

CITY PLANNING COMMISSION

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

APPLICANT	Allied-langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611		
OWNER	Michael C. Long - 7930 Cook-Riolo Road, Sacramento, CA		
PLANS BY	Allied-Langdon Engineering - P.O. Box 2077, Citrus Heights, CA 95611		
FILING DATE	7-24-86	ENVIR. DET.	8-18-86
ASSESSOR'S-PCL. NO.	226-174-07; 180-01		
		REPORT BY	SD:sq

APPLICATION: A. Negative Declaration

B. Tentative Map

LOCATION: 1024 Pinedale Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 4+ vacant acres into 16 single family lots in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	7-15 d.u./ac.
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant & single family; R-1
South:	Vacant & single family; R-1
East:	Three family; R-1
West:	Vacant & single family; R-1

Property Dimensions:	330' x 540'
Property Area:	4+ acres
Density of Development:	7 d.u. per acre net
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 13, 1986, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and seven to 15 units per acre in the 1984 North Sacramento Community Plan. The site is surrounded by vacant, residentially zoned land and residential development on large acreages.

B. Design

The subject site consists of two parcels totalling 4+ acres, which the applicant has combined. The applicant proposes to create 16 single family lots with duplex development on the corners. Staff finds this compatible with current plan designations and surrounding development.

C. Design

The subject site is located in an area of residential development located on large, underdeveloped lots. The applicant has submitted a lotting pattern which demonstrates potential development of surrounding parcels with standard single family. Traffic Engineering indicates that stub streets are not desirable and should be avoided, if possible. Staff, therefore, supports the self-contained design of the project.

D. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon .2384 acres of land multiplied by the per acre value established by the applicant's appraiser.

E. Rio Linda Airport

The site is located within the general safety zone of the Rio Linda Airport. Low density residential development is compatible with this designation.

F. Environmental Determination

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

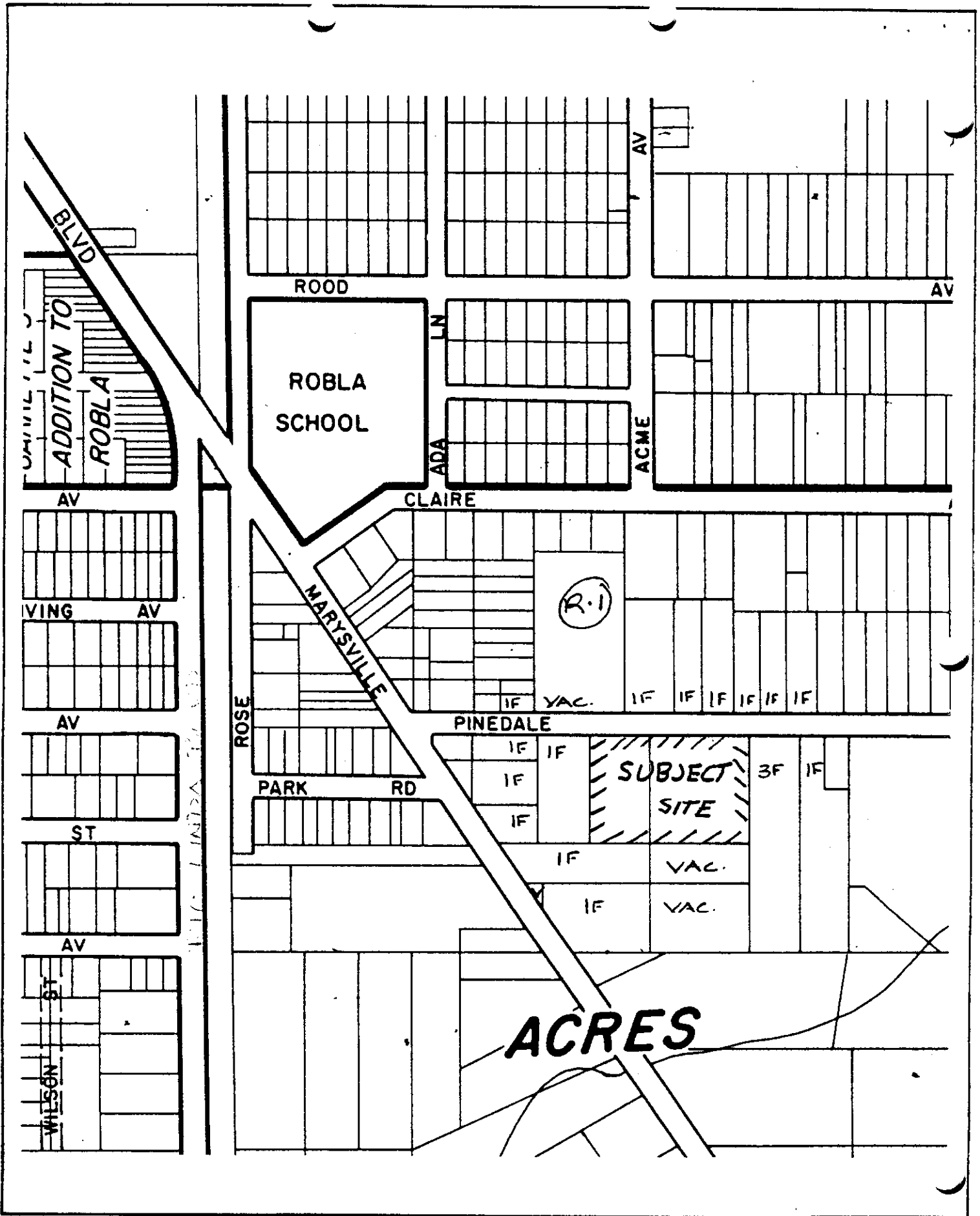
- A. Ratification of the negative declaration.
- B. Approval of the tentative map, subject to the following conditions.

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

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
4. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
5. Submit a soils test prepared by a registered engineer to be used in street design.
6. Monument new lot lines.
7. If off-site right-of-way or easements are required for drainage purposes, City will condemn at developer's expense.

Note: Submit overall circulation pattern for surrounding area.



VICINITY - LAND USE - ZONING

