

COUNTY OF SACRAMENTO  
CALIFORNIA

For the Agenda of:  
October 17, 2014

To: American River Parkway Advisory Committee  
From: Department of Regional Parks  
Subject: Development Plan Review: Gordon Residence, 6608 Palm Drive, Carmichael

Supervisory  
District: Peters

Contact: Liz Bellas, (916) 875-5925

**Overview:**

This project proposes a new two story residence of 4,075 square feet on a 1.1 acre lot, located at 6608 Palm Drive, Carmichael. It is located on parcel 3 of four approved lots in the Oat Hill Tentative Parcel Map, and falls within the Parkway Corridor (PC) Combining Zone.

Staff have reviewed the project and suggested conditions for approval, which are outlined in Attachment A, the transmittal to County Planning.

**Recommendations:**

- 1) Approve the project with the conditions outlined by staff and direct staff to bring it to the Recreation and Park Commission for approval.

**Measures and 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:**

This project will not have a negative impact to the County General Fund. Per the PC Zone ordinance, the applicant is required to pay fees for staff time.

**BACKGROUND**

The Parkway Corridor (PC) Combining Zone as shown on the Comprehensive Zoning Plans shall be used to regulate property along the American River within the unincorporated area of the County. The goals promoted by establishment of this zone include:

- a) Preserve and enhance the American River and its immediate environment consistent with the goals and policies of the American River Parkway Plan, and the Sacramento County General Plan.
- b) Ensure, to the extent possible, the compatibility of land uses within the American River Parkway and land adjacent to the Parkway for their mutual benefit.

- c) Ensure that development with access or adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to complement the naturalistic amenities of the Parkway.
- d) Provide flexibility in development requirements such as setback, height, bulk and landscaping applicable to parcels of property subject to the regulations of the (PC) Parkway corridor zone.
- e) Minimize risks to public health, safety and welfare in areas which are potentially threatened by erosional processes.
- f) Ensure that bluff development, including related storm runoff, foot traffic, site preparation, construction activity, irrigation and other activities and facilities accompanying such development, does not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.
- g) Ensure that bluff development is sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features.
- h) Ensure that development within the American River Parkway Corridor zone occurs in a manner that maintains a safe environment for homes and other improvements, and protects the aesthetic and environmental quality of the Parkway.

## **DISCUSSION**

Staff have reviewed this project and recommend approval with the following conditions:

1. Applicant shall not make any changes to the proposed exterior earth-tone colors and materials of the structures without prior notice to and approval by Regional Parks.
2. Applicant shall not make any changes to the proposed footprint of the structures, or set-backs that encroach into the erosion zone, 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. Applicant shall not make changes or additions to the exterior lighting plan without prior notice to and approval by Regional Parks. High wattage, non-directional floodlighting or direct spotlighting of the Parkway is not permissible.
5. Per condition 16 of the Oat Hill Tentative Parcel Map: “Future homeowners shall be made aware of the ongoing programs at the Effie Yeaw Nature Center (EYNC), including, but not limited to, smoke from fires, cooking, and music, and will not prevent EYNC from continuing programs or implementing new programs.”
6. Per condition 30 of the Oat Hill Tentative Parcel Map: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the

Department of Environmental Review and Assessment shall be immediately notified at 874-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project applicant shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

7. All living and structurally sound 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.

8. A preliminary planting plan was submitted and reviewed. Final planting, irrigation, and swimming pool plans were not submitted with this application and will require additional review and approval by Regional Parks staff prior to installation.

9. To better “blend” the proposed 3:1 fill into the existing topography on the south, it is recommended that the toe of fill be extended on the south side to create a more natural looking slope face, such as a 5:1 or smoother to “feather” into existing topography. The 3:1 slope to the west retaining wall can remain.

These conditions are outlined in Attachment A, the transmittal to County Planning staff.

#### *Site Visit*

On October 14, 2014 staff met with the project applicant and two members of the American River Parkway Advisory Committee (ARPAC), Betsy Weiland and Leigh Rutledge at the project site. The project plans were reviewed and discussed.

#### **MEASURES/EVALUATIONS**

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**

This project will not have a negative impact to the County General Fund. Per the PC Zone ordinance, the applicant is required to pay fees for staff time.

Respectfully submitted,

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JEFFREY R. LEATHERMAN, Director  
Department of Regional Parks

Attachments:

- A. Transmittal to County Planning
- B. Oat Hill Tentative Parcel Map Conditions
- C. Gordon A1 Architectural Plan
- D. Gordon A2 Architectural Plan
- E. Gordon A3 Architectural Plan
- F. Gordon A4 Architectural Plan
- G. Gordon P1 Plot Plan
- H. Gordon P2 Plot Plan
- I. Gordon S1 Structural Plan
- J. Gordon S2 Structural Plan
- K. Gordon Preliminary Landscaping Plan