

Attachment I

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LAS PALMAS RANCH SPECIFIC PLAN BUILD OUT BY AREA

Build-Out of Las Palmas Ranch by Residential Area

(Note: The numbers below only represent an approximate estimate by area because neither the final map nor the amended final map correspond exactly to the Las Palmas Ranch Specific Plan (LPRSP) area lay out. Also, Areas B, D, L, M, N, & O were designated for non-residential uses; however, Areas B, D, & L appear to have been developed (at least partially) with residential units.)

Area A (Note: Area A includes all of the Las Palmas 1 neighborhood, excluding Area K.)

- Allotted 312 residential units per the LPRSP.
- Currently has 324 built residential units.
- Does not include the Corey House, which is zoned for Light Commercial use.
- Does not include the open space parcels adjacent to River Road and bounded by Las Palmas Road, River Run Road and Woodridge Court. Although currently owned by the Las Palmas Home Owners Association (LPHOA) and used as parkland, these parcels remain zoned for Light Commercial use.
- Does not include the Kinship Center (KC). The KC parcel has a Land Use Designation of Public/Quasi-Public (per the 2010 General Plan, Toro Land Use Plan, Figure # LU10), and a zoning classification of Medium Density Residential (MDR). The KC parcel is one of those parcels for which the zoning still needs to be updated based on adoption of the 2010 GP.
- Area A also has 11 other vacant lots zoned for residential use; however, these lots appear to be intended for open space use, with the exception of Assessor's Parcel Number (APN) 139-221-036-000 which appears to be a lot intended for residential use.
 - o Parking Areas: APNs 139-251-064/065/067/068-000 and APNs 139-221-032/035-000 are designated MDR and zoned MDR/B-6-D, and are owned by the Master Association #1 (LPHOA). Staff recommends these 6 lots be re-designated and re-zoned for open space (O-D) at a future date.
 - o Trail Access/Park Areas: APNs 139-221-028-000, 139-251-061/063-000, and 139-281-085-000 are designated MDR and zoned MDR/B-6-D, and are owned by the LPHOA. Staff recommends these 4 lots be re-designated and re-zoned for open space (O-D) at a future date.
 - o APN 139-221-036-000: A vacant residentially-zoned lot in Area A located at the end of Country Park Rd, adjacent to the entry to the subject River View parcel. Although owned by the LPHOA, it could be sold and developed for residential use as currently designated and zoned.

Area C

- Allotted 131 residential units per the LPRSP.
- Currently has 118 built residential units, and 1 vacant lot.
 - o The vacant lot (APN 139-341-046-000) is designated MDR and zoned HDR/B-6-D, is owned by the Stonegate HOA, and is used for a parking area. Staff recommends this lot be re-designated and re-zoned for open space (O-D) at a future date.

Area E

- Allotted 168 residential units per the LPRSP.
- Currently has 133 built residential units, and 1 vacant lot zoned for residential use.
 - o The vacant lot (APN 139-311-042-000; 21971 Poppyfield Court) is designated MDR and zoned MDR/B-6-D, and is owned by California Water Service Company (CWSC). The use appears to be for the existing water system. Although owned by CWSC, it could potentially be sold and developed for residential use. The current water system use is an allowed use pursuant to Title 21.

Area F

- Allotted 104 residential units per the LPRSP.
- Currently has 99 built residential units, and 8 other vacant lots designated and zoned for MDR residential use; however, these lots appear to be intended for open space.
 - o APNs 139-371-029/030/035-000 are designated MDR and zoned MDR/B-6-D, and are owned by the Fieldcrest HOA. Staff recommends these 3 lots be re-designated and re-zoned for open space (O-D) at a future date.
 - o APNs 139-371-082/083/084/085/086-000 are designated MDR and zoned HDR/B-6-D, and are owned by the Summerhill HOA. Staff recommends these 5 lots be re-designated and re-zoned for open space (O-D) at a future date.

Area G

- Allotted 80 residential units per the LPRSP.
- Currently has 40 built residential units.

Area H

- Allotted 142 residential units per the LPRSP.
- Currently has 190 built residential units.

Area I

- Allotted 46 residential units per the LPRSP.
- Currently has 54 built residential units.

Area J

- Allotted 43 residential units per the LPRSP.
- Currently has 66 built residential units.
 - o Non-conforming development: APN 139-424-035-000 (27537 Crowne Point Ln) is designated Resource Conservation and zoned Open Space (O-D), yet the parcel is developed with a residence. This is a non-conforming use. Staff recommends this lot be re-designated and rezoned to Low Density Residential (LDR/B-6-D) at a future date, consistent with other developed parcels in the same neighborhood.
 - o Note: APN 139-424-080-000 is zoned O-D, is vacant, and is owned by the Master Association #2 HOA. Although zoned O-D, this lot is similar in size to the other residential lots in the area, and creates the potential for non-conforming development.

Area K

- Allotted 5 residential units per the LPRSP.
- Currently has 5 built residential units, and no vacant lots.