Parlin (With On-Site Ag Mitigation)

**Rationale for Recommended Site Ranking Category and Number (including Key Principles)**

33.1 Would not contribute to compact urban form and efficient infrastructure and services. Major new infrastructure, including sewer trunk lines, needed.
33.2 Would impact ag land, habitat, and scenic resources.
33.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.
33.4 Does not need to be considered for development prior to 2013.

**Countering Views to Recommended Site Ranking Category and Number**

33.5 Adjacent to hospital and transit. Schools, parks and shopping are within one mile.
33.6 Easy vehicular access to Covell Boulevard / H-113.
33.7 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

**Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development**

33.A The costs and responsibilities of the required major sewer trunk line must be determined.
33.B Adequate fire response must be confirmed.
33.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.