

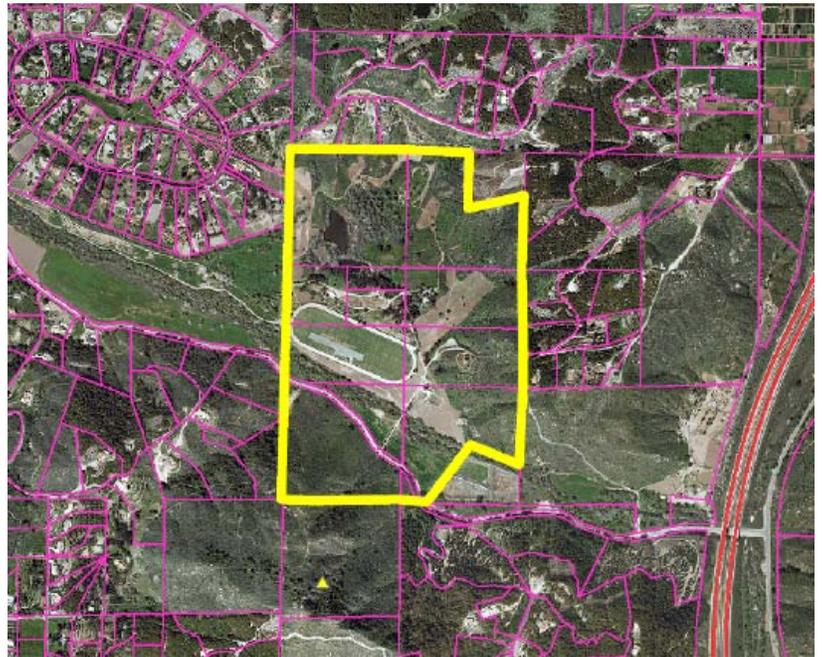
BO22

General Plan (Adopted Aug 2011)	SR10/RL40
Property Specific Request	SR4/RL40
Requested by: Mark Thompson/Marlene Wendall	
Community Recommendation	SR10
Opposition Expected ^{1,2}	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

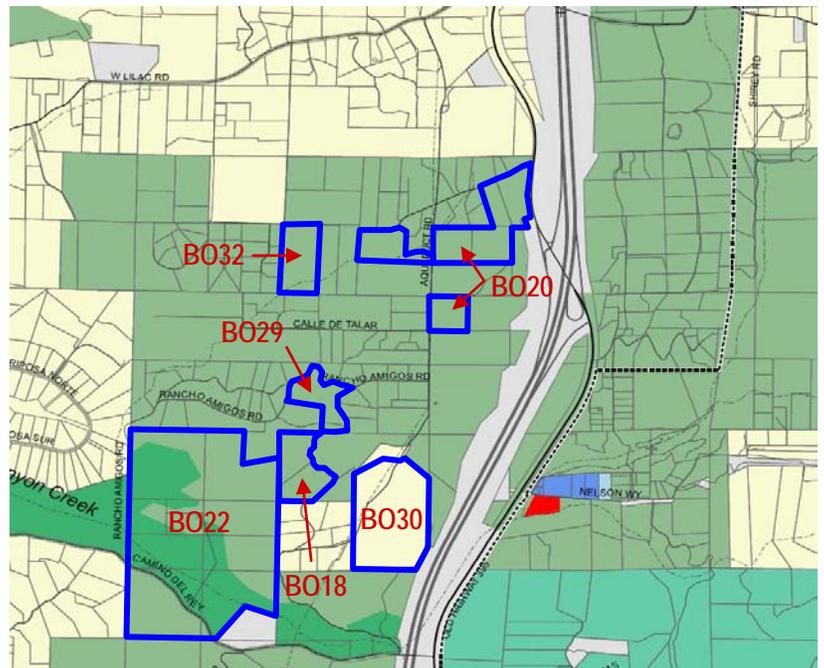
Note:
 1 – Based on staff’s experience
 2 – TRS Consultants letter dated March, 1, 2011

Property Description	
Property Owner: EWM Investments LLC	
Size: 216 acres 10 parcels	
Location/Description: Intersection of Camino Del Rey and Rancho Amigos Rd; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ◐ Floodplain ◐ Wetlands ● Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac 1 du/2, 4 ac
GP (Adopted Aug 2011)	SR10/RL40
Referral	SR10/RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL20/RL40
<i>Zoning</i>	
Former — A70, 8-acre minimum lot size RR, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

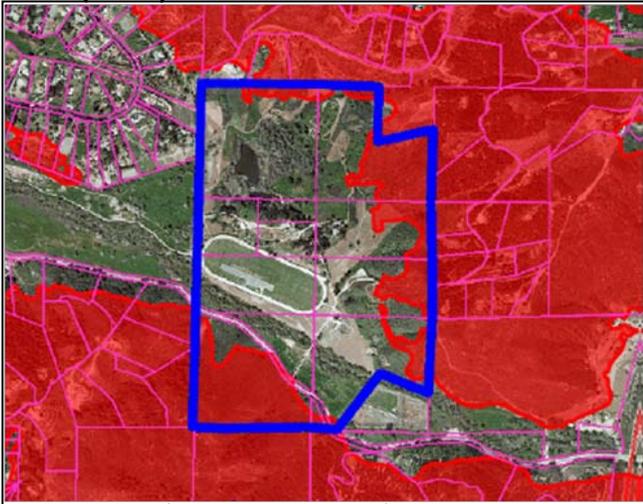


Adopted Aug 2011

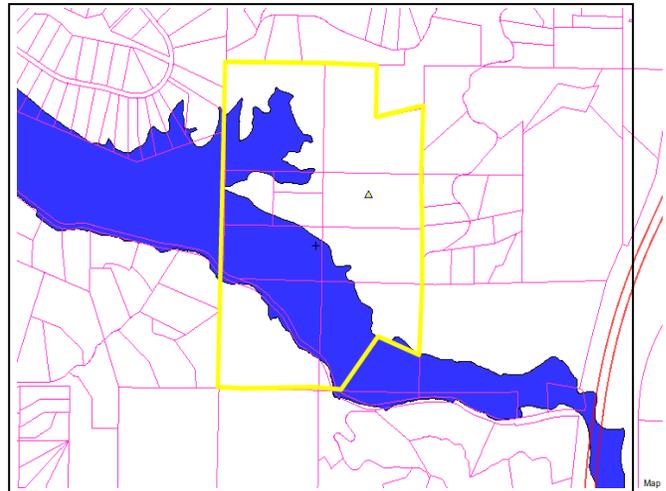
Discussion

The site is entirely constrained by steep slopes, wetlands, floodplain, or sensitive biological habitat. In addition, much of this area is within the Very High Fire Hazard Severity Zone. This request is the site of the Brisa Del Mar Tentative Map (TM), which is currently processing 20 lots and is not pipelined. This project would not be consistent with the proposed SR10/RL40 densities, which would allow approximately 14 lots. To the northwest of this property, some lots have already been subdivided into four acres; however, the request was outside the range of alternatives evaluated by the EIR. After approval of the General Plan Update a Plan Amendment Authorization to amend the General Plan was submitted by the applicant and approved by the Director.

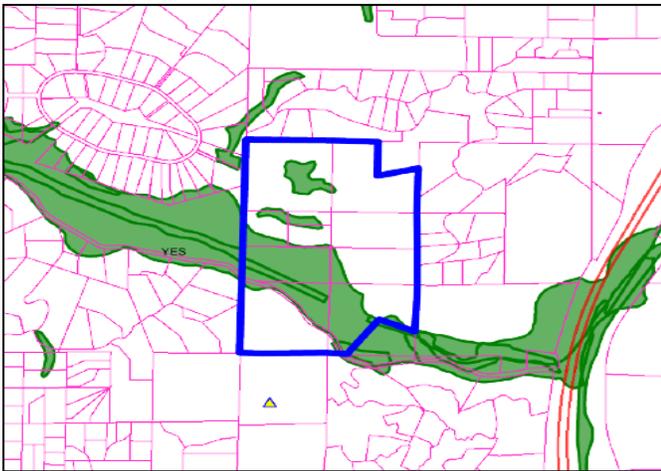
B022 (cont.)



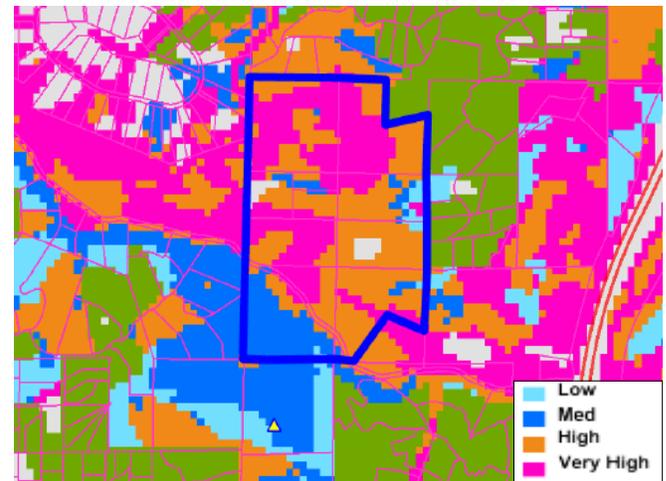
Steep Slope (Greater than 25%)



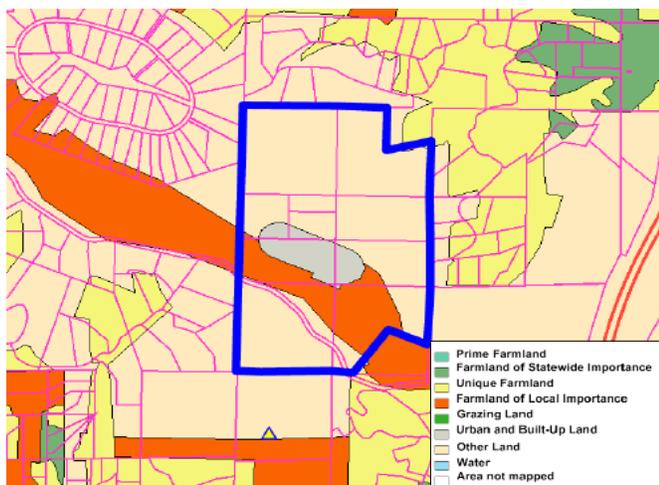
Floodplain



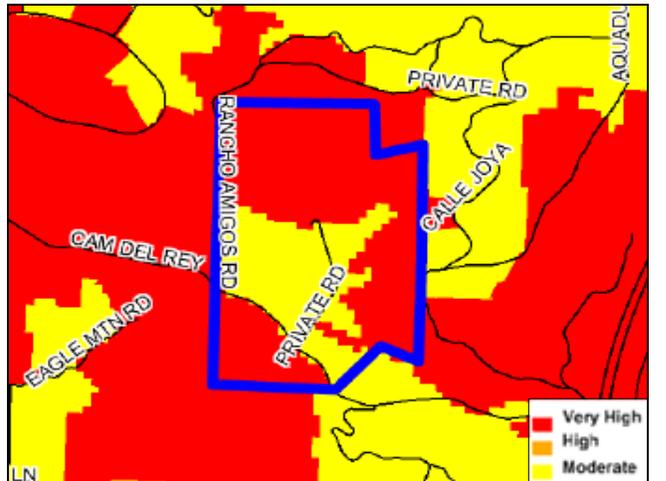
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

BO22 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4 / Rural Lands 40	Semi-Rural 10 / Rural Lands 40	Moderate

Rationale for Moderate Category Classification

The request for a SR4 density (one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 10 acres with RL40 over the drainage feature. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Although the request is no longer considered a spot zone (the area east of the property was designated as SR4), the adjacent area of SR4 reflects existing parcelization and an approved TPM. Therefore, if this change is directed an additional 988 acres is recommended to also be changed for consistency with this mapping approach (see Figure 1).
- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions to the General Plan that place greater emphasis on existing parcelization.

Impact to Forest Conservation Initiative Remapping Timeline

None

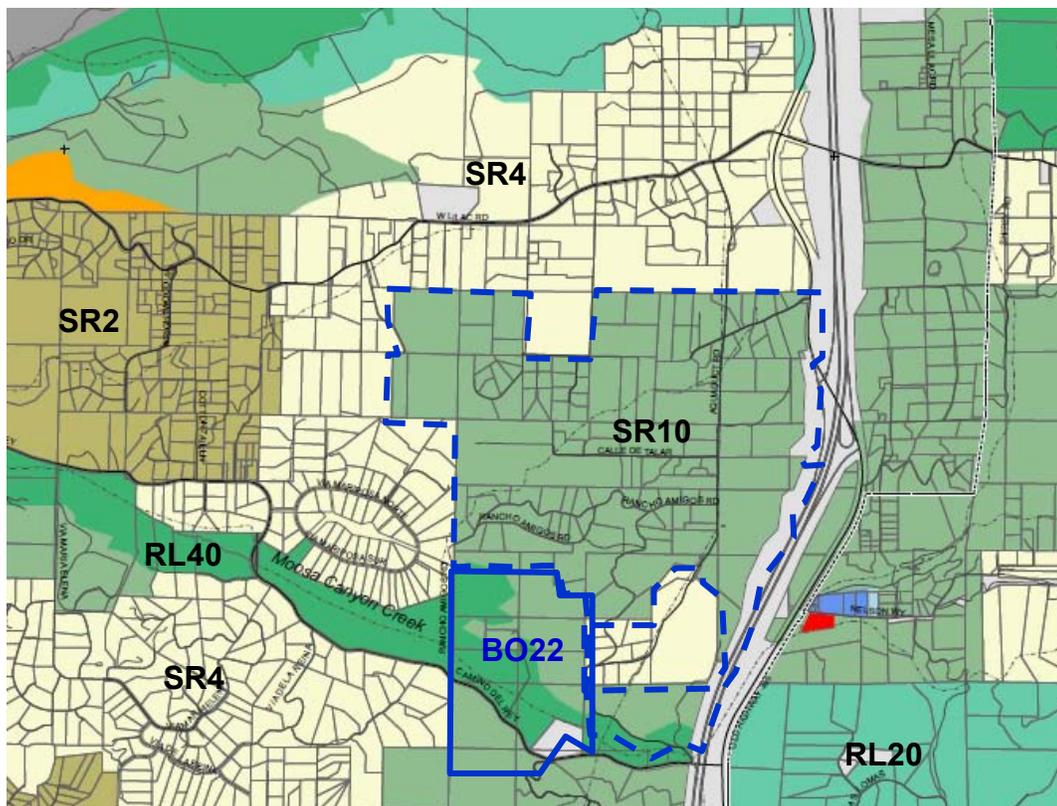


Figure 1: Property Specific Request — Refinements Necessary for Change ■■■■