

REPORT AMENDED BY STAFF 1-22-87
CITY PLANNING COMMISSION

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

APPLICANT	THE SPINK CORPORATION, P O BOX 2511, Sacramento, CA 95831				
OWNER	Homer & Carol McNeal, 752 Chetwood Way, Sacramento, CA 95831				
PLANS BY	THE SPINK CORPORATION				
FILING DATE	12/19/86	ENVIR. DET.	1/12/87	REPORT BY	SD:sg
ASSESSOR'S-PCL. NO.	031-0112-17				

APPLICATION: A. Negative Declaration
B. Rezone 5+ vacant acres from Agricultural (A) to Single Family (R-1)
C. Tentative Map (P87-034)

LOCATION: Pocket Road, 3,500+ east of Windbridge Drive

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 12 single family lots and a Lot A for the Sacramento River Parkway.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant; R-1-A
South: River; F
East: One Family; A
West: Vacant; R-2B PUD

Property Dimensions: 320' x 720'
Property Area: 5+ acres
Density of Development: 2.8d.u. per acre (net)
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

Subdivision Review Committee Recommendation: On January 7, 1987, by a vote of 5 ayes, 4 absent, the S.R.C. voted to recommend approval of the Tentative Map subject to the attached conditions.

Project Evaluation: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the General Plan and Low Density Residential uses in the 1976 South Pocket Community Plan. The site is

surrounded by vacant land designated for low and medium density residential development. The site is vacant and currently zoned Agricultural (A). The applicant has requested a rezoning to Single Family (R-1). Staff has no objection to this proposal since it is compatible with surrounding future development and consistent with the Community Plan.

B. Design

The applicant proposes a cul-de-sac to extend from Pocket Road to the river parkway. L.P.P.T. P.U.D. property is located north and west of the subject site. The P.U.D. has a street section which consists of a unique meandering sidewalk and additional landscaping. This treatment will be utilized along the Pocket Road frontage of the subject site. Standard street improvements will be required along Chicory Court.

C. Parkland Dedication:

The Planning and Community Services Divisions have determined that dedication of Lot A is appropriate for satisfaction of Parkland Dedication requirement. Fees would be based upon .1788 acres of land multiplied by the per acre value established by the applicant's appraiser.

The applicant shall dedicate Lot A to the City and pay the difference, if any, between the required fees and the value of Lot A.

D. Cultural Resources

The subject site is located in an area known to contain cultural deposits. A field survey was conducted by a qualified archaeologist which revealed no deposits on this particular site. The Map and Negative Declaration have been conditioned to stop all work if cultural deposits are unearthed during construction.

Environmental Determination: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. Because of potential archaeological sensitivity, a Negative Declaration has been filed with the following mitigation measure.

If unusual amounts of bone, shell, or artifacts are uncovered, work within 50 meters of the area will stop immediately and a qualified archaeologist will be consulted to develop if necessary, further mitigation measures to reduce any archaeological impacts to a less than significant level before construction continues.

Recommendations: Staff recommends that the Commission:

- A. Ratify the Negative Declaration;
- B. *Recommend approval of the Rezoning from Agricultural (A) to Single Family (R-1);*

Cd. Approve the Tentative Map subject to the attached conditions

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

- a. provide standard subdivision improvements pursuant to Section 40.811 of the City Code; improvements shall be identical to the north side of Pocket Road;
- b. prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City, an appraisal of the property to be subdivided. The appraisal shall be dated not more than 90 days prior to the filing of the final map. The applicant shall dedicate Lot A to the City and pay the difference, if any, between the fee obligation and the value of Lot A.
- d. 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;
- e. 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;
- f. 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 shall be placed on the final plans referencing this conditions.
- g. submit a soils test prepared by a registered engineer to be used in street design;
- h. submit a soils test 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;

- i. street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
- j. dedicate right-of-way on Pocket Road to a total of 110' of right-of-way from the center line of the proposed roadway alignment;
- k. pay Pocket Bridge fees;
- l. dedicate Lot A to the City.

CITY PLANNING COMMISSION

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APPLC. NO. P87-034 MEETING DATE January 22, 1987 ITEM NO. 13

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Recommendations: Staff recommends that the Commission:

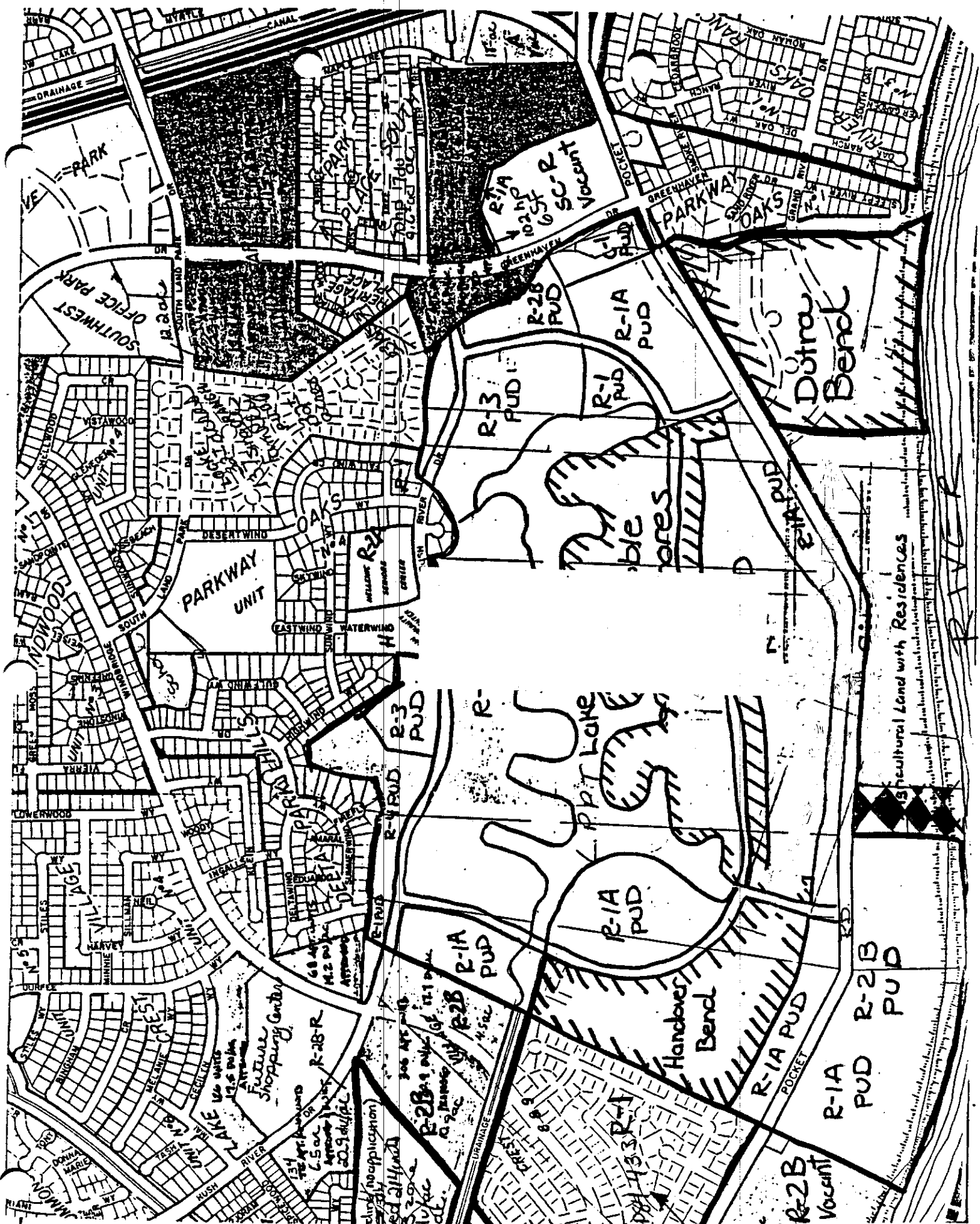
1. Ratify the Negative Declaration

2. Approve the Tentative Map subject to the attached conditions

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VICINITY MAP

P97-034

1-22-87

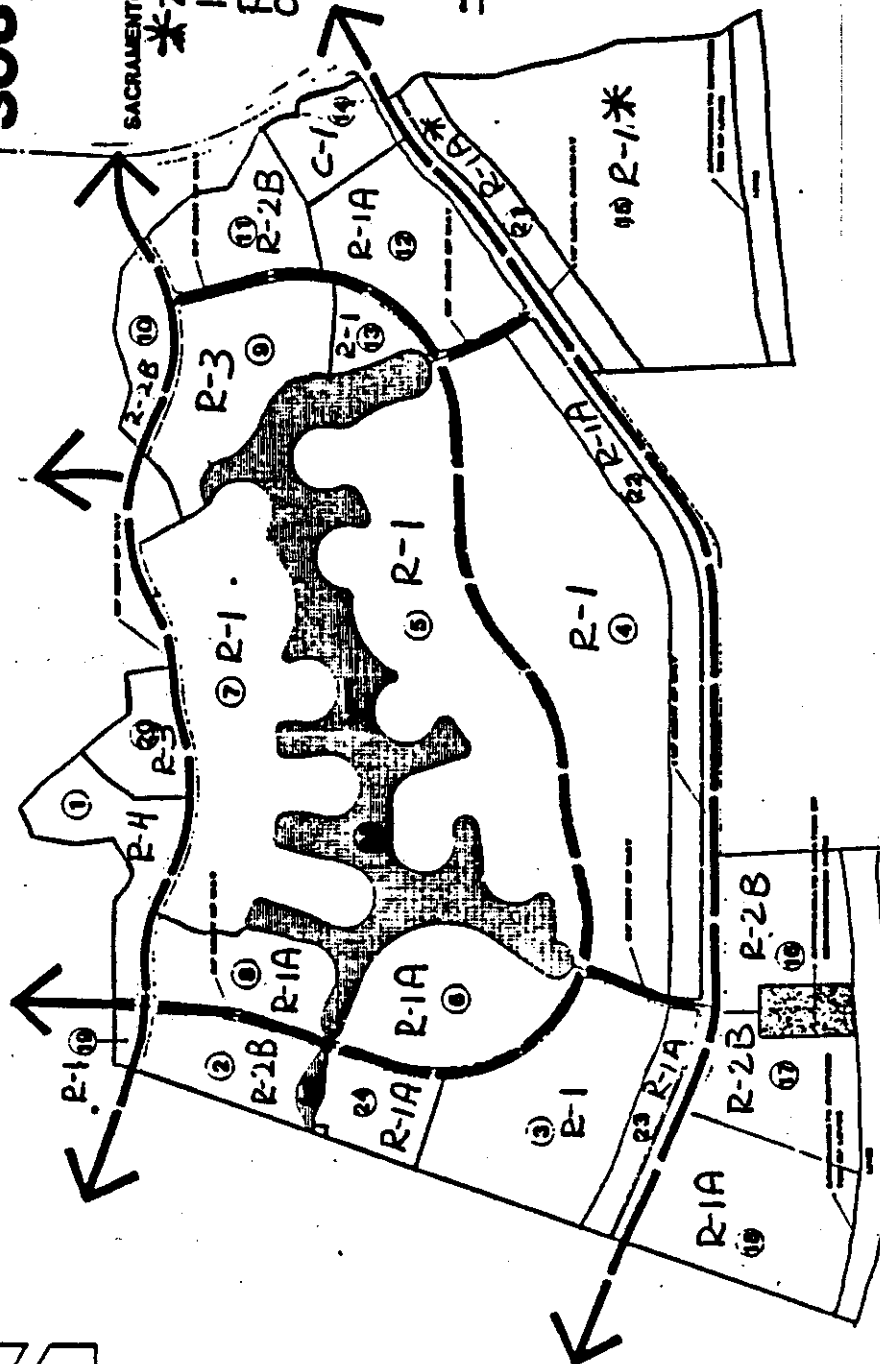
#13

SOUTH POCKET

L.P.P.T.

CALIFORNIA

*Zoning for sites 15 and 21 have previously been approved under PG5-16H (Dutra Ranch)



DETAILED INFORMATION

NO.	DESCRIPTION	AREA	PERCENTAGE
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**SCHEMATIC PLAN
LAND USE
EXHIBIT**

7
PUBLIC WORKS DEPARTMENT
CITY OF SACRAMENTO

LAND PLANNER
ANTHONY M. SUZZANO
AND ASSOCIATES INC.

THE SPINK CORPORATION

1-22-87

#110

**TENTATIVE MAP OF
CHICORY BEND**
CITY OF SACRAMENTO, CA.
DEC. 1988

RECORD OWNER:
H. and C. McNeal
752 Chestwood Way
Sacramento, California 95831

SUBDIVIDER:
Ed Goodin
5679 Freepoint Boulevard
Sacramento, California 95822

EXISTING USE:
Vacant

PROPOSED USE:
12 R-1 Lots
1 Lot A (Parkway)

PRESENT ZONING:
A

PROPOSED ZONING:
R-1

WATER SUPPLY:
City of Sacramento

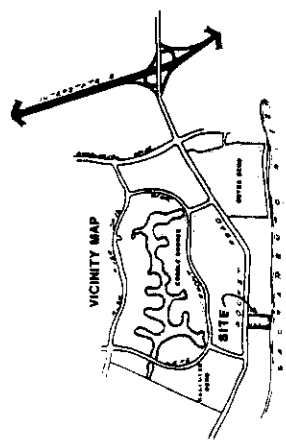
SEWAGE DISPOSAL:
City of Sacramento

ADCREAGE:
5.13± AC

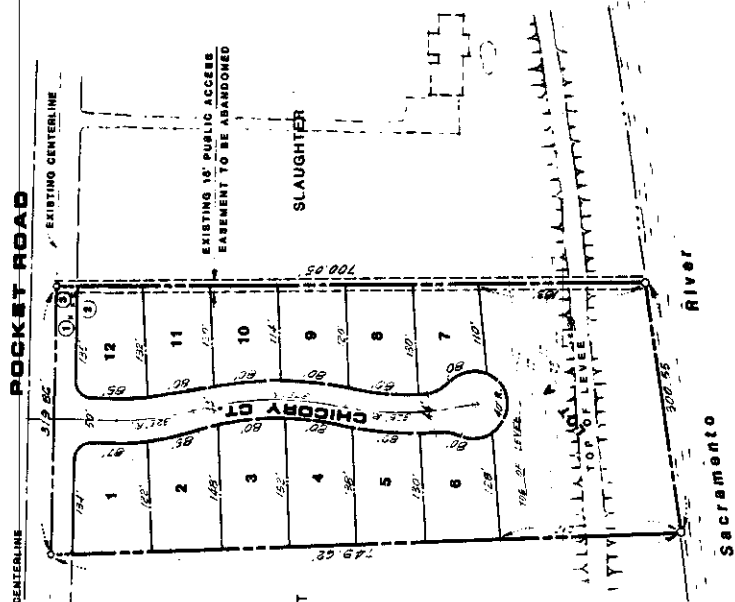
ASSESSOR'S PARCEL NO.:
031-0112-17

EXISTING TREES

SIZE	TYPE
① 2 - 8", 1 - 6"	OAK
× ② 2 - 8", 1 - 10"	OAK
④ 1 - 5", 1 - 6", 1 - 8"	OAK



L/P-PACIFIC/TEICHERT



L/P-PACIFIC/TEICHERT

THE SPANK CORPORATION
780 F STREET
SACRAMENTO, CA. 95814
(916) 444-8170

ENGINEERING ARCHITECTURE PLANNING
LANDSCAPE ARCHITECTURE SURVEYING
PHOTOGRAMMETRY