

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 28, 1995, the Zoning Administrator approved a parcel merger (File Z95-113) by adopting the attached resolution (ZA95-034).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 4.61± developed acres in the Heavy Industrial (M-2S) zone.

Location: 3300 Power Inn Road

Assessor's Parcel Number: 079-0270-002, 003

Applicant: Roland Bezaire/Sierra Olympus Construction
8265 Sierra College Boulevard, Suite 300
Roseville, CA 95661

Property Owner: Weyer Haeuser Paper
50 South River Road
West Sacramento, CA 95691

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

Surrounding Land Use and Zoning:
North: M-2S; Rail Road Tracks
South: M-2S; Industrial
East: M-2S; Industrial
West: M-2S; Industrial

Property Dimensions: Irregular
Property Area: 4.61± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: None provided

Previous Files: None

Additional Information: The two parcels to be merged are developed with an industrial building and industrial yard area. The applicant proposes to merge the properties in order to construct a loading dock to the rear of the existing building on the eastern parcel. The Zoning Ordinance and Building Code do not permit structures 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.

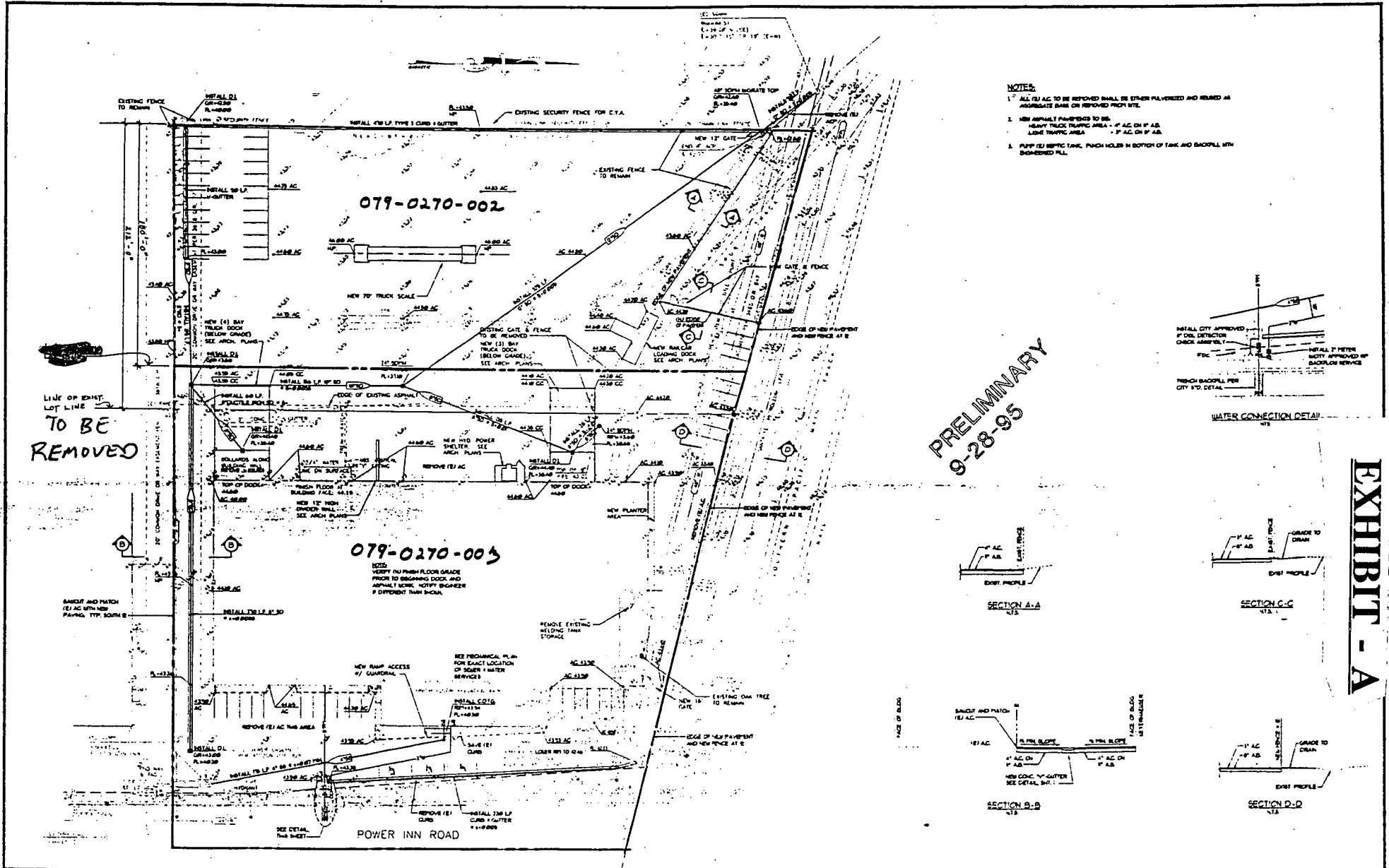
Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

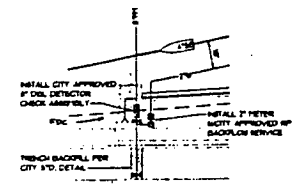
295-113

NOVEMBER 28, 1995

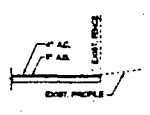
ITEMS



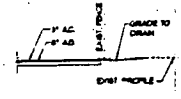
- NOTES:**
1. ALL CU AC TO BE REMOVED SHALL BE EITHER FLUXED AND REBURNED OR ASSESSMENT BASED ON REMOVED FROM SITE.
 2. NEW ASPHALT PAVED TO BE:
HEAVY TRUCK TRAFFIC AREA - 4" AC ON 8" AB.
LIGHT TRAFFIC AREA - 4" AC ON 6" AB.
 3. PUMP (E) IMPACT TANK, PUMP HOLDS IN BOTTOM OF TANK AND SHOULDN'T BE BORED WITH PUMP.



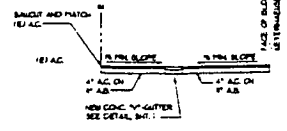
WATER CONNECTION DETAIL



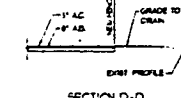
SECTION A-A



SECTION C-C



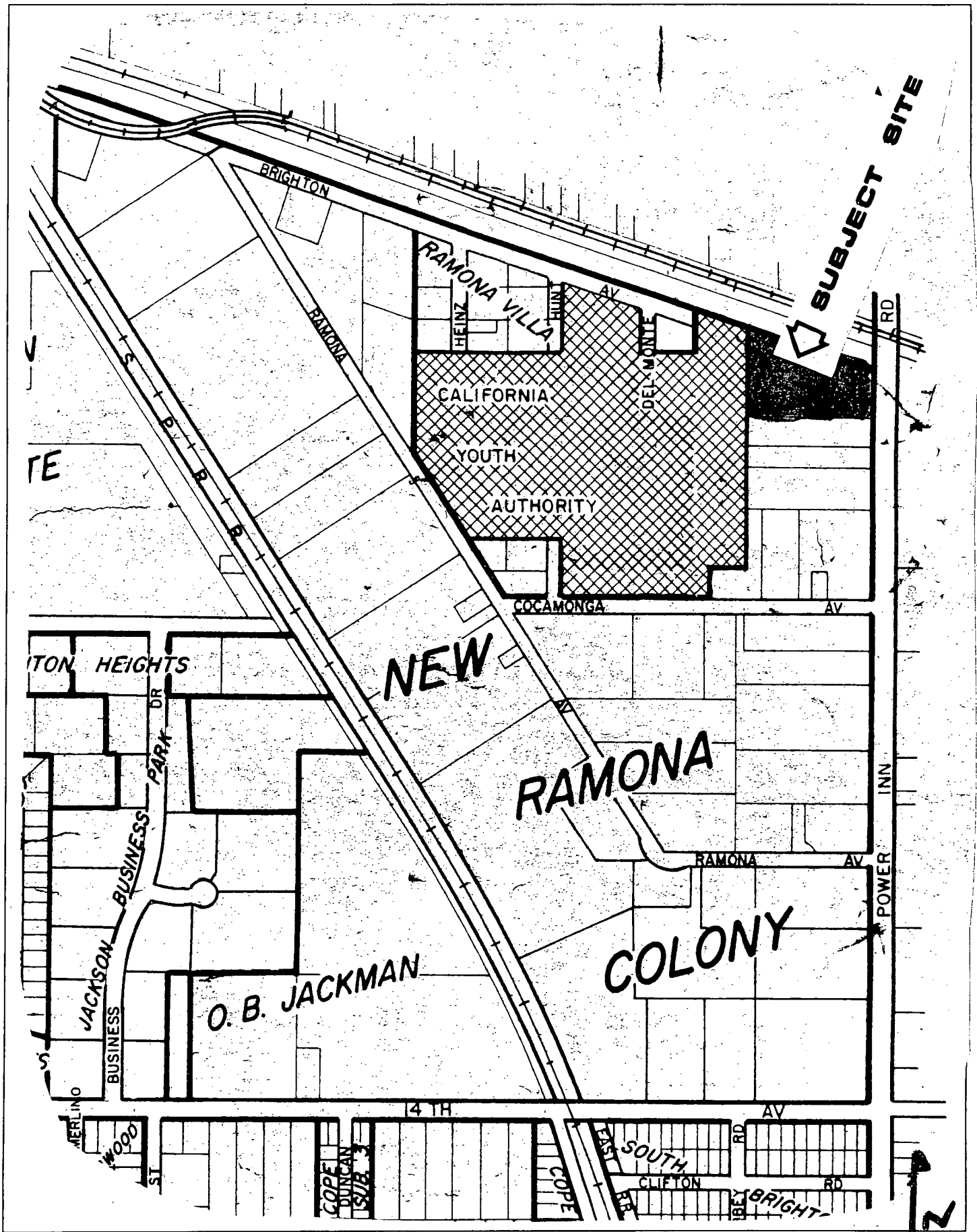
SECTION B-B



SECTION D-D

EXHIBIT - A

DRAWN BY: C.C.L. DESIGNED BY: L.A.G. CHECKED BY: R.S.W. SCALE: 1" = 30' DATE: SEPT. 95 11 A.M.	Warren Green Engineering 3114 GREENHAWK ROAD, LOOMIS, CA 95650 916-645-2321	BENCH MARK	PREPARED UNDER THE DIRECTION OF	IMPROVEMENT PLANS FOR:		3300 POWER INN ROAD GRADING PLAN COUNTY OF SACRAMENTO, CALIFORNIA	2 2
		BY: (SEE SHEET 11)	ROBERT S. WARREN P.C.E. # 37376	DATE	3300 POWER INN ROAD GRADING PLAN		



VICINITY MAP

ALL
M2S

(23)

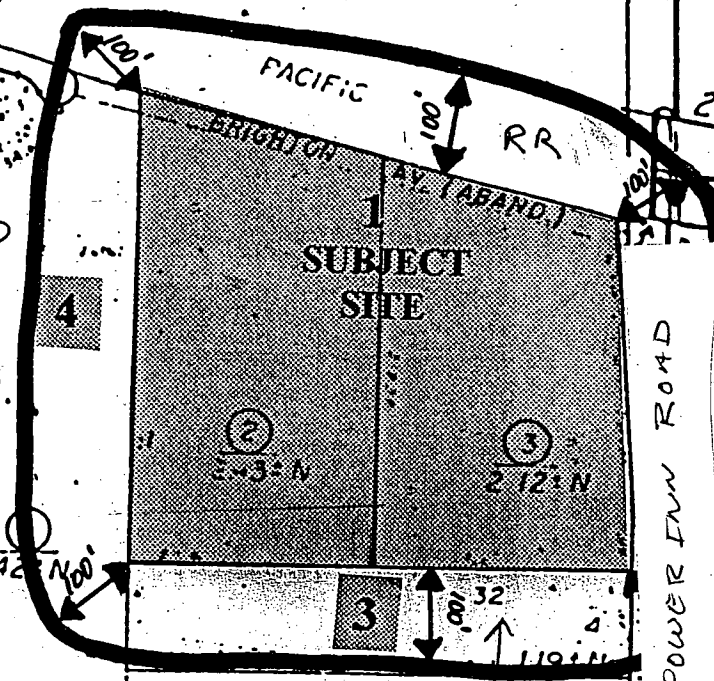
ITHERN

Por. S.B.E. 872-34-8K

S.E.

(45) 39 M/R S.B.E. 135-34-3
Only

(3)



SUBJECT
SITE

224.71' 127.12' 303.71'

SBE 200-34-5-7 (R/W FSM)
813.60'

P.G. & E.

INDUSTRIAL

13.00±N.

(6)

S.B.E. 135-34-35-1
(M/R)

EASEMENT

INDUST. 0.92±N

(6)

183±N

800.00'

(46) 1.71±N

695.51'

58.26'

554.50'

CUCAMONGA AVE.

(47)
1.47±N

(48)

5.05±N



NORTH

LAND USE & ZONING MAP