

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 10, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-070) by adopting the attached resolution (ZA96-012).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels totaling 21.5± partially developed acres vacant acres in the Manufacturing-Industrial Park, Planned Unit Development (MIP)(PUD) zone.

Location: Southwest corner Gateway Park Boulevard and Stadium Way (D1, Area 4)

Assessor's Parcel Number: 225-160-067, 069, 071

Applicant: Sheldon Land Surveying (Gary Sheldon)
6060 Sunrise Vista Drive #3450
Citrus Heights, CA 95610

Property Owner: Raley's
500 W. Capitol Avenue
West Sacramento, CA 95605

General Plan Designation: Industrial- Employee Intensive
North Natomas

Community Plan Designation: Employment Center (EC-50 and EC-80) and Light
Industrial (LI)

Existing Land Use of Site: Industrial and Vacant

Existing Zoning of Site: Manufacturing-Industrial Park (MIP)(PUD)

Surrounding Land Use and Zoning:

North: MIP (PUD); Coca Cola Facility
South: MIP (PUD); Vacant
East: County; Vacant
West: F and A; Vacant

Property Dimensions: Irregular
Property Area: 21.5± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibits B-1 through B-3

Previous Files:

Additional Information The applicant proposes to relocate the common property lines between three parcels in order locate a driveway for Raley's on-site rather than through an easement with Coke as currently exists. Both parcels are developed with industrial uses.

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 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

Joy D. Patterson
Zoning Administrator

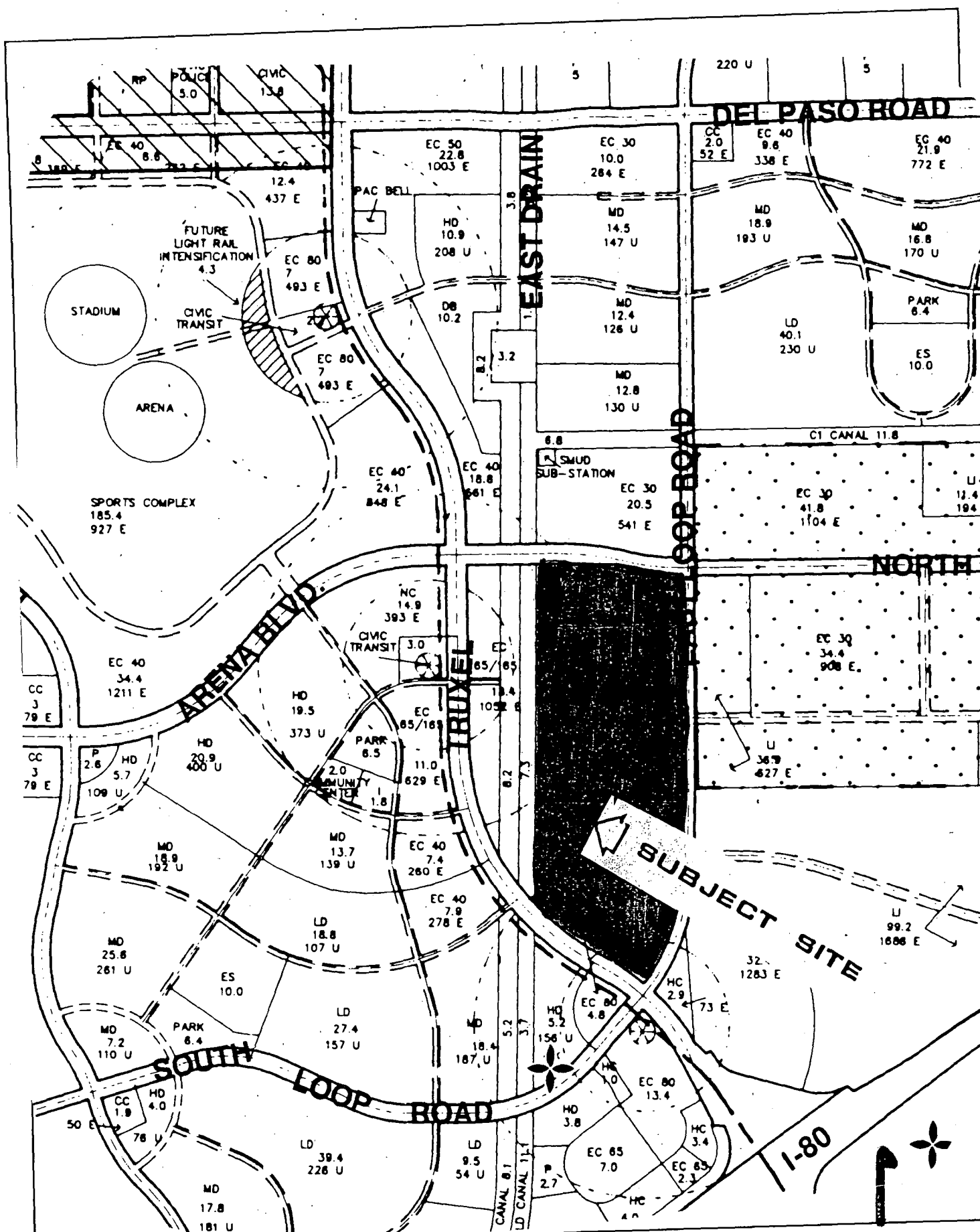
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ✓
Applicant ✓

ZA Resolution Book ✓
Public Works ✓

ZA Log Book ✓

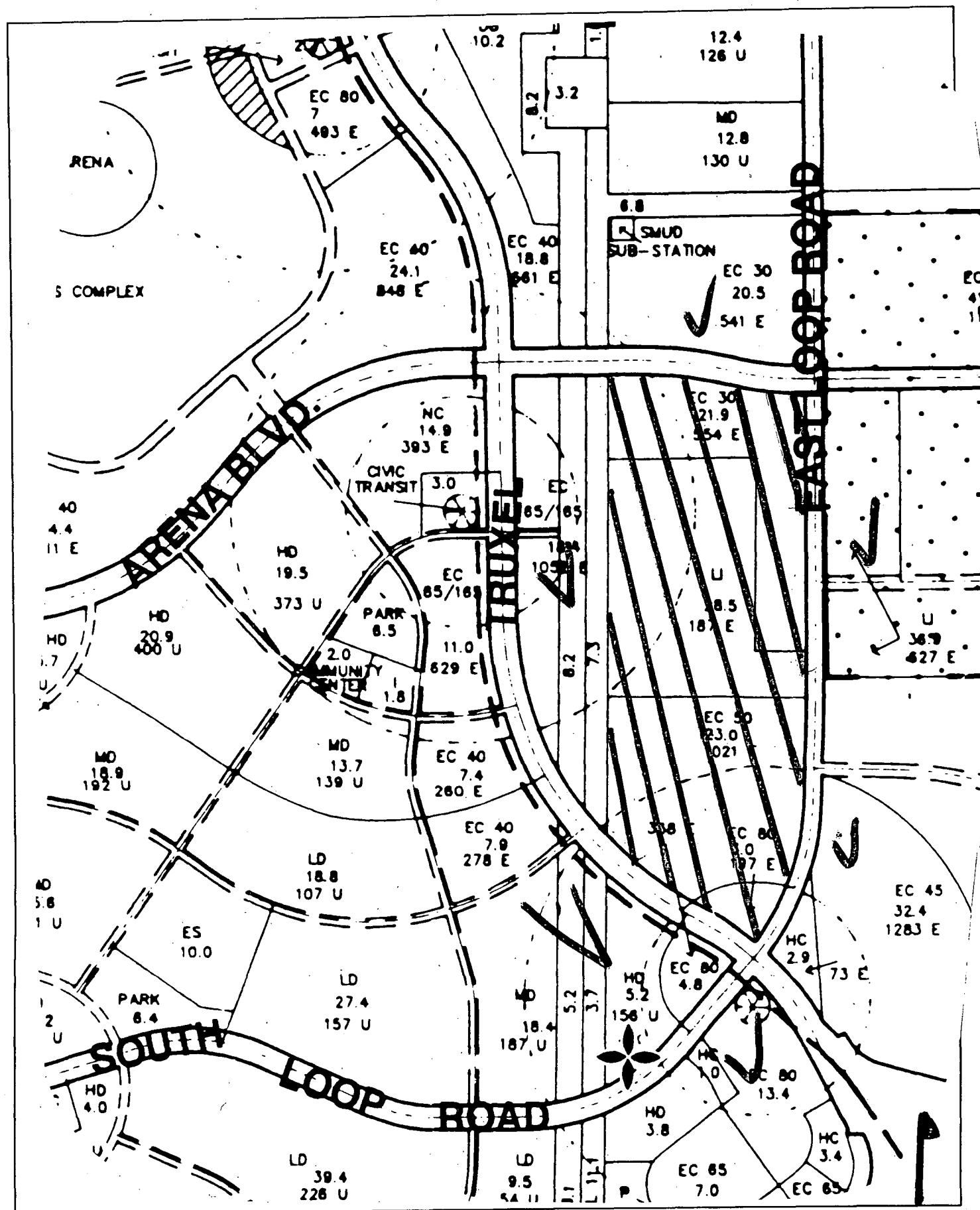


VICINITY MAP

Z96-070

JULY 10, 1996

ITEM NO. 1



LAND USE & ZONING MAP

EXHIBIT **- B - 0**

RALEY'S

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

Beginning at the southeasterly corner of Parcel 2 as shown in Book 132 of Parcel Maps, Page 10, Recorder's Office of said County; thence on the westerly line of Gateway Park Boulevard South $0^{\circ}22'45''$ East 145.68 feet to a curve whose radius point bears South $89^{\circ}37'15''$ West 60.00 feet; thence northwesterly on the arc of said curve 94.13 feet through a central angle of $89^{\circ}53'16''$; thence parallel with the southerly line of said Parcel 2 South $89^{\circ}43'59''$ West 299.42 feet; thence North $0^{\circ}16'01''$ West 85.80 feet to said southerly line; thence South $89^{\circ}43'59''$ West 774.28 feet to the southwesterly corner of said parcel; thence on the westerly line of said parcel North $0^{\circ}16'01''$ West 584.10 feet to an angle point in said line; thence North $89^{\circ}43'59''$ East 13.28 feet to an angle point in said line; thence on the westerly line of said parcel North $0^{\circ}16'01''$ West 584.10 feet; thence parallel with and 10.50 feet southerly of the northerly line of said parcel North $89^{\circ}43'59''$ East 703.52 feet to the easterly line of said parcel; thence on the easterly line of said parcel the following courses:

South $0^{\circ}16'01''$ East 669.50 feet;
North $89^{\circ}37'15''$ East 135.00 feet;
South $0^{\circ}22'45''$ East 580.00 feet;
North $89^{\circ}43'59''$ East 280.00 feet

to the westerly line of Gateway Park Boulevard; thence South $0^{\circ}22'45''$ East 240.00 feet to the Point of Beginning.

The described parcel consists of 29.152 acres, more or less.

Prepared by: Sheldon Land Surveying
6060 Sunrise Vista Drive, Suite 3450
Citrus Heights, California 95610

May 30, 1996

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

296-070

296-070

JULY 10, 1996

ITEM 1

EXHIBIT **B-2**

COCA COLA

All that certain property located in the City of Sacramento, State of California, and described as follows:

Beginning at the northeast corner of Parcel One as shown in Book 132 of Parcel Maps, Page 10, Records Office of Sacramento County; thence on the westerly line of Gateway Park Boulevard as shown on said map South 00°22'45" East 145.68 feet to the True Point of Beginning being a tangent curve whose radius point bears South 39°37'15" West 60.00 feet; thence northwesterly on the arc of said curve 94.13 feet through a central angle of 89°53'16"; thence parallel with the northerly line of said Parcel 1 South 89°43'59" West 299.42 feet; thence North 0°16'01" West 85.80 feet to the northerly line of said Parcel 1; thence South 89°43'59" West 774.28 feet to the northwesterly corner of said Parcel 1; thence South 0°16'01" East 662.98 feet to the southwest corner of said parcel, and being a non-tangent curve whose radius point bears North 46°44'53" East 1924.00 feet; thence on the northerly line of Arco Arena Boulevard southeasterly on the arc of said curve 127.87 feet through a central angle of 3°48'29"; thence continuing on said northerly line South 54°34'16" East 120.21 feet to a non-tangent curve whose radius point bears North 39°21'52" East 1912.00 feet; thence continuing on said northerly line southeasterly on the arc of said curve 324.84 feet through a central angle of 9°44'03"; thence continuing on said northerly line South 60°22'11" East 216.62 feet; thence continuing on said northerly line South 55°15'32" East 120.48 feet to a non-tangent curve whose radius point bears South 32°23'05" West 1499.79 feet; thence continuing on said northerly line southeasterly on the arc of said curve 106.50 feet, through a central angle of 4°04'07" to a reverse curve whose radius point bears North 36°27'12" East 25.00 feet; thence northeasterly on the arc of said curve 37.78 feet through a central angle of 86°34'43"; thence on the westerly line of Gateway Park Boulevard North 39°52'29" East 2.61 feet to a tangent curve whose radius point bears North 50°07'31" West 1100.54 feet; thence continuing on said westerly line northeasterly on the arc of said curve 139.04 feet through a central angle of 7°14'20"; thence continuing on said westerly line North 32°38'09" East 134.77 feet to a tangent curve whose radius point bears North 57°21'51" West 280.40 feet; thence continuing on said westerly line northeasterly on the arc of said curve 45.67 feet through a central angle of 9°19'56" to a tangent curve whose radius point bears North 66°41'47" West 1111.54 feet West; thence continuing on said westerly line northerly on the arc of said curve 459.45 feet through a central angle of 23°40'58"; thence continuing on said westerly line North 0°22'45" West 383.15 feet to the True Point of Beginning.

The described easement consists of 25.120 acres more or less.

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296-070

JULY 10, 1996

296 070

ITEM 1

EXHIBIT - B-3

PARCEL TO BE CONVEYED TO RALEY'S

All that certain property located in the City of Sacramento, State of California, and described as follows:

Beginning at the northeast corner of Parcel 1 as shown in Book 132 of Parcel Maps, Page 10, Records Office of Sacramento County; thence on the westerly line of Gateway Park Boulevard as shown on said map South 00°22'45" East 145.68 feet to a tangent curve whose radius point bears South 89°37'15" West 60.00 feet; thence northwesterly on the arc of said curve 94.13 feet through a central angle of 89°53'16" West; thence parallel with the northerly line of said Parcel 1 South 89°43'59" West 299.42 feet; thence North 0°16'01" West 85.80 feet to the northerly line of said Parcel 1; thence North 89°43'59" East 359.13 feet to the Point of Beginning.

The described easement consists of 0.725 acres, more or less.

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Citrus Heights, California 95610

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JULY 10, 1996

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ITEM 1