



EJ Ivaldi
Senior Planner
Placer County
3091 County Center Dr.
Auburn, CA 94602

CDRA - Admin.
NOV 23 2010
Received

November 16, 2010

RE: The Enclave- New Site Plan, 13 lots

Dear EJ:

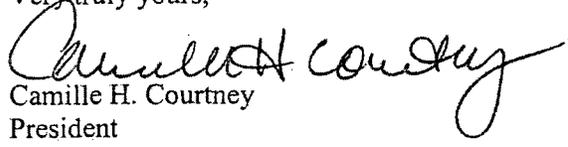
Pursuant to a meeting with Supervisor Uhler, we are submitting a revised site plan for the consideration of the County and Board of Supervisors. The site plan shows 13 lots. A Community Plan Amendment and Zone Change is still required to allow this use. These lots will comply with the RLDR land use designation. The proposed zoning is RS-AG-B-100, PD 1.3 (13/10.24 net buildable acs). This zoning is identical to the existing development along Pastor Drive. The base zoning would allow 10 dwelling units (10.24 net buildable minus 85% of 2.15 acs of floodplain= 9.01 acs/ .9 du/acre (RLDR) = 10 DU's) and utilizing the density bonus provisions in the PD ordinance, there is approximately 5.04 acres of open space (approx. 42%), which allows 3 additional units. The lots range from 15,000 s.f. to 25,500 sf. These lot sizes are similar to the adjacent community located on Pastor Drive. The RLDR land use is consistent with the properties to the east and south west. There will still be a pedestrian pathway to facilitate students walking to school.

Access will be from Pastor Court, with an EVA (emergency vehicle access only) off Elmhurst Drive. The homes will not be limited to those of a certain age, thus families could purchase.

Homes will be one and two story. No floor plans are proposed at this time. They will be consistent with the zoning requirements of the zone.

The open space will contain walking paths and benches for residents and neighbors to use.

Very truly yours,


Camille H. Courtney
President

Chc:ms

ATTACHMENT 1