



































**Property Specific Requests Index**

Additional information is available at the County's Department of Planning and Land Use Project Processing Center  
 at <http://www.sandag.com/planupdate/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>
-  Neighborhood Commercial<sup>3</sup>
-  General Commercial<sup>3</sup>
-  Rural Commercial<sup>3</sup>
-  Limited Impact Industrial<sup>3</sup>
-  Medium Impact Industrial<sup>3</sup>
-  High Impact Industrial<sup>3</sup>
-  Village Core Mixed Use
-  Public/Semi-Public Facilities<sup>3</sup>
-  Public/Semi-Public Lands (Solid Waste Facility)
-  Public Agency Lands
-  Tribal Lands
-  Open Space (Recreation)
-  Open Space (Conservation)
-  Forest Conservation Initiative Overlay
-  Rainbow 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

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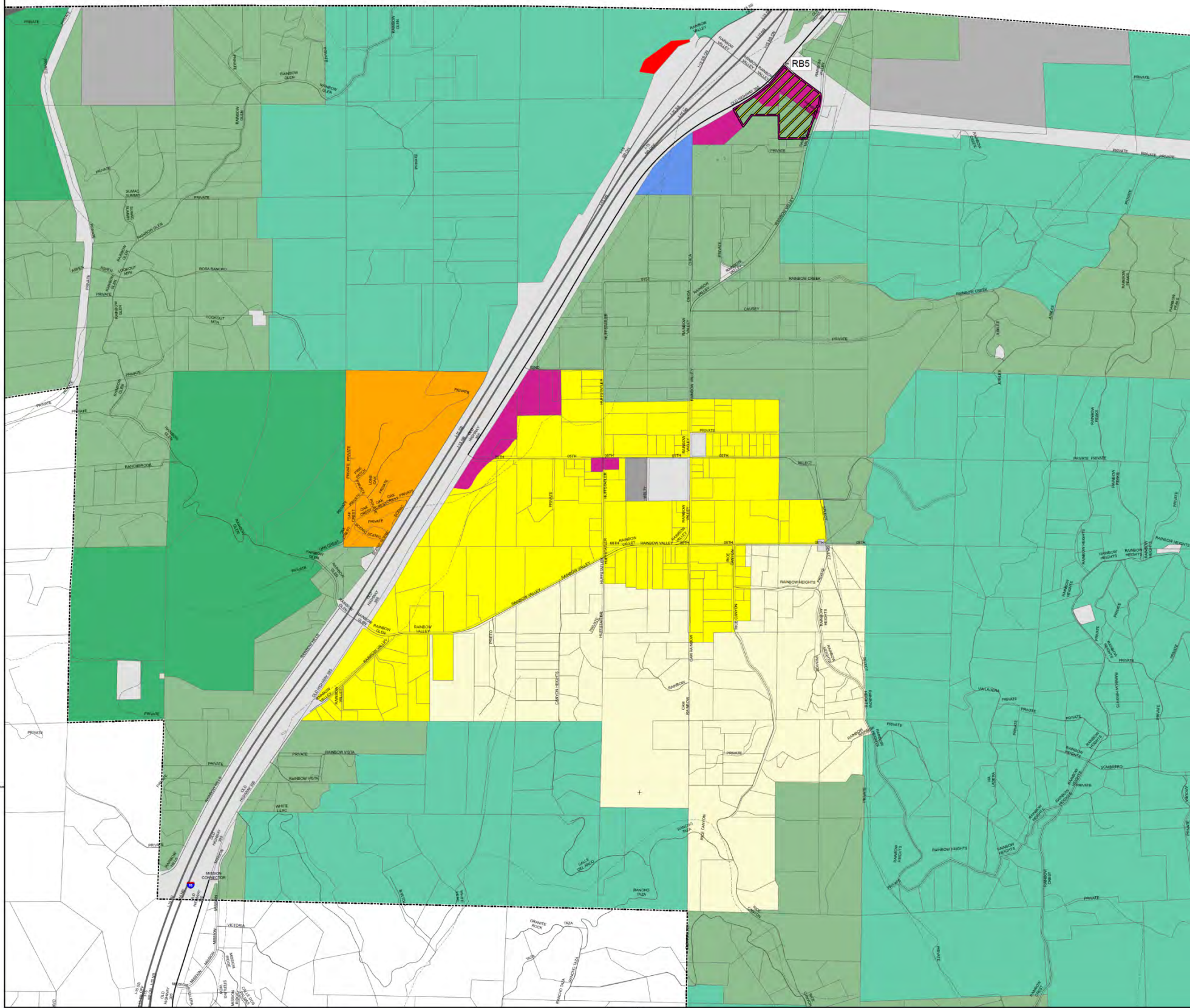
Source: County of San Diego, SANDAG  
 File reference: S:\land\_use\gis\map\lucmap\alternatives\planupdate\map\_3000\_0101.mxd



Printed: January 26, 2011



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# PROPERTY SPECIFIC REQUEST

## RB5 [2005 Commercial/Industrial Referral #2]

### Property Specific Request:

Change land use designation from SR10/Rural Commercial to General Commercial

Requested by: None (2005 Referral)

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

**Note:**

1- Based on staff's experience

### Property Description

Property Owner:

Pacific West Coast Development LLC

Size:

16.0 acres

5 parcels

Location/Description:

On the north and south sides of Rainbow Valley Boulevard West, in between Rainbow Valley Boulevard and North Old Highway 395; approx. 1,000 feet south of the Riverside County Line; 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*

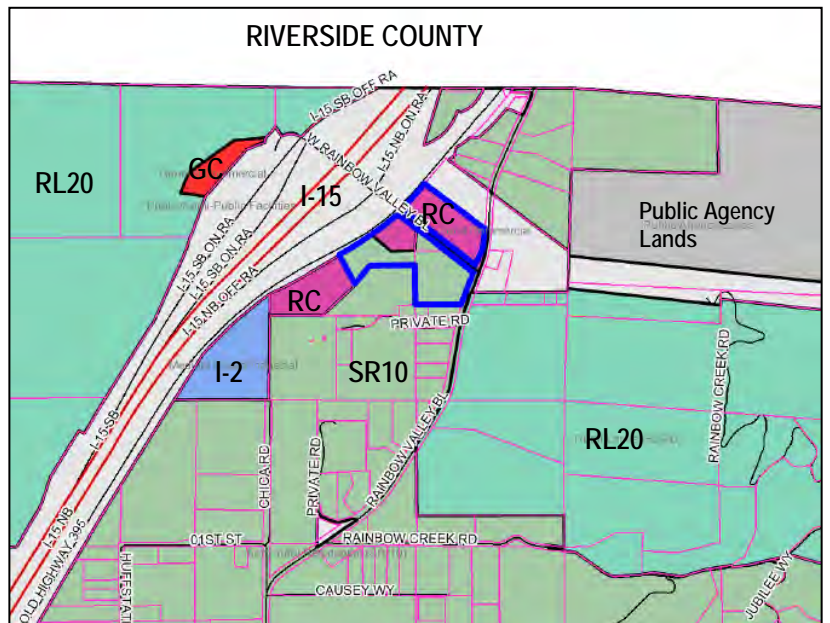
Scenario	Designation
Existing General Plan	GC
PC / Staff Recommendation	RC/SR10
Referral	GC
Hybrid	RC/SR10
Draft Land Use	
Environmentally Superior	

*Zoning*

Existing — C44 (6.1 acres); A70, 2-acre minimum lot size
Proposed — C44 (7.5 acres); A70, 2-acre minimum lot size



Aerial



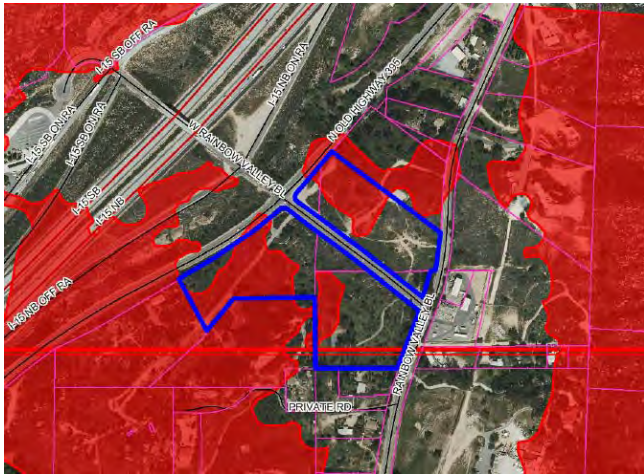
PC/Staff Recommendation

### Discussion

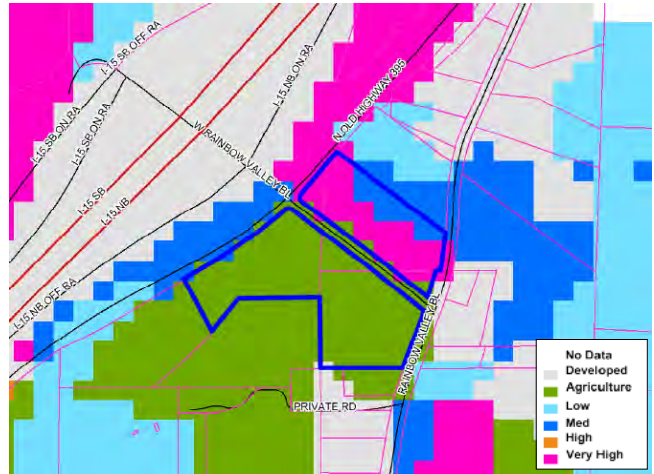
Subject property is a 2005 Commercial/Industrial Referral (#2) where the Board of Supervisors directed staff to apply a General Commercial designation to the Referral Map; however, this also required a four-lane classification for Old Highway 395. This property did not come up in testimony during the 2010 Board hearings. In 2005, the property owner requested a General Commercial designation for all of the property, rather than a split Commercial / Estate Residential designation under the existing General Plan. The PC/Staff Recommendation would apply a Rural Commercial designation only to the portion of the property currently designated General Commercial. This recommendation would not generate as much Average Daily Traffic; therefore, a two-lane classification for Old Highway 395 is appropriate. Also, a Rural Commercial designation is appropriate for the Rural Village of Rainbow.

# PROPERTY SPECIFIC REQUEST

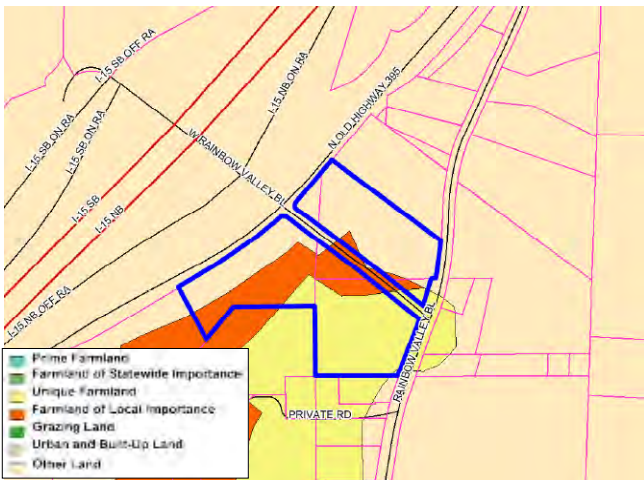
RB5



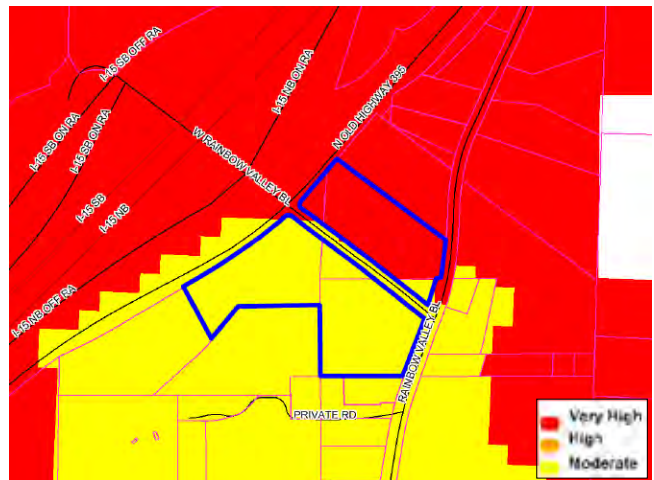
Steep Slope (Greater than 25%)



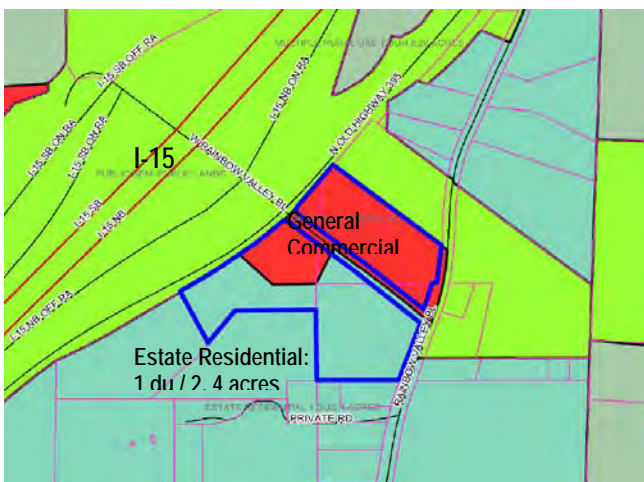
Habitat Evaluation Model



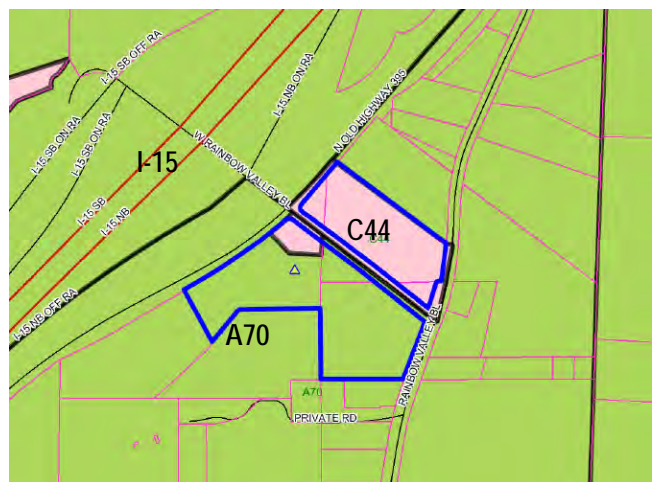
Agricultural Lands



Fire Hazard Severity Zones



Existing General Plan



Existing Zoning