

**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

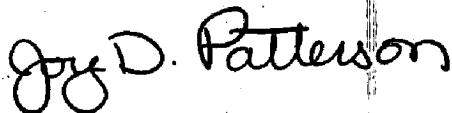
Additional Information: The applicant proposes to relocate the common property lines between four parcels in order to create three larger parcels for future development. The Zoning Ordinance and Building Code do not permit structures or required parking to cross property lines.

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)}.

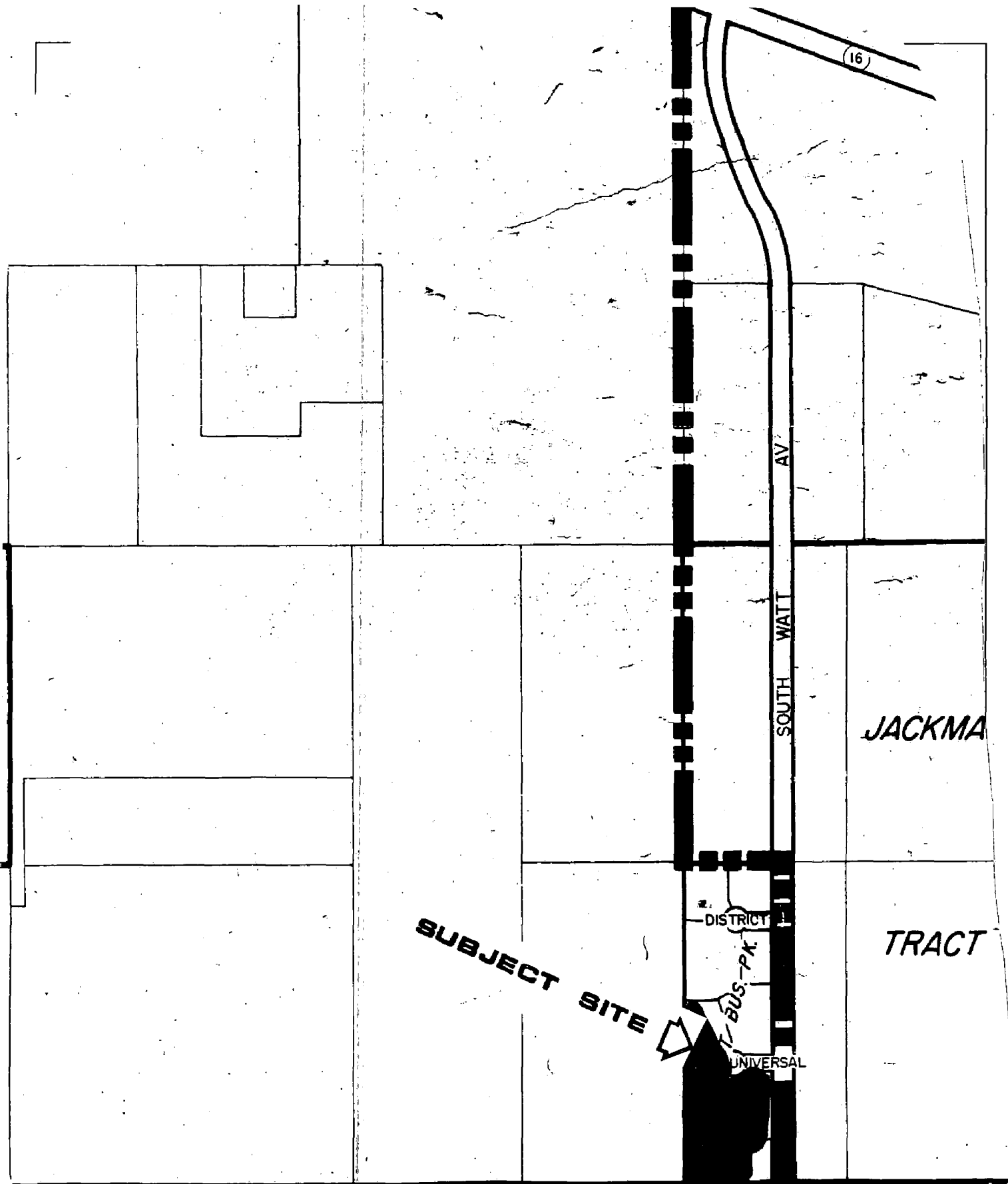


Joy D. Patterson
Zoning Administrator

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.

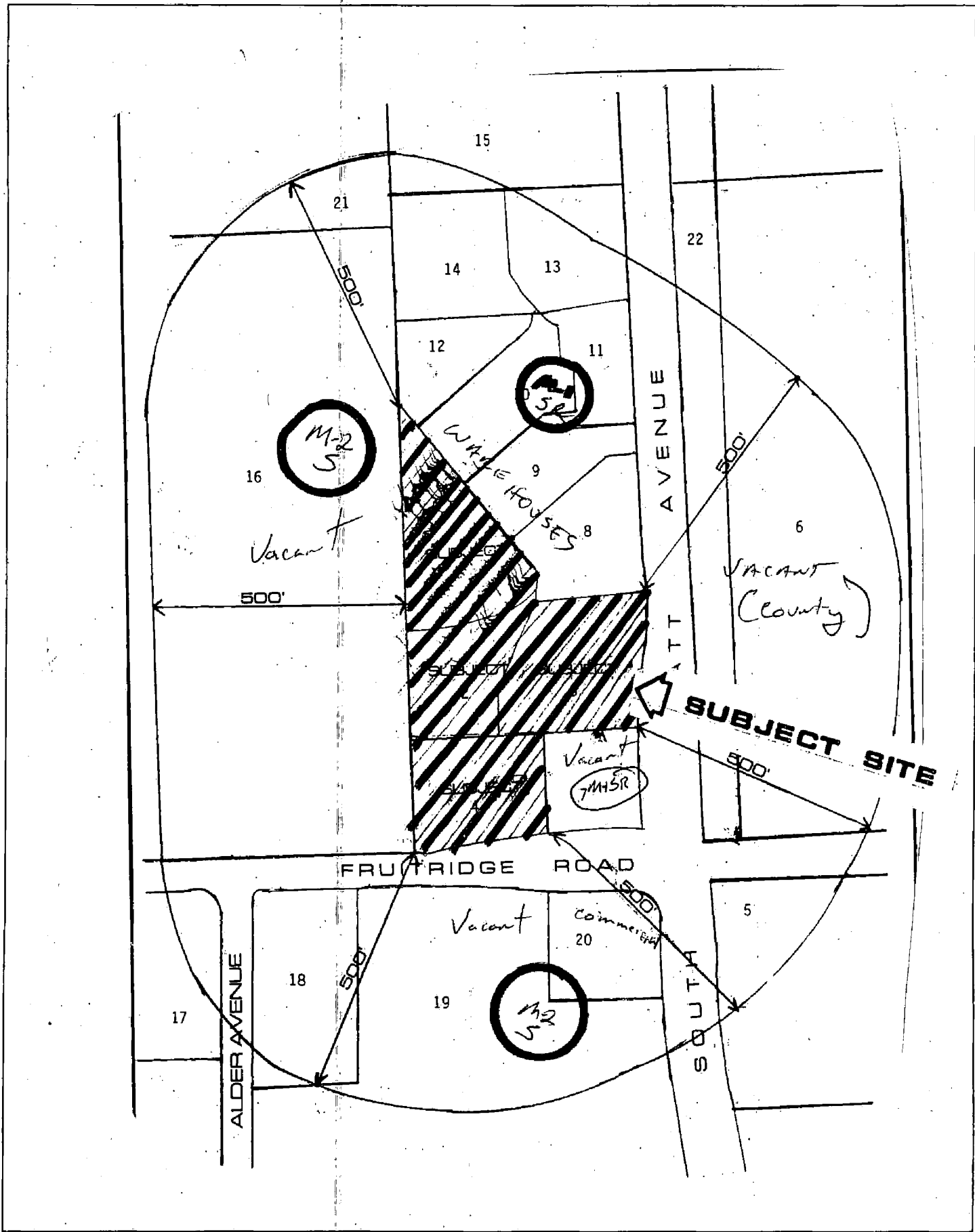
Note: The applicant will need to contact the Public Works Department (Catherine Alexander, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



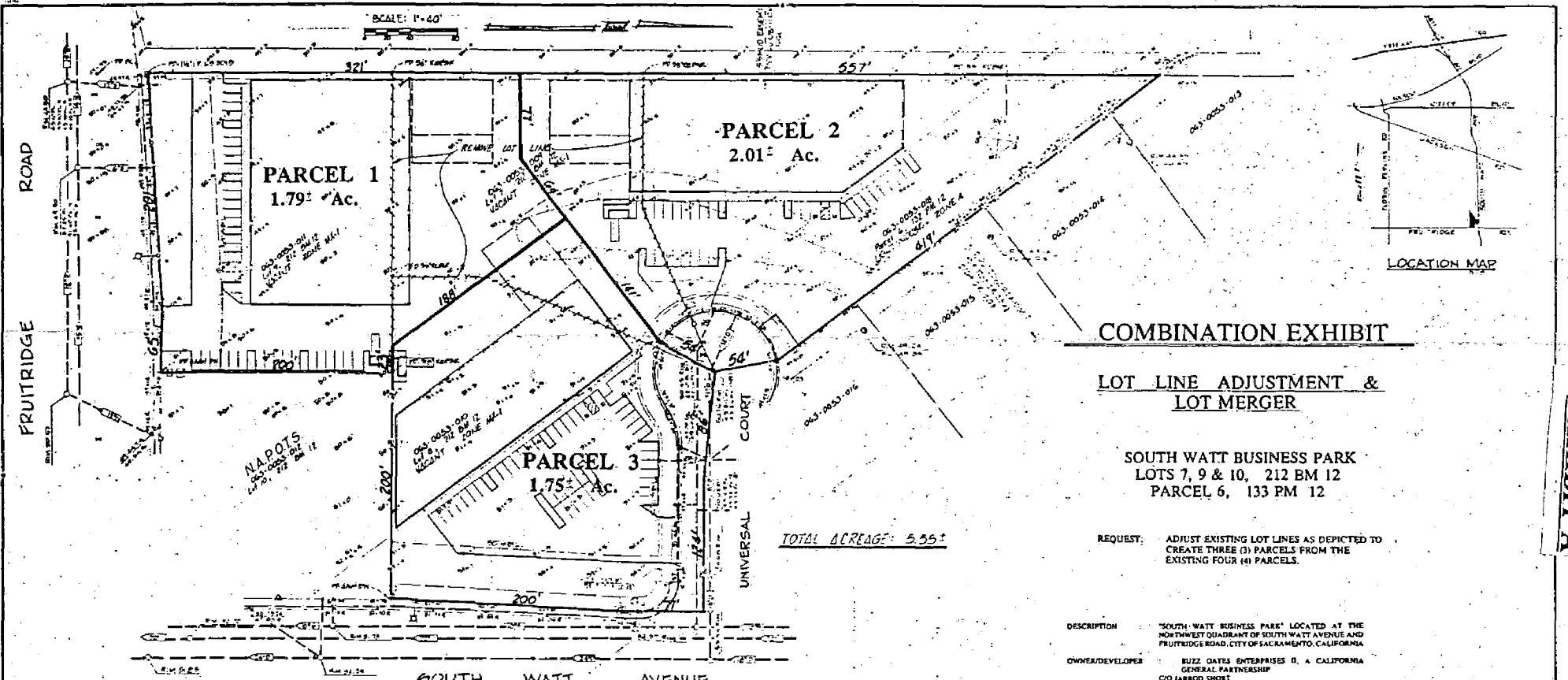
RD
88TH SEE MAP NO. 8

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
 610 FARROD SHED
 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) 441-4708 FAX: (916) 441-5330

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 & PARKING LOT SHOWN ARE CONCEPTUAL ONLY. REST OF SITE IS CURRENTLY VACANT.

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	P. S. S. I.	MIKE McLEWIS 366-1013
ELECTRICITY	S. P. S. E.	BOB TEGARD 378-5158
TELEPHONE	CALTELE 6611	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: 4/27/2004 RCL 20.128

SCALE: 1" = 40'

NO	DATE	REVISION	COUNTY APPROVAL	BY

COMBINATION EXHIBIT
LOT LINE ADJUSTMENT & LOT MERGER
 3380 So. WATT AVENUE
 APN 063-0053-009, 010, 011 & 018
 CITY OF SACRAMENTO, CALIFORNIA

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

EXHIBIT A

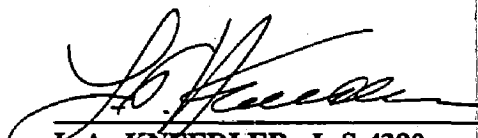
EXHIBIT B-1

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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COUNTY CLERK'S OFFICE

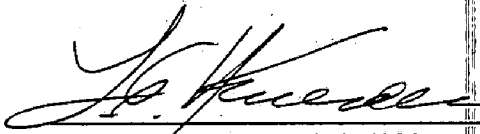
795-061

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 OF SACRAMENTO
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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JUN 20 1995

CITY OF SACRAMENTO
CITY PLANNING DIVISION

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JULY 11, 1995

ITEM 1