



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
49	<p><i>Roger Townsend and Hadley Johnson</i></p> <p>Inside CWA boundary. Located south of DeLuz Road. Pipelined TPM</p> <ul style="list-style-type: none"> • 20 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of 10-acre or larger parcels • <i>Balance competing interests</i> – agriculture is a predominant use in this area • <i>Assign densities based on characteristics of the land</i> – majority of the property contains slopes greater than 25% • <i>Locate growth near infrastructure, services, and jobs</i> – community lacks public services and infrastructure necessary to support higher density
50	<p><i>Thure Stedt, Hadley Johnson, Jennifer Hom and Lynn Hicks</i></p> <p>Inside CWA boundary. Adjacent to Harris Ranch and Harris Trail. Approved TPM</p> <ul style="list-style-type: none"> • 83 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of 20-acre or larger parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of the property contains slopes greater than 25% · Environmental constraints throughout the area • <i>Locate growth near infrastructure, services, and jobs</i> – community lacks public services and infrastructure necessary to support higher density

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