

Exhibits changed
10-14-02
APPROVED
By ZA
S. G. G. G.

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

ACTION OF THE ZONING ADMINISTRATOR
On Wednesday, June 17, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-063) by adopting the attached resolution (ZA98-025).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property lines between two parcels totaling 18.87± acres in the Heavy Industrial (M2-S) zone.

Location: 8374 Rovana Cr. (D6, Area 3)

Assessor's Parcel Number: 064-0010-080, & 105

Applicant: Morton & Pitalo Inc.
1788 Tribute Rd. #200
Sacramento, CA 95815

Property Owner: Massie & Co. & Clara K. Massie
P. O. Box 276043
Sacramento, CA 95827

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

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

Property Dimensions: Irregular
Property Area: 18.87± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

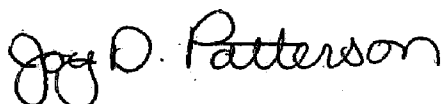
Additional Information The applicant proposes to realign a common property line between two parcels for the purpose of expanding the storage yard of the business located on the southern parcel.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel 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)}.

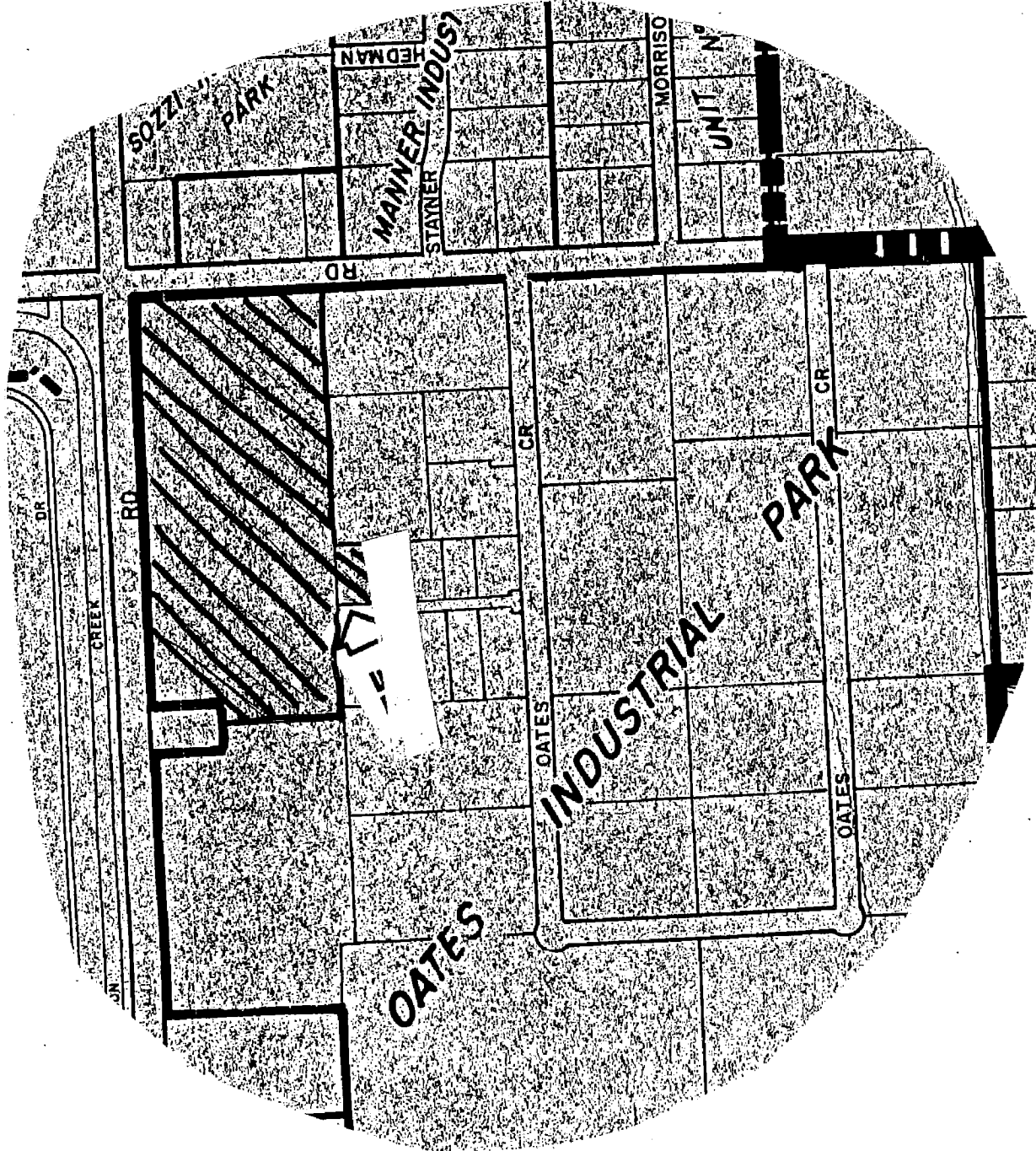


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

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



VICINITY MAP

Z 98.063

CITY OF SACRAMENTO
PERMIT ASSISTANCE

MAY 29 1998



May 11, 1998
98-0081

RECEIVED

MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

EXHIBIT "A"

LOT LINE ADJUSTMENT
PARCEL 1

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Parcel 2 as shown on that certain Parcel Map filed in Book 105 of Parcel Maps, Page 29, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Parcel 2; thence from said point of beginning, along the Southerly line of said Parcel 2 South 89°50'17" West 869.28 feet; thence leaving said Southerly line North 00°00'00" East 29.00 feet; thence South 89°50'17" West 182.50 feet; thence South 00°00'00" East 29.00 feet to a point in the aforementioned Southerly line of said Parcel 2; thence along the Southerly and Westerly lines of said Parcel 2 the following four (4) courses: (1) South 89°50'17" West 282.24 feet; (2) North 00°00'00" East 439.60 feet; (3) North 89°50'50" East 60.00 feet and (4) North 00°01'50" East 31.00 feet to the Southwest corner of that certain Grant Deed from Northgate Partnership and Massie & Oates to Lloyd and Beverly Drake filed in Book 880729, Page 2712, Official Records of Sacramento County; thence along the Southerly and Easterly lines of said Grant Deed the following two (2) courses: (1) North 89°50'50" East 11.45 feet and (2) North 00°01'50" East 147.00 feet to a point in the Northerly line of said Parcel 2; thence along the Northerly and Easterly lines of said Parcel 2 the following eight (8) courses: (1) North 89°50'50" East 646.65 feet; (2) South 87°17'25" East 396.29 feet; (3) North 89°08'43" East 200.00 feet; (4) along the arc of a curve to the right, concave Southwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 84°19'42" East 5.64 feet; (5) along the arc of a curve to the right, concave Southwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 17°13'25" East 14.81 feet; (6) South 00°00'00" East 154.93 feet; (7) South 04°45'49" East 120.42 feet and (8) South 00°00'00" East 310.36 feet to the point of beginning.

Z 98-063

JUNE 17, 1998

Item 3



May 11, 1998
98-0081

MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

EXHIBIT "A"

**LOT LINE ADJUSTMENT
PARCEL 2**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All of Parcel 6 as shown on that certain Parcel Map filed in Book 124 of Parcel Maps, Page 2, together with all that portion of Parcel 2 as shown on that certain Parcel Map filed in Book 105 of Parcel Maps, Page 29, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Parcel 6; thence from said point of beginning, along the Southerly and Westerly lines of said Parcel 6 and along the Northerly prolongation of the Westerly line of said Parcel 6 the following two (2) courses: (1) South 90°00'00" West 182.50 feet and (2) North 00°00'00" East 145.00 feet; thence North 89°50'17" East 182.50 feet; thence along the Easterly line of said Parcel 6 and the Northerly prolongation thereof South 00°00'00" West 145.52 feet to the point of beginning.

2A-98-063

JUNE 17, 1998

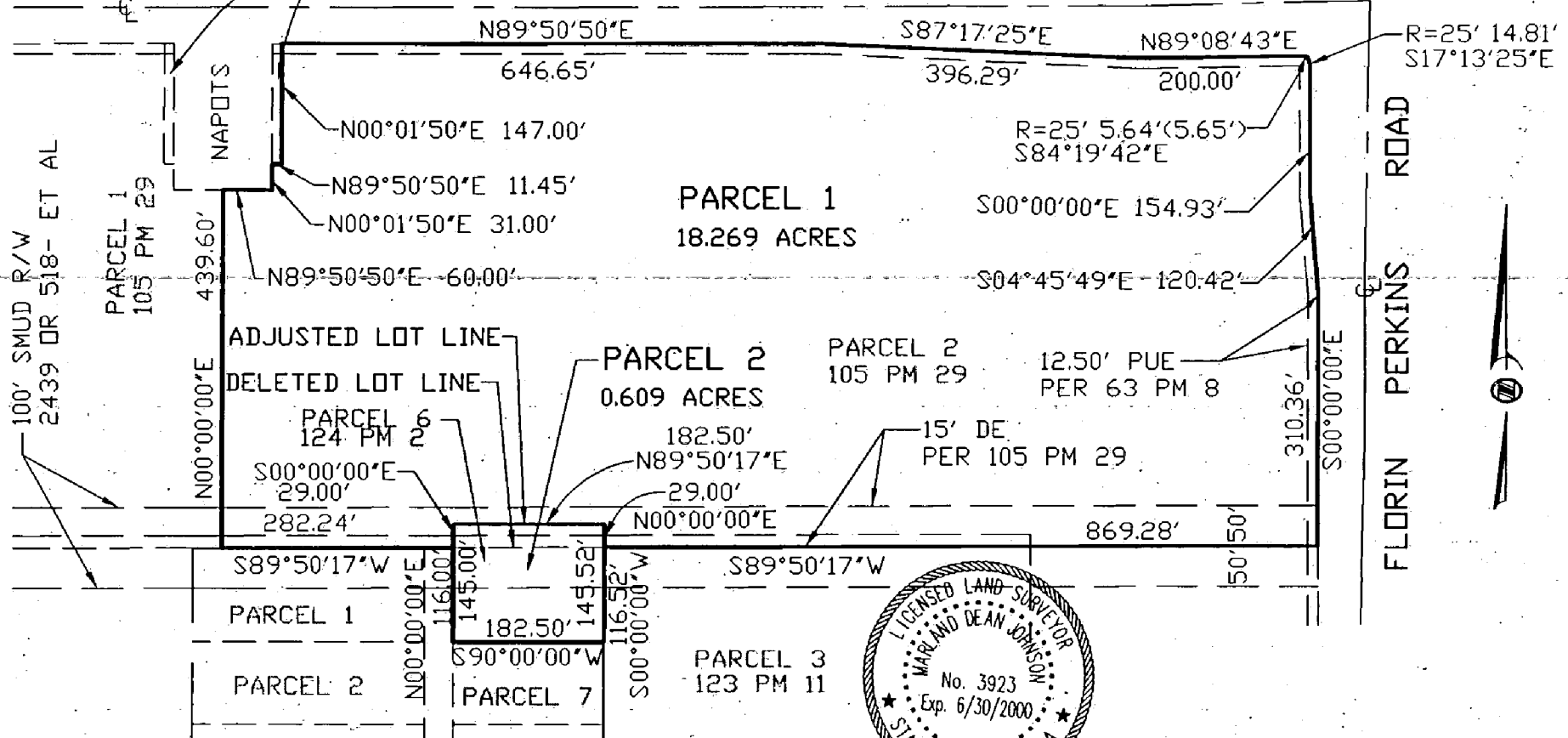
FEW 3

LEGEND

() ...REC. PER 105 PM 29

GRANT DEED
BK 880729 OR PG 2712

ELDER CREEK ROAD



MARLAND D. JOHNSON, LS 3923

EXHIBIT B

100' SMUD R/W
2439 OR 518- ET AL

PARCEL 1
105 PM 29

NAPOTS

N00°00'00"E
439.60'

ADJUSTED LOT LINE
DELETED LOT LINE

PARCEL 6
124 PM 2

PARCEL 2
0.609 ACRES

PARCEL 2
105 PM 29

PARCEL 1

PARCEL 2

PARCEL 7

PARCEL 3
123 PM 11

FLORIN PERKINS ROAD

ITEM 3

JUNE 17, 1998

2A 98-063



MORTON & PITALO, INC.

CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/927-2400 • FAX: 916/567-0120

DRAWN:	RB	JOB NO:	980081
CHECKED:	RB	DATE:	MAY, 1998
SCALE:	1"=200'	SHEET:	1 of 1

EXHIBIT "B"

LOT LINE ADJUSTMENT
POR. PARCEL 2-105 PM 29 &
PARCEL 6-124 PM 2

CITY OF SACRAMENTO, CALIFORNIA