

# NC48

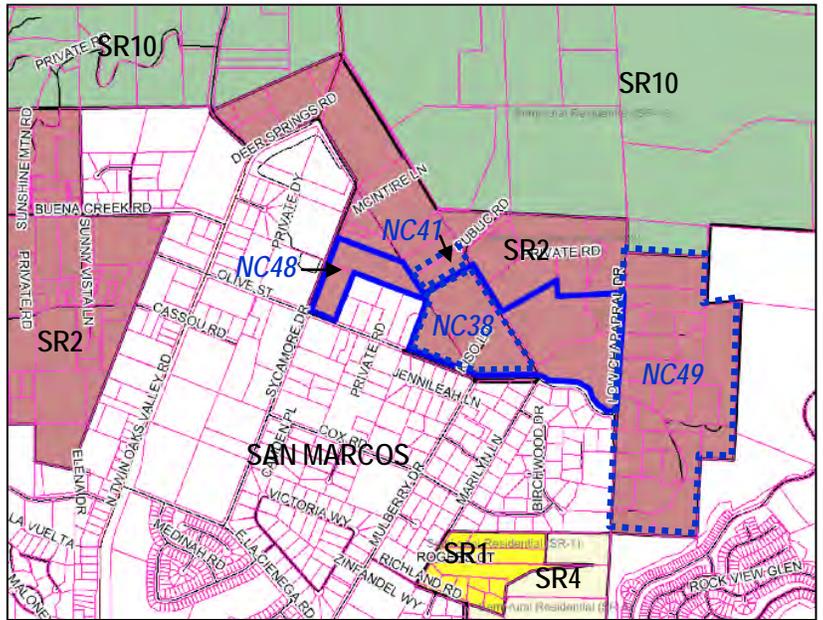
General Plan (Adopted Aug 2011)	SR2
Property Specific Request	SR1
Requested by: Twin Oaks Valley Sponsor Group <sup>1</sup>	
Community Recommendation	SR1
Opposition Expected <sup>2</sup>	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March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

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

Property Description	
<b>Property Owner:</b>	
Yasukochi Trust (3 parcels, 30.4 acres)	
Denbrauer Trust (1 parcel, 16.9 acres)	
Palmer Trust (1 parcel, 14.7 acres)	
Wayne Settles Trust (2 parcels, 13.7 acres)	
H. Ray LLC (1 parcel, 4.7 acres)	
<b>Size:</b>	
79.6 acres; 8 parcels	
<b>Location/Description:</b>	
Twin Oaks Subregional Group Area;	
Southern edge of the Sponsor Group area,	
adjacent to the City of San Marcos, north of Olive Street;	
Within San Marcos Sphere of Influence	
Inside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b>	
● - high; ◐ - partially; ○ - none	
○	Steep slope (greater than 25%)
◐	Floodplain
◑	Wetlands
●	Habitat Value
●	Agricultural Lands
◐	Fire Hazard Severity Zones



Aerial



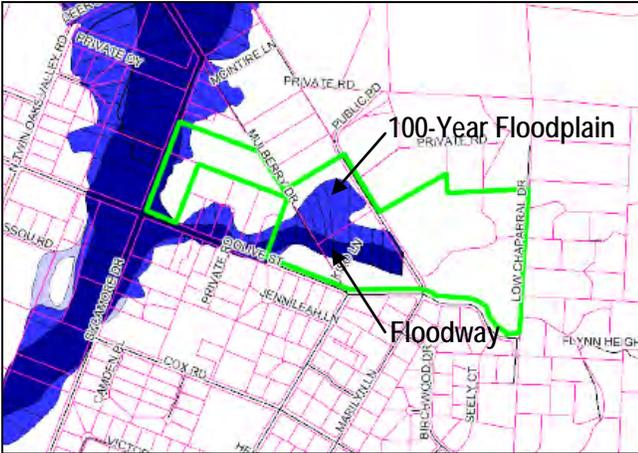
Adopted Aug 2011

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; 10- and 4-acre minimum lot size	
Adopted Aug 2011 — A70; 2-acre minimum lot size	

## Discussion

The Twin Oaks Valley Sponsor Group supports increasing the density of this area from SR2 to SR1 to match the character of existing development to the south and to provide a transition buffer with the adjacent area of San Marcos. Much of the area also contains prime agricultural lands and high value habitat. Parcel sizes in this area range from five to 17 acres. [See also NC38]

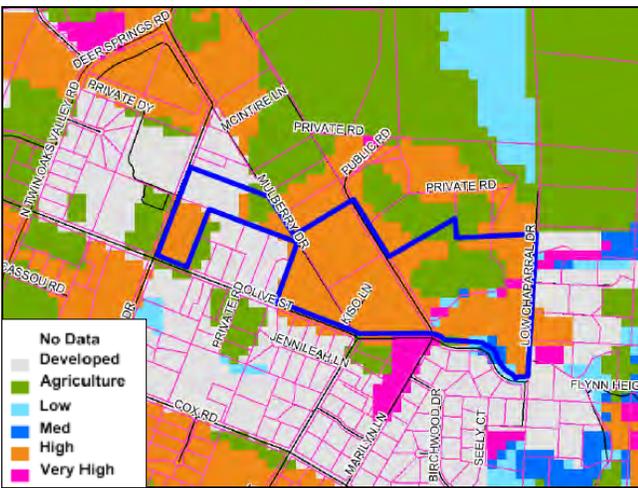
NC48 (cont.)



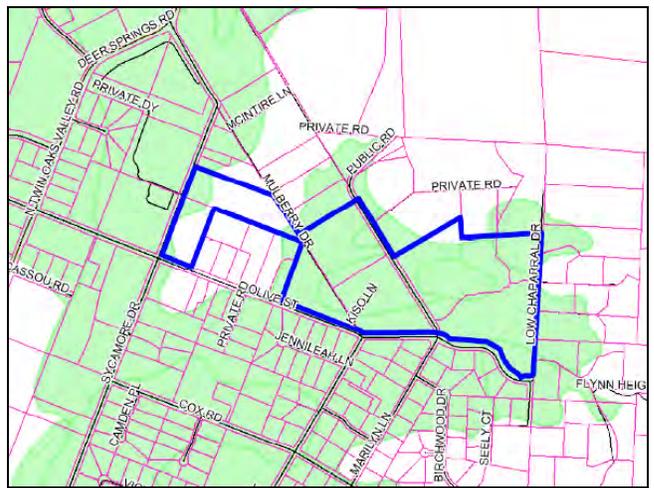
Floodplain



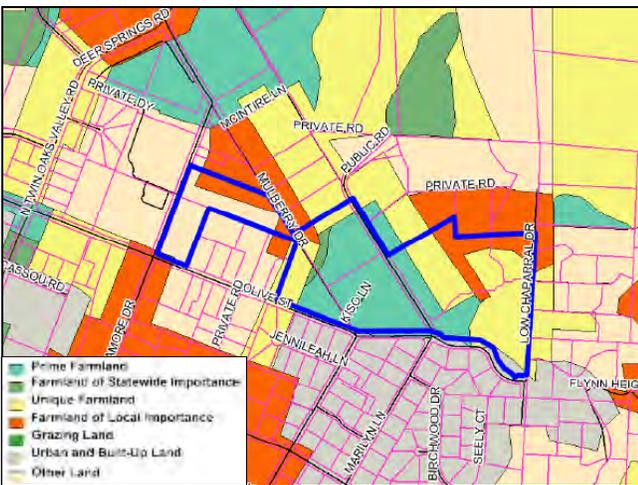
Wetlands



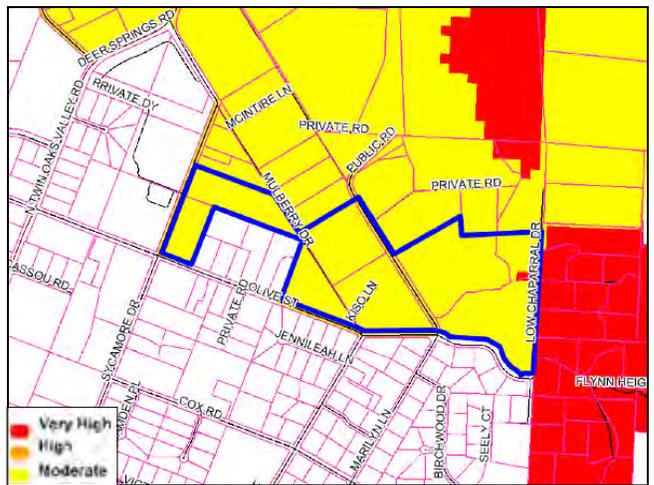
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones

# NC48 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 78 dwelling units compared to 39 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. Two property specific requests in this area are also requesting 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 NC38 and NC41). 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

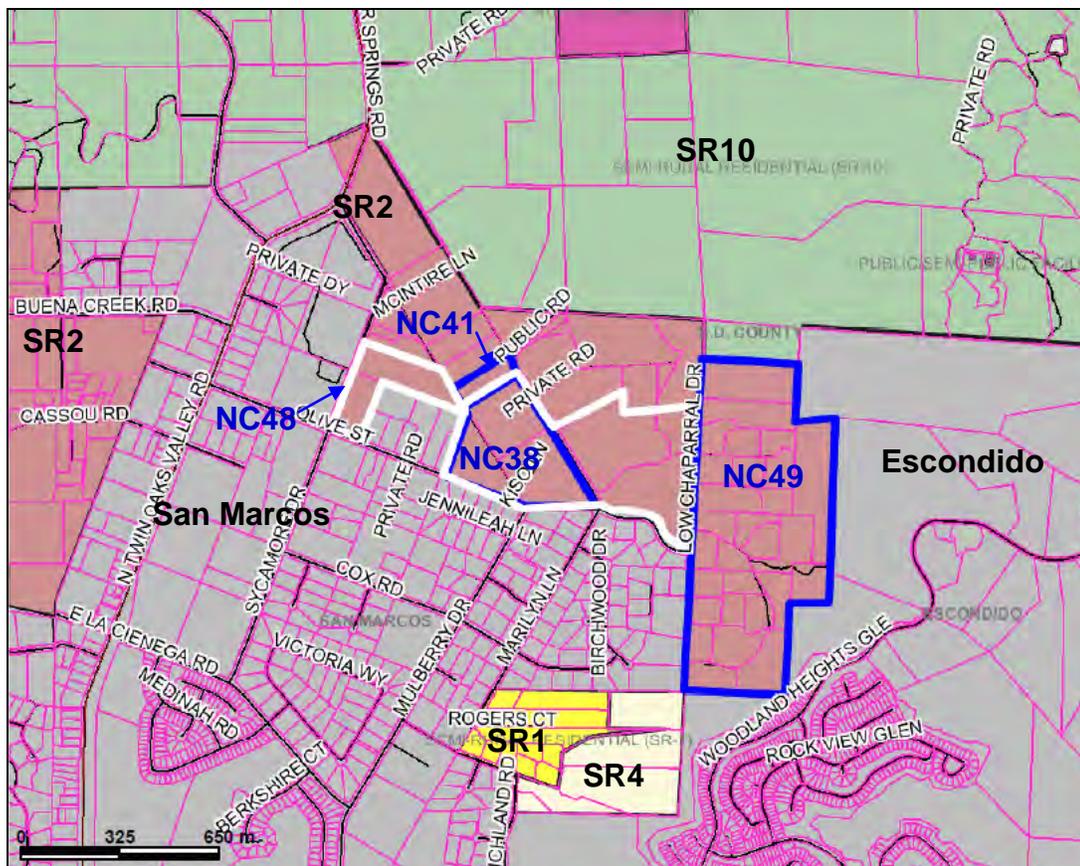


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -