

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center at <http://www.sandagov.net/landuse/planningcenter/index.html>.

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 - Village Residential (VR-24)
 - Village Residential (VR-20)
 - Village Residential (VR-15)
 - Village Residential (VR-10.9)
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 - Semi-Rural Residential (SR-10)
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- NOTES:**
- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
 - 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
 - 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
 - 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

Contributor:

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 File reference: \\sandag\gis\map\com\map\alternative\planning\complan_2010_0100.mxd



DRAFT

PROPERTY SPECIFIC REQUEST

LS6 & LS17

Property Specific Request:
Change land use designation from SR2 to SR1/RL20

Requested by: Kim Cambell

Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- Based on staff's experience

Property Description

Property Owner:
EHC LLC (2 parcels, 259.8 acres)
Ruth Foster Family Trust (1 parcel, 38.9 acres)
Roy/Melinda Shank (2 parcels, 2.1 acres)

Size:
300.7 acres
5 parcels

Location/Description:
Parcels are located at the end of Oak Creek Drive, west of SR-67;
Inside County Water Authority boundary

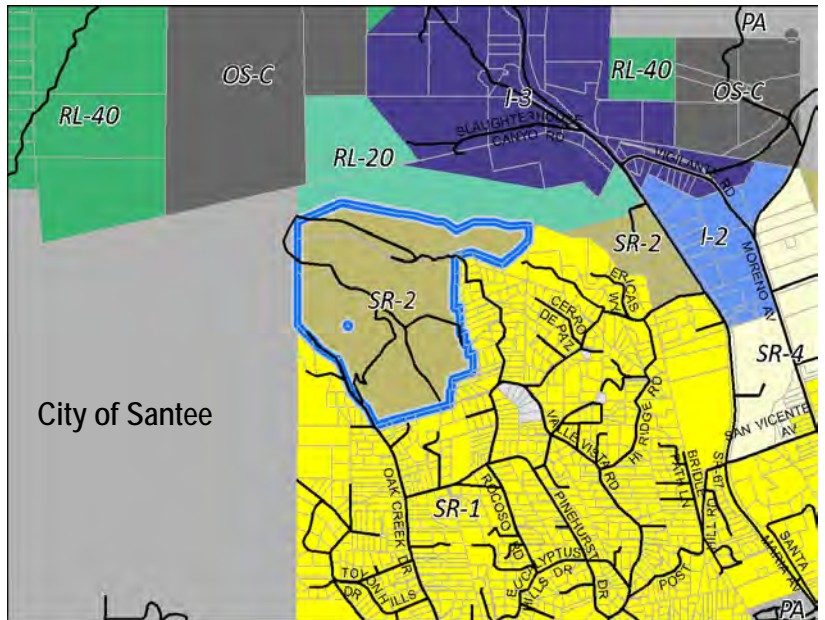
- Prevalence of Constraints (See following page):**
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1du/1,2,4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — A70, 1-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

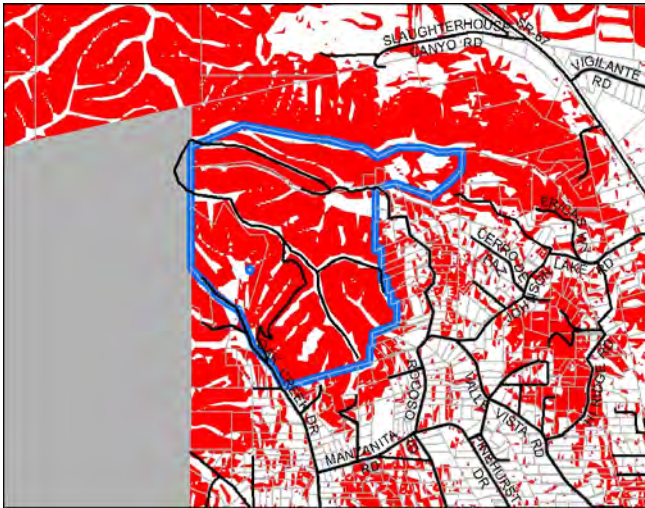
Discussion

The subject property is constrained entirely by steep slopes, high value habitat and is also located within the Very High Fire Hazard Zone. It is located just east of the open space area for Fanita Ranch and north of MSCP Preserve, thereby providing a small but important linkage for sensitive species. The PC / Staff Recommendation of SR2 acts as a transition buffer for undeveloped open space areas to the north and west. The property owner's request for the SR1/RL20 density is more intense than any of the land use alternatives analyzed in the EIR.

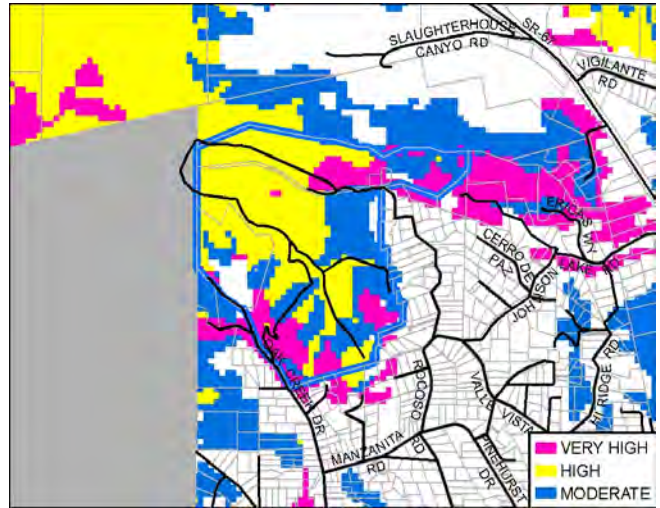
See next page for how the property owner's recommendation does not support project objectives.

PROPERTY SPECIFIC REQUEST

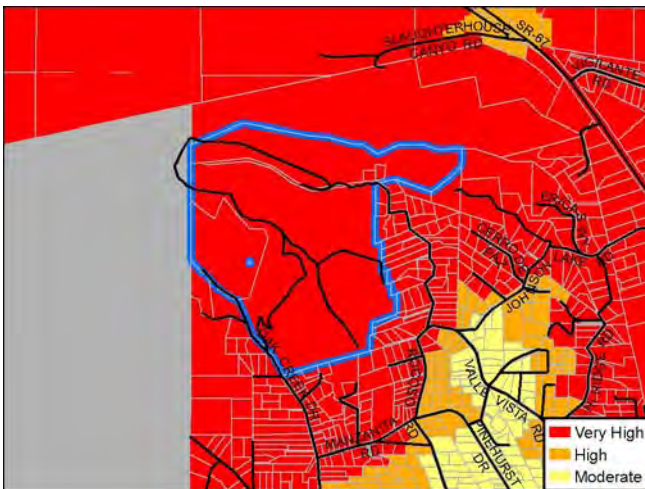
LS6 & LS7(cont.)



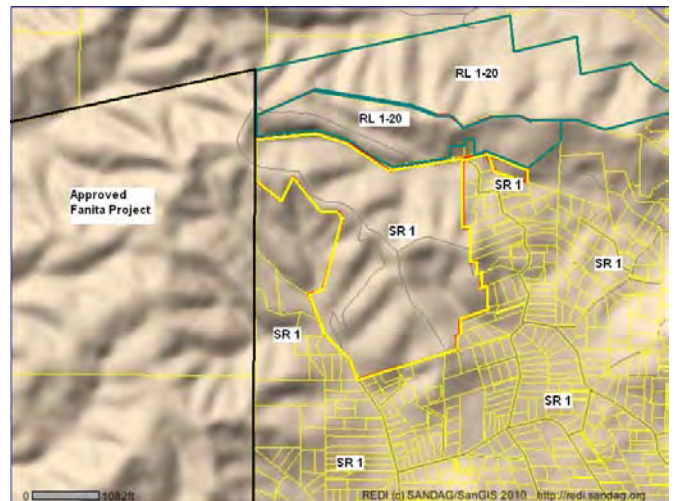
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



Property Specific Request

Discussion (cont.)

Although SR1 designation surrounds this property to the south and east, the SR2 density is more appropriate than SR1 for two primary reasons: (1) this property is more constrained by steep slope than the property to the south and east and (2) the SR2 density facilitates the retention of the important open space linkage while recognizing the right to develop this property. Therefore, the higher SR1 density does not provide for the necessary environmental stewardship to fully support Guiding Principle #4 and does not sufficiently recognize the physical constraints of the property to be supported by Guiding Principle #5.

PROPERTY SPECIFIC REQUEST

LS7-A

Property Specific Request:

Change land use designation from SR4 to Medium Impact Industrial (I-2)

Requested by: Wade Eniss

Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

1 – Based on staff’s experience

Property Description

Property Owner:

Wade Eniss

Size:

15.9 acres
1 parcel

Location/Description:

Parcel is located off of Moreno Road, south of the Vigilante Intersection, east of SR-67; Inside County Water Authority boundary

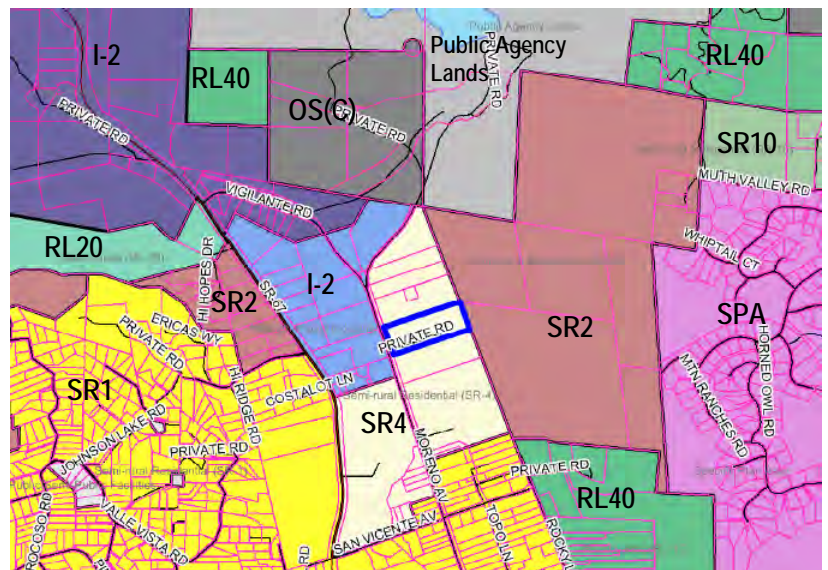
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones



Aerial



PC/Staff Recommendation

Land Use

General Plan

Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	SR4
Referral	SR4
Draft Land Use	
Hybrid	
Environmentally Superior	RL40

Zoning

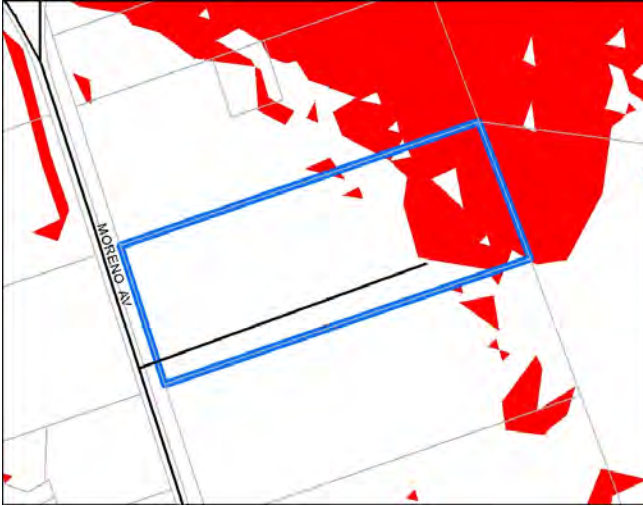
Existing — A70, 4-acre minimum lot size
Proposed — Same as existing

Discussion

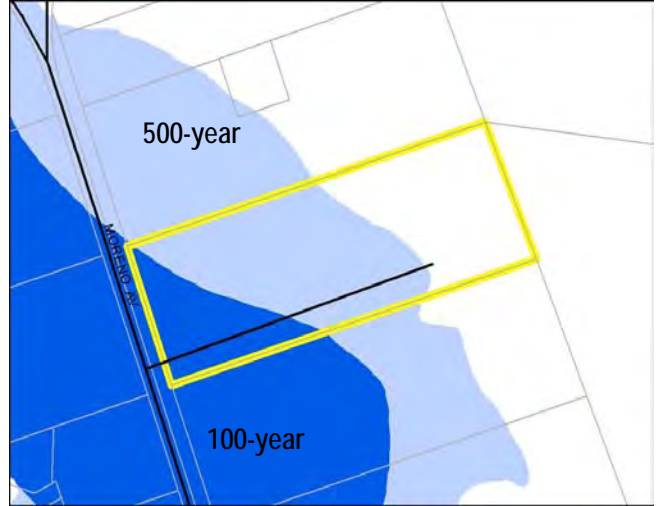
This property is either in the floodplain, constrained by steep slopes, or within the MSCP Pre-Approved Mitigation Area. Also active agricultural uses appear to be on adjacent parcels and the entire parcel is within the Very High Fire Hazard Severity Zone. The property owner’s request to extend Medium Impact Industrial (I-2) to the east side of Moreno Avenue is not appropriate due to the level of constraints on the property and the encroachment of a Medium Impact Industrial use into a Semi-Rural residential area. In addition, the proposed change is much more intensive than the existing General Plan and land use alternatives evaluated in the EIR, which will likely require recirculation of the EIR. Also, the I-2 designation would not be consistent with General Plan Update objectives. See next pages for rationale why this request would not be supported by GPU project objectives.

PROPERTY SPECIFIC REQUEST

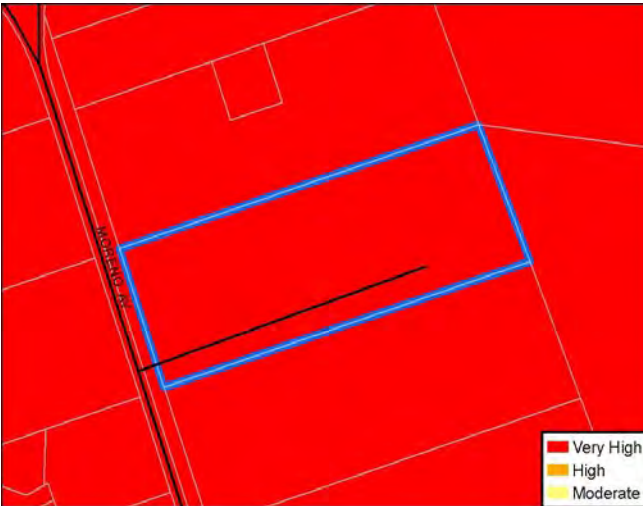
LS7-A (cont.)



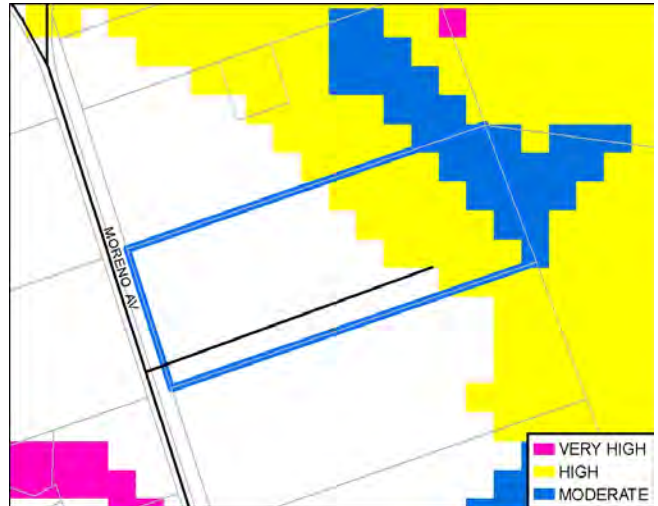
Steep Slope (Greater than 25%)



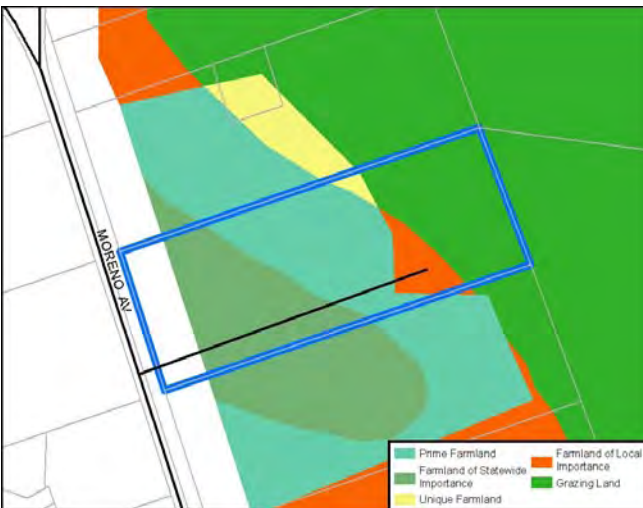
Floodplain



Fire Hazard Severity



Habitat Evaluation Model



Agricultural Lands



MSCP Designation

LAKESIDE

DRAFT

PROPERTY SPECIFIC REQUEST

Discussion (cont.)

The expansion of I-2 into this Semi-Rural Residential area would not support proposed Land Use Element Policies LU-10.4, Commercial and Industrial Development, which discourage the establishment of Industrial uses in Semi-Rural areas outside of villages and LU-11.10 and LU-11.11 to restrict the establishment of Medium Impact Industrial uses in non-compatible land uses (residential) without appropriate buffers. Placing a spot designation of industrial uses is not consistent with these policies. If Medium Impact Industrial uses are considered by this parcel, then further analysis should be conducted to determine if the larger adjacent area should receive an Industrial designation.

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PROPERTY SPECIFIC REQUEST

LS23 [2005 Commercial/Industrial Referral #27]

Property Specific Request:

Change land use designation from Limited Impact Industrial to Medium Impact Industrial with a M54 zone

Requested by: Ted Shaw

Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

1- Based on staff's experience



Aerial

Property Description

Property Owner:

Ortega Family Trust

Size:

2.5 acres
1 parcel

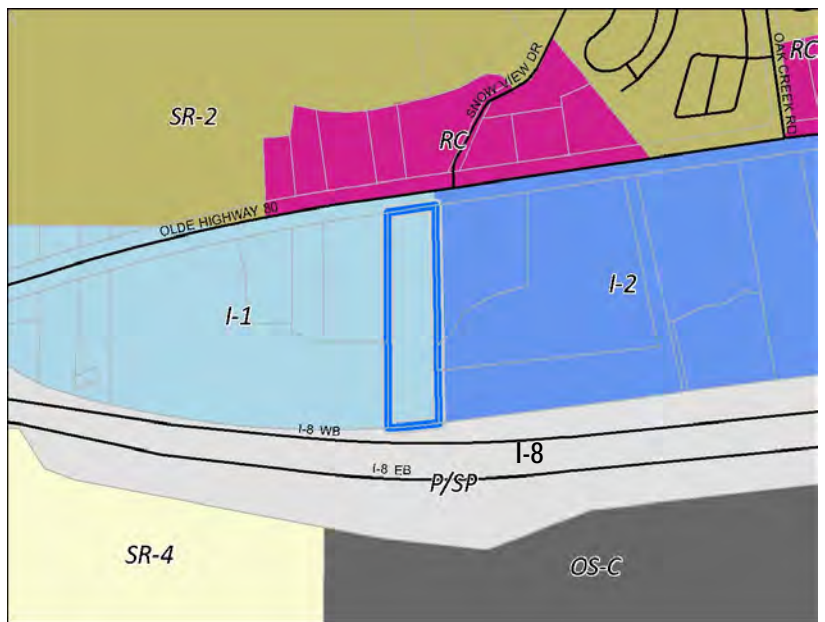
Location/Description:

Intersection of Old Hwy 80 and Snow View Drive, north of Interstate 8, Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones



PC/Staff Recommendation

Land Use

General Plan

Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	I-1
Referral	I-1
Draft Land Use	
Hybrid	
Environmentally Superior	

Zoning

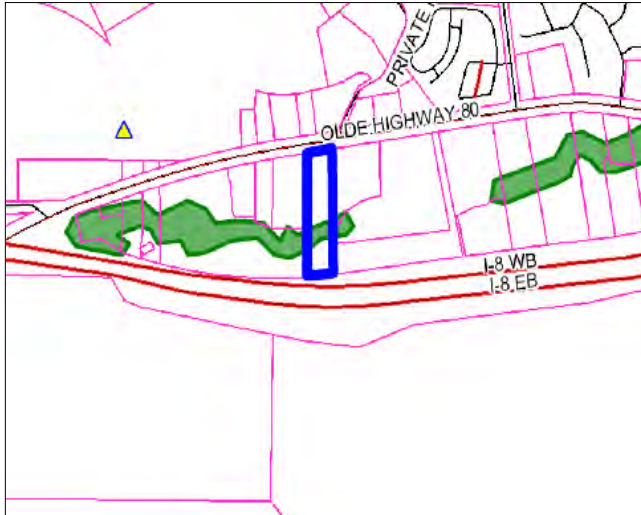
Existing — A70, 2-acre minimum lot size
Proposed — M52

Discussion

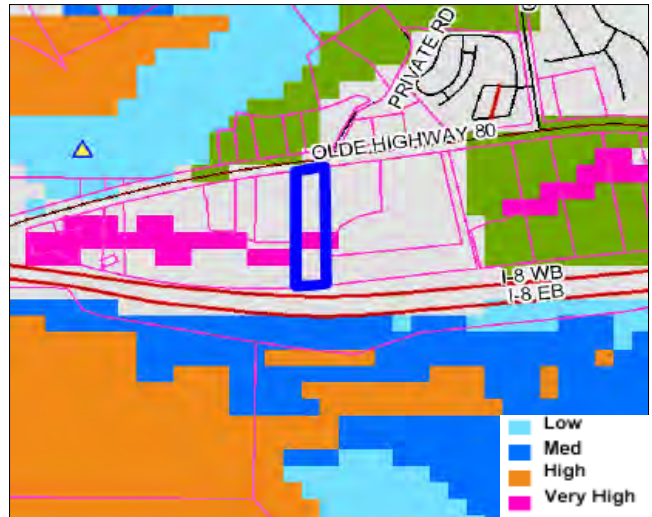
The property owner also owns and conducts operations on the parcel immediately to the east (APN 396-111-170-00), which is already designated Medium Impact Industrial (I-2). Since the property owner's request is consistent with the adjacent parcel, and proposed policies require Industrial uses to provide buffers when adjacent to non-industrial uses. The requested change would be consistent with project alternatives and recirculation of the EIR is not anticipated to be necessary. However, the proposed use would be incompatible with residential uses on the adjacent parcels to the west. While these properties have an Industrial designation, the Medium Industrial use on the subject parcel is not recommended until the residential areas to the west also redevelop. (See next page for additional information.)

PROPERTY SPECIFIC REQUEST

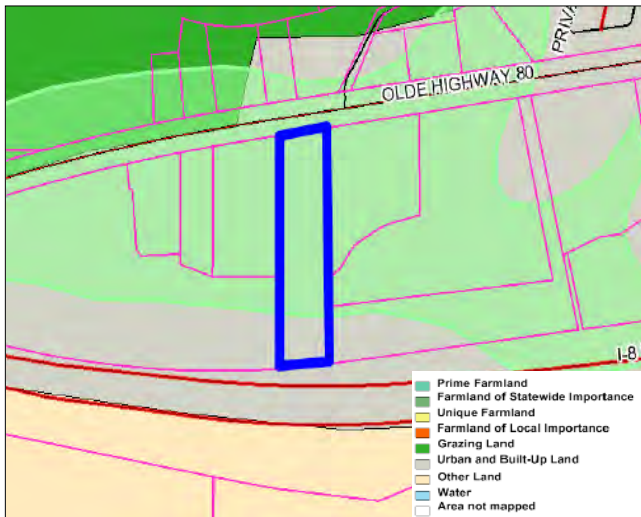
LS23 (cont.)



Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

Property is included within 2005 Commercial / Industrial Referral #27; however, the Board did not direct staff to include this Referral on the Referral Map.

PROPERTY SPECIFIC REQUEST

LS24

Property Specific Request:

Change land use designation from RL40 to SR4

Requested by: Leonard Teyssier

Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Leonard Teyssier

Size:

80 acres
4 parcels

Location/Description:

4.5 miles north of I-8, approximately 2 miles east of Wildcat Canyon Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

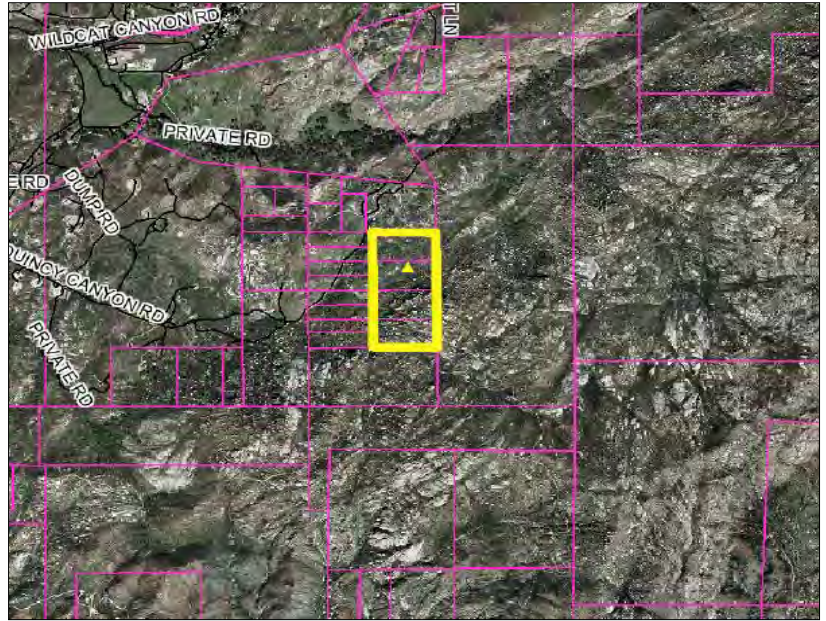
Land Use

General Plan

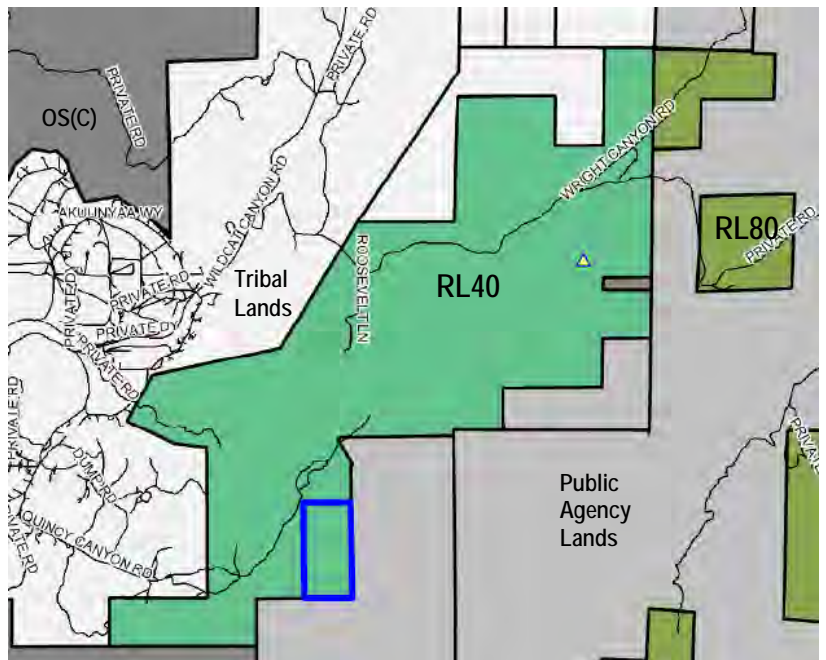
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

Zoning

Existing — A70, 4- acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation RL40

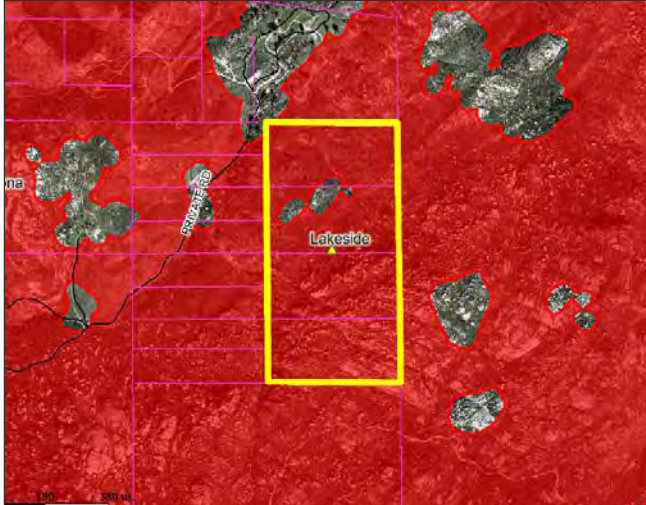
Discussion

The subject property is located within an island of designated Rural Lands and surrounded by Tribal, Public Agency, and Open Space Conservation Lands. The site is entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Also, the site is located near a dead-end road, approximately 2.4 miles from Wildcat Canyon Road. Based on the poor access and steep slopes constraints, a Semi-Rural designation would not be supported by Guiding Principles #5 and #9 or the Community Development Model. The requested density would also likely result in a spot designation.

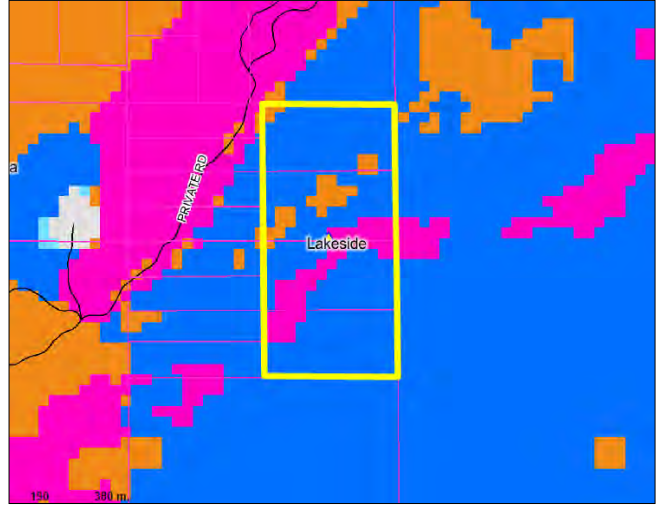
PROPERTY SPECIFIC REQUEST

- Low
- Med
- High
- Very High

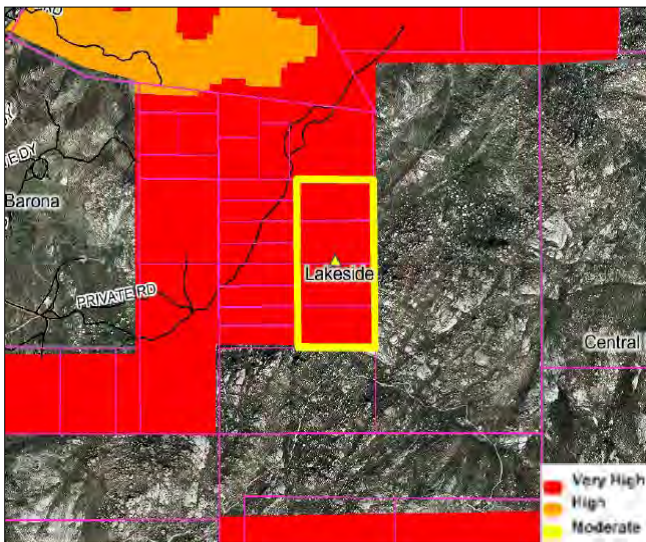
LS-24 (cont.)



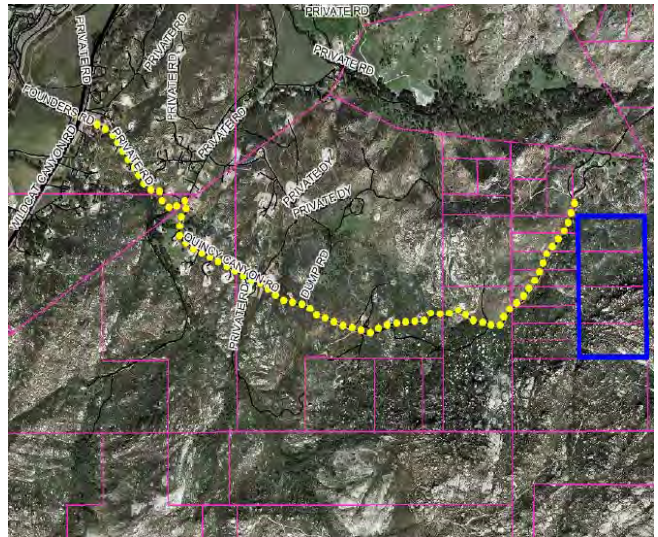
Steep Slope (Greater than 25%)



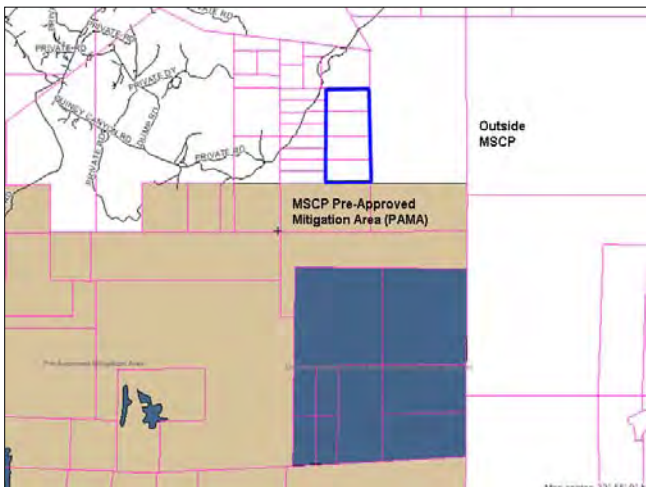
Habitat Evaluation Model



Fire Hazard Severity Zones



Dead-End Road Length (2.4 miles)



MSCP Pre-Approved Mitigation Area (PAMA)

LAKESIDE

DRAFT

PROPERTY SPECIFIC REQUEST

LS25

Property Specific Request:
Change land use designation from SR4 to SPA (2.5)

Requested by: Lee Vance

Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1 – Based on staff’s experience

Property Description

Property Owner:
Jack Sprague

Size:
58 acres
1 parcel

Location/Description:
Approx. 2 miles east of SR-67 and 1.5 miles north of I-8;
Inside County Water Authority boundary

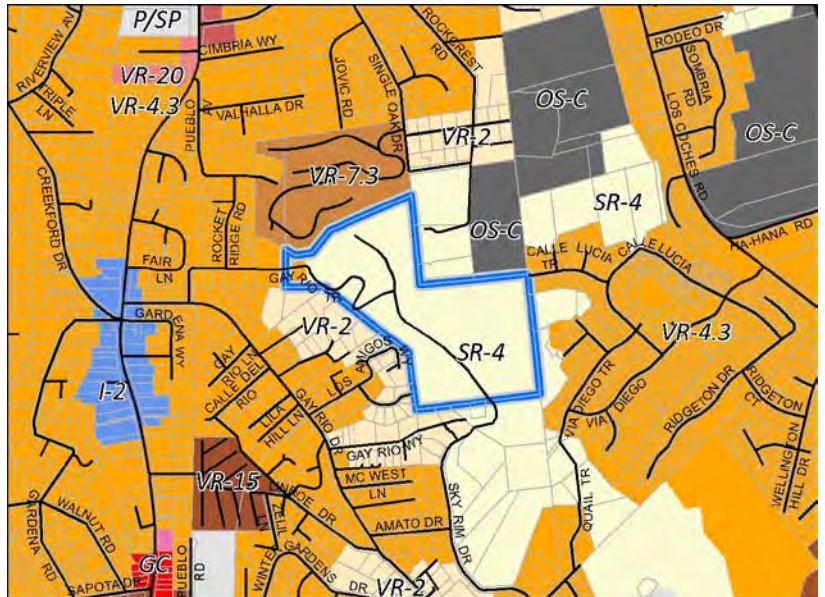
- Prevalence of Constraints (See following page):
- – high; ◐ – partially; ○ - none
 - Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	SPA 2.5 du/ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S88, Specific Plan Area	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

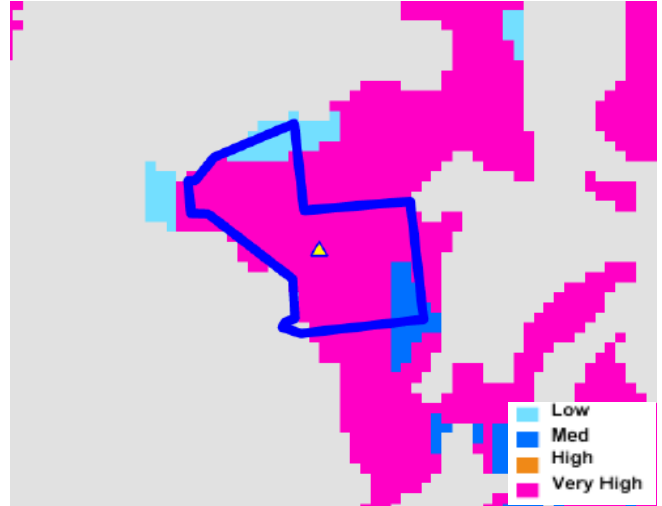
The Specific Plan Area (SPA) designation is not consistent with the General Plan Update land use framework as currently drafted, which would only apply this designation where there are approved Specific Plans. The SR4 designation is consistent with preserving the remaining important linkage of the Lakeside Archipelago, which is a critical component of the County’s MSCP Plan. SR4 also recognizes the significant site constraints that include sensitive coastal sage scrub habitat and steep slopes over nearly the entire parcel. The requested increased Village Residential density would not be supported by Guiding Principle #5 due to the significant constraints throughout the property. Also, the requested density is more intensive than the range of alternatives evaluated by the EIR, and would likely require its recirculation.

PROPERTY SPECIFIC REQUEST

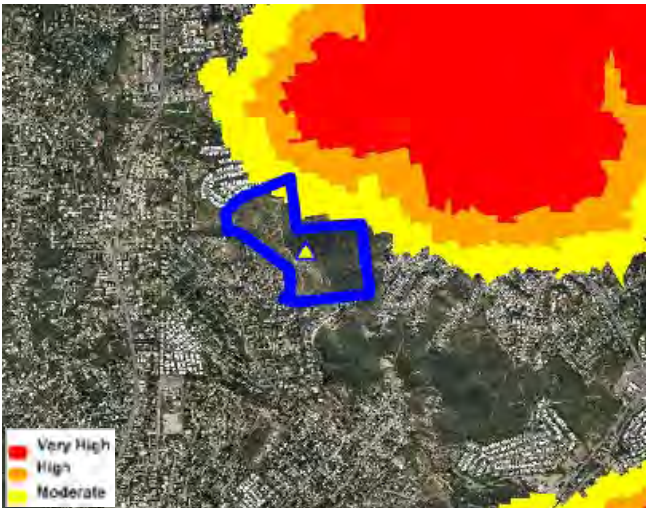
LS25 (cont.)



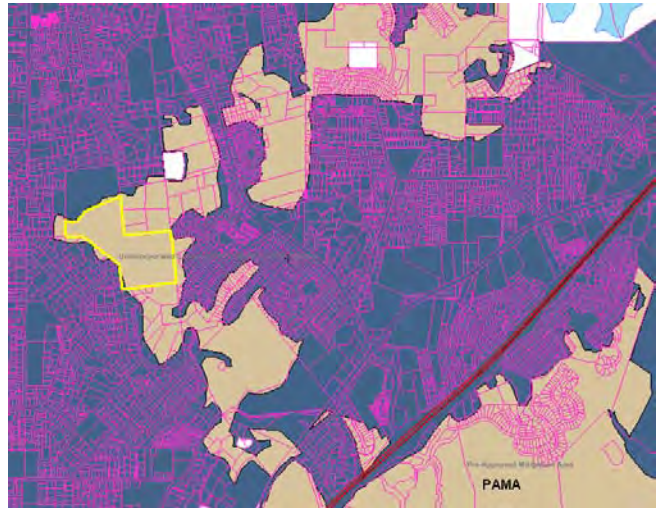
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone



MSCP Pre-Approved Mitigation Area (PAMA) – Lakeside Archipelago Northwest of Interstate 8

PROPERTY SPECIFIC REQUEST

LS26

Property Specific Request:

Change land use designation from SR10 to SR4

Requested by: Ted Piorkowski

Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Piorkowski Family Trust

Size:

9.8 acres
1 parcel

Location/Description:

Located off of Genesis Way, less than a mile west of Wildcat Canyon Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

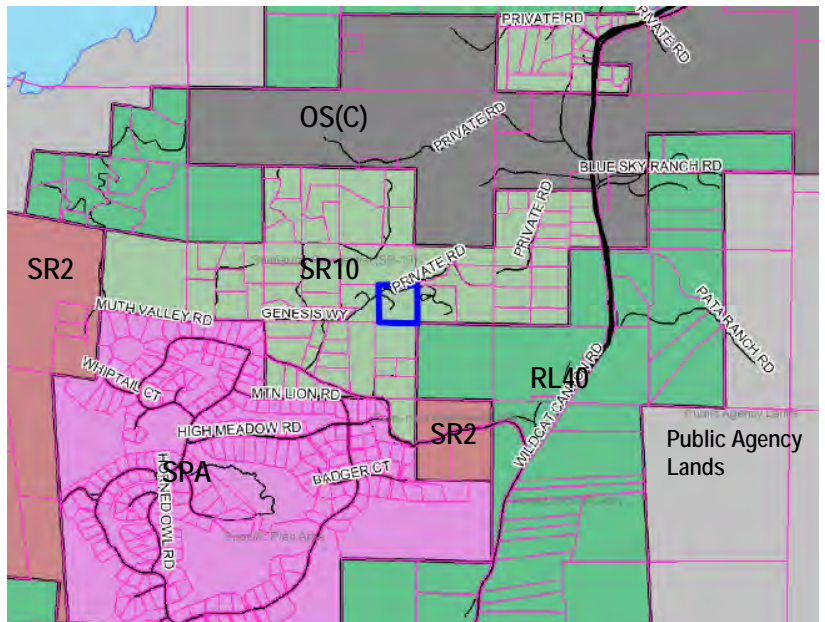
Scenario	Designation
Existing General Plan	1 du / 4,8,20
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20

Zoning

Existing — A70, 4-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

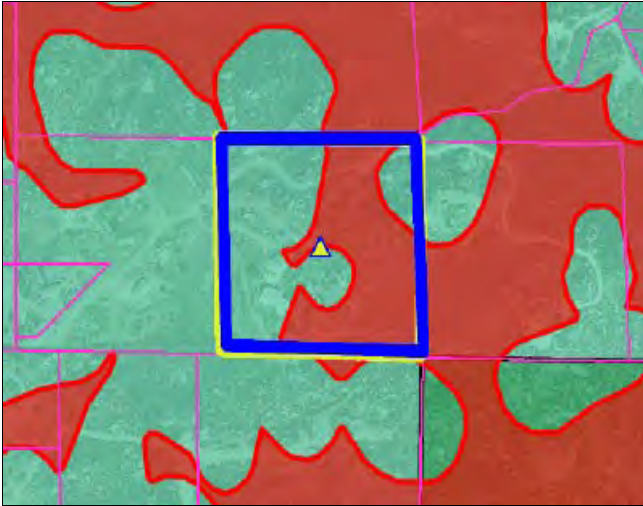
Discussion

The property owner's request for the SR4 density would most likely not increase the subdivision potential for the property since half is constrained by steep slopes. In addition, the property is entirely within the Very High Fire Hazard Severity Zone. The fire risk issue is compounded because the property is located nearly one-half mile at the end of a dead-end road, which connects to Muth Road, another dead-end road, nearly one mile from Wildcat Canyon Road. Therefore, the requested density would not be supported by project objectives, particularly Guiding Principle #5 due to the physical constraints and natural hazards.

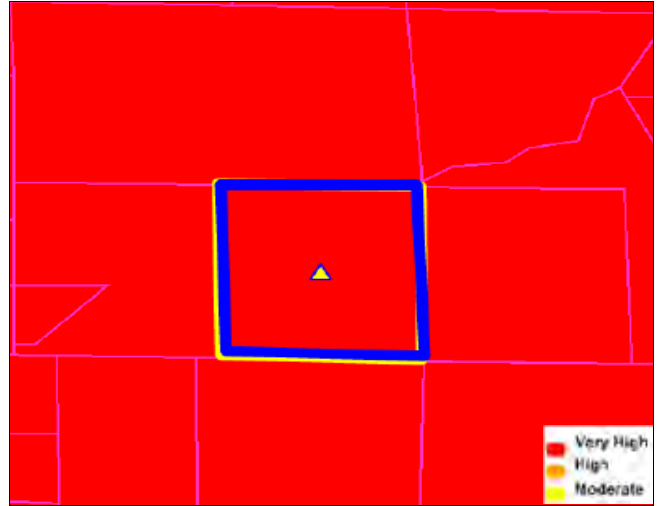
The request would result in a spot designation that would likely require an additional 75 acres to be designated as SR4, which would likely result in the requirement to recirculate the EIR.

PROPERTY SPECIFIC REQUEST

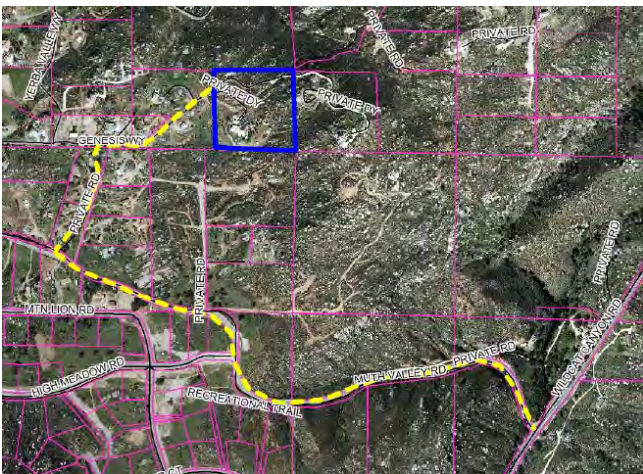
LS26 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones



Dead-End Road Length

PROPERTY SPECIFIC REQUEST

LS27

Property Specific Request:
Change land use designation from VR4.3 to VR7.3

Requested by: Chip Hasley

Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1 - Based on staff's experience

Property Description

Property Owner:
Gordon Bush Family Trust

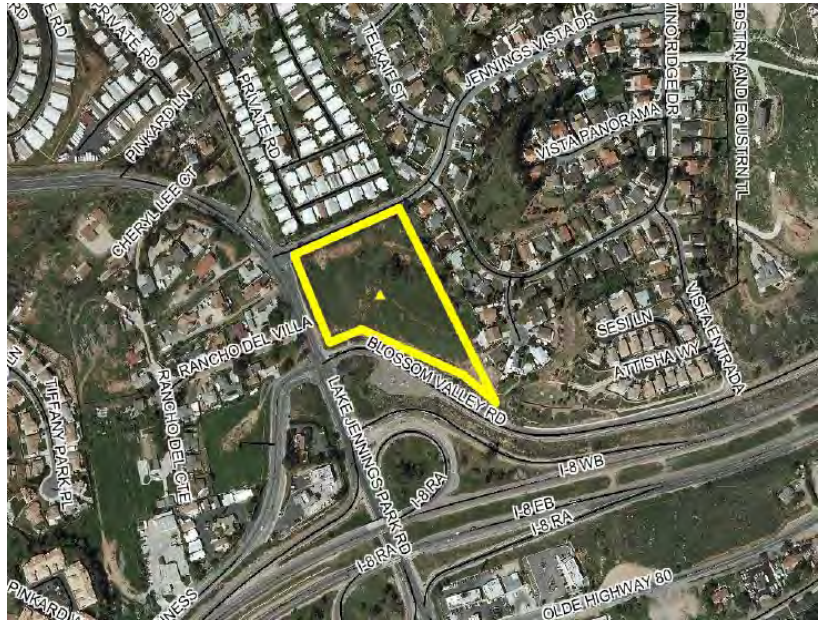
Size:
5.2 acres
1 parcel

Location/Description:
North of 1-8, Northeast corner of Lake Jennings Road and Blossom Valley Road Intersection;
Inside County Water Authority boundary

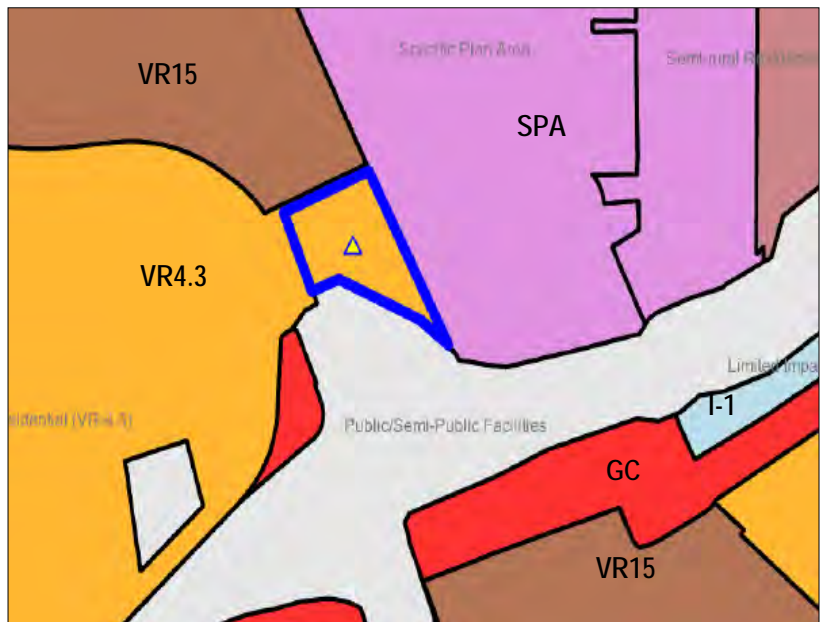
- Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	4.3 du/ac
PC / Staff Recommendation	VR4.3
Referral	VR4.3
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — RS; 10,000 sq ft min	
Proposed — Same as existing	



Aerial



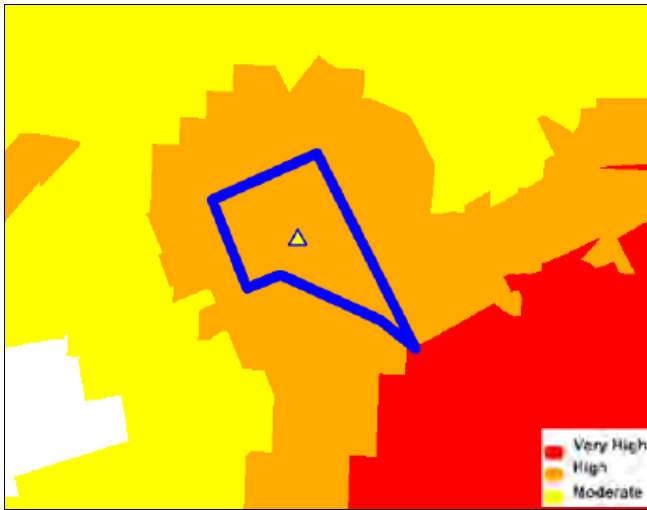
PC/Staff Recommendation

Discussion

Property owner's request for a density increase to VR7.3 is more intensive than the existing General Plan and the range of alternatives evaluated by the General Plan Update EIR. This increased density would allow a potential increase of 15 dwelling units on the five-acre site. This would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

LS27 (cont.)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

LS28

Property Specific Request:
Change land use designation from RL40 to SR4

Requested by: John and Donna Swink

Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:
1 - Based on staff's experience

Property Description

Property Owner:
John and Donna Swink

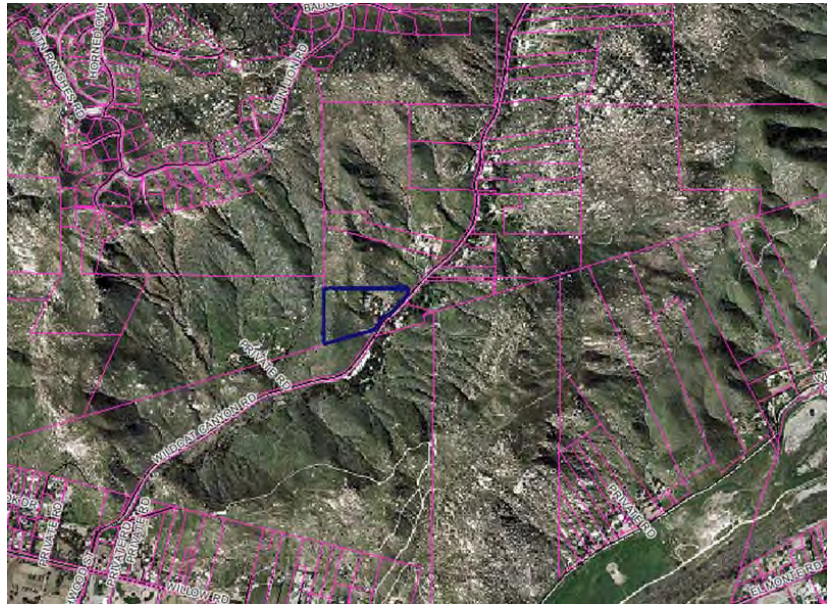
Size:
18 acres
1 parcel

Location/Description:
West of Wildcat Canyon Road, approx. one mile north of Willow Road;
Inside County Water Authority boundary

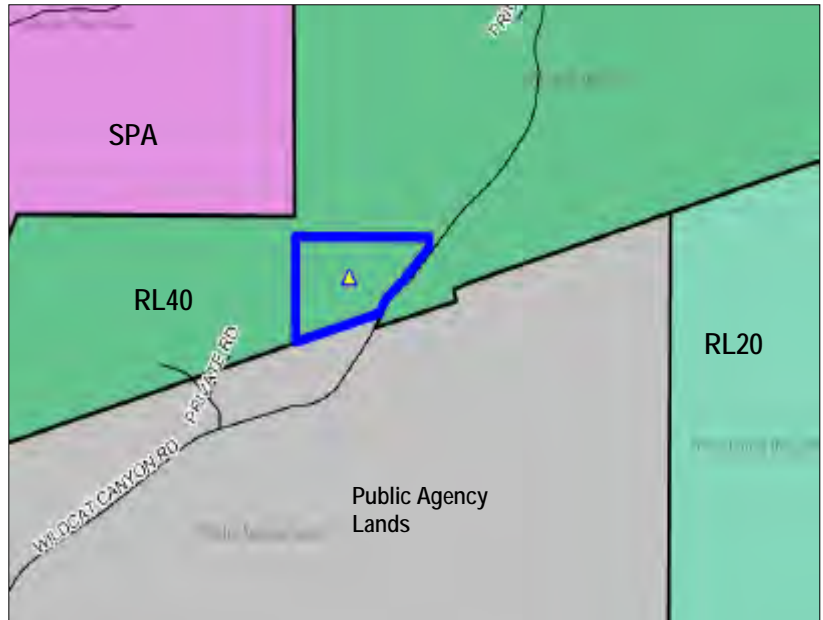
- Prevalence of Constraints (See following page):**
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A72, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



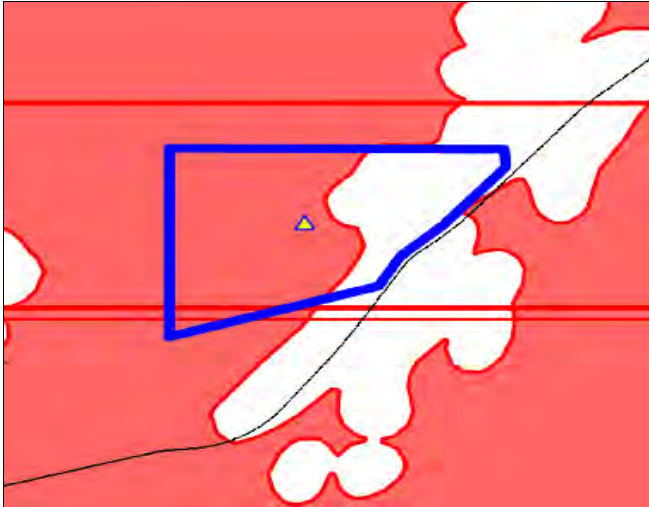
PC/Staff Recommendation

Discussion

Subject property is nearly entirely constrained by either steep slopes or sensitive environmental habitat. It is central to a resource core area of the County's MSCP and is designated Pre-Approved Mitigation Area (PAMA). A Semi-Rural density would result in a spot designation among an area of Rural Lands also constrained by steep slopes. This would not be supported by Guiding Principle #5 or the Community Development Model. Also the requested density is more intensive than any of the alternatives evaluated by the EIR, which would likely require recirculation of the EIR and revisions to the GPU project objectives.

PROPERTY SPECIFIC REQUEST

LS28 (cont.)



Steep Slope (Greater than 25%)



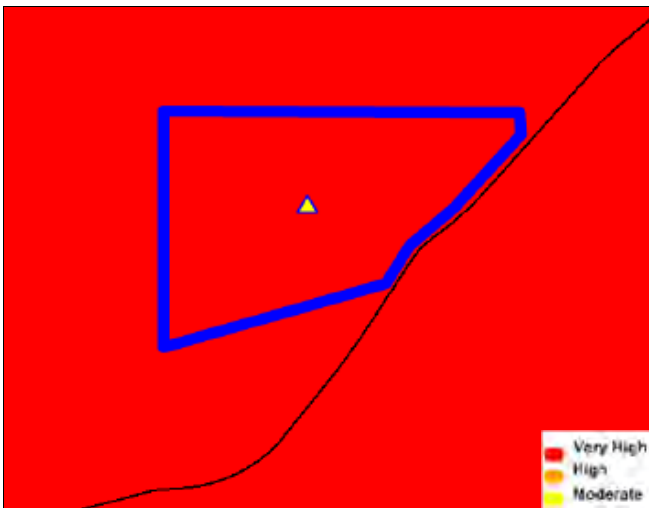
Wetlands



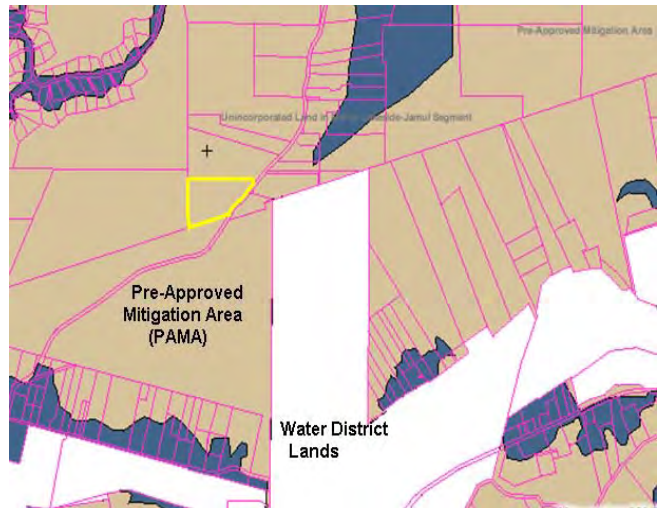
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

PROPERTY SPECIFIC REQUEST

LS29

Property Specific Request: Change land use designation from RL20 to SR4	
Requested by: Mark Thompson	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:
1 - Based on staff's experience

Property Description

Property Owner:

Catherine Gorka

Size:

59.4 acres
1 parcel

Location/Description:

Parcel is located off of Willow Road, east of Wildcat Canyon Road;
Inside County Water Authority boundary

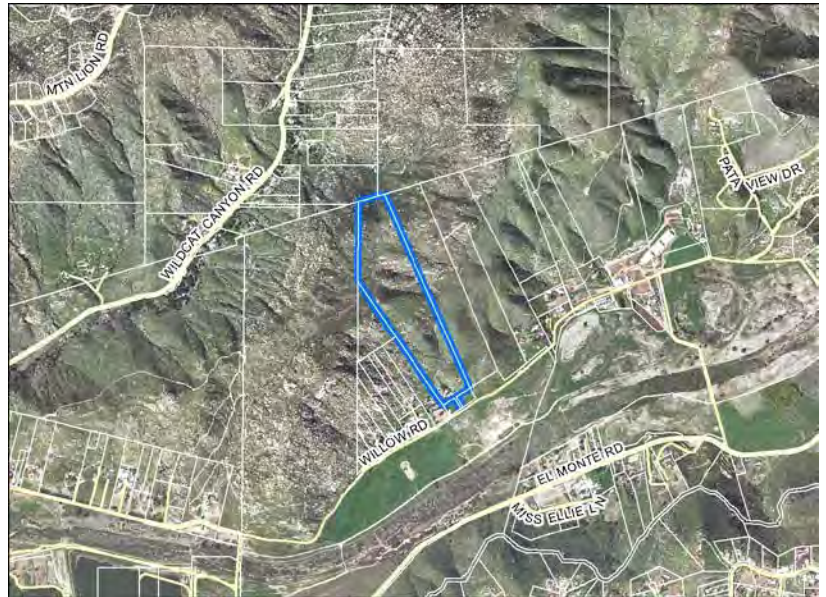
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

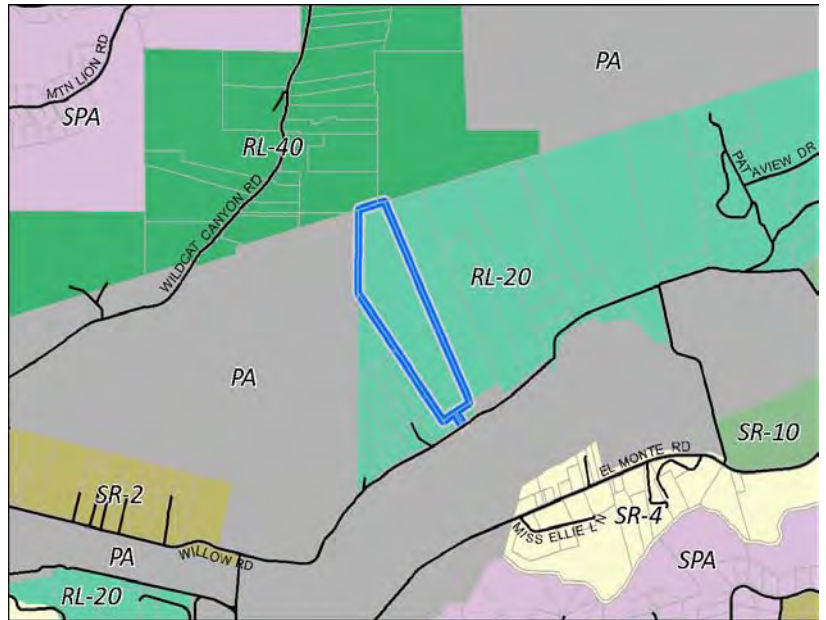
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

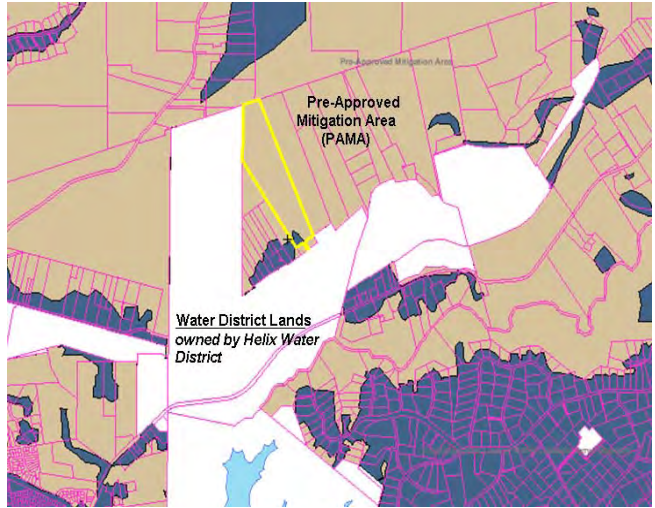
The property consists of one parcel in a highly constrained area. Major constraints include steep slope, high habitat value, and a location entirely within the Very High Fire Hazard Severity Zone. The site is designated as Pre-Approved Mitigation Area (PAMA) in the County's Multiple Species Conservation Program. An SR4 designation would result in a spot designation. Also, a Semi-Rural designation is not supported by Guiding Principle #5 which is to ensure that development accounts for physical constraints and natural hazards. The RL20 designation would still allow for additional development in the portion of this property where the slope is not as steep.

PROPERTY SPECIFIC REQUEST

LS29 (cont.)



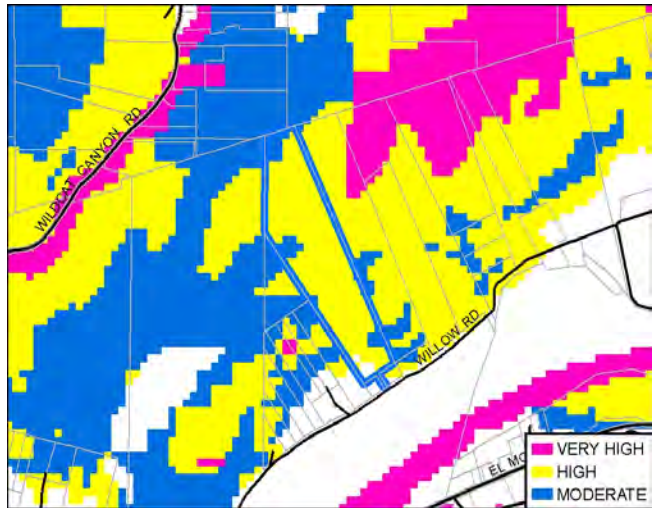
Steep Slope (Greater than 25%)



MSCP Pre-Approved Mitigation Area (PAMA)



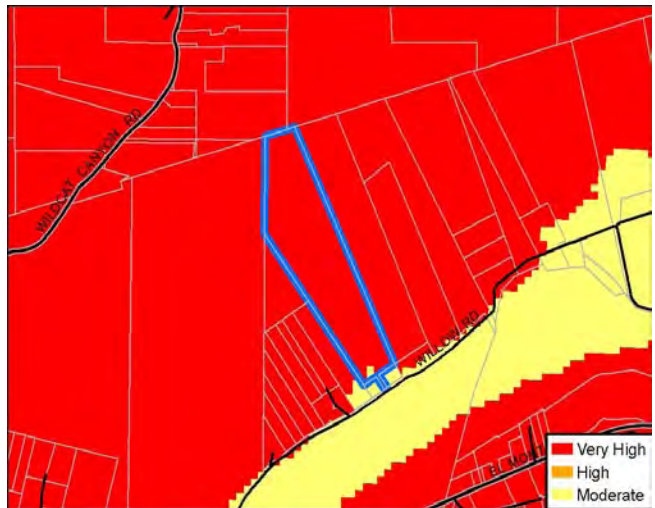
Wetlands



Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones