

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	GTE Sprint Communications Corp., 135000 Bayshore, Ste. 800, Burlingame 94010		
OWNER	George & Lena Valente, 3215 North El Macero Dr., El Macero, CA 95618		
PLANS BY	Baumbach & Piazza, 323 W. Elm Street, Lodi, CA 95240		
FILING DATE	11-8-84	50 DAY CPC ACTION DATE	REPORT BY: RKH:bw
NEGATIVE DEC	Ex. 15305	EIR	ASSESSOR'S PCL NO. 002-092-08,09

APPLICATION: Lot Line adjustment to merge two parcels

LOCATION: Southwest corner of 16th & C Streets

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Muir Playfield; M-1
South:	Commercial and Residential; C-4, R-3A
East:	Industrial; M-1
West:	Industrial; M-1

Property Area:	19,200 square feet
Topography:	Flat
Street Improvements:	Existing

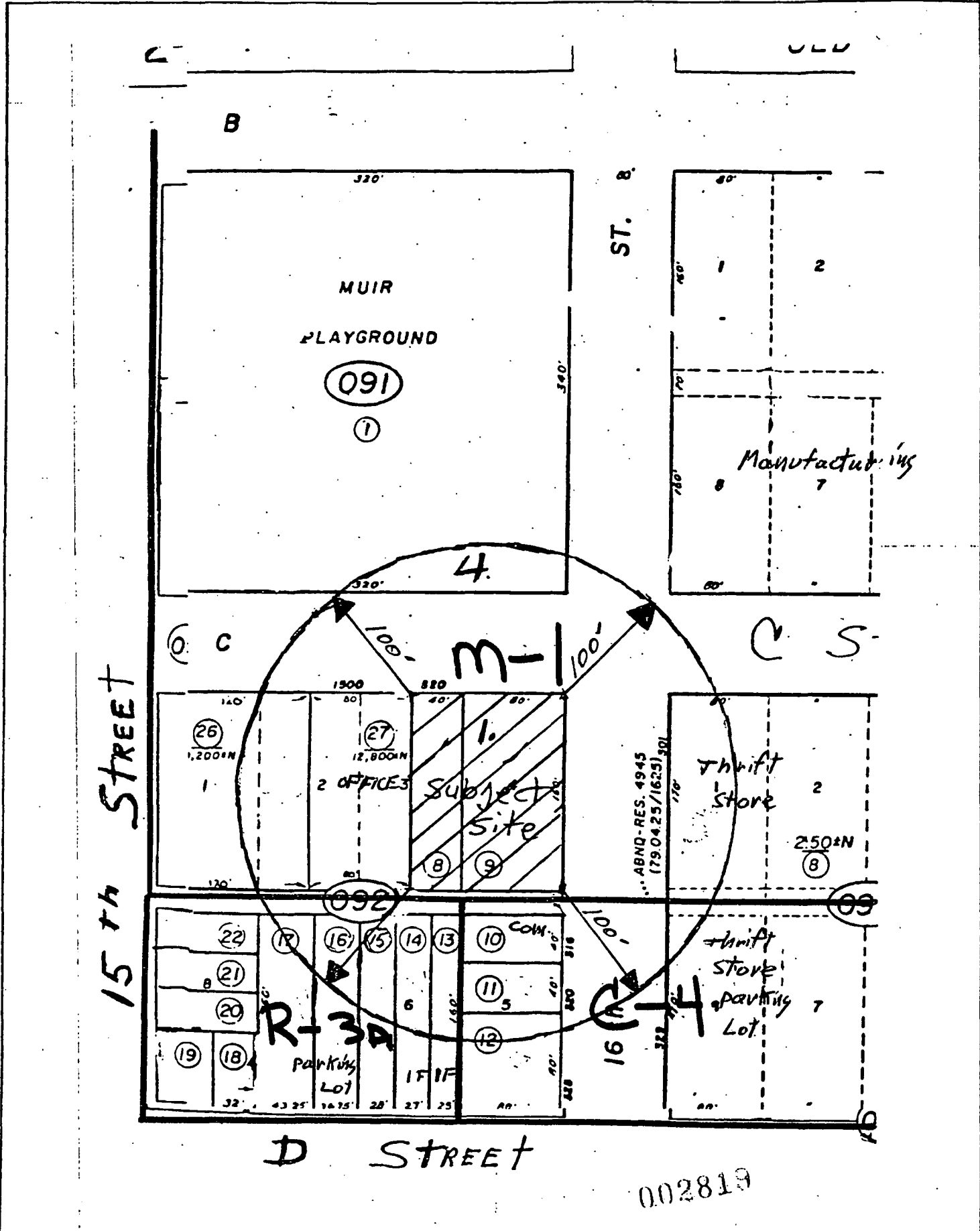
PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels totaling 19,200 square feet in the M-1 zone. The applicant proposes to merge the two parcels into one in order to develop a GTE Sprint telecommunications facility.
- B. The proposal was reviewed by the City Divisions of Real Estate, Traffic and Building Inspections. They had no objections to the proposed lot line.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot Line Adjustment to merge the subject parcels by adopting the attached resolution.

002797



VICINITY - LAND USE - ZONING

184-419

13-13-84

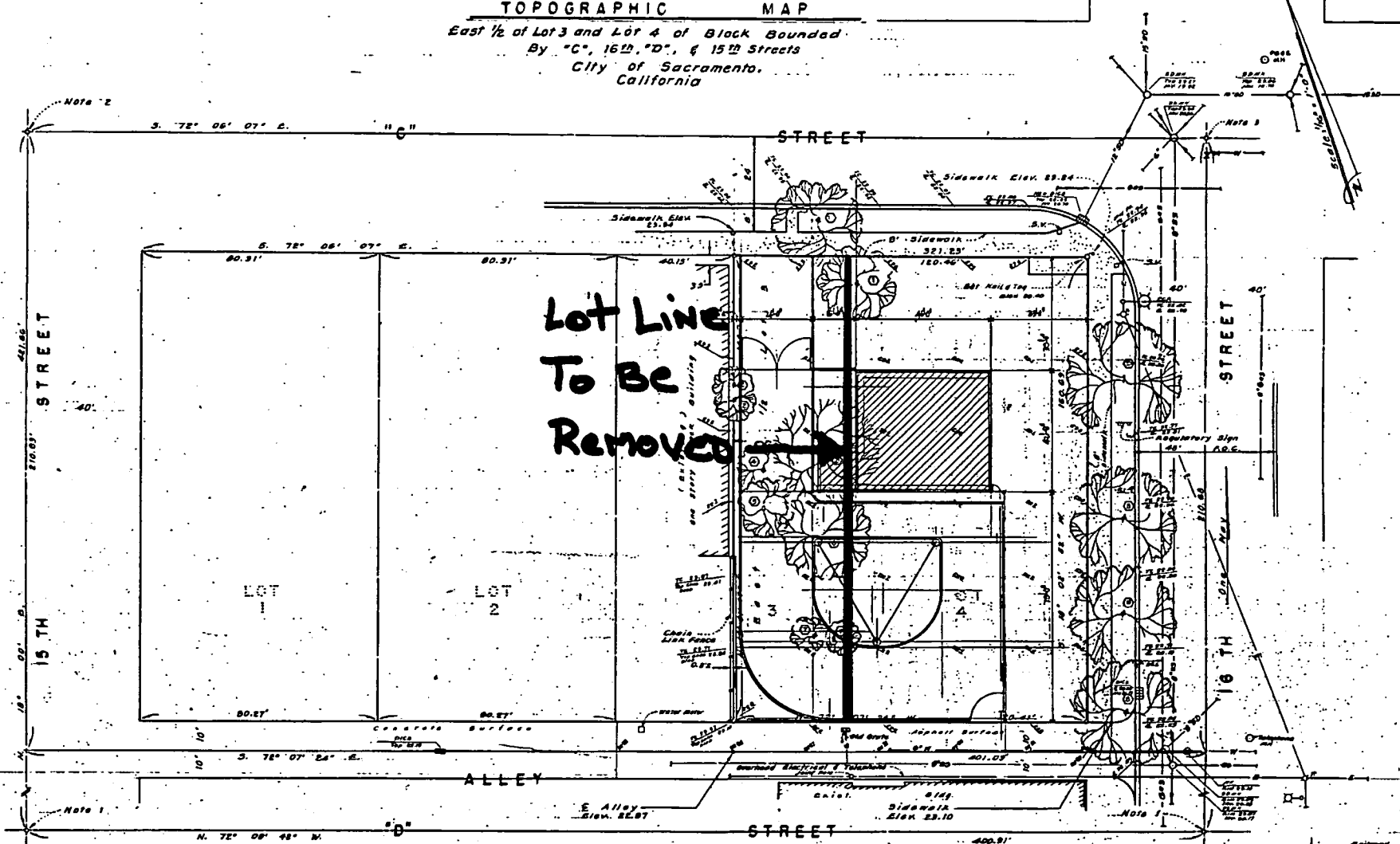
No 96

TOPOGRAPHIC MAP
 East 1/2 of Lot 3 and Lot 4 of Block Bounded
 By "C", 16th, "D", & 15th Streets
 City of Sacramento,
 California

- Trees**
- ① - 2" Ash
 - ② - 2" Tree
 - ③ - 2" Walnut (seed)
 - ④ - 12" Maple
 - ⑤ - 12" Tree
 - ⑥ - 2" Almond (tick)
 - ⑦ - Scrub Tree
 - ⑧ - 2" Tree
 - ⑨ - 2" Tree

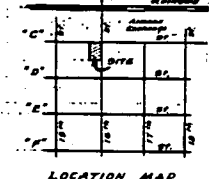
- Legend**
- T.S. Traffic Sign
 - T.L. Traffic Light Mast
 - S.L. Street Light
 - P.S. Power Pole
 - O.E. Overhead Electric
 - S.D. Storm Drain
 - S.L.C. Stop Lanes Catch Basin
 - S.L.S. Storm Light Sign
 - S.H. Sidewalk
 - S.W. Water Line
 - S.F. Sewer Flange
 - S.P. Plashed Floor Elev.
 - S.D.S. Top of Deck Elev.
 - S.F. Foundation Elev.
 - S.L. Level Elev.
 - S.D.S. Finished Surface Elev.
 - S.A.C. Face of Curb

002798



- NOTES**
1. Found hole in pavement underlying City Engineer's line.
 2. Determined from City Engineer's line.
 3. Found hole in pavement. Found chiseled "x" to curb 43.76' S.M. & 29.97' S.L.
 4. The alley front of the property has been entirely reconstructed and to be very poor condition much of this property.
 5. There is a 6" water line to the alley (existing tap location unknown) and an 8" water line to 16th Street.
 6. Sanitary Sewer and Storm Drain system are same lines. Separate bases are provided for each use. There is an 8" line to the alley and a 6" and 8" S.S. 39' East of the West property line and unknown part of driveway.
 7. Sacramento Municipal Utility Company electrical meter base (removed) on south side of alley and West side of 16th Street.

8. P. & S.E. WIRELESS TOWER TO "C" STREET and 26th Street.
9. Survey based upon Western Title Insurance Company Report No. 4-30825-226.
10. Repair of existing curb, gutter and sidewalk will be required for building permit. The extent of alley improvements and extent of driveway will be determined by the City of the Department of Public Works.
11. Survey No. - Station marked in 20' almost equal intervals. Contact 8111, Utilities, Planning Department (715) 249-5604.
12. Utility Markings - same per same Bureau.
13. Block No. - 1011 - in street light base - NE corner of 16th & "C" Streets - Elevation 22.20



NO.	DATE	REVISIONS	BY	REASON	DATE

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS

1000 MARKET ST. SUITE 200, COLMA, CALIF. 94014
 TEL: 650-947-8800 FAX: 650-947-8810

Prepared For:
G.I.E. SPRINT Communications
 P.O. Box 936
 Burlingame, Calif. 94010

EXHIBIT A

Legal description for merger of APN: 002-092-08,09

PARCEL NO. 1:

The East one-half of Lot 3 in Block bounded by 15th and 16th, 'C' and 'D' Streets of the City of Sacramento, according to the official plat thereof.

PARCEL NO. 2:

Lot 4 in the Block bounded by 15th and 16th, 'C' and 'D' Streets, of the City of Sacramento, according to the official plat thereof.

002793