

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 18, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-009) by adopting the attached resolution (ZA98-006).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels totaling 3.5± partially developed and vacant acres in the Heavy Industrial zone (M2-S) zone.

Location: 8433 Specialty Circle (D6, Area 3)

Assessor's Parcel Number: 064-0120-004, & 005

Applicant: Omni Means (Robert Bangert)
3001 Douglas Blvd. #300
Roseville, CA 95661

Property Owner: John Boyd
8805 San Badger Way
Elk Grove, CA 95624

General Plan Designation: Heavy Commercial/Warehouse
East Broadway

Community Plan: Heavy Industrial

Existing Land Use of Site: Vacant (northern parcel) & partially developed (southern parcel)

Existing Zoning of Site: Heavy Industrial (M2-S)

Surrounding Land Use and Zoning:

North: M2-S; Heavy Industrial

South: M2-S; Heavy Industrial

East: M2-S; Heavy Industrial

West: M2-S; Heavy Industrial

Property Dimensions: Irregular
Property Area: 3.5± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Project Plans: Exhibit B

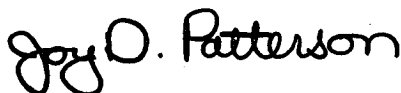
Additional Information The applicant proposes to merge two parcels into one lot for the purpose of expanding the warehouse use on the southern property. The parcel will meet all minimum lot size requirements after the proposed merger.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger 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 Lot Line Adjustment.

cc: File (original)
ZA Resolution Book
ZA Log Book
Applicant
Public Works (Anwar Ali)

RESOLUTION NO. ZA98-006

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF FEBRUARY 18, 1998

APPROVING A PARCEL MERGER

(APN: 064-0120-004, and 005)

(Z98-009)

WHEREAS, the Zoning Administrator has held a public hearing concerning the parcel merger for property located at 8433 Specialty Circle; and

WHEREAS, the parcel merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the parcel merger is consistent with the General Plan and the East Broadway Community Plan which designate the site for Heavy Industrial Use; and

WHEREAS, the parcel merger will not result in the abandonment of any street or utility easement of record, and that, any subsequent owner expressly reserves any street or utility easement of record; and

WHEREAS, the parcel merger will not result in the elimination or reduction in size of the access way to any resulting parcel, or that 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; and

WHEREAS, the resulting parcel created by the parcel merger conform to the requirements of the City's Building Code and the City's Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the parcel merger for property located at 8433 Specialty Circle, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

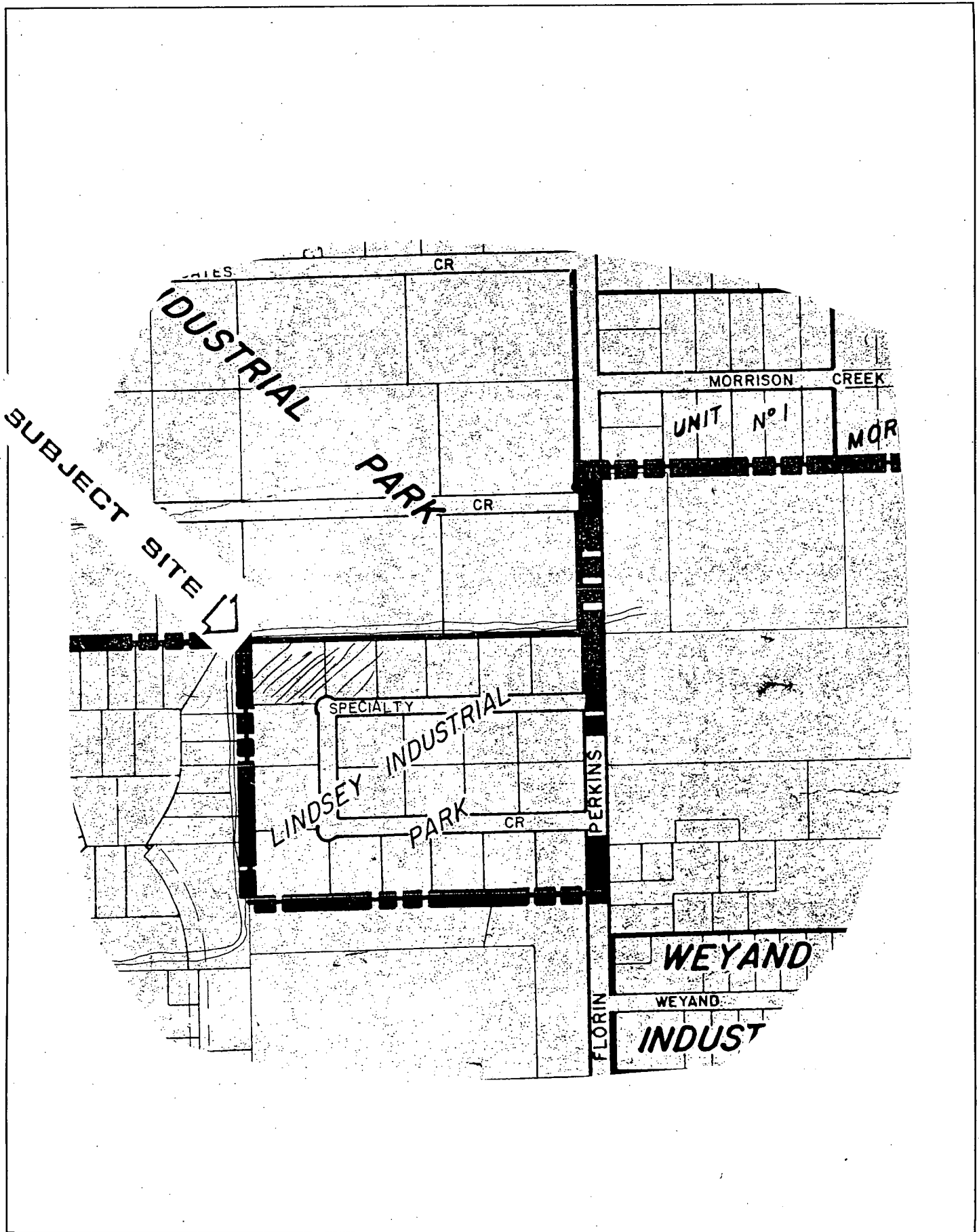
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Only one domestic water service per parcel is allowed. The excess domestic water service to Lot 4 must be abandoned to the satisfaction of the Department of Utilities.
4. Properly abandon any excess water services to the satisfaction of the Utility

Department (one service per lot is permitted.)

4. Pay off or segregate any existing assessments.

A handwritten signature in black ink that reads "Joy Patterson". The signature is written in a cursive style with a large, looped initial "J".

JOY PATTERSON, ZONING ADMINISTRATOR



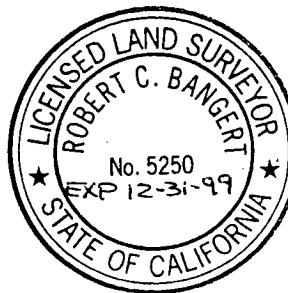
VICINITY MAP

EXHIBIT 'A'
LOT MERGER - LOT 4 & 5, 169/RM/17
APN 064-012-004 & 005

ALL THAT PORTION OF LOTS 4 AND 5 AS SAID LOTS ARE SHOWN ON THAT CERTAIN SUBDIVISION PLAT ENTITLED 'LINDSEY INDUSTRIAL PARK' FILED FOR RECORD ON JUNE 25, 1986 IN BOOK 169 OF MAPS, PAGE 17, SACRAMENTO COUNTY RECORDS, SAID LOTS LYING WITHIN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 & 4 THE FOLLOWING TWO COURSES: 1) NORTH 89°50'30" EAST 650.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4 SOUTH 00°09'30" EAST 230.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4 & 5 THE FOLLOWING FOUR COURSES: 1) SOUTH 89°50'30" WEST 273.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; 2) THENCE 13.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°06'48" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 68.00 FEET; 3) THENCE 89.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°47'02"; 4) THENCE SOUTH 89°50'30" WEST 281.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE WESTERLY LINE OF SAID LOT 5 NORTH 00°15'21" WEST 244.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.514 ACRES MORE OR LESS.

Robert C Bangert 1-28-98
ROBERT C BANGERT LS5250 DATE
LICENSE EXPIRES 12-31-99



CITY OF SACRAMENTO
PERMIT ASSISTANCE

JAN 28 1998

RECEIVED

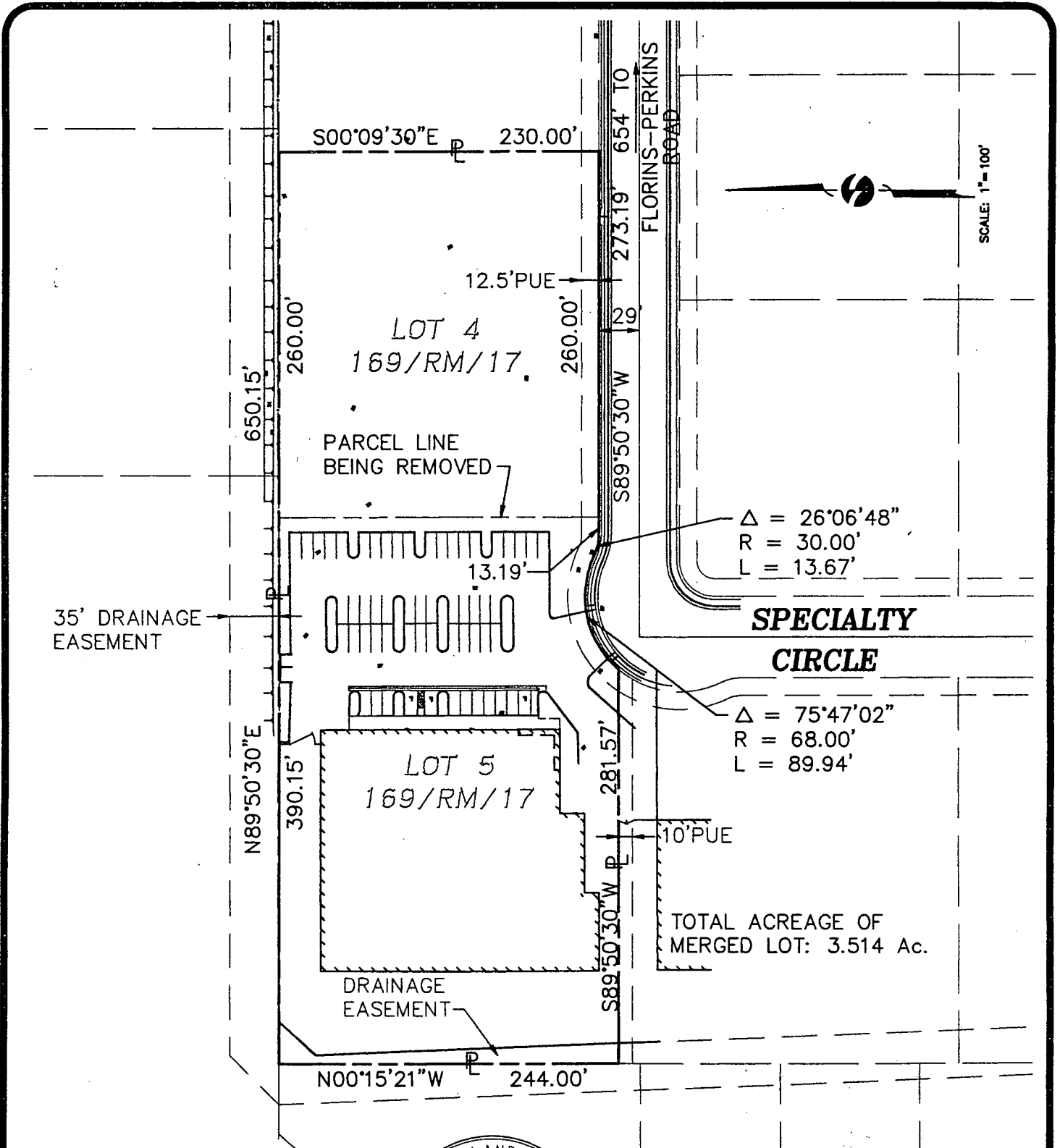
(S192LG.001/25-5422-01)

298-009

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Z 98 009
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EXHIBIT B



SCALE: 1"=100'

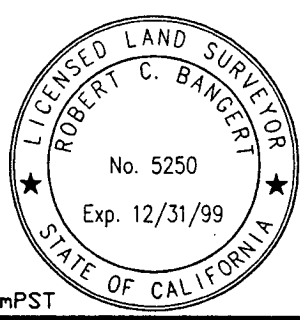
$\Delta = 26^{\circ}06'48''$
 $R = 30.00'$
 $L = 13.67'$

**SPECIALTY
 CIRCLE**

$\Delta = 75^{\circ}47'02''$
 $R = 68.00'$
 $L = 89.94'$


TOTAL ACREAGE OF
 MERGED LOT: 3.514 Ac.

Robert C Bangert 1-28-98
 ROBERT C BANGERT DATE



G:\PRJ\192\192LG01 1-28-98 9:04:41 am PST

**LOT MERGER
 RADIATOR SPECIALTY
 WAREHOUSE**



omni • means
 ENGINEERS PLANNERS
 3001 Douglas Blvd. #300, ROSEVILLE CA. 95661

298-009

2-18-98

#1