

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, July 11, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-061) by adopting the attached resolution (ZA95-022).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between four parcels in order to create three parcels totaling 7.5± vacant acres in the Light Industrial, Review (M-1SR) zone.

**Location:** Southwest Quadrant of South Watt Avenue and Universal Court, North of Fruitridge Road

**Assessor's Parcel Number:** 063-0053-009, 010, 011, 018

**Applicant:** JTS Engineering Consultants, Inc. (Javed Siddiqui)  
1808 J Street  
Sacramento, CA 95814

**Property Owner:** Buzz Oates Enterprises II  
8615 Elder Creek Road  
Sacramento, CA 95828

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

**Surrounding Land Use and Zoning:**

North: M-1S-R; Industrial/Warehouse  
South: M-2S; Commercial/Vacant  
East: M-1S-R and County; Vacant/Industrial  
West: M-2S; Vacant

**Property Dimensions:** Irregular  
**Property Area:** 7.5± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

**Project Plans:** See Exhibit A

Legal Description: See Exhibit B

Previous Files: P87-378

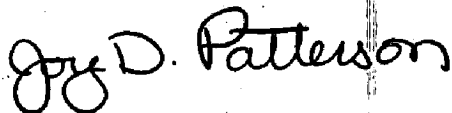
Additional Information: The applicant proposes to relocate the common property lines between four parcels in order to create three larger parcels for future development. The Zoning Ordinance and Building Code do not permit structures or required parking to cross property lines.

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 merger 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)).



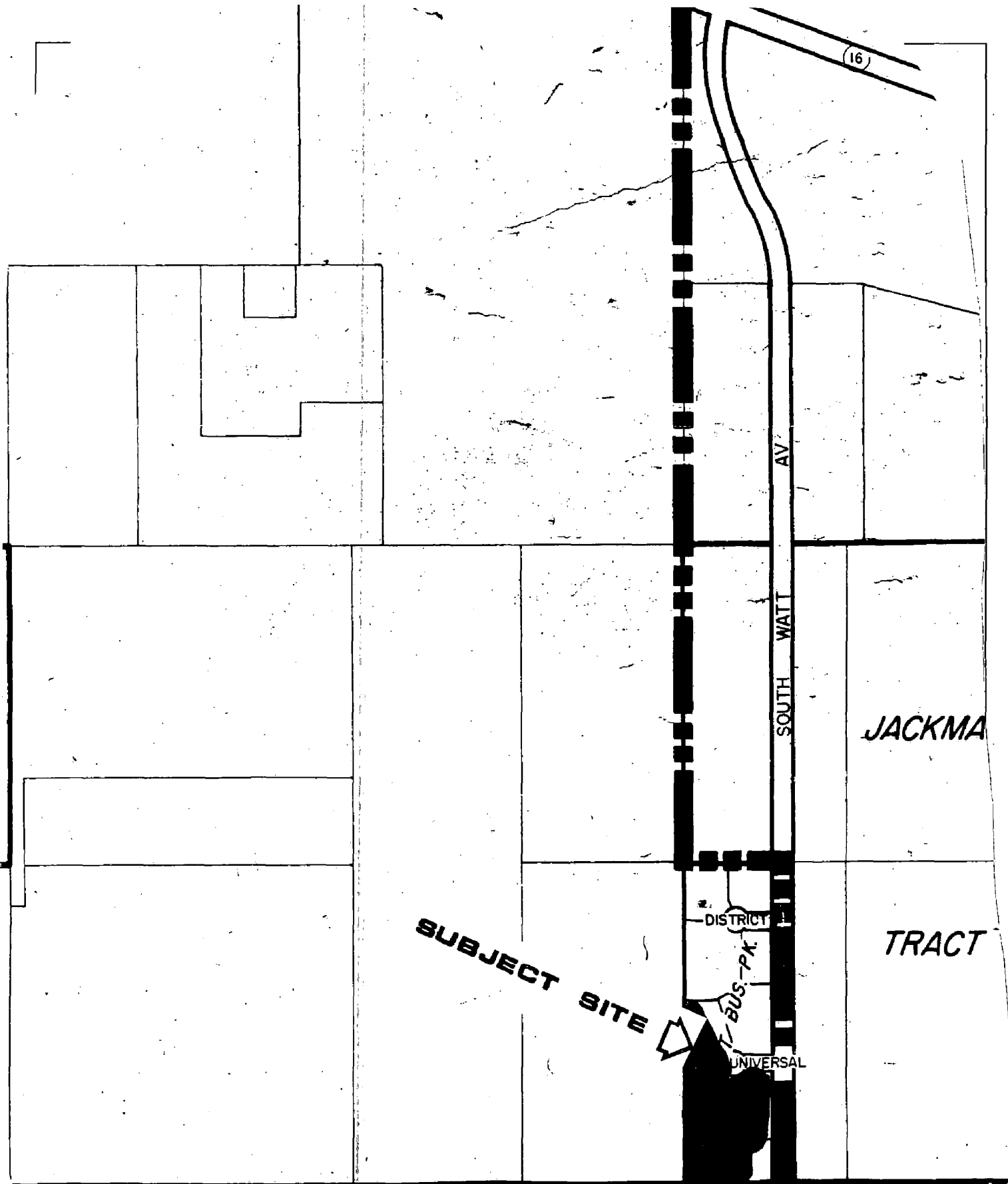
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Joy D. Patterson  
Zoning Administrator

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 (Catherine Alexander, 264-8307) 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



**SUBJECT SITE**

**JACKMA**

**TRACT**

**SOUTH WATT AV**

**(16)**

**DISTRICT**

**BUS-PA.**

**UNIVERSAL**

**RD**

**88TH**

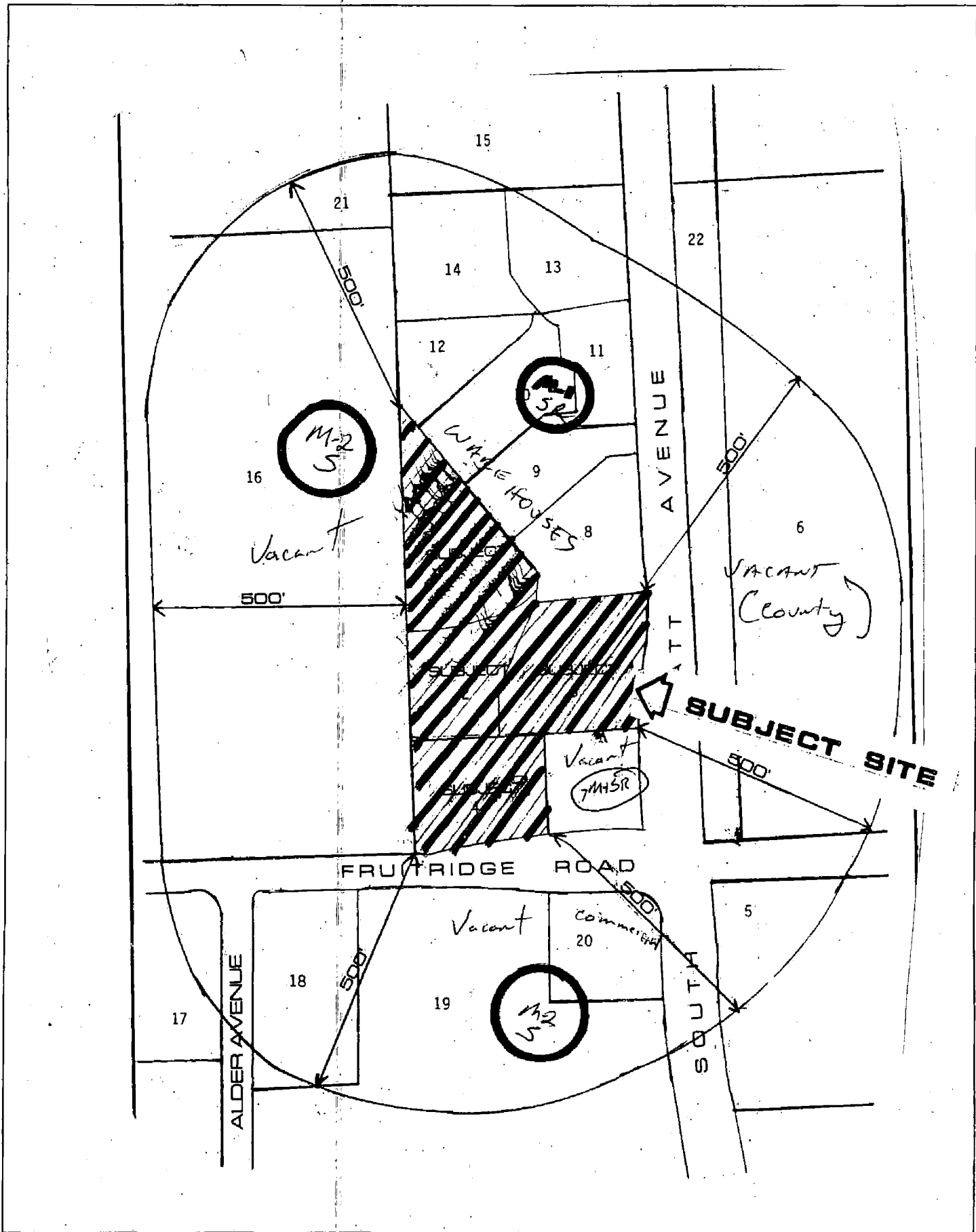
**SEE**

**MAP**

**NO.**

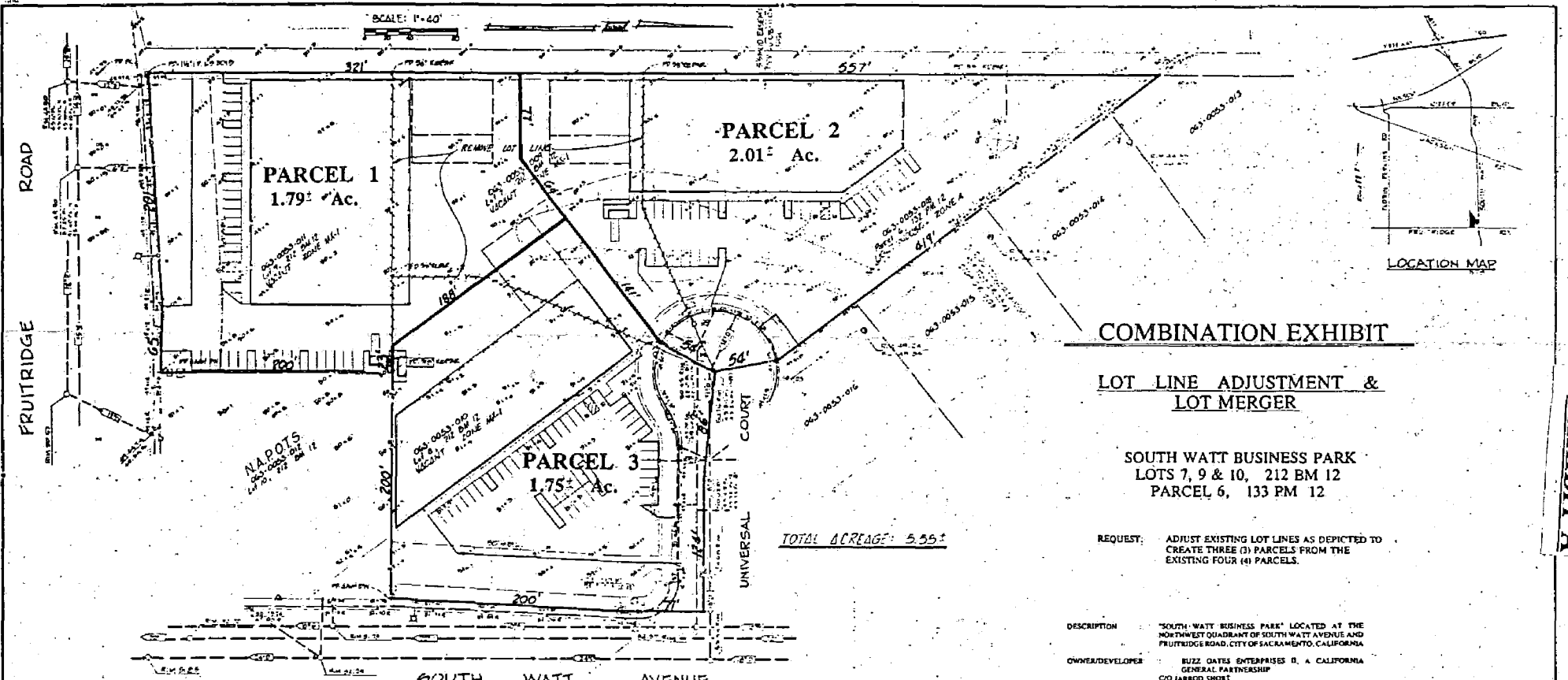
**8**

**VICINITY MAP**



**LAND USE & ZONING MAP**

*R*



**COMBINATION EXHIBIT**

**LOT LINE ADJUSTMENT & LOT MERGER**

**SOUTH WATT BUSINESS PARK  
LOTS 7, 9 & 10, 212 BM 12  
PARCEL 6, 133 PM 12**

**TOTAL ACREAGE: 5.55±**

REQUEST: ADJUST EXISTING LOT LINES AS DEPICTED TO CREATE THREE (3) PARCELS FROM THE EXISTING FOUR (4) PARCELS.

DESCRIPTION: "SOUTH WATT BUSINESS PARK" LOCATED AT THE NORTHWEST QUADRANT OF SOUTH WATT AVENUE AND FRUITRIDGE ROAD, CITY OF SACRAMENTO, CALIFORNIA

OWNER/DEVELOPER: BUZZ GATES ENTERPRISES II, A CALIFORNIA GENERAL PARTNERSHIP  
C/O JARRIDO SHREVE  
845 ELDER CREEK ROAD  
SACRAMENTO, CA 95828  
TEL: (916) 381-3600 FAX: (916) 381-4707

ENGINEER: ITS ENGINEERING CONSULTANTS, INC.  
1808 J STREET  
SACRAMENTO, CA 95814 2010  
TEL: (916) 441-8708 FAX: (916) 441-5336

APN: 063-0053-009, 010, 011, AND 018

EXISTING LEGAL DESCRIPTION: LOTS 7, 8, AND 9 AS SHOWN ON THE "PLAT OF SOUTH WATT BUSINESS PARK", FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 212 OF MAPS, AT MAP NO. 12; AND

PARCEL 6 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "LOTS 3, 4, 5, AND 6 AS SHOWN ON THE 'PLAT OF SOUTH WATT BUSINESS PARK', FILED IN BOOK 212 OF MAPS, MAP NO. 12", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 133 OF PARCEL MAPS, AT PAGE NO. 127.

EXISTING ZONING: APN 063-0053-009, 010, 011: MIX-VACANT/INDUSTRIAL  
APN 063-0053-018: A - LIGHT INDUSTRIAL

NOTE: CROSS A PARKING LOT SHOWN AS "CONCEPTUAL ONLY" AS THE SITE IS CURRENTLY VACANT.

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	P. S. S. E.	MIKE McLEWIS 366-1013
ELECTRICITY	S. P. S. E.	BOB TEGARD 378-5158
TELEPHONE	CALIFORNIA TEL	JOHN JOHNSON 432-2135
WATER	CITY OF SACRAMENTO	345-5271
SEWER	CITY OF SACRAMENTO	345-5271
ORANGE	CITY OF SACRAMENTO	345-2097
UNDERGROUND RECORD - ALERT		(800) 847-7444
FIRE	CITY OF SACRAMENTO	ELIHE CLAY 345-4266
CABLE TV	UNION PACIFIC COMM	328TH STREET 447-2225

RECORDING ELEV. 21.200  
910' ± 44.4  
MULTI MILE LIGHT BASE 50  
CORNER FRUITRIDGE ROAD AND  
SOUTH WATT AVENUE (4/23/90)  
1992  
FIELD BOOK NO. PG.

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 441-8708

DESIGNED: JTS  
DRAWN: DFL  
CHECKED: JTS  
SUBMITTED: 4/22/92  
SCALE: 1" = 40'  
RCL: 20, 128

NO	DATE	REVISION	COUNTY APPROVAL	BY

**COMBINATION EXHIBIT  
LOT LINE ADJUSTMENT & LOT MERGER**  
3580 So. WATT AVENUE  
APN 063-0053-009, 010, 011 & 018  
CITY OF SACRAMENTO, CALIFORNIA

**EXHIBIT A**

DATE PERM: 05/15  
SHEET: 1/1  
JOB NO. 05011

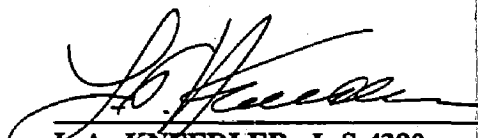
**EXHIBIT B-1**

**PARCEL 1**

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING LOT 9 AND PORTIONS OF LOTS 7 AND 8 AS SHOWN ON PLAT OF "SOUTH WATT BUSINESS PARK" FILED IN BOOK 212 OF MAPS, MAP NO. 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE WESTERLY LINE OF LOTS 9 AND 7 NORTH  $00^{\circ} 01' 58''$  EAST 321.24 FEET; THENCE PERPENDICULAR THERETO, SOUTH  $89^{\circ} 58' 02''$  EAST 77.33 FEET; THENCE NORTH  $52^{\circ} 30' 11''$  EAST 63.84 FEET; THENCE SOUTH  $37^{\circ} 29' 49''$  EAST 187.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9, SAID POINT BEING NORTH  $89^{\circ} 59' 27''$  WEST 23.20 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE SOUTH  $89^{\circ} 59' 27''$  EAST 23.20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID LOT 9 THE FOLLOWING THREE COURSES: (1) SOUTH  $00^{\circ} 01' 58''$  WEST 200.00 FEET; (2) NORTH  $89^{\circ} 59' 27''$  WEST 64.99 FEET; (3) SOUTH  $86^{\circ} 49' 46''$  WEST 200.85 FEET TO THE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
L.A. KNEEDLER, L.S.4380



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CITY OF SACRAMENTO  
COUNTY CLERK'S OFFICE

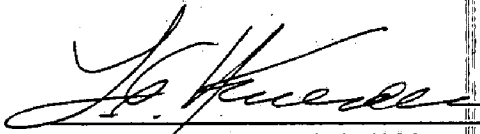
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**PARCEL 2**

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING PORTIONS OF LOTS 3, 6, AND 7 AS SHOWN ON PLAT OF "SOUTH WATT BUSINESS PARK" FILED IN BOOK 212 OF MAPS, MAP NO. 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 7 SAID POINT BEING NORTH 00° 01' 58" EAST 321.24 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 9, OF SAID "SOUTH WATT BUSINESS PARK"; THENCE PERPENDICULAR TO SAID WESTERLY LINE, SOUTH 89° 58' 02" EAST 77.33 FEET; THENCE NORTH 52° 30' 11" EAST 204.37 FEET; THENCE NORTH 29° 09' 58" EAST 53.67 FEET TO THE RADIUS POINT OF THAT CERTAIN 53.67 FOOT RADIUS CURVE OF THE CUL DE SAC OF UNIVERSAL COURT SHOWN ON SAID "SOUTH WATT BUSINESS PARK"; THENCE ALONG THE EASTERLY LINE OF PARCEL 6 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 133 OF PARCEL MAPS, AT PAGE 12, RECORDS OF SAID COUNTY, THE FOLLOWING TWO COURSES: (1) NORTH 10° 55' 52" WEST 53.67 FEET; (2) N 37° 29' 49" WEST 419.14 FEET TO THE WESTERLY LINE OF SAID "SOUTH WATT BUSINESS PARK"; THENCE ALONG SAID WESTERLY LINE SOUTH 00° 01' 58" WEST 556.46 FEET TO THE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
L.A. KNEEDLER, L.S.4380



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CITY PLANNING DIVISION

295-061

PARCEL 3

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING PORTIONS OF LOTS 7 AND 8 AS SHOWN ON PLAT OF "SOUTH WATT BUSINESS PARK" FILED IN BOOK 212 OF MAPS, MAP NO. 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 9 OF SAID "SOUTH WATT BUSINESS PARK; THENCE NORTH 00° 01' 58" EAST 321.24 FEET ALONG THE WESTERLY LINE OF SAID "SOUTH WATT BUSINESS PARK"; THENCE PERPENDICULAR THERETO, SOUTH 89° 58' 02" EAST 77.33 FEET; THENCE NORTH 52° 30' 11" EAST 63.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 37° 29' 49" EAST 187.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8, SAID POINT BEING NORTH 89° 59' 27" WEST 23.20 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 59' 27" EAST 223.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOT 8 THE FOLLOWING FOUR COURSES: (1) NORTH 02° 53' 44" EAST 200.24 FEET; (2) NORTH 00° 01' 58" EAST 71.30 FEET; (3) NORTH 89° 58' 02" WEST 124.33 FEET; (4) NORTH 83° 18' 33" WEST 86.25 FEET TO THE RADIUS POINT OF THAT CERTAIN 53.67 FOOT RADIUS CURVE OF THE CUL DE SAC OF UNIVERSAL COURT AS SHOWN ON SAID "SOUTH WATT BUSINESS PARK"; THENCE SOUTH 29° 09' 58" WEST 53.67 FEET; THENCE SOUTH 52° 30' 11" WEST 140.53 FEET TO THE TRUE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

*L.A. Kneedler*  
L.A. KNEEDLER, L.S.4380



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JULY 11, 1995

ITEM 1