

VC54

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Mark Wollam	
Community Recommendation	SR4
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

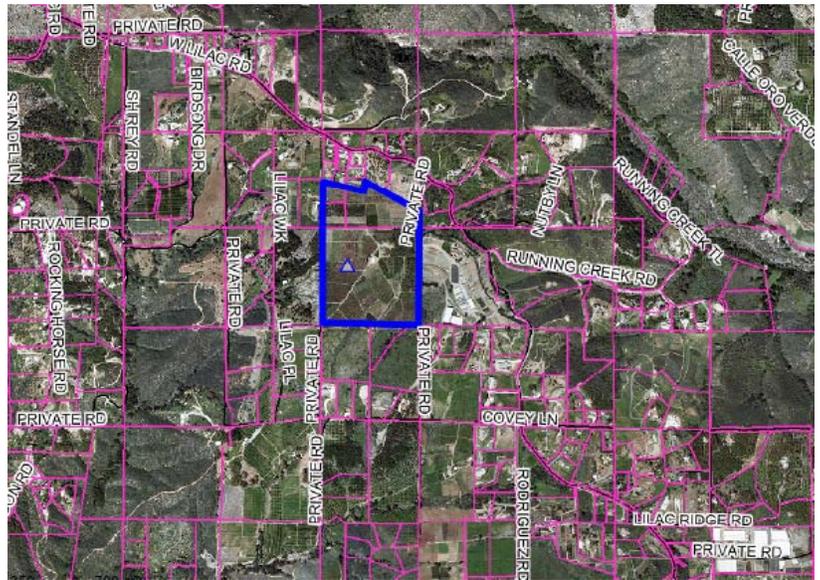
Note:
1- Based on staff's experience

Property Description

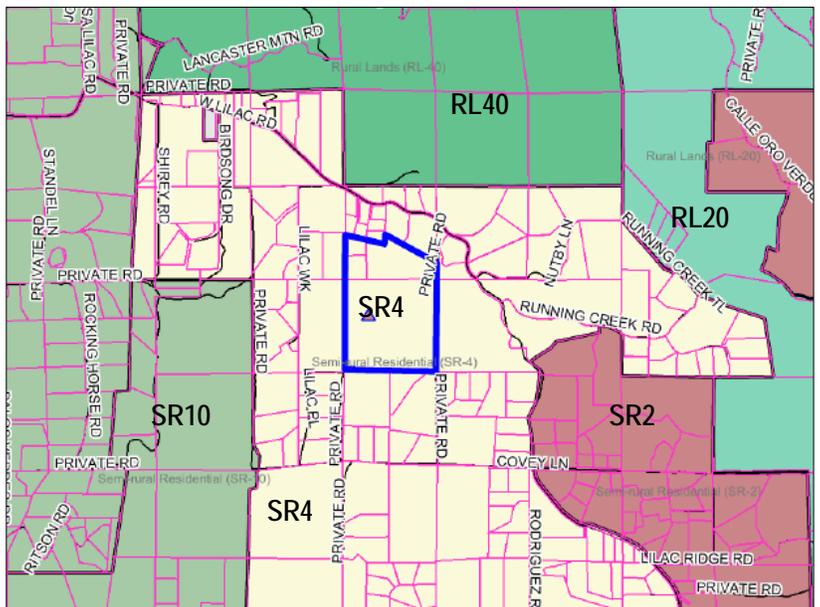
Property Owner: Wollam Family Trust
Size: 55.8 acres 4 parcels
Location/Description: Approximately 700 feet south of West Lilac Road via a private drive Inside CWA boundary
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none <ul style="list-style-type: none"> ◐ Steep slope (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)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

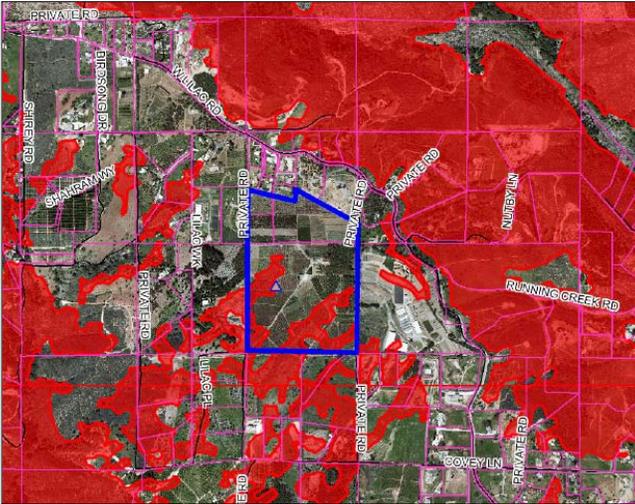


Adopted Aug 2011

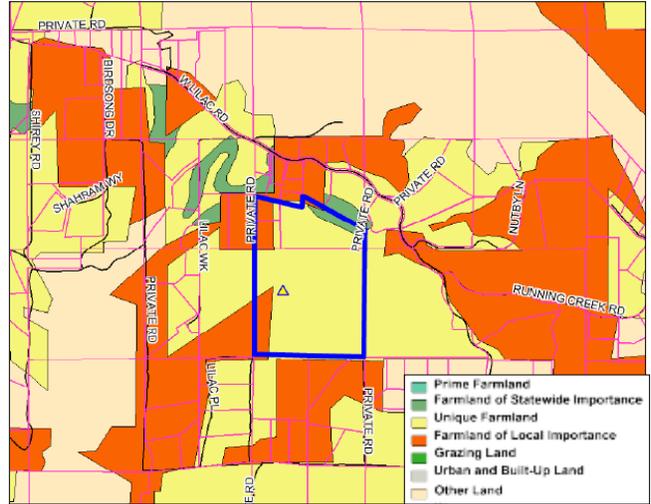
Discussion

This requested change is in an approximate 3.9 square mile area where there are also ten other requests for a higher density. The requested change in density would create a spot designation or would need to consider this entire area to avoid the spot designation. This could result in up to an estimated additional 1100 dwelling units in this area, causing additional encroachment issues in this agricultural area.

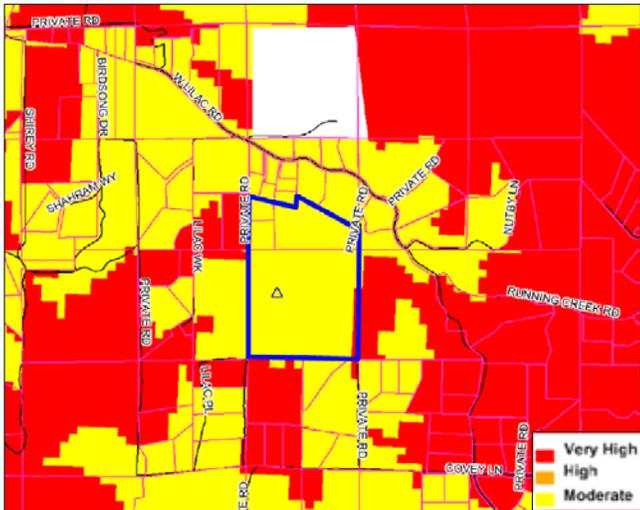
VC54 (cont.)



Step Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VC54 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4	Moderate

Rationale for Moderate Category Classification

The property owner request for a SR2 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update. Therefore, this would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,481 acres of land surrounding the property will need to be considered for a change in designation from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

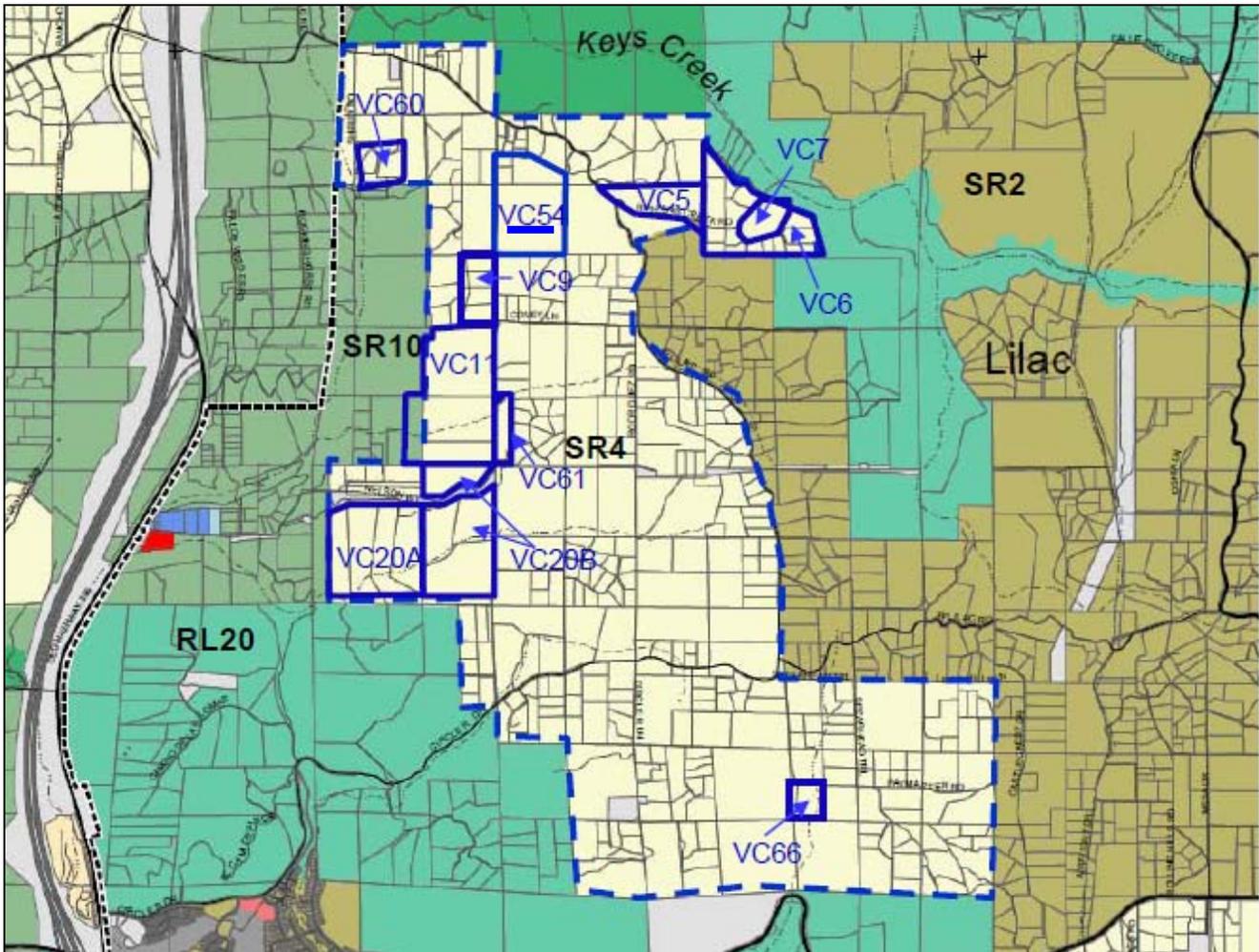


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -