

CITY PLANNING COMMISSION

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

APPLICANT <u>Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816</u>
OWNER <u>A & A Properties, 8413 Jackson Road, Sacramento, CA 95826</u>
PLANS BY <u>Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816</u>
FILING DATE <u>5/6/88</u> ENVIR. DET. <u>Cat. Ex. (15305(a))</u> REPORT BY <u>DCS:pe</u>
ASSESSOR'S-PCL. NO. <u>062-0150-015,017</u>

APPLICATION: Lot Line Adjustment

LOCATION: Southwest corner of Younger Creek Drive and Light Sky Court.

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line on 6.4+ acres in the M2S zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
1986 South Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M2S
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, M2S
South: Vacant, M2S
East: Industrial, M2S
West: Vacant, M2S

Property Dimensions: Irregular
Property Area: 6.4+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning:

The subject project is located within the boundaries of the South Sacramento Community Plan Area. zoning on the site is Heavy Industrial (M2(s)). The applicant proposes to relocate a common property line which separates two parcels to accommodate new development (including the building, parking and landscaping). A site plan, floor plan or elevations have not been submitted and are not required for a lot line adjustment.

B. Noise:

Mather Field Air Force Base is located approximately four miles from the site.

The site is in line with Mather Field's primary runway. Because of this, the South Sacramento Community Plan indicates that this area is within the 70 to 80 dbA CNEL noise contours of Mather Field. All noise policies will need to be considered with development in the project area. Noise policies would likely require noise attenuation of buildings, especially in office areas.

The following note is recommended to be included on the Certificate of Compliance. "Property is located in an area subject to high noise levels. Sound attenuation measures may be required prior to issuance of building permits."

C. Review:

Plans for this proposed lot line adjustment have been reviewed by the City Engineer, Traffic Engineer and Real Estate Division. The following comments are provided by the City Engineer:

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the Lot Line Adjustment.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 (a)).

Recommendation: Staff recommends approval of 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 RELOCATE A COMMON
PROPERTY LINE ON 6.4± ACRES IN THE M2S ZONE.

(P88-222)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the southwest corner of Younger Creek Drive and Light Sky Court; and

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

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

that the lot line adjustment for property located on the southwest corner of Younger Creek Drive and Light Sky Court, City of Sacramento, be approved as shown and described in Exhibits B, C and D attached hereto, subject to the following conditions.

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the lot line adjustment.
3. Note on Certificate of Compliance: "Property is located in an area subject to high noise levels. Sound attenuation measures may be required prior to the issuance of building permit(s)".

CHAIRPERSON

ATTEST:



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

May 10, 1988
88-0097

DESCRIPTION

Lot Line Adjustment
Florin Depot Industrial Park
Proposed Parcel 1

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 29 as shown on the Plat of "Florin Depot Industrial Park", filed in Book 167 of Maps, Map No. 18 Official Records of Sacramento County described as follows:

BEGINNING at the Northwest corner of said Lot 29; thence, from said point of beginning along the Northerly and Easterly lines of said Lot 29 the following five (5) courses: (1) North $54^{\circ}23'40''$ East 231.06 feet; (2) along the arc of a tangent curve to the right, concave Southerly, having a radius of 25.00 feet and being subtended by a chord bearing South $80^{\circ}36'20''$ East 35.36 feet; (3) South $35^{\circ}36'20''$ East 250.71 feet; (4) along the arc of a tangent curve to the right, concave Westerly, having a radius of 30.00 feet and being subtended by a chord bearing South $11^{\circ}39'24''$ East 24.36 feet to a point of reverse curvature and (5) along the arc of a tangent curve to the left, concave Easterly, having a radius of 58.00 feet and being subtended by a chord bearing South $03^{\circ}57'30''$ West 16.81 feet; thence, leaving said Easterly line of said Lot 29 South $54^{\circ}23'40''$ West 14.58 feet; thence, South $35^{\circ}36'20''$ East 20.00 feet; thence, South $54^{\circ}23'40''$ West 245.00 feet to a point in the Westerly line of said Lot 29; thence, along said Westerly line North $31^{\circ}26'20''$ West 331.81 feet to the point of beginning.

EXHIBIT C

88-0097

6-9-88

Item 46



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

May 10, 1988
88-0097

DESCRIPTION

Lot Line Adjustment
Florin Depot Industrial Park
Proposed Parcel 2

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

All of Lot 30 together with all that portion of Lot 29 as shown on that certain Plat of "Florin Depot Industrial Park", filed in Book 167 of Maps, Map No. 18 Official Records of Sacramento County described as follows:

BEGINNING at the Southwest corner of said Lot 30; thence, along the Westerly line of said Lot 30 and 29 North 31°26'20" West 390.78 feet; thence, leaving said Westerly line North 54°23'40" East 245.00 feet; thence, North 35°36'20" West 20.00 feet; thence, North 54°23'40" East 14.58 feet to a point in the Northerly line of said Lot 29; thence, along the Northerly lines of said Lot 29 and 30 and along the Easterly and Southerly lines of said Lot 30 the following four (4) courses: (1) along the arc of a curve to the left, concave Northerly, having a radius of 58.00 feet and being subtended by a chord bearing North 87°51'22" East 115.91 feet; (2) South 89°54'44" East 179.27 feet; (3) South 00°05'16" West 504.44 feet; and (4) South 89°54'59" West 289.90 feet to the point of beginning.

EXHIBIT D

P88-222

6-9-88

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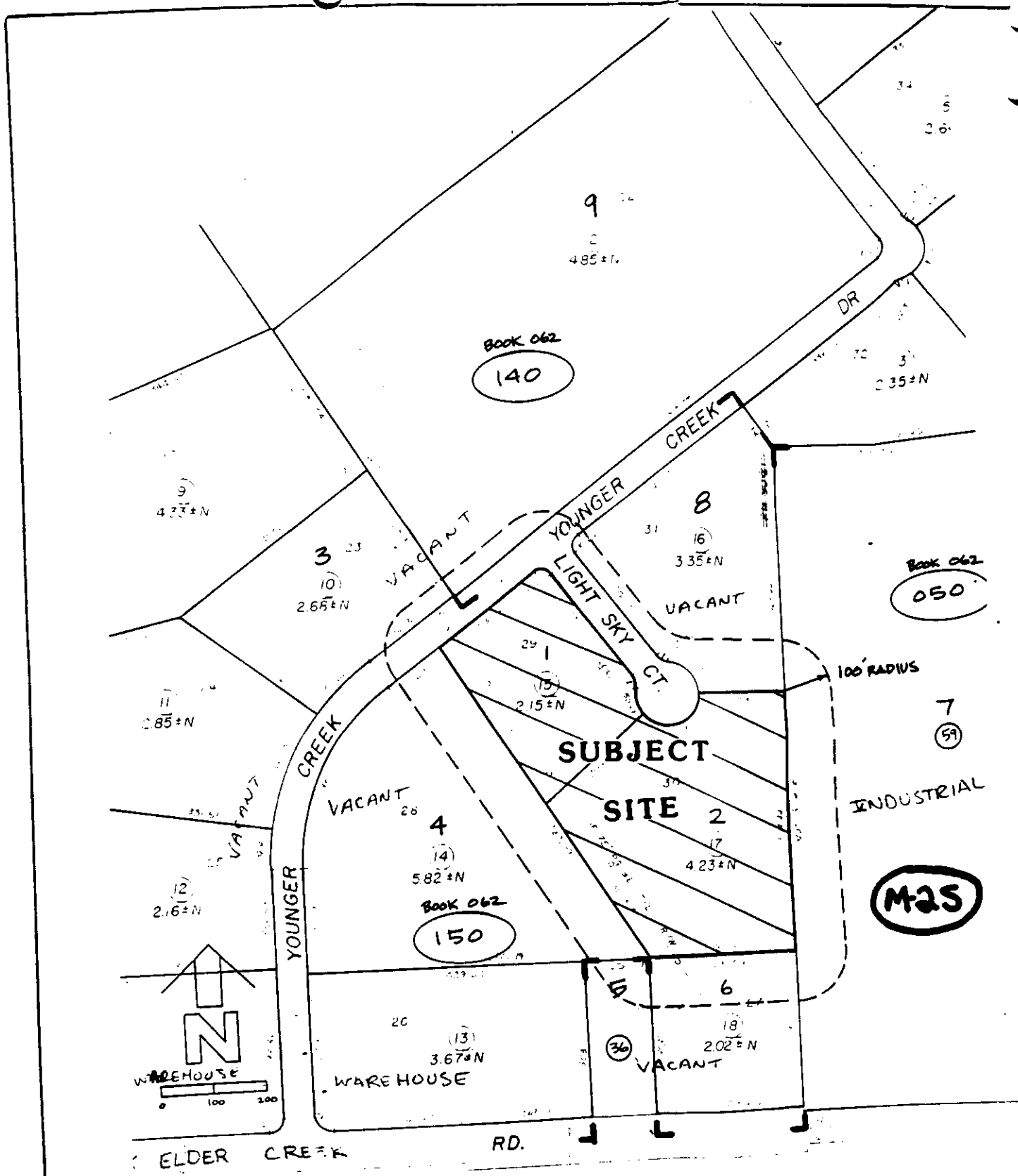


EXHIBIT A

VICINITY - LAND USE - ZONING

them



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO. 880097

PROJECT FLORIN DEPOT IND. PARK LOTS 29 & 30

DESCRIPTION LOT LINE ADJUSTMENT

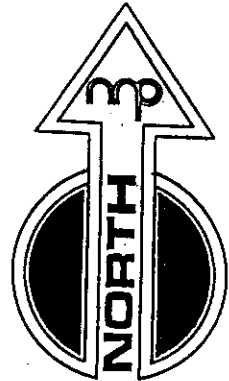
DATE MAY 1988

BY MSC

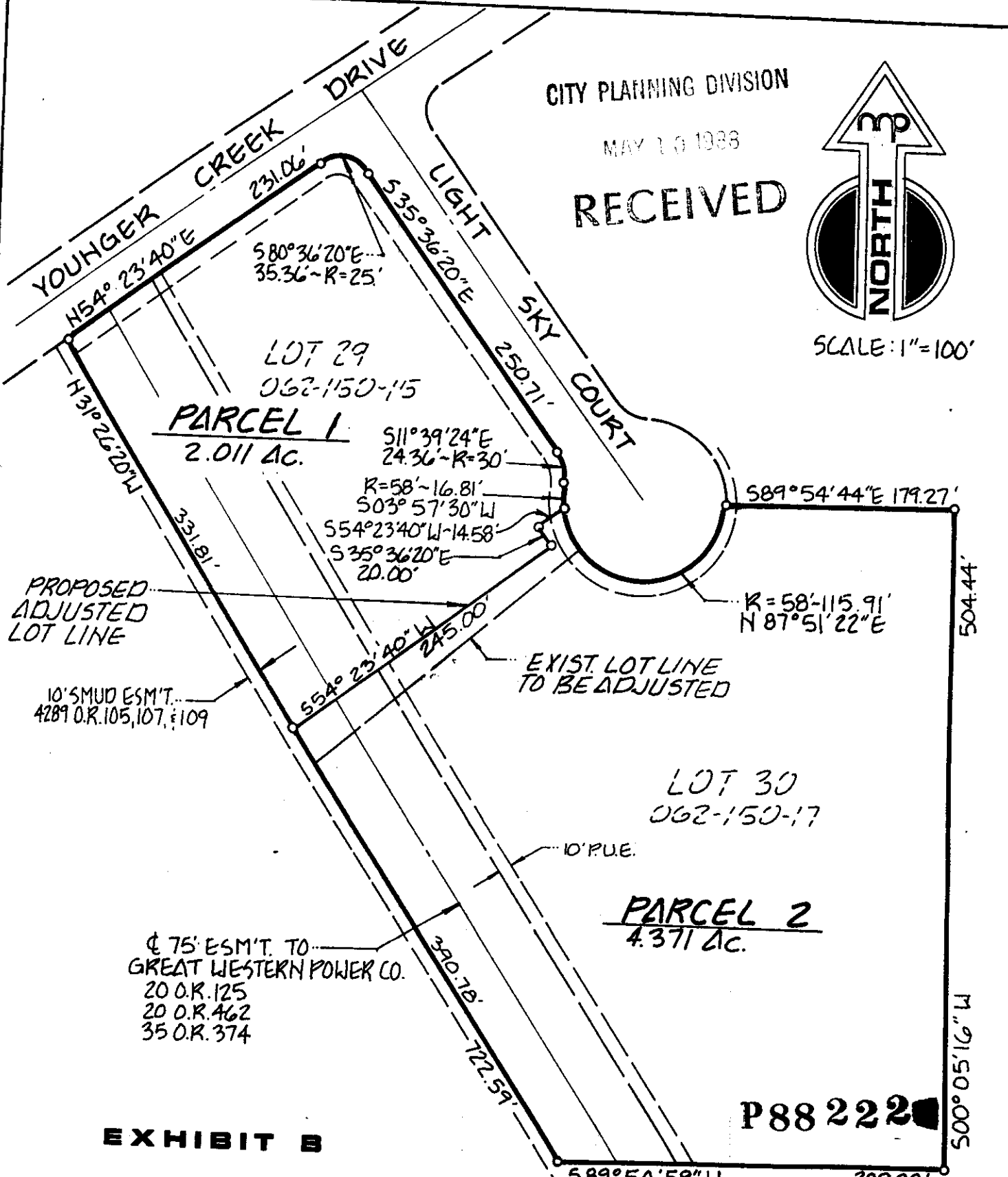
CITY PLANNING DIVISION

MAY 19 1988

RECEIVED



SCALE: 1"=100'



LOT 29
062-150-15

PARCEL 1
2.011 AC.

S11°39'24"E
24.36'-R=30'

R=58'-16.81'
S03°57'30"W

S54°23'40"W-14.58'

S35°36'20"E
20.00'

S89°54'44"E 179.27'

R=58'-115.91'
N87°51'22"E

EXIST. LOT LINE
TO BE ADJUSTED

LOT 30
062-150-17

PARCEL 2
4.371 AC.

PROPOSED
ADJUSTED
LOT LINE

10' SMUD ESM'T.
4289 O.R. 105, 107, & 109

75' ESM'T. TO
GREAT WESTERN POWER CO.
20 O.R. 125
20 O.R. 462
35 O.R. 374

EXHIBIT B

P88222

S89°54'59"W

289.90'

S00°05'16"W

S04°44'