

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandagov.org/planandlanduse/>.

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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:

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DRAFT

PROPERTY SPECIFIC REQUEST

JL2

Property Specific Request: Change designation from RL80 to RL40 Requested by: Julian Community Planning Group		
Property Specific Request: Retain proposed RL80 land use designation Requested by: Endangered Habitats League ¹		
Anticipated Consequences	CPG	EHL
Community Recommendation	RL40	RL40
Opposition Expected ²	Yes	Yes
Spot Designation/Zone	No	No
EIR Recirculation Needed	No	No
Change to GPU Objectives Needed	No	No
Level of Change	Minor	Minor

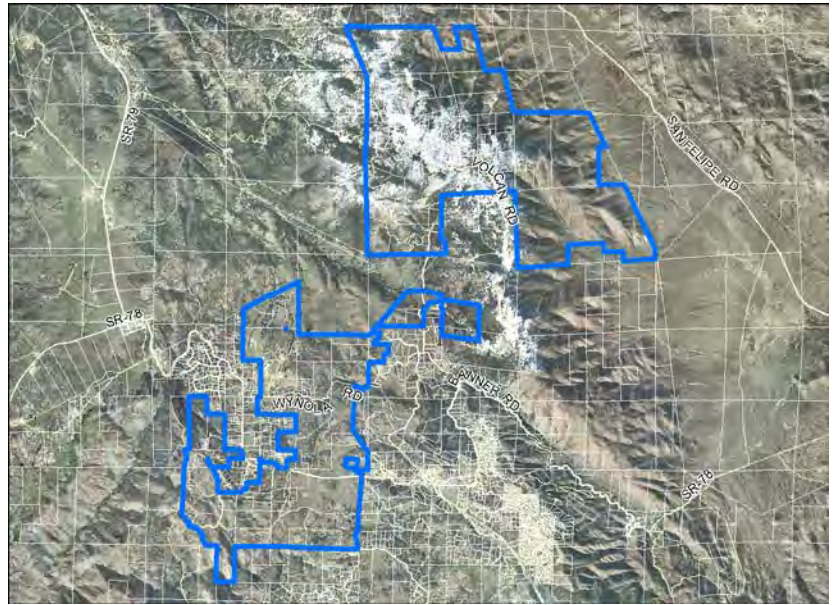
Note:

1- Endangered Habitat League letter dated November 8, 2010

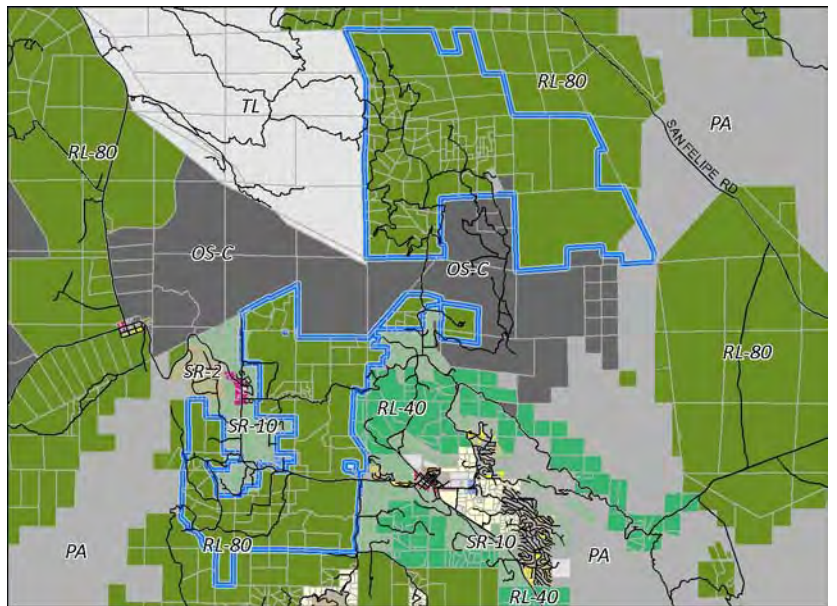
2- Anticipate property owners are opposed to lower density

Property Description
<u>Property Owner:</u> Various
<u>Size:</u> 9,499 acres; 209 parcels
<u>Location/Description:</u> Generally large parcels located in remote mountains in the northern and southeastern portions of the planning area ; Outside County Water Authority boundary
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none
◐ Steep slope (greater than 25%)
○ Floodplain
◐ Wetlands
● Habitat Value
○ Agricultural Lands
● Fire Hazard Severity Zones

Land Use	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 40 ac 1 du / 4, 8, 20 ac
PC/Staff Recommendation	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S80, 40-acre minimum lot size A72 - 8-acre minimum lot size	
Proposed — A72, 40-acre minimum lot size	



Aerial



PC/Staff Recommendation

Discussion

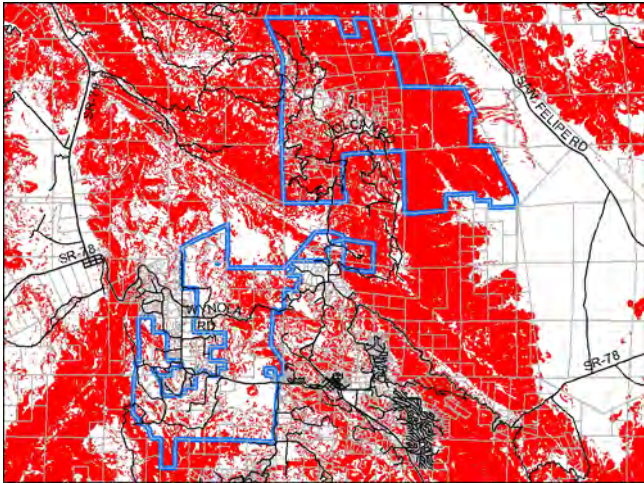
JL2 covers the remainder of these larger remote parcels that are located in remote mountains in the northern and southeastern portions of the planning area. JL2 also includes the remote mountains to the north of the town of Julian (beyond the Santa Ysabel Open Space Preserve). The Julian CPG supports the RL40 for the areas shown above that are designated RL80 on the PC / Staff recommendation and RL40 on the Referral Map. The Endangered Habitats League (EHL) recommends retaining the RL80 density for this area due to its remote mountainous location outside the County Water Authority boundary, lack of infrastructure and services, and location within the Very High Fire Hazard Severity Zone. There are a 22 properties out of a total of 209 parcels that are greater than or equal to 80 acres that could potentially divide under the RL40 designation and the application of RL80 would substantially decrease the number of potential future subdivisions (refer to attached graphic).

JULIAN

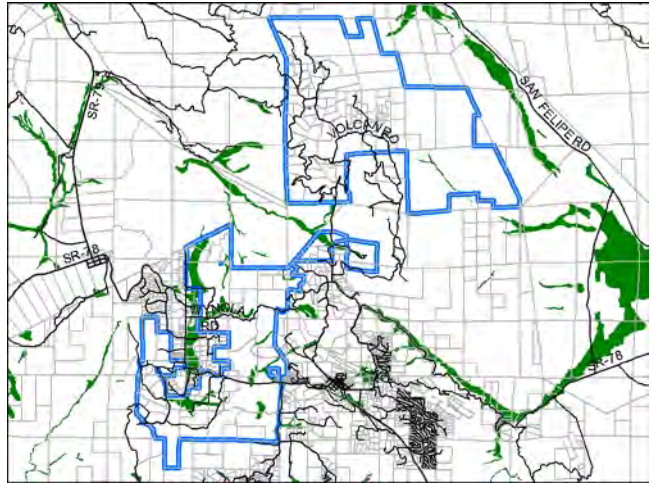
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PROPERTY SPECIFIC REQUEST

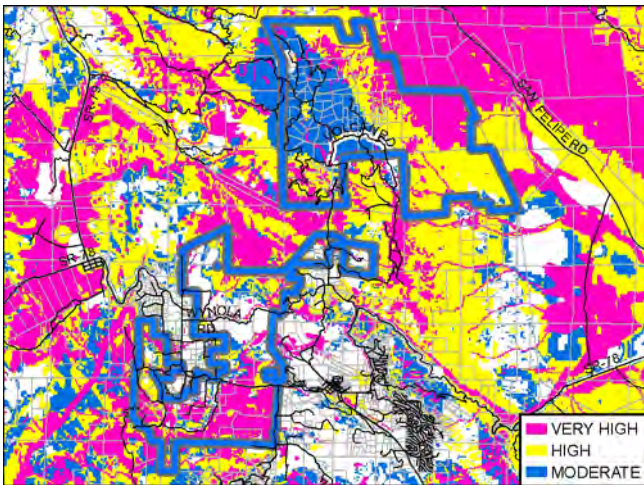
JL2 (cont.)



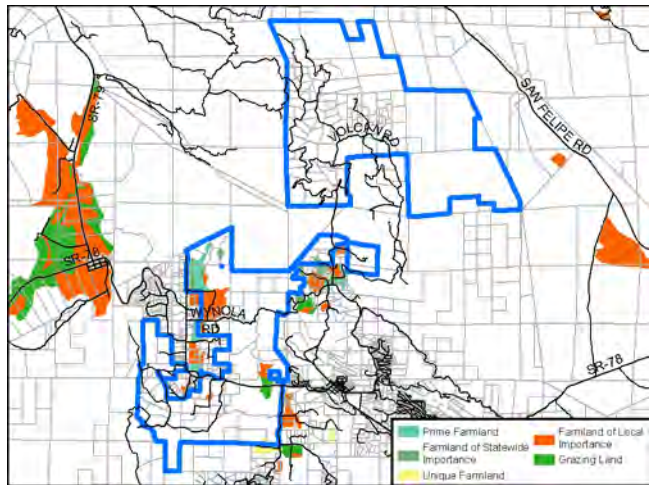
Steep Slope (Greater than 25%)



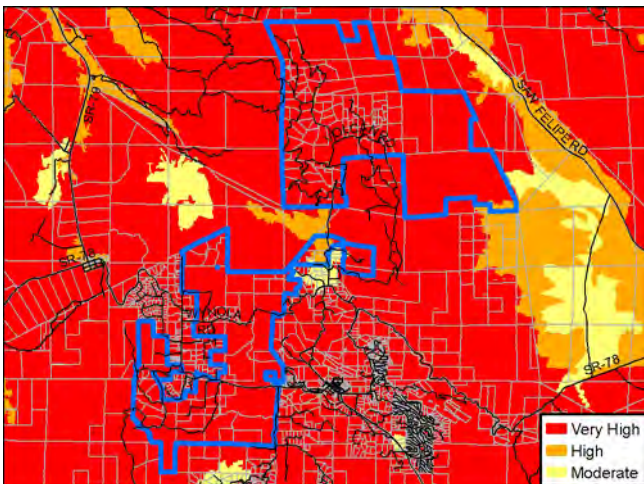
Wetlands



Habitat Evaluation Model



Agricultural Lands



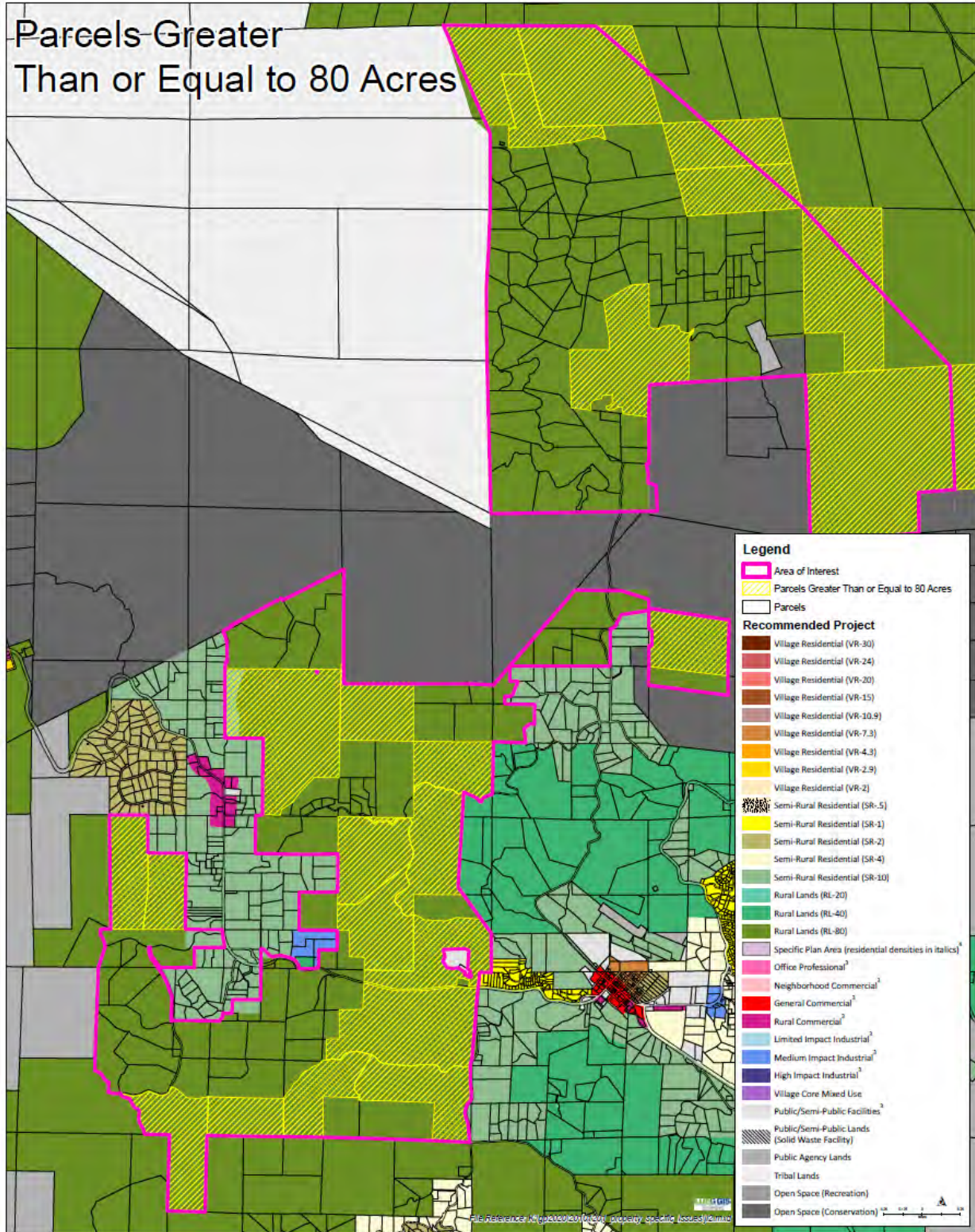
Fire Hazard Severity Zones

JULIAN

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PROPERTY SPECIFIC REQUEST

JL2 (cont.)



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PROPERTY SPECIFIC REQUEST

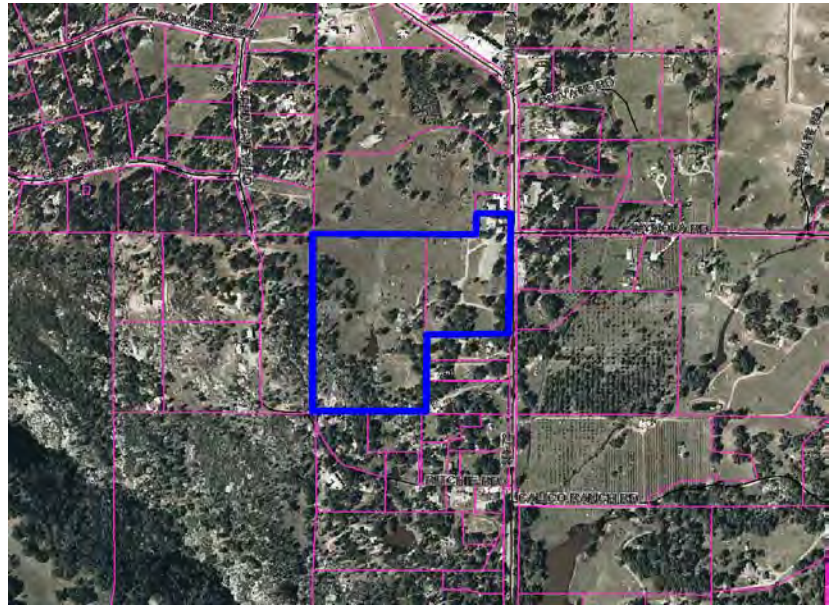
JL5

Property Specific Request: Change land use designation from SR10 to SR4	
Requested by: Harry Horner	
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

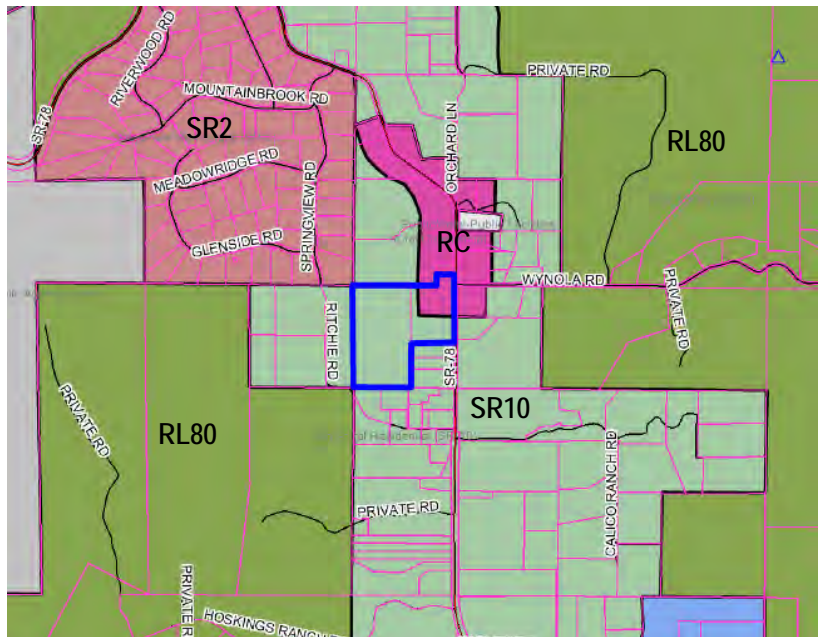
Note:
1 - Based on staff's experience

Property Description	
<u>Property Owner:</u> Harry Horner	
<u>Size:</u> 32.4 acres 2 parcels (three APNs)	
<u>Location/Description:</u> Intersection of Wynola Road and Old Julian Road (SR78); Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
<input type="radio"/> Steep slope (greater than 25%) <input type="radio"/> Floodplain <input type="radio"/> Wetlands <input type="radio"/> Habitat Value <input type="radio"/> Agricultural Lands <input checked="" type="radio"/> Fire Hazard Severity Zones	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	SR10 / RC
Referral	SR10 / RC
Hybrid	
Draft Land Use	
Environmentally Superior	RL20 / RC
<i>Zoning</i>	
Existing — C36 A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



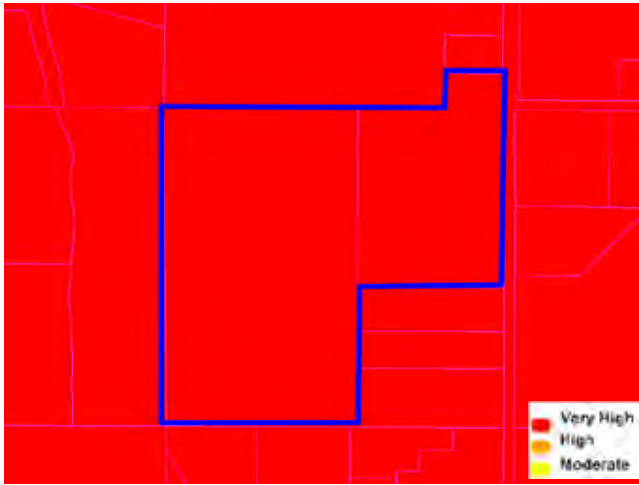
PC/Staff Recommendation

Discussion

Outside of the Village of Julian, the primary mapping principles were to recognize existing parcelization, but to limit the potential for additional subdivision, concentrating future development in and near the Julian Rural Village. An SR4 designation is outside the range of alternatives evaluated in the EIR and would result in a spot designation. To resolve the spot designation would require designating a larger area at SR4, which would likely require a recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

JL5 (cont.)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

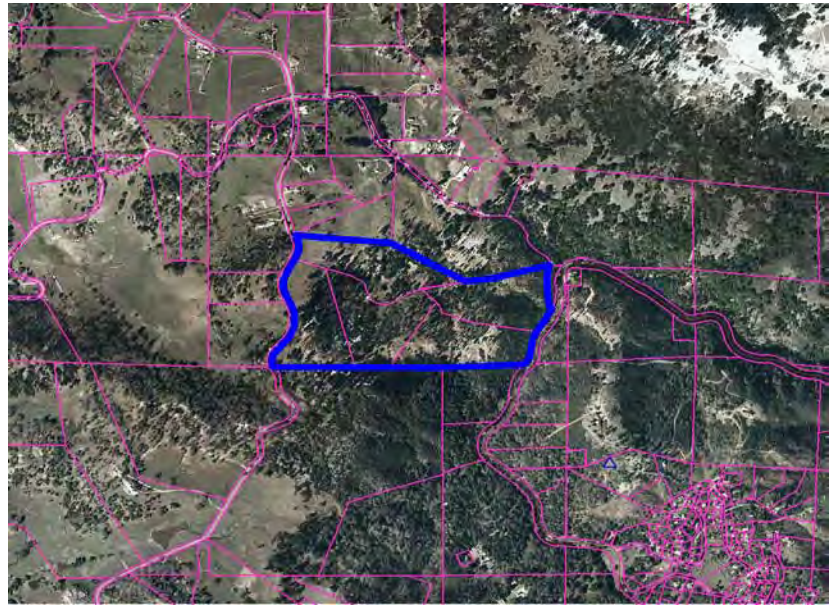
JL6

Property Specific Request: Change land use designation from RL40 to SR10	
Requested by: Patrick Brown	
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

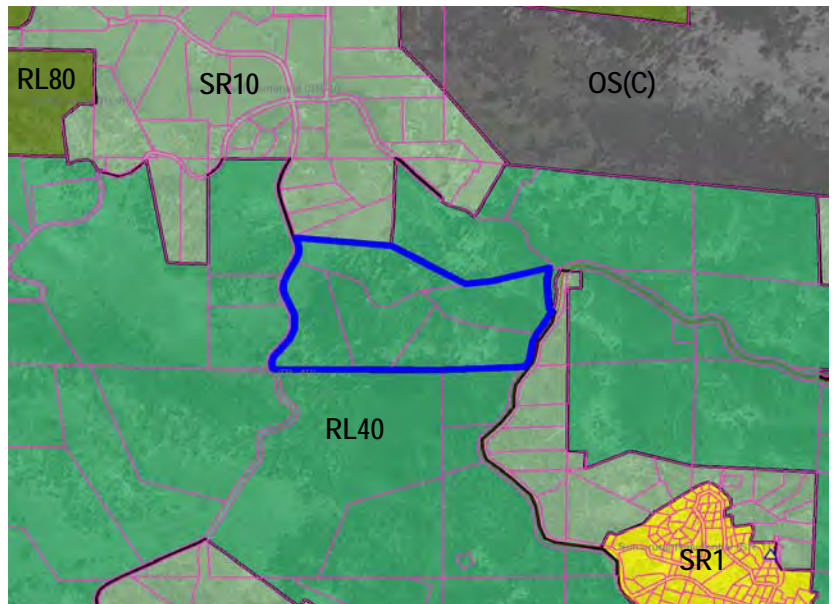
Note:
1 - Based on staff's experience

Property Description	
<u>Property Owner:</u> Patrick Brown	
<u>Size:</u> 89.3 acres 5 parcels	
<u>Location/Description:</u> Intersection of Wynola Road and Banner Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - 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	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — A70 (4-acre minimum lot size)	
Proposed — Same as existing	



Aerial



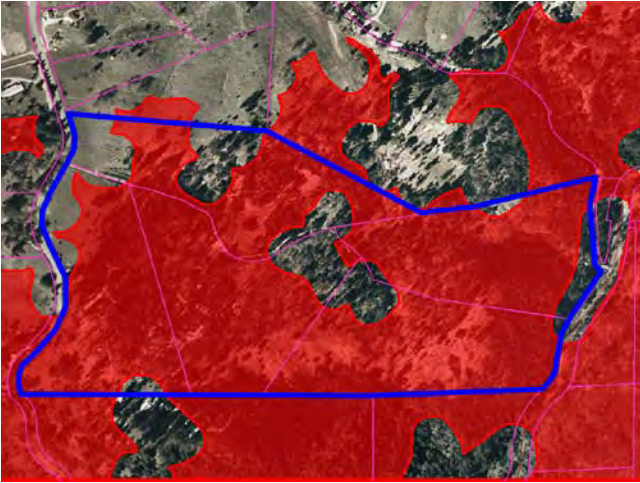
PC/Staff Recommendation

Discussion

Assuming these five parcels are legal lots, then neither the SR10 nor the RL40 land use designations would allow for further subdivision of the five parcels since they are all less than 20 acres in size. The parcels are all nearly entirely constrained by steep slope and are located within the Very high Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

JL6 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones