

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200. SACRAMENTO, CA 95814

<b>APPLICANT</b>	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816				
<b>OWNER</b>	A & A Properties, 8413 Jackson Road, Sacramento, CA 95826				
<b>PLANS BY</b>	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816				
<b>FILING DATE</b>	5/6/88	<b>ENVIR. DET.</b>	Cat. Ex. (15305(a))	<b>REPORT BY</b>	DCS:pe
<b>ASSESSOR'S PCL. NO.</b>	062-0150-015,017				

**APPLICATION:** Lot Line Adjustment

**LOCATION:** Southwest corner of Younger Creek Drive and Light Sky Court.

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate a common property line on 6.4+ acres in the M2S zone.

**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial/Warehouse  
1986 South Sacramento Community  
Plan Designation: Industrial  
Existing Zoning of Site: M2S  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Vacant, M2S  
South: Vacant, M2S  
East: Industrial, M2S  
West: Vacant, M2S

Property Dimensions: Irregular  
Property Area: 6.4+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**Project Evaluation:** Staff has the following comments:

A. **Land Use and Zoning:**

The subject project is located within the boundaries of the South Sacramento Community Plan Area. zoning on the site is Heavy Industrial (M2(s)). The applicant proposes to relocate a common property line which separates two parcels to accommodate new development (including the building, parking and landscaping). A site plan, floor plan or elevations have not been submitted and are not required for a lot line adjustment.

B. **Noise:**

Mather Field Air Force Base is located approximately four miles from the site.

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**APPLC. NO.** P88-222 **MEETING DATE** June 9, 1988 **ITEM NO.** 42

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

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

C. Review:

Plans for this proposed lot line adjustment have been reviewed by the City Engineer, Traffic Engineer and Real Estate Division. The following comments are provided by the City Engineer:

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the Lot Line Adjustment.

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 line adjustment by adopting the attached resolution.