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Parlin (With On-Site Ag Mitigation)

**SITE NOT NEEDED
PRIOR TO 2013
Map Key / Rank
33**

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 33.1 The City shall attempt to coordinate a Joint master plan for the northwest and west areas, with the cooperation of multiple property owners and agreement to a land use allocation system among the properties. The master plan shall cover, but not be limited to, water, sewer, flood protection, ag mitigation, infrastructure, costs, timing, and sequence. Steering Committee criteria and principles shall be applied.

Action 33.2 General Plan amendment, rezoning, and Measure J vote.



Location	Northwest of the intersection of Covell Boulevard and Sutter Place
Site Size (Gross / Net Assumption)	207.8 ac / 65.0 ac w/ 36.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 259 - 604 du
Steering Committee Recommendation	389 - 604 du

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

- 33.1 Would not contribute to compact urban form and efficient infrastructure and services. Major new infrastructure, including sewer trunk lines, needed.
- 33.2 Would impact ag land, habitat, and scenic resources.
- 33.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.
- 33.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

- 33.5 Adjacent to hospital and transit. Schools, parks and shopping are within one mile.
- 33.6 Easy vehicular access to Covell Boulevard / H-113.
- 33.7 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 33.A The costs and responsibilities of the required major sewer trunk line must be determined.
- 33.B Adequate fire response must be confirmed.
- 33.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.