

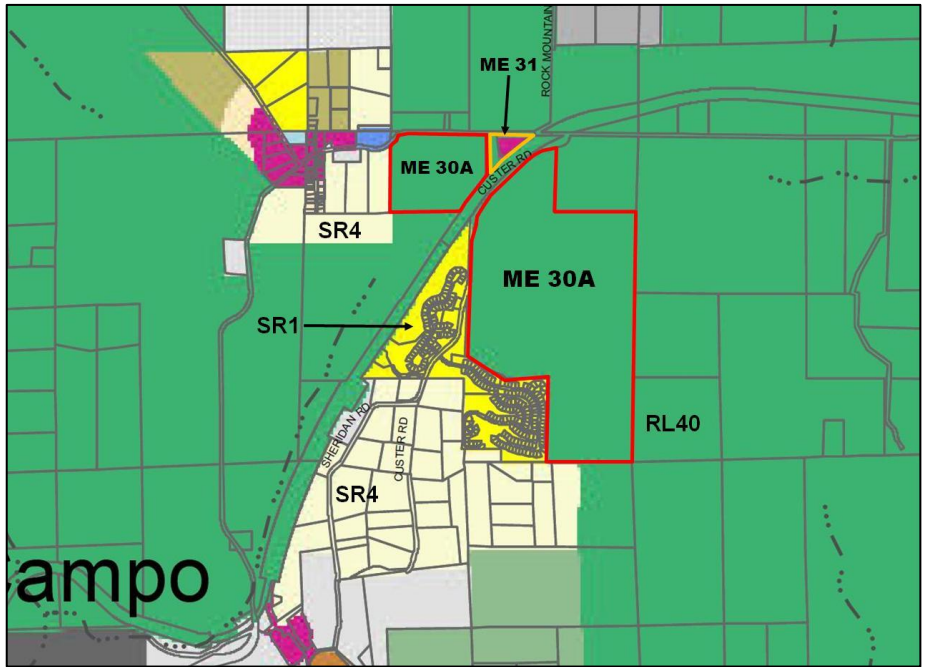
ME30A

Existing GP Designation(s)	RL40
Requestor(s) Position: Support workplan designation	
Area (acres): 256.8	
# of parcels: 1	

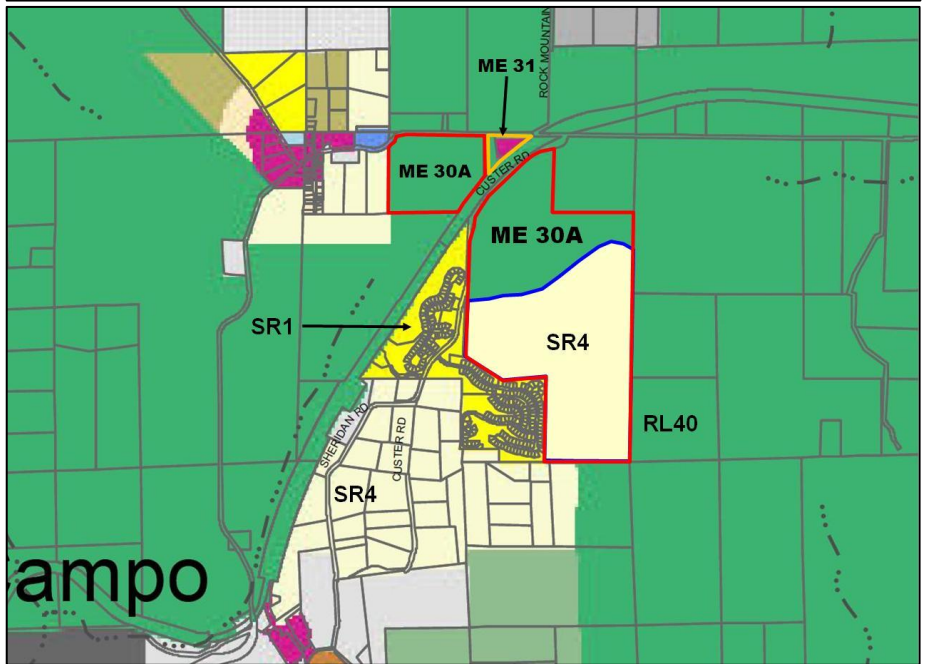
Workplan Designation(s) Evaluated	SR4/RL40
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	29
Complexity	Medium

Discussion: The workplan designation has been designed to permit SR4 while avoiding the sensitive wetland area that covers the north of the property. The scenario considered maintains an approximate 150 ft buffer from the wetland area to the north (see attached). The workplan designation would yield an additional 29 dwelling units over the adopted General Plan.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

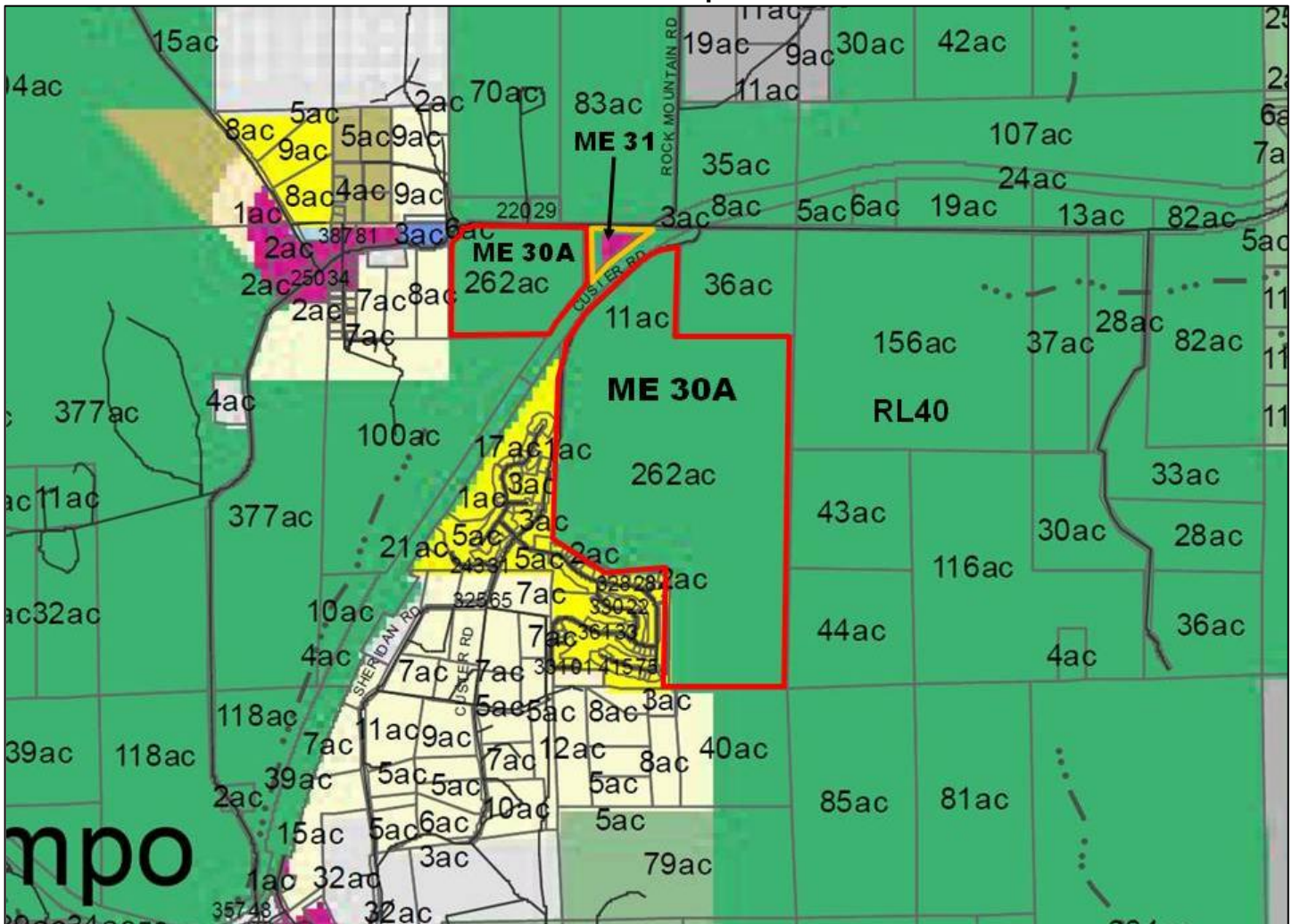


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Rationale for Medium Complexity Classification:

- The parcel is significantly constrained by the wetlands to the north. Although the SR4 area maintains a buffer from the wetlands, this environmental constraint adds complexity to the request.
- Maintaining the RL-40 designation in the area with sensitive wetlands along Campo Creek, would demonstrate compliance with Policies LU-5.3 (Rural Land Preservation) and LU-6.2 (Reducing Development Pressures), promoting lowest-density or lowest-intensity land use designations for areas with sensitive natural resources.
- As many as 41 dwelling units would be permitted in an area previously designated Rural Lands and will require additional environmental documentation in accordance with State law.
- The workplan designation may constitute an extension of the Campo Rural Village boundaries into previously undeveloped land. Although the Community Development Model supports locating density in village areas, extending the village area into undeveloped land would require additional study to demonstrate consistency with mapping principles regarding maintaining compact communities.
- Applying the SR-4 designation outside of the Rural Village boundary must address with the Mountain Empire Community Plan, Residential Policy 3 which seeks to maintain the existing rural lifestyle by continuing the existing pattern of residential and agricultural uses on large lots outside the Rural Villages.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [ME30A](#)

Property Constraints

