

CITY PLANNING COMMISSION

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

APPLICANT	Cooper, Thorne & Assoc, 3233 Monier Cir., Suite 1, Rancho Cordova, CA 95670				
OWNER	WBRM Enterprise, 2131 Capitol Ave. #100, Sacramento, CA 95816				
PLANS BY	Cooper, Thorne & Assoc. 3233 Monier Cir., Suite 1, Rancho Cordova, CA 95670				
FILING DATE	10/10/86	ENVIR. DET.	11/13/86	REPORT BY	SD:tc
ASSESSOR'S-PCL. NO.	117-152-13				

APPLICATION: A. Negative Declaration
B. Tentative Map (P86-398)

LOCATION: West side of Carlin Avenue, 800+ feet south of Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 5+ vacant acres into 24 single family lots

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1986 South Sacramento Community
Plan Designation: Residential; 4-8 du/ac
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Vacant; R-1
East: High School; residential; R-1
West: Residential; R-1

Property Dimensions: 650 x 330
Property Area: 4.9+ acres
Density of Development: 6.1 du/ac
Topography: Flat
Street Improvements/Utilities: To be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 19, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to 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 4 - 8 units per acre in the 1986 South Sacramento Community Plan. The site is zoned Single Family (R-1). It is surrounded by residential development, vacant residential property, and a high school.

B. Design:

The applicant proposes a residential subdivision of 24 single family lots. All lots meet minimum lot dimension requirements.

Additional lot width to eliminate a backout situation on Carlin Avenue is not needed, since the Traffic Engineer has indicated on other projects that Carlin Avenue is not a major street.

Lot A is a small remainder parcel which will be merged with an adjacent remainder parcel to form a standard corner lot. This eliminates the potential need for a variance due to the creation of substandard lots.

C. Parkland Dedication:

The Planning and Community Services Divisions have determined that Parkland Dedication in-lieu fees are appropriate. Fees will be based upon 0.3576 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. School Facilities:

The Elk Grove School District is an impacted district. Fees will be collected at the time building permits are obtained.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends that the Commission:

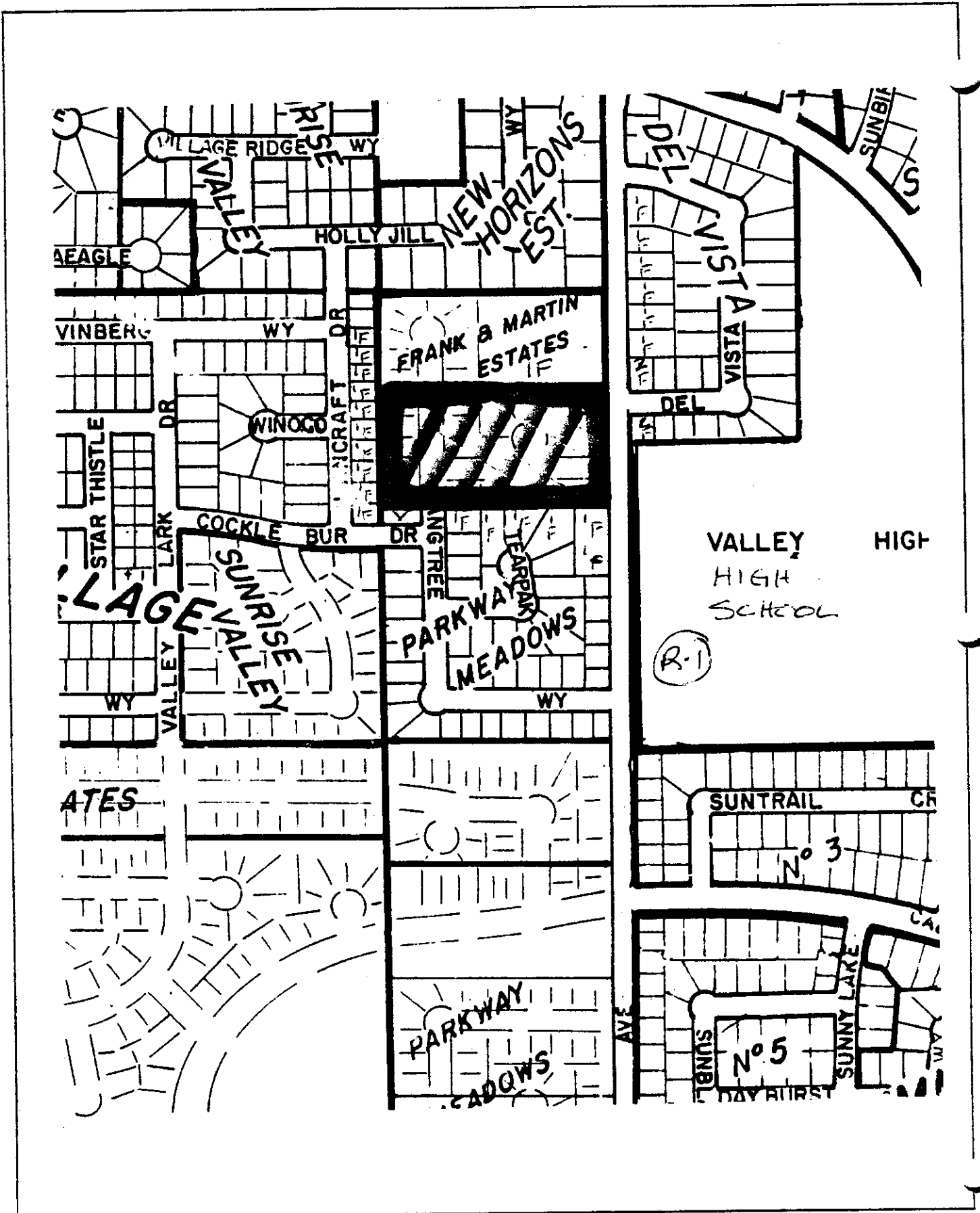
1. Ratify the Negative Declaration
2. Recommend approval of the Tentative Map subject to the following conditions:

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 a 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. Pay off existing assessments, if any, or file the necessary segregation requests and fees to segregate existing assessments;

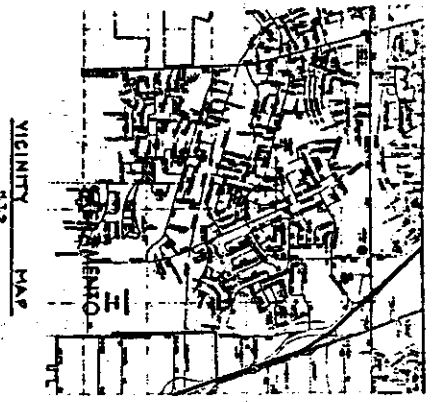
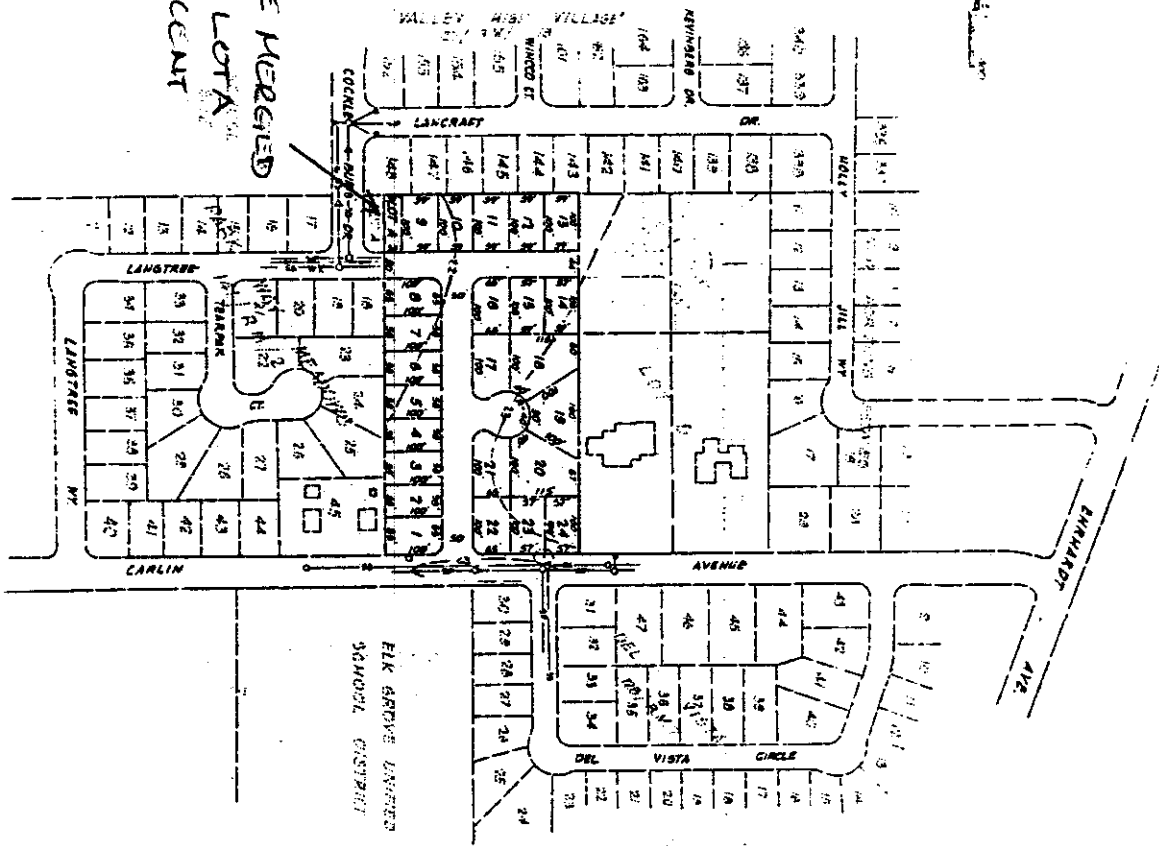
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
5. Pursuant 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80% south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. Meet all County Sanitation District requirements;
8. Submit a soils test prepared by a registered engineer to be used in street design;
9. Abandon existing well to the satisfaction of the County Health Department;
10. Merge Lot A of subject map with adjacent existing Lot A.



LAND USE MAP



TO BE MERGED WITH LOTA ADJACENT



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PREPARED UNDER THE SUPERVISION OF
 [Signature]
 08/22/01 DATE
 08/21/01 DATE



Bortolone Subdivision
PARRIDGE GLEN UNIT No 2
 CITY OF SACRAMENTO
 CALIFORNIA

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