

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
September 19, 2014

To: American River Parkway Advisory Committee

From: Department of Regional Parks

Subject: Review Conditions For Home Remodel Located at 6320 Rio Bonito Drive.

Supervisory  
District: Peters

Contact: Jim Schubert & Jeffrey R. Leatherman 875-6132

**Overview**

An existing home located at 6320 Rio Bonito Drive has applied for a Development Plan Review from the Department of Community Development. The remodel includes the reconstruction of a single story home located within the American River Parkway Combining Zone adjacent to the golf course at Ancil Hoffman Park. The new home will be a single story home situated on a single-family residential lot.

**Recommendation**

Approve conditions described by the Draft Sacramento County Planning Department's Development Plan Review (Attachment A) and forward them to the Recreation and Park Commission for consideration.

**Measures/Evaluation**

The proposed action fits into the "Sustainable and Livable Communities" County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

**Fiscal Impact**

There is no fiscal impact to the Department; the applicant is required to pay fees to cover staff time.

**BACKGROUND**

The applicant/owner of 6320 Rio Bonito Drive (Project) has submitted the documentation required by the Department of Community Development and the Parkway Corridor Combining Zone a permit to remodel an existing single-family home adjacent to Ancil Hoffman Golf Course. Significant projects located within the American River Parkway Combining Zone are presented to the American River Parkway Advisory Committee (ARPAC) and the Recreation and Park Commission for review.

This project consists of a remodel of an existing home. The final home will be approximately 5,439 square feet and include porches, terraces, and decks of approximately 1,116 square feet; and two garages, one attached and connected by a breeze way, totaling approximately 1,450 square feet. All improvements are located on a single-family lot approximately 0.95 acres in size.

### **DISCUSSION**

The American River Parkway Corridor Combining Zone (CCZ) defines the conditions for development within proximity to the American River Parkway. The proposed Project is a remodel of an existing home and is setback beyond the boundaries required by the CCZ. Additionally, the Department of Community Development is recommending the following conditions:

1. Applicant shall use earth-tone exterior colors and building materials of the structures.
2. Applicant shall not make any changes to the proposed footprint of the structures without prior notice to and approval by Regional Parks.
3. To avoid erosion and contamination, the applicant shall ensure that no new or concentrated drainage occurs into the Parkway during construction or after completion of the project.
4. All native oak trees shall be protected during construction according to the County Tree Preservation Ordinance and as conditioned by the County Tree Coordinator. If pruning or removal of existing oak trees is determined to be necessary, an approved County Tree Permit is required prior to the pruning or removal.

### **MEASURES/EVALUATION**

The proposed action fits into the “Sustainable and Livable Communities” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

### **FINANCIAL ANALYSIS**

There is no fiscal impact to the Department. Per the Regional Parks Fee Schedule, the applicant is required to pay fees to cover the cost of staff time associated with this project.

Respectfully submitted,

Jeffrey R. Leatherman, Director  
Department of Regional Parks

Planning Exhibits

SitePlan01

Floor Plan03

FloorPlan04

BuildingElevations05

BuildingElevations06

Roof Plan

LandscapePlan1