

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	SMUD, P.O. Box 15830, Sacramento, CA 95813		
OWNER	SMUD, P.O. Box 15830, Sacramento, CA 95813		
PLANS BY	SMUD, P.O. Box 15830, Sacramento, CA 95813		
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 11-082-01, 20, 21, 29, 30, 32 11-090-07

APPLICATION: Lot Line Adjustment to merge 8 developed parcels into one parcel in the Heavy Commercial (C-4) and Two-Family (R-2) zones.

LOCATION: 6201 'S' Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge seven parcels in order to utilize existing property/improvements as one parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1963 East Broadway Community
Plan Designation: Public service facility and heavy commercial
and industrial
Existing Zoning: C-4; C-2
Existing Land Use: SMUD facility

Surrounding Land Use and Zoning:

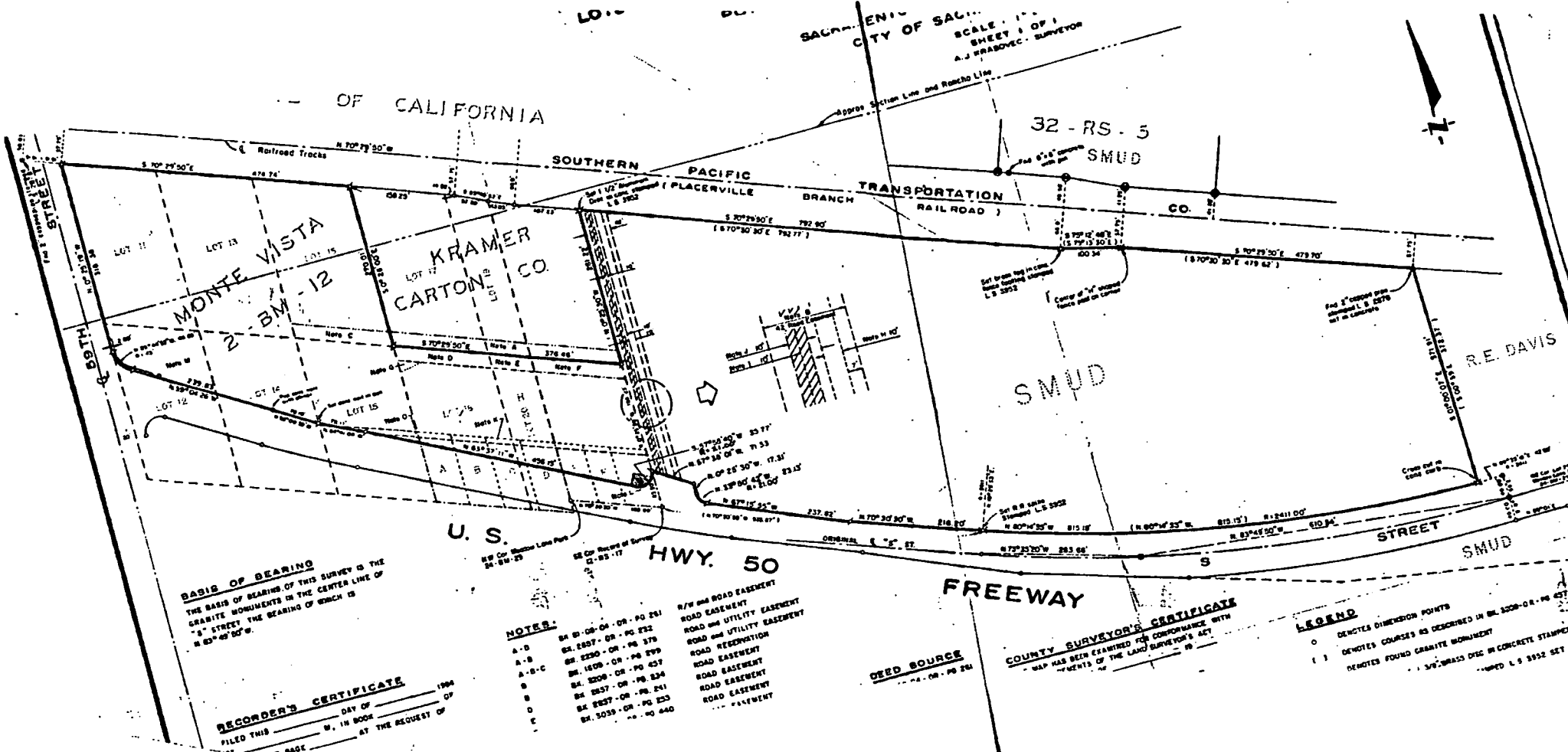
North: State of California/Railroad/Kramer Carton; M-1, C-4
South: SMUD parking/U.S. 50 freeway; R-1, R-2
East: Lumber yard & gas station; C-4
West: SMUD Pole Yard; C-4

Property Dimensions: Irregular
Property Area: 19.42 acres
Significant Feature of Site: Existing SMUD complex
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located between U.S. 50 freeway and the Southern Pacific Railroad and the northeast corner of 59th and 'S' Streets. The entire site is owned by the Sacramento Municipal Utility District (SMUD). The parcels contain a laundry facility and SMUD's offices and parking lots. The requested lot line merger is necessary to allow the owner to utilize the site as one parcel. Presently, improvements such as planting, irrigation for expanded and improved parking lots or building expansion cannot be completed as buildings nor service lines, such as water, gas, etc., cannot cross property lines. Staff has no objection to this request.
2. The proposed lot line merger was reviewed by Engineering, Real Estate and California State Division of Highways. There were no objections to the request; however, Engineering requires a new deed description for the parcel being formed.

000741



BASIS OF BEARING
 THE BASIS OF BEARING OF THIS SURVEY IS THE GRANITE MONUMENTS IN THE CENTER LINE OF "S" STREET THE BEARING OF WHICH IS N 87° 46' 00" W.

RECORDER'S CERTIFICATE
 FILED THIS _____ DAY OF _____ 1964
 AT PAGE _____ IN BOOK _____ OF _____ AT THE REQUEST OF _____

NOTES:

- | | | |
|-------|-------------------------|---------------------------|
| A-B | SH. 1008 - OR - PG. 251 | R/W and ROAD EASEMENT |
| A-B | SH. 2250 - OR - PG. 372 | ROAD EASEMENT |
| A-B-C | SH. 1808 - OR - PG. 378 | ROAD and UTILITY EASEMENT |
| B | SH. 2208 - OR - PG. 379 | ROAD REVERSION |
| B | SH. 2208 - OR - PG. 437 | ROAD EASEMENT |
| B | SH. 2208 - OR - PG. 434 | ROAD EASEMENT |
| B | SH. 2237 - OR - PG. 241 | ROAD EASEMENT |
| C | SH. 5035 - OR - PG. 253 | ROAD EASEMENT |
| | SH. 5035 - OR - PG. 440 | EASEMENT |

DEED SOURCE
 SH. 1008 - OR - PG. 251

COUNTY SURVEYOR'S CERTIFICATE
 MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH
 PROVISIONS OF THE LAND SURVEYOR'S ACT

LEGEND
 O DENOTES DIMENSION POINTS
 () DENOTES COURSES AS DESCRIBED IN SH. 3008-OR-PG. 437
 DENOTES FOUND GRANITE MONUMENT
 3/8" BRASS DISC IN CONCRETE STAMPED
 L.S. 3952 SET

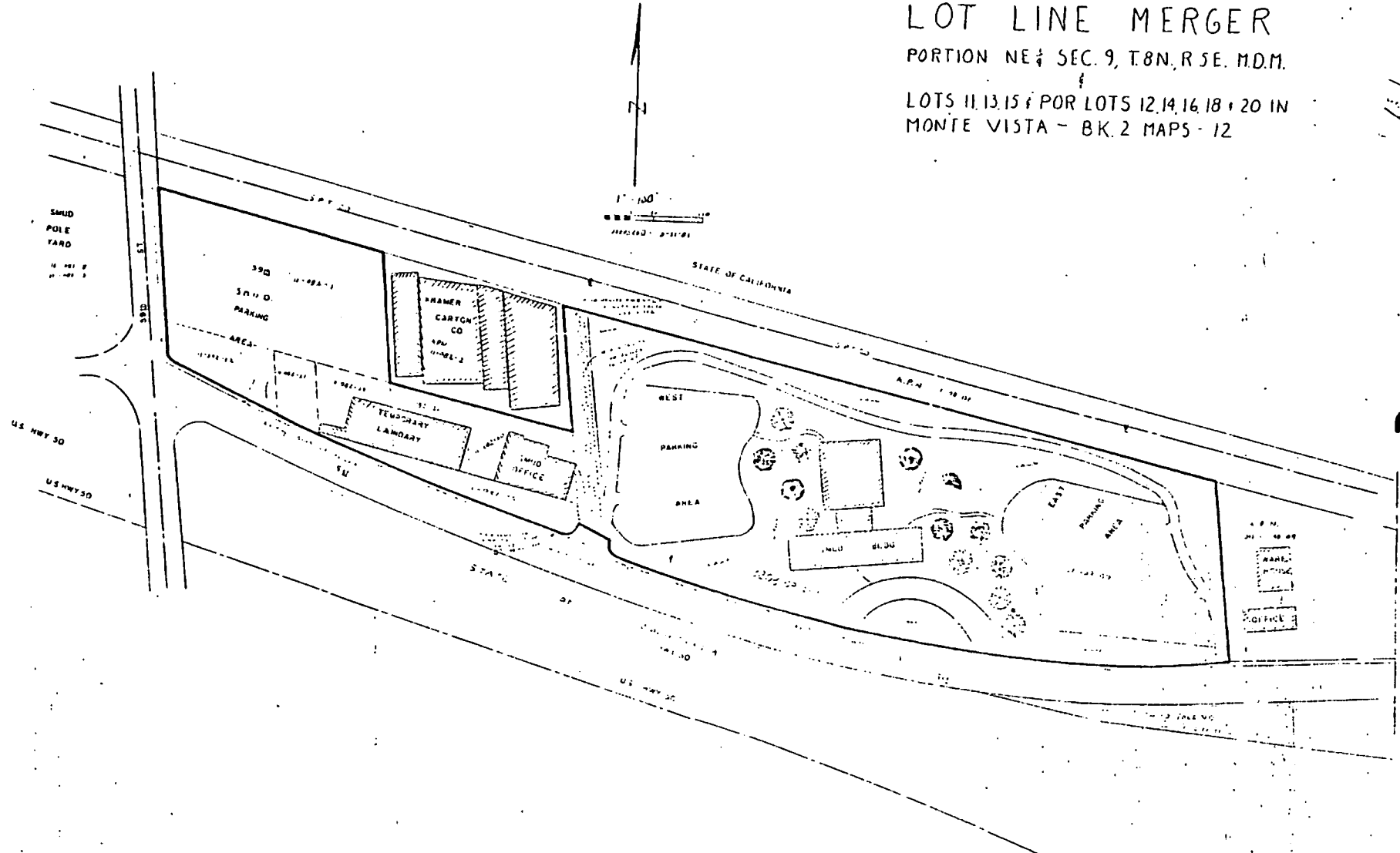
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P 83421

12 Jan '89

No. 36-

LOT LINE MERGER
 PORTION NE 1/4 SEC. 9, T.8N., R.5E. M.D.M.
 LOTS 11, 13, 15 & POR LOTS 12, 14, 16, 18 & 20 IN
 MONTE VISTA - BK. 2 MAPS - 12



P 89421

000744

EXHIBIT A