

**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 lot line adjustment (File Z99-071). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two vacant parcels totaling 9.3± vacant acres in the in the Light Industrial, Labor Intensive, American River Parkway Corridor Overlay (M-1-LI){PC} zone.

Location: Southwest corner Expo Parkway and Canterbury Road (D3, Area 4)

Assessor's Parcel Number: 275-0310-011, 019

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

Property Owners: North Sacramento Land Company
400 Slobe Avenue
Sacramento, CA 95815

Project Planner: Sandra Yope

General Plan Designation: Industrial-Employee Intensive
Existing Land Use of Site: Vacant
Existing Zoning of Site: Light Industrial, Labor Intensive, American River Parkway Corridor Overlay (M-1-LI){PC}

Surrounding Land Use and Zoning:
North: C-2 (LI); Radison Inn Hotel
South: ARP-F; Vacant
East: M-1(LI) (PC); Commercial
West: M-1(LI) (PC); Industrial Park

Property Dimensions: Irregular
Property Area: 9.3 ± acres
Topography: Flat
Street Improvements: Existing

Utilities: Existing
Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: P96-058

Additional Information The applicant proposes to relocate the common property lines between two parcels in order to accommodate the future building location on the sites. Both 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. Any new domestic water service shall be metered. Only one domestic water service will be allowed per parcel. (Utilities)

6. The applicant shall provide a separate sewer service tap from the manhole at Station 8+00 in Expo Parkway Drive to the westerly lot line of Parcel A. The sewer service shall be placed in a private sewer easement, 10 feet in width located south of and adjacent to the existing private sewer easement for Radiological Associates Building (APN 275-0310-020). The private sewer easement across Parcel B shall be granted to Parcel A. (Utilities)

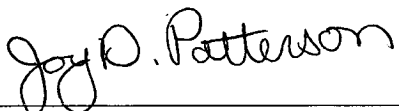
Advisory Notes:

7. This project is greater than 5 acres (9.3± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318. (Utilities)
8. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. (Utilities)
9. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. **On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures. (Utilities)
10. A drainage study and shed map as described in section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be no higher than 6 inches below the lowest DI. Building pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities. (Utilities)
11. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). (Utilities)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site for Industrial-Employee Intensive.

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.

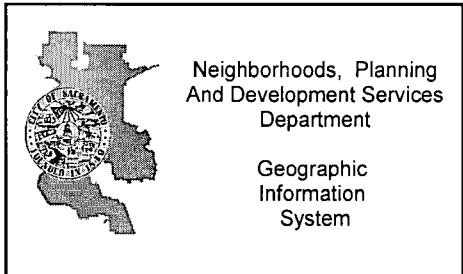
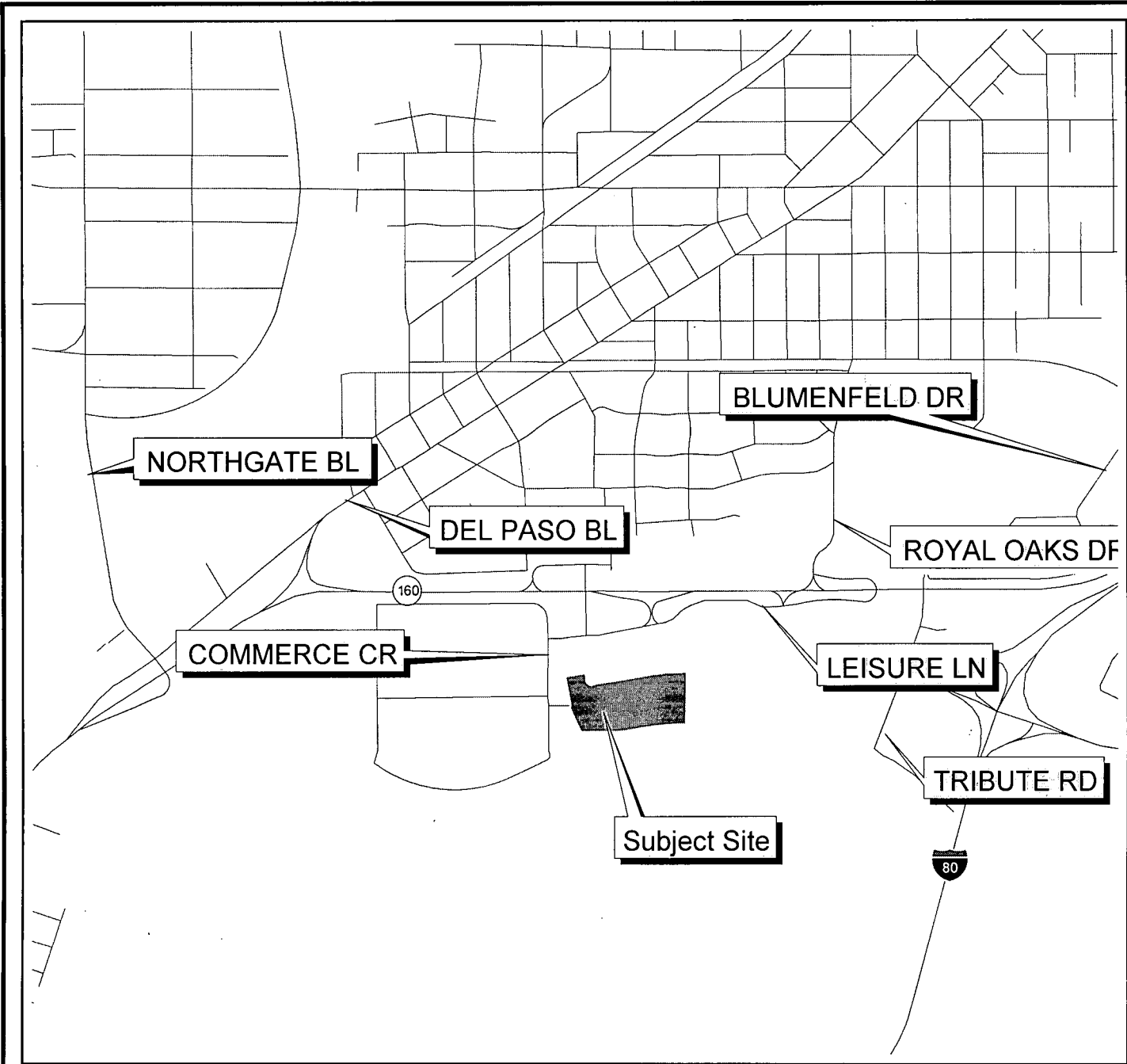


Joy D. Patterson
Zoning Administrator

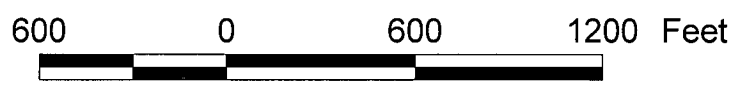
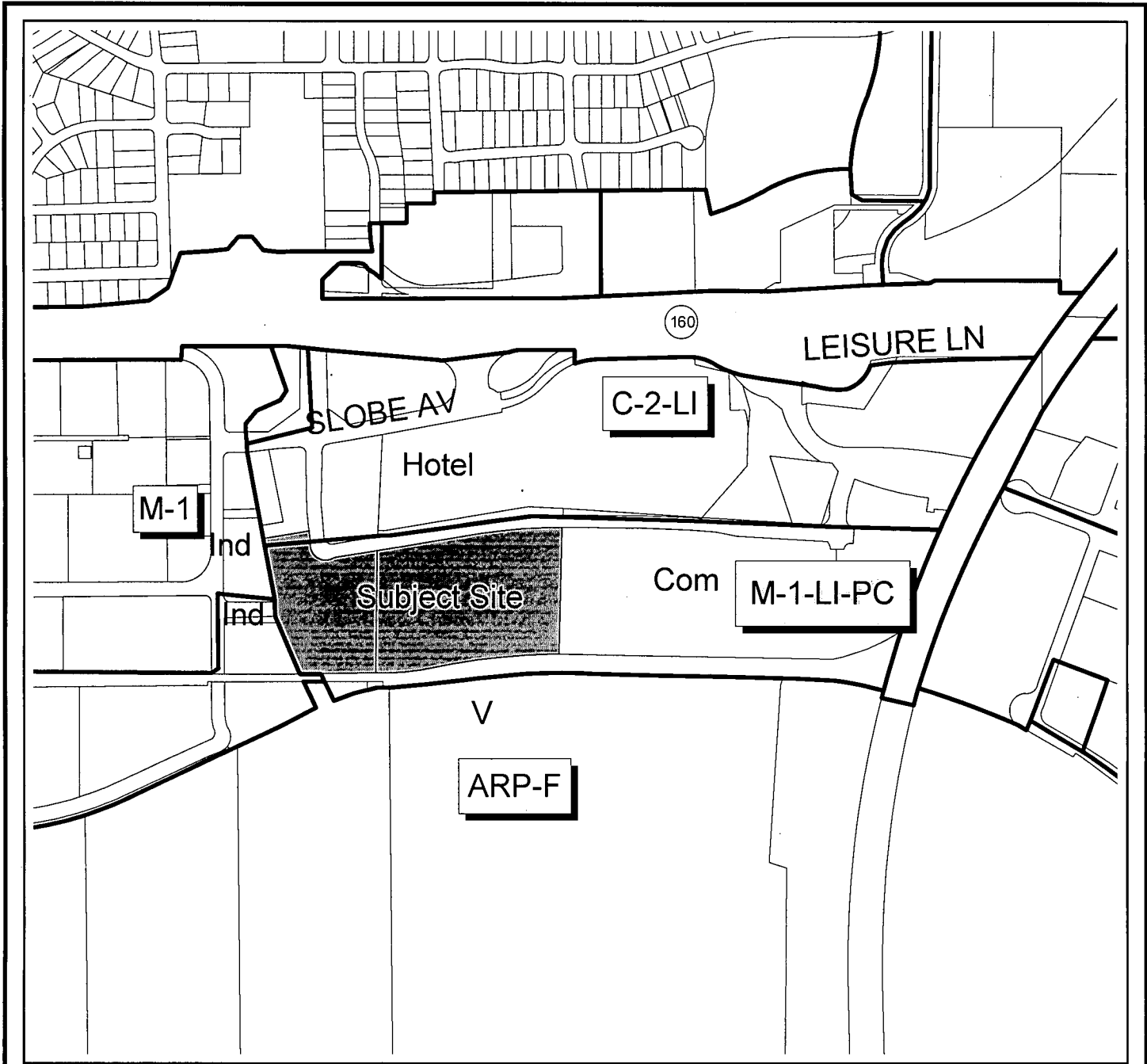
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)



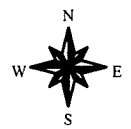
VICINITY MAP



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



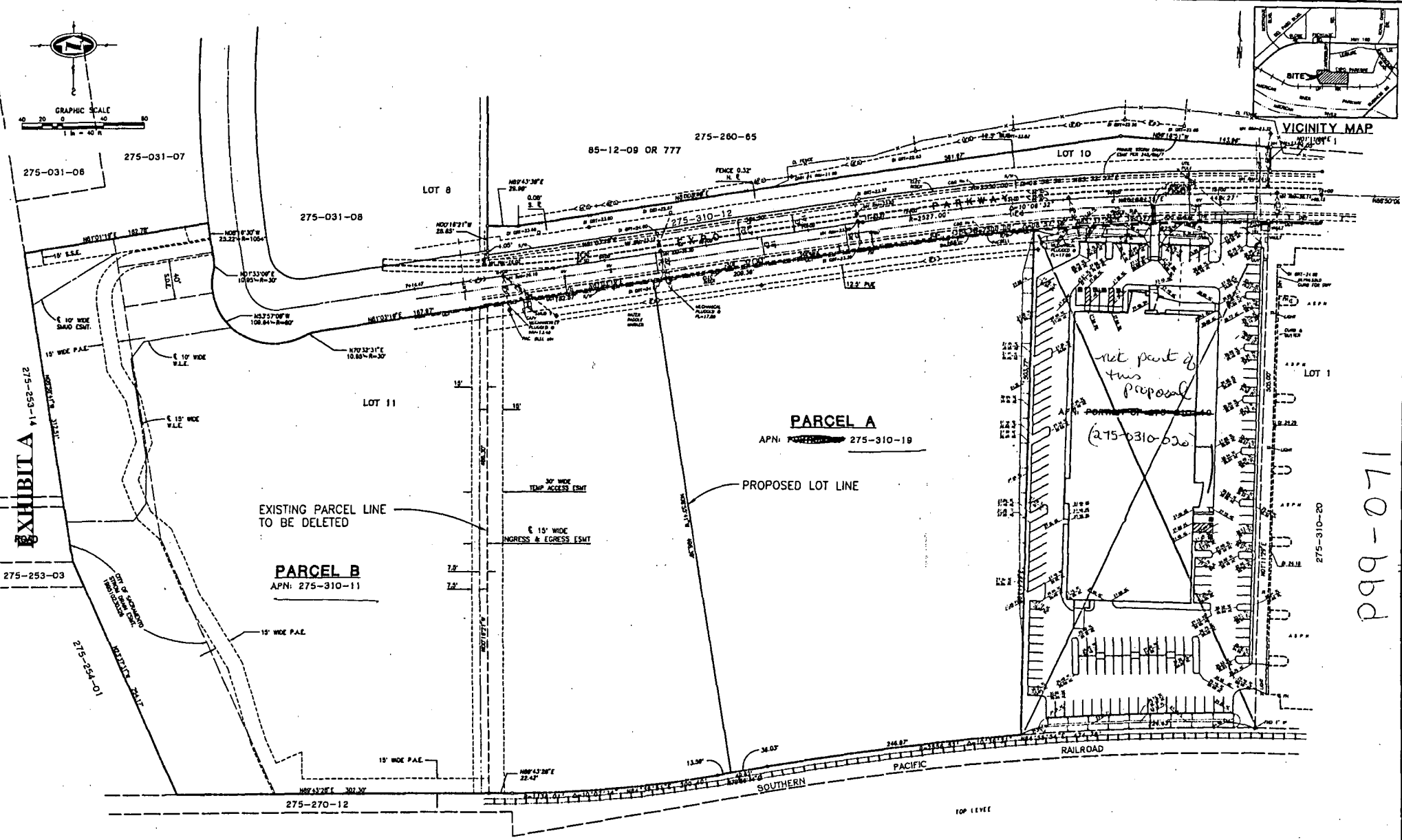
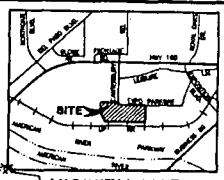
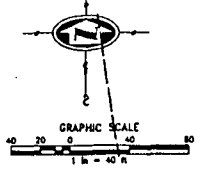


EXHIBIT A 91-052-512

999-071

NO.	DESCRIPTION	APPD.	DATE	SCALE:	BENCH MARK
				HORIZ. T-10'	
				VERT. T-N/A	

COMPUTED	D.J.
DESIGNED	B.L.
DRAWN	B.L.
PROJ. ENGR.	JEP

MORTON & PITALO, INC.	
CIVIL ENGINEERING • PLANNING • SURVEYING	
1768 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95818	
PHONE: 916/927-2400 • FAX: 916/367-0120	
885: 916/927-1186 • EMAIL: ENGR@MPENGR.COM	

LOT LINE ADJUSTMENT
DAVIS COMPANY BUILDING
JOHNSON INDUSTRIAL PARK

CITY OF SACRAMENTO, CALIFORNIA

DATE	JUNE 1999
SHEET	1
OF	1

JOB NO. 990047

EXHIBIT B-1

June 4, 1999
99-0047

DESCRIPTION

NEW PARCEL 1

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

Lot 11 as said lot is shown and so designated on that certain plat entitled "Woodlake Business Park" filed in Book 245 of Maps, Page 7, and Parcel A as said parcel is described in that certain Certificate of Compliance recorded December 30, 1998, as Instrument No. 981230-1126, Official Records of said County.

EXCEPTING THEREFROM that portion of said Parcel A described as follows:

BEGINNING at a point on the Northerly line of said Parcel A from which the Northwest corner of said Parcel A and the Northeast corner of Lot 11 as said lot is shown and so designated on that certain plat entitled "Woodlake Business Park" filed in Book 245 of Maps, Page 7, Official Records of said County, bears South 81°03'19" North 162.57 feet; thence along the Northerly, Easterly and Southerly lines of said Parcel A the following five (5) courses: (1) North 81°03'19" East 210.86 feet; (2) along the arc of a curve to the right, concave Southerly, having a radius of 2500.00 feet and being subtended by a chord bearing North 82°56'09" East 164.09 feet; (3) South 01°11'29" West 503.77 feet; (4) along the arc of a curve to the left, concave Southerly, having a radius of 2556.52 feet and being subtended by a chord bearing 248.87 feet and (5) South 79°36'14" West 36.03 feet; thence leaving said Southerly line North 08°55'41" West 496.39 feet to the point of beginning. Containing 6.783 acres, more or less.

Z99-071

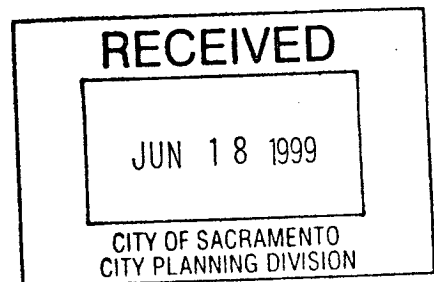


EXHIBIT B-2

June 4, 1999
99-0047

DESCRIPTION

NEW PARCEL 2

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

A portion of Parcel A as described in that certain Certificate of Compliance recorded December 30, 1998, as Instrument No. 981230-1126, Official Records of said County, more particularly described as follows:

BEGINNING at a point on the Northerly line of said Parcel A from which the Northwest corner of said Parcel A and the Northeast corner of Lot 11 as said lot is shown and so designated on that certain plat entitled "Woodlake Business Park" filed in Book 245 of Maps, Page 7, Official Records of said County, bears South 81°03'19" North 162.57 feet; thence along the Northerly, Easterly and Southerly lines of said Parcel A the following five (5) courses: (1) North 81°03'19" East 210.86 feet; (2) along the arc of a curve to the right, concave Southerly, having a radius of 2500.00 feet and being subtended by a chord bearing North 82°56'09" East 164.09 feet; (3) South 01°11'29" West 503.77 feet; (4) along the arc of a curve to the left, concave Southerly, having a radius of 2556.52 feet and being subtended by a chord bearing South 82°23'38" West 248.87 feet and (5) South 79°36'14" West 36.03 feet; thence leaving said Southerly line North 08°55'41" West 496.39 feet to the point of beginning. Containing 3.753 acres, more or less.

Z99-071

