

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 12, 2002, the Zoning Administrator approved with conditions a lot line adjustment (File Z02-154). 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 on 18.57± partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 4700 Florin Perkins Road (D6, Area 3)

Assessor's Parcel Number: 061-0140-075, 076

Applicant: Allen H. Bormuth P.E.
 P.O. Box 817
 Lincoln, CA 95648

Property Owner: Prentiss Cople Investment Group
 15350 SW Sequoia Pkwy, Ste 300
 Portland, OR 97224

Project Planner: Sandra Yope

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

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

Property Dimensions: Irregular

Property Area: 18.57± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 thru B-3

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to relocate the property line to accommodate a railroad spur and reconfigure the property for better operations. The larger northern parcel is developed with a distribution/warehouse facility and the southern parcel is vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call requesting additional information.

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.

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).

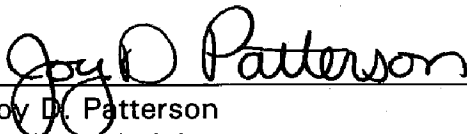
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross parcel lines or a private reciprocal drainage easement shall be conveyed, at no cost, at time of initial sale or other conveyance of either parcel. (Utilities)
5. The proposed development is located within County Sanitation District No.1 Meet all County Regional Sanitation District requirements. (Call 875-6820) (Utilities)

6. **Advisory Note:** The proposed project is located in the flood zone designated as a X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof. (Utilities)
7. **Advisory Note:** A record of survey may be required pursuant to Section 8762 of the Business and Professions Code prior to issuing the Certificate of Compliance. (Public Works)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as 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.

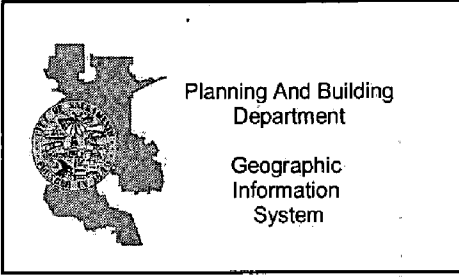
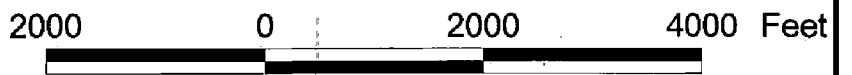
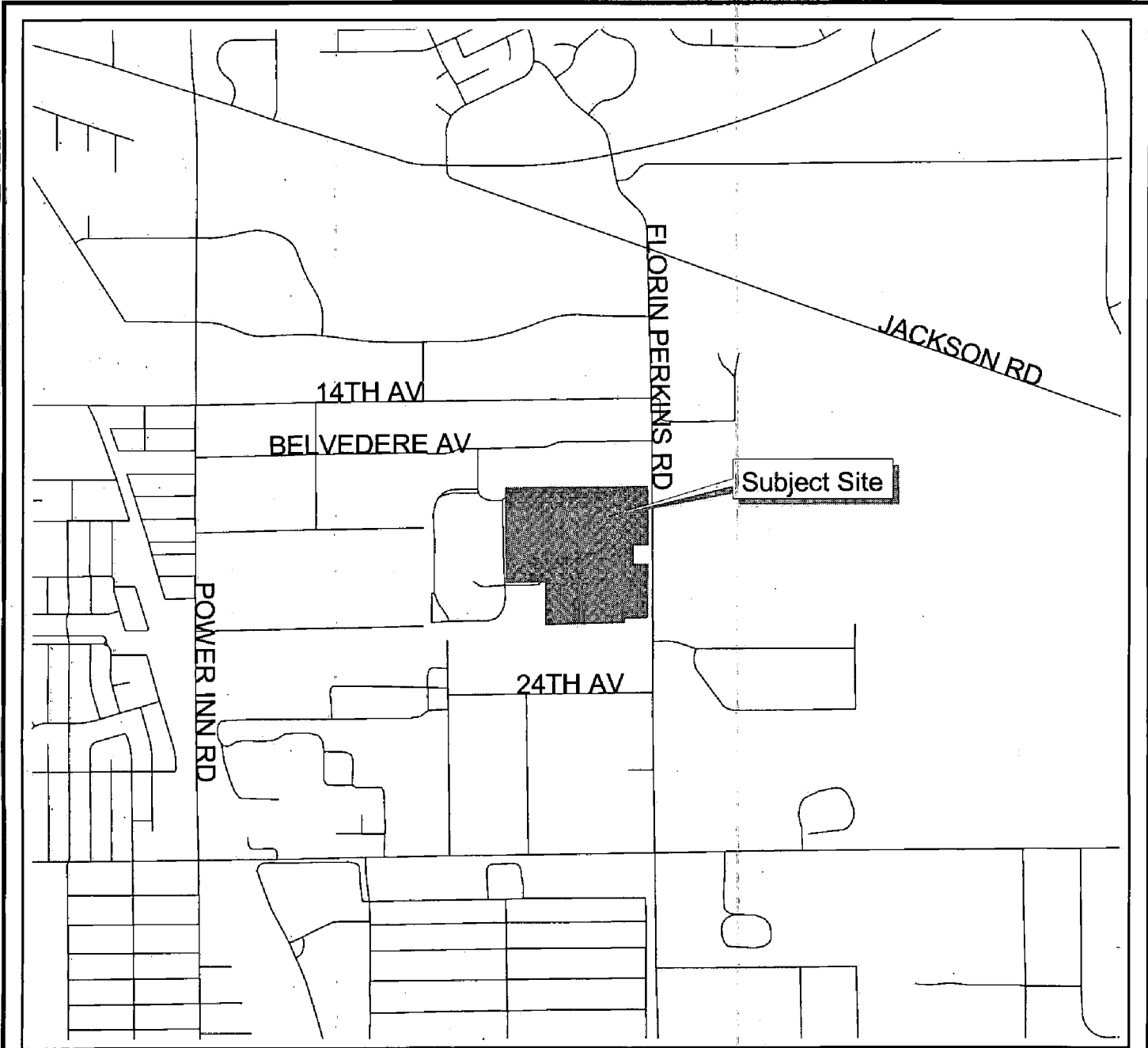


Joy D. Patterson
Zoning Administrator

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.

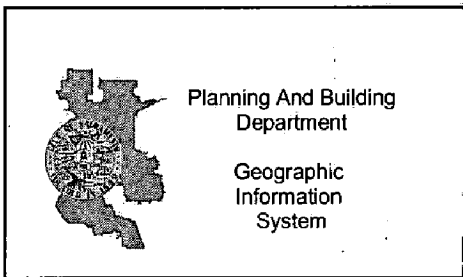
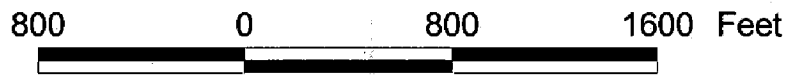
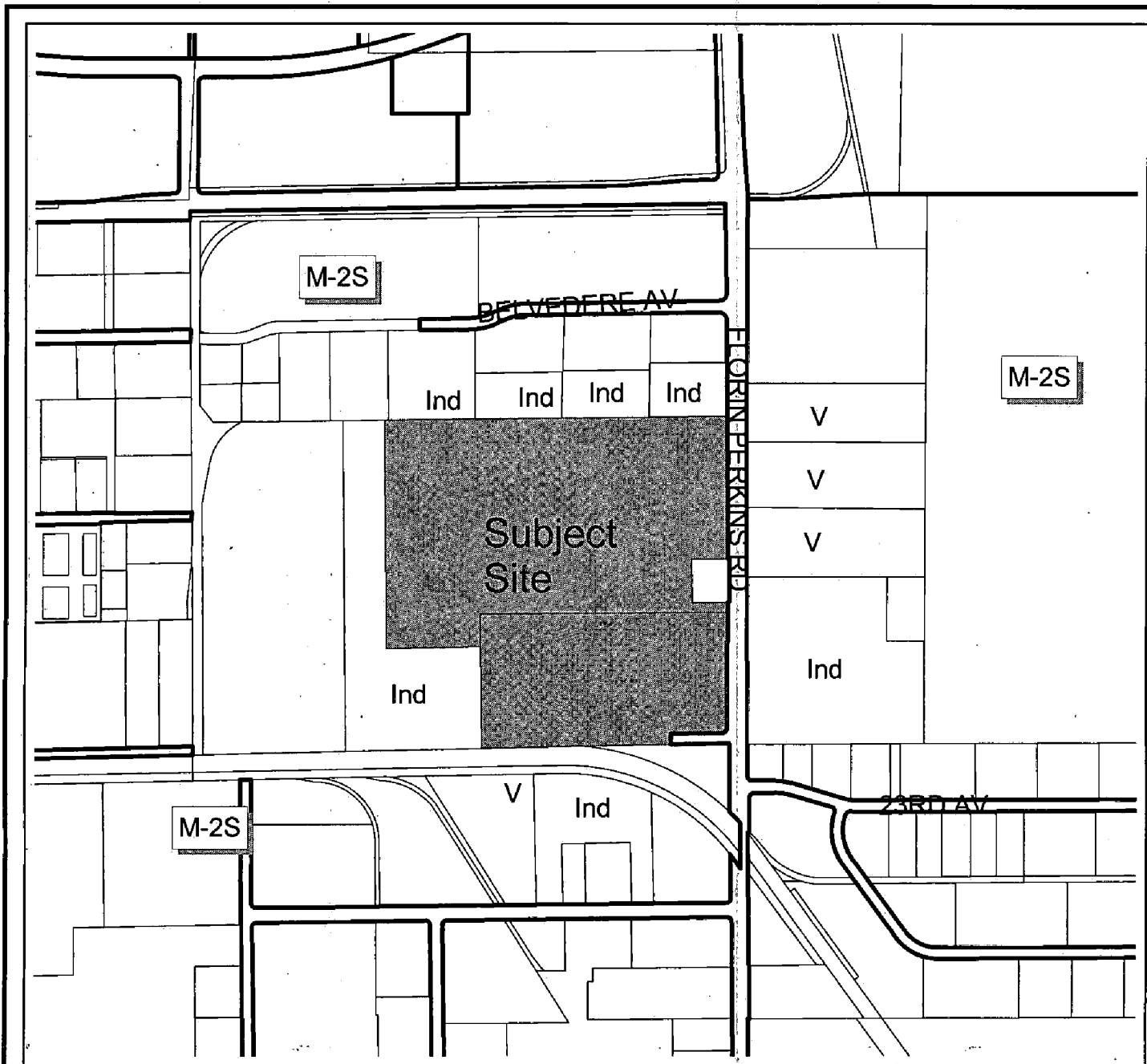
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



VICINITY MAP





LAND USE AND ZONING



Z02-154

TURNER FAMILY TRUST
A.P.N. 061-0140-074

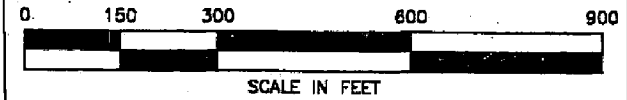
GARMAN 2000 TRUST
A.P.N. 061-0140-056

LOUIE 1992 FAMILY TRUST
A.P.N. 061-0140-057

A.P.N. 061-0140-046



NORTH



S 88°56'10" W 1707.18'

RESULTANT PARCEL 1
PRENTICE COPLEY INVESTMENT
GROUP L.P.
00063-1702
APN 061-0140-075
38.17 Acres ±

10' COMMUNICATIONS EASEMENT TO
PACIFIC TELEPHONE & TELEGRAPH CO.
5356 O.R. 565
15' RIGHT OF WAY TO CITY OF
SACRAMENTO 680506 O.R. 360

CRYSTAL CREAM / BUTTER CO.
950609-1178
APN 061-0140-072

EXISTING
LOT LINE
(TO BE REMOVED)

EXISTING RAIL ROAD

A.P.N. 061-0140-004

157.25'

236.93'

S 88°56'10" W 1246.49'

PROPOSED
LOT LINE

EXISTING PROP. LINE PER.
CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT
BK 950609 PG 1177 O.R.

S 00°39'20" E
208.70'

N 00°39'20" W
208.70'

POINT OF BEGINNING PARCEL 1

N 88°56'10" E
208.70'

TRANSFER
PARCEL

453.85'

S 88°56'10" W

RESULTANT PARCEL 2
15.03 ACRES
APN 061-0140-076

3.54
ACRES

N 01°03'50" W
493.23'

650.48'

650.48'

N 01°10'17" W

60.00'

60.00'

60' EASEMENT FOR ELEC. FACILITIES
990219 O.R. 1034

N 00°39'20" W

FLORIN PERKINS RD

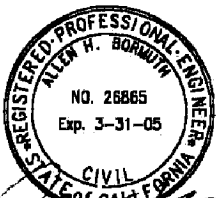
POINT OF BEGINNING PARCEL 2

S.E. CORNER
N.E. 1/4 SECTION 23
T.8 N., R. S.E. M.D.M.

21st AVENUE

60' RIGHT-OF-WAY
TO THE CITY OF SACRAMENTO
720512 O.R. 260

SOUTH LINE OF 1/4
SECTION 23



ALLEN H. BORMUTH P.E.
P.O. BOX 817
LINCOLN, CA. 95648
916-645-0115

LOT LINE ADJUSTMENT
EXHIBIT OF PORTION OF N.E.
1/4 OF SEC. 23
SACRAMENTO, CA

SHEET
1
OF
1
SHEETS

ITEM 1

EXHIBIT A

EXHIBIT B-1

**RESULTANT PARCEL 1
DESCRIPTION**

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

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 00 DEGREES 39 MINUTES 20 SECONDS EAST 650.50 FEET; THENCE FROM SAID POINT OF BEGINNING SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 1009.55 FEET THENCE, SOUTH 01 DEGREES 10 MINUTES 17 SECONDS EAST 650.48 FEET; TO A POINT ON THE SOUTH LINE OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 9, 1995 IN BOOK 950609 AT PAGE 1177, SACRAMENTO COUNTY OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "PARCEL 2" SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 238.15 FEET; TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2; NORTH 01 DEGREES 03 MINUTES 50 SECONDS WEST 493.23 FEET; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 453.85 FEET AND (2) NORTH 01 DEGREES 03 MINUTES 50 SECONDS WEST 1116.74 FEET TO A POINT LOCATED ON THE NORTHERLY BOUNDARY OF THAT CERTAIN 45.786 ACRE TRACT OF LAND AS SHOWN ON THE RECORD OF SURVEY ENTITLED "PORTION OF THE NORTH ONE-HALF OF SECTION 23, T. 8 N., R. 5 E., MDB&M", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 17 OF SURVEYS, MAP NO. 8; THENCE ALONG THE BOUNDARY OF SAID 45.786 TRACT OF LAND THE FOLLOWING SIX (6) COURSES: (1) NORTH 88 DEGREES 56 MINUTES 10 SECONDS EAST 1707.18 FEET, (2) SOUTH 00 DEGREES 39 MINUTES 20 SECONDS EAST 701.32 FEET, (3) SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 208.70 FEET, (4) SOUTH 00 DEGREES 39 MINUTES 20 SECONDS EAST 208.70 FEET, (5) NORTH 88 DEGREES 56 MINUTES 10 SECONDS EAST 208.70 FEET AND (6) SOUTH 00 DEGREES 39 MINUTES 20 SECONDS EAST 49.50 FEET TO THE POINT OF BEGINNING.

A.P.N. 061-0140-075



September 12, 2007

Closure Report

Set description: (C.F.I.) **RESULTANT PARCEL 1**
 Area: 1,817,070.92
 41.71
 Perimeter: 7,046.1000
 Closure: 0.0130

<u>Point #</u>	<u>Direction</u>	<u>Distance</u>	<u>Northing</u>	<u>Easting</u>	<u>Elevation</u>
<u>Station</u>					
2			5,000.0000	5,000.0000	-----
0+00.0000					
3	S88°56'10"W	1,009.5500	4,981.2554	3,990.6240	-----
10+09.5500					
4	S1°10'17"E	650.4800	4,330.9113	4,003.9219	-----
16+60.0300					
5	S88°56'10"W	238.1500	4,326.4895	3,765.8130	-----
18+98.1800					
6	N1°03'50"W	493.2300	4,819.6345	3,756.6550	-----
23+91.4100					
7	S88°56'10"W	453.8500	4,811.2077	3,302.8832	-----
28+45.2600					
8	N1°03'50"W	1,116.7400	5,927.7552	3,282.1484	-----
39+62.0000					
9	N88°56'10"E	1,707.1800	5,959.4529	4,989.0341	-----
56+69.1800					
10	S0°39'20"E	701.3200	5,258.1788	4,997.0582	-----
63+70.5000					
11	S88°56'10"W	208.7000	5,254.3038	4,788.3941	-----
65+79.2000					
12	S0°39'20"E	208.7000	5,045.6175	4,790.7819	-----
67+87.9000					
13	N88°56'10"E	208.7000	5,049.4925	4,999.4460	-----
69+96.6000					
14	S0°39'20"E	49.5000	4,999.9957	5,000.0123	-----
70+46.1000					

**RESULTANT PARCEL 2
DESCRIPTION**

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

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 1003.70 FEET TO A POINT FROM WHICH THE SOUTH WEST CORNER OF PARCEL 2, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 9, 1995 IN BOOK 950609 AT PAGE 1177, SACRAMENTO COUNTY OFFICIAL RECORDS BEARS SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 238.15 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 17 SECONDS WEST 650.48 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 10 SECONDS EAST 1009.55 FEET TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER; THENCE, ALONG SAID EAST LINE SOUTH 00 DEGREES 39 MINUTES 20 SECONDS EAST 650.50 FEET TO THE POINT OF BEGINNING.

A.P.N. 061-0140-076



A handwritten signature in black ink, appearing to read "Allen H. Bormuth", written over the bottom portion of the professional seal.

Closure Report

Set description: (RESULTANT PARCEL 2)
 Area: 654,786.22
 15.03
 Perimeter: 3,314.2300
 Closure: 0.0079

<u>Point #</u>	<u>Direction</u>	<u>Distance</u>	<u>Northing</u>	<u>Easting</u>	<u>Elevation</u>
<u>Station</u>					
2			5,000.0000	5,000.0000	-----
0+00.0000					
	S88°56'10"W	1,003.7000			
3			4,981.3640	3,996.4730	-----
10+03.7000					
	N1°10'17"W	650.4800			
4			5,631.7081	3,983.1752	-----
16+54.1800					
	N88°56'10"E	1,009.5500			
5			5,650.4527	4,992.5511	-----
26+63.7300					
	S0°39'20"E	650.5000			
6			4,999.9953	4,999.9937	-----
33+14.2300					

EXHIBIT B-3

**TRANSFER PARCEL
DESCRIPTION**

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

ALL THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 1003.70 FEET TO A POINT FROM WHICH THE SOUTH WEST CORNER OF PARCEL 2, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JUNE 9, 1995 IN BOOK 950609 AT PAGE 1177, SACRAMENTO COUNTY OFFICIAL RECORDS BEARS SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 238.15 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 17 SECONDS WEST 650.48 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 10 SECONDS WEST 236.93 FEET; TO A POINT LOCATED ON THE NORTHERLY PRODUCTION OF THE WESTERLY BOUNDARY OF SAID PARCEL 2; THENCE SOUTH ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 SOUTH 01 DEGREES 03 SECONDS 50 MINUTES EAST 157.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 2 THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 SOUTH 01 DEGREES 03 MINUTES 50 SECONDS EAST 493.23 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 23 THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 NORTH 88 DEGREES 56 MINUTES 10 SECONDS EAST 238.15 FEET TO THE POINT OF BEGINNING.



Closure Report

Set description: (TRANSFER PARCEL)
 Area: 154,515.17
 3:55
 Perimeter: 1,776.0400
 Closure: 0.0012

<u>Point #</u>	<u>Direction</u>	<u>Distance</u>	<u>Northing</u>	<u>Easting</u>	<u>Elevation</u>
<u>Station</u>					
2			5,000.0000	5,000.0000	-----
0+00.0000					
	N1°10'17"W	650.4800			
3			5,650.3441	4,986.7021	-----
6+50.4800					
	S88°56'10"W	236.9300			
4			5,645.9449	4,749.8130	-----
8+87.4100					
	S1°03'50"E	157.2500			
5			5,488.7220	4,752.7327	-----
10+44.6600					
	S1°03'50"E	493.2300			
6			4,995.5770	4,761.8906	-----
15+37.8900					
	N88°56'10"E	238.1500			
7			4,999.9988	4,999.9996	-----
17+76.0400					