

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

APPLICANT SKK Developments, 7700 College Town Drive #118, Sacramento, California 95826
OWNER Freeport Assoc. & Meramonte, Inc, 7700 College Town Dr #118, Sacramento, CA 95826
PLANS BY Erost McCormick & Heuston, 7626 Uplands Way, Ste B, Citrus Heights, California 95610
FILING DATE January 29, 1992 ENVIR DET Exempt 15305 REPORT BY Cindy Gnos
ASSESSOR'S PCL. NO. 052-0010-047, 064, 065, 066, 067, 068

APPLICATION: Lot Line Adjustment to merge six parcels totaling 26.3± vacant acres into five parcels in the Single Family Alternative (R-1A) zone.

LOCATION: Southeast Corner of Meadowview Road and Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge six parcels into five.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport/Meadowview Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; C-2
South:	Single Family and I-5; R-1
East:	Single & Multi-family; R-1 & R-3
West:	Vacant; R-1 & A

Property Dimensions:	Irregular
Property Area:	26.3± gross acres 20.6± net acres
Project Density:	9.0 du/na
Square Footage of Plan 1:	1,100 sq. ft., 1 story
Square Footage of Plan 2:	1,250 sq. ft., 1 story
Square Footage of Plan 3:	1,400 sq. ft., 1 story
Square Footage of Plan 4:	1,600 sq. ft., 2 stories
Exterior Building Materials:	Horizontal Lap Siding
Roof Materials:	Composition Shingle
Street Improvements:	Existing and To Be Provided
Utilities:	Existing and To Be Provided
School District:	Sacramento City Unified

APPLC.NO. P92-021

MEETING DATE March 12, 1992

ITEM NO. 16

000501

BACKGROUND INFORMATION: On June 9, 1988, the Planning Commission approved a special permit to establish a 170-space mobile home park on 24± acres of this site. Also necessary were several setback variances for the individual mobile home units, as well as a lot line adjustment to merge four parcels. The mobile home park also contained a recreation building. The mobile home park was proposed to be developed at a density of seven units per net acre. The mobile home park has never been developed. On August 22, 1991, the Planning Commission and on October 15, 1991, the City Council approved (P91-067) an Airport/Meadowview Community Plan Amendment to Residential (7-15 du/na), a rezone of the site to R-1A, a tentative map to subdivide the property into 188 parcels, a special permit to develop 185 single family homes, a variance to reduce the driveway depth and a subdivision modification to allow a cul-de-sac over 500 feet.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 26.3± vacant acres in the Single Family (R-1 and R-1-R) zones. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na). The surrounding land use and zoning includes vacant, zoned C-2, to the north; single family and Interstate 5, zoned R-1, to the south; single and multiple family, zoned R-1 and R-3, to the east; and vacant, zoned R-1 and A, to the west.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge six parcels into five parcels. The reconfigured parcels will facilitate phasing of the previously approved tentative map, as well as financing of the project.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment to merge six parcels into five. Currently, the property is vacant with an approved single family subdivision. The reconfigured parcels allow phasing of the tentative map. The lot line adjustment is consistent with the General Plan and Airport Meadowview Community Plan designations.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, and Building Inspections. The following comments were received from Engineering Development Services:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.

2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
5. Note: Approval of this lot line adjustment does not negate the need to provide two points of access for each phase of the Quail Chase subdivision.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project as proposed is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF MARCH 12, 1992

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINES IN THE CITY OF SACRAMENTO IN THE STATE OF CALIFORNIA BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 4 EAST, M.D.M. (052-0010-047,064,065,066,067,068) (P92-021)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at northeast corner of Meadowview Road and Freeport Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305); and

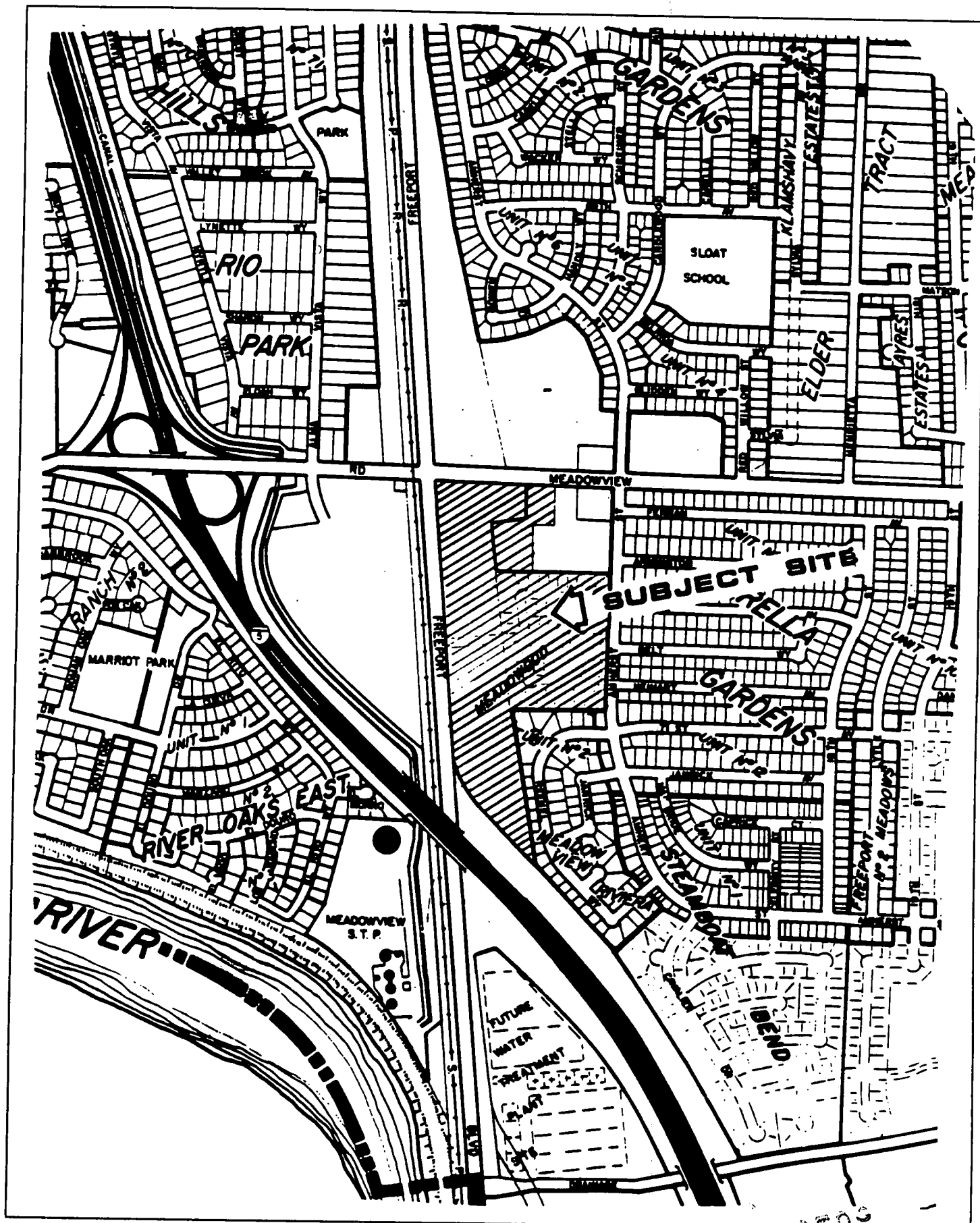
WHEREAS, the lot line adjustment is consistent with the General Plan and Airport Meadowview Community Plan, and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northeast corner of Meadowview Road and Freeport Boulevard, City of Sacramento, be approved as shown and described in Exhibits A through F attached hereto, subject to the following conditions:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. **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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.



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VICINITY MAP

5. Note: Approval of this lot line adjustment does not negate the need to provide two points of access for each phase of the Quail Chase subdivision.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APPLC.NO. P92-021

MEETING DATE March 12, 1992

ITEM NO. 16

00050

EXHIBIT B

014.1

**PROPOSED
LEGAL DESCRIPTION**

PARCEL NO. 1

All that portion of the northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

COMMENCING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence North $89^{\circ}20'47''$ East, 19.42 feet; thence North $00^{\circ}39'13''$ West, 100 feet; thence North $26^{\circ}02'22''$ West, 48.44 feet; thence North $08^{\circ}55'19''$ West, 372.71 feet; thence North $06^{\circ}43'10''$ West, 52.57 feet to the TRUE POINT OF BEGINNING of the parcel described herein; thence from said TRUE POINT OF BEGINNING North $06^{\circ}43'10''$ West, 43.51 feet; thence South $83^{\circ}16'50''$ West, 95.51 feet; thence South $70^{\circ}51'15''$ West, 45.05 feet; thence South $83^{\circ}16'50''$ West, 104.49 feet to a point on the east right-of-way line of Freeport Boulevard; thence North $06^{\circ}43'10''$ West along said east right-of-way line of Freeport Boulevard a distance of 649.52 feet; thence along a tangent curve concave to the southeast having a radius of 80.00 feet and whose chord bears North $41^{\circ}13'38''$ East, 118.80 feet, to a point on the south right-of-way line of Meadowview Road; thence along said south right-of-way line the following five (5) courses: (1) North $89^{\circ}10'25''$ East, 2.82 feet; (2) Easterly 67.10 feet along the arc of a tangent curve concave to the north, having a radius of 1008.00 feet through a central angle of $03^{\circ}48'51''$; (3) North $85^{\circ}21'34''$ East, 128.83 feet; (4) Easterly 66.04 feet along the arc of a tangent curve concave to the south having a radius of 992.00 feet through a central angle of $03^{\circ}48'51''$; (5) North $89^{\circ}10'29''$ East, 122.93 feet; thence leaving said south right-of-way line, South $00^{\circ}39'15''$ East, 197.30 feet; thence South $80^{\circ}39'25''$ West, 210.21 feet; thence South $06^{\circ}43'10''$ East, 286.16 feet; thence North $89^{\circ}21'07''$ East, 194.24 feet to the southwest corner of that certain parcel described in Book 71-07-22, Page 521, Official Records, County of Sacramento; thence along the south line of said parcel, North $89^{\circ}21'07''$ East, 193.28 feet; thence leaving south line of said parcel, South $00^{\circ}37'26''$ East, 244.08 feet; thence South $89^{\circ}22'34''$ West, 222.34 feet; thence North $86^{\circ}55'17''$ West 44.16 feet; thence South $88^{\circ}22'05''$ West, 95.20 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

P92-021

March 12, 1992

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EXHIBIT C

**PROPOSED
LEGAL DESCRIPTION**

PARCEL NO. 2

All that portion of the northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

BEGINNING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence along the west line of said Meadowview Riviera Unit No. 2 the following two (2) courses: (1) South 06°28'43" East, 72.44 feet; (2) South 10°40'13" east, 858.14 feet to a point on the easterly line of Interstate Highway 5; thence along said easterly line North 36°22'35" West, 548.12 feet to a point on the east right-of-way line of Freeport Boulevard; thence along said east right-of-way line the following three (3) courses: (1) North 08°00'54" West, 313.13 feet; (2) North 08°55'19" West, 650.48 feet; (3) North 06°43'10" West, 91.08 feet; thence leaving said east right-of-way line North 83°16'50" East, 104.49 feet; thence North 70°51'15" East, 45.05 feet; thence North 83°16'50" East, 95.51 feet; thence South 06°43'10" East, 96.08 feet; thence South 08°55'19" East, 372.71 feet; thence South 26°02'22" East, 48.44 feet; thence South 00°39'13" East, 100.00 feet to a point on the north line of said Meadowview Riviera Unit No. 2; thence along said north line South 89°20'47" West, 19.42 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

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992-021

March 12, 1992

Item # 16

EXHIBIT D

PROPOSED
LEGAL DESCRIPTION

PARCEL NO. 3

All that portion of the Northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

COMMENCING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence North $89^{\circ}20'47''$ East, 19.42 feet to a point on the north line of said Meadowview Riviera Unit No. 2 and the TRUE POINT OF BEGINNING of the parcel described herein; thence leaving said north line North $00^{\circ}39'13''$ West, 100.00 feet; thence North $26^{\circ}02'22''$ West, 48.44 feet; thence North $08^{\circ}55'19''$ West, 372.71 feet; thence North $06^{\circ}43'10''$ West, 52.57 feet; thence North $88^{\circ}22'05''$ East 95.20 feet; thence South $86^{\circ}55'17''$ East, 44.16 feet; thence North $89^{\circ}22'34''$ East, 352.34 feet; thence South $77^{\circ}44'55''$ East, 36.42 feet; thence North $89^{\circ}22'34''$ East 102.00 feet to a point on the west right-of-way line of Amherst Street; thence along said west right-of-way line South $00^{\circ}37'26''$ East, 555.25 feet to a point on the north line of said Meadowview Riviera Unit No. 2; thence along said north line South $89^{\circ}20'47''$ West, 548.88 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

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March 12, 1992

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EXHIBIT E

**PROPOSED
LEGAL DESCRIPTION**

PARCEL NO. 4

All that portion of the northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

COMMENCING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Record of Sacramento County; thence North $89^{\circ}20'47''$ East, 568.30 feet; thence North $00^{\circ}37'26''$ West, 555.25 feet to a point on the west right-of-way line of Amherst Street and the TRUE POINT OF BEGINNING of the parcel described herein; thence leaving said west right-of-way line South $89^{\circ}22'34''$ West, 102.00 feet; thence North $77^{\circ}44'55''$ West, 36.42 feet; thence South $89^{\circ}22'34''$ West, 130.00 feet; thence North $00^{\circ}37'26''$ West, 244.08 feet to a point on the south line of that parcel described in Book 71-07-22, Page 521, Official Records, County of Sacramento; thence along said south line North $89^{\circ}21'07''$ East, 267.50 feet to a point on the said west right-of-way line of Amherst Street; thence along said west right-of-way line South $00^{\circ}37'26''$ East 252.31 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

000512

P92-021

March 12, 1992

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EXHIBIT F

PROPOSED
LEGAL DESCRIPTION

PARCEL NO. 5

All that portion of the Northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

COMMENCING at a one and one-quarter inch iron pipe, tagged L.S. 2651, marking the northwest corner of Meadowview Riviera Unit No. 2, recorded in Book 76 of Maps, Page 15, Official Records of Sacramento County; thence North $89^{\circ}20'47''$ East, 568.30 feet; thence North $00^{\circ}37'26''$ West, 1107.56 feet; thence South $89^{\circ}21'07''$ West, 460.78 feet to the southwest corner of that parcel described in Book 71-07-22, Page 521, Official Records, County of Sacramento and the TRUE POINT OF BEGINNING of the parcel described herein; thence along the west line of said parcel the following three (3) courses: (1) North $00^{\circ}41'57''$ West, 277.85 feet; (2) North $89^{\circ}20'10''$ East, 134.88 feet; (3) thence North $00^{\circ}39'05''$ West, 236.59 feet to a point on the south right-of-way line of Meadowview Road; thence along said south right-of-way line the following two (2) courses: (1) South $80^{\circ}39'35''$ West, 2.51 feet; (2) South $89^{\circ}10'25''$ West, 148.87 feet; thence leaving said south right-of-way line, South $00^{\circ}39'15''$ East, 197.30 feet; thence South $80^{\circ}39'25''$ West, 210.21 feet; thence South $06^{\circ}43'10''$ East, 286.16 feet; thence North $89^{\circ}21'07''$ East, 194.24 feet to the TRUE POINT OF BEGINNING.

END OF DESCRIPTION

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March 12, 1992

Mem # 16



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: QUAIL CHASE

PROPERTY OWNER'S NAME: FREEPORT ASSOC. & MERAMONTE, INC.
 Mailing Address: C/O 7700 COLLEGE TOWN DR. #118, SACRAMENTO, CA Zip Code 95826
 Telephone: Business (916) 386-0114 Home () _____

APPLICANT'S/AGENT'S NAME: SKK DEVELOPMENTS
 Mailing Address: 7700 COLLEGE TOWN DR. #118, SACRAMENTO, CA Zip Code 95826
 Telephone: Business (916) 386-0114 Home () _____
 Contact Person's Name: AL ESQUIVEL Phone (916) 386-0114

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
 Property Address or Location FREEPORT BLVD. & MEADOWVIEW RD. (SE COR.)
 Property Assessor Parcel Number(s) 52-01-68, 64, 66, 65 & 67, 047
 Property Dimensions: IRREGULAR x _____
 Property Area: Square Footage (gross) _____ (net) _____
 Acreage (gross) 26.3± (net) 20.6±
 Land Use: Undeveloped/Vacant X Developed (give bldg.sq.ft.) _____
 Existing Zoning of Project Site: R-1A Proposed Zoning: R-1A

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	<u>ZONE</u>	<u>EXISTING LAND USE (i.e., residential, commercial, industrial)</u>
North	<u>C-2</u>	<u>VACANT</u>
South	<u>R-1</u>	<u>SINGLE FAMILY</u>
East	<u>R-1 & R-3</u>	<u>SINGLE FAMILY & MULTI-FAMILY</u>
West	<u>R-1 & A</u>	<u>VACANT</u>

FOR OFFICE USE ONLY

P No. P92 021 Date Rec'd: 1-29-92 By: CS

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

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Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____
 By: _____, Date _____

CITY OF SACRAMENTO
CITY PLANNING DIVISION

000514

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

THE SITE IS AND HAS BEEN VACANT

THE SITE

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

YES - NEG. DEC. FILE NO. P91-067 (OCT. 15, 1991)

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? _____ yes _____ no

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? YES

Are any to be removed? PER CONDITIONS OF P91-067

Are any to be transplanted? PER CONDITIONS If so, state location of transplant site. P91-067

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted. REFER TO P92-067 FILE

Is the site part of an Airport Overlay Zone? Explain: _____

Will the proposed use involve any toxic or hazardous materials or waste? Explain: NO

DEMOLITION OF STRUCTURES

Are there any structures on the project site? NO

Present Use of Existing Structure(s): N/A

Proposed Use of Existing Structure(s): N/A

Are any Structures Occupied: N/A

Describe the type of occupancy (number of residents, type of use)

N/A

Structures to be Demolished: N/A
 Structures to be Moved: N/A
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): N/A

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of Operation: _____
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: _____
 Square Footage of: _____ Warehouse Area: _____
 Office Area: _____ Loading Area: _____
 Sales Area: _____ Storage Area: _____
 Total Number of Employees: _____
 Anticipated Number of Employees Per Shift: _____
 Total Number of Visitors/Customers on site at any one time: _____
 Other Occupants (specify): _____

RESIDENTIAL PROJECTS
 REFER TO P91-067 FILE

Total Lots: _____ Total Dwelling Units: _____
 Total Acreage: _____ Net Density/Acre: _____ Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

Are any of these units proposed to be subsidised? _____
 If yes, describe the type and source of the subsidy. _____

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PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): _____ Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):
_____ Ft. No. of Floors _____

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Project Site Coverage:	Building Coverage:	_____	Sq. Ft.	_____	%
	Landscaped Area:	_____	Sq. Ft.	_____	%
	Paved Surfaced Area:	_____	Sq. Ft.	_____	%
	Total:	_____	Sq. Ft.	_____	100 %

Exterior Building Materials: _____ Roof Materials: _____

Exterior Building Colors: _____

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Total Number of Off-Street Parking Spaces:
On-Site Required N/A On-Site Proposed: N/A

Total Number of Proposed Off-Site Parking: N/A
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: N/A Required: _____

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking: _____

Estimate Total Construction Cost for Project: \$ N/A

Construction Starting Date: N/A Estimated Completion Date: _____

Does this Proposal include Signage? NO If yes, explain the following:
Height: _____ Illumination: _____
Area: _____ Type: _____
Dimensions: _____ Colors/Materials: _____
Locations (On/Off-Site): _____

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NOTE:

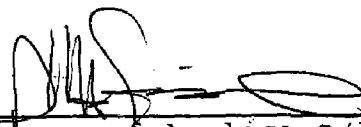
IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.



Signature of Applicant/Agent

1/28/92

Date

Alberto Esquivel, Assistant Vice President

Print Name and Title of Applicant/Agent

(916) 386-0114

Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

LETTER OF AGENCY

Date: 11/25/91

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: SKK DEVELOPMENTS Phone: (916) 386-0114

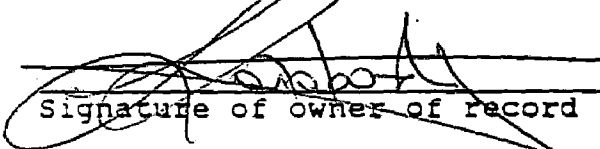
Applicant's address: 7700 COLLEGE TOWN DRIVE #11B, SACRAMENTO CA 95826

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at FREEPORT BOULEVARD AND MEADOWVIEW ROAD

Assessor's Parcel Number 57-01-08, 47, 04 & 66



Signature of owner of record (must be original)

FREEPORT ASSOCIATES, A CALIF. LIMITED PARTNERSHIP
Name of owner of record

7700 COLLEGE TOWN DRIVE #11B, SACRAMENTO 95826
Address of owner of record

(916) 386-0114
Phone

Application Number P92 021

RECEIVED

JAN 28 1992

CITY OF SACRAMENTO 00520
CITY PLANNING DIVISION

LETTER OF AGENCY

Date: November 26, 1991

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: SKK DEVELOPMENTS Phone: (916) 386-0114

Applicant's address: 7700 COLLEGE TOWN DRIVE #113 SACRAMENTO 95826

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at FREEPORT BOULEVARD AND MEADOWVIEW RD.

Assessor's Parcel Number 57-010-65 & 67

GWA President, Meramonte Inc.
Signature of owner of record (must be original)

MERAMONTE, INC. A CALIF. CORP.
Name of owner of record

Po Box 15770, SACRAMENTO 95813
Address of owner of record

(916) 929-1922
Phone

P92 021

Application Number _____

RECEIVED
JAN 28 1992
CITY OF SACRAMENTO
CITY PLANNING DIVISION
000521

NOTICE OF EXEMPTION

TO: County Clerk
County of Sacramento

FROM: Environmental Coordinator
City of Sacramento

Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: P92-021, Quail Chase Lot Line Adjustment

ACTIVITY/PROJECT LOCATION: SE Corner of Meadowview Road and Freeport Boulevard

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT:

Lot Line Adjustment to merge six parcels totaling 26.3± vacant acres into five parcels in the Single Family Alternative (R-1A) zone

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: City of Sacramento

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutory Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class Class 5 and Section Number 15305

REASONS WHY ACTIVITY/PROJECT IS EXEMPT:

The proposed project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes to land use or density, including minor lot line adjustments. Previous map history is on file with the City of Sacramento (P91-067).

CONTACT PERSON: David Mohlenbrok

TELEPHONE: (916) 449-2037

DATED: Feb 18, 1992

David N. Mohlenbrok
David N. Mohlenbrok, Environmental Planner

000522

P 92-021

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On February 17, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OR DECLARE UNDER PENALTY OF PERJURY
THAT THE FOREGOING IS TRUE AND CORRECT.

David Fisher

000522

34

1231 I STREET
SACRAMENTO, CA



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

PUBLIC NOTICE

Date: February 25, 1992

Dear Property Owner:

The Planning Division is notifying all owners of property within 100' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on March 12, 1992.

The proposed project is:

P92-021 Lot Line Adjustment to merge six parcels totaling 26.3+ vacant acres into five parcels in the Single Family Alternative (R-1A) zone. Loc: SE corner of Meadowview Rd. & Freeport Blvd. APN: 052-0010-047,064,065,066,067,068

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Cindy Gnos at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

000524

Amby

SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on March 12, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California. The Environmental Coordinator has determined that the projects will not have a significant adverse impact on the environment and has prepared a negative declaration. A copy of the negative declaration(s) may be reviewed/obtained at the Sacramento City Planning Division, 1231 I Street, room 300, Sacramento, California. Any appeal of the decision to prepare the negative declaration(s) must be filed with the Sacramento City Planning Division on/before 5:00 P.M. on March 12, 1992.

P91-007 Special Permit Modification to allow the addition of a 1,396± square foot office building with conference rooms for an existing residential care facility on 0.22± partially developed acres in the Standard Single Family (R-1) zone. Variance to reduce the required rear yard setback from 15' to 5'. Variance to waive the required wall for a residential care facility. Variance to allow four tandem parking spaces on the subject site. Loc: 4049 Miller Way
APN: 014-0023-020

P91-299 Mitigation Monitoring Plan. Amend General Plan for 2.4± developed acres from Community/Neighborhood Commercial and Offices and Low Density Residential (4-15 du/na) to Public/Quasi-Public-Miscellaneous. Rezone 2.4± acres from General Commercial (C-2) and Standard Single Family Residential (R-1) to Hospital (H) zone. Special Permit to expand and remodel an existing skilled nursing facility to contain 186 beds on 2.4± acres in the proposed H zone. Variance to reduce the front setback from 25 feet to 10 feet for an 186 bed skilled nursing facility on 2.4± acres in the proposed H zone. Lot Line Adjustment to merge eight parcels into one parcel totaling 2.4± acres in the proposed H zone. Loc: 2600 Stockton Blvd. APN: 014-0085-024,028,030,032,036,039,040,041

P91-310 Plan Review of a 25,200± square foot indoor soccer field on 1.89± partially developed acres in the Heavy Industrial-Review (M-2{S}-R) zone. Loc: NE corner of South Watt & Wayne Ct. APN: 062-0060-086

P91-330 Special Permit to exceed the maximum 25% office use allowed to 100% office use on 0.58± developed acres in the Heavy Commercial (C-4) zone. Loc: 1901 T St.
APN: 010-0024-006

Suzanne Glimstad

Suzanne Glimstad

Secretary to the Planning Commission

Ad No. 13
Run 1 Time: 2-21-92

000525

SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on March 12, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

P91-336 Tentative Map to subdivide one parcel totaling 0.48± partially developed acre into two parcels in the Standard Single Family (R-1) zone. Variance/Subdivision Modification to reduce the lot width from 52 feet to 49.8 feet. Subdivision Modification to establish a lot greater than 160 feet deep. Loc: 5751 71st St. APN: 027-0131-002

P92-011 Lot Line Adjustment to merge two partially developed parcels totaling 0.20± acres in the Standard Single Family (R-1) zone. Loc: 736 Harris Ave. APN: 250-0072-009;010

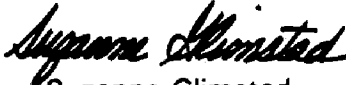
P92-013 Tentative Map to subdivide one developed 0.22± acre lot in the Standard Single Family (R-1) zone. Loc: 930 Nogales APN: 251-0156-001

✓ P92-021 Lot Line Adjustment to merge six parcels totaling 26.3± vacant acres into five parcels in the Single Family Alternative (R-1A) zone. Loc: SE corner of Meadowview Rd. & Freeport Blvd. APN: 052-0010-047,064,065,066,067,068

P92-025 Lot Line Adjustment to relocate the common interior lot line between two developed lots consisting of 0.478± acres in the Standard Single Family (R-1) zone. Loc: 3133 & 3139 Juddah St. APN: 265-0372-006,038

M92-017 Amend Norwood/I-80 Business Park PUD Development Guidelines to allow signage oriented toward the freeway.

Ad No. 12
Run 1 Time: 2-21-92


Suzanne Glimstad
Secretary to the Planning Commission

000528

1. APN: 0480-0250-016
LAMBERT EARLE
16133 VENTURA BL 1075
ENCINO CA 91436
2. APN: 048-0250-022
SAMPSON CHARLES P/
GERTRUDE P
P O BOX 29242
SAN FRANCISCO CA 94129
3. APN: 0250-021
PYRAMID ENTERPRISES
G LEVI
3641 WINDING CREEK RD
SACRAMENTO CA 95864
4. APN: 048-0250-020
FONG WALTER
501 S ST
SACRAMENTO CA 95814
5. APN: 052-0010-056
DUBLIN LAND COMPANY
COCHLAN CO
120 I ST
SACRAMENTO CA 95828
6. APN: 052-0113-001
CITY OF SACRAMENTO
TECH SERVICES DIV
P O BX 1834
SACRAMENTO CA 95812
7. APN: 052-0113-042
HOUSING AUTH CITY OF
SACRAMENTO
P O BX 1834
SACRAMENTO CA 95812
8. APN: 052-0121-001
ROTHERMEL BARBARA J
1500 ANOKA WY
SACRAMENTO CA 95832
9. APN: 052-0121-033
HOFMANN CONSTRUCTION CO
P O BX 907
CONCORD CA 94522
10. APN: 052-0122-001
HAYN EDWARD E/LYDIA J
7815 PEPPERTREE DR
STOCKTON CA 95207
11. APN: 052-0122-045
JACKSON VEDA
1114 FAIRWEATHER DR
SACRAMENTO CA 95833
12. APN: 052-0123-001
HOFMANN COMPANY
1380 GALAXY WY
CONCORD CA 94522
13. APN: 052-0132-001
BRUNO HELEN/JON ROBBLEE
1000 ESCALON AV
SUNNYVALE CA 94086
14. APN: 052-0131-001
DE GROOT JOHN S/NANCY P
613 BARBERA PLACE
DAVIS CA 95616
15. APN: 052-0141-001
JOHNSON ROBIN E/ERIN P
7716 REENEL WY
SACRAMENTO CA 95832
16. APN: 052-0141-002
NUNLEY CLEOPATRA
7718 REENEL WY
SACRAMENTO CA 95832
17. APN: 052-0141-003
STEELE LOWELL J/TERESA E
7720 REENEL WY
SACRAMENTO CA 95832
18. APN: 052-0141-004
PAPPAS STELIOS A/JACQUELINE
7722 REENEL WY
SACRAMENTO CA 95832
19. APN: 052-0141-005
TURNER LARRY L
200 W QUEEN ST 111
INGLEWOOD CA 90301
20. APN: 052-0141-006
BORDON JOHN LEWIS/MARY M
7728 REENEL WY
SACRAMENTO CA 95832
21. APN: 052-0141-007
DOBBINS WLATER J/DOROTHY L
7730 REENEL WY
SACRAMENTO CA 95832
22. APN: 052-0141-008
LENTSCH HAROLD J/JACQUELYN L
7732 REENEL WY
SACRAMENTO CA 95832
23. APN: 052-0141-009
WOODS JOSEPH T
P O BX 162504
SACRAMENTO CA 95816
24. APN: 052-0141-010
HOUSH BILL C/ELAINE N
3332 SOUTH PORT DR
SACRAMENTO CA 95826
25. APN: 052-0141-011
HOUSH BILL C/ELAINE N
3332 SOUTH PORT DR
SACRAMENTO CA 95826
26. APN: 052-0141-012
MARTINEZ MARTHA C
7742 REENEL WY
SACRAMENTO CA 95832
27. APN: 052-00141-013
RODRIGUEZ AMADOR JR
520 28TH ST
OAKLAND CA 94609

PHOTO COPY

JAN 28 1972

CITY OF SACRAMENTO

P92 021

- 28. APN: 052-0141-014
VASQUEZ MARGARET
7746 REENEL WY
SACRAMENTO CA 95832

- 29. APN: 052-0141-015
ROSADO ISAIAS I/CHRISTINA M
7748 REENEL WY
SACRAMENTO CA 95832

- 30. APN: 052-0141-016
BRINSFIELD ALBURN E/FUMIYO
7750 REENEL WY
SACRAMENTO CA 95832

- 31. APN: 052-0141-017
OSBORNE KAREN E
7752 REENEL WY
SACRAMENTO CA 95832

- 32. APN: 052-0141-018
REDINGTON EARL D/ARVILLA L
7754 REENEL WY
SACRAMENTO CA 95832

- 33. APN: 052-0141-019
RANA AIDA
129 MIDWAY LN
VERNON HILLS IL 60061

FMCH INC
7806 UPLANDS WAY STE B
CITRUS HEIGHTS CA 95610

000528
JAN 28 1992