

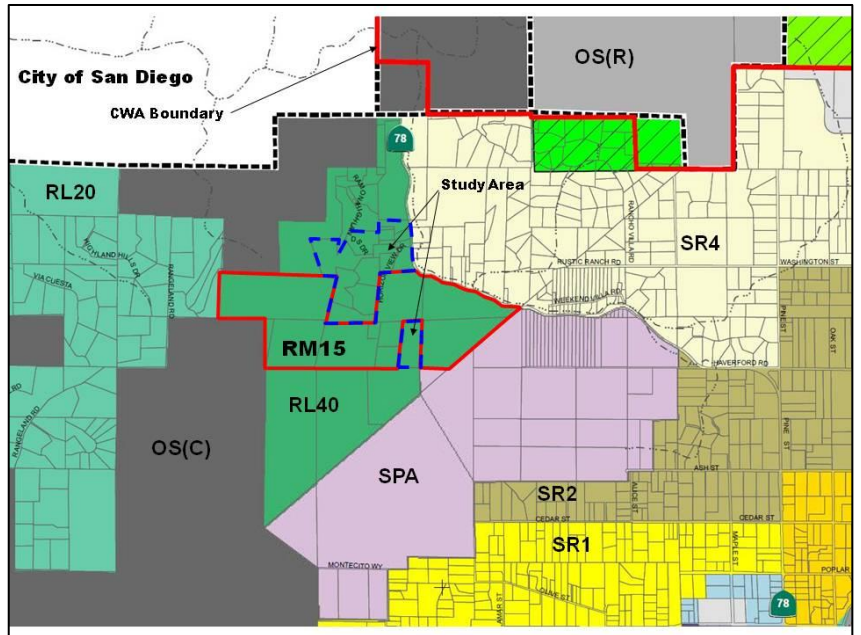
RM15 and Study Area

Existing GP Designation(s)	RL40
Requestor(s) Position: Support workplan designation	
Area (acres): 393.6 [290.5 PSR, 103.1 study area]	
# of parcels: 26	

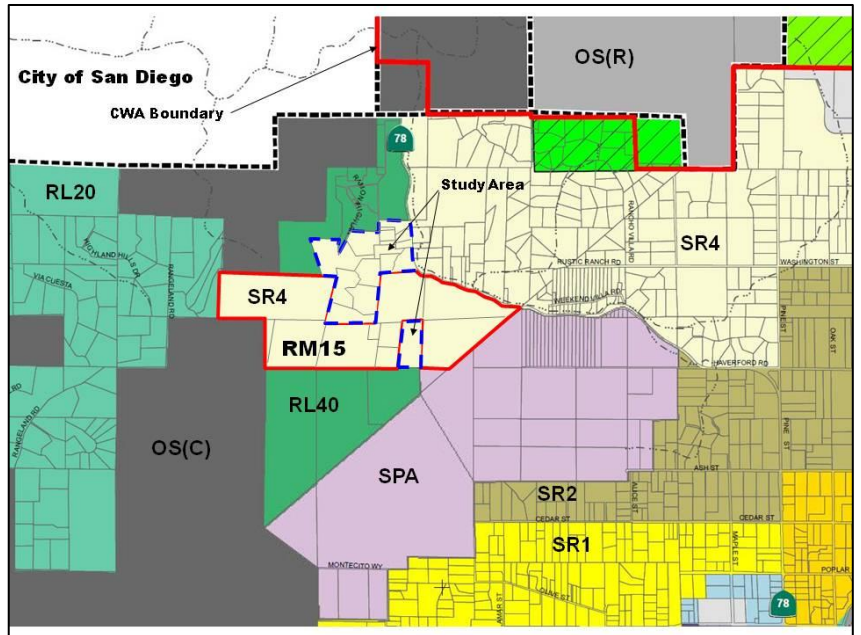
Workplan Designation Evaluated	SR4
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	29
Complexity	Very Low

Discussion: RM15 is a site of an approved Tentative Map. The requested designation of SR4 would reflect the density of that map and from that perspective there would be no increase in density. Because the adopted General Plan designates this area as RL40, the change would result in approximately 29 additional dwelling units of capacity. A small study area is recommended for inclusion with this request for consistency and in the study area the designation is not anticipated to increase unit yield. The Ramona Community Planning Group voted to support this request on March 1, 2012.

Existing General Plan Designations:



Workplan Designation Evaluated:

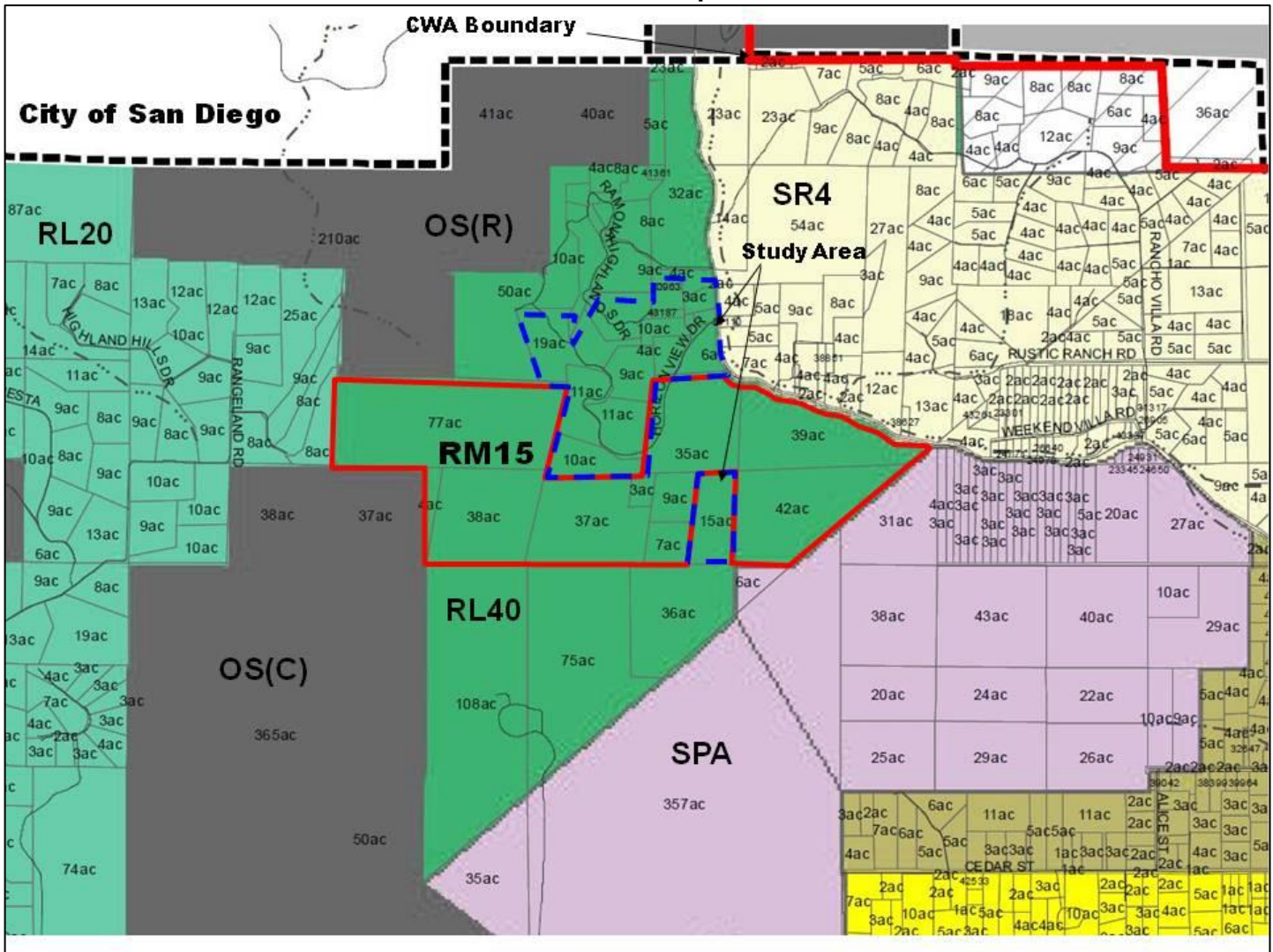


RM15 and Study Area

Rationale for Very Low Complexity Classification:

- The property owner has an approved Tentative Map for the site and the General Plan designation would yield the same density as the tentative map.
- The most intensive designation evaluated on the properties in the study area during the referral process was SR4. Adopting the SR4 designation would likely not require substantial additional study.
- The property is adjacent to a large area of SR4 as well as an SPA that is consistent with the requested density.
- The majority of the site is currently in agricultural production so the physical impacts resulting from the increased density would be limited.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [RM15](#)