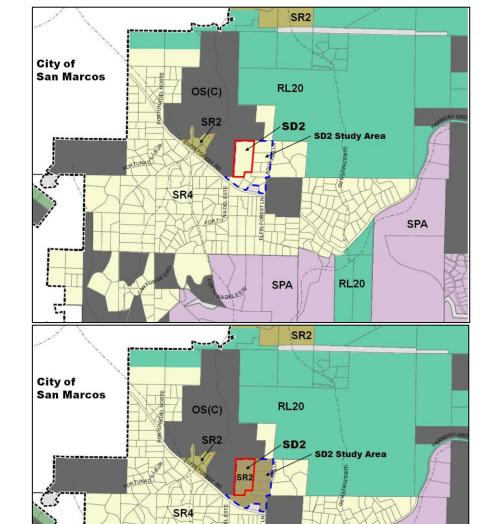
SD2 and Study Area

Existing GP Designation(s)	SR4
Requestor(s) Position: Support workplan designation	
Area (acres): 53.7 [19.6 PSR, 34.1 study area]	
# of parcels: 12	

Workplan Designation Evaluated	SR2
CPG Position	No position
Opposition Expected	No
# of Additional Dwelling Units	4
Complexity	Very Low

<u>Discussion</u>: SD2 is the site of an approved Tentative Parcel Map. The requested designation of SR2 would reflect the density that is allowed by that map. A Study Area is recommended for inclusion for consistency and the SR2 designation would not result in additional subdivision with this area.



SPA

RL₂₀

SPA

Workplan Designation(s) Evaluated:

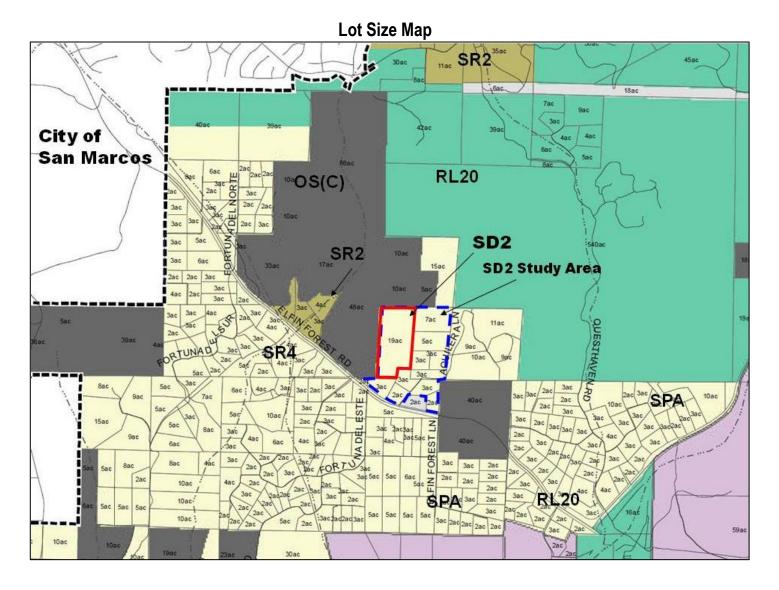
Existing General Plan Designations:

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SD2 and Study Area

Rationale for Very Low Complexity Classification:

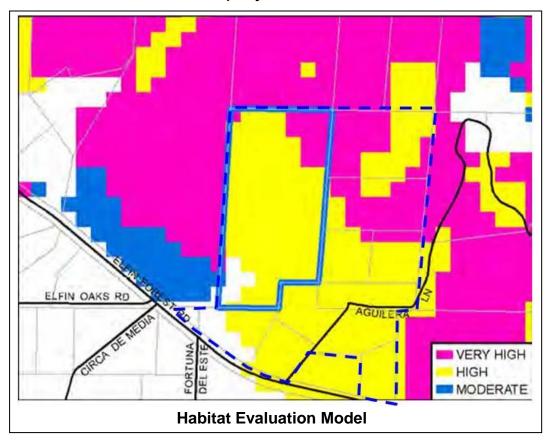
- The property owner has an approved Tentative Parcel Map for the site and the General Plan designation would yield the same density as the approved map.
- The area is in a built-up semi-rural area with nearby development at the same density.
- The property is near a major road (Elfin Forest Rd) and is located in an area between incorporated cities.
- The modest number of additional dwelling units and the effect of clustering near existing development and infrastructure will
 mitigate the impact to the surrounding lands and maintain the boundary between the community and the lands in
 conservation to the west.
- The properties were evaluated as SR2 during the referral process and a change to this designation would not require substantial additional study.
- The northern portions of the study area contain highly sensitive Coastal Sage Scrub habitat, but most of the undisturbed stretches of this vegetation community are in the two northeastern parcels. As such, any additional biological analysis would be limited in scope.
- No community opposition is anticipated for this request.



For Additional Information (January 9, 2012): SD2

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Property Constraints



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