

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Timothy S. Train; 2604 21st Street; Sacramento, CA 95818</u>				
OWNER	<u>Setzer Forest Products; 2555 3rd Street; Sacramento, CA 95818</u>				
PLANS BY	<u>Applicant</u>				
FILING DATE	<u>1/8/88</u>	ENVIR. DET.	<u>Ex. 15305 a</u>	REPORT BY	<u>JC:vf</u>
ASSESSOR'S-PCL. NO.	<u>009-0270-010,030; 009-0030-009</u>				

APPLICATION: Merge three lots totaling 4+ acres into two lots.

LOCATION: 2570 3rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into two lots to accommodate the proposed addition of a building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or warehouse
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Lumber Mill

Surrounding Land Use and Zoning:

North: Industrial; M-2
South: School; R-3
East : Industrial M-1
West : Industrial; M-2

Property Dimensions:	Irregular
Property Area:	4+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated heavy commercial or warehouse in the General Plan. The site is zoned Heavy Industrial (M-2) and developed with a lumber mill. Surrounding land use and zoning is Industrial (M-2) to the north and west, Industrial (M-1) to east end school (R-3) to the south.
- B. The applicant is proposing to merge three lots into two lots in order to accommodate a proposed building addition.
- C. The plans were reviewed by the Traffic Engineer, City Engineer and Real Estate Divisions of Public Works. The following comments were received:
 - o. Engineering and Real Estate:
 - 1. Waive parcel map and file Certificate of Compliance prior to recordation; and
 - 2. Pay off any existing bonds.

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000668

o Traffic Engineering:

Dedicate area sufficiently necessary to construct an industrial cul-de-sac on south end of 3rd Street.

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

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

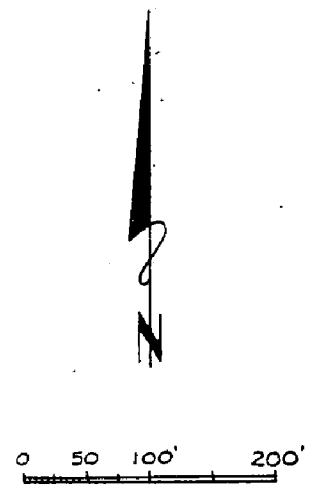
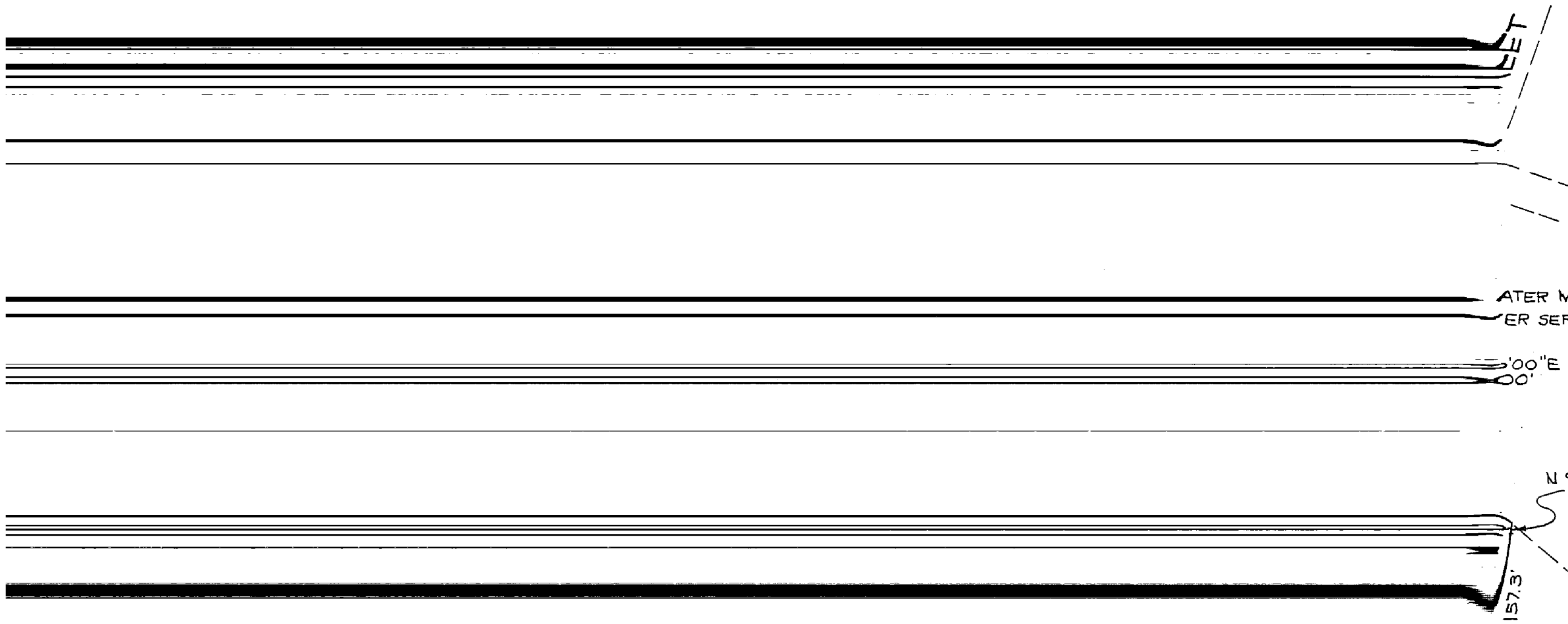


EXHIBIT B
BOOK PAGE
88 03 15 06 95

DESCRIPTION
Parcel A

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

The portion of Lot E as said lot is shown and so designated on the official "Plat of Wright & Kimbrough Industrial Tract" filed in Book 19 of Maps, Map No. 17, Sacramento County Records, conveyed by the deed from Southern Pacific Transportation Company to Setzer Forest Products Company dated June 24, 1987 and recorded in Book 87 07 28 of Official Records, page 293, Sacramento County Records and the portion of Lot 44 as said lot is shown on said "Plat of Wright & Kimbrough Industrial Tract" conveyed by the deed from Hardie C. Setzer, et al to Setzer Forest Products dated March 1, 1969 and recorded in Book 69-10-28 of Official Records, page 243, Sacramento County Records and the portion of the parcel of land described in the deed from Bethyl L. Sloan to Setzer Forest Products dated April 27, 1982 and recorded in book 82 05 07 of Official Records, page 394, Sacramento County Records, described as follows:

Beginning at the most southerly corner of the aforesaid Lot E; thence, from said point of beginning, along the southwesterly prolongation of the northwesterly line of 3rd Street as said 3rd Street is shown and so designated on said "Plat of Wright & Kimbrough Industrial Tract", South $18^{\circ}46'00''$ West 20.00 feet; thence, North $49^{\circ}34'18''$ West 126.33 feet; thence, North $18^{\circ}46'00''$ East 20.00 feet to a point in the southwesterly line of said Lot E; thence, along said southwesterly line, South $49^{\circ}34'18''$ East 126.33 feet to the point of beginning.

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DESCRIPTION
Parcel B

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

The parcel of land described in the deed from Bethyl L. Sloan to Setzer Forest Products dated April 27, 1982 and recorded in Book 82 05 07 of Official Records, page 394, Sacramento County Records.

Excepting therefrom all that portion thereof described as follows:

Beginning at the most southerly corner of Lot E as said lot is shown and so designated on the official "Plat of Wright & Kimbrough Industrial Tract" filed in Book 19 of Maps, Map No. 17, Sacramento County Records; thence, from said point of beginning, along the southwesterly prolongation of the northwesterly line of 3rd Street as said 3rd Street is shown and so designated on said "Plat of Wright & Kimbrough Industrial Tract", South 18°46'00" West 20.00 feet; thence, North 49°34'18" West 126.33 feet; thence, North 18°46'00" East 20.00 feet to a point in the southwesterly line of said Lot E; thence, along said southwesterly line, South 49°34'18" East 126.33 feet to the point of beginning.

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