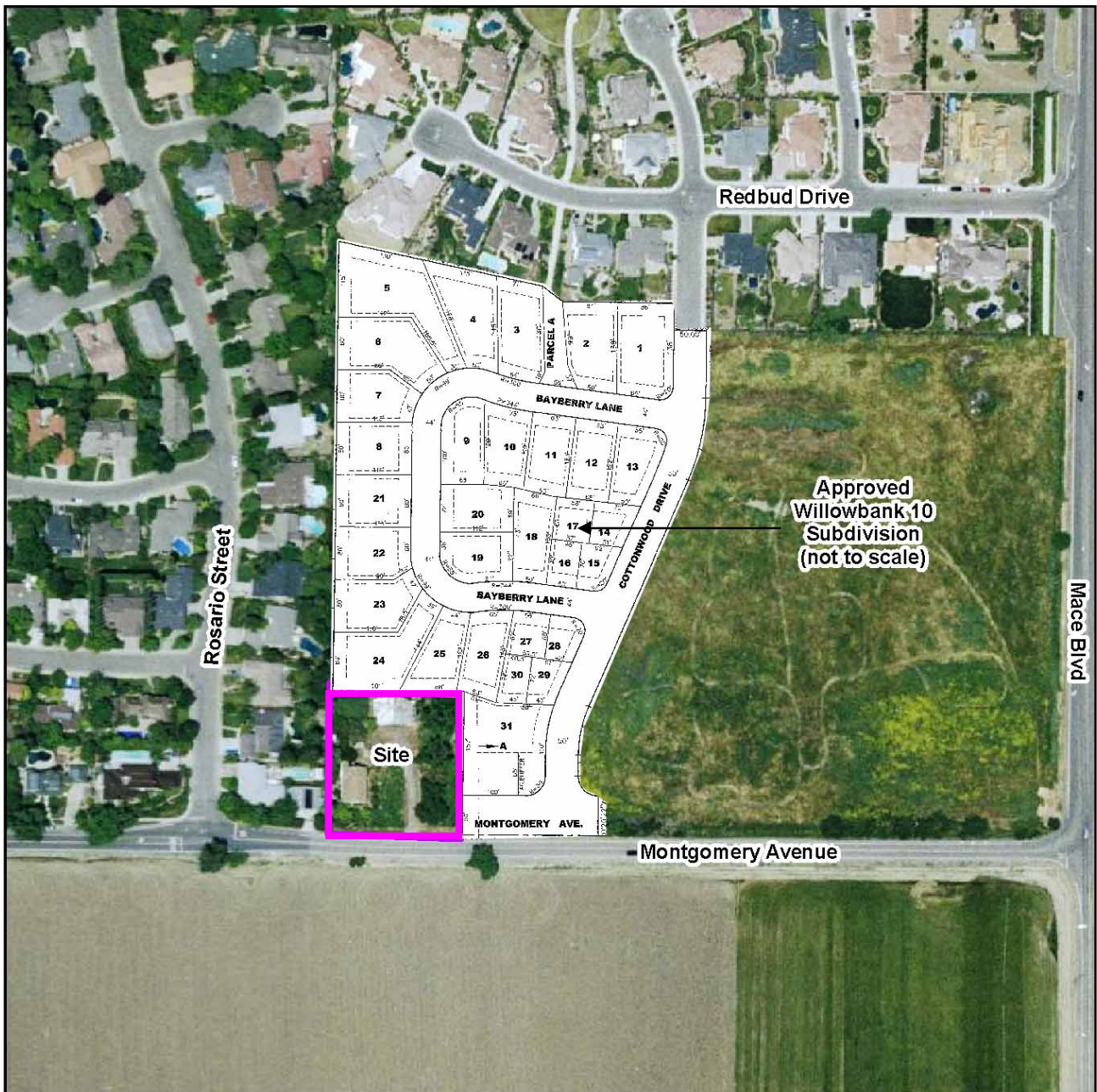


Site E10 - Bueri Property

INITIAL FINDINGS BY STAFF

Location: 4383 Montgomery Ave. between Rosario St. and Mace Blvd.
Site acres: 1.0 ac (excluding adjacent public streets)
Housing potential:
 Total units: 1 to 2 du (net increase from 1 existing to 2-3 total du)
 Residential density: 2-3 du/ac (assuming 2-3 total du)
Basis: (1) Assumes detached single family houses of a low density similar to the surrounding area. (2) Development would be subject to a 90 foot dedication of land at the time of approval of a parcel map. This dedication is comprised of 35 feet of additional right-of-way and 65 feet of Agricultural Buffer.

Date: June 18, 2007



Site E10 - Bueri Property

BACKGROUND INFORMATION

Existing land uses: One single family dwelling (1 du / ac net density), barn

Existing General Plan designation: Residential Low Density

Existing zoning: PD 4-92 (one single family dwelling permitted)

Ownership: Private

Entitlements needed:

- General Plan designation and zoning in place, but needs ~~use permit~~ parcel map and revised final Plan Development.
- Needs General Plan amendment OR rezoning.
- Needs General Plan amendment AND rezoning.
- Needs General Plan amendment, rezoning and Measure J vote (currently within city limits).
- Needs General Plan amendment, rezoning and Measure J vote (not currently within city limits).

Have formal development applications been submitted?

- Yes
- No

Overall ability to count toward RHNA (Regional Housing Needs Allocation):

- High
- Moderate
- Low

Comments: _____

Distance from Core Area (Third and E): 2.39 miles

Distance to UC Davis (Memorial Union): 2.75 miles

Distance to neighborhood shopping center: 0.73 mile

Distance to elementary school: 0.99 mile

Distance to nearest Unitrans transit line: 0.61 mile

Distance to nearest Yolo Bus transit line: 0.61 mile

Distance to Core Area train depot: 2.19 miles

Average elevation of site: 31 feet

Within 100-year floodplain designation by FEMA (Federal Emergency Management Administration):

- No
- Yes Comments: _____

Site subject to inundation in the event of Yolo causeway levee breach:

- No
- Yes Comments: _____

Site E10 - Bueri Property

Surrounding General Plan land use designations

North: Residential Low Density

South: Agricultural

East: Residential Low Density

West: Residential Low Density

Surrounding zoning

North: PD 4-92 (Single family)

South: Agriculture (in Yolo County)

East: PD 4-92 (Single family)

West: PD 4-78 (Single family)

Surrounding existing land uses

North: Vacant (approved single family at approximately 3 du/ac net)

South: Sod farm agricultural

East: Vacant (approved single family at approximately 3 du/ac net)

West: Single family residential (approximately 3-4 du/ac net)

ADDITIONAL INFORMATION:

After subdividing the original property, this was one of the remaining properties from the Bueri and Howell family trust which contained a residence for the family members. If the property were to develop consistent with requirements of the adjacent subdivision to the east, an area 90 feet in depth of the property frontage along Montgomery Avenue would be required to be dedicated to the City for the purposes of the public street and an Agricultural Buffer. After the dedication, only two or three lots of 8,000 square feet or greater would be possible, assuming the removal or relocation of the existing dwelling. Area development context would make smaller lot development highly unlikely. An east-west access drive to the subdivision from Cottonwood Drive may be preferable to avoid an opening in the ag buffer along Montgomery Avenue.

Site E10 - Bueri Property

LEGEND

- Parks
- Greenbelts
- Schools
- Neighborhood Shopping
- Unitrans Transit Routes
- Yolobus Transit Routes
- Core Specific Plan Boundary
- City Limits
- County Boundary

