

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, November 6, 2003, the Zoning Administrator approved with conditions a lot line adjustment (File Z03-338). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between three parcels on 5.55 \pm partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 4635 Power Inn Road (D6, Area 3)

Assessor's Parcel Number: 061-0091-012, 017, 013

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

Property Owner: Robert Simas Keogh Profit Sharing Plan Trust
7700 Latrobe Road
Shingle Springs, CA 95682

Project Planner: Sandra Yope

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

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

Property Dimensions: Irregular
Property Area: 5.55 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to reconfigure the parcels for future development. The north parcel is vacant and the south parcel is developed with an industrial use. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call requesting additional information.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Division. 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. Only one domestic water service is allowed per parcel. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Utilities)
5. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
6. Properly abandon under permit, from the City and County Environmental Management Department, any well located on the property. (Utilities)
7. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Certificate of Compliance:
"THE PARCELS SHOWN ON EXHIBIT "B" SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)" (Utilities)
8. If the lots are to be graded, a grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities. (Utilities)

9. If the lots are to be graded, the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires 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)
10. **ADVISORY NOTE:** Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems. (Utilities)
11. **ADVISORY NOTE:** Any equipment or vehicles stored on the property must be on a paved surface and screened per the Zoning Code.

Findings of Fact:

1. The lot line adjustment 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.

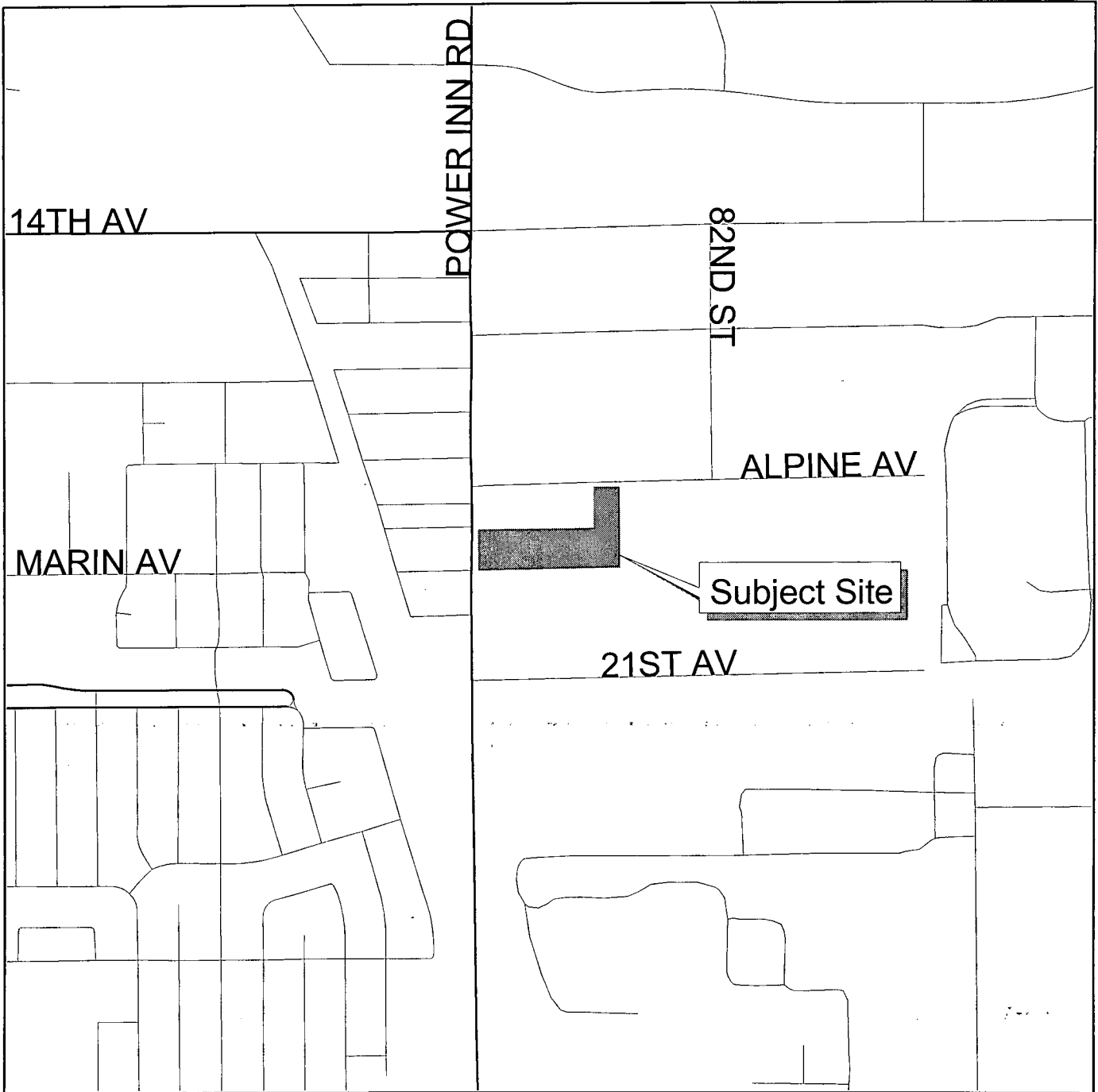


Joy D. Patterson
Zoning Administrator

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)



0 700 1400 Feet

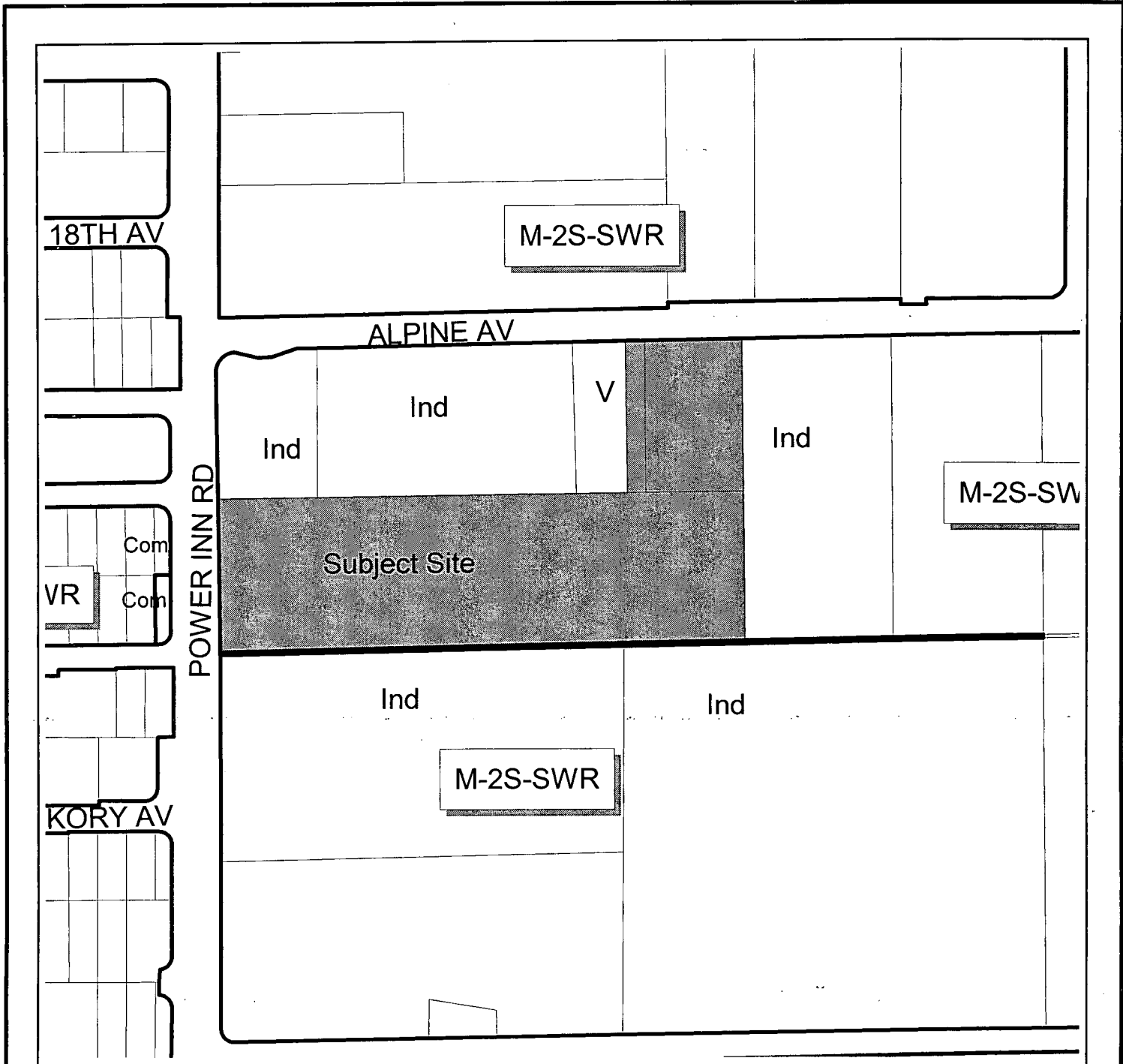


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map

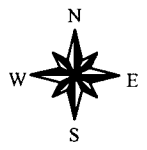




Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning

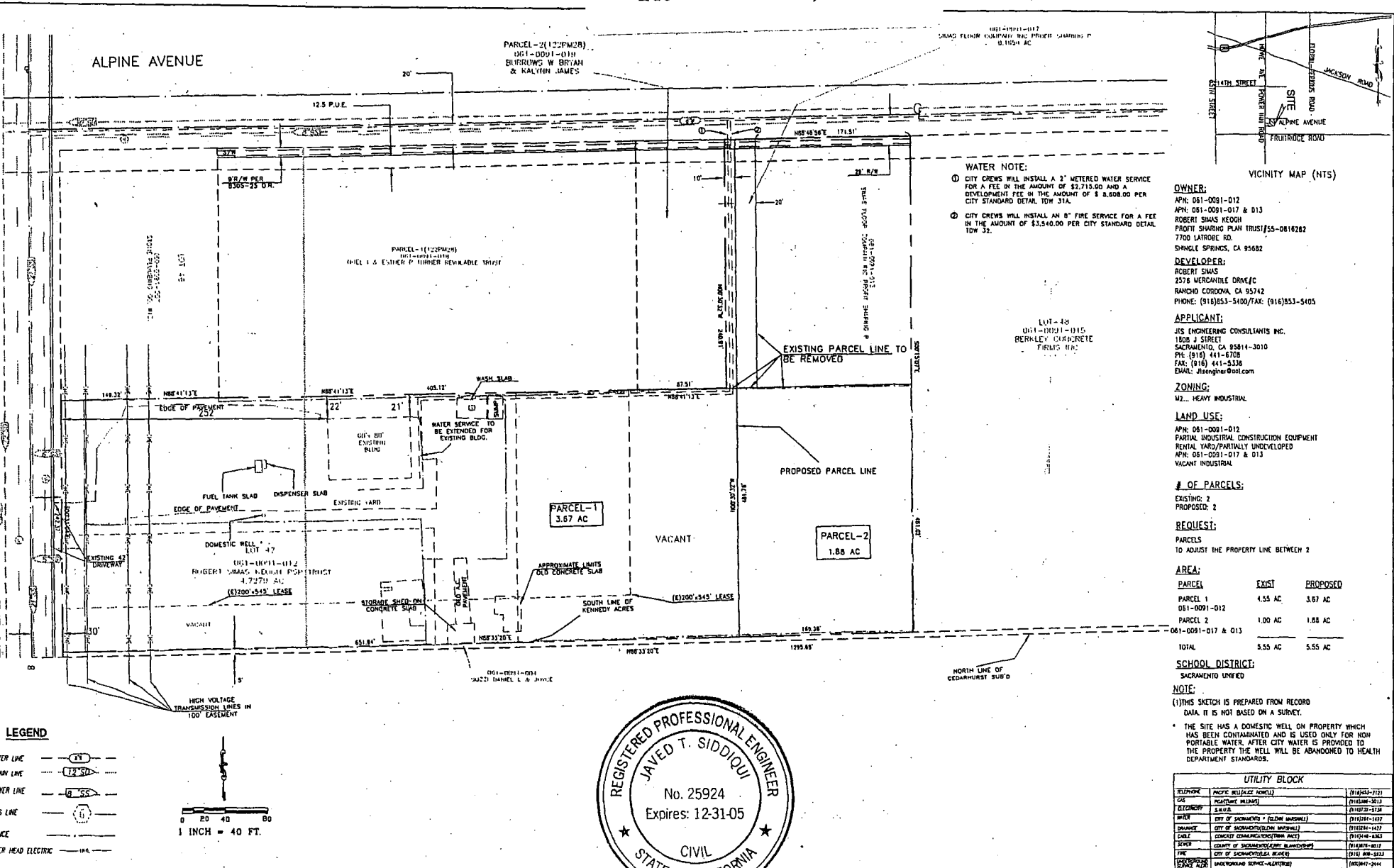


Z03-338

Rec'd Oct. 08, 2003

Z03-338 EXHIBIT A M. JTS Engineering Consultants 888-338-3000

EXHIBIT A



WATER NOTE:

1. CITY CREWS WILL INSTALL A 2" METERED WATER SERVICE FOR A FEE IN THE AMOUNT OF \$2,715.00 AND A DEVELOPMENT FEE IN THE AMOUNT OF \$ 8,608.00 PER CITY STANDARD DETAIL TDW 31A.

2. CITY CREWS WILL INSTALL AN 8" FIRE SERVICE FOR A FEE IN THE AMOUNT OF \$3,540.00 PER CITY STANDARD DETAIL TDW 32.

OWNER:
 APN: 061-0091-012
 APN: 061-0091-017 & 013
 ROBERT SIMAS KEOH
 PROFIT SHARING PLAN TRUST/55-0818282
 7700 LATROBE RD.
 SHINGLE SPRINGS, CA 95682

DEVELOPER:
 ROBERT SIMAS
 2515 MERCANTILE DRIVE/C
 RANCHO CORDOVA, CA 95742
 PHONE: (916)853-5100/FAX: (916)853-5405

APPLICANT:
 JTS ENGINEERING CONSULTANTS INC.
 1808 J STREET
 SACRAMENTO, CA 95814-3010
 P/E: (916) 441-6708
 F/A: (916) 441-5338
 E-MAIL: jtsengineer@aol.com

ZONING:
 M2... HEAVY INDUSTRIAL

LAND USE:
 APN: 061-0091-012
 PARTIAL INDUSTRIAL CONSTRUCTION EQUIPMENT
 RENTAL YARD/PARTIALLY UNDEVELOPED
 APN: 061-0091-017 & 013
 VACANT INDUSTRIAL

OF PARCELS:

EXISTING: 2
 PROPOSED: 2

REQUEST:

PARCELS TO ADJUST THE PROPERTY LINE BETWEEN 2

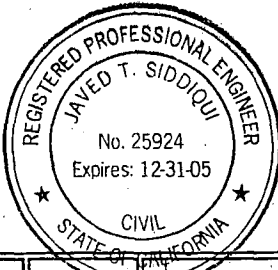
AREA	EXIST	PROPOSED
PARCEL 1	4.55 AC	3.67 AC
PARCEL 2	1.00 AC	1.88 AC
TOTAL	5.55 AC	5.55 AC

SCHOOL DISTRICT:
 SACRAMENTO UNIFIED

NOTE:
 (1) THIS SKETCH IS PREPARED FROM RECORD DATA. IT IS NOT BASED ON A SURVEY.
 * THE SITE HAS A DOMESTIC WELL ON PROPERTY WHICH HAS BEEN CONTAMINATED AND IS USED ONLY FOR NON PORTABLE WATER. AFTER CITY WATER IS PROVIDED TO THE PROPERTY THE WELL WILL BE ABANDONED TO HEALTH DEPARTMENT STANDARDS.

UTILITY BLOCK

SEWER	INTEGRATED (CONV)	(1)10243-7101
CO	MEASURE (BLDG)	(1)10243-2623
DISCHRG	SAVA	(1)10243-2128
WTR	CITY OF SACRAMENTO (ELDM WAREHSE)	(1)10243-1102
UNDRAGE	CITY OF SACRAMENTO (CLM WAREHSE)	(1)10243-1427
CHL	COUNTY OF SACRAMENTO (POSTOFFICE)	(1)10243-1283
SEWER	COUNTY OF SACRAMENTO (CLM WAREHSE)	(1)10243-1102
TRK	CITY OF SACRAMENTO (CLM WAREHSE)	(1)10243-1427
WTR	UNDERGROUND SERVICE (ELECTRIC)	(1)00247-2844



JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO CALIFORNIA 95814 (916) 441-6708

ENCLOSED: JTS
 DRAWN: RITA
 CHECKED: JTS
 SUBMITTED: JAVED T. SIDDIQUI
 SCALE: 1" = 40'
 RCE: 25924

4635 POWER INN ROAD
 AND 8162, 8164 ALPINE AVENUE

CITY OF SACRAMENTO APN: 061-0091-012, 013 AND 017

DATE: SEPI-2003
 SHEET 1/1

JOB NO: 2003-066