

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 7, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-068). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: Zoning Administrator Parcel Merger to merge four parcels into one parcel totaling 15.94± vacant acres in the Heavy Industrial (M-2S) zone.

Location: Southwest corner Brighton Avenue and Ramona Avenue (D6, Area 3)

Assessor's Parcel Number: 079-0241-001, 0002, 003, 007

Applicant: Morton & Pitalo Inc. (Dean Johnson)  
1788 Tribute Road #200  
Sacramento, CA 95815

Property Owner: Maurice Shaw, Robert Powell Companies  
11341 Gold River Drive, Ste. 100  
Gold River, CA 95670

Project Planner: Sandra Yope

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

Surrounding Land Use and Zoning:  
North: M-2; Vacant and Industrial  
South: M-2; Industrial  
East: M-2; Industrial  
West: M-2; Vacant

Property Dimensions: Irregular  
Property Area: 15.94± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property line between four parcels to create a large single parcel for future development. All parcels are vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was noticed and staff received no calls.

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).

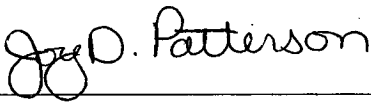
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. **Advisory Note:** The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
  - \* All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
  - \* Commercial projects will have the option of flood proofing in lieu of the elevation requirements. (Public Works)
5. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered. Any excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities prior to issuance of a building permit. (Utilities)
6. The proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions. (Utilities)
7. **Special Note:** The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood

proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone. (Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
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.



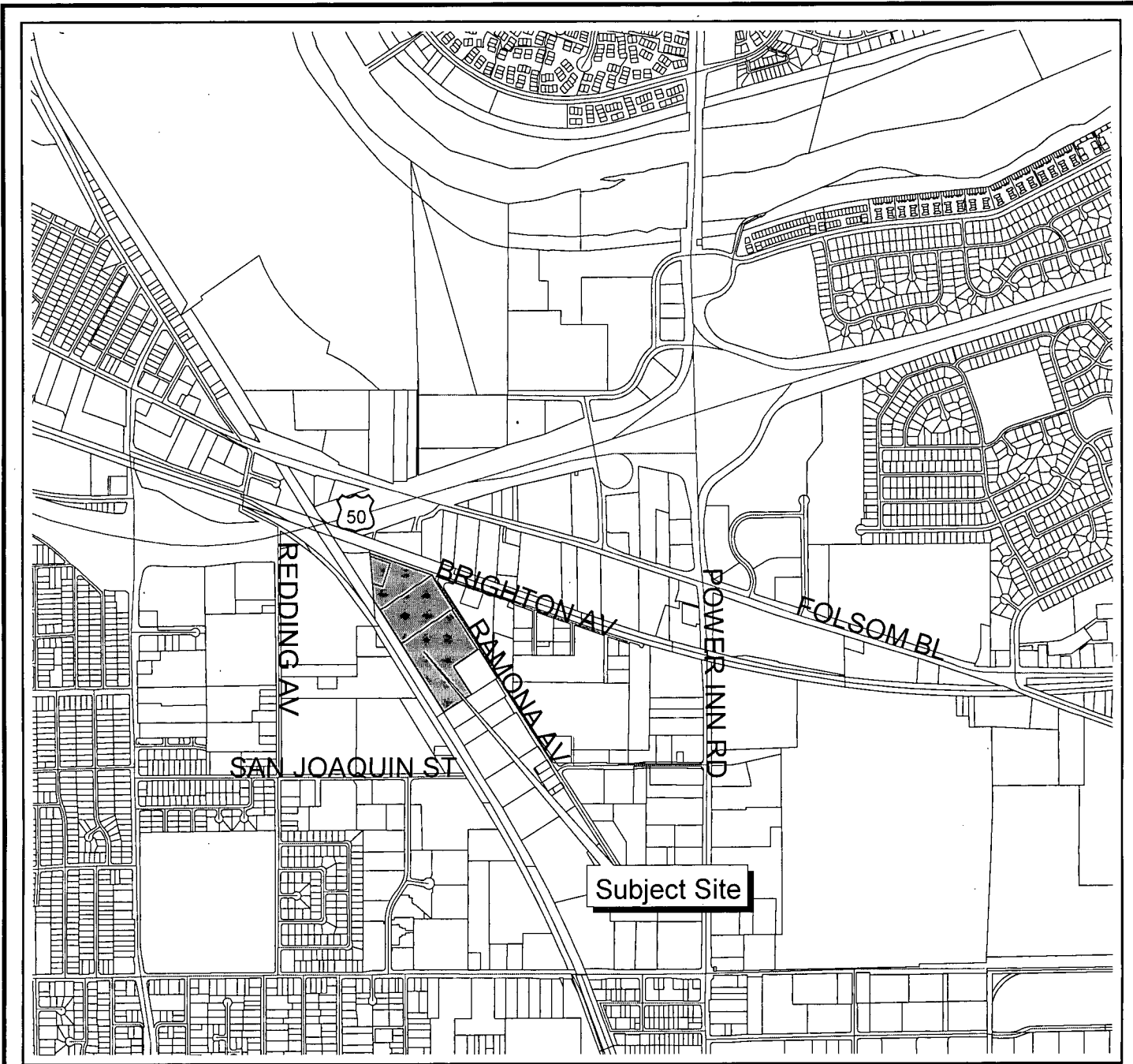
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Joy D. Patterson  
Zoning Administrator

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.

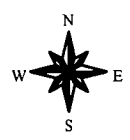
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Jerry Lovato)

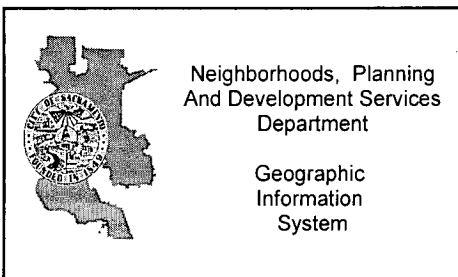
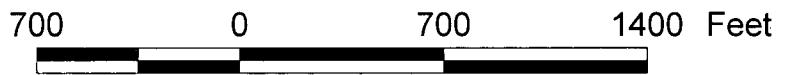
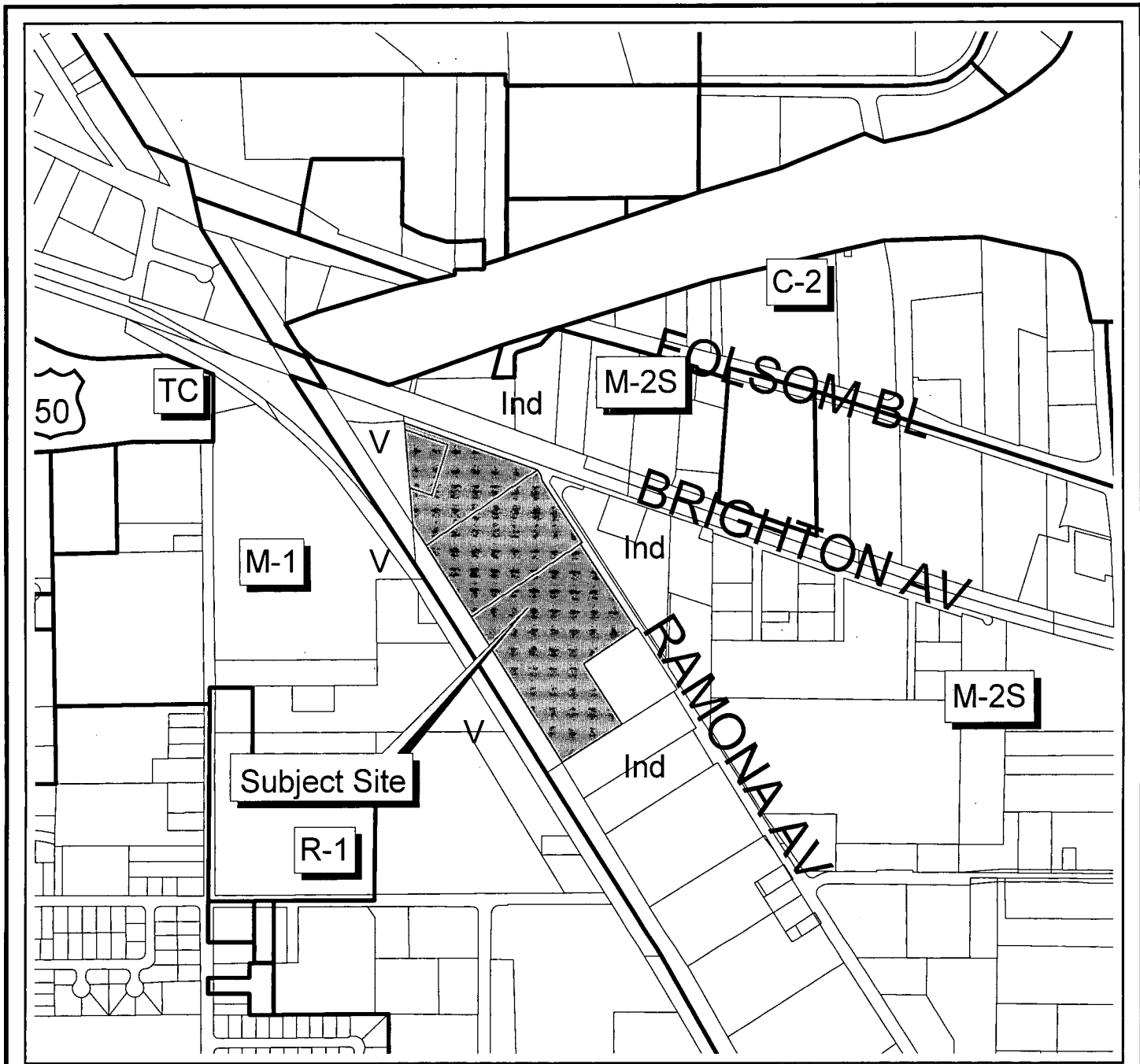


Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

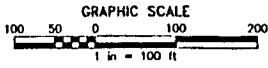
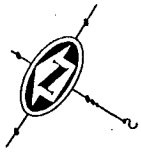


# VICINITY MAP

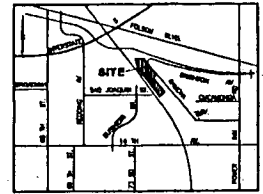


# LAND USE AND ZONING





LOT LINE MERGER MAP  
 PARCELS 1, 2 & 3 OF  
 34/RECORD OF SURVEY/34  
 CITY OF SACRAMENTO, CALIFORNIA  
 JUNE, 1999 SCALE 1"=100'  
 MORTON & PITALO, INC.



VICINITY MAP

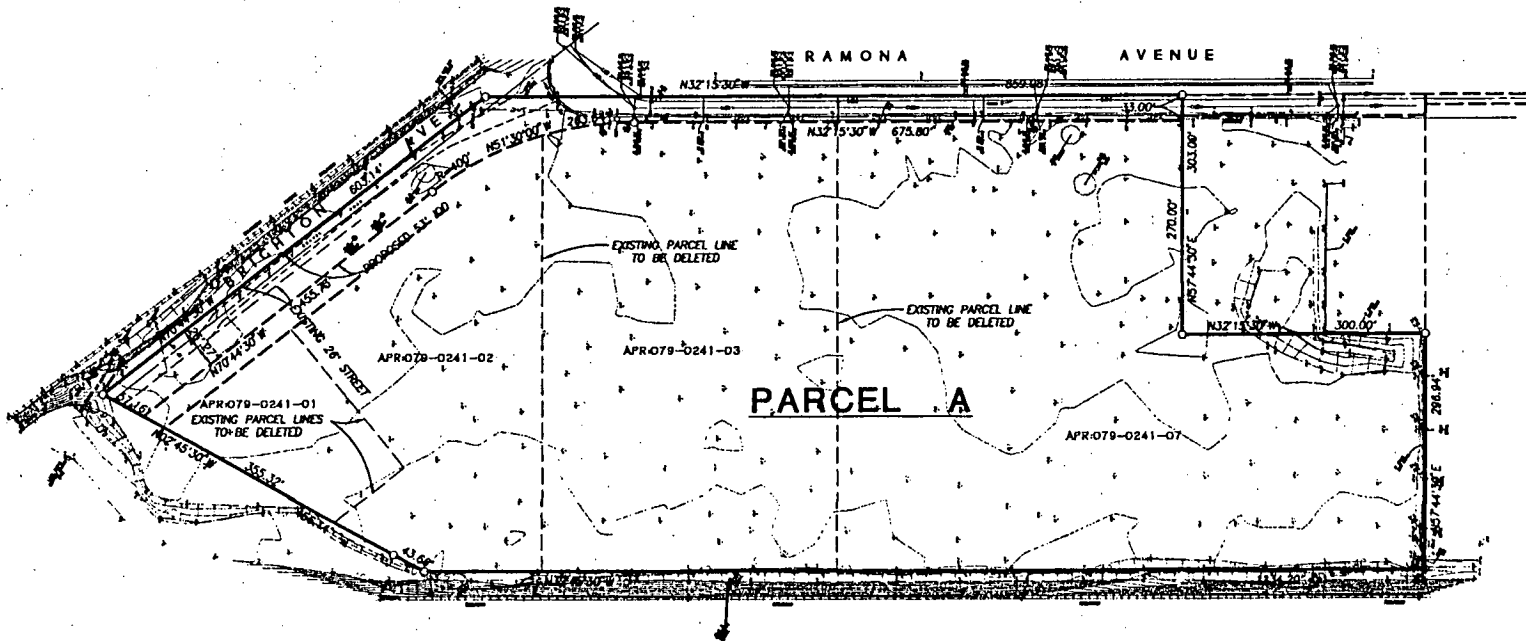


EXHIBIT A

P99-068  
rec'd 6.14.99

JULY 7, 1999

ITEM 3

APPROVED FOR RECORDING 06-11-99 3:17 PM

910186.01  
Z99-068



June 9, 1999  
910186.01

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815  
916/927-2400  
Fax: 916/567-0120

DESCRIPTION

PARCELS TO BE MERGED

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcels 1,2 and 3 as said parcels are shown and so designated on that certain Record of Survey filed in Book 34 of Surveys, Page 34, Official Records of said County.

