

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, March 21, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-020) by adopting the attached resolution (ZA95-007).

**Project Information**

**Request:**        Lot Line Adjustment to relocate the common property lines between four parcels totaling 13.88± partially developed acres in the Heavy Industrial Landscape Setback (M-2S) zone.

**Location:**        East of Power Inn Road, across from Ramona Avenue

**Assessor's Parcel Number:**    079-0310-024 & 026 and 079-0291-001 & 002

**Applicant:**        JTS Engineering Consultants, Inc., (c/o Javed Siddiqui - 441-6708)  
1808 J Street,  
Sacramento, CA 95814

**Property Owner:**    Regional Park General  
2929 K Street, Suite #300  
Sacramento, CA 95816

**General Plan Designation:**        Parks, Recreation and Open Space  
**Existing Land Use of Site:**        Granite Construction Office & Vacant  
**Existing Zoning of Site:**        Heavy Industrial Landscape Setback (M-2S)

**Surrounding Land Use and Zoning:**  
North: RT Light Rail Station; M-2S  
South: Vacant; M-2S  
East: Mining Pit; M-2S  
West: Commercial/Industrial; M-2S

**Property Dimensions:**        900'± x 700'±  
**Property Area:**                13.88± acres  
**Topography:**                    Flat  
**Street Improvements:**        Existing  
**Utilities:**                        Existing  
**Project Plans:**                 See Exhibit C-1  
**Legal Description:**             See Exhibit C-2 through C-5

Additional Information

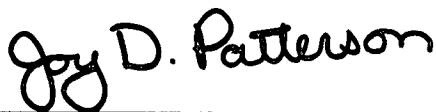
The applicant proposes to relocate the common property lines between four parcels to accommodate future development (see Exhibit C-1). One of the existing parcels is developed with a construction office for Granite Construction Company, the other three parcels are vacant. The subject parcels have been part of a mining operation that is being eliminated. The applicant is currently proceeding with plans to develop an office building on the proposed Parcel 2. The property lines as proposed will not affect the existing structure on the proposed Parcel 4.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.



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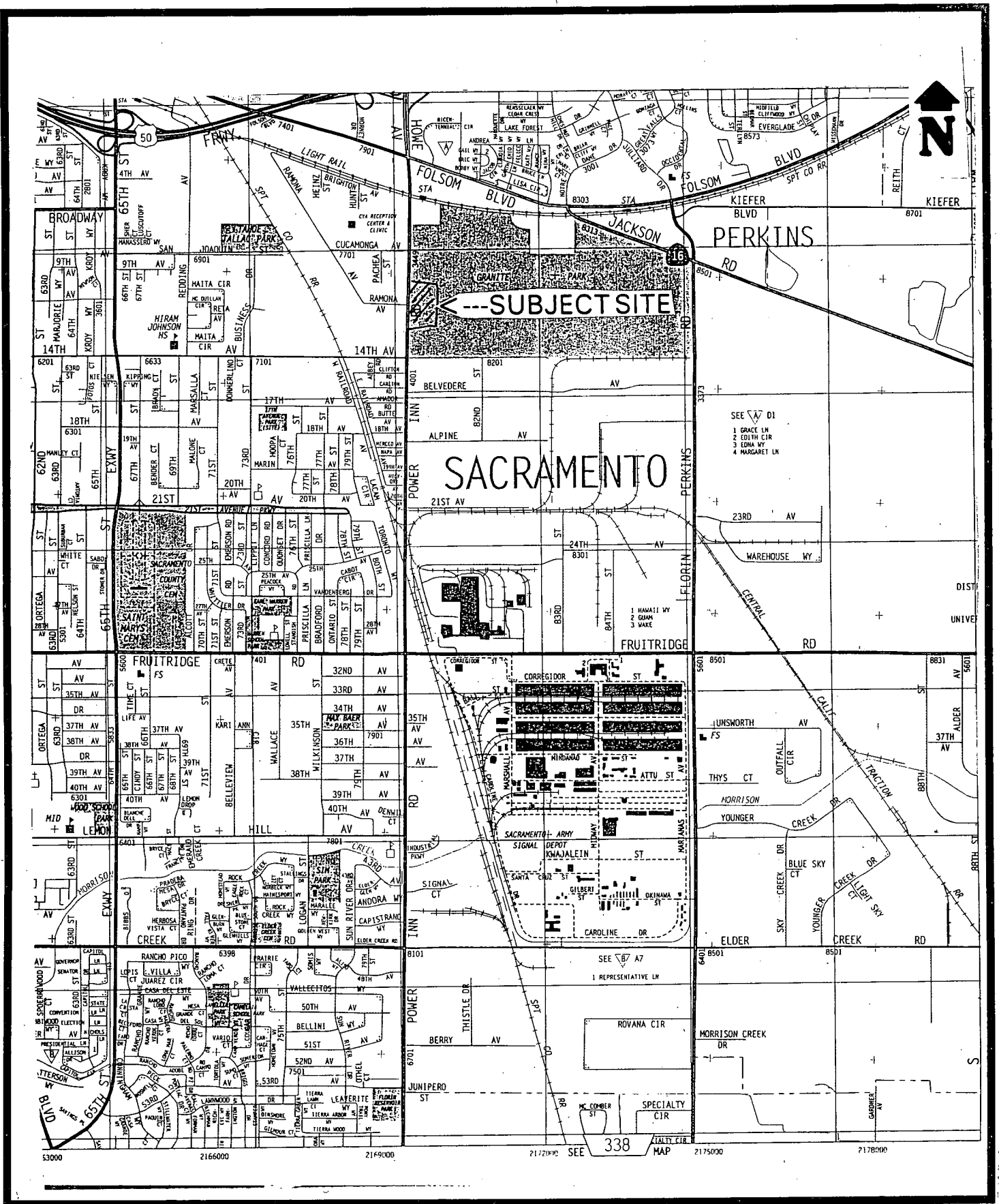
Joy D. Patterson  
Zoning Administrator

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 - Engineering Services Section (Catherine Smith, 264-8307) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

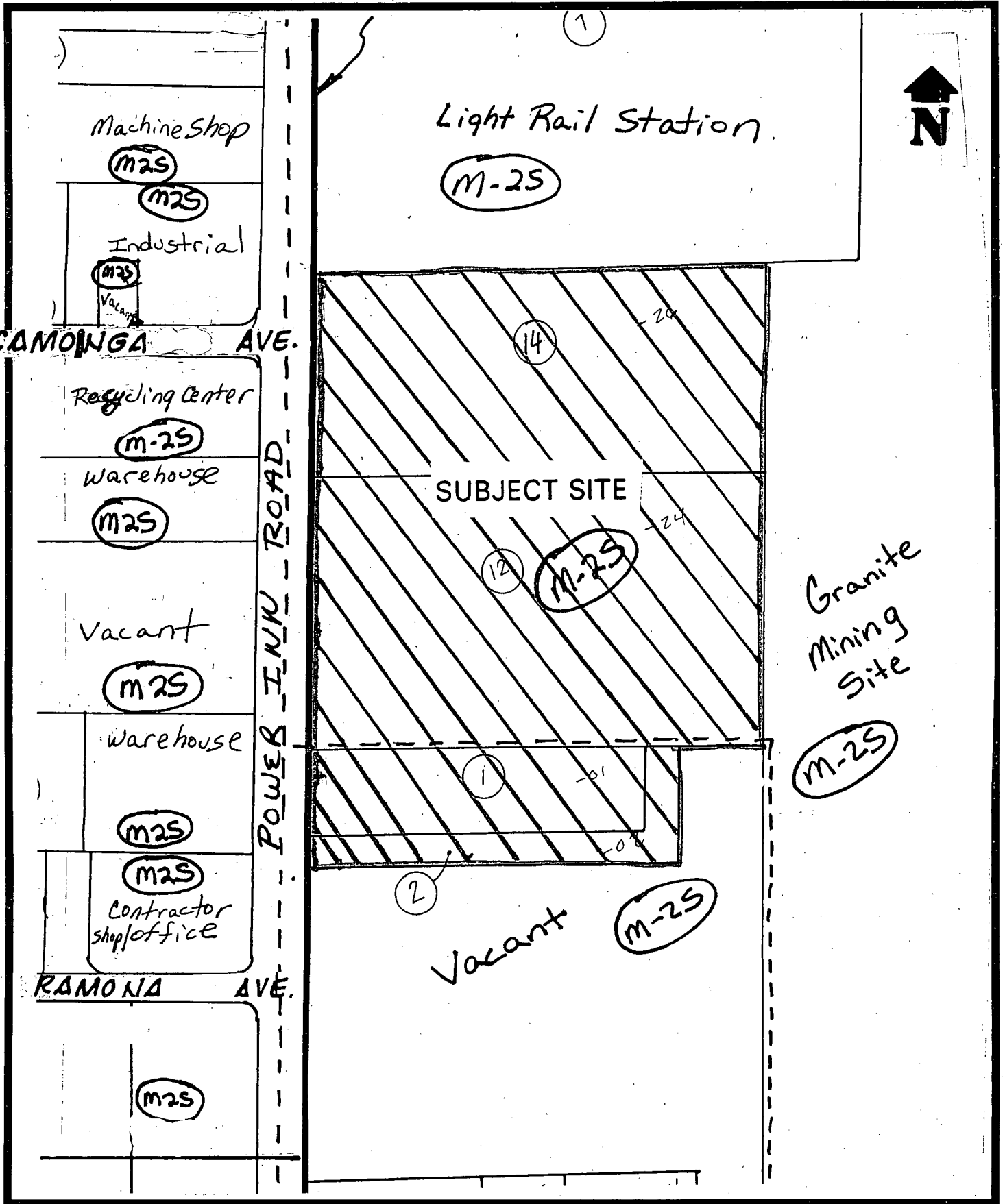
cc: File (original)           ZA Resolution Book  
    ZA Log Book            Public Works  
    JTS Engineering, Applicant  
    Regional Park General, Property Owner  
    Dawn Holm, South Area Team

# ATTACHMENT A



## VICINITY MAP

ATTACHMENT B



LAND USE AND ZONING MAP

# ATTACHMENT C

RESOLUTION NO. ZA95-007

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF MARCH 21, 1995

APPROVING A LOT LINE ADJUSTMENT

(APN: 079-0310-024 & 026 and 079-0291-001 & 002)  
(Z95-020)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located on the east side of Power Inn Road, across from Ramona Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan which designates the site for parks, recreation and open space uses and the Heavy Industrial Park (M-2S) zoning is consistent with the land use designation;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

- A. That the lot line adjustment for property located on the east side of Power Inn Road, across from Ramona Avenue, in the City of Sacramento, be approved as shown and described in Exhibits C-1 through C-5 attached hereto, subject to the following conditions:
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  2. File a waiver of Parcel Map.
  3. Properly abandon any excess water services to the satisfaction of the Utility Department (only one service per lot is permitted).
  4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the Preliminary Flood Insurance Rate Maps available for review at the City of Sacramento's Public Works Department, Transportation & Engineering Planning Division, Engineering Services Section, 1231 I Street, Room #200, Sacramento, California.

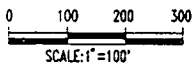
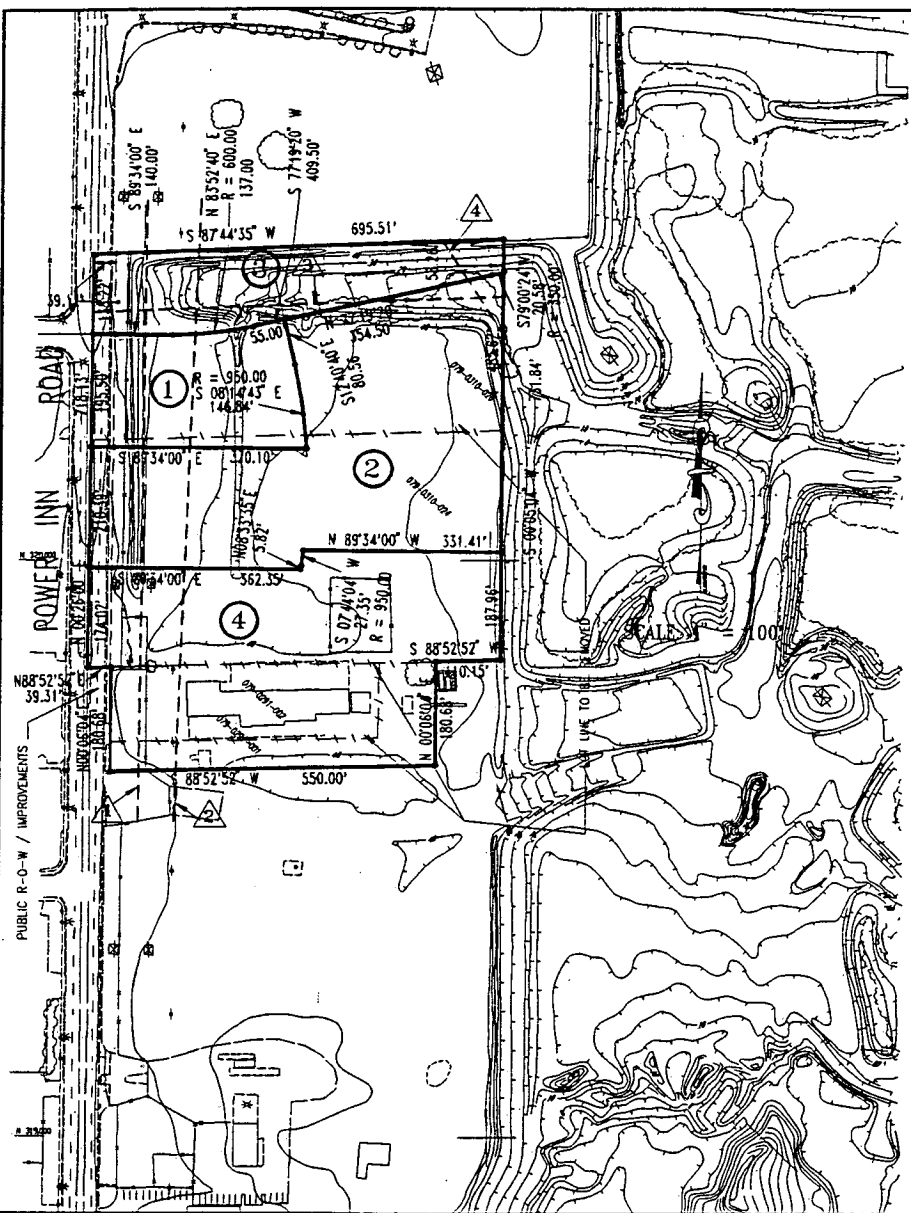


JOY PATTERSON, ZONING ADMINISTRATOR

# LOT LINE ADJUSTMENT EXHIBIT

FOR

## GRANITE PARK OFFICE COMPLEX



- △ APPROXIMATE CENTERLINE LOCATION OF GREAT WESTERN POWER COMPANY EASEMENT PER 473 DEEDS 232 (34' WIDE) 473 DEEDS 377 (100' WIDE).
- △ APPROXIMATE CENTERLINE LOCATION OF PC&E EASEMENT PER 776 O.R. 59 (UNDISCLOSED WIDTH & 780 O.R. 194 (UNDISCLOSED WIDTH)
- △ 100' ROADWAY EASEMENT GRANTED TO THE CITY OF SACRAMENTO PER DOCUMENTS SUPPLIED BY GRANITE CONSTRUCTION COMPANY.
- △ APPROXIMATE LOCATION OF SOUTHWESTERLY LINE OF GREAT WESTERN POWER COMPANY EASEMENT PER 76 O.R. 40.

**PARCEL AREAS**

PARCEL	GROSS	NET
1	1.64	1.47
2	5.24	5.05
3	1.83	1.71
4	5.17	5.02
	13.88	13.25


BENCHMARK ELEV. _____	<b>JTS ENGINEERING CONSULTANTS, INC.</b> 1808 J STREET SACRAMENTO CALIFORNIA 95814 (916) 441-6708	DESIGNED: <i>JFM</i> DRAWN: <i>ETS</i> CHECKED: <i>JFM</i> SUBMITTED: <i>JFM</i>	SCALE: <b>1"=100'</b> RCE: 35635		LOT LINE ADJUSTMENT EXHIBIT <b>GRANITE PARK</b> OFFICE COMPLEX APN079-0291-0102 - 079-0310-2426 CITY OF SACRAMENTO CALIFORNIA	DATE: MARCH SHEET <b>1</b> OF
FIELD BOOK NO. _____ PG. _____				NO DATE REVISION APPROVAL BY	03404RLJ	JOB NO. 95209

PARCEL 1

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SECTION 14 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 29 OF SURVEYS, AT PAGE 30, RECORDS OF SAID COUNTY, SAID POINT BEARING SOUTH 00° 26' 00" WEST 138.22 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE OF SAID SECTION 14 WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE PARCEL "E" AS SHOWN ON SAID RECORD OF SURVEY; THENCE PERPENDICULAR TO SAID WESTERLY SECTION LINE, SOUTH 89° 34' 00" EAST 140.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG SAID CURVE, BEING SUBTENDED BY A CHORD THAT BEARS NORTH 83° 52' 40" EAST 137.00 FEET; THENCE TANGENT TO SAID CURVE NORTH 79° 19' 20" EAST 55.00 FEET; THENCE AT RIGHT ANGLES SOUTH 12° 40' 40" EAST 80.56 FEET TO A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE ALONG SAID CURVE SUBTENDED BY A CHORD THAT BEARS SOUTH 08° 14' 43" EAST 146.84 FEET TO A POINT THAT BEARS SOUTH 00° 26' 00" WEST 195.50 FEET AND SOUTH 89° 34' 00" EAST 370.10 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89° 34' 00" WEST 370.10 FEET TO THE WESTERLY LINE OF SAID SECTION; THENCE ALONG SAID WESTERLY LINE NORTH 00° 26' 00" EAST 195.50 FEET TO THE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
L.A. KNEEDLER, L.S.4380

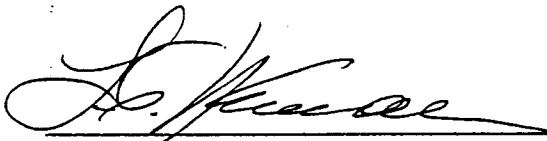


PARCEL 2

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SECTION 14 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 29 OF SURVEYS, AT PAGE 30, RECORDS OF SAID COUNTY, SAID POINT BEARING SOUTH 00° 26' 00" WEST 333.72 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE OF SAID SECTION 14 WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE PARCEL "E" AS SHOWN ON SAID RECORD OF SURVEY; THENCE PERPENDICULAR TO SAID SECTION LINE SOUTH 89° 34' 00" EAST 370.10 FEET; THENCE ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET SUBTENDED BY A CHORD THAT BEARS NORTH 08° 14' 43" WEST 146.84 FEET; THENCE TANGENT TO SAID CURVE, NORTH 12° 40' 40" WEST 80.56 FEET; THENCE AT RIGHT ANGLES NORTH 77° 19' 20" EAST 354.50 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE ALONG SAID CURVE SUBTENDED BY A CHORD THAT BEARS NORTH 79° 00' 24" EAST 20.58 FEET TO THE WESTERLY LINE OF PARCEL "A" OF SAID RECORD OF SURVEY; THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL "A", SOUTH 00° 05' 04" WEST 485.62 FEET; THENCE NORTH 89° 34' 00" WEST 331.41 FEET; THENCE ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET SUBTENDED BY A CHORD THAT BEARS SOUTH 07° 44' 04" WEST 27.35 FEET; THENCE TANGENT TO SAID CURVE SOUTH 08° 33' 35" WEST 5.82 FEET TO A POINT THAT BEARS SOUTH 00° 26' 00" WEST 210.39 FEET AND SOUTH 89° 34' 00" EAST 362.35 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89° 34' 00" WEST 362.35 FEET TO THE WESTERLY LINE OF SAID SECTION; THENCE ALONG SAID WESTERLY LINE NORTH 00° 26' 00" EAST 210.39 FEET TO THE POINT OF BEGINNING.

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L.A. KNEEDLER, L.S.4380



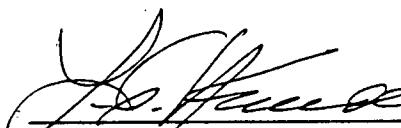


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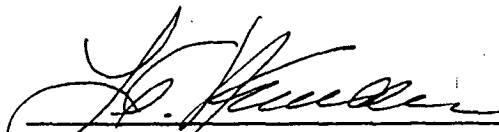


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PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
L.A. KNEEDLER, L.S.4380

