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CITY OF WINTERS

PROJECT DESCRIPTION

Existing Condition / Use

The site is comprised of a single seven acre parcel of land that fronts on the east side of Third Street and the north line of Putah Creek. The current zoning for the parcel is Single Family Residential with an average density designation of 7,000 square feet. The lot is currently developed with a single family home that fronts on Third Street and is being utilized as a working walnut orchard

The parcel is characterized by encompassing two different topographical areas. The southerly five acres of the parcel are approximately 20 feet lower than the elevation of Third Street and located within the overflow limits of Putah Creek. This "lower" area is bordered on the east by an undeveloped portion of a single family residential lot and on the west by working orchards. The northerly two acres of the parcel are at street elevation and located 20 feet above the overflow areas of the Putah Creek. This "upper" area of the parcel is bordered on the east by existing single family homes that front on Second Street, on the north by a 16' wide alley and on the northwest by two single family homes that front on Third Street. The lots north of the alley and along the west side of Third Street are all currently developed with single family homes.

The close proximity of the residential housing to the orchard trees located within the upper area make it difficult to use agricultural products that are necessary to stimulate production and prevent infestation. This results in an extremely low production yield within the upper orchard area.

Proposed Use:

The proposed subdivision would result in the conversion of the upper, low-producing area of the parcel to five custom built single family homes. One of the five lots will be set aside for low income housing. This proposed use will be compatible and consistent with the adjacent residential land use and current zoning. The lower area will be a designated remainder and will remain in agricultural production. This will allow the lower area to remain in a use compatible with the adjacent land use. As shown on the tentative map the existing slope that separates the lower and upper areas of the parcel will provide for an adequate separation between the agricultural and proposed residential uses.

All of the proposed lots will possess added amenities not found in typical developments. All of the proposed lots exceed the zoning designated average minimum areas. Three of the proposed lots will back up to and sit above the lower orchard harboring a tranquil setting with spectacular views and having access to Putah Creek. The two remaining lots will be over 10,000 square feet and have rear alley access that is highly desired by many.

Proposed Improvements:

This application proposes to construct a 20 foot wide asphalt roadway with a cul-de-sac turn around for private use within a proposed 40 foot wide private easement. Utilities will be constructed within the street and will be built to public standards and dedicated for public use. The proposed private roadway will be similar to that constructed for the Carrion Court project that was approved by the City and built in 2002-2003.