

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Morton and Pitalo, Inc., 1430 Alhambra Blvd, Sacto, CA 95816</u>		
OWNER: <u>Bill Applegate, 1430 Alhambra Blvd, Sacto, CA 95816</u>		
PLANS BY: <u>Morton and Pitalo, Inc., 1430 Alhambra Blvd, Sacto, CA 95814</u>		
FILING DATE: <u>July 5, 1990</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>001-210-08, 09, 26, 30, 31, 32</u>		

APPLICATION: A. Negative Declaration

B. Lot Line Adjustment to merge 6 lots into 2 lots totaling 12.75 partially developed acres in the Heavy Industrial (M-2) zone.

LOCATION: Richards Blvd. and North "B" Street.

PROPOSAL: The applicant is requesting the necessary entitlements to merge 6 partially developed lots into 2 partially developed lots in the M-2 zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Warehouse operations

Surrounding Land Use and Zoning:

North:	Industrial, M-2
South:	Industrial, M-2
East:	Industrial, M-2
West:	Industrial, M-2

Property Dimensions:	Irregular
Property Area:	12.75± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION

The proposed project is to merge six lots into two lots. The area is zoned Heavy Industrial (M-2) and the uses in the area reflect the zoning. The area is made up of predominantly warehouse and trucking facilities. The General Plan also designates the site for Heavy Commercial and Warehouse uses.

The proposed lot line adjustment was reviewed by the City Planning and Public Works Department. There were no objections to the proposed merger. The following comments were received:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- D. Existing easements for water mains, sewer mains, and storm drain pipes are located on the subject parcels and shall be retained.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 103.79 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 9, 1928, FROM ENGLISH ESTATE COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED APRIL 19, 1928, IN BOOK 181 OF OFFICIAL RECORDS, PAGE 257, SACRAMENTO COUNTY.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for property located at Richards Blvd. and North B Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at Richards Blvd. and North B Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

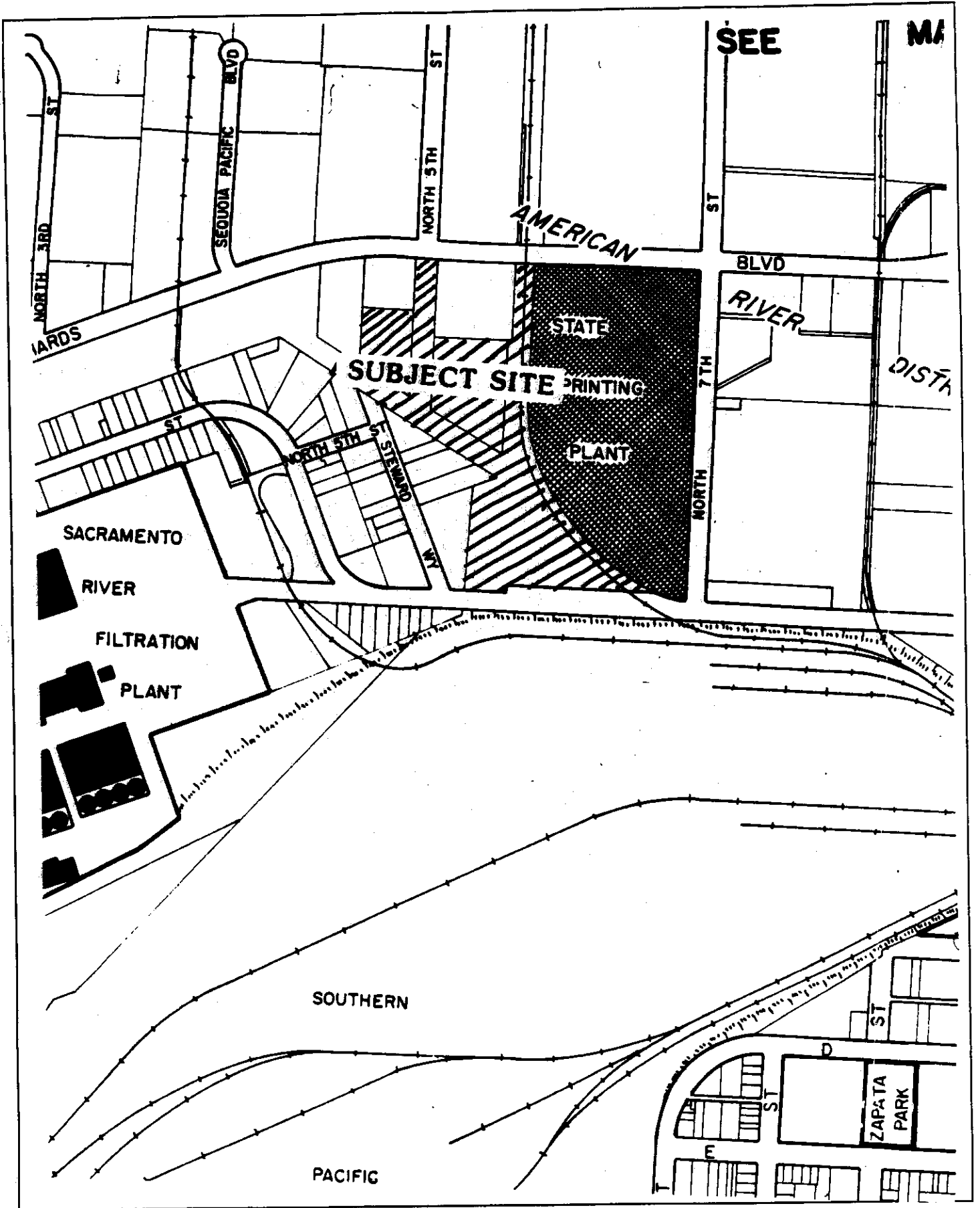
- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
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- D. Notice: Existing easements for water mains, sewer mains, and storm drain pipes are located on the subject parcels and shall be retained.

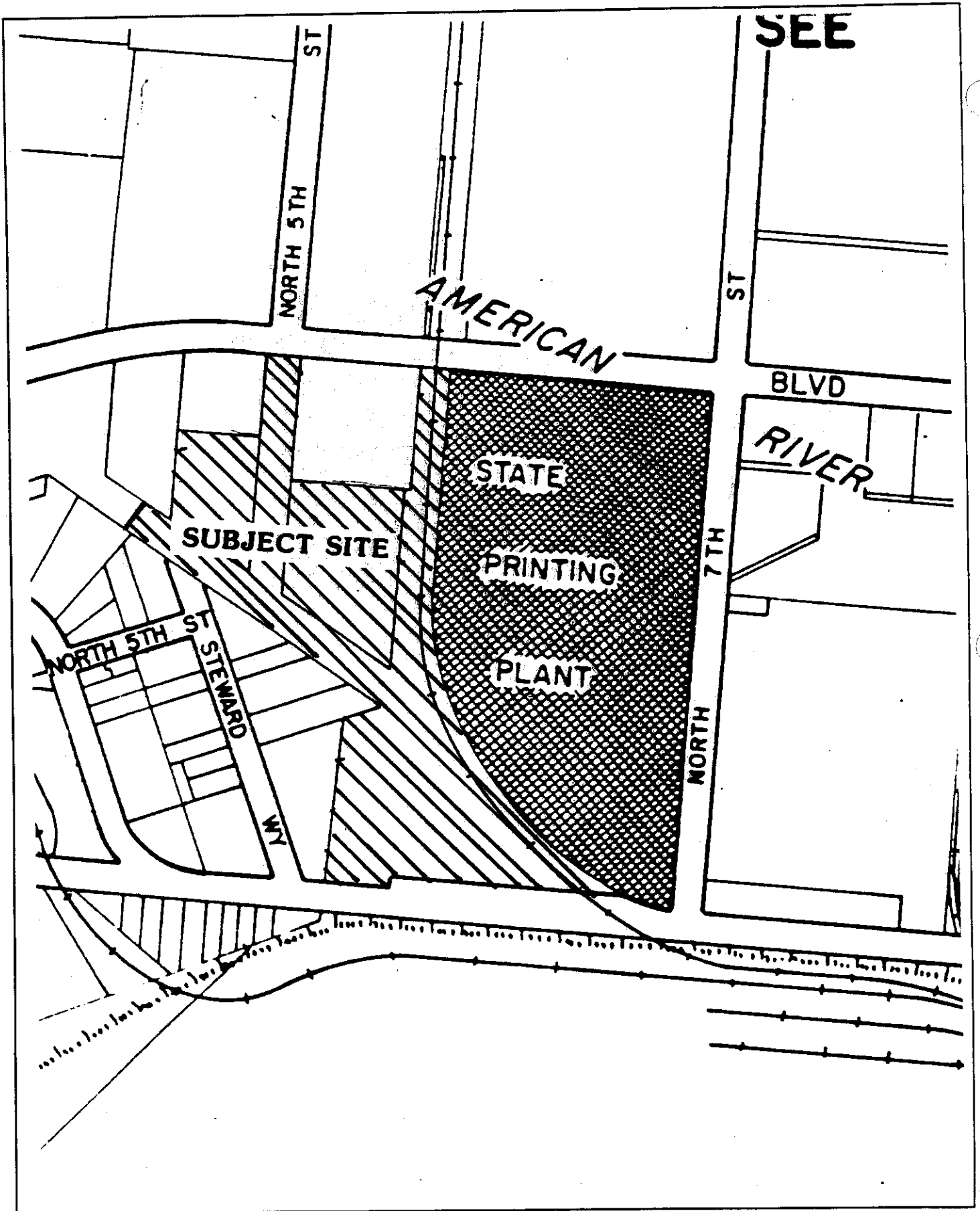
CHAIRPERSON

ATTEST:

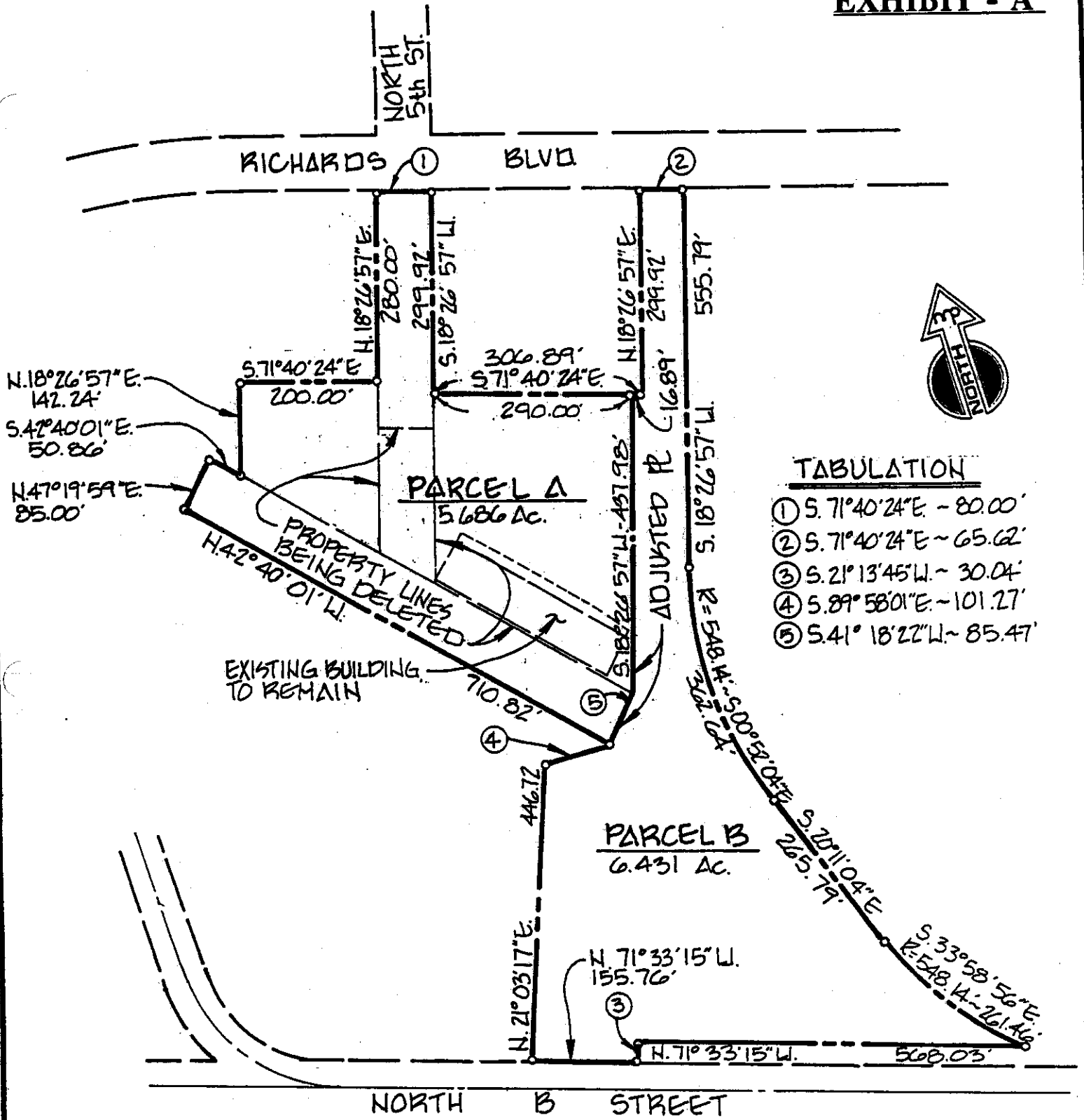
SECRETARY TO THE CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP



TABULATION

- ① 5.71°40'24"E - 80.00'
- ② 5.71°40'24"E - 65.62'
- ③ 5.21°13'45"W - 30.04'
- ④ 5.89°58'01"E - 101.27'
- ⑤ 5.41°18'22"W - 85.47'

D90-307

December 13, 1990

Item #

mp MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

LOT LINE ADJUSTMENT
APPLEGATE / SPRK

DATE: APRIL 1990 JOB NO: 900045
SCALE: 1"=200' DRAWN/ENGR: MSC/

SHEET
1 OF 1

CITY OF SACRAMENTO

Original Description

The land referred to in this report is situated in the State of California, County of Sacramento and is described as follows:

CITY OF SACRAMENTO

PARCEL NO. 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 103.79 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 9, 1928, FROM ENGLISH ESTATE COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED APRIL 19, 1928, IN BOOK 181 OF OFFICIAL RECORDS, PAGE 257, SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN 3.096 ACRE PARCEL OF LAND DESCRIBED IN INDENTURE DATED JULY 5, 1950, BETWEEN SOUTHERN PACIFIC COMPANY AND COUNTY OF SACRAMENTO, RECORDED JULY 26, 1950, IN BOOK 2389 OF OFFICIAL RECORDS, PAGE 326 OF SAID COUNTY; THENCE, SOUTH 19°06'00" WEST ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID 3.096 ACRE PARCEL, (DESCRIBED AS SOUTH 19°07'00" WEST IN SAID INDENTURE) 80.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF 5TH STREET, WITH THE SOUTHERLY LINE RICHARDS BOULEVARD, AS SHOWN ON THE OFFICIAL MAP OF SACRAMENTO COUNTY; THENCE, CONTINUING SOUTH 19°06'00" WEST ALONG SAID SOUTHERLY PROLONGATION BEING ALSO, THE EASTERLY LINE OF SAID 5TH STREET 280.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE, SOUTH 19°06'00" WEST ALONG LAST SAID LINE 253.12 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANCE 85 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID 103.79 ACRE PARCEL OF LAND, DESCRIBED IN SAID DEED; THENCE, NORTH 41°45' WEST ALONG PARALLEL LINE, 229.00 FEET; THENCE, NORTH 19°06'00" EAST PARALLEL WITH SAID WESTERLY LINE OF 5TH STREET, 141.22 FEET; THENCE, SOUTH 71°00'00" EAST 200 FEET TO THE ACTUAL POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PETROLEUM, OIL, NATURAL GAS, AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, AS CONTAINED IN DEED DATED JANUARY 20, 1961, RECORDED MAY 3, 1961, IN BOOK 4239 OF OFFICIAL RECORDS, PAGE 6, EXECUTED BY SOUTHERN PACIFIC COMPANY, A CORPORATION, AT THE STATE OF DELAWARE TO ESTATE OF EMMERON J. WALLNER, THOMAS WALLNER, EXECUTOR.

PARCEL NO. 2:

ALL THAT CERTAIN PIECE OR PARCEL OF AND SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN 103.799 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED APRIL 9, 1928, FROM ENGLISH ESTATE COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED APRIL 19, 1928, IN BOOK 181, PAGE 257, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF RICHARDS BOULEVARD (80 FEET WIDE) WITH THE EASTERLY LINE OF 5TH STREET (80 FEET WIDE) AS SHOWN ON THE OFFICIAL MAP OF THE COUNTY OF SACRAMENTO, DISTANT NORTH 71°00' WEST, MEASURED ALONG SAID SOUTHERLY LINE, 1056.95 FEET FROM THE CENTERLINE OF SEVENTH STREET (SAID CENTERLINE BEING ALSO THE EASTERLY LINE OF SAID 103.799 ACRE PARCEL OF LAND); THENCE SOUTH 19°06' WEST ALONG SAID EASTERLY LINE OF 5TH STREET (BEARING SHOWN AS SOUTH 19°07' WEST IN THAT CERTAIN INDENTURE DATED JUNE 23, 1952 FROM SOUTHERN PACIFIC COMPANY TO COUNTY OF SACRAMENTO) 300.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE SOUTH 71°00" EAST, 290.00 FEET; THENCE SOUTH 19°06' WEST, 440.28 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 85 FEET,

P90-307

December 13, 1990

J. K. Smith

MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID 103.799 ACRE PARCEL OF LAND; THENCE NORTH 41°44' WEST, ALONG SAID PARALLEL LINE, 332.09 FEET TO A POINT IN SAID EASTERLY LINE OF 5TH STREET; THENCE NORTH 19°06' EAST ALONG SAID EASTERLY LINE, 277.93 FEET TO THE ACTUAL POINT OF BEGINNING, CONTAINING AN AREA OF 2.391 ACRES, MORE OR LESS.

EXCEPTING AND RESERVING, HOWEVER, TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, THE TITLE AND EXCLUSIVE RIGHT TO ALL OF THE MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED THEREFROM, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING; ALL PETROLEUM, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES AND PRODUCTS DERIVED THEREFROM, TOGETHER WITH THE EXCLUSIVE AND PERPETUAL RIGHT OF SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS BENEATH THE SURFACE OF SAID LAND TO EXPLORE FOR, EXTRACT, MINE AND REMOVE THE SAME, AND TO MAKE SUCH USE OF THE SAID LAND BENEATH THE SURFACE AS IS NECESSARY OR USEFUL IN CONNECTION THEREWITH, WHICH USE MAY INCLUDE LATERAL OR SLANT DRILLING, BORING, DIGGING, OR SINKING OF WELLS, SHAFTS OR TUNNELS; PROVIDED HOWEVER, THE SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT USE THE SURFACE OF SAID LAND IN THE EXERCISE OF ANY OF SAID RIGHTS, AND SHALL NOT DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON.

PARCEL NO. 3:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF NORTH "B" STREET LOCATED NORTH 71 DEGREES 33' 15" WEST 914.07 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SEVENTH STREET (80 FEET WIDE) WITH THE NORTHEASTERLY LINE OF NORTH "B" STREET (80 FEET WIDE) IN THE CITY OF SACRAMENTO; SAID POINT BEING IN THE EASTERLY LINE OF LAND DESCRIBED IN DEED DATED OCTOBER 14, 1868 FROM JOHN R. JOHNSON TO THE CENTRAL PACIFIC RAILROAD COMPANY OF CALIFORNIA, RECORDED OCTOBER 14, 1868 IN BOOK 46 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 21 DEGREES 03' 17" EAST, ALONG SAID EASTERLY LINE, 446.72 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89 DEGREES 58' 01" EAST, ALONG THE NORTHERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 101.27 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN SAID DEED DATED APRIL 9, 1928; THENCE NORTH 42 DEGREES 40' 01" WEST, ALONG SAID SOUTHWESTERLY LINE, 710.82 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED DATED MARCH 30, 1966 FROM TITLE INSURANCE AND TRUST COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED MAY 5, 1967 IN BOOK 67-05-05, PAGE 327, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 47 DEGREES 19' 59" EAST, AT RIGHT ANGLES FROM LAST DESCRIBED COURSE, 85.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF A 1.433 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED DECEMBER 31, 1962 FROM SOUTHERN PACIFIC COMPANY TO OLIVER AND COBURN; THENCE SOUTH 42 DEGREES 40' 01" EAST, ALONG LAST SAID SOUTHWESTERLY LINE AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED DATED JANUARY 20, 1961 FROM SOUTHERN PACIFIC COMPANY TO ESTATE OF EMERON J. WALLNER, ET AL., RECORDED MAY 3, 1961 IN BOOK 4239, PAGE 6, OFFICIAL RECORDS OF SAID COUNTY, 279.28 FEET TO A POINT IN THE NORTHWESTERLY LINE OF NORTH FIFTH STREET (80 FEET WIDE); THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG LAST SAID NORTHWESTERLY LINE, 533.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF RICHARDS BOULEVARD (80 FEET WIDE); THENCE SOUTH 71 DEGREES 40' 24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, 80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID NORTH FIFTH STREET; THENCE SOUTH 18 DEGREES 26' 57" WEST, ALONG LAST SAID SOUTHEASTERLY LINE, 577.30 FEET TO THE MOST WESTERLY CORNER OF THE 2.391 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 24, 1960 FROM SOUTHERN PACIFIC COMPANY TO APPLGATE WAREHOUSE COMPANY; THENCE SOUTH 42 DEGREES 40' 01" EAST, ALONG THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 331.20 FEET TO THE MOST SOUTHERLY CORNER OF LAND DESCRIBED IN LAST SAID DEED; THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG THE EASTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 437.98 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE 2.115 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED AUGUST 24, 1966 FROM SOUTHERN PACIFIC COMPANY TO WALKUP COMPANY; THENCE SOUTH 71 DEGREES 40' 24" EAST ALONG LAST SAID SOUTHWESTERLY

P 90-307

December 13, 1990

Item #1

LINE, 16.89 FEET TO THE EASTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED; THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG LAST SAID EASTERLY LINE, 299.92 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF RICHARDS BOULEVARD; THENCE SOUTH 71 DEGREES 40' 24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, 65.62 FEET TO A POINT IN THE WESTERLY LINE OF THE 19.565 ACRE PARCEL OF LAND, DESCRIBED IN DEED DATED DECEMBER 12, 1941 FROM SOUTHERN PACIFIC COMPANY TO ENGLISH ESTATE COMPANY; THENCE ALONG LAST SAID WESTERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: (1) SOUTH 18 DEGREES 26' 57" WEST 555.79 FEET (2) ON A CURVE TO THE LEFT, TANGENT TO SAID CURVE IS LAST DESCRIBED COURSE, HAVING A RADIUS OF 548.14 FEET AND A CENTRAL ANGLE OF 38 DEGREES 38' 01" AND AN ARC DISTANCE OF 369.60 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 00 DEGREES 52' 04" EAST 362.64 FEET; (3) SOUTH 20 DEGREES 11' 04" EAST 265.79 FEET AND (4) A CURVE TO THE LEFT, TANGENT TO SAID CURVE IS LAST DESCRIBED COURSE HAVING A RADIUS OF 548.14 FEET AND A CENTRAL ANGLE OF 27 DEGREES 35' 44" AND AN ARC DISTANCE OF 264.00 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 33 DEGREES 58' 56" EAST 261.46 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LAND OF THE 0.43 OF AN ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 12, 1946 FROM SOUTHERN PACIFIC COMPANY TO THE COUNTY OF SACRAMENTO; THENCE NORTH 71 DEGREES 33' 15" WEST ALONG LAST SAID NORTHEASTERLY LINE, 568.03 FEET TO AN ANGLE POINT THENCE; THENCE SOUTH 21 DEGREES 13' 45" WEST, ALONG THE NORTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED 30.04 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN SAID DEED DATED APRIL 9, 1928 FROM ENGLISH ESTATE COMPANY TO SOUTHERN PACIFIC COMPANY, BEING ALSO THE NORTHWESTERLY LINE OF SAID NORTH "B" STREET; THENCE NORTH 71 DEGREES 33' 15" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, 155.76 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THAT PORTION OF THE NORTHEASTERLY HALF OF NORTH "B" STREET ABUTTING UPON THE ABOVE DESCRIBED PARCEL OF LAND.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS, INTERESTS, AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID PROPERTY IN CONNECTION THEREWITH AS RESERVED IN THE DEED RECORDED OCTOBER 7, 1988 IN BOOK 88-10-07, PAGE 1364, OFFICIAL RECORDS, EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, TO RICHARDS BOULEVARD PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP.

ASSESSOR'S PARCEL NUMBER 001-0120-026-0000
ASSESSOR'S PARCEL NUMBER 001-0120-028-0000

P90-307

December 13, 1990

Item #1