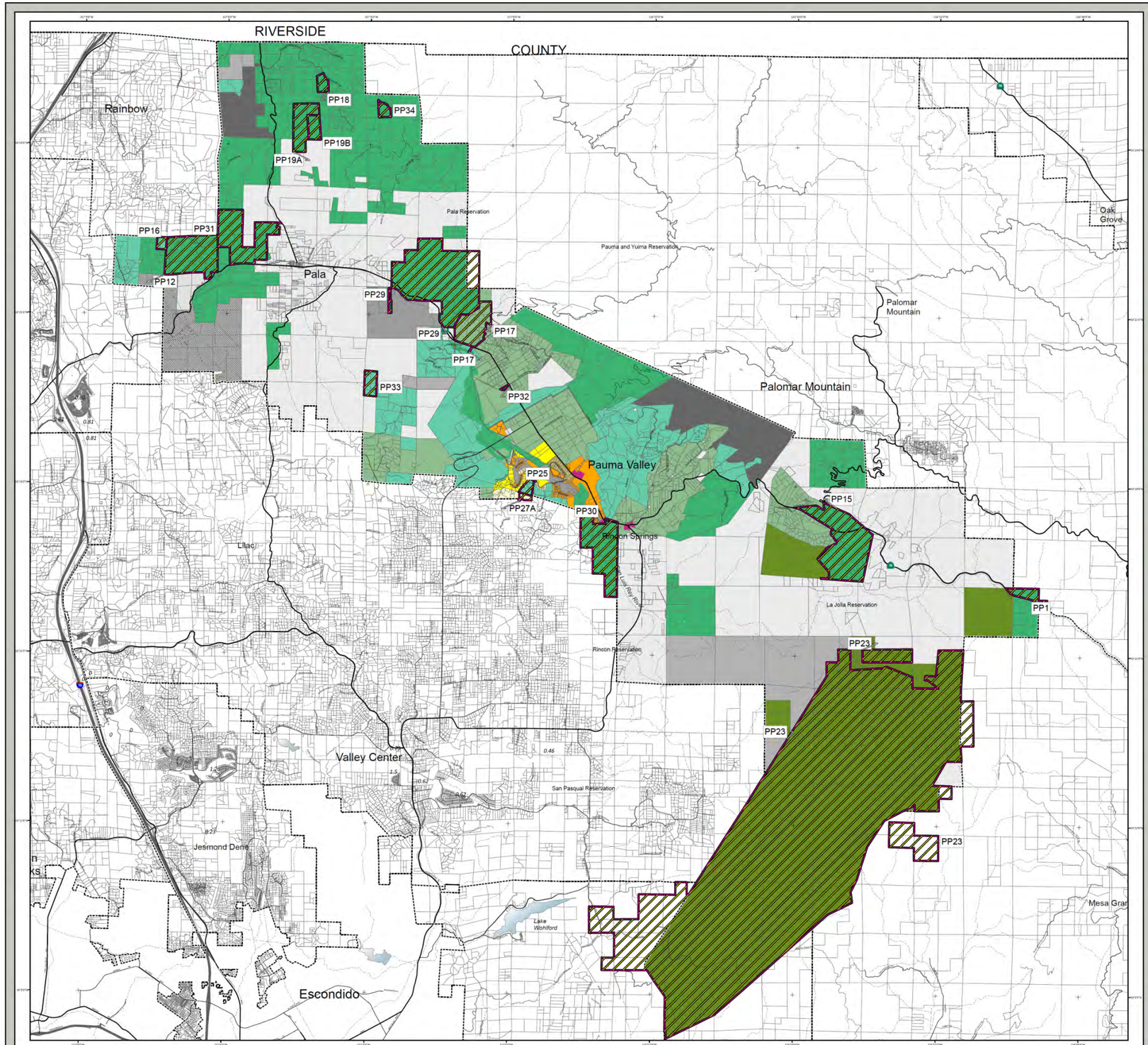

COUNTY OF SAN DIEGO

GENERAL PLAN UPDATE

GENERAL PLAN UPDATE

Pala - Pauma

Community Planning Area

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Counter or http://www.sdcounty.ca.gov/dplu/gpupdate/index.html

Property Specific Requests

Recommended Project (October 2010)

Land Use Designations[1,2]

- 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)[4]
- Office Professional[3]
- Neighborhood Commercial[3]
- General Commercial[3]
- Rural Commercial[3]
- Limited Impact Industrial[3]
- Medium Impact Industrial[3]
- High Impact Industrial[3]
- Village Core Mixed Use
- Public/Semi-Public Facilities[3]
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Pala - Pauma 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:

DPLU GIS

Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submittal at subsequent sessions.

Source: County of San Diego, SanGIS, SANDAG

File reference: S:\Land_use\gpupdate_maps\arcmap\alternatives\planningsystem_rev_1008_atlas.mxd

Regional Location Map

40

ACRES

Printed: January 26, 2011

DRAFT

PROPERTY SPECIFIC REQUEST

PP1 [2004 Referral #45]

Property Specific Request: Change land use designation from RL40/RL80 to SR10	
Requested by: Gerald Fischer	
Community Recommendation	RL80
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:

Gerald Fischer

Size:
87.5 acres
2 parcels

Location/Description:
Parcels are located off of SR-76, approximately two miles east of the La Jolla Indian Reservation; Outside the County Water Authority boundary

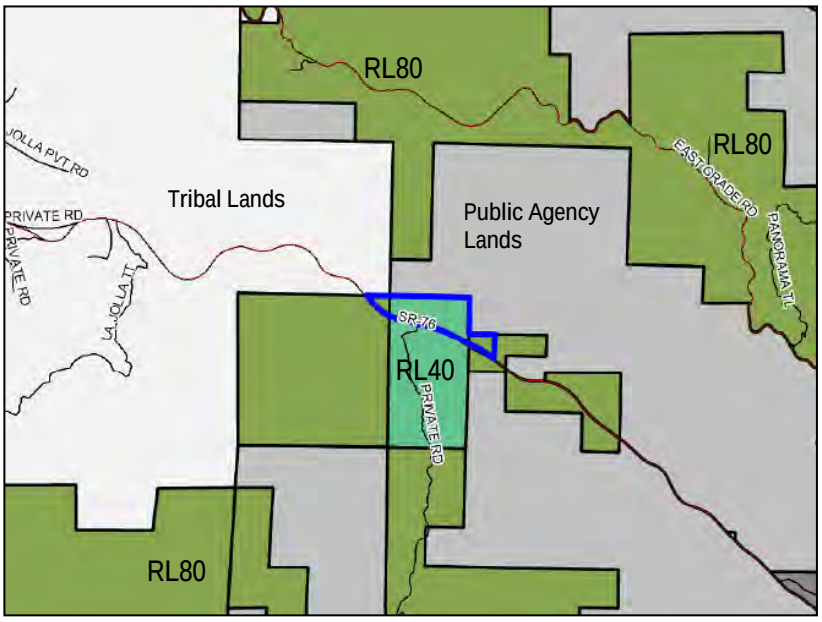
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ● 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 / 40 ac
PC / Staff Recommendation	RL40 / RL80
Referral	RL40
Draft Land Use	RL80
Hybrid	
Environmentally Superior	
Zoning	
Existing — A70, 40-acre minimum lot size	
Proposed — Same as existing	

Aerial



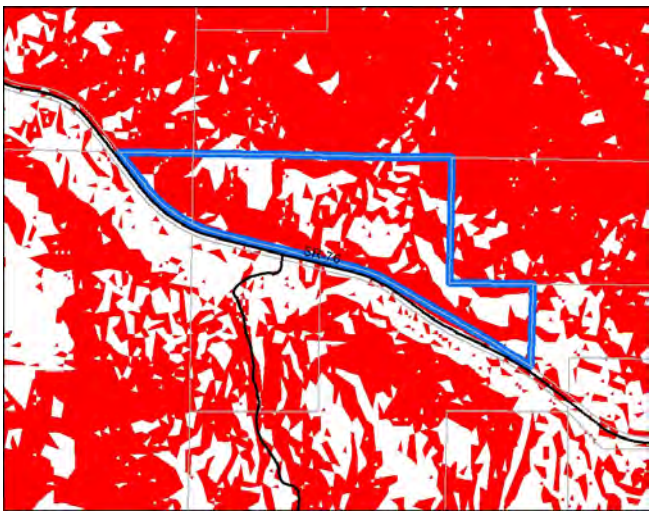
PC/Staff Recommendation

Discussion

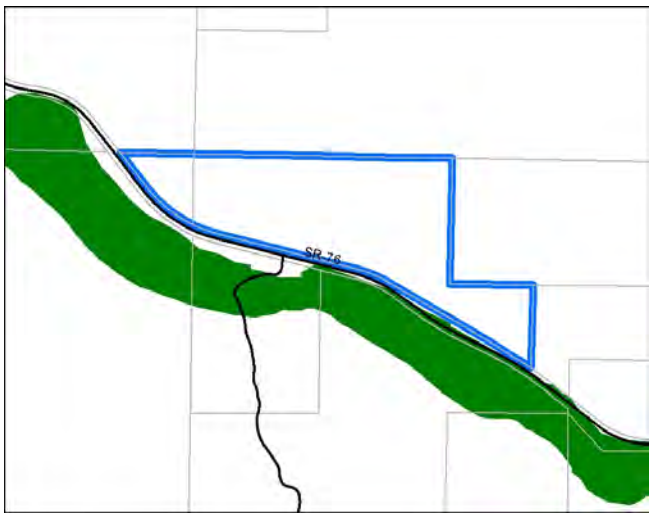
Property owner is requesting an increase in density from the existing General Plan designation of (20) General Agriculture (1 du/40 acres) to SR10. Due to the remote location surrounded by Tribal and Public Lands, a Semi-Rural designation is not supported by Guiding Principle #9 or the Community Development Model.

Property was a 2004 Residential Referral (45) requesting 1 du / 8 acres; however, the Board of Supervisors directed staff to apply a RL40 designation to the Referral Map.

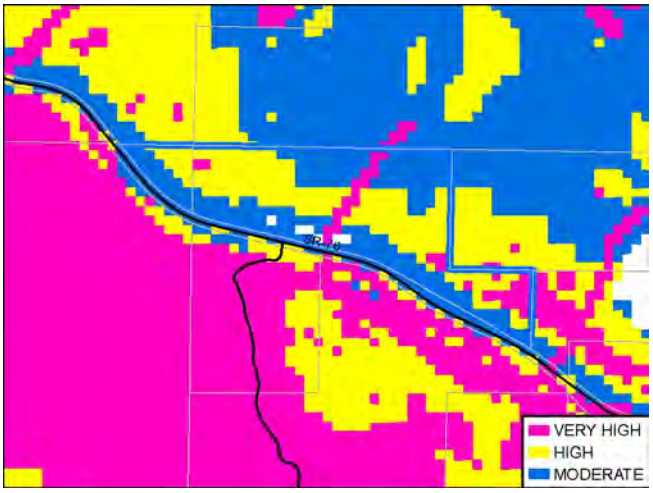
PP1 (cont.)



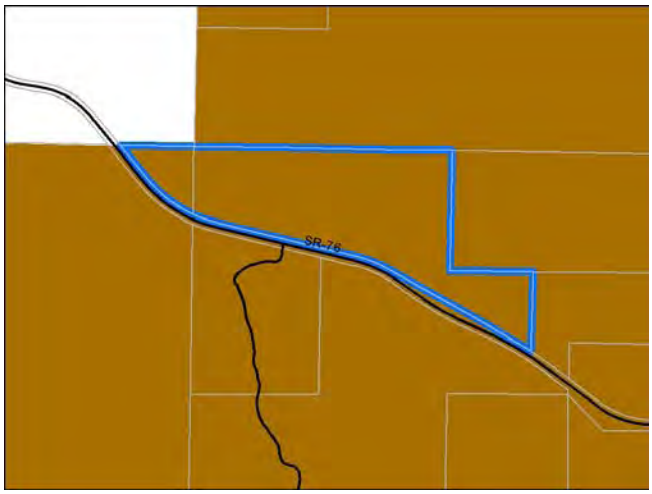
Steep Slope (Greater than 25$)



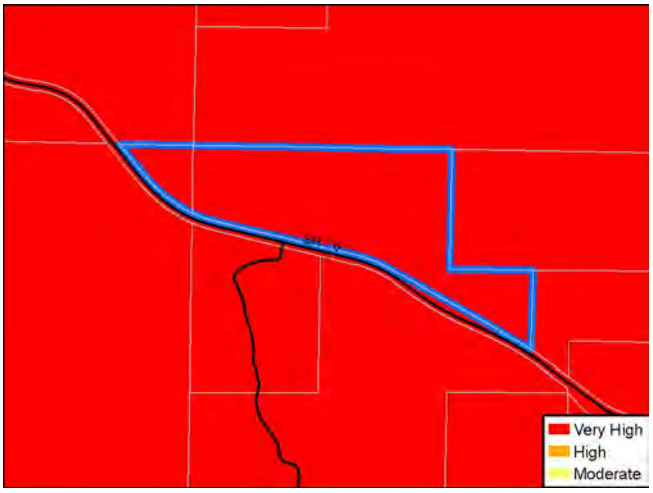
Wetlands



Habitat Evaluation Model



Agricultural Preserve



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP12 [2004 Referral #42]

Property Specific Request: Change land use designation from to RL40 to SR20	
Requested by: None [2004 Referral]	
Community Recommendation	RL40
Opposition Expected[1]	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:

Pala Del Norte Property Owners

Size:
526 acres
16 parcels

Location/Description:
Parcels are located off of Pala Road (SR-76) and Pala Del Norte Road;
Inside of the County Water Authority boundary

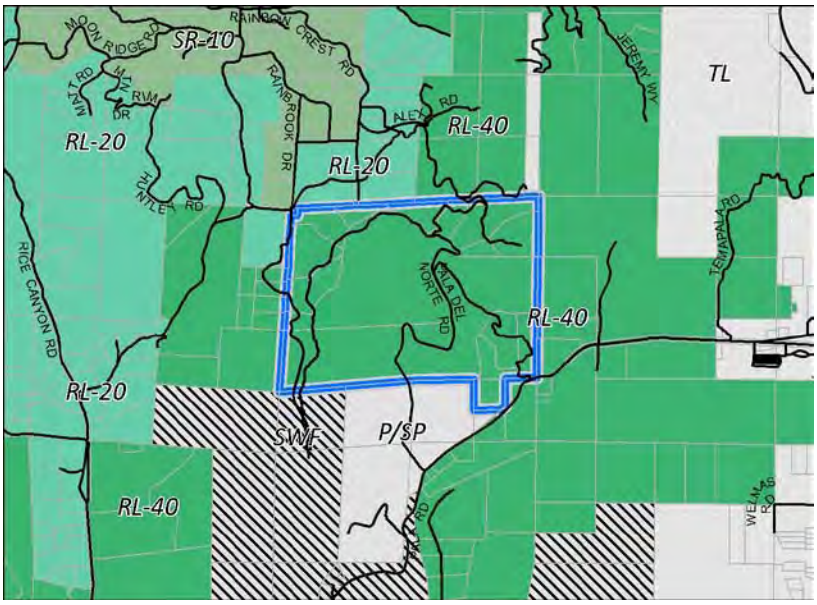
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ● 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	RL20
Draft Land Use	RL40
Hybrid	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	

Aerial

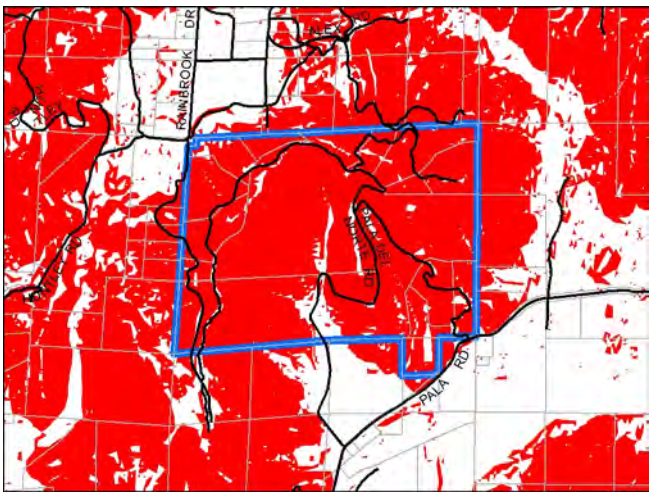


PC/Staff Recommendation

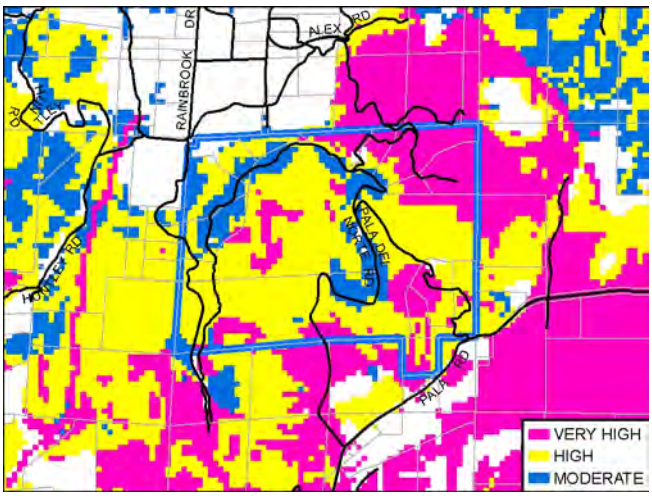
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a RL20 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The entire area is constrained by slopes greater than 25%, sensitive environmental habitat, and is located within the Very High Fire Hazard Severity Zone. Many of these parcels are 20 acres or less and would not be able to subdivide any further with a SR20 designation. However, three parcels are greater than 90 acres and would benefit by a density increase over RL40. Due to the number of constraints, a Semi-Rural designation in this area would not support Guiding Principle #5 and an isolated patch of Semi-Rural density would not support the Community Development Model.

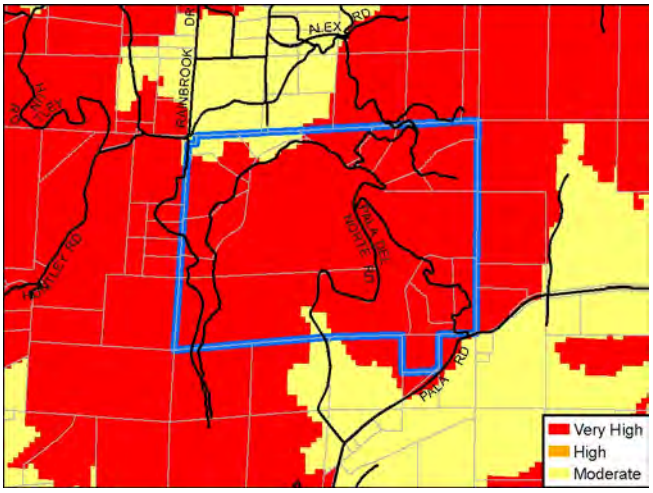
PP12 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP15 [2004 Referrals #31 and 32]

Property Specific Request: Change land use designation from RL40 to SR10	
Requested by: None [2004 Referral]	
Community Recommendation	RL40
Opposition Expected[1]	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:
Bell Holdings LLC (3 parcels)
Hippocrates Trust (1 parcel)
Oracle Holding LLC (1 parcel)

Size:
783 acres
5 parcels

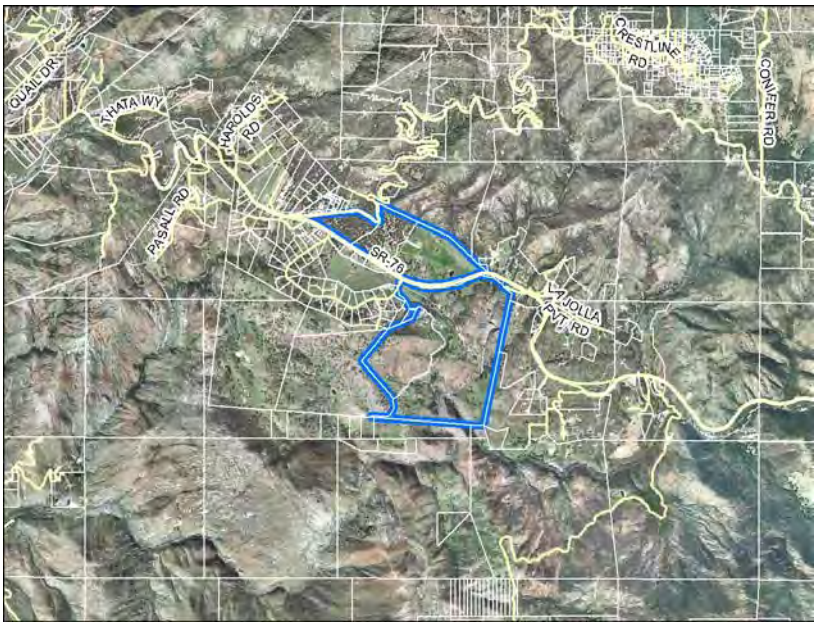
Location/Description:
Parcels are located off of SR-76, just east of South Grade Road and northwest of the La Jolla Indian Reservation;
Outside the County Water Authority boundary

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

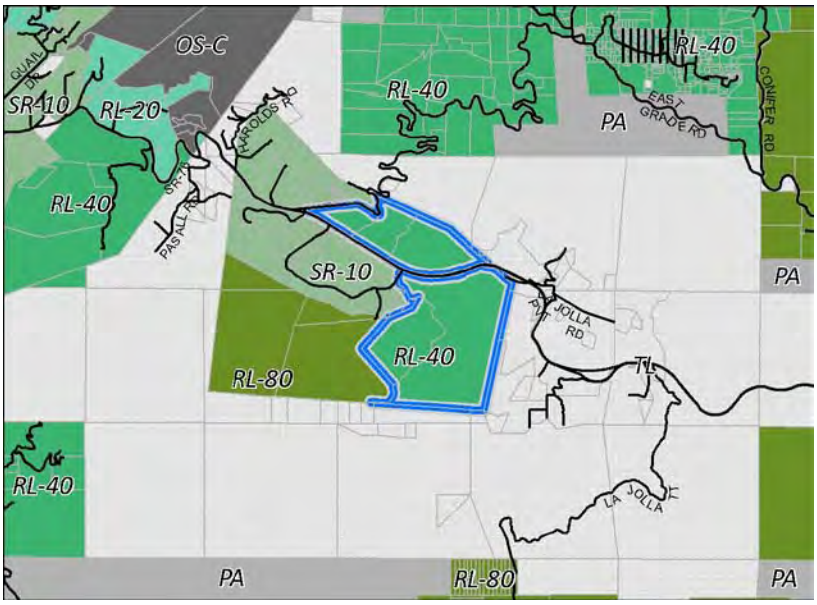
- ◒ Steep slope (greater than 25%)
- ○ Floodplain
- ○ Wetlands
- ● Habitat Value
- ○ Agricultural Lands
- ● Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	SR10
Draft Land Use	RL80
Hybrid	RL40
Environmentally Superior	RL80
Zoning	
Existing — A70, 8-acre min lot	
Proposed — Same as existing	



Aerial

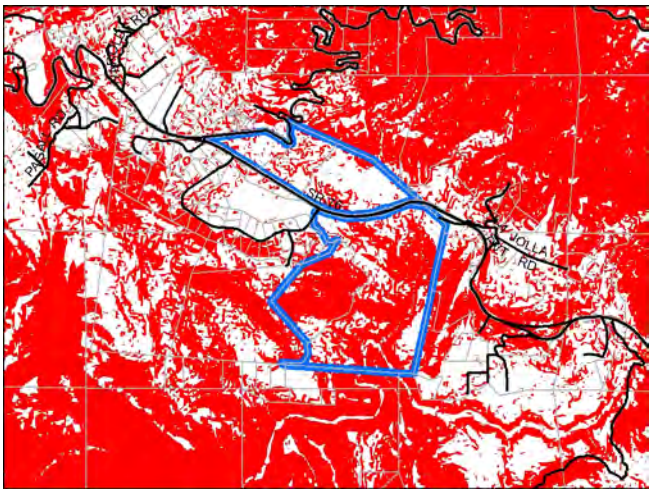


PC/Staff Recommendation

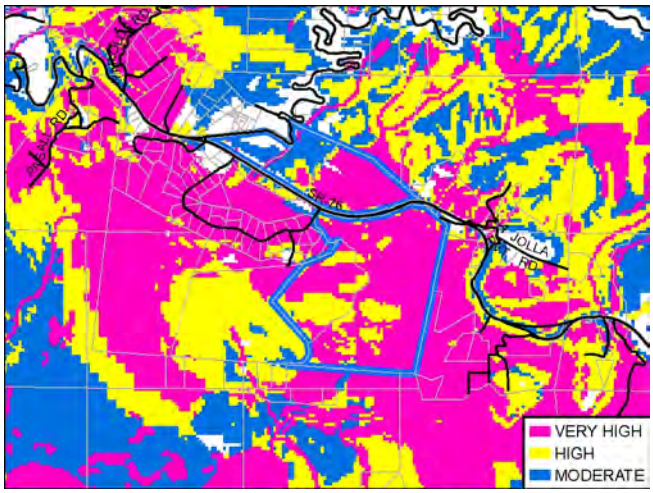
Discussion

This is two 2004 Residential Referrals where the Board of Supervisors directed staff to apply a SR10 density. This property did not come up in testimony during the 2010 Board hearings. Subject property is part of an island entirely surrounded by Tribal Lands, with parcels ranging in size from 45 to 415 acres. While there are other properties within this island designated at SR10, this designation reflects their current parcelization. A Rural Lands designation is assigned to larger parcels to limit further subdivision in this isolated remote portion of the county, which has limited resources and services. Therefore, a Semi-Rural designation in this area would not be supported by Guiding Principle #9 and would likely require recirculation of the EIR because the project objectives would most likely need to change.

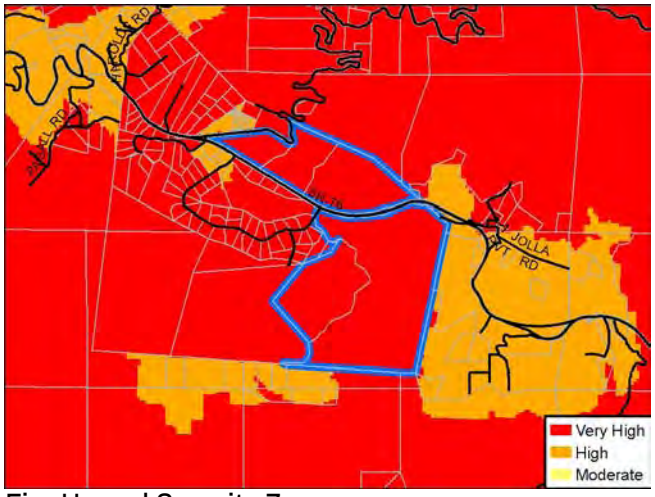
PP15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

This area represents two 2004 Residential Referrals requesting a SR4 or SR10 designation. In 2004, the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map.

PROPERTY SPECIFIC REQUEST

PP16 [2004 Referral #46]

Property Specific Request: Change land use designation from RL20 to SR10	
Requested by: None [2004 Referral]	
Community Recommendation	RL20
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:

Peter D. & Pamela M. Glusac

Size:
32 acres
1 parcel

Location/Description:
Parcel is located at the intersection of Rainbrook and Huntley Road, approximately 1.5 miles north of SR-76;
Inside the County Water Authority boundary

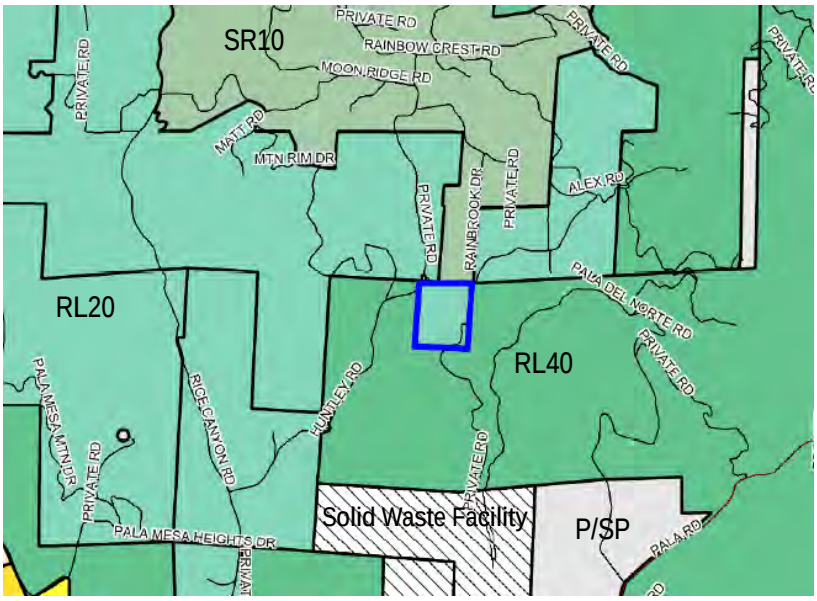
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

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

Land Use

General Plan	
Scenario	Designation
Existing General Plan	(20) General Ag 1 du / 10 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	

Aerial

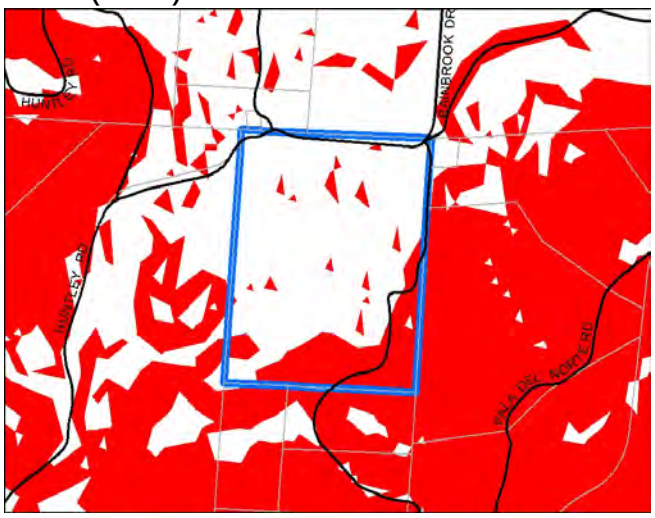


PC/Staff Recommendation

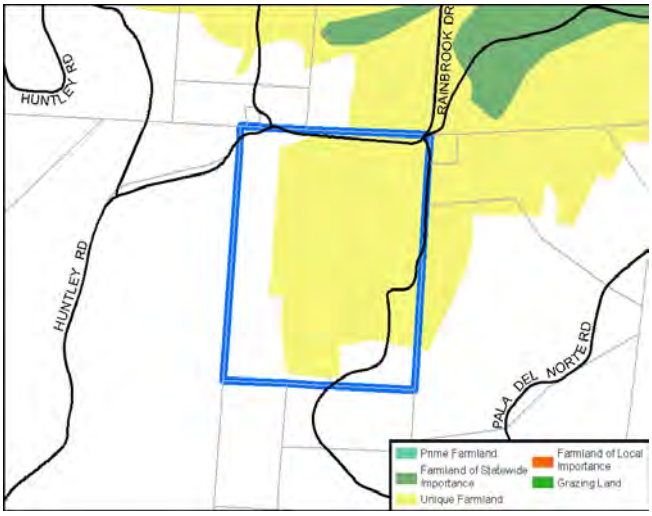
Discussion

This is a 2004 Residential Referral where the Board directed staff to apply a SR10 designation to the Referral Map. A SR10 designation would create a spot designation creating an island of Semi-Rural density surrounded by Rural Lands, which would not be supported by the Community Development Model. This would most likely require revisions to the project objectives, which would likely require recirculation of the EIR.

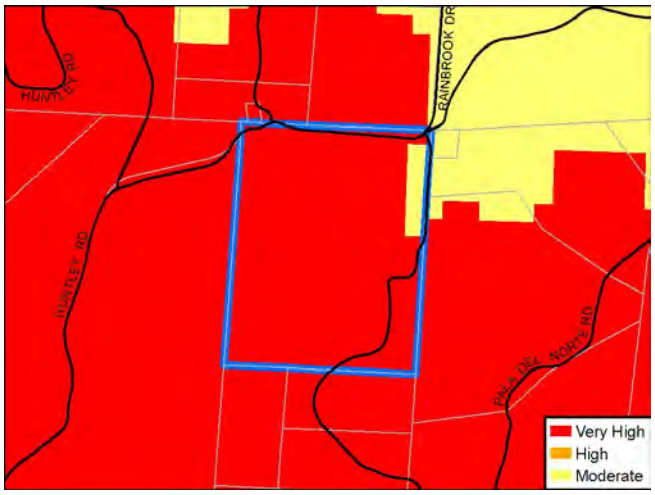
PP16 (cont.)



Steep Slope (Greater than 25%)



Farmlands of Statewide Importance – Unique



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP18 [2004 Referral Z]

Property Specific Request: Change land use designation from RL40 to SR10	
Requested by: None [2004 Referral]	
Community Recommendation	RL40
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:

Alan & Ingrid S. Rotoh Family Trust

Size:
45.5 acres
1 parcel

Location/Description:
Parcel is located off of Rancho Heights Rd, just north of Lost Horizon Drive, approximately one mile east of S16 and 1 mile south of the Riverside County line;
Within County Water Authority boundary

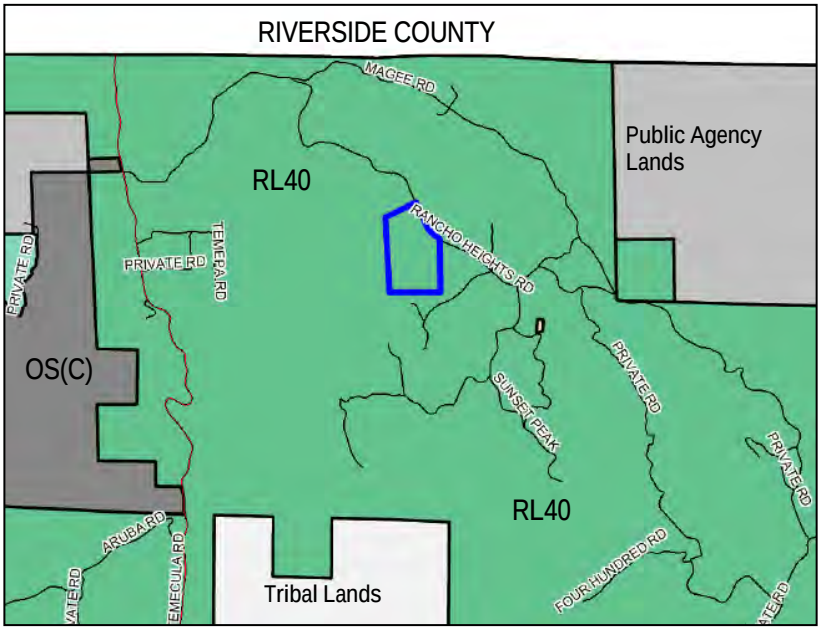
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ◒ 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	SR10
Draft Land Use	RL40
Hybrid	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	

Aerial

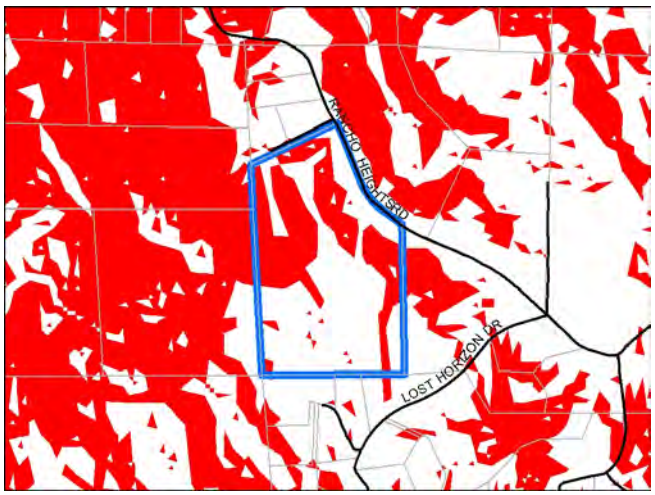


PC/Staff Recommendation

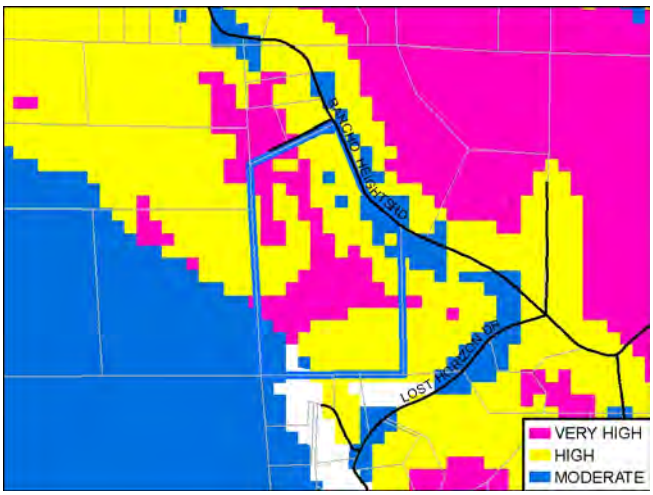
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The request of for a Semi-Rural designation would result in a spot designation that would require changing the designation for a much larger area. Also, the Semi-Rural designation would not be supported by the Community Development Model due to its remote location on the fringes of the county.

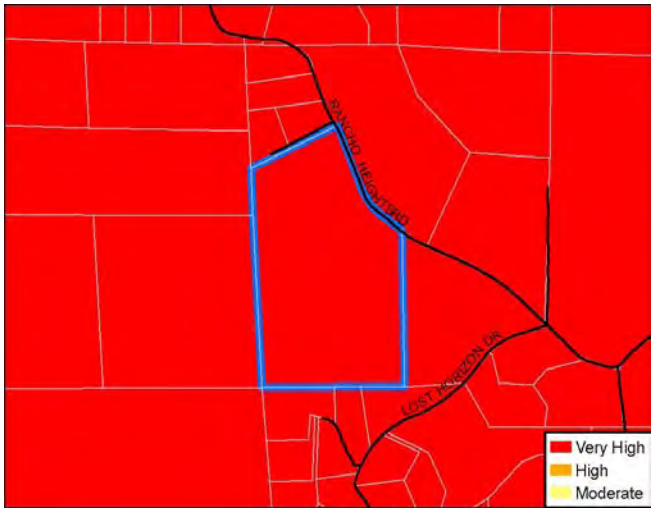
PP18 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

PP19-A [2004 Referral #43]

Property Specific Request: Change land use designation to from RL40 SR10	
Requested by: Ruffin & Johnson	
Community Recommendation	RL40
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:

Rancho Heights Road Association

Size:
191 acres
7 parcels

Location/Description:
Parcels are located approximately 1.5 miles from the San Diego/Riverside border and less than a mile east of S16, off of Ranch Heights Road; Within the CWA boundary

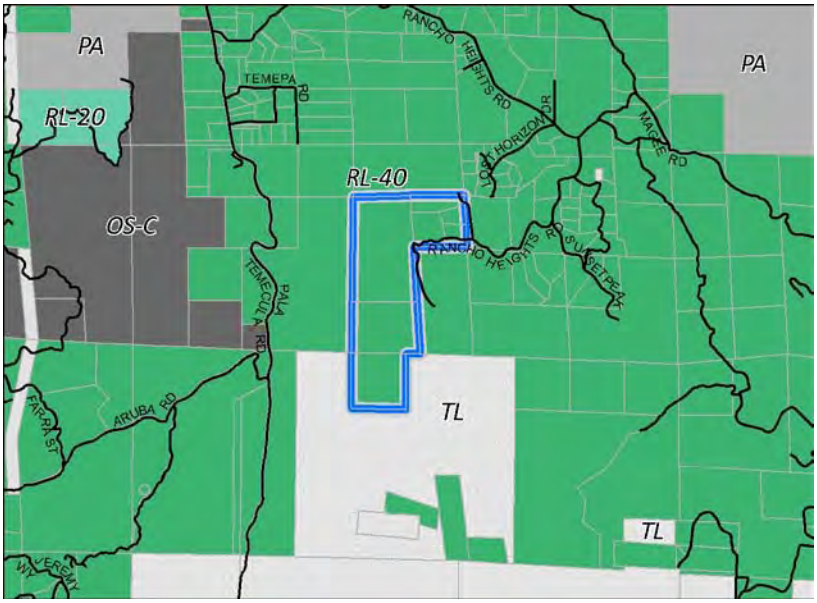
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ● 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/2,4 ac
PC / Staff Recommendation	RL40
Referral	SR10
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	

Aerial

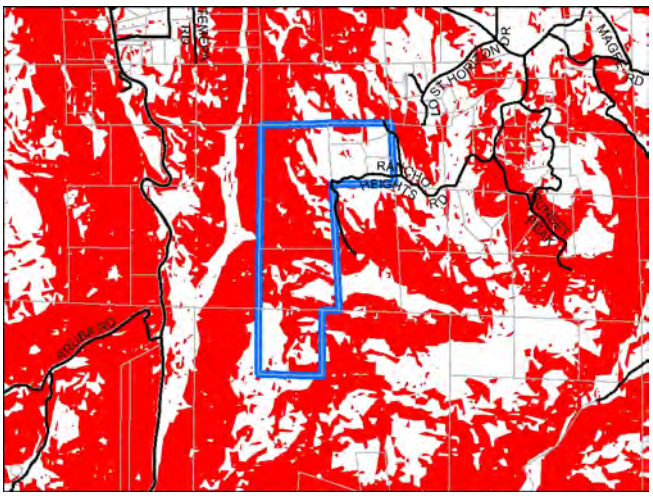


PC/Staff Recommendation

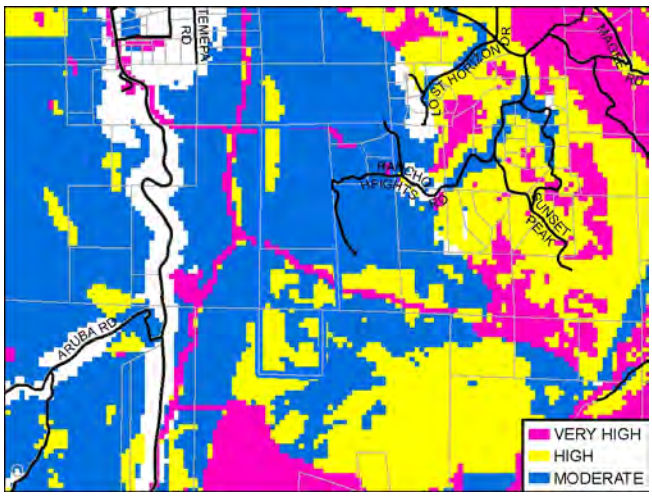
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The area is significantly constrained by steep slopes and is located within the Very High Fire Hazard Severity Zone. Although parcels sizes within this area range from 6 to 76 acres, a SR10 density is not supported by the Community Development Model or Guiding Principles #5 and #9 due to the remote location and physical constraints of the area.

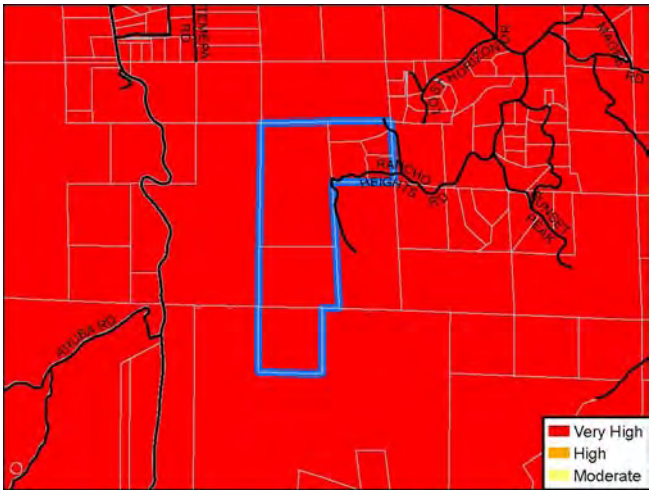
PP19-A (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP19-B

Property Specific Request: Change land use designation from RL40 to SR4 or SR10	
Requested by: Hadley Johnson	
Community Recommendation	RL40
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:

Hadley & Sally L. Johnson Family Trust

Size:
73.1 acres
1 parcel

Location/Description:
Parcel is located less than one mile east of S16 and approximately two miles south from the San Diego/Riverside border off of Hidden Oaks Road; Within the County Water Authority boundary

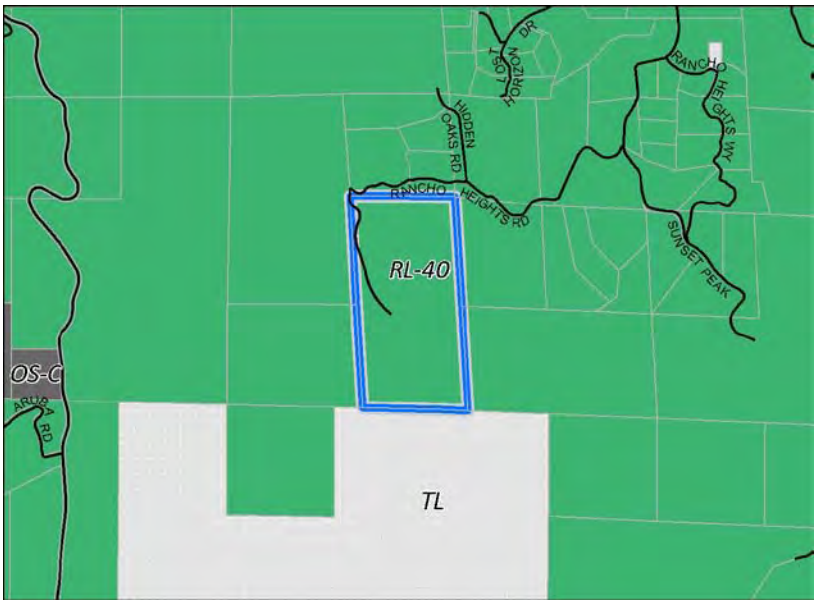
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ◒ 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/2,4 ac
PC / Staff Recommendation	RL40
Referral	SR10
Draft Land Use	RL40
Hybrid	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre min lot	
Proposed — Same as existing	

Aerial

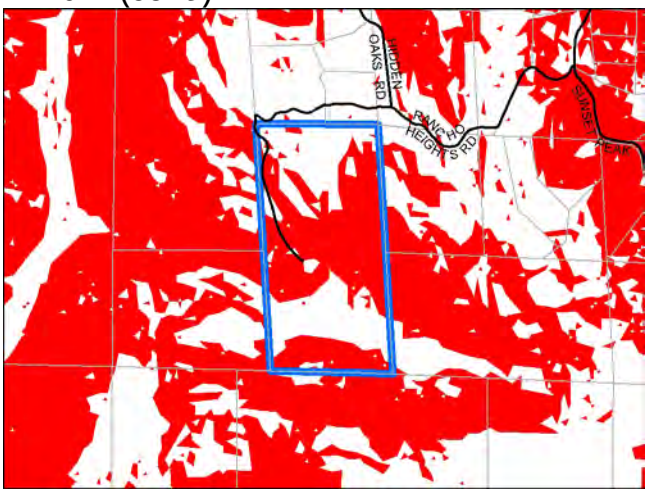


PC/Staff Recommendation

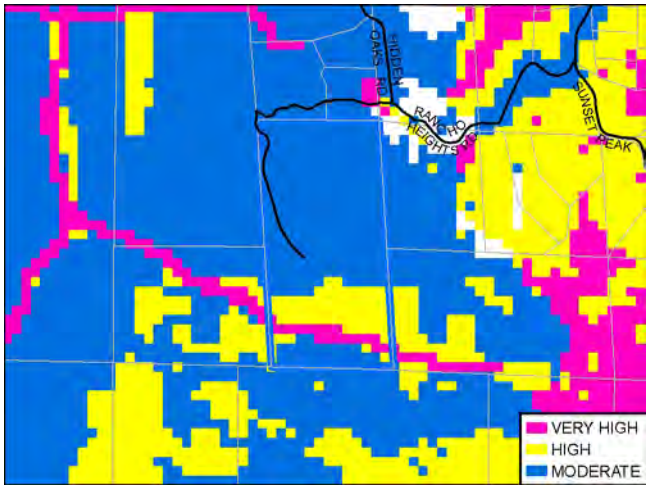
Discussion

The property owner is requesting a SR4 designation, but would accept a SR10. Tentative Map 20725 was denied by the Planning Commission on March 13, 2009 because the project exceeded dead-end road length requirements. The area is significantly constrained by steep slopes and is located within the Very High Fire Hazard Severity Zone. Although parcels sizes within this area range from 6 to 76 acres, a SR4 is not supported by the Community Development Model or Guiding Principles #5 and #9 due to the remote location and physical constraints of the area. A Rural Lands designation is most appropriate.

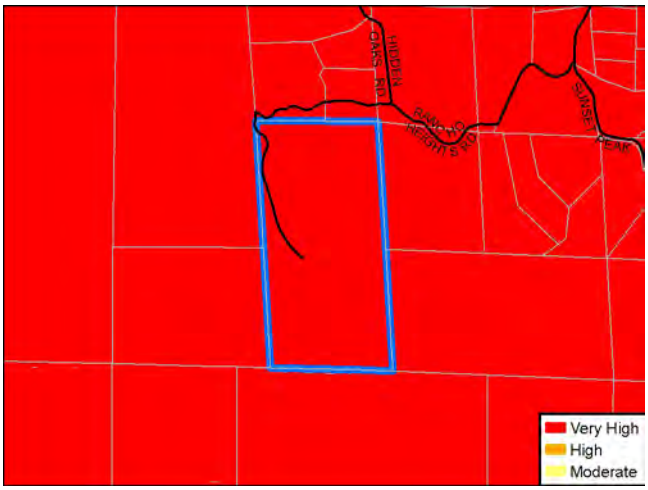
PP19-B (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

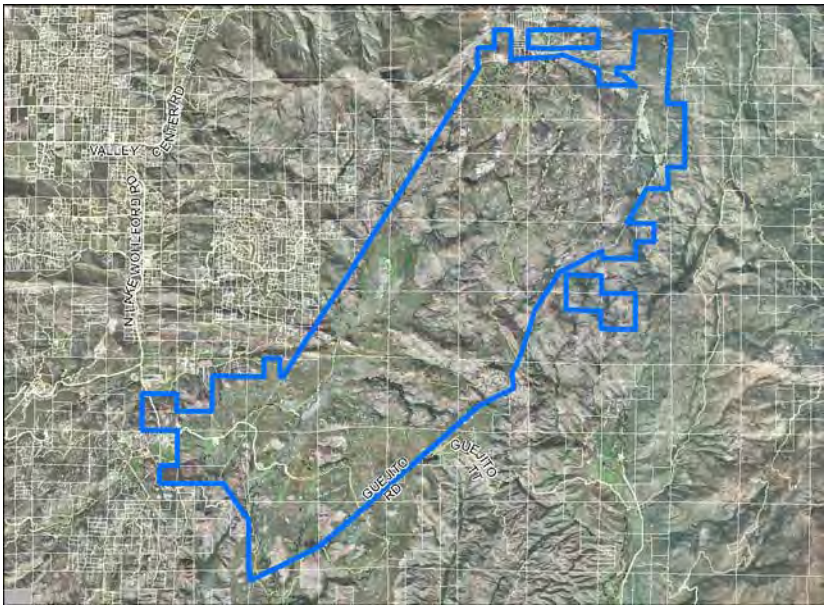
The subject property is adjacent to a 2004 Residential Referral requesting SR4; however, the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map, which included this parcel as well.

PROPERTY SPECIFIC REQUEST

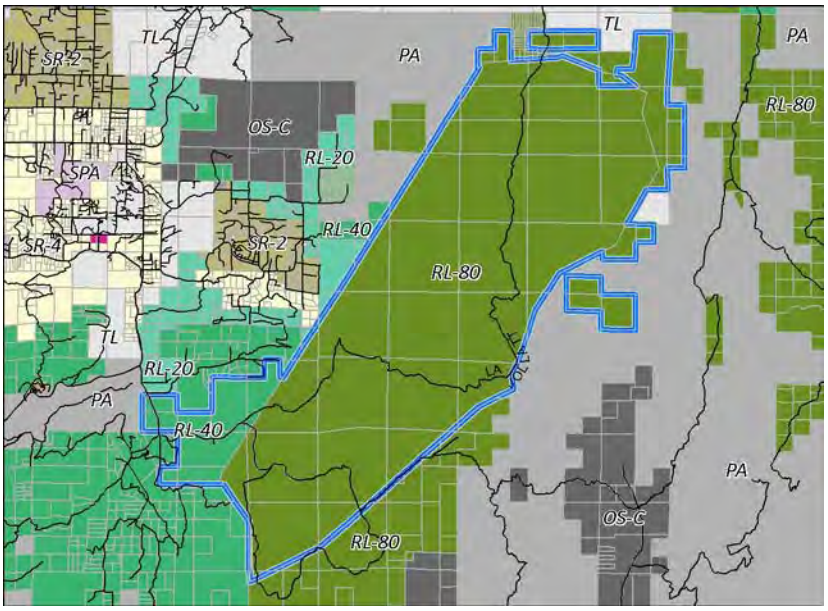
PP23 [2004 Referral #41]

Property Specific Request: Change land use designation from RL80 to RL40	
Requested by: Rancho Guejito	
Community Recommendation	RL80
Opposition Expected[1]	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



Aerial



PC/Staff Recommendation

Property Description

Property Owner:

Rodney Company NV

Size:

15,499.5 acres

Location/Description:

Rancho Guejito is located between SR-76 and SR 78, northeast of Escondido
Outside the 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

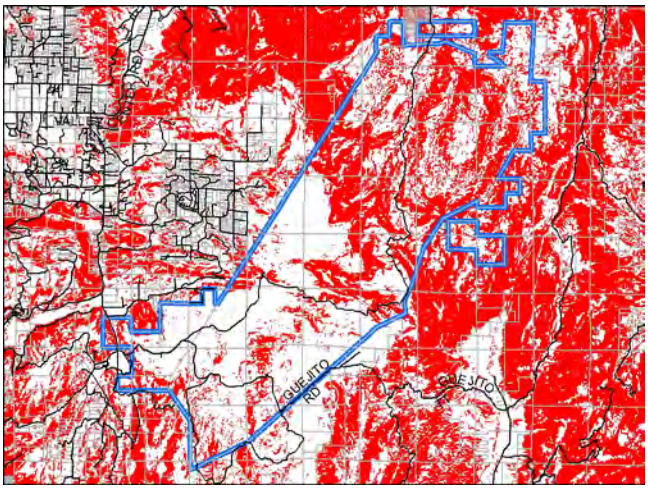
General Plan	
Scenario	Designation
Existing General Plan	1 du / 40 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	RL160
Environmentally Superior	

Zoning
Existing — A72, 8-acre minimum lot size
Proposed — Same as existing

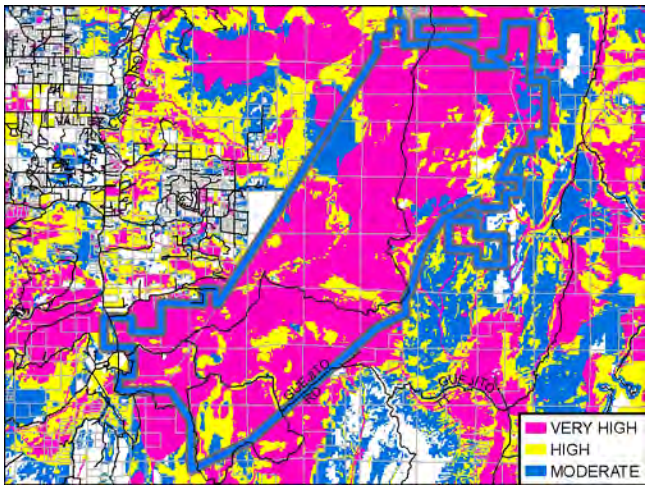
Discussion

This property is a 2004 Residential Referral that requested a density of one dwelling unit per 40 acres, which is consistent with the Referral Map. This property is located in a remote area of the county with limited access and is highly constrained by sensitive habitat, and a portion of the property is constrained by slopes greater than 25%. Also, the property is entirely within the Very High Fire Hazard Severity Zone and is within an agricultural preserve; however, is not under a Williamson Act contract. When comparing the dwelling unit yield between RL40 and RL80 densities, RL 40 would result in a doubling of the 193 units allowed by RL40, or 386 units.

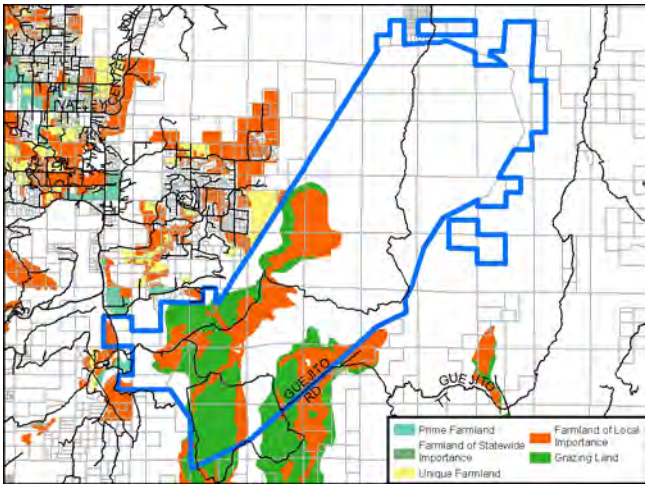
PP23 (cont.)



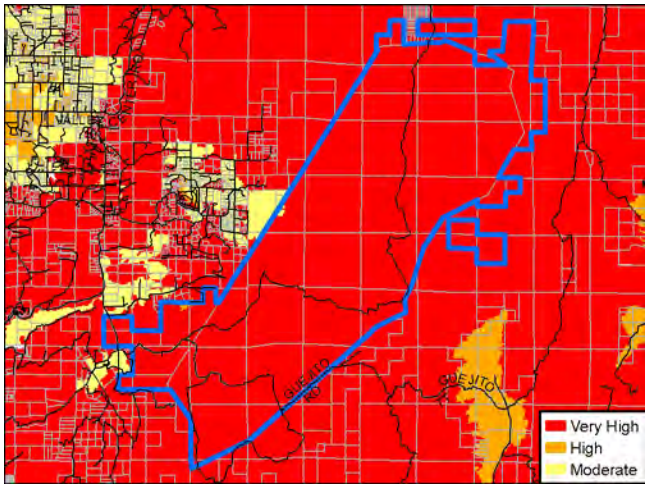
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Preserve



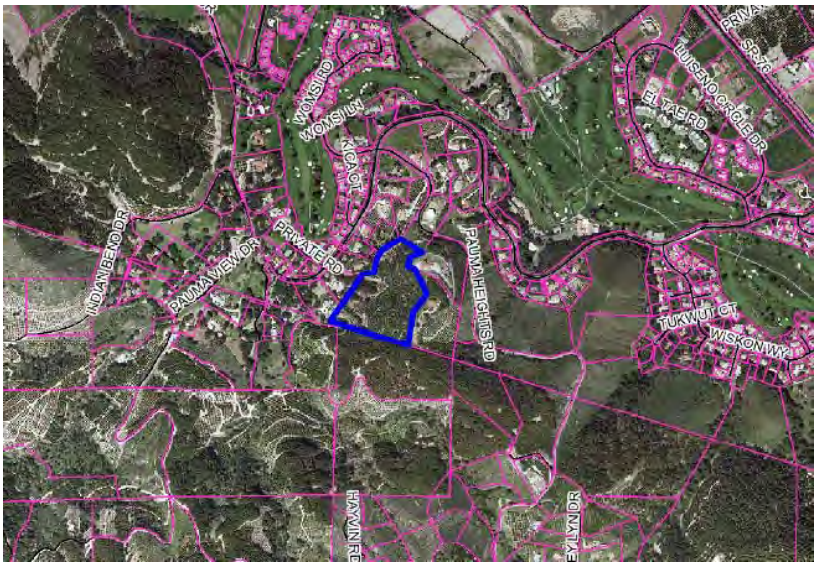
Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

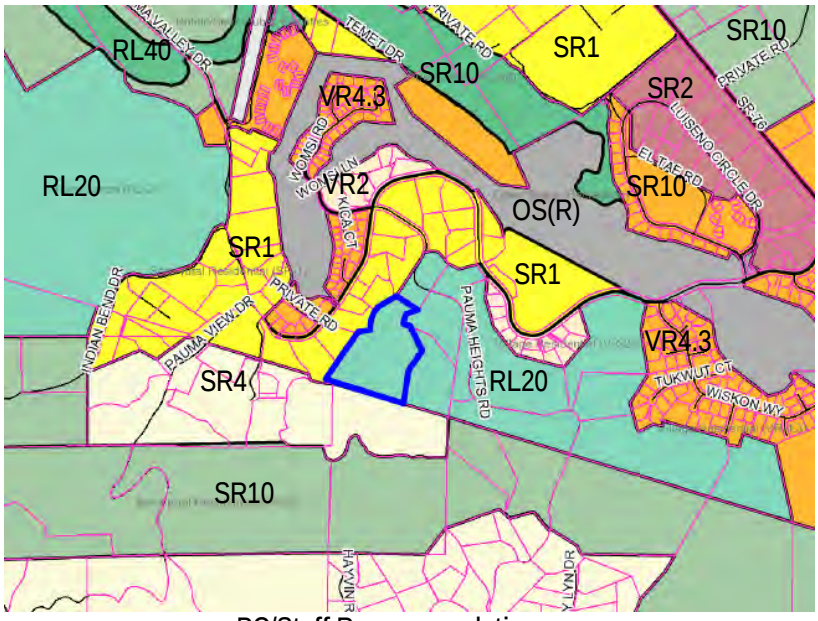
PP25 [2004 Referral #48]

Property Specific Request: Change land use designation from RL20 to SR1	
Requested by: None [2004 Referral]	
Community Recommendation	RL20
Opposition Expected[1]	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



Aerial



PC/Staff Recommendation

Property Description

Property Owner:
Nicol Family Trust

Size:
16.6 acres
1 parcel

Location/Description:
County Club area, south of Pauma Heights Road one mile east of Cole Grade Road;
Adjacent to PP27-A;
Within the 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

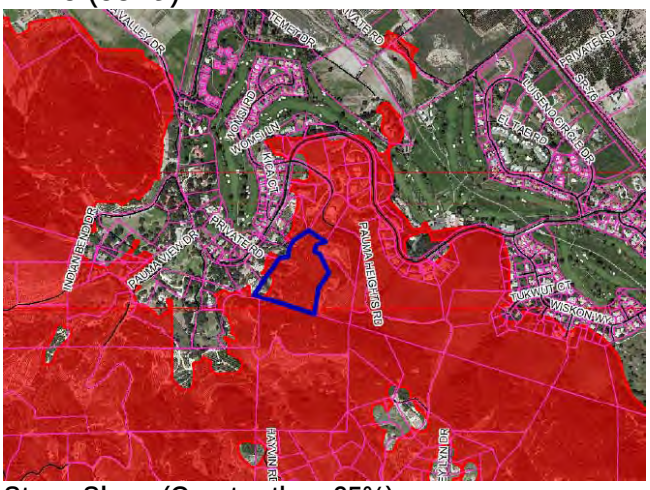
General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL20
Referral	SR1
Hybrid	RL20
Draft Land Use	
Environmentally Superior	RL40

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

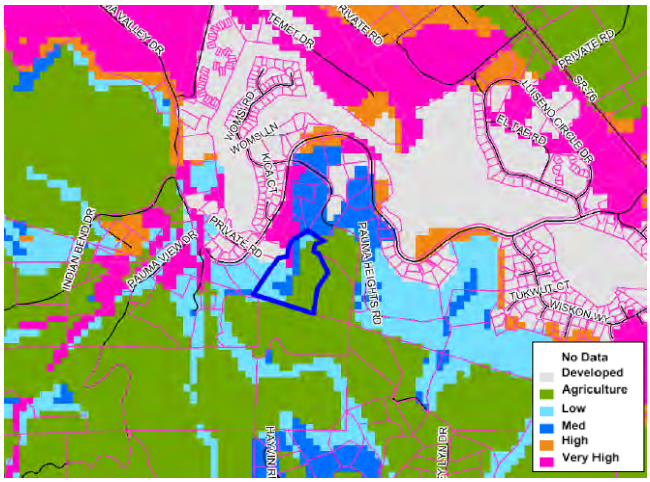
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR1 designation; an increase in density over the existing General Plan from one dwelling unit per 4, 8, 20 acres. This property did not come up in testimony during the 2010 Board hearings. The PC / Staff Recommendation recognizes the constraints and applies a RL20 designation. The difference is that the PC / Staff Recommendation would not allow for further subdivision, but the Referral Map would allow the property to be subdivided into eight lots. The property is entirely constrained by steep slopes and is located within the Very High Fire

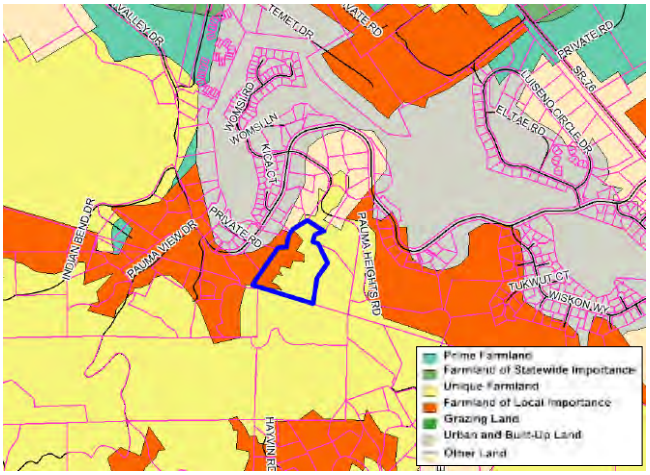
PP25 (cont.)



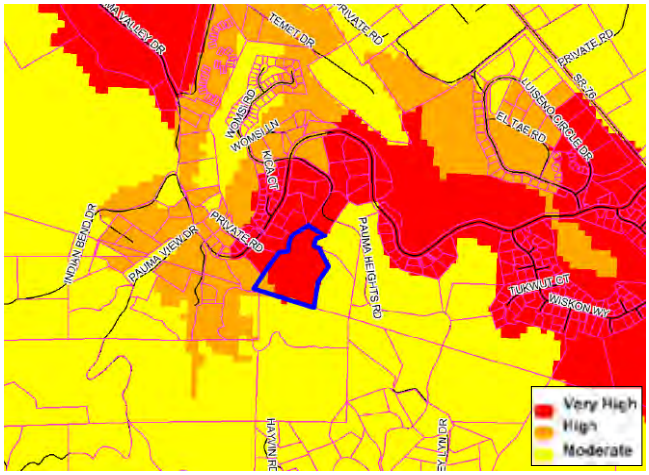
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP27-A

Property Specific Request: Change land use designation from SR4 to RL20	
Requested by: Endangered Habitats League[1]	
Community Recommendation	RL20
Opposition Expected[2]	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
1 – EHL letter dated November 8, 2010
2 – Property owner is not aware of this request

Property Description

Property Owner:

Harlan W. Beck Family Trust

Size:
18.8 acres
1 parcel

Location/Description:
County Club area, south of Pauma Heights Road one mile east of Cole Grade Road;
Adjacent to PP25;
Within the County Water Authority boundary.

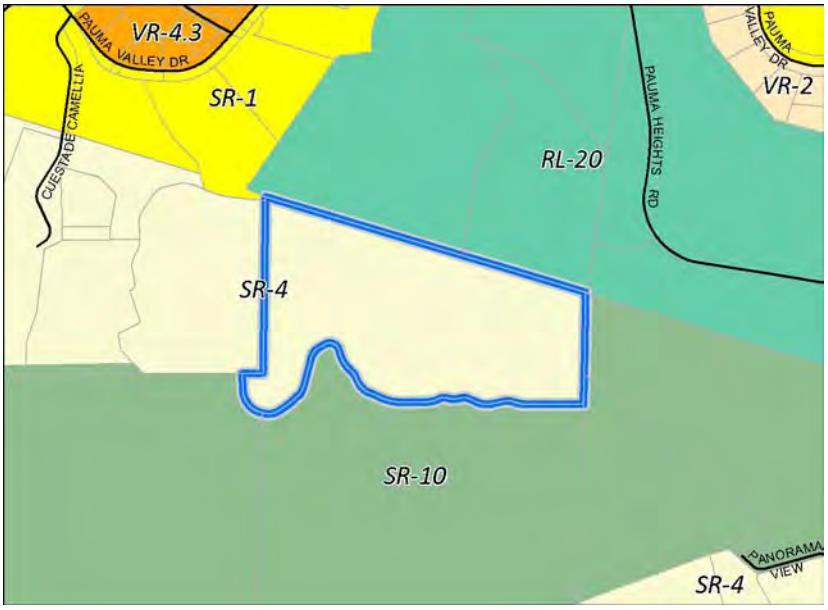
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ◒ 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 ac
PC / Staff Recommendation	SR4
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	

Aerial

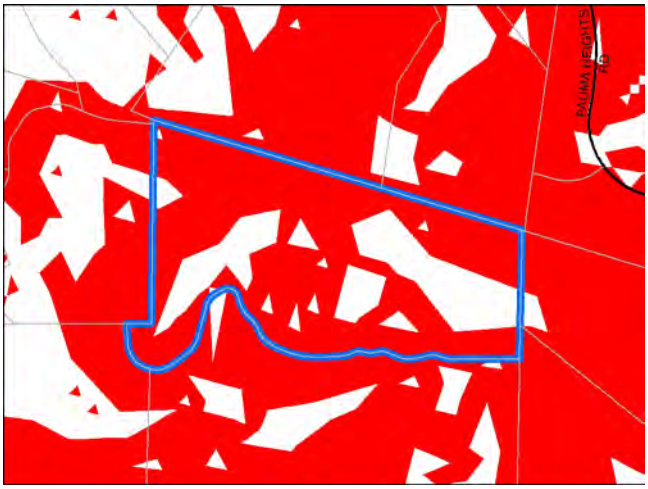


PC/Staff Recommendation

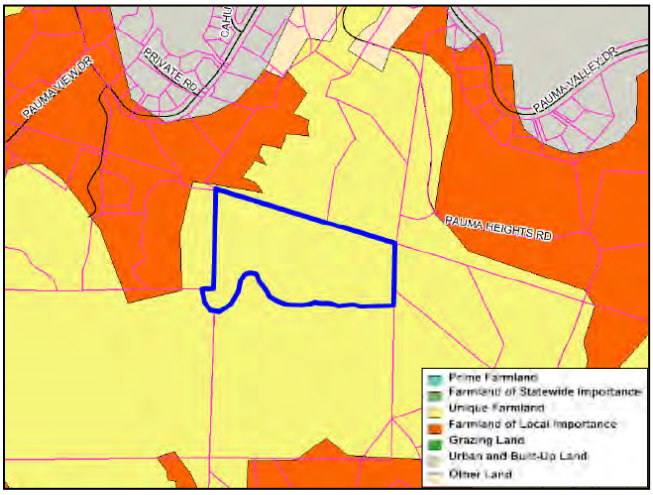
Discussion

In a letter to the Board of Supervisors, the Endangered Habitats League expressed concerns for the SR4 designation of this property on the PC/Staff Recommendation and noted that a RL20 designation is more appropriate due to the agricultural and habitat benefits of this property. The SR4 designation is outside the range of alternatives evaluated by the EIR; however, this did not require a recirculation of the EIR because only this parcel was affected, which would allow its subdivision into only three parcels due to slope constraints, resulting in a minimal additional impact.

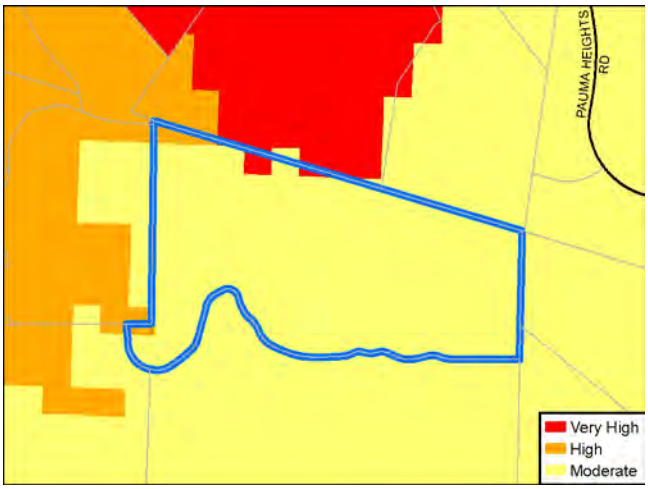
PP27-A (cont.)



Steep Slope (Greater than 25%)



Unique Farmlands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP29 [2004 Referral #30]

Property Specific Request: Change land use designation from RL40 to RL20	
Requested by: Albert (Bud) Bradford	
Community Recommendation	RL40
Opposition Expected[1]	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:

Albert S. Bradford Agua Tibia Trust

Size:
1,356.9 acres
18 parcels

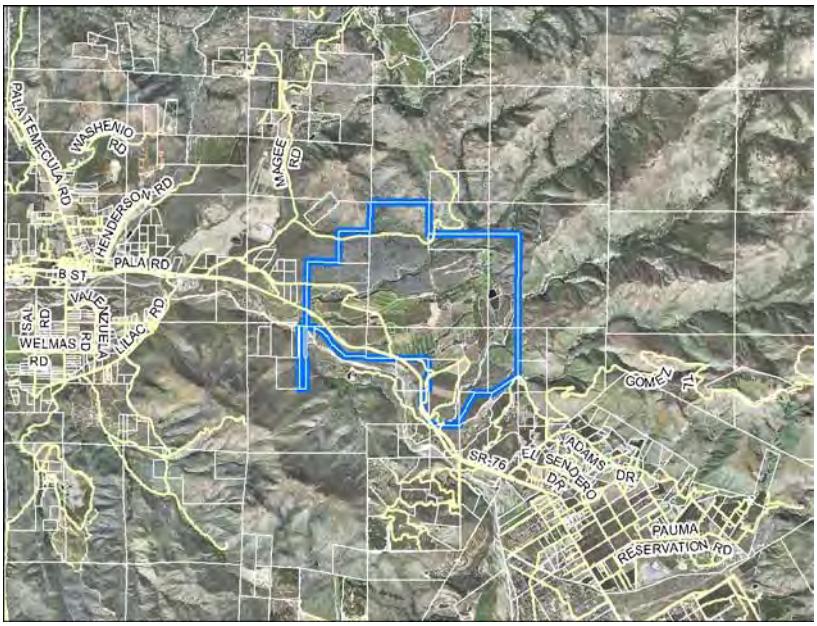
Location/Description:
Parcels are located off of SR-76 and Pala Mission Road;
Portions of the southern parcels are located within the CWA boundary, the remainder is outside but adjacent to the CWA boundary.

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

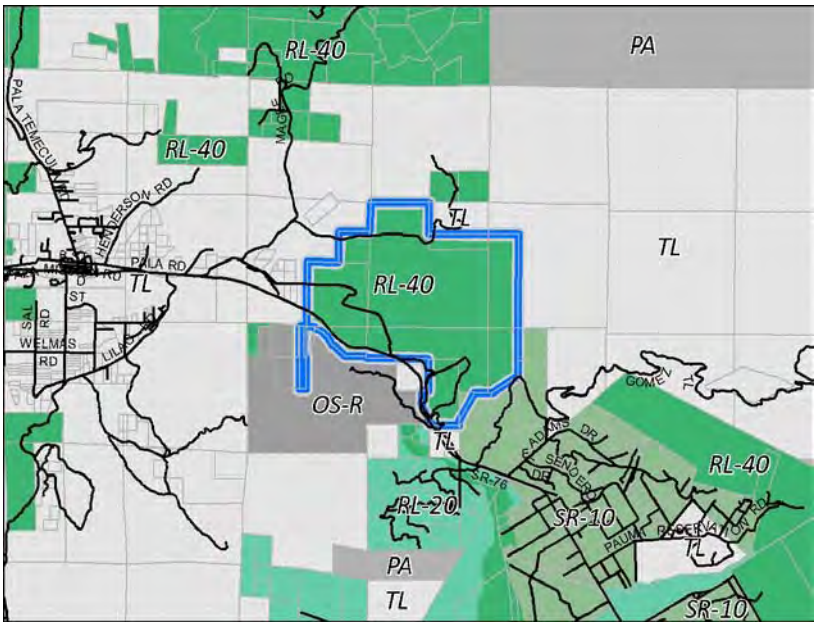
- ○ Steep slope (greater than 25%)
- ○ Floodplain
- ○ Wetlands
- ◒ Habitat Value
- ● Agricultural Lands
- ● Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du / 40 ac
PC / Staff Recommendation	RL40
Referral	
Draft Land Use	
Hybrid	
Environmentally Superior	RL80
Zoning	
Existing — A70, 40-acre minimum lot size	
Proposed — A70, 8-acre minimum lot size	



Aerial

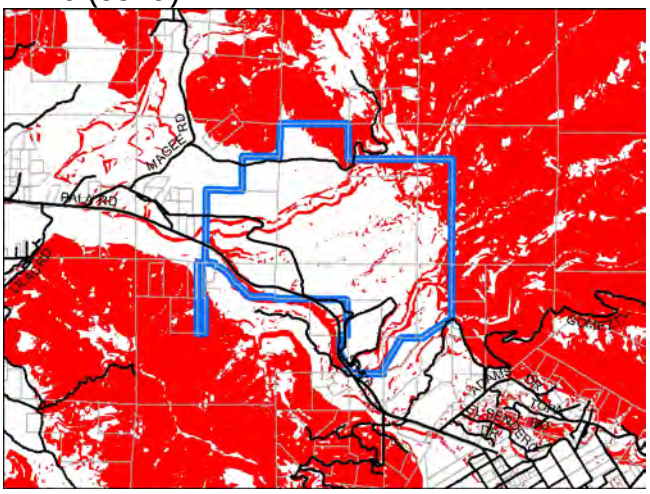


PC/Staff Recommendation

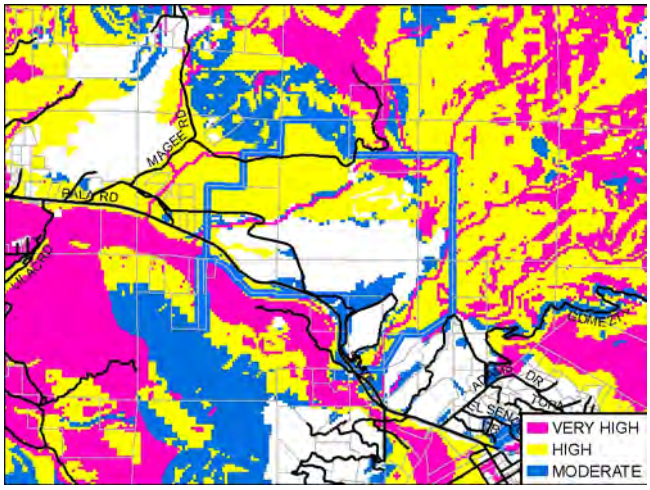
Discussion

The property owner's request is to increase density over the existing General Plan density of 1 du / 40 acres to 1 du / 20 acres. This property was also a 2004 Referral and a RL40 designation was applied to the Referral Map. The property is within an agricultural preserve and under a Williamson Act contract. The request is outside the range of alternatives evaluated by the EIR and would allow up to 33 additional dwelling units whose impacts would not have been evaluated.

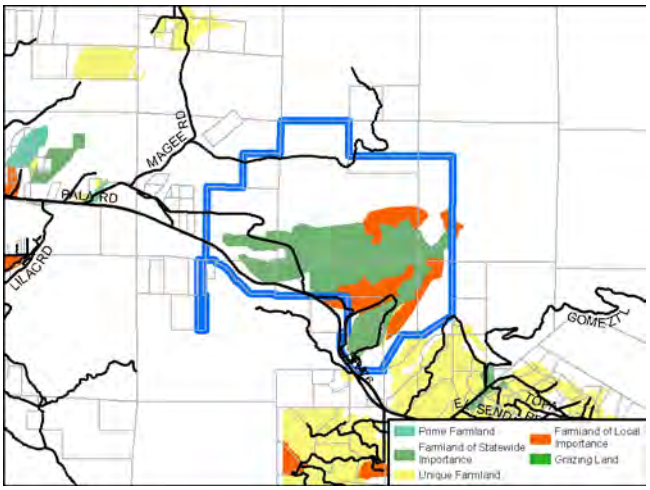
PP29 (cont.)



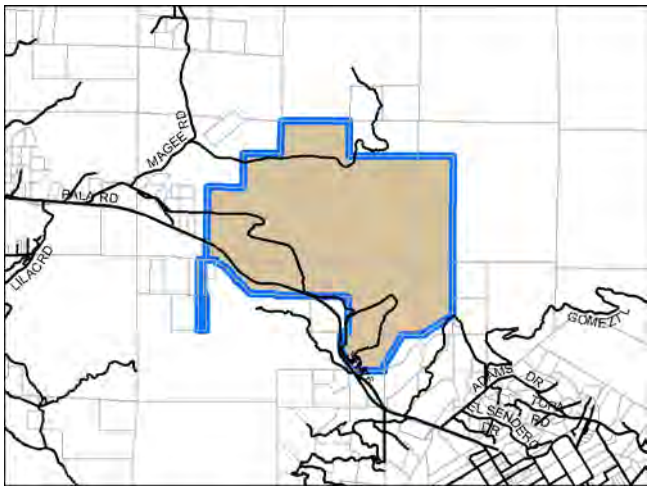
Steep Slope (Greater than 25%)



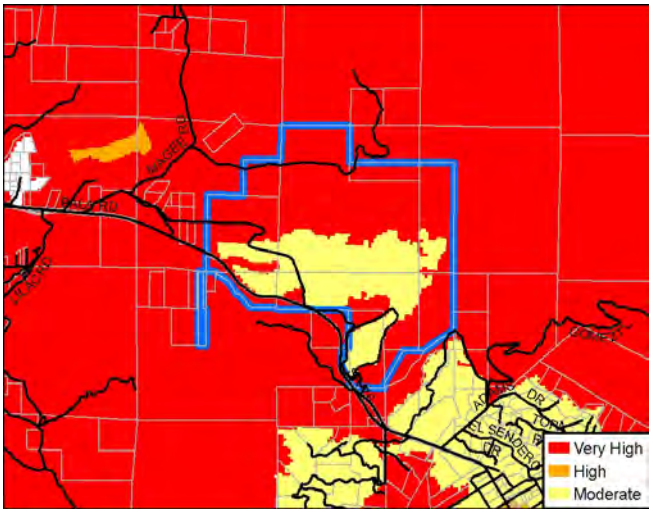
Habitat Evaluation Model



Agricultural Lands



Agricultural Contract



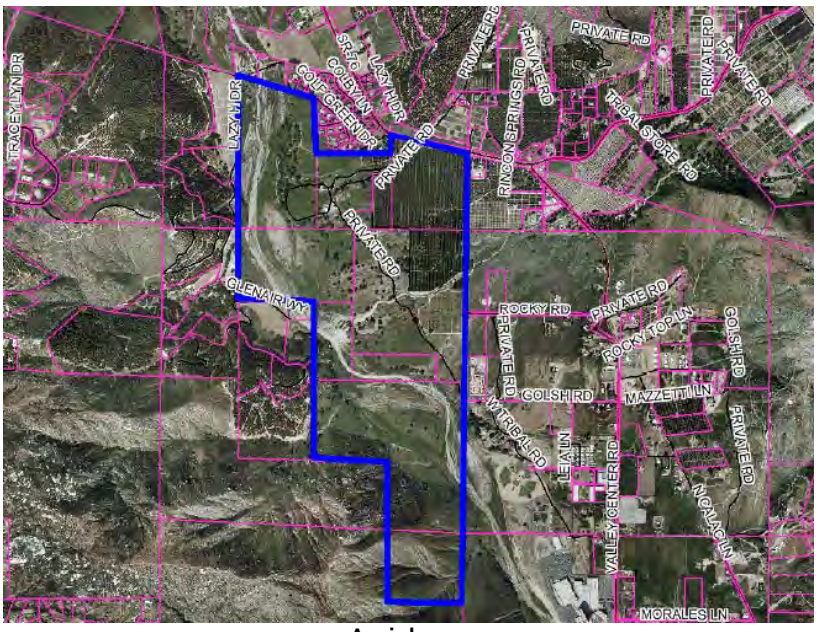
Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

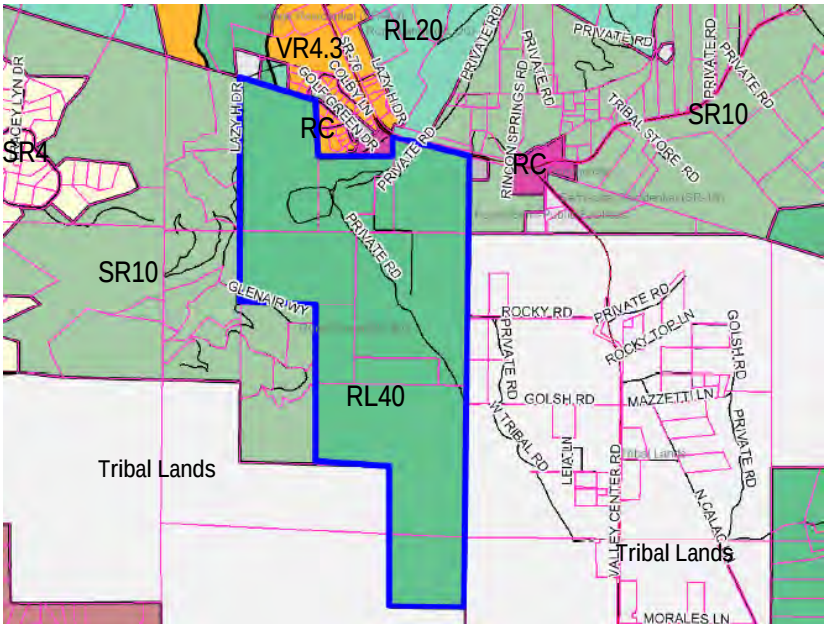
PP30

Property Specific Request: Change land use designation from RL40 to SR2 / SR4[1]	
Requested by: Donald Armstrong	
Community Recommendation	RL40/SR10
Opposition Expected[2]	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:
1– See existing General Plan map on next page
2– Based on staff's experience



Aerial



PC/Staff Recommendation

Property Description

Property Owner:

Robert L. Loomis / Frances M. Armstrong
McCormick Ranch LLC

Size:
524.6 acres
13 parcels

Location/Description:
Parcels are on south side of SR-76, just west of Valley Center Road;
Adjacent to Tribal Lands
Outside, but adjacent to, the 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/2,4 ac. 1 du/4,8,20 ac.
PC / Staff Recommendation	RL40
Referral	RL40
Draft Land Use	
Hybrid	
Environmentally Superior	RL80

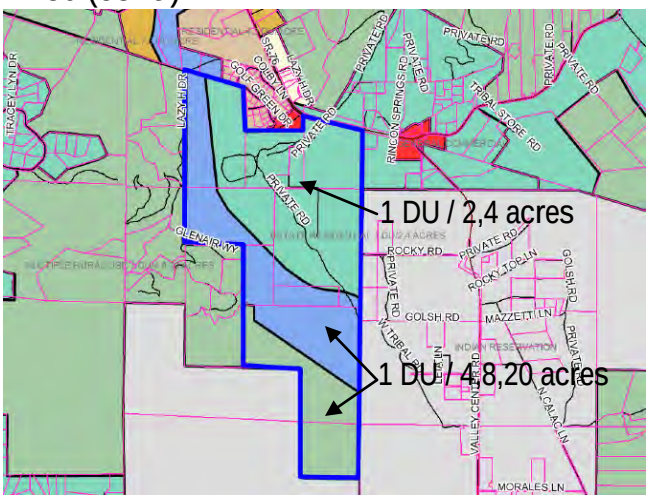
Zoning
Existing — RR, 2-acre minimum lot size A70, 8-acre minimum lot size
Proposed — Same as existing

Discussion

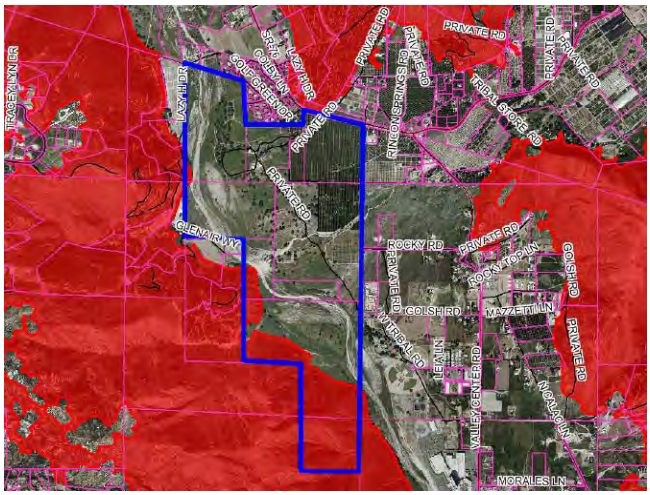
The property owner is requesting to retain existing General Plan densities. Under the existing Zoning, the minimum lot sizes are two and eight acres. The property is nearly entirely constrained by either steep slopes, floodplain, wetlands, or sensitive environmental habitat. Also, much of this property is within the Very High Fire Hazard Severity Zone. Tribal Lands surround the eastern and southern portions of the property. Adjacent areas are generally designated SR10 to reflect their existing parcelization; however, this property has large parcels, up to 100 acres. The RL40 designation recognizes the property's constraints and location next to Tribal Lands.

PROPERTY SPECIFIC REQUEST

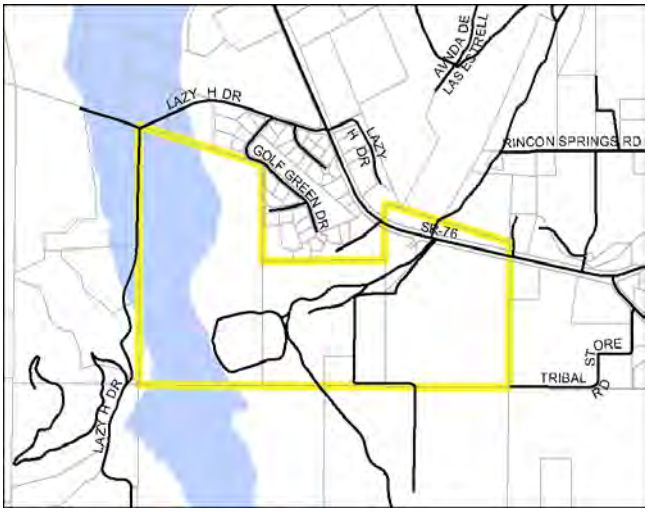
PP30 (cont.)



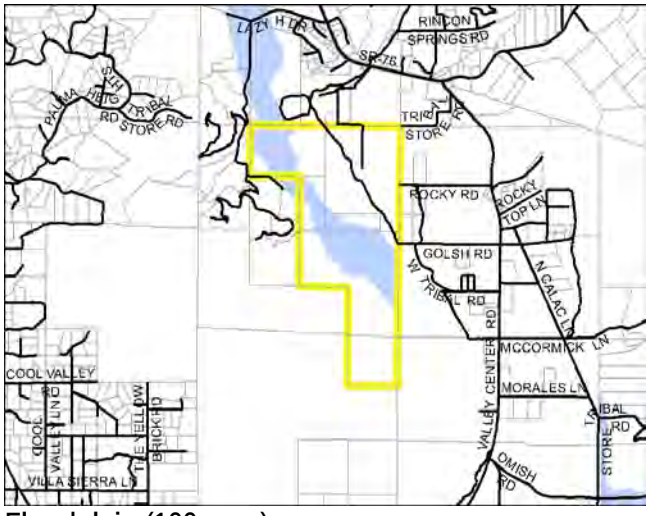
Existing General Plan



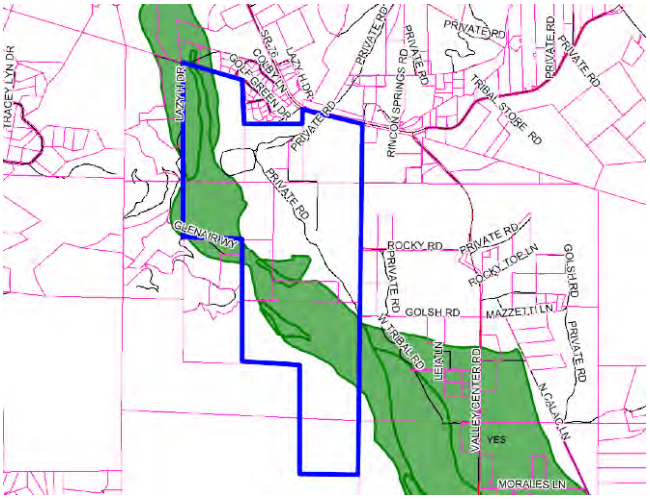
Steep Slope (Greater than 25%)



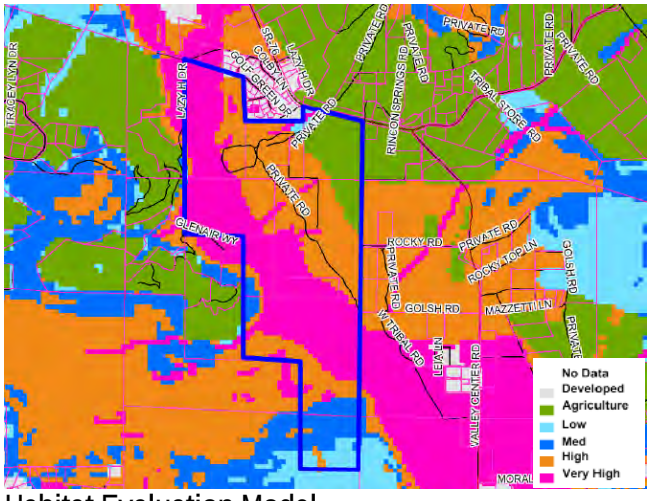
Floodplain (100-year)



Floodplain (100-year)

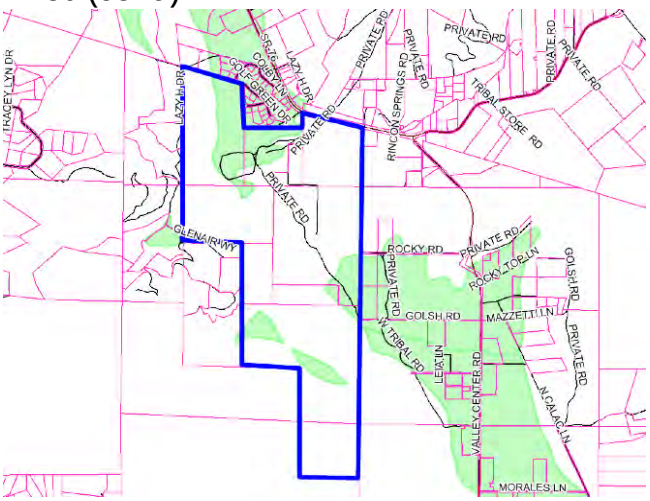


Wetlands

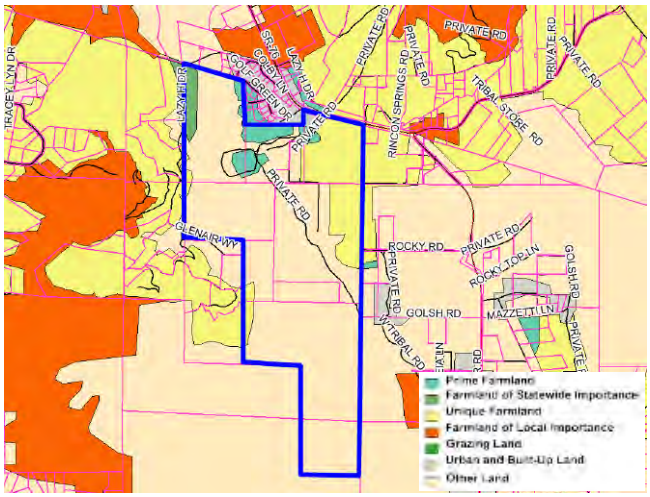


Habitat Evaluation Model

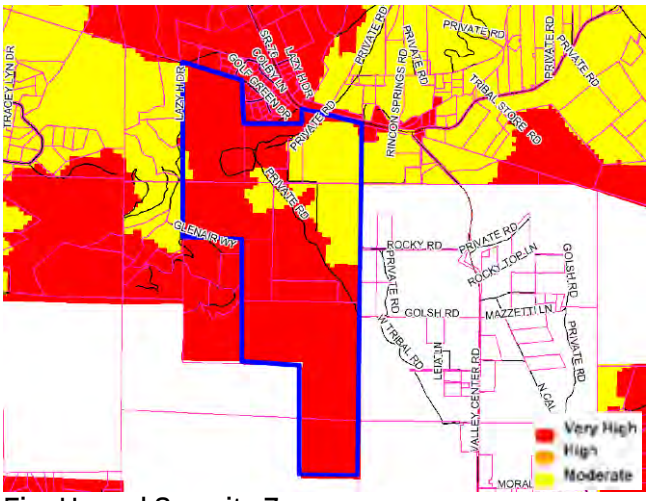
PP30 (cont.)



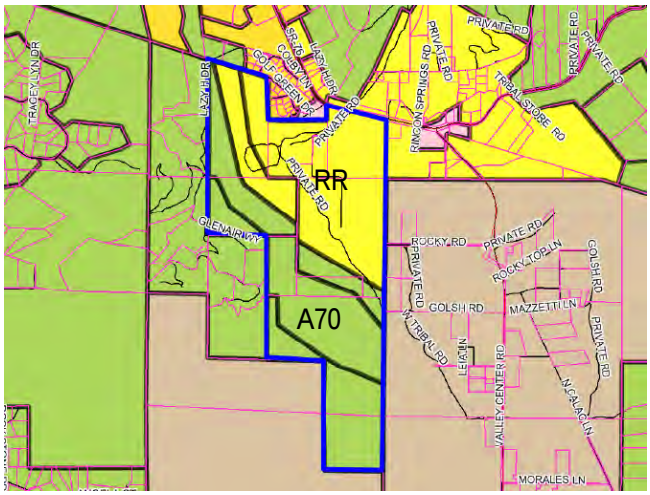
Prime Agriculture Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones



Existing / Proposed Zoning

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DRAFT

PROPERTY SPECIFIC REQUEST

PP31

Property Specific Request: Change land use designation from RL40 to SR4/Special Study Area (see attached)	
Requested by: William Schwartz[1]	
Community Recommendation	RL40
Opposition Expected[2]	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:
1 – Schwartz Heidel Sullivan, LLP letter dated October 15, 2010 (attached)
2– Based on staff's experience

Property Description

Property Owner:
Warner Ranch LP

Size:
502 acres
7 parcels

Location/Description:
Accessed via Pala Road (SR-76),
Adjacent to Tribal Lands
Partly inside CWA boundary

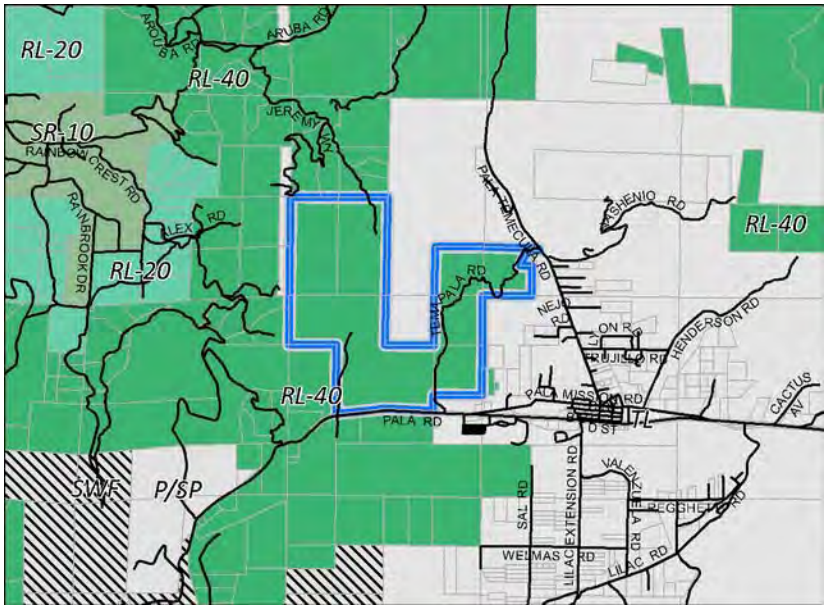
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ● 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 / 2,4,8 ac. 1 du / 4,8,20 ac.
PC / Staff Recommendation	RL40
Referral	RL20 / RL40
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL40 / RL80
Zoning	
Existing — A72, 4-acre minimum lot size	
Proposed — Same as existing	

Aerial



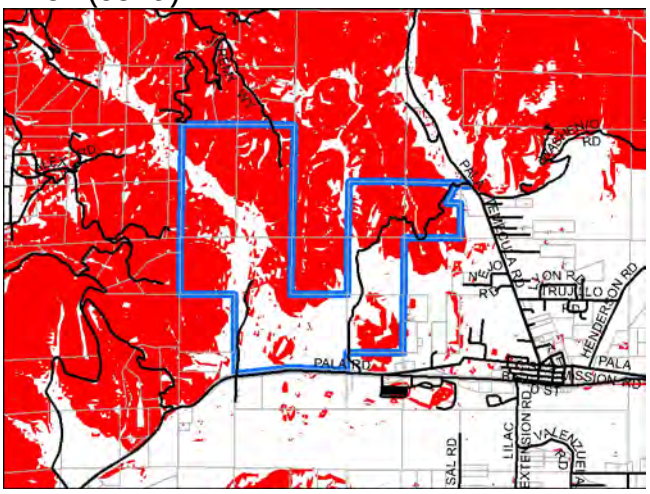
PC/Staff Recommendation

Discussion

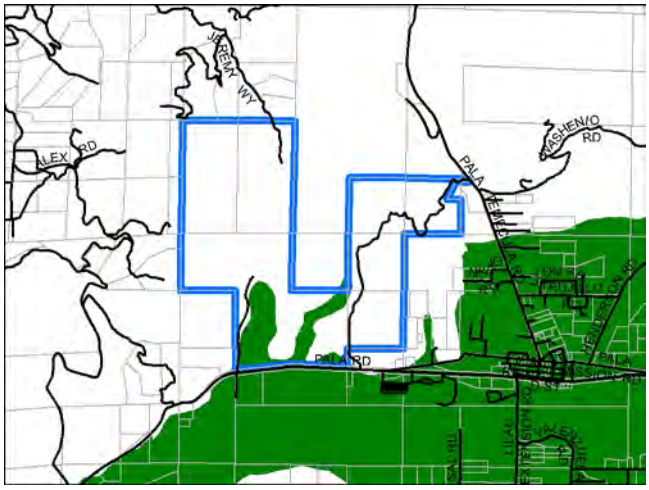
The property owner's request for a SR4 designation is not supported by the Community Development Model because it would apply Semi-Rural densities in an area surrounded by Rural Lands. In addition, the site is nearly entirely constrained by either steep slopes or sensitive habitat and is within the Very High Fire Hazard Severity Zone.

A Plan Amendment Authorization for 1,100 units was approved on October 5, 2005. TM 5508 was submitted on June 29, 2006 and deemed complete July 29, 2010 for 781 units. This project would not be consistent with either the existing General Plan or the PC / Staff Recommendation. The deadline for the first iteration of the EIR submittal is January 14, 2011.

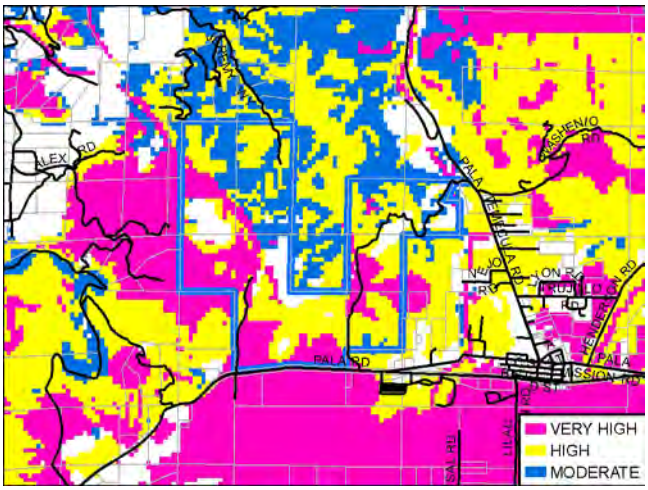
PP31 (cont.)



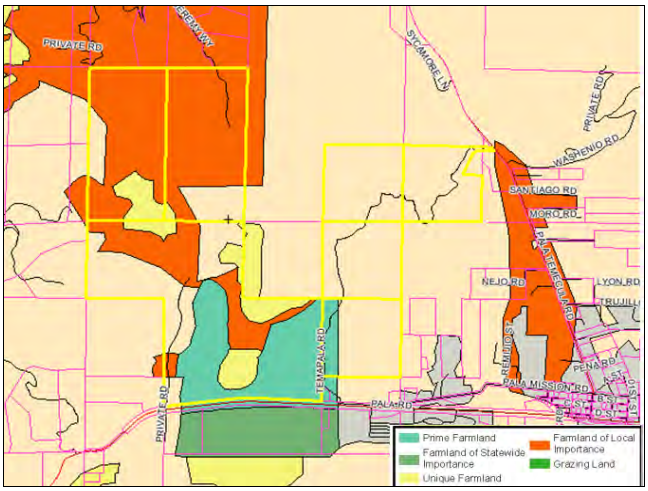
Steep Slope (Greater than 25%)



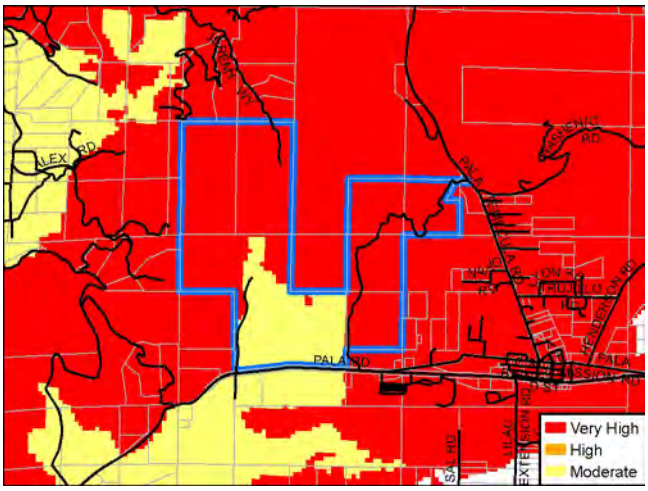
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PP31 (cont.)

SCHWARTZ HEIDEL SULLIVAN, LLP

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TIMOTHY K. GARFIELD
LYNNE L. HEIDEL
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KEVIN P. SULLIVAN

WRITER'S EMAIL:
WSCHWARTZ@SANLAWYERS.COM

EIN: 33-0718779

October 15, 2010

HAND DELIVERED

Honorable Board of Supervisors
335 County Administration Center
1600 Pacific Highway
San Diego, CA 92101

Re: Warner Ranch – General Plan Update
Ref: October 20, 2010 Hearing

Honorable Board:

INTRODUCTION

We represent Capstone Advisors, the entity seeking entitlements on the Warner Ranch property in the Pala-Pauma Valley Subregional Planning Area. The Warner Ranch property is approximately 513.6 acres in size, lying east of Interstate Highway 15 and adjacent to and north of State Route 76. The Warner Ranch property also is adjacent to tribal lands of the Pala Band of Mission Indians, with the Pala Casino Resort and Spa situated almost directly across State Route 76.

The existing land use designation on the property is (18) Multiple Rural Use (1 d.u./4, 8, 20 acres, depending on slope). The Planning Commission recommendation under the General Plan Update ("GPU") is RL40 (1 d.u./40 acres), a significant reduction in residential density.

REQUESTED ACTION

We ask that your Board place a "Special Study Area" designation and an SR4 designation on the Warner Ranch property, allowing it to have a density similar to its existing (18) Multiple Rural Use land use designation.

The "Special Study Area" designation would remain pending an analysis of the several planning and environmental issues raised by its adjacency to the Pala Casino Resort and other special circumstances which that entails.

This solution is properly being undertaken in the GPU in the Tecate area where the County has recognized the need for additional analysis of the situation posed by the large population of Tecate, Mexico, immediately adjacent to the international border.

401 "B" STREET, SUITE 2400 · SAN DIEGO, CA 92101-4200 · TELEPHONE 619-696-3500 · FACSIMILE 619-696-3555

PP31 (cont.)

Alternatively, we ask that your Board refer the GPU to staff to set a new pipeline date and to analyze further the planning and environmental issues identified herein.

DISCUSSION

1. GPU Documents Fail to Consider Warner Ranch Proximity to Pala Tribal Lands.

The GPU documents are flawed because they do not take into account the proximity of Warner Ranch to the Pala Tribal Lands and the Pala Casino. This generally is true of the land use and environmental analysis as related to the other tribal lands throughout the county. The flaw is particularly glaring, however, at the Warner Ranch property because of the virtual adjacency of the Pala Casino.

Both the planning and the environmental documents for the GPU identify the tribal lands as being vacant, showing only blank areas on the maps. As was pointed out very clearly at the Planning Commission hearing on the GPU, the Pala tribal community provides, in addition to the casino improvements, a wide range of community services and amenities. The proposed RL40 designation for Warner Ranch is entirely out of character with such uses and with the adjacency of State Route 76.

Warner Ranch's pending project applications would place an overall residential density of 1.52 dwelling units/acre on the property. This would be consistent with the surrounding Pala tribal uses and would provide much needed housing for employees of the Pala Casino Resort and the casinos of other tribes along the State Route 76 corridor. Under existing conditions, most employees travel for long distances over State Route 76 and Interstate Highway 15 on a daily basis.

2. GPU Documents Fail to Consider Availability of Imported Water to Warner Ranch.

One important fact which the GPU documents do not consider in analyzing the land use designation for Warner Ranch is that approximately 50% of the Ranch is within the boundaries of the Rainbow Municipal Water District. One of the policies which County staff has followed is to provide for higher densities within the County Water Authority. This should have translated into a higher density for Warner Ranch.

PP31 (cont.)

3. **Need for New and Fair Pipeline Date.**

The County's GPU processing has been continuing for many years. During the early years of processing of the GPU (then known as GP2020), your Board set a deadline of August 6, 2003 for project applications to be "deemed complete" and to be "pipelined" into the GPU process. The Warner Ranch project applications, having been filed in 2006, over four years ago, are not "pipelined." We believe that when the 2003 pipeline deadline was set, your Board had no idea that fully seven years would pass before the Update would be brought before you for final action.

We find no legal prohibition keeping your Board from setting a new pipeline date. A date in 2008 would be fair to the several applicants who have been in the process since 2003 and who still are unable to secure a final decision of their projects.

While this could delay the final action on the GPU due to potential environmental document revisions, it would afford a more realistic look at development patterns since 2003 and existing situations not taken into full consideration in the GPU's planning and environmental documents.

4. **The GPU EIR and CEQA Allow for Special Study Area and/or Retention of Existing Densities.**

Staff of the Department has stated during the GPU process that final GPU action by your Board may not include application of the "No Project Alternative" to some, but not all, of the GPU-affected properties. The rationale seems to be that the GPU EIR did not study the "No Project Alternative" in sufficient depth to allow your Board to allow certain impacted properties to remain in their existing designations. This is a questionable position in our opinion. It is not reasonable to suggest that your Board has the option to adopt the entire "No Project Alternative" but that you may not select certain properties to remain in existing designations. The environmental impacts from the entire "No Project Alternative," the most environmentally impactive alternative, would certainly be greater than the impact of portions of that alternative.

Looking at the other side of the coin, it should be of great concern to the County that if the "No Project Alternative" was not studied in sufficient depth in the EIR, perhaps the EIR is flawed and not able to be certified. This also begs the question of whether other alternatives have been studied in sufficient depth. We don't believe that it is your Board's intent to be bound so rigidly in exercising your discretion in the GPU action.

CEQA does not require that all alternatives be studied in the same depth as the "project" itself (here the "Referral Map"). The rule is to make sure that alternatives are discussed sufficiently to allow a reasoned choice by the decision-maker. The "No Project

Alternative" has been the General Plan, itself, over the past 30+ years, so we believe that your Board has full understanding of its potential impacts, both positive and negative.

5. Density Transfer Provisions Not Practical.

The GPU creates a proposal for density transfers with the goal of trying to compensate property owners who are losing density in the Update process. The proposal remains highly controversial even at this time.

One flaw which we see in this proposal is that the GPU documents fail to analyze the fact that many of the areas identified for higher densities lack sufficient infrastructure and facilities to accommodate such increases. One deficiency that comes to mind is sewer service. Areas such as Fallbrook and Ramona, for example, lack adequate sewer capacity for this proposed density. Fallbrook's issues lie in the capacity problems at the Oceanside treatment plant; Ramona's issues result from capacity and spray field limitations in its own treatment plant.

We are aware that many of the more urban unincorporated communities oppose the higher densities proposed which also raises future problems when projects are proposed to implement the increased densities.

6. Fire Services Issues.

Reduction in residential densities in rural areas has significant impacts on rural fire services, which, in turn, creates serious safety impacts not analyzed in the GPU documents. Fire districts rely in large measure on property taxes to pay their operation and maintenance costs. Density reduction will almost certainly result in property tax reduction on affected properties. It is entirely foreseeable that such fire districts would have to reduce services.

CONCLUSION

Based on all of the foregoing, we urge your Board to take the actions recommended above.

Respectfully submitted,

William J. Schwartz, Jr.

WJS:par:mam
cc: Each Member, Board of Supervisors
Capstone Advisors

PROPERTY SPECIFIC REQUEST

PP32

Property Specific Request: Change land use designation from SR10 to General Commercial (1.23 acre)	
Requested by: Mark Thompson	
Community Recommendation	GC
Opposition Expected[1]	No
Spot Designation/Zone	Yes
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:
Sherrill A. Schoepe Revocable Trust

Size:
5.0 acres
2 parcels

Location/Description:
Accessed via SR-76, approximately 1/3-mile west of the Pauma-Yuima Indian Reservation; Outside County Water Authority boundary

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

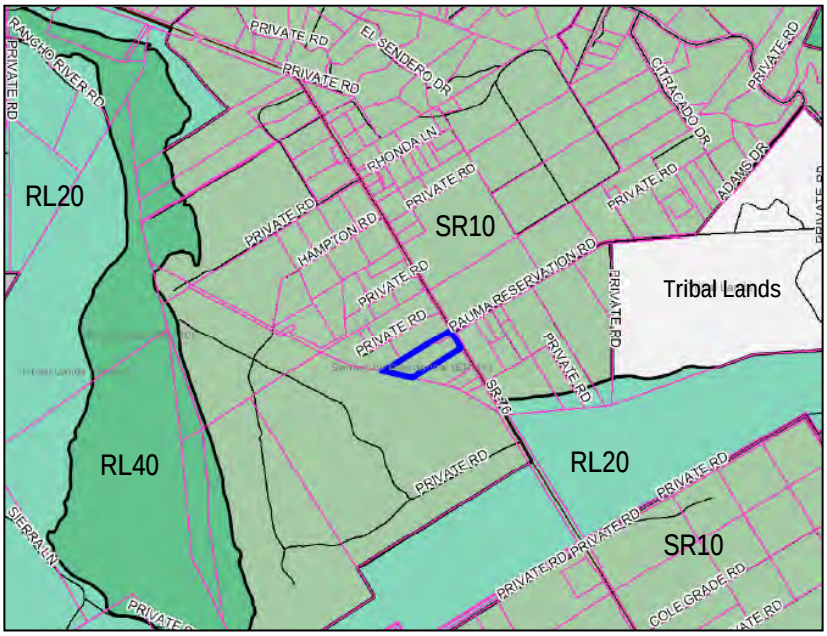
- ○ Steep slope (greater than 25%)
- ○ Floodplain
- ○ Wetlands
- ● Habitat Value
- ● Agricultural Lands
- ◒ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	Gen. Comm.
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20

Zoning
Existing — C36 A70, 2-acre minimum lot size
Proposed — A70, 2-acre minimum lot size

Aerial



PC/Staff Recommendation

Discussion

The subject property consists of two parcels where the smaller is currently designated General Commercial under the existing General Plan (see graphic on next page). This is a spot designation in a prime agricultural area of the county. Currently this parcel is developed with a taco shop fronting on State Route 76. The southwest property boundary borders a tributary to the San Luis Rey River. Surrounding properties fronting on SR-76 are of similar size and support agriculture but do not have any commercial zoning or uses. The representative's request would cause a spot designation. The PC/Staff Recommendation would make the taco shop Legally-Non-Conforming, which would allow it to continue to operate; however, would restrict its ability to expand.

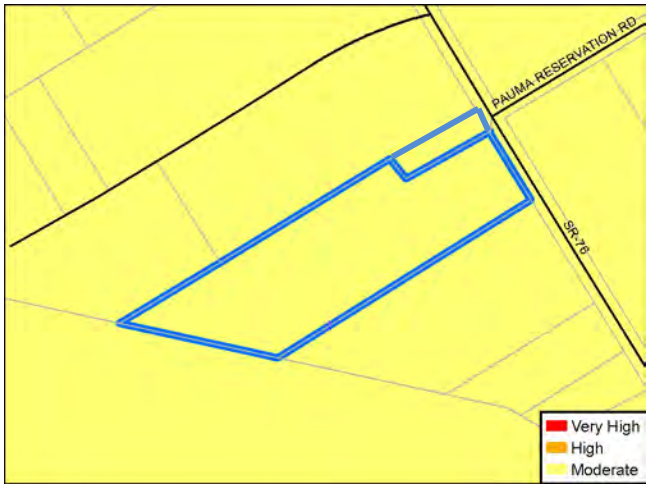
PROPERTY SPECIFIC REQUEST

PP32 (cont.)

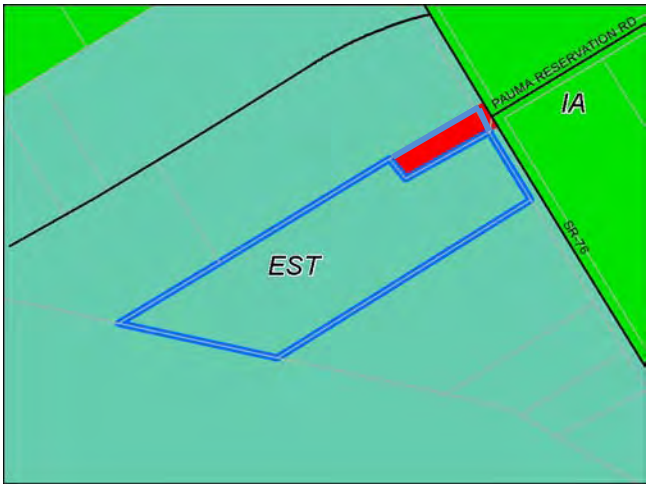
Habitat Evaluation Model

Prime Agricultural Lands

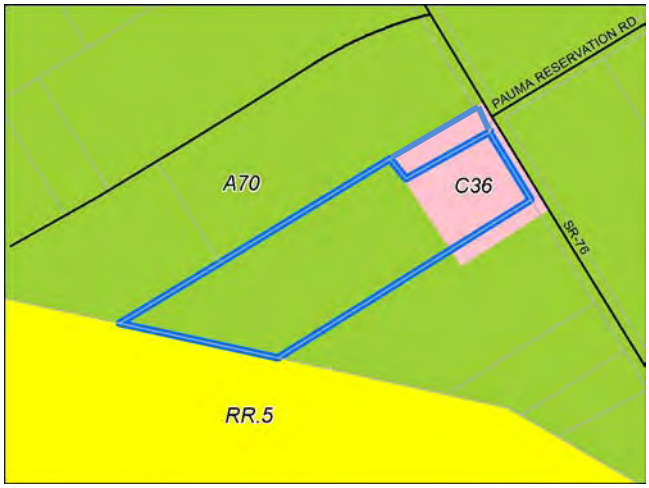
Farmlands of Local Importance



Fire Hazard Severity Zones



Existing General Plan



Existing Zoning

PROPERTY SPECIFIC REQUEST

PP33

Property Specific Request: Change land use designation from RL20 to SR4	
Requested by: Claire Plotner	
Community Recommendation	SR10
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:
Claire Plotner

Size:
79.5 acres
4 parcels

Location/Description:
No known road access, 2.8 miles east of SR76. Property is primarily surrounded by Pala Indian Reservation;
Inside County Water Authority boundary

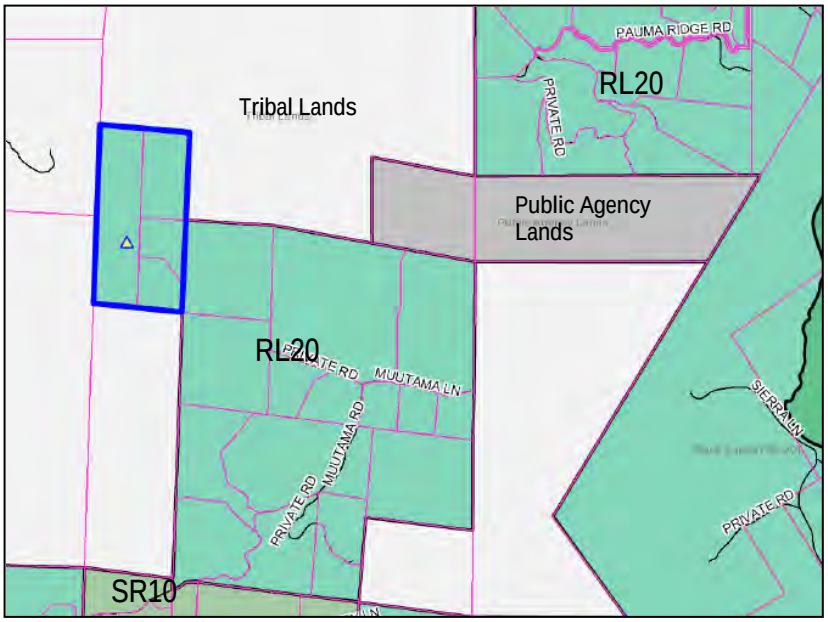
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ◒ 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, 8-acre minimum lot size	
Proposed — Same as existing	

Aerial

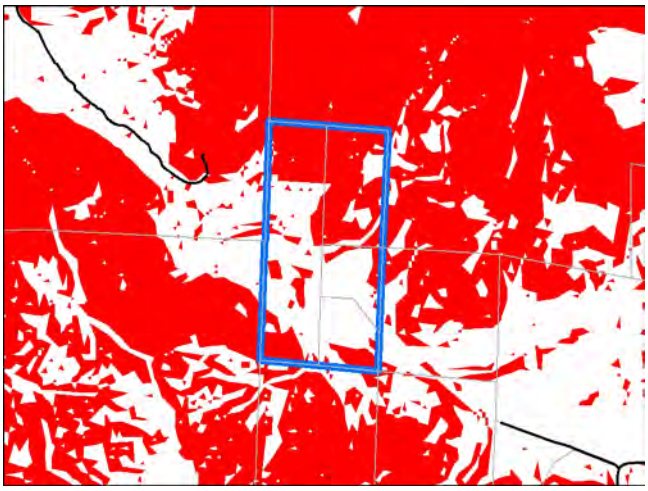


PC/Staff Recommendation

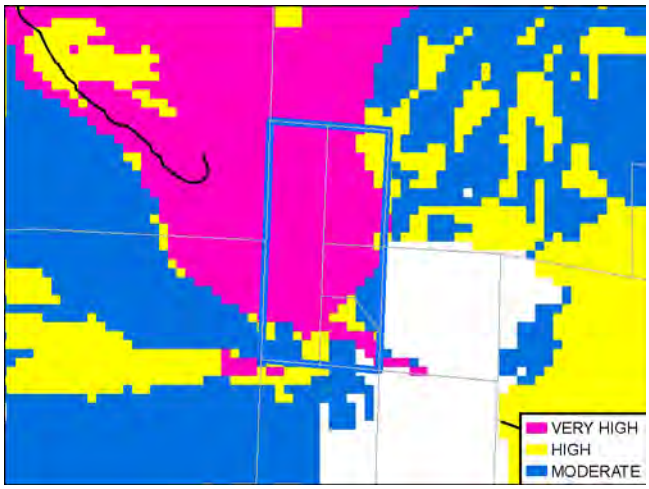
Discussion

The site is mostly undeveloped and surrounded by undeveloped Tribal Lands to the north, east, and south. Agricultural uses occur just to the west-southwest of the property. A creek supporting oak woodland crosses the southern part of the property in an east-west direction. The property owner's request would cause a spot designation unless the designations for parcels to the west are also changed. Increasing density in this remote area would not be supported by Guiding Principle #9 and an isolated pocket of Semi-Rural density, surrounded by Tribal and Rural Lands would not support the Community Development Model.

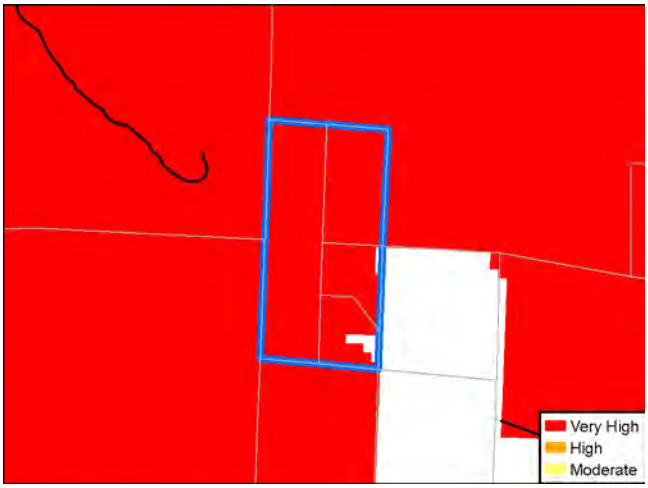
PP33 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

PP34

Property Specific Request: Change land use designation from RL40 to SR4	
Requested by: Pratuang Vetayases	
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

Notes:
1- Based on staff's experience

Property Description

Property Owner:
Pratuang Vetayases

Size:
36.64 acres
1 parcel

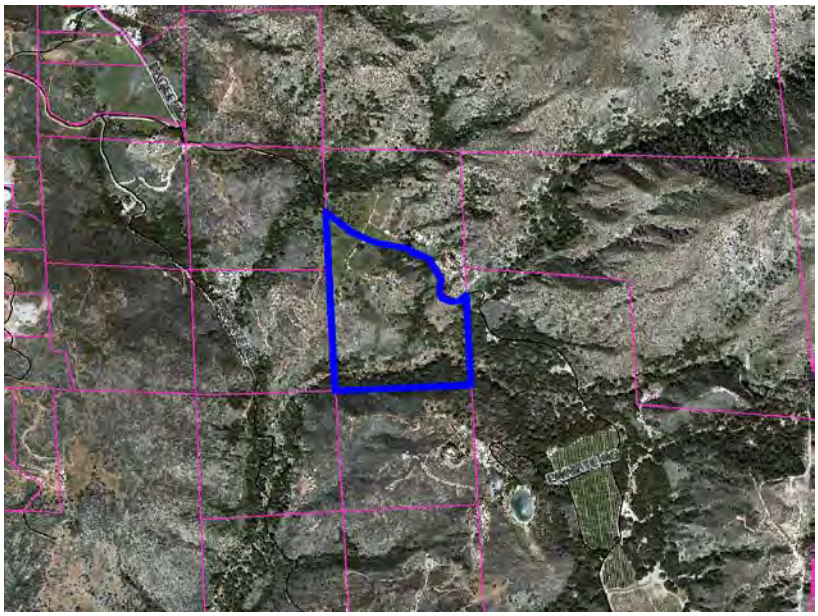
Location/Description:
Adjacent to the South of Magee Road
Outside CWA boundary

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

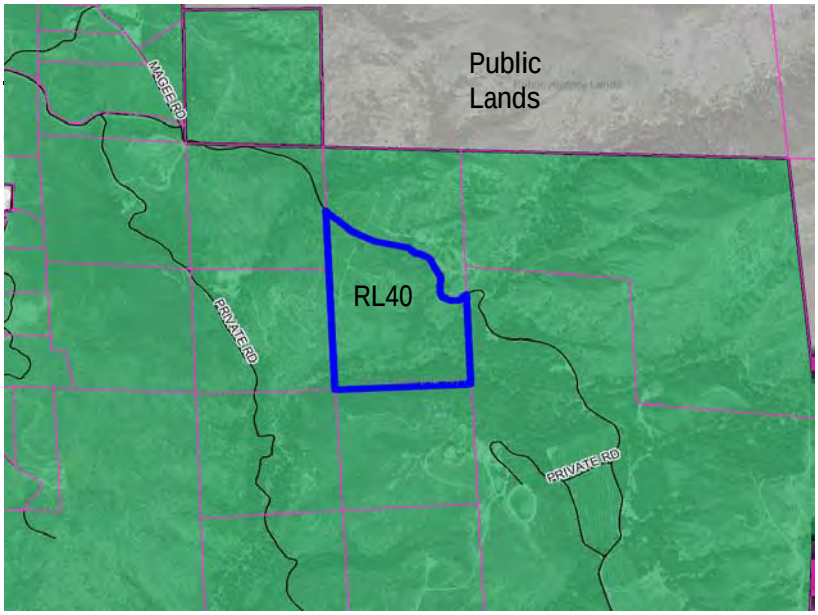
- ● Steep slope (greater than 25%)
- ○ Floodplain
- ○ Wetlands
- ● Habitat Value
- ○ Agricultural Lands
- ● Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 40 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Existing — A70, 40-acre minimum lot size	
Proposed — A70, 8-acre minimum lot size	



Aerial



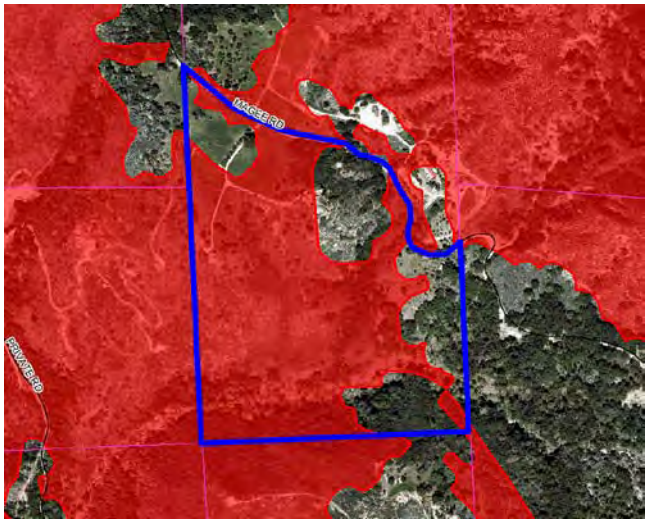
PC/Staff Recommendation

Discussion

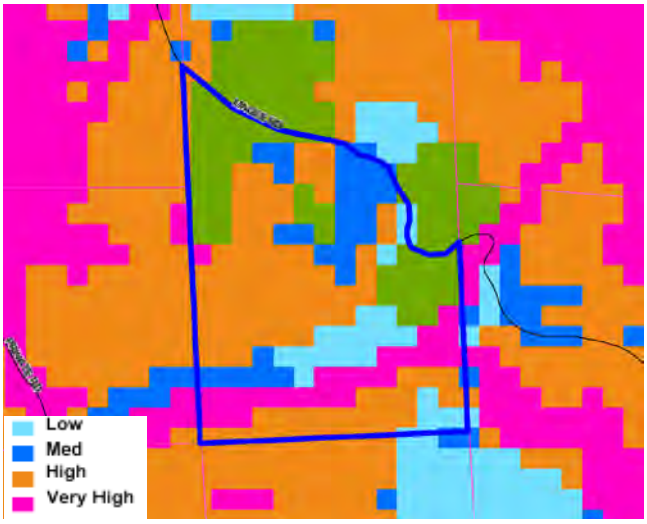
This property request is for a land use designation change from RL40 to SR4, in a rural and constrained area. The property can not subdivide at the density applied in the existing General Plan, 1 dwelling unit per 40 acres, and an increase in density to SR4 would be a spot zone that would result in additional units. This would result in a required recirculation in the EIR, as well as revisions to Guiding Principles 2 and 9.

PROPERTY SPECIFIC REQUEST

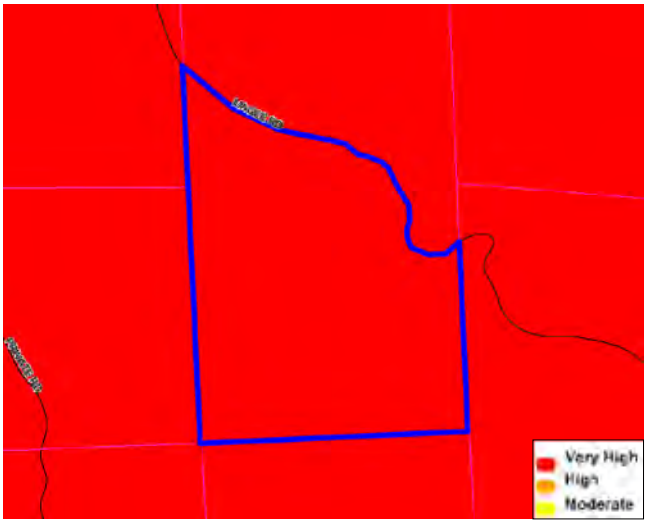
PP35 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone