

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandiegocounty.gov/development/landuse/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 Professional³
 - Neighborhood Commercial³
 - General Commercial³
 - Rural Commercial³
 - Limited Impact Industrial³
 - Medium Impact Industrial³
 - High Impact Industrial³
 - Village Core Mixed Use
 - Public/Semi-Public Facilities³
 - Public/Semi-Public Lands (Solid Waste Facility)
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)
 - Open Space (Conservation)
 - Forest Conservation Initiative Overlay
- San Dieguito 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

THIS MAP/DRAFT IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which is used for informational purposes only and is not intended for use in any legal proceeding. This product is provided as a service to the public and is not intended to be used for any other purpose. SANDAG and its employees shall not be held liable for any errors or omissions in this product, whether for negligence or in contract, without the prior, written permission of SANDAG and its employees.

Copyright SANDAG 2009. All Rights Reserved. Full text of this legal notice can be found at: http://www.sandag.org/legal_notice.htm

This is a draft map and should be distributed upon submission of subsequent versions.

Source: County of San Diego, SANDAG, SANDAG
 File reference: S:\land_use\update_map\working\alternatives\planning\com_m_2008_draft.mxd

Scale: 1" = 40' ACRES

Printed: January 26, 2011

10660 730
1:12,500

PROPERTY SPECIFIC REQUEST

SD1 [2004 Referral #65]

Property Specific Request:

Change land use designation from SR10/RL20 to SR4

Requested by: None [2004 Referral]

Community Recommendation	SR10/RL20 ²
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
- 2- Same as Draft Land Use Map

Property Description

Property Owner:

Anderson Harmony Grove Investment LLC

Size:

46.5 acres
1 parcel

Location/Description:

Property is split by Harmony Grove Road and is southwest of the Harmony Grove Village SPA; 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

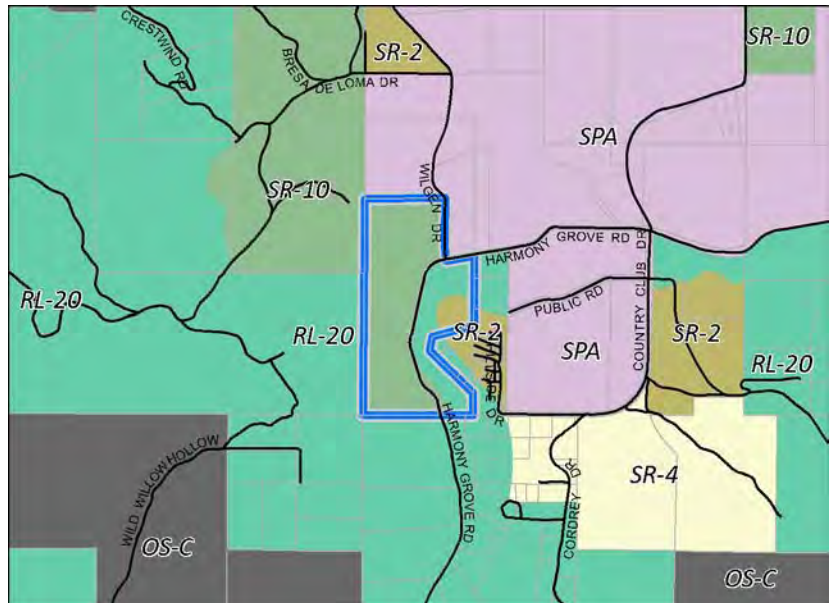
Scenario	Designation
Existing General Plan	(24) 1 du/4,8,20 ac (18) 1 du/4,8,20 ac
PC / Staff Rec.	SR10 / RL20
Referral	SR2/SR4
Hybrid	SR2
Draft Land Use	SR10
Environmentally Superior	RL20

Zoning

Existing — A70, 4 & 8 acre minimum lot size
Proposed — A70, 2 & 8 acre minimum lot size



Aerial



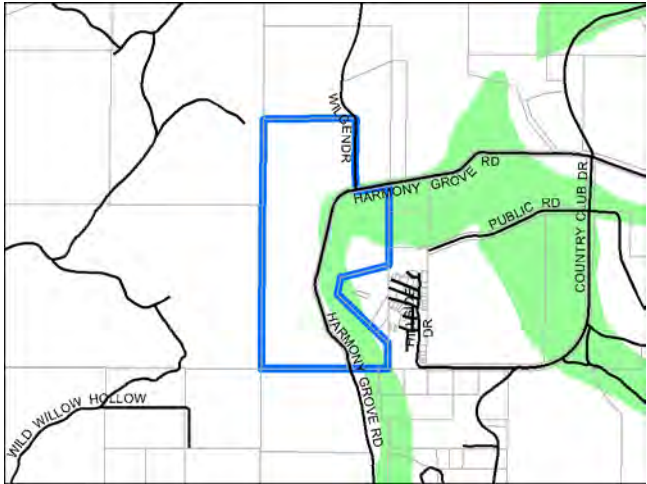
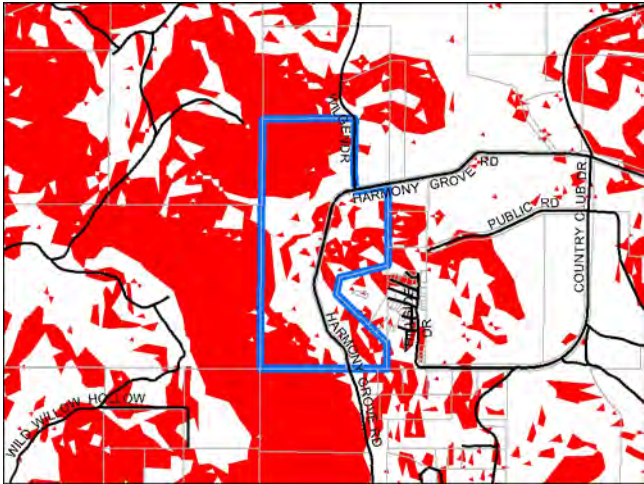
PC/Staff Recommendation

Discussion

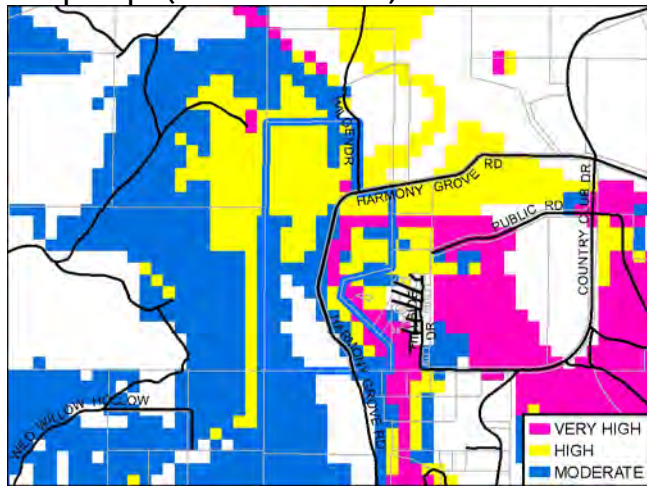
This request is a 2004 Residential Referral where the property owner's request for SR4 was applied to the Referral Map at the direction of the Board of Supervisors. This property did not come up in testimony during the 2010 Board hearings. The Referral Map designates a majority of this property as Semi-Rural 4, in addition to the approximately 2 acres that are Semi-Rural 2 on all of the Alternatives. The property that is designated lower densities is almost entirely constrained by steep slopes, floodplain, and wetlands. The PC / Staff Recommendation recognizes the slope, floodplain, and wetlands constraints and applies SR10 and RL20 designations.

PROPERTY SPECIFIC REQUEST

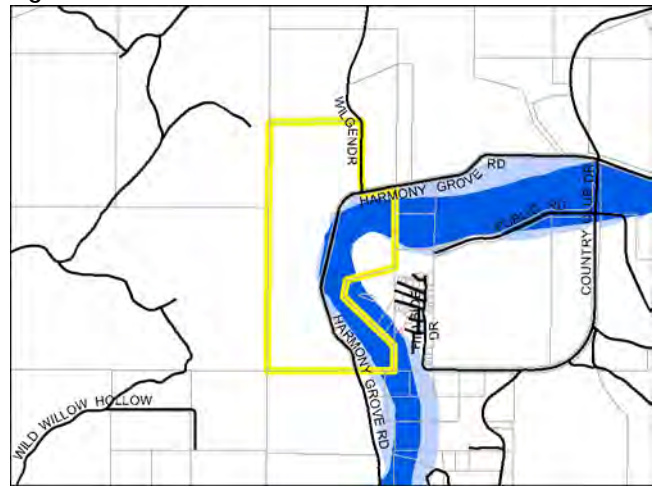
SD1 (cont.)



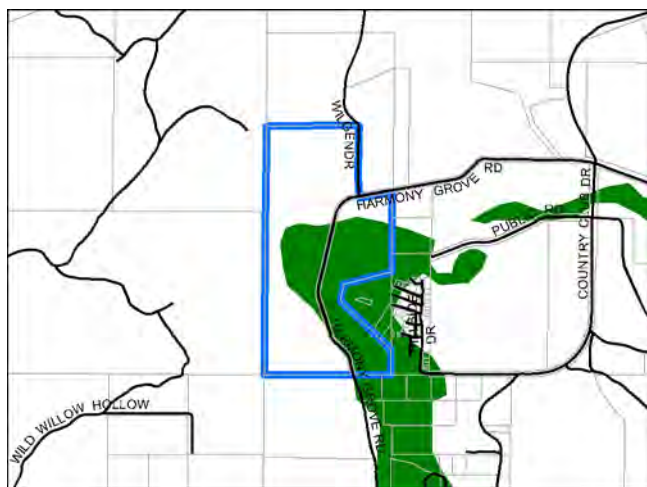
Steep Slope (Greater than 25%)



Agricultural Lands

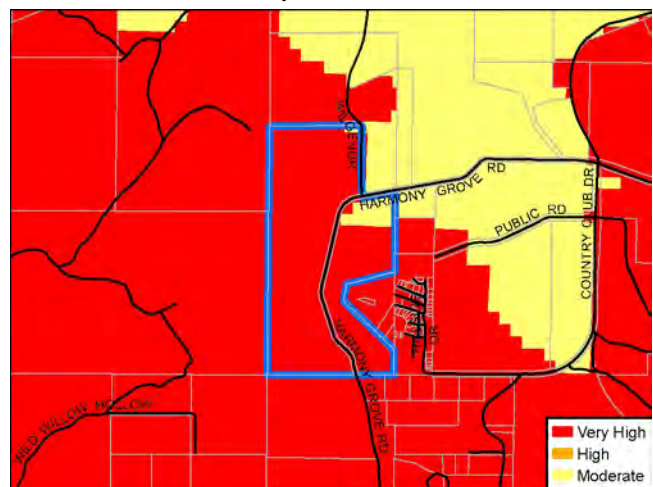


Habitat Evaluation Model



Wetlands

FEMA 100-Year Floodplain



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD2 [Referral #61]

Property Specific Request:

Change the land use designation from SR4 to SR2

Requested by: Eric Anderson

Community Recommendation	Unknown
Opposition Expected ¹	Unknown
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:

Albert H Anderson Trust

Size:

19.6 acres
1 parcel

Location/Description:

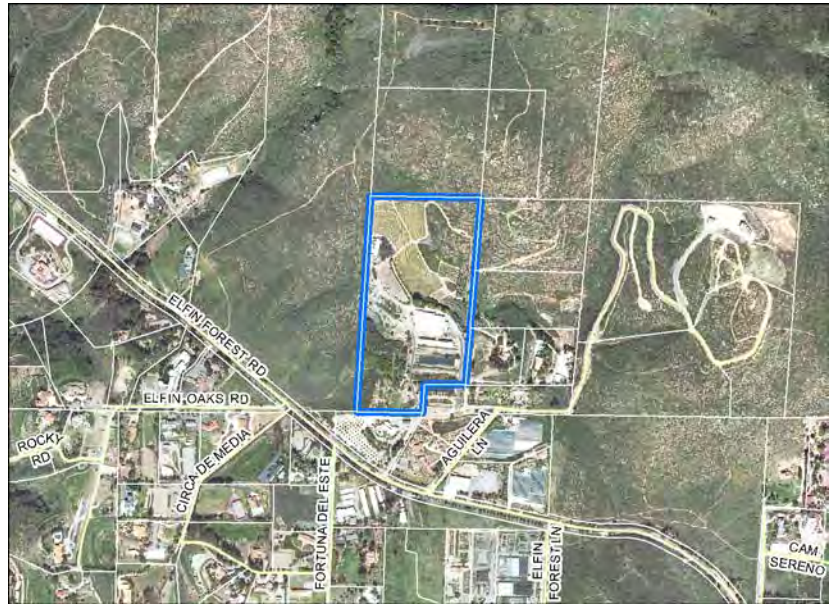
Property is in Elfin Forest, North of Elfin Forest Road and West of recently acquired Sage Hill Preserve;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

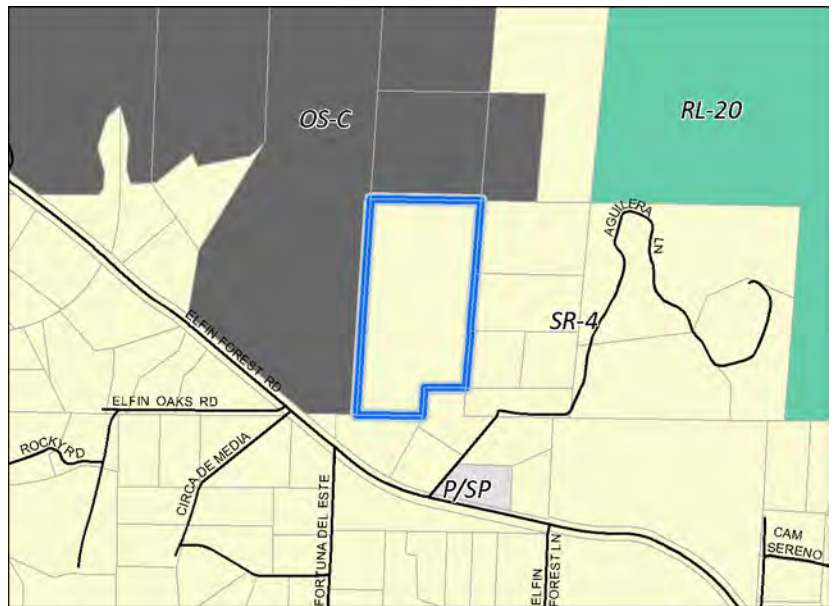
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — RR, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

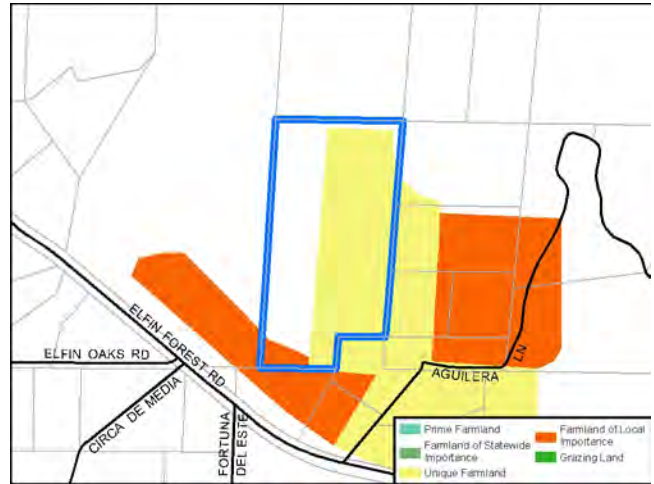
The pipelined TM5278 is currently processing on this parcel, which was originally a 2004 Residential Referral; however, was not mapped correctly at the time on the Referral Map. Therefore this density was not evaluated in any of the EIR alternatives. The Referral Map had SR2 designations applied to adjacent properties that have since been purchased by the County of San Diego as open space and designated as Open Space – Conservation on the PC/Staff Recommendation. However, recirculation of the EIR would most likely be required to accommodate the property owner's request. Also, the request would result in a spot designation that could not be easily resolved unless the density for a very large area was also increased.

PROPERTY SPECIFIC REQUEST

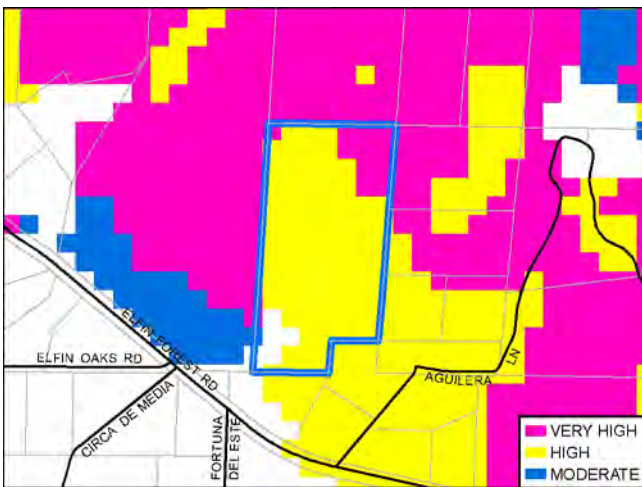
SD2 (cont.)



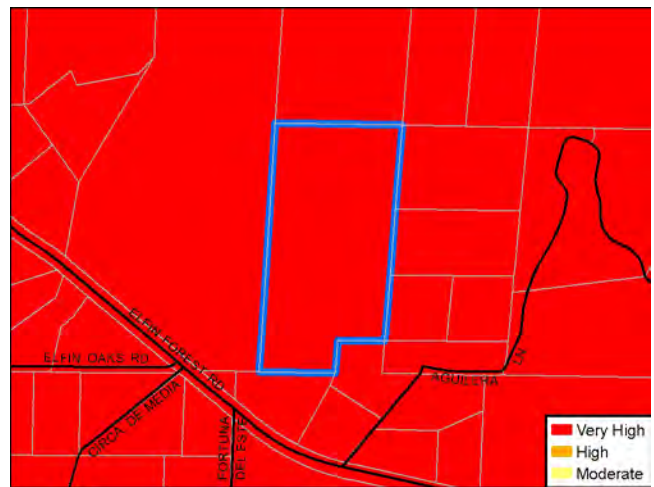
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD3 [Referral #56]

Property Specific Request:

Change Land Use Designation from SR4 to SR2

Requested by: None [2004 Referral]

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

Note:

1- Based on staff's experience

Property Description

Property Owner:

Schroeder Revocable Trust, Mora Enterprises, McCaw Family Trust, & Pickard Trust

Size:

13.7 acres
4 parcels

Location/Description:

Adjacent to the north of Elfin Forest Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

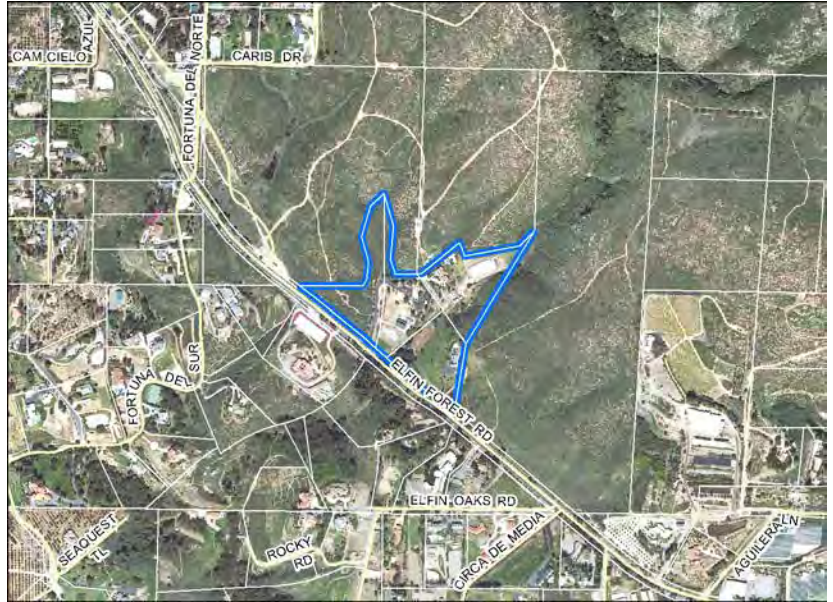
Land Use

General Plan

Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC / Staff Recommendation	SR4
Referral	SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	

Zoning

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



Aerial



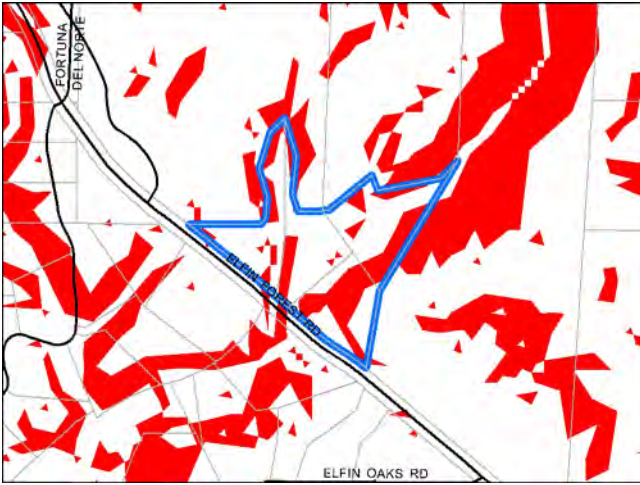
PC/Staff Recommendation

Discussion

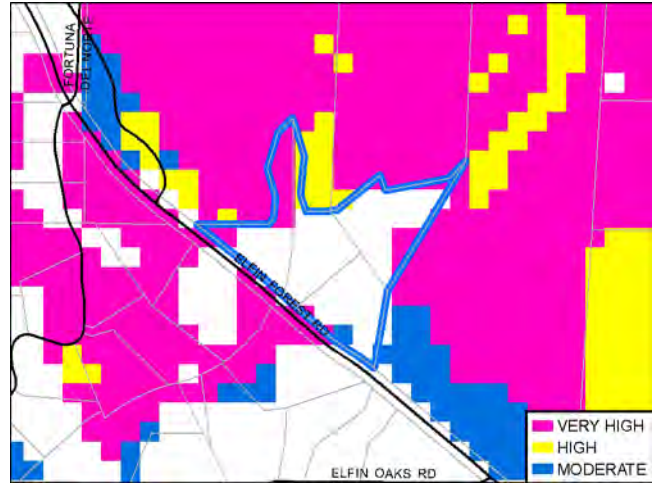
This is a 2004 Residential Referral that was originally 235 acres; however, much of it has since been purchased by the County of San Diego as open space and designated as Open Space – Conservation. The remaining piece of the Referral was a request to retain the existing General Plan density of one dwelling unit per two acres. This property did not come up in testimony during the 2010 Board hearings. The remaining parcels, which range from two to four acres in size, would not be able to subdivide further under the existing General Plan or the Draft General Plan designation of Semi-Rural 4 due to slope constraints. Therefore, it would be more appropriate to retain the SR4 designation and avoid a spot designation in this large area of SR4-designated lands.

PROPERTY SPECIFIC REQUEST

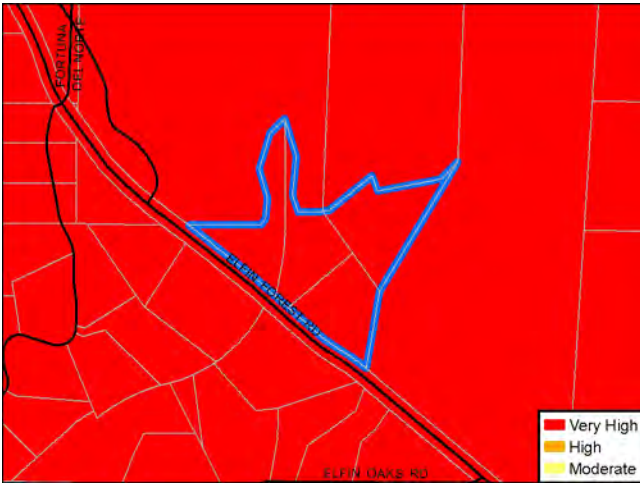
SD3 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD4 [#63 Burns]

Property Specific Request:

Change land use designation from RL20 to SR2

Requested by: None [2004 Referral]

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

Note:

1- Based on staff's experience

Property Description

Property Owner:

Papendiek Christine Trust and Shaun Cornell

Size:

12.04 acres
2 parcels

Location/Description:

0.15 miles north of Questhaven Road via Little Creek Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

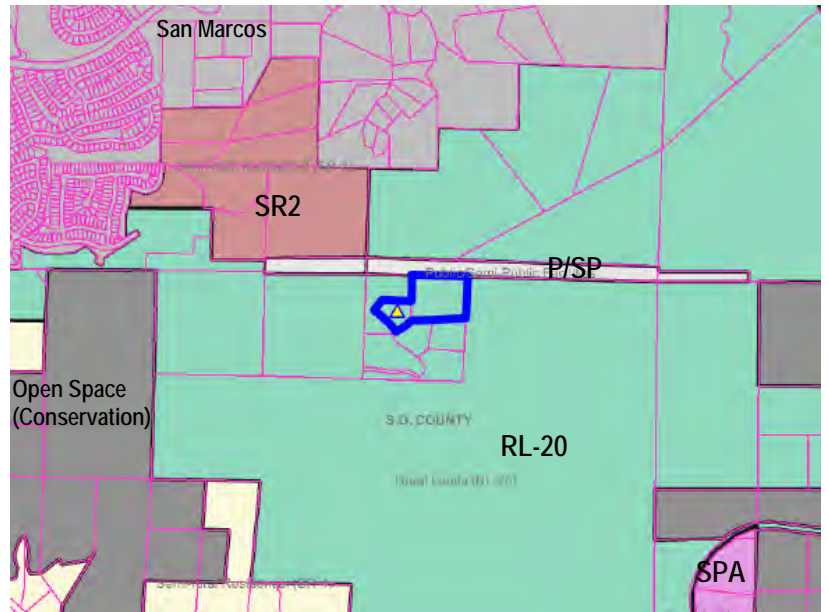
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/ 2, 4 ac
PC / Staff Recommendation	RL20
Referral	SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RR.5, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



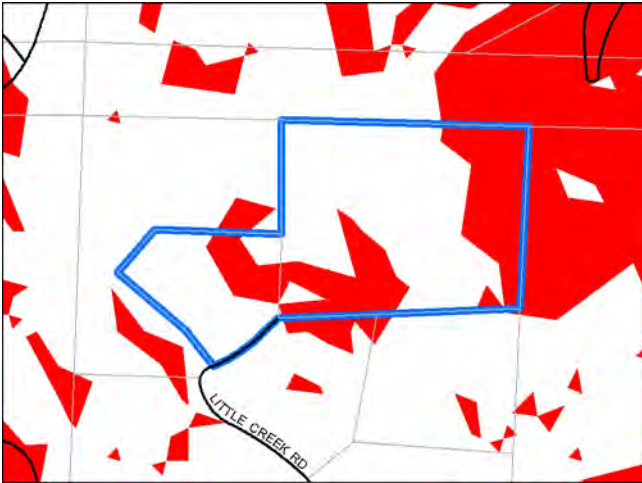
PC/Staff Recommendation

Discussion

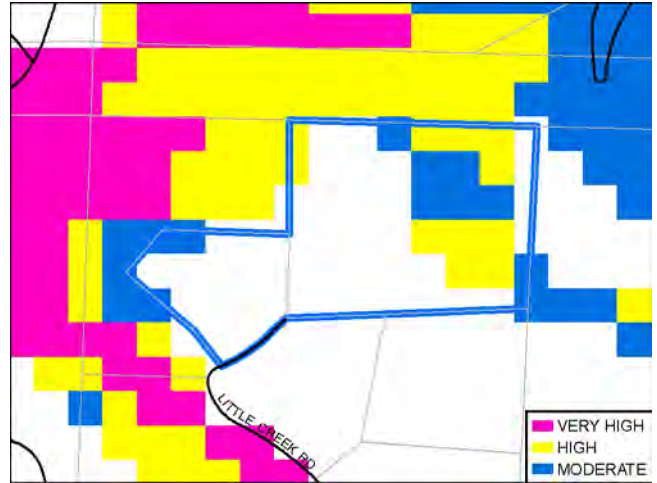
This property is a 2004 Residential Referral requested a SR2 density where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The request would be a spot designation in an area that contains large parcels and significant biological and slope constraints. To resolve the spot designation the SR2 designation would also have to be applied to an additional 70 acres. The application of a Semi-Rural density in the primarily rural area would not be supported by the Community Development Model.

PROPERTY SPECIFIC REQUEST

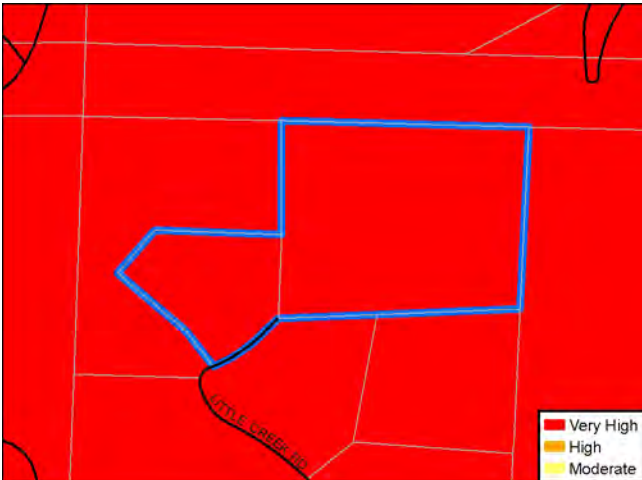
SD4 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD5-A

Property Specific Request:

Change land use designation from SR2 to RL20

Requested by: Endangered Habitats League¹

Community Recommendation	Unknown
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1- Endangered Habitat League letter dated November 8, 2010
- 2- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Perkins Virginia L

Size:

41 acres

1 parcel

Location/Description:

In the Olivenhain area, part of the Encinitas Sphere of Influence
 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

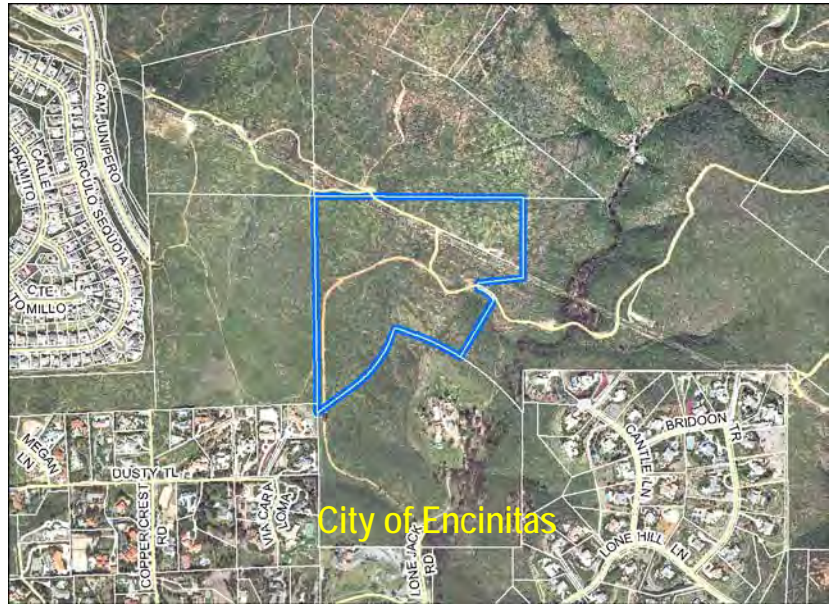
General Plan

Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR2
Referral	SR4
Hybrid	SR10
Draft Land Use	RL20
Environmentally Superior	

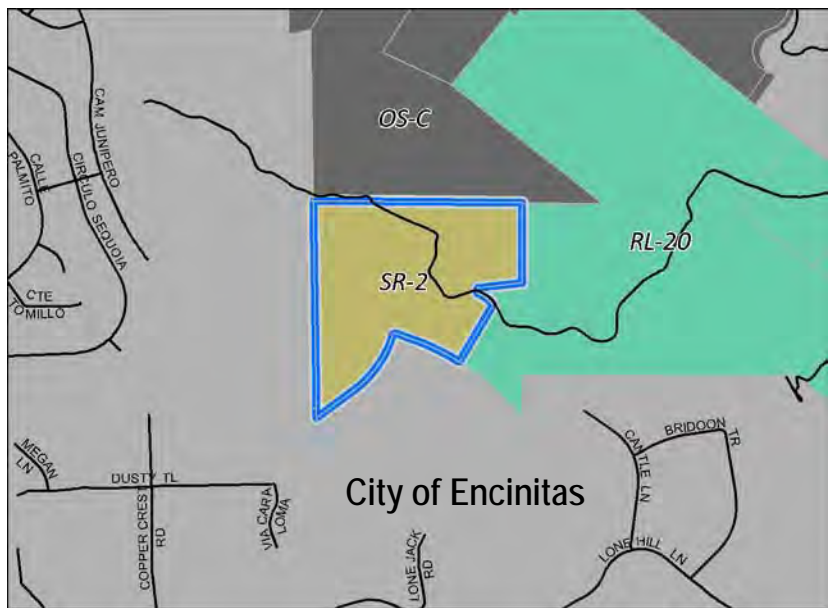
Zoning

Existing — RR.5, 2-acre minimum lot size

Proposed — Same as existing



Aerial



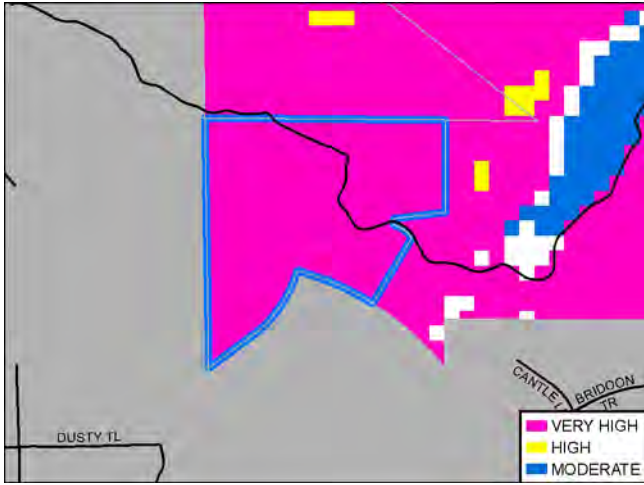
PC/Staff Recommendation

Discussion

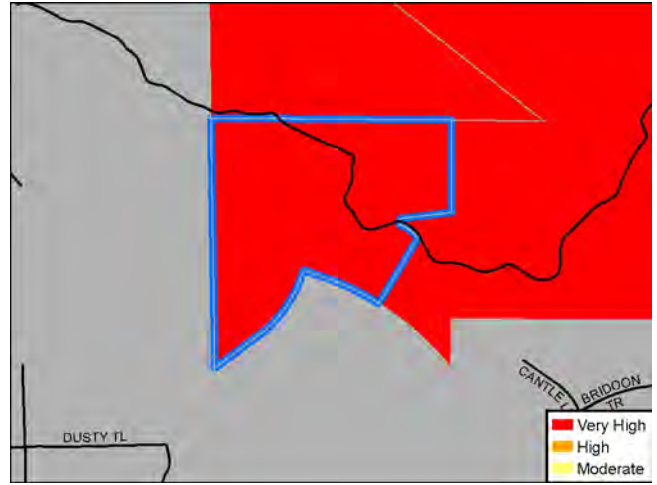
SD5-A is part of the larger SD5, a 2004 Residential Referral, where the Board of Supervisors directed staff to apply a SR4 designation to the Referral Map to be consistent with the Encinitas General Plan. Since that time, it has been clarified that the City of Encinitas has designated their area a density consistent with Semi-Rural 2. This property was recommended at Semi-Rural 2 by the Planning Commission on April 16, 2010, which is supported by the property owner, but is not supported by Endangered Habitats League. EHL is recommending a RL20 density because the property contains critical biological habitat and is within the Very High Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

SD5-A (cont.)



Habitat Evaluation Model



Fire Hazard Severity

PROPERTY SPECIFIC REQUEST

SD6 [2004 Referral #55]

Property Specific Request:

Change Land Use Designation from RL20/SR4 to SR2

Requested by: None [2004 Referral]

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

Note:

1- Based on staff's experience

Property Description

Property Owner:

Zags 1 LLC

Size:

79.67 acres

2 parcels

Location/Description:

North of Elfin Forest Road via Camino Cielo Azul;

Adjacent to City of San Marcos;

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

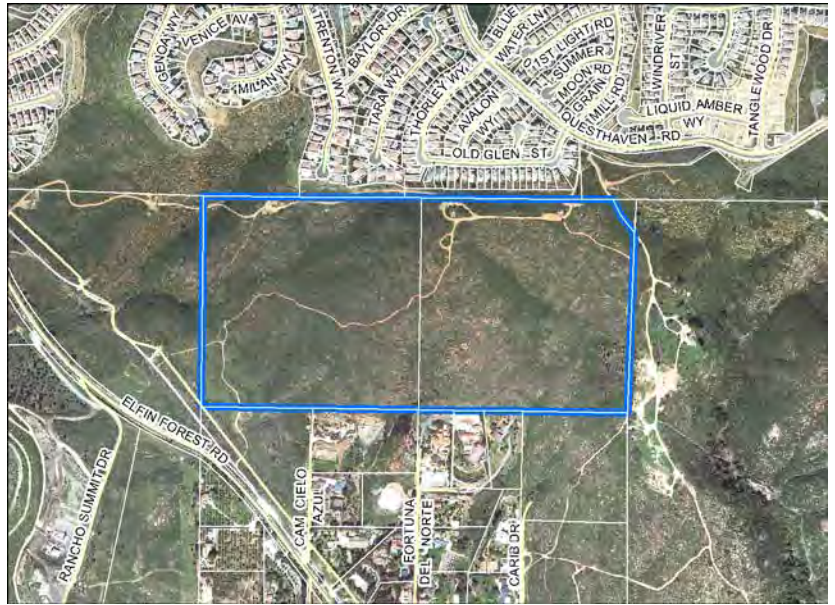
General Plan

Scenario	Designation
Existing General Plan	1 du/ 2, 4 ac
PC / Staff Recommendation	RL20/SR4
Referral	SR2
Hybrid	RL20/SR4
Draft Land Use	
Environmentally Superior	

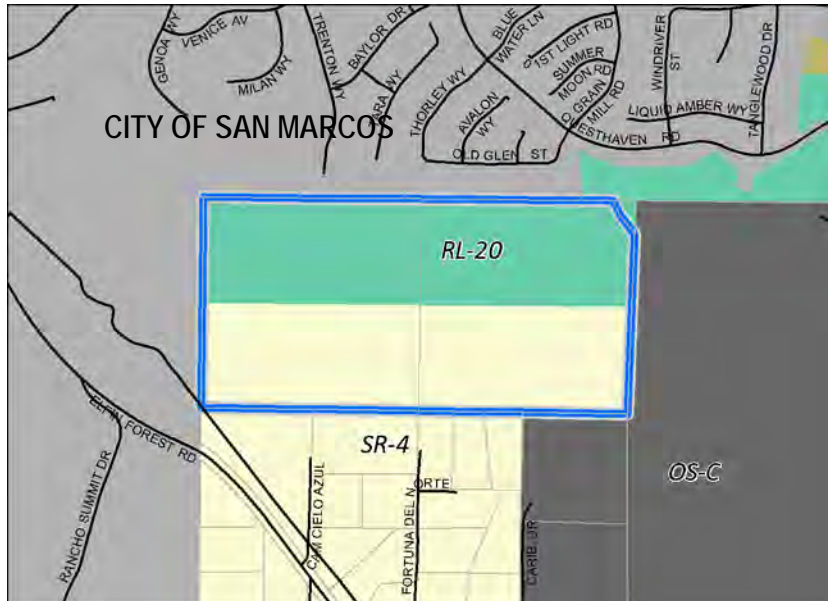
Zoning

Existing — RR.5, 2-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

Discussion

This property was a 2004 Residential Referral requesting a SR2 density and the Board of Supervisors directed staff to apply a SR2 designation to the referral Map; however, the PC / Staff Recommendation is for SR4 and RL20 designations. This property did not come up in testimony during the 2010 Board hearings.

The property has significant habitat value, is adjacent to dense development in the City of San Marcos and the Sage Hill Preserve, owned by the County of San Diego. The PC / Staff Recommendation designations provide a buffer from the denser development within the City of San Marcos, and allow for four-acre development, which would be comparable to the parcels to the south.

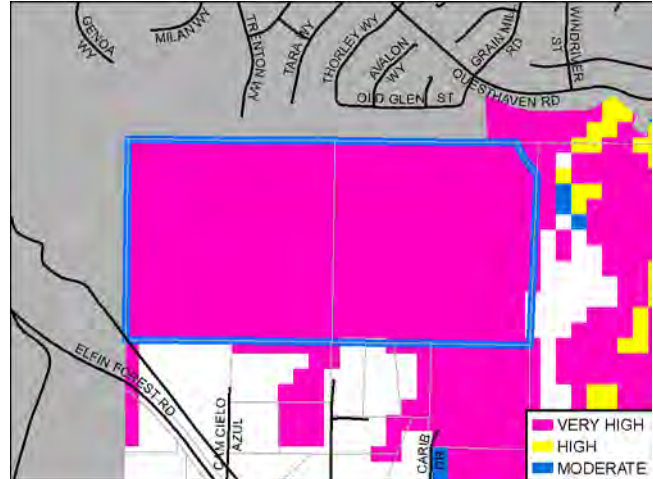
Continued on next page.

PROPERTY SPECIFIC REQUEST

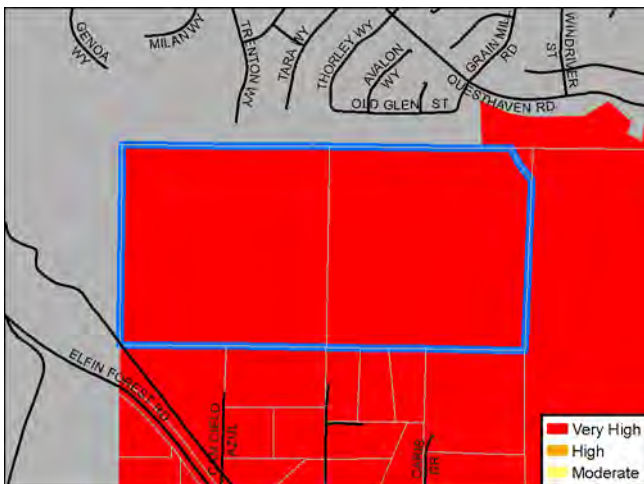
SD6 (cont.)



Step Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion

The site currently has TM 5261 Victoria Shangrila, submitted in August 1, 2001 that is proposing 35 units on one to two-acre lots. The current owners are not the same as the ones that initiated the project and requested the 2004 Referral; however the pipelined project would not be consistent with the General Plan Update as proposed.

The SR2 designation would not support the Community Development Model because this density would not provide any buffer between San Dieguito and the City of San Marcos.

PROPERTY SPECIFIC REQUEST

SD7 [2004 Referral #58 Trapp & #59 Grey]

Property Specific Request: Change Land Use Designation from SR2/SR4/RL20 to SR0.5	
Requested by: Randy Coopersmith & Ted Shaw	
Community Recommendation	SR2/SR4 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

Property Description

Property Owner:

T. H. Harmony Grove LLC

Size:

112 acres
4 parcels

Location/Description:

Located Southeast of Country Club Drive and the Harmony Grove Village Specific Plan;
Inside County Water Authority boundary

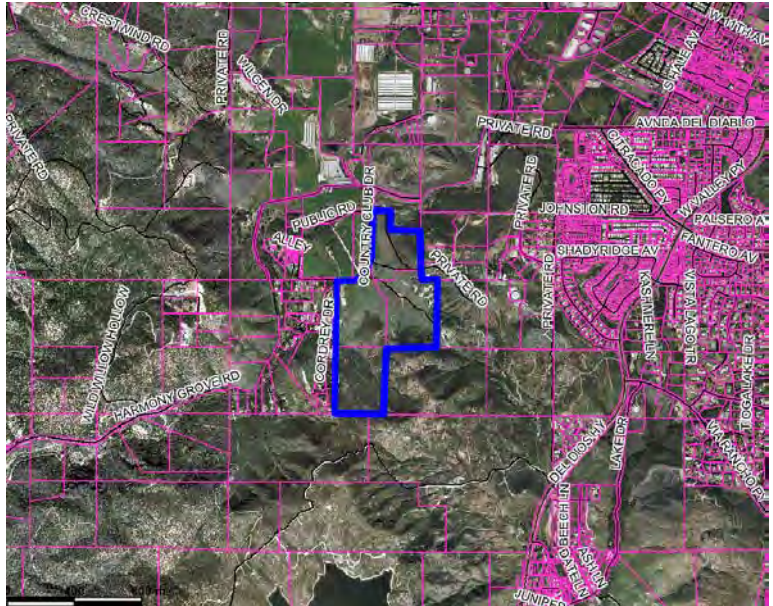
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

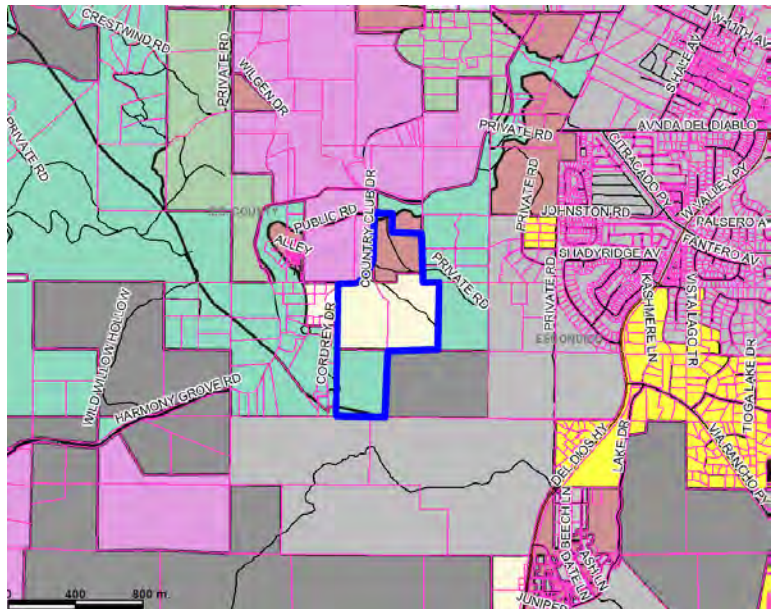
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	SR2/SR4/RL20
Referral	VR2/SR2
Hybrid	SR2/RL20
Draft Land Use	SR2/SR4/RL20
Environmentally Superior	
Zoning	
Existing — RR1, 1-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

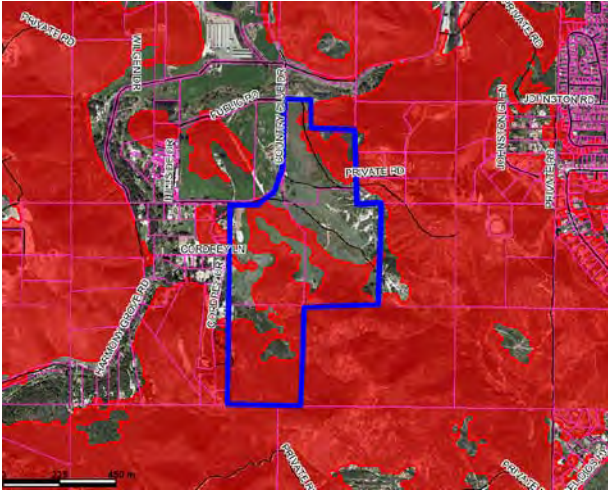
Discussion

This property was originally a 2004 Residential Referrals 58: Trapp and 59: Grey to apply the Village Residential 2 designation. The application of VR2 on the majority of the property would be a higher overall density than the surrounding parcels and not be appropriate considering the slope and habitat constraints on the site. The applicant has suggested a compromise position of Semi-Rural 0.5, which would be the same overall density, but would result in fewer units because of the slope restrictions.

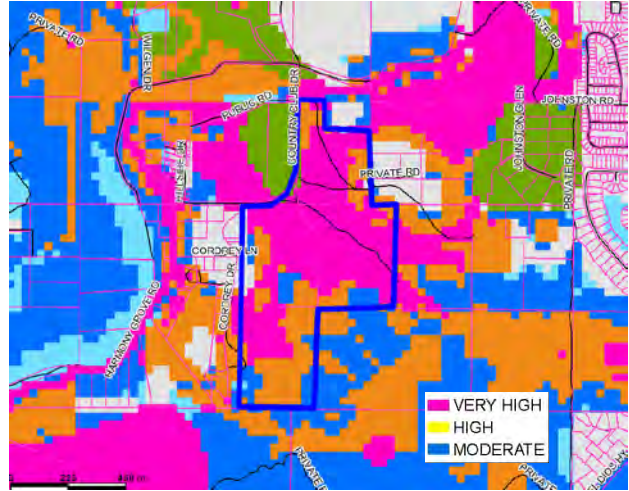
Additionally there was a PAA for the Harmony Grove Meadows was a General Plan Amendment and Specific Plan project that began processing with DPLU in May 2005. In November of 2009 the project was withdrawn by the applicant.

PROPERTY SPECIFIC REQUEST

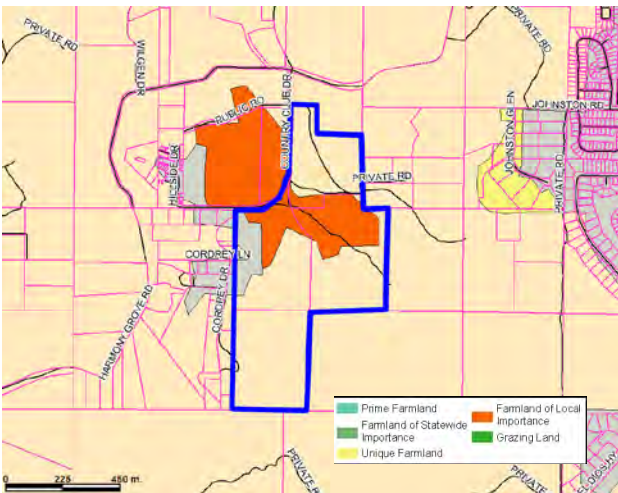
SD7 (cont.)



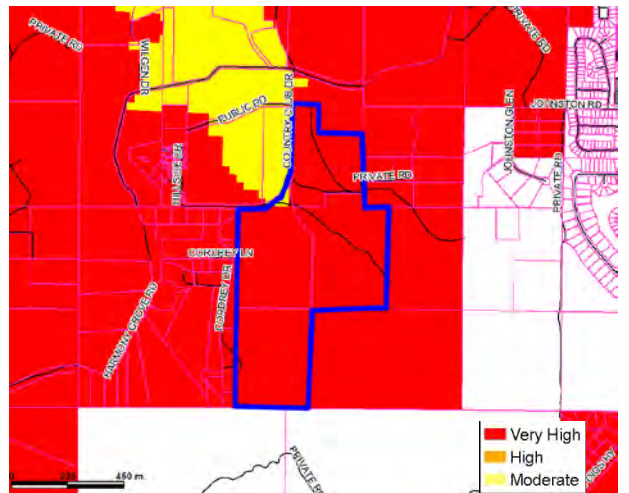
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Farmland



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD8 [62 Harlan Lowe]

Property Specific Request:

Change land use designation from RL20 to VR2/SR1/SR2/SR4/RL20 (Referral Map)

Requested by: Harlan Lowe

Community Recommendation	RL20
Opposition Expected ¹	Yes
Spot Designation/Zone	No ²
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1- Based on staff's experience

2- If development patterns in San Marcos are considered

Property Description

Property Owner:

Pfau Pfau & Pfau LLC

Size:

510.6 acres

8 parcels

Location/Description:

0.8 miles north of Harmony Grove Road via Wild Willow Hollow, adjacent to City of San Marcos;

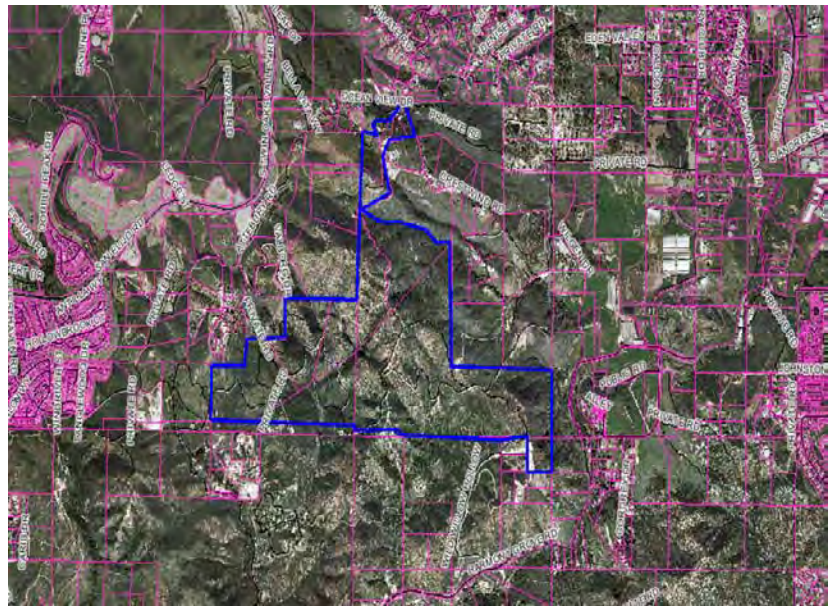
Inside County Water Authority boundary

Inside County Water Authority boundary

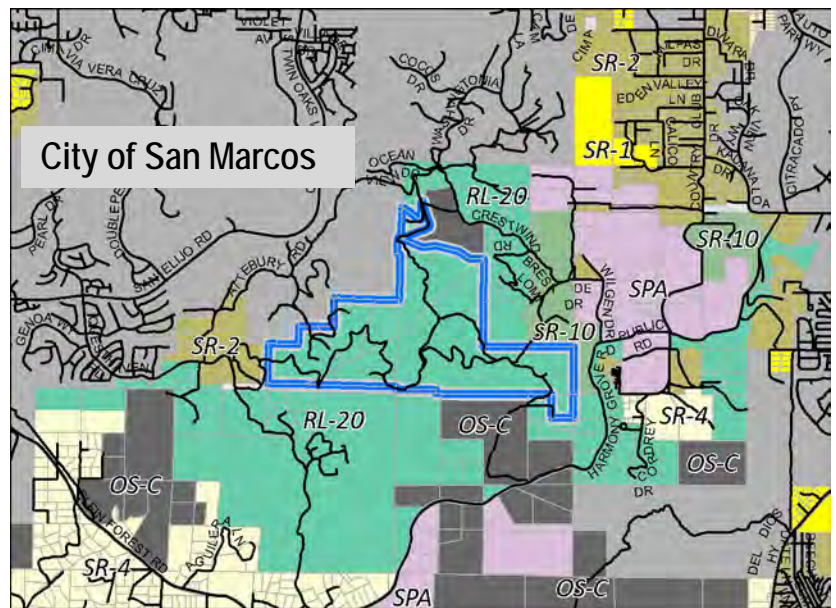
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

General Plan

Scenario	Designation
Existing General Plan	1 du/4,8, 20 ac
PC / Staff Recommendation	RL20
Referral	VR2/SR1/SR2/SR4/RL20
Hybrid	RL20
Draft Land Use	
Environmentally Superior	

Zoning

Existing — RR; 4/8-acre minimum lot size
Proposed — Same as existing

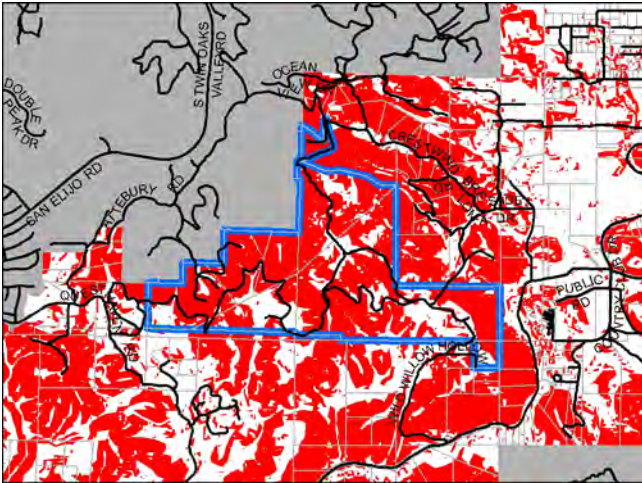
Discussion

This property was a 2004 Residential Referral where the property owner requested a SR2 designation; however, the Board of Supervisors directed staff to adequately consider northernmost boundary of the property abutting the urban density of San Elijo Hills. In response, the combined VR2, SR1, SR2, SR4, and RL20 designations were applied to the Referral Map, which now represents the property owner's request. The property is almost entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Development of Village and higher density Semi-Rural designations in this area would not support with the Guiding Principle #5 to ensure development accounts for physical constraints and the natural hazards of the land.

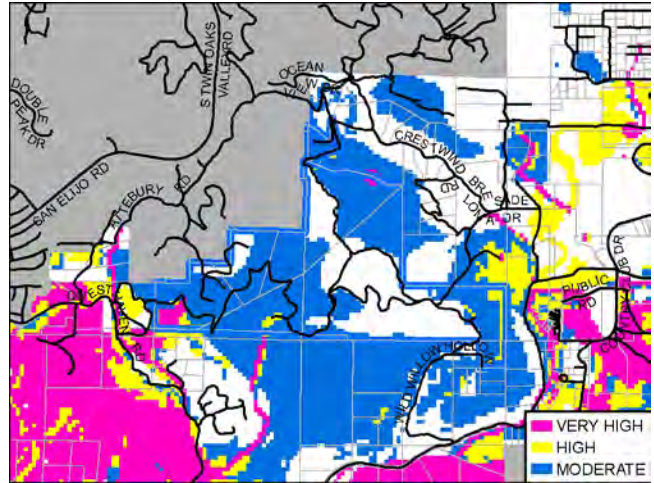
Continued on next page.

PROPERTY SPECIFIC REQUEST

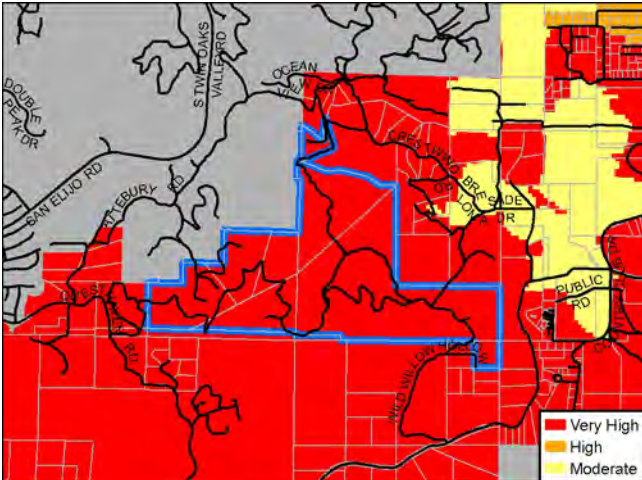
SD8 (cont.)



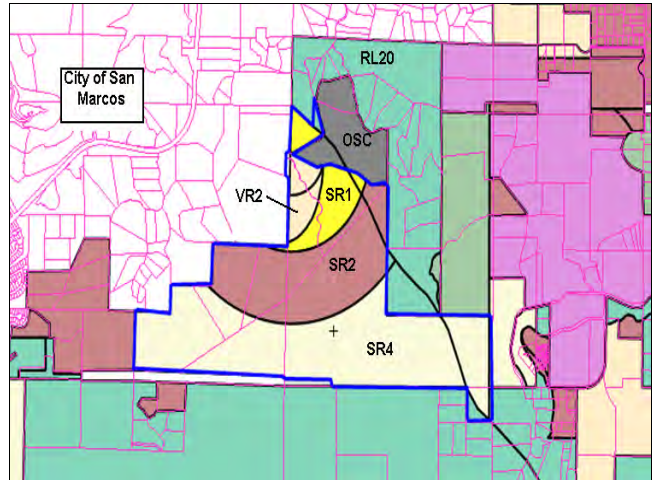
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



Referral Map (Same as Request)

Discussion (cont.)

Additionally, there was a Plan Amendment Authorization for this development, called University Heights, on August 20, 2003, which was subsequently withdrawn in March of 2004. The San Dieguito Community Planning Group and Elfin Forest Harmony Grove Town Council are opposed to this Referral.

PROPERTY SPECIFIC REQUEST

SD15

Property Specific Request:

Change Zoning from RR to C34: General Commercial/Residential, density "24" & Building Type "T"

Requested by: Gary Piro, Steve Bieri

Property Specific Request:

Change land use designation from SR1 to Limited Impact Industrial (I-1)

Requested by: City of San Marcos¹

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

Note:

1- City of San Marcos letter dated October 19, 2010

2 - Based on staff's experience

Property Description

Property Owner:

Rancho Santalina LLC

Size:

42.4 acres; 2 parcels

Location/Description:

Adjacent to San Elijo Road; Within San Marcos SOI; Inside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

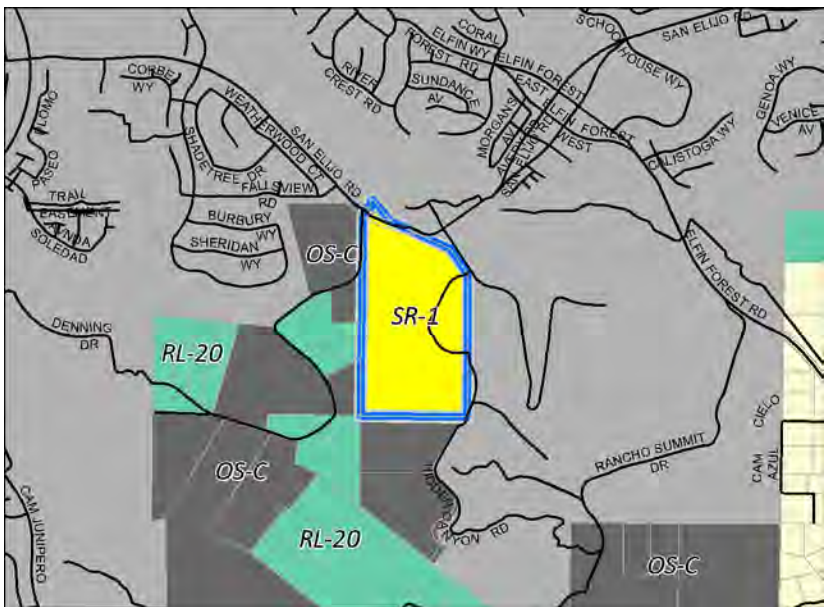
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Threat

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 2, 4 ac
PC / Staff Recommendation	SR1
Referral	SR1 / SR4
Hybrid	SR1 / RL10
Draft Land Use	SR1 / SR20
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — RR, 2-acre minimum lot size	
Proposed — RR, 1-acre minimum lot size	



Aerial



PC/Staff Recommendation

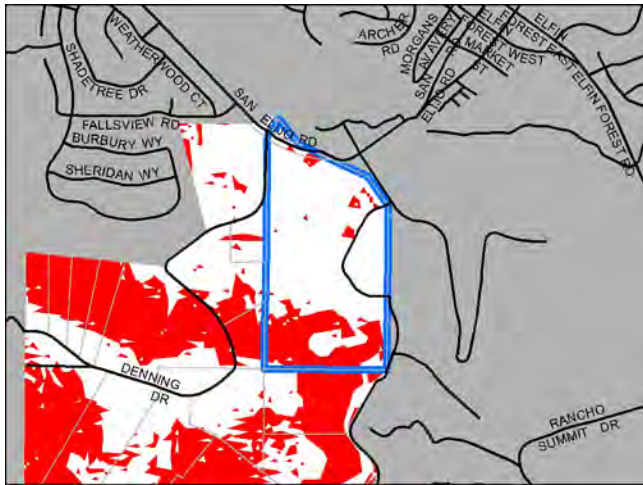
Discussion

The property owner's request is to change the Zoning to C34: General Commercial/Residential to allow for a mixed use development. This zone would allow for both General Commercial and Residential development by-right; however, would not require both. In order to retain consistency with the General Plan and Zoning, a Village Residential designation of a density higher than VR-7.3 or a General Commercial Land Use Designation would be required. The Village Core Mixed Use designation in this location would not support the intent of the designation. The property request is more intensive than the range of alternatives in the DEIR and would also be a spot zone. The property is either surrounded by open space or the City of San Marcos.

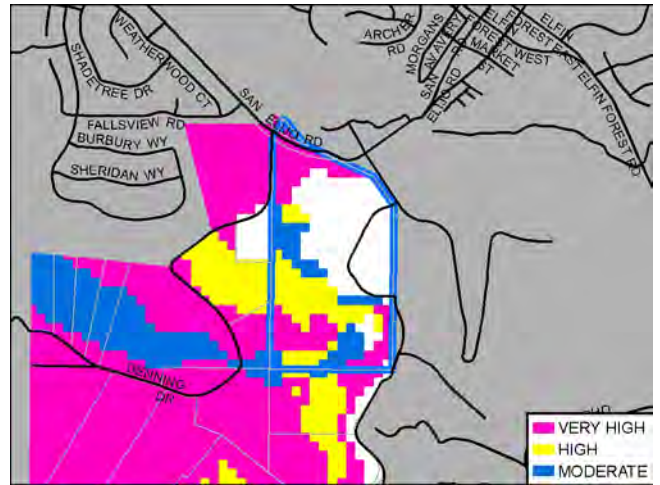
(See additional information on next page and attachments).

PROPERTY SPECIFIC REQUEST

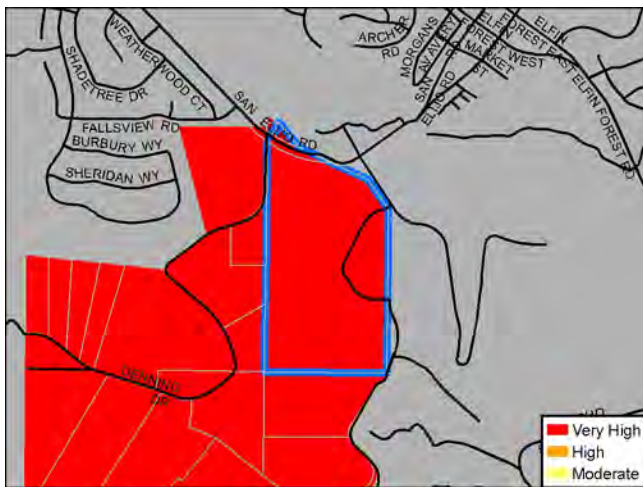
SD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion (cont.)

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City states that these areas are inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site. While these non-residential facilities may be in close proximity to the area in question.

PROPERTY SPECIFIC REQUEST

SD15 (cont.)

Development Services
1 Civic Center Drive
San Marcos, CA 92069-2918



Tel: 760.744.1050
Fax: 760.591.4135
Web: www.San-Marcos.net

October 19, 2010

County of San Diego
Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway, Room 402
San Diego, CA 92101

Subject: County of San Diego Comprehensive General Plan Update
EIR Response to Comments
LOG No. 02-ZA-001; SCH NO. 2002111067

- SM14: The City of San Marcos has designated this area as Light Industrial (Specific Plan). County staff states the site is surrounded by single-family residential. SM14 is directly adjacent to the closed San Marcos Landfill site and recycling plant approved as part of a Film Studio Specific Plan Area, and is in proximity to the La Costa Meadows Industrial Park in the City of San Marcos. A low density residential designation adjacent to a closed landfill site is incompatible with the surrounding land uses. Higher density residential uses as part of the Old Creek Ranch are located to the west of the site with intervening open space located between the homes and SM 14. At the time of the public notification for the SM 14 Prezone proposal to Light-Industrial (LM), there were no protests made by County residents. During our recent General Plan update workshops there continues to be no concerns raised by County residents regarding the Light Industrial designation on the property. Through the City's General Plan update, the current property owner for the site has discussed with City staff a mixed-use designation (Business Park, retail and higher density residential) for future development and City annexation. This said, the site should be designated for Light Industrial, or a SPA designation allowing greater flexibility in the County General Plan Update.

This page intentionally left blank.

PROPERTY SPECIFIC REQUEST

SD17

Property Specific Request: Change land use designation from RL20 (portion) to SR2	
Requested by: Sam Blick / Steve Wragg	
Community Recommendation	Unknown
Opposition Expected ¹	No
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

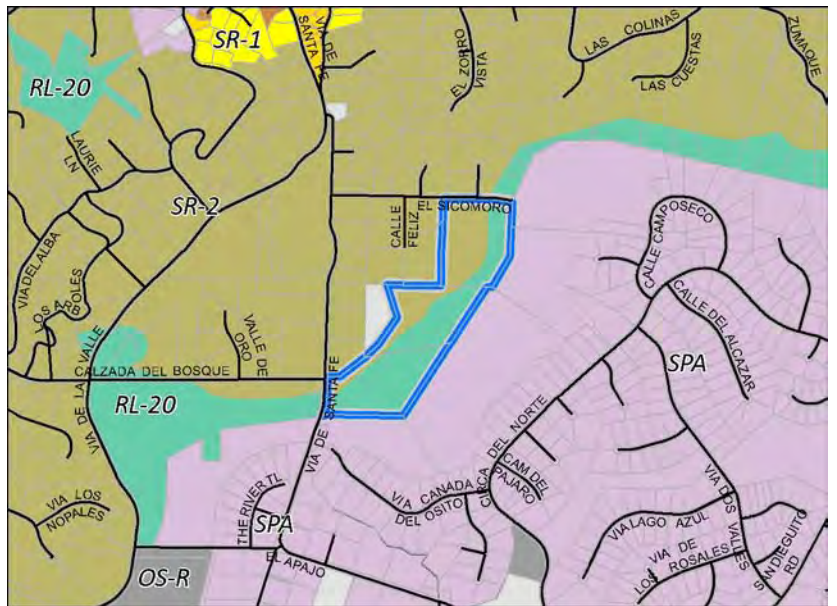
Property Owner: Wagonhound Land & Livestock West LLC
Size: 57.62 acres 3 parcels
Location/Description: Intersection of Calzada del Bosque and Via de Santa Fe; Inside County Water Authority boundary
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none
<ul style="list-style-type: 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, 1 du/4,8,20 ac
PC / Staff Recommendation	SR2/RL20
Referral	SR2/RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 8-acre minimum lot size RR, 2.86-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

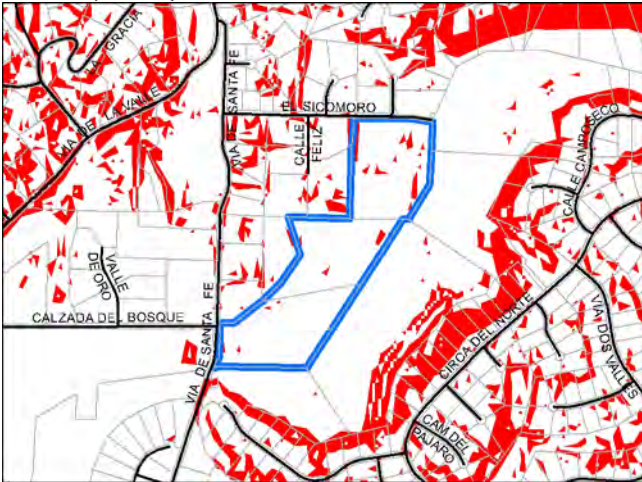
Discussion

The property is designated the equivalent Land Use Designation of Semi-Rural 2 in the General Plan Update for the portion of the property that is not within the FEMA designated 100-year floodplain. In addition the area that is within the 100-year floodplain is designated RL 20, which is consistent with how other areas that are Impact Sensitive are designated.

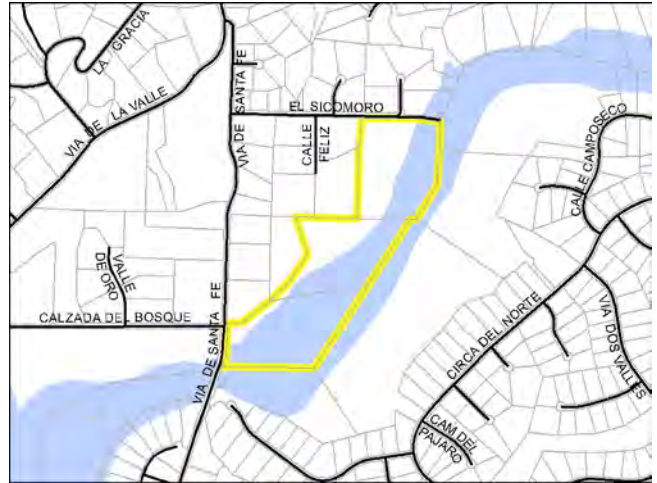
The property owner's request is to refine the boundary for the RL20 to result in about 11 acres of additional SR 2 designations, because the owner contends that the FEMA floodplain information is out of date, and that the riverbank would be a more appropriate location to draw the boundary. The Figure on Page 3 shows the area requested to be changed.

PROPERTY SPECIFIC REQUEST

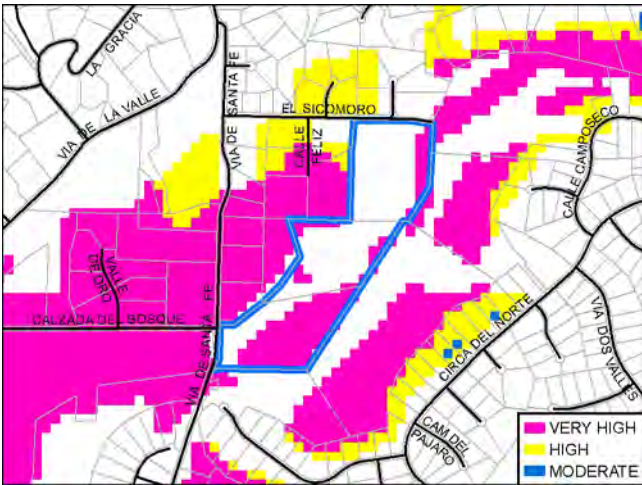
SD17 (cont.)



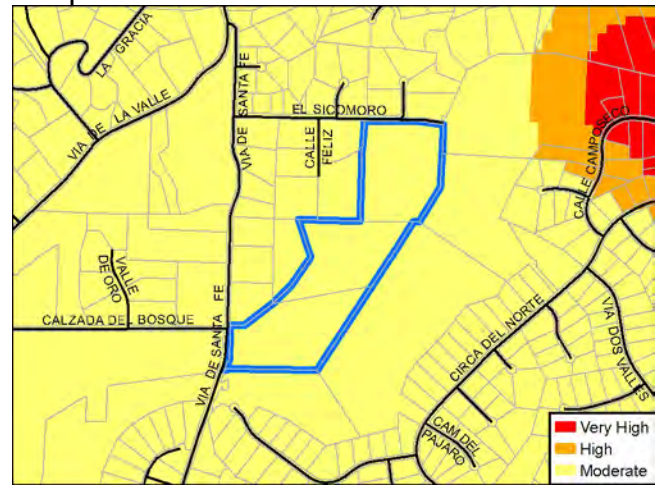
Steep Slope (Greater than 25%)



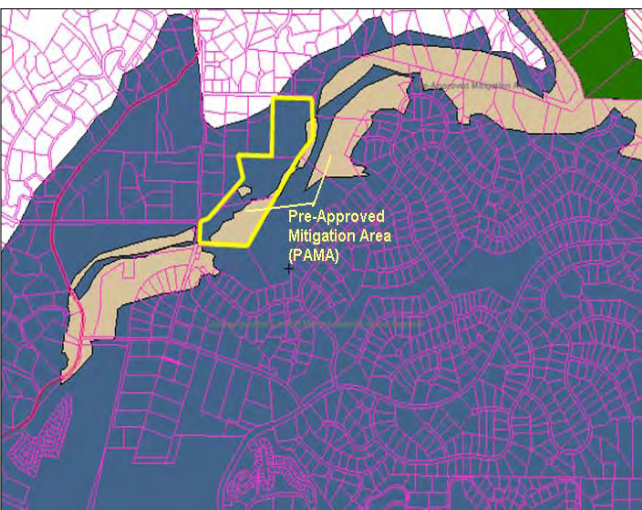
Floodplain



Habitat Evaluation Model

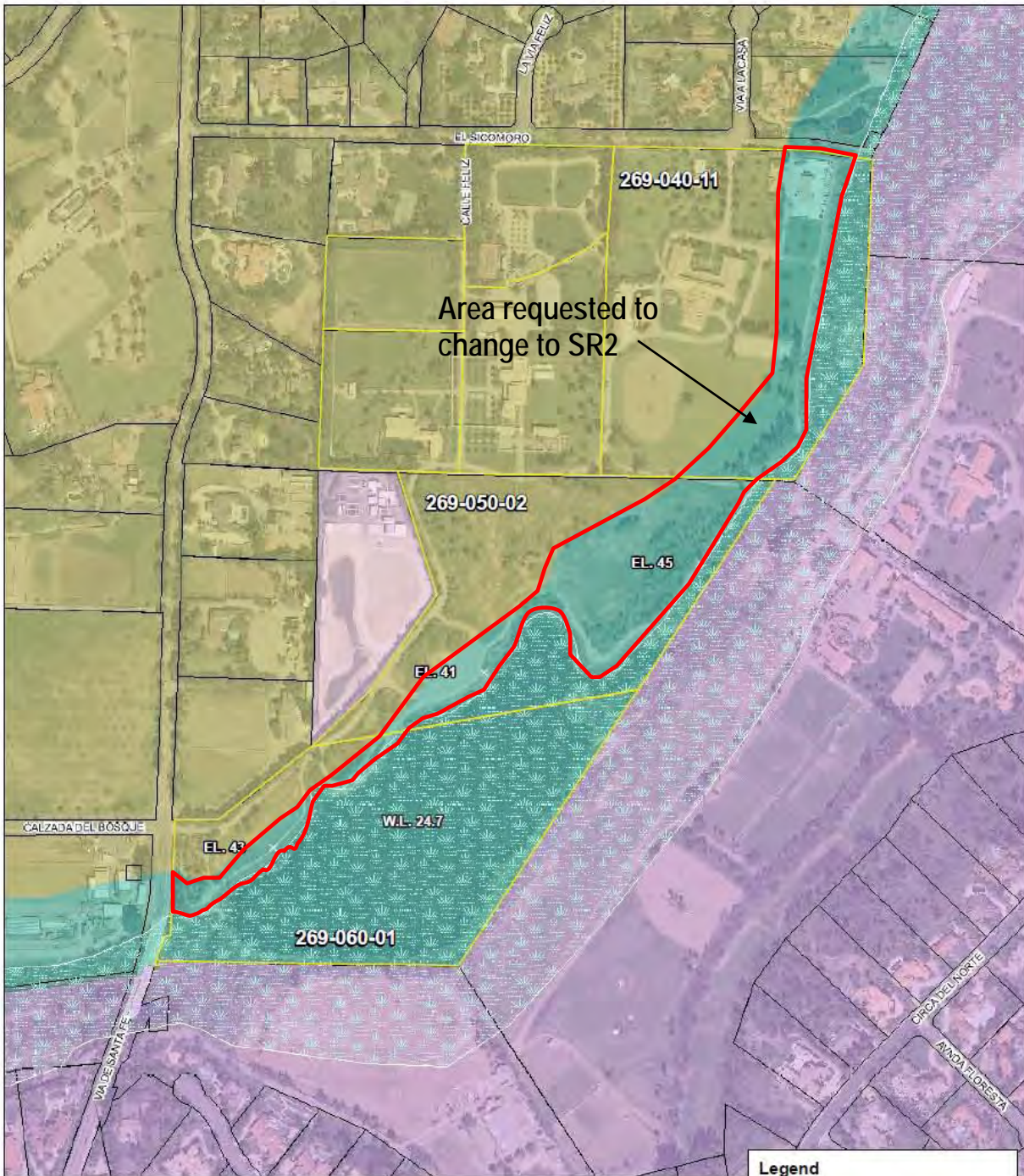


Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

PROPERTY SPECIFIC REQUEST



Area requested to change to SR2

Legend

- Project Parcels
- Layer**
- Top of Bank
- Parcels
- General Plan Update 2020**
- Public/Semi-Public Facilities
- Rural Lands (RL-20)
- Semi-rural Residential (SR-2)
- Specific Plan Area
- Roads

I:\2020\10_25_2020\7-FRCH-EUP-1\1017571E.mxd 1/8

DRAFT

This page intentionally left blank.

PROPERTY SPECIFIC REQUEST

SD18

Property Specific Request:
Change Land Use Designation from SR2/RL20 to SR2

Requested by: Sam Blick

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

Note:
1- Based on staff's experience

Property Description

Property Owner:
Larry Mabee

Size:
25.85 acres
3 parcels

Location/Description:
Intersection of Calzada del Bosque and Via de La Valle;
Inside County Water Authority boundary

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

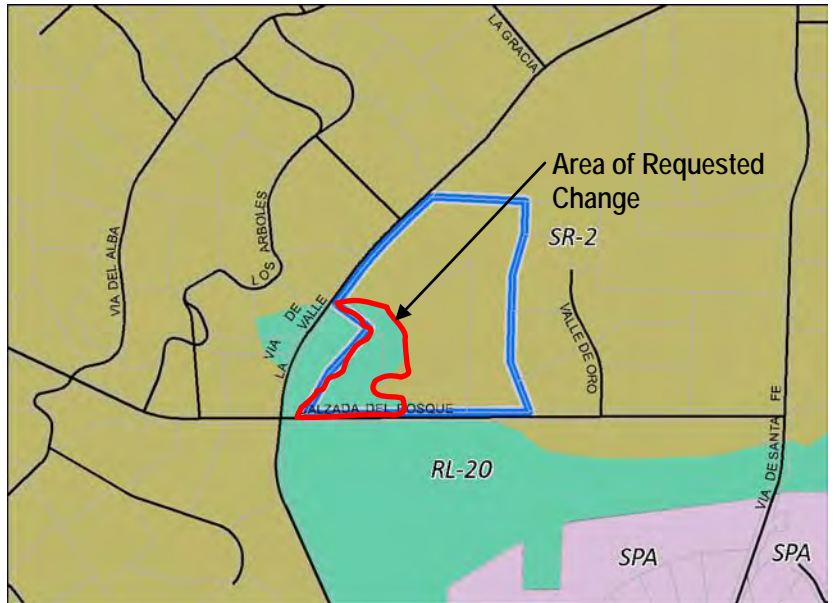
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac 1 du/4,8,20 ac
PC / Staff Recommendation	SR2/RL20
Referral	SR2/RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing —RR.35, 2.86-acre minimum lot size	
Proposed — Same as existing	



Aerial



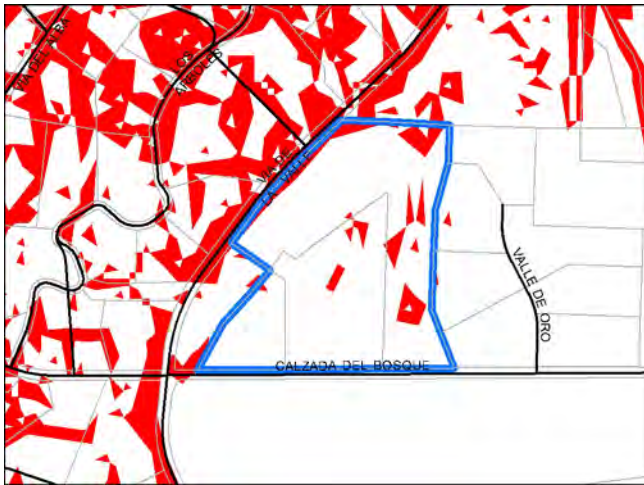
PC/Staff Recommendation

Discussion

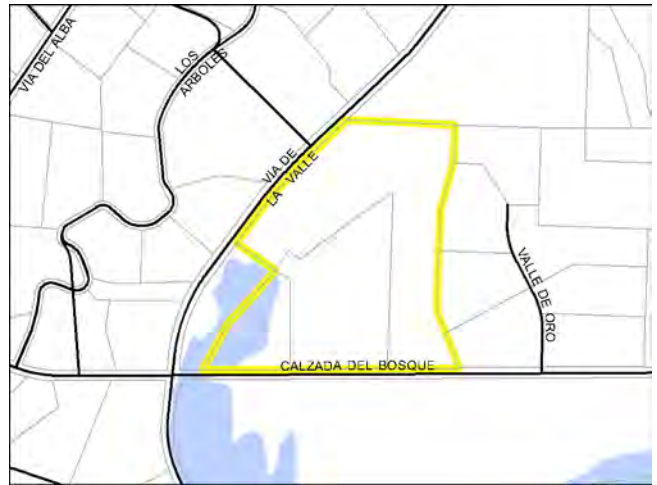
This request should be considered with SD19, which now has the same property owner. The area is not receiving a reduction in density, except for the area that is constrained by wetlands and FEMA Floodplain that is designated (19) Intensive Agriculture under the Existing General Plan and was designated as Rural Lands 20 consistent with General Plan Update Mapping Criteria. The two parcels falling within this designation are both less than three acres, and would not be able to subdivide under either the existing General Plan or the General Plan Update. There was a Plan Amendment Authorization approved in October 2003 for the site for an increased density associated with a proposed senior development; however, there was not a General Plan Amendment or Tentative Map filed and as outlined in Board of Supervisors Policy I-63, the PAA expired in October 2005. The property, like SD19 is likely located outside the wetland and floodway, since it is across the street from the watercourse.

PROPERTY SPECIFIC REQUEST

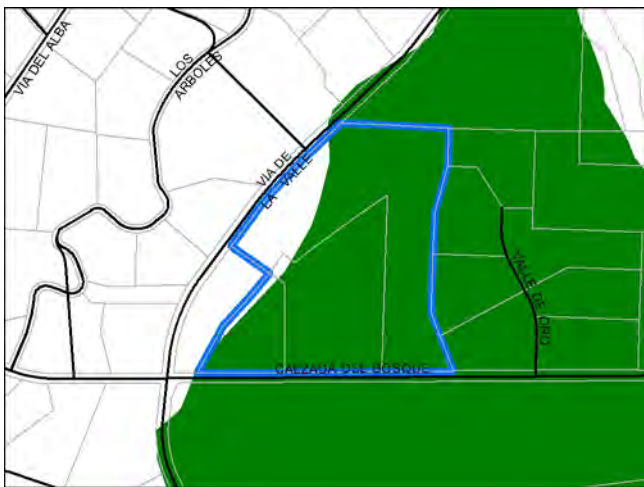
SD18 (cont.)



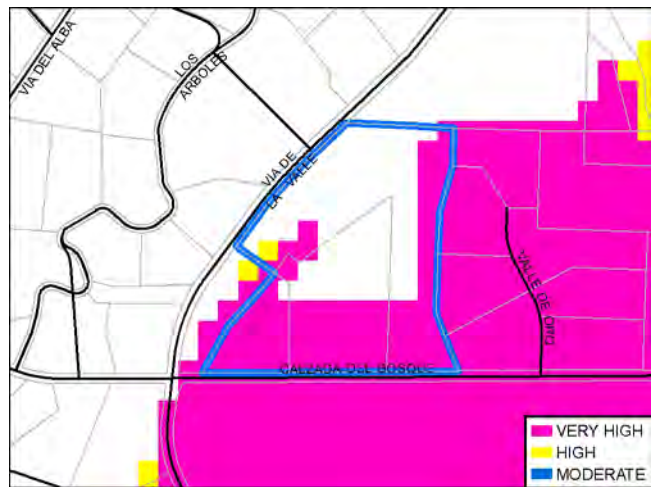
Steep Slope (Greater than 25%)



Floodplain(100-year)



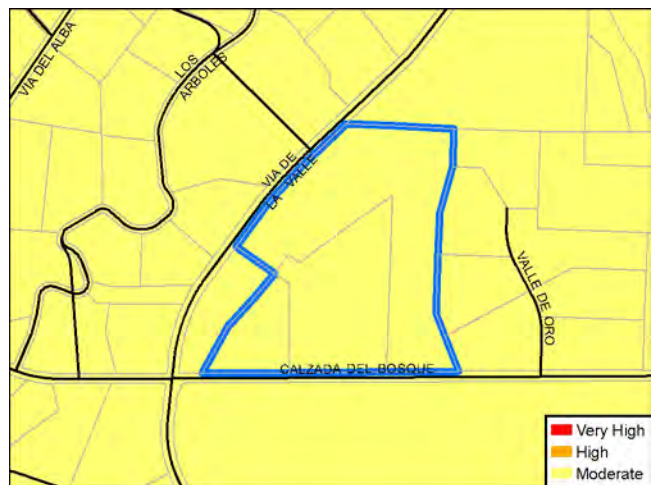
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD19

Property Specific Request:
Change Land Use Designation from RL20 to SR2

Requested by: Sam Blick

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

Note:
1- Based on staff's experience

Property Description

Property Owner:
Golden Eagle Land Investments

Size:
2.83 acres
1 parcel

Location/Description:
Intersection of Calzada del Bosque and Via de La Valle;
Inside County Water Authority boundary

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

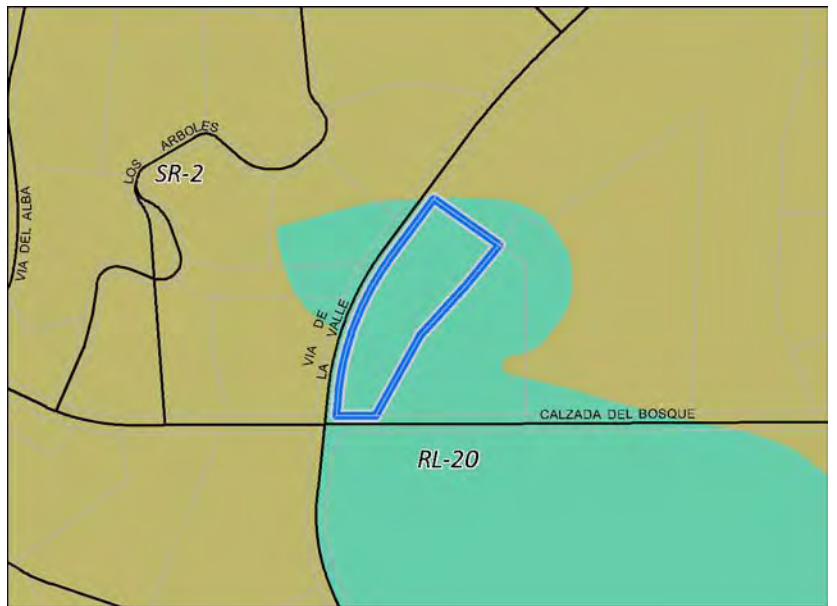
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

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



Aerial



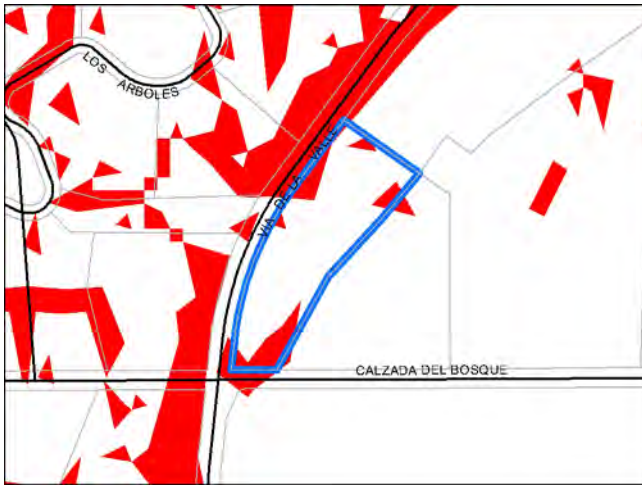
PC/Staff Recommendation

Discussion

This request should be considered with SD18, which now has the same property owner. The holdings are not receiving a reduction in density, except for the area that is constrained by wetlands and FEMA Floodplain that is designated (19) Intensive Agriculture under the existing General Plan and was designated as RL 20 consistent with General Plan Update Mapping Criteria. The parcel falling within this designation is below three acres, and would not be able to subdivide in either the existing General Plan or the General Plan Update. Further, it is likely that the mapped floodplain is incorrect, due to the property's location across the street from the watercourse.

PROPERTY SPECIFIC REQUEST

SD19 (cont.)



Steep Slope (Greater than 25%)



Floodplain



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD20

Property Specific Request: Change Land Use Designation from RL20 to SR2	
Requested by: Stephen Perkins	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- Based on staff's experience

Property Description

Property Owner:
Stephen Perkins and Georgia Havenstrite

Size:
14 acres
2 parcels

Location/Description:
Adjacent to the west of Rancho Summit Drive
In the Encinitas Sphere of Influence;
Inside County Water Authority boundary

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

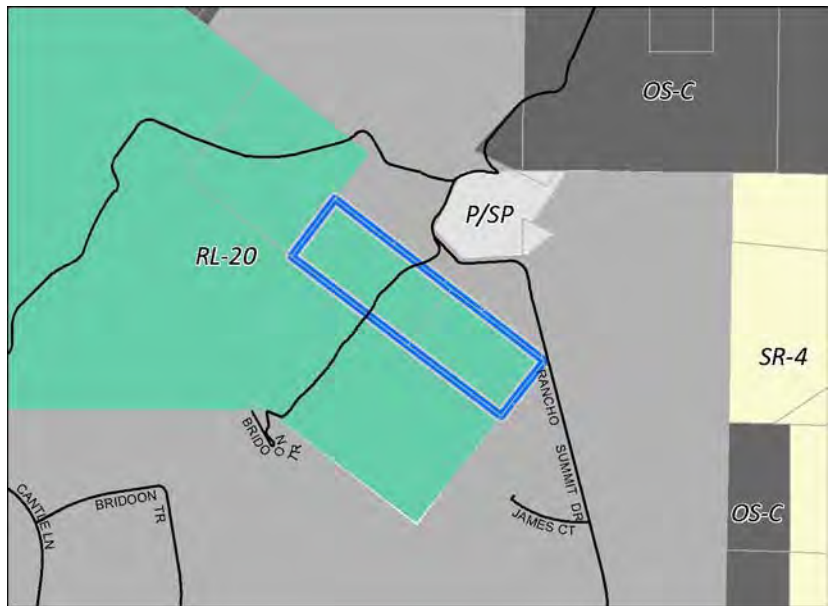
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	RL20
Referral	SR4
Hybrid	SR10
Draft Land Use	RL20
Environmentally Superior	
Zoning	
Existing —RR.5, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

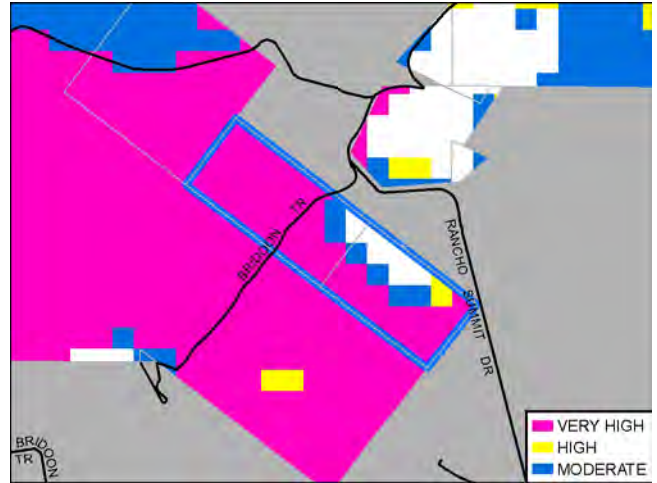
The property is within the City of Encinitas Sphere of Influence and consists of two parcels that are seven acres each. The requested designation would be consistent with the City of Encinitas designation, which allows for one dwelling unit per two acres. SR2 was intended to be placed on the Referral Map. Application of SR2 would allow for subdivision of these properties, where retention of SR 4 would not. The request is a higher density than any of the alternatives evaluated in the EIR; therefore, it is likely that the EIR will require recirculation.

PROPERTY SPECIFIC REQUEST

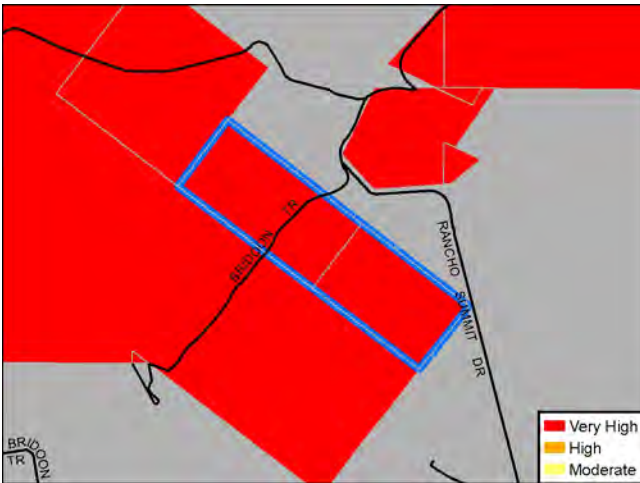
SD20 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

SD21

Property Specific Request: Change land use designation from SR1 to Limited Impact Industrial (I-1)	
Requested by: City of San Marcos ¹	
Community Recommendation	I-1
Opposition Expected	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- City of San Marcos letter dated October 19, 2010

Property Description

Property Owner:
ORIX Pacific San Marcos LLC

Size:
10.8 acres
1 parcel

Location/Description:
South of intersection of SR78 and Mission Rd;
Access is via private rd; Inside CWA boundary

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

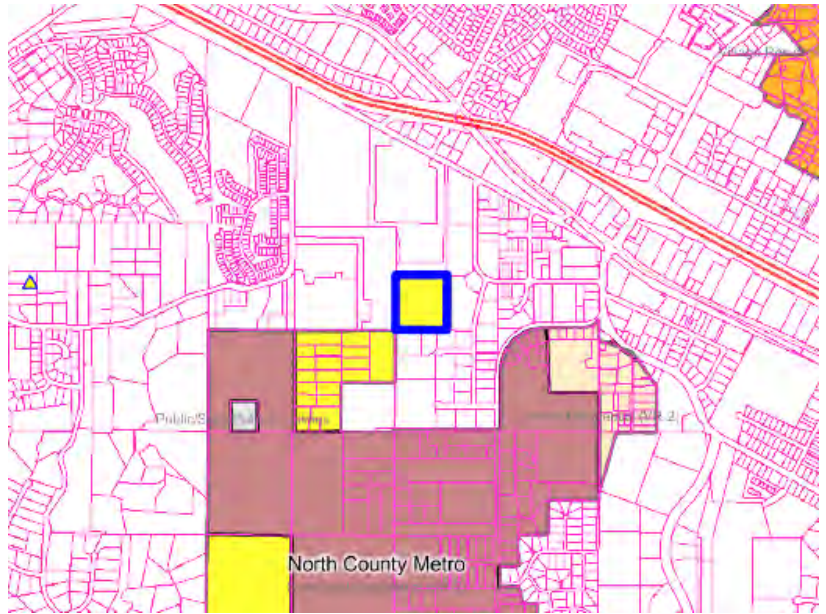
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/1,2,4 ac
PC/Staff Recommendation	SR1
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RS, 1-acre minimum lot size	
Proposed — Same as existing	



Aerial



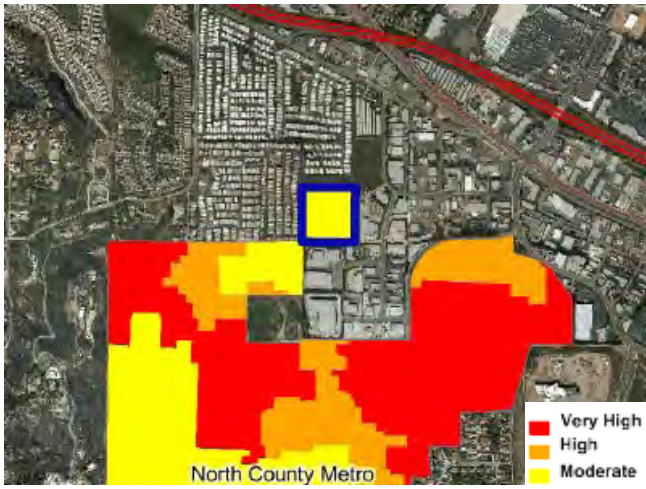
PC/Staff Recommendation

Discussion

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City states that these areas are inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site. While these non-residential facilities may be in close proximity to the area in question, the areas surrounding SD21 also include large areas of single-family residential uses, which are consistent with the General Plan Update SR-1 land use designation and is incompatible with the request of Limited Impact Industrial.

PROPERTY SPECIFIC REQUEST

SD21 (cont.)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

Development Services
1 Civic Center Drive
San Marcos, CA 92069-2918



Tel: 760.744.1050
Fax: 760.591.4135
Web: www.San-Marcos.net

October 19, 2010

County of San Diego
Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway, Room 402
San Diego, CA 92101

Subject: County of San Diego Comprehensive General Plan Update
EIR Response to Comments
LOG No. 02-ZA-001; SCH NO. 2002111067

- SM13: The City of San Marcos has designated this area as Light Industrial. County staff states the site is surrounded by single-family residential. A mobile-home park is located to the west of SM 13, but Meyers Industrial Park in the City of Escondido is located to the south and east. In past City discussions with the mobile-home park residents, the residents expressed that single-family residential in SM13 would not be consistent with the area, and that development on the property would more appropriately serve as a continuation of light industrial uses to the east and south. The site is more oriented to San Marcos and its development goals in the area. To this end, the property owner for this area has discussed with City staff development of a light industrial project, not residential uses, on the property, and future City annexation. During our recent General Plan update workshops there were no concerns raised by residents for the City to retain the Light Industrial designation on the property. All this said, low density residential would be unacceptable at this location and the site should be designated for Light Industrial adjacent to, and a continuation of, existing light industrial uses in the area.

This page intentionally left blank.