

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 4, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-083). 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 4.7± vacant acres in the Light Industrial (M-1) zone.

Location: East end of Business Drive(D6, Area 3)

Assessor's Parcel Number: 015-0311-053, -041

Applicant: Ross Peabody
Peabody Engineering
1700 Alhambra Blvd., Ste 102
Sacramento, CA 95818

Property Owners: Jackson Business Park
5665 Power Inn Road
Sacramento, CA 95824

Project Planner: Donna Decker

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Vacant
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:
North: M-1;Light Industrial
South: M-1;Light Industrial
East: M-1;Light Industrial; Rail
West: M-1;Light Industrial

Property Dimensions: 337 feet x 609 feet
Property Area: 4.7± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A

Legal Description: Exhibits B-1 and B-2

Previous Files: P88-362; P88-448

Additional Information The applicant proposes to relocate the common property lines between two parcels. The relocated line adds the former railway easement to the proposed Parcel 13. Both lots are currently vacant. All offsite improvements are constructed.

The project was noticed and staff received no calls.

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 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:

Public Works

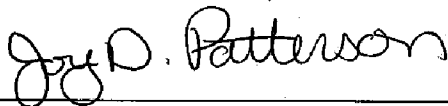
1. Applicant shall complete the following at the Public Works Department, Development Services, prior to the lot line adjustment being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the Public Works submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map
 - c. Pay off or segregate any existing assessments.

Utilities

2. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or the following note shall be placed on the Certificate of Compliance: "Note: A private reciprocal drainage easement must be recorded prior to the initial sale of either parcel."
3. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designate the site for Heavy Commercial or Warehouse.
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.

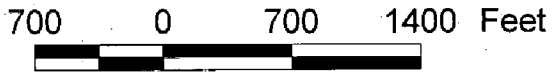
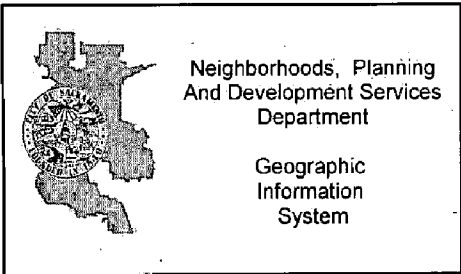
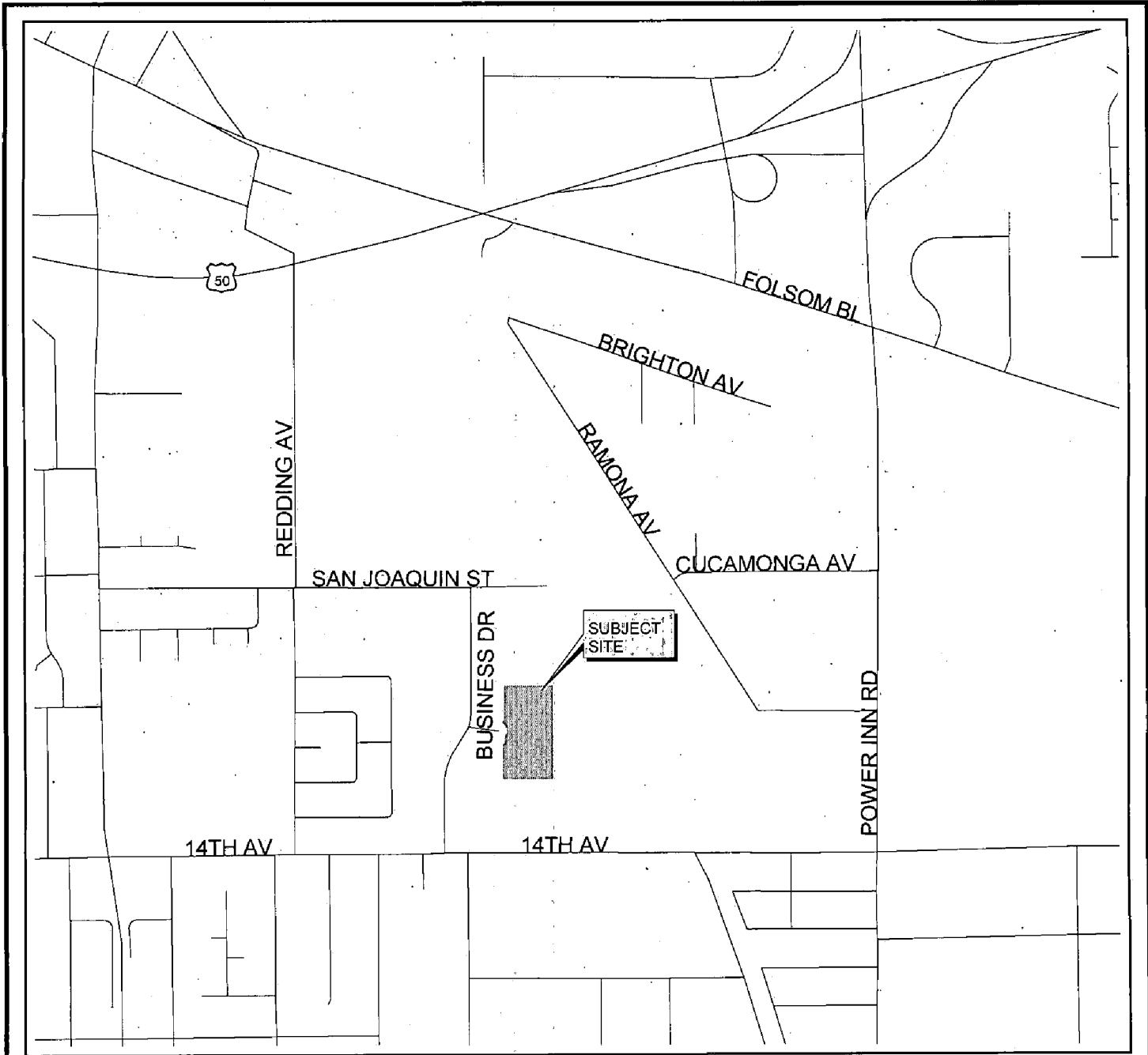


Joy D. Patterson
Zoning Administrator

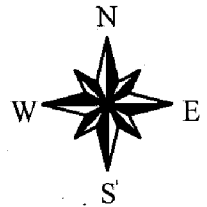
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

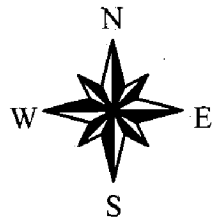
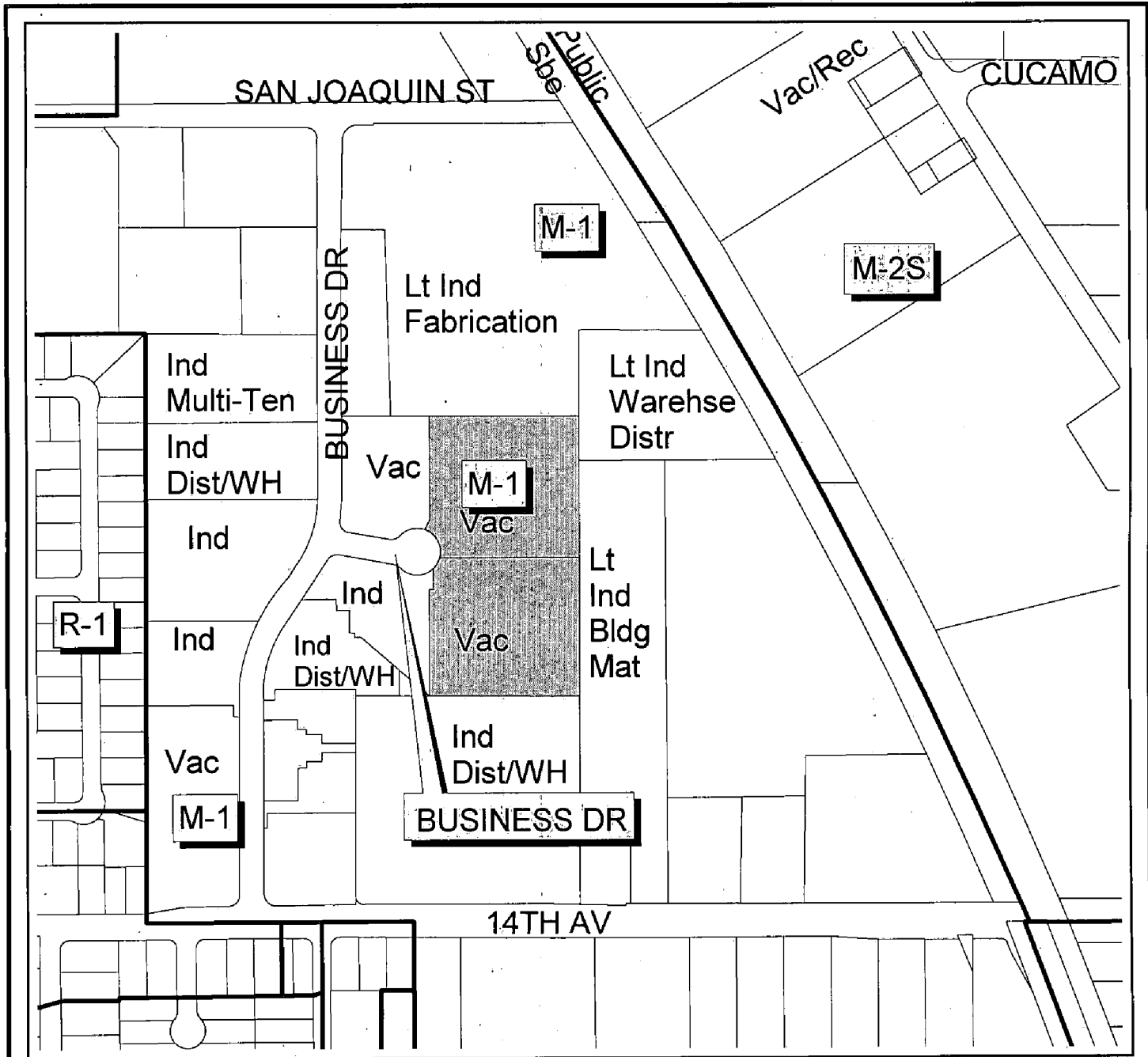
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)



VICINITY MAP





LAND USE AND ZONING

Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System