NC37 and Study Area

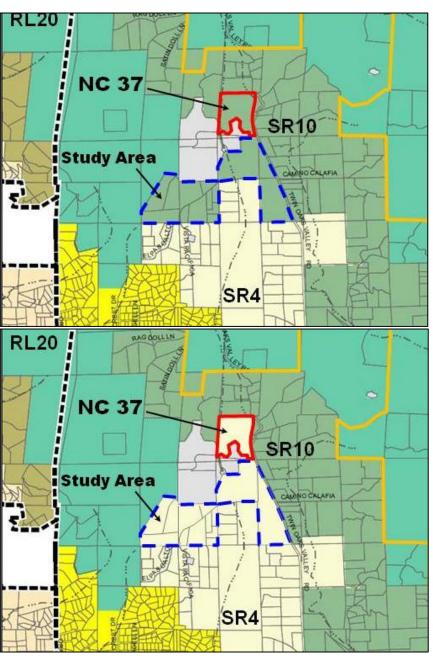
Existing GP Designation(s)	SR10
Requestor(s) Position: Support workplan designation	
Area (acres): 156 [26 PSR; 130 study area]	
# of parcels: 14	

Workplan Designations Evaluated	SR4
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	30
Complexity	Low

<u>Discussion</u>: NC37 is a 26-acre property in the Twin Oaks community and the community sponsor group voted to oppose the property owner's request to change to SR4. However, staff found that the requested change to SR4 can be considered consistent with the General Plan guiding principles because the area already contains numerous properties at a density similar to SR4 and the proximity of the community to more urban area to the south. However, for consistency, a 130 acre study area is also recommended for consideration with this request. The change to SR4 would increase the dwelling unit yield for the entire area by 30 units.

Existing General Plan Designations:

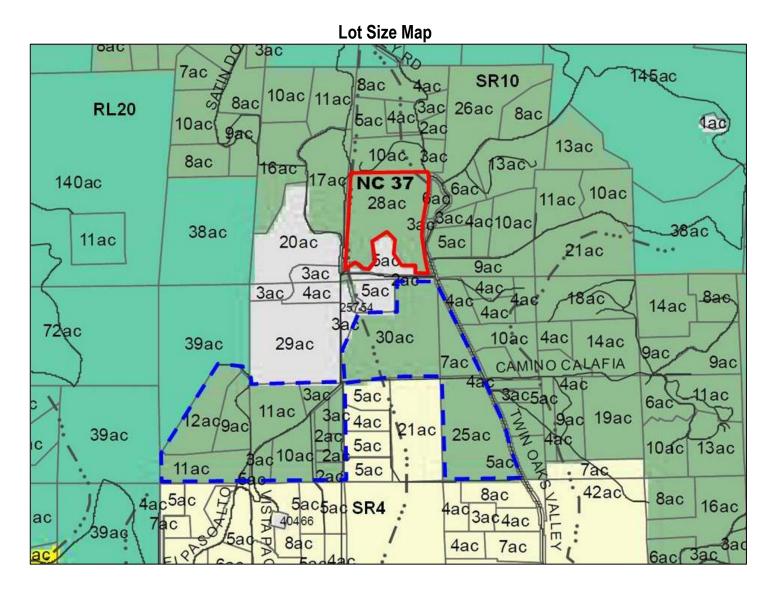
Workplan Designations Evaluated:



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Rationale for Low Complexity Classification:

- NC37 is mostly agricultural land that is near incorporated cities and a major road (Twin Oaks Valley Rd). The addition of 30
 dwelling units in this area will not significantly change the character of the land and is in a location where infrastructure is in
 place to support this additional development.
- The area is not significantly constrained by slopes or other environmental considerations.
- The area is accessible and towards the edge of a developed community. The assignment of SR-4 in this area would be compatible with the surrounding community, as there are several parcels of 4 acres or less surrounding the study area.



For Additional Information (January 9, 2012 Staff Report): NC37