

FB17

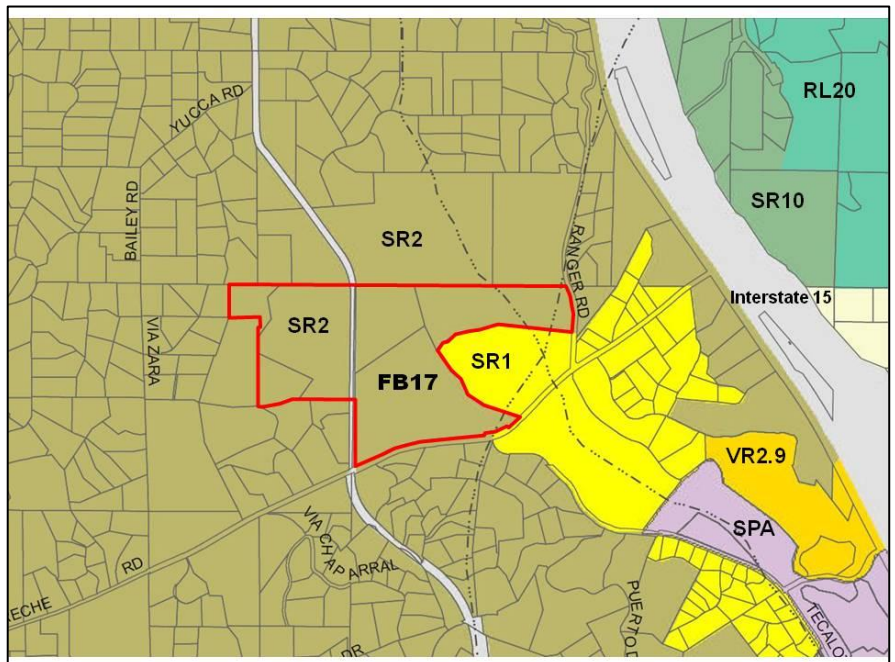
Existing GP Designation(s)	SR2
Requestor(s) Position: Support workplan designations	
Area (acres): 106.2 acres	
# of parcels: 6	

Workplan Designation(s) Evaluated	SR2/SR1
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	28
Complexity	Medium

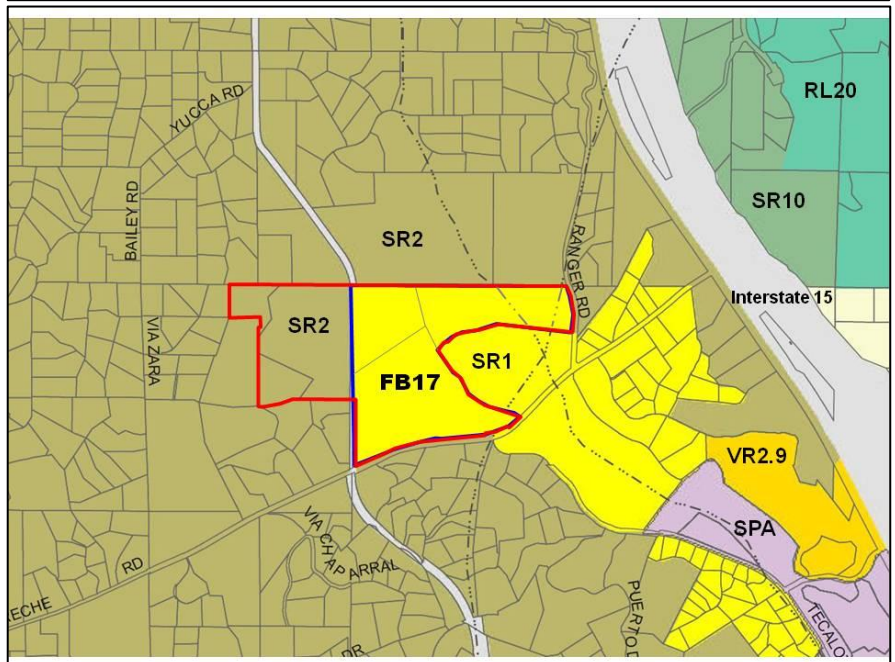
Discussion: This change has been proposed based on the owner's request to designate the areas east of the aqueduct easement (the grey north-south band) as SR1. The property owner had testified during the Jan 9, 2012 workshop that he would be satisfied with a scenario that divided his property between SR1 and SR2 based on the predominance of slope in the area. A portion of the area proposed to be changed to SR1 does contain some steep slopes and sensitive habitats, such as oak woodlands and wetlands, however these habitats are also present in the adjacent parcels currently designated SR1 to the south.

Under the former General Plan, the 36 acre southern parcel was designated 1 du per 1,2,4 ac and the rest of the property was designed 1 du per 2,4 acres, with an estimated yield of 54 units. Staff analysis indicates the workplan designations constitute a 14 unit increase over the former General Plan and a 28 unit increase over the current General Plan. (continued on next page)

Existing General Plan Designations:



Workplan Designation(s) Evaluated:



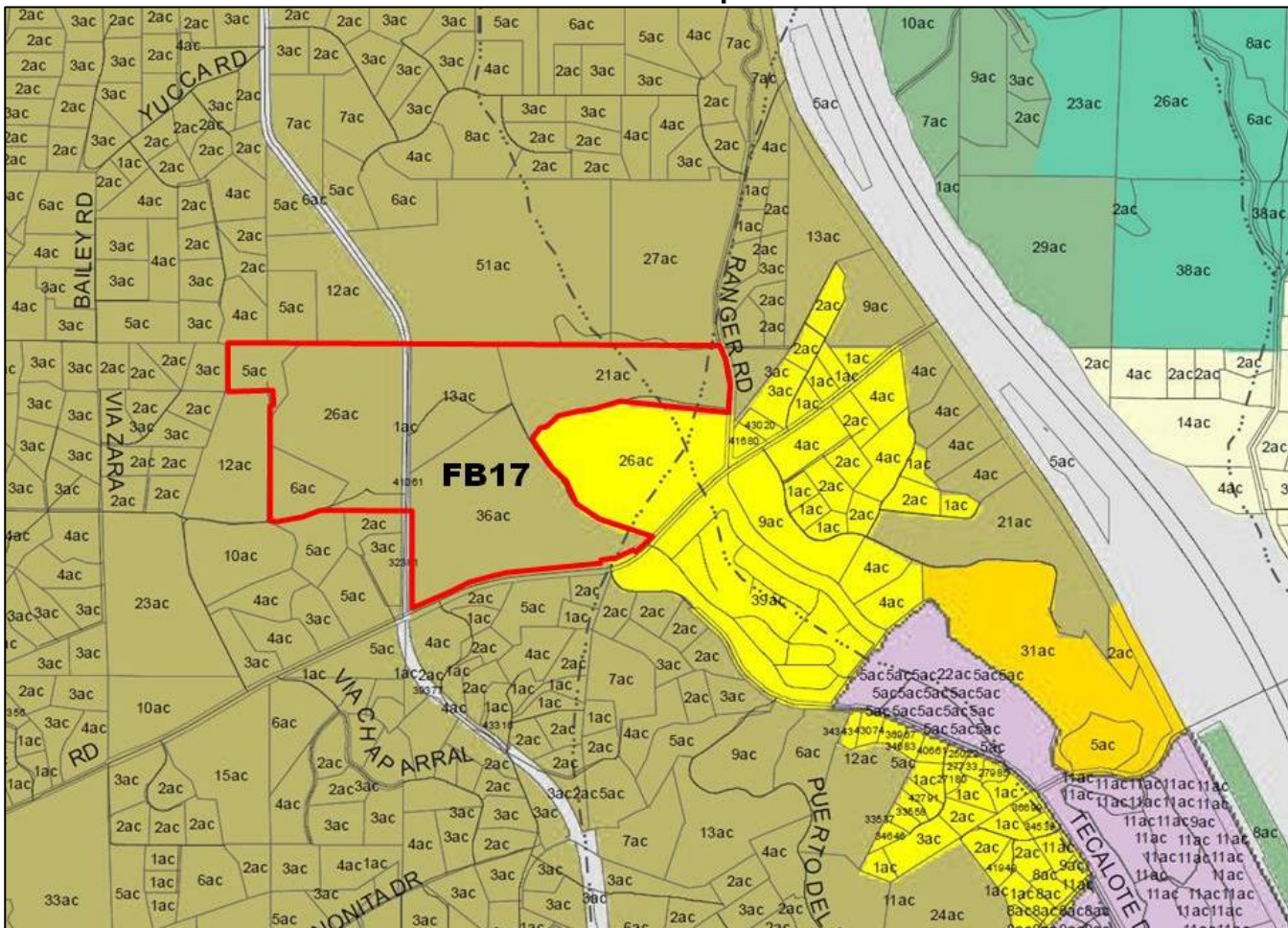
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Discussion (cont): Lot sizes adjacent to the western portion of the property are mostly 2 to 4 acre parcels. The SR1 area to the southeast consists of a large parcel dedicated to an existing mobile home park south of Reche Road, and an undeveloped property at the intersection of Reche Road and Ranger Road which is partially surrounded by FB17.

Rationale for Medium Complexity Classification:

- The workplan designations propose a higher density than had existed prior to the General Plan Update and has not been analyzed in any alternative land use scenario. Significant environmental analysis would be required as part of this change.
- Staff analysis indicates that under current General Plan designations, the owners would be able to achieve a yield of 40 dwelling units based on County slope data. Under the workplan designations, the owners can be expected to achieve 68 dwelling units in an area where there are currently 6 parcels of agricultural and undeveloped land.
- Increasing the subdivision potential for agricultural lands would likely reduce future agricultural operations in this important agricultural area of the county. Policy LU-7.1 encourages the protection of agricultural lands with lower-density land use designations that support continued agricultural operations.
- County data gives significant slopes and biological constraints on the property, such as oak woodlands, which will require avoidance and/or other environmental mitigation through the subdivision process.
- Policy LU-6.2 encourages the assignment of lowest-density or lowest-intensity land use designations to areas with sensitive natural resources. A wetland/ riparian corridor runs through the area proposed for inclusion in the SR-1 designated land. If this change were to be approved, effective buffering of the wetland/ riparian area would be required to ensure compliance with Policy LU-10.2. This policy requires development in Semi-Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources.
- Splitting the designation between SR1 and SR2 does take into account the differences in densities at the parcels along either side of the property consistent with Policy LU-1.3. On the eastern side, the property is less constrained and adjacent to a mobile home park and smaller lots. On the western side, the property is more constrained and adjacent to 2-4 acre lots.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [FB17](#)

Property Constraints

