

**Property Specific Requests Index**

Additional information is available at the County's Department of Planning and Land Use Project Processing Center at <http://www.sandiego.gov/planning/updates/index.html>.

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- Recommended Project (October 2010) Land Use Designations<sup>1,2</sup>**
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  - Village Residential (VR-24)
  - Village Residential (VR-20)
  - Village Residential (VR-15)
  - Village Residential (VR-10.9)
  - Village Residential (VR-7.3)
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  - Public Agency Lands
  - Tribal Lands
  - Open Space (Recreation)
  - Open Space (Conservation)
  - Forest Conservation Initiative Overlay
- Mountain Empire Community Planning Area Boundary

**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:

Coordinates: NAD83 Feet

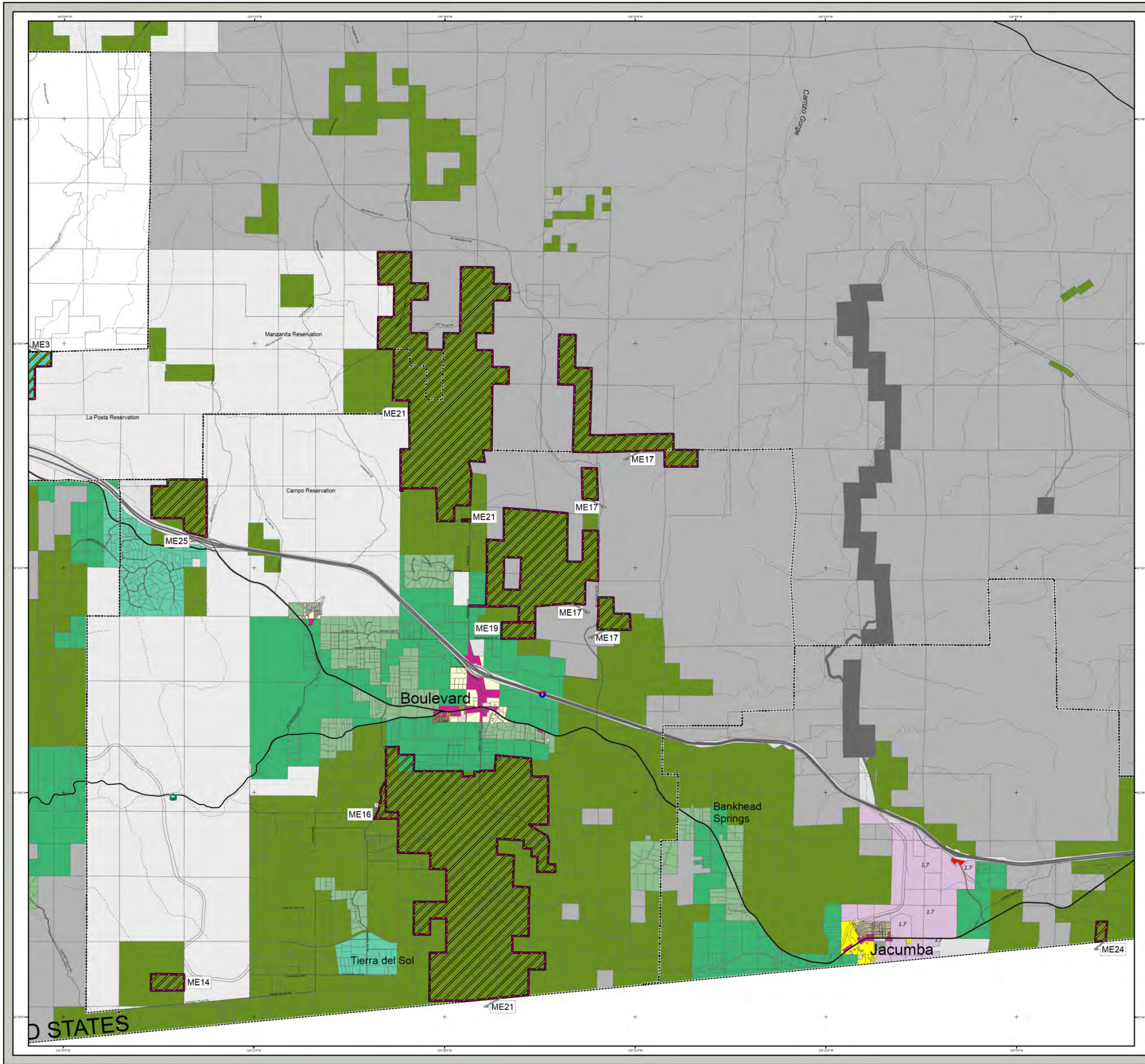
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This is a draft map and should be reviewed when available for subsequent review.

Source: County of San Diego, SANDAG  
 File reference: S:\land\_use\gplupdate\_map\mountainempire\planning\comm\_plan\_3000\_010a.mxd

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**Property Specific Requests Index**

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 or <http://www.sandiego.gov/dplu/landuse/index.html>.

- Property Specific Requests
- Recommended Project (October 2010)**  
**Land Use Designations<sup>1,2</sup>**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)<sup>4</sup>
- Office Professional<sup>3</sup>
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- Medium Impact Industrial<sup>3</sup>
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- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

Coordinates: NAD83 Foot

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This is a draft map and should be discarded upon receipt of subsequent versions.

Source: County of San Diego, SANDAG, SANDAG  
 File reference: S:\land\_use\gplupdate\_map\lanmap\alternatives\lanmap\comm\_plan\_2008\_dplu.mxd

**DRAFT**

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# PROPERTY SPECIFIC REQUEST

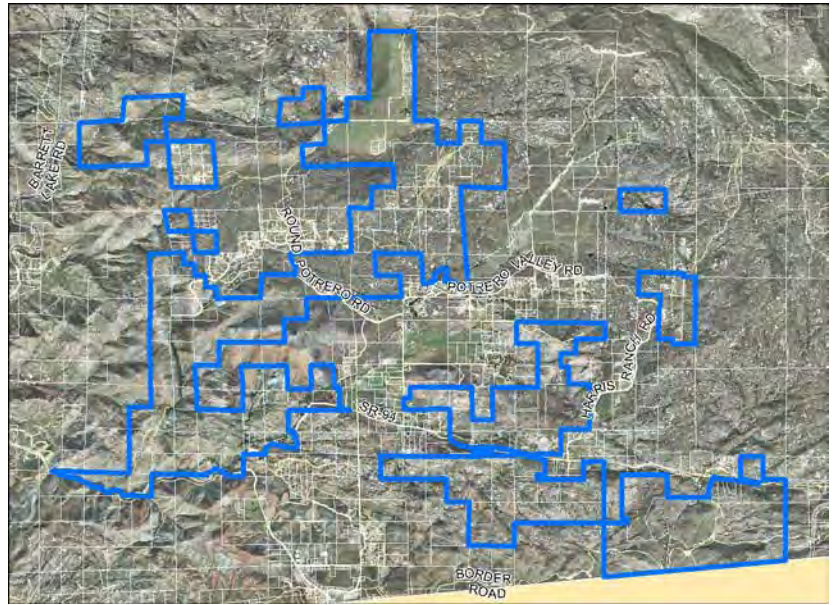
## ME1-B

<b>Property Specific Request:</b> Change land use designation from RL40 to RL80	
Requested by: Potrero Community Planning Group <sup>1</sup> and Endangered Habitats League <sup>2</sup>	
Community Recommendation	RL80
Opposition Expected <sup>3</sup>	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Conflicts with GPU Objectives	No
Level of Change	Minor

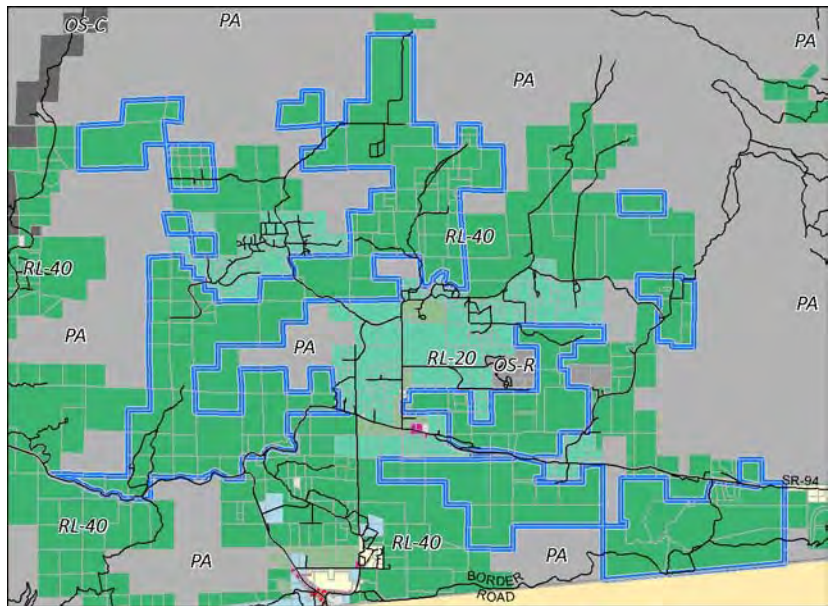
**Note:**  
 1- Potrero CPG letter dated November 1, 2010  
 2- Endangered Habitat League letter dated November 8, 2010  
 3- Anticipate property owners will be opposed to lower density

<b>Property Description</b>	
<b>Property Owner:</b> Various	
<b>Size:</b> 8,333.4 acres 166 parcels	
<b>Location/Description:</b> Entire portion of the Potrero Community Planning Area designated RL80 on the Environmentally Superior Map alternative; Outside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> <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>	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	NF/SP 1 du / 40 ac 1 du / 4, 8, 20 ac
PC/Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — A72 - 40- and 8-acre minimum lot size S92 - 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



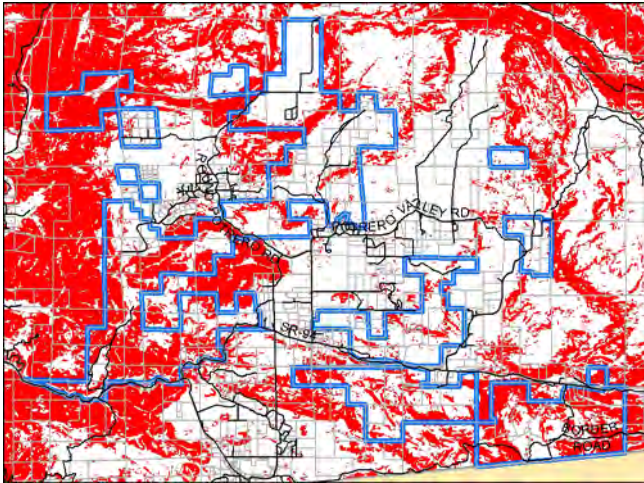
PC/Staff Recommendation

### **Discussion**

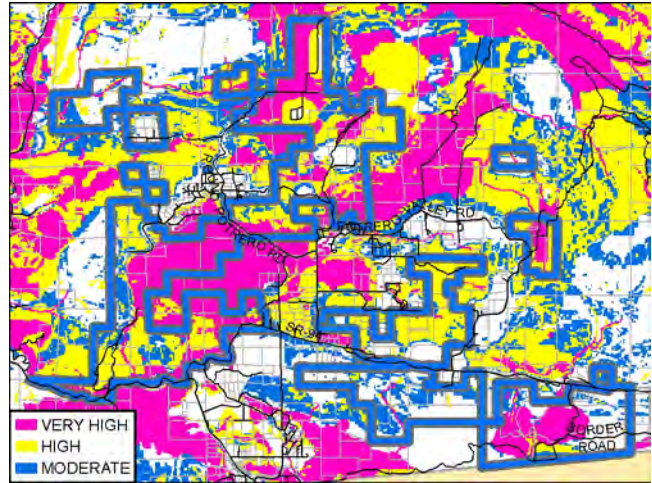
The Potrero Community Planning Group and the Endangered Habitats League (EHL) recommend the Environmentally Superior Map alternative for areas designated RL80 by that map that are recommended as RL40 on the PC / Staff Recommendation. The RL80 density is recommended for this area due to its location outside the County Water Authority boundary, lack of infrastructure and services, high biological integrity and its location within the Very High Fire Hazard Severity Zone.

# PROPERTY SPECIFIC REQUEST

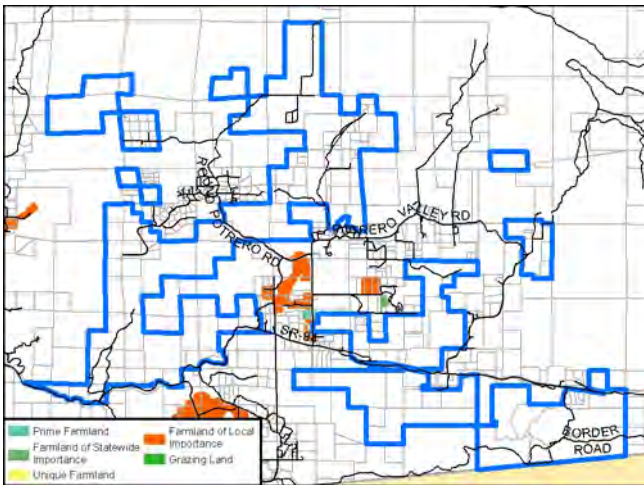
ME1-B (cont.)



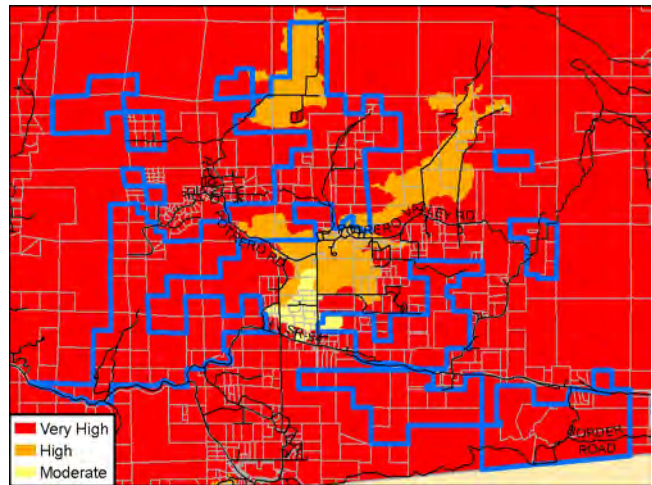
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## ME3 (2003 Referral #164)

<b>Property Specific Request:</b> Change land use designation from RL20 to SR10	
Requested by: Rodney & Alameda Starkey	
Community Recommendation	N/A
Opposition Expected <sup>1</sup>	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

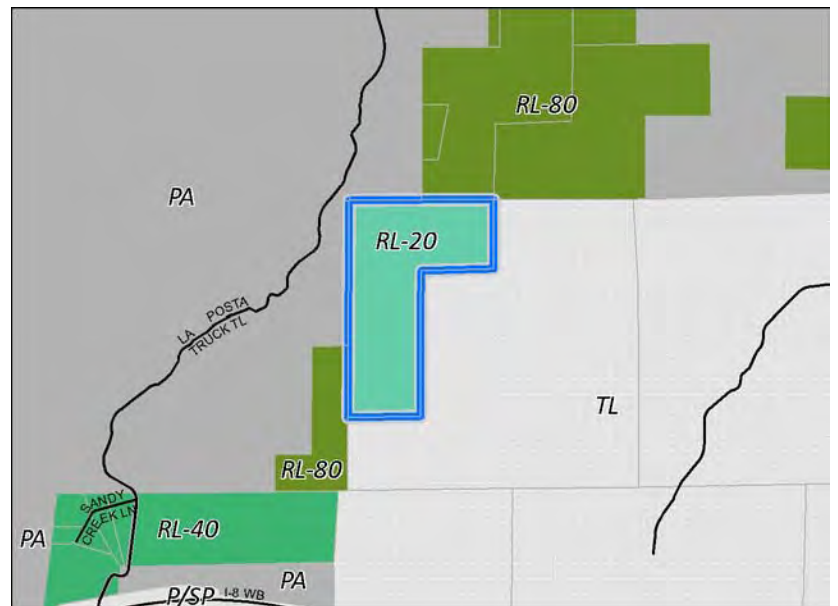
<b>Property Owner:</b> Rodney R. Starkey
<b>Size:</b> 162 acres 1 parcel
<b>Location/Description:</b> Unrepresented area of Mountain Empire North of I-8, east of La Posta Truck Trail, Outside County Water Authority boundary
<b>Prevalence of Constraints (See following page):</b> ● - high; ◐ - partially; ○ - none
◐ Steep slope (greater than 25%)
○ Floodplain
◐ Wetlands
○ Habitat Value
◐ Agricultural Lands
● Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/8 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



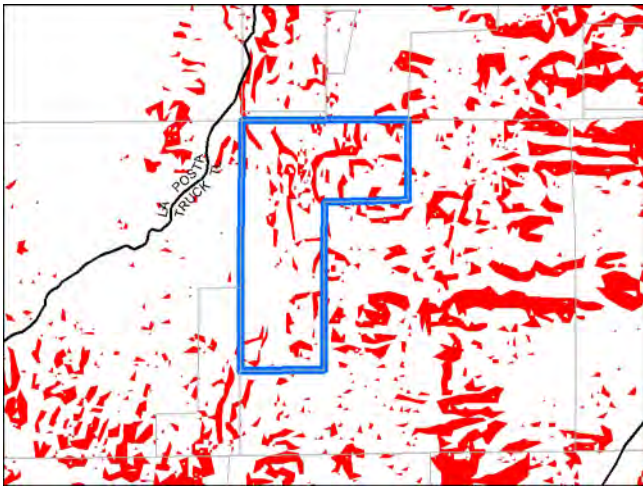
PC/Staff Recommendation

### Discussion

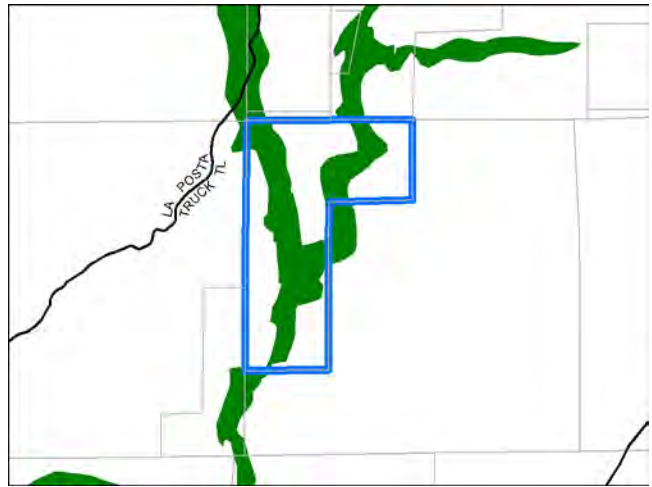
Property is located north of I-8, east of La Posta Truck Trail. The property is surrounded by National Forest to the west and an Indian Reservation to the east. The adjacent private properties are designated RL80. It is constrained by wetlands, prime agricultural land, and some steep slopes. The property lacks adequate services and infrastructure such as groundwater, and is in the High and Very High Fire Hazard Severity Zones. The request is not supported by the Community Development Model, because the application of Semi-Rural in a standalone and remote area would not support growth or land use mapping goals. Additionally, it would not support Guiding Principle #9, to minimize public costs due to the isolated location.

# PROPERTY SPECIFIC REQUEST

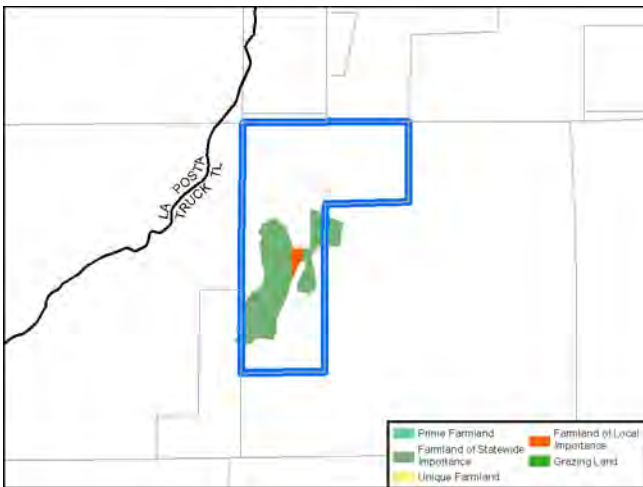
ME3 (cont.)



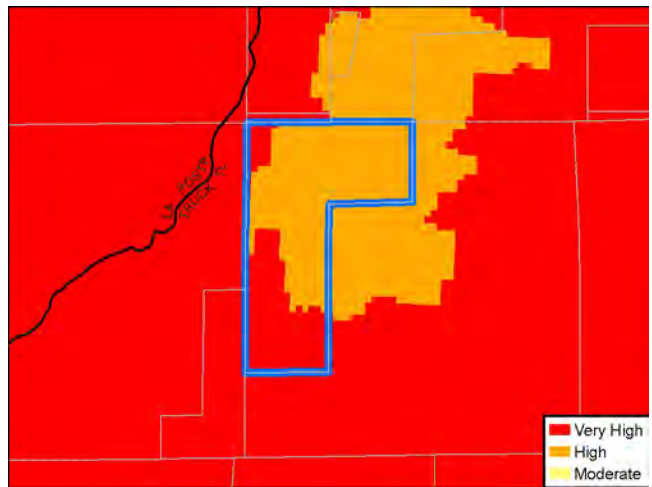
**Steep Slope (Greater than 25%)**



**Wetlands**



**Agricultural Lands**



**Fire Hazard Severity Zones**



# PROPERTY SPECIFIC REQUEST

## ME14

**Property Specific Request:**  
Change land use designation from RL80 to SR4

Requested by: Doris Krause

Community Recommendation	RL80
Opposition Expected <sup>1</sup>	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

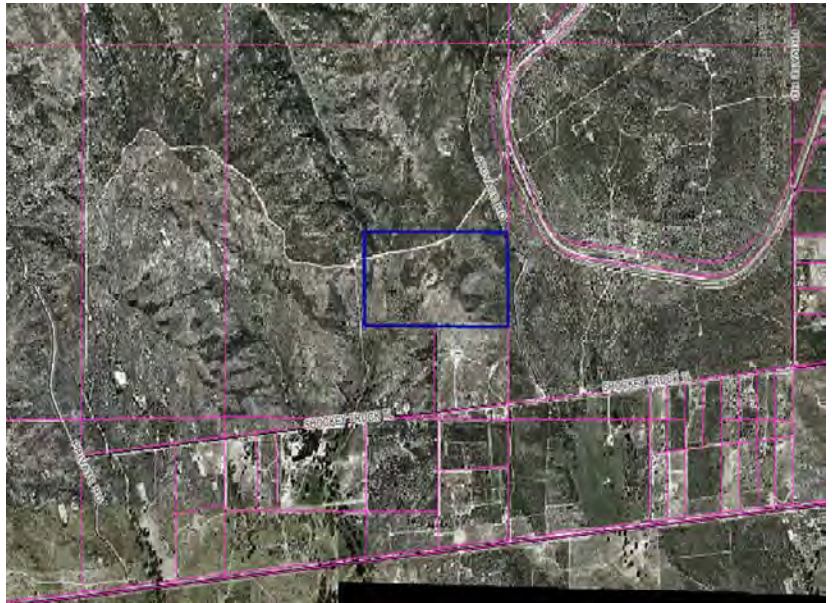
### Property Description

**Property Owner:**  
Krause Revocable Family Trust

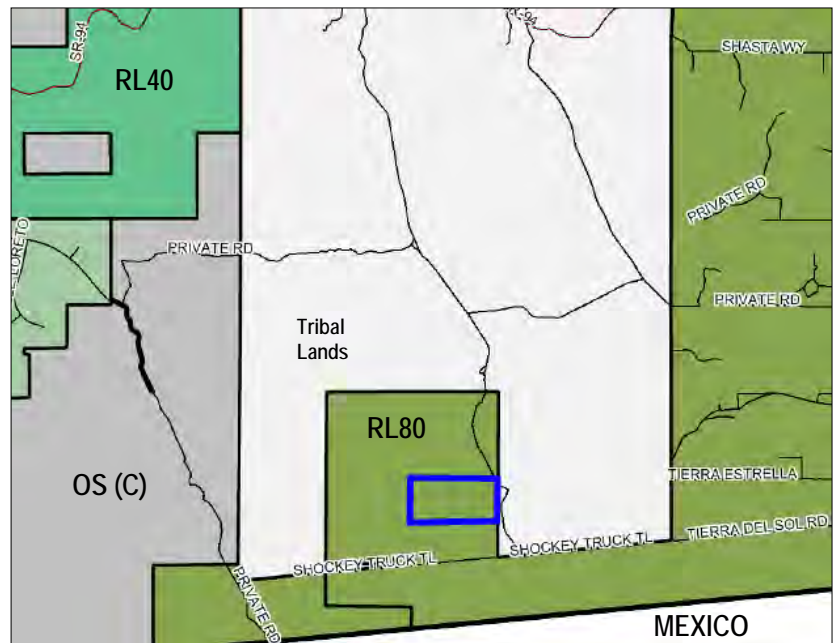
**Size:**  
80 acres  
1 parcel

**Location/Description:**  
Boulevard Subregional Group Area;  
South of SR-94, north of Shockey Truck Trail and west of Moon Valley Road;  
Outside 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



### Land Use

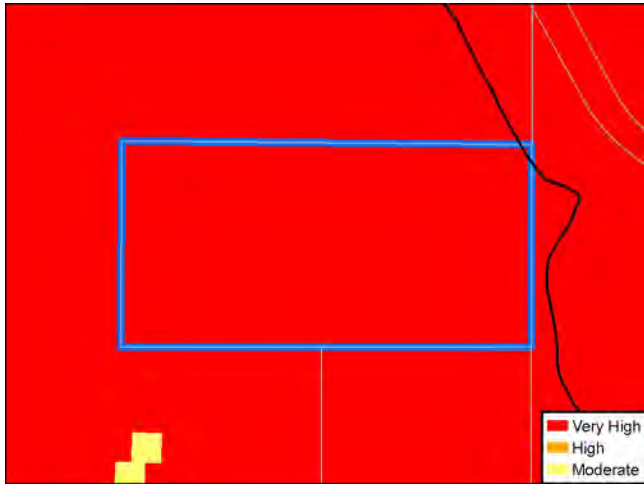
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	

### Discussion

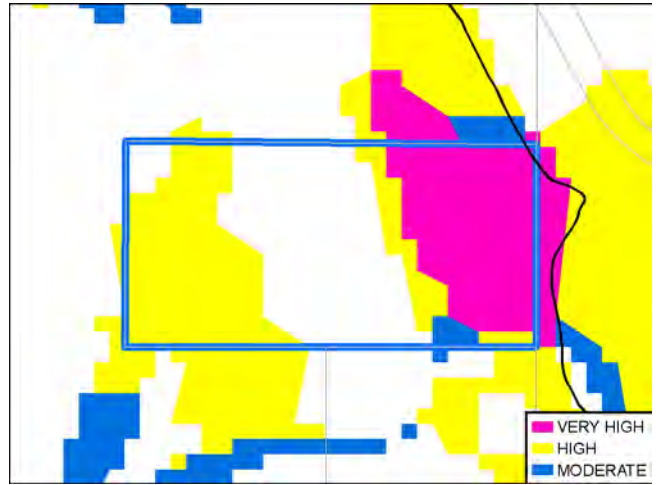
The property is entirely within the Very High Fire Hazard Severity Zone, and currently does not have adequate access for a subdivision, which would either have to come off the Tribal Lands or from Shockey Truck Trail through property with a different owner, both of which are currently accessed through a dirt road. The Request for Semi-Rural density would not be supported by the Community Development Model due to the remote location at the southern fringe of the county or Guiding Principle #9 due to the lack of infrastructure and services.

# PROPERTY SPECIFIC REQUEST

ME14 (cont.)



**Fire Hazard Severity Zones**



**Habitat Evaluation Model**

# PROPERTY SPECIFIC REQUEST

## ME15 (2003 Referral #169)

### Property Specific Request:

Request property to be a Special Study Area (SSA) in the Community Plan

Requested by: Star Ranch (William Schwartz)

Community Recommendation	SSA
Opposition Expected <sup>1</sup>	Yes
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

### Property Description

Property Owner:

Barry DeVorzon L P

Size:

2,122.0 acres  
8 parcels

Location/Description:

Campo / Lake Morena Subregional Group Area;  
Southwest of Buckman Springs Road at the  
intersection of SR-94 and Buckman Springs  
Road;  
Outside County Water Authority boundary

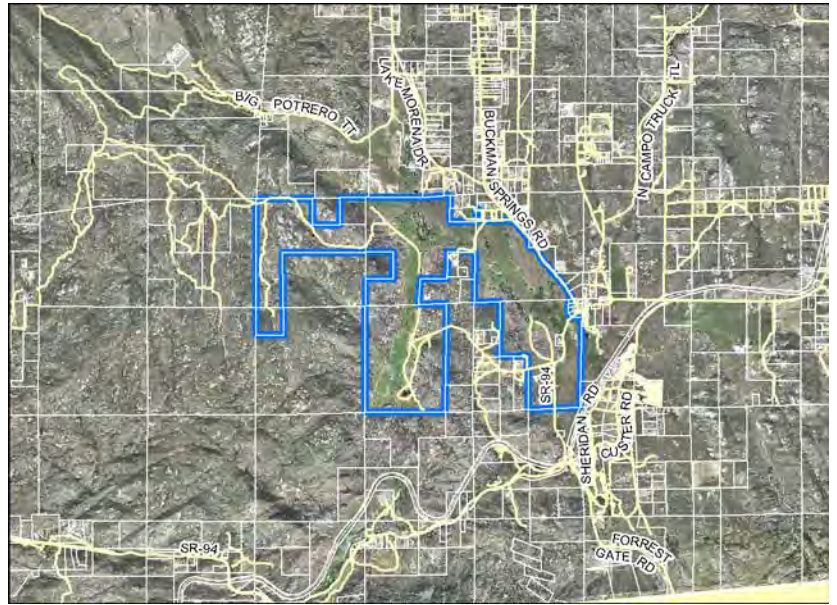
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

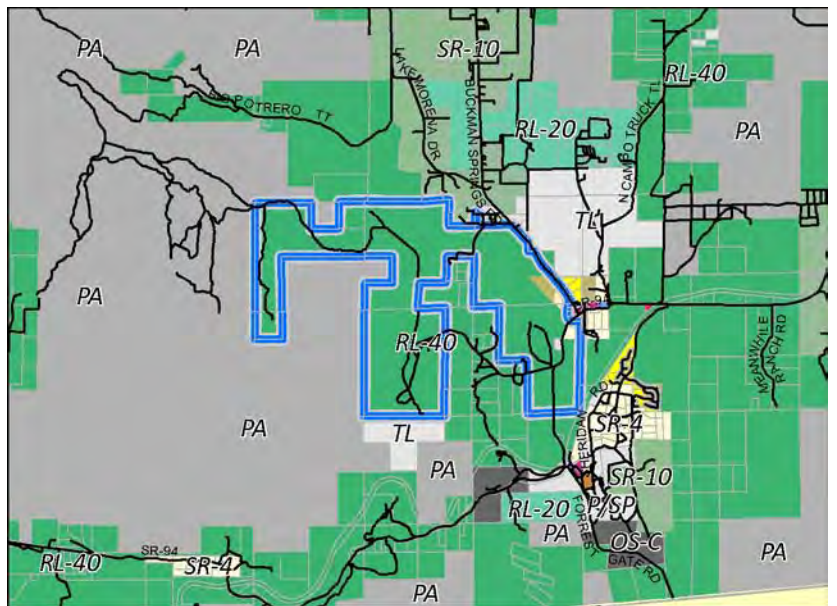
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RC / VR2 / SR2 RL40
Referral	RC / VR2 / SR2 RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RC / SR4/ RL80
Zoning	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



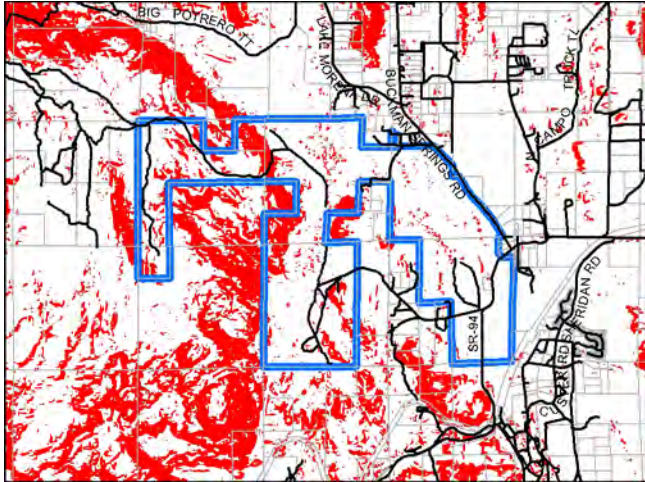
PC/Staff Recommendation

### Discussion

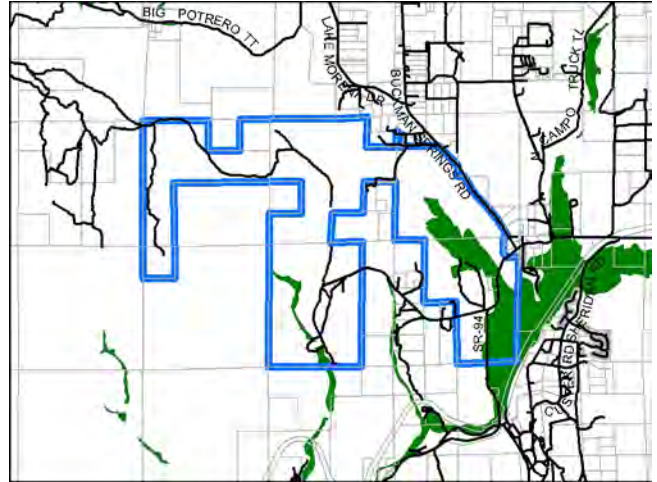
Property is located south and west of Buckman Springs Road in the Cameron Corners area. The property is constrained by some wetlands and prime agricultural lands. At a meeting of the Campo / Lake Morena CPG in March 2009, staff suggested creating a Special Study Area (SSA) for the entire community as part of the Community Plan, and again clarified this in a letter to the Community Planning Group on March 25, 2010, (Attachment B, 23 Community Planning and Sponsor Group Issues). This separate SSA request would be incorporated into the General Plan as part of the Mountain Empire Subregional Plan, applied to only the ME15 (Star Ranch) property. The SSA would still be fully implemented after the adoption of the General Plan Update, still requiring a General Plan Amendment and Specific Plan adopted at the Board of Supervisors.

# PROPERTY SPECIFIC REQUEST

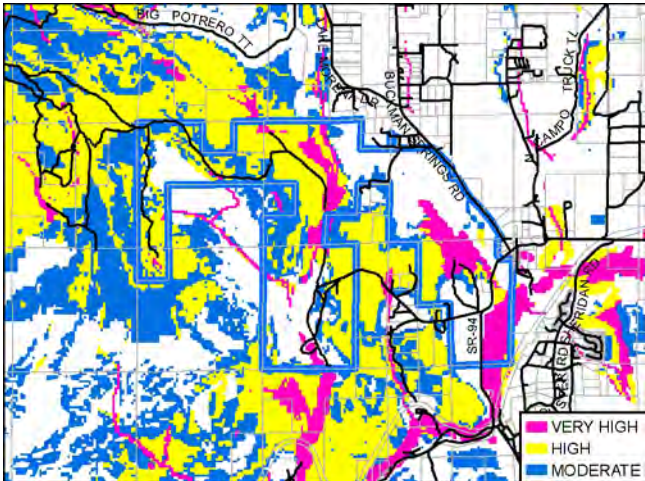
ME15 (cont.)



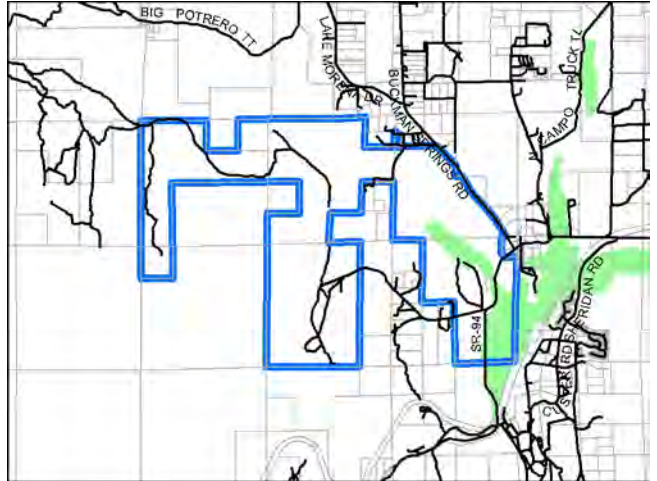
Steep Slope (Greater than 25%)



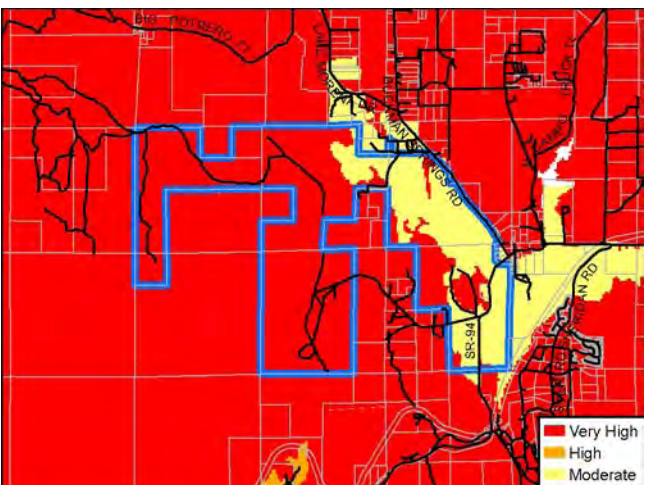
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

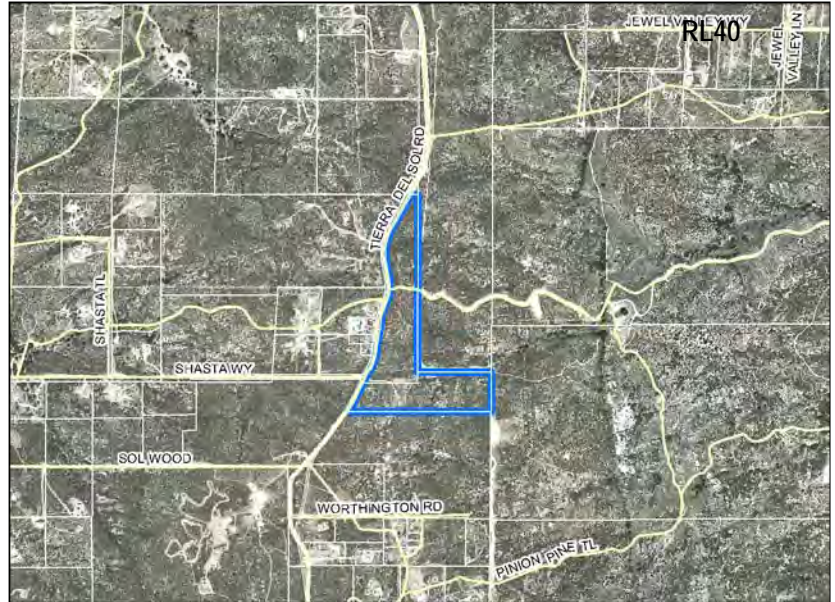
## ME16

<b>Property Specific Request:</b> Change land use designation from RL80 to SR4	
Requested by: Nicholas Georggin	
Community Recommendation	RL80
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

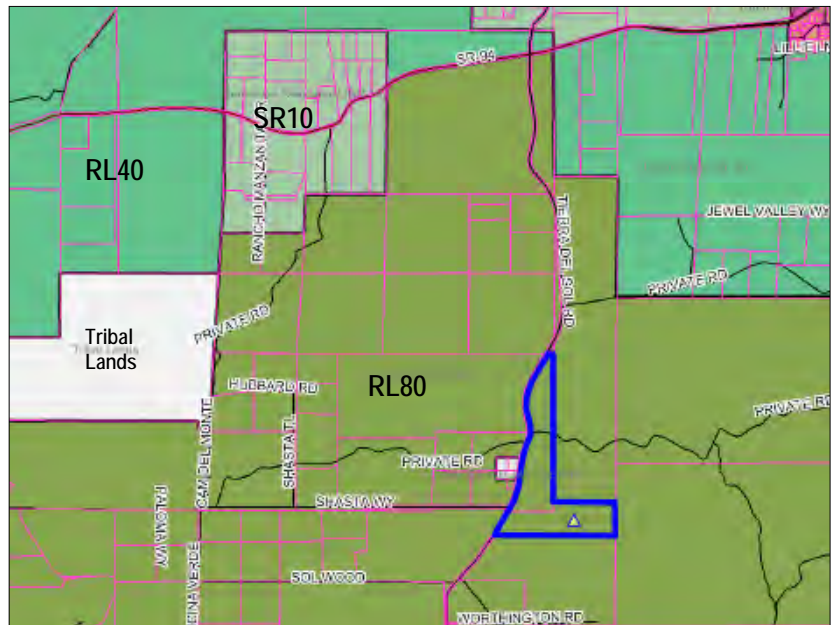
Note:  
1 - Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> Nicholas E & Patricia C Georggin	
<u>Size:</u> 47.2 acres 2 parcels	
<u>Location/Description:</u> Boulevard Subregional Group Area; One mile south of SR-94, east side of Tierra Del Sol Road at the east end of Shasta Way; Outside County Water Authority boundary.	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
<input type="radio"/> Steep slope (greater than 25%) <input type="radio"/> Floodplain <input type="radio"/> Wetlands <input type="radio"/> Habitat Value <input type="radio"/> Agricultural Lands <input checked="" type="radio"/> Fire Hazard Severity Zones	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



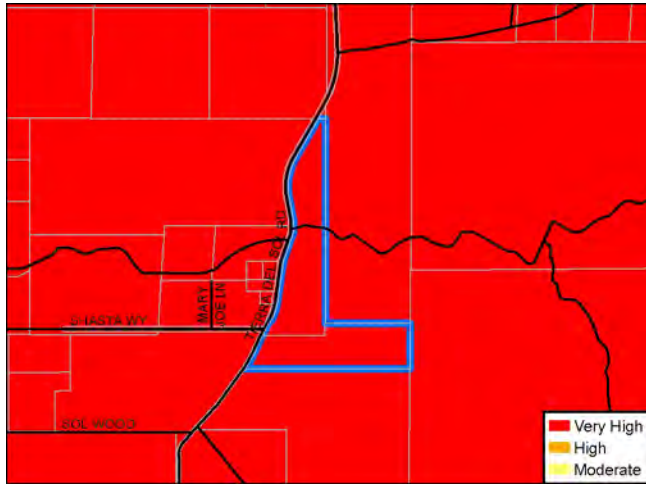
PC/Staff Recommendation

### Discussion

The property is surrounded by land designated RL80. The property lacks adequate services and infrastructure and is located within the Very High Fire Hazard Severity Zone. A Semi-Rural designation in this area would result in a significant spot designation and would not be supported by the Community Development Model due to the remote location without sufficient infrastructure and services.

# PROPERTY SPECIFIC REQUEST

ME16 (cont.)



**Fire Hazard Severity Zones**

# PROPERTY SPECIFIC REQUEST

## ME17

<b>Property Specific Request:</b> Change land use designation from RL80 to SR4 /RL40	
Requested by: John Gibson & Hamann Companies	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:

Harmony Grove Partners LP

Size:

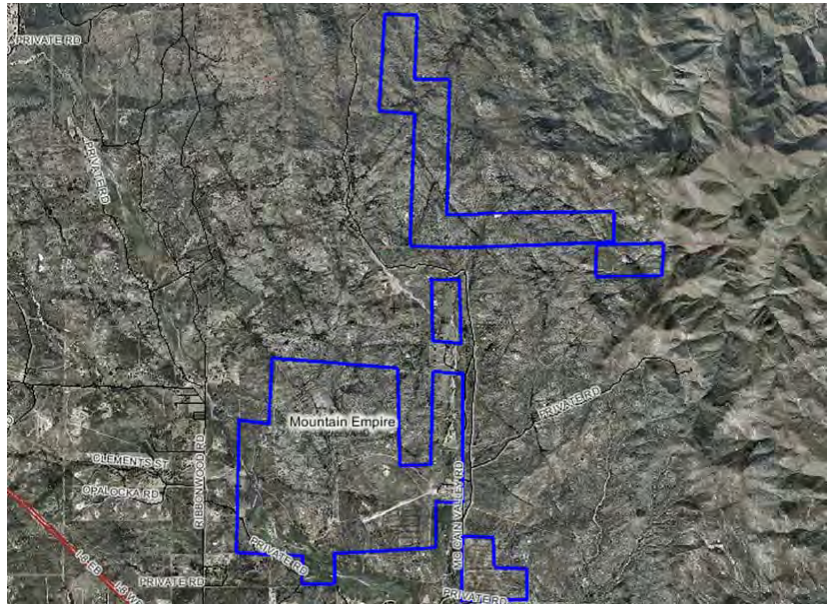
2,072 acres  
17 parcels

Location/Description:

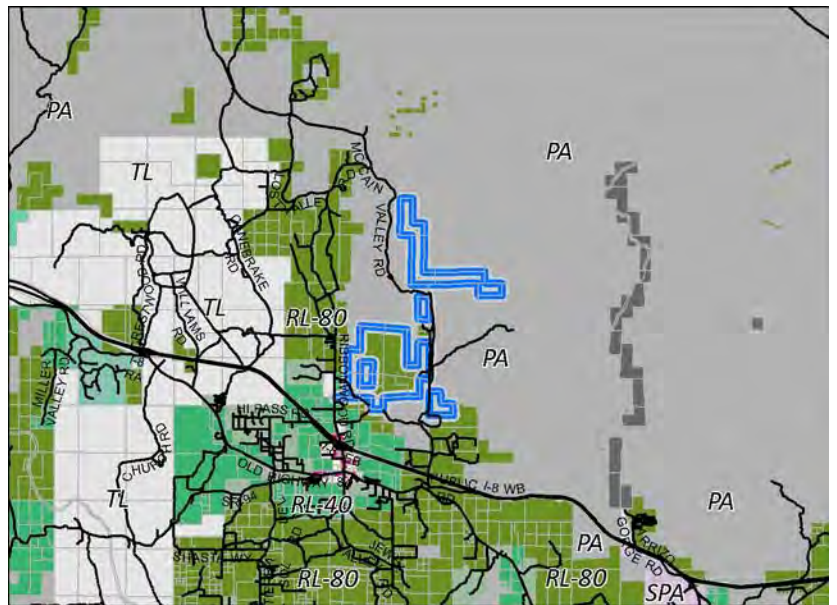
Boulevard Subregional Group Area;  
North of I-8, on both sides of McCain Valley Road;  
Outside County Water Authority boundary

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

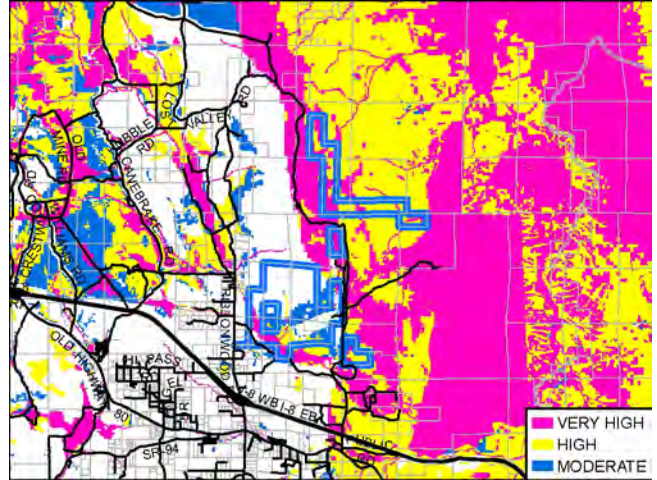
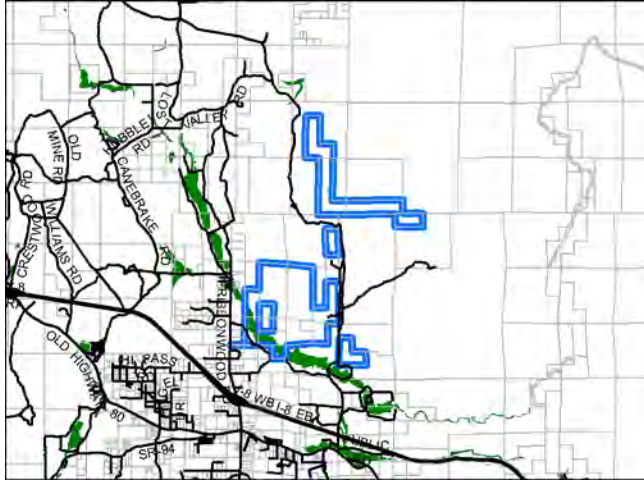
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac 1 du/40 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92 A72, 8 & 40-acre minimum lot size	
Proposed — Same as existing	

### Discussion

Property is located north of McCain Valley Road, which under the existing General Plan is primarily designated (20) General Agriculture (40-acre minimum lot size) with some (18) Multiple Rural Use. The one dwelling unit per four-acre density would not be achievable due to the Groundwater Ordinance requiring 11 acres per parcel. Additionally, the property is constrained by biological habitat, is in a remote location that would not be supported by the Community Development Model and is located far from jobs and infrastructure.

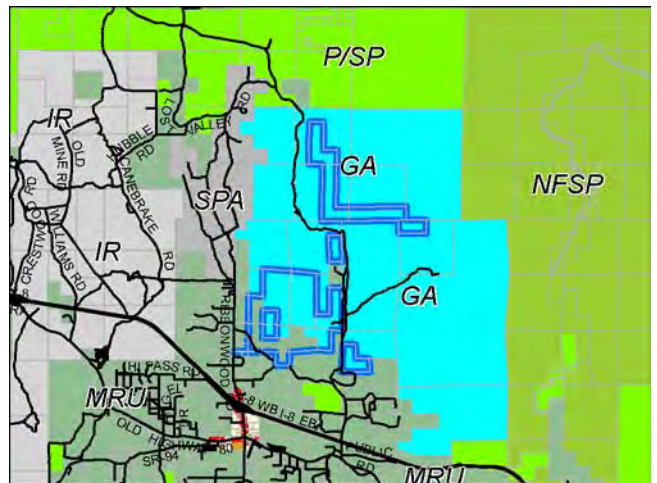
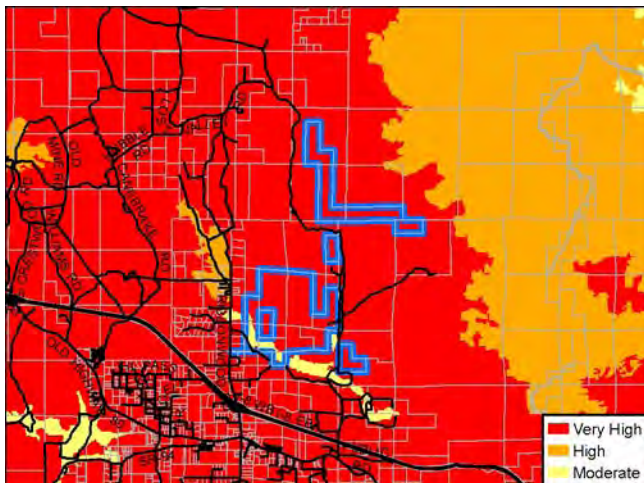
# PROPERTY SPECIFIC REQUEST

ME17 (cont.)



Wetlands

Habitat Evaluation Model



Fire Hazard Severity Zones

Existing General Plan



# PROPERTY SPECIFIC REQUEST

## ME18 (2004 Referral #174)

<b>Property Specific Request:</b> Change land use designation from RL40 to RL20	
Requested by: Laura Houle	
Community Recommendation	RL80
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Conflicts with GPU Objectives	Yes
Level of Change	Major

Note:  
1 - Based on staff's experience

### Property Description

Property Owner:

William & Laura Houle

Size:

201.7 acres  
2 parcels

Location/Description:

Potrero Subregional Group Area;  
Approximately one mile north and east of SR-94,  
East of Grapevine Truck Trail ;  
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

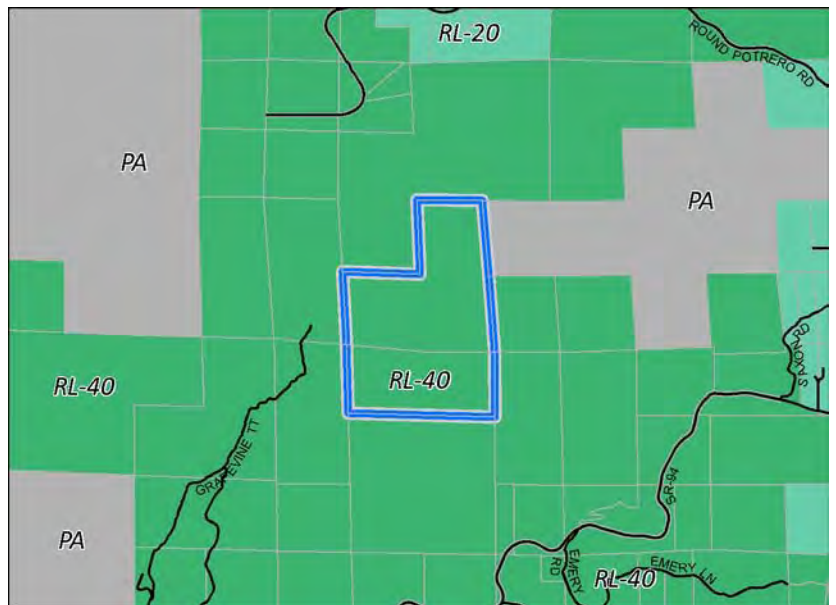
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

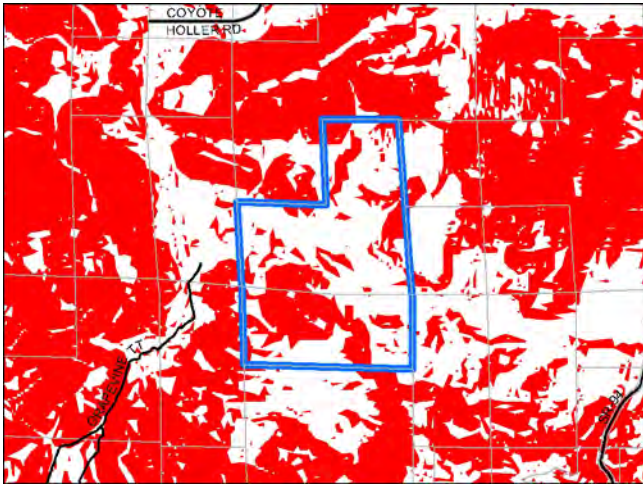
### Discussion

This property is a 2004 Referral requesting a density of SR4; however, a RL40 designation was assigned to the Referral Map, which is consistent with the PC / Staff Recommendation. Assigning RL20 would be a spot designation and to avoid this would require a much larger area to also be designated as RL20 (an additional 230 acres, at a minimum). Since this designation would be outside the range of alternatives evaluated by the Draft EIR, this would most likely require a recirculation.

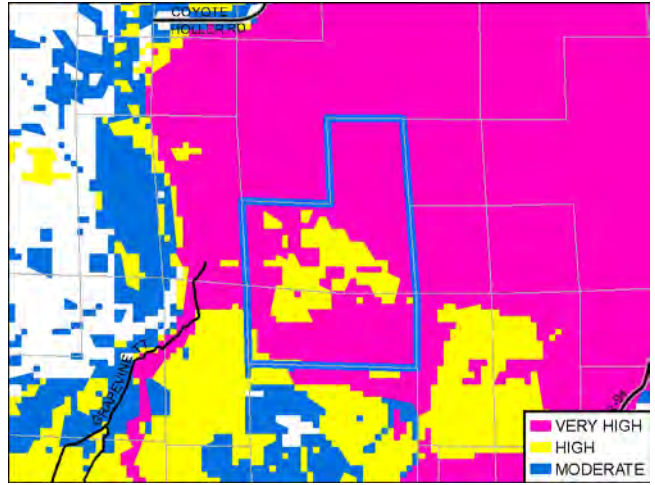
The property is constrained by steep slopes, and High and Very High Value Habitat, and is also located completely within the Very High Fire Hazard Severity Zone. A Semi-Rural density in this area would not be supported by the Community Development Model due to its remote location or Guiding Principle #9 due to the lack of infrastructure and services.

# PROPERTY SPECIFIC REQUEST

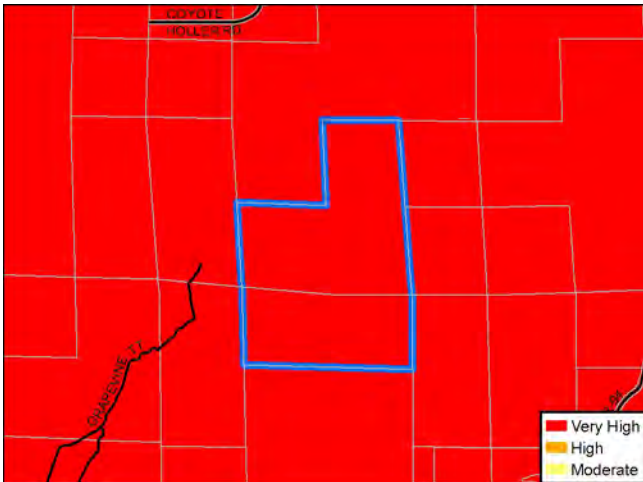
ME18 (cont.)



**Steep Slope (Greater than 25%)**



**Habitat Evaluation Model**



**Fire Hazard Severity Zones**

# PROPERTY SPECIFIC REQUEST

## ME19

### Property Specific Request:

Change land use designation from RL80 to Neighborhood Commercial to open a meat and smokehouse

Requested by: Frankie Thibodeau

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:

Wayne & Frankie Thibodeau

#### Size:

164.7 acres  
3 parcels

#### Location/Description:

Boulevard Sponsor Group Area;  
North of Interstate 8, east of the intersection of Ribbonwood Road and Roadrunner Lane;  
Outside County Water Authority boundary

#### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

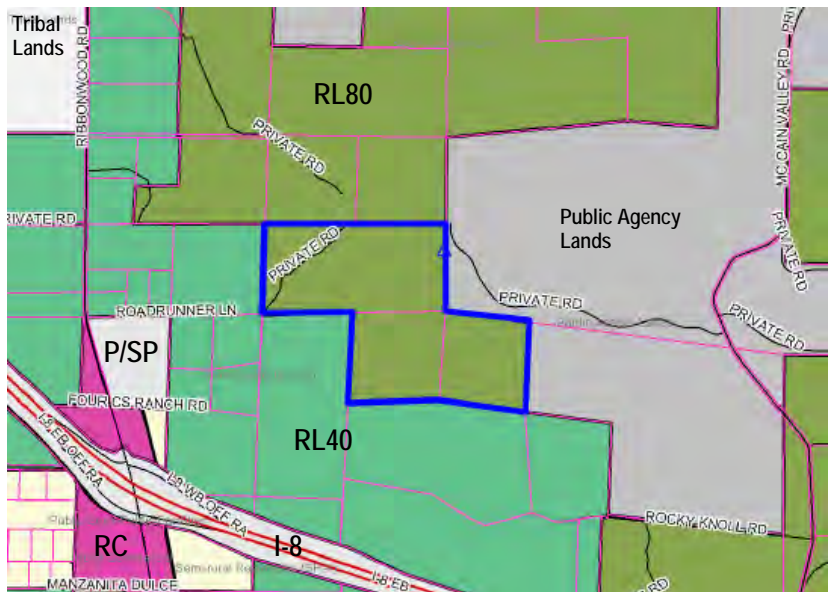
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



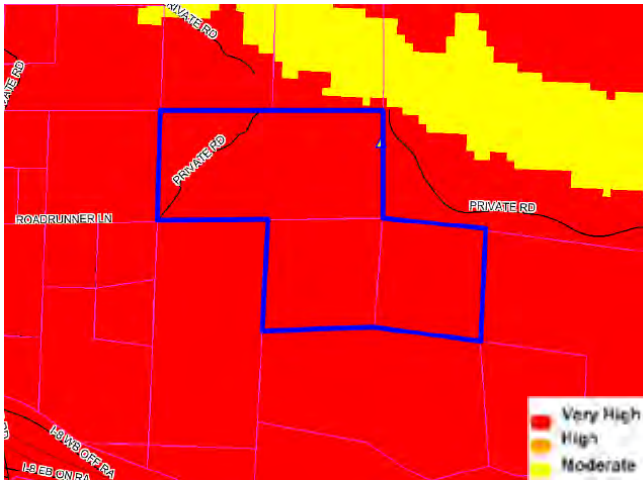
PC/Staff Recommendation

### Discussion

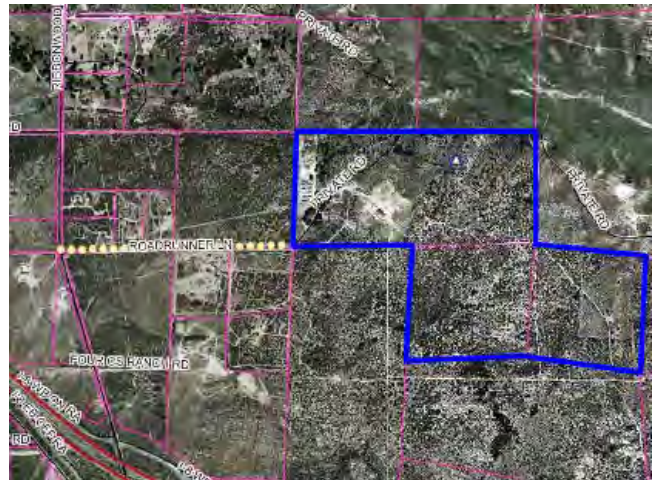
The property owner's request for a smokehouse is allowed in the existing S92 General Rural Zone. However, the Packing and Processing use type for preparing food (smokehouse) would only be allowed for wholesale of food raised, packed, and processed on the property. The retail sale of the meat products on the property would not be allowed by-right; however, wholesale of these products to retailers in commercial areas off the property would be allowed. A retail use would be open to members of the public and would not be appropriate due to the remote nature of the property and the rural character of the area. Also, establishing a Commercial designation in a Rural Lands area outside the village is not supported by the Community Development Model.

# PROPERTY SPECIFIC REQUEST

## ME19 (cont.)



**Fire Hazard Severity Zones**



**Dead-End Road Length (one-half mile)**

### Additional Information

Property is located at the end of Roadrunner Lane, a one-half mile dead-end road that connects to Ribbonwood Road and is entirely within the Very High Fire Hazard Severity Zone.

# PROPERTY SPECIFIC REQUEST

## ME20

<b>Property Specific Request:</b> Change zoning from S90 to M50	
Requested by: David Wick	
Community Recommendation	S90
Opposition Expected <sup>1</sup>	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:

Tecate Gateway Center LLC

Size:

132.5 acres  
2 parcels

Location/Description:

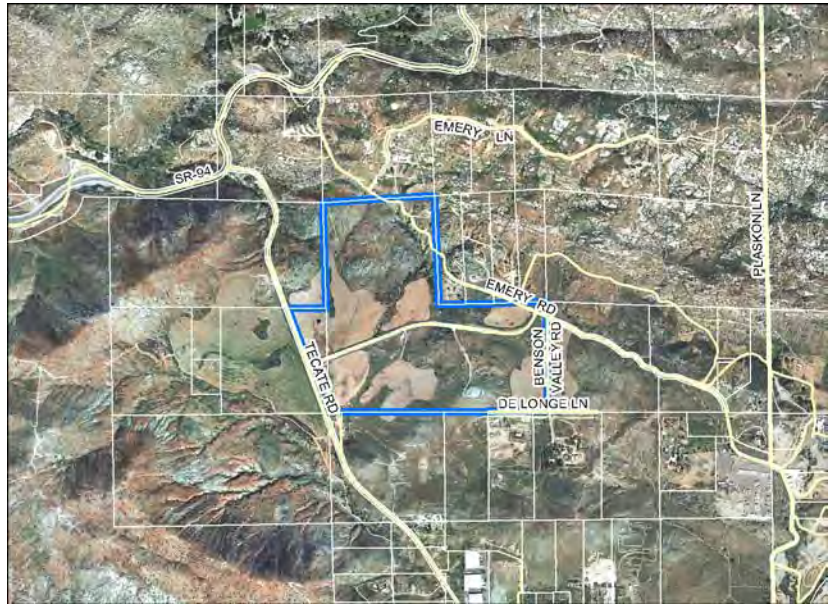
Tecate Subregional Group Area;  
South of SR-94, on east side of Tecate Road and south of the intersection of Emery Road and Emery Lane;  
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

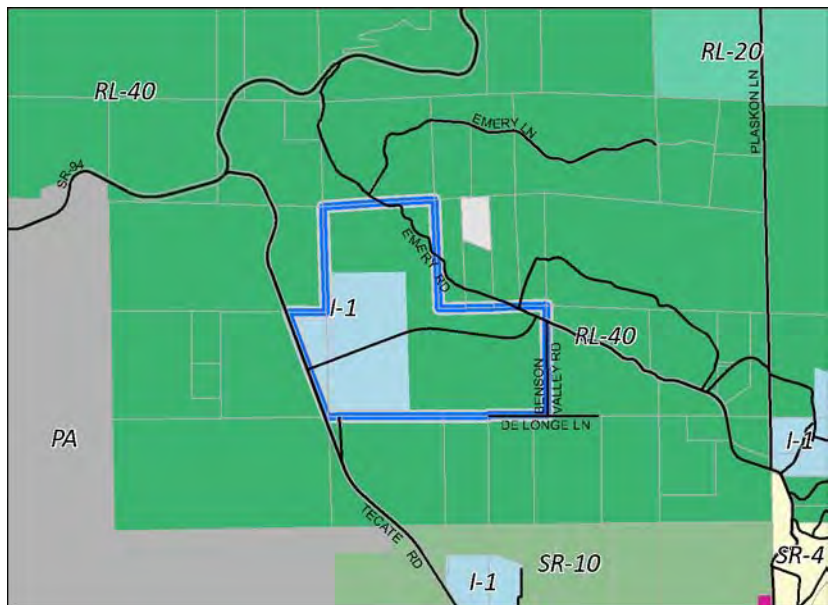
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
  - Floodplain
  - Wetlands
  - ◐ Habitat Value
  - Agricultural Lands
  - Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac/ Limited Impact Industrial
PC / Staff Recommendation	I-1/RL40
Referral	RL40
Hybrid	RL40
Draft Land Use	RL40
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — M50 (45 acres) S92, 8-acre minimum lot size	
Proposed — S90, 8-acre minimum lot size	



Aerial



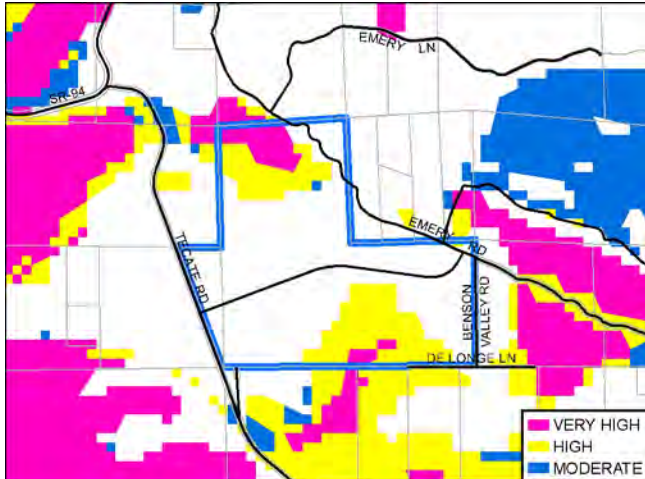
PC/Staff Recommendation

### Discussion

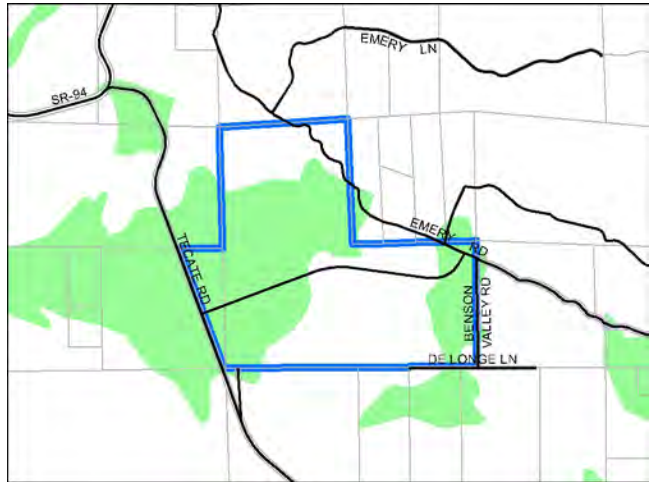
The property is located within a Special Study Area (SSA) proposed in the Mountain Empire Subregional Plan by the Tecate Sponsor Group. The intent is to evaluate the area comprehensively to maximize land use potential in a manner that looks at land use and design issues comprehensively and restricts the amount of through traffic on SR-94. The SSA zoning was changed to reflect the need for a comprehensive plan; however, any current uses would still be allowed as legal non-conforming. The SSA has nearly unanimous support of all property owners within its boundaries. The change in zoning would most likely require recirculation of the EIR. Neither the Draft Land Use nor the Referral Maps retained Industrial land uses in this area. They were included in the PC / Staff Recommendation only through the inclusion of the SSA and the S90 Holding Zone.

# PROPERTY SPECIFIC REQUEST

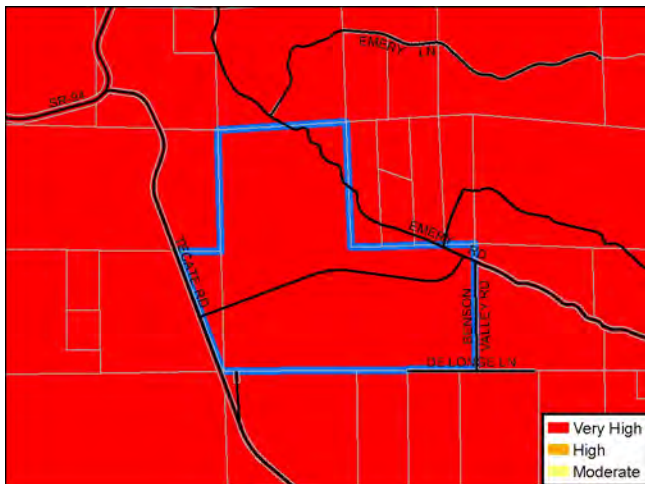
## ME20 (cont.)



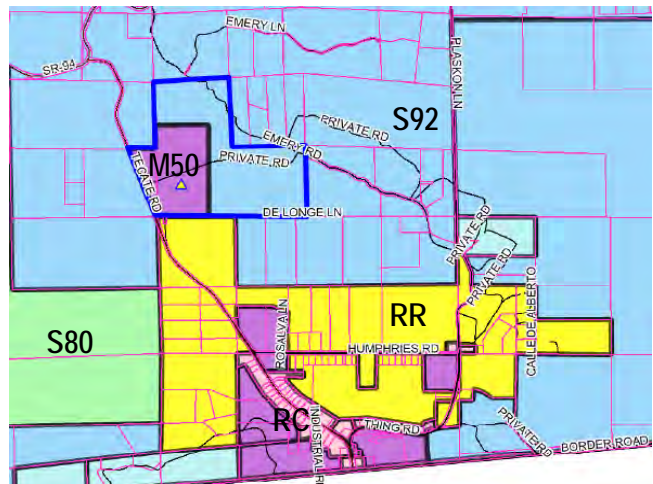
Habitat Evaluation Model



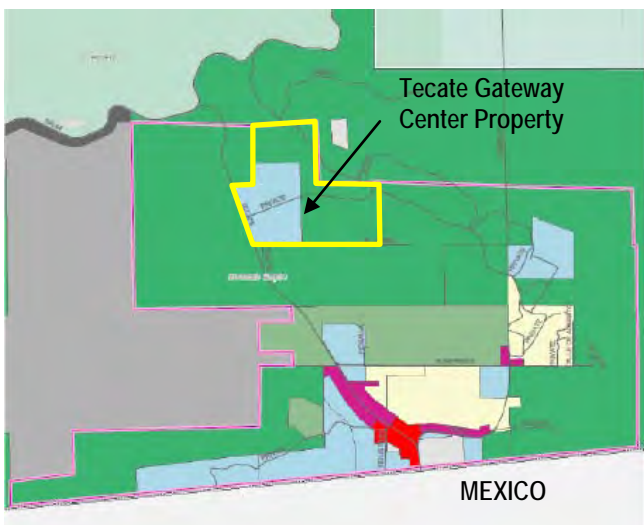
Agricultural Lands (Prime)



Fire Hazard Severity Zones



Current Zoning



Special Study Area

### Additional Information

The following is a description of the Special Study Area (SSA) from the Draft Mountain Empire Subregional Plan:

*"The Tecate SSA is intended to create a cross-border community and to promote development of Tecate, USA as an International Trade Community with commercial and industrial uses intended to provide goods and services that compliment the needs of the residents of Tecate, Mexico."*

# PROPERTY SPECIFIC REQUEST

## ME21 (2004 Referrals #166 and #167)

### Property Specific Request:

Change land use designation from RL80 to:  
 Northern Section: SPA (0.03 or approximately one DU / 30 acres)  
 Southern Section: SR4

Requested by: Greg Lansing

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No
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:

Boulevard Empire LLC

Size:

2,304 acres (3.6 sq. mi.)  
 18 parcels

Location/Description:

Boulevard Subregional Group Area;  
 Two non-contiguous areas, both north and south of Interstate 8;  
 Outside County Water Authority boundary.

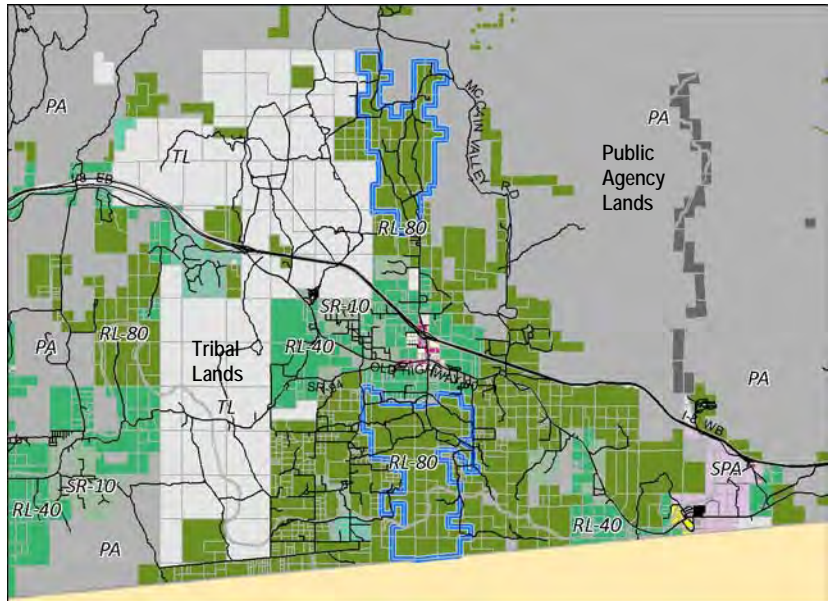
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	SPA (0.03) 1 du / 4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S88/S92, 4- and 8-acre min. lot size	
Proposed — S92, 8- and 11-acre min. lot size	

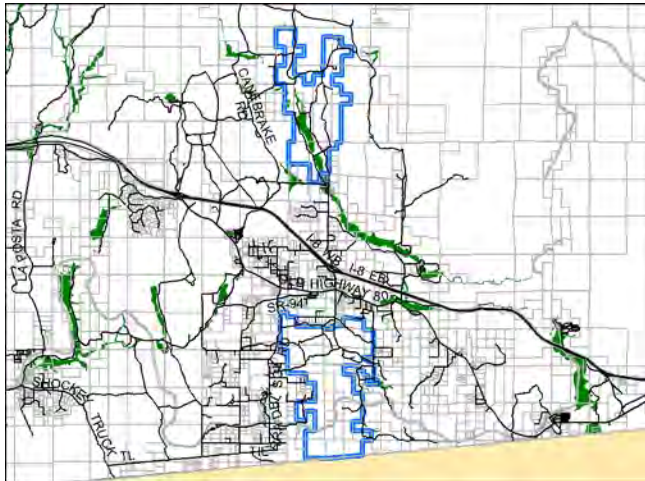
### Discussion

This property is two 2004 Residential Referrals (#166 and #167) where the property owner requested a density of SR4 on the southern section and one dwelling unit per 32 acres on the northern section; however, a RL80 designation was applied to the Referral Map for both sections. The property had a Specific Plan that expired in 1990. In addition, Specific Plan SP98-002 and Tentative Map 5133 were applied for in 1998, but were never approved and were formally withdrawn in June 2006 (see attached letter from the Department of Planning and Land Use). Due to the decision early in the planning process for the General Plan Update, SPA designations are being retained only for approved Specific Plans. Since, this property no longer has an approved Specific Plan, land use designations have been assigned consistent with the Community Development Model and Guiding Principles.

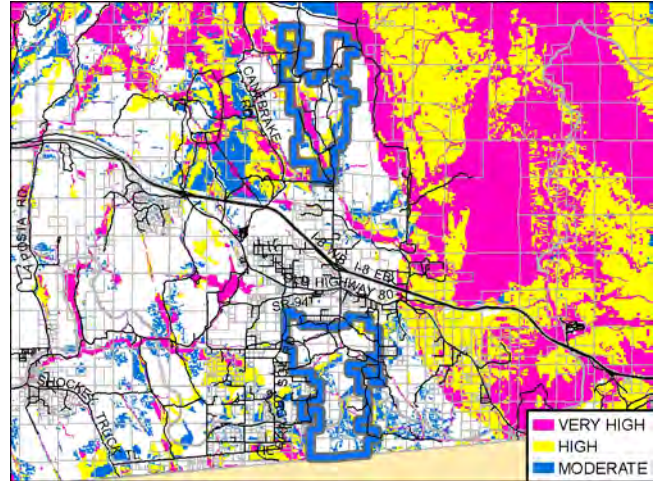
*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

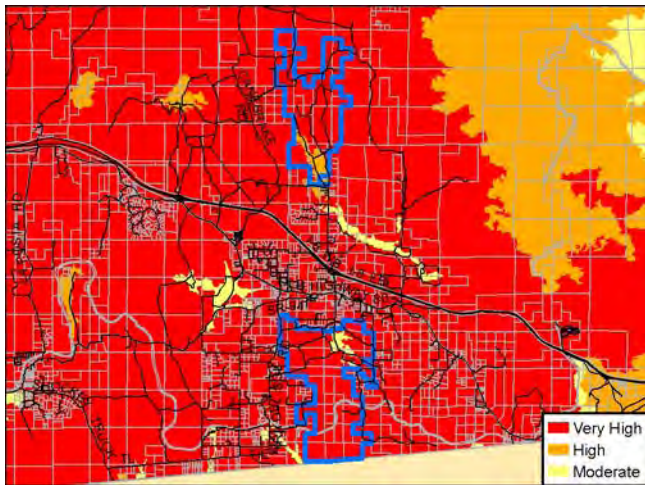
ME21 (cont.)



**Wetlands**



**Habitat Evaluation Model**



**Fire Hazard Severity Zones**

## Discussion (cont.)

The Property owner is also requesting a density increase from one dwelling unit per 80 acres to one dwelling unit per 30 acres. The difference is that under a RL80 designation, approximately 29 units could be built where with the density requested by the property owner, 77 units could be built. The increase in density is not supported by Guiding Principle #9 due to the lack of infrastructure and services in the area.



# PROPERTY SPECIFIC REQUEST

ME21 (cont.)



## County of San Diego

ERIC GIBSON  
DIRECTOR

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/dplu](http://www.sdcounty.ca.gov/dplu)

November 19, 2010

Benjamin M. Weiss  
Lansing Companies  
12770 High Bluff Drive, Suite 160  
San Diego, CA 92130

### ADOPTION OF SPECIFIC PLAN FOR BIG COUNTRY RANCH

Dear Mr. Weiss:

This letter responds to your letter dated November 15, 2010 regarding the General Plan Update and the Big Country Ranch Specific Plan.

In your letter you suggest that my comments at the November 10, 2010 Board Hearing on the General Plan Update related to the Big Country Ranch Specific Plan were in error because I stated that the Big Country Ranch Specific Plan had never been approved. My response was referring to the Big Country Ranch Specific Plan (SP98-002) and Tentative Map 5133, which were applied for in 1998. These two applications were never approved and were formally withdrawn in June 2006.

Your letter references an older Specific Plan (SP83-06), which was adopted in 1984 but expired in 1990. The resolution approving SP83-06 included a requirement that at least one unit of the Tentative Map 4437 (which was approved concurrently with the Specific Plan) had to become a Final Map by the first day of the seventh year following approval of the Tentative Map or the Specific Plan would expire. Tentative Map 4437 never became final and the Tentative Map and Specific Plan both expired on August 8, 1990.

As a result, Specific Plan (SP83-06) does not legally exist and cannot be "grandfathered-in" as you request. Your request to maintain the current one dwelling unit per four acre density cannot be justified in this manner; however, we have noted this as your preference and will be presenting information to the Board of Supervisors of the implications of satisfying this request for their consideration in making a decision on the General Plan Update.

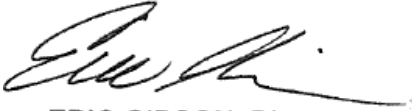
## PROPERTY SPECIFIC REQUEST

ME21 (cont.)

Benjamin M. Weiss  
November 19, 2010  
Page 2 of 2

If you would like additional information concerning the General Plan Update, please contact Bob Citrano at (858) 694-3229 or via email at [Robert.Citrano@sdcounty.ca.gov](mailto:Robert.Citrano@sdcounty.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Gibson", written over a horizontal line.

ERIC GIBSON, Director  
Department of Planning and Land Use

# PROPERTY SPECIFIC REQUEST

## ME22

### Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Susan Pote

Community Recommendation	SR10
Opposition Expected <sup>1</sup>	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:

Richard Volker & Susan Pote-Volker

Size:

155.8 acres  
1 parcel

Location/Description:

Campo / Lake Morena Subregional Group Area;  
North of SR-94, bisected by La Posta Road,  
south of the intersection of La Posta Road and La  
Posta Truck Trail;  
Outside County Water Authority boundary

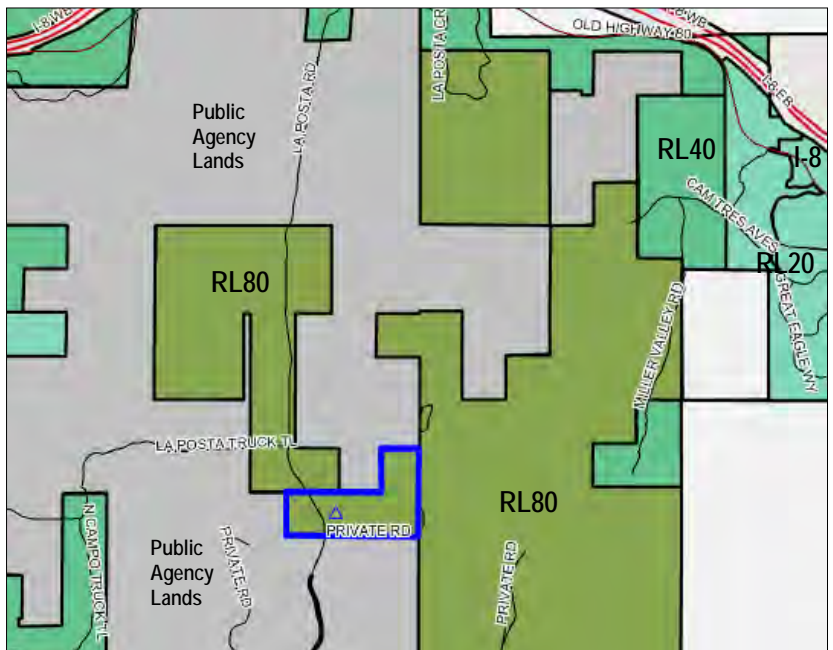
Prevalence of Constraints (See following page):

● - 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	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

*Zoning*

Existing — S92, 4-acre minimum lot size
Proposed — Same as existing

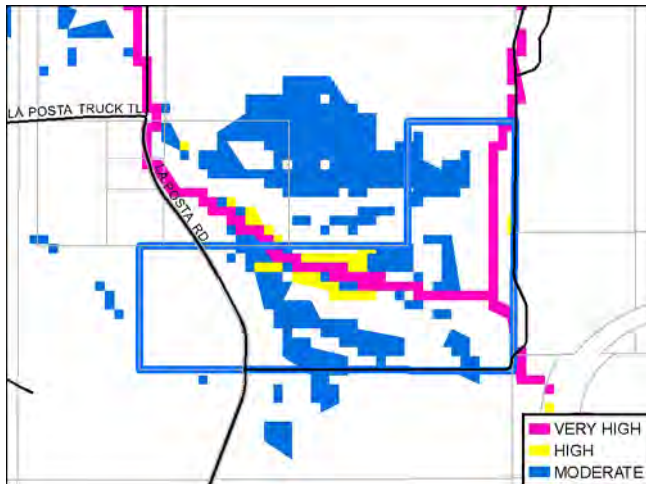
### Discussion

The property is located in a remote area with the Cleveland National Forest or La Posta Mountain Warfare Training Facility to the north, west, or south. La Posta Road bisects the subject property, 2.5 miles north of SR-94 and 3.1 miles south of Old Highway 80.

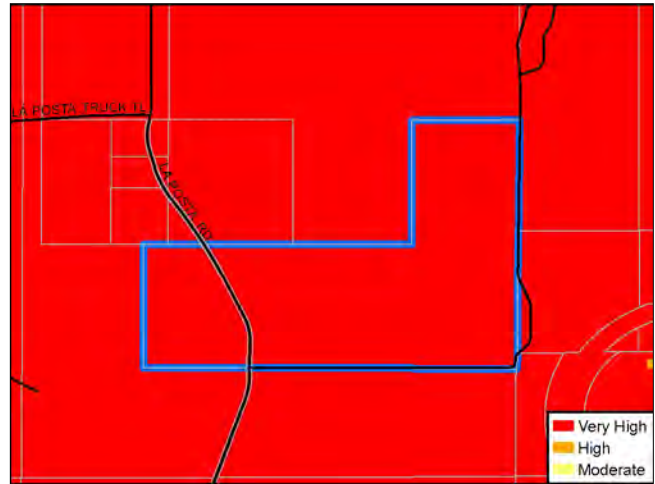
The request for a Semi-Rural designation in this remote area would not be supported by the Community Development Model. TM 5371 was initiated in 2004 to subdivide a portion of the property into 8- and 11-acre lots. The project was withdrawn on December 18, 2006 due to issues that were not able to be resolved. This project highlights one of the problems with the existing Land Use Map, which often applied densities that are not actually achievable.

# PROPERTY SPECIFIC REQUEST

ME22 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zone

# PROPERTY SPECIFIC REQUEST

## ME23

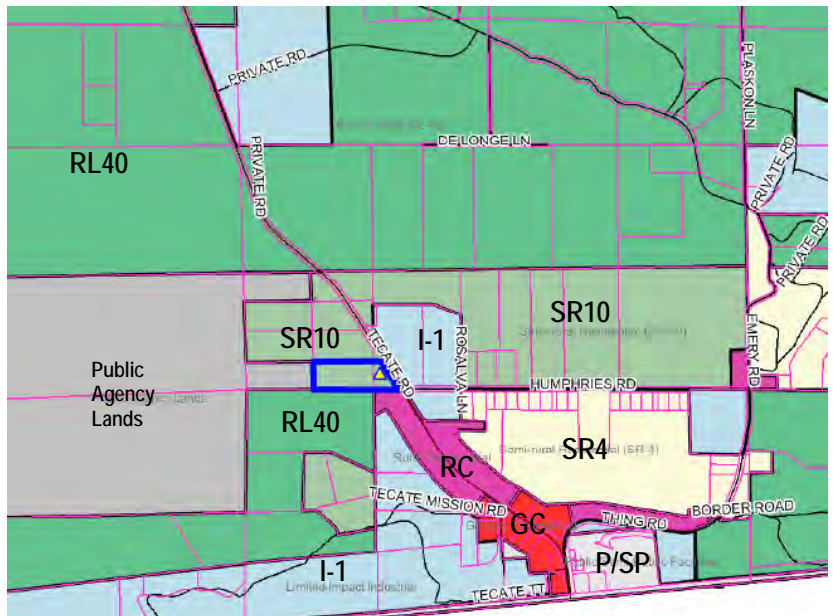
<b>Property Specific Request:</b> Change land use designation from SR10 to SR1	
Requested by: Randy Priddy	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:  
1 - Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> Randy L. Priddy	
<u>Size:</u> 6.1 acres 2 parcels	
<u>Location/Description:</u> Tecate Subregional Group Area; South of SR-94 on the west side of Tecate Road at the intersection of Tecate Road and Humphries Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
○ Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
◐ Habitat Value	
○ Agricultural Lands	
● Fire Hazard Severity Zones	



Aerial



PC/Staff Recommendation

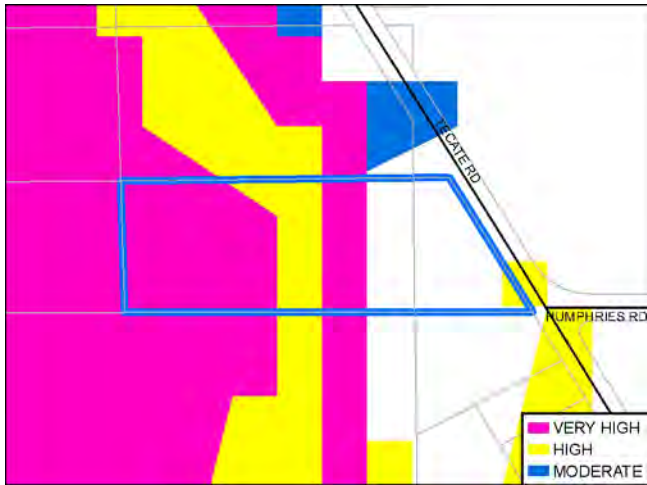
<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/1, 2, 4 ac
PC / Staff Recommendation	SR10
Referral	SR10/GC
Hybrid	SR10
Draft Land Use	SR10/GC
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — RR, 2-acre minimum lot size	
Proposed — S90, 2-acre minimum lot size	

### Discussion

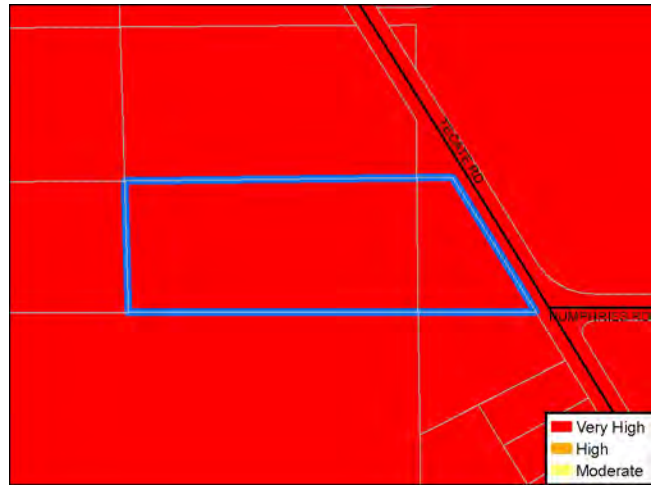
The subject property is located within a Special Study Area (SSA) proposed by the Tecate Sponsor Group in the Draft Mountain Empire Subregional Plan; therefore, this property is subject to further refinement when the comprehensive plan for the SSA is completed (see next page for additional information on the SSA). A SR1 designation would allow for subdivision of one parcel; however, the other parcel is only one acre, therefore the property owner's request would not affect this parcel. A change in the Zoning would likely require recirculation of the EIR.

# PROPERTY SPECIFIC REQUEST

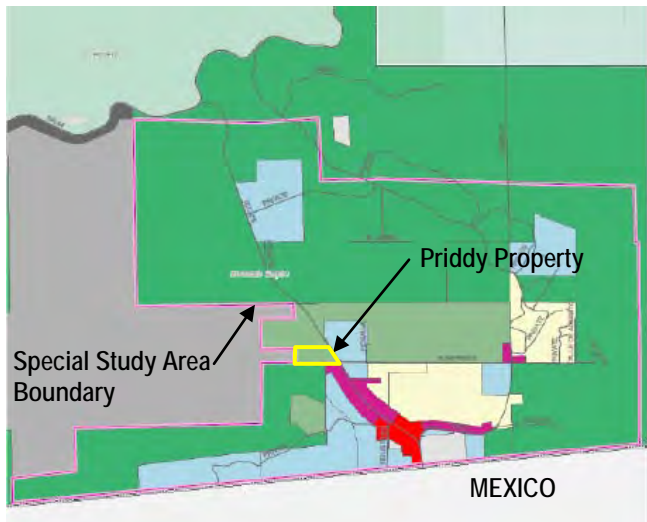
## ME23 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones



Special Study Area

### Additional Information

The following is a description of the Special Study Area (SSA) from the Draft Mountain Empire Subregional Plan:

*"The Tecate SSA is intended to create a cross-border community and to promote development of Tecate, USA as an International Trade Community with commercial and industrial uses intended to provide goods and services that compliment the needs of the residents of Tecate, Mexico."*

# PROPERTY SPECIFIC REQUEST

## ME24

### Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Randy Priddy

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:

Randy L. Priddy

Size:

30.1 acres  
1 parcel

Location/Description:

Jacumba Subregional Group Area;  
South of Old Highway 80, 1.2 miles west of the County of Imperial, adjacent to the border of Mexico;  
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

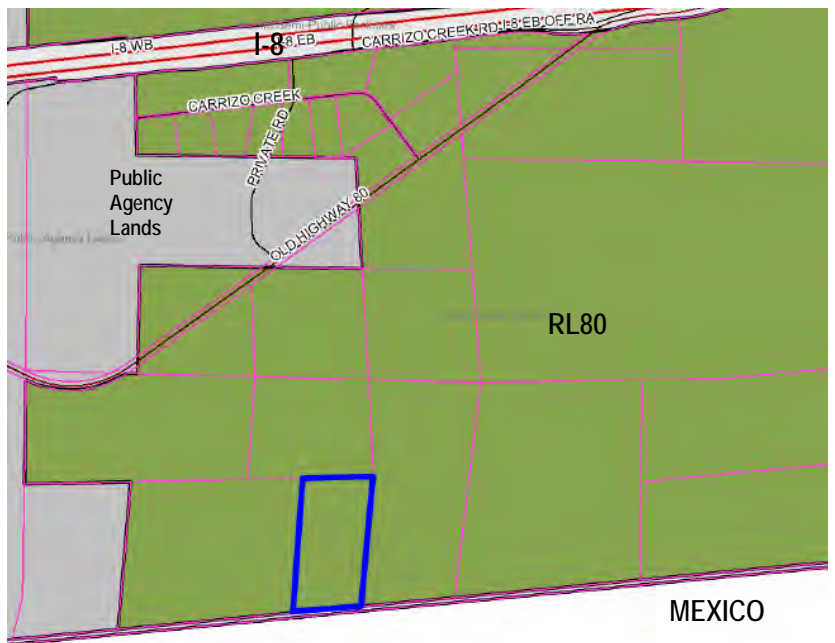
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

### Discussion

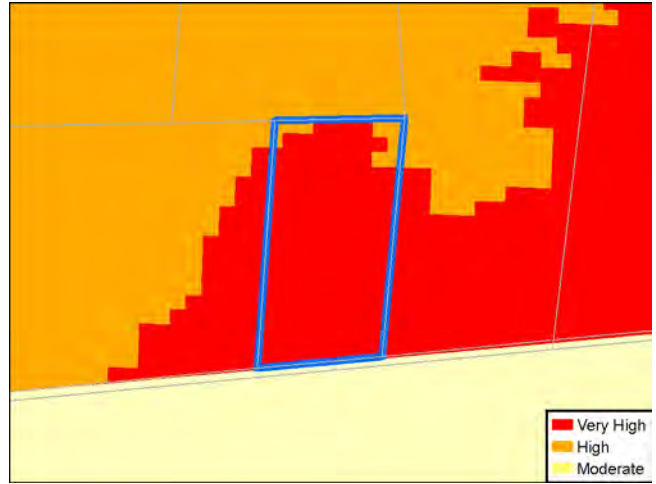
Subject property is located in remote area of the county along the International Border with Mexico and more than one-half mile from a public road. A Semi-Rural designation in this area would not be supported by the Community Development Model and Guiding Principle #9 and would be a spot designation. Since this designation would be outside the range of alternatives evaluated by the Draft EIR, this would likely require a recirculation, but could also require changes the project objectives.

# PROPERTY SPECIFIC REQUEST

ME24 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones



# PROPERTY SPECIFIC REQUEST

## ME25

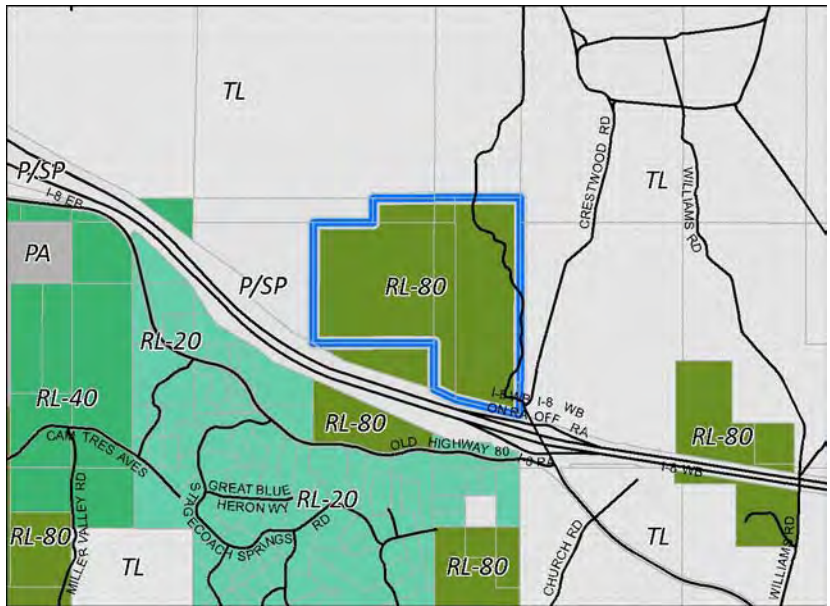
<b>Property Specific Request:</b> Change land use designation from RL80 to SR4	
Requested by: George Johnson	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:  
1 - Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> Johnson George H Trust	
<u>Size:</u> 360 acres 6 parcels	
<u>Location/Description:</u> North of I-8, east of the Crestwood Road/Old Highway 80, east side of the Boulevard Subregional Group Area; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
○ Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
◐ Habitat Value	
○ Agricultural Lands	
● Fire Hazard Severity Zones	



Aerial



PC/Staff Recommendation

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	

### Discussion

The property is designated as Rural Lands 80 to be consistent with the principles of the General Plan Update, which support the location of additional population in areas close to existing infrastructure and services. The property is in the Very High Fire Hazard Severity Zone and is located in an area that would rely on groundwater. A Semi-Rural designation in this remote portion of the county where infrastructure and services are lacking would not be supported by the Community Development Model.

Also, clustering opportunities would be limited on this property due to the Groundwater Ordinance requiring 8-acre minimum parcel sizes, therefore any development would be spaced and result in significant infrastructure costs.



# PROPERTY SPECIFIC REQUEST

## ME26

### Property Specific Request:

Change land use designation from RL20 to SR10

Requested by: Randy Lenac

Community Recommendation	SR10
Opposition Expected <sup>1</sup>	Yes
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:

Randolph / Barbara Lenac

Size:

200 acres  
2 parcels

Location/Description:

Campo / Lake Morena Subregional Group Area;  
1 ½ miles south of Interstate 8, one-fifth mile east of Cameron Truck Trail;  
Outside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

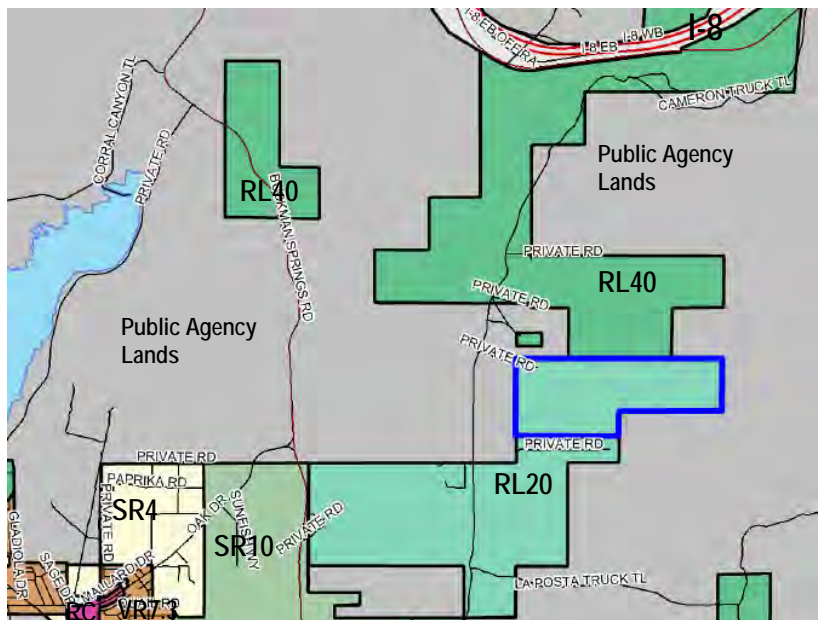
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 4, 8, 20 ac
PC/Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



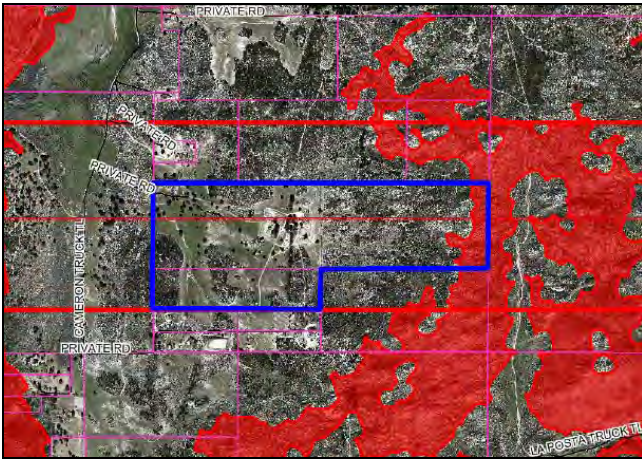
PC/Staff Recommendation

### Discussion

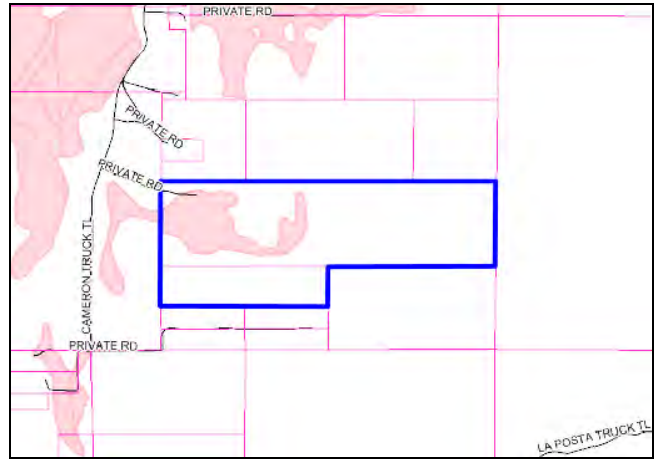
The property owner is requesting a SR10 density in lieu of the PC / Staff Recommendation of RL20. The property is located one-fifth mile from a public road, contains farmlands of local importance, and is within the Very High and High Fire Hazard Severity Zones. An SR10 designation would result in a spot designation that would result in an additional 440 acres to also be designated SR10. The SR10 is outside the range of alternatives evaluated by the EIR and would likely require recirculation of the EIR. This request for a Semi-Rural designation would not fully support the Community Development Model and Guiding Principle #9 due to the lack of infrastructure and services in this area.

# PROPERTY SPECIFIC REQUEST

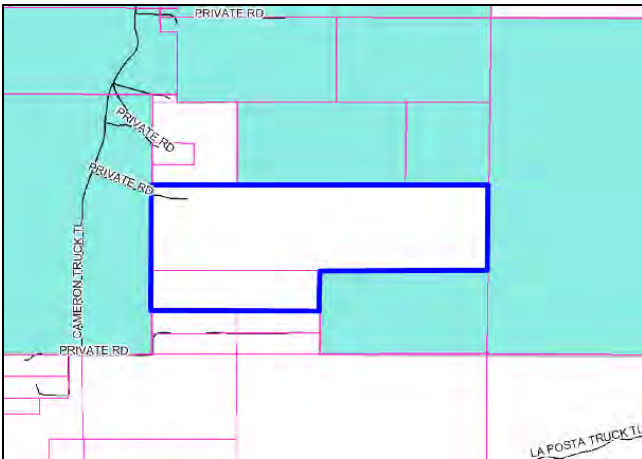
ME26 (cont.)



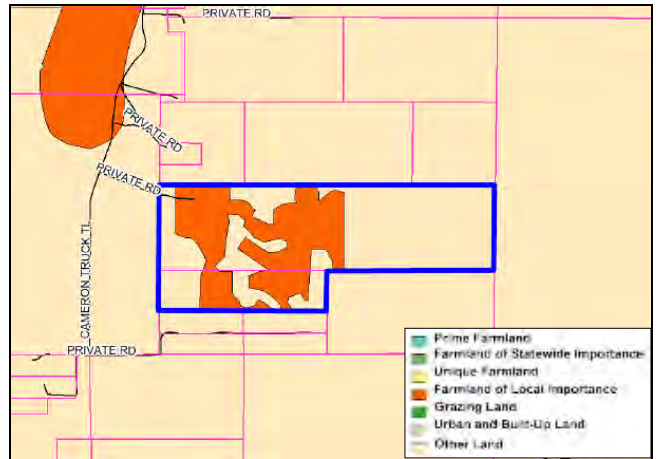
Steep Slope (Greater than 25%)



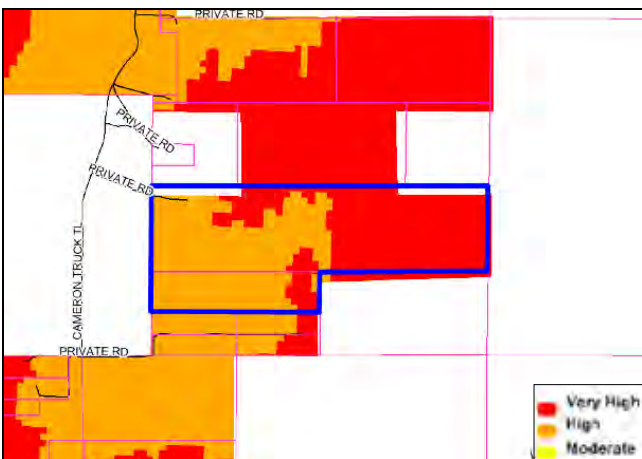
Tier 1 Habitat



Agricultural Preserves



Farmlands of Local Importance



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## ME27

**Property Specific Request:**  
Change land use designation from RL40 to SR10

Requested by: Janet Light

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

Notes:

1- Based on staff's experience

### Property Description

**Property Owner:**  
William and Janet Light

**Size:**  
42.19 acres  
1 parcel

**Location/Description:**  
0.2 miles east of Old Jewel Valley Road and 0.3 miles south of Old Highway 80 via Fisher Road  
Inside CWA boundary

**Prevalence of Constraints (See following page):**

● – high; ◐ – partially; ○ - none

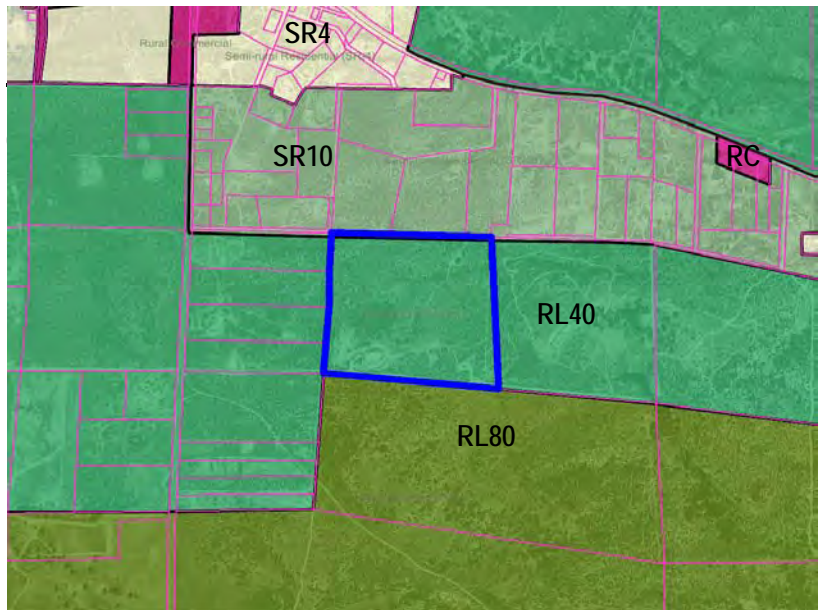
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### 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 — S92, 8-acre minimum lot size	
Proposed — same as existing	



Aerial



PC/Staff Recommendation

### Discussion

The property is 40 acres, located south of the Boulevard Rural Village. The request for Semi-Rural 10 would allow the property to subdivide into four parcels, which is above any of the General Plan Update alternatives reviewed by the Draft EIR, and would require recirculation. The allowance of additional growth in the Boulevard community is not consistent with guiding principle 2.

# PROPERTY SPECIFIC REQUEST

ME27 (cont.)



**Fire Hazard Severity Zones**

# PROPERTY SPECIFIC REQUEST

## ME28

**Property Specific Request:**  
Change land use designation from SR10 to SR4

Requested by: Joe M. Mancilla

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

Notes:

1- Based on staff's experience

### Property Description

**Property Owner:**

Joe M. Mancilla

**Size:**

13 acres

2 parcels

**Location/Description:**

0.2 miles southwest of Old Highway 80 via a private road

Outside CWA boundary

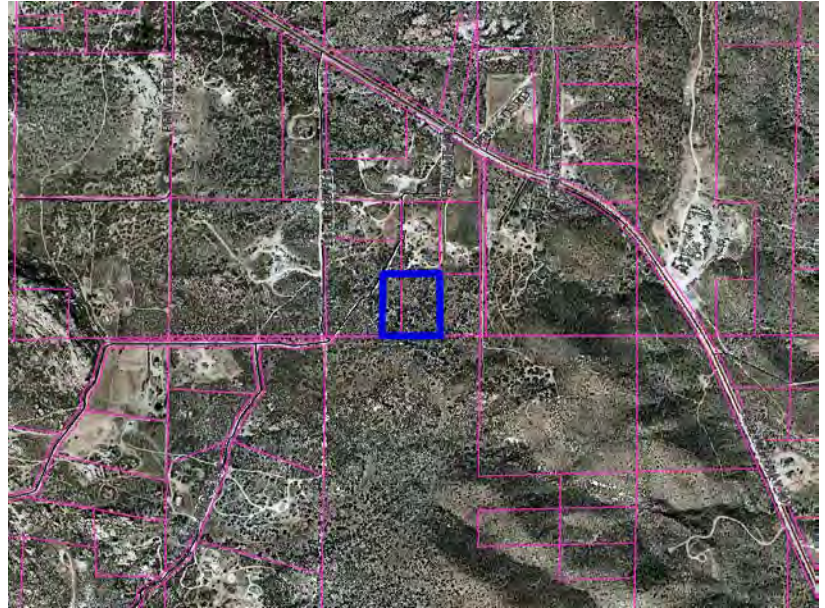
**Prevalence of Constraints (See following page):**

● - high; ◐ - partially; ○ - none

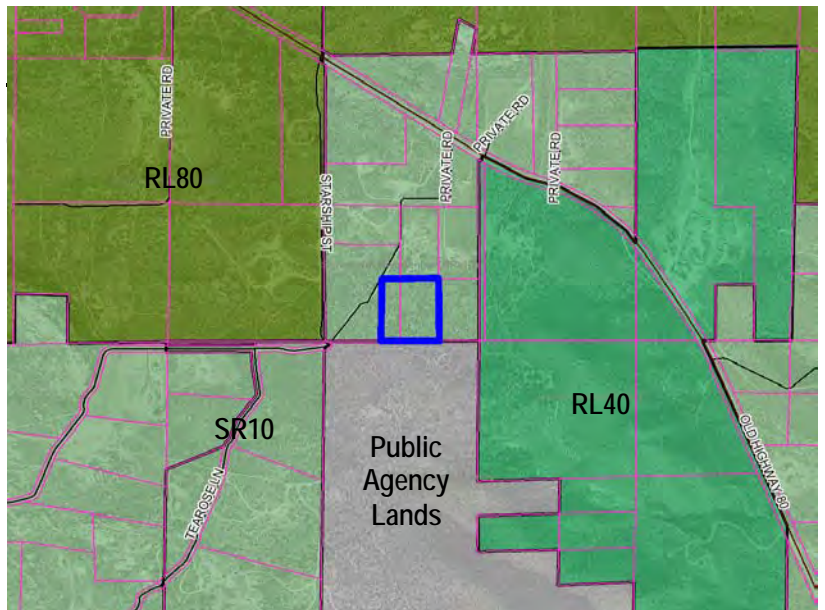
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4, 8, 20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — S92, 8-acre minimum lot size	
Proposed — same as existing	



Aerial



PC/Staff Recommendation

### Discussion

The property request for Semi-Rural 4 would result in a spot zone that is inconsistent with the Community Development Model, since it is outside of established Rural Villages in the sub region. The parcel in question would not be able to be subdivided under the existing General Plan or Semi-Rural 4 designation due to the Groundwater ordinance requiring 11 acre minimum parcel size for new development in this area. However, the required expanded area of SR4 would be inconsistent with the Guiding Principles 2 and 9, and the additional development allowed in adjacent parcels would require recirculation of the EIR.

# PROPERTY SPECIFIC REQUEST

ME28 (cont.)



**Fire Hazard Severity Zones**



# PROPERTY SPECIFIC REQUEST

## ME29

**Property Specific Request:**  
Change land use designation from SR10 to SR4

Requested by: Philip & Maria Villanueva

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

Notes:

1- Based on staff's experience

### Property Description

Property Owner:

Philip & Martha Villanueva

Size:

13 acres

1 parcels

Location/Description:

0.2 miles southwest of Old Highway 80 via a private road

Outside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

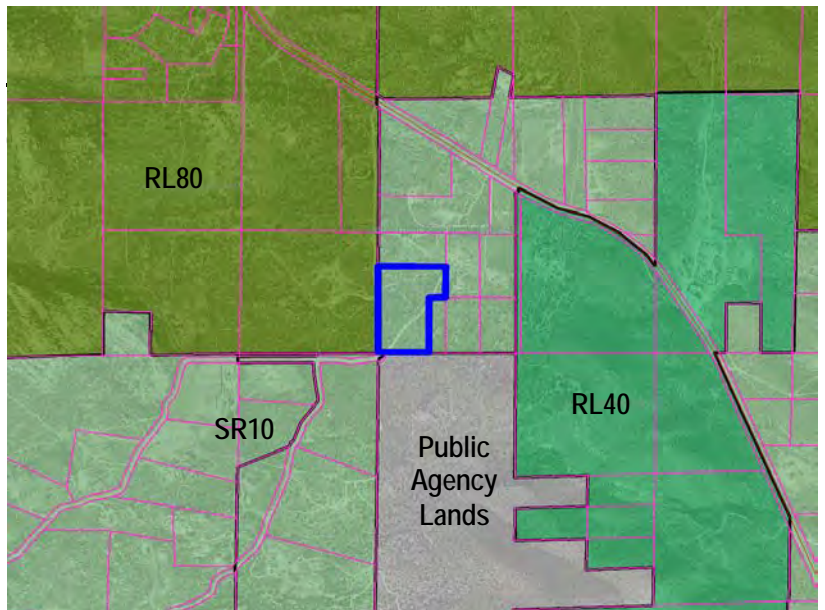
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4, 8, 20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — S92, 8-acre minimum lot size	
Proposed — same as existing	



Aerial



PC/Staff Recommendation

### Discussion

The property request is to change the designation of the property to Semi-Rural 4, however under the existing General Plan the property would not be able to subdivide, due to both the 8 acre minimum lot size in zoning and the 11 acre minimum lot size required by the Groundwater Ordinance. This proposal would be inconsistent with the Community Development model because it is far outside of the Jacumba Rural Village, and inconsistent with Guiding Principle 2.

# PROPERTY SPECIFIC REQUEST

ME29 (cont.)



**Fire Hazard Severity Zones**

# PROPERTY SPECIFIC REQUEST

## ME30(A)

**Property Specific Request:**  
Change land use designation from RL 40 to SR4

Requested by: James Kemp

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

Notes:  
1- Based on staff's experience

### Property Description

Property Owner:  
James Kemp

Size:  
259.34 acres  
1 parcels

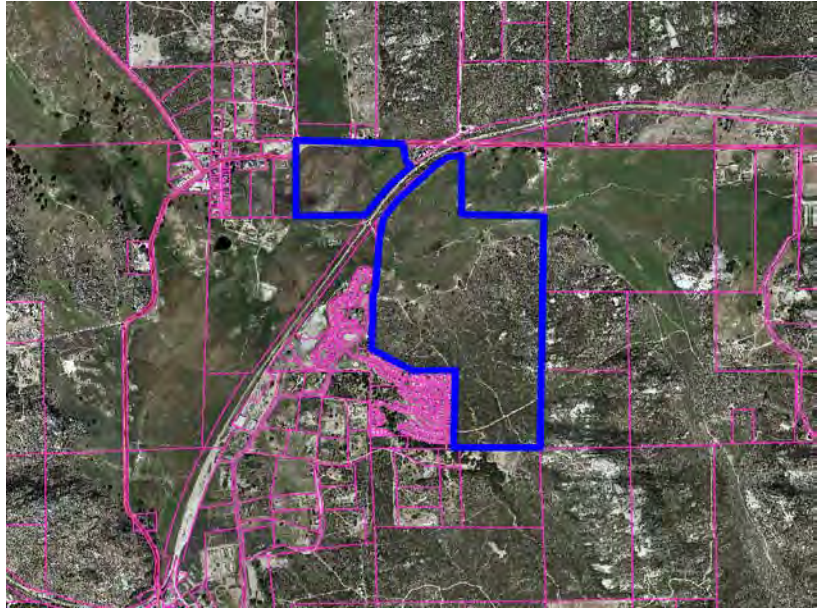
Location/Description:  
Adjacent to State Route 94  
Outside CWA boundary

Prevalence of Constraints (See following page):  
● – high; ◐ – partially; ○ - none

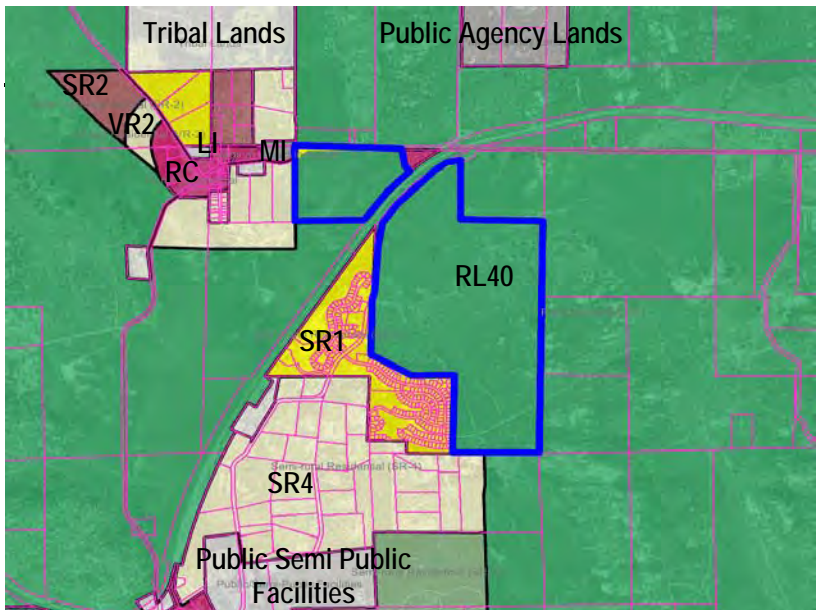
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### 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 — S92, 4-acre minimum lot size	
Proposed — same as existing	



Aerial



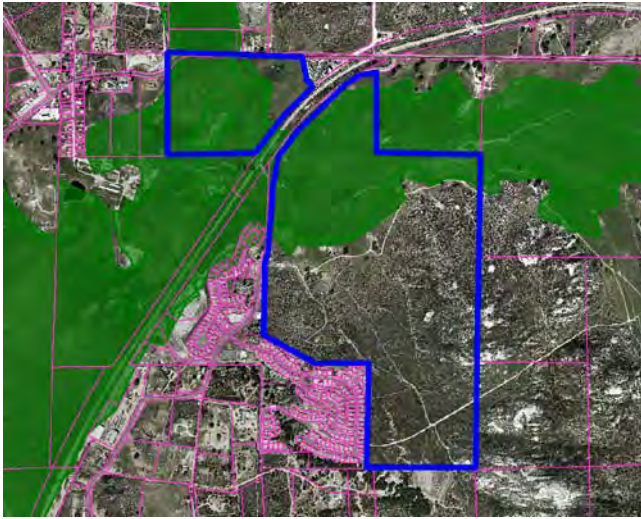
PC/Staff Recommendation

### Discussion

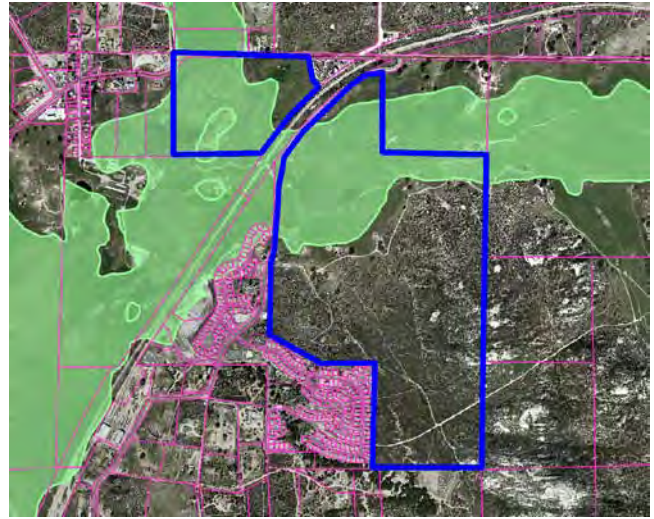
This property is designated Rural Lands 40, and is adjacent to, but outside the boundaries of the Cameron Corners and Campo Rural Villages in the Campo / Lake Morena Planning Area. The designation of Semi-Rural 4 in this area would not be consistent with the Community Development Model or Guiding Principles 2 or 5. This site is also adjacent to the Motor Transport Museum, and had a boundary adjustment approved on it, expanding the parcel that is designated C40: Rural Commercial, because of this boundary change creating a split designation, this is something that is identified to look at in part of an Annual Report on the General Plan to review, and potentially revise, the split designation.

# PROPERTY SPECIFIC REQUEST

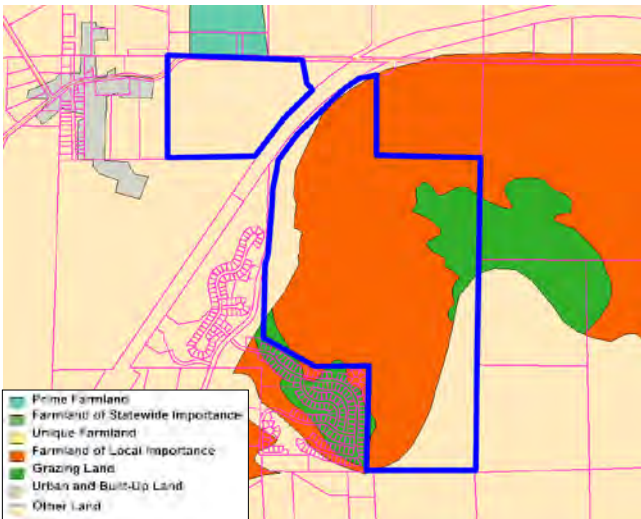
ME30(A) (cont.)



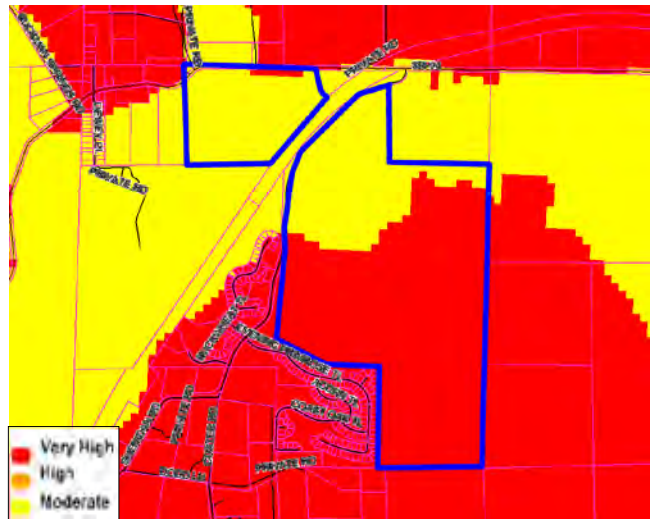
**Wetlands**



**Prime Agricultural Lands**



**Agricultural Lands**



**Fire Hazard Severity Zones**

# PROPERTY SPECIFIC REQUEST

## ME30(B)

**Property Specific Request:**  
Change land use designation from RL40/  
SR10 to SR4

**Requested by:** James Kemp

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

Notes:  
1- Based on staff's experience

### Property Description

**Property Owner:**  
James Kemp

**Size:**  
843.59 acres  
9 parcels

**Location/Description:**  
Adjacent and to the south of State Route 94, East side of Campo / Lake Morena Planning Area  
Outside CWA boundary

**Prevalence of Constraints (See following page):**

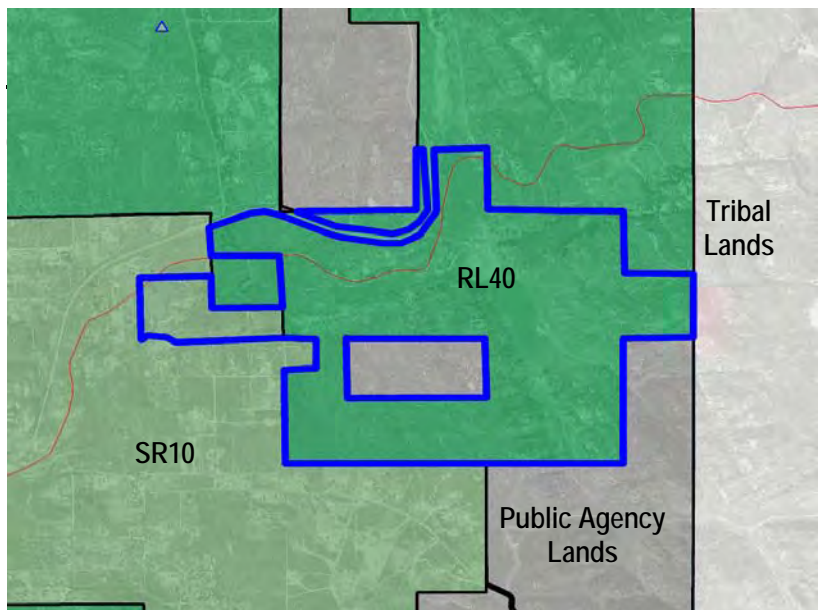
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40/ SR10
Referral	RL40/ SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL80/ RL20
Zoning	
Existing — S92, 4-acre minimum lot size	
Proposed — same as existing	



Aerial



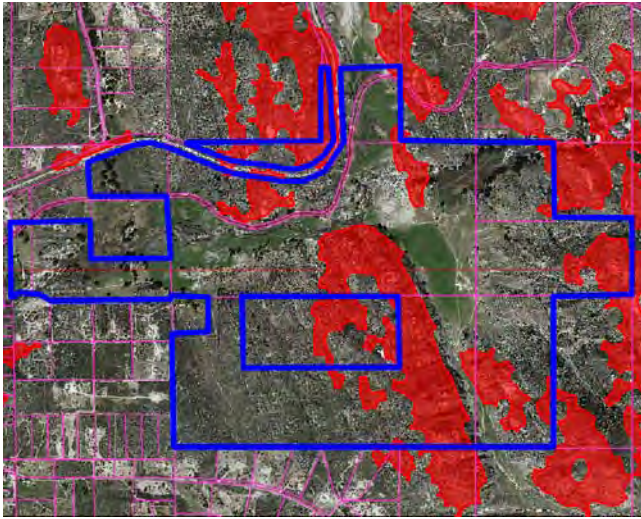
PC/Staff Recommendation

### Discussion

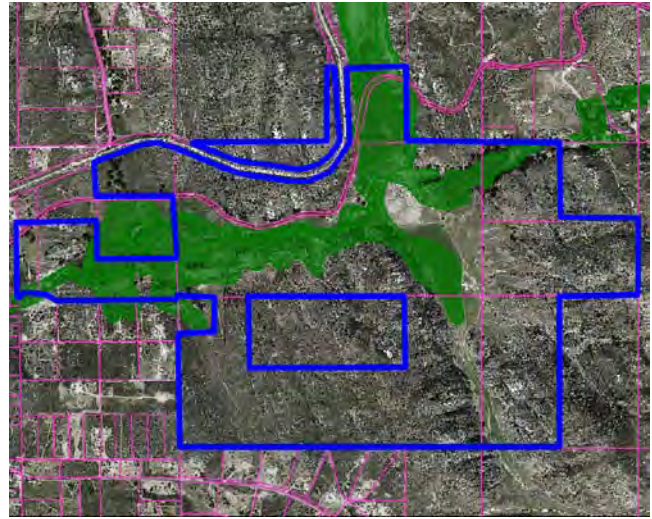
The property owners request for Semi-Rural 4 would be a spot designation that is inconsistent with the community Development Model due to its distance from the Rural Villages, and inconsistent with Guiding Principles 2 and 9. The redesignation of these properties as such would allow for significant new development in a fire hazard and remote area, and require recirculation of the Draft EIR.

# PROPERTY SPECIFIC REQUEST

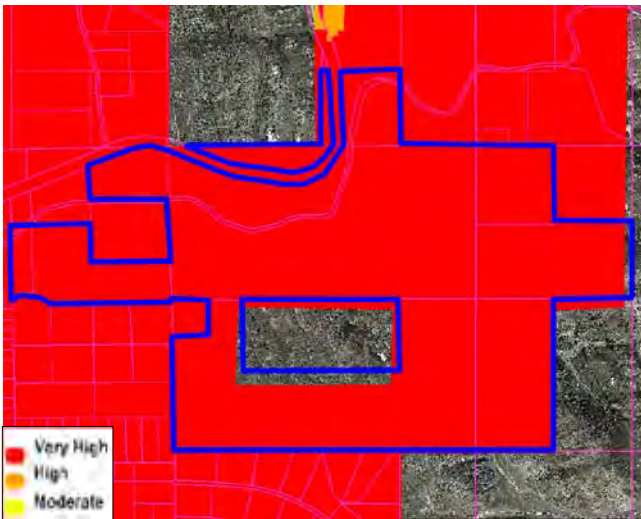
ME30(B) (cont.)



**Steep Slope (Greater than 25%)**



**Wetlands**



**Fire Hazard Severity Zones**