

NC38

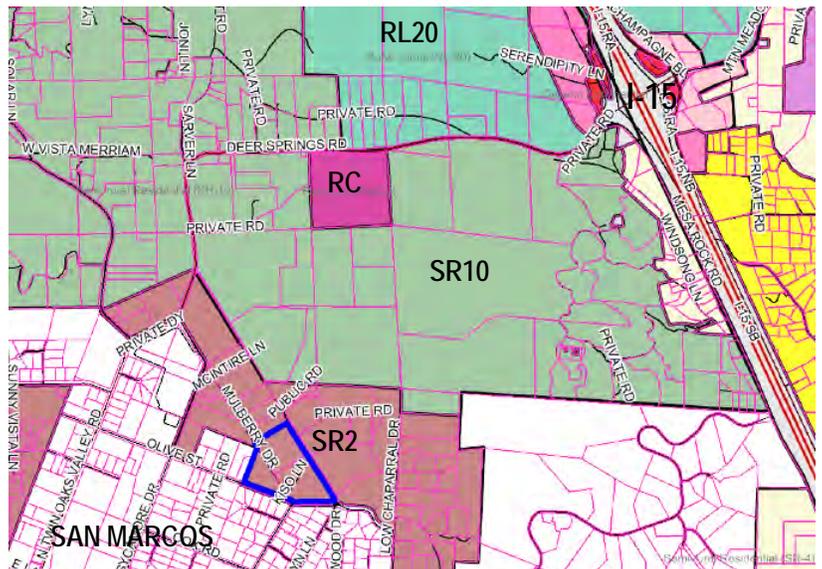
General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Rod Bradley, Twin Oaks Sponsor Group ¹ (See also NC48)	
Community Recommendation	SR1
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
- 2- Based on staff's experience



Aerial



Adopted Aug 2011

Property Description	
Property Owner: Yasukochi Family Trust	
Size: 28.4 acres 3 parcels	
Location/Description: Mulberry Drive, one-half mile southwest of Deer Springs Road (adjacent to NC41); Twin Oaks Valley Sponsor Group Area; Adjacent to City of San Marcos; 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 	

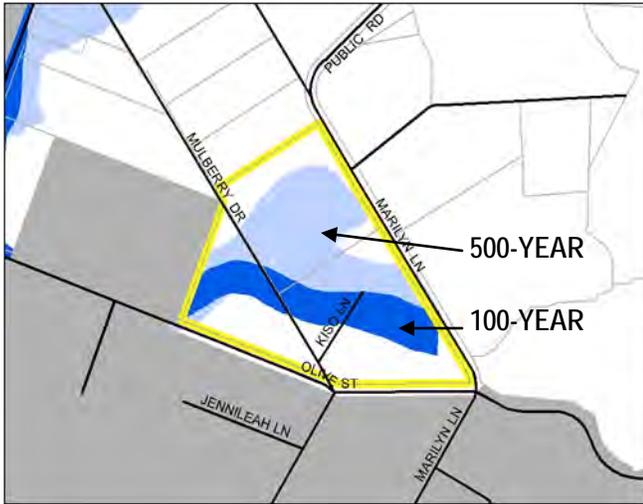
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011 — A70, 2-acre minimum lot size	

Discussion

The property owner's and Sponsor Group's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres (SR2) to one dwelling unit per acre (SR1). This request is consistent with adjacent lot sizes in the City of San Marcos.

However, the SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR and would double to subdivision yield from 14 to 29 dwelling units. The requested density would also result in a spot designation that would require the density of additional parcels to also be increased. In addition, nearly all of this property is composed of prime agriculture lands. The request would not fully support Guiding Principle #8 because the increased density would potentially impact existing agriculture activities in the area. (See also NC41 and NC48.)

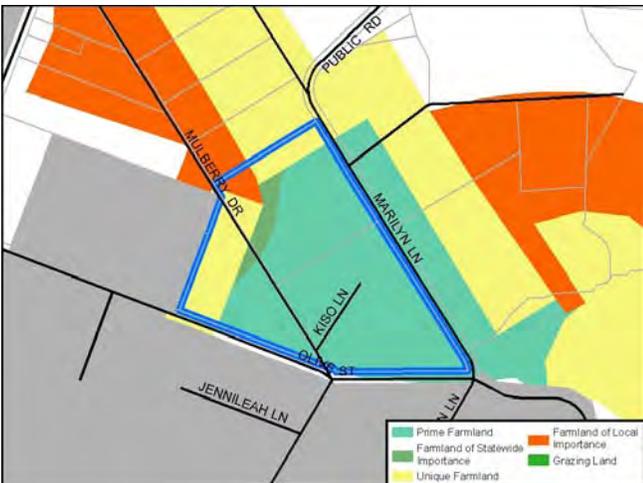
NC38 (cont.)



Floodplain



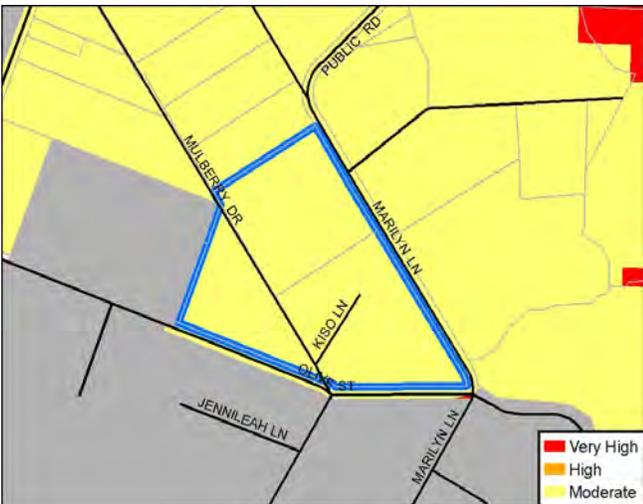
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

NC38 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for a SR1 density (one dwelling unit per acre) 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 units per two acres. The request could potentially result in 28 dwelling units compared to 14 dwelling units allowed under the adopted General Plan. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

This request is in a 295-acre area designated SR2. One additional property specific request and a request by the Community Sponsor Group, are also requesting a change to a SR1 designation. Therefore, the entire area, or as a minimum, the 84 acres with property specific requests should be considered concurrently with this request. [See Figure 1 below and NC41 and NC48.] For NC49 in the eastern portion of this area, the Community Sponsor Group is requesting a decrease in density to SR4 (one dwelling unit per four acres).

Impact to Forest Conservation Initiative Remapping Timeline

None

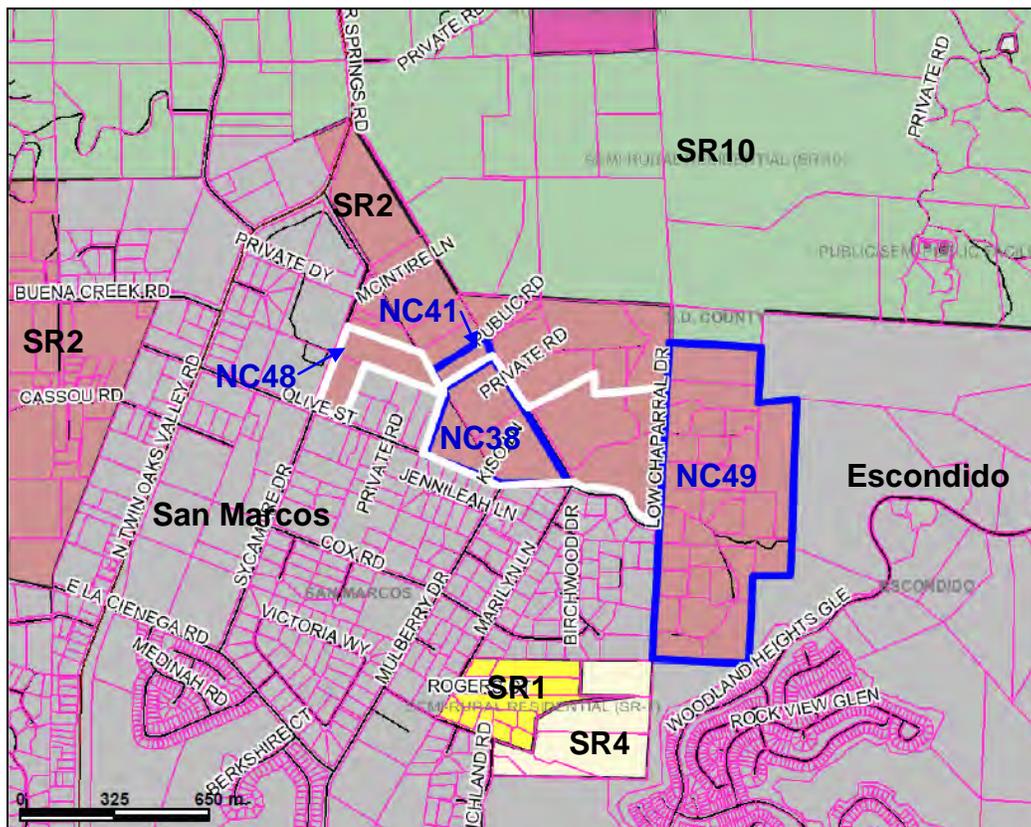


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -