

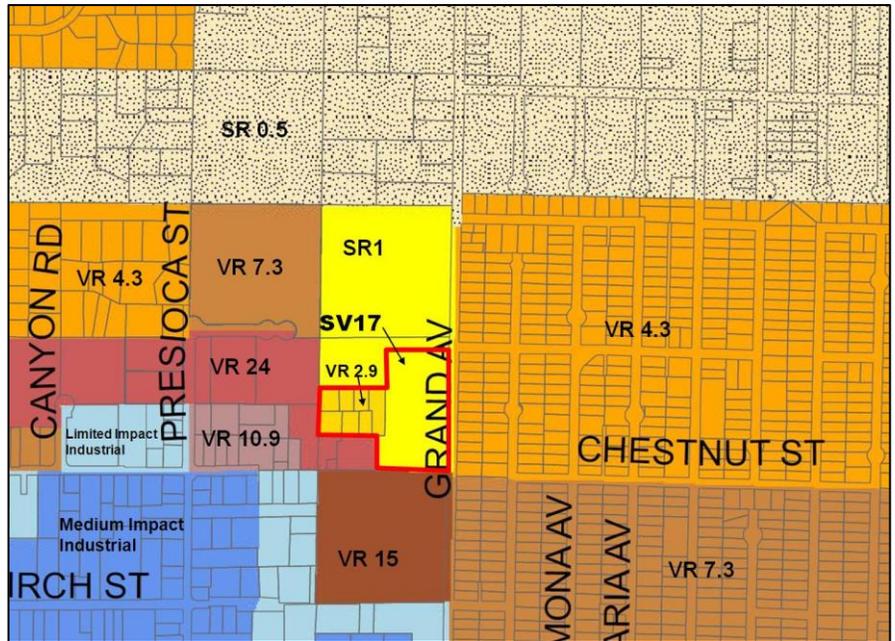
SV17

Existing GP Designation(s)	VR2.9/SR1
Requestor(s) Position: Support workplan designations	
Area (acres): 6.7	
# of parcels: 9	

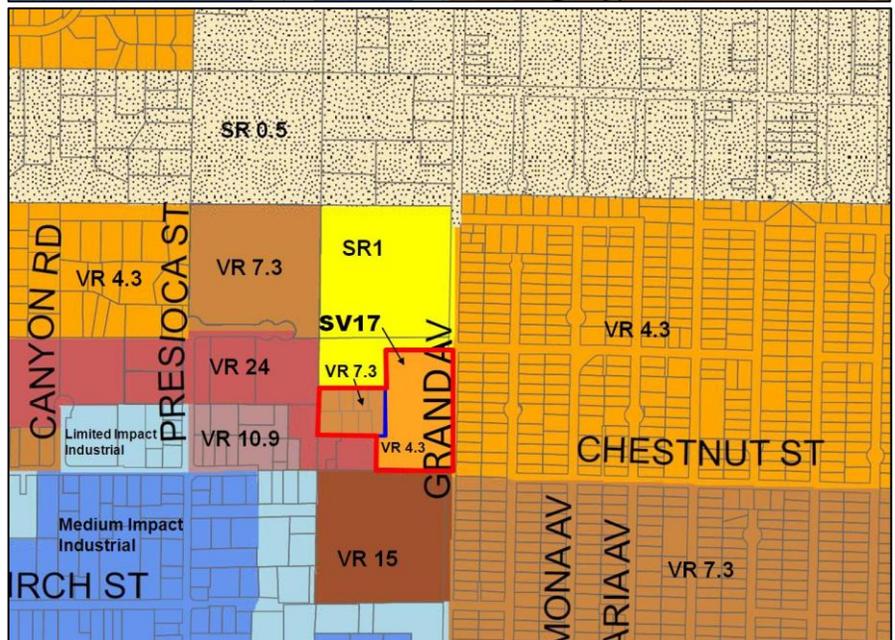
Workplan Designation(s) Evaluated	VR7.3/VR4.3
CPG Position	Support
Opposition Expected	Yes
# of Additional Dwelling Units	27
Complexity	Very Low

Discussion: This parcel has been considered for various designations during past planning processes. The request is to revert the designations to a higher density, but not greater than the designations included in the former General Plan, or the General Plan Update Draft Land Use Map and Referral Map. This change would result in an increase in approximately 27 dwelling unit yield. The Spring Valley Community Planning Group voted to support this request on Feb 14, 2012. One member of the SVCPG, Lora Lowes, has noted her opposition to these changes in their community, however the majority is in favor of the workplan designations.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:



SV17

Rationale for Very Low Complexity Classification:

- The property is in the Spring Valley community, which can support increased densities because of its access to roads and existing infrastructure.
- Analysis of the environmental consequences of the requested designation was already included in the General Plan Update EIR and no significant issues particular to this site were identified.
- The proposed designations match designations and parcel sizes of adjacent and nearby properties.
- The Community Development Model supports increasing density within established urban/village boundaries.

For Additional Information (November 9, 2011 Staff Report): [SV17](#)