

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

APPLICANT	Vail Engineering, 2033 Howe Avenue, Suite 220, Sacramento, CA 95825				
OWNER	Pacific Central Properties, 1651 Response Road, Sacramento, CA 95865				
PLANS BY	Vail Engineering, 2033 Howe Avenue, Suite 220, Sacramento, CA 95825				
FILING DATE	12-11-92	ENVIR. DET. Exempt	15305(a)	REPORT BY	CAS
ASSESSOR'S PCL. NO.	225-0070-028; 225-0140-004, 018; 225-0180-007, and 023				

APPLICATION: Lot Line Adjustment to merge 5 lots into 4 lots and relocate the common property lines between 5 parcels totaling 100± vacant acres in the Agriculture (A) zone.

LOCATION: Northwest corner of Interstate 5 and Interstate 80

PROPOSAL: The applicant is requesting the necessary entitlements to merge 5 lots into 4 lots and relocate the common property lines between 5 lots totaling 100± vacant acres in the Agriculture (A) zone.

PROJECT INFORMATION:

General Plan Designation:	Industrial-Employee Intensive; Parks, Recreation and Open Space; and Low Density Residential (4-15 du/na)
1986 North Natomas Community Plan Designation:	Manufacturing, Research and Development-20 and Medium Density Residential (12 du/na)
Existing Zoning of Site:	Agriculture (A)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, A
South:	Vacant, A
East:	I-5 and Arco Arena, TC, MRD-20 and SPX
West:	Vacant, A

Property Area:	100± acres
Topography:	Flat
Street Improvements:	Undeveloped
Utilities:	Undeveloped

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 100± acres in the Agriculture (A) zone. The General Plan designates the site as Industrial-Employee Intensive; Parks, Recreation and Open Space; and Low Density Residential (4-15 du/na). The 1986 North Natomas Community Plan designates the site as Manufacturing, Research and Development-20 and Medium Density Residential (12 du/na). The Lot Line Adjustment is consistent with the General Plan and the 1986 North Natomas Community Plan. The adjustment is also consistent with the currently proposed community plan amendment. The surrounding land use and zoning for the site is vacant, zoned Agriculture to the north, south, and west and Interstate 5 and Arco Arena, zoned TC, MRD-20 and SPX to the east.

APPLC. NO. P92-317

MEETING DATE February 11, 1993

ITEM NO. 5

00460

B. Applicant's Proposal

The applicant is proposing to merge 5 lots into 4 lots and relocate the common property lines between 5 lots in the Agriculture (A) zone (see Exhibit A). The applicant is conducting this lot line adjustment to make the property lines conform to a court approved appraisal document.

C. Staff Analysis

The subject site consists of five parcels. The applicant is proposing to merge the five lots into four lots and to relocate the property lines so they correspond to the property lines defined in the litigation settlement.

Staff supports the approval of the Lot Line Adjustment in that the alignment will result in conformance with a court approved appraisal document.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, and Environmental Services. The application was also reviewed by Natomas Community Association and the Environmental Council of Sacramento. The following comments were received:

Engineering: Engineering staff requests that the following conditions and comments be made a condition for approval of this lot line adjustment.

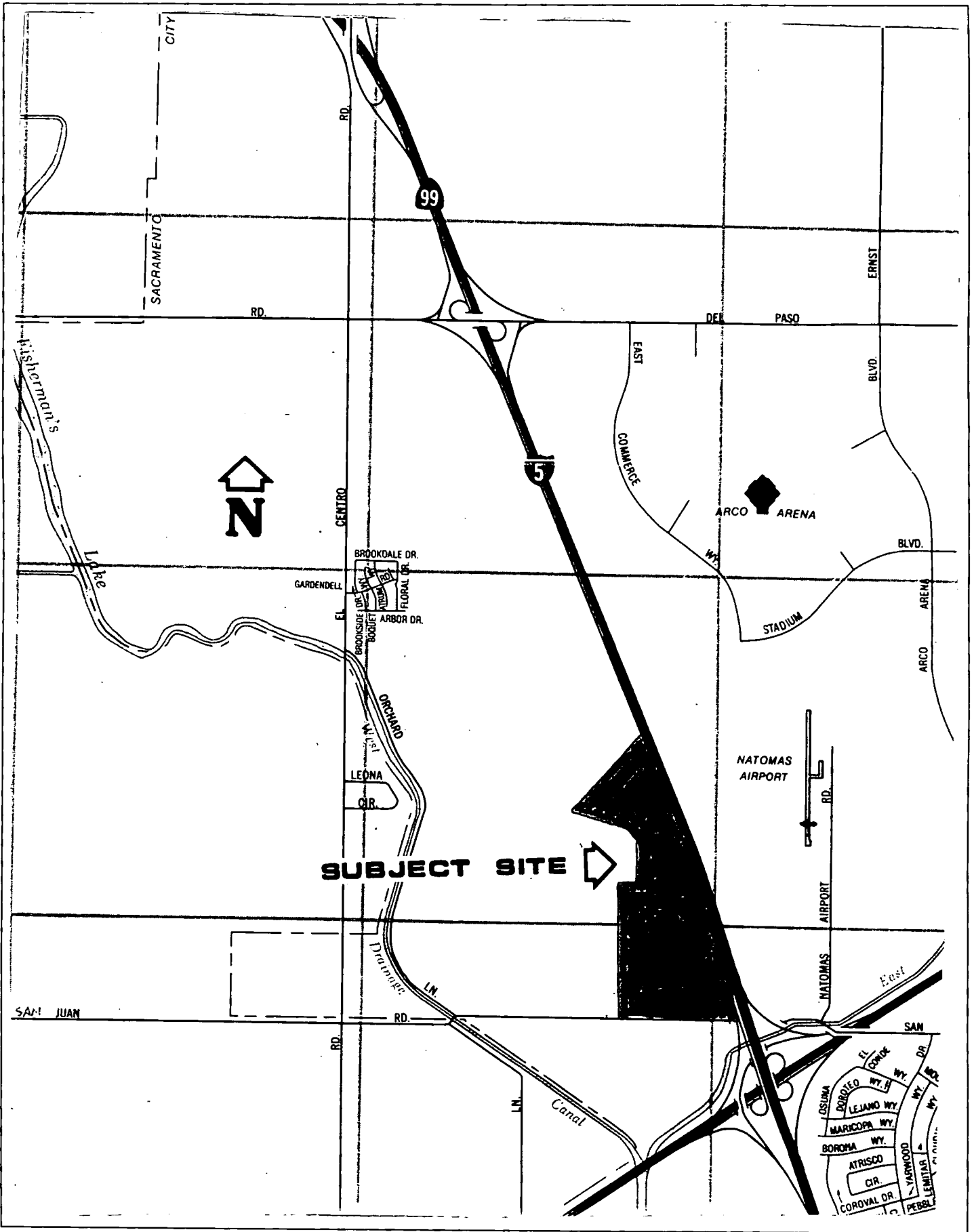
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section **).

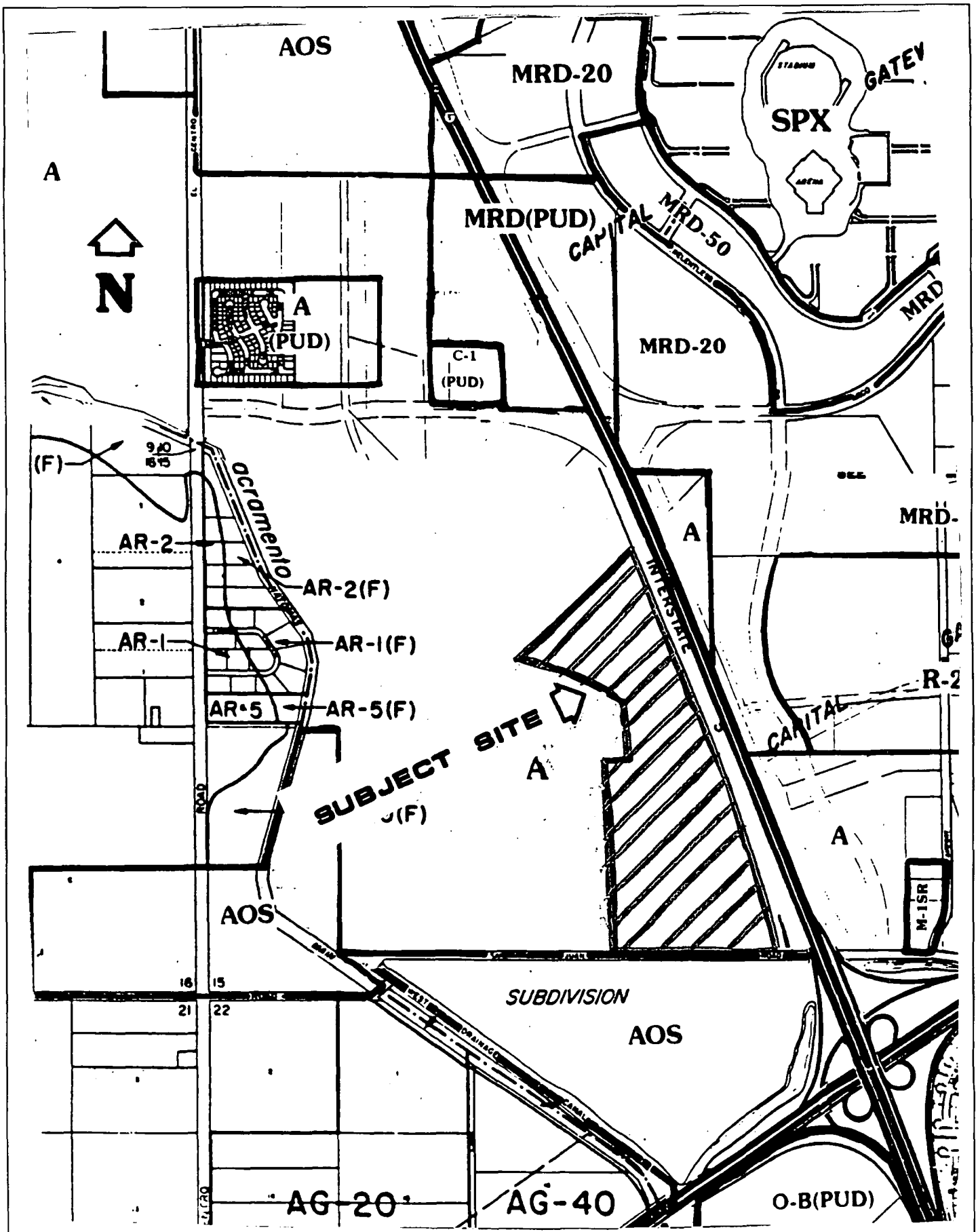
RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

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VICINITY MAP

00462



LAND USE AND ZONING MAP

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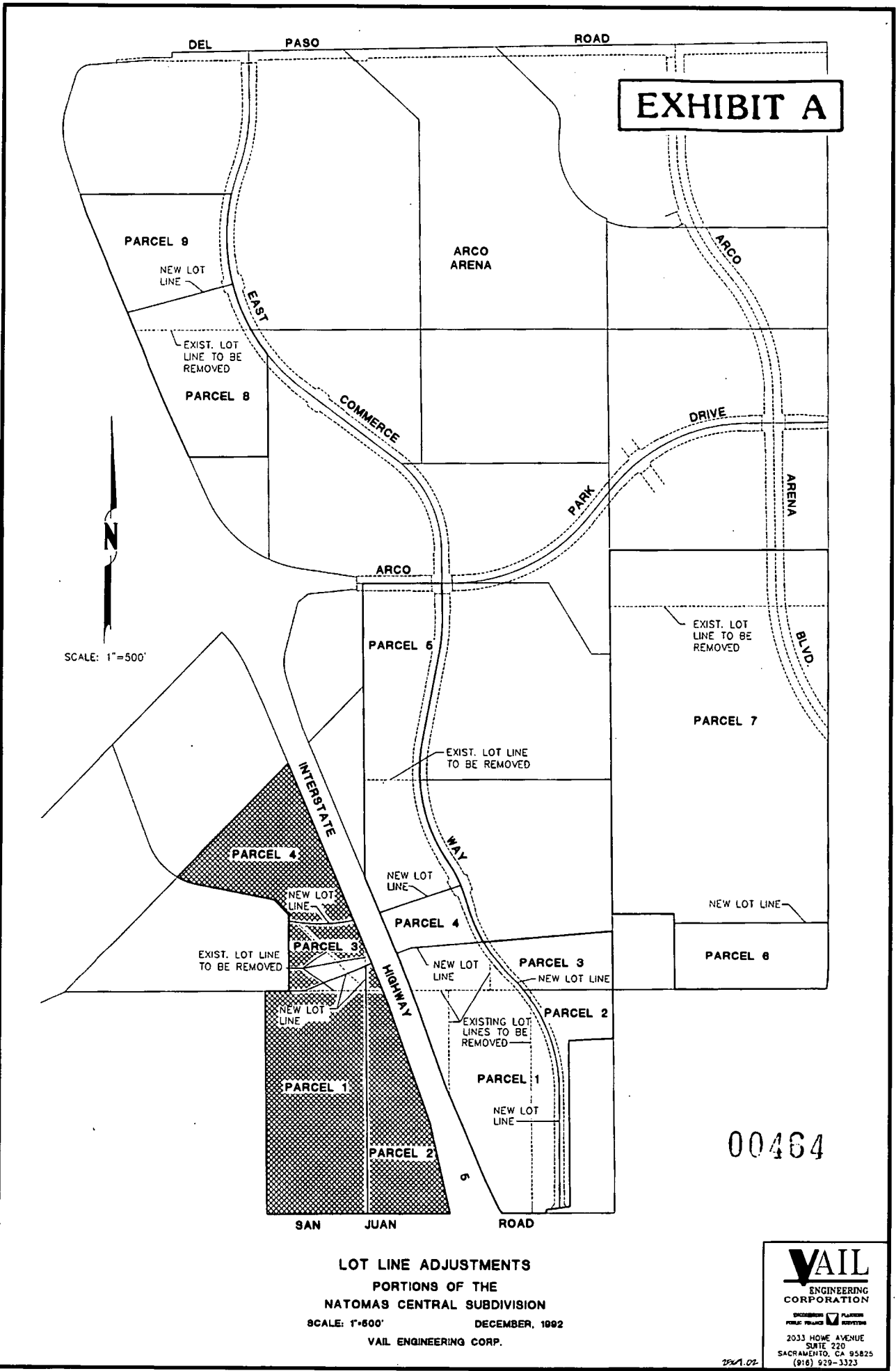


EXHIBIT A

SCALE: 1"=500'

00464

LOT LINE ADJUSTMENTS
 PORTIONS OF THE
NATOMAS CENTRAL SUBDIVISION
 SCALE: 1"=500' DECEMBER, 1992
 VAIL ENGINEERING CORP.

VAIL
 ENGINEERING CORPORATION
 ENGINEERING PLANNING
 SURVEYING PUBLIC RELATIONS DESIGN

2033 HOWE AVENUE
 SUITE 220
 SACRAMENTO, CA 95825
 (916) 929-3323

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