

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

APPLICANT	The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95825		
OWNER	The Centennial Group - 2143 Hurley Way, Suite No. 240, Sacramento, CA 95825		
PLANS BY	The Spink Corporation - 2590 Venture Oaks Way, Sacramento, CA 95825		
FILING DATE	2-8-90	ENVIR.DET.	Neg. Dec.
		REPORT BY	Doug:sg
ASSESSOR'S PCL. NO.	237-031-22,23,24,25,26,41		

APPLICATION: A. Negative Declaration

 B. Lot Line Adjustment to relocate the common property lines of six vacant parcels totaling 17.75 acres in the Light Industrial (M-1{S}) zone.

LOCATION: East of Northgate Boulevard and North of Interstate 80

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines of six vacant parcels totaling 17.75 acres in the Light Industrial zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
North Natomas Community
Plan Designation: Light Industrial
Existing Zoning of Site: Light Industrial (M-1{S})
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Truck fueling; M-1(S)
South: Transportation corridor, Interstate 80 freeway; TC
East : Drainage, canal; F
West : Commercial, offices; county zoned

Property Dimensions: Irregular
Property Area: 17.75 acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. The subject site consists of six vacant parcels totaling 17.75 acres in the Light Industrial (M-1{S}) zone. The site is wedge shaped with Interstate 80 on the south, the Natomas East Drainage Canal on

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the east, Cargo Way (an abandoned street), a portion of vacant land and Northgate Boulevard and the County line on the west, and a point approximately 480 feet north of North Market Boulevard on the north. The area to the west along Northgate Boulevard is built up with commercial and office uses. The subject site is designated as Heavy Commercial or Warehouse in the General Plan and as Light Industrial in the North Natomas Community Plan.

- B. The applicant's intent is to reconfigure the six existing parcels for the possible future sale or financing of some or all of the parcels. There are presently "for sale" signs by Centennial adjacent to the subject site indicating that the subject site would be suitable for commercial and office uses. A planned unit development would be required to develop the site.
- C. Since the applicant's intent is to reconfigure the lots for future sale and because the applicant has "for sale" signs which advertise the properties as good commercial and office uses on the properties adjacent to the subject site, it is assumed that the applicant intends to sell the properties as commercial uses. Planning staff is concerned as such uses would be contrary to the General Plan and North Natomas Community Plan designations and the present M-1(S) zoning for the subject site. The applicant should be aware that as the site is located in North Natomas it is required to be developed as a planned unit development. A PUD Schematic Plan and development guidelines which are consistent with the plan designations and zoning of the site will be required before any special permits for development of the site will be reviewed and approved. Applications for special permits must be consistent with the present North Natomas Community Plan designation which is Light Industrial not Community/Neighborhood Commercial. In addition, all conditions of the development agreement for the site must be adhered to before development of the site can occur.
- D. The proposed lot line adjustment was reviewed by the City Public Works Department. The following comments were received:
 - 1. 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. Pay off or segregate any existing assessments.

- d. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
 - e. Notice: Property to 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;
2. The applicant should be aware of City driveway policy (City Code 38.160 - 38.171). The proposed lot line east of North Market Boulevard appears to be the location of a future driveway. Lot lines shall not split a driveway. Also, driveway locations are encouraged to align with existing street intersections.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project, with identified mitigation measures will not have a significant effect on the environment. This determination is based on the fact that it is reasonable to assume future development of the site given current designations/zoning. Should proposed projects for the subject site need additional entitlements, they will be evaluated separately. The mitigation measures are as follows:

1. The proposed project is located in an area of the City determined to have less than 100-year flood protection. Implementation of the project will therefore expose people and property to the risk of injury and damage in the event of a 100-year or lesser flood. These risks are considered significant adverse impacts under CEQA. The City Council has evaluated these impacts in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy within the 100-year floodplain (M89-054) adopted by the City Council on February 6, 1990. The EIR is available through the Department of Planning and Development, 1231 I Street, room 300, Sacramento, California. This document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. The flood-related risks created by the proposed

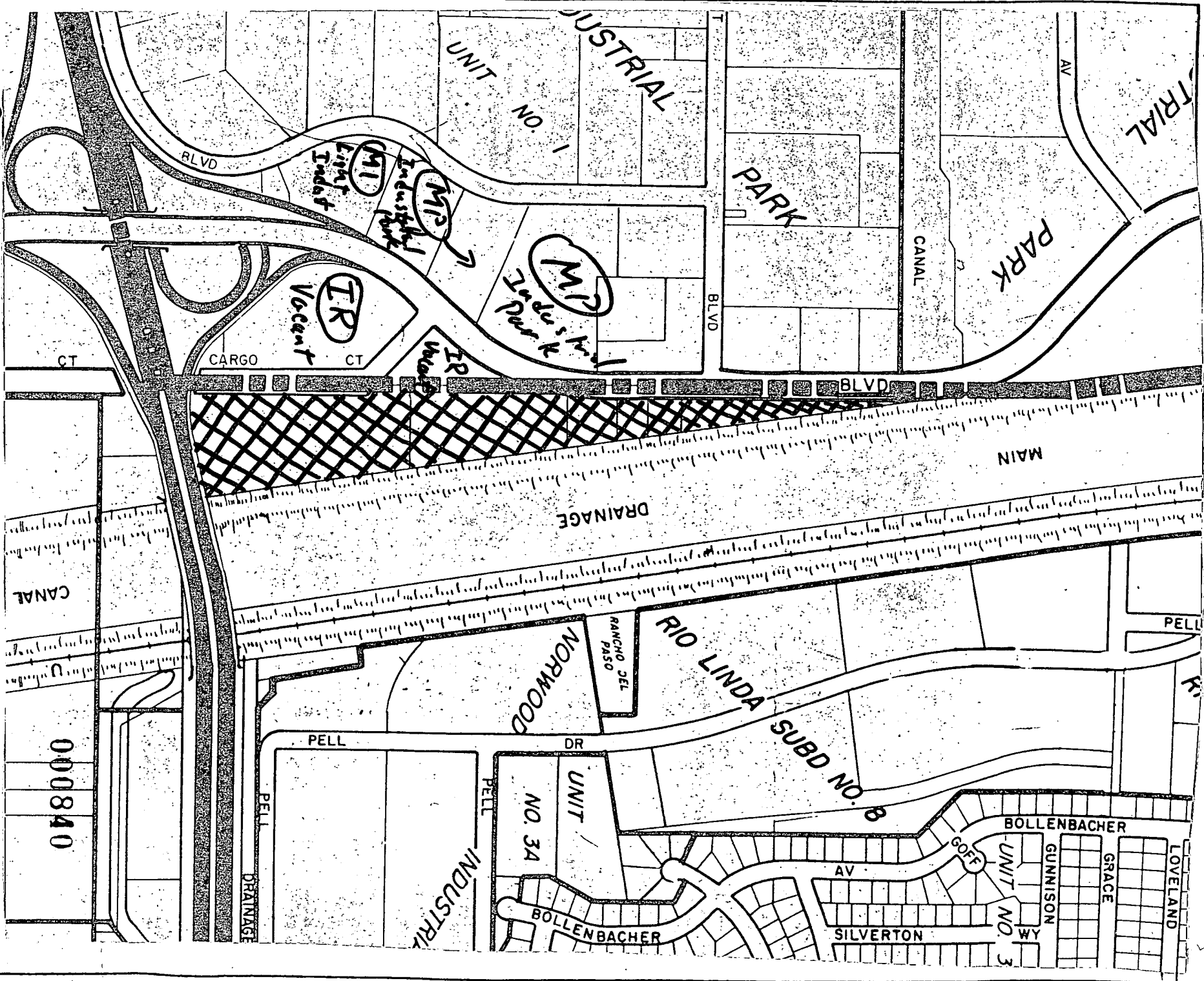
project fall within the scope of the program EIR and its adoption of the policy are applicable to the proposed project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento. This document is appended to the program EIR available through the Department of Planning and Development.

2. Prior to issuance of a building permit, the applicant shall submit a tree preservation plan to the Environmental Services Division which as been approved by the City Arborist.
3. The proposed project is located within an area of the 100-year floodplain designated as Zone A-99 on the Sacramento County's Official Flood Insurance Rate Map dated November 15, 1989. Under applicable provisions of the Sacramento City Code, new development is permitted in this zone subject to certain conditions. Building permit applicants must execute a legal notice and waiver agreement with the City whereby these persons assume the risk of all flood-related property damage to any permitted new construction and agree to notify subsequent purchasers of the flood risk.
4. If subsurface archeological or historical remains (including unusual amounts of bones, stone, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

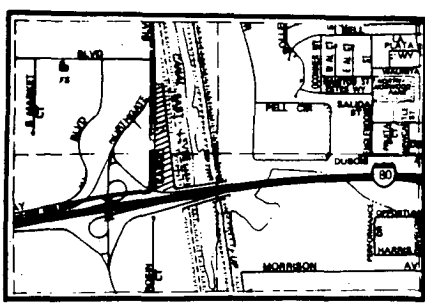
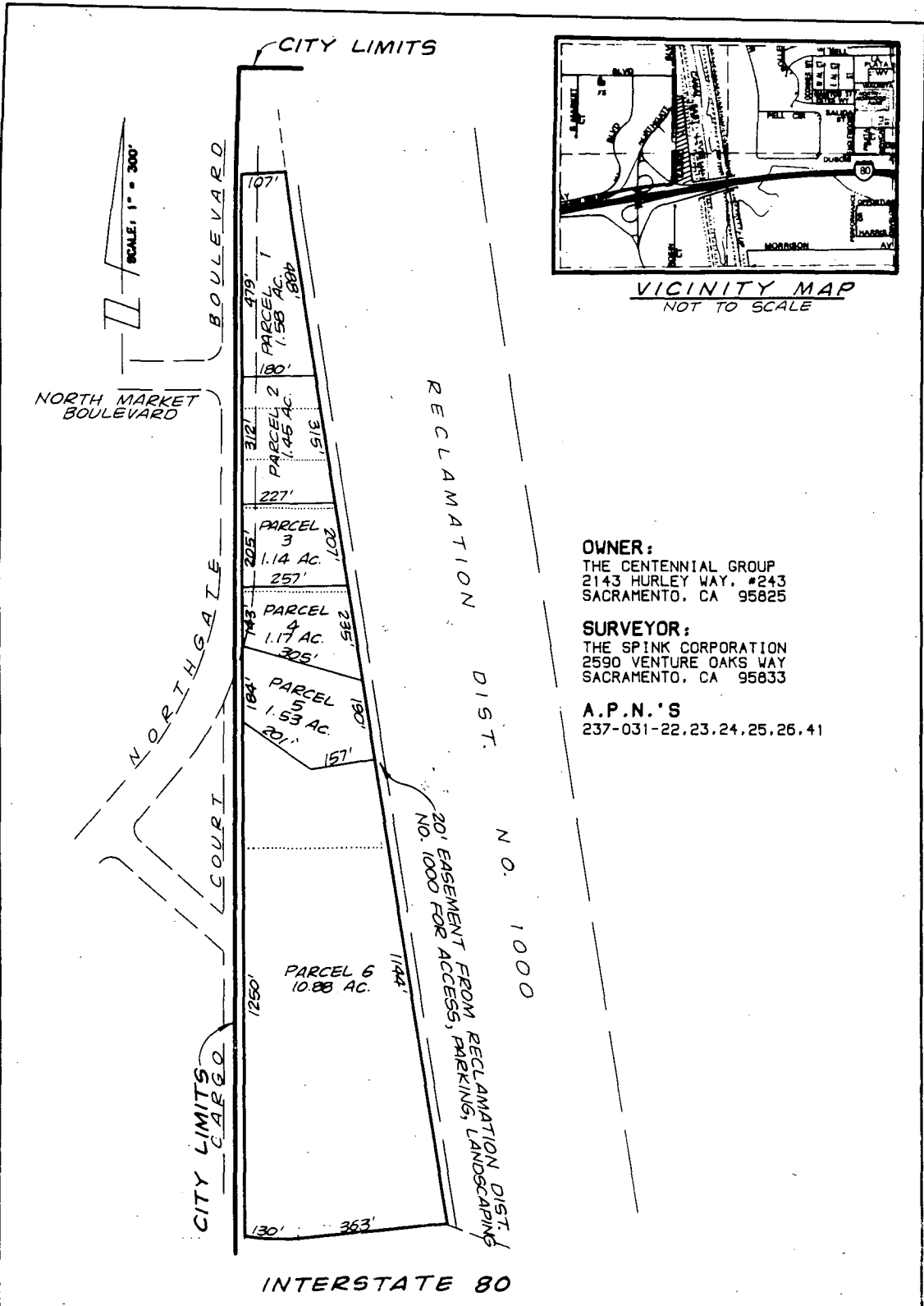
RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration; and
- B. Approve the lot line adjustment by adopting the attached resolution.

Item #22



126037



VICINITY MAP
NOT TO SCALE

OWNER:
THE CENTENNIAL GROUP
2143 HURLEY WAY, #243
SACRAMENTO, CA 95825


SURVEYOR:
THE SPINK CORPORATION
2590 VENTURE OAKS WAY
SACRAMENTO, CA 95833

A.P.N.'S
237-031-22, 23, 24, 25, 26, 41

LEGEND:
..... EXISTING PROPERTY LINE TO BE ABANDONED.

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EXHIBIT A

REVISION	JOB NO. <u>146-014</u>	TITLE: <u>LOT LINE ADJUSTMENT</u>	 THE SPINK CORPORATION ENGINEERS • PLANNERS • SURVEYORS
	DATE: <u>12/89</u>	<u>PORTION OF SECTION 4, RANCHO DEL PASO</u>	
	F.B. PAGE: <u>1</u>	CLIENT: <u>CENTENNIAL</u>	
	SCALE: <u>1" = 300'</u>		
	DRAWN BY: <u>ASR</u>		
CHECKED BY: <u>C.W.</u>			CODE: <u>RDP-4</u> DR. NO. <u>H-6710</u>

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