



## Letter of Transmittal

Date: October 31, 2008  
To: Michael Conger  
From: Jamie Kirk  
RE: Tract 2905 – SUB 2006-00138 (Estrella River Vineyards) Submittal Contents

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STUDY  
PLANNING/BUILDING  
DEPT

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Michael,

Attached are revised maps and an addendum to the project description / response to completeness items for Tract 2905. Could you please review the materials at your earliest convenience. We would like to request a meeting with you the week of November 10<sup>th</sup> to go over the project modifications and discuss the process for the next steps.

Regards,

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## Letter of Transmittal

Date: October 31, 2008

To: Michael Conger

From: Jamie Kirk

RE: Tract 2905 – SUB 2006-00138 (Estrella River Vineyard) Response to Completeness Letter dated May 29, 2008 - Addendum to Project Description

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The project design has been revised to relocate building sites off of the soil map unit 106 as well as to accommodate the agricultural buffer on the individual lots per the requirements provided in your May 29, 2008 letter.

### Ag Buffer:

Ag Cluster Defined: An ag cluster division is a land division in which homes are clustered in a compact manner to reduce the agricultural/residential interface. The ag cluster is an alternative to a conventional "lot split" land division.

In the original referral from the Ag Department a 300 foot ag buffer was recommended to be incorporated into the project. Upon further review of the existing agricultural operations adjacent to the proposed lots, the potential future agricultural operations on the site, and the buffers recommended on similar projects, Tract 2905 has been designed successfully to implement a 200 foot buffer.

The lots have been designed so that at least a 200 foot buffer is provided on the non-agricultural property between the home sites/building envelopes and land that may be in agricultural production in the future. Current and historical agricultural activities adjacent to the proposed lots consist of dry farm grain and sometimes fallow land. No ag buffer has been provided in areas where there are steep slopes or riparian areas bordering lots as those areas would not support future farming.

Seven of the cluster lots have been relocated near the irrigation reservoir in order to comply with the building restriction on the soil map unit 106 contained in the May 29, 2008 letter. These cluster lots have incorporated a 200 foot buffer where they border lands that may be used for agricultural purposes.

The implementation of the 200 foot buffer reduces the potential for conflict between the agricultural and residential interface while providing a balance between a limited amount of clustered residential development in exchange for the protection of at least 95% of the site in perpetuity. Furthermore, the buffer is consistent with previous

recommendations from the Ag Department on similar ag cluster projects (Linthicum /Smith-Gardner) and the 200 foot buffer is consistent with the requirements contained in Appendix D of the Ag and Open Space Element.

**Setback Modification:**

In order to implement the 200 foot buffer, a setback modification for future homes will be required on many of the lots. The project description has been updated to include modified side and rear setbacks from 30 feet to 10 feet as allowed by Land Use Ordinance Section 22.16.140.A.3 (please refer to the Tentative Tract Map).

**Fire Safety Plan:**

Cal Fire has reviewed the revised subdivision layout and has initially approved the access roads and the lot layout. The Fire Safety Plan is currently being prepared by Cal Fire staff and will be submitted shortly. An existing ag road will be used to provide secondary access to Estrella Road. Minor improvements will be required to bring the road into conformance with Cal Fire Standards.

**Lot Sizes:**

The gross and net areas have been provided on the Vesting Tentative Tract Map.

**Soils Report:**

All residential lots have been relocated off Soil Map Unit 106 and therefore a supplemental soils report is not necessary.

**Traffic Study:**

Associated Traffic Engineers is working with Cal Trans on the appropriate revisions to the Traffic Study. The revised study should be completed in three weeks.

Regards,

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