

Appendix A

Carol Lane Development Standards

A.1 Introduction

Carol Lane is a dead-end street accessed off Whitmore Avenue in the Western District of the Specific Plan Area. The Carol Lane neighborhood consists of 24 rural residential parcels, ranging in size from one half acre to one and a half acres in size. Two additional parcels at the intersection of Carol Lane and Whitmore Avenue constitute the Whitmore Church of Christ. The Carol Lane neighborhood represents 2% of the Specific Plan Area.

During public outreach workshops, held in conjunction with the Specific Plan effort, the Carol Lane residents expressed clear preference to remain with no land use change resulting from Specific Plan approval (Additional information regarding the Carol Lane outreach meetings can be found in Appendix D). For this reason, the Carol Lane Standards provide that all individual homes and lots can remain in their current configuration and use for the indefinite future. Likewise, while the Carol Lane roadway itself requires some improvement and the installation of sewer and water lines to make these facilities available to the properties, the Standards provide for a street design that is as closely in keeping with the “country lane” style of the existing street as possible.

A.2 Land Use: Very Low Density Residential (4.5 du/ac maximum)

The Carol Lane neighborhood will be designated a Very Low Density Residential (VLDR) land use once the Specific Plan is approved and Plan Area is annexed into the City of Ceres. This is the lowest-density residential designation in the City of Ceres. The Specific Plan, where feasible, seeks to provide the Carol Lane residents with compatible densities, uses, and development standards to the current existing land use.

A.2.1 Purpose and Intent

According to the Ceres General Plan, the VLDR designation provides areas for rural estates, executive housing, or move-up housing on lots ranging from 8,500 square feet to one acre. Within the Specific Plan area, this land use category refers solely to the existing Carol Lane area. It provides for and is consistent with the existing development of the Carol Lane area,

while allowing for limited future division of lots in the future when and if desired by property owners.

A.2.2 Density

The maximum number of units allowed in an area designated as VLDR is 4.5 dwelling units per gross acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 0 to 4.5 du/ac allows a mix of lots sizes, however, the VLDR development standards must be met. For example, new single-family residential lots would meet a minimum lot width of 65 feet, consistent with many of the existing lots in the neighborhood.

A.2.3 Allowable Land Uses

Permitted uses within the VLDR designation shall be as summarized in Sections 18.10.040 and 18.10.060 of the City of Ceres Zoning Code. Chapter 18.10, the Residential Agriculture Zone, is designed to provide for low density residential areas that also incorporate agricultural uses. This zone allows single family dwellings and the growing of crops, and limited amounts of livestock on lots of one acre or larger. Any livestock existing at the time of annexation beyond the numbers provided for in this chapter would become a non-conforming use and can continue but not be expanded. If any property is subdivided consistent with the Plan and the provisions of the Ceres Municipal code, then any non-conforming uses related to livestock will be ended as to the resulting parcels.

A.2.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.10.080 of the City of Ceres Zoning Code.

A.2.5 Very Low Density Residential Development Standards

In the event that further development or division of lots within the area is desired by the property owner, the minimum lot area, lot width, setbacks and other standards for each lot in the VLDR designation are as set forth on Table 4.3. These standards shall supersede any conflicting standards listed in other documents. New development within the Very Low Density Residential area are also subject to design guidelines contained within Chapters 6 and 9.

In any instance that there are conflicts between the property development standards in this Plan and the standards contained within Section 18.10.120 of the City of Ceres Zoning Ordinance, the standards within the plan supersede and govern.

A.3 Circulation

A.3.1 Connection to Whitmore Avenue

As part of the Specific Plan roadway improvements, Whitmore Avenue will be widened to a 2-lane enhanced arterial with center median. This improvement will require additional right-of-way on the south side of Whitmore Avenue, including the fronting parcels from the Carol Lane neighborhood. At the time that development triggers the widening of Whitmore Avenue, negotiations will be necessary for developers to acquire right-of-way from those Carol Lane owners that front onto Whitmore Avenue. Figure A.1 depicts the resulting configuration of Whitmore Avenue.



Legend

- Carol Lane Neighborhood
- Proposed Whitmore Avenue Right-of-Way
- Project Boundary

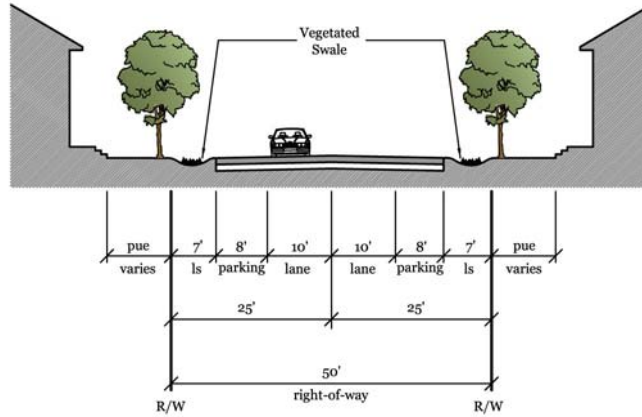
*Measurements are approximate pending future boundary survey.

Figure A.1: Whitmore Widening at Carol Lane			Date: August 2010
West Landing Specific Plan Ceres, California	NOT TO SCALE		

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A.3.2 Carol Lane Street Section

Repair and improvement to the existing Carol Lane roadway is necessary. In keeping with the existing Carol Lane residents' desire to preserve the rural character of the existing roadway, a modified residential street section is proposed as shown in the figure below. Carol Lane is currently dedicated to a width of 50 feet and the proposed street cross-section is designed to fit within this width and not require additional dedication.



Carol Lane
 (On-street parking on both sides)
 50' Right-of-Way

A vegetated swale is provided for drainage as an alternative to curb and gutter. The swale should be constructed of gravel, permeable soil and vegetation to provide percolation. It is anticipated that where driveways intersect swales, culverts under the driveway would be provided to continuously convey stormwater while providing access to individual properties. At time of development, either at Tentative Map or Improvement Plan phases, detailed drawings of the swale and intersecting driveway crossings will be provided.

A.3.3 Emergency Access from the South

To ensure emergency access between Carol Lane and the surrounding Plan Area, the residential development to the south will provide a local road aligned with the existing Carol Lane right-of-way. This local road will have a cul-de-sac with removable bollards or a gate, providing through access to emergency vehicles only. While vehicle access will be restricted to emergency vehicles only, pedestrians circulation will be accommodated.

A.4 Utilities

Following Specific Plan approval, the Carol Lane neighborhood will be a part of the City of Ceres and will be added to the City's utility system. City water and sewer will become available to all Carol Lane parcels once any part of the adjacent development area to the south and west develops. Once the City system is available and a parcel has transitioned onto the system, any on-site wells and septic facilities must be abandoned in accordance with County requirements.

Street improvements and installation of City utilities (water and sewer) are a Specific Plan improvement cost and have been included in the financing plan; these improvements will be stubbed to the property line of each parcel as part of the project responsibility. Water and sewer connections from the property line to the individual structures will be completed at the option, timing, and expense of the property owner, including payment of the hook-up fees in effect at the time.

Storm drainage for the Carol Lane neighborhood will be provided by vegetated swales on the east and west side of the Carol Lane right-of-way. The swale will allow water to be filtered and percolated back into the ground. Additional information regarding the drainage swale is provided in the Circulation Section A.3.2 of this appendix.

A.5 Buffers and Adjacent Land Uses

The Specific Plan provides appropriate adjacent uses and buffers between the Carol Lane neighborhood and the surrounding Plan Area. Surrounding the Carol Lane neighborhood are both residential and commercial uses: a regional commercial development to the east, a low density residential neighborhood to the west, and a medium and high density residential neighborhood to the south, with existing residences to the north across Whitmore Avenue. Buffers, including masonry walls, setbacks, and additional residential lots, are to be implemented to provide the existing Carol Lane residents with continued privacy, sound attenuation, and protection from off-site illumination.

Adjacent to Carol Lane residential lots, enhanced buffering and design standards apply. These include the following:

1. Masonry walls along the eastern and western property line of the Carol Lane development (Figure 6.3).

2. Adjacent to the Regional Commercial Development to the east:
 - a. Provide a substantial (typically 20-40 feet in width) landscape corridor planted with a dense double-row of screening trees adjacent to the masonry wall at the eastern property line of Carol Lane residential properties; and
 - b. Provide an enhanced building setback (typically 60 to 100 feet, dependent on building and loading design) from the eastern property line of Carol Lane residential properties and any Regional Commercial building.
3. Contiguous with the southern property line of Carol Lane, provide Very Low Density lots on either side of Carol Lane—to buffer existing Carol Lane properties from the planned higher density residential land uses. A masonry wall will be placed along the southern property line of the new Carol Lane lots. It is expected that these new parcels will develop consistent with the existing residential pattern of Carol Lane.