



April 14, 2012

VIA EMAIL

Ione DeMorales, Planner III
Planning and Community Development Department
County of Sacramento
827 7th Street, Room 230
Sacramento, CA 95814

RE: Davis Property (PLNP2010-00150)

Dear Ms. DeMorales:

*WALKS*Sacramento has reviewed documents obtained from the County's Planning Project Viewer for the Davis Property tentative subdivision map. We would like to submit the following comments on the project.

The Davis Property project proposes 17 residential lots at a density of 2.4 lots per acre on land zoned RD-5. The project site is located on Fair Oaks Blvd, south of Shangrila Drive, within the Fair Oaks East Corridor. The land is considered infill, and as such, the general plan requires an average density that is at least 75% of the zoned maximum or 3.75 lots per acre.

The Davis Property site is about one-third mile from the Fair Oaks Village commercial area. The site is also just over one-half mile from where the Fair Oaks Blvd Streetscape project will make pedestrian and bicycle improvements in the "Village". Because the Davis Property project would be within walking and biking distance of Fair Oaks Village, exceptions to the infill requirements should not be granted.

We suggest the applicant propose a different design that would increase the residential unit density and decrease the number of trees removed. Perhaps an alternative residential product such as one- or two-story cluster houses would suffice.

*WALKS*Sacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

*WALKS*Sacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or cholm@walksacramento.org.

Sincerely,

Chris Holm
Project Analyst