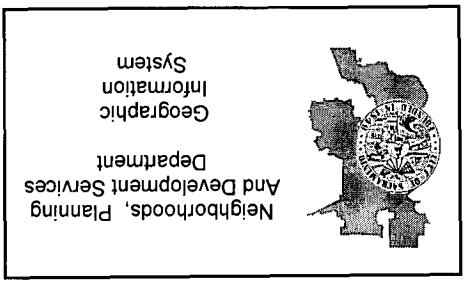
VICINITY MAP



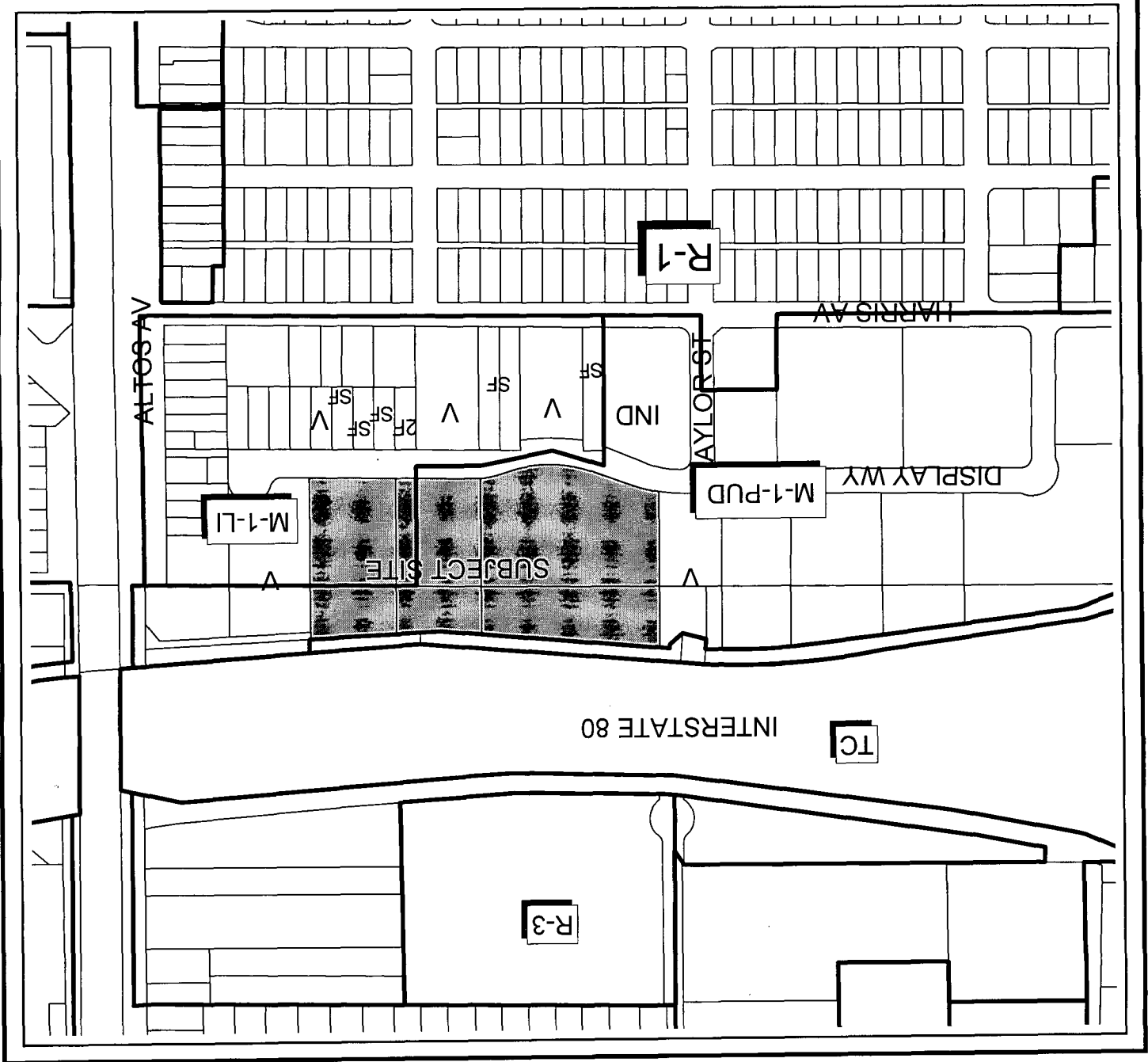
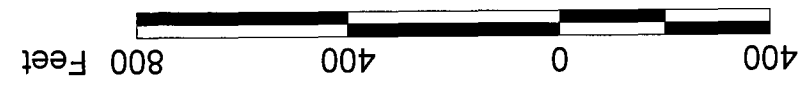
Z00-126

October 4, 2000

Item 1



LAND USE AND ZONING



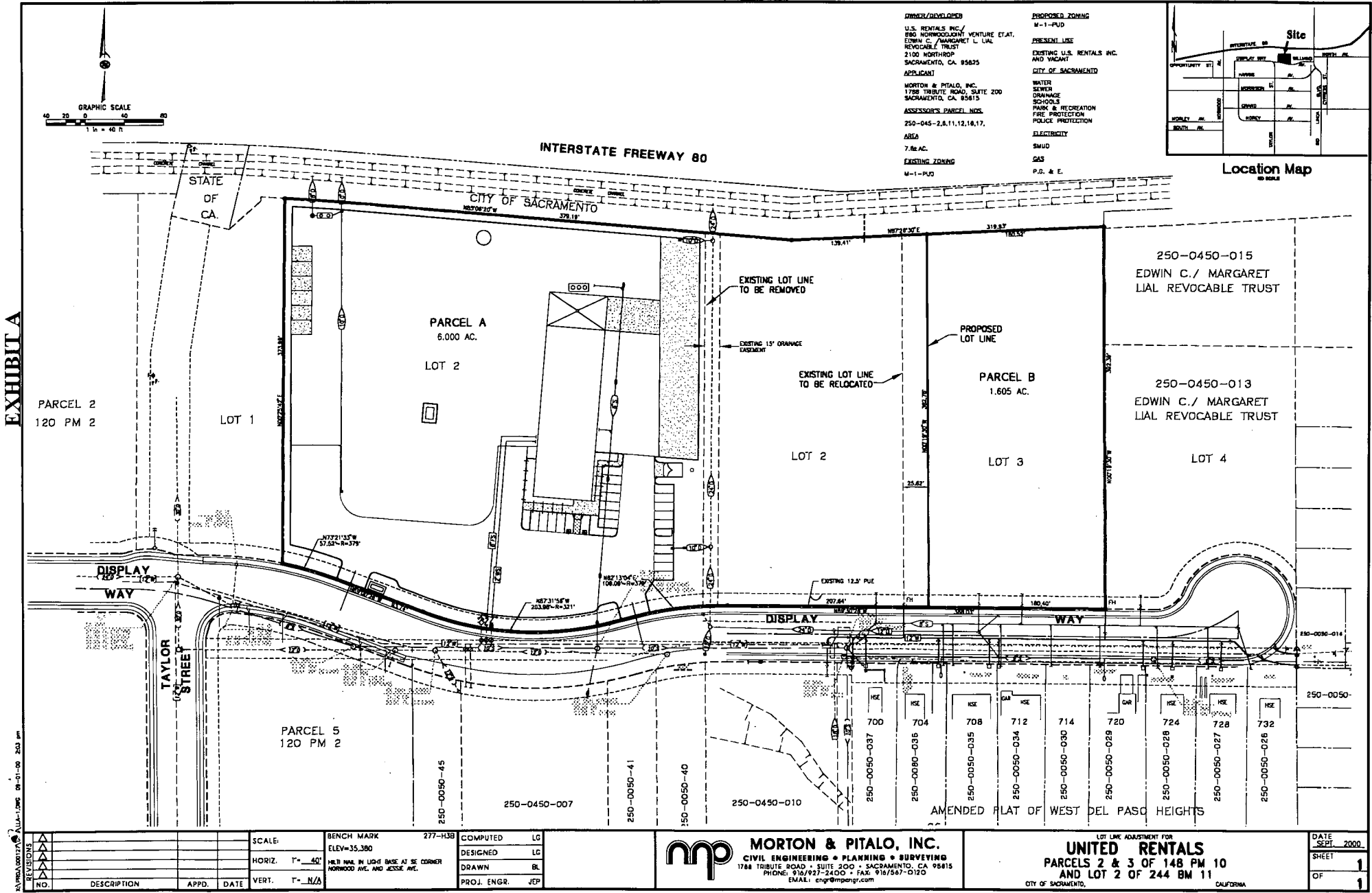


EXHIBIT A

NO.	DESCRIPTION	APPD.	DATE

SCALE:	BENCH MARK	277-H38
HORIZ. T' = 40'	ELEV = 35.390	
VERT. T' = N/A		

COMPUTED	LG
DESIGNED	LG
DRAWN	BL
PROJ. ENGR.	JEP

MORTON & PITALO, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 PHONE: 916/927-3400 • FAX: 916/567-0120
 EMAIL: engr@mpengr.com

DATE	SEPT. 2000
SHEET	1
OF	1

JOB NO. 000127

EXHIBIT B



MORTON & PITALO, INC.

Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

August 15, 2000
000127

DESCRIPTION

LOT LINE ADJUSTMENT

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

PARCEL A

Lot 2 as said lot is shown and so designated on the plat of "Norwood - 80 Business Park Unit No. 2A" filed in Book 244 of Maps, Map No. 11, Sacramento County Records, together with Lot 2 and the West 25.62 feet of Lot 3 as said lots are shown and so designated on the plat of "Norwood - 80 Business Park Unit No. 2B" filed in Book 148 of Parcel Maps, Page 10, Sacramento County Records.

PARCEL B

Lot 3 as said lot is shown and so designated on the plat of "Norwood - 80 Business Park Unit No. 2B" filed in Book 148 of Parcel Maps, Page 10, Sacramento County Records.

EXCEPTING THEREFROM the West 25.62 feet thereof.

