

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 22, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-107). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 7.87± vacant acres in the in the Heavy Industrial (M-2S) zone.

Location: 8361 and 8451 Rovana Circle (D6, Area 3)

Assessor's Parcel Number: 064-0010-113, 118

Applicant: William E. Mitchell-Land Development Services Inc. (William Mitchell)
4240 Rocklin Road, Ste. #5
Rocklin, CA 95677

Property Owners: O.K. and B. A California General Partnership
8615 Elder Creek Road
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Warehouse
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:
North: M-2S; Industrial/Warehouse
South: M-2S; Industrial/Warehouse
East: M-2S; Industrial/Warehouse
West: M-2S; Industrial/Warehouse

Property Dimensions: Irregular
Property Area: 7.87± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: P90-371, Z93-055

Additional Information The applicant proposes to relocate the common property line between two parcels in order to reconfigure the parcels for better utilization. Both parcels are developed. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was noticed and staff received one call requesting additional information.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval:

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. Pay off or segregate any existing assessments.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

Joy D. Patterson

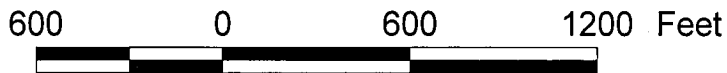
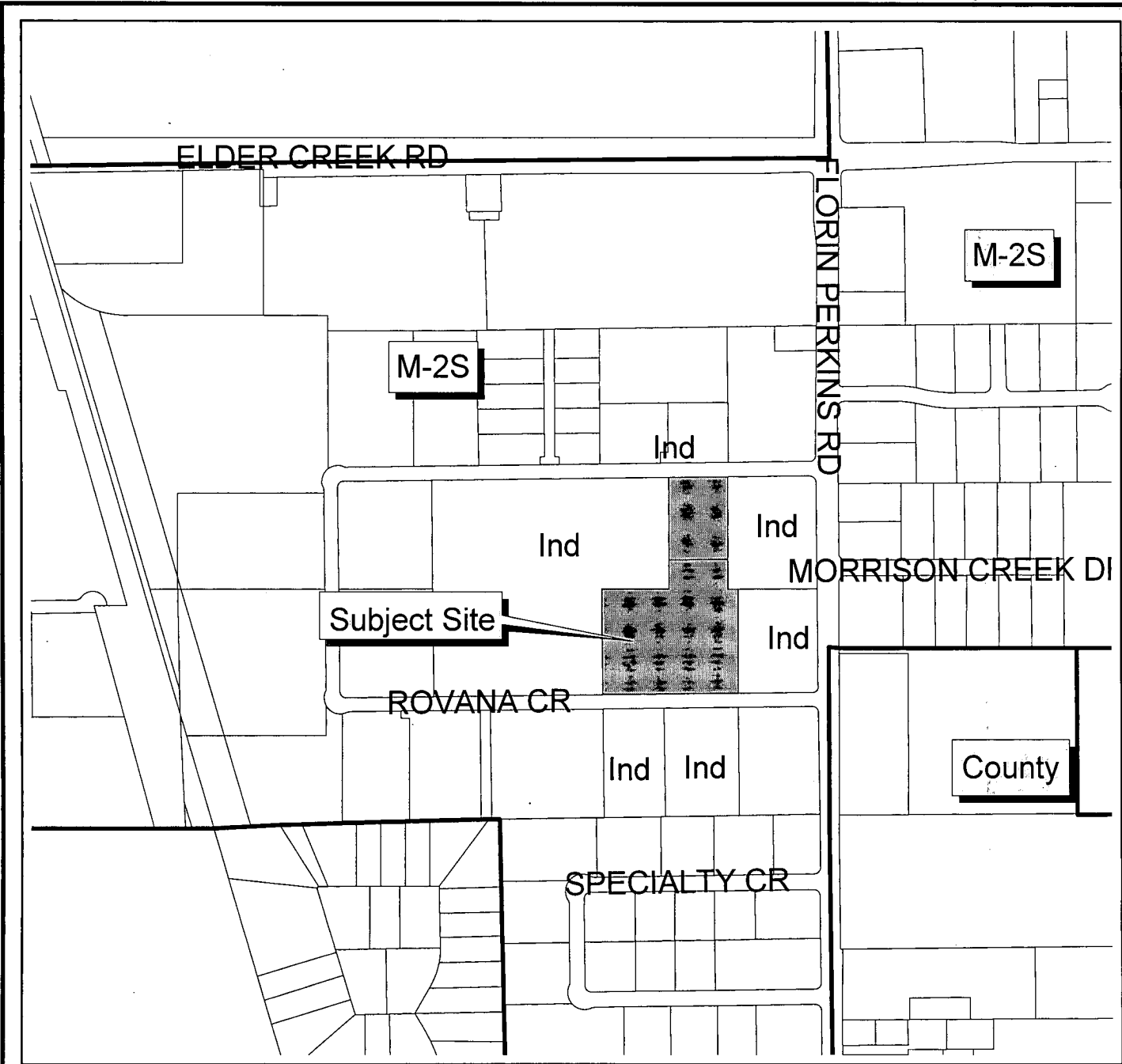
Joy D. Patterson
Zoning Administrator

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 (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant

Public Works (Jerry Lovato)

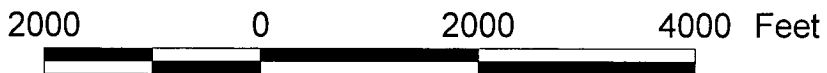
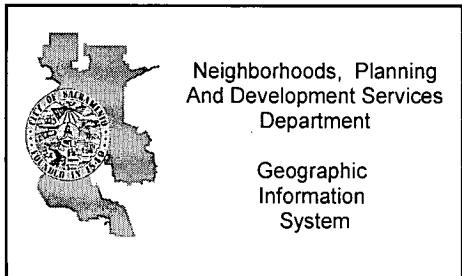
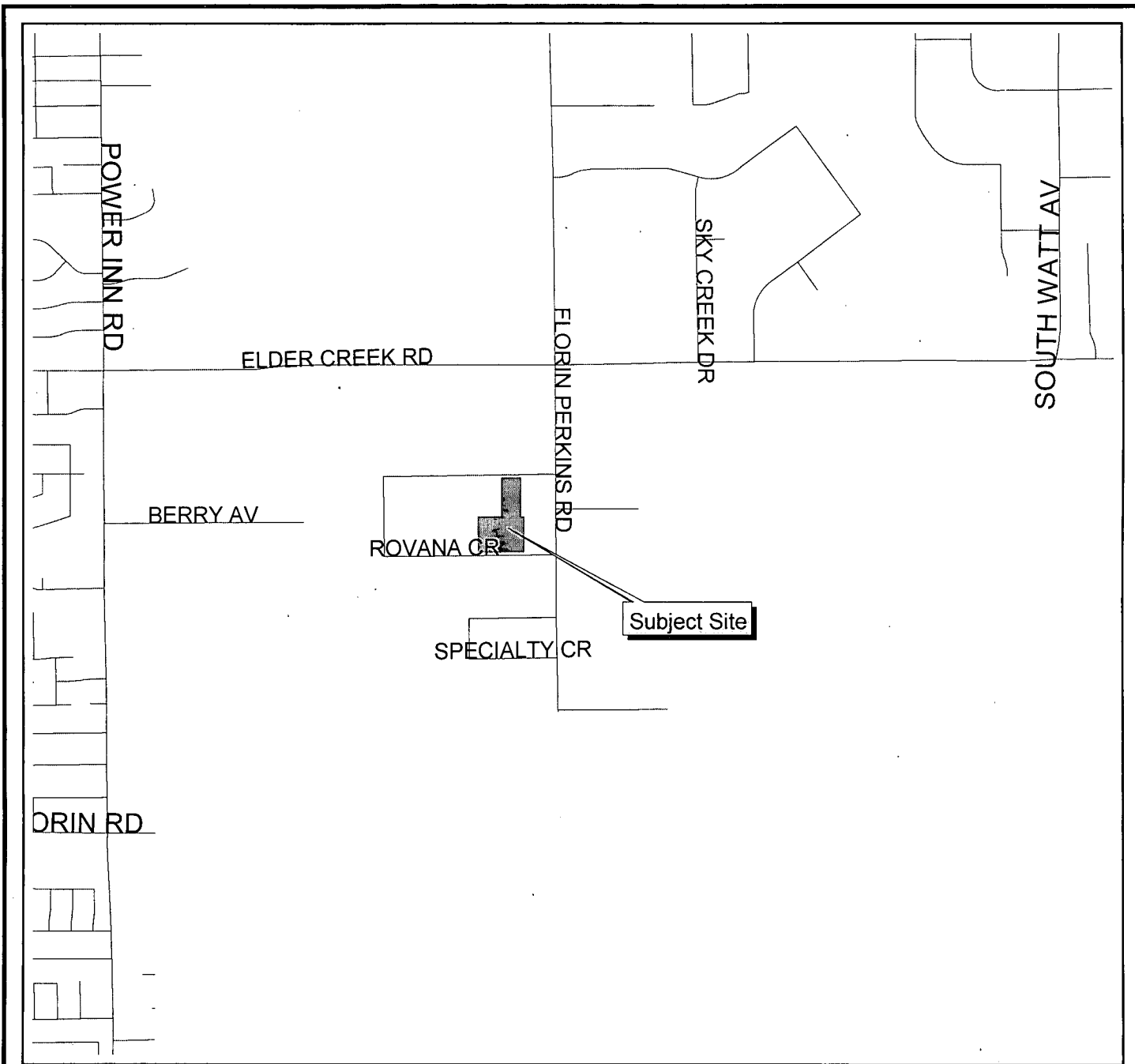


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING





VICINITY MAP

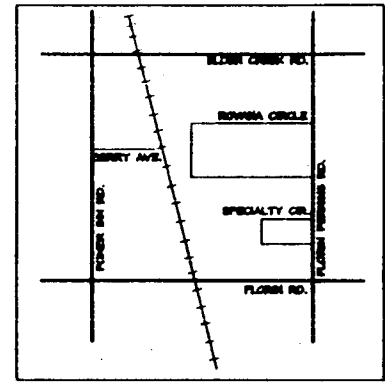
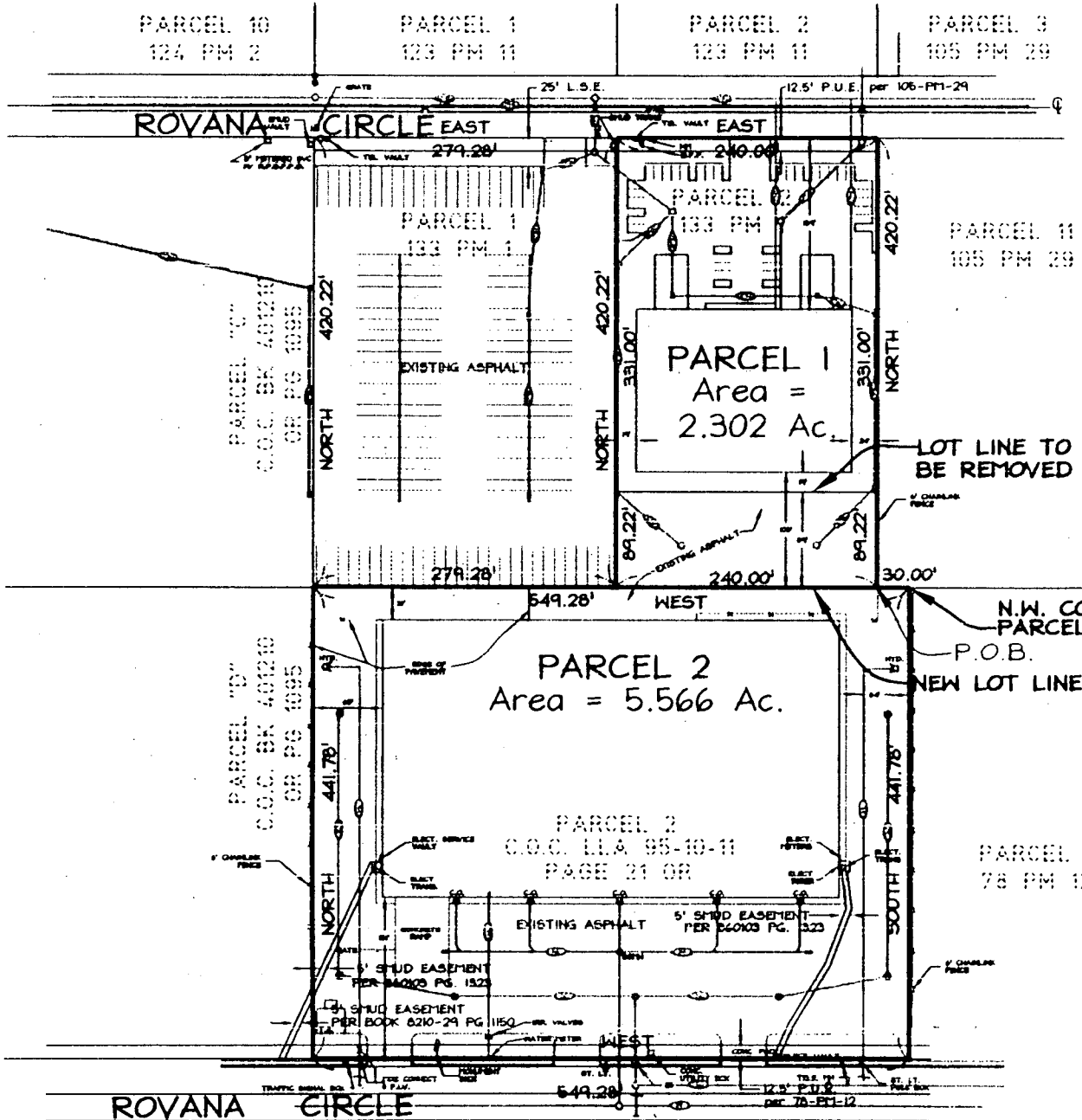


Z99-107

September 22, 1999

ITEM 1

Z99-107 AUG 31 REC'D



VICINITY MAP

EXISTING SITE LAYOUT

ROVANA CIRCLE L.L.A.
 PROJECT NO. 95-10-11
 SHEET NO. 1 OF 1
 DATE: 9/15/99

DESIGNED	_____
DRAWN	_____
CHECKED	_____
APPROVED	_____
SCALE	1" = 100'
DATE	9/15/99
PROJECT	ROVANA CIRCLE L.L.A.
SHEET	1 OF 1

SCALE 1" = 100'

EXHIBIT B-1

Exhibit "A"
Legal Description
"Parcel 1 Lot Line Adjustment"
(Resultant Parcel)

All that certain Parcel #2 as shown on that certain Parcel Map filed for record in Book 133 of Parcel Map at page 1, Sacramento County Records and a portion of that certain Parcel #2 as described in that certificate of compliance for lot line adjustment recorded October 11, 1995 in Book 95-10-11 at page 21 Official Records of Sacramento, Sacramento County, State of California, more precisely described as follows:

Beginning at a point on the North line of Parcel #2 as described in the above described certificate of compliance, from which the Northwest corner of Parcel #1 as shown on that certain Parcel Map on file in Book 78 of Parcel Maps, at page 12, Sacramento County Records, bears East, 30.00 feet.

Thence North, 420.22 feet along the East line and the Southerly prolongation of the East line of Parcel #2 as shown on the above mentioned Parcel Map on file in Book 133 of Parcel Maps at page 1 Sacramento County Records, to the Northeast corner of said last mentioned Parcel #2.

Thence West, 240.00 feet, along the South line of Rovana Circle and along the North line of said Parcel #2 to the Northwest corner of said Parcel #2.

Thence South, 420.22 feet, along the west line of said Parcel #2 and the Southerly prolongation of said Parcel #2 to a point on the North line of Parcel #2 as described in the above mentioned Certificate of Compliance.

Thence East, 240.00 feet to the point of beginning.

Containing 2.302 Acres more or less.

See Exhibit "B" attached hereto and incorporated herein by reference.

Prepare by:


William E. Mitchell, LS 3475



Z99 - 107

AUG 31 REC'D

September 22, 1999

EXHIBIT B-2

Exhibit "A"
Legal Description
"Parcel 2 Lot Line Adjustment"
(Resultant Parcel)

All that portion of that certain Parcel #2 as described in that Certificate of Compliance for lot line adjustment recorded October 11, 1995 in Book 95-10-11 at page 21 Official Records of Sacramento County, said property is located in City of Sacramento, Sacramento County, State County, State of California.

Beginning at a point on the "North line" of Parcel #2 as described in the above described in the above mentioned Certificate of Compliance, for a lot line adjustment, from which the Northwest corner of Parcel #1 as shown on that certain Parcel Map on file in Book 78 of Parcel Maps, at page 12, Sacramento County Records, bears East, 30.00 feet.

Thence East 30.00 feet along said "North line" to the Northwest corner of said Parcel #1.

Thence South along the west line of said Parcel #1 to the Southwest corner of said Parcel #1.

Thence West, 549.28 feet along the North line of Rovana Circle to the Southwest corner of said Parcel #2 as described in said Certificate of Compliance for lot line adjustment, mentioned above.

Thence North, 441.78 feet to the Northwest corner of said Parcel #2 as described in said Certificate of Compliance for lot line adjustment, mentioned above.

Thence East, 519.28 feet along the to the North line of said Parcel #2 as described in said Certificate of Compliance for lot line adjustment, mentioned above to the point of beginning.

Containing 5.566 Acres more or less.

See Exhibit "B" attached hereto and incorporated herein by reference.

Prepare by:


William E. Mitchell, LS 3475



Z99-107
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Z99-107

Split 620 1999 20 AUG 31 RECD

ITEM 1

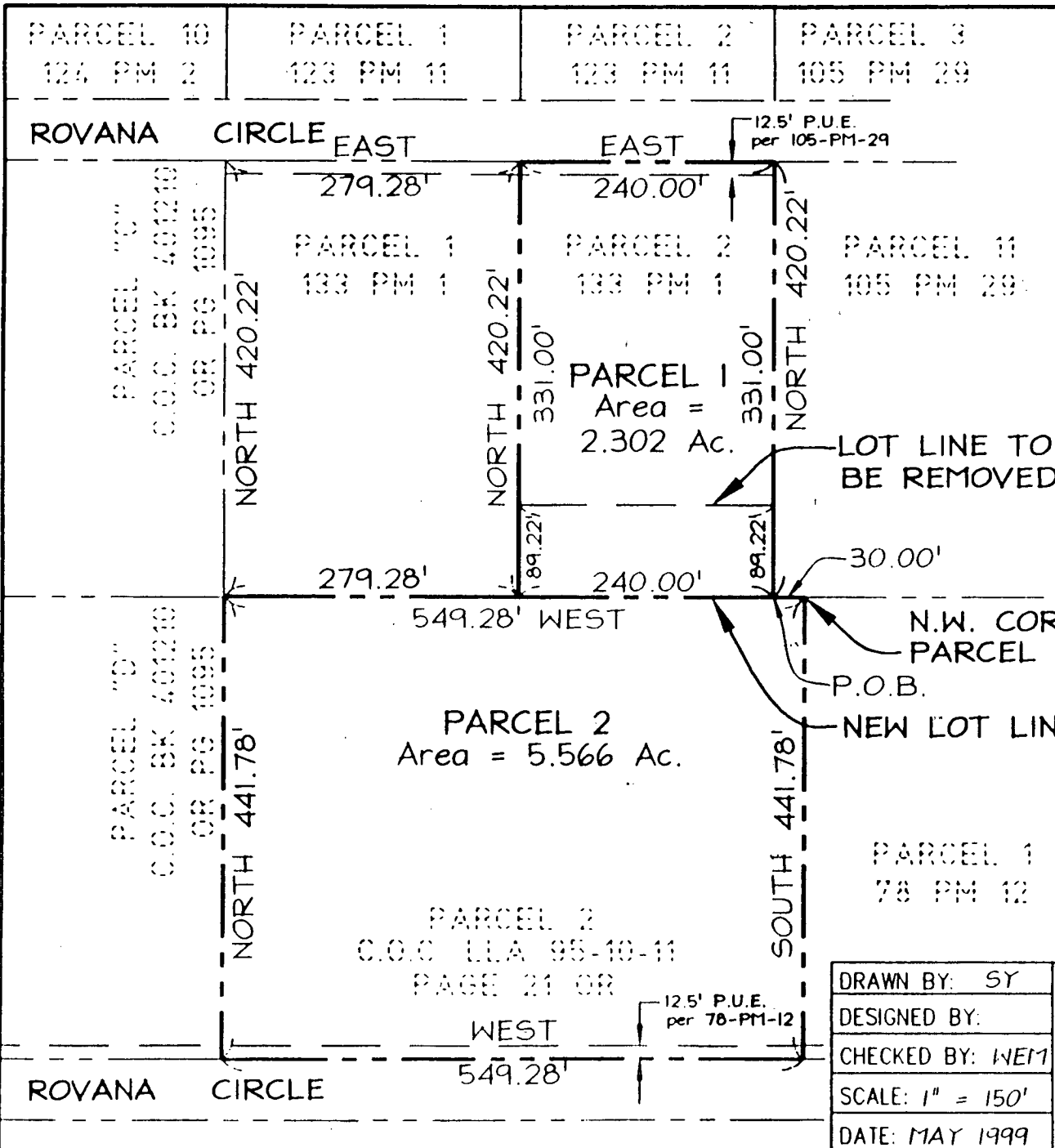


EXHIBIT "B"

LOT LINE ADJUSTMENT

A PORTION OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED OCTOBER 11, 1995, IN BOOK 95-10-11 PAGE 21, OR, AND ALL OF PARCEL 2 AS SHOWN ON PARCEL MAP FILED SEPTEMBER 25, 1992, IN BOOK 133 OF PARCEL MAPS PAGE 1.

CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA.

MAY, 1999 SCALE ~ 1"=150'

LAND DEVELOPMENT SERVICES INC.
ROCKLIN, CALIFORNIA



DRAWN BY: SY	PREPARED BY:	SHEET 1 OF 1
DESIGNED BY:	<i>W. Mitchell</i>	
CHECKED BY: WEM	W. E. MITCHELL L.S. 3475	JOB # 817
SCALE: 1" = 150'	LAND DEVELOPMENT SERVICES INC.	
DATE: MAY 1999	4240 ROCKLIN ROAD STE. #5 ROCKLIN, CALIFORNIA	

EXHIBIT C