

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 6, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-025) by adopting the attached resolution (ZA95-020).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between seven (five) parcels to create three (two) parcels totaling 138.673± developed acres in the Heavy Industrial (M-2S) zone.*

* Property currently owned by Proctor & Gamble is on five parcels and lot lines will be adjusted to create two parcels

Location: 8201 Fruitridge Road

Assessor's Parcel Number: 061-0010-022, 061-0164-001 through 006

Applicant: Allied-Langdon Engineering (Chad Langdon)
8421 Auburn Boulevard
Citrus Heights, CA 95610

Property Owner: The Procter & Gamble Manufacturing Company
P.O. Box 13220
Sacramento, CA 95813

General Plan Designation: Industrial
Existing Land Use of Site: Industrial- Procter & Gamble
Existing Zoning of Site: Heavy Industrial (M-2S) zone

Surrounding Land Use and Zoning:
North: M-2S; Vacant and Industrial
South: M-2S; Army Depot
East: M-2S; Vacant and Industrial
West: M-2S; Southern Pacific Railroad

Property Dimensions: Irregular
Property Area: 138.673± acres (SMUD site is 9.996 acres)
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A (revised proposal) Exhibit B (original submittal that included SMUD site)

Legal Description: Not provided for revised proposal

Previous Files: None

Additional Information

The applicant originally proposed to relocate the common property lines between seven parcels and create three parcels. The SMUD cogeneration plant will go on the northeast parcel and that parcel was part of the original application. However, since the date of application submittal, SMUD and Proctor and Gamble have closed escrow on the parcel so it is no longer part of the applicant's request. SMUD, as a public utility, is not subject to State Subdivision Map Act requirements; however, Planning and Public Works staff are still including the parcels involved in the SMUD transaction to help clear up the final parcel configuration. The applicant's revised application is to relocate the property lines between five parcels to create two parcels (the five include two parcel remainders not acquired by SMUD). The parcels will be very large and irregularly shaped. One parcel will contain the portion of the Proctor & Gamble plant that is to be retained and the other parcel will eventually be sold for other industrial uses. The Zoning Ordinance and Building Code do not permit structures or required parking to cross property lines.

The entire original Proctor and Gamble parcel has a total of 383 parking stalls which is much less than the required parking for over 703,000 square feet of manufacturing, warehouse, and office space on the site. Many of the buildings were added prior to annexation into the City creating the non-conforming parking situation. The proposed lot line adjustment will provide 238 parking spaces on Parcel 1 and 145 parking spaces on Parcel 2. Parcel 1 will contain the remaining operation portion of the Proctor and Gamble plant. Parcel 1 currently has 28,500 square feet of office space and 48,050 square feet of warehouse/manufacturing space. The new parcel will have 238 parking spaces and would only require 119 parking spaces according to the Zoning Ordinance with the existing building square footage and uses. Parcel 2 will be sold for other uses. Parcel 2 currently has 56,400 square feet of office space and 570,075 square feet of warehouse/manufacturing space. The new parcel will have 145 parking spaces and would require 711 parking spaces according to the Zoning Ordinance with the existing building square footage and uses. **The granting of the lot line adjustment does not imply a parking credit is being given to Parcel 2 for non-conforming parking situation.** Many of the buildings on Parcel 2 are currently vacant. The applicant acknowledged the lack of parking for these structures should they be occupied to their full capacity for any use. Future tenants of the buildings should contact Planning staff about required parking prior to applying for any tenant improvements. **Any occupancy or change in the building uses on the parcel will require the appropriate amount of parking to be added.** If the property is not sold in the near future, the applicant has indicated that Proctor and Gamble will probably tear down the buildings on Parcel 2. The demolition of any building to construct new buildings will require the proper amount of parking to be provide according to the Zoning Ordinance for the size and use of the new building. Additionally, any future subdivision of the parcels will require the appropriate amount of parking for the buildings

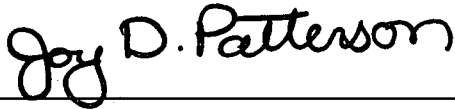
on the site or Variances to waive or relocate the required parking. There is adequate space on Parcel 2 to provide any additional parking that may be required.

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)}.

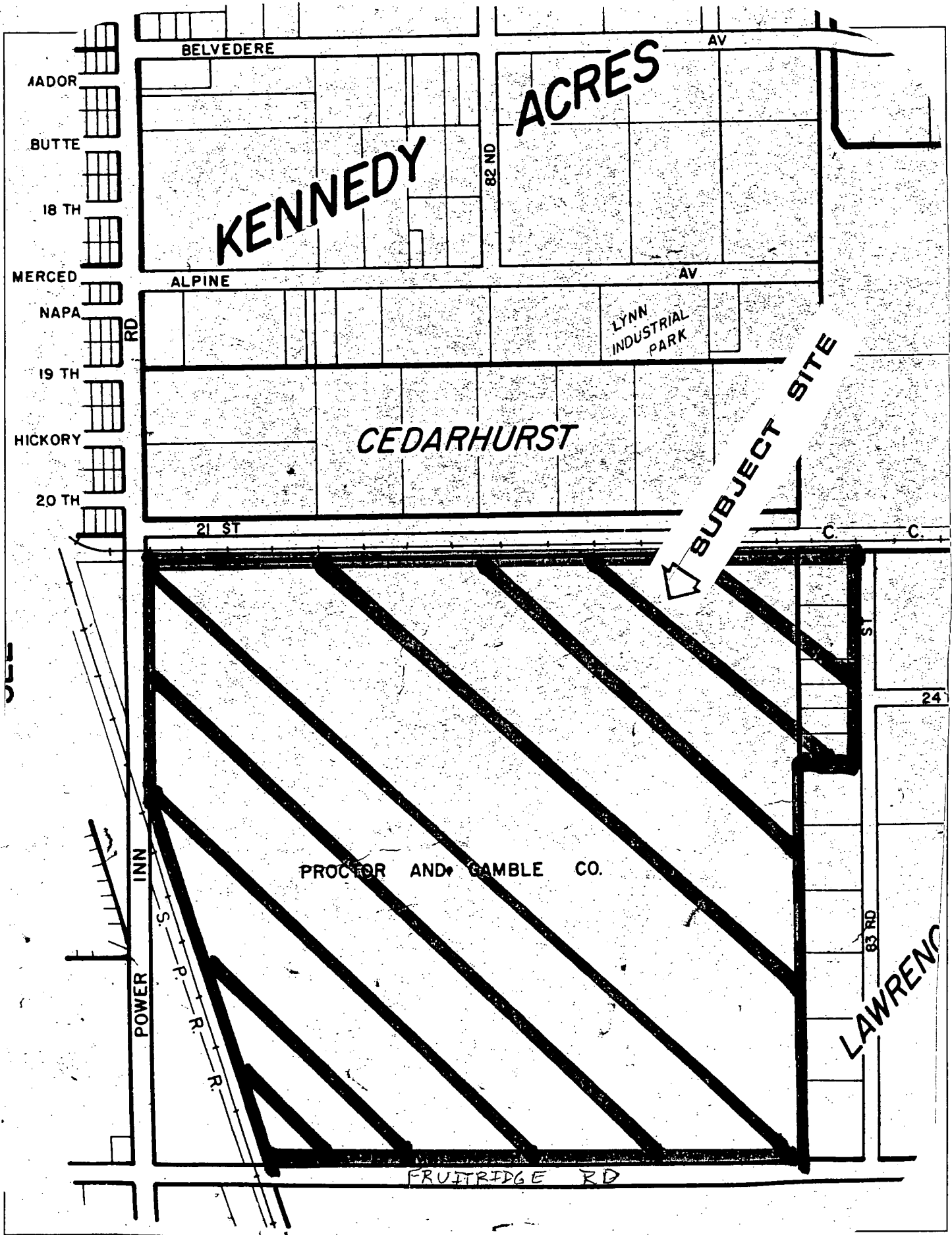


Joy D. Patterson
Zoning Administrator

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 Smith, 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 ✓

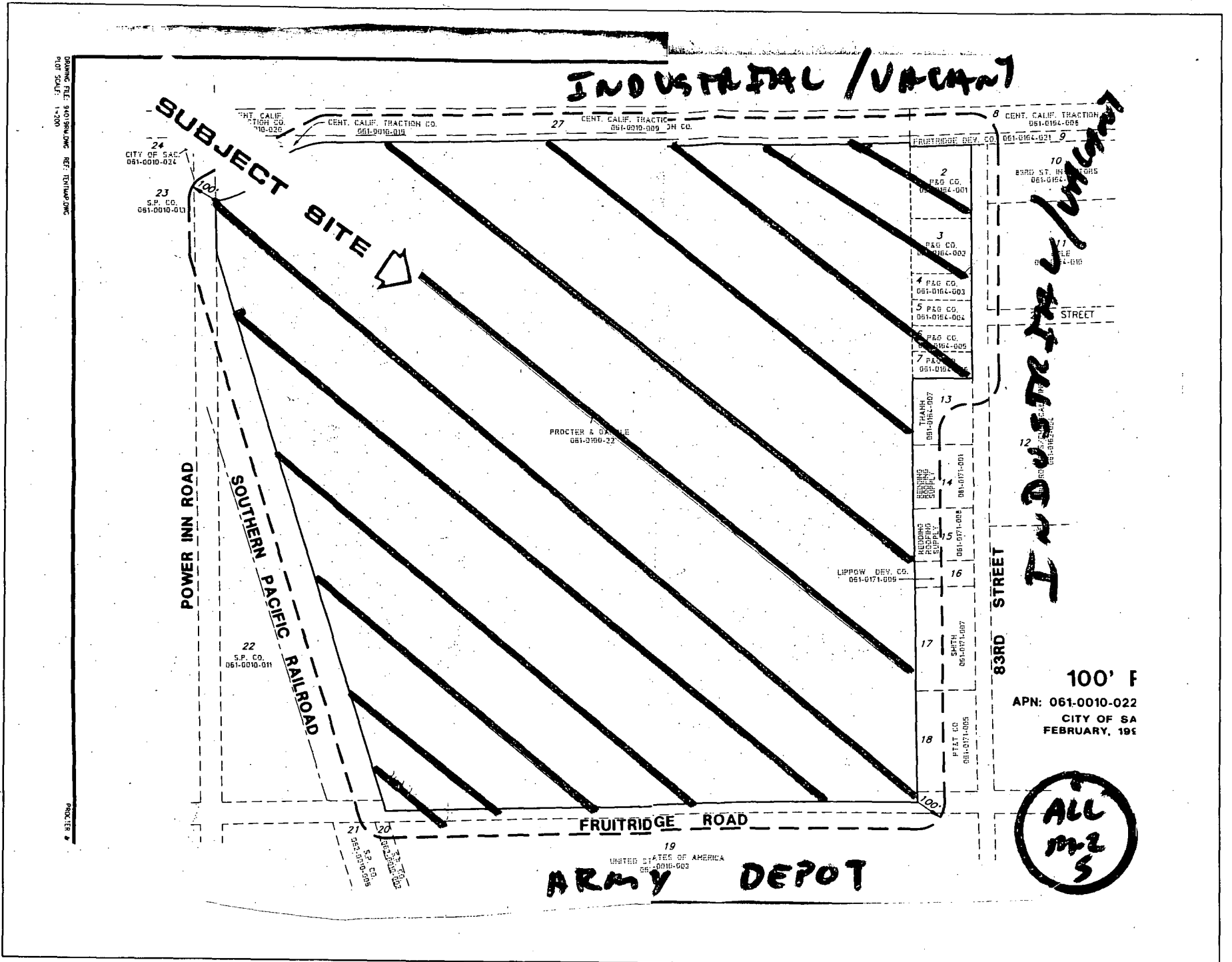


VICINITY MAP

June 6, 1995

JUNE 6, 1995

LAND USE & ZONING MAP

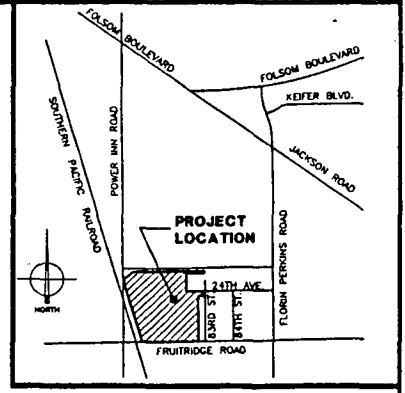
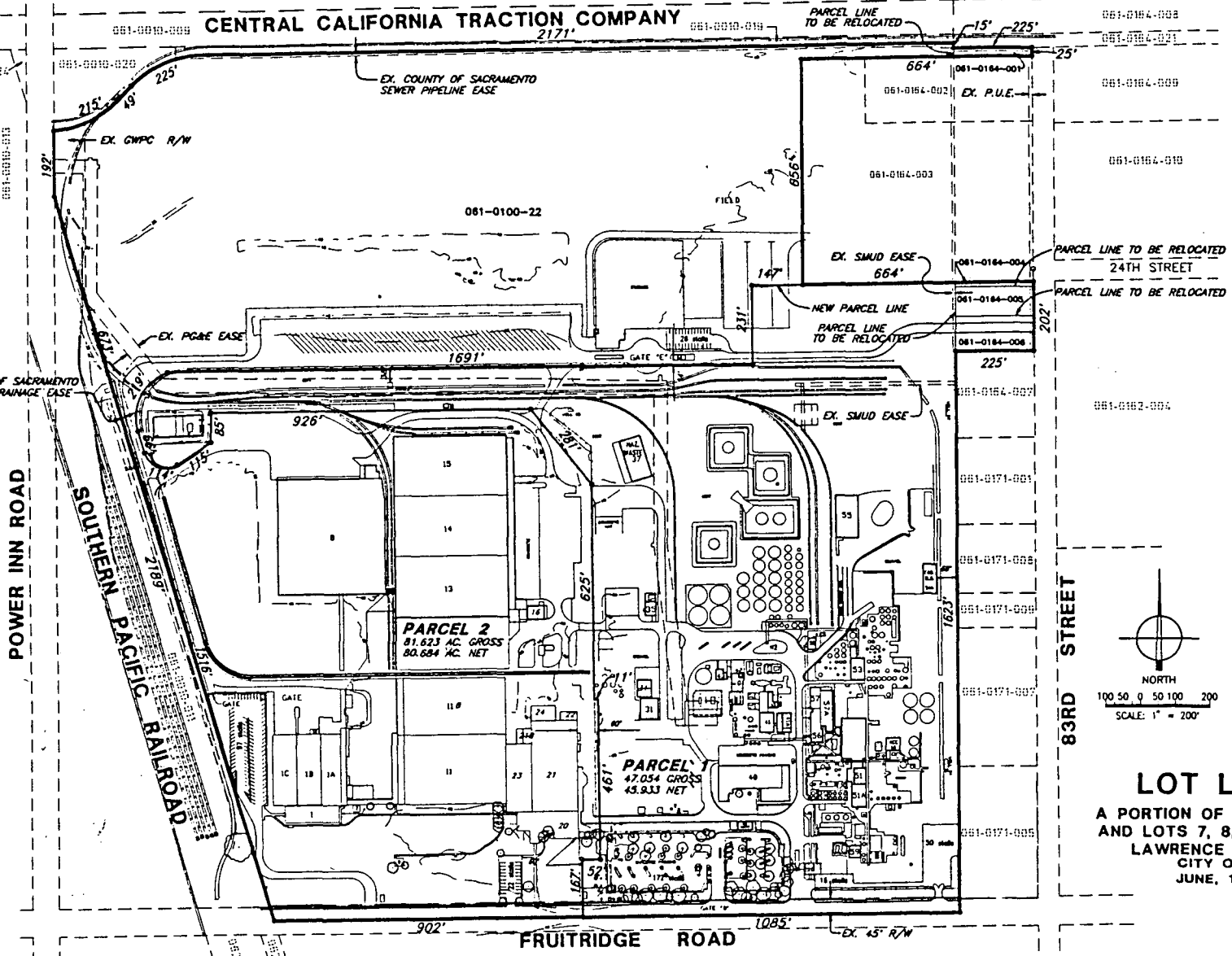


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 PLOT SCALE: 1"=200'

295-025

June 6, 1995

Item 1



VICINITY MAP
NOT TO SCALE

NOTE:
THERE ARE NO OAK TREES ON THIS PARCEL.

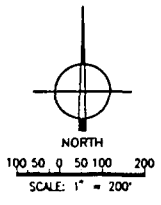
OWNER & SUBDIVIDER: THE PROCTER & GAMBLE MANUFACTURING COMPANY
 8201 FRUITRIDGE ROAD
 SACRAMENTO, CA 95826

ENGINEER: ALLIED-LANGDON ENGINEERING
 8421 AUBURN BLVD., STE. 256
 CITRUS HEIGHTS, CA 95610
 (916) 726-3375

EXISTING USE: HEAVY INDUSTRIAL
 PROPOSED USE: HEAVY INDUSTRIAL
 EXISTING ZONING: M2S
 PROPOSED ZONING: M2S

ASSESSOR'S PARCEL NO.: 061-0010-022 & 061-0164-001 THROUGH 006

ACREAGE: 128.677 ACRES



**TENTATIVE
 LOT LINE ADJUSTMENT**

A PORTION OF SW 1/4 SECTION 23, T8N, R5E, MDM
 AND LOTS 7, 8, A PORTION OF LOTS 9 AND 12 OF
 LAWRENCE INDUSTRIAL TRACT (48 MAPS 5)
 CITY OF SACRAMENTO, CALIFORNIA
 JUNE, 1995 SCALE: 1"=200'
 SHEET 1 OF 1

**ALLIED
 LANGDON
 ENGINEERING**
 8421 AUBURN BLVD., SUITE 256, CITRUS HEIGHTS, CA 95610
 PHONE: (916) 726-3375 FAX: (916) 726-4578

**DRAFT
 REVISED**

EXHIBIT - A

Site of SMUD Cogeneration Plant

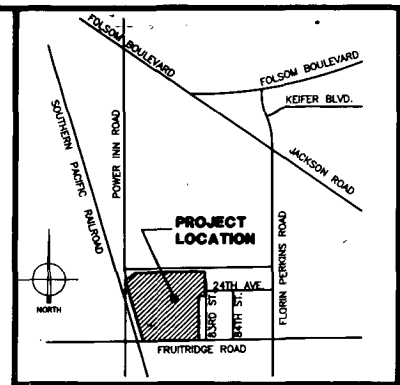
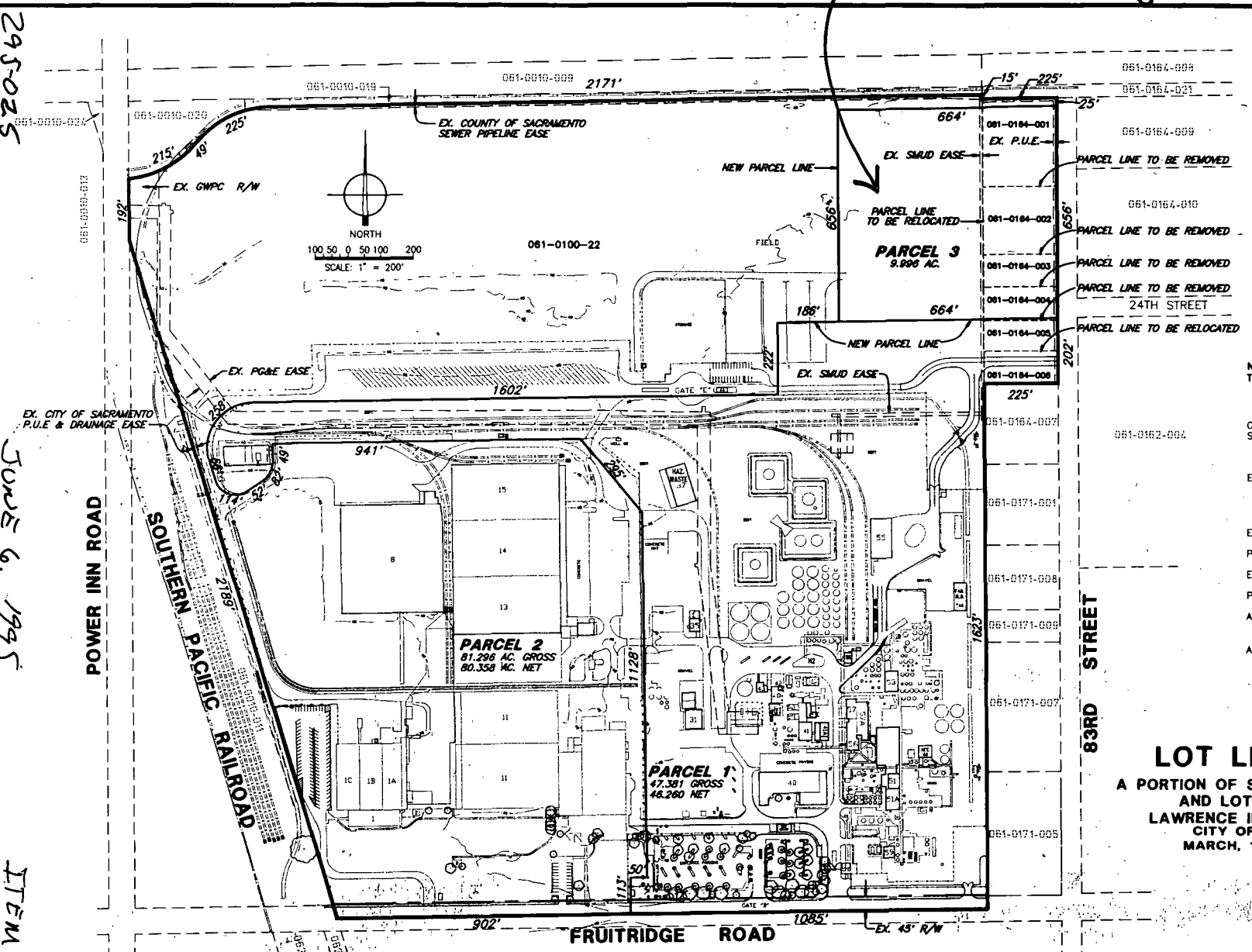
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 PLOT SCALE: 1/200

JUNE 6, 1995

ITEM 1

PROCTER & GAMBLE JOB NUMBER 540019 JOB NUMBER



VICINITY MAP
 NOT TO SCALE

NOTE:
 THERE ARE NO OAK TREES ON THIS PARCEL

OWNER & SUBDIVIDER: THE PROCTER & GAMBLE MANUFACTURING COMPANY
 8201 FRUITRIDGE ROAD
 SACRAMENTO, CA. 95826

ENGINEER: ALLIED-LANGDON ENGINEERING
 8421 AUBURN BLVD., STE. 250
 CITRUS HEIGHTS, CA 95610
 (916) 726-3375

EXISTING USE: HEAVY INDUSTRIAL
 PROPOSED USE: HEAVY INDUSTRIAL

EXISTING ZONING: M25
 PROPOSED ZONING: M25

ASSESSOR'S PARCEL NO.: 061-0010-022 & 061-0164-001 THROUGH 006

ACREAGE: 138.673 ACRES

TENTATIVE LOT LINE ADJUSTMENT

A PORTION OF SW 1/4 SECTION 23, T8N, R5E, MDM AND LOTS 7, 8, 9, 10, 11, AND 12 OF LAWRENCE INDUSTRIAL TRACT (48 MAPS 5) CITY OF SACRAMENTO, CALIFORNIA
 MARCH, 1995 SCALE: 1"=200'
 SHEET 1 OF 1

A ALLIED LANGDON ENGINEERING
 8421 AUBURN BLVD., SUITE 250, CITRUS HEIGHTS, CA 95610
 PHONE: (916) 726-3375 FAX: (916) 726-4526

ORIGINAL PROPOSAL INCLUDING SAUD PARCELS

EXHIBIT B