

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 2, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-118) by adopting the attached resolution (ZA96-019).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between four parcels totaling 10.36± vacant acres Heavy Industrial (M-2S) zone.

Location: 6350 Sky Creek Drive (D6, Area 3)

Assessor's Parcel Number: 062-0130-007, 008, 062-0150-042, 043

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

Property Owners: Marvin Oates & Buzz Oates Enterprises II
8615 Elder Creek Drive
Sacramento, CA 95838

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan: Industrial
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:
North: M-2S; Vacant and Industrial
South: M-2S; Industrial
East: M-2S; Industrial
West: M-2S; Vacant and Industrial

Property Dimensions: Irregular
Property Area: 10.36± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P95-056 (Tentative Map), P91-230 (Tentative Map), P90-308 (Lot Line Adjustment)

Additional Information The applicant proposes to relocate the common property lines between four parcels in order create parcels suitable for future development. All parcels are vacant. 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)}.



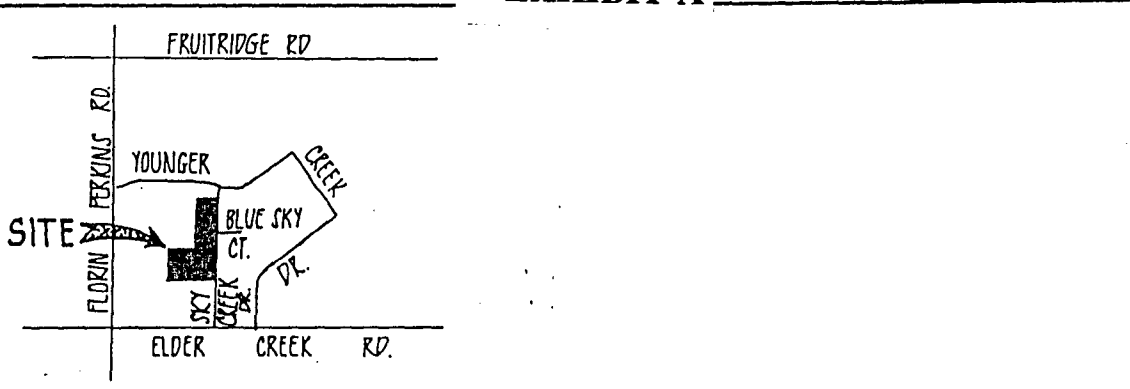
Joy D. Patterson
Zoning Administrator

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.

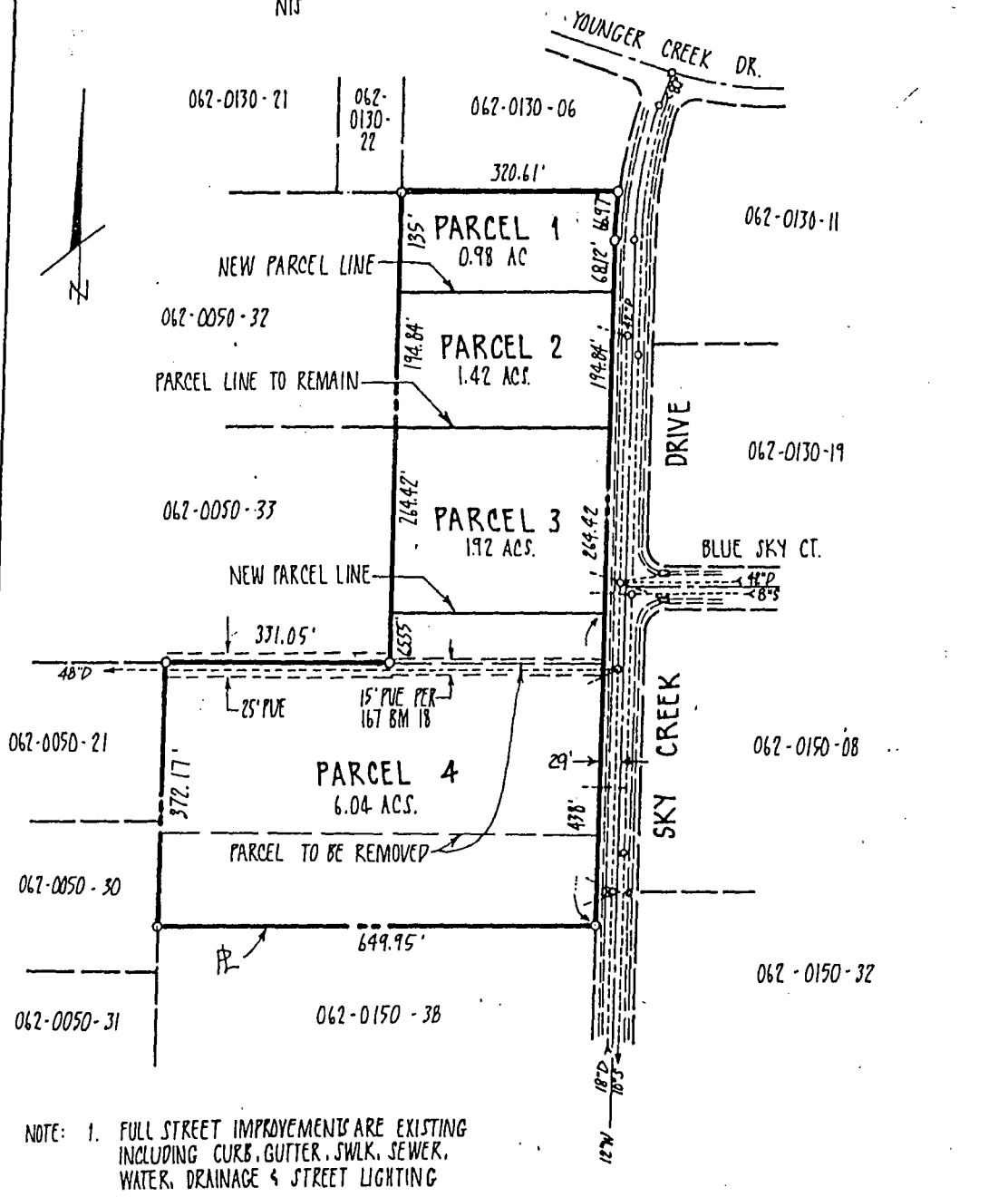
Note: The applicant will need to contact the Public Works Department (Scott Tobey, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

EXHIBIT A



LOCATION MAP
NTS

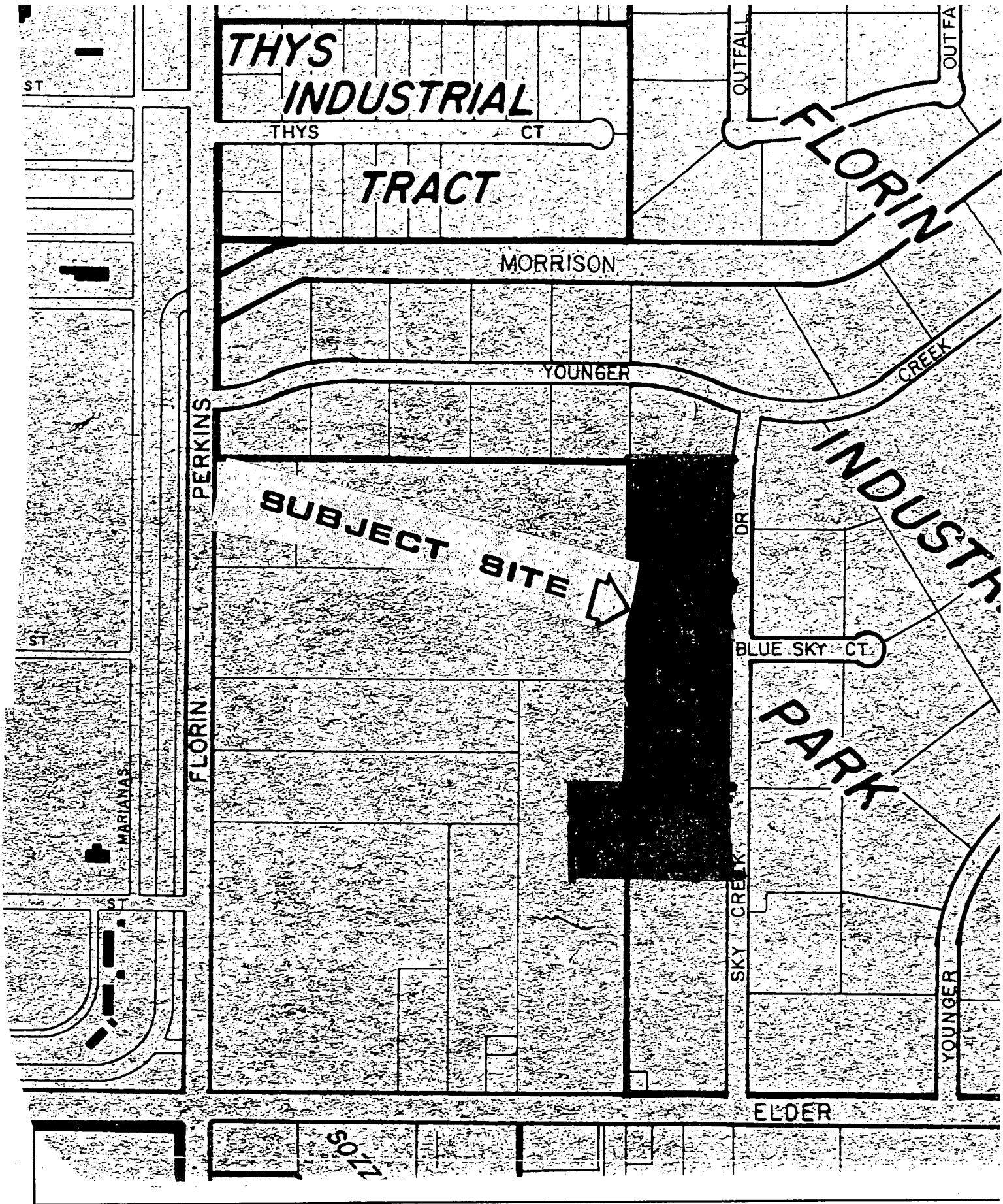


NOTE: 1. FULL STREET IMPROVEMENTS ARE EXISTING INCLUDING CURB, GUTTER, SWLK, SEWER, WATER, DRAINAGE & STREET LIGHTING

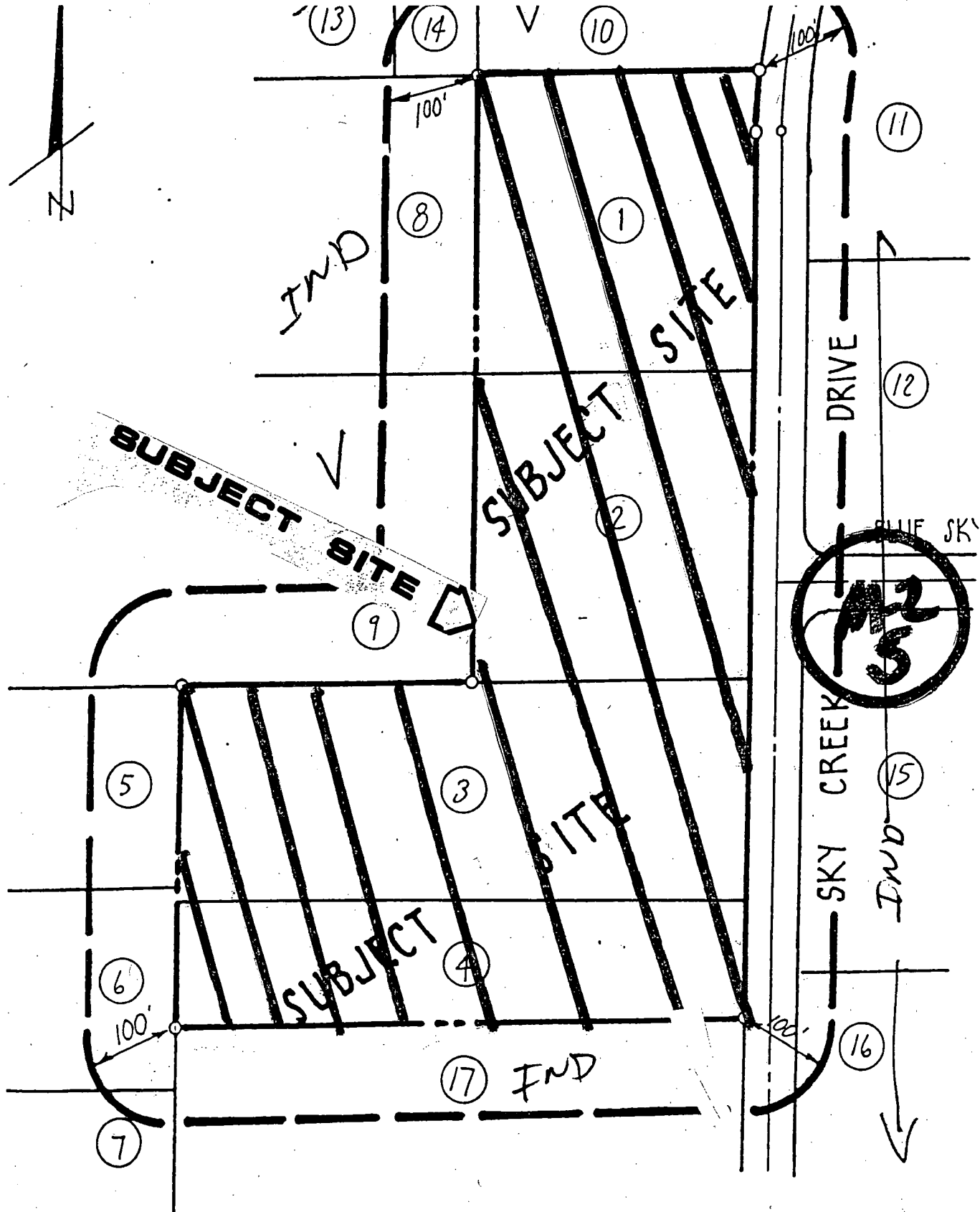
JTS ENGINEERING CONSULTANTS 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN	LOT LINE ADJUSTMENT EXHIBIT APN: 062-0150-42 & 43 APN: 062-0130-07 & 08
	SCALE 1" = 200'	
	F.B. Pg.	
	JOB No. 96109	

296-118

ITEM 3



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT B

LEGAL DESCRIPTION

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

PARCEL 1

THE NORTH 135.00 FEET OF LOT 7, AS SHOWN ON THE OFFICIAL PLAT OF FLORIN DEPOT INDUSTRIAL PARK, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 167, OF MAPS AT PAGE 18.

PARCEL 2

LOT 7, AS SHOWN ON THE OFFICIAL PLAT OF FLORIN DEPOT INDUSTRIAL PARK, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 167, OF MAPS, AT PAGE 18, EXCEPT THE NORTH 135.00 FEET THEREOF.

PARCEL 3


THE NORTH 264.42 FEET OF LOT 8, AS SHOWN ON THE OFFICIAL PLAT OF FLORIN DEPOT INDUSTRIAL PARK, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 167, OF MAPS, AT PAGE 18.

PARCEL 4

PARCEL 1 AND PARCEL 2, AS SHOWN ON THE CERTIFICATE OF COMPLIANCE FOR LOT SPLIT, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 95 10 30, OFFICIAL RECORDS, AT PAGE 495.

TOGETHER WITH LOT 8, AS SHOWN ON THE OFFICIAL PLAT OF FLORIN DEPOT INDUSTRIAL PARK, RECORDED IN BOOK 167, OF MAPS, AT PAGE 18, EXCEPT THE NORTH 264.42 FEET THEREOF.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.


L.A. KNEEDLER, L.S.4380 7-24-96
License Expires 09-30-97 Date



296-118

OCTOBER 2, 1996