

# NC37

General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR4
Requested by: John Driessen	
Community Recommendation	SR10
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

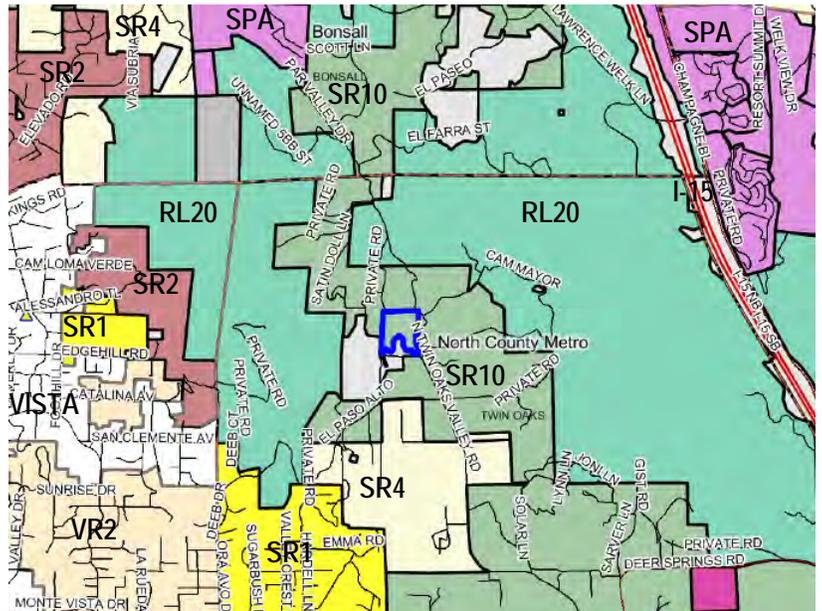
Note:  
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> John Driessen	
<u>Size:</u> 26.3 acres 1 parcel	
<u>Location/Description:</u> Northern portion of the Subregional Plan Area west of North Twin Oaks Valley Road; Twin Oaks Subregional Group Area; Inside County Water Authority boundary.	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep Slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>◐ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 2,4,8 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — RR, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

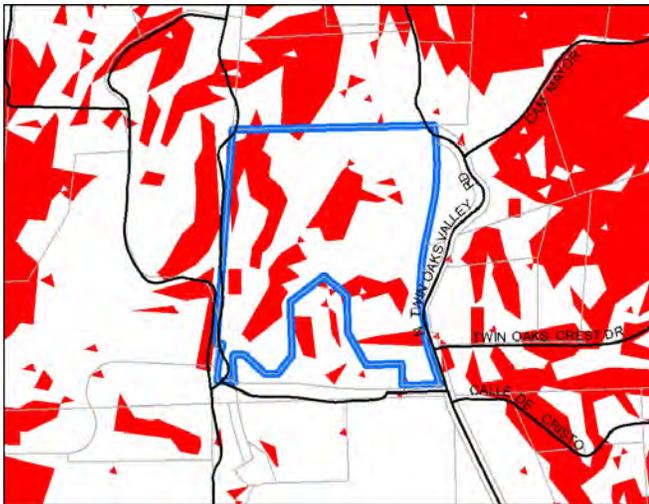


Adopted Aug 2011

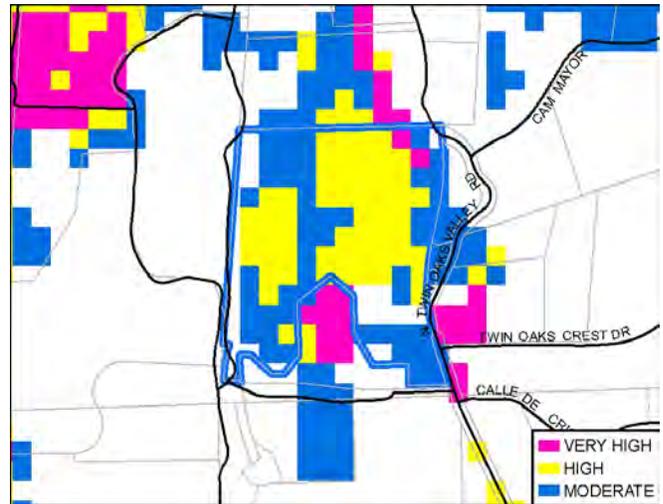
## Discussion

The subject property is located on North Twin Oaks Valley Road and contains some steep slopes, high habitat value, and is located within the Very High Fire Hazard Severity Zone. While the property owner's request would not conflict with the project objectives, it would create a spot designation, that to resolve would require increasing the density of additional parcels. Also, this request is more intensive than the range of alternatives evaluated in the General Plan Update DEIR.

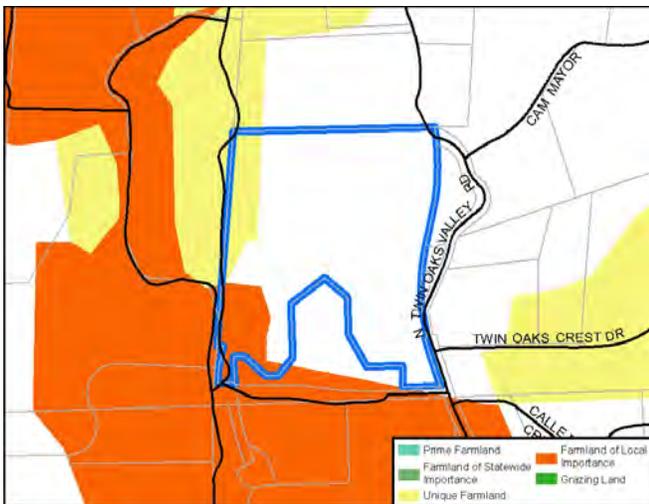
NC37 (cont.)



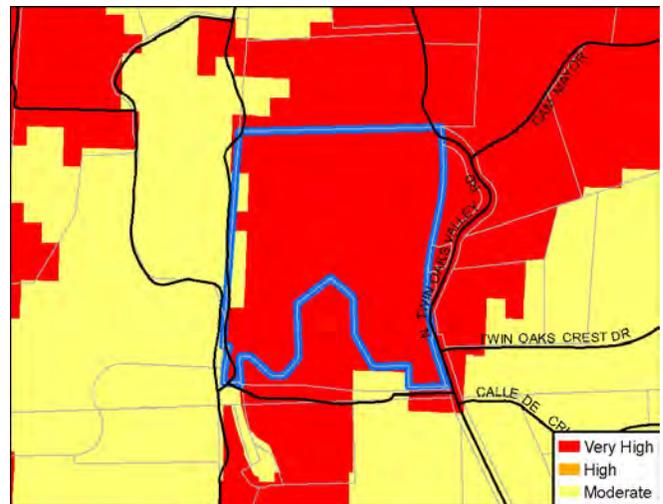
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# NC37 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10	Moderate

## Rationale for Moderate Category Classification

The request for a SR4 density (one dwelling unit per four acres) 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 ten acres. The request could potentially result in six dwelling units compared to two 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

To ensure that the SR4 designation is mapped consistently, an additional 130 acres around the property would require a change in designation from SR10 to SR4 (see Figure 1).

## Impact to Forest Conservation Initiative Remapping Timeline

None

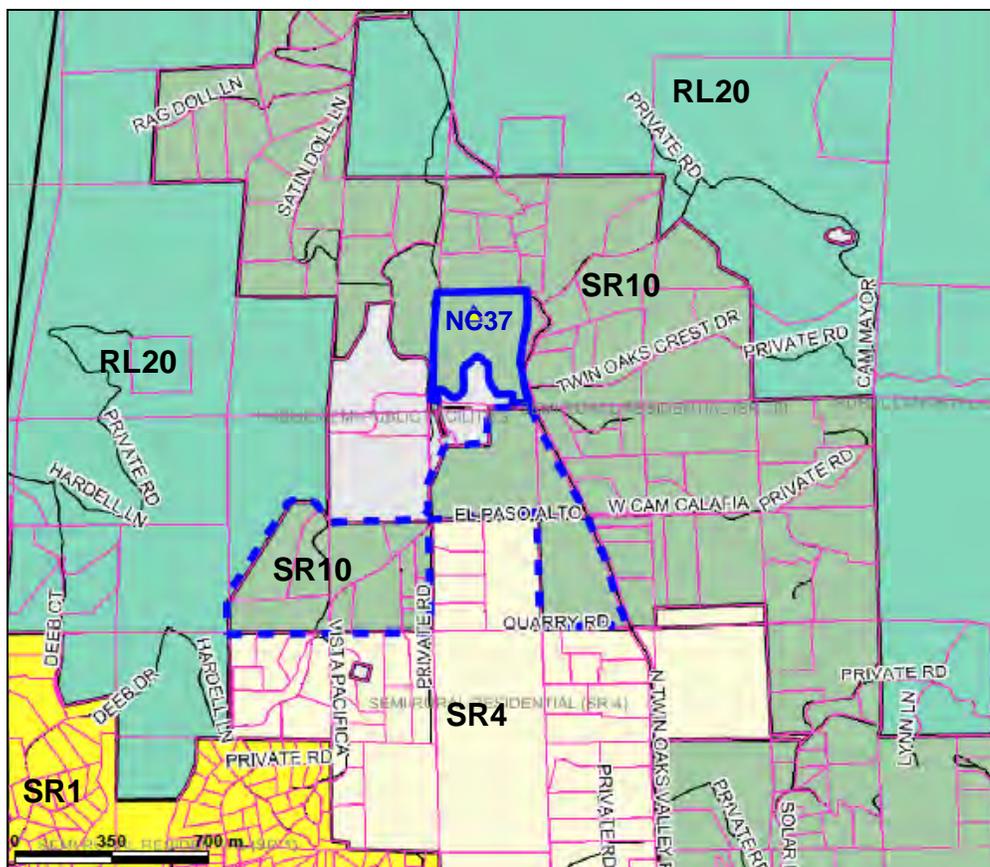


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -