

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 5, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-015) by adopting the attached resolution (ZA96-002).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels totaling 15.31 ± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8000 and 8040 Folsom Boulevard

Assessor's Parcel Number: 079-0230-036, 037, 025

Applicant: Nolte and Associates (Rick Marino)
 1750 Creekside Drive #200
 Sacramento, CA 95833

Property Owner: Home Depot USA, Inc.
 601 S. Placentia
 Fullerton, CA 92631

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Commercial- Home Depot and Shell Service Station
Existing Zoning of Site: Heavy Industrial (M-2S) zone

Surrounding Land Use and Zoning:

North: C-2; Commercial and Office
 South: M-2(S); Light Rail tracks
 East: M-2(S); Industrial
 West: M-2(S); Single Family and Industrial

Property Dimensions: Irregular
Property Area: 1.5 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 through B-3

Previous Files: Z94-104 (Previous Lot Line Adjustment), Z96-009 (Wall Variance), and P96-006 (Sign Variance)

Additional Information

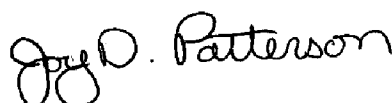
The applicant proposes to relocate the common property lines between three parcels in order for recent construction on the parcels to be more accurately represented by the property lines (i.e. sidewalks and curbs). The large parcel will contain the newly constructed Home Depot and the northeast parcel will contain the Shell Station. The southeast parcel is vacant. 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 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)}.

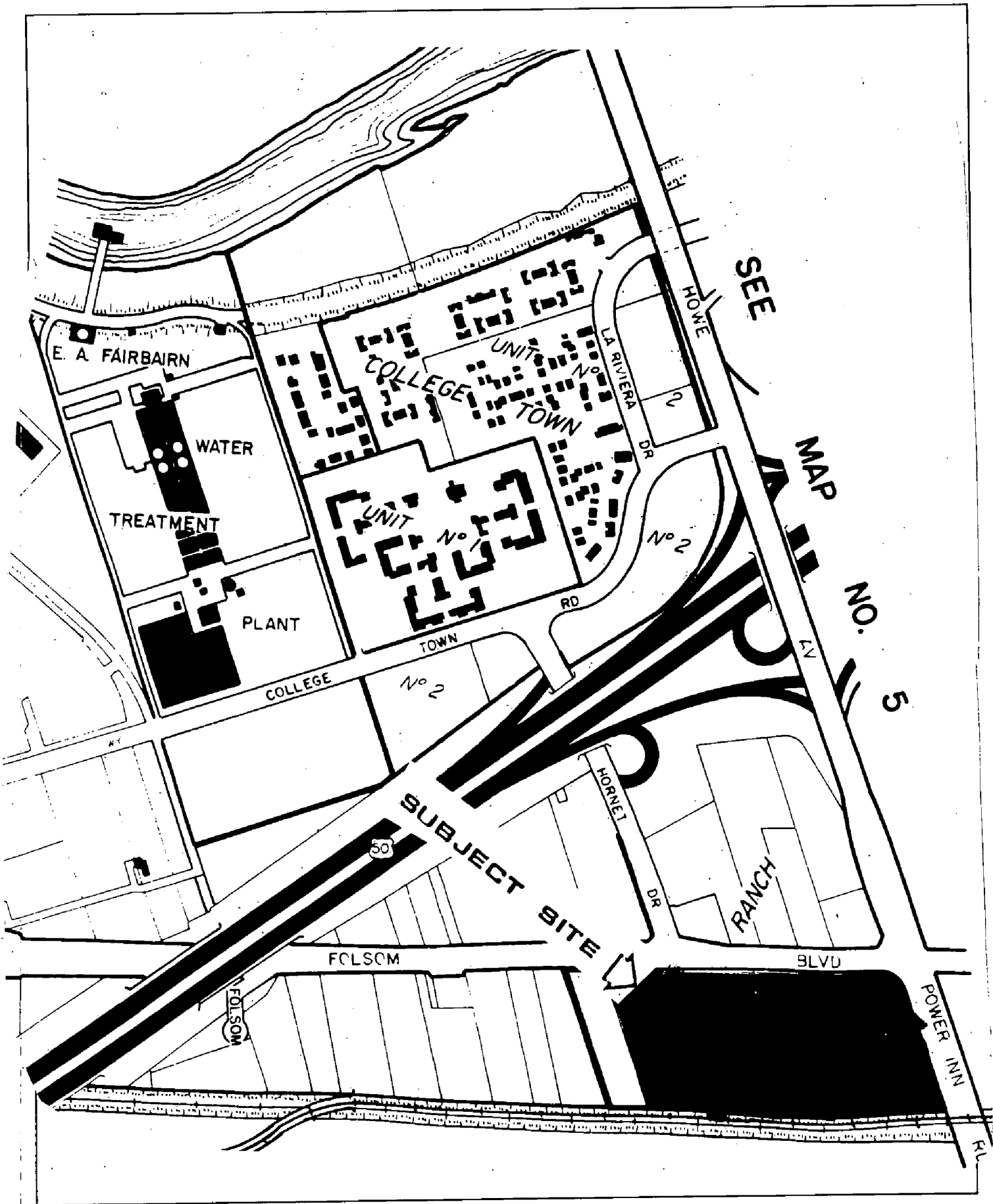


Joy D. Patterson
Zoning Administrator

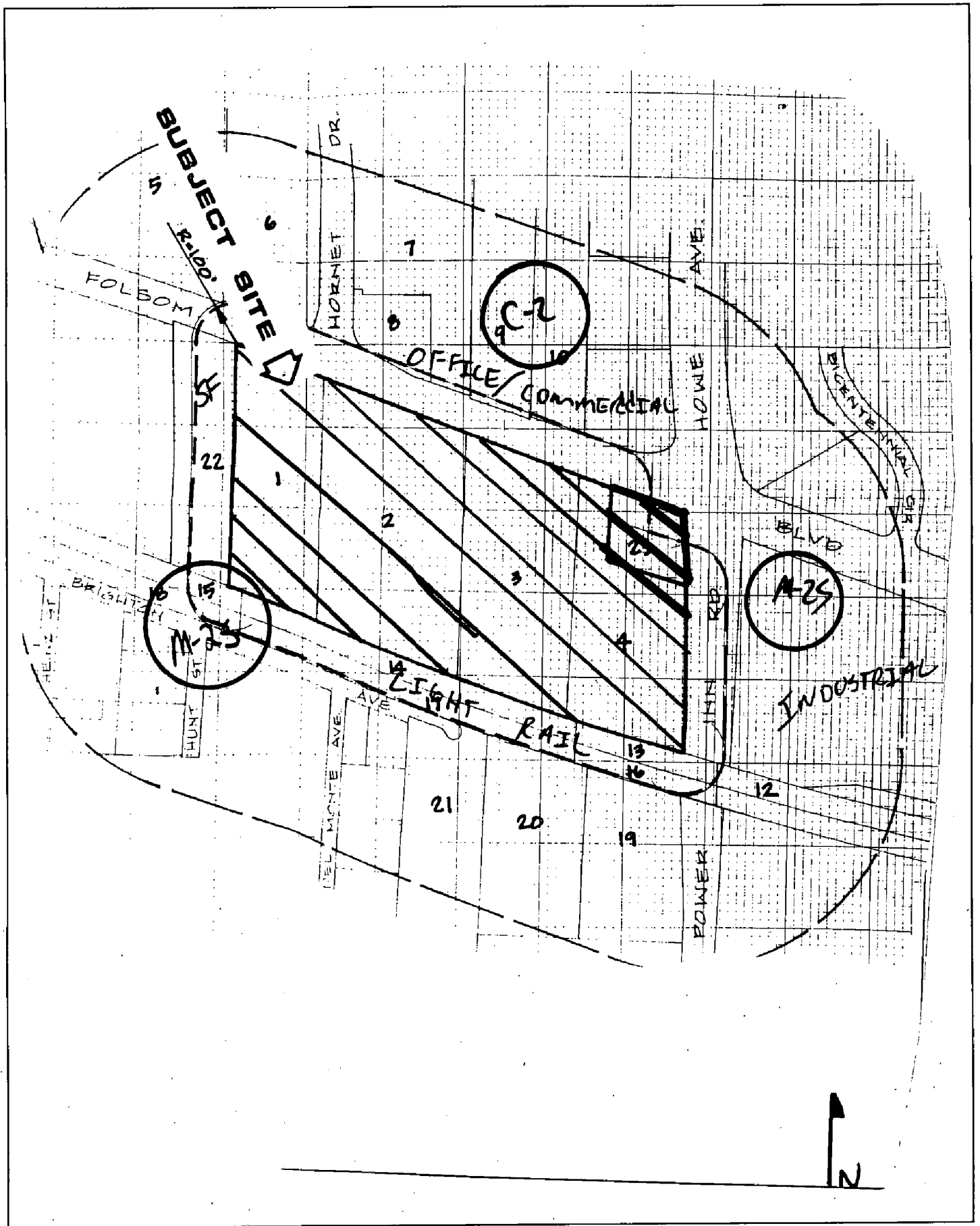
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 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



VICINITY MAP



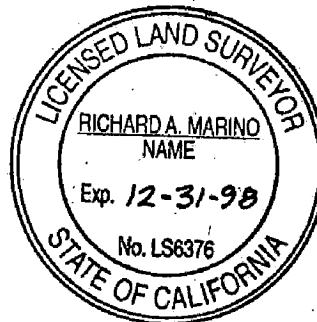
LAND USE & ZONING MAP

**LEGAL DESCRIPTION
OF
PARCEL 1
FOR
HOME DEPOT**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California being a portion of Section 15, Township 8 North, Range 5 East, Mount Diablo Meridian; said real property being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel 1 as said Parcel is described in the Certificate of Compliance for Lot Line Adjustment filed in Book 950214, Page 922 of Official Records of Sacramento County, said point also being the most northerly corner of the lands of Shell Oil Company as said lands are described in the deed recorded in Book 710409, Page 103 of Official Records of Sacramento County; thence from said **POINT OF COMMENCEMENT** along the southerly line of Folsom Boulevard North 72°04'15" West 6.36 feet to the **POINT OF BEGINNING**; thence from said **POINT OF BEGINNING** South 01°20'07" East 92.98 feet; thence South 17°56'46" West 108.93 feet; thence along the arc of an 85.00 feet radius curve concave to the north an arc distance of 7.61 feet through a central angle of 05°07'47" subtended by a chord bearing North 86°25'01" East 7.61 feet; thence along the arc of an 84.83 feet radius reverse curve concave to the south an arc distance of 34.78 feet through a central angle of 23°29'20" subtended by a chord bearing South 88°34'09" East 34.53 feet; thence South 01°13'41" East 66.81 feet; thence North 72°03'14" West 129.46 feet; thence South 17°56'46" West 308.35 feet to a point on the southerly line of the lands of Home Depot, said line also being the northerly line of the lands of Southern Pacific Railroad Company; thence along last said lines the following two (2) courses: 1) along the arc of an 11,409.17 feet radius curve concave to the northeast an arc length of 539.69 feet and subtended by a chord bearing North 72°31'29" West 539.63 feet to an iron "T" bar tagged L.S. 2457 and 2) nontangent to the preceding curve North 71°10'15" West 230.36 feet to a point on the westerly line of said lands of Home Depot; thence along last said line North 00°32'05" West 585.54 feet to the most northerly corner of last said lands; thence leaving last said line along the northerly line of last said lands, said line also being aforesaid southerly line of Folsom Boulevard the following two (2) courses: 1) along the arc of a 7,960.00 feet radius curve concave to the southwest an arc distance of 113.34 feet and subtended by a chord bearing South 72°28'07" East 113.34 feet and 2) South 72°04'15" East 878.85 feet to the **POINT OF BEGINNING**.

Richard A. Marino
Richard A. Marino L.S. 6376
License Expires: 12-31-98



796 015

NOLTE and ASSOCIATES, Inc.
January 30, 1996

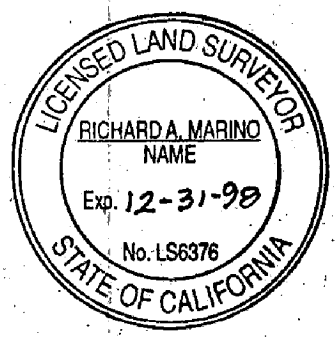
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**LEGAL DESCRIPTION
OF
PARCEL 2
FOR
HOME DEPOT**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California being a portion of Section 15, Township 8 North, Range 5 East, Mount Diablo Meridian; said real property being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel 1 as said Parcel is described in the Certificate of Compliance for Lot Line Adjustment filed in Book 950214, Page 922 of Official Records of Sacramento County, said point also being the most northerly corner of the lands of Shell Oil company as said lands are described in the deed recorded in Book 710409, Page 103 of Official Records of Sacramento county; thence from said **POINT OF COMMENCEMENT** along the southerly line of Folsom Boulevard North $72^{\circ}04'15''$ West 6.36 feet; thence South $01^{\circ}20'07''$ East 92.98 feet; thence South $17^{\circ}56'46''$ West 108.93 feet; thence along the arc of an 85.00 feet radius curve concave to the north an arc distance of 7.61 feet through a central angle of $05^{\circ}07'47''$ subtended by a chord bearing North $86^{\circ}25'01''$ East 7.61 feet; thence along the arc of an 84.83 radius reverse curve concave to the south an arc distance of 34.78 feet through a central angle of $23^{\circ}29'20''$ subtended by a chord bearing South $88^{\circ}34'09''$ East 34.53 feet to the **POINT OF BEGINNING**; thence from said **POINT OF BEGINNING** South $76^{\circ}22'10''$ East 193.48 feet to a point on the westerly line of Power Inn Road; thence along last said line and the easterly line of the lands of Home Depot the following two (2) courses: 1) South $03^{\circ}16'49''$ East 275.49 feet; and 2) South $00^{\circ}52'49''$ East 112.96 feet to an untagged $3/4''$ iron pipe, said pipe being a point on the northerly line of the lands of Southern Pacific Railroad; thence along the last said line and the southerly line of said lands of Home Depot along the arc of a 11,409.17 feet radius curve concave to the northeast having an arc length of 437.25 feet and subtended by a chord bearing North $74^{\circ}58'40''$ West 437.22 feet; thence leaving last said lines the following three (3) courses: 1) North $17^{\circ}56'46''$ East 308.35 feet; 2) South $72^{\circ}03'14''$ East 129.46 feet; and 3) North $01^{\circ}13'41''$ West 66.81 feet to the **POINT OF BEGINNING**.

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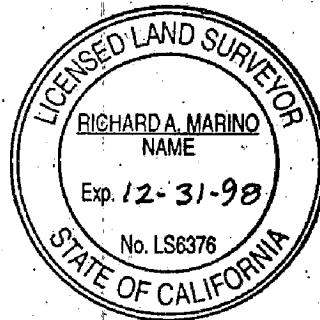
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**LEGAL DESCRIPTION
OF
PARCEL 3
FOR
SHELL OIL**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California being a portion of Section 15, Township 8 North, Range 5 East, Mount Diablo Meridian; said real property being more particularly described as follows:

COMMENCING at the Northeast corner of Parcel 1 as said Parcel is described in the Certificate of Compliance for Lot Line Adjustment filed in Book 950214, Page 922 of Official Records of Sacramento County, said point also being the most northerly corner of the lands of Shell Oil Company as said lands are described in the deed recorded in Book 710409, Page 103 of Official Records of Sacramento County; thence from said **POINT OF COMMENCEMENT** along the south line of Folsom Boulevard North 72°04'15" West 6.36 feet to the **POINT OF BEGINNING**; thence from said **POINT OF BEGINNING** along the southerly line of Folsom Boulevard South 72°04'15" East 170.24 feet; thence along the arc of a 25.00 feet radius curve concave to the southwest having an arc distance of 29.02 feet through a central angle of 66°30'53" subtended by a chord bearing South 38°48'47" East 27.42 feet to a point on the westerly line of Power Inn Road; thence along last said line the following three (3) courses: 1) South 05°33'22" East 100.00 feet; 2) South 08°18'18" East 67.79 feet; and 3) South 03°16'49" East 2.20 feet; thence leaving last said line the following five (5) courses: 1) North 76°22'10" West 193.48 feet; 2) along a tangent curve concave to the south with a radius of 84.83 feet through a central angle of 23°29'20" an arc length of 34.78 feet and subtended by a chord bearing North 88°34'09" West 34.53 feet; 3) along the arc of a reverse curve concave to the north with a radius of 85.00 feet through a central angle of 05°07'47" an arc length of 7.61 feet and subtended by a chord bearing South 86°25'01" West 7.61 feet; 4) North 17°56'46" East 108.93 feet; and 5) North 01°20'07" West 92.98 feet to the **POINT OF BEGINNING**.

Richard A. Marino
Richard A. Marino L.S. 6376
License Expires: 12-31-98



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