

**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).

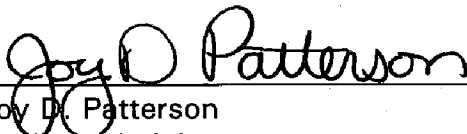
#### Conditions of Approval:

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.

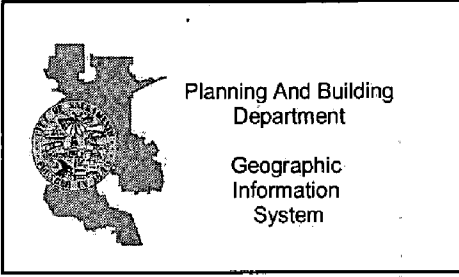
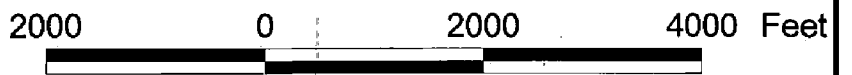
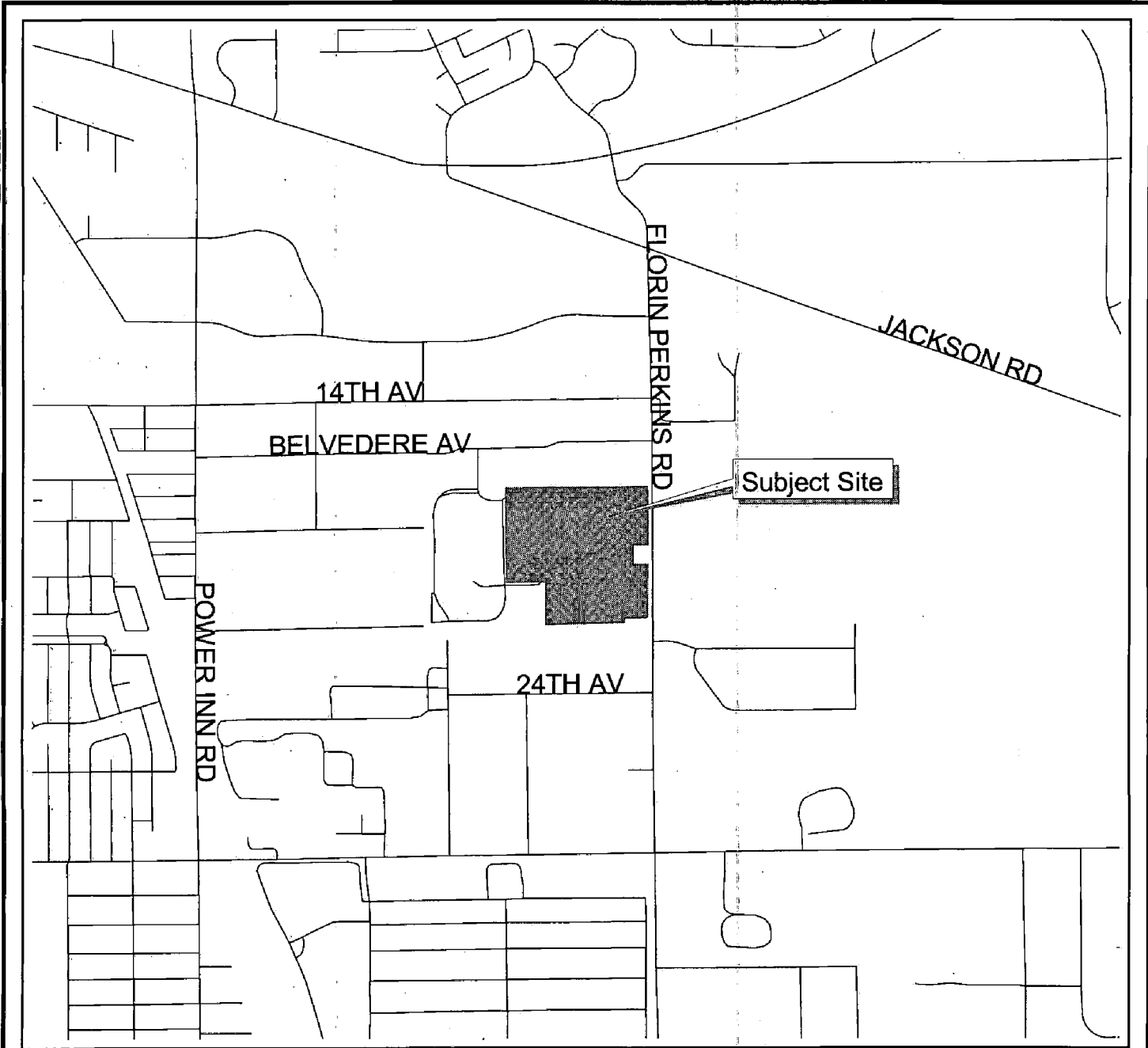


Joy D. Patterson  
Zoning Administrator

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.

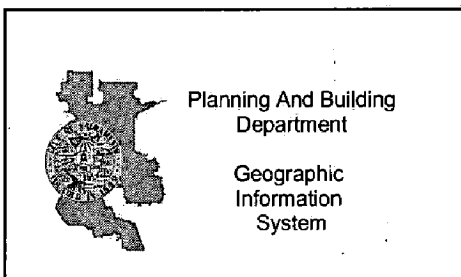
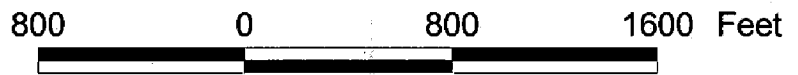
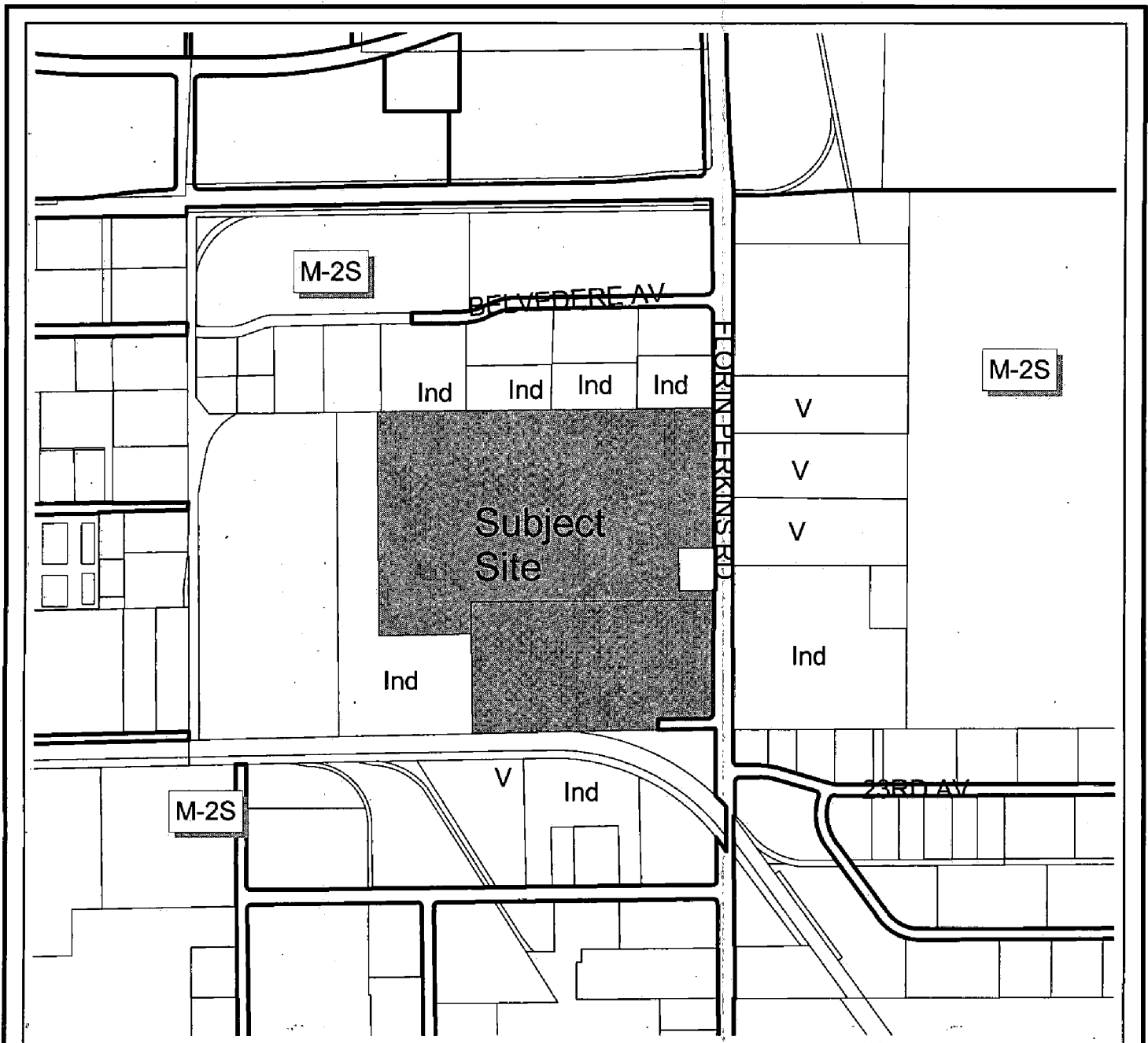
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

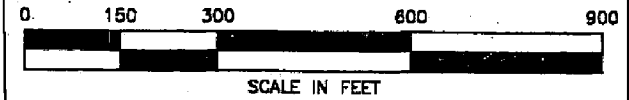
GARMAN 2000 TRUST  
A.P.N. 061-0140-056

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

A.P.N. 061-0140-046



NORTH



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

September 12, 2002

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 ±

1116.74'

S 01°03'50" E

EXISTING  
LOT LINE  
(TO BE REMOVED)

157.25'  
453.85'

TRANSFER  
PARCEL

N 01°03'50" W  
493.23'

3.54  
ACRES

21st AVENUE

EXISTING RAIL ROAD

A.P.N. 061-0140-004

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.

RESULTANT PARCEL 2  
15.03 ACRES  
APN 061-0140-076

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

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

10.00'

15.00'

S 88°56'10" W  
208.70'

10' COMMUNICATIONS EASEMENT TO  
PACIFIC TELEPHONE & TELEGRAPH CO.  
5356 O.R. 565

15' RIGHT OF WAY TO CITY OF  
SACRAMENTO 680506 O.R. 360

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'

FLORIN PERKINS RD

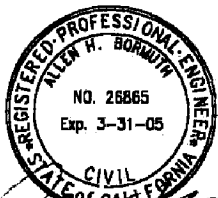
650.50'

N 00°39'20" W

POINT OF BEGINNING PARCEL 2

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

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