

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611			
OWNER	Thunderbird Land Co., 6001 Power Inn Road, Sacramento, CA 95824			
PLANS BY	Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611			
FILING DATE	12/22/88	ENVIR. DET.	Ex. 15305(a)	
ASSESSOR'S PCL. NO.	038-0280-013 and 038-0302-005		REPORT BY	JC:pe

APPLICATION: Lot Line Adjustment to merge two lots totaling 7± acres in the Heavy Industrial (M2(S)) Zone.

LOCATION: 6001 Power Inn Road and 8150 Industrial Parkway

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in the heavy industrial (M2(S)) zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1986 South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M2(S)
Existing Land Use of Site:	Lumber & Molding Co. and warehouse under construction

Surrounding Land Use and Zoning:

North: Industrial; M2(S)
South: Morrison Creek, Industrial, M2(S)
East : Southern Pacific RR tracks, Army Depot; M2
West : Industrial; M2(S)

Property Dimensions:	800' x 400'
Property Area:	7± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two lots one developed with a lumber and molding company and one lot with a warehouse currently under construction. The site is approximately 7± acres in the heavy industrial (M2(S)) zone. The General Plan and the 1986 South Sacramento Community Plan designates the site as heavy industrial or warehouse. Surrounding land uses and zones are warehouse/industrial (M2(S)) zone to the north, south, east and west.
- B. The applicant proposes to merge the two lots in order to extend the water line from a pump to supply a high pressure fire protection system to the new building under construction.

C. The proposed lot merger was reviewed by Traffic Engineering, Engineering, Water and Sewer, Real Estate, Waste Removal and Building Inspections, the following comments were received:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.

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

RECOMMENDATION: Staff recommends the Planning Commission approve the lot merger adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS IN THE HEAVY INDUSTRIAL
(M2(S)) ZONE.

APN: 038-0280-013 AND 038-0302-005

P89-033

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6001 Power Inn Road and 8150 Industrial Parkway; 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 merger conforms with the Plan Designation;

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

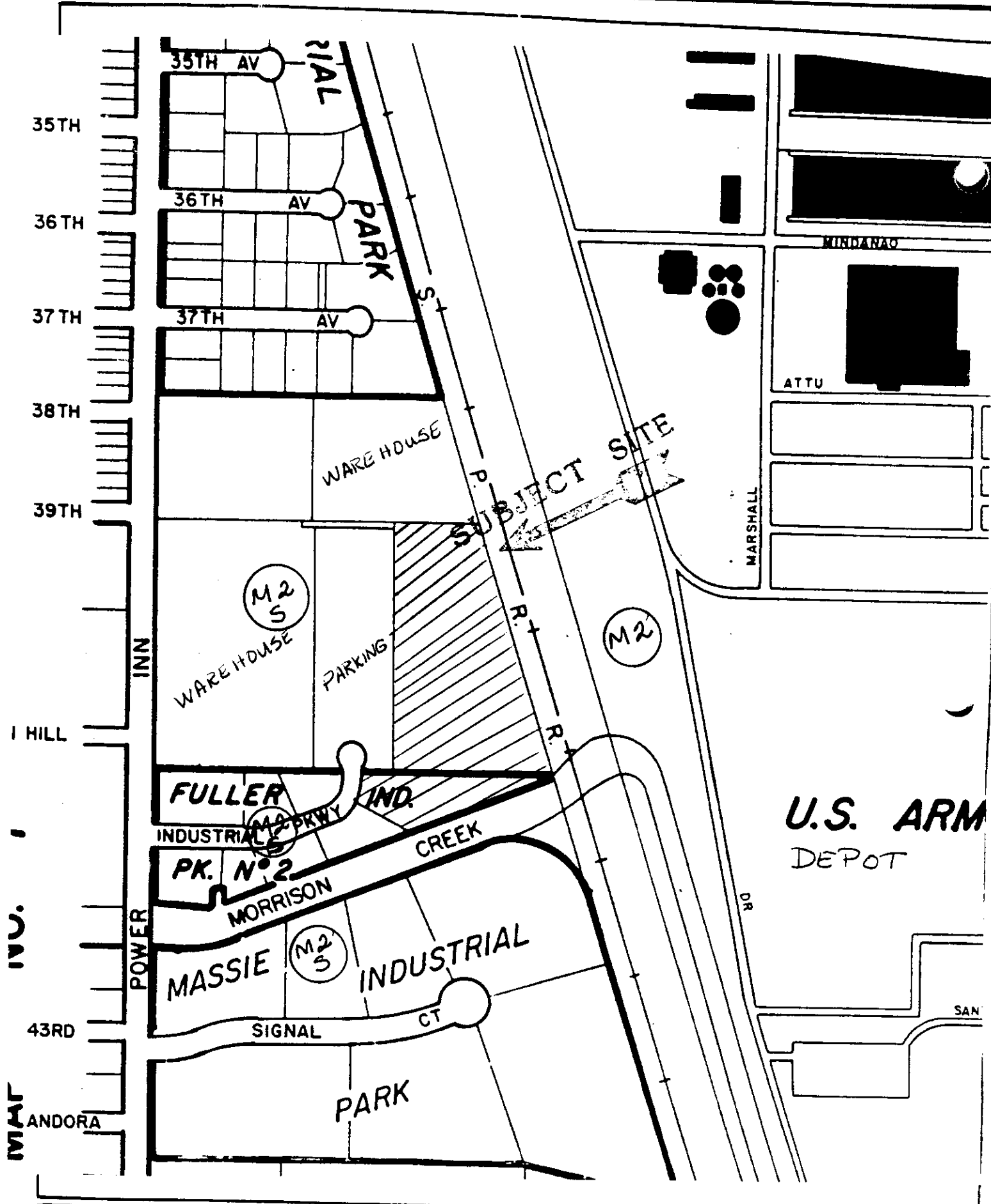
that the lot line adjustment for property located at 6001 Power Inn Road and 8150 Industrial Parkway, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or combine any existing assessments

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



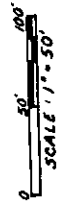
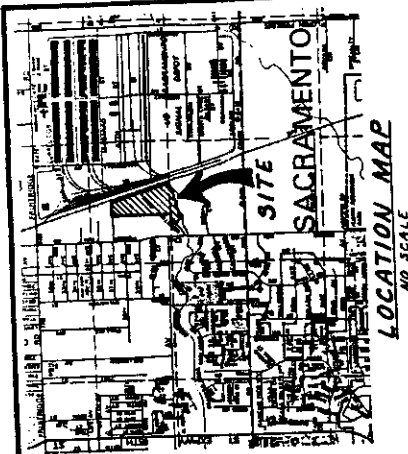
VICINITY - LAND USE - ZONING

P89-033

2-9-89

#29

EXHIBIT A



LOT MERGER
PORTION OF SW 1/4 OF
SEC. 26, T.8N, R.5E, M.D.M.
CITY OF SACRAMENTO, CALIFORNIA
DECEMBER, 1988



P89 033



CITY OF SAC.
33-302-08
33-280-14

S. P. TRANSPORTATION
R. R.
VACANT

SOUTHERN

EXISTING INDUSTRIAL BUSINESS

APN: 33-302-05
CITY OF SAC.
33-280-24

NEW BUILDING

CREEK

PROPOSED DEVELOPMENT
NEW DECK

33-302-06
33-302-07
INDUSTRIAL

INDUSTRIAL PARKWAY

Property line
TO BE REMOVED



P89-033

HALL 33-302-11
VACANT

HALL 33-302-13
INDUSTRIAL

2-9-89

DONALDSON
33-280-19
VACANT

THUNDERBIRD
LAND CO.
33-280-02
VACANT

OWNER: Thunderbird Moulding Company
6001 POWERS INN ROAD
SACRAMENTO, CA 95824
ENGINEER: Allied-Langdon Engineering
P. O. Box 2077
Citrus Heights, CA 95611
APN: 33-280-13 and 33-302-05
AREA: 7.1 Acres
ZONING: M-2 8
WATER: City of Sacramento
SEWER: City of Sacramento

P89 033

280102

Description of Lot Merger for Thunderbird Moulding

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

A portion of the Southwest quarter of Section 26, Township 8 North, Range 5 East, M.D.B. & M. and a portion of Lot 4 as shown on the Plat of Fuller Industrial Park Unit No. 2 filed November 20, 1961, in Book 67 of Maps, Map No. 24, Records of Sacramento County, more particularly described as follows:

Beginning at a point on the North line of said Southwest quarter of Section 26, distant North $89^{\circ}55'20''$ East 783.01 feet from the Northwest corner of said Southwest quarter; Thence from said point of beginning along the North line of said Southwest quarter North $89^{\circ}55'20''$ East 212.53 feet to the West line of the Southern Pacific Railroad Right-of-Way; Thence along said Railroad Right-of-way South $15^{\circ}58'20''$ East 691.99 feet to the beginning of a non-tangent 360 foot radius curve to the right; Thence along the arc of said curve whose chord bears South $38^{\circ}25'05''$ West 15.00 feet to the beginning of a 240 foot radius curve to the left; Thence along the arc of said curve whose chord bears South $40^{\circ}07'21''$ West 24.41 feet to a point on the North line of said Lot 4, distant South $89^{\circ}37'58''$ West 34.08 feet from the Northwest corner of said Lot 4; Thence continuing along said Railroad Right-of-Way line along the arc of a 240 foot radius curve to the right whose chord bears South $55^{\circ}15'01''$ West 101.54 feet to the South line of said Lot 4; Thence along the South line of said Lot 4, South $67^{\circ}50'$ West to the most Southerly corner of said Lot 4; Thence North $58^{\circ}18'15''$ West 180.94 feet along the Southwesterly line of said Lot 4 to Southwest corner of said Lot 4 on the Easterly line of Industrial Parkway; Thence along the Easterly line of said Industrial Parkway and the Westerly line of said Lot 4 along the arc of a 164.77 foot radius curve to the left whose tangent at this point bears North $31^{\circ}41'45''$ East and whose chord bears North $15^{\circ}50'50''$ East 90.00 feet to the Northwest corner of said Lot 4; Thence South $89^{\circ}59'50''$ East 138.88 feet along the North line of said Lot 4 to a point which lies South $00^{\circ}05'00''$ West from the point of beginning; Thence North $00^{\circ}05'00''$ East 695.88 feet to the point of beginning.

EDWARD P. NORRIS

(115,2/LOTMER)

2-9-89

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P 80033