

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Robert C. Davidson, 280 Marina Park Way, Sacramento, CA 95831		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	8/10/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	10/15/84	EIR	ASSESSOR'S PCL NO. 031-030-38

APPLICATION:

- A. Negative Declaration
- B. Rezone from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A) (Sec. 13)
- C. Tentative Map (P84-307)

LOCATION: 7488 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 7± vacant acres into 17 standard single family and five halfplex lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Two Single Family Structures; A
South:	Drainage Canal; A
East:	Vacant; R-1A
West:	Sacramento River; F

Property Dimensions:	430' x 718'
Property Area:	7± acres
Density of Development:	3 du/ac gross
Topography:	Flat
Street Improvements/Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 29, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

The subject site is designated residential in the 1974 General Plan. It is designated Light Density Residential in the South Natomas Community Plan. Development criteria in the South Pocket Plan states that single family and duplex densities should range from three to six units per net acre. The site is currently zoned Agricultural (A). The applicant has requested a rezoning to R-1 and R-1A for corner lots. The requested rezoning is compatible with applicable plans.

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MEETING DATE October 25, 1984

CPC ITEM NO. 8

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- B. The subject site is surrounded primarily by land that is currently vacant. The parcel adjacent to the north is developed with two residences. North of that lies a five-acre parcel zoned R-1A for condominium development. The map and special permit for that project has expired. East of Pocket Road a tentative map has been approved for 60 zero lot line units. The site south of the canal has approvals for 544 condominium units. The applicant is proposing 21 standard residential lots at a net density of 4.6 units per acre, including two units on each corner lot. The proposal is compatible with the density and character of surrounding land uses.
- C. The subject site is adjacent to a drainage canal and City pump station. A condition has been added to the tentative map at the request of the City County Health Department that the pump station be enclosed adequately to mitigate noise emanating from one pump.
- D. Design to comply with the City Noise Ordinance.
Floor plans and elevations have not been submitted for the halfplex units. In order to develop the corner lots, the applicant will be requesting a special permit and tentative map at a future date. Specific plans will be reviewed at that time.
- E. Policies
In accordance with the Sacramento River Parkway Master Plan, the map has been conditioned to designate the parkway strip 'Lot A' and dedicate it to the City.
- F. The Planning and Parks Divisions have reviewed the map and determined that fees are appropriate. Fees shall be based upon .159 acres of land multiplied by the per acre value indicated in the applicant's appraisal.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will have no significant adverse effect on the environment. A Negative Declaration with mitigation measures regarding trees and cultural deposits has been filed. The subject site is located in an area known to have numerous cultural deposits. The applicant has submitted an archaeological survey that indicates the site is culturally sterile.

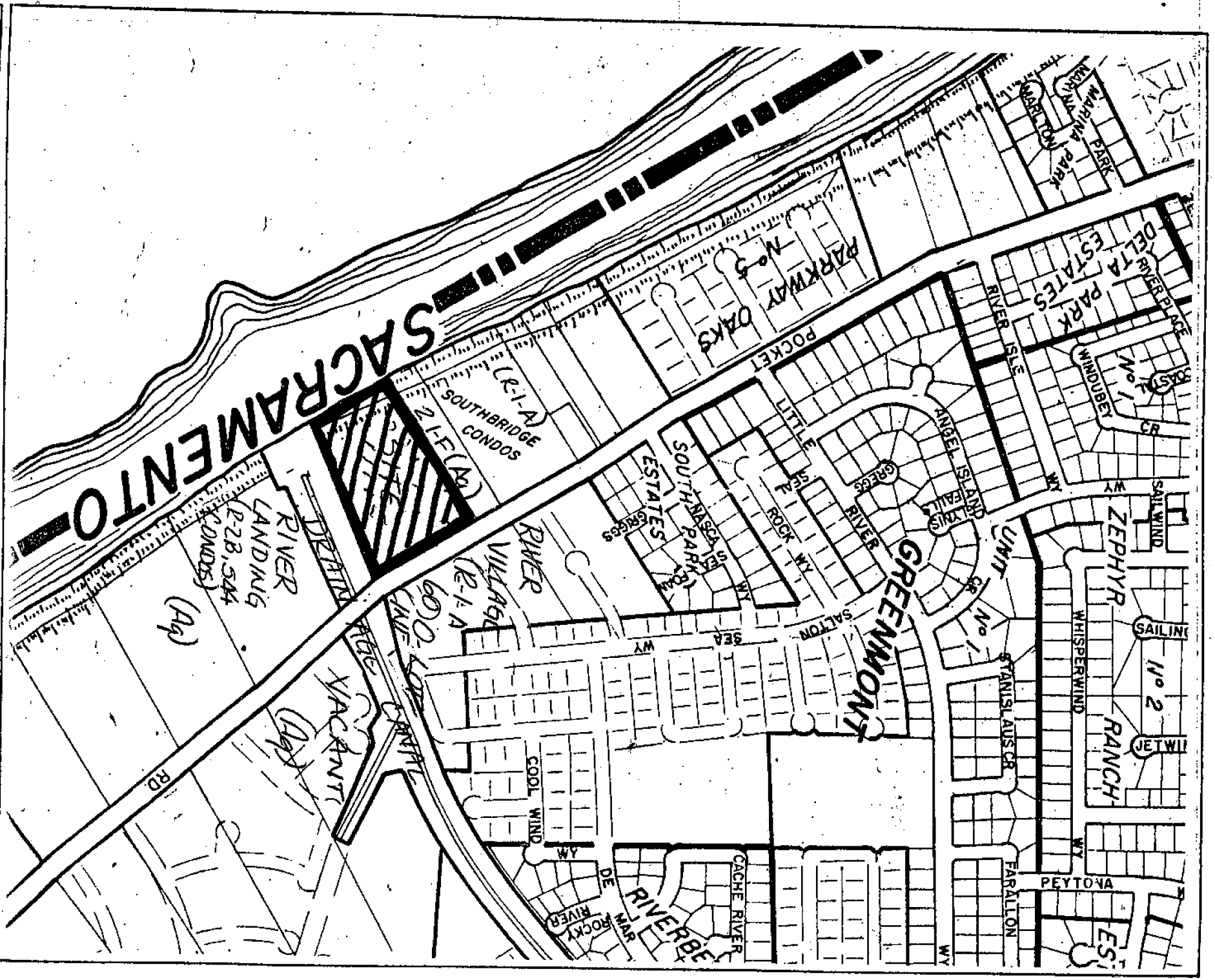
RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Rezoning from Agricultural (A) to Single Family (R-1) and Townhouse (R-1A);
- C. Approval of the Tentative Map, subject to conditions:

Conditions

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
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;
- ✓ 4. 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;
5. 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 mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note referencing this condition shall be placed on construction improvement plans;
6. Retain all trees noted to be saved to the satisfaction of the City Arborist and City Engineer;
7. Provide an adequate enclosure around the City Water pump to comply with the City Noise Ordinance to the satisfaction of the City/County Health Department and City Planning Director;
8. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
9. Pay Pocket Bridge fees;
10. Minimum lot pad grade=3.5'±; minimum gutter elevation + 2.0 feet;
11. Designate parkway site as Lot A and dedicate to the City;
12. Dedicate right-of-way along Pocket Road as per study on file with the City Engineer. (Should off-site dedication along the north side of Pocket Road be required, the City will condemn at developer's expense if necessary.)



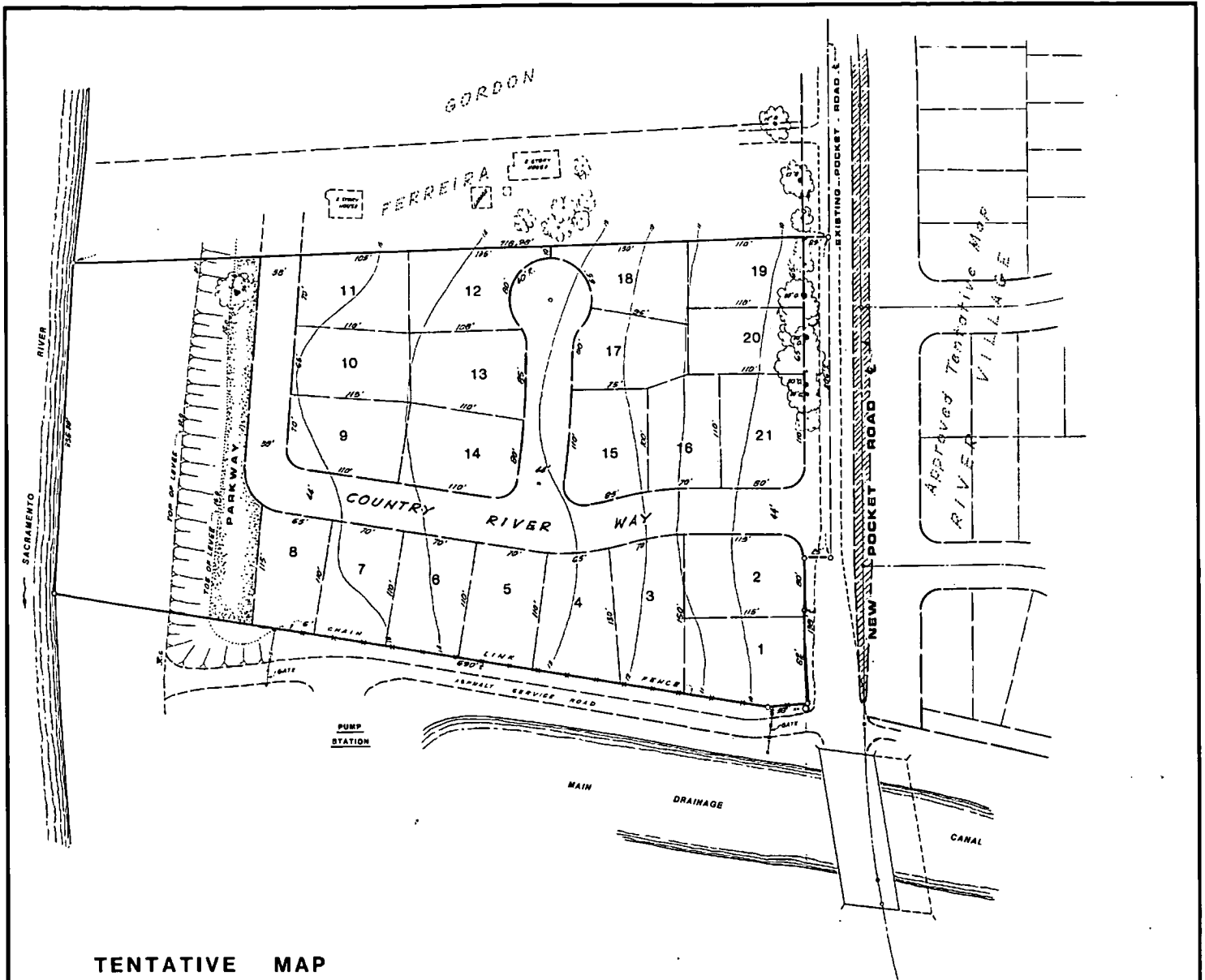
VICINITY - LAND USE - ZONING

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No. 3



TENTATIVE MAP
POCKET ROAD COUNTRY ESTATES
 CITY OF SACRAMENTO, CALIF.

RECORD OWNER
 ROBERT C & C DAVIDSON
 7480 POCKET ROAD
 SACRTO., CA. 95831

DEVELOPER
 ROBERT DEL PONTE
 358 FLORIN ROAD
 SACRTO., CA. 95831

ASSESSOR'S PARCEL NUMBER
 31 - 030 - 38

EXISTING ZONING
 A

PROPOSED ZONING
 R-1 & R1A (5 CORNER LOTS)

EXISTING USE
 VACANT

PROPOSED USE
 R1 LOTS

SEWAGE DISPOSAL
 PUBLIC SEWERS

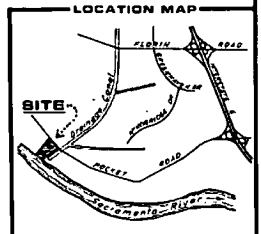
WATER SUPPLY
 PUBLIC UTILITIES

PROPOSED IMPROVEMENTS
 SACRAMENTO STANDARDS

ACREAGE
 637.4 ACRES

DENSITY
 4 DWELLING UNITS PER ACRE

NOTE
 OAK TREES ALONG POCKET ROAD
 WILL BE RETAINED BY THE
 REALIGNMENT OF SAID ROAD



AUGUST, 1984 8300-008
THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING - ENGINEERING
 ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS
 100 S. STREET - SACRAMENTO, CALIF. 95811

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