



# PROPERTY SPECIFIC REQUEST

## CD2 [2004 Referral #100]

<b>Property Specific Request:</b> Change land use designation from SR4 to RL20	
Requested by: Endangered Habitat League <sup>1</sup>	
Community Recommendation	Unknown
Opposition Expected <sup>2</sup>	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:

Walls Family Trust

Size:

67 acres

3 parcels

Location/Description:

Approximately ¼ mile from Harbison Canyon Rd, access via private road;

Inside the County Water Authority boundary

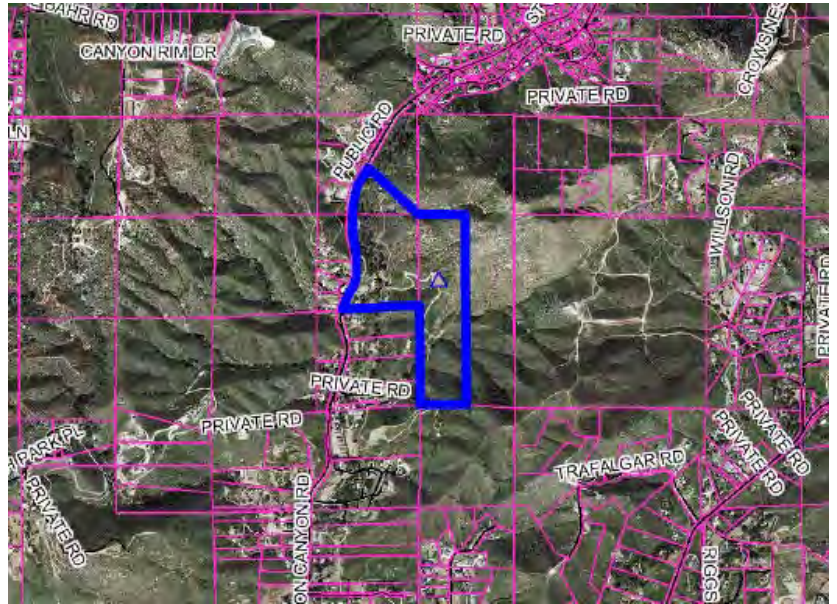
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

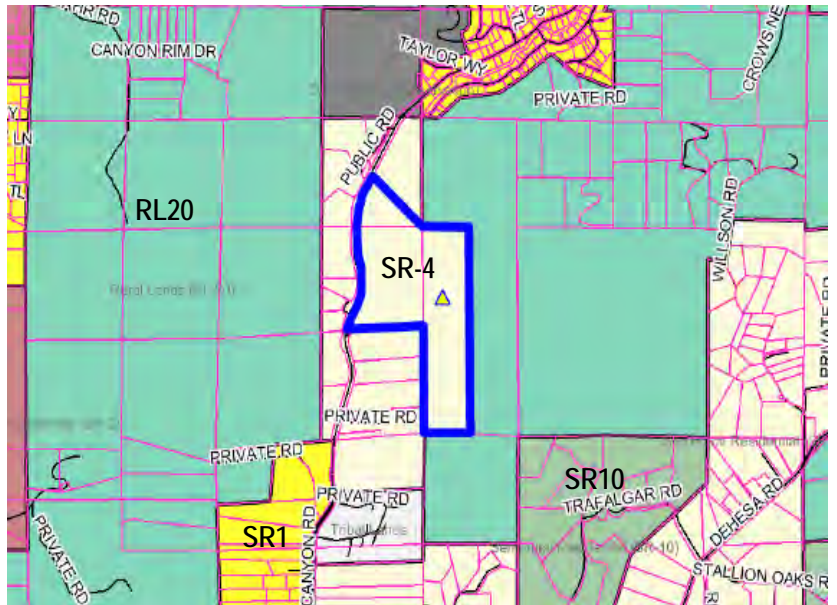
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 4, 8, 20 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	SR4/RL20
Environmentally Superior	SR4/RL40
<i>Zoning</i>	
Existing — A72, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



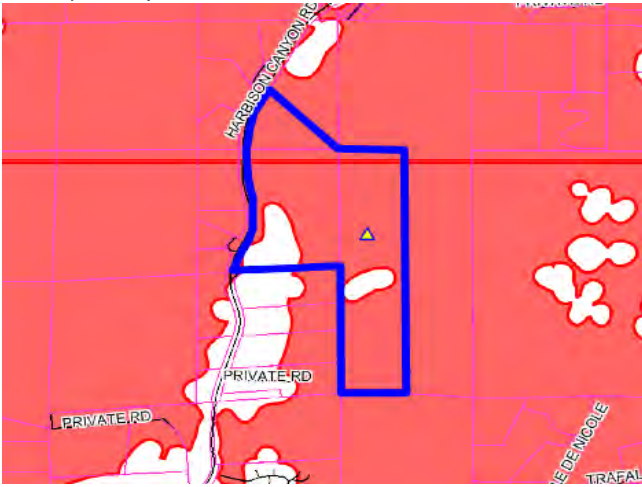
PC/Staff Recommendation

### Discussion

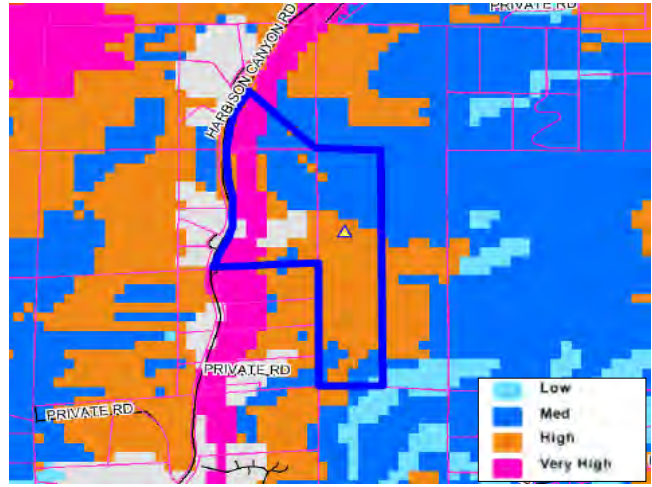
This property was a 2004 Residential Referral (#100 Walls) where the property owner request of SR4 is consistent with the PC / Staff Recommendation. There is also an approved TPM (21008) for four lots that was approved 12/31/2009, the applicant has at a minimum of 3 years to final the map in 12/2012. The Endangered Habitat League is requesting RL20 be applied due to the high fire threat of the area and sensitive biological resources. The request of RL20 has been analyzed under the General Plan Update EIR and is reflected on the Draft Land Use Map alternative. However, a RL20 designation would only allow for three lots on the subject parcels.

# PROPERTY SPECIFIC REQUEST

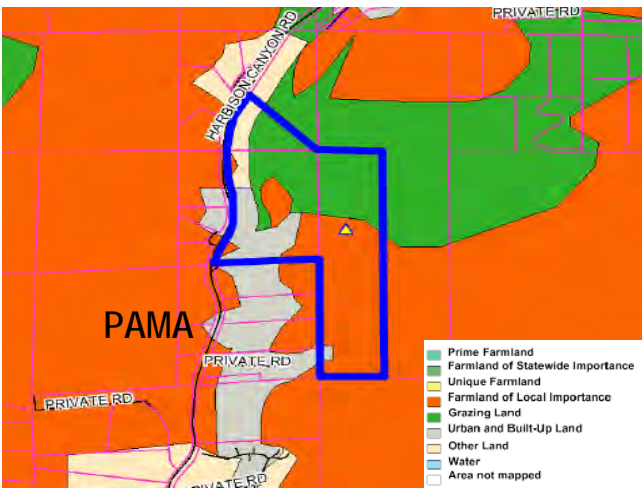
CD2(cont.)



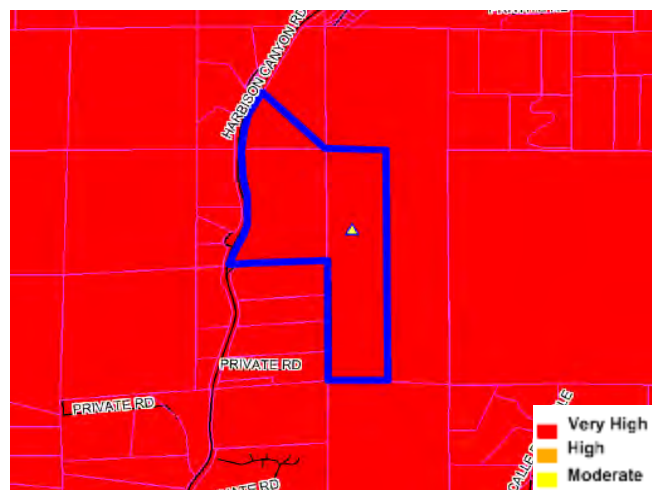
Steep Slope (Greater than 25%)



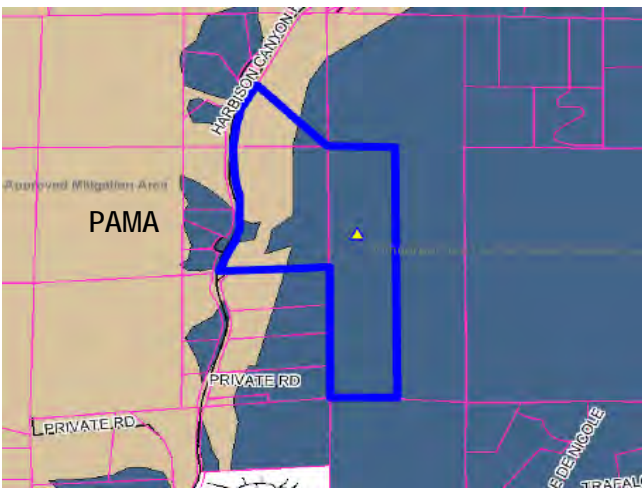
Habitat Evaluation Model



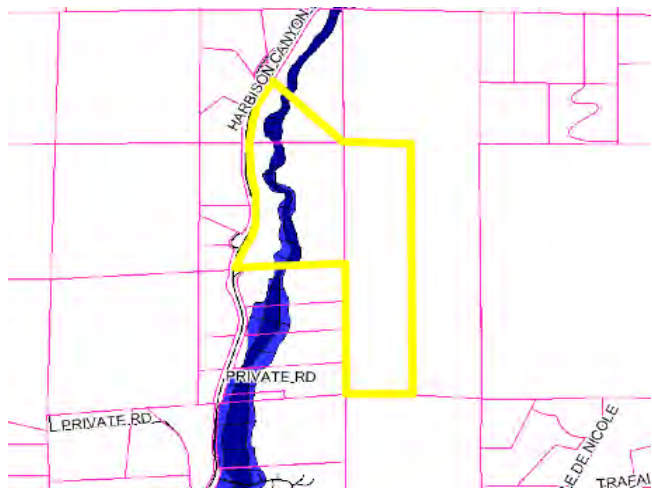
Agricultural Lands (Unique Farmland)



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)



FEMA Floodway

# PROPERTY SPECIFIC REQUEST

## CD3 (2003 Referral #101)

<b>Property Specific Request:</b> Change land use designation from SR4 to SR2	
Requested by: Frank Bongiovanni	
Community Recommendation	SR2
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

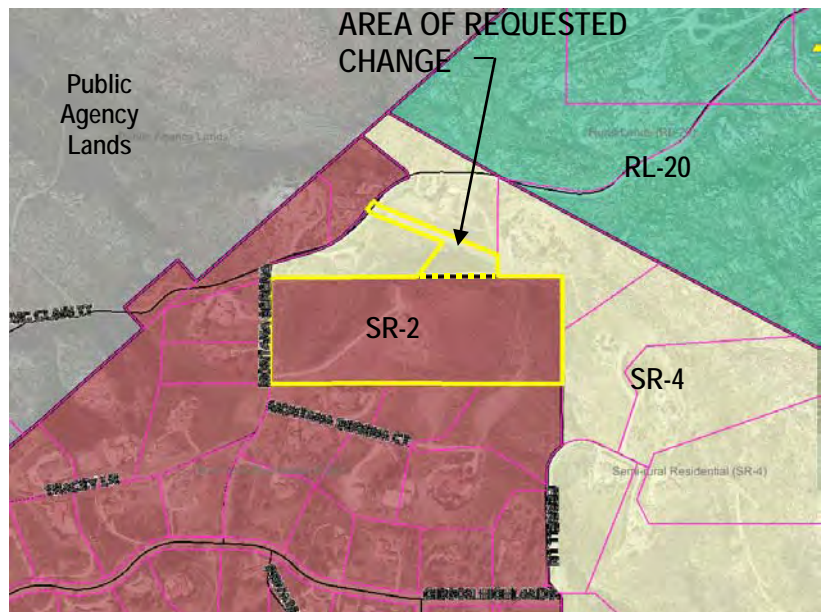
Note:  
1- Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> Bongiovanni Living Trust	
<u>Size:</u> 16.8 acres 1 parcel	
<u>Location/Description:</u> 1.2 miles south of Interstate 8 via Montana Serena Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none	
<ul style="list-style-type: none"> <li>● Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>○ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zone</li> </ul>	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	(17) 1 du/2, 4 ac
PC / Staff Recommendation	SR2/SR4
Referral	SR2/SR4
Hybrid	
Draft Land Use	
Environmentally Superior	SR4
<i>Zoning</i>	
Existing — A70; 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



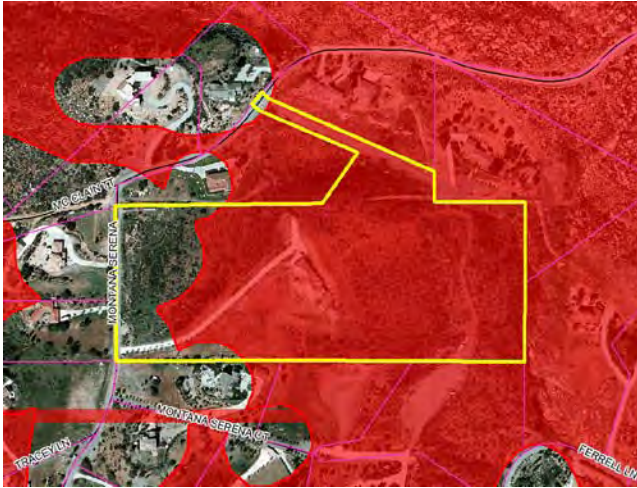
PC/Staff Recommendation

### Discussion

Property owner request is Tentative Parcel Map (TPM) 21080 for four lots. The property is nearly entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Under the PC / Staff Recommendation, the 16-acre parcel has a split designation of SR2 and SR4. Due to steep slope constraints, the entire parcel would need an SR2 designation to yield a four-lot subdivision. Recirculation of the EIR is not anticipated to be necessary if the designation for only 1.5 acres is changed from SR4 to SR2.

# PROPERTY SPECIFIC REQUEST

CD3 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

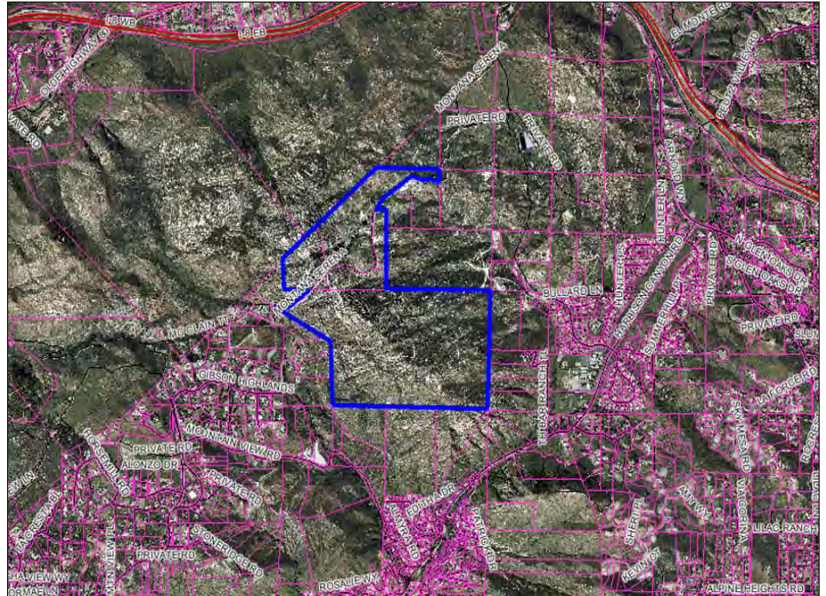
## CD4 [2004 Referral #102]

<b>Property Specific Request:</b> Change land use designation from RL20 to SR10 / RL20	
Requested by: None [2004 Referral]	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

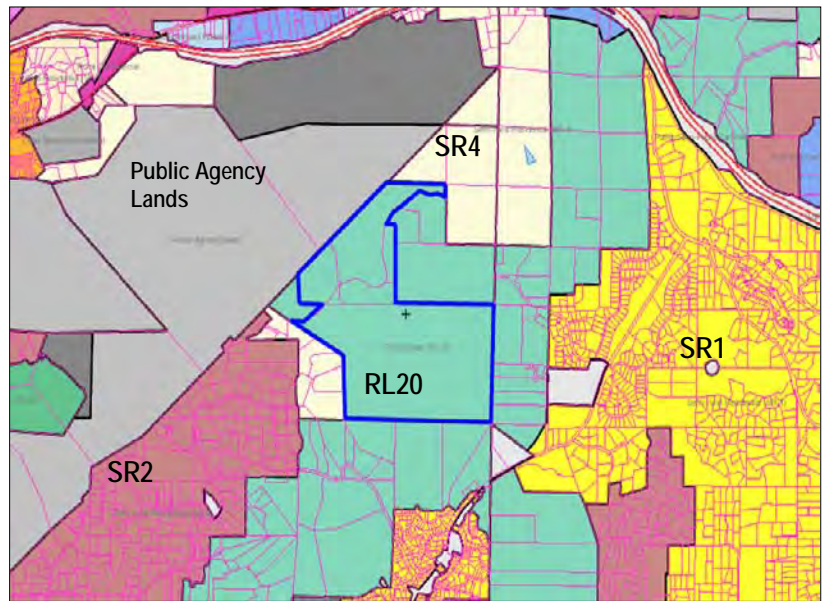
Note:  
1 – Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> John Gibson, Luke Gibson, Robert Davison	
<u>Size:</u> 370.93 acres 6 parcels	
<u>Location/Description:</u> ½ mile west from Harbison Canyon Rd; Access via Montana Serena; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none	
<ul style="list-style-type: none"> <li>● Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	SR10 (146 ac) / RL20
Hybrid	RL20
Draft Land Use	SR10 (41 ac) / RL20
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — S92 A72, 8- or 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



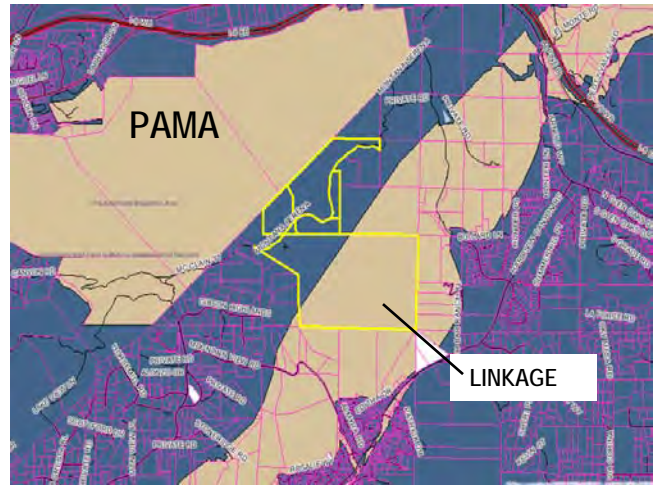
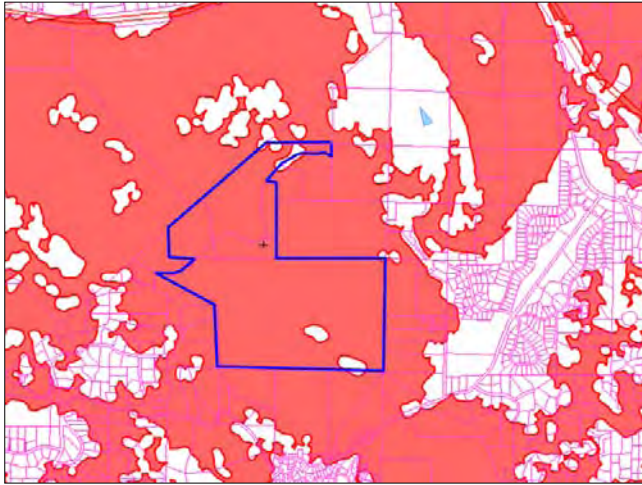
PC/Staff Recommendation

### Discussion

This property is a 2004 Residential Referral (#102 Gibson) where 146 acres of SR10 with a RL20 designation applied to the remainder. This property did not come up in testimony during the 2010 Board hearings. The subject property is a tenuous connection between the Crestridge Mitigation bank to the northwest and the Dehesa/EI Capitan Habitat Linkage identified in the Multiple Species Conservation Program (MSCP). [See MSCP map on next page showing the linkage crossing the southeast portion of the property]. The property is entirely constrained by steep slopes and is within the Very high Fire Hazard Severity Zone. Due to steep slope constraints, the SR10 and RL20 designations result in the same subdivision potential.

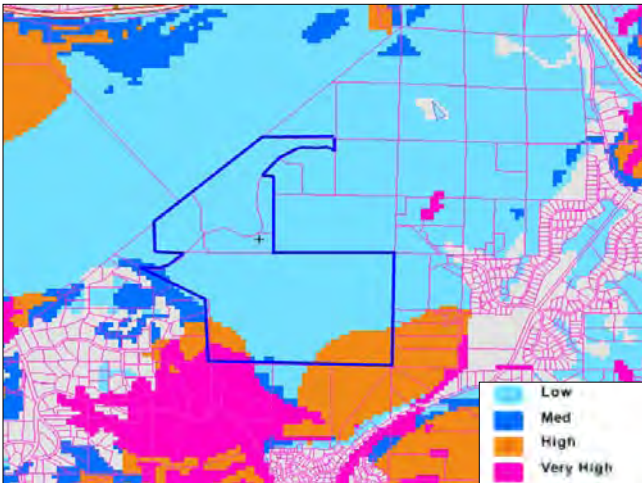
# PROPERTY SPECIFIC REQUEST

CD4 (cont.)

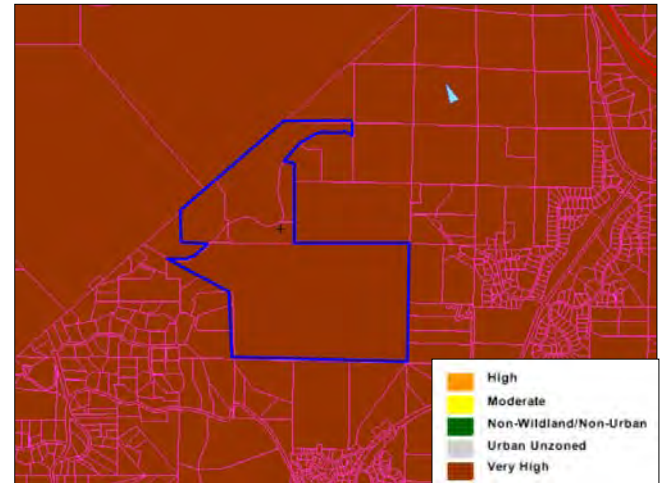


MSCP Pre-Approved Mitigation Area (PAMA)

Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## CD12

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

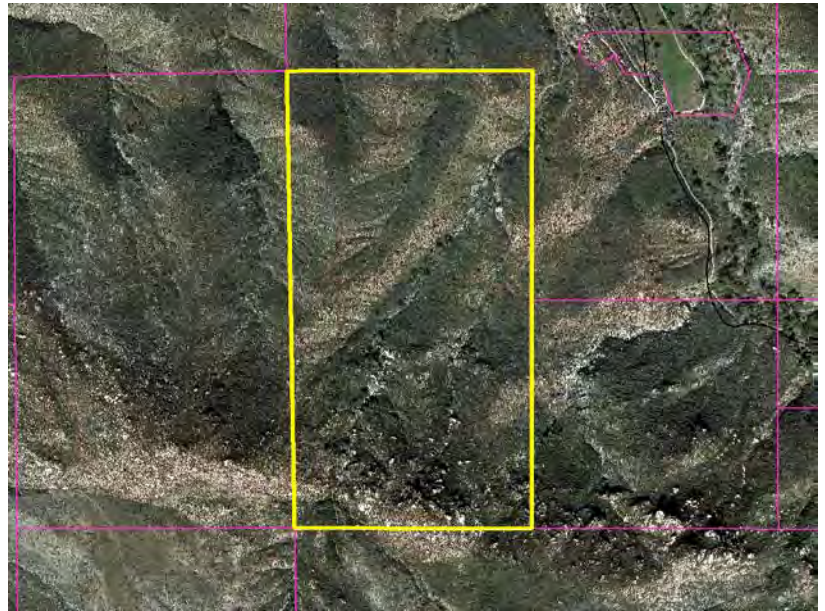
Note:  
1- Based on staff's experience

### Property Description

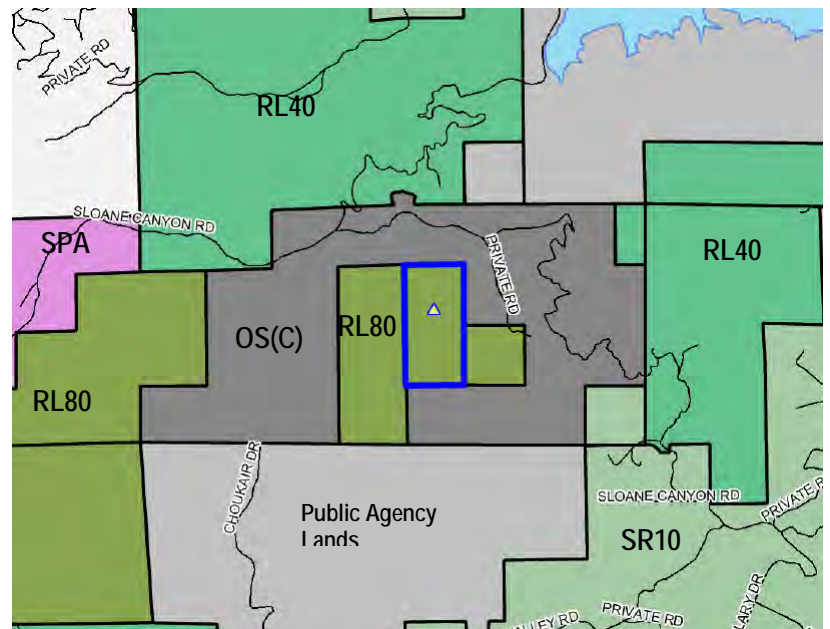
<u>Property Owner:</u> Muirlands Investments LLC
<u>Size:</u> 80 acres 1 parcel
<u>Location/Description:</u> 0.3 miles southeast of Sloane Canyon Road Outside CWA boundary
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none
● Steep slope (greater than 25%)
○ Floodplain
○ Wetlands
● Habitat Value
○ Agricultural Lands
● Fire Hazard Severity Zone

### Land Use

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



Aerial



PC/Staff Recommendation

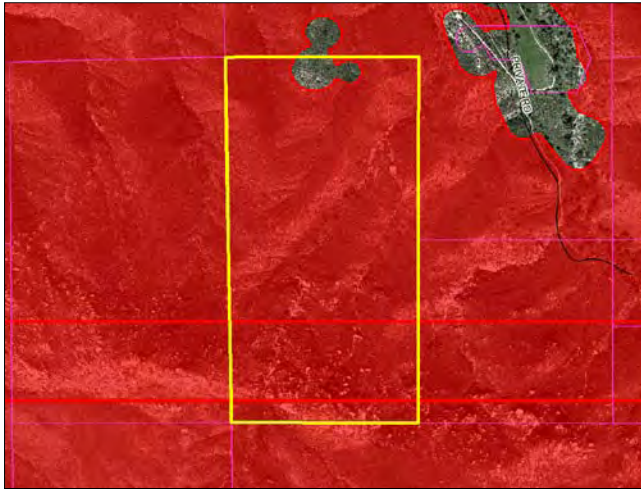
### Discussion

Property is located in an isolated island surrounded by Open Space and Public Agency Lands. Property does not appear to be accessible via road and would not meet the Dead-End Road length criteria. In addition, the request for Semi-Rural designation would not be consistent with the Community Development Model and is not supported by Guiding Principle #5 and other project objectives to ensure that development accounts for the physical constraints and natural hazards of the land. Any development project on this property would need to meet Fire Access requirements, as well as deal with the prevalence of steep slopes and sensitive habitat on the site.

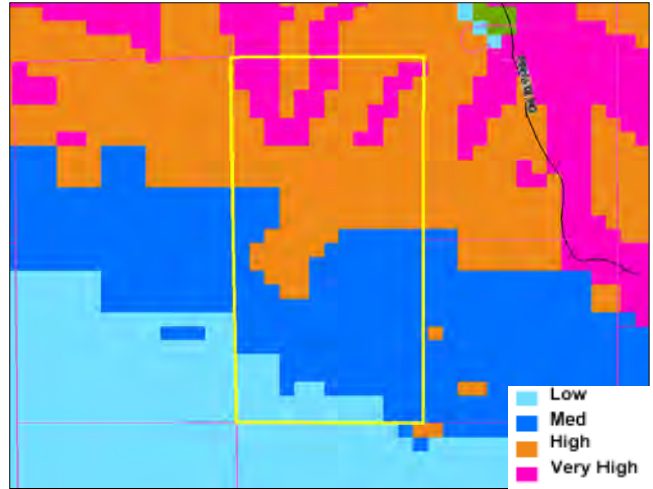


# PROPERTY SPECIFIC REQUEST

CD12 (cont.)



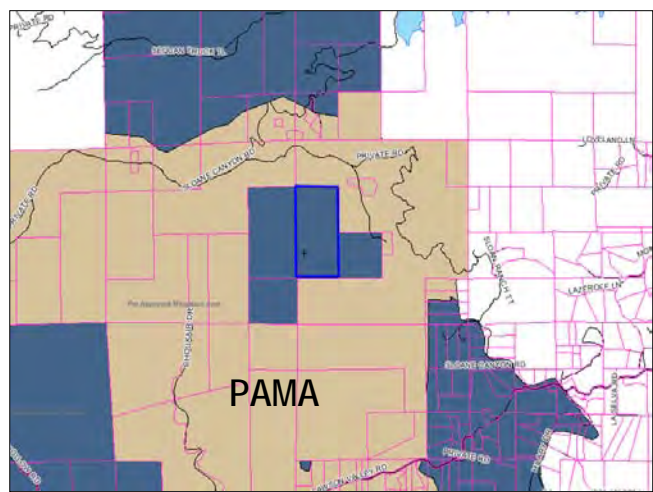
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

# PROPERTY SPECIFIC REQUEST

## CD13

### Property Specific Request:

Change the land use designation from SR4 / RL20 to SR10.

Requested by: Robert Davidson

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

**Note:**

1- Based on staff's experience

### Property Description

**Property Owner:**

Robert Davidson

**Size:**

40.4 acres

3 parcels

**Location/Description:**

1.2 miles south of Interstate 8 via Montana

Serena

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 Zone

### Land Use

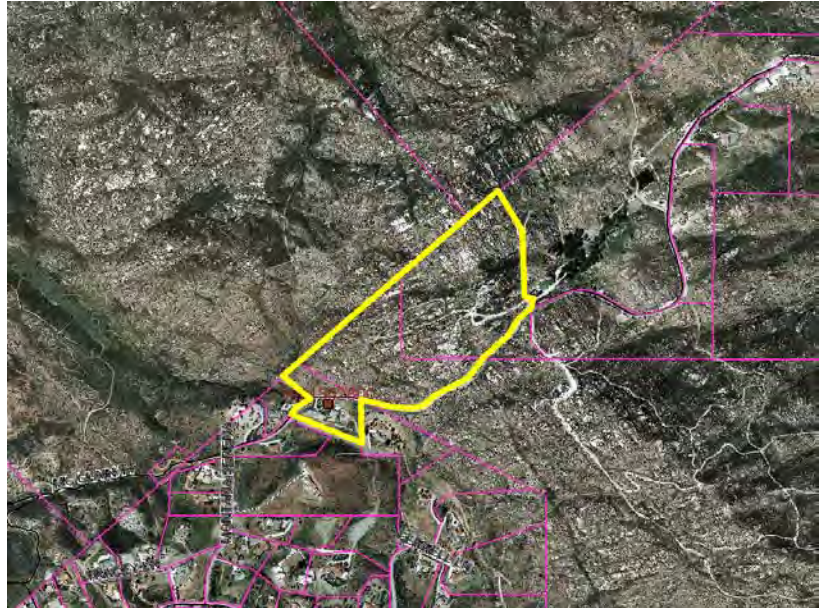
*General Plan*

Scenario	Designation
Existing General Plan	1 du/2,4 ac/ 1 du/4,8,20 ac
PC / Staff Recommendation	SR4/ RL20
Referral	SR4/ SR10
Hybrid	SR4/ RL20
Draft Land Use	SR4/ RL10
Environmentally Superior	SR4/ RL40

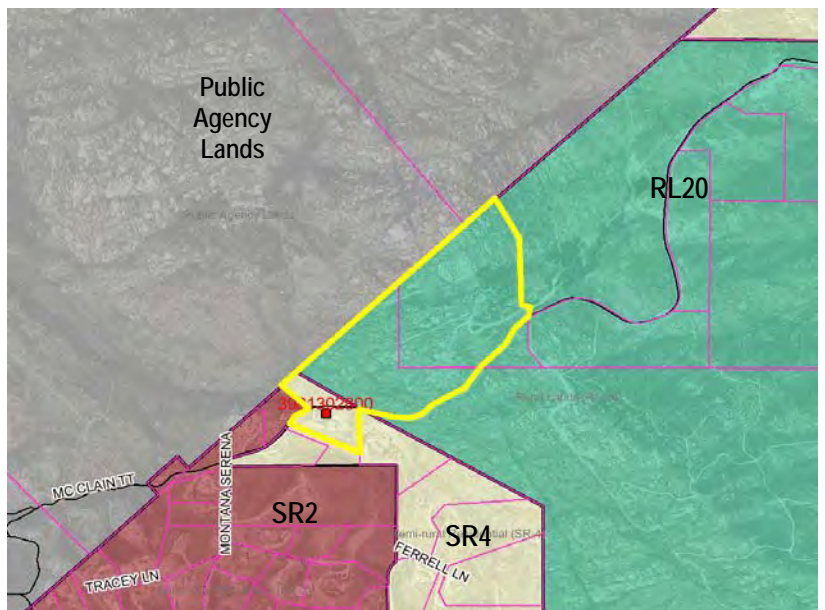
*Zoning*

Existing — A70; 2-acre minimum lot size/  
A72; 4-acre minimum lot size

Proposed — Same as existing



Aerial



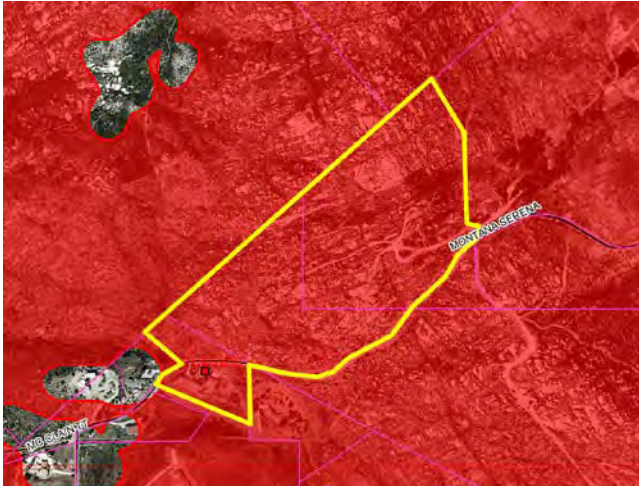
PC/Staff Recommendation

### Discussion

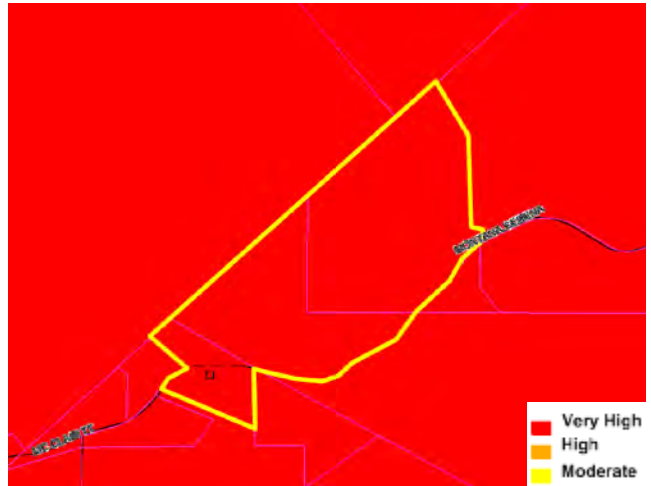
The property owners have applied for a four-lot Tentative Parcel Map 21172. The application is in the middle of the subdivision process and the First Iteration Letter was issued by the Department of Planning and Land Use in December 2010. The property is entirely constrained by steep slope and is within the Very High Fire Hazard Severity Zone. The project would not be consistent with the PC / Staff Recommendation, which would only allow two lots. A SR4 designation on the entire property would be outside the range of alternatives evaluated by the EIR, which would most likely require recirculation with the EIR.

# PROPERTY SPECIFIC REQUEST

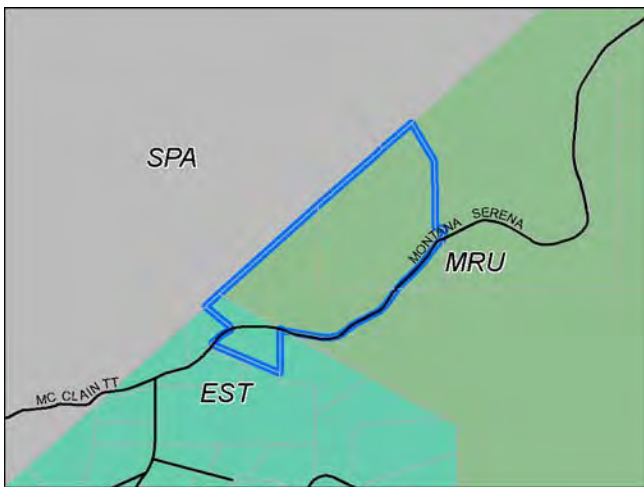
CD13 (cont.)



Steep Slope (Greater than 25%)



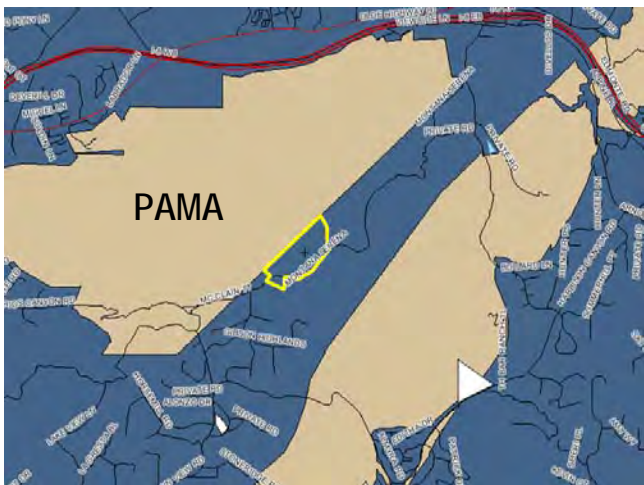
Fire Hazard Severity Zones



Existing General Plan



Referral Map Alternative



MSCP Pre-Approved Mitigation Area (PAMA)

# PROPERTY SPECIFIC REQUEST

## CD14

**Property Specific Request:**  
Change land use designation from SR4 / RL20 to SR2 / SR4

Requested by: Sam Gazallo

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

Note:  
1- Based on staff's experience

### Property Description

Property Owner:  
Sam Gazallo

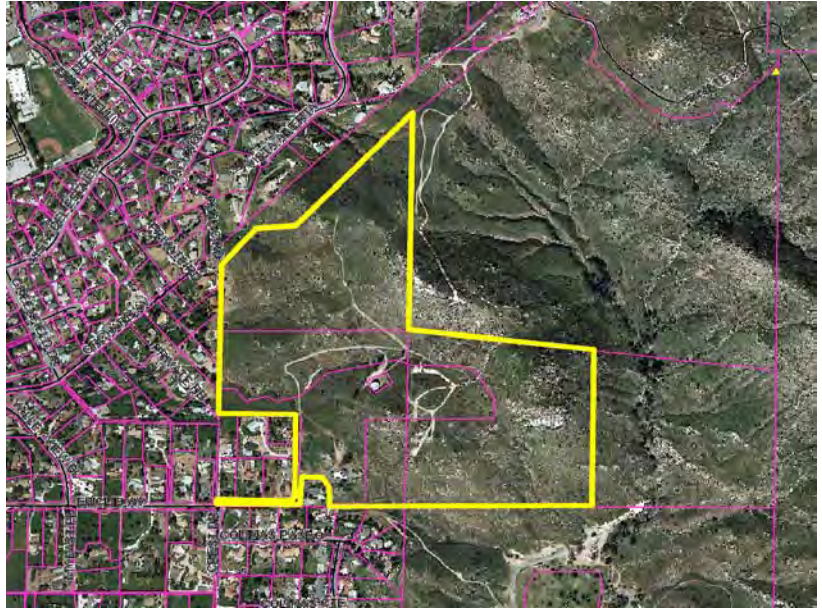
Size:  
102.2 acres  
6 parcels

Location/Description:  
Eastern Portion of Granite Hills;  
0.2 miles east of Valley View Blvd, via Euclid Ave;  
Inside County Water Authority boundary

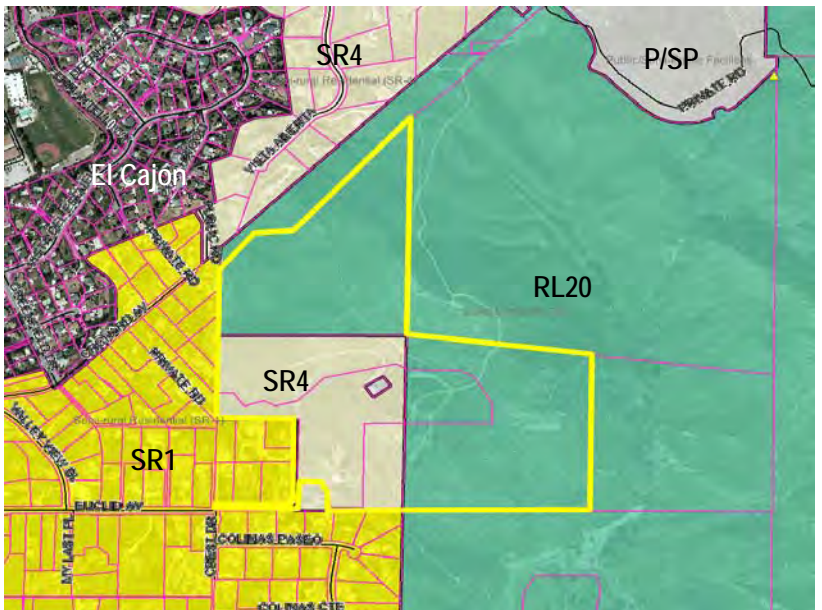
- Prevalence of Constraints (See following page):  
● – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
  - Floodplain
  - Wetlands
  - Habitat Value
  - Agricultural Lands
  - Fire Hazard Severity Zone

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac 1 du/4,8,20 ac
PC / Staff Recommendation	SR4/ RL20
Referral	SR4/ RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70; 2- / 4- acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

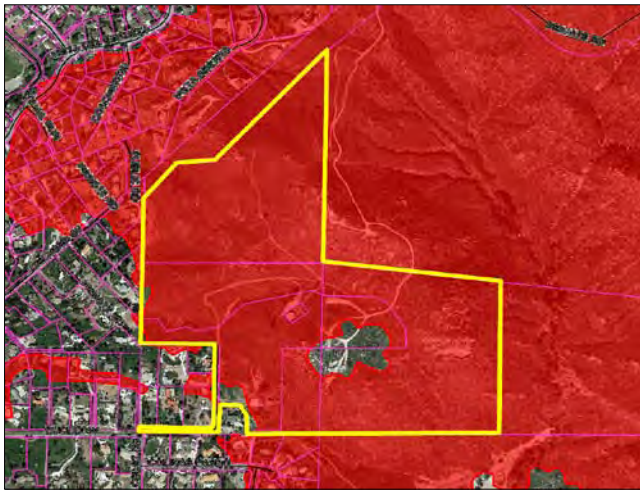
### Discussion

A Pre-Application Meeting was held to subdivide this 102.2-acre site into 14 residential lots and one 51.4-acre open space lot. The owner requests SR2 and SR4 land use designations to yield 14 lots. Tentative Map approval prior to adoption of the General Plan update is not likely to be feasible given the biological, visual and fire-related issues that need to be resolved with the proposed design. No application has yet been submitted.

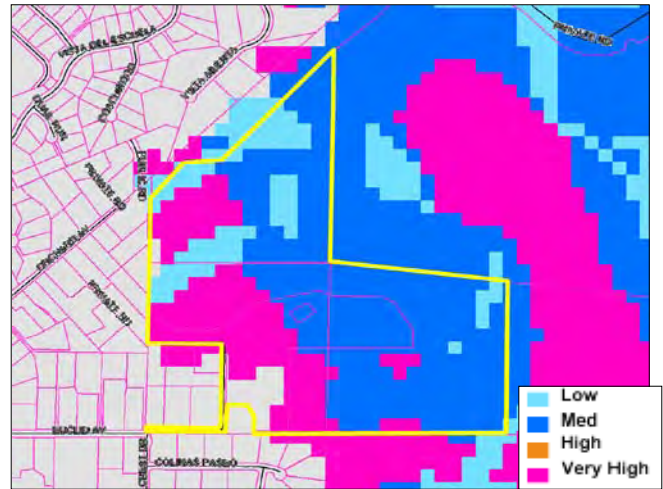
Property is almost totally constrained by steep slopes, is located entirely within the Very High Fire Hazard Severity Zone and has a large area with sensitive biological resources. Based on nearly the entire property being constrained by steep slopes, if 86 acres of SR4 and 16.2 acres of SR2 were assigned, this would yield 14 lots plus an open space lot. A preferred option would be to assign 56 acres as SR2 and 46.2 acres as RL20. This would yield the same number of lots, but better reflect the intent to achieve a large area for open space.

# PROPERTY SPECIFIC REQUEST

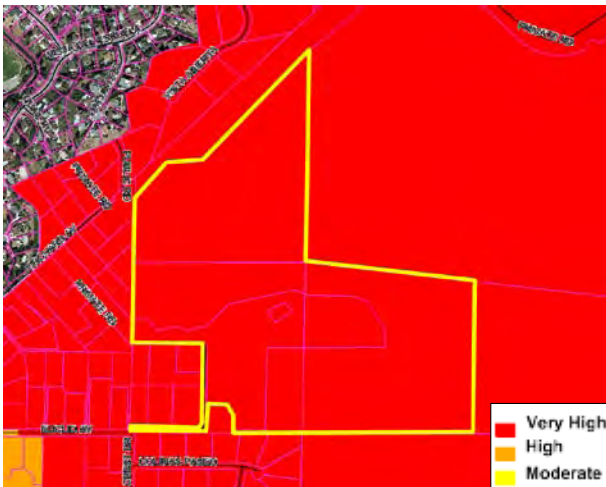
CD14 (cont.)



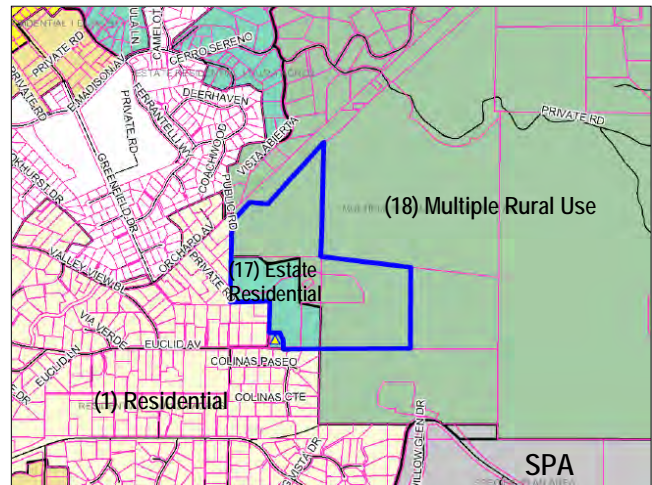
**Steep Slope (Greater than 25%)**



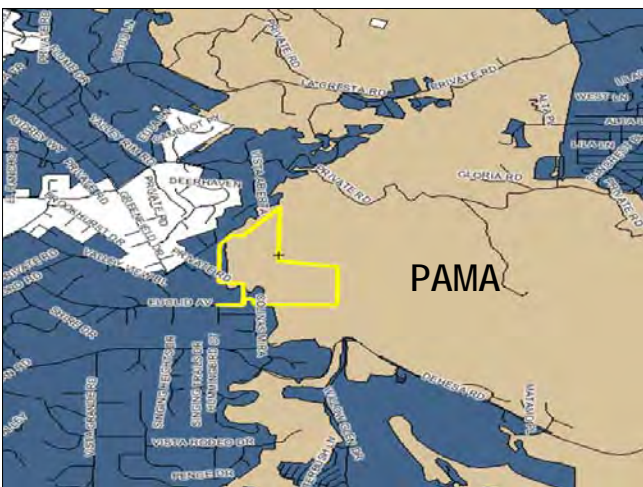
**Habitat Evaluation Model**



**Fire Hazard Severity Zones**



**Existing General Plan**



**MSCP Pre-Approved Mitigation Area (PAMA)**

**Discussion (cont.)**

Since these options are more intensive than those evaluated by the EIR, recirculation of the EIR is likely to be necessary.

# PROPERTY SPECIFIC REQUEST

## CD15

### Property Specific Request:

Change land use designation from SR4 to SR2

Requested by: Diana Beron

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

**Notes:**

1 - Based on staff's experience

### Property Description

**Property Owner:**

Wallace and Diana Beron

**Size:**

2.5 acres

1 parcel

**Location/Description:**

Adjacent to the Alpine Community Planning Area;

Intersection of Willits Road and Bremen Way;

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 Zone

### Land Use

*General Plan*

Scenario	Designation
Existing General Plan	(17) 1 du/ 2,4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	

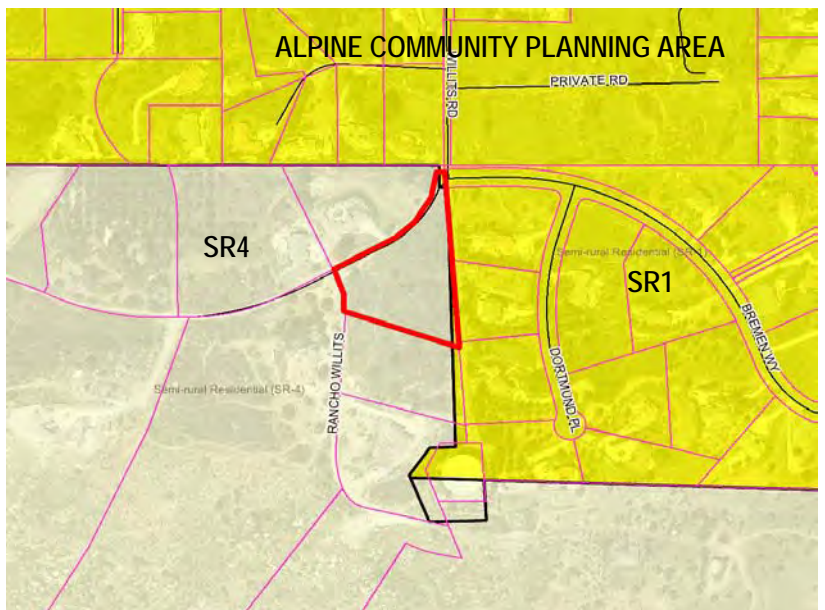
*Zoning*

Existing — A70; 2-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

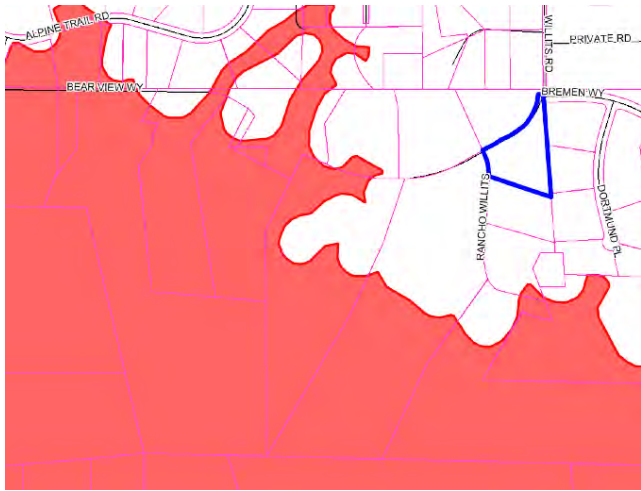
### Discussion

Since the subject parcel is less than four acres in size, neither a SR2 nor SR4 designation would allow for further subdivision of the parcel.

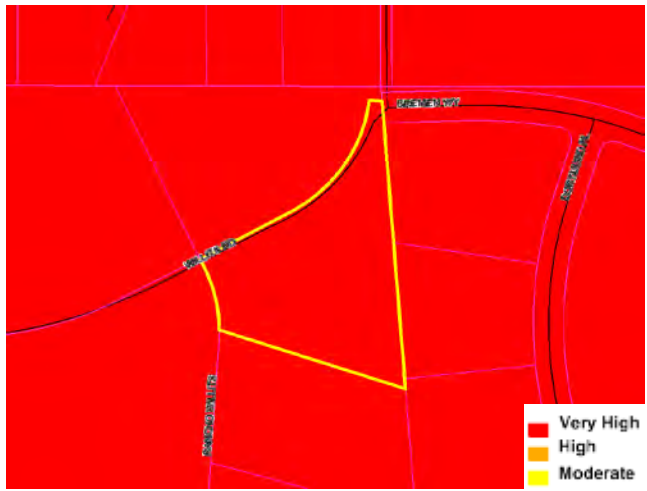
A SR2 designation would result in a spot zone; however, other similar sized parcels are adjacent and could also be designated SR2 to resolve the spot designation.

# PROPERTY SPECIFIC REQUEST

CD15 (cont.)



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



**Fire Hazard Severity Zone**