

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	D. Benvenuti Co., 3383 Arden Way, Sacramento, CA 95825		
OWNER	United Grocers, Ltd., P.O. Box 4025, Richmond, CA 94804		
PLANS BY	Cooper, Thorne & Associates, 2011 Arden Way, Sacramento, CA 95825		
FILING DATE	5/18/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 061-162-01,02,03; 061-172-01

APPLICATION: Lot Line Adjustment (Subdivision Ordinance, Sec. 40.107)

LOCATION: 8301 Fruitridge Road

PROPOSAL: The applicant wishes to relocate existing lot lines on 35± acres in order to accommodate future development in the heavy industrial zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1967 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Warehouse

Surrounding Land Use and Zoning:

North: Industrial; M-2(S)
South: Army Depot; M-2
East: Industrial; M-2(S)
West: Industrial; M-2(S)

Property Dimensions: 1,720' x 850'
Property Area: 35± acres
Square Footage of Building: 220,400
Topography: Flat
Street Improvements: Existing, except on Fruitridge Road
Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

- A. The subject site consists of four parcels totaling 35± acres in size. The site is located in the Heavy Industrial (M-2(S)) zone on the north side of Fruitridge Road between 83rd and 84th Streets. The site is surrounded by industrial warehousing and the Army Depot is located to the south. A large warehouse is located on the south-west corner of the site. The applicant proposes to relocate lot lines in order to accommodate future industrial development.
- B. Plans for this project were reviewed by the City Engineer, Real Estate, Traffic, Fire and Building Inspections. The City Engineer requests that the new lot lines be monumented. Staff has no objection to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

000488

LOCATION MAP

PERKINS
FLORIN

SACRAMENTO
UNIT NO. 1

23 RD

WAREHOUSE

24TH

AV

ST

83 RD

ST

84TH

LAWRENCE INDUSTRIAL TRACT

SUBJECT SITE

000489

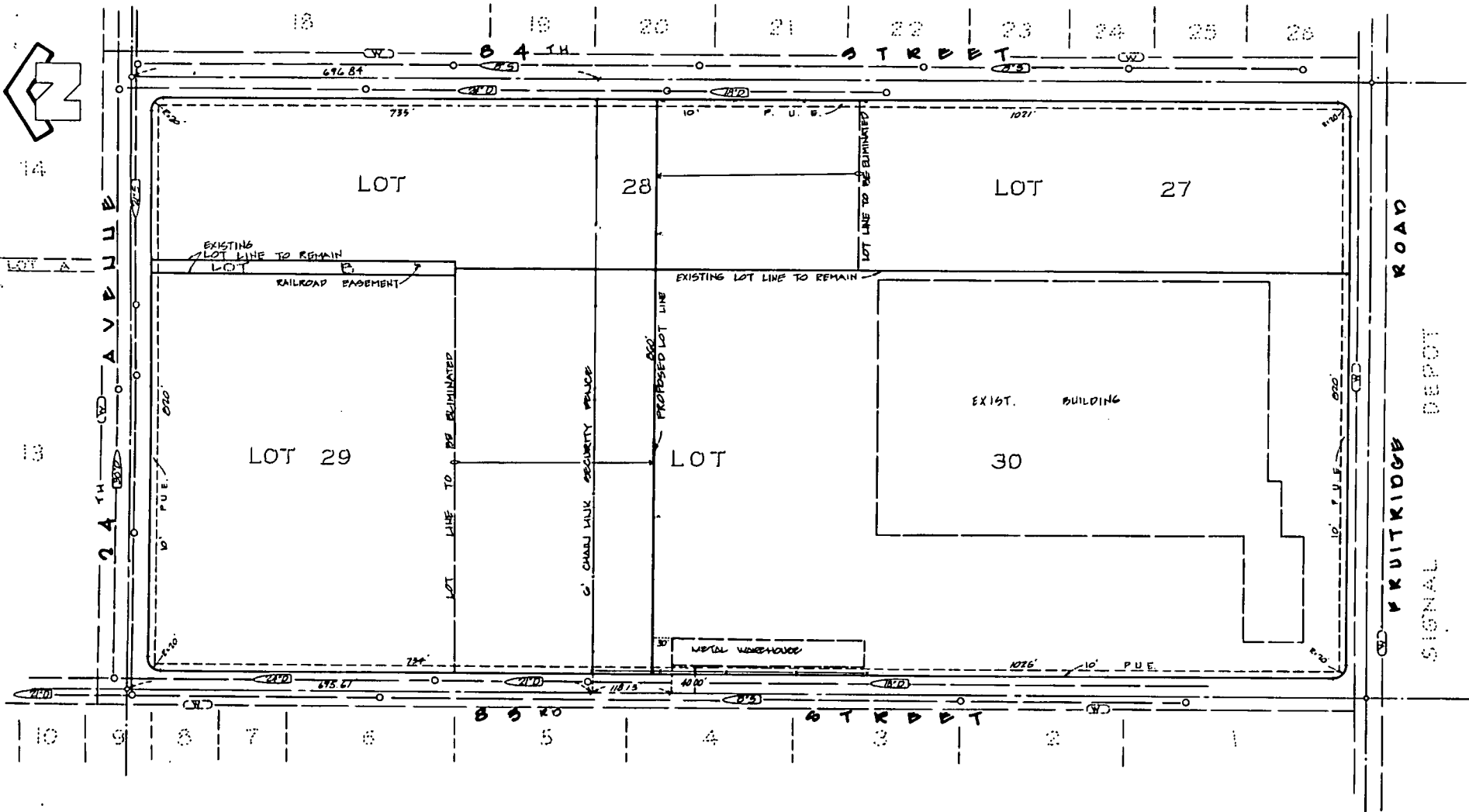
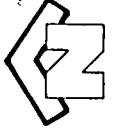
FRUITRIDGE

P. G. B. E.

P84-196

7-12-84

No. 26



PROPOSED LOT LINE ADJUSTMENT

000490

LOTS 27 - 30 OF
 LAWRENCE INDUST. TRACT
 48 PM 5
 MARCH 1964 1" = 100'
 SACRAMENTO COUNTY, CALIFORNIA

COOPER, THORNE & ASSOCIATES, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 2011 ARDEN WAY, SUITE 10
 SACRAMENTO, CA 95825 (916) 923-0431

