

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 5, 2002, the Zoning Administrator approved with conditions a parcel merger (File Z02-149). 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 three parcels into one parcel totaling 6.14± vacant acres in the Heavy Industrial (M-2S) zone.

Location: Northwest Corner of Fruitridge Road and Florin Perkins Road (D6, Area 3)

Assessor's Parcel Number: 061-0173-019, 020, 022

Applicant: Yamashita Engineering (Contact: Rob Kiriū)
2724 Madrone Drive
Lodi, CA 95242

Property Owner: Marvin L. Oates
8615 Elder Creek
Sacramento, CA 95828

Project Planner: Sandra Yope

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

Surrounding Land Use and Zoning:

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

Property Dimensions: 630 feet x 495 feet
Property Area: 6.34± 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 remove the common property line between three parcels in order to create a larger single parcel for future development. All parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project was noticed and staff received a one call requesting additional information and clarification of the project.

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 parcel merger 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:

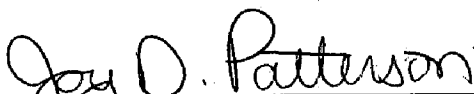
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Show all existing easements on the Exhibit Map. (Utilities)
5. The proposed development is located within County Sanitation District No.1. Meet all County Regional Sanitation District requirements. (Call 875-6820)
6. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. Service tap record and verification requests shall be made to Department of Utilities Customer Service at 1395

35th Avenue, telephone number (916) 264-5371. (Utilities)

7. **Advisory Note:** The project site is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof. (Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse.
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.

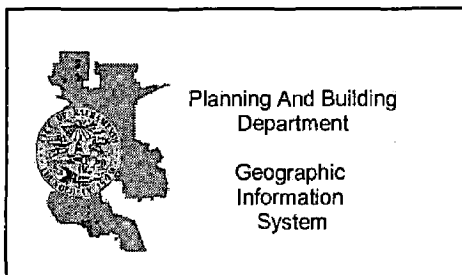
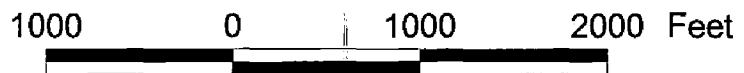
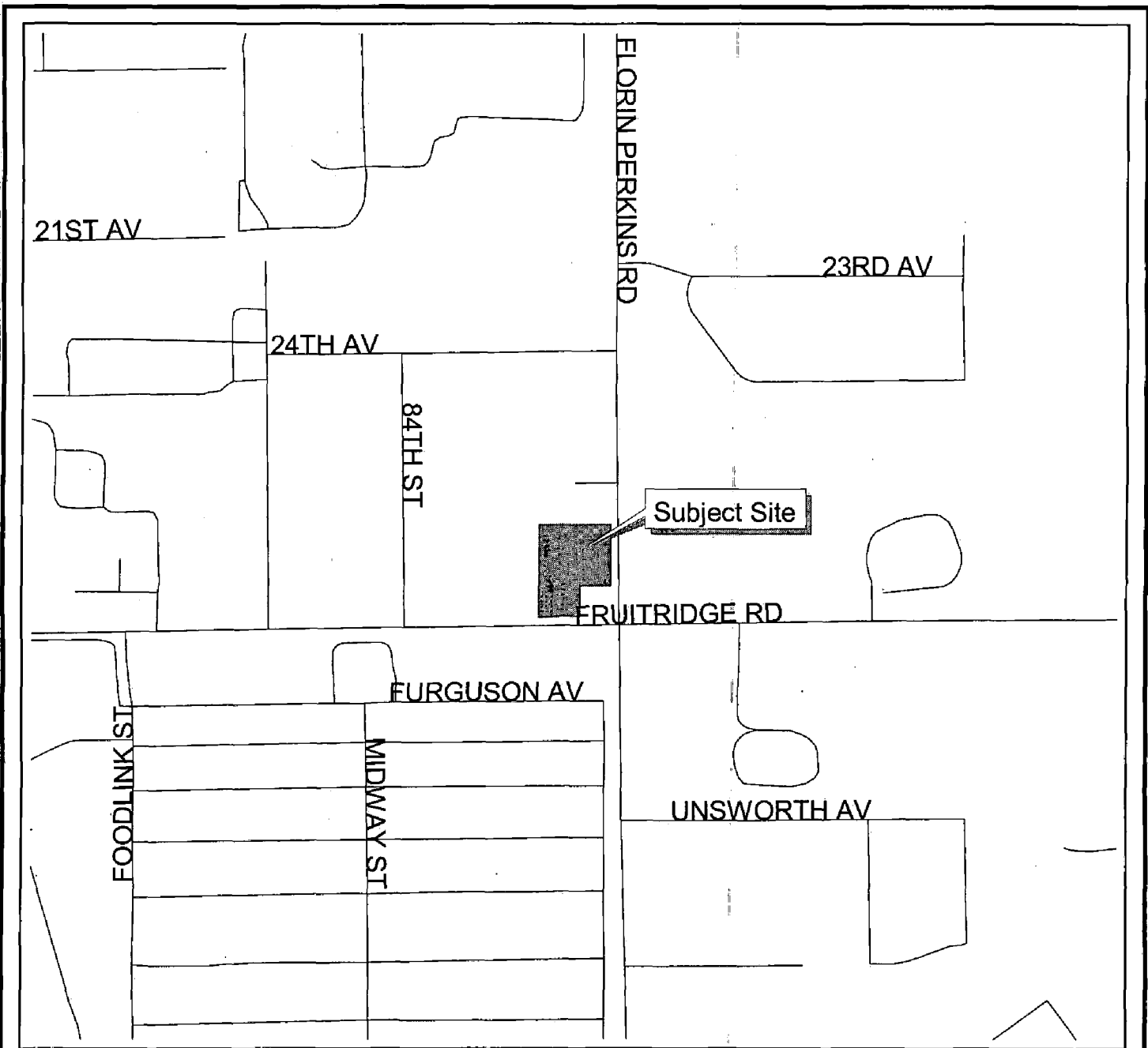


Joy D. Patterson
Zoning Administrator

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.

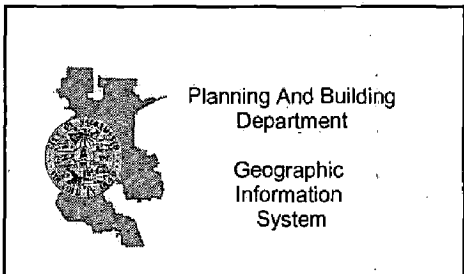
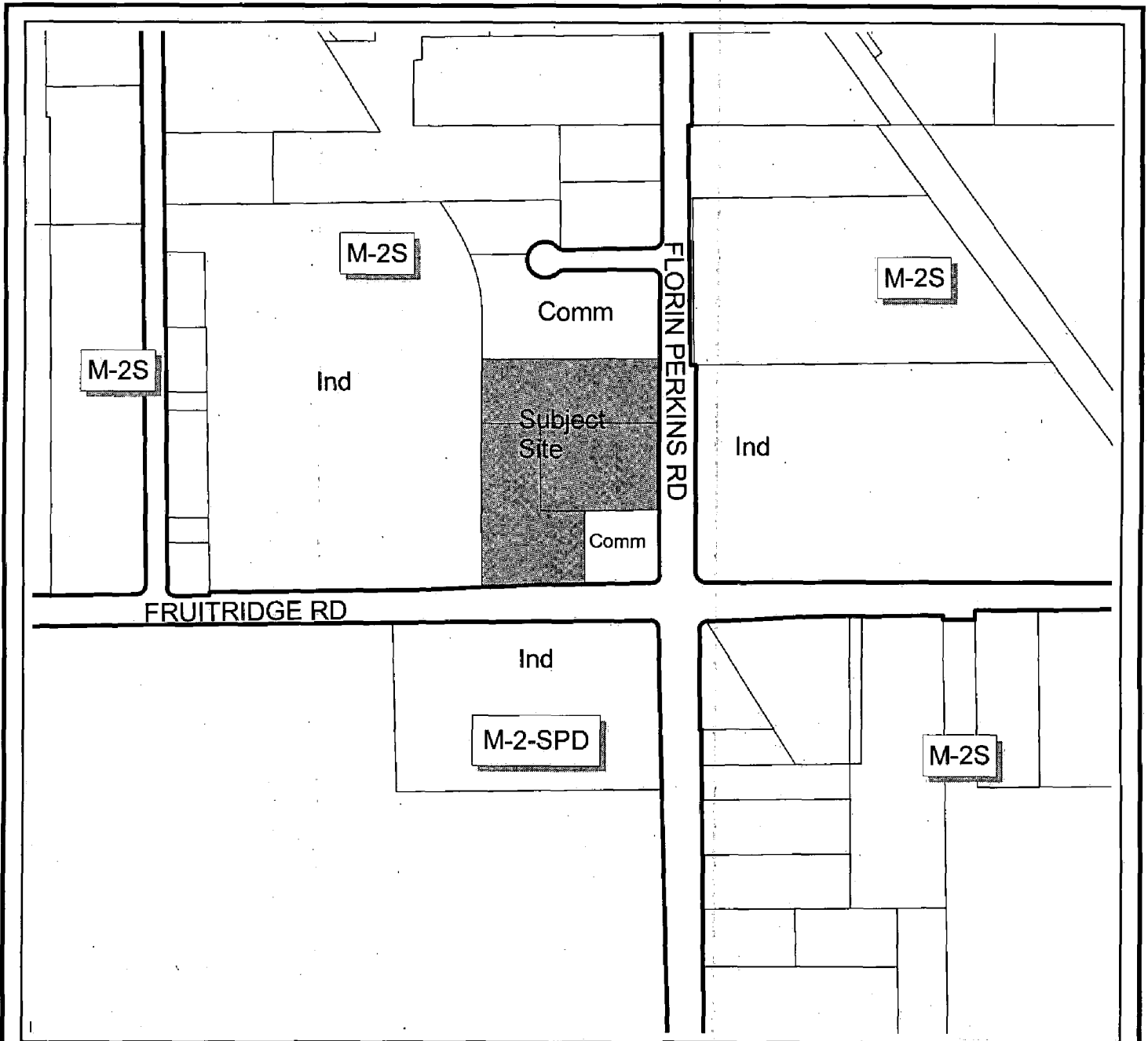
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Eva Bravo)



VICINITY MAP





LAND USE AND ZONING



PARCEL MERGER

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 26, T.4N. R.6E., M.D.B.M., ALSO BEING PARCELS 3, 6 AND 8 INCLUSIVE, AS SHOWN ON THAT CERTAIN PARCEL MAP OF 1917, FILED FOR RECORD IN BOOK 152 OF PARCEL MAPS, PAGE 2, SACRAMENTO COUNTY OFFICIAL RECORDS, CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA JUNE, 2002 SCALE 1" = 40'

PROJECT DESCRIPTION:

TO MERGE EXISTING PARCELS 5 (2.04 AC) AND 8 (1.86 AC) AND 6 (2.14 AC) TO FORM LOT A (6.14 AC).

OWNER:

BUZZ OATES ENTERPRISES A CALIFORNIA GENERAL PARTNERSHIP
0610 ELDER CREEK ROAD
SACRAMENTO, CA 95828

ENGINEER:

YAMASHITA CIVIL ENGINEERING
2724 MADRONE DRIVE
1504 CALIFORNIA DESK
(202) 334-2357

APN:

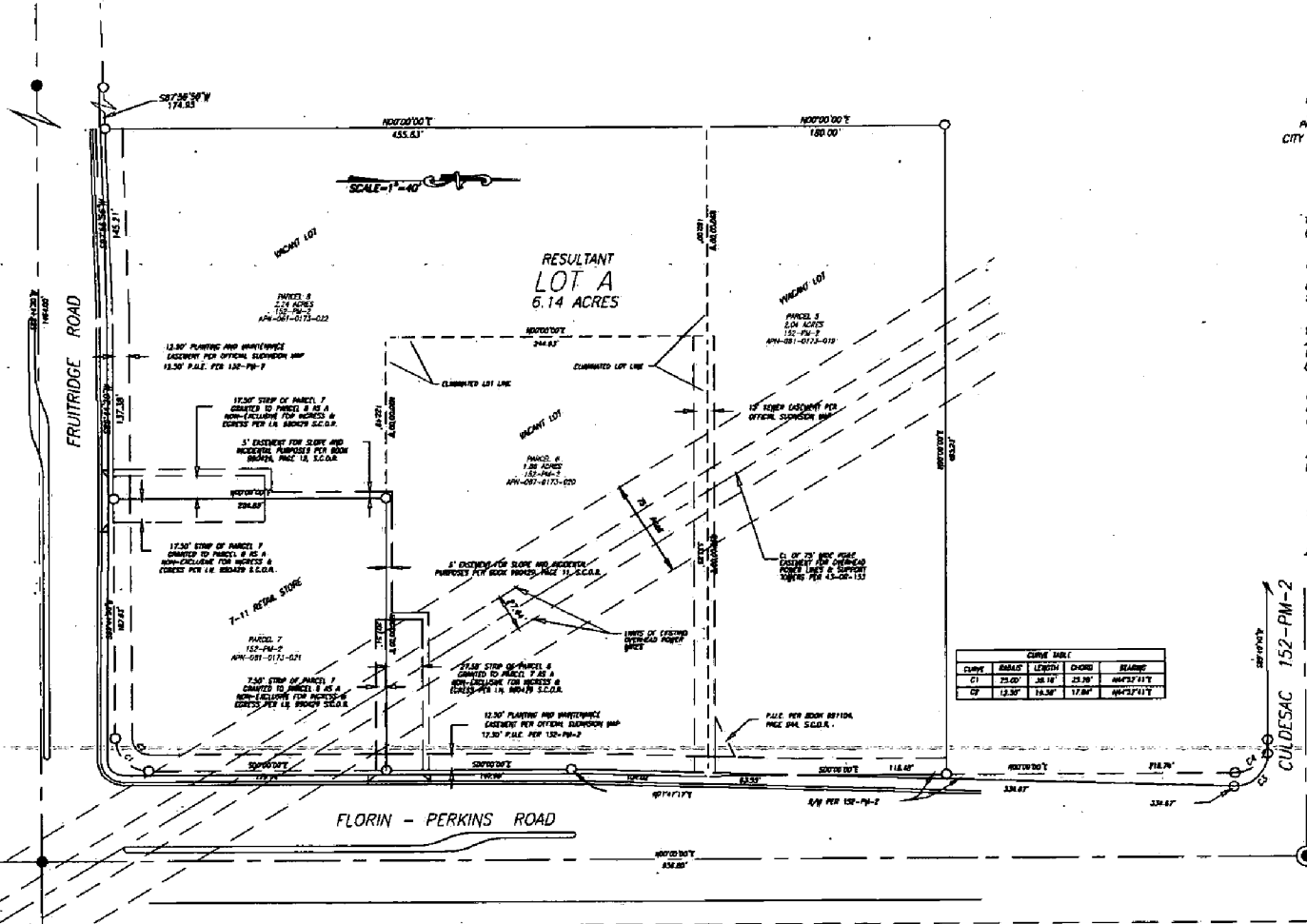
PARCEL 5 - 061-0173-019
PARCEL 6 - 061-0173-020
PARCEL 8 - 061-0173-022

REFERENCES:

48 - 6M - 5, OFFICIAL RECORDS OF SACRAMENTO, CALIFORNIA
152 - PM - 2, OFFICIAL RECORDS OF SACRAMENTO, CALIFORNIA
MAPS, PAGE 2, SACRAMENTO COUNTY OFFICIAL RECORDS.

NOTES:

- ALL BEARINGS AND DISTANCES PER PARCEL MAP OF 1917 FILED FOR RECORD IN BOOK 152 OF PARCEL MAPS, PAGE 2, SACRAMENTO COUNTY OFFICIAL RECORDS.
- ALL SURFACE UTILITIES AND ALIGNMENTS SHOWN HAVE BEEN VERIFIED THROUGH FIELD SURVEY.



CURVE DATA				
CLAVE	ANGLES	LENGTH	CHORD	BEARING
C1	75.00°	26.16'	23.36'	N47°31'17"
C2	12.50°	16.36'	17.86'	N47°31'17"

REDUCED COPY NOT TO SCALE

Yamashita
Civil Engineering

1734 MADRONE DRIVE • LODI • 95242
709-936-0287, FAX: 209-934-2352 • E-Mail: mail@yamashitacivil.com

NO.	REVISIONS	DATE	BY	DATE
				07-02
				02-008
				RSK
				KRY
				1"=40'

BUZZ OATES ENTERPRISES
PARCEL MERGER
EXHIBIT "B"
SACRAMENTO, CALIFORNIA

THE PROFESSIONAL SEAL

STATE OF CALIFORNIA
CIVIL ENGINEER

NO. 10000
EXPIRES 12/31/03

SHEET 1 OF 1
FILE NO. 02-008

Z02-149
REC'D 7/24/02

EXHIBIT B

LEGAL DESCRIPTION
PARCEL MERGER
LOT A

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 8 N., RANGE 5 E., M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 5, 6 AND 8 INCLUSIVE AS SHOWN OF THAT CERTAIN PARCEL MAP OF BLT FILED FOR RECORD ON THE 30TH DAY OF SEPTEMBER, 1998, IN BOOK 152 OF PARCEL MAPS, PAGE 2, SACRAMENTO COUNTY RECORDS, ALSO DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 061-0173-019, 061-0173-020 AND 061-0173-022 RESPECTIVELY, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

CONTAINING: 6.14 ACRES. MORE OR LESS.

KENNETH K. YAMASHITA, P.E.

Z02-149

REC'D 7/24/02

EXHIBIT C

CLOSURE CALCS
PARCEL MERGER
LOT A

Parcel name: LOT A

North: 10210.7096 East : 10489.9997
Line Course: N 90-00-00 W Length: 207.51
North: 10210.7096 East : 10282.4897
Line Course: S 00-00-00 W Length: 204.88
North: 10005.8296 East : 10282.4897
Line Course: S 89-44-20 W Length: 137.38
North: 10005.2035 East : 10145.1112
Line Course: S 87-56-47 W Length: 145.20
North: 10000.0003 East : 10000.0044
Line Course: N 00-00-00 E Length: 635.63
North: 10635.6303 East : 10000.0044
Line Course: S 90-00-00 E Length: 495.23
North: 10635.6303 East : 10495.2344
Line Course: S 00-00-00 W Length: 116.48
North: 10519.1503 East : 10495.2344
Line Course: S 01-47-17 W Length: 167.57
North: 10351.6619 East : 10490.0058
Line Course: S 00-00-02 W Length: 140.95
North: 10210.7119 East : 10490.0045

Perimeter: 2250.84 Area: 267,646 sq. ft. 6.14 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0053 Course: N 63-44-04 E

Error North: 0.00234 East : 0.00473

Precision 1: 424,684.91

Z02-149

REC'D 7/24/02

EXHIBIT D

CLOSURE CALCS
PARCEL MERGER
PARCELS 5, 6 & 8

Parcel name: Parcel 5

North: 10455.6396 East : 10493.2474
Line Course: N 90-00-00 W Length: 493.25
North: 10455.6396 East : 9999.9974
Line Course: N 00-00-00 E Length: 179.99
North: 10635.6296 East : 9999.9974
Line Course: S 90-00-00 E Length: 495.23
North: 10635.6296 East : 10495.2274
Line Course: S 00-00-00 W Length: 116.48
North: 10519.1496 East : 10495.2274
Line Course: S 01-47-17 W Length: 63.54
North: 10455.6405 East : 10493.2448

Perimeter: 1348.49 Area: 89,074 sq. ft. 2.04 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0028 Course: N 70-09-10 W
Error North: 0.00094 East : -0.00260
Precision 1: 481,603.57

Parcel name: Parcel 6

North: 10210.7096 East : 10489.9997
Line Course: N 90-00-00 W Length: 330.00
North: 10210.7096 East : 10159.9997
Line Course: N 00-00-00 E Length: 244.93
North: 10455.6396 East : 10159.9997
Line Course: S 90-00-00 E Length: 333.25
North: 10455.6396 East : 10493.2497
Line Course: S 01-47-17 W Length: 104.03
North: 10351.6602 East : 10490.0038
Line Course: S 00-00-02 W Length: 140.95
North: 10210.7102 East : 10490.0024

Perimeter: 1153.16 Area: 80,996 sq. ft. 1.86 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0027 Course: N 76-08-17 E
Error North: 0.00065 East : 0.00265
Precision 1: 427,096.30

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EXHIBIT D

**CLOSURE CALCS
PARCEL MERGER
PARCELS 5, 6 & 8**

Parcel name: **Parcel 8**

North: 10005.8296 East : 10282.4897
Line Course: S 89-44-20 W Length: 137.38
North: 10005.2035 East : 10145.1112
Line Course: S 87-56-56 W Length: 145.20
North: 10000.0067 East : 10000.0042
Line Course: N 00-00-00 E Length: 455.62
North: 10455.6267 East : 10000.0042
Line Course: N 89-59-48 E Length: 160.00
North: 10455.6360 East : 10160.0042
Line Course: S 00-00-00 W Length: 244.93
North: 10210.7060 East : 10160.0042
Line Course: N 89-57-45 E Length: 122.49
North: 10210.7861 East : 10282.4942
Line Course: S 00-00-00 W Length: 204.96
North: 10005.8261 East : 10282.4942

Perimeter: 1470.59 Area: 97,580 sq. ft. 2.24 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0056 Course: S 52-06-40 E
Error North: -0.00345 East : 0.00443
Precision 1: 262,603.57

Z02-149

REC'D 7/24/02