

Boulevard

Overview

Staff and the Community Sponsor Group recommend limiting commercial designations to the existing town and changing all commercial designations to Rural Commercial. Groundwater is a major issue in this community. With the exception of the Casino land, on the Reservation, and a small commercial area in Live Oak Springs, the commercial uses in this community are currently found within the existing Country Town in a limited area along Highway 94 or near the interchange of Interstate 8 and Ribonwood road. These uses vary drastically, from a muffler shop to a feed store, a motel, and a candy cottage.

Key Issues

- Groundwater is a major issue in this community.
- The Sponsor Group has been particularly concerned about groundwater in an area near the Golden Acorn casino. There are three commercial requests in this specific area of the community.
- Five requests were made to designate additional commercial land outside of the existing town. No permitted commercial uses currently occur on any of these parcels.

Sponsor Group Direction

- Change the commercial land to Rural Commercial designation
- Limit commercially designated land to the existing town

Additional Staff Analysis/ Recommendations

Staff supports Sponsor Group direction and all but one of the Sponsor Group recommendations.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

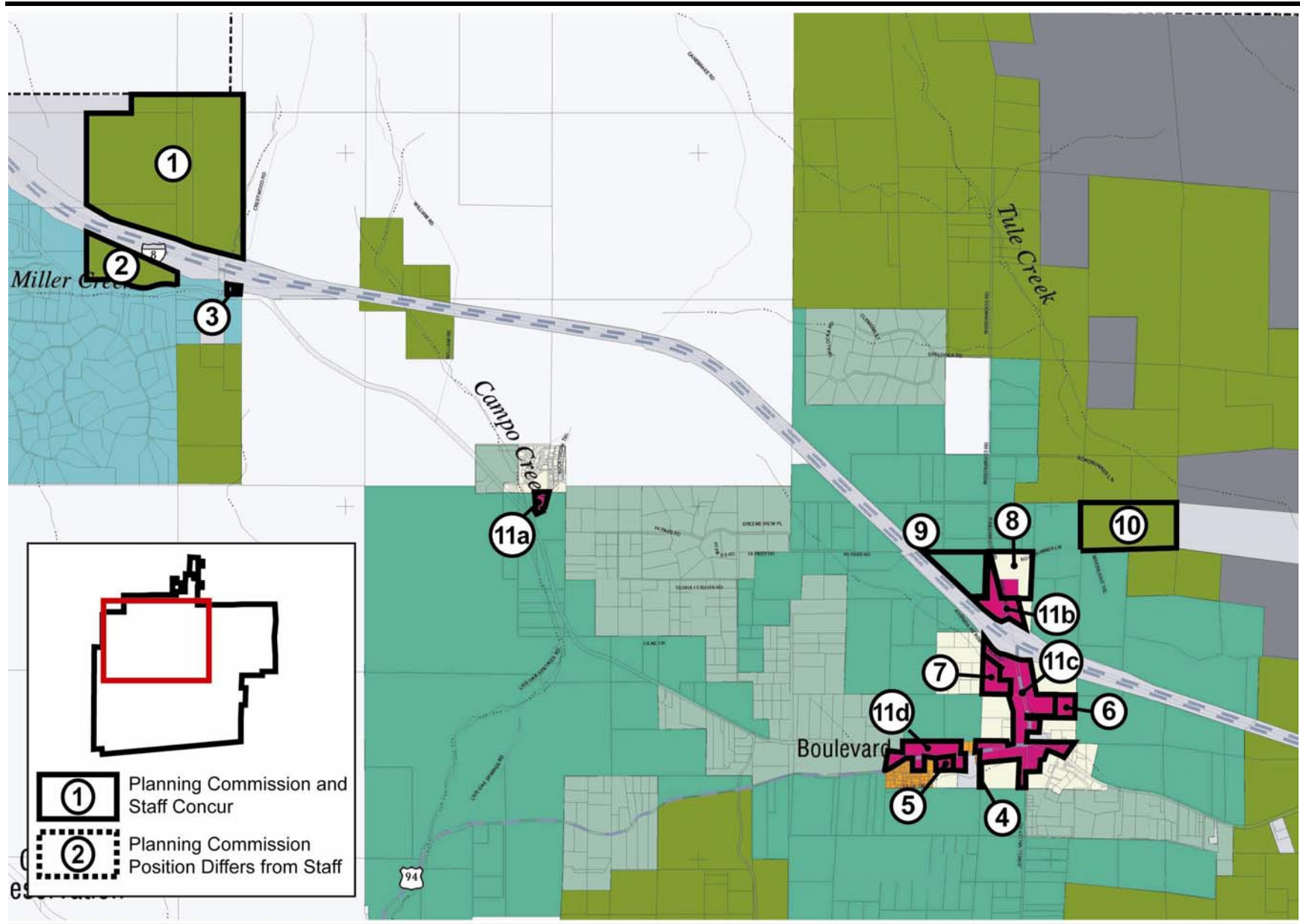
ERA Needs Analysis
(all numbers in gross acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	6	136	130	176	170
Industrial ¹	25	254	229	359	334
Office ¹	9	2	(7)	0	(9)

¹Industrial and Office numbers are for the entire Mountain Empire Subregion.
Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Boulevard (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff/ Planning Commission	CPG/CSG	Owner		
1	<p>Staff (RL-80) Rural Lands</p> <p>Planning Commission Concur with staff</p>	(RL-80) Rural Lands	Visitor serving commercial use on the freeway interchange (Grant)	<p><i>Total Area:</i> 362 acres (portion)</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • May include areas with significant environmental constraints. The area near the interchange has Tier 1 Habitat (Southern Coast Live Oak Riparian Forest). • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing Country Town • Inconsistent with projected need • Supports Sponsor Group recommendation
2	<p>Staff (RL-80) Rural Lands</p> <p>Planning Commission Concur with staff</p>	(RL-80) Rural Lands	Commercial zone (Sepin)	<p><i>Total Area:</i> 51 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Very rugged terrain—The majority of the parcel has over 25% slope. • Appears to lack access to a flat/buildable area • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing Country Town • Inconsistent with projected need • Supports Sponsor Group recommendation

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3	<p>Staff (RL-20) Rural Lands</p> <p>Planning Commission Concur with staff</p>	(RL-20) Rural Lands	Commercial (Schopfer)	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Almost entirely in wetland and Southern Coast Live Oak Riparian Forest • Located in an area that has had groundwater availability problems • Outside of any sewer/water district • Not adjacent to any other commercial • Over 4½ miles from existing Country Town • Inconsistent with projected need • Staff supports the Sponsor Group recommendation <p>Note: The property owner who made this request has subsequently sold the property. The current owner has made no request.</p>
4	<p>Staff (SR-4) Semi-Rural Residential</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	Commercial (Grotewold; Schopfer)	<p><i>Total Area:</i> Less than ½ acre of a lot with dimensions of approx. 70' x 1,000'</p> <p><i>Current Use:</i> Undeveloped (the portion of the parcel that is already designated commercial has a commercial use)</p> <p><i>Existing GP:</i> (6) Residential</p>	<ul style="list-style-type: none"> • The parcel is only 70 feet wide • Would create a finger of commercial into an otherwise residential area • Parcel is split designated (commercial on the road frontage and residential on the back portion)

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5	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial (Doyle)	<p><i>Total Area:</i> 2.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (7) Residential</p>	<ul style="list-style-type: none"> • Compatible with community character and surrounding land uses • Adjacent to other commercial • Frontage on Hwy 94 • Within existing country town • Staff previously worked with the community regarding the change, which has been reflected as commercial on GP2020 Working Copy maps since 2002 • Staff supports the Sponsor Group recommendation
6	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	Commercial zone (Uekerman)	<p><i>Total Area:</i> 8.4 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • A panhandle lot, where the handle is in commercial and reaches out to Ribbonwood Road. • Has access to Ribbonwood Road • Recognizes an existing commercial use • No apparent environmental constraints • Within existing Country Town • Staff supports the Sponsor Group recommendation

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7	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4)Rural Commercial	Commercial zone (Dart)	<p><i>Total Area:</i> 15 acres</p> <p><i>Current Use:</i> Commercial (auto repair and real estate office)</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Recognizes existing commercial uses • No apparent environmental constraints • Within existing Country Town • Adjacent to other commercial • Compatible with community character • Staff supports the Sponsor Group recommendation
8	<p>Staff (C-4) Rural Commercial</p> <p>Planning Commission Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial Reconfigure existing commercially designated area (Dart)	<p><i>Total Area:</i> Approx. 3 acres of a 32.5 acre parcel (commercial portion only)</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • The request would straighten out the boundary on a parcel with a split designation. A portion of the parcel has an irregularly split designated parcel • Adjacent to other commercial • Frontage on Ribbonwood Road • No apparent environmental constraints • Staff supports the Sponsor Group recommendation • Note: The property owner has submitted a Tentative Parcel Map. He requests that the commercial area be reconfigured to fit on the southern parcel as opposed to splitting two parcels.

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9	<p>Staff (RL-40) Rural Lands</p> <p>Planning Commission Concur with staff</p>	(RL-40) Rural Lands	Commercial for a retail nursery (Wolfe)	<p><i>Total Area:</i> 34.4 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Outside existing Country Town • Outside of a sewer/water district • Inconsistent with projected need • Staff supports the Sponsor Group recommendation
10	<p>Staff (RL-80) Rural Lands</p> <p>Planning Commission Concur with staff</p>	(RL-80) Rural Lands	Commercial on a small part to reopen a smokehouse/ meat market (Smith)	<p><i>Total Area:</i> 81 acre parcel (request is for a portion of the parcel)</p> <p><i>Current Use:</i> Residential (on developable area)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Over ½ mile from existing Country Town • Not adjacent to other commercial • Does not front on a paved road • Located in an area that has had groundwater availability problems • Outside of a sewer/water district • Inconsistent with projected need • The Sponsor Group cited impacts such as dust, noise and impacts to an unpaved road as their rationale for recommending denial • Staff supports the Sponsor Group recommendation • <i>Note:</i> Staff has also received a letter from a neighboring property owner opposing the commercial request

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11 a-d	<p><u>Staff</u> (C-4) Rural Commercial</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 142 acres on various parcels</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatible with community character • Sponsor Group recommends changing all commercially designated lands to Rural Commercial • Recognizes existing commercial uses • Within existing Country Town • Staff supports the Sponsor Group recommendation