VC60

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Steve Rahimi	
Community Recommendation	SR4
Opposition Expected[1]	No
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:
Shahram Way L P

Size:
16.9 acres
5 parcels

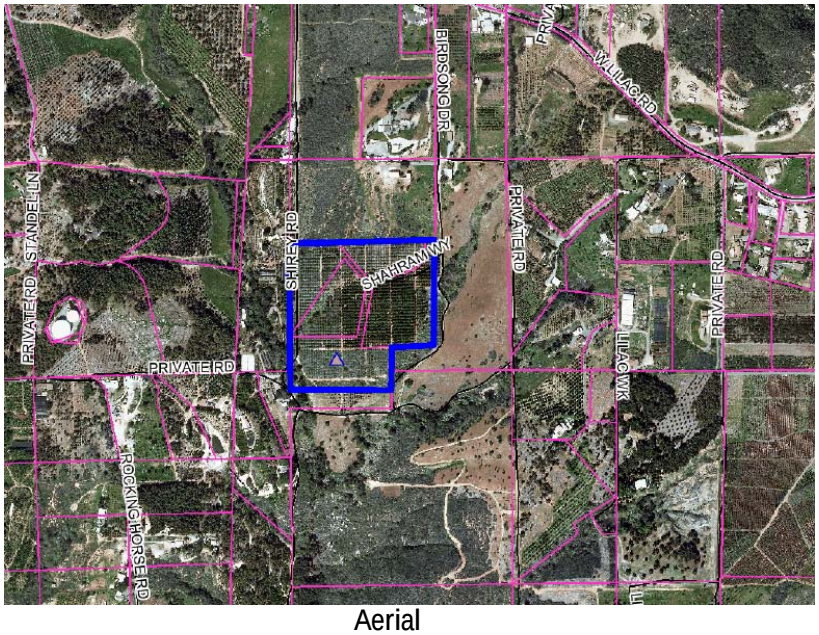
Location/Description:
Approximately 1/3 mile south of West Lilac Road on western edge of community planning area
Inside County Water Authority boundary
Adjacent to approved PAA 09-007 [Accretive]

Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

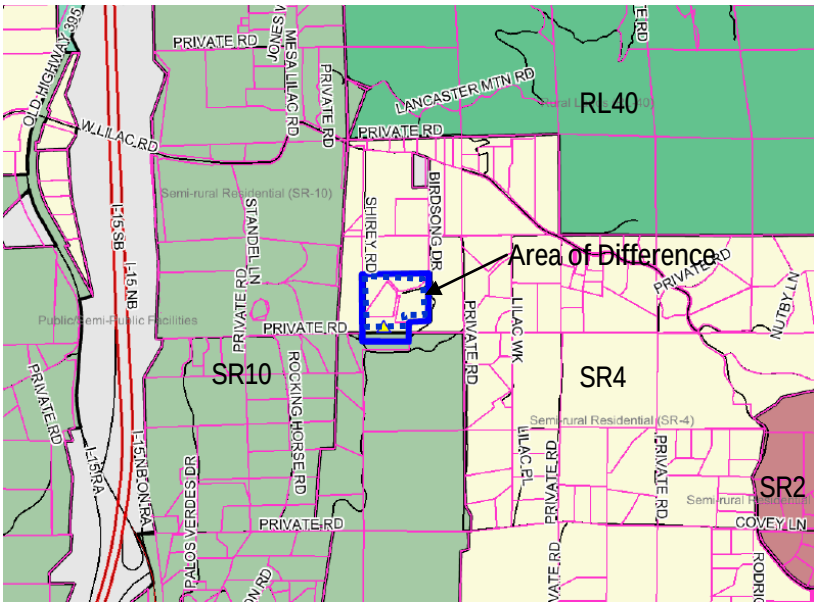
- ◒ Steep slope (greater than 25%)
- ○ Floodplain
- ◒ Wetlands
- ○ Habitat Value
- ◒ Agricultural Lands
- ◒ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	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



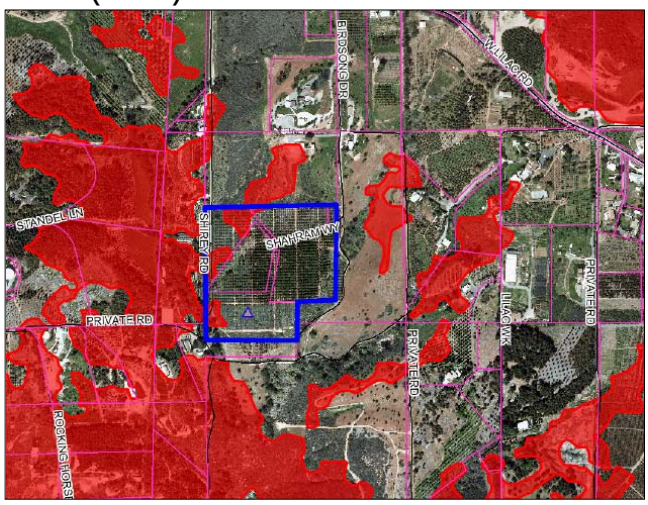
Adopted Aug 2011

Discussion

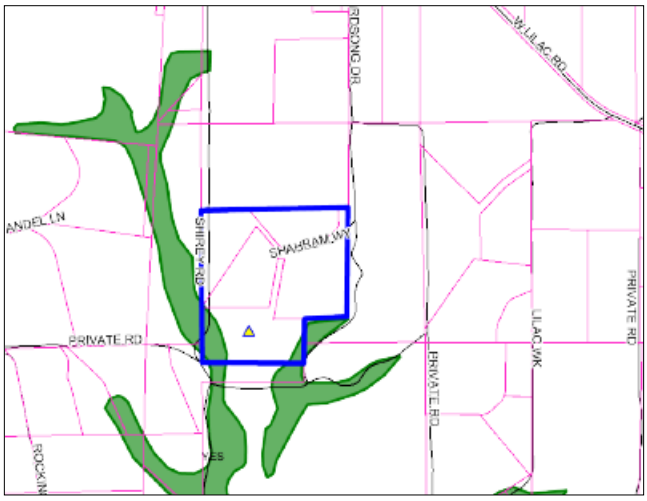
Property consists of five parcels that have been previously subdivided into lots ranging in size from 2.2 to 4.6 acres. Request would allow for further subdivision in two of the five parcels; allowing these two parcels to be split. These two parcels are located along dead-end private drives/roads, approximately 1/3 and 0.4 miles from a public road.

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.

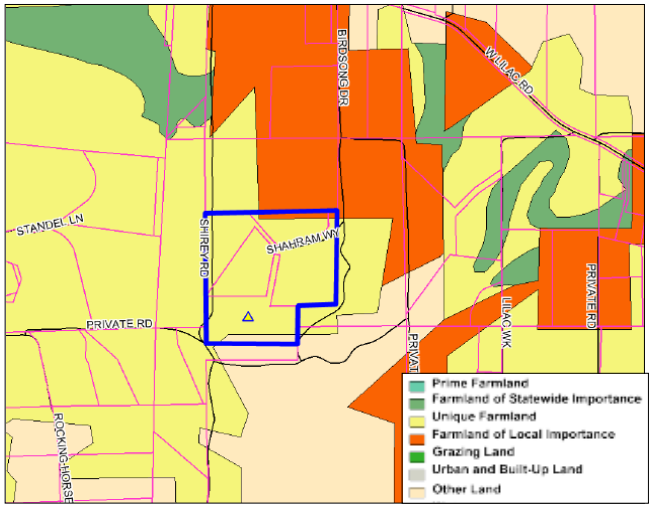
VC60 (cont.)



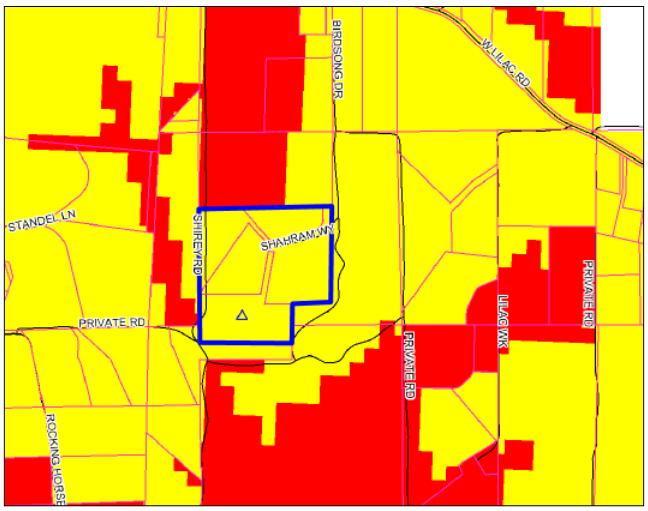
Slope (Greater than 25%)



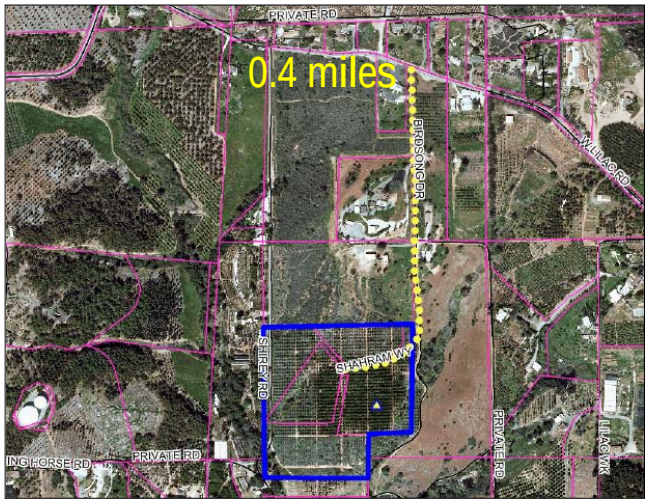
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Dead End Road

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 2,478 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

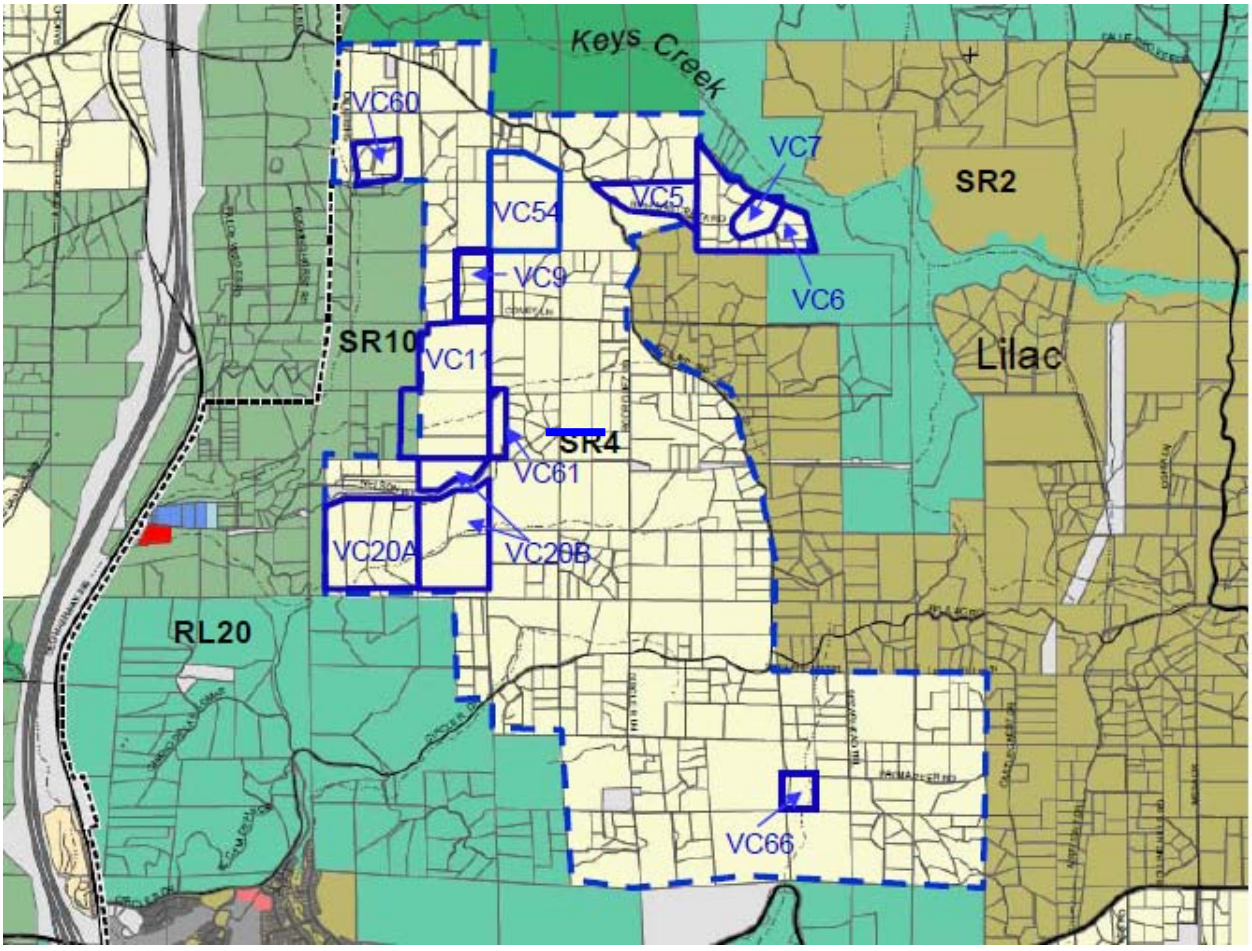


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -