

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 2, 1997, the Zoning Administrator approved a parcel merger (File Z97-025) by adopting the attached resolution (ZA97-009).

Project Information

Request: Zoning Administrator Parcel Merger to merge eight parcels into one parcel totaling 12.04± vacant acres in the Heavy Industrial (M-2S) zone.

Location: South of Unsworth Avenue, between Outfall Circle (D6, Area 3)

Assessor's Parcel Number: 062-0120-004 through -011

Applicant: JTS Engineering (Javed Siddiqui)
1808 J Street
Sacramento, CA 95814

Property Owner: Marvin Oates & Buzz Oates Enterprises II
8615 Elder Creek Drive
Sacramento, CA 95838

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

Surrounding Land Use and Zoning:

North: M-2S; Vacant
South: M-2S; Vacant
East: M-2S; Industrial
West: M-2S; Vacant

Property Dimensions: Irregular
Property Area: 12.04± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

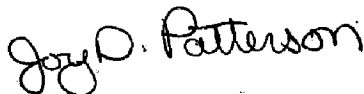
Additional Information The applicant proposes to merge the common property lines between eight parcels in order to create one large parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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)}.

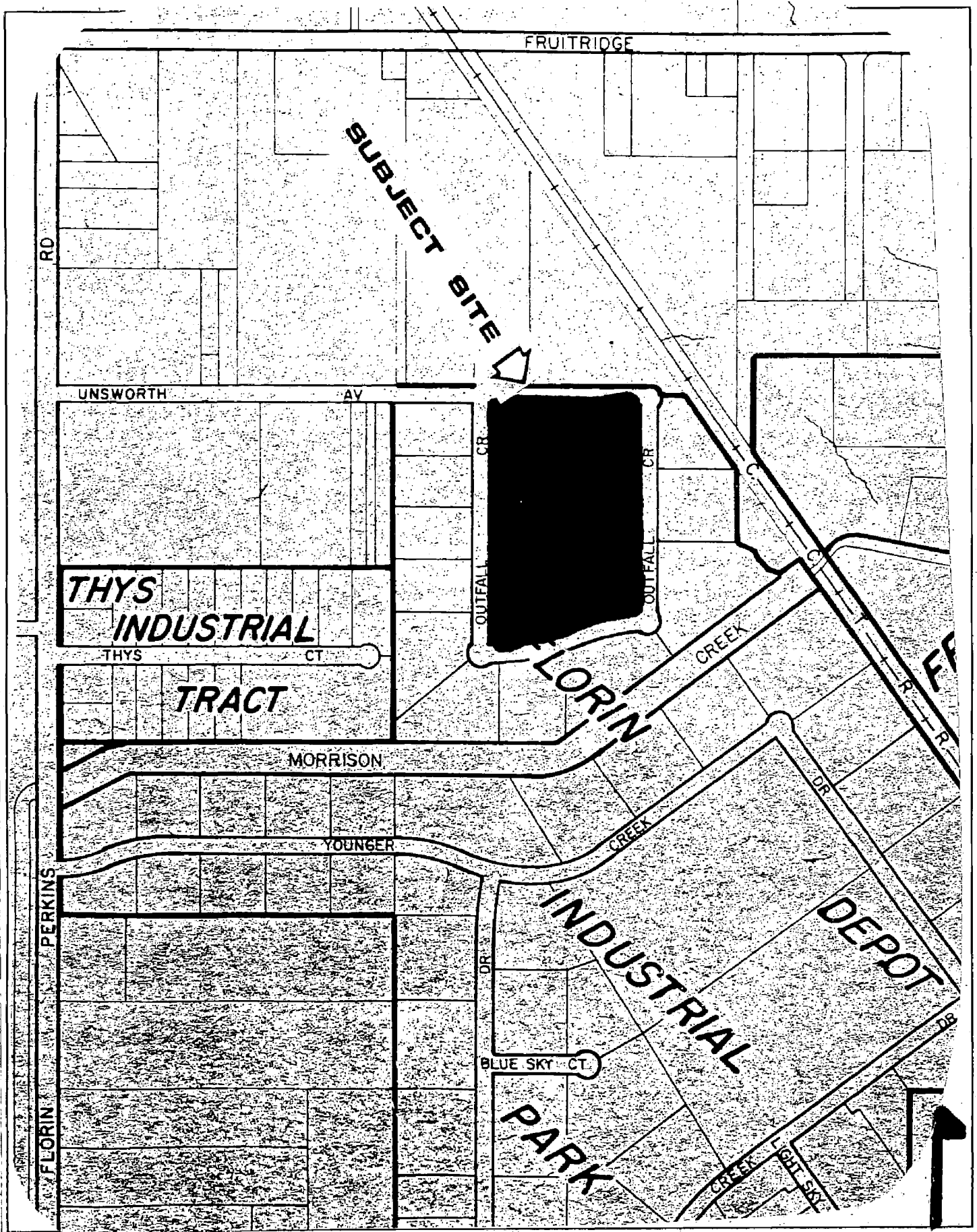


Joy D. Patterson
Zoning Administrator

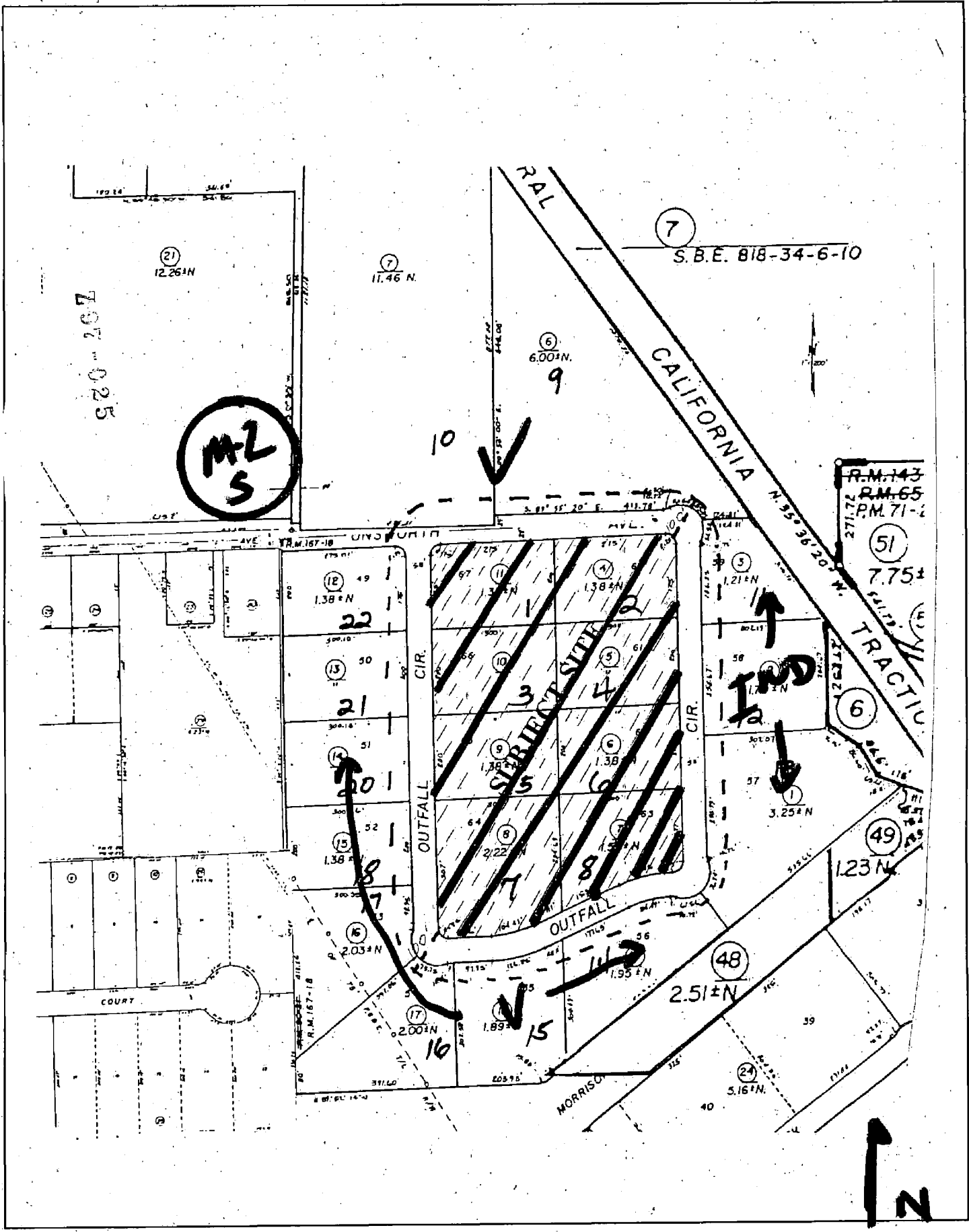
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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

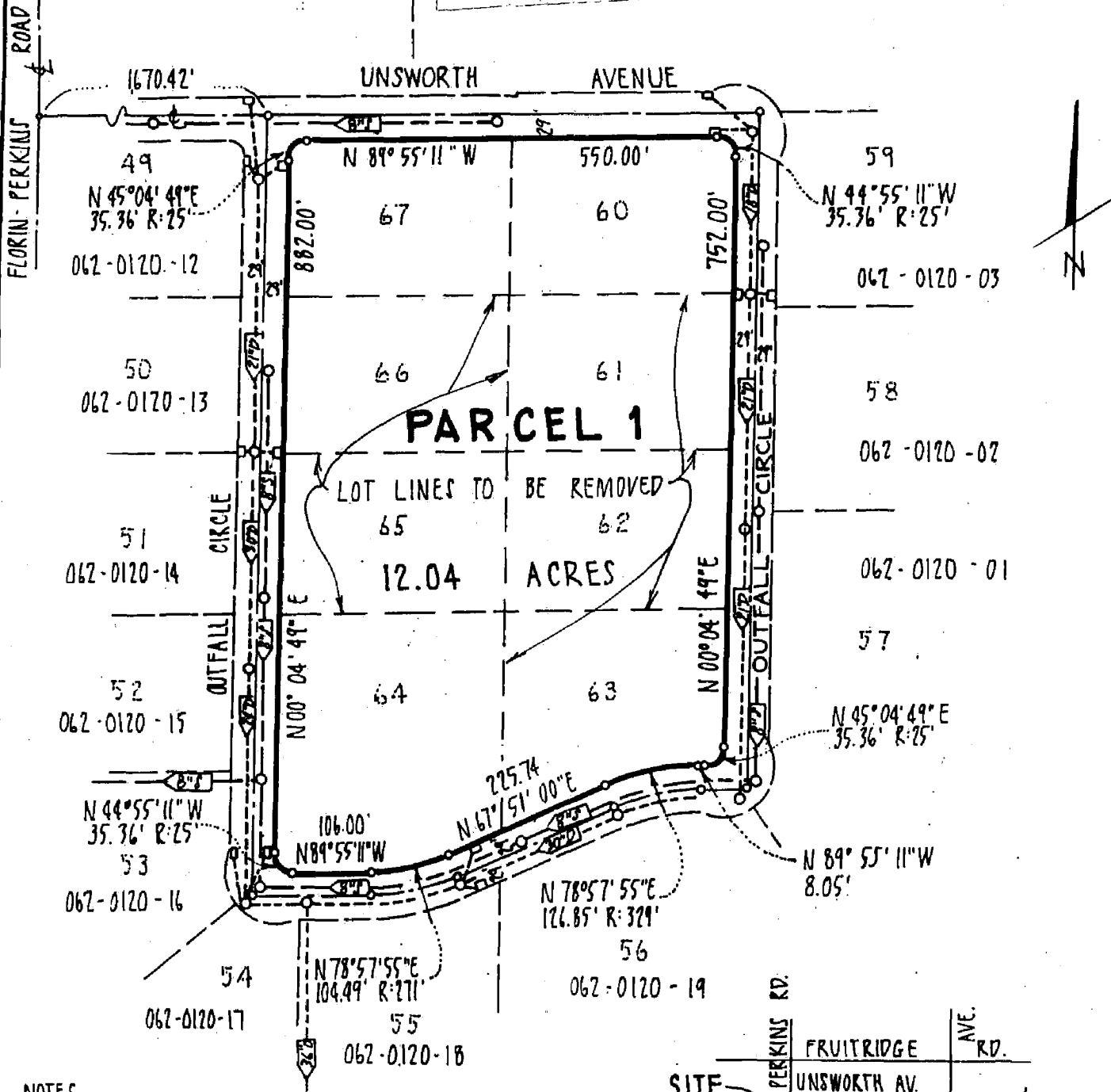


VICINITY MAP



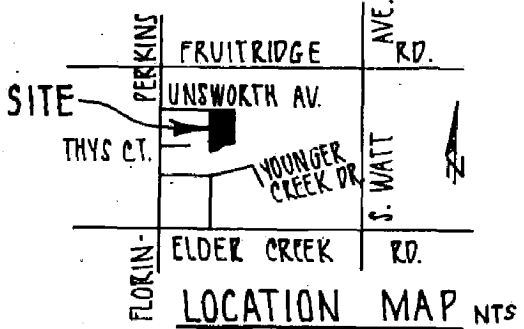
LAND USE & ZONING MAP

EXHIBIT A



NOTES

1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION AND NOT BASED ON A FIELD SURVEY.
2. FULL PUBLIC IMPROVEMENTS ARE EXISTING INCLUDING VERTICAL CURB, GUTTER & SIDEWALK



JTS ENGINEERING CONSULTANTS
 1808 J STREET
 SACRAMENTO, CA 95814
 (916) 441-6708

DRAWN
 SCALE 1" = 200'
 F.B. Pg.
 JOB No. 97016

LOT MERGER EXHIBIT
 LOTS 60, 61, 62, 63, 64, 65, 66 & 67,
 FLORIN DEPOT INDUSTRIAL PARK
 167 B.M. 18. APN: 062-0120-4 THRU 11

CITY OF SACRAMENTO CALIFORNIA

BRUNING 40-5020
 297-025
 APRIL 2, 1997
 797-025
 ITEM 1

EXHIBIT B

**EXHIBIT 'A'
LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 60, 61, 62, 63, 64, 65, 66, AND 67 AS SHOWN ON PLAT OF FLORIN DEPOT INDUSTRIAL PARK FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 167 OF MAPS AT PAGE 18.

PREPARED BY JTS ENGINEERING CONSULTANTS, INC. FROM RECORD DATA

JAVED T. SIDDIQUI, P.E., RCE 25924

297-025

297-025

APRIL 2, 1997

ITEM 1