

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 14, 1995, the Zoning Administrator approved a parcel merger (File Z95-102) by adopting the attached resolution (ZA95-031).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 29.11 ± vacant acres in the Heavy Industrial (M-2S) zone.

Location: Younger Creek Drive (the west parcel at the end of the circle)

Assessor's Parcel Number: 062-0140-001, 002

Applicant: JTS Engineering Consultants, Inc. (Javed Siddiqui)
1808 J Street
Sacramento, CA 95814

Property Owner: Buzz Oates Enterprises II
8615 Elder Creek Road
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

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

Surrounding Land Use and Zoning:

North: M-2S; Industrial
South: M-2S; Industrial
East: M-2S; Industrial
West: M-2S; Industrial

Property Dimensions: 1,243 feet x 1,064 feet
Property Area: 29.114 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

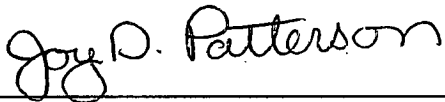
Additional Information: The two parcels to be merged are vacant. The applicant proposes to merge the properties in order to create a larger parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City Utilities Department 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)}.



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) ← ZA Resolution Book ← ZA Log Book ←
Applicant ← Public Works ←

RESOLUTION NO. ZA95-031

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF NOVEMBER 14, 1995

APPROVING A PARCEL MERGER

(APN: 062-0140-001, 002)

(Z95-102)

WHEREAS, the Zoning Administrator has held a public hearing concerning the parcel merger for property located at Younger Creek Drive (the west parcel at the end of the circle); and

WHEREAS, the parcel merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the parcel merger is consistent with the General Plan and the South Sacramento Community Plan which designate the site for industrial uses;

WHEREAS, the parcel merger will not result in the abandonment of any street or utility easement of record, and that, if the parcel merger will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; and

WHEREAS, the parcel merger will not result in the elimination or reduction in size of the access way to any resulting parcel, or that 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; and

WHEREAS, the resulting parcels created by the parcel merger conform to the requirements of the City's Building Code and the City's Zoning Ordinance;

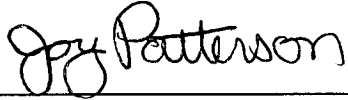
NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the parcel merger for property located at Younger Creek Drive (the west parcel at the end of the circle), City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Utility

Department. (One service per lot is permitted.)

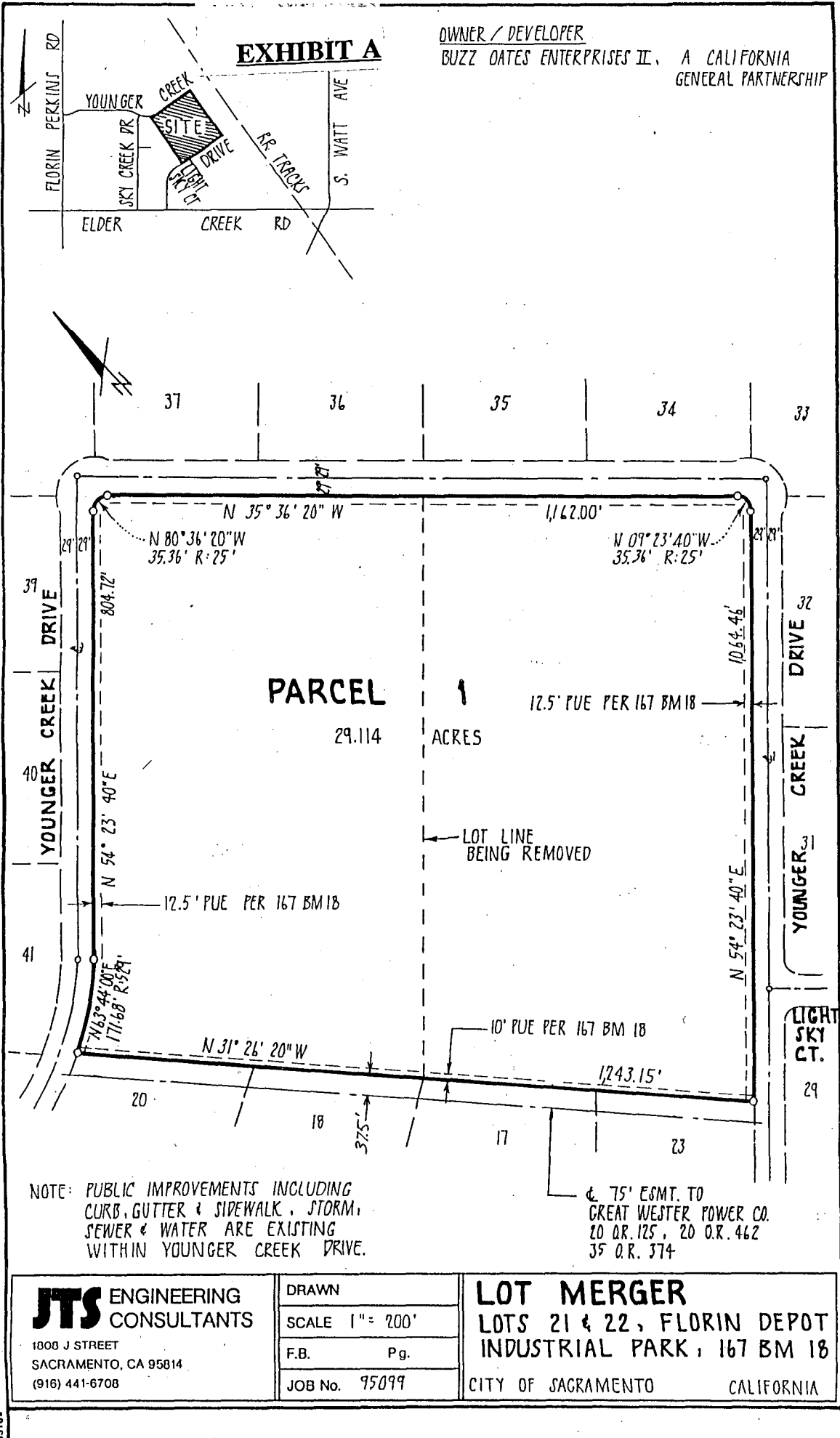
4. Pay off or segregate any existing assessments.

A handwritten signature in cursive script that reads "Joy Patterson".

JOY PATTERSON, ZONING ADMINISTRATOR

EXHIBIT A

OWNER / DEVELOPER
 BUZZ DATES ENTERPRISES II, A CALIFORNIA
 GENERAL PARTNERSHIP



NOTE: PUBLIC IMPROVEMENTS INCLUDING CURB, GUTTER & SIDEWALK, STORM, SEWER & WATER ARE EXISTING WITHIN YOUNGER CREEK DRIVE.

75' EGMT. TO GREAT WESTER POWER CO. 20 O.R. 125, 20 O.R. 462 35 O.R. 374

JTS ENGINEERING CONSULTANTS 1000 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN	LOT MERGER LOTS 21 & 22, FLORIN DEPOT INDUSTRIAL PARK, 167 BM 18 CITY OF SACRAMENTO CALIFORNIA
	SCALE 1" = 200'	
	F.B. Pg.	
	JOB No. 95099	

EXHIBIT B

LEGAL DESCRIPTION
LOT MERGER

PARCEL 1

THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOTS 21 AND 22, AS SHOWN ON THE "PLAT OF FLORIN DEPOT INDUSTRIAL PARK", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON FEBRUARY 6, 1986, IN BOOK 167 OF MAPS, MAP NO. 18.

EXCEPTING THEREFROM ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT ANY RIGHTS TO THE SURFACE OR ANY PORTION OF SAID LAND LYING ABOVE A DEPTH OF 500 FEET FROM THE SURFACE, AS DESCRIBED IN THOSE CERTAIN DEEDS, RECORDED IN BOOK 81-09-16, PAGE 191, BOOK 81-09-28, PAGE 200 AND BOOK 81-11-06, PAGE 57, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 062-0140-001-0000
ASSESSOR'S PARCEL NUMBER: 062-0140-002-0000

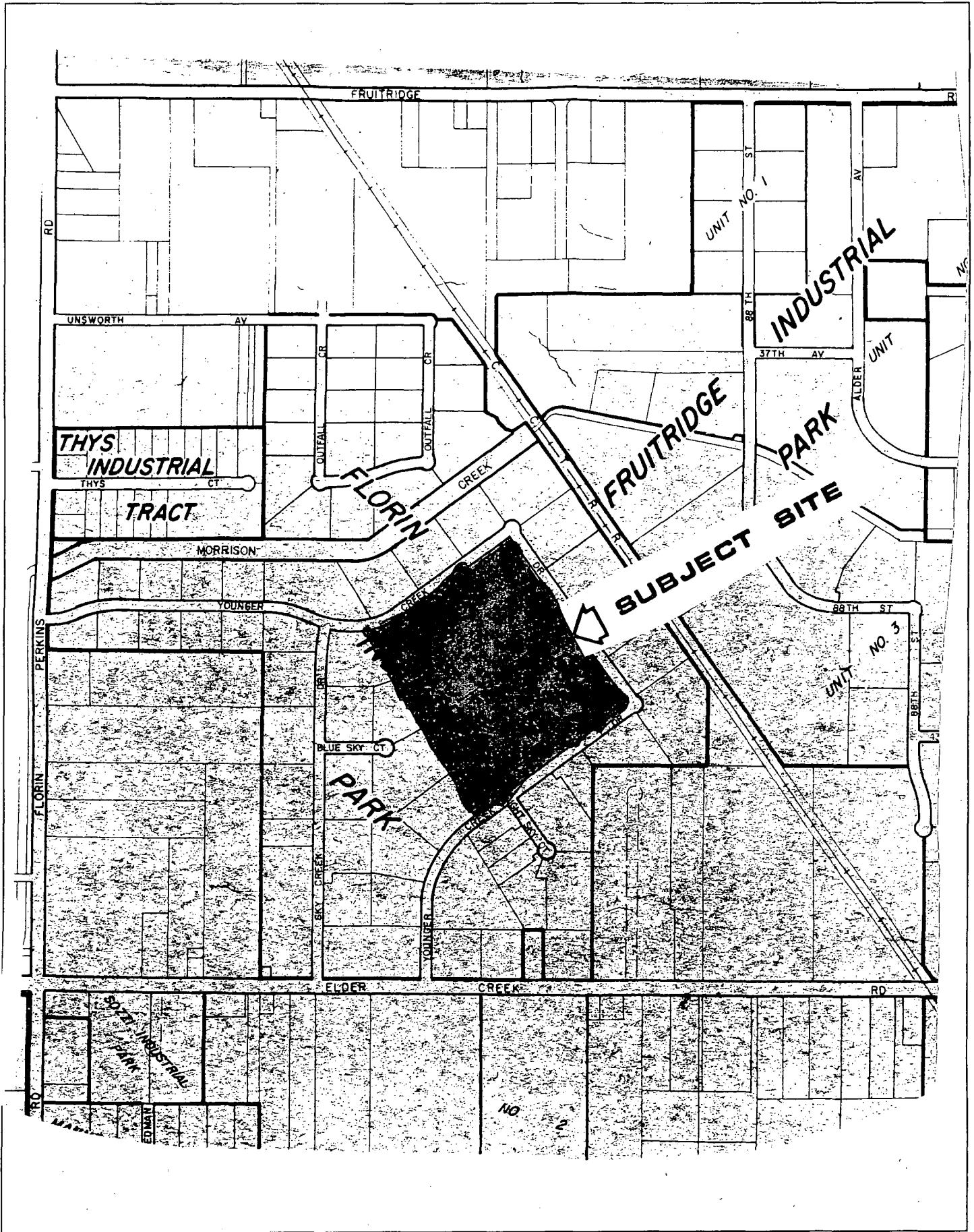
JAVED T. SIDDIQUI
R.C.E. 25924

DATE

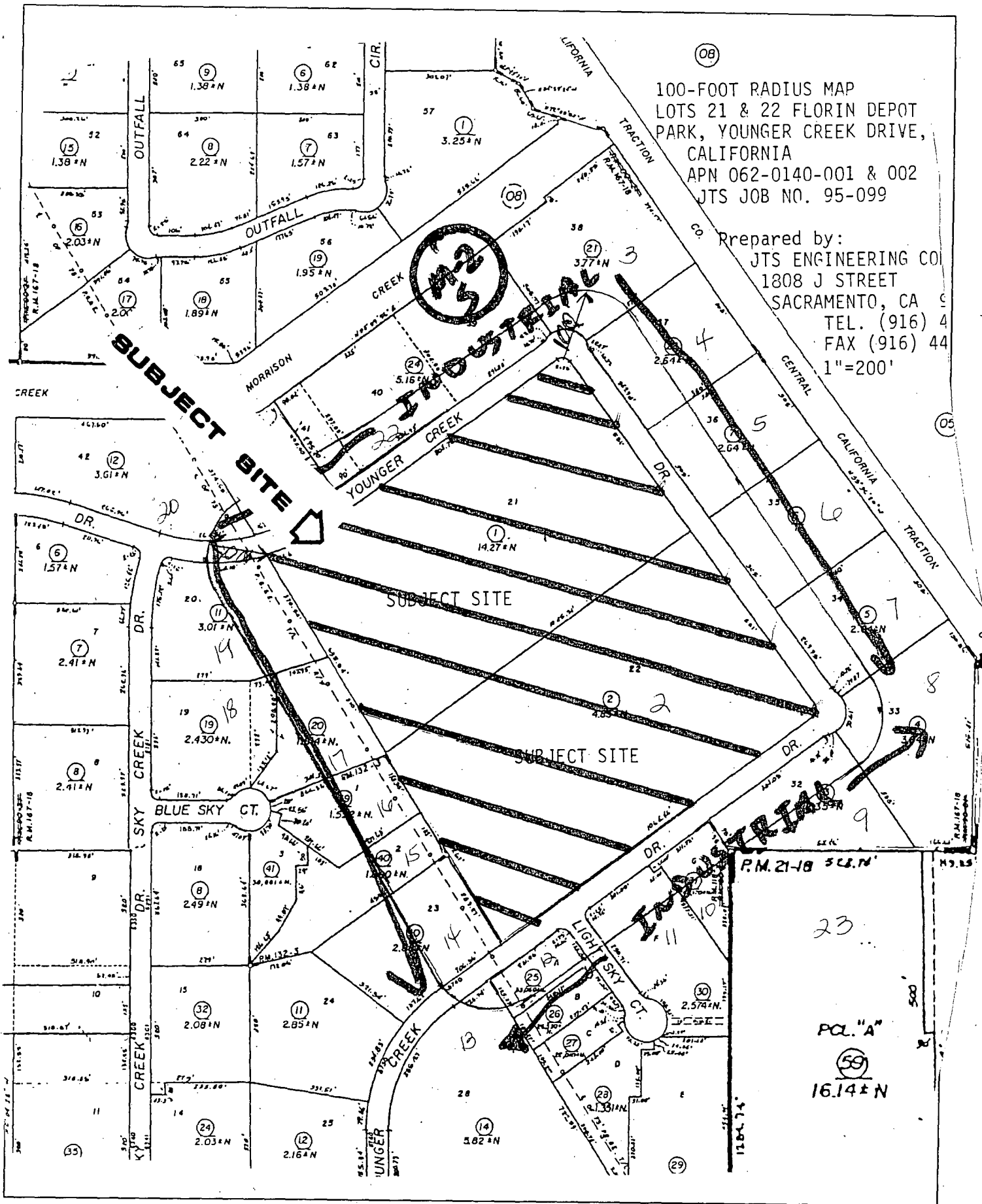
CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 24 1995

RECEIVED



VICINITY MAP



100-FOOT RADIUS MAP
 LOTS 21 & 22 FLORIN DEPOT
 PARK, YOUNGER CREEK DRIVE,
 CALIFORNIA
 APN 062-0140-001 & 002
 JTS JOB NO. 95-099

Prepared by:
 JTS ENGINEERING CO
 1808 J STREET
 SACRAMENTO, CA
 TEL. (916) 4...
 FAX (916) 44...
 1"=200'

LAND USE & ZONING MAP