

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 14, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-183). 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 two parcels on 26.79 \pm vacant acres in the Heavy Industrial (M-2S) zone.

Location: North End of Morrison Creek Dr (D6, Area 3)

Assessor's Parcel Number: 064-0020-068, 089

Applicant: Surveyor's Group, Inc. (Tim Blair)
730 Sunrise Ave., Bldg. 200, Ste. #240
Roseville, CA 95661

Property Owner: O.K. & B. General Partnership
8615 Elder Creek Road #1
Sacramento, CA 95828

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: 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; Industrial
East: M-2S; Vacant
West: M-2S; Vacant

Property Dimensions: 300.6 feet x 1,833.5 feet
Property Area: 0.20 \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 facilitate future development. The parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received no calls.

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)}.

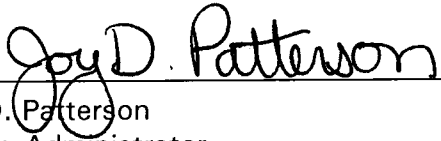
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
5. **ADVISORY NOTE:** Proposed Parcel A has a 20 foot wide drainage easement with a 36" drainage main in it running from south to north through the middle of the parcel. This storm drain was recently constructed with improvement plans for Morrison Creek Drive Extension (plan #2004019 on file at Public Works). This storm drain easement shall have no buildings or structures constructed over it. Unrestricted access to the easement shall be made available at all times. (Utilities)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the South Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively.
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 the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, 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, 808-7493) 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 (Anwar Ali)

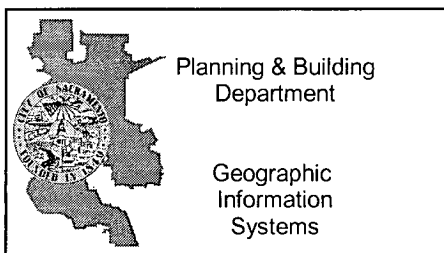
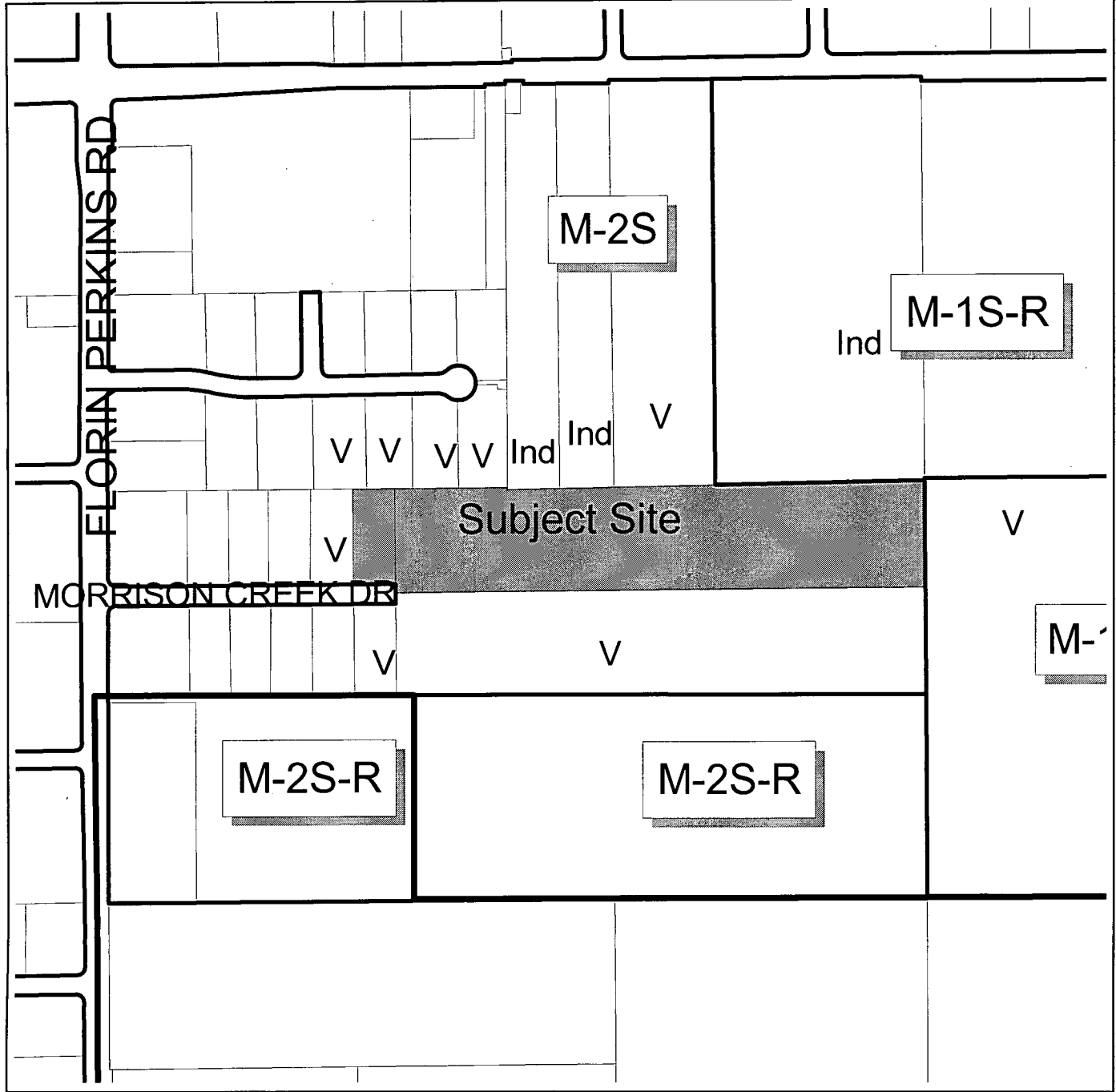


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map



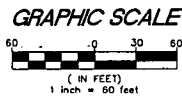
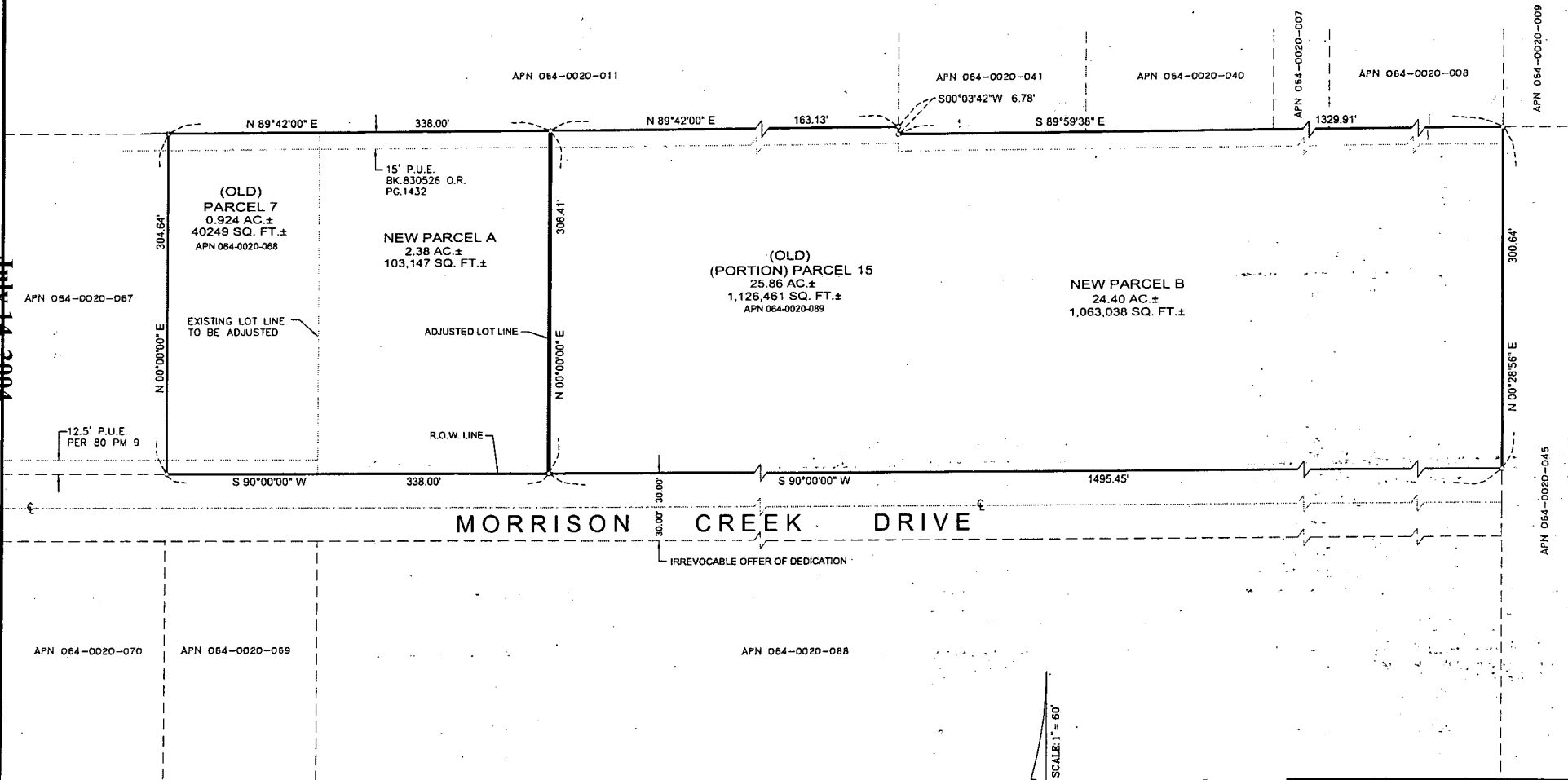


Land Use & Zoning



MORRISON CREEK LOT LINE ADJUSTMENT

A.P.N.: 064-0020-068 & 089
MORRISON CREEK DRIVE
SACRAMENTO, CALIFORNIA



SURVEYORS GROUP, INC.
LAND SURVEYORS CIVIL ENGINEERS

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