

application. Grading would include 12,500 cubic yards of excavation and 12,500 cubic yards of embankment for road and pad development.

Noise and Sound Wall: Vehicular traffic along Latrobe Road is the major noise source to the project area. Bollard Acoustical Consultants, Inc. has prepared an acoustical analysis for the project. The result of the analysis has been discussed in the VVSP-Addendum to the Program EIR. A noise barrier ranging from 8 feet to 11 feet in height (Exhibit G) is required to meet the noise mitigation requirements of the Specific Plan. The proposed barrier would mitigate residential exposure from traffic noise. In addition to the noise barrier, the consultant has recommended the use of upgraded windows for second floor windows adjacent to Latrobe Road to provide additional noise reduction. Mechanical ventilation would be required for all units to achieve compliance with interior noise level criteria.

Open Space: The project would have one 39,947 square foot open space lot. The northern portion of Lot A abuts Lot 10 of Blackstone Unit 18 which has a wetland drainage running through the property. The required 50 foot setback has been provided.

Development Standards: The CR Development standards require the submittal of a building envelope diagram at the time of consideration of any tentative map proposing developable single family parcels. The applicant has provided the required diagram that demonstrates that the lots would have four foot side yard setbacks, ~~five~~ 10-12 foot rear yard setbacks and 10 foot front yard setbacks, with an 18 foot setback for the garage. In addition, for production housing projects, the application of a tentative map is required to include:

1. Site Plan showing the location of all proposed structures, parking area, landscape area, internal circulation improvements, and recreation or other common amenities;
2. A Preliminary Landscape Plan showing the types, locations and densities of all plantings, hardscape or other improvements proposed;
3. Elevations or perspective renderings of the primary exposures of all major structures and any other views or exposures requested by the Development Services Director; and,
4. Fencings, signing, lighting or other design details which may be requested by the Development Services Director in order to evaluate compliance with the Specific Plan.

The applicant has only provided site building envelopes, elevations and floor plans of proposed structures (Exhibits I and J). When reviewing the project development, design and site layout is important. As currently designed, there would be limited on-street parking, no guest parking, and maximum utilization of the lots for building coverage. Parking for this project could be an issue. However, it is important to note that minimum parking requirements would be met in accordance with County Code requirements. Guest parking is only required for multi-family projects. Because the setbacks to be provided are minimal, landscaping would be sparse within the subdivision.