

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 J St., Sacto, 95814 441-6708	
OWNER	Wm & Myra Cook, 2856 Arden Way, E RJB Co. 2856 Arden Way, 95825	
PLANS BY	JTS	
FILING DATE	4/11/83	50 DAY CPC ACTION DATE _____ REPORT BY: SD
NEGATIVE DEC	EX 15105 a	EIR _____ ASSESSOR'S PCL. NO. 040-101-10 AND 11

APPLICATION: 1. ~~Environmental Determination~~
Lot Line Adjustment

Location: 8712 Elder Creek Rd.

Proposal: *The applicant is requesting the necessary entitlements to relocate a common property line between two parcels consisting of 26+ acres in the Heavy Industrial, M-2 zone.*

Project Information:

1974 General Plan Designation: ~~Heavy Commercial~~ Industrial
~~1965 Residential-Flam~~ Community
Plan Designation: ~~Heavy Commercial~~ Industrial

Existing Zoning of Site:
Existing Land Use of Site:

Surrounding Land Use and Zoning:
North: *Building Products; M-2*
South: *Vacant; M-2*
East: *Railroad and Lumber company; M-2*
West: *Vacant and residential; C-2, R-1*

Parking Required: 99 spaces Parking Provided: 124
Parking Ratio: 1:798
Property Dimensions: 1383 x 913 Property Area: 26+ ac.
~~Density of Development:~~ _____
Square Footage of Building: 99,000 sq
~~Significant Features of Site:~~ _____
Topography: flat
Street Improvements: existing
Utilities: existing
Exterior Building Colors: grey
Exterior Building Materials: concrete tilt up building

002835

P. 83115

Staff Evaluation: Staff has the following comments:

1. The subject site consists of two parcels totaling 27[±] acres located in the Heavy Industrial, m.c.s zone. A 99,000 sq. foot warehouse is located on Parcel A. The structure is currently vacant. The applicant proposes to relocate the common line between the 2 parcels. This will ~~create~~^{result in} parcel A ~~be~~ consisting of 9[±] acres and parcel B a flag-shaped lot, containing the remaining acreage. As a rule staff, does not encourage the creation of flag shaped lots. However it appears there is sufficient area for future development on this particular site.

2. The proposal was reviewed by the City Engineer, Building Inspection, Traffic Engineering and the Fire Marshall. The City Engineer recommends denial of the request due to a lack of drainage facilities until Morrison Creek

002850

Drainage ductuit is constructed

002851

Staff Evaluation: Staff has the following comments:

1. The subject site consists of two parcels totaling 27[±] acres in size and located in the ~~the~~ Heavy Industrial, M-2 zone. ~~The~~ A 99,000 sq. foot warehouse is located on parcel A. The structure is currently vacant.

2. The applicant proposes to relocate the ~~the~~ between the two parcels to create a 9.5[±] ~~the~~ acre ~~the~~ parcel A and a flag-shaped 17[±] acres parcel B.

The flag-handle, behind parcel A is approximately 300 feet wide by 630 feet in length. ~~Staff do not encourage the creation of flag-shaped lots however there appears to be no difficulty in ~~lot~~ development in this case. This portion of parcel B in the future~~

3. This proposal was ~~presented~~ ^{reviewed by} the City Engineering Building Inspections, Traffic Engineering and ^{the} Lee Marshall. The City Engineer ~~stated~~ ^{noted} that ~~the following~~ ~~note was placed on a previously~~

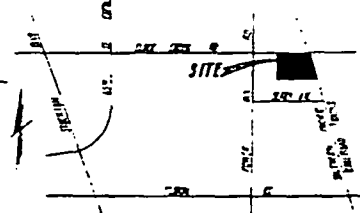
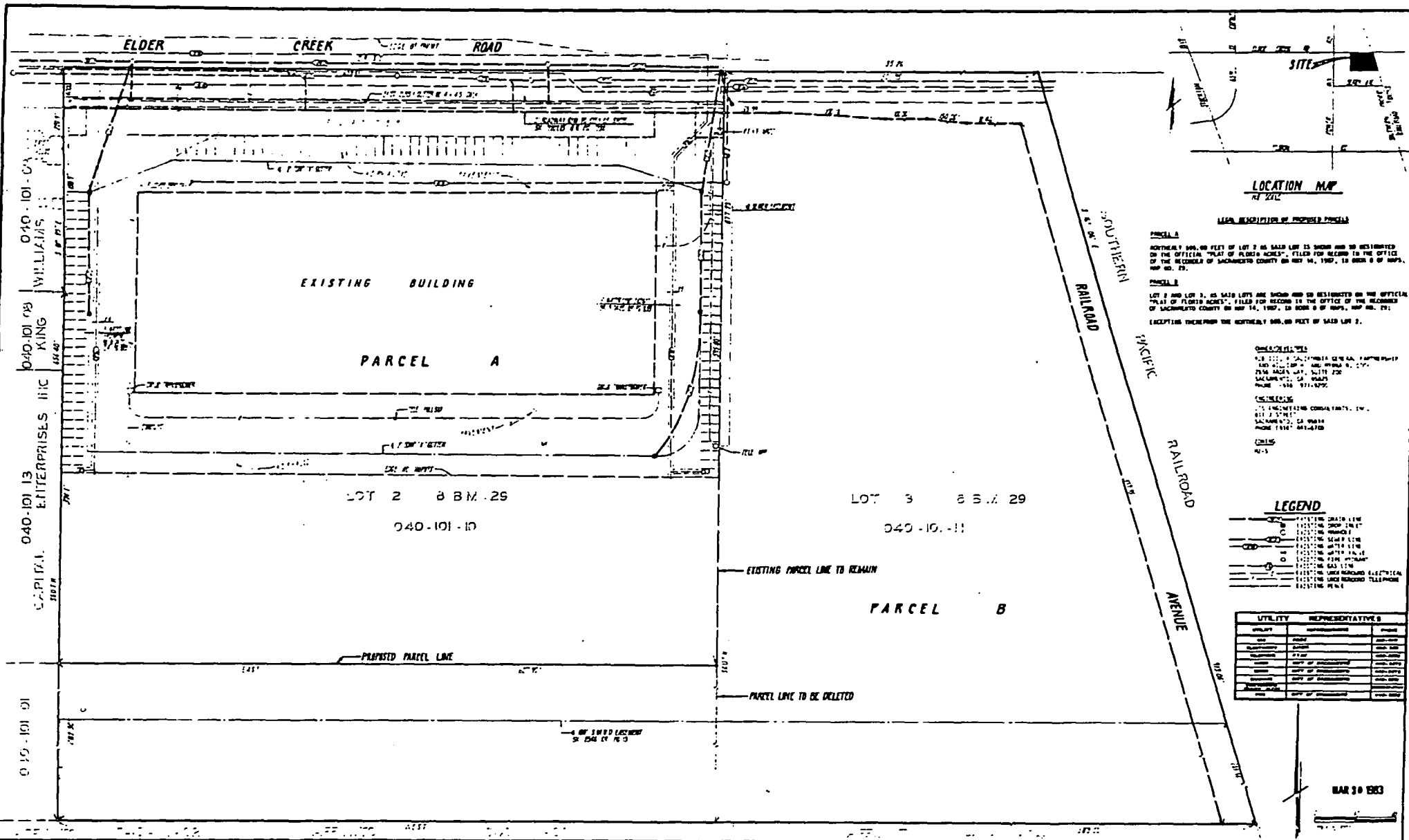
the back portion of Parcel A ~~may~~^{is} not be developable due to inadequate drainage facilities until the Morrison Creek Drainage is constructed.

- 4. Staff noted, on field inspection of the site, that the 15 foot planted area along Elder Creek Rd is unmaintained and overgrown with weeds. Staff requests that this area be landscaped prior to filing of the final document completing the lot line adjustment. ~~Landscaping should consist of 5 or 6 trees, shrubs and low ground cover.~~ Landscaping should consist of 5 and 15 gallon trees and 24 inch pot trees, one and five gallon ~~shrub~~ shrubs and natural ground cover.

Environmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

Staff Recommendation: Staff recommends that
the Commission approve the lot line
adjustment by adopting the attached
resolution with conditions:

002854



LOCATION MAP
PL 2012

LEGAL DESCRIPTION OF PROPERTY PARCELS

PARCEL A
 NORTHERLY 1/2 1/2 AC. OF PLETS OF LOT 2 AS SAID LOT IS SHOWN AND SO RESTRICTED ON THE OFFICIAL "PLAT OF PLETS ACRES", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 14, 1967, IS BOOK 8 OF MAPS, 108 00 00.

PARCEL B
 LOT 3 AND LOT 2, AS SAID LOTS ARE SHOWN AND SO RESTRICTED ON THE OFFICIAL "PLAT OF PLETS ACRES", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 14, 1967, IS BOOK 8 OF MAPS, 108 00 00.

EXCEPTING THEREFROM THE NORTHERLY 1/2 1/2 AC. OF PLETS OF SAID LOT 2.

CONSULTANTS

ENGINEERING
 JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CA 95811
 PHONE (916) 441-4310

LEGEND

- SYSTEM DRAIN LINE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC
- EXISTING SANITARY
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING POLE

UTILITY	REPRESENTATIVE
WATER	...
SEWER	...
GAS	...
ELECTRICAL	...
TELEPHONE	...
FIBER OPTIC	...

MAR 30 1983

REVISIONS TABLE

NO.	DATE	REVISION

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95811 (916) 441-4310

SCALE: 1" = 40'

DATE: _____

CHECKED: _____

SUBMITTED: _____

NO.	DATE	REVISION	COUNTY APPROVAL	BY

LOT LINE ADJUSTMENT
8172 ELDER CREEK RD.
 ATN: 040-101-10 & 11

DATE: 3/30/83

DRAWN BY: JTS

1/1