

APPLICANT	Seace Oslund Inc. 2401 C Street, Sacramento, CA 95815		
OWNER	Linkway Investment Corp., 1401 El Camino Avenue, 4th Floor, Sac., CA 95815		
PLANS BY	Seace Oslund Inc. 2401 C Street, Sacramento, CA 95815 & Expinoza Architectural Group, 3434 Marconi Ave., Sacramento, CA 95821		
FILING DATE	11/13/87	ENVIR. DET.	Neg. Dec. REPORT BY JP/sq
ASSESSOR'S-PCL. NO.	031-0060-008-0000		

- APPLICATION:**
- A. Negative Declaration
 - B. Amend 1976 South Pocket Community Plan for 23.3+ acres from Low Density Multiple Family to Low Density Residential
 - C. Amend 1976 South Pocket Community Plan to allow back-up lots along the Sacramento River Parkway
 - D. Rezone 23.3+ acres from R-2B-R to R-1 zone
 - E. Tentative Map to divide 28+ acres into 86 single family lots and one 5.0+ acre lot for a senior housing facility
 - F. Special Permit for a 220-unit senior apartment/residential care facility (200-unit apt., 20-unit residential care)
 - G. Plan Review for a 220-unit senior apartment/residential care facility in the R-2B-R zone

LOCATION: 7660 Pocket Road (S side of Pocket Road E of Garcia Bend Park)

PROPOSAL: The applicant is requesting the necessary entitlements to develop 86 single family lots and a 220-unit senior apartment/residential care facility on 28.0+ acres in the R-1 and R-2B-R zones.

PROJECT INFORMATION:

1976 South Pocket Community
 Plan Designation: Low Density Multiple Family
 Existing Zoning of Site: R-2B-R
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1
 South: Sacramento River; F
 East: Vacant & single family; R-1A(PUD)(LPPT-PUD); A
 West: Garcia Bend Park; A

Property Dimensions: Irregular
 Property Area: 28.6+ acres (23.3+ acres single family, 5.3+ acres senior complex)
 Density of Development: 11+ d.u. per acre (3.7+ du/ac. single family, 41.5 du/ac. senior complex)

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- C. Recommend approval of the 1976 South Pocket Community Plan Amendment to allow back-up lots along the Sacramento River Parkway;
- D. Recommend approval of the Rezone of 23.3+ acres from the R-2B-R zone to the R-1 zone;
- E. Recommend approval of the Tentative Map to divide 28+ acres into 87 single family lots and one 5.0+ acre lot subject to conditions;
- F. Approve the Special Permit for a 220-unit senior apartment/residential care facility (200-unit apartments, 20-unit residential care) subject to conditions and based upon findings of fact which follow; and
- G. Approve the Plan Review for a 220-unit senior apartment/residential care facility in the R-2B-R zone subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; including improvements along D Street and Pocket Road adjacent to parcel east of the subdivision;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further

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mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

A note shall be placed on the final improvement plans referencing this condition.

8. Submit a soils test prepared by a registered engineer to be used in street design.
9. Submit a seepage study prepared by a registered engineer which identifies and recommends solutions for ground water-related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;
10. Street sections shall be designed to provided for stabilized subgrades and pavement under high ground water conditions;
11. Minimum lot pad grade = 4.0 feet, minimum gutter grade = +2.5 feet.
12. Dedicate right-of-way along Pocket Road to 110 foot width per study on file with the City;
13. Require off-site dedication along Pocket Road east of D Street, including round corner. City will condemn at developer's expense if necessary;
14. Pay Pocket Bridge fees;
15. File a reimbursement agreement with the City for the over-width of Pocket Road;
16. Record C.C. & R's for maintenance of island at A Street entrance or delete island;
17. All street intersections shall be at right angles to the centerline. Tangent on side street shall be equal through $1/2$ street plus corner radius (A Court and B Street);
18. A portion or all of the property may lie in zone "X" (shaded) of FEMA (FIRM) flood maps;
19. Coordinate improvement plans with Pocket Road/Greenhaven Drive Assessment District east of site;
20. Abandon wells under permit from the City/County Health Department;
21. Abandon any septic under permit from City Building Inspections Division;
22. All buildings, debris, appliances, vehicles, tires, household wastes, yard wastes, concrete, etc., shall be removed to a legal disposal

site to the satisfaction of the City/County Health Department and the Planning Director;

23. 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 of the City Arborist prior to the issuance of any building or grading permits;
24. Dedicate 30 feet from toe of levee landward to the City for the Sacramento River Parkway and enter into an agreement with the City to landscape and irrigate the parkway at time of issuance of building permits for the first single family residence and to pave the bike trail at time of standard street improvements in accordance with the requirements of the City parks and Community Services Department.
25. Provide a low barrier at the end of the cul-de-sac extending into the parkway to the satisfaction of the State Reclamation Board.

Conditions - Special Permit and Plan Review

1. Language shall be included in the deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the 220-unit complex shall only be rented to or used by senior individuals. A senior means persons over the age of 62-years, provided that for each unit rented to, or used by, two or more persons, one of such persons may be under 62-years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may include any measure for enforcement deemed appropriate by the Planning Director and City Attorney.
2. The applicant shall submit evidence that the project is a state-licensed residential care facility to the Planning Director for review and approval prior to issuance of building permits.
3. The applicant shall provide a shuttle van for residents of the project. This van shall be advertised in any brochures or literature on the facility which are given out to prospective residents of the project.
4. Revised landscape, shading and irrigation plans shall be submitted for Planning Director's review and approval prior to issuance of building permits. Landscape materials selected shall be varied in size (one and five-gallon shrubs, five and 15-gallon and 24-inch box trees). The revised landscape plans shall indicate the following:
 - a. landscaping between units, consisting of lawn, trees and shrubs;
 - b. three and one-half to four foot high undulating berms in the front 25 foot landscaped setback and landscaping