

From: [Tom Infusino](#)
To: [Gina Kathan](#)
Cc: [Michelle Plotnik](#); [Annette Huse](#)
Subject: Building envelopes could help illustrate setbacks on shallow lots.
Date: Friday, March 15, 2024 3:47:01 PM

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Hi Gina,

Michelle brought up a very good point at the Planning Commission meeting on March 13. She mentioned that by the time you put the 20-foot setback from the road in the front yard, and the 50-foot setback from the stream in the back yard, it may leave a small envelope for development on lots that are not very deep.

I remember one development in which the applicant's subdivision map included an outline of the building envelope within the boundaries of each parcel. The development was on both sides of a central stream in the forest. In addition to meeting the road setback, the applicant wanted the project to build out so that the homes remained both far from the central stream and far enough apart to account for fire safety. Such building envelopes written on the subdivision map could also help those issuing grading permits or building permits to make sure that the permits are for work in the right place.

I am less confident that the written building envelopes work to inform potential buyers. The envelopes should be noted in the realtor's disclosure, and they should be noted in the title report, but I think that people are likely to fall in love with their lots and put their deposits in escrow long before they get to read those disclosures and reports. The Foothill Conservancy asked that the building envelopes be posted on the property so potential buyers could see where their homes would be built and their views would look over, but the Planning Department would not agree to that.

The road setbacks have been in place for decades and people see them on the landscape whenever they pass a home. However, the stream setbacks are new. It may take some time before the 50-foot stream setback concept penetrates the market populated by out-of-town buyers, property owners, realtors, graders, builders and County staff. In the meantime, including building envelopes on maps with shallow lots may help all people concerned to avoid mistakes.

Thank you for considering the concept.

With Gratitude,

Tom Infusino, Facilitator
Calaveras Planning Coalition

When they get their title reports, potential buyers who read them will find out about The building envelopes also alert potential buyers from make sure that the development built out with