

CITY PLANNING COMMISSION

1231 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	MORTON & PITALLO, 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER	A AND A PROPERTIES, 8413 Jackson Road, Sacramento, CA 95826
PLANS BY	Morton & Pitallo, 1430 Alhambra Blvd., Sacramento, CA 95816
FILING DATE	5/10/88
ENVIR. DET.	Ex. 15305 a
ASSESSOR'S PCL. NO.	062-120-020 and 062-140-008
REPORT BY	CS:vf

APPLICATION: Lot Line Adjustment to merge two parcels on 4.5+ vacant acres in the Heavy Industrial (M-2S) Zone.

LOCATION: North side of Younger Creek Drive, south of Morrison Creek

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to construct an industrial building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-2S
South: Vacant; M-2S
East : Vacant; M-2S
West : Vacant; M-2S

Property Dimensions:	Approximately 300 ft. by 650 ft.
Property Area:	4.5+ 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 parcels which, together, total 4.5+ vacant acres. The General Plan designates the site for heavy commercial or warehouse use, and both parcels are zoned Heavy Industrial (M-2S). The project is located in the South Sacramento Community Plan area which designates the site for industrial. Surrounding land uses are vacant. Morrison Creek is adjacent to and north of the property, and is screened by a four foot high, cyclone fence.

B. Applicant's Proposal

The applicant proposes to merge the two lots in order to locate an industrial building on the site. The site plan, elevation plans and floor plan were not submitted and are not required for a lot line adjustment.

C. Noise

Mather 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 of the project area. Noise policies would likely require noise attenuation of buildings, especially office areas.

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

- D.** The project has been reviewed by the City Engineer, Traffic Engineer, and Real Estate Division. The following comments were received:

Engineering:

1. Pay off existing assessments or file a segregation request and pay related fees.
2. File a Certificate of Compliance and waive the parcel map prior to recordation.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 (a)).

RECOMMENDATION: Staff recommends approval of the lot line merger by adopting the attached resolution.

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF
APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO PARCELS (LOTS 39 AND 40 OF FLORIN
INDUSTRIAL PARK) ON 4.5+ ACRES IN THE M-2S ZONE.

(APN: 062-120-020 AND 062-140-008)
(P88-227)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the north side of the Younger Creek Drive and south of Morrison Creek; 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 the 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 on the north side of Younger Creek Drive and south of Morrison Creek, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments and pay fees to merge the assessments.
2. File a Certificate of Compliance and waive the parcel map prior to recordation.
3. Note in the Certificate of Compliance, "Property is located in an area of high noise levels. Sound attenuation measures may be required prior to the issuance of building permits."

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P88-227

June 23, 1988

Item # 25



MORTON & PITARO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO 880098

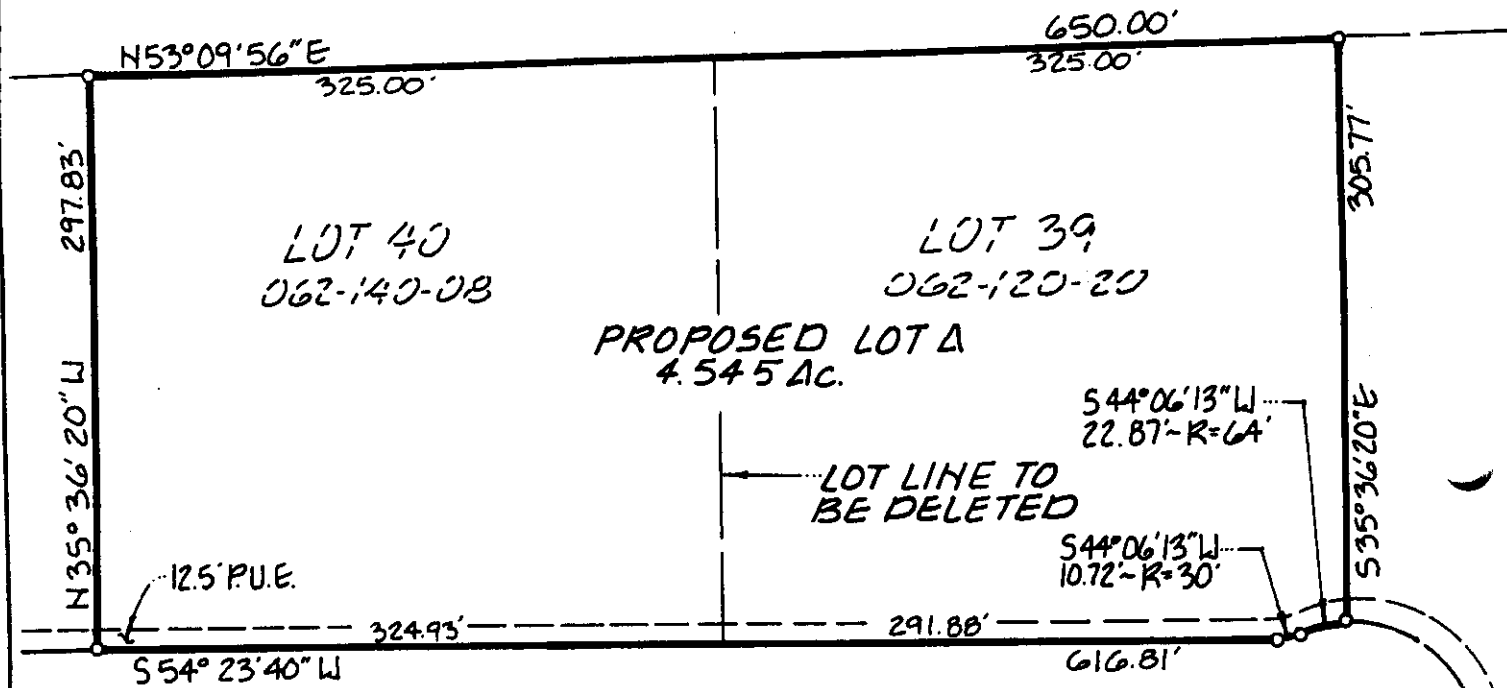
PROJECT FLORIN DEPOT IND. PARK LOTS 39 & 40

DESCRIPTION LOT LINE ADJUSTMENT

DATE MAY 1988 BY MSC

EXHIBIT A

MORRISON CREEK



YOUNGER CREEK DRIVE

CITY PLANNING DIVISION

MAY 10 1988

RECEIVED



SCALE: 1"=100'

CPC FILE COPY

P88227

APPL. NO. _____
 EXHIBIT NO. _____
 MFG. DATE(S) _____
 AGENDA NO.(S) _____

EXHIBIT B



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

May 9, 1988
88-0098

DESCRIPTION

Lot Line Adjust
Florin Depot Industrial Park
Proposed Lots 39 & 40

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

All of Lots 39 & 40 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 being further described as follows:

BEGINNING at the Southwest corner of said Lot 40; thence, from said point of beginning along the Westerly lines of said lots 39 & 40 along the Northerly line of said Lot 39 and along the Easterly lines of said Lot 39 and 40 and along the Southerly line of said Lot 40 the following six (6) courses: (1) North 53°09'56" East 650.00 feet; (2) South 35°36'20" East 305.77 feet; (3) along the arc of a curve to the left, concave Southeasterly, having a radius of 64.00 feet and being subtended by a chord bearing South 44°06'13" West 22.87 feet to a point of reverse curvature; (4) along the arc of a curve to the right, concave Northwesterly, having a radius of 30.00 feet and being subtended by a chord bearing South 44°06'13" West 10.72 feet; (5) South 54°23'40" West 616.81 feet; and (6) North 35°36'20" West 297.83 feet to the point of beginning.

P88-227

6-23-88

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EXHIBIT C



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

May 9, 1988
88-0098

DESCRIPTION

Lot Line Adjustment
Florin Depot Industrial Park
Exisiting Lots 39 & 40

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

Lots 39 & 40 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.

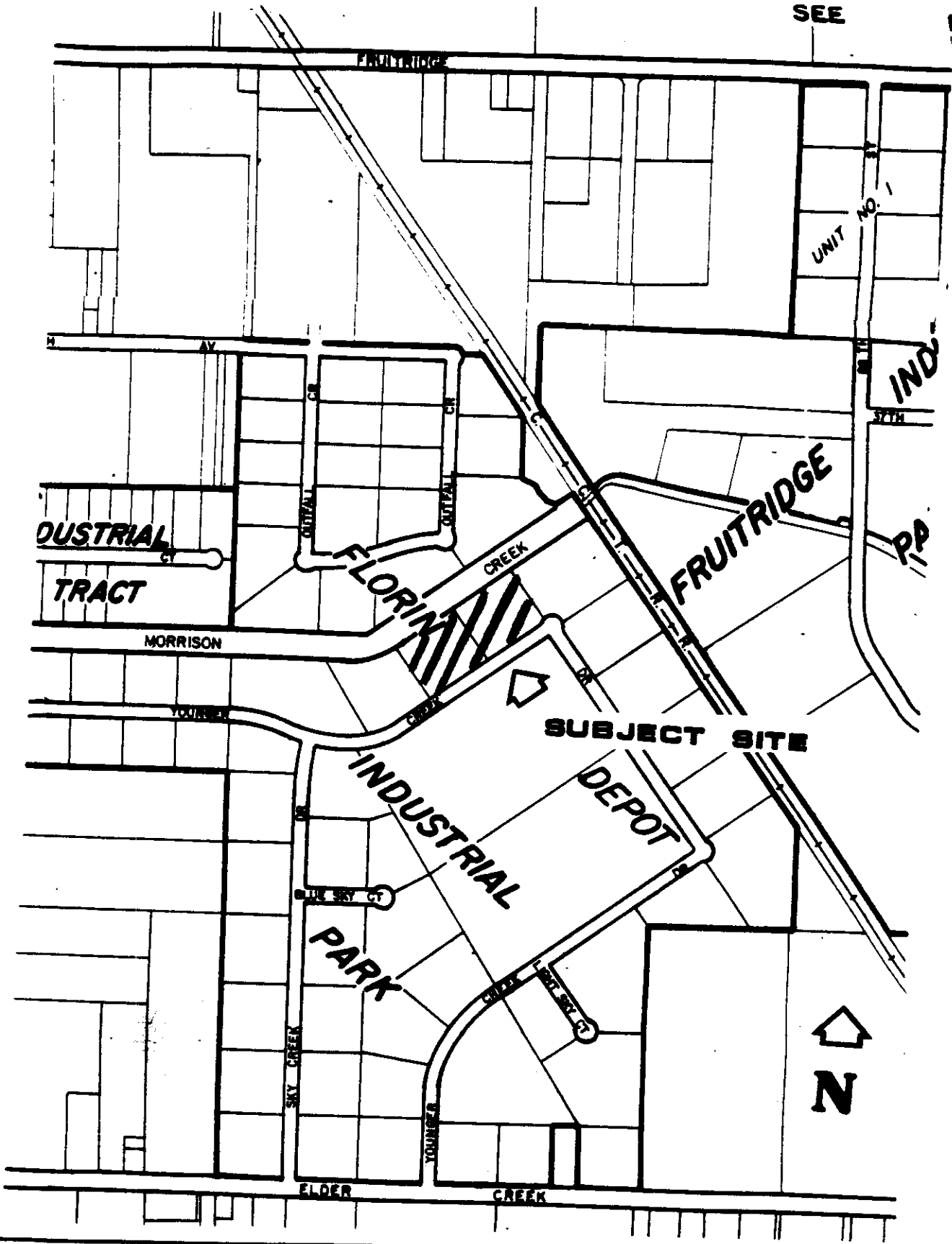
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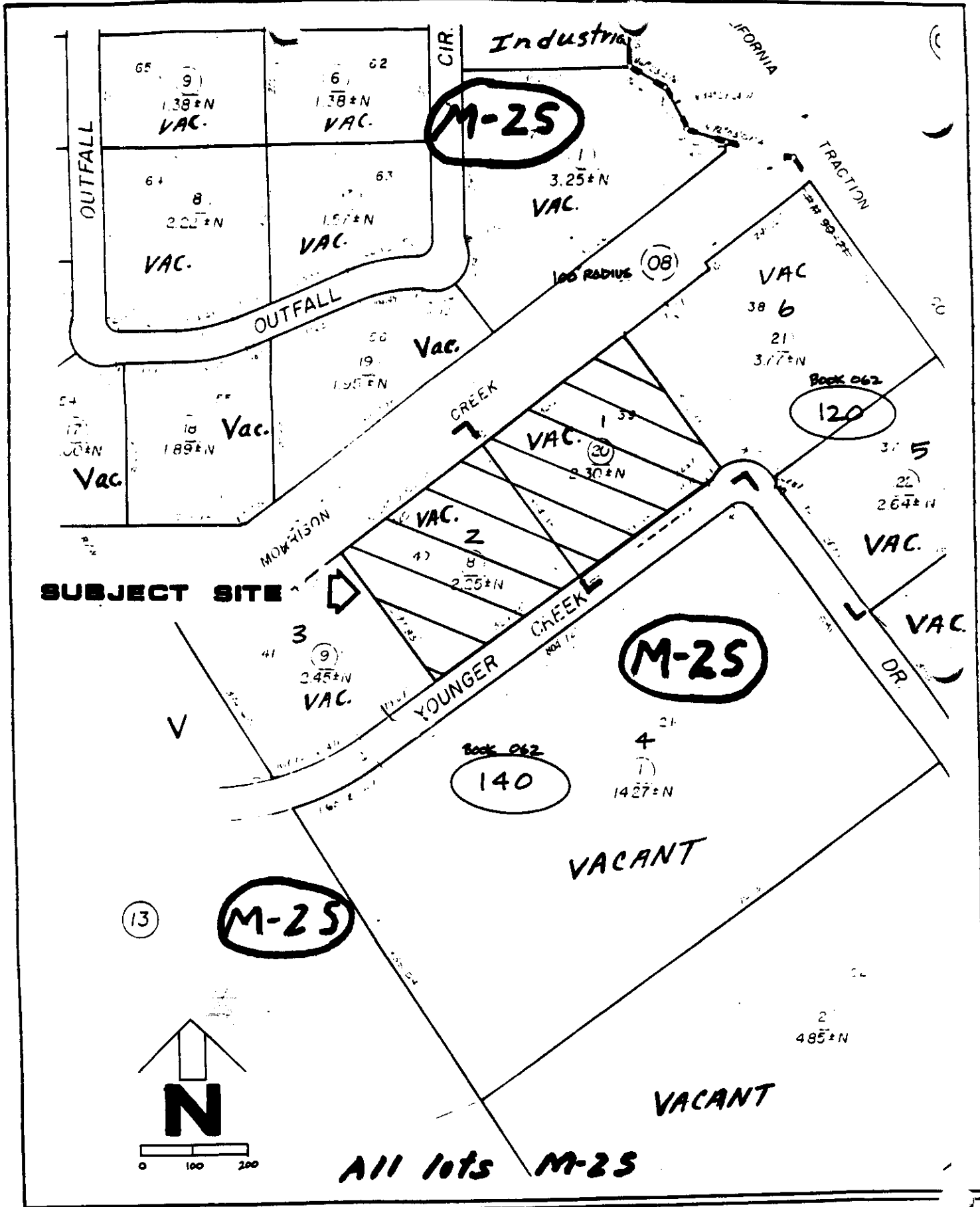


VICINITY MAP

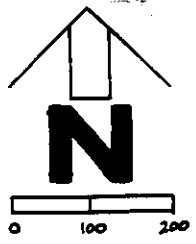
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6-23-88

Item 25



SUBJECT SITE



All lots M-25

LAND USE & ZONING MAP