

CITY PLANNING COMMISSION

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

APPLICANT	de la Vergne & McMuntry, 901 H Street #503, Sacramento, CA 95814		
OWNER	Everett G. & Greta L. Nord, 674 Riverlake Way, Sacramento, CA 95831		
PLANS BY	_____		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: GM:lr	
NEGATIVE DEC. 9/17/84	EIR	ASSESSOR'S PCL. NO. 030-401-37	

- APPLICATION:
- A. Negative Declaration
  - B. Amend Sacramento River Parkway Plan to allow a private in-stream boat dock facility.
  - C. Special Permit to estimate a private boat dock on 0.1± acres in the Flood (F) zone.

LOCATION: 674 River Lake Way

PROPOSAL: The applicant is requesting the necessary entitlements to locate a small private boat docking facility in the Sacramento River behind the residence.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1977 North Pocket Community Plan Designation & 1975 Sacramento River Parkway Plan:	Parks and open space/transition use area
Existing Zoning of Site:	F
Existing Land Use of Site:	Undeveloped flood zone
Surrounding Land Use and Zoning:	
North: Sacramento River Levee; F	
South: Sacramento River Levee; F	
East: Single Family Residential; R-1	
West: Sacramento River; F	
Property Area:	10,640 square feet
Significant Features of Site:	Located on waterside of Sacramento River Levee
Topography:	Sloped River Levee

APPLICANT'S PROPOSAL: The subject site is a 10,640 square foot lot located on the waterside of the Sacramento River levee. The applicant's residence is located on the adjoining parcel to the east on the opposite side of the levee. A gravel road located on top of the levee used by the State Reclamation Board for levee maintenance separates the two parcels owned by the applicant.

The applicant proposes to locate a ramp and in-water floating dock facility on the edge of the Sacramento River. The ramp or walkway measures approximately 3' wide by 40±' long. The floating dock measures 10' by 38' and secured to two pilings in the river.

PROJECT EVALUATION: Staff has the following comments and concerns regarding this project:

8

- A. The proposed private use of the Sacramento River conflicts with policies contained in the Sacramento River Parkway Plan adopted on July 20, 1976. The policy of the Plan germane to this issue states: "private use of the river's edge and parkway segments should be discouraged. Existing private docks, boat ramps, floats and moorings should be gradually phased out or made public. No additional new permits for similar facilities should be granted." The purpose of this policy is to concentrate boat docking facilities and marinas in locations where appropriate and leave the remaining areas along the river as natural as possible.
- B. The applicant's proposal was reviewed by the City's Community Services Department. The staff response to the project states: "we are opposed to any new development of private boat docks along the Sacramento River because of conflicts with future development of the Sacramento River Parkway. Such developments are inconsistent with the Sacramento River Master Plan."
- C. The river's edge along the proposed site of the boat dock is intensively covered by many trees and low vegetation native to a riparian environment. The City's Environmental Coordinator has filed a Negative Declaration. However, approval of this boat dock may lead to other similar requests which may contribute to potential cumulative significant impacts (i.e., water quality, noise, litter, river congestion) if a substantial number of boat dock facilities are built.

A view of subdivision maps in the Pocket Area found approximately 170 residential lots which back up to the Sacramento River (see attached maps, Exhibit B through F). Approval of this private boat dock has the potential for many similar applications leading to a very congested riverfront.

- D. The State of California has just initiated a study of the Sacramento River pertaining to marina development and public boat dockage facilities along the river. A moratorium on new marinas has been instituted between Walnut Grove and Verona along the Sacramento River until this study is completed.

The moratorium does not apply to individual private boat dock facilities. However, State officials have indicated that if they would have known the large number of residential lots with access to the river that the moratorium would have considered including private boat docking facilities as well.

- E. According to State law, the existence of any boat docking facility in the river, either public or private, regardless of size, requires a reduction in speed by a passing boat to no faster than 5 mph.

Approval of this project and any future docking facilities along the Sacramento River has the potential to reduce active recreational use such as waterskiing on the river. The speed of future excursion boats serving Old Sacramento will be affected by the location of boat docking facilities as well.

- F. In conclusion, staff cannot support the applicant's request based on the project's inconsistency with the Sacramento River Parkway Master Plan; the potential negative impacts on the riparian vegetation existing on and in the vicinity of the site; and the potential cumulative affect that this and other similar projects will have on the long term active recreational use of the river.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Denial of the amendment to the Sacramento River Parkway Plan to allow a private in-stream boat dock facility.
- C. Denial of the Special Permit to estimate a private boat dock in the Flood (F) zone, based upon the findings of fact which follow.

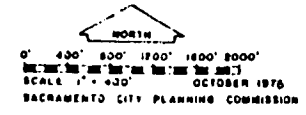
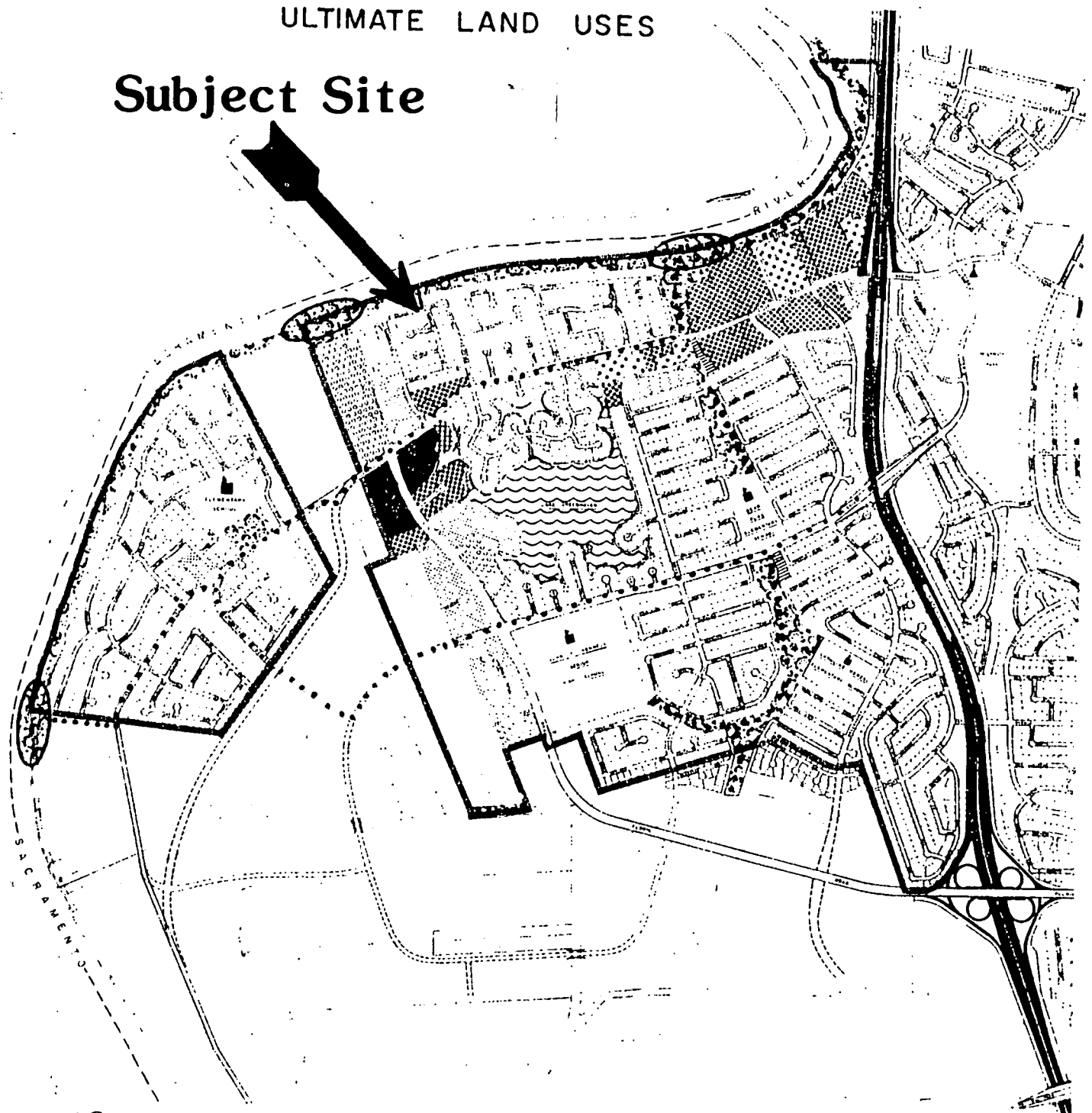
Findings of Fact

1. The proposed project is not based upon sound principles of land use in that the project conflicts with policies in the Sacramento River Parkway Plan which discourages private boat facilities along the Sacramento River.
2. The project may be detrimental to the public health, safety or welfare, and may result in the creation of a nuisance, in that approval of this project may lead to other similar requests which may have potential cumulative significant environmental effects resulting in river congestion, noise, litter, water quality degradation and damage to existing riparian vegetation and trees and diminished active recreational use such as waterskiing and speed of excursion boats.
3. The project is inconsistent with the 1976 Sacramento River Parkway Master Plan which states, "private use of the river's edge and parkway segments should be discouraged...no additional new permits for...(boat ramps, floats, moorings)...should be granted."
4. The project is inconsistent with the 1979 North Pocket Specific Plan and 1974 General Plan which designate the site for parks and open space and major recreation and open space respectively.














# NORTH POCKET SPECIFIC PLAN

ULTIMATE LAND USES

**Subject Site**



**LEGEND:**

-  RESIDENTIAL 4-6 d.u./g.a.
-  RESIDENTIAL 7-17 d.u./n.a.
-  RESIDENTIAL 18-21 d.u./n.a.
-  RESIDENTIAL 22-29 d.u./n.a.
-  BUSINESS & PROFESSIONAL OFFICES
-  COMMERCIAL USES
-  INSTITUTIONAL USES
-  PARKS AND OPEN SPACE
-  WATER
-  SCHOOLS
-  CABANA CLUBS
-  PARKWAY RECREATION NODE
-  BIKEWAY ROUTE
-  PLANNING AREA BOUNDAR

**AMENDED:**

CITY COUNCIL RESOLUTION NO. 77-195 APRIL 12, 1977

CITY COUNCIL RESOLUTION NO. 77-315 JUNE 21, 1977

P84-252

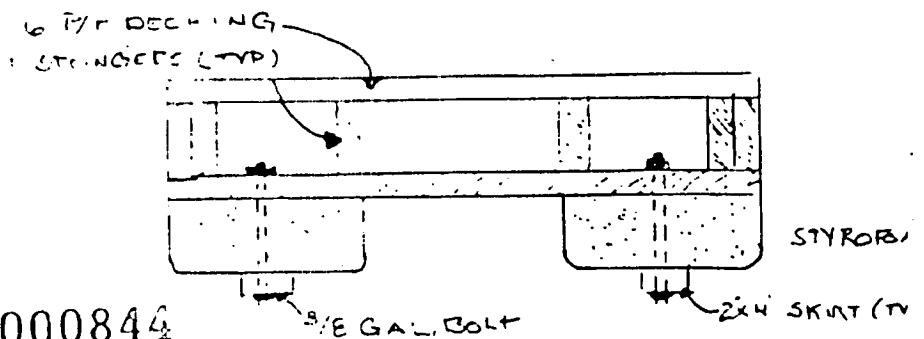
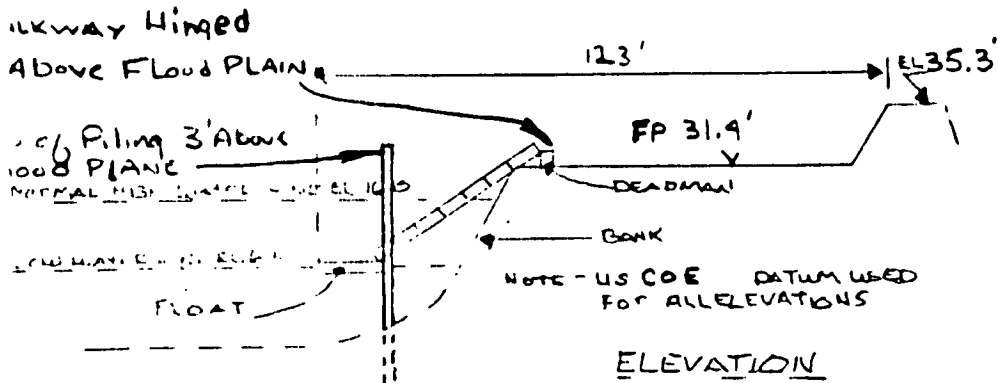
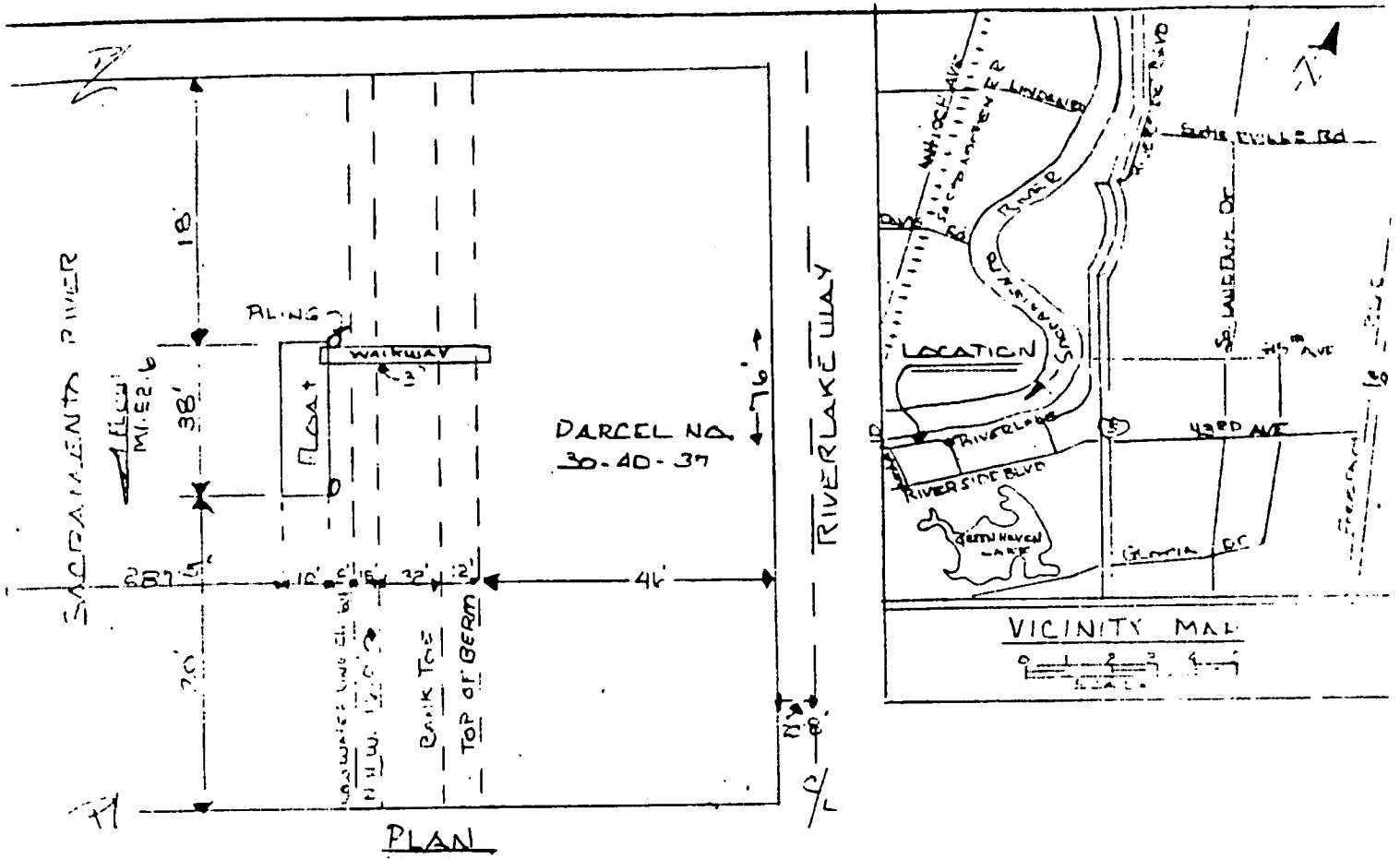
September 27, 1984

Item 28

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No. 8391



**PROPOSED FLOAT**

LOCATION: **30-40-37**  
SACRAMENTO RIVER

APPLICATION BY:

**SITE PLAN**

000844

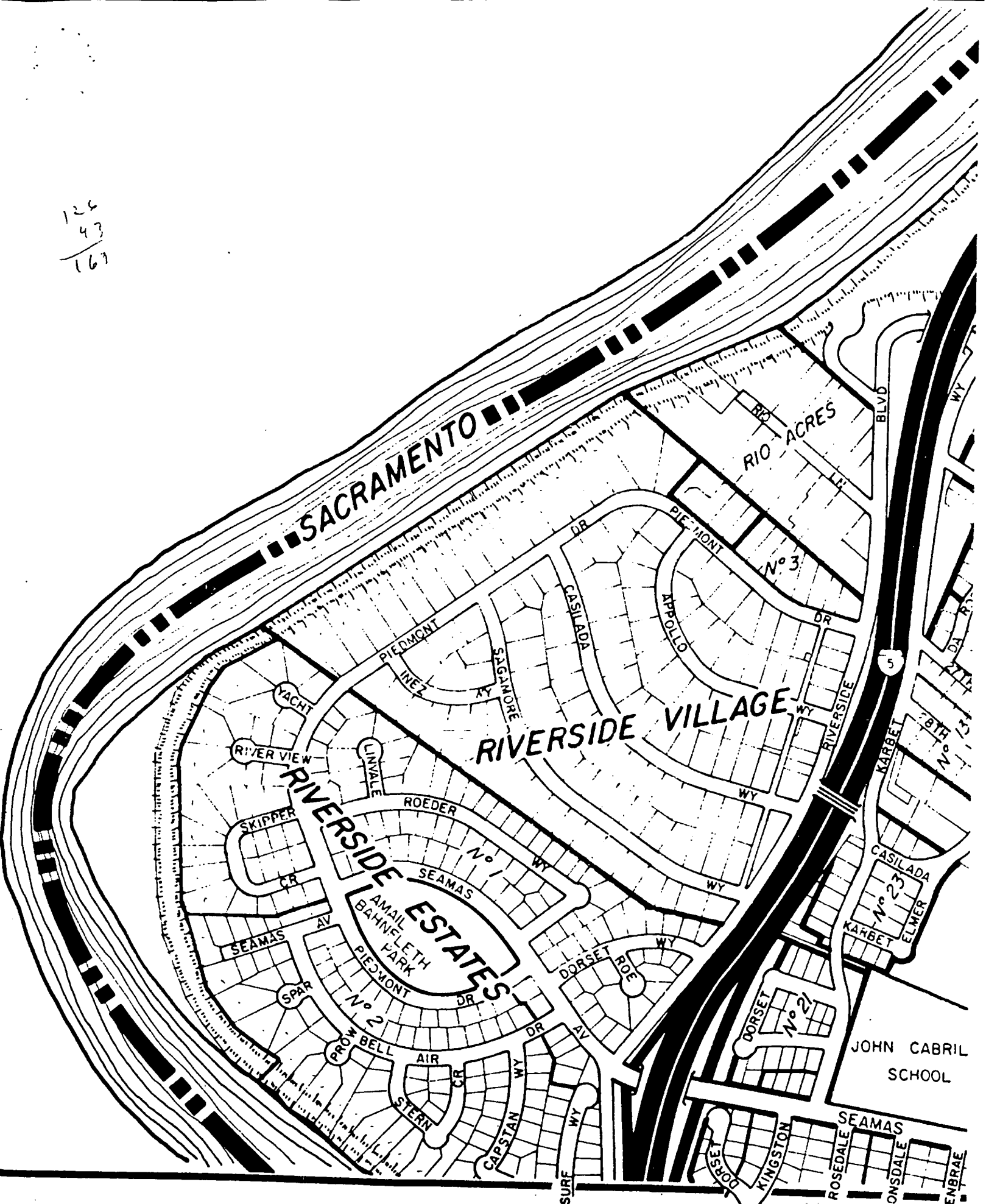
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September 27, 1984

**EXHIBIT A**

Item 28

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43  
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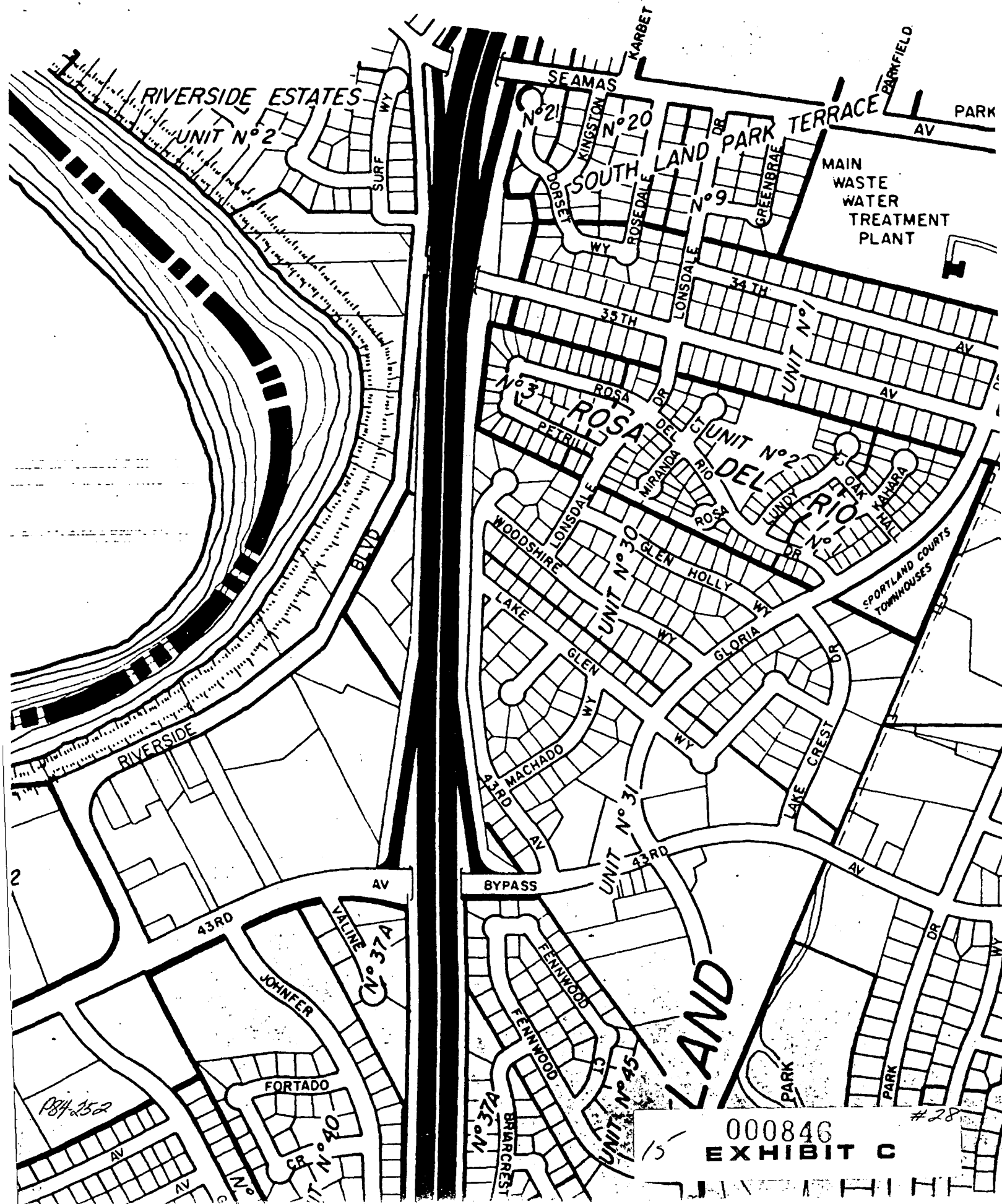
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September 27, 1984

14

EXHIBIT B Item 28



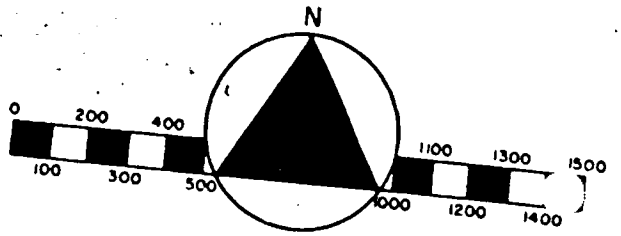
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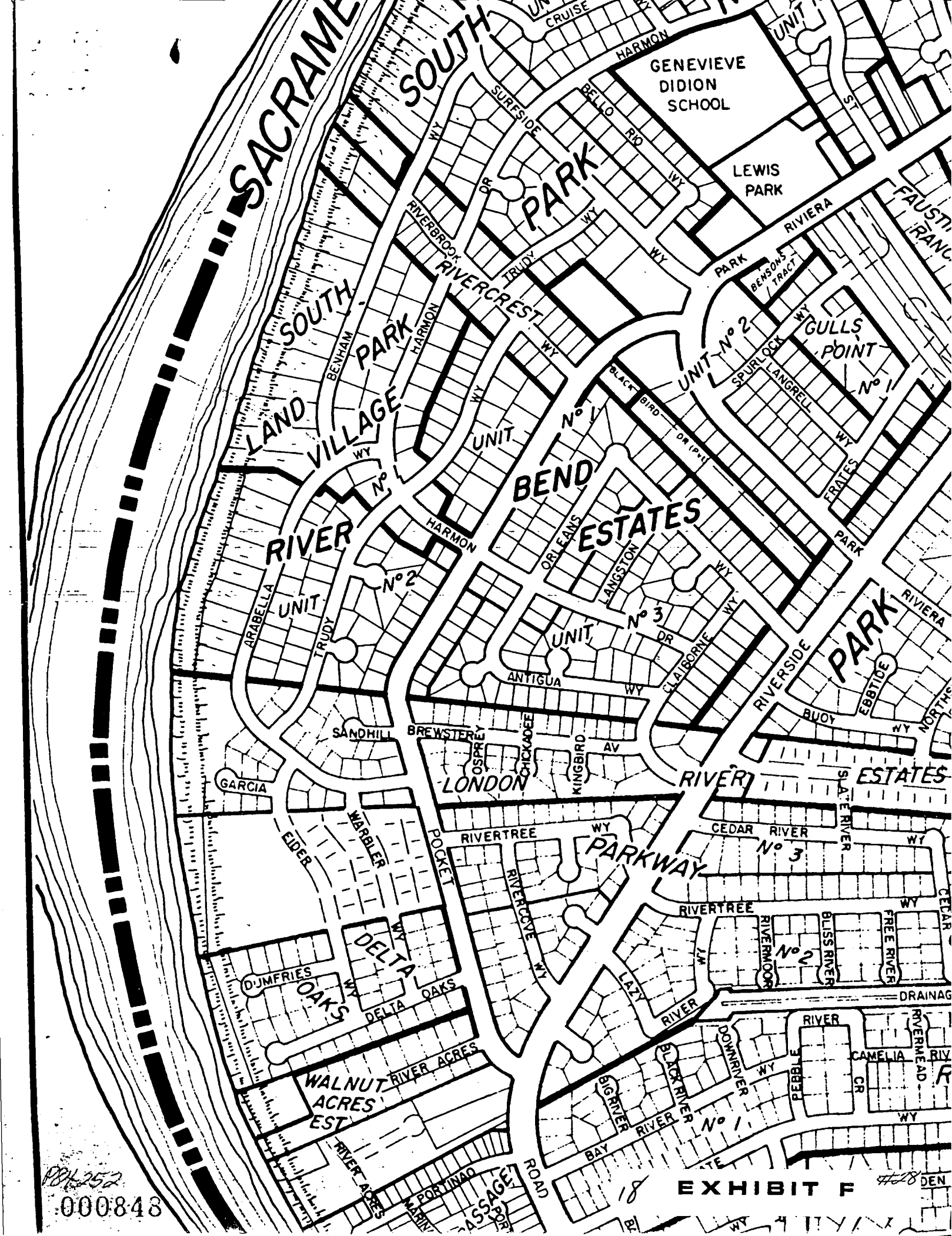
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SPRINGING



EXHIBIT E



SACRAMENTO RIVER

GENEVIEVE DIDION SCHOOL

LEWIS PARK

PARK

VILLAGE PARK

BEND

ESTATES

RIVER

PARK

RIVER

ESTATES

PARKWAY

RIVERTREE

DELTA OAKS

WALNUT RIVER ACRES EST

RIVERTREE

RIVERMOOR

BAY RIVER

RIVER

CAMELIA RIVER

EXHIBIT F

428 DEN

000848