

# 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.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE ADJUSTMENT FOR  
LOTS 27,28,29 AND 30 OF THE "PLAT OF LAWRENCE  
INDUSTRIAL TRACT," RECORDED IN BOOK 48 OF MAPS,  
MAP NO. 5, SACRAMENTO COUNTY RECORDS (P84-196)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8301 Fruitridge Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1967 College Greens Community Plan;

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

that the lot line adjustment for property located at 8301 Fruitridge Road,

City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

The proposed lot lines are to be monumented.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

LOCATION MAP

PERRINS

FLORIN

SACRAMENTO  
UNIT NO.

23 RD

WAREHOUSE

LAWRENCE INDUSTRIAL TRACT

SUBJECT SITE

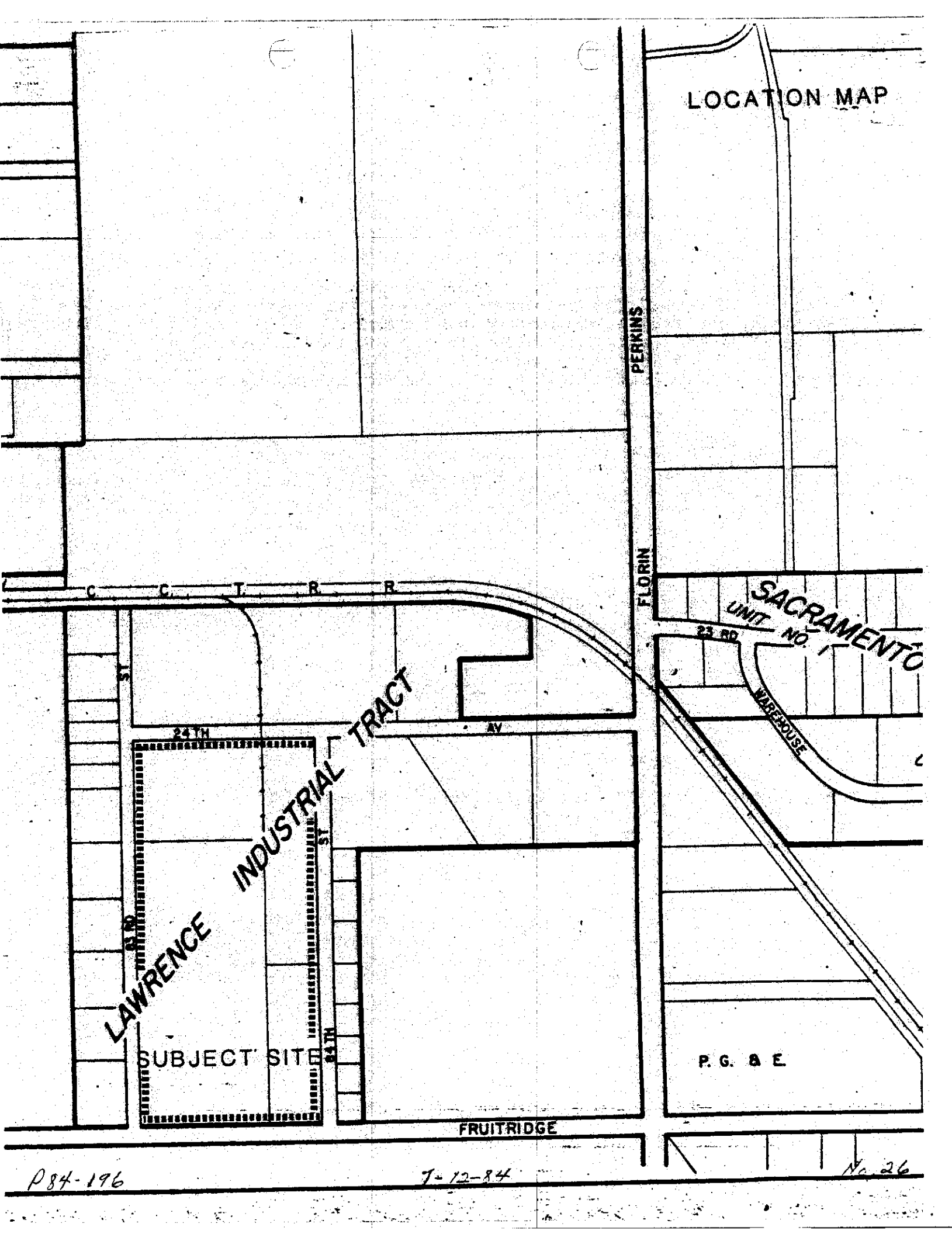
P. G. & E.

FRUITRIDGE

P84-196

7-12-84

No. 26



All that certain real property situate in the City of Sacramento, State of California, described as follows:

Being a portion of Lot 30 of the "Plat of Lawrence Industrial Tract," recorded in Book 48 of Maps, Map No. 5, Sacramento County Records, more particularly described as follows:

Beginning at a point from which the Northwest corner of the aforementioned Lot 30 bears North  $00^{\circ}03'45''$  West 295.68 feet; thence, from said point of beginning, South  $89^{\circ}56'15''$  East 604.98 feet to a point in the West line of said Lot 28; thence, along said West line South  $00^{\circ}03'45''$  West 296.44 feet to the Northwest corner of said Lot 27; thence, along the West line of said Lot 27, South  $00^{\circ}03'45''$  West 735.00 feet to a point in the South line of said Lot 30; thence, along the South line of said Lot 30, South  $89^{\circ}44'20''$  West 584.89 feet; thence, along the arc of a curve to the right, having a radius of 20.00 feet, said arc being subtended by a chord bearing North  $45^{\circ}05'57''$  West 28.36 feet; thence, along the West line of said Lot 30, North  $00^{\circ}03'45''$  East 1026.21 feet to the point of beginning.

ADJUSTED LOT 29

All that certain real property situate in the City of Sacramento, State of California, described as follows:

Being a portion of Lots 29 and 30 of the "Plat of Lawrence Industrial Tract," recorded in Book 48 of Maps, Map No. 5, Sacramento County Records, more particularly described as follows:

Beginning at the Northwest corner of Lot 30 of the aforementioned industrial tract; thence, from said point of beginning along the West line of Lot 29, North  $00^{\circ}03'00''$  East 438.12 feet; thence, along the arc of a curve to the right, having a radius of 20.00 feet, said arc being subtended by a chord bearing North  $45^{\circ}01'53''$  East 28.27 feet; thence, along the North line of said Lot 29, East, 575.00 feet; thence, along the East line of Lot 29, South  $00^{\circ}03'45''$  West 455.42 feet; thence, North  $89^{\circ}44'20''$  East 10.00 feet; thence, South  $00^{\circ}03'45''$  West 299.06 feet; thence, North  $89^{\circ}56'15''$  West 604.98 feet to a point in the West line of said Lot 30; thence, along the said West line, North  $00^{\circ}03'45''$  East 295.68 feet to the point of beginning.

ADJUSTED LOT 27

All that certain real property situate in the City of Sacramento, State of California, described as follows:

Being a portion of Lots 28 and 27 of the "Plat of Lawrence Industrial Tract," recorded in Book 48 of Maps, Map No. 5, Sacramento County Records, more particularly described as follows:

Beginning at the Northwest corner of said Lot 27; thence, along the West line of said Lot 28, North  $00^{\circ}03'45''$  East 296.44 feet; thence, South  $89^{\circ}56'15''$  East 255.02 to a point in the East line of said Lot 28; thence, along said East line, South  $00^{\circ}03'45''$  West 296.44 feet to the Northeast corner of said Lot 27; thence, along the East line of said Lot 27, South  $00^{\circ}03'45''$  West 715.11 feet; thence, along the arc of a curve to the right having a radius of 20.00 feet, said arc being subtended by a chord bearing South  $44^{\circ}54'03''$  West 28.20 feet; thence, along the South line of said Lot 27, South  $89^{\circ}44'20''$  West 235.11 feet; thence, along the West line of said Lot 27, North  $00^{\circ}03'45''$  East 735.00 feet to the point of beginning.

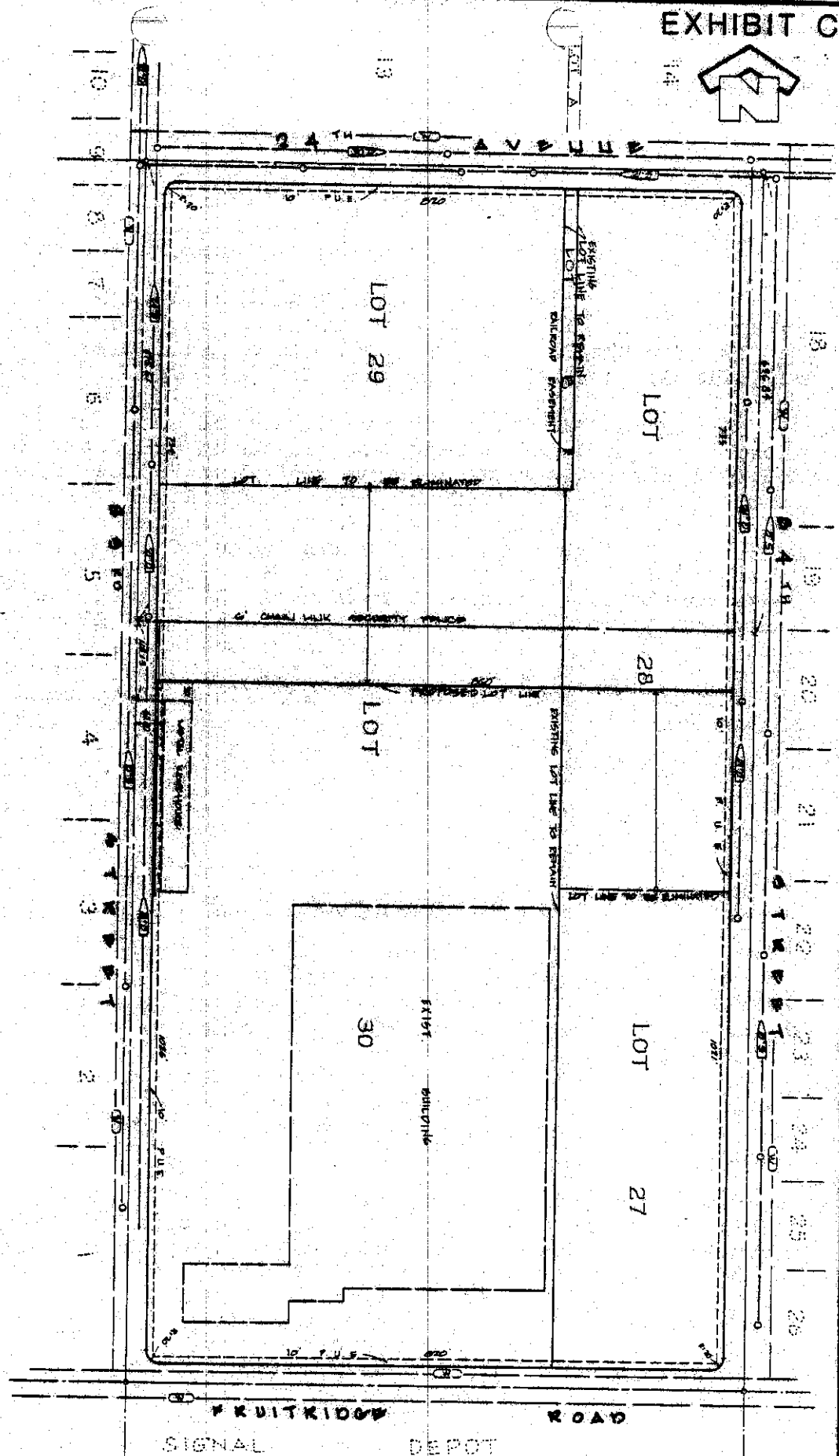
ADJUSTED LOT 28

All that certain real property situate in the City of Sacramento, State of California, described as follows:

Being a portion of Lot 28 of the "Plat of Lawrence Industrial Tract," recorded in Book 48 of Maps, Map No. 5, Sacramento County Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 30 of the aforementioned industrial tract; thence, from said point of beginning North  $89^{\circ}44'20''$  East 10.00 feet; thence, along the West line of Lot 28 of said plat, North  $00^{\circ}03'45''$  East 455.32 feet; thence, along the North line of said Lot 28, East 225.00 feet; thence, along the arc of a curve to the right, having a radius of 20.00 feet, said arc being subtended by a chord bearing South  $44^{\circ}58'07''$  East 28.30 feet; thence, along the East line of said Lot 28, South  $00^{\circ}03'45''$  West 734.69 feet; thence, North  $89^{\circ}56'15''$  West 255.02 feet to a point in the West line of said Lot 30; thence, along said East line North  $00^{\circ}03'45''$  East 299.06 feet to the point of beginning.

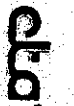
EXHIBIT C



PROPOSED LOT LINE ADJUSTMENT

LOTS 27 - 30 OF  
LAURELWOOD HIGHLAND TRACT  
46 P.M. 5  
1st 100'  
SACRAMENTO COUNTY, CALIFORNIA

OWNER, THOMAS S. ASSOCIATES, INC.  
CIVIL ENGINEERING AND LAND SURVEYING  
2811 ANCHER WAY, SUITE 110  
MCKEANVILLE, CA 95821 PH 925-841



84-05-001

P 84-196

7-12-84

No. 26