

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 9, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-098 by adopting the attached resolution (ZA98-034).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels on 22.83± partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 8780 Fruitridge Road and 88th Street (D6, Area 3)

Assessor's Parcel Number: 062-0100-022, 023, and 062-0080-051

Applicant: Murray Smith & Associates (Mike Himmelman)
3110 Gold Canal Drive, Suite A
Rancho Cordova, CA 95670

Property Owners: Copart Inc. and BOC Group Inc.
5500 East Second Street, 2nd Floor 575 Mountain Avenue
Benicia, CA 94510 New Providence, NJ 07974-2097

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

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

Property Dimensions: Irregular
Property Area: 22.83± acres
Topography: Flat
Street Improvements: To be provided
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

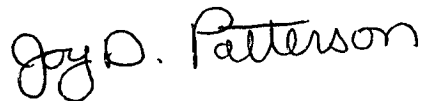
Additional Information The applicant proposes to relocate the common property lines between two parcels for future expansion of existing industrial uses. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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)}.

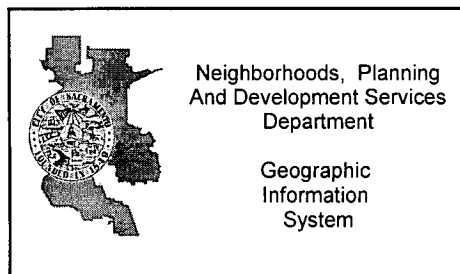
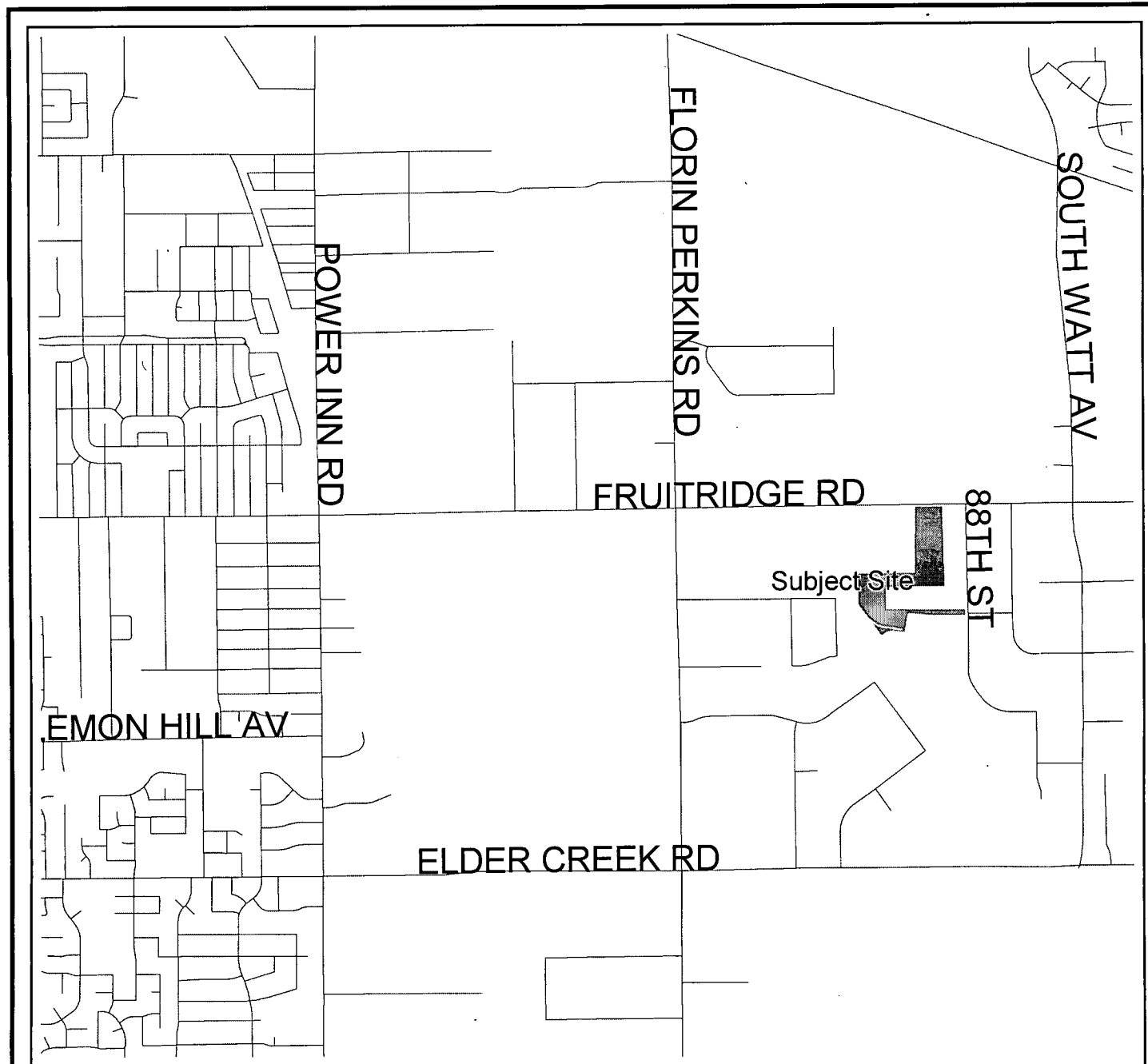


Joy D. Patterson
Zoning Administrator

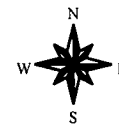
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (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 Resolution Book
 ZA Log Book
 Applicant
 Public Works (Jerry Lovato)



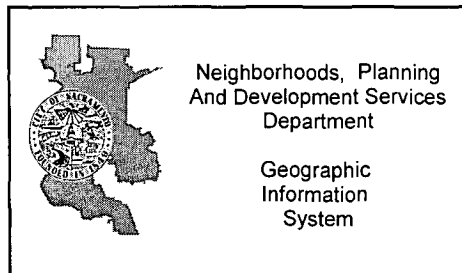
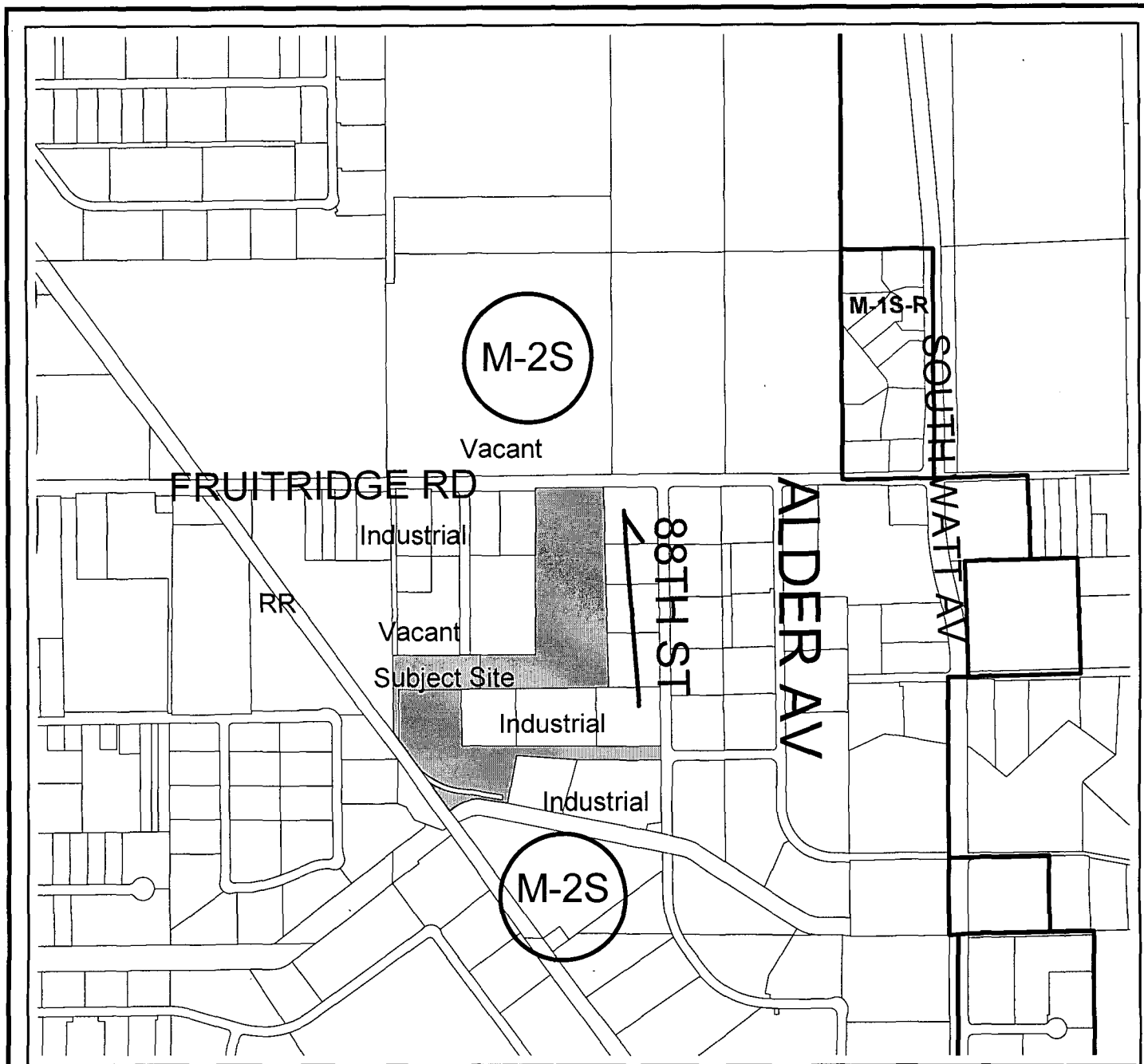
VICINITY MAP



Z98-098

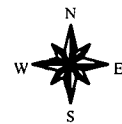
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Item 2



1000 0 1000 2000 Feet

LAND USE AND ZONING



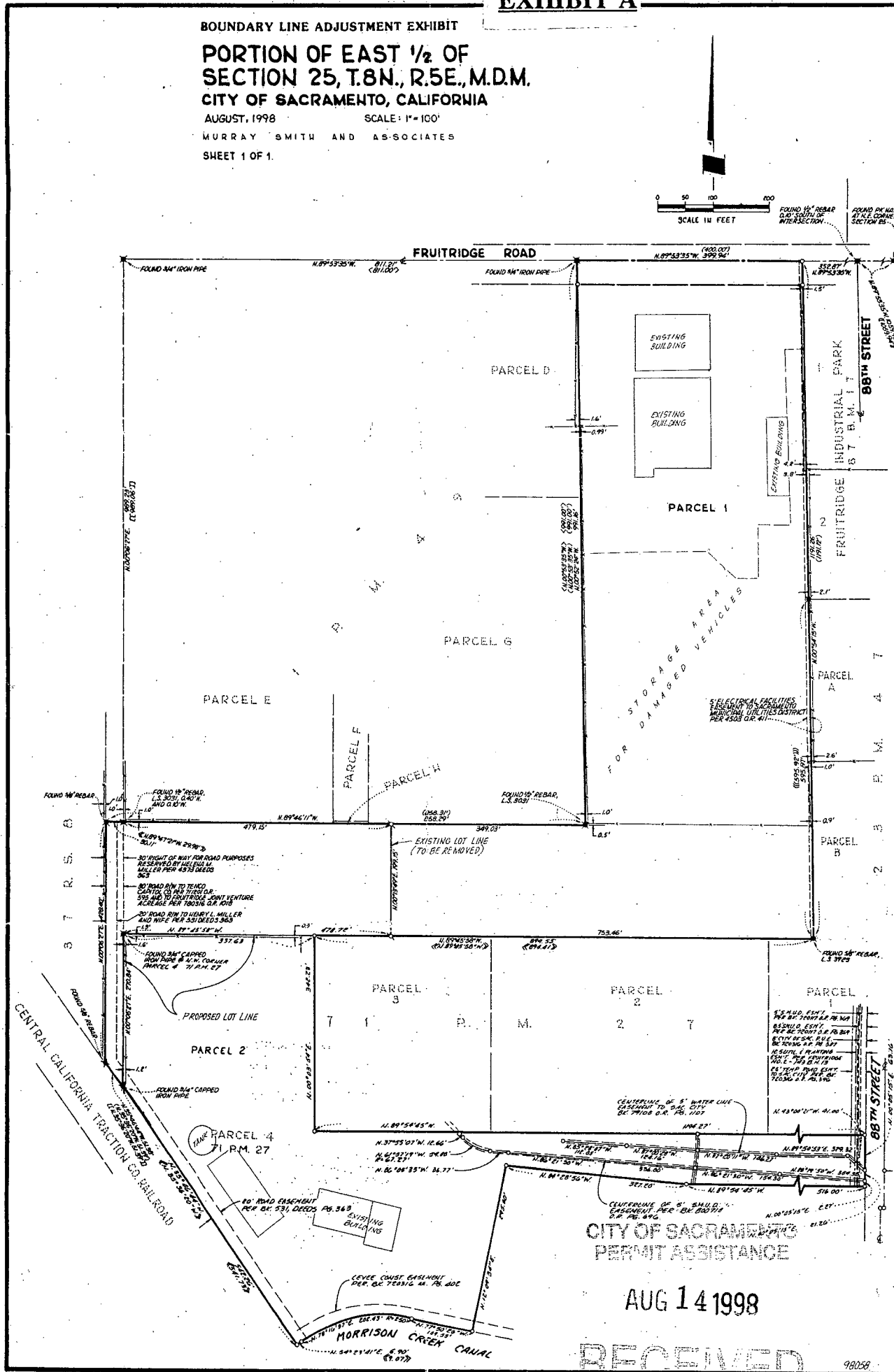
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Item 2

EXHIBIT A

BOUNDARY LINE ADJUSTMENT EXHIBIT
PORTION OF EAST 1/2 OF SECTION 25, T.8N., R.5E., M.D.M.
CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1998 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES
 SHEET 1 OF 1.



298-098

September 9, 1998 98-098 Item 2

EXHIBIT B

Legal Description for Proposed
Lots for Lot Line Adjustment
(APN 062-0080-051 & 062-0100-022;023)
City of Sacramento, California



Parcel 1

Parcel 1 as said Parcel is shown and described in that certain Certificate of Compliance recorded in the office of the Recorder, County of Sacramento, State of California in Book 861003 Official Records, Page 78.

TOGETHER with all that portion of the East one-half of Section 25, T.8N., R.5E., M.D.B. & M. situate in the City of Sacramento, County of Sacramento more particularly described as follows:

Beginning at the northwest corner of that certain Map entitled, "Fruitridge Industrial Park Unit No. 1" filed in the office of the Recorder of said County and State in Book 87 of Maps, Map No. 17; thence from said point of beginning along the westerly boundary of said Fruitridge Industrial Park Unit No. 1, South 00° 54' 15" East 1191.26 feet to a 5/8" rebar situate on the northerly boundary of that certain 150.795 acre tract of land designated "Helena M. Miller 150.795 Acres" on that certain Record of Survey entitled, "Portion of the East One-half of Section 25, T.8N., R.5E., M.D.B. & M." filed in said Recorder's office in Book 19 of Surveys, Map No. 4; thence along the boundary of said "150.795 Acre" tract of land North 89°45'58" West 753.46 feet to the true point of beginning; thence from said true point of beginning continuing along said boundary of said "150.795 Acre" tract the following two (2) courses: (1) North 89°45'58" West 478.72 feet to a 3/4" iron pipe and (2) South 00°06'27" West 270.84 feet to a 3/4" iron pipe situate on the northeasterly boundary of the property of the Central California Traction Company; thence along said northeasterly boundary North 35°46'44" West 51.38 feet to a 5/8" rebar situate on the west line of the East one-half of said Section 25; thence along said west line, North 00°06'27" East 428.40 feet to a 5/8" rebar situate on the westerly production of the southerly boundary of said Parcel Map; thence along said westerly production and said southerly boundary of said Parcel Map, South 89°46'11" East 509.26 feet; thence South 00°13'49" West 199.15 feet to the true point of beginning.

Parcel 2

Parcel 4 as said Parcel is shown and so designated on that certain Parcel Map entitled "PARCEL 1 OF PARCEL MAP 65 P.M.8" filed in the office of the Recorder, County of Sacramento, State of California in Book 71 of Parcel Maps, Page 27.

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Murray Smith & Associates
Engineering, Inc.

August 12, 1998
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September 9, 1998

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