

REPORT AMENDED BY CPC 6-9-88
CITY PLANNING COMMISSION

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

APPLICANT Robert U. Grant - 820 Watt Avenue, Sacramento, CA 95864
OWNER William (Jerry) G. Kirkpatrick, et al. 140 Doris Ct., Vacaville, CA 95688
PLANS BY Robert U. Grant - 820 Watt Avenue, Sacramento, CA 95864
FILING DATE 4-21-88 **ENVIR. DET.** Neg. Dec 5-26-88 **REPORT BY** JP:sg
ASSESSOR'S-PCL. NO. 052-0010-047,064,066,068

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to establish a 170-space mobile home park on 24+ acres in the Standard Single Family-Review (R-1-R) Zone
 - C. Plan Review for a mobile home park in the R-1-R Zone
 - D. Variance to reduce the required front yard setback for a mobile home park from 25' to 15'
 - E. Variance to reduce the required interior side yard setback for a mobile home park from 15' to 5'
 - F. Variance to reduce the required rear yard setback for a mobile home park from 15' to 5'
 - G. Lot Line Adjustment to merge four lots

LOCATION: Southeast corner of Meadowview Road and Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 170-space mobile home park.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential, 4-15 du/na
 1984 Airport-Meadowview
 Plan Designation: Residential, 4-8 du/na
 Existing Zoning of Site: R-1-R
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; C-2	Front:	25'	15'
South: I-5 Freeway; TC	Side(Int):	15'	5'
East: Single & multiple family residential; R-1-R, R-3	Side(St):	12.5'	12.5' & 15'
West: Vacant; A	Rear:	15'	5'

Parking Required: Determined by Commission
 Parking Provided: 340 (2 spaces per mobile home) plus 64 guest parking spaces

Property Dimensions: Irregular
 Property Area: 24+ acres
 Density of Development: 7 d.u. per acre

Square Footage of Recreation
Building: 4,650+ sq. ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco with wood trim
Roof Material: Tile

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site consists of four lots totaling 24+ vacant acres in the Standard Single Family-Review (R-1-R) Zone. The site is irregularly-shaped and located on the southeast corner of Meadowview Road and Freeport Boulevard. Surrounding land uses are vacant land in the General Commercial (C-2) Zone to the north; the Interstate 5 freeway to the south; vacant land zoned R-1-R, an apartment complex zoned Multiple Family (R-3) and single family residences in the R-1 Zone to the east; and the Southern Pacific railroad tracks and vacant land in the Agricultural (A) Zone to the west. The site is designated Low Density Residential, 4-15 dwelling units/net acre, by the General Plan and Residential, 4-8 dwelling units/net acre, by the 1984 Airport-Meadowview Community Plan.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to construct a 170-space mobile home park on the subject site. A 4,650+ square foot recreation building is proposed at the center of the complex for the use of the residents with access to both indoor and outdoor recreational amenities.

C. Mobile Home Park Processing and Development

Mobile home parks are currently regulated under Section 10 of the Zoning Ordinance and require special permit review and approval by the Planning Commission. If the special permit and any other requested entitlements are approved by the City, the applicant then submits the project to the State Department of Housing and Community Development to review for compliance with Title 25 (Mobile Home Parks Act) requirements. The State will check the plans for compliance with State and City requirements, and supervise the construction of the project and the placement of the mobile homes on the site. Abatement of all Title 25 violations are also handled by the State. City Building Division permits are required for only a few items, such as the recreation building.

D. Site Plan Design

Due to the irregular shape of the subject site the applicant has requested variances to reduce the required front yard setback from 25 feet to 15 feet and the required 15 foot interior side and rear yard setbacks for mobile homes to five feet. If the required setbacks were maintained it would be difficult to provide adequate sized mobile home lots and the required driveway widths within the confines of the subject site.

Planning staff has no objections to the applicant's request to reduce the front landscaped setback as the applicant has agreed to provide a 15 foot setback on the Freeport side of the subject site. The applicant, however, has requested that the wall for the project be located on the western property line and the 15 foot setback be located on the interior of the project. Planning staff finds that having the 15 foot setback on the interior of the site would serve little purpose for mobile home park residences or the community at large. Freeport Boulevard will eventually be widened and the County portion of this road is designated a scenic highway. One of the policies of the Airport-Meadowview Community Plan is to consider designation of the City portion of Freeport Boulevard (Highway 160) as a scenic highway. A 15 foot setback landscaped with trees, lawn and shrubs in front of a solid wall will improve the appearance of the subject site and be an attractive addition to the Airport-Meadowview community. (An example, provided by the applicant, of an attractive mobile home park with 15 foot landscaped setback and solid wall is Casa de Flores Mobile Home Park at 7465 French Road). If the landscape setback was located on the interior of the site it would be hidden by the mobile homes from the private drive and the open area would be of little use to residents. Planning staff, therefore, recommends that a landscape and irrigation plan indicating a 15 foot landscaped setback on the Freeport Boulevard and Meadowview Road street sides, a 12.5 foot landscaped setback on the Amherst Street side and a solid wall behind the landscaped setback be provided for the project.

Planning staff finds that the requested five foot interior side yard and rear yard setbacks should be sufficient as long as no structures are permitted in this area and that trees, shrubs and a solid fence are provided along these property lines to screen the adjacent residential uses from the proposed use.

The applicant has proposed a 37,000± square foot open storage area for use of the mobile home park residences on the southern triangular portion of the subject site. Typically, vehicles such as RV's, campers, boats, trailers and trucks are usually stored in this area by residents. The Interstate 5 freeway is elevated adjacent to this storage area and the storage area will be able to be seen from the freeway. Planning staff has no objections to the storage area being located on this portion of the site as long as evergreen trees which canopy over the storage area are planted to screen the area from the freeway and a solid masonry wall is constructed along the east and west property lines.

Trash dumpster locations have not been indicated on the site plan. If trash dumpsters are proposed, the trash enclosure shall meet Zoning Ordinance requirements. If the applicant desires individual trash pick-up this should be coordinated with the City Solid Waste Division.

The site plan indicates 64 guest parking spaces located throughout the site. This is approximately one guest space for every two mobile homes which should be sufficient for the project. All parking lot areas should meet City shade ordinance requirements.

The applicant intends for the driveway entrance off of Amherst Street to be for emergency vehicle use only. If this entrance is proposed to have a gate it should be subject to the review and approval of the Police and Fire Departments.

E. Recreation Area Site Plan and Building Design

The applicant proposes to locate a one-story, 4,650+ square foot recreation building in the center of the mobile home project. The building is proposed to contain a multi-purpose room, library, kitchen, billiard room, restrooms accessible from both inside the building and the outdoor recreation area, a card room and the mobile home park offices. Exterior building materials are stucco with wood trim and a tile roof. Staff finds the proposed building elevations to be acceptable.

Directly behind the recreation building is an outdoor recreation area with lawn area, a swimming pool and spa. The spa is located in a portion of a 10 foot wide SMUD easement and the applicant should contact the SMUD Land Department to determine whether or not the spa can remain at this location. Seven mobile home lots back-up to the recreation area. Staff recommends that a solid fence be placed adjacent to these lots to act as a noise and visual buffer from the recreation area. Landscaping for the lawn area should be included as part of the revised landscape plan.

F. Other Agency Comments

The proposed project was reviewed by the City Transportation, Engineering, and Building Divisions and the Police and Fire Departments. The following comments were received.

Fire Department

1. Street sizes should be minimum 20 feet wide on each side of divider or 30 feet wide without dividers. Parking will not be permitted on the private streets unless the street width is increased to a minimum of 32 feet.
2. On-site fire hydrants are required.

Police Department

Provide a solid wall adjacent to the proposed storage area.

Public Works - Engineering and Transportation Divisions

1. Frontage improvements on Meadowview Road will be required.
2. Driveway permits for Meadowview Road and Amherst Street entrances will be required. Access on Amherst Street requires a 120 foot offset from Neihart Avenue or align driveway with Neihart Avenue.
3. Dedicate Meadowview Road to a 50 foot half section for future widening of Meadowview Road and a bike lane.
4. Left turns from the site to Meadowview Road present a public safety problem and will be prohibited. Applicant shall need to devise a method to prevent left turns to the satisfaction of the City Traffic

Engineer. Possibilities are extending the existing traffic island on Meadowview Road or keep the Amherst Street entrance open for traffic.

5. Applicant should consider upgrading the existing Freeport Boulevard and Meadowview Road traffic signal to incorporate north/south pedestrian phasing.
6. Soils testing for street design and a sewer and drain study will be required.
7. The site lies in Zone X of the FEMA (FIRM) flood maps.

The applicant has indicated that he intends to delete the median strips from the private streets and widen the streets to 36 feet.

G. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge the four subject lots into one lot for the proposed mobile home park development. The proposed merger was reviewed by the City Engineering, Transportation, Real Estate and Planning Divisions. There were no objections to the request.

CONCLUSION: Planning staff finds the proposed mobile home park to be an appropriate land use for the site. The site is designated for low density residential uses by the General Plan and the community plan and the mobile home park is an alternative type of residential use with a proposed density (seven dwelling units per acre) which complies with the plan designations and the R-1 Zone. The project, with recommended landscaping and frontage improvements, will be compatible with surrounding residential uses and be an attractive addition to the Airport-Meadowview community. Planning staff, therefore, recommends approval of the applicant's request.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has reviewed the proposed project and has filed a negative declaration with the following mitigation measures:

- A. The project is located in an area of potential noise hazard as identified in the city-wide noise study prepared for the 1986-2006 General Plan. Prior to the issuance of a building permit the applicant shall prepare an acoustical study in compliance with the Noise Element of the General Plan, and shall propose any needed mitigation measures to the satisfaction of the Planning Director.
- B. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Planning staff recommends that the Planning Commission take the following actions:

- A. Ratify the negative declaration;

- B. Approve the special permit to establish a 170-space mobile home park, subject to conditions and based upon findings of fact which follow;
- C. Approve the plan review for a mobile home park, subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to reduce the required front yard setback for a mobile home park from 25' to 15', subject to conditions and based upon findings of fact which follow;
- E. Approve the variance to reduce the required interior side yard setback for a mobile home park from 15' to 5', subject to conditions and based upon findings of fact which follow;
- F. Variance to reduce the required rear yard setback for a mobile home park from 15' to 5', subject to conditions and based upon findings of fact which follow; and
- G. Approve the lot line adjustment to merge four lots by adopting the attached resolution.

Conditions

1. Prior to the issuance of a building permit/State HCD construction permit, the applicant shall prepare an acoustical study in compliance with the Noise Element of the General Plan, and shall propose any needed mitigation measures to the satisfaction of the Planning Director.
2. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits/State HCD construction permits.
3. The applicant shall submit a landscaping, shading and irrigation plan to the Planning Director for review and approval prior to issuance of building permits/State HCD construction permits. The plan shall indicate: (a) a 15 foot setback landscaped with lawn, trees and shrubs adjacent to Meadowview Road and Freeport/Boulevard; (b) a 12.5 foot setback landscaped with lawn, trees and shrubs adjacent to Amherst Street and Freeport Boulevard ; (c) five foot interior side and rear yard setbacks landscaped with trees and shrubs; (d) screening evergreen trees (minimum 15-gallon) with a canopy adjacent to the outdoor storage area; (e) compliance with the City's Shading Ordinance for parking lot area; and (f) landscaping in the outdoor recreation area.
4. A wall and fence plan for the project shall be submitted for Planning Director review and approval prior to issuance of building permits/State HCD construction permits. A solid masonry wall shall be constructed behind the required landscaped setback on Freeport

Boulevard, Meadowview Road and Amherst Street, and surrounding the outdoor storage area on the east and west sides. A solid fence may be placed on the north side of the storage area in lieu of a solid wall. A solid fence shall be located on the remaining interior side and rear yard property lines and along the rear of the mobile home lots adjacent to the outdoor recreation area. The design and materials of the required walls and fences shall be subject to Planning Director review and approval.

5. Trash dumpster locations, if any, shall be indicated on the site plan and trash enclosures shall meet Zoning Ordinance requirements.
6. Emergency access at the Amherst Street driveway shall meet the requirements of the City Police and Fire Departments.
7. The applicant shall provide any necessary frontage improvements and dedication of public right-of-way along Meadowview Road to the satisfaction of the City Public Works Department prior to issuance of building permits/State HCD construction permits for the project.
8. The applicant shall obtain driveway permits from the Public Works Department for the Meadowview Road and Amherst Street driveways and align the Amherst Street driveway entrance to the satisfaction of the City Traffic Engineer.
9. The applicant shall devise a method to prevent left turns onto Meadowview Road from the subject site to the satisfaction of the City Traffic Engineer prior to issuance of building permits/State HCD construction permits.
10. The applicant shall conduct the necessary tests for sewer, drainage and street design to the satisfaction of the City Public Works Division.
11. Fire hydrants shall be provided on the subject site and the project shall meet the street width requirements of the Fire Department.
12. The project identification sign shall be subject to the review and approval of the Planning Director prior to issuance of sign permits.
13. *The developer shall pay the necessary development fees as required by the Sacramento City Unified School District for the mobile home park project prior to issuance of building permits/State HCD construction permits as per normal school district procedure. (CPC added)*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed mobile home park will be compatible with surrounding residential land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, building setbacks and landscaping will be provided.

3. The variance requests are not a special privilege extended to one property owner in that:
 - a. the irregular shape of the subject site makes it difficult to design a mobile home park which meets the required setbacks; and
 - b. additional landscape setback will be provided adjacent to Freeport Boulevard;
4. The variance requests are not use variances in that mobile home parks are permitted in the R-1-R Zone with special permit review and approval.
5. The project is consistent with the General Plan and the 1984 Airport-meadowview Community Plan in that the site is designated for Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.

CITY PLANNING COMMISSION

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LOCATION: Southeast corner of Meadowview Road and Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 170-space mobile home park.

PROJECT INFORMATION:

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West: Vacant; A	Rear:	15'	5'

Parking Required: Determined by Commission
Parking Provided: 340 (2 spaces per mobile home) plus 64 guest parking spaces
Property Dimensions: Irregular
Property Area: 24+ acres
Density of Development: 7 d.u. per acre

APPLC. NO. P88-190 **MEETING DATE** June 9, 1988 **ITEM NO.** 19

Square Footage of Recreation

Building:	4,650+ sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco with wood trim
Roof Material:	Tile

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site consists of four lots totaling 24+ vacant acres in the Standard Single Family-Review (R-1-R) Zone. The site is irregularly-shaped and located on the southeast corner of Meadowview Road and Freeport Boulevard. Surrounding land uses are vacant land in the General Commercial (C-2) Zone to the north; the Interstate 5 freeway to the south; vacant land zoned R-1-R, an apartment complex zoned Multiple Family (R-3) and single family residences in the R-1 Zone to the east; and the Southern Pacific railroad tracks and vacant land in the Agricultural (A) Zone to the west. The site is designated Low Density Residential, 4-15 dwelling units/net acre, by the General Plan and Residential, 4-8 dwelling units/net acre, by the 1984 Airport-Meadowview Community Plan.

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2. On-site fire hydrants are required.

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Engineer. Possibilities are extending the existing traffic island on Meadowview Road or keep the Amherst Street entrance open for traffic.

5. Applicant should consider upgrading the existing Freeport Boulevard and Meadowview Road traffic signal to incorporate north/south pedestrian phasing.
6. Soils testing for street design and a sewer and drain study will be required.
7. The site lies in Zone X of the FEMA (FIRM) flood maps.

The applicant has indicated that he intends to delete the median strips from the private streets and widen the streets to 36 feet.

G. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge the four subject lots into one lot for the proposed mobile home park development. The proposed merger was reviewed by the City Engineering, Transportation, Real Estate and Planning Divisions. There were no objections to the request.

CONCLUSION: Planning staff finds the proposed mobile home park to be an appropriate land use for the site. The site is designated for low density residential uses by the General Plan and the community plan and the mobile home park is an alternative type of residential use with a proposed density (seven dwelling units per acre) which complies with the plan designations and the R-1 Zone. The project, with recommended landscaping and frontage improvements, will be compatible with surrounding residential uses and be an attractive addition to the Airport-Meadowview community. Planning staff, therefore, recommends approval of the applicant's request.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has reviewed the proposed project and has filed a negative declaration with the following mitigation measures:

- A. The project is located in an area of potential noise hazard as identified in the city-wide noise study prepared for the 1986-2006 General Plan. Prior to the issuance of a building permit the applicant shall prepare an acoustical study in compliance with the Noise Element of the General Plan, and shall propose any needed mitigation measures to the satisfaction of the Planning Director.
- B. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Planning staff recommends that the Planning Commission take the following actions:

- A. Ratify the negative declaration;

- B. Approve the special permit to establish a 170-space mobile home park, subject to conditions and based upon findings of fact which follow;
- C. Approve the plan review for a mobile home park, subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to reduce the required front yard setback for a mobile home park from 25' to 15', subject to conditions and based upon findings of fact which follow;
- E. Approve the variance to reduce the required interior side yard setback for a mobile home park from 15' to 5', subject to conditions and based upon findings of fact which follow;
- F. Variance to reduce the required rear yard setback for a mobile home park from 15' to 5', subject to conditions and based upon findings of fact which follow; and
- G. Approve the lot line adjustment to merge four lots by adopting the attached resolution.

Conditions

1. Prior to the issuance of a building permit/State HCD construction permit, the applicant shall prepare an acoustical study in compliance with the Noise Element of the General Plan, and shall propose any needed mitigation measures to the satisfaction of the Planning Director.
2. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits/State HCD construction permits.
3. The applicant shall submit a landscaping, shading and irrigation plan to the Planning Director for review and approval prior to issuance of building permits/State HCD construction permits. The plan shall indicate: (a) a 15 foot setback landscaped with lawn, trees and shrubs adjacent to Meadowview Road and Freeport Boulevard; (b) a 12.5 foot setback landscaped with lawn, trees and shrubs adjacent to Amherst Street; (c) five foot interior side and rear yard setbacks landscaped with trees and shrubs; (d) screening evergreen trees (minimum 15-gallon) with a canopy adjacent to the outdoor storage area; (e) compliance with the City's Shading Ordinance for parking lot area; and (f) landscaping in the outdoor recreation area.
4. A wall and fence plan for the project shall be submitted for Planning Director review and approval prior to issuance of building permits/State HCD construction permits. A solid masonry wall shall be constructed behind the required landscaped setback on Freeport Boulevard, Meadowview Road and Amherst Street, and surrounding the

3. The variance requests are not a special privilege extended to one property owner in that:
 - a. the irregular shape of the subject site makes it difficult to design a mobile home park which meets the required setbacks; and
 - b. additional landscape setback will be provided adjacent to Freeport Boulevard;
4. The variance requests are not use variances in that mobile home parks are permitted in the R-1-R Zone with special permit review and approval.
5. The project is consistent with the General Plan and the 1984 Airport-meadowview Community Plan in that the site is designated for Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.

outdoor storage area on the east and west sides. A solid fence may be placed on the north side of the storage area in lieu of a solid wall. A solid fence shall be located on the remaining interior side and rear yard property lines and along the rear of the mobile home lots adjacent to the outdoor recreation area. The design and materials of the required walls and fences shall be subject to Planning Director review and approval.

5. Trash dumpster locations, if any, shall be indicated on the site plan and trash enclosures shall meet Zoning Ordinance requirements.
6. Emergency access at the Amherst Street driveway shall meet the requirements of the City Police and Fire Departments.
7. The applicant shall provide any necessary frontage improvements and dedication of public right-of-way along Meadowview Road to the satisfaction of the City Public Works Department prior to issuance of building permits/State HCD construction permits for the project.
8. The applicant shall obtain driveway permits from the Public Works Department for the Meadowview Road and Amherst Street driveways and align the Amherst Street driveway entrance to the satisfaction of the City Traffic Engineer.
9. The applicant shall devise a method to prevent left turns onto Meadowview Road from the subject site to the satisfaction of the City Traffic Engineer prior to issuance of building permits/State HCD construction permits.
10. The applicant shall conduct the necessary tests for sewer, drainage and street design to the satisfaction of the City Public Works Division.
11. Fire hydrants shall be provided on the subject site and the project shall meet the street width requirements of the Fire Department.
12. The project identification sign shall be subject to the review and approval of the Planning Director prior to issuance of sign permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed mobile home park will be compatible with surrounding residential land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, building setbacks and landscaping will be provided.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
MERGE ALL THAT PORTION OF THE NORTHEAST
ONE-QUARTER OF SECTION 11, TOWNSHIP 7
NORTH, RANGE 4 EAST, M.D.M. (P88-190)
(APN: 052-0010-047,064,066,068)

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

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 Airport-Meadowview Community Plan; and the proposed mobile home park conforms with the Plan Designation;

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

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

1. Pay off any existing assessments.
2. File certificate of compliance.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
MERGE ALL THAT PORTION OF THE NORTHEAST
ONE-QUARTER OF SECTION 11, TOWNSHIP 7
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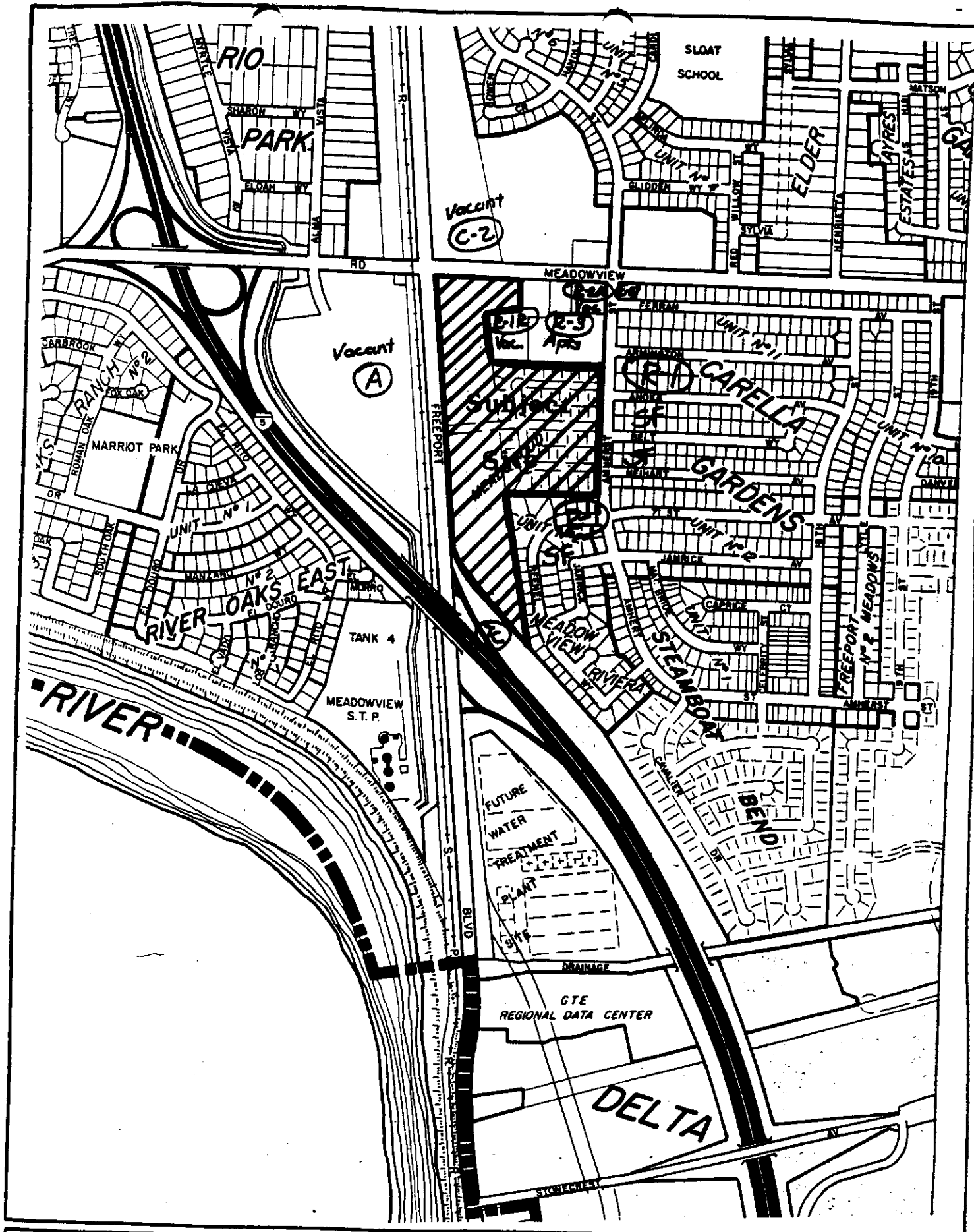
that the lot line adjustment for property located at the southeast corner of Meadowview Road and Freeport Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. File certificate of compliance.

CHAIRPERSON

ATTEST:

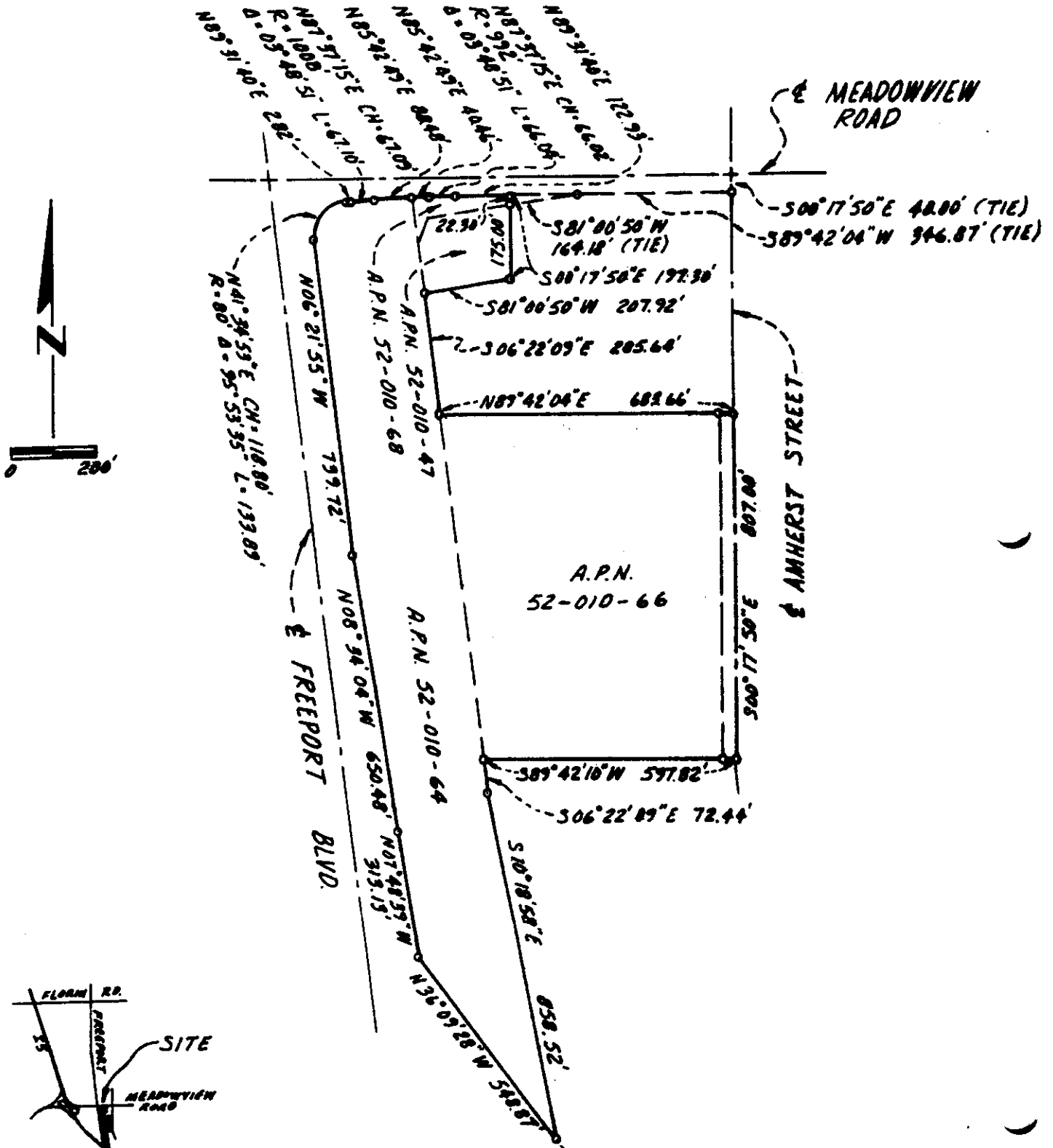
SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

EXHIBIT A

CITY OF SACRAMENTO, CALIFORNIA



P88-190

6-9-88

Item 19

EXHIBIT B

CITY OF SACRAMENTO, CALIFORNIA

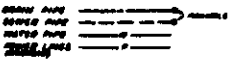
All that portion of the Northeast one-quarter of Section 11, Township 7 North, Range 4 East, M.D.M., described as follows:

Commencing at the Northeast corner of said Section 11, said point being the point of beginning of that certain property conveyed to the State of California by Gene L. Klotz and Jane C. Klotz, by the Deed recorded in Book 3343, Official Records of Sacramento County, at Page 238; thence from said point of commencement, along the following three (3) courses (1) South $00^{\circ} 17' 50''$ East 40.00 feet, (2) South $89^{\circ} 42' 04''$ West 346.87 feet, and (3) South $81^{\circ} 00' 50''$ West 164.18 feet to the TRUE POINT OF BEGINNING of the parcel described herein; thence from said TRUE POINT OF BEGINNING, parallel with the East line of said Section 11, South $00^{\circ} 17' 50''$ East 175.00 feet; thence South $81^{\circ} 00' 50''$ West 207.92 feet to a point in the Easterly boundary of said parcel described in said deed; thence along said Easterly boundary South $06^{\circ} 22' 09''$ East 285.64 feet; thence leaving said Easterly boundary North $89^{\circ} 42' 04''$ East 683.66 feet to a point in the centerline of Amherst Street, a sixty foot wide public street, as shown on the "Plat of Carella Gardens Unit No. 11", recorded in the office of the County Recorder of Sacramento County, in Book 59 of Maps, Map No. 5; thence along said centerline South $00^{\circ} 17' 50''$ East 807.00 feet to a point located North $89^{\circ} 42' 10''$ East 30.00 feet from the Northeast corner of Lot 349 as shown on the "Plat of Carella Gardens Unit No. 12", recorded in the office of the County Recorder of Sacramento County, in Book 59 of Maps, Map No. 23; thence leaving said centerline and traversing along the Easterly projection of the North line of said Lot 349 and along the North line of said Lot 349 and along the North line of Meadowview Riviera Unit No. 2 as shown on the "Plat of Meadowview Riviera Unit No. 2", recorded in the office of the County Recorder of Sacramento County, in Book 76 of Maps, Map No. 16, South $89^{\circ} 42' 10''$ West 597.82 feet to the Northwest corner of said Meadowview Riviera Unit No. 2, said corner also being a point in the said Easterly boundary of that parcel of land described in said deed to the State of California; thence along the West line of said Meadowview Riviera Unit No. 2 and along said Easterly boundary of said deed the following two (2) courses and distances (1) South $06^{\circ} 22' 09''$ East 72.44 feet, and (2) South $10^{\circ} 18' 58''$ East 858.52 feet; thence leaving said West line of said Meadowview Riviera Unit No. 2 and leaving said Easterly boundary of said deed North $36^{\circ} 09' 28''$ West 548.87 feet to a point that is distant 123.00 feet Easterly, measured at right angles from the "F10" line at Engineer's Station "F10" 31+38.00 of the Department of Public Works Survey on Road 03-Sac-5 from Post Mile 13.6 to Post Mile 22.0; thence North $07^{\circ} 48' 39''$ West 313.13 feet; thence North $08^{\circ} 34' 04''$ West 650.48 feet; thence North $06^{\circ} 21' 55''$ West 739.72 feet to a point that is distant 90.00 feet Easterly, measured at

CITY OF SACRAMENTO, CALIFORNIA
(Continued)

right angles from said "F10" line at Engineer's Station "F10" 48+40.62; thence along a curve to the right with a radius of 80.00 feet, through an angle of $95^{\circ} 53' 35''$, an arc distance of 133.89 feet; thence North $89^{\circ} 31' 40''$ East 2.82 feet; thence along a curve to the left with a radius of 1,008.00 feet, through an angle of $03^{\circ} 48' 51''$, an arc distance of 67.10 feet; thence North $85^{\circ} 42' 49''$ East 88.48 feet to a point distant 44.85 feet Southerly, measured at right angles from the "D" line at Engineer's Station "D" 39+21.99 of the Department of Public Works Survey on Road 03-Sac-160, Post Mile 35.5/36.8, said point being in the Southerly right of way line of Meadowview Road; thence along said Southerly right of way line the following three (3) courses and distances (1) North $85^{\circ} 42' 49''$ East 40.46 feet, (2) 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 $03^{\circ} 48' 51''$ to a point distant 40.00 feet Southerly, measured at right angles, from said "D" line at Engineer's Station "D" 40+28.36; and (3) tangent to said curve, parallel with said "D" line North $89^{\circ} 31' 40''$ East 122.93 feet; thence leaving said Southerly right of way line of Meadowview Road, parallel with aforesaid East line of Section 11 South $00^{\circ} 17' 50''$ East 22.30 feet to the TRUE POINT OF BEGINNING.

LEGEND:

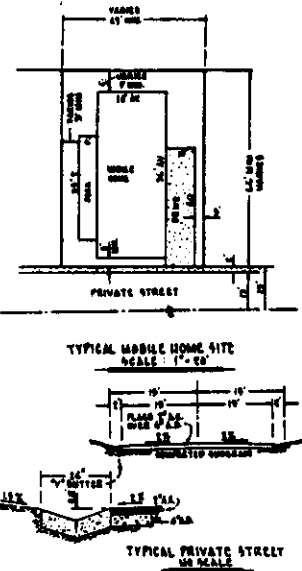
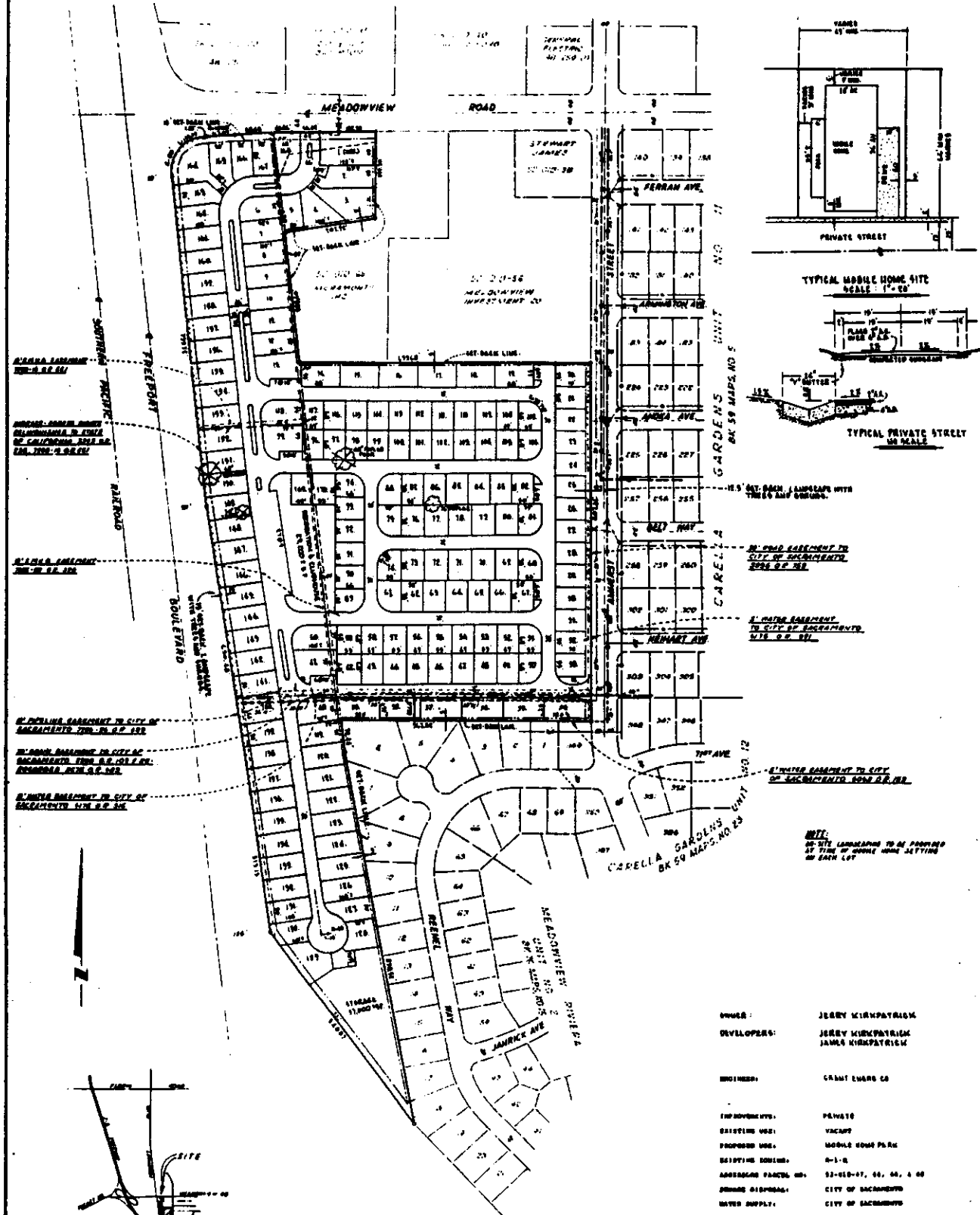


NOTE: SITE IS BOUNDARIED TO FIT WITH EXISTING TOPOGRAPHIC FEATURES

EXHIBIT C

Site Plan

DEVELOPMENT PLAN
 A PORTION OF N.E. 1/4 OF SECTION 11,
 T.7N., R.4E., M.B. & I.M.,
 CITY OF SACRAMENTO, CALIFORNIA
 APPROVED: 1988 SCALE: 1" = 400'
 ROBERT U. GRANT CIVIL ENGINEERING CO., INC.



ALABAMA EASEMENT
 1988-8-8-88

INDIAN EASEMENT
 1988-8-8-88

ALASKA EASEMENT
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

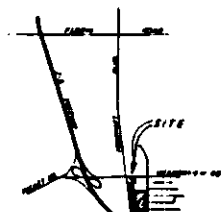
15' SET BACK, LANDSCAPE WITH TREES AND SHRUBS.

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

1/4" EASEMENT TO CITY OF SACRAMENTO
 1988-8-8-88

NOTE:
 ALL SITE LANDSCAPING TO BE PROVIDED AT TIME OF MOBILE HOME SETTING ON EACH LOT



OWNER: JERRY WICKPATRICK
DEVELOPERS: JERRY WICKPATRICK
 JAMES WICKPATRICK
ENGINEER: GRANT ENGRS CO
IMPROVEMENTS: PRIVATE
EXISTING USE: VACANT
PROPOSED USE: MOBILE HOME PARK
EXISTING ZONING: R-1-S
ADDRESSING PARCEL NO.: 52-610-47, 48, 49, & 50
ISSUED BY: CITY OF SACRAMENTO
MADE SUPPLY: CITY OF SACRAMENTO
PLANNING: CITY OF SACRAMENTO
FIRE PROTECTION: SACRAMENTO CITY FIRE DEPARTMENT
ACREAGE: 15.98 ACRES
NO. OF LOTS: 170
LOT SIZE: 60 SQ. FT.
MOBILE HOME: 40' x 60'

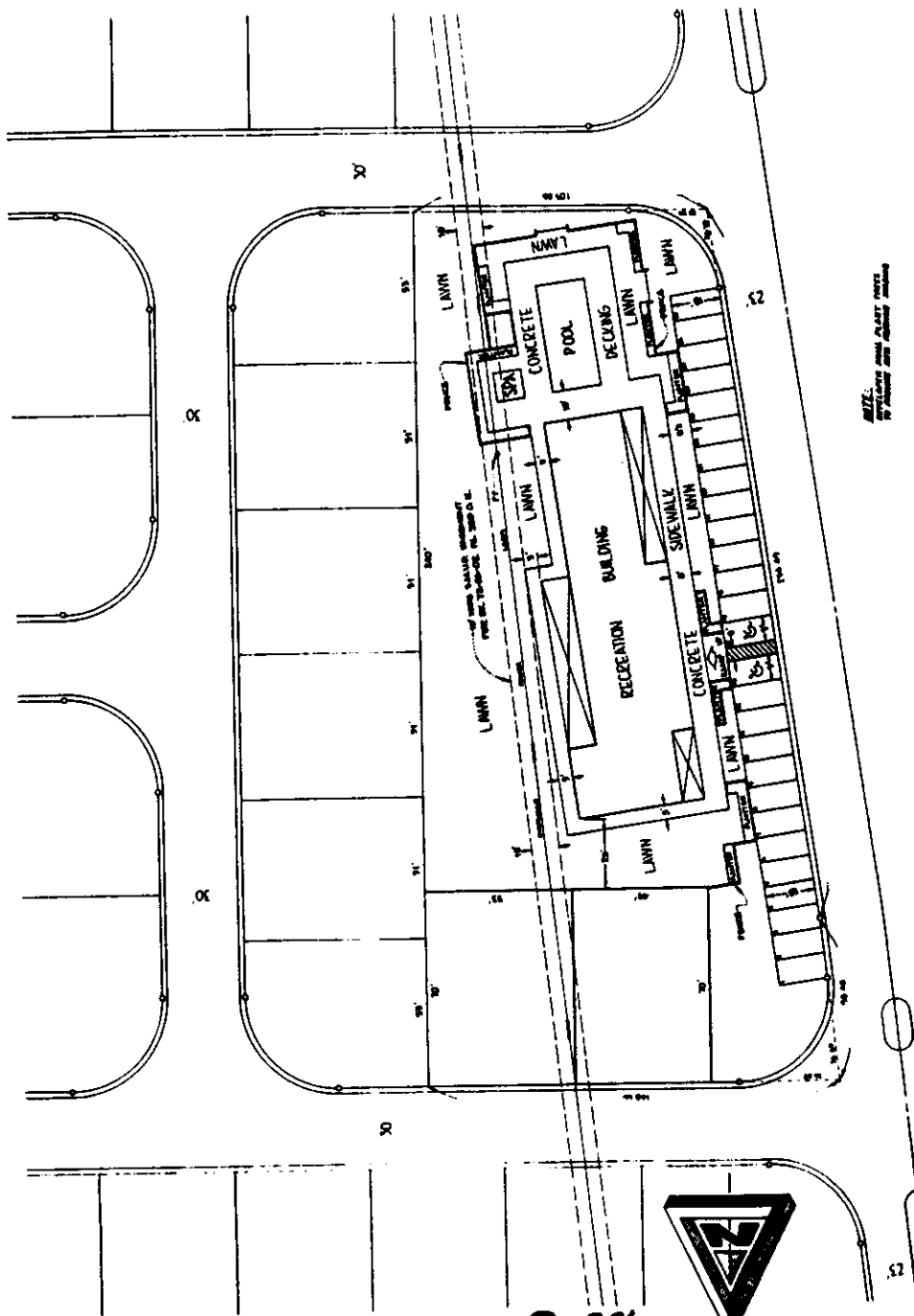
P88-190

6-9-88

Item 19

EXHIBIT D

Recreation Area Site Plan



NOTE:
DIMENSIONS ARE AS SHOWN

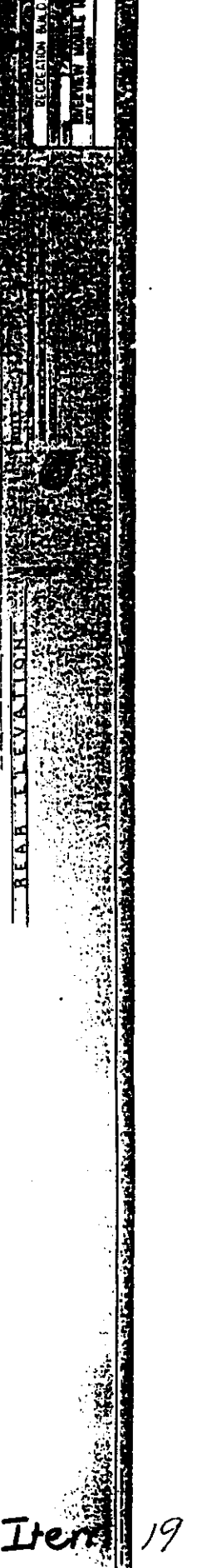
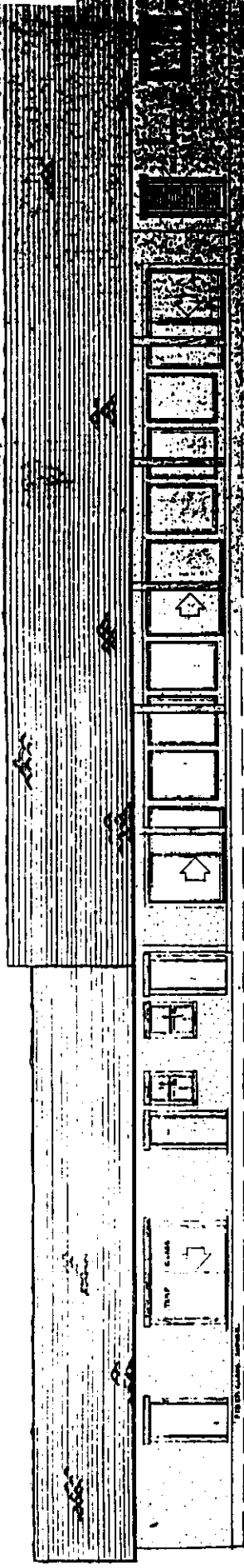
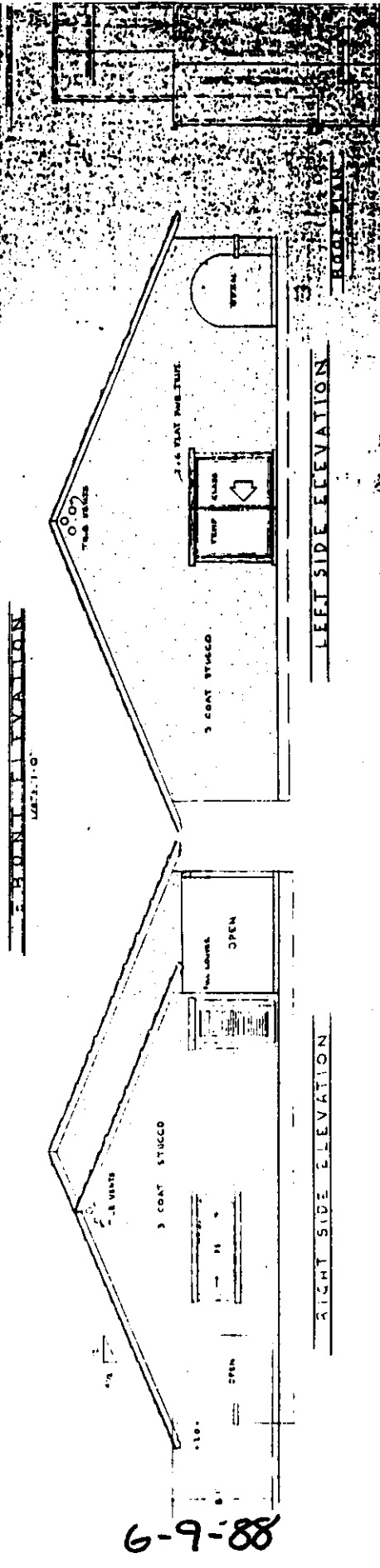
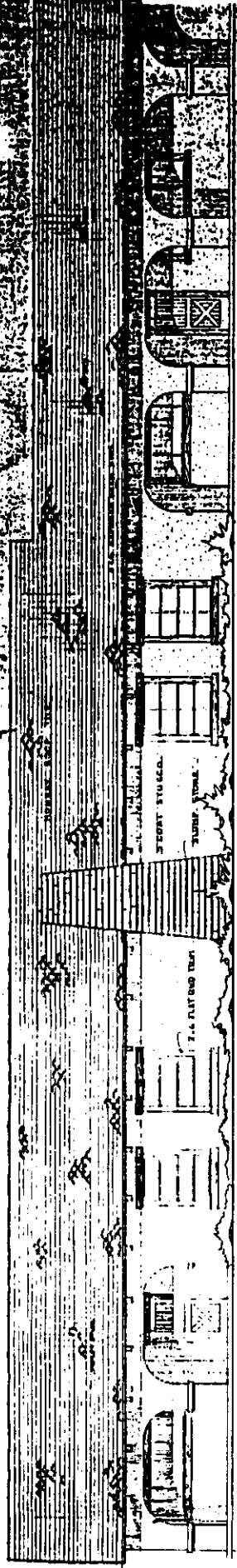
P88-190

6-9-88

Item 19

PROJECT SUBMITTER: ROBERT W. SMYTH CIVIL ENGINEERING CO. LICENSE NO. 66000 ADDRESS: 1000 N. 10TH ST., SUITE 100, DENVER, CO. 80202		SITE PLAN: RECREATION AREA		CONSTRUCTION PLAN: A PORTION OF THE N.E. 1/4 OF SECTION 11, T. 7 N., R. 4 E., N. D. M. CITY OF DENVER BIRMGREY MOBILE HOME COMMUNITY		SURVEYOR: JAMES W. BERRY, P.E. LICENSE NO. 10000 ADDRESS: 1000 N. 10TH ST., SUITE 100, DENVER, CO. 80202	
DATE: 6-9-88		SCALE: 1" = 10'		SHEET NO.: 1		TOTAL SHEETS: 1	

Recreation Building Elevations



P88-190

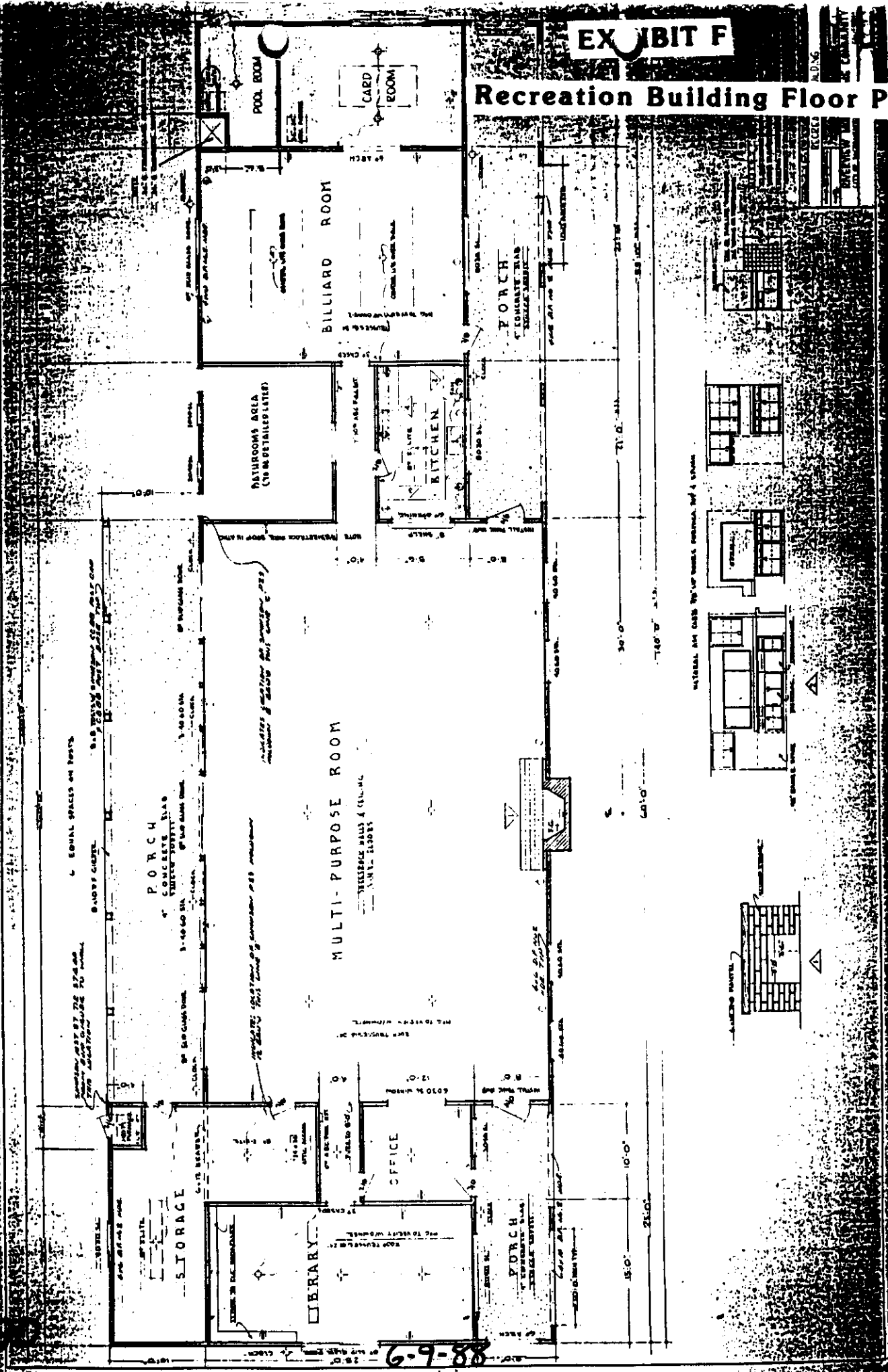
6-9-88

Item 19

RECREATION BLDG
RECREATION BLDG

EXHIBIT F

Recreation Building Floor Plan



P88-1

6-9-88

Item 19