

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 2, 1994, the Zoning Administrator approved a lot line adjustment (File Z94-078) by adopting the attached resolution (ZA94-031).

**Project Information**

**Request:** Lot Line Adjustment to relocate the common property line between two parcels totaling 3.8± developed acres in the Light Industrial (M-1) zone.

**Location:** 2810 Redding Avenue and 6820 Aspen Avenue

**Assessor's Parcel Number:** 015-0023-007, 009

**Applicant:** JTS Engineering- Javed Siddiqui  
1808 J Street  
Sacramento, CA 95814

**Property Owners:** William H. Cook, 2810 F. Redding Avenue, Sacramento, CA 95819  
Ronald Cook, 2810 F. Redding Avenue, Sacramento, CA 95819  
Mona Culver, 2810 F. Redding Avenue, Sacramento, CA 95819  
Wagner Corporation, 517 North Hunter Street, Stockton, CA 95202  
630 I Street  
Sacramento, CA 95814

**General Plan Designation:** Heavy Commercial or Warehouse  
**Existing Land Use of Site:** Industrial  
**Existing Zoning of Site:** Light Industrial, M-1

**Surrounding Land Use and Zoning:**  
North: M-1; Industrial  
South: M-1; Industrial and Vacant  
East: M-1; Industrial  
West: M-1; Office and Industrial

**Property Dimensions:** Irregular  
**Property Area:** 3.8± acres

**Z94-078**

**August 2, 1994**

**Item 3**

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A and C

Legal Description: See Exhibit B-1 and B-2

Previous Files: P92-176

Background Information: On July 23, 1992, the Planning Commission approved the 65402(a) Review for General Plan consistency for the abandonment of Madrone Avenue west of Redding Avenue (P92-176).

Additional Information The applicant proposes to relocate a common property line between two parcels in order to relocate a common driveway further away from an existing building. The new property line will be the centerline of the new driveway.

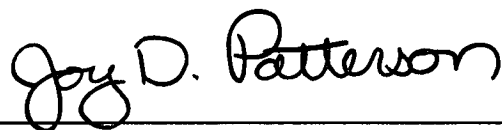
The Assessor's parcel page indicates a previous lotting pattern on the the two parcels, however, our records show only two parcels exist.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.



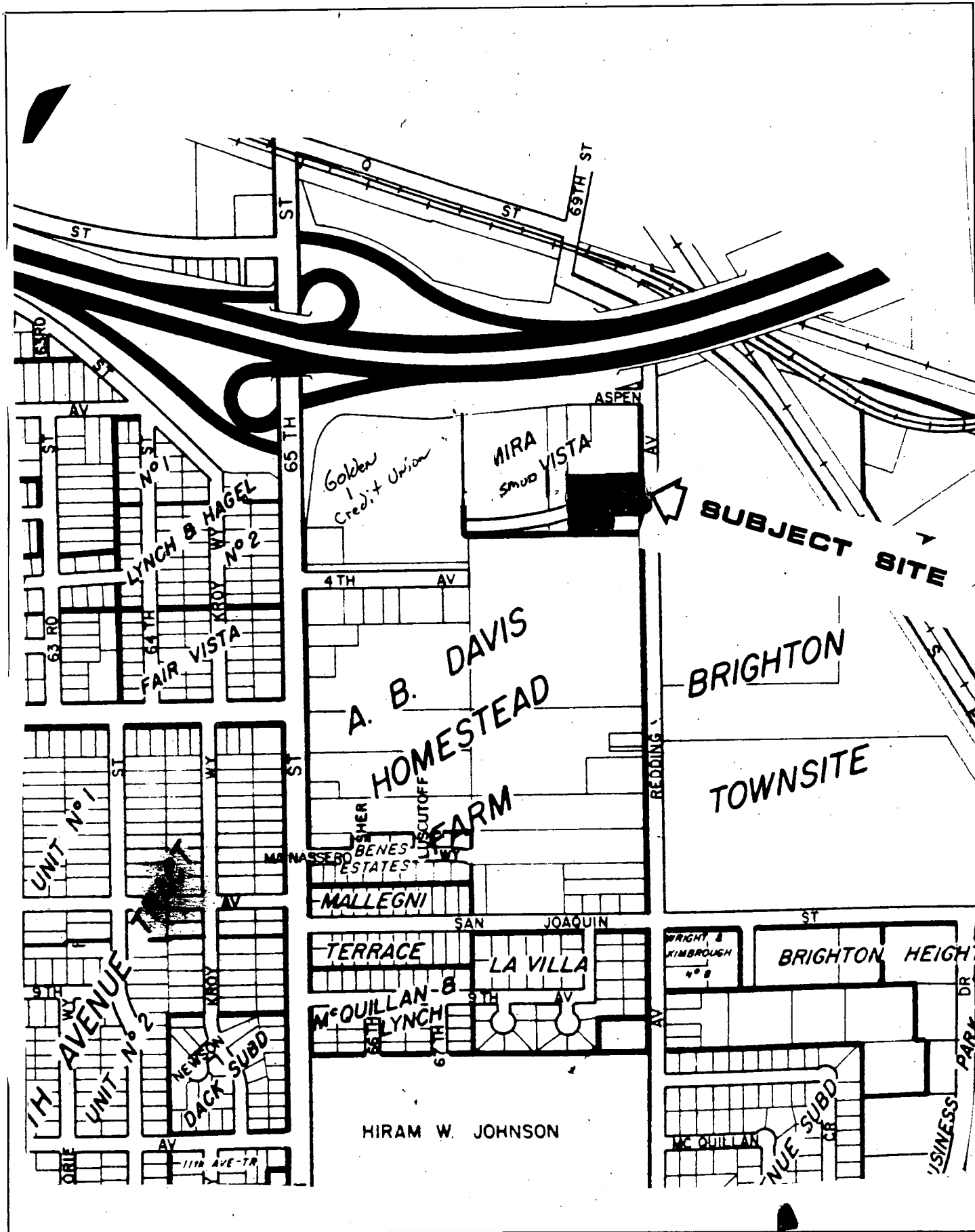
Joy D. Patterson  
Zoning Administrator

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 - Development Division

(Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

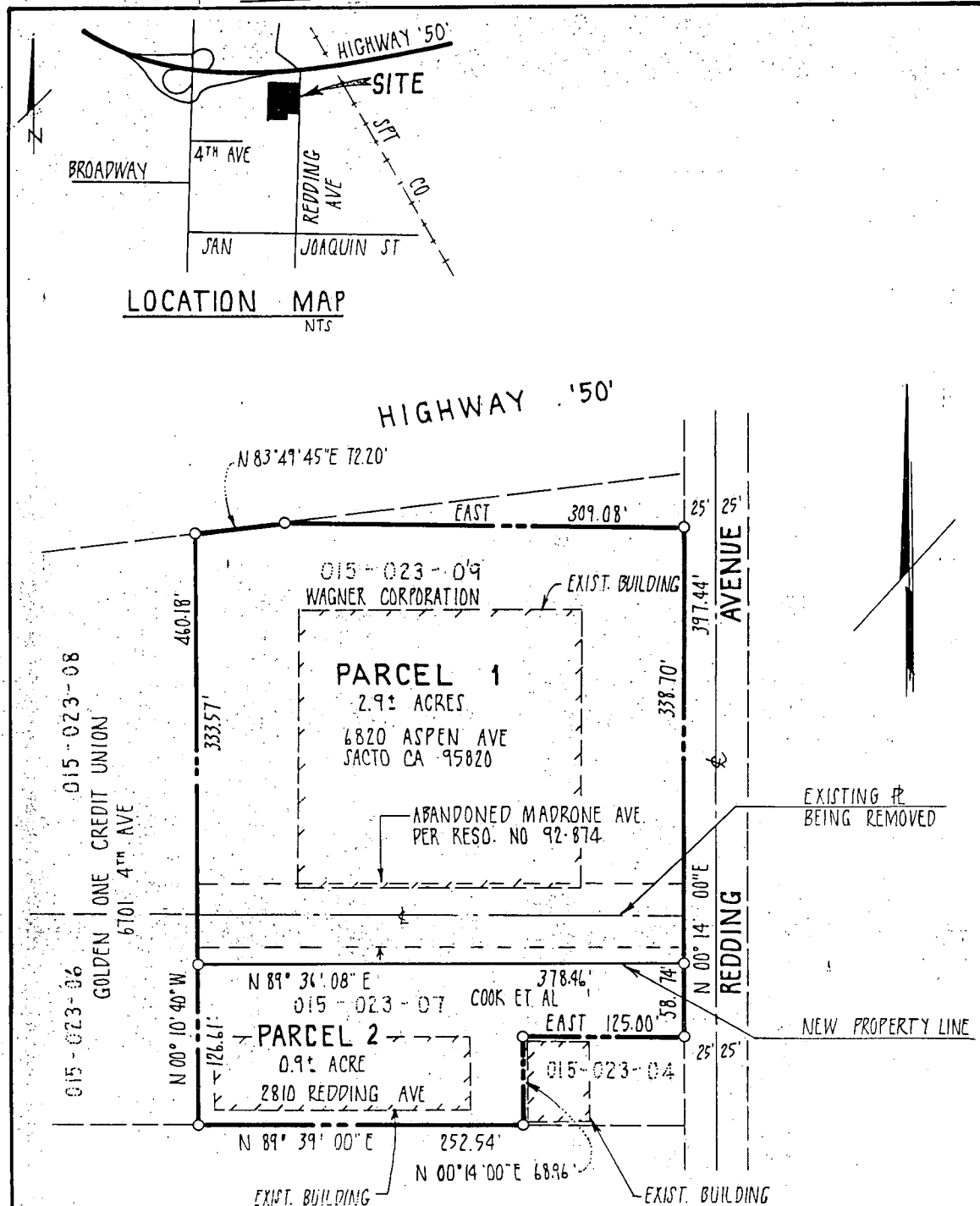
cc: File (original)      ZA Resolution Book  
Applicant              Public Works  
ZA Log Book



VICINITY MAP



# EXHIBIT - A



### NOTES:

1. THIS EXHIBIT WAS PREPARED FROM RECORD DATA TAKEN FROM 14 R.S. 27, 2 P.M. 43 AND "MIRA VISTA" 12 B.M. 13.
2. IT WAS FOUND THAT THE BOUNDARY OF "MIRA VISTA" DID NOT CLOSE AND THE LOT DEPTHS OF THE SOUTHERLY TIER OF LOTS APPEARED TO BE IN ERROR.
3. IT WAS FOUND THAT THE BEARING FOR THAT PORTION OF THE NORTHERLY BOUNDARY ALONG STATE HIGHWAY '50' HAD NOT BEEN ROTATED TO THE PROPER BASIS OF BEARINGS IN THE VESTING DOCUMENTS.

**JTS** ENGINEERING  
CONSULTANTS

1808 J STREET  
SACRAMENTO, CA 95814  
(916) 441-6708

DRAWN

SCALE 1" = 100'

F.B. Pg.

JOB No. 91159

PORTION OF "29.568 ACRE"  
PER 14 R.S. 27

APN: 015-023-007 & 009

CITY OF SACRAMENTO CALIFORNIA

LOT LINE ADJUSTMENT EXHIBIT — 6820 ASPEN AVE / 2810 REDDING AVE

294-078

135168

BRUNING 40-5020

AUGUST 2, 1994

ITEM 3

**EXHIBIT - B-1**

**PROPOSED LEGAL DESCRIPTION**

PARCEL 1:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

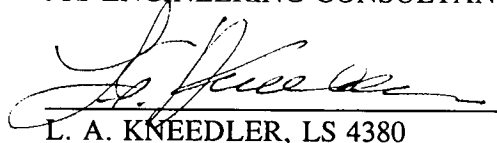
BEING THAT PORTION OF THAT CERTAIN "29.568 ACRES", AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M., AND THOSE PORTIONS OF LOTS 77, 85 AND 88, AND LOTS 78 THROUGH 84 INCLUSIVE, AND LOT 87 OF MIRA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JULY 7, 1959, IN BOOK 14 OF SURVEYS, MAP NO. 27, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 4617 OF OFFICIAL RECORDS, PAGE 47, AT THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ELTINGE, GRAZIADIO AND SAMPSON DEVELOPMENT CO., A PARTNERSHIP, RECORDED IN BOOK 69-02-20 OF OFFICIAL RECORDS, PAGE 447; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID STATE OF CALIFORNIA LAND NORTH 83°49'45" EAST 72.29 FEET TO A POINT ON THE SOUTH LINE OF ASPEN AVENUE, AS SAID AVENUE IS SHOWN ON SAID SURVEY; THENCE ALONG THE SOUTH LINE OF SAID AVENUE, EAST 309.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID 29.568 ACRE PARCEL; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID SURVEY, SOUTH 00° 14' WEST 397.44 FEET; THENCE WEST 125 FEET; THENCE SOUTH 00° 14' WEST 68.96 FEET; THENCE SOUTH 89° 39' WEST 252.54 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED BY SAID DEED RECORDED IN BOOK 69-02-20 OF OFFICIAL RECORDS, PAGE 447; THENCE ALONG THE EAST LINE OF LAST NAMED PARCEL, NORTH 00° 10' 40" WEST 460.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED IN BOOK 69-02-20 OF OFFICIAL RECORDS, PAGE 447, SAID POINT BEING NORTH 00° 10' 40" WEST 126.61 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89° 36' 08" EAST 378.46 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF REDDING AVENUE AS SHOWN ON THE ABOVE MENTIONED RECORD OF SURVEY, SAID POINT BEING NORTH 00° 14' 00" EAST 58.74 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID RECORD OF SURVEY.

PREPARED FROM RECORD DATA BY  
JTS ENGINEERING CONSULTANTS, INC.

  
L. A. KNEEDLER, LS 4380



294-078

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294-078

AUGUST 3, 1994

ITEM 3

**EXHIBIT - B-2.**

**PROPOSED LEGAL DESCRIPTION**

PARCEL 2:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

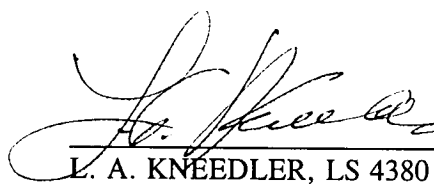
BEING THAT PORTION OF THAT CERTAIN "29.568 ACRES", AS SHOWN ON THAT CERTAIN RECORD OF SURVEY OF A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M., AND THOSE PORTIONS OF LOTS 77, 85 AND 88, AND LOTS 78 THROUGH 84 INCLUSIVE, AND LOT 87 OF MIRA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JULY 7, 1959, IN BOOK 14 OF SURVEYS, MAP NO. 27, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED FROM RECORD DATA BY  
JTS ENGINEERING CONSULTANTS, INC.

  
L. A. KNEEDLER, LS 4380



294-078

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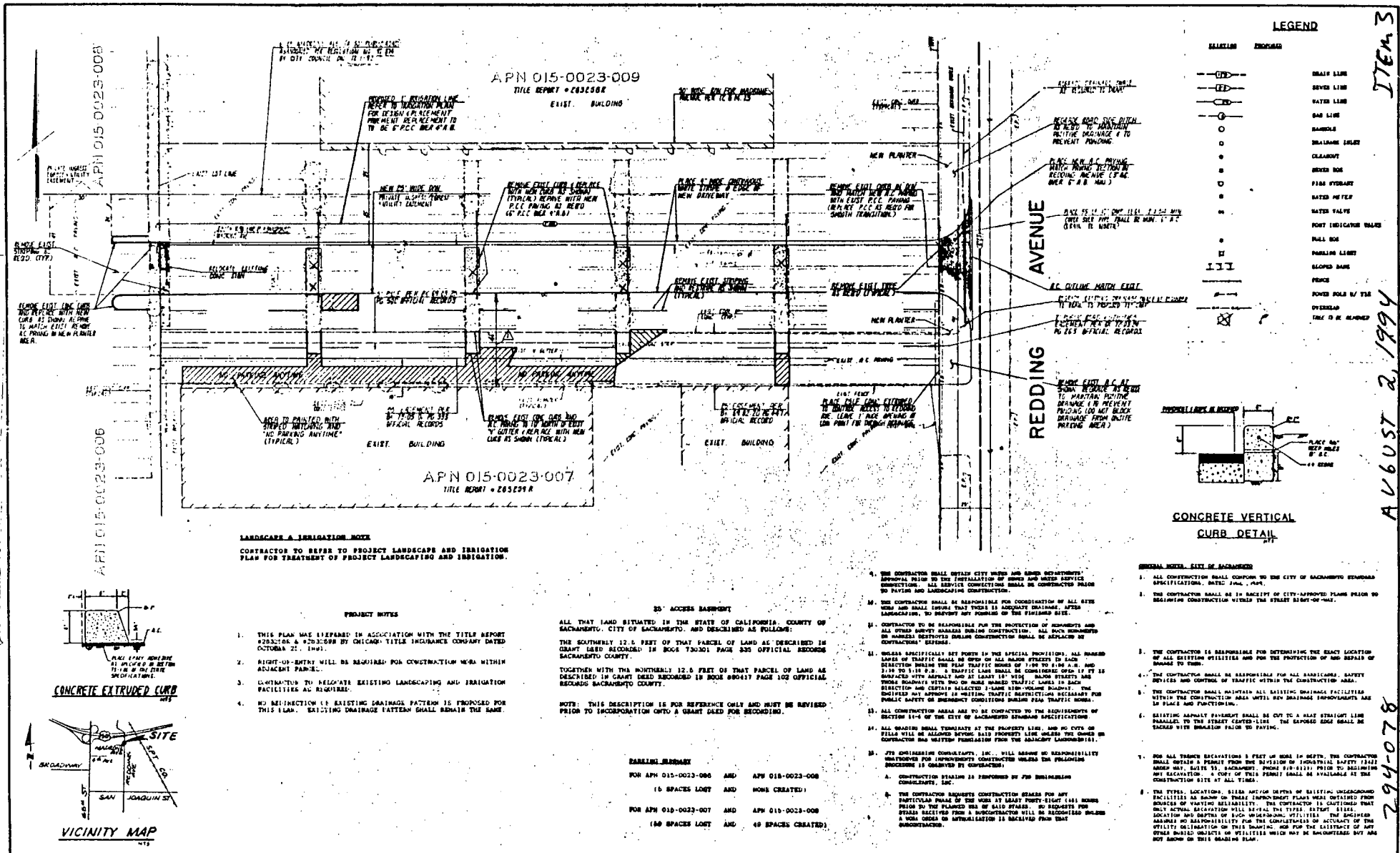
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AUGUST 2, 1999

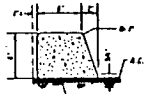
ITEM 3



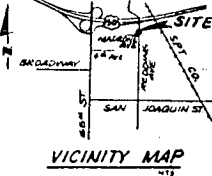
# EXHIBIT - C



**LANDSCAPE & IRRIGATION NOTE**  
 CONTRACTOR TO REFER TO PROJECT LANDSCAPE AND IRRIGATION PLAN FOR TREATMENT OF PROJECT LANDSCAPING AND IRRIGATION.



**CONCRETE EXTRUDED CURB**



**VICINITY MAP**

- PROJECT NOTES**
1. THIS PLAN WAS PREPARED IN ASSOCIATION WITH THE TITLE REPORT #2032008 BY CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 22, 1994.
  2. RIGHT-OF-WAY WILL BE REQUIRED FOR CONSTRUCTION NEAR WITHIN ADJACENT PARCEL.
  3. CONTRACTOR TO RELOCATE EXISTING LANDSCAPING AND IRRIGATION FACILITIES AS REQUIRED.
  4. NO RESECTION OF EXISTING DRAINAGE PATTERN IS PROPOSED FOR THIS PLAN. EXISTING DRAINAGE PATTERN SHALL REMAIN THE SAME.

**20' ACCESS EASEMENT**

ALL THAT LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND DESCRIBED AS FOLLOWS:  
 THE SOUTHWESTLY 12.5 FEET OF THAT PARCEL OF LAND AS DESCRIBED IN GRANT 1882 RECORDED IN BOOK 136001 PAGE 335 OFFICIAL RECORDS SACRAMENTO COUNTY.  
 TOGETHER WITH THE NORTHERLY 12.5 FEET OF THAT PARCEL OF LAND AS DESCRIBED IN GRANT 1882 RECORDED IN BOOK 136017 PAGE 102 OFFICIAL RECORDS SACRAMENTO COUNTY.

NOTE: THIS DESCRIPTION IS FOR REFERENCE ONLY AND MUST BE REVISED PRIOR TO INCORPORATION ONTO A GRANT DATED FOR RECORDING.

**PARKING SUMMARY**

FOR APN 015-0023-006	AND	APN 015-0023-008
16 SPACES LOST	AND	NONE CREATED
FOR APN 015-0023-007	AND	APN 015-0023-009
150 SPACES LOST	AND	49 SPACES CREATED

- GENERAL NOTES, CITY OF SACRAMENTO**
1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED 1994, A.M.
  2. THE CONTRACTOR SHALL BE IN POSSESSION OF CITY-APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY.
  3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTIONS, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
  5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
  6. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAR STRAIGHT LINE PARALLEL TO THE STREET CENTER-LINE. THE EXPOSED EDGE SHALL BE FACED WITH BRICKS OR PAVED.
  7. FOR ALL TRENCH EXCAVATIONS 3 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (DISS) UNDER MAY, STATE OF CALIFORNIA, PERMITS #18-1111 PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
  8. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, DEPTHS, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER MAKES NO REPRESENTATION FOR THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION ON THIS DRAWING. NOR FOR THE EXISTENCE OF ANY OTHER UNDETECTED UTILITIES WHICH MAY BE ENCOUNTERED BUT ARE NOT SHOWN ON THIS DRAWING PLAN.

<b>JTS ENGINEERING CONSULTANTS, INC.</b> 2810 REDDING AVENUE SACRAMENTO, CALIFORNIA 95814 (916) 441-6708	DESIGNED: _____ DRAWN: T.A.JNG CHECKED: _____ SUBMITTED: _____	SCALE: 1"=20' DATE: 11-15-93 COUNTY: SACRAMENTO	SHEET: 1/1 JOB NO.: 2127
	2810 REDDING AVENUE <b>DRIVEWAY REALIGNMENT</b> A.P.N. 015-0023-007 & 009		CITY OF SACRAMENTO

ITEMS 3  
 AUGUST 2, 1994  
 294-078