

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

APPLICANT Vail Engineering, 2033 Howe Avenue, Suite 220, Sacramento, CA 95825

OWNER Pacific Central Properties, 1651 Response Road, Sacramento, CA 95865

PLANS BY Vail Engineering, 2033 Howe Avenue, Suite 220, Sacramento, CA 95825

FILING DATE 12-11-92 ENVIR. DET. Exempt (15305(a)) REPORT BY CAS

ASSESSOR'S PCL. NO. 225-0070-050; -0150-024, 26, 29, 31, 37, 38, 39, 40, 41, 42; -0180-024, 28; and -0310-014

**APPLICATION:** Lot Line Adjustment to merge 14 lots into 10 lots and relocate the common property lines between 14 parcels totaling 362± vacant acres in the Manufacturing, Research and Development-20 (MRD-20), Manufacturing, Research and Development-50 (MRD-50) and Multiple Family Residential (R-2B) zones.

**LOCATION:** Northeast corner of Interstate 5 and Interstate 80

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge 14 lots into 10 lots and relocate the common property lines between 14 lots totaling 362± vacant acres in the MRD-20, MRD-50, and R-2B zones.

**PROJECT INFORMATION:**

General Plan Designation: Industrial-Employee Intensive, Low Density Residential (4-15 du/na), and Medium Density Residential (16-29 du/na)

1986 North Natomas

Community Plan Designation: Manufacturing, Research and Development-20, High Density Residential (22 du/ac), and Medium Density Residential (12 du/ac)

Existing Zoning of Site: MRD-20, MRD-50, and R-2B

Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant, MRD-20 and MRD-50  
South: Vacant, Interstate 80 and A  
East: Vacant, MRD-20 and A  
West: Vacant, Interstate 5 and MRD-20

Property Area: 362± acres  
Topography: Flat  
Street Improvements: Partially developed  
Utilities: Partially developed

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**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is 362± vacant acres in the MRD-20, MRD-50 and R-2B zones. The General Plan designates the site as Industrial-Employee Intensive, Low Density Residential (4-15 du/na), and Medium Density Residential (16-29 du/na). The 1986 North Natomas Community Plan designates the site as Manufacturing, Research and Development-20, High Density Residential (22 du/ac), and Medium Density Residential (12 du/ac). The proposed lot line adjustment is consistent with the General Plan and the 1986 North Natomas Community Plan. Also, the adjustment is consistent with the currently proposed community plan amendment. The surrounding

APPLC. NO. P92-316

MEETING DATE February 11, 1993

ITEM NO. 4

land use and zoning for the site is vacant, zoned MRD-20, MRD-50, and Agriculture (A) to the north, south, east, and west with Interstate 5 to the west and Interstate 80 to the south.

B. Applicant's Proposal

The applicant is proposing to merge 14 lots into 10 lots and relocate the common property lines between 14 lots totaling 362± vacant acres in the MRD-20, MRD-50, and R-2B zones (see Exhibit A). The applicant is requesting this lot line adjustment to make the parcels conform with the court approved appraisal documents in order to dissolve the property owner partnership and revise parcels to incorporate the previously proposed canal alignment and road rights-of-way.

C. Staff Analysis

The lot line adjustment is being requested to bring the parcel configuration in conformance with a court approved settlement. Also, the lot line adjustment will incorporate the canal area into the adjacent parcels since the originally proposed canal will not be needed by the recently proposed drainage plan. No additional parcels are being created by this request.

Staff supports the approval of the Lot Line Adjustment in that the alignment will result in conformance with a court approved appraisal document.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, and Environmental Services staff. The project was also reviewed by Natomas Community Association and the Environmental Council of Sacramento. The following comments were received:

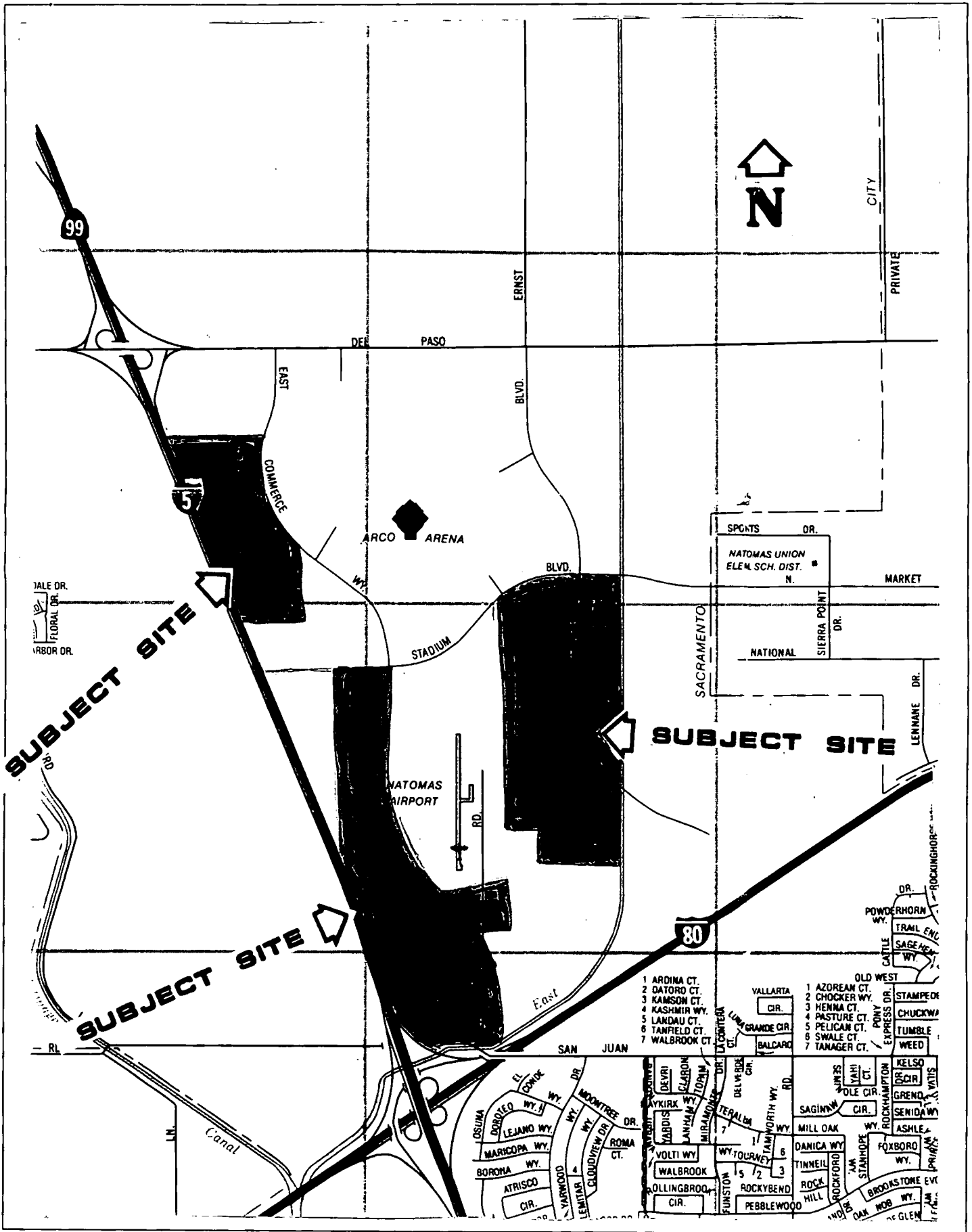
Engineering: Engineering staff requests that the following conditions and comments be made a condition for approval of this lot line adjustment.

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 submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. 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.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment by approving the attached resolution.

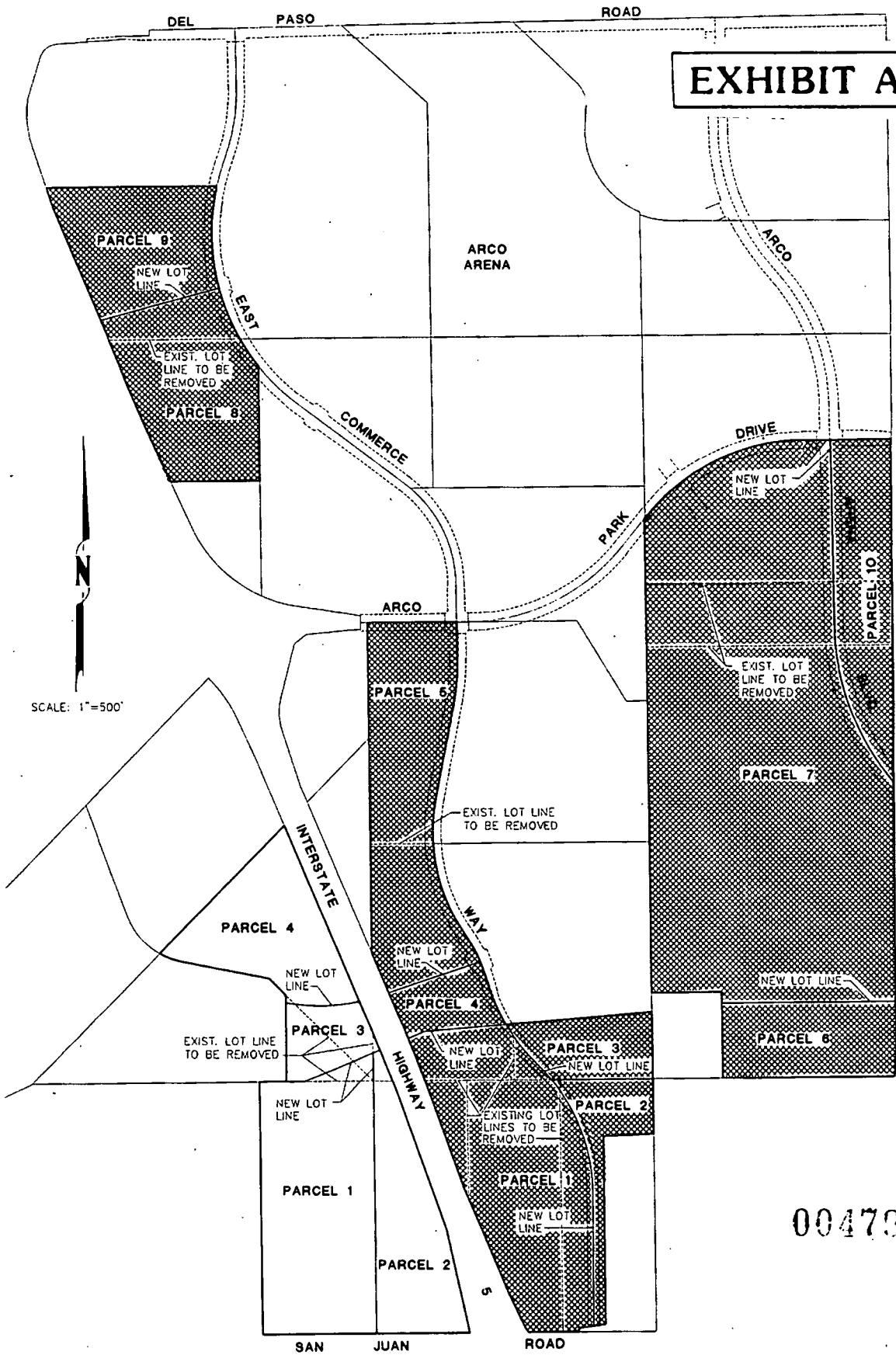


VICINITY MAP

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**EXHIBIT A**

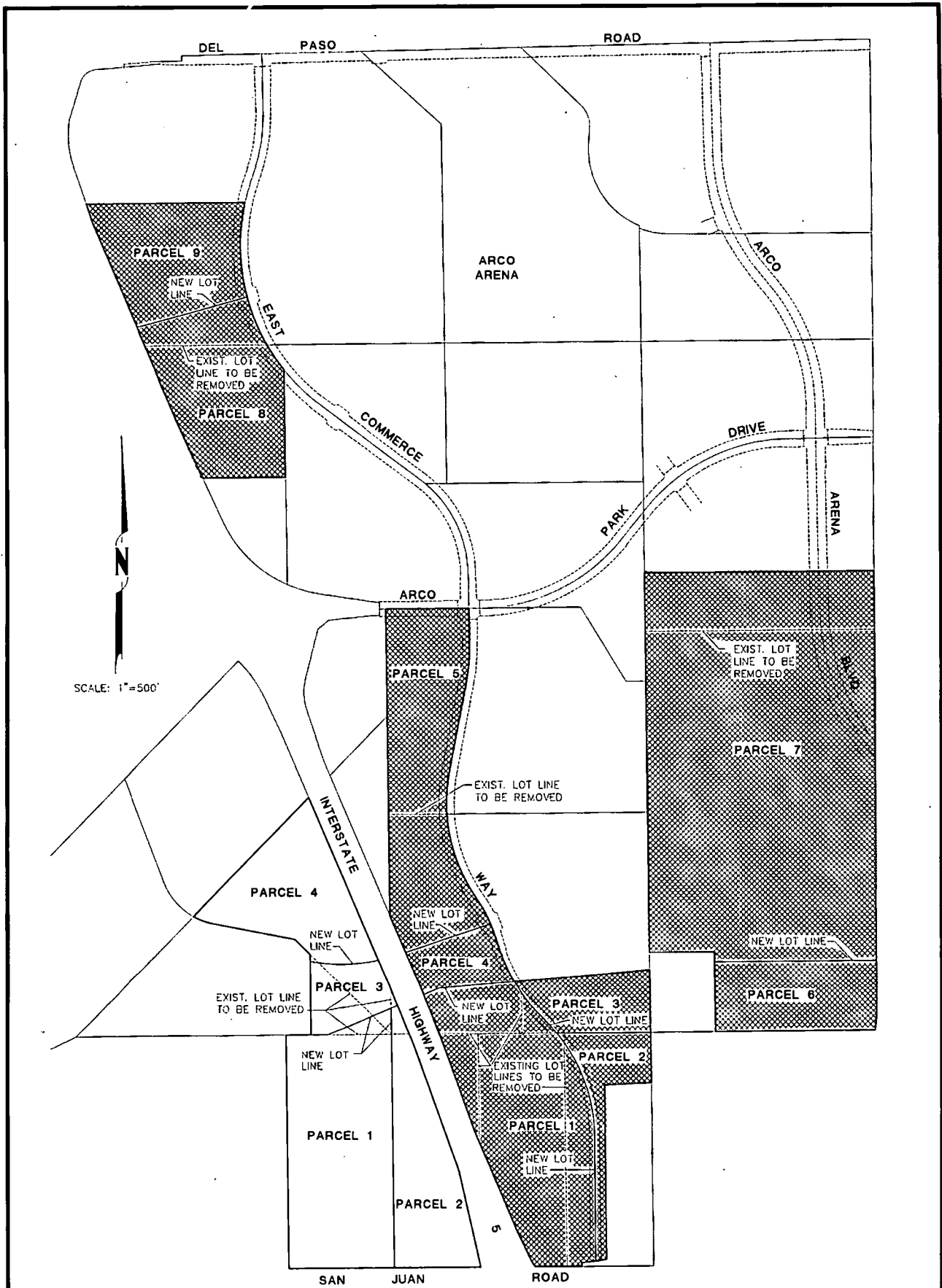


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**LOT LINE ADJUSTMENTS  
PORTIONS OF THE  
NATOMAS CENTRAL SUBDIVISION**

SCALE: 1"=500'      DECEMBER, 1992  
VAIL ENGINEERING CORP.

**VAIL**  
ENGINEERING CORPORATION  
2033 HOWE AVENUE  
SUITE 220  
SACRAMENTO, CA 95825  
(916) 929-3323



SCALE: 1"=500'

**LOT LINE ADJUSTMENTS**  
**PORTIONS OF THE**  
**NATOMAS CENTRAL SUBDIVISION**

SCALE: 1"=500'      DECEMBER, 1992  
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**VAIL**  
 ENGINEERING  
 CORPORATION  
ENGINEERING PLANNING  
FIELD WORK SURVEYING  
 2033 HOME AVENUE  
 SUITE 220  
 SACRAMENTO, CA 95825  
 (916) 929-3323

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

**P92 - 316**