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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

January 21, 1988

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

**FEB 9 1988**

PLANNING  
916-449-5604

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT: 1. Appeal of the Environmental Coordinator's Decision to File a Negative Declaration for the Private School Proposal.
2. Appeal of the Planning Commission's Approval of a Special Permit to Establish a Private School/Day Care Facility for 300 Students, Grades K - 6. (**P87-464**)

LOCATION: 7450 Pocket Road

SUMMARY

The application is for a Special Permit to establish a private school facility for 300 students, from grades K - 6. This request was approved by the Planning Commission subject to conditions. The Environmental Determination and the Special Permit were appealed by the adjacent property owner. Based on re-evaluation of the request, including comparisons with other private schools, it is recommended the appeals be denied.

BACKGROUND

The Special Permit application was filed on October 30, 1987 for the December 3, 1987 Planning Commission hearing. The Negative Declaration was filed on November 23, 1987.

On December 3, 1987, the Planning Commission approved a Special Permit to establish a private school facility for 300 students from kindergarten through sixth grade. The applicant originally proposed a private school for 400 students (K-6) with 12 full-time employees. Staff had concerns regarding the number of students using the 3+ acre site. The original proposal provided 148 students per acre. Staff conducted a survey of public and private schools to compare student densities. Student densities ranged from 62 to 100 students per acre. Using the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students.

The Commission concurred with the 300 student population. To anticipate potential noise, the Commission conditioned the Special Permit to require a six (6) foot masonry wall along the north and south property line and that all play equipment areas be located as far as possible from adjacent residential users.

Prior to the Commission hearing, an adjacent property owner appealed the Environmental Coordinator's decision to file a Negative Declaration. The same property owner abutting the proposed school appeared at the hearing and indicated the private school would create noise and traffic problems in the neighborhood.

After considering the staff analysis and the property owners concerns, the Commission determined the use was appropriate for the site and approved the school with a limit of 300 students. Subsequently, property owners in the area appealed the Commission's action citing that:

- a. the private school will increase traffic congestion in the neighborhood;
- b. staff analysis should have used net acreage (usable space) not gross acreage to determine student density.

The City Traffic Engineer reviewed the project relative to potential traffic impacts in the neighborhood and trip generation rates. He has indicated that the traffic system in the neighborhood can accommodate the expected traffic generated from the proposed private school. The 300 student facility would generate approximately 900 daily trips. To eliminate the potential on-site traffic jam due to peak hour trips, the Traffic Engineer recommends that two access driveways be designed on Pocket Road. In addition, traffic signals are proposed on Greenhaven and Pocket and Windcrest and Pocket Road to improve traffic circulation in a larger area.

Councilwoman Robie, the applicant, Planning staff and residents of the neighborhood who appealed, met to discuss the project and solutions to mitigate the potential noise and traffic impacts on the area.

Further analysis of the student density and comparison with other schools, based on the net usable acreage of 1.94+ acres (84,506 square feet), staff found the 300 student population to be appropriate for the site.

To address the appellant's concern regarding gross acreage versus net acreage, the net usable area was re-computed to include the area from the landside toe of the levee (excluding City property) to Pocket Road (excluding dedication of street right-of-way - 55 feet), which amounts to approximately 1.93+ acres.

Staff prepared a comparison matrix of 12 private schools in the City and County (See Exhibit A). This comparison Matrix indicates the school population ranges from 50 to 500 and the child per acre ranges from 58 to 831. The suburban schools provides a better yardstick to measure other schools since the urban schools (central City area) tend to have little usable area.

In comparing the child per acre category, the matrix has the majority of schools located in the 142 to 262 range. The proposed Merryhill School falls within this range at 155 children per acre. Staff believes the 155 child/acre, which amounts to 300 children, is an appropriate range and population for the proposed school facility.

If the school facility is allowed, the City would no longer need the 55'x100' future street extension located to the rear of the subject property. Should the applicant purchase this portion, the net usable acreage of the property would increase to 2.06+ acres and the child/acres ratio would decrease to 145.

Staff inspected the larger school on the matrix (500 population) which is operated by Merryhill Schools and is similar to the subject proposal in terms of child/acre ratio (142); located on a high traffic volume street (Eastern Avenue); and is located adjacent to single family homes. It appeared the site had adequate open play area, parking and access onto Eastern Avenue. Staff spoke with a resident adjacent to the site who indicated the school was a good neighbor and had good management of the facility.

In evaluating the revised site plan, staff suggests additional modification to the facility which includes:

- a. No outdoor loudspeakers should be allowed;
- b. Outdoor play equipment that creates noise (metal rings) should not be allowed;
- c. Two driveway access areas should be provided as recommended by the City Traffic Engineer;
- d. The proposed outdoor play equipment should be a linear design and located closer to the classroom area;
- e. Additional parking (4-5 spaces) should be provided on the site.

ENVIRONMENTAL APPEAL AND STAFF RESPONSE

On November 23, 1987, the Environmental Coordinator prepared an Initial Study and filed a Negative Declaration with mitigation measures pursuant to CEQA, indicating that no significant adverse environmental impacts would occur. On December 3, 1987, an appeal was filed opposing the Environmental Coordinator's Negative Declaration determination. The appellant's grounds for appeal are as follows:

- 1. The only access to the site is from Pocket Road and the project will add 200 cars twice a day to the vicinity traffic.
- 2. The students will generate noise during lunch and recess.

The appellant also contends that all the traffic and all the students will not originate from the Pocket area due to the combined costs of mortgages in the area and the cost of the private school. This contention deals with economic impacts which cannot be substantiated and the basis of which are not considered to be environmental impacts.



The following discussion is provided in response to the appeal:

- 1. Appeal: The only access to the site is from Pocket Road and the project will add 200 cars twice a day to the vicinity traffic.

Response: The City Traffic Engineer has indicated that Pocket Road is constructed to (or under construction to) major road standards, which incorporates a 110 foot right-of-way and is designed to accommodate large traffic amounts generated by the predominantly residential land uses in the vicinity. The amount of traffic generated by the proposed school will not significantly impact existing or projected traffic volumes on Pocket Road.

- 2. Appeal: The students will generate noise during lunch and recess periods.

Response: The Initial Study recognized that an elementary school would impact ambient noise levels. A mitigation measure was imposed which requires the construction of a masonry noise barrier between the school grounds and adjacent residences prior to issuance of occupancy permits. Also, aside from the lunch hour, students would recess on a rotating schedule by classroom. There does not appear to be other feasible mitigation measures which would reduce noise generation to a less than significant level.

Attached to this report for the Council's information are: Exhibit B - Negative Declaration and Initial Study. Exhibit C - the Appeal.

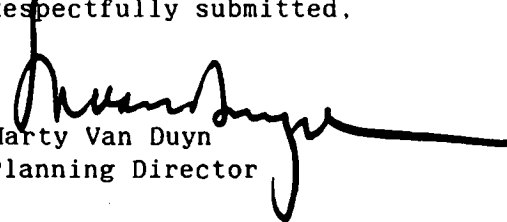
VOTE OF THE PLANNING COMMISSION

On December 3, 1987, the Commission voted five ayes, two absent, one abstain, to approve the request subject to conditions.

RECOMMENDATION

The Planning Commission and staff recommend denial of the appeal, based on the attached Findings of Fact and amended conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:rt  
attachments

District No. 8  
January 26, 1988

Appeal of Ronald Jackson vs.  
City of Sacramento Planning  
Commission's Approval of a Special Permit  
to Establish a Private School (K-6) for  
300 Students at 7450 Pocket Road (**P87-464**)

Notice of Decision  
and  
Findings of Fact

At its regular meeting of January 26, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings and amended conditions:

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use, in that the proposed school use will serve the educational needs of residents in the Pocket area;
2. The proposed project will not be injurious to the public health, safety, or welfare nor to surrounding properties, in that adequate on-site parking will be provided, landscaping and building design will enhance the site; and
3. The subject property is designated for low density residential uses by the General Plan and the 1976 Pocket Community Plan. Schools are allowed in any zone with Special Permit approval.

Conditions

1. Applicant shall comply with all conditions required by the Planning Commission.
2. No outdoor loudspeaking system shall be allowed.
3. No outdoor play equipment (metal rings) which creates noise shall be allowed.
4. The proposed outdoor play equipment shall be a linear design and located closer to the classrooms and subject to Planning Director's approval.
5. Two driveway access areas shall be provided to the satisfaction of the City Traffic Engineer and Planning Director.
6. Additional on-site parking shall be provided to the satisfaction of the Planning Director (4-5 spaces).

*Anne Reeder*  
MAYOR

ATTEST:

*Anne J. Mason*  
Assistant CITY CLERK

**P87-464**

**APPROVED**  
BY THE CITY COUNCIL  
FEB 9 1988  
OFFICE OF THE  
CITY CLERK

In the matter of an Appeal by Ronald Jackson )  
of the Environmental Coordinator's decision )  
to file Negative Declaration on a Special )  
Permit for property located at 7450 Pocket Road )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

**P87-464**

The City Council, having held a public hearing on February 9, 1988 and having reviewed and considered the oral and written evidence presented and received at said hearing, the Initial Study, and the report from the Planning Division, hereby denies the appeal, affirms, and approves the Negative Declaration, and finds as follows:

1. The Initial Study is adequate and complete and in compliance with provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Sacramento City Environmental procedures.
2. There is no substantial evidence that the project may have a significant effect on the environment. The City Traffic Engineer has indicated the project will not add a significant amount of traffic to the existing roadway network, and that Pocket Road can accommodate any increase in traffic from the proposed project. Noise mitigation measures were added to reduce ambient noise levels to an acceptable level.
3. The Initial Study is correct in not identifying any significant adverse environmental affects on noise levels, transportation/circulation, air quality, or land use.
4. The proposed project is consistent with the overall infill and urbanization goals and objectives of the 1974 General Plan, 1976 South Pocket Specific Plan, and the Comprehensive Zoning Ordinance of the City of Sacramento.

*Anne Keeden*  
MAYOR

ATTEST:

*Anne J. Mason*  
Assistant CITY CLERK

**P87-464**

**APPROVED**  
BY THE CITY COUNCIL

FEB 9 1988

OFFICE OF THE  
CITY CLERK

K - 6 GRADES MATRIX

SUBURBAN SCHOOLS:

<u>SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
Brookfield School 3600 Riverside	176	3.0 acres (130,680)	742	58
Merryhill School 6655 Park Riveria	160	1.6 acres	435	100
American River Campus	50	0.41 acres (17,859)	357	121
Eastern Avenue	500	3.5 acres (152,460)	304.9	142
Folsom School	144	1.0 acres (43,560)	302.5	144
Rocklin School	144	1.0 acres (43,875)	304.68	144
St. Peters 6200 McMahon	272	1.88 acres (81,893)	270.2	144
Gerber Road	230	1.38 acres (60,160)	261.56	168
South Natomas Truxel Road	120	.63 acres (27,568)	229.7	190
Sacramento State Prep School 3600 Fair Oaks Boulevard	234	.89 acres (38,825)	165.9	262

<u>PROPOSED SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
7450 Pocket Road	300	1.93 acres (84,506)	281.68	155

URBAN SCHOOLS:

<u>SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
St. Francis 2500 K Street	241	.29 acres (12,800)	53.11	831
Immaculate Conception 2549 32nd Street	261	.50 acres (21,850)	83.7	522
Courtyard School 2324 L Street	115	.73 acres (32,000)	278.26	157







# CITY OF SACRAMENTO

## NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

**P87-464** Special Permit to establish a 2-phase, 400-student, preschool to grade 6, private school on 3.0+ vacant ac. in the Agriculture (A) zone. Adjustment to merge 3 vacant lots totaling 3.0+ ac. in the Agriculture (A) zone. Loc: 7450 Pocket Road APN: 031-003-24,26,27 Lot Line


The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn  
Environmental Coordinator of the  
City of Sacramento, California,  
a municipal corporation

P87-464

By: 

NOV 23 1 24 PM '87

attachment  
(w m.m.)  
rev. 7/86/lao-wp



# CITY OF SACRAMENTO

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## INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15083 (August 1, 1983).

File No. and/or Project Name: P87-464  
 Applicant - Name: Darrell Chana  
 Address: 1107 7th St  
Sacto CA 95816

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

- |   | <u>Yes or No</u> |
|---|------------------|
| 1. <u>Earth</u> . Will the proposal result in:  |                  |
| a. Unstable earth conditions or in changes in geologic substructures?   | <u>No</u>        |
| b. Disruptions, displacements, compaction or overcovering of the soil?  | <u>No</u>        |
| c. Change in topography or ground surface relief features?  | <u>No</u>        |
| d. The destruction, covering or modification of any unique geologic or physical features?   | <u>No</u>        |
| e. Any increase in wind or water erosion of soils, either on or off the site?   | <u>No</u>        |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? | <u>No</u>        |
| g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?  | <u>No</u>        |
| 2. <u>Air</u> . Will the proposal result in:  |                  |
| a. Substantial air emissions or deterioration of ambient air quality?   | <u>No</u>        |
| b. The creation of objectionable odors?   | <u>No</u>        |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?   | <u>No</u>        |
| 3. <u>Water</u> . Will the proposal result in:  |                  |
| a. Changes in currents, or the course of direction movements, in either marine or fresh waters?   | <u>No</u>        |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <u>No</u>        |
| c. Alterations to the course of flow of flood waters?   | <u>No</u>        |
| d. Change in the amount of surface water in any water body?   | <u>No</u>        |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?               | <u>No</u>        |
| f. Alteration of the direction or rate of flow of ground waters?  | <u>No</u>        |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?               | <u>No</u>        |
| h. Substantial reduction in the amount of water otherwise available for public water supplies?  | <u>No</u>        |
| i. Exposure of people or property to water related hazards such as flooding?  | <u>No</u>        |
| 4. <u>Plant Life</u> . Will the proposal result in:   |                  |
| a. Change in the diversity of species, or number of any species of plants?  | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?  | <u>No</u>        |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?   | <u>No</u>        |
| d. Reduction in acreage of any agricultural crop?   | <u>No</u>        |
| 5. <u>Animal Life</u> . Will the proposal result in:  |                  |
| a. Change in the diversity of species, or number of any species of animals?   | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?   | <u>No</u>        |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?   | <u>No</u>        |
| d. Deterioration of existing fish or wildlife habitat?  | <u>No</u>        |

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Yes or No

- 6. Noise. Will the proposal result in:
  - a. Increases in existing noise levels? No
  - b. Exposure of people to severe noise levels? No
  
- 7. Light and Glare. Will the proposal produce new light or glare? No
  
- 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? No
  
- 9. Natural Resources. Will the proposal result in:
  - a. Increase in the rate of use of any natural resources? No
  - b. Substantial depletion of any nonrenewable natural resource? No
  
- 10. Risk of Upset. Does the proposal involve:
  - a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? No
  - b. Possible interference with an emergency response plan or an emergency evacuation plan? No
  
- 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? No
  
- 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? No
  
- 13. Transportation/Circulation. Will the proposal result in:
  - a. Generation of substantial additional vehicular movement? No
  - b. Effects on existing parking facilities, or demand for new parking? No
  - c. Substantial impact upon existing transportation systems? No
  - d. Alterations to present patterns of circulation or movement of people and/or goods? No
  - e. Alterations to waterborne, rail or air traffic? No
  - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? No
  
- 14. Public Services. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:
  - a. Fire protection? No
  - b. Police protection? No
  - c. Schools? No
  - d. Parks or other recreational facilities? No
  - e. Maintenance of public facilities, including roads? No
  - f. Other governmental services? No
  
- 15. Energy. Will the proposal result in:
  - a. Use of substantial amounts of fuel or energy? No
  - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? No
  
- 16. Utilities. Will the proposal result in a need for new system, or substantial alterations to the following utilities:
  - a. Power or natural gas? No
  - b. Communications systems? No
  - c. Water? No
  - d. Sewer or septic tanks? No
  - e. Storm water drainage? No
  - f. Solid waste and disposal? No

- |  | <u>Yes or No</u> |
|--|------------------|
| 17. <u>Human Health.</u> Will the proposal result in:  |                  |
| a. Creation of any health hazard or potential health hazard (excluding mental health)?   | <u>No</u>        |
| b. Exposure of people to potential health hazards?   | <u>No</u>        |
| 18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?   | <u>No</u>        |
| 19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?  | <u>No</u>        |
| 20. <u>Cultural Resources.</u>   |                  |
| a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site?   | <u>No</u>        |
| b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?   | <u>No</u>        |
| c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?   | <u>No</u>        |
| d. Will the proposal restrict existing religious or sacred uses within the potential impact area?  | <u>No</u>        |
| 21. <u>Mandatory Findings of Significance.</u>   |                  |
| a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <u>No</u>        |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)   | <u>No</u>        |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)  | <u>No</u>        |
| d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <u>No</u>        |

**MITIGATION MEASURES**

None required.

The following mitigation measures shall become conditions of approval for the subject proposal:

*See Attachment A*

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1974	Sacramento City Zoning Ordinance, November 1978
South Sacramento Community Plan and EIR, 1986	Renaissance Tower EIR, 1986
North Natomas Community Plan and EIR, 1986	Laguna Creek Floodplain Study and EIR, 1985
Airport-Meadowview Community Plan and EIR, 1984	Creekside Oaks and Gateway Centre EIR, 1984
North Sacramento Community Plan and EIR, 1984	Delta Shores Village PUD EIR, 1983
Sacramento South Pocket Specific Plan and EIR, 1977	Greenhaven Executive Office Park EIR, 1982
Sacto. Central City Comprehensive Plan and EIR, 1977	Executive Airport Master Plan and EIR, 1981
Downtown Redevelopment Plan Update and EIR, 1985	Sacto. City Amer. River Priority Plan and Neg. Dec., 1985
	Northgate Station EIR, 1988

- o At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- o Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- o Fifteenth Progress Report on Trip Ends Generation Research Counts. Caltrans 1983.
- o Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.
- o The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 11-9-87 SIGNATURE: Lisa Pyzel

PREPARED BY: Lisa Pyzel PHONE: (916)449-2037

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**ATTACHMENT A  
INITIAL STUDY DISCUSSION  
P87-464**

The applicant is proposing to construct a private school for grades pre-school through sixth which will accommodate a total of 400 students. The project will be built in two phases with phase I being an 8,000 square foot building housing 200 students. The hours of operation will be 6:30 a.m. to 6:00 p.m. Monday through Friday.

The site is located at 7450 Pocket Road. Adjacent land uses are single family residences to the south and east, vacant agricultural land (medium density residential designation in the General Plan Update) to the north and the Sacramento River to the west.

The south side of Pocket Road is an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

1. Prior to the issuance of any building permit, the applicant shall provide an archeological assessment of the site prepared by a qualified archeologist discussing and documenting any pre-historic and/or historic significance the site may have.
2. 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.

The adjacent residences may be impacted by noise generated by the students. To reduce those impacts to a less than significant level, the applicant shall comply with the following:

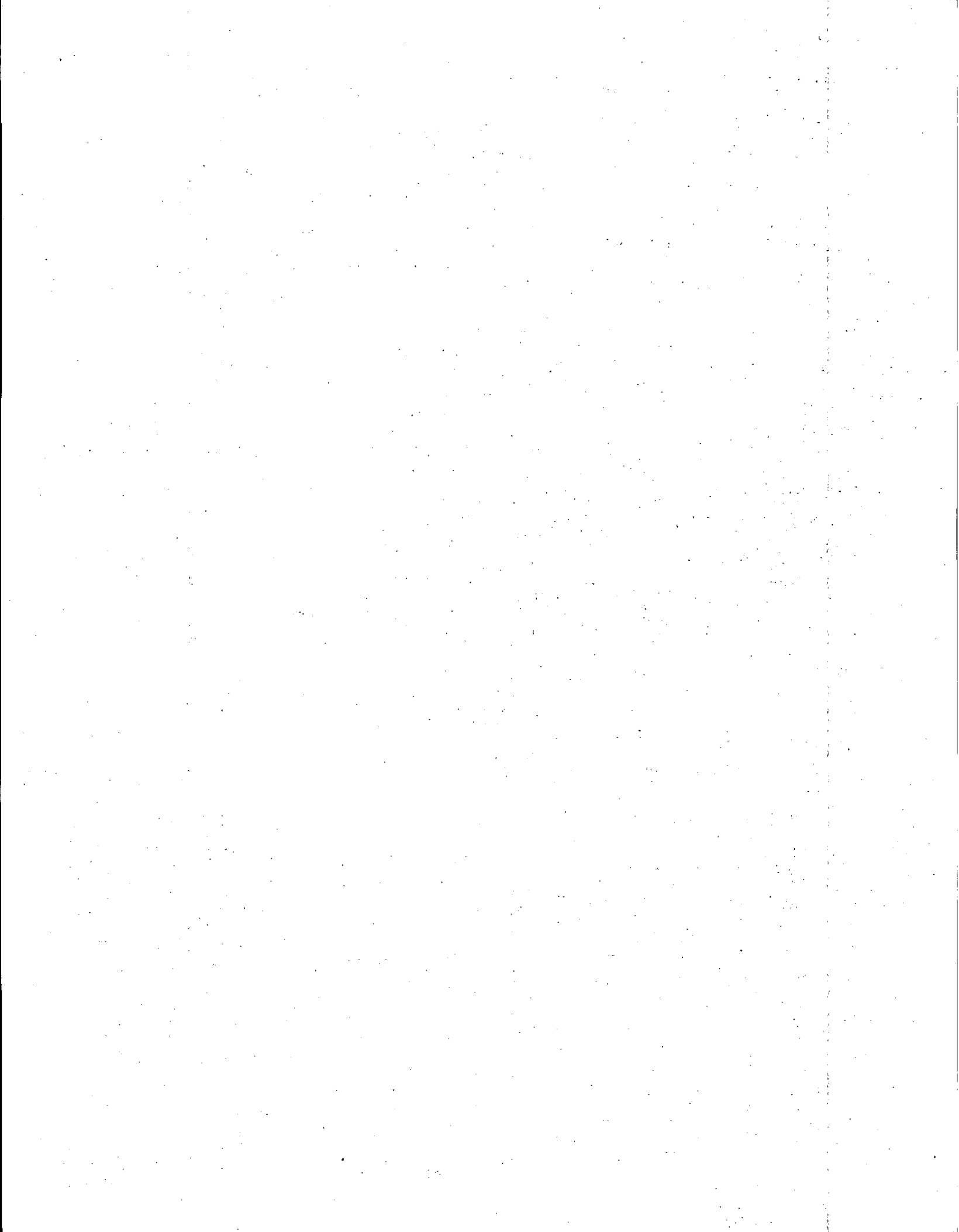
3. The applicant shall construct a solid masonry noise barrier wall along the southern property line prior to issuance of any certificate of occupancy for the school.

The site contains fruit trees that are remnants from an orchard on the site, as well as several mature hardwood trees. The applicant has indicated that some of these trees will remain and be integrated into the proposed landscaping and some shall be removed. Consequently, the applicant shall comply with the following:

The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits.







PROPOSED BUILDING(S) CHARACTERISTICS

Size of New Structure(s) or Building Addition(s): 8,000 (phase I), 8,000 (phase II) Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point): 27 Ft. No. of Floors: 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.): 15'-20' lighting standards in parking area

Project Site Coverage:	Building Coverage:	<u>8,000</u> Sq. Ft.	<u>6.7</u> %
	Landscaped Area:	<u>98,000</u> Sq. Ft.	<u>82.3</u> %
	Paved Surfaced Area:	<u>13,000</u> Sq. Ft.	<u>11</u> %
	Total:	<u>119,000</u> Sq. Ft.	100%

Exterior Building Materials: wood siding, stucco, alum. windows

Exterior Building Colors: light violet stain, willow green on stucco, white frames or red frames

Roof Materials: standing seam metal roof (terra cotta)

Total Number of Off-Street Parking Spaces: On-Site Required: - On-Site Proposed: 34

Proposed Off-Site Parking: - Include a Signed Lease Agreement or Letter of Agency.

Total Number of Bicycle Locker Facilities Proposed: 0 Required: -

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity):

Building: wall mounted at entry and exitways  
Parking: 15'-20' lighting standards (pole type)

Estimate Total Construction Cost for Project: \$ 700,000

Construction Starting Date: March 1988 Estimated Completion Date: July 1988

If the Proposal is a Component of an Overall Larger Project describe the Phases and show them on the Site Plan:

phase I - 200 children / phase II - 200 children

Does this Proposal include Signage? yes If yes, please explain the following:

Height: 4' Illumination: ground lights  
Area: 3x3' Type: monument  
Dimensions: 9 sq. ft. Colors/Materials: wood  
Locations (On-/Off-Site): on-site

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? yes Are any to be removed? yes  
If Yes, Plot on Site Plan by Size and Type and indicate which are Proposed for Removal.

Is the Site part of an Airport Overlay Zone? Explain: \_\_\_\_\_

Are there any Structures on the Project Site? no If Yes, Plot on the Site Plan and explain the following:

Present Use of Existing Structure(s): \_\_\_\_\_  
Proposed Use of Existing Structure(s): \_\_\_\_\_  
Are Any Structures Occupied: \_\_\_\_\_  
Are Any Structures to be Demolished: \_\_\_\_\_  
Are Any Structures to be Moved: \_\_\_\_\_  
Describe Age, Condition, Size, and Architectural Style of all Existing On-Site Structures (include Photos): \_\_\_\_\_

RESIDENTIAL PROJECTS ONLY

Total Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_ Net Density/Acre: \_\_\_\_\_  
Gross Density/Acre: \_\_\_\_\_

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT  
(IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): private school / day care center (pre-school thru sixth grade)

Oriented To: Regional \_\_\_\_\_ City \_\_\_\_\_ Neighborhood

Hours of Operation: 6:30 am to 6:00 pm Monday thru Friday

Total Occupancy/Capacity of Building(s): 212

Total Number of Fixed Seats: 0

Square Footage of:  
Office Area: \_\_\_\_\_ Warehouse Area: \_\_\_\_\_  
Sales Area: \_\_\_\_\_ Loading Area: \_\_\_\_\_  
Storage Area: \_\_\_\_\_

Total Number of Employees: 12

Anticipated Number of Employees Per Shift: 10

15

Total Number of Visitors/Customers on Site at any one time: \_\_\_\_\_

Other Occupants (Specify): \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste (Explain): \_\_\_\_\_

N/A

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this Project is part of another Project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the Document below (include date and Project Number if applicable):

N/A

PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

Agricultural


OTHER PERMITS OR APPROVALS

List any and all other Public Approvals required for this Project. Specify Type of Permit or Approval, Agency/Department, Address, Person to Contact, and their Telephone Number.

Permit or Approval	Agency	Address	Contact Person	Telephone Number
Bldg.	City of Sac	1231 1st	Dean Triman	449-5716

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANT'S ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

  
Signature of Applicant/Agent

10/30/87  
Date

Darryl B. Chinn, Architect  
Print Name and Title of Applicant/Agent

448-9521  
Phone

NOTICE OF APPEAL OF THE DECISION OF THE ENVIRONMENTAL COORDINATOR

CITY PLANNING DIVISION

DEC 03 1987

RECEIVED

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
- Requiring an Environmental Impact Report
- Other \_\_\_\_\_

PLEASE TYPE OR PRINT

Project Proposal: 2 PHASE, 400 STUDENT PRESCHOOL TO GRADE 6 LOC. 7450 POCKET RD. APN 031 003-24-26-27

Project Address: <sup>7450</sup> 7446 POCKET RD

Assessor's Parcel No.: 031 003 24 26 27

Owner: MERRYHILL SCHOOL INC Phone: \_\_\_\_\_

Mailing Address: 910 FLOREN RD. # 205 Zip Code: 95831

Applicant/Agent: CHINA RUSCONI Phone: 95816

Mailing Address: 1107 22ND ST. Zip Code: \_\_\_\_\_

Grounds for Appeal: (Explain in Detail and use a separate sheet if necessary.)

TRAFFIC ON ONLY ACCESS TO SCHOOL <sup>POCKET RD</sup> - 400 STUDENTS APPROX 2 PER FAMILY = 200 CARS TWICE A DAY - NOISE 400 MAX STUDENT REQUIRE SEVERAL RECESSETS & LUNCH PERIOD PER DAY

Appellant: RONALD JACKSON (Print Name) Phone: 96 392 6128

Mailing Address: 7446 POCKET RD Zip Code: 95837

Appellant Signature: Ronald Jackson Date: 12-3-87

Filing Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ By: \_\_\_\_\_

- by Applicant \$625.00
- by Third Party \$40.00

Revised: 2-27-85  
Original: CC  
cc: MVD  
AG

Receipt No. \_\_\_\_\_  
P 87-464

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NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 12/9/87

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 12/3/87 when: (Date)

Rezoning Application Variance Application
X Special Permit Application #P87-464

was: X Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail)
SEE ATTACHED

PROPERTY LOCATION: 7450 Pocket Road

PROPERTY DESCRIPTION: 200' x approx. 400' of usable land described by applicant to be 3.0+ acres (2.7 net acres)

ASSESSOR'S PARCEL NO. 031 - 0030 - 024 -026-027

PROPERTY OWNER: Merryhill School Inc.

ADDRESS: 910 Florin Road, #205, SACTO., CA. 95831

APPLICANT: Chinn Rusconi Architects

ADDRESS: 1107 22nd Street, Sacto, Ca. 95816

APPELLANT: (Signature: Ronald Jackson) (Ronald Jackson) (PRINT NAME)

ADDRESS: 7466 Pocket Road, Sacramento, Calif. 95831

FILING FEE: by Applicant: \$105.00 RECEIPT NO.
by 3rd party: 60.00
FORWARDED TO CITY CLERK ON DATE OF:

P-1 of 3
P87-464
5/82

DEC 14 1987

RECEIVED

DISTRIBUTE TO - (4 COPIES REQUIRED): MVD

AG
WW
RT
SG - (Original)

4 copies made for...
18

NOTICE OF APPEAL

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1. The area around the proposed site has been declared low density R-1;
2. People in the area of 180 degrees, 300 feet of the proposed location of the school have purchased houses with the above commitment, and were not advised of the special permit to establish a private school;
3. Pocket Road would be the only available access to the private school;
4. On Page 1 of the application for a special permit an error was made; It declares the property to the north of the private school is vacant. Mr. Jackson's house is located in that area and future zoning is R-1 (7446 Pocket Road);
5. Under current conditions, the proposed site will accommodate approximately (8) eight houses. Using a factor of 4 (four) people per family, we have a total of 32 people. Using an average of 2 (two) cars per family, we have a total of 16 cars moving in and out of the area. The proposed plan to build a private school will attract 300 students Item 6, page 4) which means approximately 200 cars or an 80% increase in traffic to the area. This number does not include staff members of the school.
6. The project's dimensions given are very misleading. The application for the school uses the entire acreage to make up 3 (three) acres; however, the following must be deleted from the 3 (three) acres:
  - a) Low-tide ground would be under water
  - b) Burr (portion of land of Sacramento's river side) not useable
  - c) Property under the levee not useable
  - d) Toe of levee dedicated to City
  - e) Country River Way (approximately 38' wide) dedicated to the city for a road
  - f) 55' of land adjacent to Pocket Road must be dedicated to the city to widen Pocket Road

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NOTICE OF APPEAL

- 7. Taking the above-listed factors into consideration, the proposed project has only 80,000 square feet of useable ground. This is approximately 1.7 plus or minus acres. This is one acre less than stated in the application;
- 8. The description of property used by Chinn Rusconi Architects was taken from a survey made for Bishop, Jackson, Etc. in 1963. The description of this survey was a total of 7-1/2 acres. This 7-1/2 acres includes the land under water to the center of Pocket Road (called Riverside Blvd. in 1963.)

Based on the information I have stated, I believe the Planning Commission was not given all the facts surrounding the proposed project and area. I believe if all the facts were known by the Commission, the Commission would not have approved the special permit for the private school.

*NOTE: SEE LIST OF NAMES THAT OPPOSED APPLICATION FOR SCHOOL.*



Name: John P. Newalls  
Address: 7466 Griggs Way  
Sac. Ca. 95831  
Signature: John P. Newalls

Name: KIN & KRIS WONG  
Address: 7451 POCKET ROAD  
SACRAMENTO, CA 95831  
Signature: Kin & Kris Wong

Name: M. BRODNIK  
Address: 447 Blue Hedges Way  
Spinnaker Estates  
Signature: M. Brodnik

Name: ANTHONY J. PLESCIA JR.  
Address: 7473 POCKET RD.  
SACTO CA 95831  
Signature: Anthony J. Plescia Jr.

Name: Sally R. Nance  
Address: 7416 Pocket Rd  
Sac, CA 95831  
Signature: Sally R. Nance

Name: NANCY KRAMER  
Address: 7477 POCKET RD  
Sacramento, Ca. 95831  
Signature: Nancy Kramer

Name: Darrell C. Griggs  
Address: 7461 Pocket Road  
Sacramento, California 95831  
Signature: Darrell C. Griggs

Name: Ronald Jackson  
Address: 7446 Pocket Rd  
Sacto Calif 95831  
Signature: Ronald Jackson

Name: Tom & Helen Skirrow  
Address: 7455 Pocket Rd  
Sacramento Rd. Ca. 95831  
Signature: Tom Skirrow

Name: Rudy Del Rio  
Address: 7484 Griggs Way  
Sacto, CA 95831  
Signature: Rudy Del Rio

- 21 Various requests for property located at 7450 Pocket Road (DB)
- A. Negative Declaration
  - B. Special Permit to establish a 2-phase, 100+ student, preschool to grade 8, private school on 3.0+ ac. in the A zone
  - C. Lot Line Adjustment to merge 3 lots totaling 3.0+ ac. in the A zone

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Name: Ben MARTIN

Name: \_\_\_\_\_

Address: 395 NASHUA LANE

Address: \_\_\_\_\_

Signature: [Signature]

Signature: \_\_\_\_\_

Name: STANLEY S. DOTE

Name: \_\_\_\_\_

Address: 2174 CROFTS WAY  
SACRAMENTO (11/11/51)

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

PAGE 5 OF 5

Various requests for property located at  
 1111 North Road (DB)  
 regarding rezoning  
 B. Special Permit to establish a 2-phase  
 100-student, preschool to grade 8,  
 private school on 3.0+ ac. in the A zone  
 C. Lot Line Adjustment to merge 3 lots  
 totaling 3.0+ ac. in the A zone

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# Sacramento City Planning Commission VOTING RECORD

MEETING DATE <i>December 3, 1987</i>
ITEM NUMBER <i>21 B</i>
PERMIT NUMBER <i>P 87-464</i>

## ENTITLEMENTS

- |  |   |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT    | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT  | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                  | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                  | <input type="checkbox"/> OTHER _____              |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable <input type="checkbox"/> Correspondence <input type="checkbox"/> Petition
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LOCATION <i>7450 Pocket Road</i>
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NAME	ADDRESS
<i>Mark Rusconi</i>	<i>107 32nd Street, Dacto 95816</i>
<i>Doni Lacey</i>	<i>910 Florin Road #205, Dacto. 95831</i>
<i>Jack Stevenson</i>	" " " " " "

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NAME	ADDRESS
<i>Ron Jackson</i>	<i>7446 Pocket Road, Dacto.</i>

MOTION #	MOTION		
	Yes	No	Motion Second
CHINN	<i>absent</i>		
FERRIS	<i>absent</i>		
HOLLICK	<i>absent</i>		
HOLLOWAY	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
NOTESTINE	<input checked="" type="checkbox"/>		
OTTO	<i>absent</i>		
MALTON	<i>absent</i>		
RAMIREZ	<input checked="" type="checkbox"/>		

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY  | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input checked="" type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT                          | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE               | <input type="checkbox"/> OTHER _____  |

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# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Chinn Rusconi Architects, 1107 - 22nd Street, Sacramento, CA 95816				
<b>OWNER</b>	Merryhill School Inc. 910 Florin Road, #205, Sacramento, CA 95831				
<b>PLANS BY</b>	Chinn Rusconi Architects, 1107 22nd Street, Sacramento, CA 95816				
<b>FILING DATE</b>	<u>10/30/87</u>	<b>ENVIR. DET.</b>	<u>11/9/87</u>	<b>REPORT BY</b>	<u>EGvf</u>
<b>ASSESSOR'S-PCL. NO.</b>	<u>031-0030-024,026,027</u>				

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to establish a private school.
  - C. Lot Line Adjustment to merge three lots.

**LOCATION:** 7450 Pocket Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish a two-phase, 400 student private school.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Low density 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: Setbacks: Required Provided

North: Vacant; A	Front: 25' 40'
South: Residential: R-1	Side(Int): 10' 10'
East: Residential: R-1	200'
West: River; F	Rear: 15'

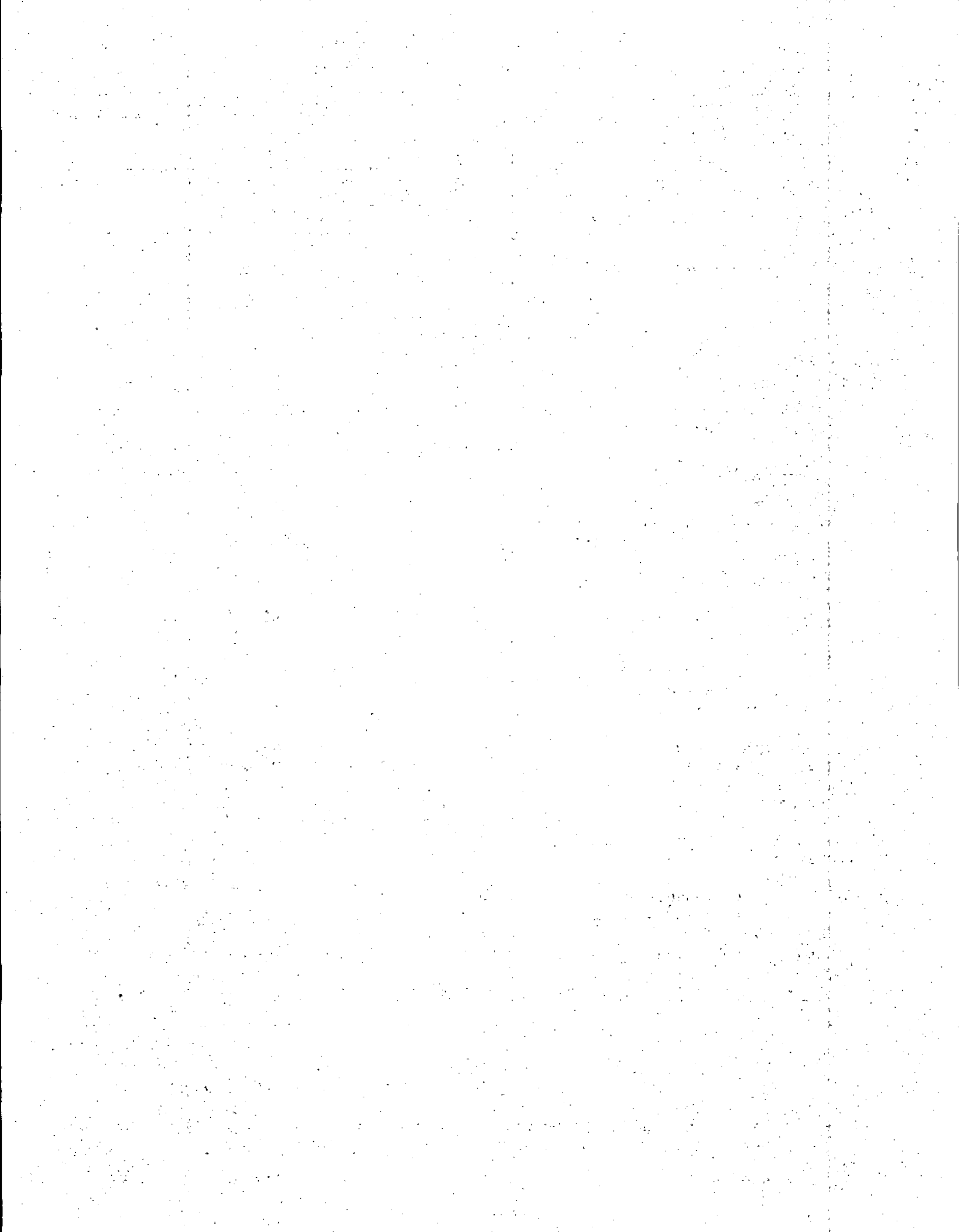
Parking Required:	To be determined by Planning Commission
Parking Provided:	34 spaces, (Phase I); 32 spaces (Phase II)
	Total spaces - 66
Property Dimensions:	200' x 650'
Property Area:	3.0- acres (2.7 net acres)
Square Footage of Building:	16,000 sq. ft.
Height of Building:	27 ft.
Topography:	Flat
Street Improvements & Utilities:	To be provided
Exterior Building Materials:	Wood siding, stucco
Roof Material:	Standing seam metal roof
Hours of Operation:	6:30 a.m. to 6:00 p.m., Monday through Friday

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 2.7- acres (net). The site is zoned Agricultural (A) and is designated for low density residential in the 1976 Pocket Community Plan. Surrounding uses include the Sacramento River to the west, a new subdivision to the south, vacant land to the north and single family to the east.

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B. Project Description

The developer proposes to construct a private school (K-6) for a maximum of 400 students. The school would be developed in two phases with the second phase being constructed approximately one year later. Approximately 12 full-time employees are projected to work at the school. Transportation to the school will be via private automobile and bicycle or walking for students who live nearby.

C. Site Plan

Staff has reviewed the proposed site development plan and offers the following comments.

1. Fencing

The developer proposes to construct a six foot high solid masonry wall along both interior property lines as is required by the Zoning Ordinance. Staff would also suggest that all play areas be fenced to prevent students from wandering or playing in or near the parking lot or street.

2. Parking

The parking lot will be required to meet the 50 percent shading requirement. As proposed, a total 66 parking spaces would be provided for both Phase I and II. The Zoning Ordinance does not specify the number of parking spaces required for a private school, therefore, the Planning Commission must determine the appropriate parking standard. Staff would recommend that one space be provided for each employee (12) and 22 spaces for temporary and long term parking. The area designated for the future parking lot should be incorporated into the play area.

3. Lighting

The proposed development plans do not show on-site lighting. All lighting shall be directed on-site and shall not reflect on adjacent residential uses.

4. Trash Enclosure

The on-site trash enclosure shall comply with the standards set forth in the Zoning Ordinance. The proposed enclosure is presently located adjacent to a single family residential subdivision and towards the rear of the parking lot. Staff would suggest that the trash enclosure be located near the driveway entrance where it would be more accessible to the waste removal truck and where it would be away from residential uses.

5. Recreation Plan

The development plans indicate that the play area will be located to the rear of the site and to the rear of the building along the north property line. The plans do not indicate if the play areas will include a baseball diamond, basketball hoops or other active play equipment. If such things (active recreation areas) are provided, staff recommends that they be located as far away from the residential uses as possible so as to minimize noise impacts.

6. Landscaping

It would appear that the applicant is providing adequate landscaping and shading for the parking lot. Staff's only concern is with the 20 ft. landscaped setback along Pocket Road. Since the site is adjacent to and across from single family development which have a minimum 25 ft. front setback, the applicant should provide the same setback. The setback area should also be developed with a three ft. high continuous berm along the entire frontage of Pocket Road.

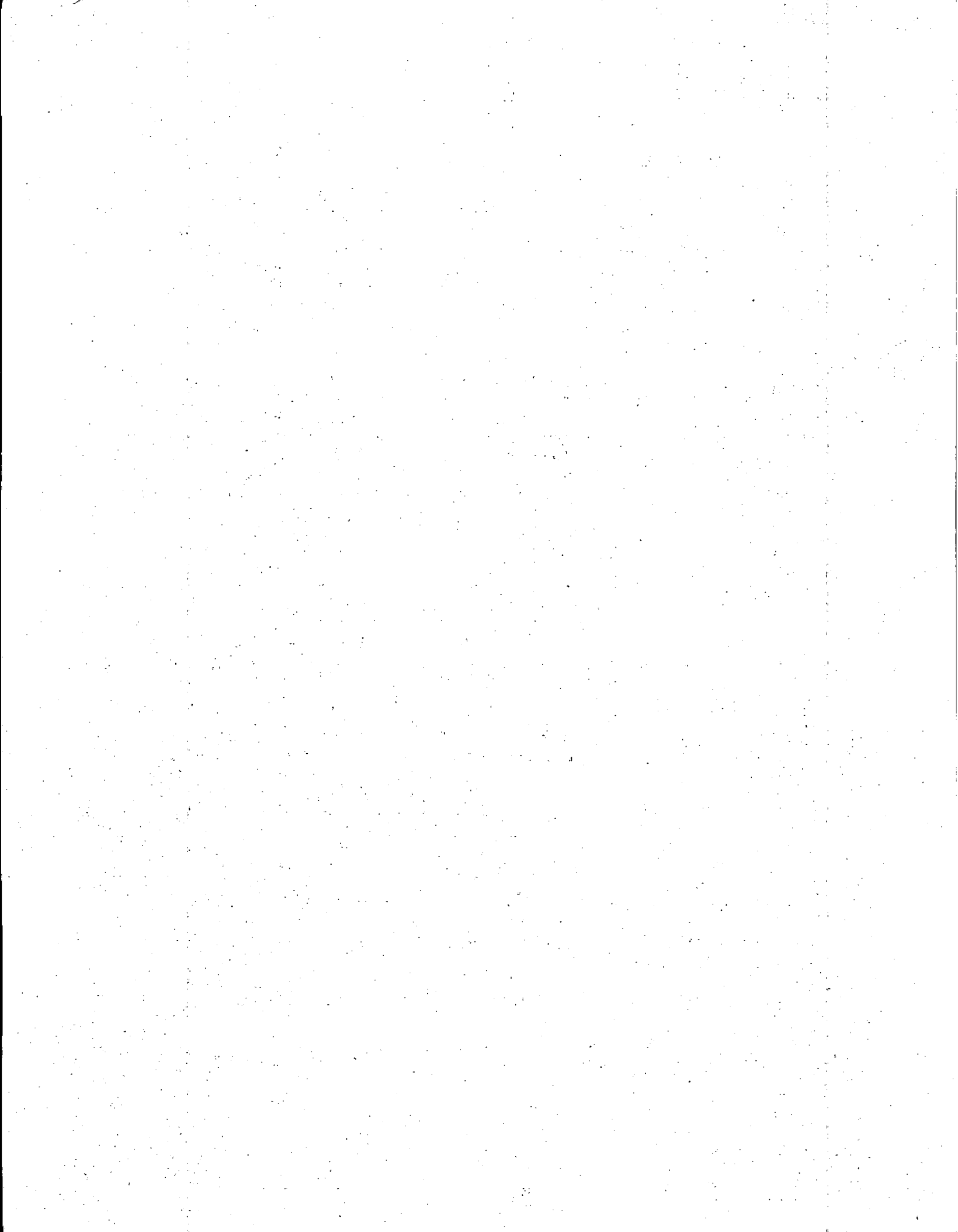
D. Exterior Building Design:

The applicant has proposed a one-story contemporary building. Building materials would include cement plaster, wood siding and metal roof. Building colors include a light violet stain, willow green and white or red on all frames. When completed the buildings would contain 16,000 sq. ft. of gross floor area.

E. Site Density:

It is proposed that a maximum of 400 students will be allowed to enroll in the school. Staff is concerned with the number of students using this site (2.7+ acres). As is proposed, there would be 148+ students per acre. Staff has conducted a random survey of public and private school (K-12) to compare student densities. Staff chose the following schools.

1. Lisbon School (public) K-6, Pocket area, 66 Students/ac.
2. Greenmont School (public) K-6, Pocket area, 62 students/ac.
3. Montessori School (private) K-6, Riverside Boulevard, 100 students ac
4. Brookfield School (private), Riverside Boulevard, limited play area.
5. Sacramento Country Day School (private) K-12, Latham Drive, 65 students/ac





- 6. Citadel Baptist School (private) K-6; Ehrhardt Avenue. 87 students/ac.

Staff realizes that it is difficult to compare all schools since each has a different need which it must address. Staff's comparison does provide a yardstick by which to measure other schools with the understanding that there are extreme cases where schools have little usable area and others have abundant undeveloped area for future expansion. Staff's comparison indicates that student densities range from 62 to 100 students/acre. Given the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students. Given the proximity to residential uses and the need to provide adequate play area for children of all ages, staff would recommend that the site be limited to 300 students.

F. Agency Review:

The proposed project was reviewed by Traffic, Engineering, Fire Department, Police, Water/Sewer, Community Services and Real Estate. The following comments were received.

Real Estate

- 1. Dedicate right-of-way for widening of Pocket Road;
- 2. Pay off any existing assessments;
- 3. Improve Pocket Road;
- 4. Dedicate 12.5 ft. P.U.E. along Pocket Road and Country River Way;
- 5. Dedicate bikeway easement along top of levee for Sacramento River Parkway.

Community Services

Provide tree preservation plan.

Engineering

- 1. Waive parcel map and file certificate of compliance prior to recordation;
- 2. Standard improvements at time of building permit; and
- 3. Driveway permit is required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a negative declaration based on compliance with the mitigation measures which follow:

- A. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits.
- B. 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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions-Special Permit

- 1. All mitigation measures listed on the negative declaration shall be adhered to;
- 2. Provide a six ft. high solid masonry wall along the north and south property lines;
- 3. Provide 34 on-site parking spaces;
- 4. No on-site lighting shall reflect onto adjacent residential uses;
- 5. The trash enclosure shall comply with City standards and shall be relocated to the front of the site near the driveway entrances;
- 6. All play equipment areas shall be located as far as possible from adjacent residential uses;
- 7. All play areas shall be fenced;
- 8. A 25 ft. landscape setback with a 3 ft. high berm shall be provided along the Pocket Road frontage;
- 9. Student enrollment shall be limited to 300 pupils;
- 10. The school shall operate from 6:30 a.m. to 6:00 p.m., Monday through Friday only;
- 11. A driveway permit shall be obtained;
- 12. Dedicate bikeway easement along top of levee.

- 13. Dedicate right-of-way for widening of Pocket Road; and
- 14. Improve Pocket Road to the satisfaction of City Public Works Department.

Findings of Fact - Special Permit

- 1. The proposed project, as conditioned, is based upon sound principles of land use, in that the proposed school use will serve the educational needs of residents in the Pocket area;
- 2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties, in that adequate on-site parking will be provided, landscaping and building design will enhance the site; and
- 3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses by the 1976 Pocket Community Plan and the proposed school conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ALL THAT PORTION OF SACRAMENTO COUNTY SWAMP  
LAND SURVEY NO. 260, LOCATED IN SECTION 4, T7N, R4E, M.D.B. & M.  
(P87-464)

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7450 Pocket Road; and

**WHEREAS**, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinatory; and

**WHEREAS**, the lot line adjustment is consistent with the 1974 General Plan and 1976 South Pocket Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed lot line adjustment conforms with the plan designation;

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Sacramento:

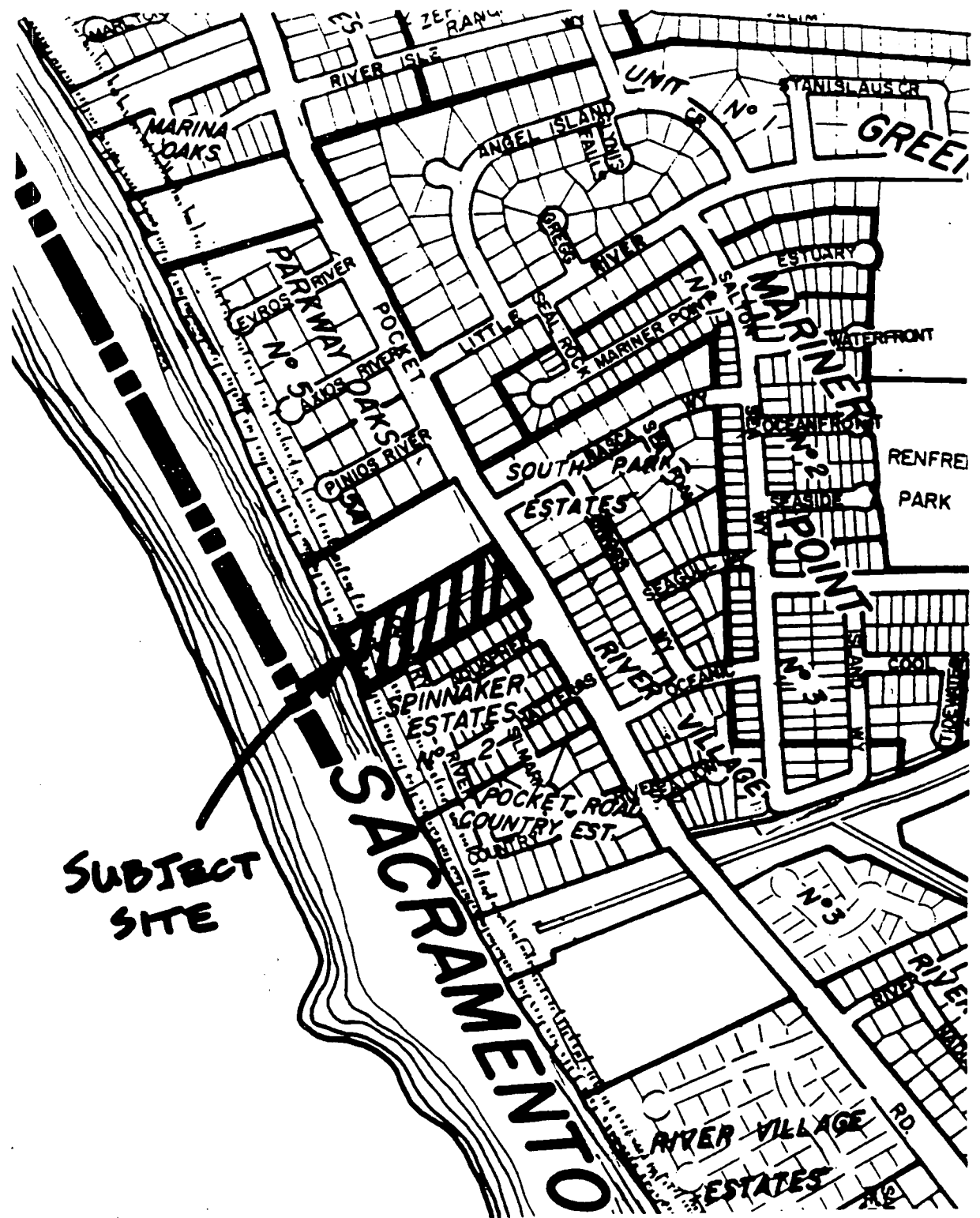
That the lot line adjustment for property located at 7450 Pocket Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION



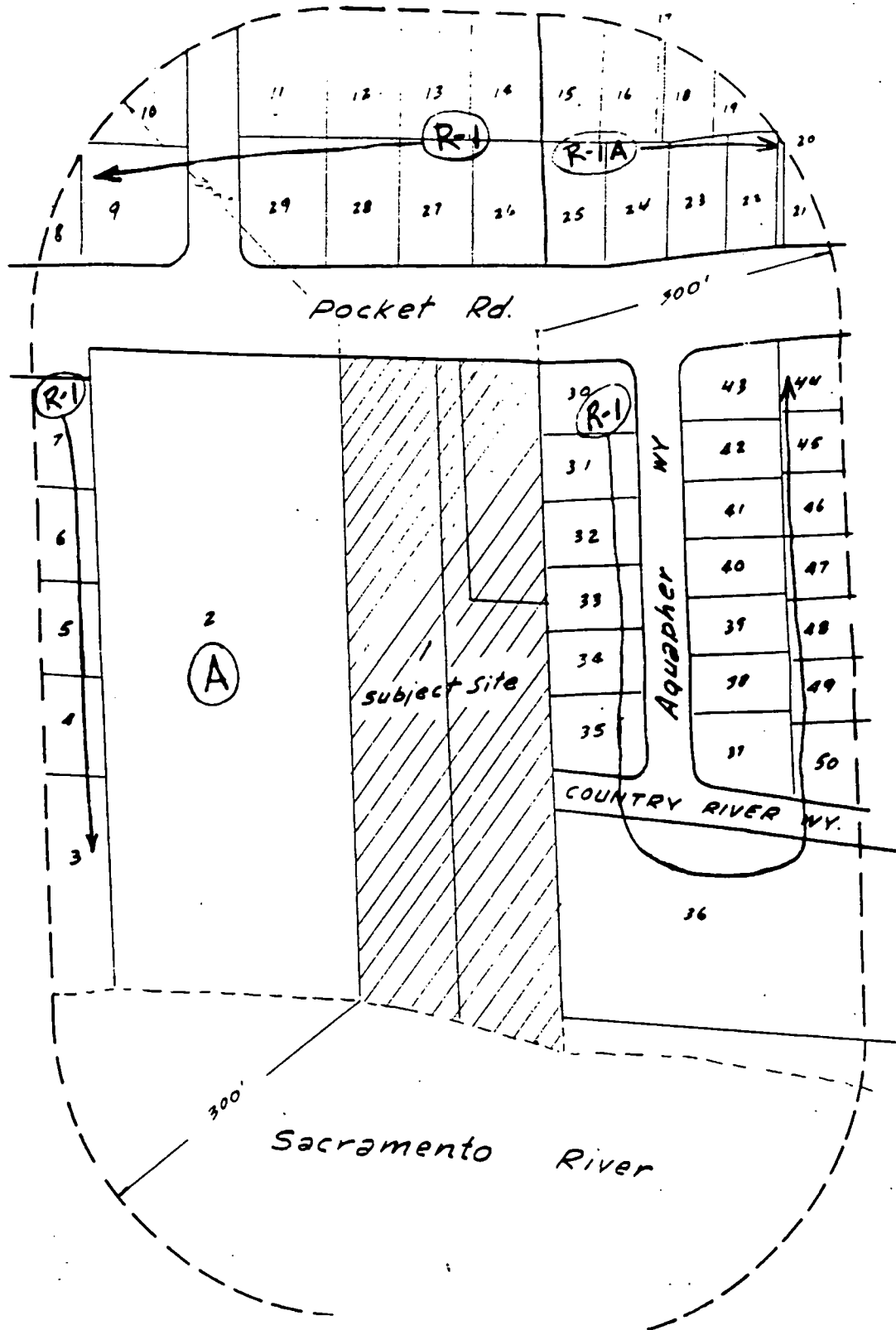
SUBJECT SITE

# VICINITY MAP

F87-464

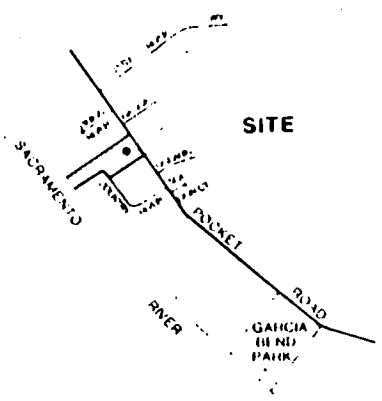
12-3-87 31

Item 21



**LAND USE & ZONING MAP**

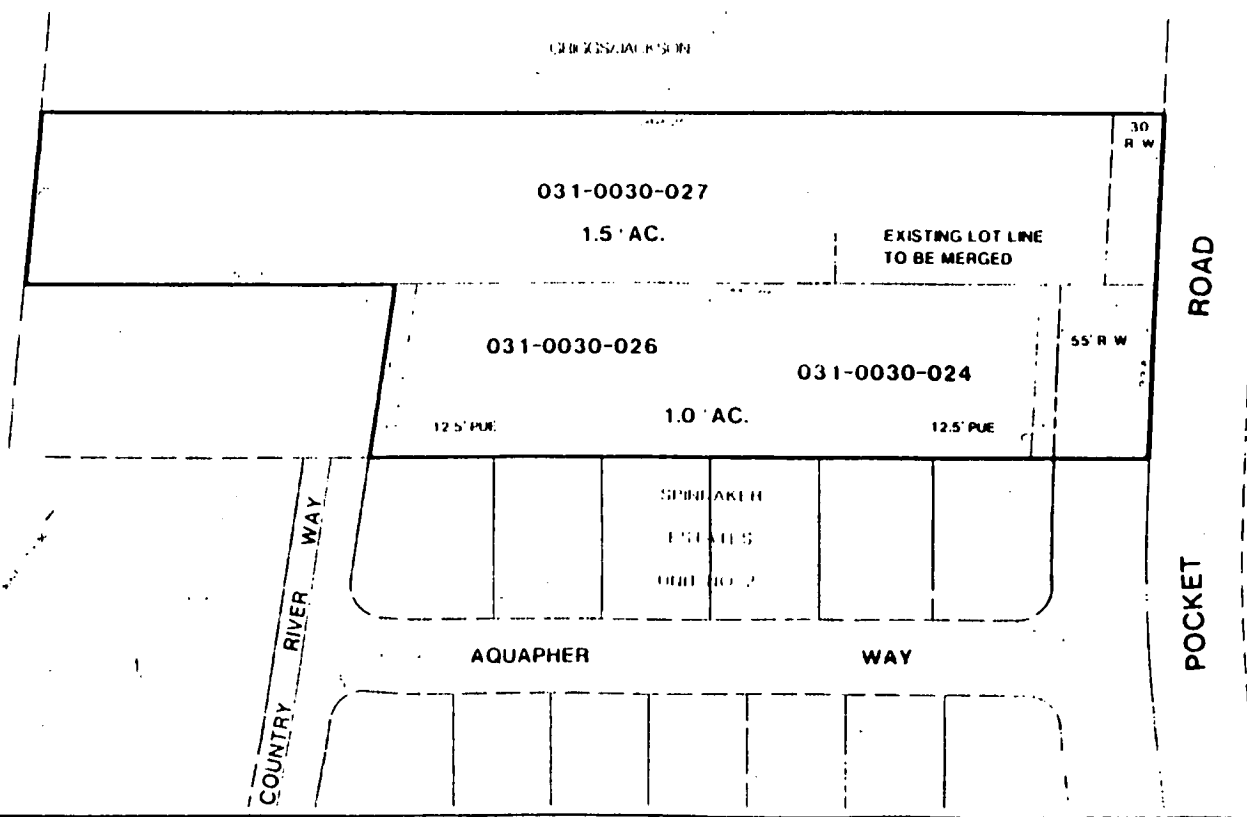
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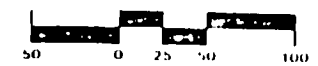
**LOT MERGER EXHIBIT**  
**MERRYHILL COUNTRY SCHOOL /**  
**POCKET ROAD**  
 City of Sacramento, California

12-3-87 33

SACRAMENTO RIVER



OCTOBER, 1987



THE SPINK CORPORATION  
 800 VENTURE DRIVE  
 SACRAMENTO, CA 95833  
 (916) 441-1000

ENGINEERING - ARCHITECTURE - PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 MAPPING - PHOTOGRAMMETRY

Item 21

EXHIBIT A

~~EXHIBIT D~~

16

8572-008  
October 30, 1987

DESCRIPTION OF LOT MERGER

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Sacramento County Swamp Land Survey No. 260, located in Section 4, Township 7 North, Range 4 East, Mount Diablo Meridian, described as follows:

Beginning at the intersection of the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648 of Official Records, Page 625, with the centerline of pavement of Pocket Road, formerly Riverside Boulevard, from which point a 2" x 2" stake and disc stamped R.E. 9591 marking the Southwest corner of Sacramento County Swamp Land Survey No. 287 bears the following three (3) courses and distances: (1) South 32° 50' 20" East 361.75 feet, (2) North 54° 24' 00" East 516.48 feet to a 2" x 2" stake and disc stamped R.E. 9591 marking the most Northerly corner of that parcel of land conveyed to D. Wing Tom and Wife by deed recorded in Book 3120 of Official Records, Page 241, and (3) along the Easterly line of said parcel of land South 07° 26' 15" East 446.15 feet; thence from said point of beginning, along said Southeasterly line, South 54° 24' 00" West 451.41 feet; thence North 27° 05' 46" West 100.87 feet, more or less to a point on the Southeasterly boundary of that parcel of land conveyed to Robert C. and Candelaria P. Davidson by Deed recorded in Book 850315 of Official Records, at Page 267; thence along the boundary of said parcel the following five (5) courses: (1) Parallel with the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648, Official Records of Sacramento County, at Page 625, South 54° 24' West 63.96 feet to an iron pipe, 1 1/4 inch in diameter, with disc stamped L.S. 3059; (2) continuing along said Southeasterly line, South 54° 24' West 147.11 feet to a point in the Easterly bank of the Sacramento River; (3) following said Easterly bank North 30° 04' 20" West 100.92 feet; (4) parallel with said Southwesterly line, North 54° 24' East 648.20 feet more or less to a point in the centerline of pavement of said Riverside Boulevard; and (5) along said centerline of pavement, South 32° 38' 20" East 100.58 feet; thence along said centerline of pavement South 32° 38' 20" East 99.89 feet to the point of beginning.

P87-464

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12-3-87

Item 21

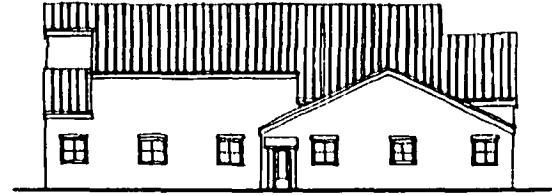


P87-464

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Item 21



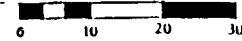
WEST ELEVATION



POCKET ROAD ELEVATION



NORTH ELEVATION



MERYHILL SCHOOLS, INC.

Stephenson & Hall  
General Building Contractors

MERYHILL COUNTRY SCHOOL  
POCKET ROAD  
SACRAMENTO CA

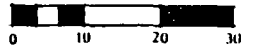
DATE	OCT. 30, 1987
SCALE	AS SHOWN
DRAWN	
JOB	8704
SHEET	2
OF	3 SHEET

110

787-464



SOUTH ELEVATION

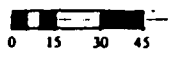


12-3-87  
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Item 21



SITE PLAN



NORTH



MERRYHILL COUNTRY SCHOOL  
POCKET ROAD  
SACRAMENTO CA

DATE Oct. 30, 1987  
SCALE AS SHOWN  
DRAWN  
JOB 8704  
SHEET 3  
OF 3 SHEETS

26  
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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

January 21, 1988

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

CONTINUED  
TO 2-9-88

PLANNING  
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Appeal of the Environmental Coordinator's Decision to File a Negative Declaration for the Private School Proposal.
2. Appeal of the Planning Commission's Approval of a Special Permit to Establish a Private School Facility for 300 Students, Grades K - 9. (P87-464)

LOCATION: 7450 Pocket Road

SUMMARY

The application is for a Special Permit to establish a private school facility for 300 students, from grades K - 9. This request was approved by the Planning Commission subject to conditions. The Environmental Determination and the Special Permit approved was appealed by the adjacent property owner. Based on re-evaluation of the request, including comparisons with other private schools, it is recommended the appeals be denied.

BACKGROUND

The Special Permit application was filed on October 30, 1987 for the December 3, 1987 Planning Commission hearing. The Negative Declaration was filed on November 23, 1987.

On December 3, 1987, the Planning Commission approved a Special Permit to establish a private school facility for 300 students from kindergarten through sixth grade. The applicant originally proposed a private school for 400 students (K-6) with 12 full-time employees. Staff had concerns regarding the number of students using the 3+ acre site. As proposed, there would be 148 students per acre. Staff conducted a survey of public and private schools to compare student densities. Student densities ranged from 62 to 100 students per acre. Using the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students.

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The Commission concurred with the 300 student population to anticipate potential noise. The Commission's conditioned the Special Permit to require a six (6) foot masonry wall along the north and south property line and that all play equipment areas be located as far as possible from adjacent residential users.

Prior to the Commission hearing, an adjacent property owner appealed the Environmental Coordinator's decision to file a Negative Declaration. The same property owner abutting the proposed school appeared at the hearing and indicated the private school would create noise and traffic problems in the neighborhood.

After considering the staff analysis and the property owners concerns, the Commission determined the use was appropriate for the site and approved the school with a limit of 300 students. Subsequently, property owners in the area appealed the Commission's action citing that:

- a. the private school will increase traffic congestion in the neighborhood;
- b. staff analysis should have used net acreage (usable space) not gross acreage to determine student density.

The City Traffic Engineer reviewed the project relative to potential traffic impacts in the neighborhood and trip generation rates. He has indicated that the traffic system in the neighborhood can accommodate the expected traffic generated from the proposed private school. The 300 student facility would generate approximately 900 daily private trips. To eliminate the potential on-site traffic jam due to peak hour trips, the Traffic Engineer recommends that two access driveways be designed on Pocket Road. In addition, traffic signals are proposed on Greenhaven and Pocket and Windcrest and Pocket Road to improve traffic circulation in a larger area.

Councilwoman Robie, the applicant, Planning staff and residents of the neighborhood who appealed, met to discuss the project and solutions to mitigate the potential noise and traffic impacts on the area.

Further analysis of the student density and comparison with other schools, based on the net usable acreage of 1.94+ acres (84,506 square feet), staff found the 300 student population to be appropriate for the site.

To address the appellant's concern regarding gross acreage versus net acreage, the net usable area was re-computed to include the area from the landside toe of the levee (excluding City property) to Pocket Road (excluding dedication of street right-of-way - 55 feet), which amounts to approximately 1.93+ acres.

Staff prepared a comparison matrix of 12 private schools in the City and County (See Exhibit A). This comparison Matrix indicates the school population ranges from 50 to 500 and the child per acre ranges from 58 to 831.

The suburban schools provides a better yardstick to measure other schools since the urban schools (central City area) tend to have little usable area.

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In comparing the child per acre category, the matrix has the majority of schools located in the 142 to 262 range. The proposed Merryhill School falls within this range at 155 children per acre. Staff believes the 155 child/acre, which amounts to 300 children, is an appropriate range and population for the proposed school facility.

If the school facility is allowed, the City would no longer need the 55'x100' footage street extension located to the rear of the subject property.

Should the applicant purchase this portion, the net usable acreage of the property would increase to 2.06+ acres and the child/acres ratio would decrease to 145.

Staff inspected the larger school on the matrix (500 population) which is operated by Merryhill Schools and is similar to the subject proposal in terms of child/acre ratio (142); located on a high traffic volume street (Eastern Avenue); and is located adjacent to single family homes. It appeared the site had adequate open play area, parking and access onto Eastern Avenue.

Staff spoke with a resident adjacent to the site who indicated the school was a good neighbor and had good management of the facility.

In evaluating the revised site plan, staff suggests additional modification to the facility which includes:

- a. No outdoor loudspeakers should be allowed;
- b. Outdoor play equipment that creates noise (metal rings) should not be allowed;
- c. Two driveway access areas should be provided as recommended by the City Traffic Engineer;
- d. The proposed outdoor play equipment should be a linear design and located closer to the classroom area;
- e. Additional parking (4-5 spaces) should be provided on the site.

ENVIRONMENTAL APPEAL AND STAFF RESPONSE

On November 23, 1987, the Environmental Coordinator prepared an Initial Study and filed a Negative Declaration with mitigation measures pursuant to CEQA, indicating that no significant adverse environmental impacts would occur. On December 3, 1987, an appeal was filed opposing the Environmental Coordinator's Negative Declaration determination. The appellant's grounds for appeal are as follows:

1. The only access to the site is from Pocket Road and the project will add 200 cars twice a day to the vicinity traffic.
2. The students will generate noise during lunch and recess.

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The appellant also contends that all the traffic and all the students will not originate from the Pocket area due to the combined costs of mortgages in the area and the cost of the private school. This contention deals with economic impacts which cannot be substantiated and the basis of which are not considered to be environmental impacts.

The following discussion is provided in response to the appeal:

1. Appeal: The only access to the site is from Pocket Road and the project will add 200 cars twice a day to the vicinity traffic.

Response: The City Traffic Engineer has indicated that Pocket Road is constructed to (or under construction to) major road standards, which incorporates a 110 foot right-of-way and is designed to accommodate large traffic amounts generated by the predominantly residential land uses in the vicinity. The amount of traffic generated by the proposed school will not significantly impact existing or projected traffic volumes on Pocket Road.

2. Appeal: The students will generate noise during lunch and recess periods.

Response: The Initial Study recognized that an elementary school would impact ambient noise levels. A mitigation measure was imposed which requires the construction of a masonry noise barrier between the school grounds and adjacent residences prior to issuance of occupancy permits. Also, aside from the lunch hour, students would recess on a rotating schedule by classroom. There does not appear to be other feasible mitigation measures which would reduce noise generation to a less than significant level.

Attached to this report for the Council's information are: Exhibit B - Negative Declaration and Initial Study. Exhibit C - the Appeal.

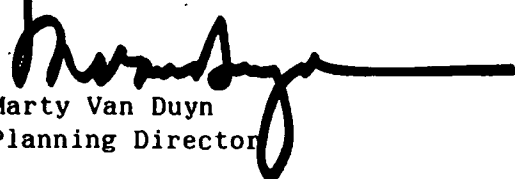
VOTE OF THE PLANNING COMMISSION

On December 3, 1987, the Commission voted five ayes, two absent, one abstain, to approve the request subject to conditions.

RECOMMENDATION

The Planning Commission and staff recommend denial of the appeal, based on the attached Findings of Fact and amended conditions.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:rt  
attachments

District No. 8  
January 26, 1988

7

Appeal of Ronald Jackson vs.  
City of Sacramento Planning  
Commission's Approval of a Special Permit  
to Establish a Private School (K-6) for  
300 Students at 7450 Pocket Road (~~P87-464~~)

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Notice of Decision  
and  
Findings of Fact

At its regular meeting of January 26, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings and amended conditions:

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use, in that the proposed school use will serve the educational needs of residents in the Pocket area;
2. The proposed project will not be injurious to the public health, safety, or welfare nor to surrounding properties, in that adequate on-site parking will be provided, landscaping and building design will enhance the site; and
3. The subject property is designated for low density residential uses by the General Plan and the 1976 Pocket Community Plan. Schools are allowed in any zone with Special Permit approval.

Conditions

1. Applicant shall comply with all conditions required by the Planning Commission.
2. No outdoor loudspeaking system shall be allowed.
3. No outdoor play equipment (metal rings) which creates noise shall be allowed.
4. The proposed outdoor play equipment shall be a linear design and located closer to the classrooms and subject to Planning Director's approval.
5. Two driveway access areas shall be provided to the satisfaction of the City Traffic Engineer and Planning Director.
6. Additional on-site parking shall be provided to the satisfaction of the Planning Director (4-5 spaces).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**P87-464**

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CATID... A  
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K - 6 GRADES MATRIX

**SUBURBAN SCHOOLS:**

<u>SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
Sacramento State Prep School 3600 Fair Oaks Boulevard	234	.89 acres (38,825)	165.9	262
St. Peters 6200 McMahon	272	1.88 acres (81,893)	270.2	144
Brookfield School 3600 Riverside	176	3.0 acres (130,680)	742	58
South Natomas Truxel Road	120	.63 acres (27,568)	229.7	190
Gerber Road	230	1.38 acres (60,160)	261.56	166
Rocklin School	144	1.0 acres (43,875)	304.68	144
Folsom School	144	1.0 acres (43,560)	302.5	144
Eastern Avenue	500	3.5 acres (152,460)	304.9	142
American River Campus	50	0.41 acres (17,859)	357	121
Merryhill School 6655 Park Riveria	160	1.6 acres	435	100

<u>PROPOSED SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
7450 Pocket Road	300	1.93 acres (84,506)	281.68	155

**URBAN SCHOOLS:**

<u>SCHOOL</u>	<u>POPULATION</u>	<u>LAND AREA</u>	<u>SQ. FT. PER CHILD</u>	<u>CHILD PER ACRE</u>
St. Francis 2500 K Street	241	.29 acres (12,800)	53.11	831
Immaculate Conception 2549 32nd Street	261	.50 acres (21,850)	83.7	522
Courtyard School 2324 L Street	115	.73 acres (32,000)	278.26	157

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EXHIBIT 2D

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# CITY OF SACRAMENTO

## NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

**P87-464** Special Permit to establish a 2-phase, 400-student, preschool to grade 6, private school on 3.0+ vacant ac. in the Agriculture (A) zone. Lot Line Adjustment to merge 3 vacant lots totaling 3.0+ ac. in the Agriculture (A) zone. Loc: 7450 Pocket Road APN: 031-003-24,26,27

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn  
Environmental Coordinator of the  
City of Sacramento, California,  
a municipal corporation

P87-464

By: \_\_\_\_\_

NOV 23 1 24 PM '87

attachment  
(w.m.m.)  
rev. 7/86/lao-wp  
RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO



# CITY OF SACRAMENTO

## INITIAL STUDY

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This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division; Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: P87-464  
 Applicant - Name: Darrell Chuan  
 Address: 107 27th St  
Sacto CA 95816

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

- |   | <u>Yes or No</u> |
|---|------------------|
| 1. <u>Earth</u> . Will the proposal result in:  |                  |
| a. Unstable earth conditions or in changes in geologic substructures?   | <u>No</u>        |
| b. Disruptions, displacements, compaction or overcovering of the soil?  | <u>No</u>        |
| c. Change in topography or ground surface relief features?  | <u>No</u>        |
| d. The destruction, covering or modification of any unique geologic or physical features?   | <u>No</u>        |
| e. Any increase in wind or water erosion of soils, either on or off the site?   | <u>No</u>        |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake? | <u>No</u>        |
| g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?  | <u>No</u>        |
| 2. <u>Air</u> . Will the proposal result in:  |                  |
| a. Substantial air emissions or deterioration of ambient air quality?   | <u>No</u>        |
| b. The creation of objectionable odors?   | <u>No</u>        |
| c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?   | <u>No</u>        |
| 3. <u>Water</u> . Will the proposal result in:  |                  |
| a. Changes in currents, or the course of direction movements, in either marine or fresh waters?   | <u>No</u>        |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <u>No</u>        |
| c. Alterations to the course of flow of flood waters?   | <u>No</u>        |
| d. Change in the amount of surface water in any water body?   | <u>No</u>        |
| e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?               | <u>No</u>        |
| f. Alteration of the direction or rate of flow of ground waters?  | <u>No</u>        |
| g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?               | <u>No</u>        |
| h. Substantial reduction in the amount of water otherwise available for public water supplies?  | <u>No</u>        |
| i. Exposure of people or property to water related hazards such as flooding?  | <u>No</u>        |
| 4. <u>Plant Life</u> . Will the proposal result in:   |                  |
| a. Change in the diversity of species, or number of any species of plants?  | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of plants?  | <u>No</u>        |
| c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?   | <u>No</u>        |
| d. Reduction in acreage of any agricultural crop?   | <u>No</u>        |
| 5. <u>Animal Life</u> . Will the proposal result in:  |                  |
| a. Change in the diversity of species, or number of any species of animals?   | <u>No</u>        |
| b. Reduction of the numbers of any unique, rare or endangered species of animals?   | <u>No</u>        |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?   | <u>No</u>        |
| d. Deterioration of existing fish or wildlife habitat?  | <u>No</u>        |

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Yes or No

- 6. Noise. Will the proposal result in:
  - a. Increases in existing noise levels? No
  - b. Exposure of people to severe noise levels? No
- 7. Light and Glare. Will the proposal produce new light or glare? No
- 8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area? No
- 9. Natural Resources. Will the proposal result in:
  - a. Increase in the rate of use of any natural resources? No
  - b. Substantial depletion of any nonrenewable natural resource? No
- 10. Risk of Upset. Does the proposal involve:
  - a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? No
  - b. Possible interference with an emergency response plan or an emergency evacuation plan? No
- 11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? No
- 12. Housing. Will the proposal affect existing housing, or create a demand for additional housing? No
- 13. Transportation/Circulation. Will the proposal result in:
  - a. Generation of substantial additional vehicular movement? No
  - b. Effects on existing parking facilities, or demand for new parking? No
  - c. Substantial impact upon existing transportation systems? No
  - d. Alterations to present patterns of circulation or movement of people and/or goods? No
  - e. Alterations to waterborne, rail or air traffic? No
  - f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? No
- 14. Public Services. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:
  - a. Fire protection? No
  - b. Police protection? No
  - c. Schools? No
  - d. Parks or other recreational facilities? No
  - e. Maintenance of public facilities, including roads? No
  - f. Other governmental services? No
- 15. Energy. Will the proposal result in:
  - a. Use of substantial amounts of fuel or energy? No
  - b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy? No
- 16. Utilities. Will the proposal result in a need for new system, or substantial alterations to the following utilities:
  - a. Power or natural gas? No
  - b. Communications systems? No
  - c. Water? No
  - d. Sewer or septic tanks? No
  - e. Storm water drainage? No
  - f. Solid waste and disposal? No

11/26

Yes or No

- 17. Human Health. Will the proposal result in:
  - a. Creation of any health hazard or potential health hazard (excluding mental health)? No
  - b. Exposure of people to potential health hazards? No
  
- 18. Aesthetics. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No
  
- 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No
  
- 20. Cultural Resources.
  - a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? No
  - b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? No
  - c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
  - d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No
  
- 21. Mandatory Findings of Significance.
  - a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? No
  - b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
  - c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
  - d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

None required.

The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment A

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CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1974	Sacramento City Zoning Ordinance, November 1978
South Sacramento Community Plan and EIR, 1986	Renaissance Tower EIR, 1986
North Natomas Community Plan and EIR, 1986	Laguna Creek Floodplain Study and EIR, 1985
Airport-Meadowview Community Plan and EIR, 1984	Creekside Oaks and Gateway Centre EIR, 1984
North Sacramento Community Plan and EIR, 1984	Delta Shores Village PUD EIR, 1983
Sacramento South Pocket Specific Plan and EIR, 1977	Greenhaven Executive Office Park EIR, 1982
Sacto. Central City Comprehensive Plan and EIR, 1977	Executive Airport Master Plan and EIR, 1981
Downtown Redevelopment Plan Update and EIR, 1985	Sacto. City Amer. River Priority Plan and Neg. Dec., 1985
	Northgate Station EIR, 1986

- o At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- o Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- o Fifteenth Progress Report on Trip Ends Generation Research Counts. Caltrans 1983.
- o Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.
- o The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 11-9-87

SIGNATURE: Lisa Pyzel

PREPARED BY: Lisa Pyzel

PHONE: (916)449-2037

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**ATTACHMENT A  
INITIAL STUDY DISCUSSION  
P87-464**

The applicant is proposing to construct a private school for grades pre-school through sixth which will accommodate a total of 400 students. The project will be built in two phases with phase I being an 8,000 square foot building housing 200 students. The hours of operation will be 6:30 a.m. to 6:00 p.m. Monday through Friday.

The site is located at 7450 Pocket Road. Adjacent land uses are single family residences to the south and east, vacant agricultural land (medium density residential designation in the General Plan Update) to the north and the Sacramento River to the west.

The south side of Pocket Road is an area of potential archaeological sensitivity, consequently, the applicant shall comply with the following:

1. Prior to the issuance of any building permit, the applicant shall provide an archeological assessment of the site prepared by a qualified archeologist discussing and documenting any pre-historic and/or historic significance the site may have.
2. 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.

The adjacent residences may be impacted by noise generated by the students. To reduce those impacts to a less than significant level, the applicant shall comply with the following:

3. The applicant shall construct a solid masonry noise barrier wall along the southern property line prior to issuance of any certificate of occupancy for the school.

The site contains fruit trees that are remnants from an orchard on the site, as well as several mature hardwood trees. The applicant has indicated that some of these trees will remain and be integrated into the proposed landscaping and some shall be removed. Consequently, the applicant shall comply with the following:

The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits.

P87-464



# CITY OF SACRAMENTO

## APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE (complete two copies)

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This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the environmental assessment, review, and minimize future request for additional information. Please contact the Environmental Section of the Planning Division, 1231 I Street, Room 300, Sacramento, California 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200 at the address listed above, (916) 449-5604 for zoning interpretations.

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):  
To develop a private school/day care center for 200 children  
with an additional 200 children during phase II. This facility will  
serve children pre-school thru grade 5th.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Merryhill Country School - Pocket Road

PROPERTY OWNER'S NAME: Merryhill School Inc. / Stephenson and Hall Contractors  
Mailing Address: 910 Florin Road Suite 205  
Sacramento, CA 95831 Zip Code \_\_\_\_\_  
Telephone: Business (916) 395-2668 Home ( ) \_\_\_\_\_

APPLICANT'S/AGENT'S NAME: Chinn Rusconi Architects  
Mailing Address: 1107 22nd Street  
Sacramento, CA Zip Code 95816  
Telephone: Business (916) 448-9521 Home ( ) \_\_\_\_\_  
Contact Person's Name: Darryl Chinn / Mark Rusconi Phone (916) 448-9521

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**:  
Property Address or Location: 7150 Pocket Road  
Property Assessor Parcel Number(s): 031-003-29,26,27  
Property Dimensions: 200 x 650  
Property Area: Square Footage (Gross) 130,000 (Net) 119,000  
Acreage (Gross) 3 (Net) 2.7  
Site Land Use:  Undeveloped/Vacant  Developed (give building sq. ft.)

Existing Zoning of Project Site: A OK Proposed Zoning: A

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>A</u>	<u>vacant</u>
South	<u>RI</u>	<u>unimproved residential</u>
East	<u>RI</u>	<u>DI 11</u>
West	<u>"E" zone</u>	<u>10/30/5 river</u>

FOR OFFICE USE ONLY  
P No.: P 87-464 Date Rec'd: 10/30/87 By: DJH CPC Hearing: 12-3-87  
Gen. Plan Design.: Low Density Residential  
 Amend To: \_\_\_\_\_  
Com. Plan Area: South Pocket - Community Plan  
Existing Design.: Low Density Residential  
 Amend To: \_\_\_\_\_  
Other Plan Design: \_\_\_\_\_  
 Amend To: \_\_\_\_\_  
Environmental Determination: Exempt: \_\_\_\_\_; Neg. Dec. ; EIR ; By: UP Date: 11-9-87  
w/mm  
EQ 1/4  
REV. 11/86

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PROPOSED BUILDING(S) CHARACTERISTICS

Size of New Structure(s) or Building Addition(s): 8,000 (phase I), 8,000 (phase II) Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point): 27 Ft. No. of Floors: 1

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.):  
15'-20' lighting standards in parking area

Project Site Coverage:	Building Coverage:	<u>8,000</u>	Sq.Ft.	<u>6.7</u>	%
	Landscaped Area:	<u>98,000</u>	Sq.Ft.	<u>82.3</u>	%
	Paved Surfaced Area:	<u>13,000</u>	Sq.Ft.	<u>11</u>	%
	Total:	<u>119,000</u>	Sq.Ft.		100%

Exterior Building Materials: wood siding, stucco, alum. windows

Exterior Building Colors: light violet stain, willow green on stucco, white frames or red frames

Roof Materials: standing seam metal roof (terra cotta)

Total Number of Off-Street Parking Spaces: On-Site Required: - On-Site Proposed: 34

Proposed Off-Site Parking: - Include a Signed Lease Agreement or Letter of Agency.

Total Number of Bicycle Locker Facilities Proposed: 0 Required: -

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity):  
Building: wall mounted at entry and exitways  
Parking: 15'-20' lighting standards (pole type)

Estimate Total Construction Cost for Project: \$ 700,000

Construction Starting Date: March 1988 Estimated Completion Date: July 1988

If the Proposal is a Component of an Overall Larger Project describe the Phases and show them on the Site Plan:  
phase I - 200 children / phase II - 200 children

Does this Proposal include Signage? yes If yes, please explain the following:  
Height: 4' Illumination: ground lights  
Area: 3'x3' Type: monument  
Dimensions: 9 sq-ft. Colors/Materials: wood  
Locations (On-/Off-Site): on-site

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? yes Are any to be removed? yes  
If Yes, Plot on Site Plan by Size and Type and indicate which are Proposed for Removal.



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Is the Site part of an Airport Overlay Zone? Explain: \_\_\_\_\_

Are there any Structures on the Project Site? no If Yes, Plot on the Site Plan and explain the following:

Present Use of Existing Structure(s): \_\_\_\_\_  
Proposed Use of Existing Structure(s): \_\_\_\_\_  
Are Any Structures Occupied: \_\_\_\_\_  
Are Any Structures to be Demolished: \_\_\_\_\_  
Are Any Structures to be Moved: \_\_\_\_\_  
Describe Age, Condition, Size, and Architectural Style of all Existing On-Site Structures (include Photos): \_\_\_\_\_

RESIDENTIAL PROJECTS ONLY

Total Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_ Net Density/Acre: \_\_\_\_\_  
Gross Density/Acre: \_\_\_\_\_

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	_____	_____	_____
Acreage	_____	_____	_____	_____
Square Feet per Unit	_____	_____	_____	_____
For Sale or Rent	_____	_____	_____	_____
Price Range	_____	_____	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT  
(IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): private school / day care center (pre-school thru sixth grade)

Oriented To: Regional \_\_\_\_\_ City \_\_\_\_\_ Neighborhood

Hours of Operation: 6:30 am to 6:00 pm Monday thru Friday

Total Occupancy/Capacity of Building(s): 212

Total Number of Fixed Seats: 0

Square Footage of: Office Area: \_\_\_\_\_ Sales Area: \_\_\_\_\_ Warehouse Area: \_\_\_\_\_ Loading Area: \_\_\_\_\_ Storage Area: \_\_\_\_\_

Total Number of Employees: 12

Anticipated Number of Employees Per Shift: 10

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Total Number of Visitors/Customers on Site at any one time: \_\_\_\_\_

Other Occupants (Specify): \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste (Explain): \_\_\_\_\_

\_\_\_\_\_  
N/A  
\_\_\_\_\_

**PREVIOUS ENVIRONMENTAL DOCUMENTS**

If this Project is part of another Project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the Document below (include date and Project Number if applicable):

\_\_\_\_\_  
N/A  
\_\_\_\_\_

**PREVIOUS LAND USE**

Explain existing and previous land use(s) of site for last ten years:

\_\_\_\_\_  
Agricultural  
\_\_\_\_\_

**OTHER PERMITS OR APPROVALS**

List any and all other Public Approvals required for this Project. Specify Type of Permit or Approval, Agency/Department, Address, Person to Contact, and their Telephone Number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Telephone Number</u>
Bldg.	City of Sac	1231 1 st.	Dean Terman	449-5716

**NOTE:** IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANT'S ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

AS THE APPLICANT/AGENT FOR THIS PROPOSAL I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE.

\_\_\_\_\_  
Signature of Applicant/Agent

Darryl B. Chinn, Architect  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

10/30/87  
\_\_\_\_\_  
Date

448-9521  
\_\_\_\_\_  
Phone

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CITY PLANNING DIVISION  
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NOTICE OF APPEAL OF THE DECISION  
OF THE ENVIRONMENTAL COORDINATOR

DEC 03 1987

RECEIVED

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental Coordinator of:

- Filing a Negative Declaration
- Requiring an Environmental Impact Report
- Other \_\_\_\_\_

PLEASE TYPE OR PRINT

Project Proposal: 2 PHASE, 400 STUDENT PRESCHOOL TO GRADE 6 LOC. 7450 POCKET RD. APN 031 003-24-26-27

Project Address: 7450 7446 POCKET RD

Assessor's Parcel No.: 031 003 24 26 27

Owner: MERRYHILL SCHOOL INC Phone: \_\_\_\_\_

Mailing Address: 910 FLOREN RD. # 205 Zip Code: 95831

Applicant/Agent: CHINA RUSCONI Phone: 95816

Mailing Address: 1107 22ND ST. Zip Code: \_\_\_\_\_

Grounds for Appeal: (Explain in Detail and use a separate sheet if necessary.)

TRAFFIC ON ONLY ACCESS TO SCHOOL - 400 STUDENTS APPROX 2 PER FAMILY = 200 CARS TWICE A DAY - NOISE 400 MAX STUDENT REQUIRE SEVERAL RECESSES & LUNCH PERIOD PER DAY

Appellant: RONALD JACKSON (Print Name) Phone: 963926128

Mailing Address: 7446 POCKET RD Zip Code: 95837

Appellant Signature: Ronald Jackson Date: 12-3-87

Filing Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ By: \_\_\_\_\_

- by Applicant \$625.00
- by Third Party \$40.00

Revised: 2-27-85  
Original: CC  
cc: MVD  
AG

Receipt No. \_\_\_\_\_  
P 87-464

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NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

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DATE: 12/9/87

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 12/3/87 when: (Date)

         Rezoning Application          Variance Application

  X   Special Permit Application          #P87-464

was:   X   Granted          Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) \_\_\_\_\_

SEE ATTACHED

PROPERTY LOCATION: 7450 Pocket Road

PROPERTY DESCRIPTION: 200' x approx. 400' of usable land described by applicant to be 3.0+ acres (2.7 net acres)

ASSESSOR'S PARCEL NO. 031 - 0030 - 024 - 026 - 027

PROPERTY OWNER: Merryhill School Inc.

ADDRESS: 910 Florin Road, #205, SACTO., CA. 95831

APPLICANT: Chinn Rusconi Architects

ADDRESS: 1107 22nd Street, Sacto, Ca. 95816

APPELLANT: ( Ronald Jackson ) ( Ronald Jackson )  
(SIGNATURE) PRINT NAME

ADDRESS: 7446 Pocket Road, Sacramento, Calif. 95831

FILING FEE:  
 by Applicant: \$105.00 RECEIPT NO. \_\_\_\_\_  
 by 3rd party: 60.00  
FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

~~P-1 of 3~~  
P87-464  
5/82

DEC 14 1987

RECEIVED

DISTRIBUTE TO -  
(4 COPIES REQUIRED): MVD  
AG  
WW  
RT  
SG - (Original)

4 copies made for city of Sacto  
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NOTICE OF APPEAL

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1. The area around the proposed site has been declared low density R-1;
2. People in the area of 180 degrees, 300 feet of the proposed location of the school have purchased houses with the above commitment, and were not advised of the special permit to establish a private school;
3. Pocket Road would be the only available access to the private school;
4. On Page 1 of the application for a special permit an error was made; It declares the property to the north of the private school is vacant. Mr. Jackson's house is located in that area and future zoning is R-1 (7446 Pocket Road);
5. Under current conditions, the proposed site will accommodate approximately (8) eight houses. Using a factor of 4 (four) people per family, we have a total of 32 people. Using an average of 2 (two) cars per family, we have a total of 16 cars moving in and out of the area. The proposed plan to build a private school will attract 300 students (Item 6, page 4) which means approximately 200 cars or an 80% increase in traffic to the area. This number does not include staff members of the school.
6. The project's dimensions given are very misleading. The application for the school uses the entire acreage to make up 3 (three) acres; however, the following must be deleted from the 3 (three) acres:
  - a) Low-tide ground would be under water
  - b) Burn (portion of land of Sacramento's river side) not useable
  - c) Property under the levee not useable
  - d) Toe of levee dedicated to City
  - e) Country River Way (approximately 38' wide) dedicated to the city for a road
  - f) 55' of land adjacent to Pocket Road must be dedicated to the city to widen Pocket Road

NOTICE OF APPEAL

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7. Taking the above-listed factors into consideration, the proposed project has only 80,000 square feet of useable ground. This is approximately 1.7 plus or minus acres. This is one acre less than stated in the application;
8. The description of property used by Chinn Rusconi Architects was taken from a survey made for Bishop, Jackson, Etc. in 1963. The description of this survey was a total of 7-1/2 acres. This 7-1/2 acres includes the land under water to the center of Pocket Road (called Riverside Blvd. in 1963.)

Based on the information I have stated, I believe the Planning Commission was not given all the facts surrounding the proposed project and area. I believe if all the facts were known by the Commission, the Commission would not have approved the special permit for the private school.

*NOTE: SEE LIST OF NAMES THAT PROTEST APPLICATION FOR SCHOOL.*

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Name: John P. Nevins  
Address: 7416 Groggs Way  
Sac. Ca. 95831  
Signature: John P. Nevins

Name: LIN & KRIS WONG  
Address: 7441 POCKET ROAD  
SACRAMENTO, CA 95831  
Signature: Lin & Kris Wong

Name: M. BRODNIK  
Address: 447 Blue Halphen Way  
Spinnaker Estates  
Signature: M. Brodnik

Name: ANTHONY J. PLESCIA JR.  
Address: 7473 POCKET RD.  
SACTO CA 95831  
Signature: Anthony J. Plescia Jr.

Name: SALLY R. NANCE  
Address: 7416 POCKET RD  
SAC, CA 95831  
Signature: Sally R. Nance

Name: FINANCI KRAMER  
Address: 7477 POCKET RD  
Sacramento, Ca. 95831  
Signature: Financi Kramer

Name: Darrell C. Griggs  
Address: 7461 Pocket Road  
Sacramento, California 95831  
Signature: Darrell C. Griggs

Name: Ronald Jackson  
Address: 7446 Pocket Rd  
Sacto Calif 95831  
Signature: Ronald Jackson

Name: Walt Barnes  
Address: 7445 Pocket Rd  
SACRAMENTO RD. CA 95831  
Signature: Walt Barnes

Name: Rudy Del Rio  
Address: 7454 Groggs Way  
Sacto, CA 95831  
Signature: Rudy Del Rio

- 21 Various requests for property located at 7450 Pocket Road (D8)
- A. Negative Declaration
  - B. Special Permit to establish a 2-phase, 100+ student, preschool to grade 8, private school on 3.0+ ac. in the A zone
  - C. Lot Line Adjustment to merge 3 lots totaling 3.0+ ac. in the A zone

P87-464

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Name: Ben MORTON

Name: \_\_\_\_\_

Address: 595 NASHUA LANE

Address: \_\_\_\_\_

Signature: [Signature]

Signature: \_\_\_\_\_

Name: STANLEY S DOTE

Name: \_\_\_\_\_

Address: 774 CROFTS WAY  
SOUTH PLAINFIELD NJ

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

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PAGE 5 OF 5

A. Use of property for property located at  
 1222 Ridge Road (DB)  
 B. Conditional Declaration  
 C. Conditional Permit to establish a 2-phase  
 100-student, preschool to grade 5,  
 private school on 3.0+ ac. in the A zone  
 D. Lot Line Adjustment to merge 3 lots  
 totaling 3.0+ ac. in the A zone

P87-464

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**Sacramento City Planning Commission  
VOTING RECORD**

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MEETING DATE <u>December 3, 1987</u>
ITEM NUMBER <u>21 B</u>
PERMIT NUMBER <u>P 87-464</u>

**ENTITLEMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT    | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT  | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                  | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                  | <input type="checkbox"/> OTHER _____              |

STAFF RECOMENDATION
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<u>11/20/87</u>
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>7450 Pocket Road</u>

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NAME	ADDRESS
<u>Mark Busconi</u>	<u>1107 32nd Street, Dacto 95816</u>
<u>Don Lacey</u>	<u>910 Fern Road #205 Dacto. 95831</u>
<u>Jack Stevenson</u>	<u>" " " " "</u>

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NAME	ADDRESS
<u>Bob Jackson</u>	<u>7446 Pocket Road, Dacto.</u>

MOTION #            Yes No Motion Second

CHINN	<u>absent</u>		
FERRIS	<u>absent</u>		
HOLLICK	<u>absent</u>		
HOLLOWAY	<u>✓</u>		<u>✓</u>
ISHMAEL	<u>✓</u>		<u>✓</u>
NOTESTINE	<u>✓</u>		
OTTO	<u>✓</u>		
WALTON	<u>absent</u>		
RAMIREZ	<u>✓</u>		

- MOTION**
- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY  | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input checked="" type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT                          | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE               | <input type="checkbox"/> OTHER _____  |

# CITY PLANNING COMMISSION

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

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APPLICANT	Chinn Rusconi Architects, 1107 - 22nd Street, Sacramento, CA 95816		
OWNER	Merryhill School Inc. 910 Florin Road, #205, Sacramento, CA 95831		
PLANS BY	Chinn Rusconi Architects, 1107 22nd Street, Sacramento, CA 95816		
FILING DATE	10/30/87	ENVIR. DET.	11/9/87
REPORT BY	EGvf		
ASSESSOR'S-PCL. NO.	031-0030-024,026,027		

- APPLICATION:
- A. Negative Declaration
  - B. Special Permit to establish a private school.
  - C. Lot Line Adjustment to merge three lots.

LOCATION: 7450 Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to establish a two-phase, 400 student private school.

PROJECT INFORMATION:

1974 General Plan Designation:	Low density 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:	Setbacks: Required	Provided
North: Vacant: A	Front: 25'	40'
South: Residential: R-1	Side(Int): 10'	10'
East : Residential: R-1		200'
West : River: F	Rear: 15'	

Parking Required:	To be determined by Planning Commission
Parking Provided:	34 spaces, (Phase I): 32 spaces (Phase II)
	Total spaces - 66
Property Dimensions:	200' x 650'
Property Area:	3.0± acres (2.7 net acres)
Square Footage of Building:	16,000 sq. ft.
Height of Building:	27 ft.
Topography:	Flat
Street Improvements & Utilities:	To be provided
Exterior Building Materials:	Wood siding, stucco
Roof Material:	Standing seam metal roof
Hours of Operation:	6:30 a.m. to 6:00 p.m., Monday through Friday

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 2.7± acres (net). The site is zoned Agricultural (A) and is designated for low density residential in the 1976 Pocket Community Plan. Surrounding uses include the Sacramento River to the west, a new subdivision to the south, vacant land to the north and single family to the east.

APPLC. NO. P87-464 MEETING DATE December 3, 1987 ITEM NO. 21

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B. Project Description

The developer proposes to construct a private school (K-6) for a maximum of 400 students. The school would be developed in two phases with the second phase being constructed approximately one year later. Approximately 12 full-time employees are projected to work at the school. Transportation to the school will be via private automobile and bicycle or walking for students who live nearby.

C. Site Plan

Staff has reviewed the proposed site development plan and offers the following comments.

1. Fencing

The developer proposes to construct a six foot high solid masonry wall along both interior property lines as is required by the Zoning Ordinance. Staff would also suggest that all play areas be fenced to prevent students from wandering or playing in or near the parking lot or street.

2. Parking

The parking lot will be required to meet the 50 percent shading requirement. As proposed, a total 66 parking spaces would be provided for both Phase I and II. The Zoning Ordinance does not specify the number of parking spaces required for a private school, therefore, the Planning Commission must determine the appropriate parking standard. Staff would recommend that one space be provided for each employee (12) and 22 spaces for temporary and long term parking. The area designated for the future parking lot should be incorporated into the play area.

3. Lighting

The proposed development plans do not show on-site lighting. All lighting shall be directed on-site and shall not reflect on adjacent residential uses.

4. Trash Enclosure

The on-site trash enclosure shall comply with the standards set forth in the Zoning Ordinance. The proposed enclosure is presently located adjacent to a single family residential subdivision and towards the rear of the parking lot. Staff would suggest that the trash enclosure be located near the driveway entrance where it would be more accessible to the waste removal truck and where it would be away from residential uses.

26  
145. Recreation Plan

The development plans indicate that the play area will be located to the rear of the site and to the rear of the building along the north property line. The plans do not indicate if the play areas will include a baseball diamond, basketball hoops or other active play equipment. If such things (active recreation areas) are provided, staff recommends that they be located as far away from the residential uses as possible so as to minimize noise impacts.

6. Landscaping

It would appear that the applicant is providing adequate landscaping and shading for the parking lot. Staff's only concern is with the 20 ft. landscaped setback along Pocket Road. Since the site is adjacent to and across from single family development which have a minimum 25 ft. front setback, the applicant should provide the same setback. The setback area should also be developed with a three ft. high continuous berm along the entire frontage of Pocket Road.

D. Exterior Building Design:

The applicant has proposed a one-story contemporary building. Building materials would include cement plaster, wood siding and metal roof. Building colors include a light violet stain, willow green and white or red on all frames. When completed the buildings would contain 16,000 sq. ft. of gross floor area.

E. Site Density:

It is proposed that a maximum of 400 students will be allowed to enroll in the school. Staff is concerned with the number of students using this site (2.7± acres). As is proposed, there would be 148± students per acre. Staff has conducted a random survey of public and private school (K-12) to compare student densities. Staff chose the following schools.

1. Lisbon School (public) K-6. Pocket area. 66 Students/ac.
2. Greenmont School (public) K-6. Pocket area. 62 students/ac.
3. Montessori School (private) K-6. Riverside Boulevard. 100 students ac
4. Brookfield School (private). Riverside Boulevard, limited play area.
5. Sacramento Country Day School (private) K-12. Latham Drive. 65 students/ac

26  
110

6. Citadel Baptist School (private) K-6. Ehrhardt Avenue. 87 students/ac.

Staff realizes that it is difficult to compare all schools since each has a different need which it must address. Staff's comparison does provide a yardstick by which to measure other schools with the understanding that there are extreme cases where schools have little usable area and others have abundant undeveloped area for future expansion. Staff's comparison indicates that student densities range from 62 to 100 students/acre. Given the higher figure of 100 students/acre, the subject site should accommodate approximately 300 students. Given the proximity to residential uses and the need to provide adequate play area for children of all ages, staff would recommend that the site be limited to 300 students.

F. Agency Review:

The proposed project was reviewed by Traffic, Engineering, Fire Department, Police, Water/Sewer, Community Services and Real Estate. The following comments were received.

Real Estate

1. Dedicate right-of-way for widening of Pocket Road;
2. Pay off any existing assessments;
3. Improve Pocket Road;
4. Dedicate 12.5 ft. P.U.E. along Pocket Road and Country River Way;
5. Dedicate bikeway easement along top of levee for Sacramento River Parkway.

Community Services

Provide tree preservation plan.

Engineering

1. Waive parcel map and file certificate of compliance prior to recordation;
2. Standard improvements at time of building permit; and
3. Driveway permit is required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a negative declaration based on compliance with the mitigation measures which follow:

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- A. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality and means of protection during construction for the review and approval of the City Arborist prior to the issuance of any building or grading permits.
- B. 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.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions-Special Permit

1. All mitigation measures listed on the negative declaration shall be adhered to;
2. Provide a six ft. high solid masonry wall along the north and south property lines;
3. Provide 34 on-site parking spaces;
4. No on-site lighting shall reflect onto adjacent residential uses;
5. The trash enclosure shall comply with City standards and shall be relocated to the front of the site near the driveway entrances;
6. All play equipment areas shall be located as far as possible from adjacent residential uses;
7. All play areas shall be fenced;
8. A 25 ft. landscape setback with a 3 ft. high berm shall be provided along the Pocket Road frontage;
9. Student enrollment shall be limited to 300 pupils;
10. The school shall operate from 6:30 a.m. to 6:00 p.m., Monday through Friday only;
11. A driveway permit shall be obtained;
12. Dedicate bikeway easement along top of levee.

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13. Dedicate right-of-way for widening of Pocket Road; and
14. Improve Pocket Road to the satisfaction of City Public Works Department.

Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based upon sound principles of land use, in that the proposed school use will serve the educational needs of residents in the Pocket area;
2. The proposed project will not be injurious to the public health, safety or welfare nor to surrounding properties, in that adequate on-site parking will be provided, landscaping and building design will enhance the site; and
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses by the 1976 Pocket Community Plan and the proposed school conforms with the plan designation.

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ALL THAT PORTION OF SACRAMENTO COUNTY SWAMP  
LAND SURVEY NO. 260, LOCATED IN SECTION 4, T7N, R4E, M.D.B. & M.  
(P87-464)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7450 Pocket Road; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinatory; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1976 South Pocket Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed lot line adjustment conforms with the plan designation;

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at 7450 Pocket Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

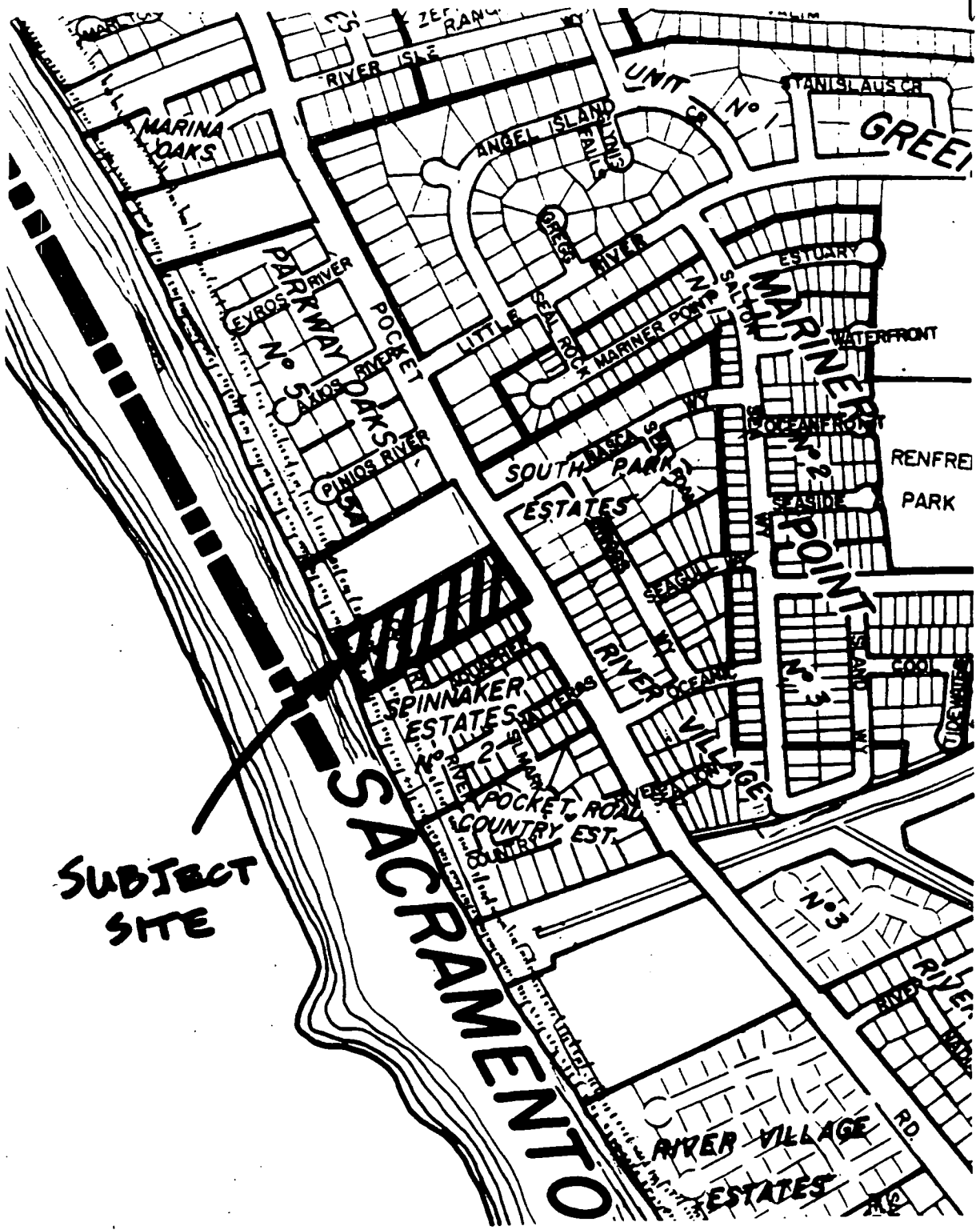
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION



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SUBJECT SITE

SACRAMENTO

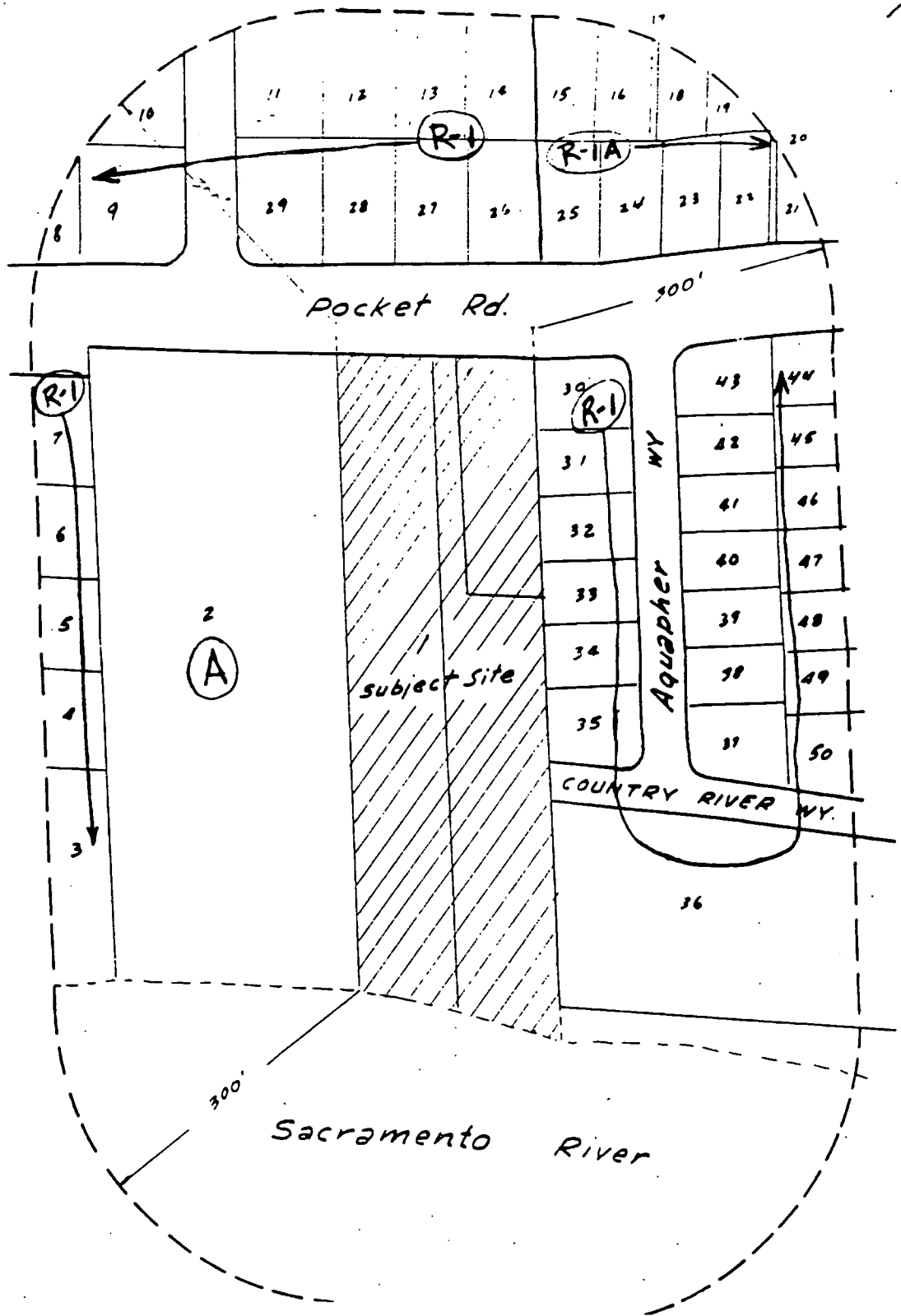
# VICINITY MAP

F87-464

12-3-87 31

Item 21

26  
16



**LAND USE & ZONING MAP**

P87-464

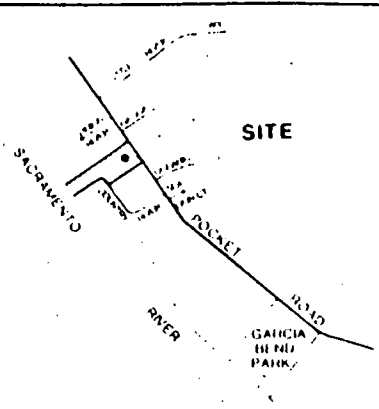
12-3-57

Item 21

287-464

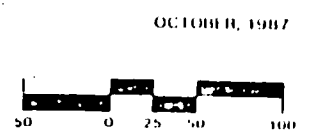
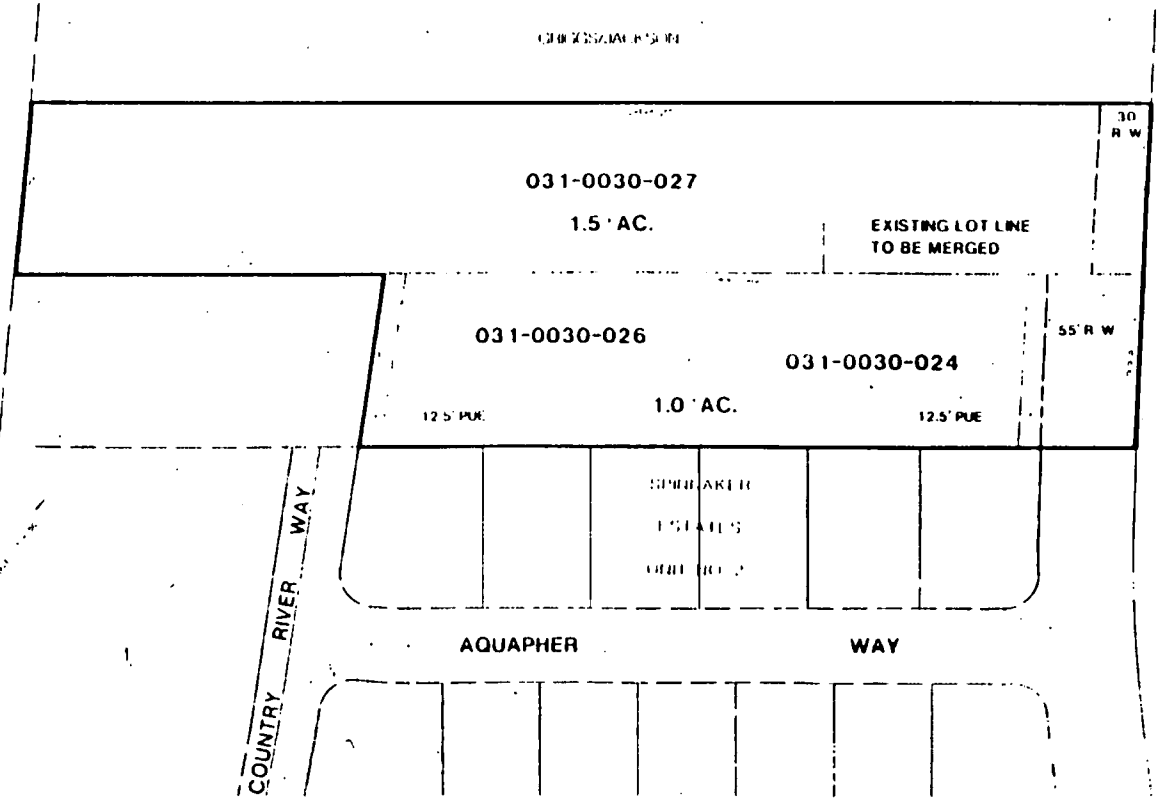
12-3-87 33

Item 21



**LOT MERGER EXHIBIT**  
**MERRYHILL COUNTRY SCHOOL /**  
**POCKET ROAD**  
 City of Sacramento, California

SACRAMENTO RIVER



THE SPINK CORPORATION  
 2800 VENTURE BLVD. W.  
 SACRAMENTO, CA 95833  
 (916) 486-2000

ENGINEERING - PLANNING - SURVEYING -  
 LANDSCAPE ARCHITECTURE - EXISTING -  
 MAPPING - PHOTOGRAMMETRY

Handwritten initials/signature

DESCRIPTION OF LOT MERGER

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Sacramento County Swamp Land Survey No. 260, located in Section 4, Township 7 North, Range 4 East, Mount Diablo Meridian, described as follows:

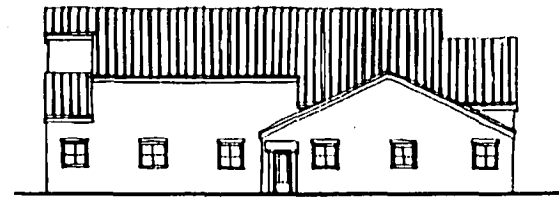
Beginning at the intersection of the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648 of Official Records, Page 625, with the centerline of pavement of Pocket Road, formerly Riverside Boulevard, from which point a 2" x 2" stake and disc stamped R.E. 9591 marking the Southwest corner of Sacramento County Swamp Land Survey No. 287 bears the following three (3) courses and distances: (1) South 32° 50' 20" East 361.75 feet, (2) North 54° 24' 00" East 516.48 feet to a 2" x 2" stake and disc stamped R.E. 9591 marking the most Northerly corner of that parcel of land conveyed to D. Wing Tom and Wife by deed recorded in Book 3120 of Official Records, Page 241, and (3) along the Easterly line of said parcel of land South 07° 26' 15" East 446.15 feet; thence from said point of beginning, along said Southeasterly line, South 54° 24' 00" West 451.41 feet; thence North 27° 05' 46" West 100.87 feet, more or less to a point on the Southeasterly boundary of that parcel of land conveyed to Robert C. and Candelaria P. Davidson by Deed recorded in Book 850315 of Official Records, at Page 267; thence along the boundary of said parcel the following five (5) courses: (1) Parallel with the Southeasterly line of that certain parcel of land conveyed to Lorene H. Dutra by Decree Terminating Life Estate, recorded December 4, 1958, in Book 3648, Official Records of Sacramento County, at Page 625, South 54° 24' West 63.96 feet to an iron pipe, 1 1/4 inch in diameter, with disc stamped L.S. 3059; (2) continuing along said Southeasterly line, South 54° 24' West 147.11 feet to a point in the Easterly bank of the Sacramento River; (3) following said Easterly bank North 30° 04' 20" West 100.92 feet; (4) parallel with said Southwesterly line, North 54° 24' East 648.20 feet more or less to a point in the centerline of pavement of said Riverside Boulevard; and (5) along said centerline of pavement, South 32° 38' 20" East 100.58 feet; thence along said centerline of pavement South 32° 38' 20" East 99.89 feet to the point of beginning.

P87-464

12-3-87

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Item 21



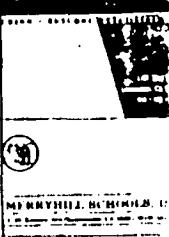
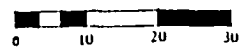
WEST ELEVATION



POCKET ROAD ELEVATION



NORTH ELEVATION



Stephenson & Hill  
 General Building Contractors

MERRYHILL COUNTRY SCHOOL  
 POCKET ROAD  
 SACRAMENTO CA

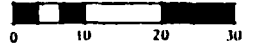
DATE Oct. 30, 1987  
 SCALE AS SHOWN  
 DRAWN  
 JOB 8704  
 SHEET  
 2  
 OF 3 SHEETS

*Handwritten initials/signature*

787-464

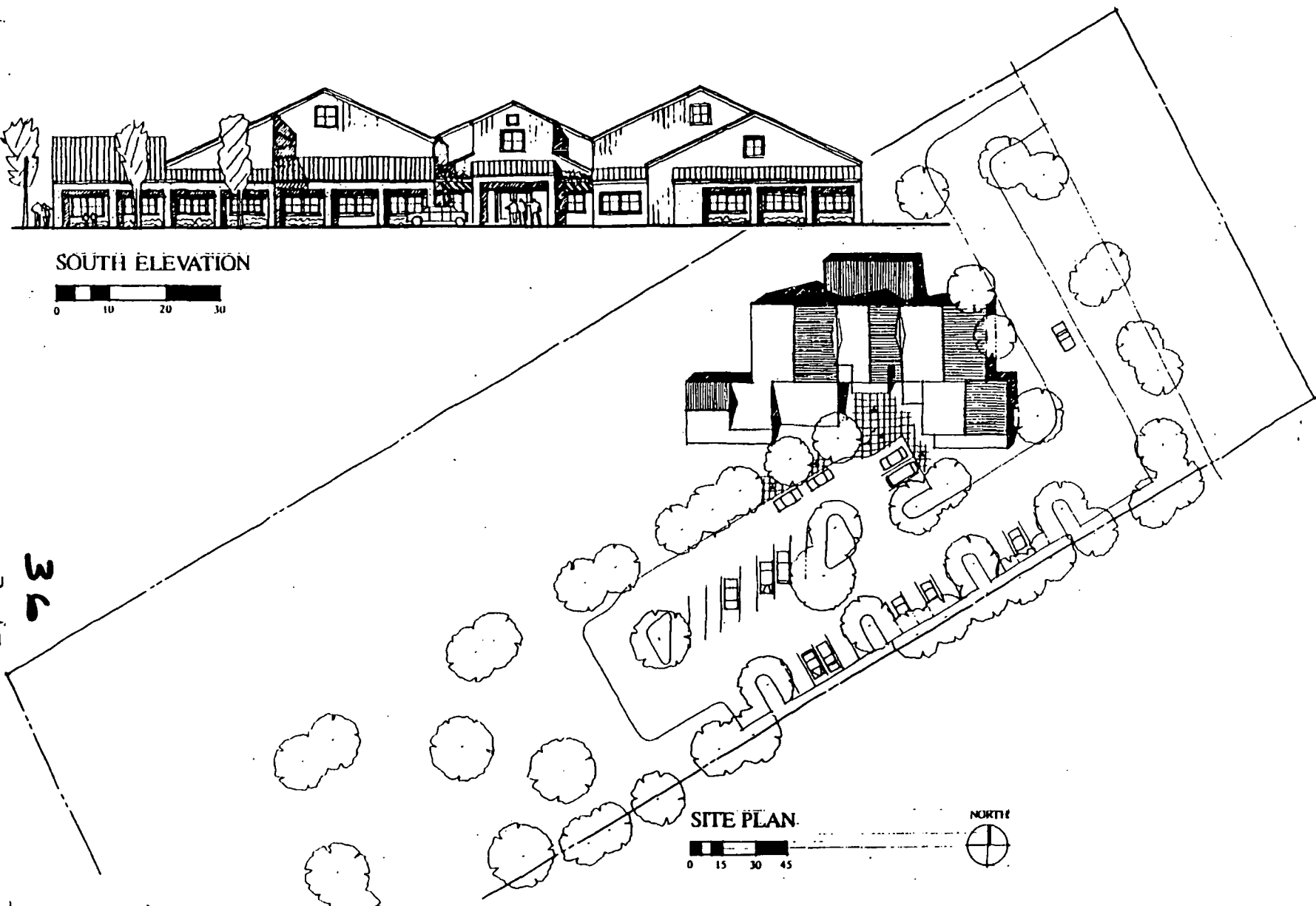


SOUTH ELEVATION

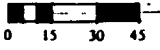


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Item 21



SITE PLAN

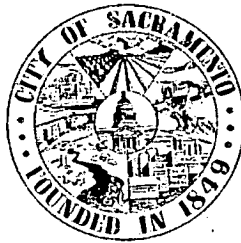


NORTH



<b>MERRYHILL SCHOOL, INC.</b> <small>General Building Contractors</small>	
<b>Stephenson &amp; Hall</b> <small>General Building Contractors</small>	
<b>MERRYHILL COUNTRY SCHOOL</b> <b>POCKET ROAD</b> <b>SACRAMENTO CA</b>	
DATE	Oct. 30, 1987
SCALE	AS SHOWN
DRAWN	
JOB	8704
SHEET	3
OF	3 SHEETS

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RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

JAN 8 2 24 PM '88

P-87464

26  
110

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

January 7, 1988

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Roxanne Twilling  
SUBJECT: Request to Set Public Hearing

**P87-464**

Appeal of Planning Commission's Approval of a Special Permit and appeal of the Environmental Coordinator's requirement of a Negative Declaration to establish a 300 student private school (K-6) on 3.0+ acres in the A zone; located at 7450 Pocket Road. (D8)  
APN: 031-003-24, 26, 27

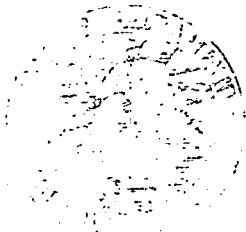
PFP: NONE

Hy. Date: 1-26-88

FCA: none

P-87464

16



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CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
DEC 17 2 26 PM '87

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

December 17, 1987

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Roxanne Twilling  
SUBJECT: Request to Set Public Hearing

P87-464

Appeal of the Planning Commission's Denial of a Special Permit and appeal of the Environmental Coordinator's requirement of an Environmental Impact Report to establish a 2-phase, 400 student, preschool to grade 6, private school on 3.0+ acres in the A zone; located at 7450 Pocket Road. (D8)  
APN: 031-003-24, 26, 27

PFP DATE: none  
HEARING DATE: ~~1-26-88~~ 1-26-88  
FINAL COUNCIL ACTION DATE: \_\_\_\_\_



RECEIVED  
CITY OF ST. LOUIS  
OFFICE OF THE  
CITY CLERK  
JAN 10 1964



Sacramento City Planning Commission  
VOTING RECORD

P87464

16

MEETING DATE  
*December 3, 1987*

ITEM NUMBER  
*213*

PERMIT NUMBER  
*P 87-464*

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

STAFF RECOMENDATION

Favorable  Unfavorable

Correspondence

Petition

LOCATION  
*7450 Pocket Road*

P  
R  
O  
P  
O  
S  
E  
R  
S

NAME	ADDRESS
<i>Mark Busconi</i>	<i>1107 32nd Street, Dacto 95816</i>
<i>Don Lasey</i>	<i>910 Florin Road #205, Dacto. 95831</i>
<i>Jack Stevenson</i>	<i>" " " " " "</i>

O  
P  
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S  
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R  
S

NAME	ADDRESS
<i>Ron Jackson</i>	<i>7446 Pocket Road, Dacto.</i>

MOTION #

Yes No Motion Second

CHINN	<i>abstain</i>		
FERRIS			
HOLLICK	<i>absent</i>		
HOLLOWAY	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
ISHMAEL	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
NOTESTINE	<input checked="" type="checkbox"/>		
OTTO	<input checked="" type="checkbox"/>		
MALTON	<i>absent</i>		
RAMIREZ	<input checked="" type="checkbox"/>		

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

P 87464  
110

CITY PLANNING DIVISION

DEC 03 1987

RECEIVED

NOTICE OF APPEAL OF THE DECISION  
OF THE ENVIRONMENTAL COORDINATOR

TO THE SACRAMENTO CITY COUNCIL:

I do hereby make application to appeal the decision of the Environmental  
Coordinator of:

- Filing a Negative Declaration
- Requiring an Environmental Impact Report
- Other \_\_\_\_\_

PLEASE TYPE OR PRINT

Project Proposal: 2 PHASE, 400 STUDENT PRESCHOOL  
TO GRADE 6 LOC. 7450 POCKET RD. APN 031 003-24  
26-27

Project Address: 7446 POCKET RD

Assessor's Parcel No.: 031 003 24 26 27

Owner: MERRYHILL SCHOOL INC Phone: \_\_\_\_\_

Mailing Address: 910 FLOREN RD. # 205 Zip Code: 95831

Applicant/Agent: CHINNI RUBIONI Phone: 95816

Mailing Address: 1107 22ND ST. Zip Code: \_\_\_\_\_

Grounds for Appeal: (Explain in Detail and use a separate sheet if necessary.)

TRAFFIC ON ONLY ACCESS TO SCHOOL <sup>POCKET RD</sup> - 400 STUDENTS  
APPROX 2 PER FAMILY = 200 CARS TWICE A DAY - NOISE  
400 MAX STUDENT REQUIRE SEVERAL RECESSES & LUNCH  
PERIOD PER DAY

Appellant: ROMALO JACKSON Phone: 963926428  
(Print Name)

Mailing Address: 7446 POCKET RD Zip Code: 95831

Appellant Signature: Ronald Jackson Date: 12-3-87

Filing Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ By: \_\_\_\_\_

- by Applicant \$625.00
- by Third Party \$40.00

Revised: 2-27-85  
Original: CC  
cc: MVD  
AG

Receipt No. \_\_\_\_\_  
P 87-464

CANNOT AFFORD HOUSE PAYMENT & AFFORD A PRIVATE SCHOOL PAYMENTS

14

Page 2 of 2

ABOUT BASED ON PAYMENT OF HOUSES IN IMMEDIATE AREA. THEIR PAYMENT ARE BETWEEN 600 TO 1000 PER MONTH, WHICH WOULD EXCLUDE THEM FROM A PRIVATE SCHOOL. THIS WOULD CAUSE AN INFLOW OF ABOUT CARS TO DROP OFF & PICKUP THEIR CHILDREN - ~~200~~<sup>200</sup> CARS TWICE A DAY. 2 CHILDREN PER FAMILY

Ronald John  
7446 Pocket Rd  
Sac Ca 9583  
892-4428

P-87464  
116

NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: 12/9/87

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of 12/3/87 when:  
(Date)

Rezoning Application  Variance Application  
 Special Permit Application #P87-464

was:  Granted  Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail)

SEE ATTACHED

PROPERTY LOCATION: 7450 Pocket Road

PROPERTY DESCRIPTION: 200' x approx. 400' of usable land described  
by applicant to be 3.0+ acres (2.7 net acres)

ASSESSOR'S PARCEL NO. 031 - 0030 - 024 - 026 - 027

PROPERTY OWNER: Merryhill School Inc.

ADDRESS: 910 Florin Road, #205, SACTO., CA. 95831

APPLICANT: Chinn Rusconi Architects

ADDRESS: 1107 22nd Street, Sacto, Ca. 95816

APPELLANT: ( Ronald Jackson ) ( Ronald Jackson )

(SIGNATURE) 7446 Pocket Road, Sacramento, Calif. 95831 PRINT NAME

FILING FEE:  
 by Applicant: \$105.00 RECEIPT NO. \_\_\_\_\_  
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

~~P-1 of 3~~ CITY PLANNING DEPARTMENT

P87-464  
5/82

DEC 14 1987

RECEIVED

*4 copies made for City of Sacto*

DISTRIBUTE TO -  
(4 COPIES REQUIRED): MVD  
AG  
WW  
RT  
SG - (Original)

NOTICE OF APPEAL

1. The area around the proposed site has been declared low density R-1;
2. People in the area of 180 degrees, 300 feet of the proposed location of the school have purchased houses with the above commitment, and were not advised of the special permit to establish a private school;
3. Pocket Road would be the only available access to the private school;
4. On Page 1 of the application for a special permit an error was made; It declares the property to the north of the private school is vacant. Mr. Jackson's house is located in that area and future zoning is R-1 (7446 Pocket Road);
5. Under current conditions, the proposed site will accommodate approximately (8) eight houses. Using a factor of 4 (four) people per family, we have a total of 32 people. Using an average of 2 (two) cars per family, we have a total of 16 cars moving in and out of the area. The proposed plan to build a private school will attract 300 students (Item 6, page 4) which means approximately 200 cars or an 80% increase in traffic to the area. This number does not include staff members of the school.
6. The project's dimensions given are very misleading. The application for the school uses the entire acreage to make up 3 (three) acres; however, the following must be deleted from the 3 (three) acres:
  - a) Low-tide ground would be under water
  - b) Burn (portion of land of Sacramento's river side) not useable
  - c) Property under the levee not useable
  - d) Toe of levee dedicated to City
  - e) Country River Way (approximately 38' wide) dedicated to the city for a road
  - f) 55' of land adjacent to Pocket Road must be dedicated to the city to widen Pocket Road

## NOTICE OF APPEAL

7. Taking the above-listed factors into consideration, the proposed project has only 80,000 square feet of useable ground. This is approximately 1.7 plus or minus acres. This is one acre less than stated in the application;
8. The description of property used by Chinn Rusconi Architects was taken from a survey made for Bishop, Jackson, Etc. in 1963. The description of this survey was a total of 7-1/2 acres. This 7-1/2 acres includes the land under water to the center of Pocket Road (called Riverside Blvd. in 1963.)

Based on the information I have stated, I believe the Planning Commission was not given all the facts surrounding the proposed project and area. I believe if all the facts were known by the Commission, the Commission would not have approved the special permit for the private school.

*NOTE: SEE LIST OF NAMES THAT OPPOSED APPLICATION FOR SCHOOL.*



Name: John P. Nevans  
 Address: 7466 Griggs Way  
Sac. Ca. 95831  
 Signature: John P. Nevans

Name: XIN & KRIS WONG  
 Address: 7451 POCKET ROAD  
SACRAMENTO, CA 95831  
 Signature: Xin & Kris Wong

Name: M. BRODNIK  
 Address: 447 Blue Baldwin Way  
Spinnaker Estates Sacramento  
 Signature: M. Brodnik 95831

Name: ANTHONY J. PLESCIA JR.  
 Address: 7473 POCKET RD.  
SACTO CA 95831  
 Signature: Anthony J. Plescia Jr.

Name: SALLY R. NAVA  
 Address: 7466 POCKET RD  
S.A., CA 95831  
 Signature: Sally R. Nava

Name: FINANCI KRAMER  
 Address: 7477 POCKET ST  
Sacramento, Ca. 95831  
 Signature: Financi Kramer

Name: Darrell C. Griggs  
 Address: 7461 Pocket Road  
Sacramento, California 95831  
 Signature: Darrell C. Griggs  
FRANK + HELEN

Name: Ronald Jackson  
 Address: 7446 Pocket Rd  
Sacto Calif 95831  
 Signature: Ronald Jackson

Name: THOMAS L. SKINNER  
 Address: 7455 Pocket Rd  
SACRAMENTO RD CA 95831  
 Signature: Thomas L. Skinner

Name: Rudy Del Real  
 Address: 7454 Griggs Way  
Sacto, CA 95831  
 Signature: Rudy Del Real

21 Various requests for property located at 7450 Pocket Road (D8)

- A. Negative Declaration
- B. Special Permit to establish a 2-phase, 100-student, preschool to grade 6, private school on 3.0+ ac. in the A zone
- C. Lot Line Adjustment to merge 3 lots totaling 3.0+ ac. in the A zone

P87-464

✓ Name: Ben MARTIN

Name: \_\_\_\_\_

Address: 395 NASHUA RD

Address: \_\_\_\_\_

Signature: [Handwritten Signature]

Signature: \_\_\_\_\_

✓ Name: STANLEY S DOTE

Name: \_\_\_\_\_

Address: 774 GREGG WAY  
SACONN / (GA) / (S)

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

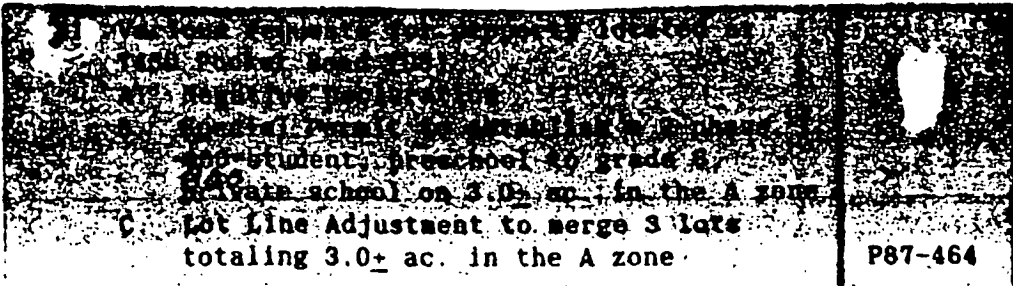
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Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

PAGE 5 OF 5



...students, preschool to grade 3  
...state school on 3.0+ ac. in the A zone  
C. Lot Line Adjustment to merge 3 lots  
totaling 3.0+ ac. in the A zone.

031-1010-018  
CITY OF SACRAMENTO  
~~#03~~

H. 031-1010-023  
DOERING INC / BELFORTE,  
RYAN L  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
~~#04~~

031-1010-024  
DOERING INC / BELFORTE, RYAN  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
~~#05~~

N 031-1010-025  
TSAKOPOULOS, ANGELO K.  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
~~#06~~

-31-1010-026  
TSAKOPOULOS, ANGELO K.  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
~~#07~~

Y

[REDACTED]

[REDACTED]

[REDACTED] *ll*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



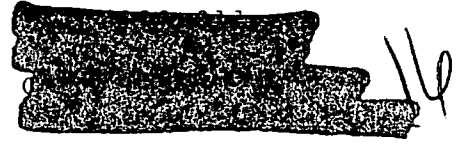
031-0030-001  
GRIGGS, DARREL E/  
JACKSON, RONALD  
7446 Pocket Road  
Sacramento, Ca. 95831

031-0780-030  
GRIGGS, DARRELL  
7465 POCKET ROAD  
SACRAMENTO, CA. 95831



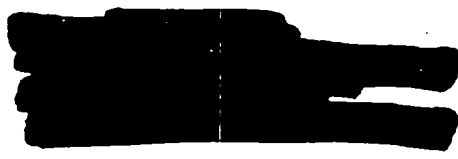
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GRIGGS, DARRELL E.  
391 NASCA ROAD  
SACRAMENTO, CA. 95831

031-1010-018  
CITY OF SACRAMENTO  
~~#03~~

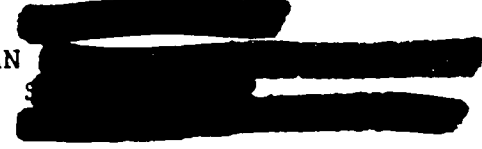


#10 031-0780-002  
MORTEL, BENJAMIN C.FE H.  
395 NASCA WAY  
SACRAMENTO, CA. 95831

031-1010-023  
DOERING INC / BELFORTE,  
RYAN L  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
#04

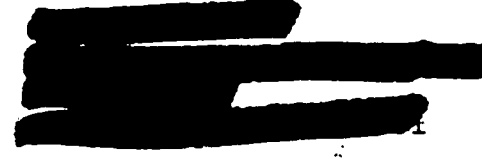


031-1010-024  
DOERING INC / BELFORTE, RYAN  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
#05



#14 031-0780-023  
OKUNO, WILLIAM H/SHARON  
7462 GRIGGS WAY  
SACRAMENTO, CA. 95831

031-1010-025  
TSAKOPOULOS, ANGELO K.  
PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
#06

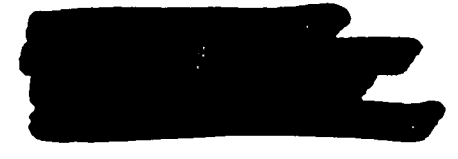
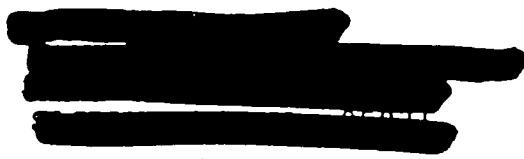


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YOSHIHARA, MARK/NAOMI  
7458 GRIGGS WAY  
SACRAMENTO, CA. 95831

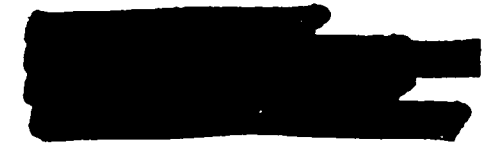
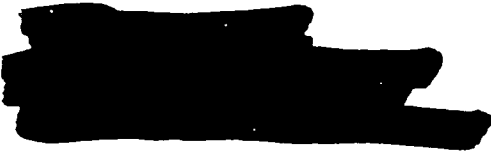
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PINOIS RIVER CT.  
SACRAMENTO, CA. 95831  
#07



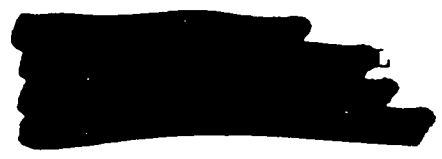
#12 031-0780-025  
DEL REAL, RUDOLPH/PENNY  
7454 GRIGGS WAY  
SACRAMENTO, CA. 95831



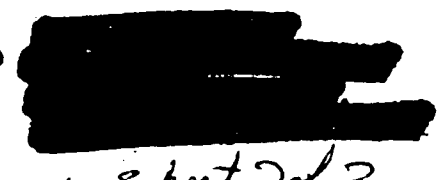
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GRIGGS, DARRELL  
7450 GRIGGS WAY  
SACRAMENTO, CA. 95831



#29 031-0780-027  
GRIGGS, DARRELL  
7453 POCKET ROAD  
SACRAMENTO, CA. 95831



#28 031-0780-028  
GRIGGS, DARRELL  
7457 POCKET ROAD  
SACRAMENTO, CA. 95831



#27 031-0780-029  
GRIGGS, DARRELL/NASCA,  
GERALD J./LURENA  
7461 POCKET ROAD  
SACRAMENTO, CA. 95831



P-87-464 Sheet 2 of 2

KLIPPNESS, THOMAS J.  
7470 GRIGGS WAY  
SACRAMENTO, CA. 95831  
#16

16

031-1060-085  
WHARTON-BROWN, RUTH ET AL  
7478 GRIGGS WAY  
SACRAMENTO, CA. 95831  
#19

031-1060-001  
NAVA, SALLY ROMERO  
7469 POCKET ROAD  
SACRAMENTO, CA. 95831  
#25

~~031-1060-093  
7485 POCKET ROAD  
SACRAMENTO, CA. 95831  
#30~~

031-1060-002  
PLESCIA, ANTHONY JOHN JR.  
7473 POCKET ROAD  
SACRAMENTO, CA. 95831  
#24

031-0693-001  
BALES, ROBERT B/FRANCES  
424 LITTLE RIVER WAY  
SACRAMENTO, CA. 95831  
#08

031-1060-003  
KRAMER, JOHN M/NANCY J.  
7477 POCKET ROAD  
SACRAMENTO, CA. 95831  
#23

~~031-1020-023  
City of Sacramento  
#36~~

031-1060-067  
WONG, KIN ET AL  
7481 POCKET ROAD  
SACRAMENTO, CA. 95831  
#22

~~#30 thru 35 & 37 thru 50  
031-1020-024 thru 051  
MARK III DEVELOPMENT CO.  
HATTERAS WAY  
SACRAMENTO, CA. 95831~~

*(unofficial address)*

~~031-1060-068  
RIVER VILLAGE ASSOCIATES  
POCKET ROAD  
SACRAMENTO, CA. 95831  
#21~~

~~NOTE, STANLEY S.  
GRIGGS WAY  
SACRAMENTO, CA. 95831  
#17~~

031-1060-072  
NOTE, STANLEY S.  
7474 GRIGGS WAY  
SACRAMENTO, CA. 95831  
#18

031-1060-078  
NEVANS, JOHN PAUL  
7466 GRIGGS WAY  
SACRAMENTO, CA. 95831  
#15

12-3-87 CPC

A-87-464  
sheet 1 of 2

P87-464  
16

031-1010-23/24  
DOERING INC/R. BELFORTE  
PO BOX 22652  
SACRAMENTO, CA 95822

Merryhill School/Stephenson and  
Hail Contractors  
910 Florin Road, Ste. 205  
Sacramento, CA 95831

Chinn-Rusconi Architects  
1107 - 22nd Street  
Sacramento, CA 95816

031-1010-25/26  
TSAKOPOULOS, ANGELO K.  
7700 COLLEGE TOWNE DRIVE  
SACRAMENTO, CA 95825

M. Brodnik  
447 Blue Dolphin Way  
Sacramento, CA 95831

031-1020-09, 10, 18, 19, 20, 21  
O'BRIEN, MARK ET AL 21  
1408 38th STREET  
SACRAMENTO, CA 95819

Frank and Helen Skinner  
7445 Pocket Road  
Sacramento, CA 95831

031-1020-13  
PICCIANO, ANTHONY ET AL  
6355 RIVERSIDE BLVD.  
SACRAMENTO, CA 95831

031-1020-14  
GARNER, SHARON/DENNIS  
6201 14th STREET  
SACRAMENTO, CA 95822

031-1060-93  
AKINSANYA ABEBOWALE  
7485 POCKET ROAD  
SACRAMENTO, CA 95831

031-1020-11  
DENNIS NEWHALL  
4433 FLORIN ROAD  
SACRAMENTO, CA 95823

CITY PLANNING DEPARTMENT  
NOV 23 1987  
RECEIVED

16

February 12, 1988

Ronald Jackson  
7446 Pocket Road  
Sacramento CA 95837

On February 9, 1988, the Sacramento City Council heard your appeal from City Planning Commission's Approval of a special permit and appeal of the Environmental Coordinator's requirement of a negative declaration to establish a 300 student private school (K-6) on 3.0± acres in the A zone for property located at 7450 Pocket Road. (D8) (P-87464)

The Council adopted the Findings of Facts for the above appeals. Enclosed, for your records, is a certified copy of the above referenced documents.

Sincerely,

LORRAINE MAGANA, CITY CLERK

Anne Mason  
Assistant City Clerk

AM/mls/16

cc: Art Gee, Planning Department  
Merryhill School/Stephenson & Hail Contractors, 910 Florin Rd Ste  
205, Sac 95831  
Chinn-Rusconi Architects, 1107 22nd St, Sac 95816



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent data collection procedures and the use of advanced analytical techniques to derive meaningful insights from the data.

3. The third part of the document focuses on the implementation of data-driven strategies. It discusses how the insights gained from data analysis can be used to inform decision-making and optimize organizational performance.

4. The fourth part of the document addresses the challenges associated with data management and analysis. It identifies common pitfalls and provides recommendations for overcoming these challenges to ensure the effective use of data.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It emphasizes the ongoing nature of data analysis and the importance of staying current with the latest trends and technologies in the field.