

Rocking H1 Ranch Vesting Tentative Map and Design Review Waiver

PROJECT DESCRIPTION:

The applicant, on behalf of the owners James and Francesca Hetfield, is proposing a Vesting Tentative Map (VTM) to subdivide into six lots the 60 acres of land previously designated for residential development with the Rocking “H” Ranch Precise Development Plan (PDP) and Master Plan Waiver approved on May 23, 2002. The prior PDP designated 440 acres of the 501-acre parcel with an agricultural, open space, and conservation easement, and 60 acres for clustered residential development for up to six homes. This VTM details the proposed subdivision into a six lot development as follows:

	Total lot area (acres)	Building envelope (acres)	Maximum house size (square feet)
Parcel 1	7.5	1	5,980sf
Parcel 2	15.86	3,5	14,400sf house with 640sf garden pavilion and 1,300 sf caretakers bldg*
Parcel 3	8.29	1	6,300sf “Car Barn”**
Parcel 4	11.49	1	5,980sf
Parcel 5	8.72	1	5,980sf
Parcel 6	8.14	5	5,980sf

*previously approved in PDP

Construction of the Car/Barn complex on Parcel 3 has already occurred. Building permits have expired for construction of the 14,400-square foot single-family residence approved in the PDP.

Generally Design Review is required concurrent with a Vesting Tentative Map. The application is seeking a waiver of Design Review requirements for the four future homes since their building envelopes, leach field locations, maximum “house size”, and maximum building height were established in the PDP.

Zoning: RMP-0.1 (Residential, Multi-family Planned, 1 unit/10 acres)

Countywide Plan Designation: PR 1 unit/1-10 acres (Planned Residential)