

Natoma Subdivision
Lands of Top Elegant Investment LLC
28030 Natoma Road

Nine-lot Subdivision

Tentative Map Application #86-14-TM

Environmental Review #112-15-MISC

Road Alignment

- ❖ *Option 1: Alignment shown on preliminary map filed by Stirling Family (Clements Alignment)*
- ❖ *Option 2: Alignment proposed by applicant with revised pathway*
- ❖ *Option 3: Shifting the road between the above alignments (Middle Alignment)*

Tree Removals

- ❖ 4 – Charles Avenue road alignment (one tree intended to be removed fell)
- ❖ 13 – road extension and pathway
- ❖ 5 – remedial grading on lot 7

19 of the 22 trees to be removed are heritage oaks

Landscape Master Plan

- ❖ Planting zones including native meadow, chaparral and garden areas
- ❖ Oak tree planting
- ❖ View corridors
- ❖ Open Space easements



Mitigation Oak Planting



Enforcement of Landscape Master Plan and Fencing Restrictions

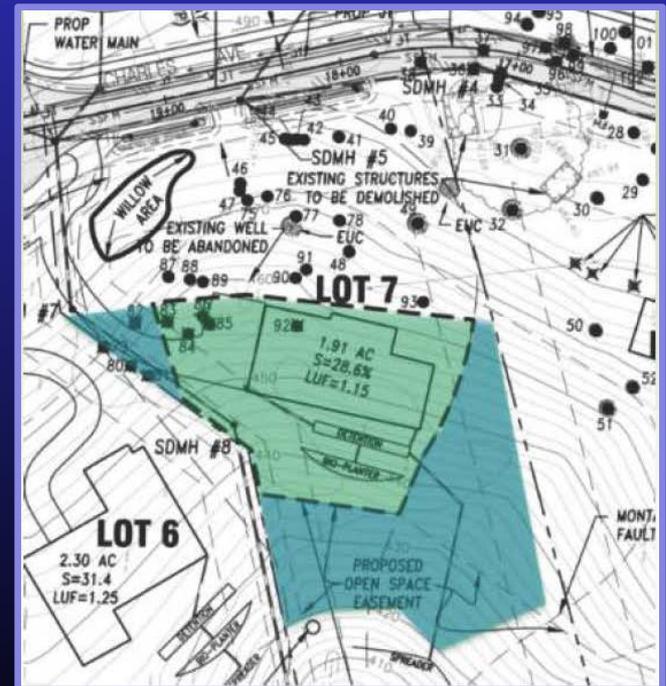
- ❖ Conditions of approval
- ❖ CC&Rs (Covenants, Conditions & Restrictions)
- ❖ Conditions can be tied to specific parcels with incoming TRAKiT system

Conditions



Lot 7 Viability

- ❖ Remedial grading reduced to 3,000 cu. yds.
- ❖ Development restrictions (no basement and maximum house size of 5,000 sq. ft.)
- ❖ Biologist assessment for riparian area and jurisdictional wetlands



Lot 7 Biological Assessment

- ❖ The project can be design and implemented without the need for jurisdictional permits
- ❖ The jurisdictional stream occurs outside the building envelope
- ❖ The areas of jurisdictional stream/riparian area are within the open space easement and would not be impacted by development
- ❖ The outfall shall be sited outside the banks of the creek tributary
- ❖ If the willow area is determined to be a wetland, the driveway should be relocated

Planning Commission Action

Forward a recommendation to the City Council for the Tentative Map application:

- *Subdivision Map Act Findings (Attachment 1)*
- *Conditions of Approval (Attachment 2)*
- *Mitigation Monitoring and Reporting Program (Attachment 3)*
- *Mitigated Negative Declaration (previously received)*

Lot Data

lot number	gross acreage	net acreage	average slope %	LUF	MFA sq. ft.
1	1.40	1.08	7.6	1.08	16,200
2	1.22	1.06	8.6	1.06	15,900
3	1.15	1.03	9.2	1.03	15,450
4	1.17	1.15	8.6	1.15	17,250
5	3.37	3.34	28.8	1.99	15,821
6	2.35	2.30	31.4	1.25	9,375
7	2.12	1.91	28.6	1.15	9,358
8	2.38	2.23	34.2	1.07	8,025
9	3.01	2.76	39.1	1.04	7,793