

SACRAMENTO CITY PLANNING COMMISSION

SUBDIVISION REPORT OF CITY PLANNING DIRECTOR -- R. L. RATHFON

TYPE OF MAP: City Tentative

DATE: 6-22-65

SUBDIVISION NAME: College Greens Unit No. 10

LOCATION: North of El Dorado Freeway, East of Power Inn Road

SUBDIVIDER: CollegeGreens Development Co., LTD.

APPLICANT: Spink Engineering Company

NO. LOTS: 118.

RESIDENTIAL: 113-R1 and 5-R3

This tentative map includes a portion of the proposed overall design of College Greens Unit No. 10 et seq. Access to this area would be provided by the northerly extension of Occidental Drive. Temporary street improvements would be installed in the right-of-way of the El Dorado Freeway as authorized by State Highway Commission Resolution No. 574, dated Sept. 26, 1963.

The submitted map indicates a private road providing access from La Riviera Drive to the American River. The applicant has not indicated the nature or extent of the proposed development of the area between the American River and the levee. Since access to this area would be funnelled through residential areas, the future development of this river front area could have a pronounced impact upon the abutting residential areas.

It is recommended that the submitted tentative map be approved, subject to the deletion of the private access road leading to the American River. Access to the river front area can only be reviewed when plans are submitted for its development.

No recommendation is made for approval of the proposed zoning.

It is further recommended that approval of this report be made subject to those provisions of the Streets and Highways Code of the State of California and all other applicable provisions of State Law pertaining to or having bearing on the subdivision of private lands within adopted State freeway routes.

Item # 12

65- 99