

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Morton and Pitalo Inc., 1430 Alhambra Boulevard No. 200, Sacramento, CA 95815
OWNER Fruitridge Joint Venture, 8401 Jackson Road, Sacramento, CA 95826
PLANS BY Mortona nd Pitalo Inc., 1430 Alhambra Boulevard No. 200, Sacramento, CA 95815
FILING DATE 12/27/88 ENVIR. DET. Cat. Ex. 15305(a) REPORT BY DH:pe
ASSESSOR'S PCL. NO. 062-060-046, 60

APPLICATION: Lot Line Adjustment to relocate the common property line 200± ft. north on 18.0± vacant acres in the Heavy Industrial (M-2(s)) Zone.

LOCATION: Northwest corner of Elder Creek Road and Elk Grove-Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to move the common property line between two lots.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1986 South Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(s)
Existing Land Use of Site: Vacant with warehouse plans proposed

Surrounding Land Use and Zoning:

North: Vacant
South: Vacant
East : Vacant
West : Vacant

Property Dimensions: 1,400 ft. x 560 ft.
Property Area: 17.7+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of two vacant lots totaling 18± acres in the Light-Industrial (M-2(s)) Zone. The General Plan and 1986 South Sacramento Community Plan designate the site for industrial uses. The site is within the Mather Air Force Base overflight zone and the area is within the 80 decibel noise contour line. The noise element of the City General Plan requires specific noise attenuation measures to be followed in building design. Surrounding land uses are vacant. The City Limits runs along Elk-Grove-Florin Road along the east property line.

B. Project Description:

The applicant proposes to move the common property line separating two 9 $\frac{1}{2}$ acre lots to establish a 6 and 12 $\frac{1}{2}$ acre lot for future warehouse development. Staff has reviewed the request and has no objections.

C. Agency Comments:

The proposed lot line adjustment has been reviewed by the City Traffic Engineer, Engineering and Real Estate Divisions. The following comments were received:

Engineering:

1. File certificate of compliance and waive parcel map.
2. Pay off or segregate any existing bonds or assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is categorically exempt pursuant to State EIR guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends that the Commission 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 ADJUST THE COMMON PROPERTY LINE BETWEEN LOTS 1 AND 2 AS SHOWN ON THE PLAT OF FRUITRIDGE INDUSTRIAL PARK UNIT NO. 3 FILED IN BOOK 149 OF MAPS, MAP NO. 2, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

(P89-037)

APN: 062-060-046, 060

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of Elk-Grove-Florin Road and Elder Creek Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1986 South Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

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

that the lot line adjustment for property located at the northwest corner of Elk Grove-Florin Road and Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off or segregate any existing bonds or assessments.
2. File Certificate of Compliance and waive parcel map.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

December 21, 1988
88-0286

LOT LINE ADJUSTMENT

EXISTING LOTS

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

Lots 1 and 2 as shown on the Plat of Fruitridge Industrial Park Unit No. 3 filed in Book 149 of Maps, Map No. 2, Official Records of Sacramento County.

P 89037

2-9-89

#30



December 21, 1988
88-0286

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LOT LINE ADJUSTMENT

PROPOSED LOT A

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

All that portion of Lot 2 as shown on the Plat of Fruitridge Industrial Park Unit No. 3 filed in Book 149 of Maps, Map No. 2, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly line of said Lot 2 from which the Southeast corner of said Lot 2 bears along said Easterly line, South 00°16'55" West 241.94 feet distant; thence, from said point of beginning, leaving said Easterly line, North 89°17'16" West 512.73 feet to a point in the Easterly line of that certain Grant of Right-of-Way and Public Utility Easement to the City of Sacramento filed in Book 830708, Page 1094, Official Records of Sacramento County; thence, along said Easterly line of said Grant Deed the following three (3) courses: (1) along the arc of a curve to the left, concave Westerly, having a radius of 50.00 feet, subtended by a chord bearing North 23°48'40" West 32.42 feet to a point of reverse curvature; (2) along the arc of a curve to the right, concave Easterly, having a radius of 30.00 feet, subtended by a chord bearing North 20°53'41" West 21.47 feet to a point of reverse curvature; and (3) along the arc of a curve to the left, concave Westerly, having a radius of 329.00 feet, subtended by a chord bearing North 12°02'40" West 138.14 feet to a point in the Westerly line of said Lot 2; thence, along the Westerly, Northerly and Easterly lines of said Lot 2 the following ten (10) courses: (1) North 00°04'29" East 141.10 feet; (2) South 89°58'14" West 15.33 feet; (3) along the arc of a curve to the left, concave Westerly, having a radius of 50.00 feet, subtended by a chord bearing North 20°53'57" West 35.62 feet to a point of reverse curvature; (4) along the arc of a curve to the right, concave Easterly, having a radius of 30.00 feet, subtended by a chord bearing North 20°32'04" West 21.74 feet; (5) North 00°42'44" East 62.54 feet; (6) along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 25.00 feet, subtended by a chord bearing North 45°42'44" East 35.36 feet; (7) North 89°17'16" East 550.00 feet; (8) along the arc of a tangent curve to the right, concave Southwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 44°17'18" East 35.36 feet; (9) South 00°42'45" West 108.50 feet; and (10) South 00°16'55" West 332.51 feet to the point of beginning.



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LOT LINE ADJUSTMENT

PROPOSED LOT B

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

All of Lot 1 together with all that portion of Lot 2 as shown on the Plat of Fruitridge Industrial Park Unit No. 3 filed in Book 149 of Maps, Map No. 2, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly line of said Lot 2 from which the Southeast corner of said Lot 2 bears along said Easterly line, South 00°16'55" West 241.94 feet distant; thence, from said point of beginning, along the Easterly line of said Lot 2 and along the Easterly, Southerly and Westerly lines of said Lot 1, and along the Westerly line of said Lot 2 the following six (6) courses: (1) South 00°16'55" West 525.94 feet; (2) along the arc of a tangent curve to the right, concave Westerly, having a radius of 1945.00 feet, subtended by a chord bearing South 06°03'12" West 389.53 feet to a point of compound curvature; (3) along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 50°47'39" West 31.45 feet; (4) South 89°44'57" West 385.64 feet; (5) North 34°01'25" West 196.31 feet; and (6) North 00°04'28" East 724.26 feet to a point in that certain Grant of Right-of-Way and Public Utility Easement to the City of Sacramento filed in Book 830708, Page 1094, Official Records of Sacramento County; thence, along said line, along the arc of a curve to the left, concave Northerly, having a radius of 50.00 feet, subtended by a chord bearing North 42°35'14" East 73.71 feet; thence, leaving said Grant Deed, South 89°17'16" East 512.73 feet to the point of beginning.



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO 880286

PROJECT LOTS 1 & 2 - FRUITRIDGE IND PARK NO. 3 - 149 BM 2

DESCRIPTION LOT LINE ADJUSTMENT

DATE DEC. 21, 1988 BY B.V.B.

LOT 9
FRUITRIDGE IND
PARK NO. 3
149 BM 2

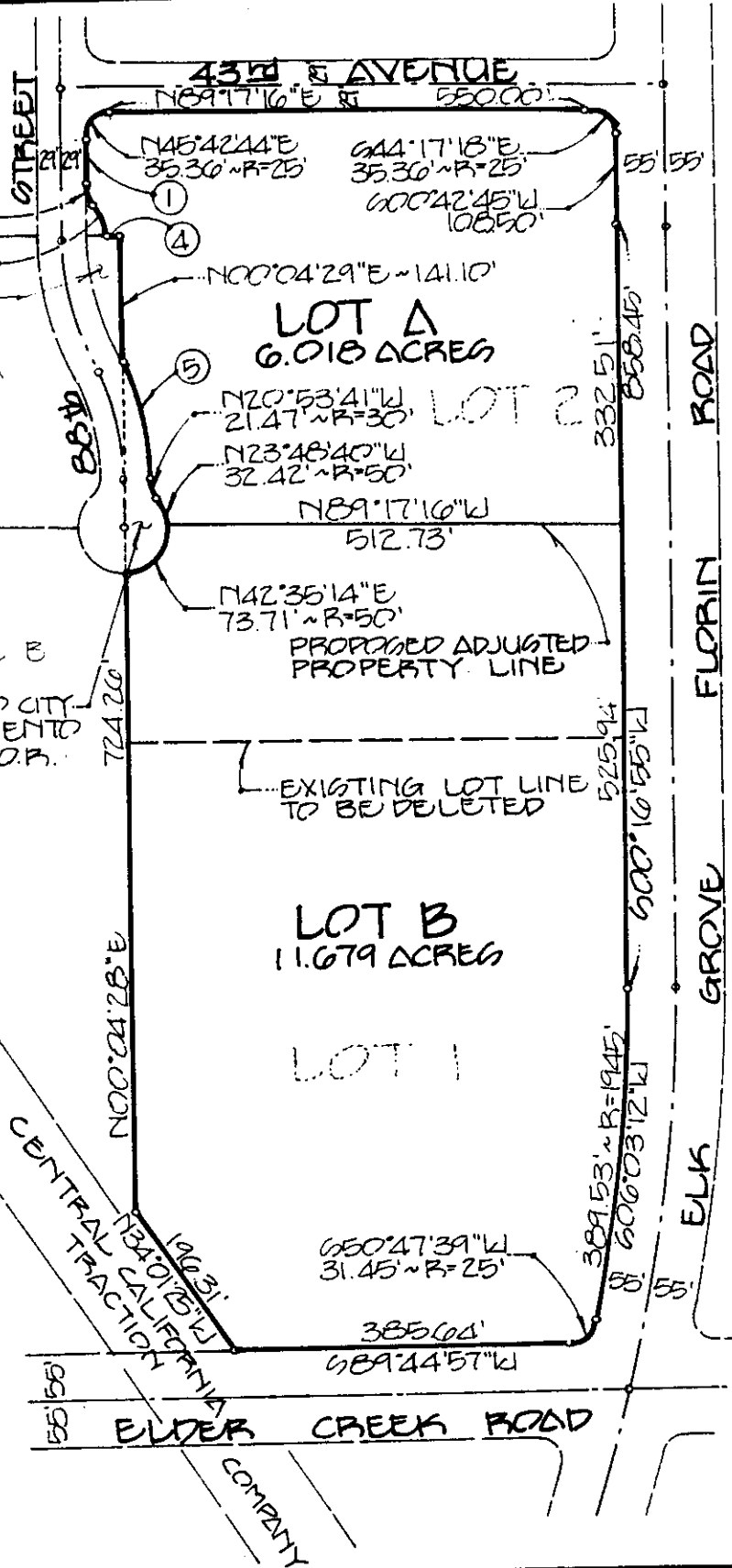
PARCEL C
80 PM 16
PARCEL A

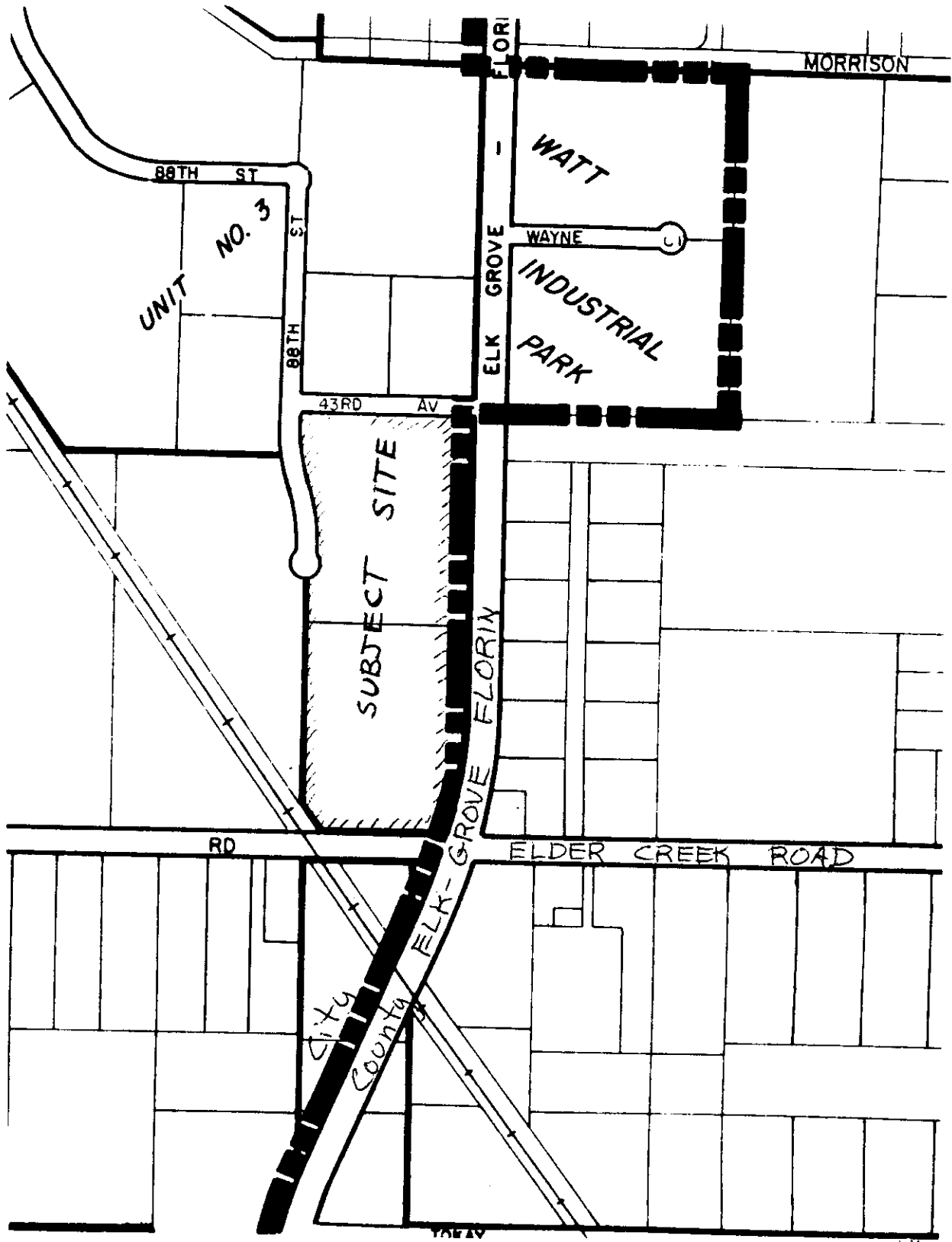
PARCEL B
80 PM 16

PARCEL E
R/W & PUE TO CITY
OF SACRAMENTO
BK. 830708 O.R.
PG. 1094

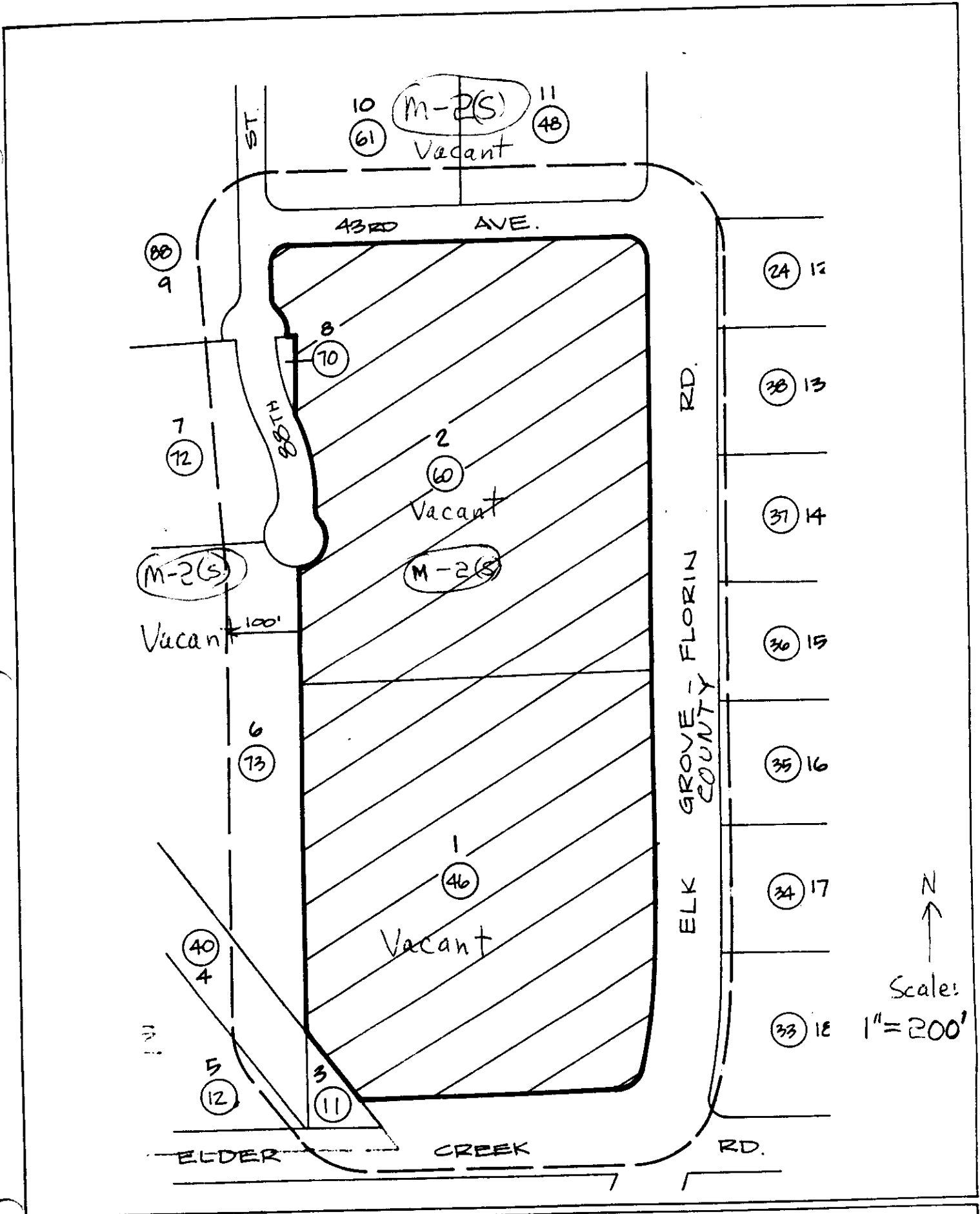
TABULATION

- ① N00°42'44"E
62.54'
- ② N20°32'04"W
21.74' ~ R=30'
- ③ N20°53'57"W
35.62' ~ R=50'
- ④ S89°58'14"W
15.33'
- ⑤ N12°02'40"W
138.14' ~ R=329'





VICINITY MAP



LAND USE & ZONING MAP

