

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: August 23, 2007
Item No.: 7
Staff: Daniel Hamilton

REZONE/SUBDIVISION MAP

FILE NUMBER: Z05-0019/TM05-1403/Protzel Cameron Park Subdivision

APPLICANT: John Protzel

ENGINEER: Cooper, Thorne and Associates Engineering and Surveying

REQUEST: Zone change from Estate Residential Ten-acre (RE-10) to One-family Residential (R1) and One-half Acre Residential (R20,000), and a tentative subdivision map (Exhibit F) to create 45 single family lots ranging in size from 7,910 to 97,641 square feet. Six letter lots are proposed for landscaping along Marble Valley Road. Two design waivers have been requested to:

- a. Construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk along Voltaire Drive, required under Standard Plan 101B.
- b. Reduce right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet, rather than the 60 feet required under Standard Plan 101B, as well as reduce the right-of-way for Beasley Drive to 50 feet, rather than the 60 feet required under Standard Plan 101B.

LOCATION: On the south end of the existing Voltaire Road, approximately one half mile southwest of the intersection of U.S. Highway 50 and Cambridge Drive, in the Cameron Park area, Supervisorial District II. (Exhibit A)

APN: 119-020-48 (Exhibit B)

ACREAGE: 32.66 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: Estate Residential Ten-acre (RE-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (MND)

SUMMARY RECOMMENDATION: Recommend approval

BACKGROUND: An application for a zone change and tentative subdivision map was submitted on December 9, 2005, and deemed complete for processing on January 23, 2006. A Technical Advisory Committee (TAC) meeting was held on March 6, 2006. As a result of agency comments and General Plan issues discussed at the TAC meeting, additional map revisions were required and received by staff at various points through June 2006. After the resolution of issues with the project, the submitted traffic study was reviewed and approved by the Department of Transportation (DOT) on August 12, 2006. Negotiations continued on the details of the map, specifically the compliance with oak tree retention and provision of design waivers, through April 2007. A completed tentative map and associated exhibits were provided in April 2007.

STAFF ANALYSIS

Project Description: The project request includes a zone change from Estate Residential Ten-acre (RE-10) to One-family Residential (R1) and One-half Acre Residential (R20,000), and tentative map to create 45 lots ranging in size from 7,910 to 97,641 square feet. The project site is located at the southern terminus of Voltaire Drive, one-half mile southwest of the intersection of Cambridge Drive and Crazy Horse Road, in the Cameron Park area. Two design waiver requests have been submitted to construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk along both sides of Voltaire Drive, and reduce the right-of-way along Voltaire Drive, B Court, and internal streets C and D Drive to 44 feet, and Beasley Drive to 50 feet, all variations of the requirements of Standard Plan 101B.

Site Description: The project site lies at an elevation of between 980 and 1,215 feet above mean sea level. Topography of the property is level to moderately sloped and is vegetated with oak trees, grasses, and shrubs. Surrounding development includes suburban-density single family residential development on the north, with undeveloped lands to the west, south, and east. A preliminary jurisdictional delineation report indicates that the total acreage of potential jurisdictional wetlands and other waters of the United States within the project study area are 1.11 acres. Oak woodland habitat is present on the site. Access to the proposed subdivision is from Voltaire Road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10	HDR	Vacant and undeveloped
North	R-1	HDR	Single-Family Residences
South	RE-10	HDR	One single family residence.
East	MV-TM	LDR	Vacant and undeveloped
West	MV-TM	LDR	Vacant and undeveloped

General Plan: The General Plan designates the subject site as High-Density Residential (HDR), which permits a density of one to five units per acre. The proposed project would create 45 lots on 32.66 acres with a net density of 1.4 units per acre. The proposed project therefore conforms to the General Plan land use designation. The following General Plan policies apply to this project:

Policy 2.2.5.3: The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include; but are not limited to, the following:

1. *Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated August 5, 2005, states that adequate water facilities are available to serve the proposed project upon annexation into the EID service area.

2. *Availability and capacity of public treated water system;*

Discussion: As discussed above, EID has adequate water facilities to serve the projected needs of the project.

3. *Availability and capacity of public waste water treatment system;*

Discussion: An El Dorado Irrigation District (EID) Facility Improvement Letter, dated August 5, 2005, states that adequate wastewater facilities are available to serve the proposed project upon annexation into the EID service area. The site would be served by an existing eight-inch line in Voltaire Drive and a six-inch line in Beasley Drive.

4. *Distance to and capacity of the serving elementary and high school;*

Discussion: The project site is located within Buckeye Union School District and the El Dorado Union High School District. The distance to the closest high school is 7.3 miles, in El Dorado Hills. The affected school district was contacted as part of the initial consultation process, and no specific comments or mitigation measures were received.

5. *Response time from the nearest fire station handling structure fires;*

Discussion: The El Dorado County Fire Protection District is responsible for providing fire protection to the subject site. As such, the District has reviewed the proposal and indicated that adherence to the applicable building and fire codes, as well as conditions of approval regarding the installation of eight fire hydrants, provision of established fire flow, submittal of a fire safe plan, and construction of road improvements shown on the tentative subdivision map, would satisfactorily address all fire related safety issues. The Fire District has indicated that the proposed design waivers are sufficient to ensure adequate access to the site.

6. *Distance to nearest Community Region or Rural Center;*

Discussion: The project site is located within the Cameron Park Community Region. As proposed, the project is an in-fill residential project adjacent to compatible existing and planned residential and commercial land uses.

7. *Erosion hazard;*

Discussion: The site is moderately sloping with extensive grading proposed to complete the development, resulting in a moderate potential for soil erosion at the site. The El Dorado County Resource Conservation District has conditioned the project to require review and submittal of an erosion control plan to limit erosion impacts resulting from grading activities. Revegetation of disturbed soils are required as part of project approval. The California Regional Water Quality Control Board has commented on the project, requiring the use of Best Management Practices during construction, including the use of swales and filters to reduce soil runoff and preserve topsoil on the site.

8. *Septic and leach field capability;*

Discussion: The proposed lots would be served by municipal sewage disposal systems of the El Dorado Irrigation District. An FIL letter, dated August 5, 2005, indicates that the site can be served adequately by existing facilities. No septic systems or leach fields are proposed.

9. *Groundwater capability to support wells;*

Discussion: The project would be served by EID public water facilities. No wells are proposed.

10. *Critical flora and fauna habitat areas:*

Discussion: The County's General Plan designates areas within the County that has the potential to affect rare plants. The County's General Plan and General Plan EIR define Rare Plant Mitigation Areas within the County, which designate lands potentially affecting rare plants that are subject to mitigation. The project site is not within a Rare Plant Mitigation Area. The likelihood of special status flora species to occur within the project site is considered low.

There is also some limited suitable habitat on the project site for some special-status fauna, including red-shouldered hawk, red-tailed hawk, and the great horned owl, which could be affected by construction activity. Mitigation Measures contained within the MND, included as Attachment 1 in the Conditions of Approval, would reduce potential impacts to critical fauna habitat areas to a less than significant level.

11. *Important timber production areas:*

Discussion: The project is not located in or near an important timber production area.

12. *Important agricultural areas;*

Discussion: The site is presently General Plan designated and zoned for single-family residential development. The site is not within an active agricultural area, and the site itself is not used in agriculture. Thus, the site is not considered an important agricultural area.

13. *Important mineral resource areas;*

Discussion: The project would not impact an important mineral resource area.

14. *Capacity of the transportation system serving the area;*

Discussion: The El Dorado County Department of Transportation reviewed the submitted traffic study and concluded that the recommended conditions of approval, including improvements to existing roadways and proposed design waivers, would sufficiently address project traffic issues and ensure that the transportation system is adequate to serve the area.

15. *Existing land use patterns;*

Discussion: The project area is surrounded by existing and planned residential land uses. Staff has determined that the proposed project is consistent with existing land use patterns within the project area.

16. *Proximity to perennial water course;*

Discussion: According to the preliminary jurisdictional delineation report submitted, the total acreage of potential jurisdictional wetlands and other waters of the U.S. at the subject site are 1.11 acres. General Plan Policy 7.3.3.4 requires a minimum setback of 50 feet from the wetlands delineated on the tentative subdivision map. All wetlands on the site are protected through the incorporation of 50 foot setbacks, as shown on the tentative map.

17. *Important historical/archeological sites;*

Discussion: The applicant submitted Phase I Cultural Resource Assessment, prepared by Michael Brandman Associates, with the application in December 2005. The report indicated numerous historic and prehistoric resources known to exist on the site and on surrounding properties and required additional analysis. A Phase II Cultural Resource Investigation was performed on the site, documenting the history and cultural significance of on site resources, including stone structures, walls, and artifacts. The Phase II Cultural Resource Investigation concluded that adequate documentation of known resources has occurred and that a cultural resource specialist should be on site during preliminary grading to ensure that additional discovered artifacts are appropriately documented and preserved, as appropriate. This has been added as a mitigation measure to the MND, to ensure that cultural resources are appropriately mitigated and to ensure consistency with General Plan Policy 2.2.5.3.

18. *Seismic hazards and present active faults; and*

Discussion: As shown in the Division of Mines and Geology's publication Fault Rupture Hazard Zones in California, there are no Alquist-Priolo Special Studies Zones mapped in El Dorado County. The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure, or liquefaction are considered to be less than significant. Any potential impact caused by locating buildings in the project area would be offset by the compliance with the Uniform Building Code earthquake standards.

19. *Consistency with existing Conditions, Covenants, and Restrictions.*

Discussion: No Conditions, Covenants, and Restrictions are effective within the project area. Master CC & R's would be reviewed and recorded prior to final map approval.

Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Discussion: As discussed above, the subject site is surrounded by existing and planned uses which are compatible with the proposed development. The proposed subdivision would fit within the context of these existing residential and undeveloped uses.

Policy 5.2.1.2: An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Discussion: Upon annexation, the El Dorado Irrigation District would provide water to the subject site. According to the *Facility Improvement Letter* prepared by the El Dorado Irrigation District, August 5, 2005, "in terms of water supply, as of January 1, 2005, there were 2,434 equivalent dwelling units (EDUs) available in the Western Water Supply Region. Your project, as proposed on this date would require 48 EDUs of water supply." A 12-inch water line exists under Beasley Drive, with an 8-inch line under Voltaire Drive, adjacent to the site. Various options are available to extend water service from these existing lines to the subdivision, depending on construction of improvements planned in other nearby areas. There is sufficient water supply for all uses available to serve the project.

Policy 5.2.1.3: All medium-density residential, high-density residential, multi-family residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water system in Rural Center.

Discussion: The project site is within the Cameron Park Community Region. As stated in the submitted EID Facility Improvement Letter, the project would connect to public water.

Policy 5.7.1.1: Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Discussion: The El Dorado County Fire Protection District and the Cameron Park Community Services District would provide fire service to the site. The El Dorado County FPD is the primary fire suppression provider to the site, although the FPD maintains an agreement with the Cameron Park CSD to allow for the Cameron Park CSD to be the first responder to emergency calls to this site. The water flows and transportation infrastructure is sufficient to meet District requirements for fire suppression. A Fire Safe Plan, minimum roadway widths, and fire hydrant placement have been required by the FPD to ensure adequate fire protection infrastructure.

Policy 7.3.3.4: Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site-or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue.

For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.

Discussion: Pursuant to the General Plan policy above, a 50-foot setback is required from the 1.1 acres of wetlands located at the site and shall be shown on the final map prior to approval. These water features at the subject site are mapped on the tentative subdivision map, shown as Exhibit F. After applying the 50-foot wetland setbacks, 30-foot building setbacks, related setbacks, and tree canopy retention standards, buildable areas for each lot were verified and are shown within Exhibit F. The wetlands are to be avoided with this project.

Policy 7.4.4.4: For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Option A

The County shall apply the following tree canopy retention standards:

<i>Percent Existing Canopy Cover</i>	<i>Canopy Cover to be Retained</i>
<i>80-100</i>	<i>60% of existing canopy</i>
<i>60-79</i>	<i>70% of existing canopy</i>
<i>40-59</i>	<i>80% of existing canopy</i>
<i>20-39</i>	<i>85% of existing canopy</i>
<i>10-19</i>	<i>90% of existing canopy</i>
<i>1-9 for parcels > 1 acre</i>	<i>90% of existing canopy</i>

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

Option B

The project applicant shall provide sufficient funding to the County's INRMP conservation fund, described in Policy 7.4.2.8, to fully compensate for the impact to oak woodland habitat. To compensate for fragmentation

as well as habitat loss, the preservation mitigation ratio shall be 2:1 and based on the total woodland acreage onsite directly impacted by habitat loss and indirectly impacted by habitat fragmentation. The costs associated with acquisition, restoration, and management of the habitat protected shall be included in the mitigation fee. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8.

Discussion: The applicant submitted a tree canopy analysis which determined that existing tree canopy at the site is approximately 70 percent, requiring 70 percent retention of existing canopy cover. Estimated tree canopy retention after road improvements and lot development is 71.6 percent. The project would include the removal of an estimated 121 trees, which totals 5.62 acres of tree canopy. Building envelopes included on Exhibit J confirm that the project is consistent with General Plan tree canopy retention policies. Trees removed from the site under Option A would be replaced at a 1:1 ratio for woodland acreage. The required formula to determine replacement plantings by saplings is (replacement acres in size) multiplied by (200 trees per acre) = total number of saplings or one-gallon trees needed. Under this formula, the applicant is required to replant 1,124 saplings. Any trees removed from the site under Option B would be preserved at a 2:1 ratio for woodland acreage through the County's INRMP conservation fund by payment of the mitigation fees required.

The project applicant has proposed to replant saplings on site as space permits, with the remainder of samplings or acorns planted in an off-site area located north of the project site, within the same area of Cameron Park. The planting plan and detailed preservation plan for future trees are included as a mitigation measure in the MND and in the conditions of approval in Attachment 1. The tree planting and preservation plan is required prior to issuance of a grading permit for the project. An easement is required for any areas proposed for off-site tree plantings and must be obtained prior to the recordation of the tentative map. A total number of 1,124 saplings would be replanted on-site or in the off-site replacement area to comply with the policy. Final plans illustrating compliance with this policy are required to be submitted for review and approval by Planning Services prior to issuance of a grading permit.

Conclusion: Staff finds after review of the above policies that the project, as conditioned, conforms to the General Plan.

Zoning: The subject site is requested to be rezoned to One-acre Residential (R1A) and One-half Acre Residential (R20,000). This would result in the creation of 26 lots zoned R1A and 19 lots zoned R20,000. The change in zoning is consistent with the existing HDR General Plan designation, and the proposed lot sizes are consistent with the proposed zoning.

Design Waivers Discussion: As proposed, the tentative subdivision map requests the following design waivers:

1. Construct a four-foot wide sidewalk in lieu of the six-foot wide on both sides of Voltaire Drive required under Standard Plan 101B.
2. Reduce right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet, rather than the 60 feet required under Standard Plan 101B, as well as a reduction from 60 feet to 50 feet on Beasley Drive.

The proposed design waivers have been reviewed and are supported by the Department of Transportation (DOT) with findings provided in Attachment 2 of the staff report. Planning staff concurs with DOT recommendation for approval as the existing patterns of sidewalks and roadway construction would ensure consistency between adjacent developments.

Other Issues:

Access/Circulation: DOT reviewed the proposed subdivision map and determined that the applicant needs to construct Beasley Drive and Voltaire Drive to Standard Plan 101B with noted exceptions for design waivers. Internal streets C and D would be required to be constructed to Standard Plan 101B, and Marble Valley Road shall be improved as outlined in the conditions of approval. Additionally, the applicant needs to provide an Irrevocable Offer of Dedication (IOD) for all roadways, including the full right of way for Marble Valley Road. Internal roadway Design Waivers would ensure consistency with the existing roadway design in adjacent development.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that "worsen" traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. This project is located in the Cameron Park Community Region (Figure LU-1: Land Use Diagram of the General Plan), so Level of Service E is allowable (General Plan Policy TC-Xd). Intersections affected by this project would be at Level of Service C for the year 2011. As such, no improvements are required to maintain or attain a higher Level of Service.

Air Quality: The El Dorado County Air Quality Management District reviewed the submitted air quality analysis, performed by Rimpo and Associates, and determined that the project would have a less than significant impact on the air quality with the implementation of Mitigation Measures incorporated into the MND for the project. Mitigation Measures in the MND are consistent with the recommendations of the Air Quality Analysis.

Construction Storm Water: The California Regional Water Quality Control Board – Central Valley Region submitted project comments pertaining to storm water discharges associated with construction activities, post construction storm water management, and wetlands. The site is moderately sloped with extensive grading proposed. There is a potential for soil runoff, in addition to construction-related runoff. The following mitigation measures would reduce potential impacts: requiring construction activities and improvements to be setback at least 50 feet from waterways, creation of an erosion control plan, use of Best Management Practices, and use of swales and filters would further minimize potential impacts. The issues raised above were considered in the prepared environmental document and related mitigation measures.

Cultural Resources: As previously discussed, significant cultural resources exist at the site. The El Dorado County Historical Society commented on the project, requesting the completion of a cultural resource survey to document the history and significance of the ranch house on the western end of

the site. A Phase I and Phase II Cultural Resource Investigation were completed, documenting the history of structures and resources on site, and mitigation measures were developed to ensure the appropriate treatment of any additional resources discovered in construction and grading.

Drainage and Grading: The El Dorado County Resource Conservation District reviewed the project and expressed concerns regarding erosion control and surface water drainage in this area. The District requested that the applicant provide an erosion control plan to the District prior to grading, and requested revegetation of all disturbed areas consistent with the El Dorado County Erosion Control Requirements and Specifications. The requirement for submittal of an erosion control plan has been incorporated as a mitigation measure within the MND, and the revegetation requirements are part of existing policy requirements, which the applicant must adhere to.

EID Annexation: The Local Agency Formation Commission (LAFCO) reviewed the proposed subdivision and identified the need for the subject site to annex into the EID service area to receive water services. LAFCO recommended the applicant contact LAFCO "near the end of the Tentative Subdivision Map process to inquire about annexation into EID." LAFCO also identified potential issues to be addressed within the Initial Study.

Fire: The El Dorado County FPD and the Cameron Park CSD would jointly provide fire protection services to the site. Fire issues are addressed within the project's conditions of approval.

Noise: The project, during construction and earthwork, may generate excessive noise. There are residential units north of the project site. Construction activities and earthwork would be limited to certain hours of the day to minimize affects on nearby residences.

Public Transit: The El Dorado County Transit Authority reviewed the proposed subdivision and had no concerns or specific conditions of approval requested.

Surveyor's Office: The Surveyor's Office reviewed the proposed project and noted that survey monuments must be set and roads named through the Surveyor's Office prior to final map filing.

Utilities: Pacific Gas and Electric Company reviewed the proposal and had no comments.

Wastewater: The site would be provided with domestic sanitary sewer service by the El Dorado Irrigation District. The Facilities Improvement Letter for the project indicates that there is an existing eight-inch sewer line in Voltaire Drive and a six-inch sewer line in Beasley Drive which would provide service to the site. Various service connection alternatives are available to the applicant for connection, depending on timing of improvements associated with nearby developments. Provision of adequate wastewater service is dependent on successful annexation to EID.

Wetlands: The biological assessment of the project site indicated a preliminary wetlands delineation must be prepared for the proposed project. The applicant prepared such a study and intends to avoid project features which would require the discharge of dredged or fill materials into waters of the

United States. Construction activities must be setback 50 feet from the waterways by El Dorado County ordinance.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit L) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project, as conditioned, would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Department of Fish and Game Code Section 711.4 and Senate Bill 1535), the project is subject to a fee of \$1,800.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.⁰⁰ processing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The total fee will be forwarded to the State Department of Fish and Game via the County Recorder's Office and is used to help defray the cost of managing and protecting the state's fish and wildlife resources.

RECOMMENDATION Recommend approval

Exhibit A – Vicinity Map

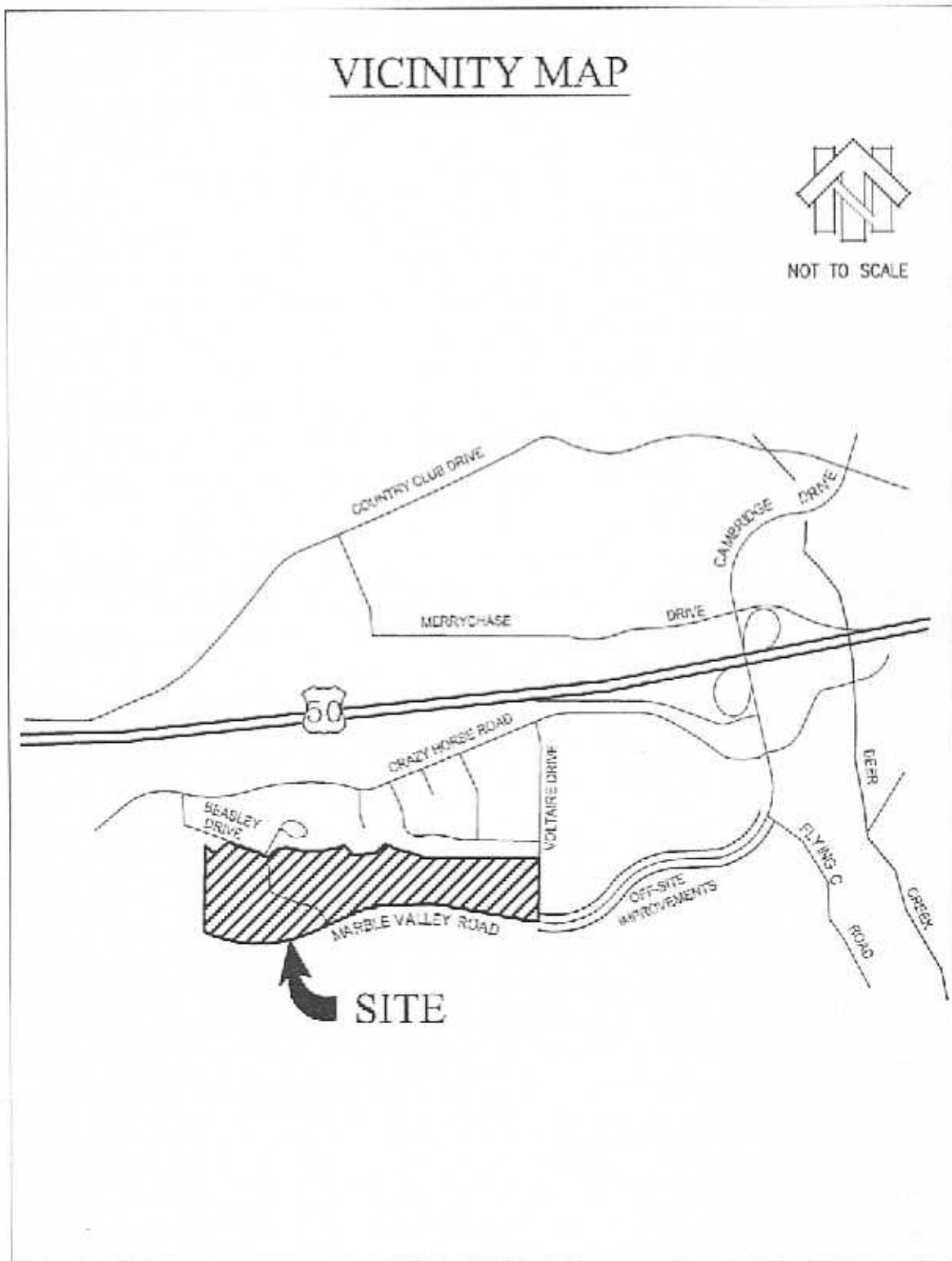


Exhibit B – Assessor's Parcel Map

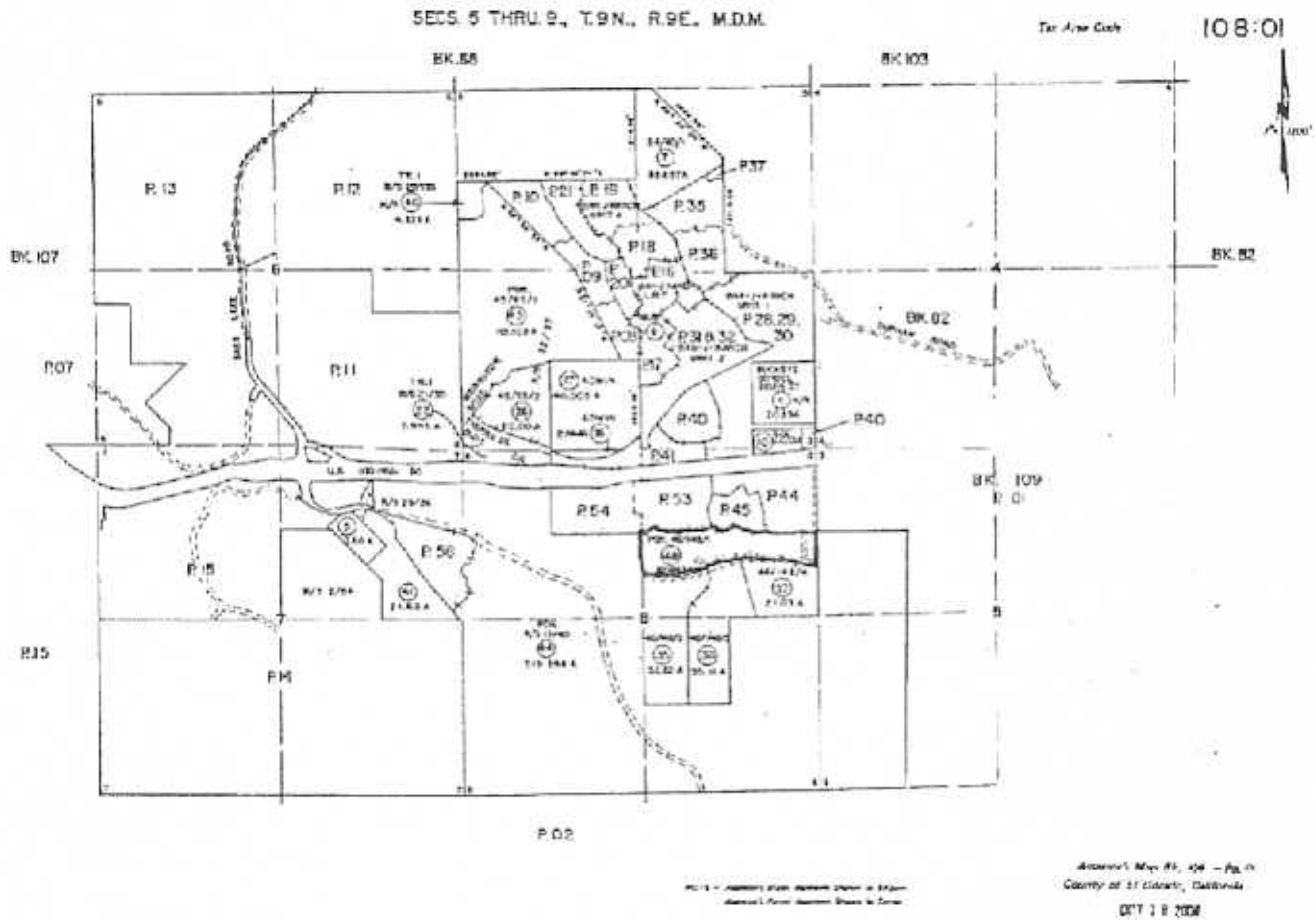


Exhibit C – General Plan Land Use Map



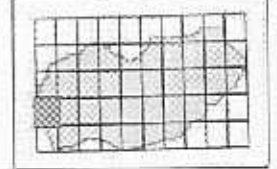
LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> Adopted Plan Agricultural Lands 1 DU/20 ac. Commercial High Density Residential 1 - 5 DU/ac. Industrial Low Density Residential 1 DU/5 ac. Medium Density Residential 1 DU/ac. Multi-Family Residential 5 - 24 DU/ac. Natural Resources At or below 3,000' - 1 DU/40 ac.
Above 3,000' - 1 DU/100 ac. Open Space Public Facilities Research & Development Rural Residential 1 DU/10 - 100 ac. Tourist Recreation | <ul style="list-style-type: none"> Important Biological Corridor Overlay Agricultural District Overlay Planted Lands Overlay Ecological Preserves Overlay Mineral Resources Overlay Specific Plans Community Segments Rural Centers Texas Hill Reservoir Take Line Parcel Boundaries Major Roads Airport Safety Zones |
|--|---|

NOTES

1. This map shows an adopted plan for Clarksville. It is subject to change without notice. The map is intended to provide a general overview of the city's land use plan. It is not intended to be used as a legal document. For more information, please contact the City of Clarksville, Planning Department, 2000 Pecos Court, Clarksville, CA 95027. (530) 231-2222. <http://www.ci.clarksville.ca.us>

2. This map is not intended to be used as a legal document. For more information, please contact the City of Clarksville, Planning Department, 2000 Pecos Court, Clarksville, CA 95027. (530) 231-2222. <http://www.ci.clarksville.ca.us>



Map Created By:
 CLARKSVILLE PLANNING DEPARTMENT
 2000 PECOS COURT
 CLARKSVILLE, CA 95027
 (530) 231-2222
<http://www.ci.clarksville.ca.us>

CLARKSVILLE

2004 GENERAL PLAN LAND USE DIAGRAM

Exhibit D - Zoning Map



NOT TO SCALE

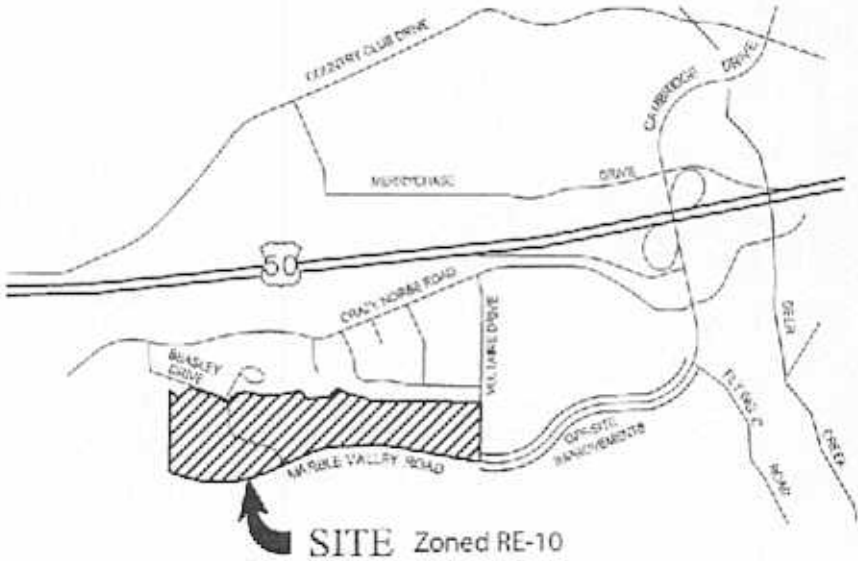


Exhibit E - Proposed Zoning Map



Exhibit H – Slope Map

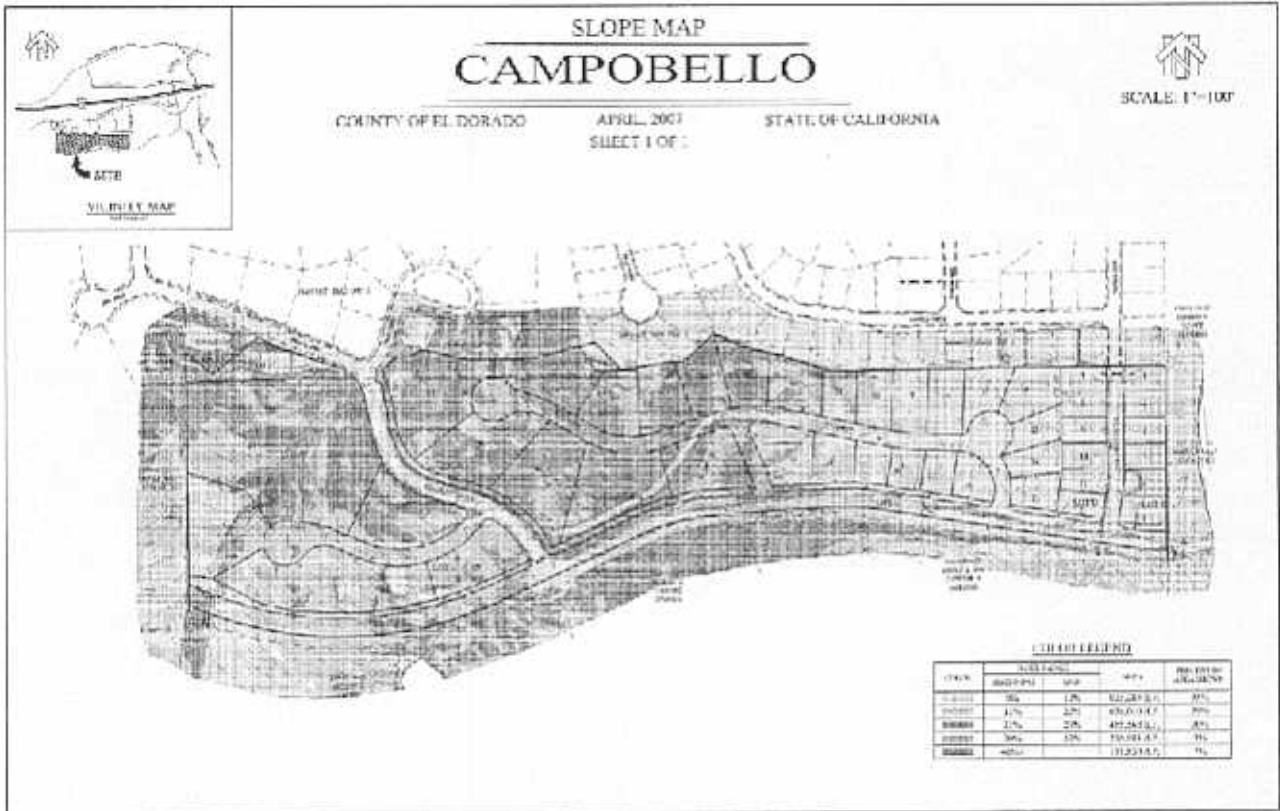


Exhibit I – Soils Map

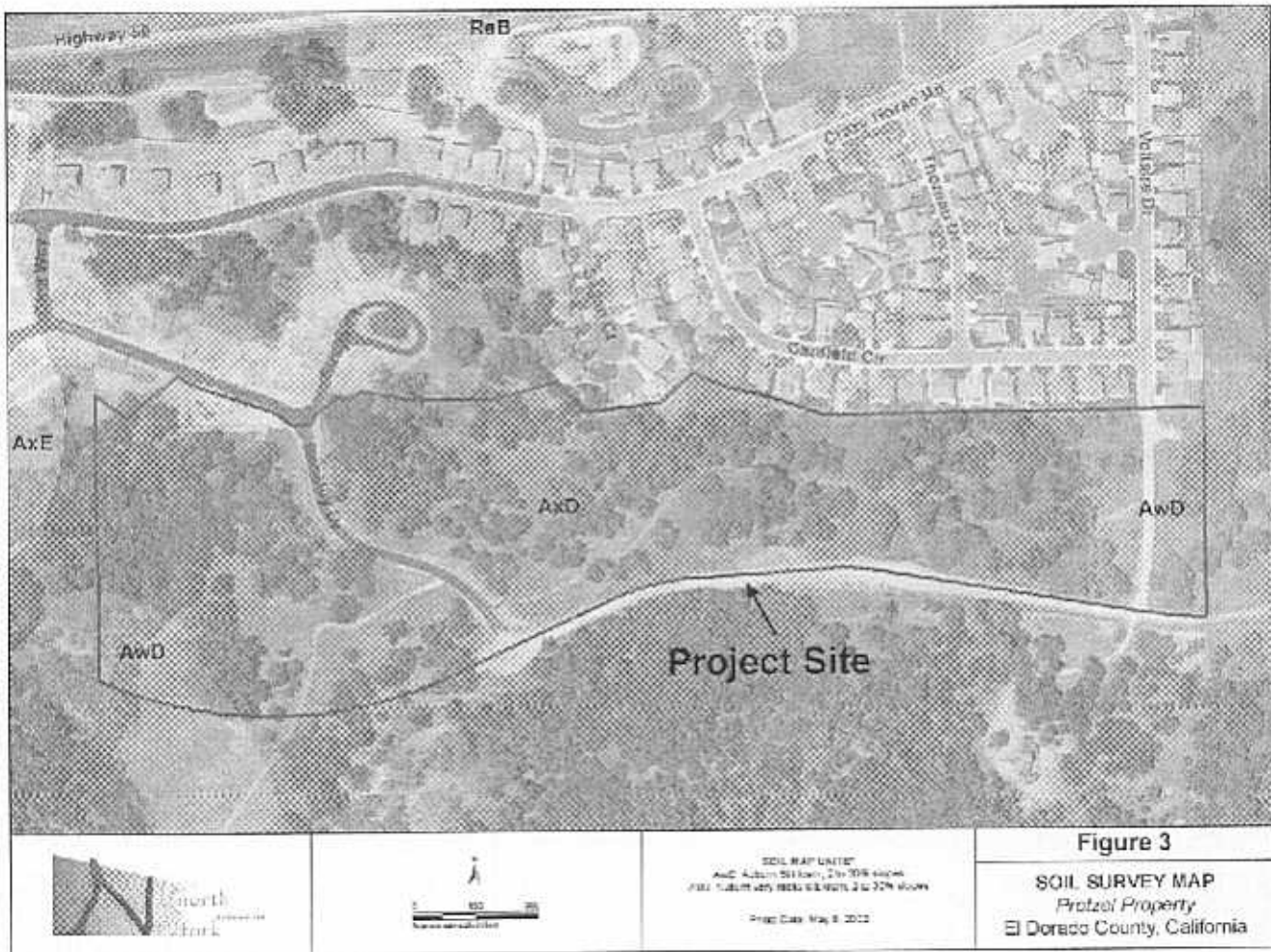


Exhibit J – Tree Preservation Map

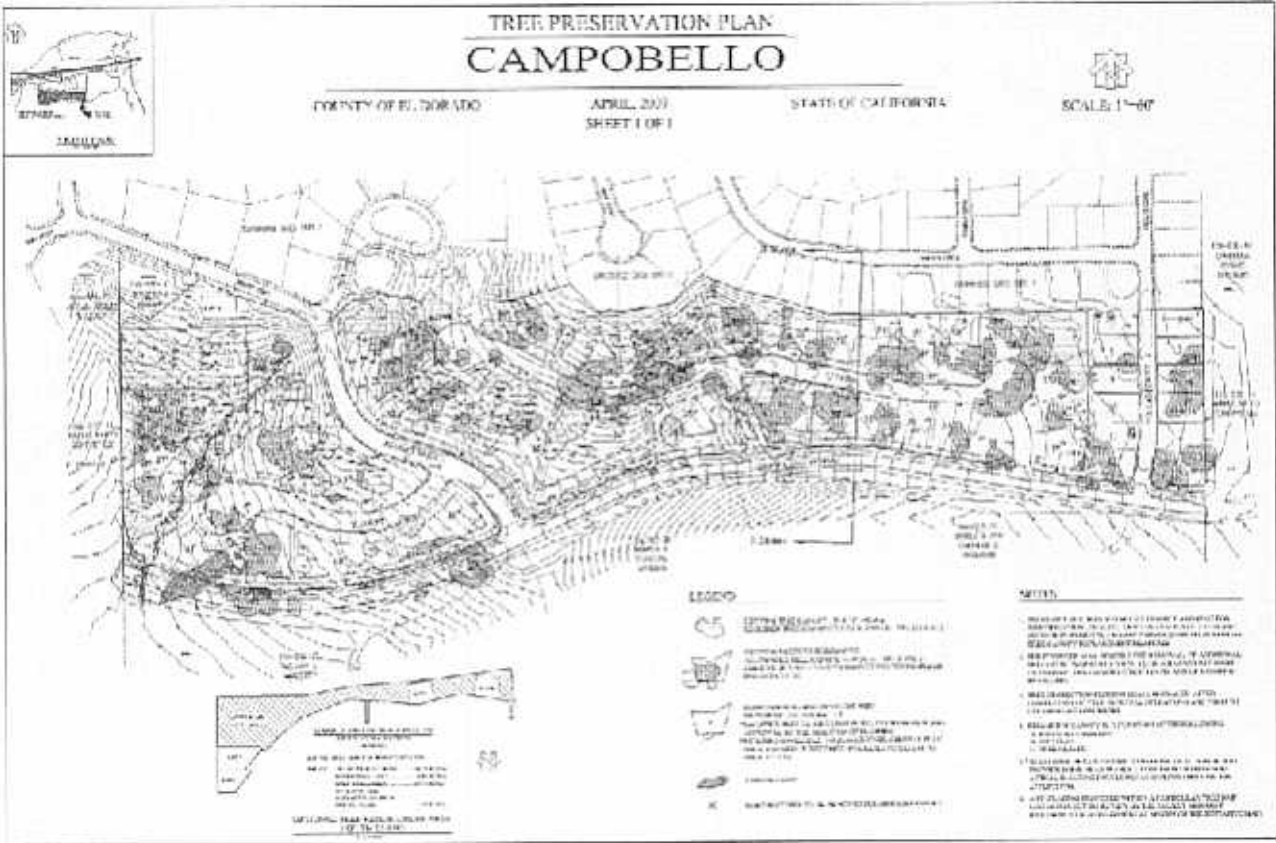


Exhibit K – Proposed Wetlands Crossing Structure Map

