



January 9, 2012 Workshop  
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

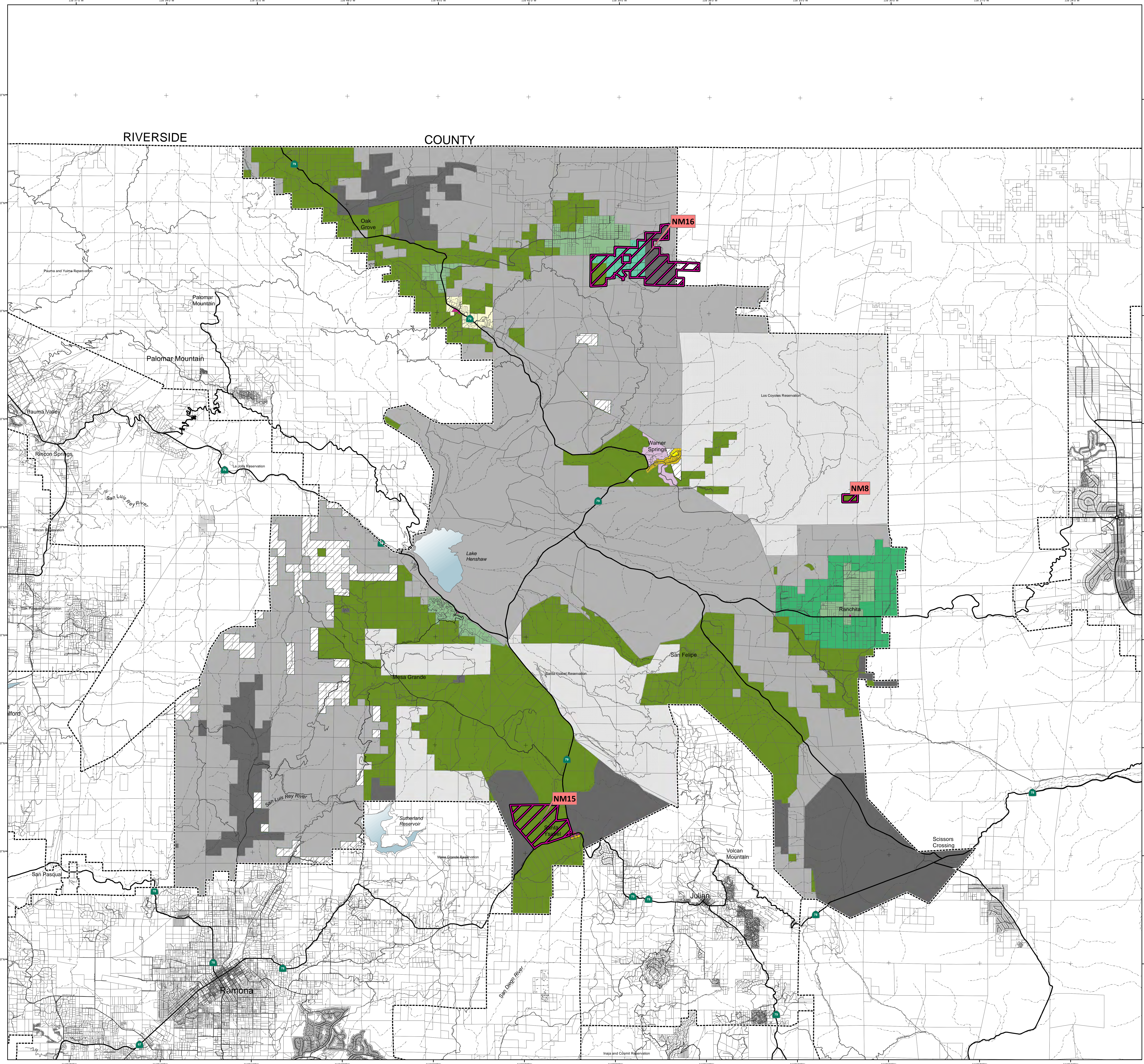
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- 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)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

- Property Owner
- Others

Level of Change

- MAJOR
- MODERATE
- MINOR



Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandiego.gov/development/index.html>

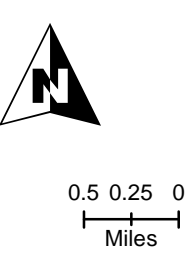
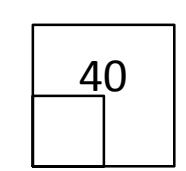
Map Prepared By:



Coordinates: NAD83 Feet  
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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SANDAG  
File reference: S:\land\_use\gplupdate\_maps\cmrmap\batch\_maps\2011109workshop.mxd, K:\gplupdate\20110512\_changes\map\_output



## NM8 [2004 Referral #178]

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	SR4
Requested by: Leonard Teyssier	
Community Recommendation	N/A
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1 – Based on staff's experience

### Property Description

Property Owner:

Muirlands Investments LLC

Size:

80 acres

1 parcel

Location/Description:

Approximately 4 miles north of Montezuma Valley Road;

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

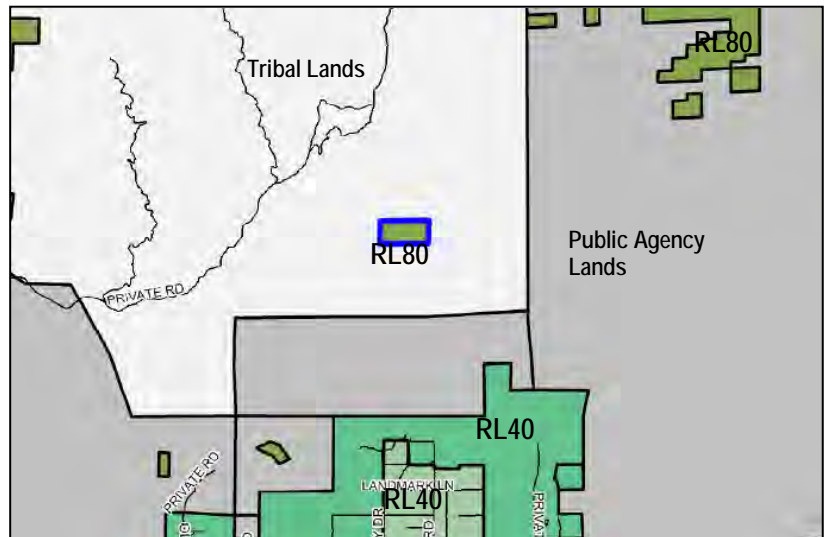
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	SR10
Hybrid	RL80
Draft Land Use	
Environmentally Superior	RL160
<i>Zoning</i>	
Former — A70, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial



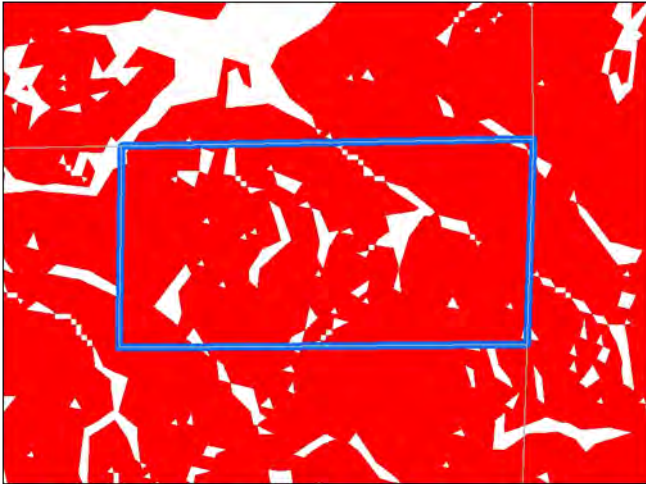
Adopted Aug 2011

### Discussion

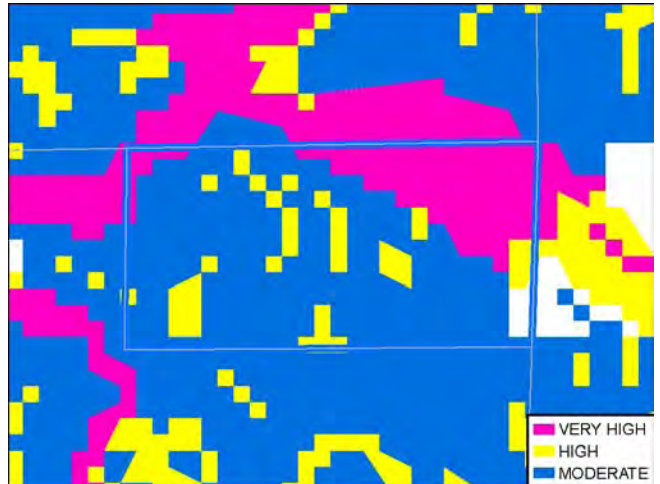
The subject property is a 2004 Residential Referral (178) where the property owner was requesting a combined SR10 and RL20 designation and the Board of Supervisors directed staff to assign a SR10 land use designation to the Referral Map. Currently, the property owner is requesting a SR4 designation, which is consistent with the former General Plan; however, the existing Zoning has a minimum lot size of eight acres.

The property is located in a remote area with no developed access road and no surrounding development; therefore, Semi-Rural development patterns would not be appropriate. The request also does not support Guiding Principles #5 and #9 or the Community Development Model. Ingress and egress into the area does not exist. The SR4 designation is more intensive than the range of alternatives that were analyzed in the General Plan Update EIR where RL40 was the most intensive density.

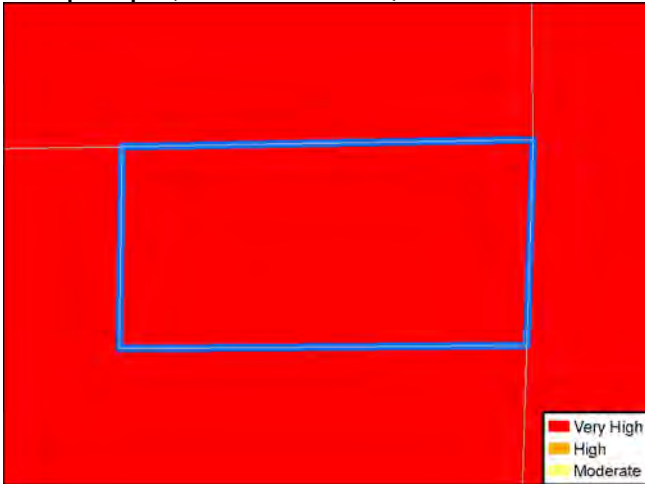
NM8 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

## NM8 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 80	Major

### **Rationale for Major Category Classification**

- This site is extremely remote, surrounded by Tribal Lands and lacks adequate access.
- The General Plan Community Development Model does not support increased development in remote areas with insufficient access.
- The parcel is nearly entirely constrained by slopes greater than 25 percent, is located entirely within the Very High Fire Hazard Severity Zone and is partially constrained by high and very high value habitat. The General Plan principles and policies do not support increased development in areas with sensitive environmental resources, physical constraints and safety hazards.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The General Plan Guiding Principles and policies would require revisions to deemphasize minimizing development in remote areas lacking access.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and safety hazards.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

**Policy LU-1.3 Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

**Policy LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

**Policy LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development—Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

**Policy LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

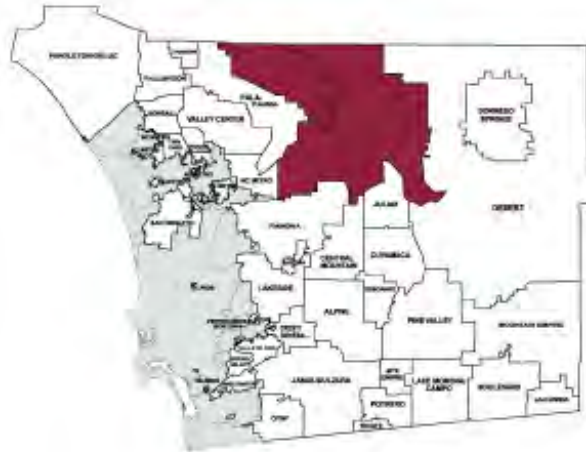
**Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> <li>80 acres</li> <li>Rural Lands category</li> </ul> <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>Forms an isolated island located in the middle of Tribal Land</li> <li>Distant from Village areas</li> <li>Groundwater dependent</li> <li>Covered by 50-75% slope</li> <li>Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints</li> </ul>
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> <li>1,106.96 acres</li> <li>Rural Lands category</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>Large parcels are distant from any Village Core or Village areas</li> <li>Groundwater dependent</li> <li>They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

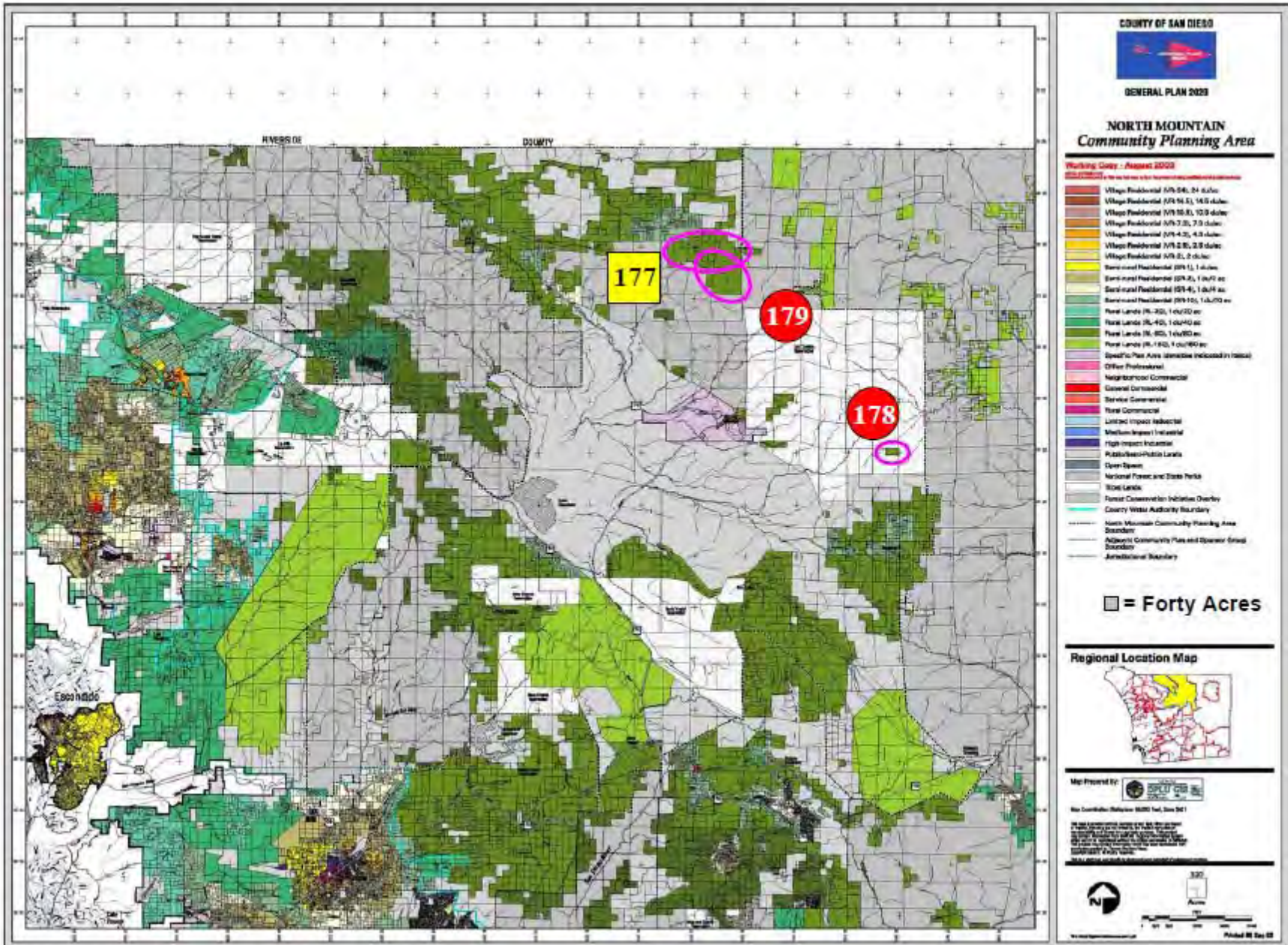
NORTH MOUNTAIN/PALOMAR MOUNTAIN



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.





GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> <li>• 1,100 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: <u>1 du/80 acres</u> (remainder of land)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – groundwater dependent with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.</li> </ul>
178	<p><i>Leonard &amp; Monica Tessyier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.</li> </ul>
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> <li>• 2,200 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley</li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> </ul>

### **PALOMAR/NORTH MOUNTAIN**

2000 Census Population.....2,864  
 Community 2020 Target.....4,650  
 April 2004 WC Map Population.....5,800



#### **APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

#### **KEY COMMUNITY ISSUES**

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

#### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

#### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

<b>178 Leonard and Monica Tessier Family Trust</b>			
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	
<b>179 Chester Mason</b>			
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Create a model for community development</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

# NM15

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	RL40
Requested by: William Schwartz	
Community Recommendation	N/A
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:  
1 – Based on staff's experience

Property Description	
<b>Property Owner:</b> Auerbach Santa Ysabel Ranch LP (Farkash)	
<b>Size:</b> 1,142.2 acres 5 parcels	
<b>Location/Description:</b> Northwest of the intersection of SR-79 and SR-78, immediately behind developed properties in Santa Ysabel; Property fronts on both SR-79 and SR-78; Outside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> <ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <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>	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/40 ac
GP (Adopted Aug 2011)	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	RL160
Environmentally Superior	
Zoning	
Former - A72, 40-acre minimum	
Adopted Aug 2011 - S80, 8-acre minimum	



Aerial

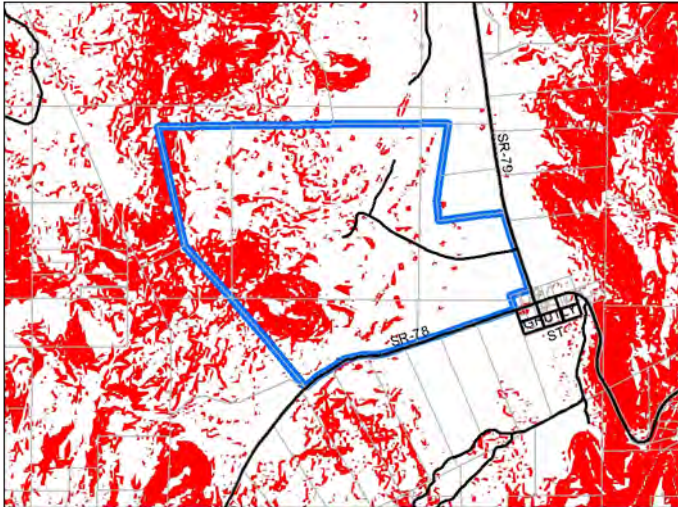


Adopted Aug 2011

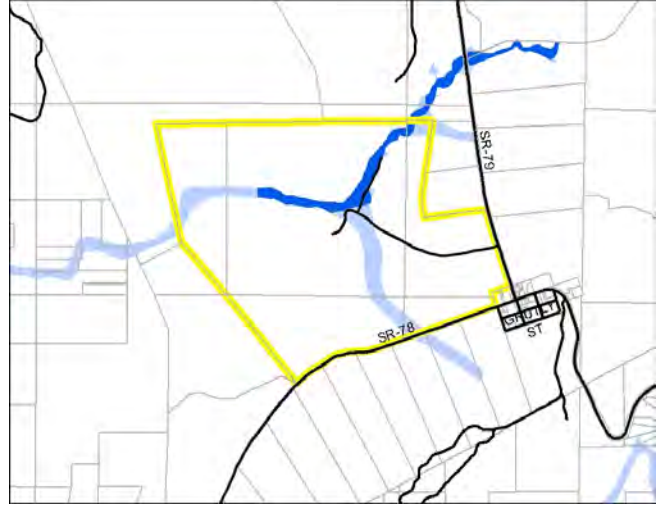
## Discussion

This property was part of a sweeping change where in 2004, the Board of Supervisors directed staff not to assign densities lower than RL40 to the Referral Map. Under the former General Plan, this property has a minimum lot size of 40 acres. In addition, the property is located in a rural area with minimal surrounding development. This location is not near existing and planned infrastructure, services or jobs. The property is in an agricultural preserve with farmland of local importance. An RL80 designation would yield 14 dwelling units where the RL40 designation would yield 29.

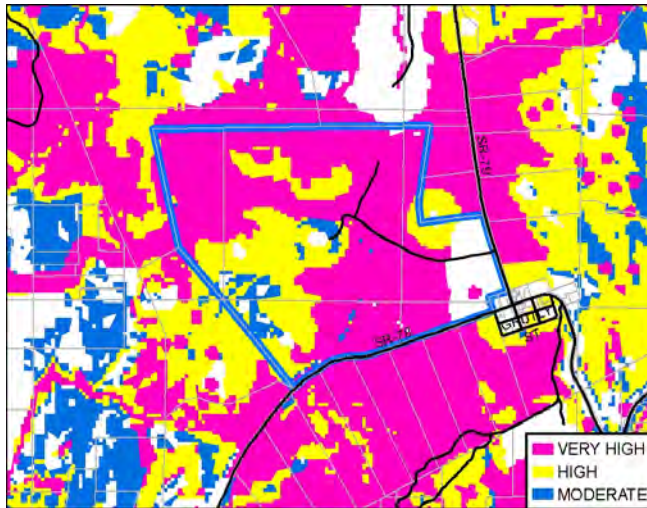
NM15 (cont.)



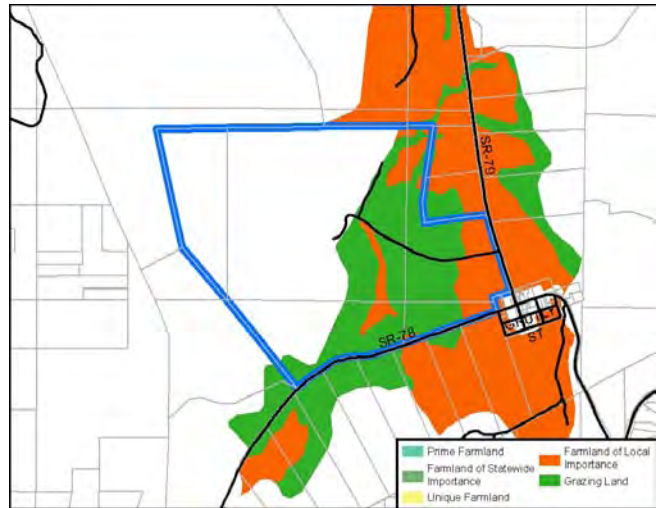
Steep Slope (Greater than 25%)



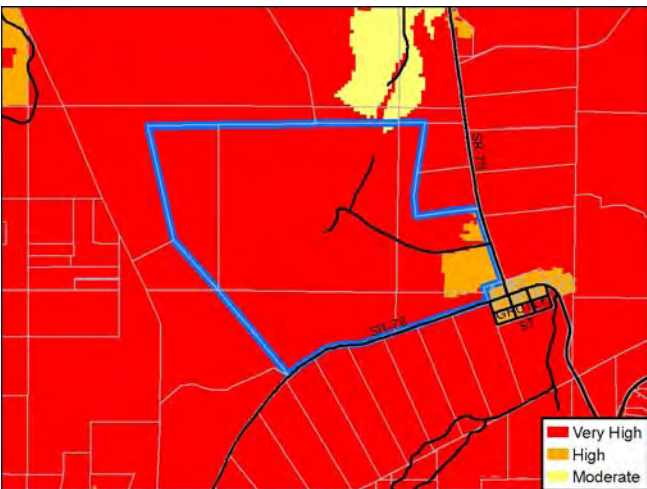
Floodplain



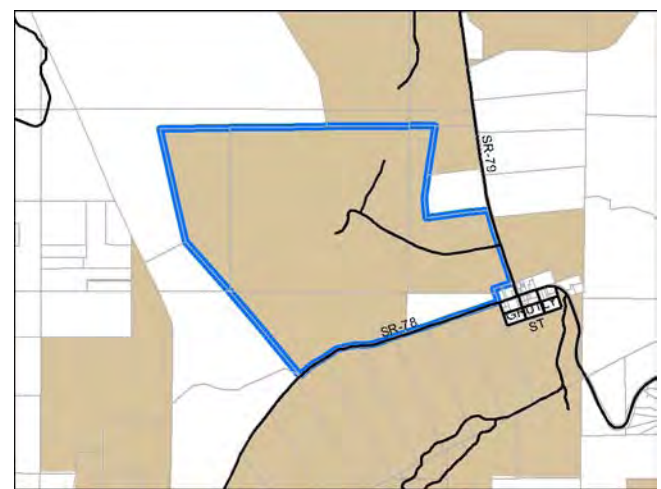
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



Agricultural Contracts

## NM15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Rural Lands 40	Rural Lands 80	Major

### **Rationale for Major Category Classification**

- The site is located in an area far from existing or planned infrastructure, services, and jobs.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The property is under an agricultural contract and located entirely within the Very High Fire Hazard Severity Zone.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The fundamental approach to designating Rural Lands would require reconsideration. The General Plan land use map would need to be revised substantially in the method used to assign RL40 and RL80 densities, which considered existing parcelization and the potential for future subdivision.
- The General Plan Guiding Principles and policies would require revisions to deemphasize reduced development potential in remote locations away from infrastructure, services, and jobs.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

**Policy LU-1.3 Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

**Policy LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

**Policy LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

**Policy LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

**Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

**Principle 8.** Preserve agriculture as an integral component of the region's economy, character, and open space network.

**Goal LU-7 Agricultural Conservation.** A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

**LU-7.1 Agricultural Land Development.** Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

**Principle 9.** Minimize public costs of infrastructure and services and correlate their timing with new development.

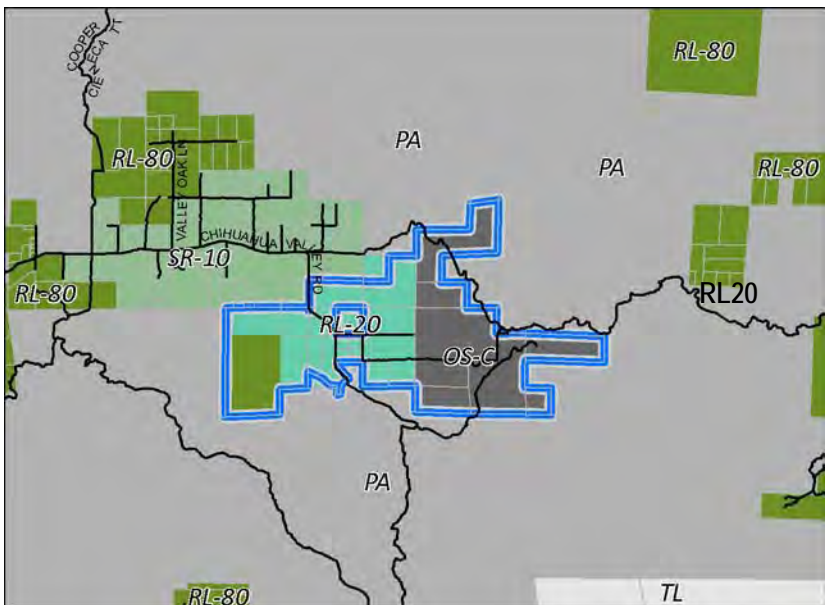
# NM16 [177 Adams & 179 Mason]

General Plan (Adopted Aug 2011)	RL20 RL80 OS(C)
Property Specific Request:	SR10
Requested by: Richard Adams	
Community Recommendation	N/A
Opposition Expected	Yes <sup>1</sup>
Spot Designation/Zone	No
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:  
1- Endangered Habitat League letter dated November 8, 2010



Aerial



Adopted Aug 2011

Property Description	
<b>Property Owner:</b> Adams John B & Marilyn M Family Trust Adams Richard C Jr Separate Property Trust Mason Chester M Family Trust	
<b>Size:</b> 1,983.97 acres 20 parcels	
<b>Location/Description:</b> Southeast of Chihuahua Valley Road, 6 miles east of SR79; Outside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8, 20 ac
GP (Adopted Aug 2011)	RL20/RL80 OS(C)
Referral	SR10
Hybrid	RL80
Draft Land Use	RL80
Environmentally Superior	RL80
Zoning	
Former - S92, 8-acre minimum	
Adopted Aug 2011- A72, 8-acre minimum	

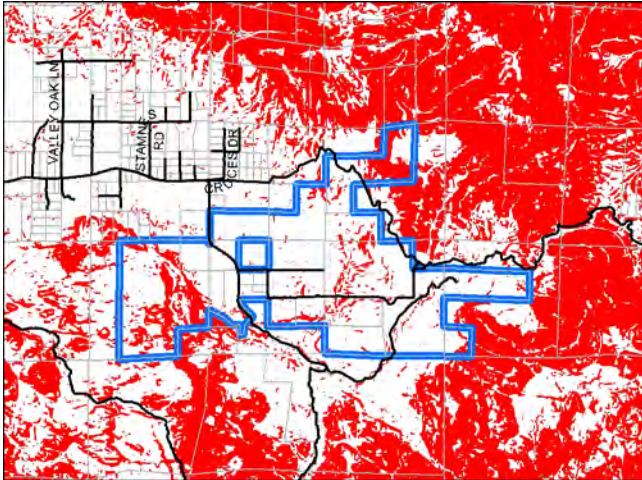
## Discussion

This holding in Chihuahua Valley was originally approximately 2,000 acres of private lands, which was designated SR10 on the Referral Map as a result of 2004 Residential Referrals #177 Adams (NM6) and 179 Mason (NM7). Since that time approximately 1,000 acres of the property has been put in conservation and is now designated as Open Space (Conservation). The map adopted on August 3, 2011 applies Rural Lands 20 and 80 designations to the remainder of the property, which is less intense than the request from the property owners. Due to the remoteness of the property, the application of Semi-Rural designations does not support the project objectives to reduce public costs and promote growth near existing jobs, services and infrastructure.

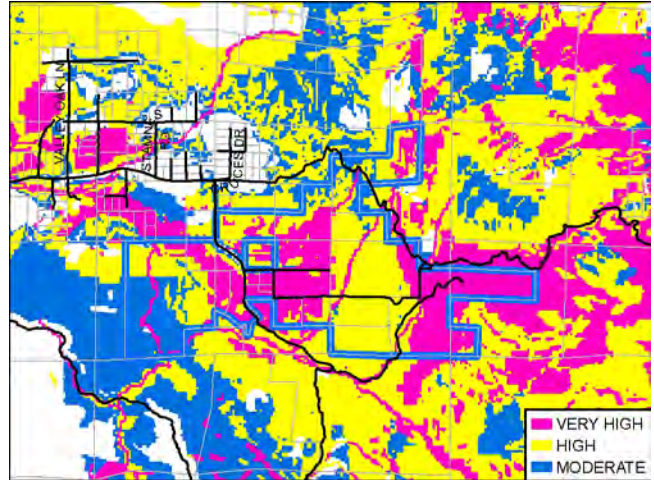
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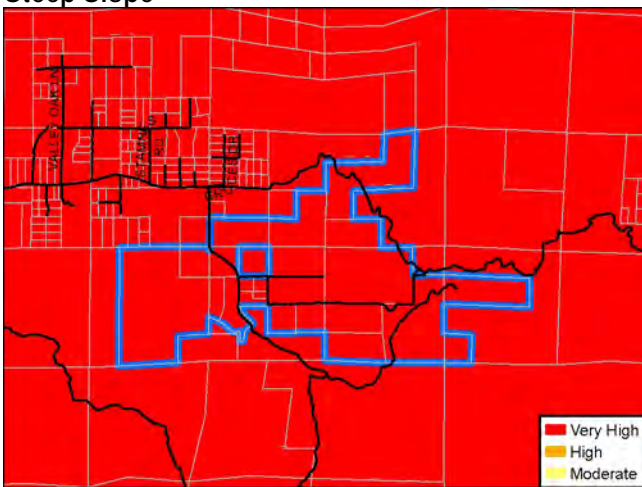
NM16 (cont.)



Steep Slope



Habitat Evaluation Model



Fire Hazard Severity Zones

**Discussion (cont.)**

The Endangered Habitats League supports the Draft Land Use Map designation of Rural Lands 80 for the property due to its remote location sensitive biological resources, and location within the Very High Fire Hazard Severity Zone.

## NM16 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request*	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10*	OS(C), Rural Lands 20 and 80	Major

\*Note - On July 20, 2011 staff received a revised request (see attached); however, this has not been considered in this evaluation.

### **Rationale for Major Category Classification**

- The site is located in an area far from existing or planned infrastructure, services, and jobs.
- The General Plan Community Development Model does not support increased development away from existing villages.
- The property is almost entirely constrained by very high and high value habitat and located entirely within the Very High Fire Hazard Severity Zone.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- The fundamental approach to designating Rural Lands would require reconsideration. The General Plan land use map would need to be revised substantially in the method used to assign RL40 and RL80 densities, which considered existing parcelization and the potential for future subdivision.
- The General Plan Guiding Principles and policies would require revisions to deemphasize reduced development potential in remote locations away from infrastructure, services, and jobs.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

### **Impact to Forest Conservation Initiative Remapping Timeline**

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

### **Relevant General Plan Principles, Goals, and Policies**

A sampling is included below:

**Principle 2.** Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

**Goal LU-1 Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

**Policy LU-1.1 Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

**Policy LU-1.3 Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

**Policy LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

**Goal LU-2 Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

**Policy LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

**Principle 4.** Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

**Principle 5.** Ensure that development accounts for physical constraints and the natural hazards of the land.

**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

**Policy LU-6.2 Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

**Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

**From:** Richard Adams [r.adamscrest@gmail.com]  
**Sent:** Wednesday, July 20, 2011 11:56 AM  
**To:** Muto, Devon  
**Cc:** Lubich, Marcus  
**Subject:** GP Update - Reduced SR-10 Acreage Request for NM16  
**Attachments:** NM16 Partial SR-10 Increase.pdf; ATT1779776.htm

Devon,

The purpose of this email and Attachment is to request a modest extension of the Chihuahua Valley *village core* boundary to include several ranch parcels on the road adjacent to the southeastern boundary of the *village core* (GP Update density designation SR-10 in North Mountain Planning Area). This is a direct reduction of 360 acres or more from the previous SR-10 request in NM16 (that reported a Major Level of Change) with the objective of becoming a Minor Level of Change request.

The owners of Sky Oaks and Rocking W ranches have up to 4 parcels that are adjacent to Chihuahua Valley Road, and the existing recommended SR-10 parcels (that actually have existing lots of 5 and 10 acres), and adjacent utilities (SDG&E electricity and underground telephone to the ranch parcel and in some cases bordering one, two, or three sides). The details pertaining to these three 40-acre parcels and one 80-acre parcel are contained in the attachment:

**SKY OAKS & ROCKING W RANCHES - Special Circumstances for GP Update Density of SR-10.**

**Sky Oaks believes that this request is sufficiently modified from the prior Property Specific Request NM16 staff findings so that it would qualify as a Minor Level of Change by being compatible with County project objectives, Guiding Principles and the current EiR. We seek agreement with DPLU.**

The previous formal request for SR-10 (from RL-20) included an additional 4 parcels totaling 360 acres that influenced the NM16's higher Major Level of Change ranking. The owners point of view was oriented towards the very large *du savings* (estimated to be about 55 du) derived from the Sky Oaks East 1080-acre OS-C and the Rocking W 980-acre OS-C. Looking at the numbers - see chart on page 8 ANALYSIS OF DWELLING UNITS for COUNTY GP DENSITIES - we have traveled from a Board Referral Map with SR-10 on 3300 acres potentially yielding over 300 du to the current DPLU recommendation of 53 du for Sky Oaks and 5 du for Rocking W compared to owners current request for 8 more du for Sky Oaks and 2 more du for Rocking W.

Sky Oaks has been actively pursuing a plan for a last OS-C addition involving 240 acres (RL-80) in southwest Sky Oaks West that has portions of the San Luis Rey River. If successful, that makes 50 du the maximum achievable for Sky Oaks instead of 53. If more acres are involved achievable du go down further. We seek positive re-inforcement of our conservation efforts.

We would also like to see some form of offset for the very real fractional acreage issue that is discussed on page 6 that can force a 39.9-acre parcel designated RL-20 to remain a single parcel, when in at least one case, it should qualify for SR-10 (which yields 3 du maximum, not 4du). Most importantly, in applying the Guiding Principles equally, it is logical that the four road fronting Parcels described above belong to the SR-10 village core rather than the lower surrounding densities RL-20 to RL-80. We are look forward to a favorable reply.

Respectfully submitted ,

NM16 Additional Information: Correspondence Received

*Richard Adams*

RICHARD C. ADAMS  
2565 ARDATH ROAD  
LA JOLLA, CA 92037

[R.AdamsCrest@gmail.com](mailto:R.AdamsCrest@gmail.com)

Tel: 858-454-3430 Fax: 858-454-8868 Mbl: 619-306-3515

Attachment: NM16 Partial SR-10 Increase

**SKY OAKS & ROCKING W RANCHES**  
**SPECIAL CIRCUMSTANCES FOR GP UPDATE DENSITY of SR-10**

LOCATION: Chihuahua Valley in NORTH MOUNTAIN PLANNING AREA near Warner Springs

REFERENCE: Property Specific Request NM16 – ADAMS and MASON – DPLU suggests the request for 840 acres be changed from RL-20 to SR-10 may require both revision of the project objectives and recirculation of the EIR and therefore the owner’s position would constitute a Major Level of Change.

REVISION: Owners have reduced their request by asking to change from RL-20 to SR-10 only the parcels adjacent to the existing road, existing utility services, and existing SR-10 parcels between 5 and 10 acres. This amounts to less than 200 acres in 4 parcels. It removes the acreage that might challenge County project objectives, Guiding Principles, and EIR – so that it may qualify as a minor level of Change. This minor increase of a possible maximum of 10 du is more than offset by the certain decrease in du brought about by the large OS-C actions by both Sky Oaks and Rocking W Ranches.

NEW: Sky Oaks Ranch is in active negotiations to increase conservation acreage from 2060 acres to 2300 acres or more in summer of 2011. By offering to increase OS-C acreage in southwest Sky Oaks the last part of the headwaters of the San Luis Rey River and its tributaries in Chihuahua Valley become permanently protected. The OS-C thru 2010 is 2060 acres – saving 55 du – and the proposed 240-acre OS-C addition in 2011 could save 3 more du.

RESULT: The maximum potential increase of 10 du is offset by the current OS-C and reinforced by possibility of the proposed OS-C in Sky Oaks West, which would be the final set piece on top of the 580-acre OS-C increase in 2010, the 200-acre increase in 2009, and the 980-acre increase in 2008. The first OS-C was 360-acres from Sky Oaks a decade earlier.

RICHARD ADAMS, 2565 Ardath Road, La Jolla, CA 92037 \* 858-454-3430 \* R.AdamsCrest@gmail.com

SUMMARY

Sky Oaks and Rocking W Ranches request that 200 acres of land adjacent to Chihuahua Valley Road, and existing parcels of 5 to 10 acres, be cleared for approval of density designation of SR-10 instead of RL-20. It is believed that these parcels conform to the County Guiding Principles and constitute a minor change not requiring recirculation of the EIR or modification of the Guiding Principles.

The 200 acres (3 separate 40-acre parcels and one 80-acre parcel) are next to SR-10 already with adjacent 5-acre and 10-acre properties. The 4 parcels have street frontage and on-site electrical and telephone utilities and can conform to County requirements without additional costs to the County. There is strong justification for the 200 acres changing from RL-20 to SR-10 being classified as a minor Level of Change.

Today, Sky Oaks has a non-binding agreement with a conservation consortium for placing 240 acres or more into permanent conservation from the lower southwest portion of Sky Oaks West. This activity is likely to be the last OS-C effort for the two ranches. The new smaller ranches are on level to gently sloping mountain meadowland centered on Chihuahua Valley Road at an elevation of 4400 ± feet. The minor requested increase in SR-10 boundaries is justified with or without the proposed new OS-C.

### BACKGROUND

Prior to the start of the General Plan 2020 process in the 1990's, the combined acreage of the Sky Oaks and Rocking W Ranches had exceeded 3300 acres, dominating the east half of Chihuahua Valley in Warner Springs Area of North Mountain in San Diego County. The eastern and southern portions of the ranches contained the headwaters of the San Luis Rey River adjacent to Anza-Borrego Desert State Park, Cleveland National Forest and BLM. In the early 1980's, the ranch owners began a concerted effort to conserve some of these areas of environmental concern without help from the County. **Through 2010, a total of 2060 acres has been committed to permanent open-space conservation (OS-C) – 980 acres from Rocking W Ranch and 1080 acres from Sky Oaks Ranch.**

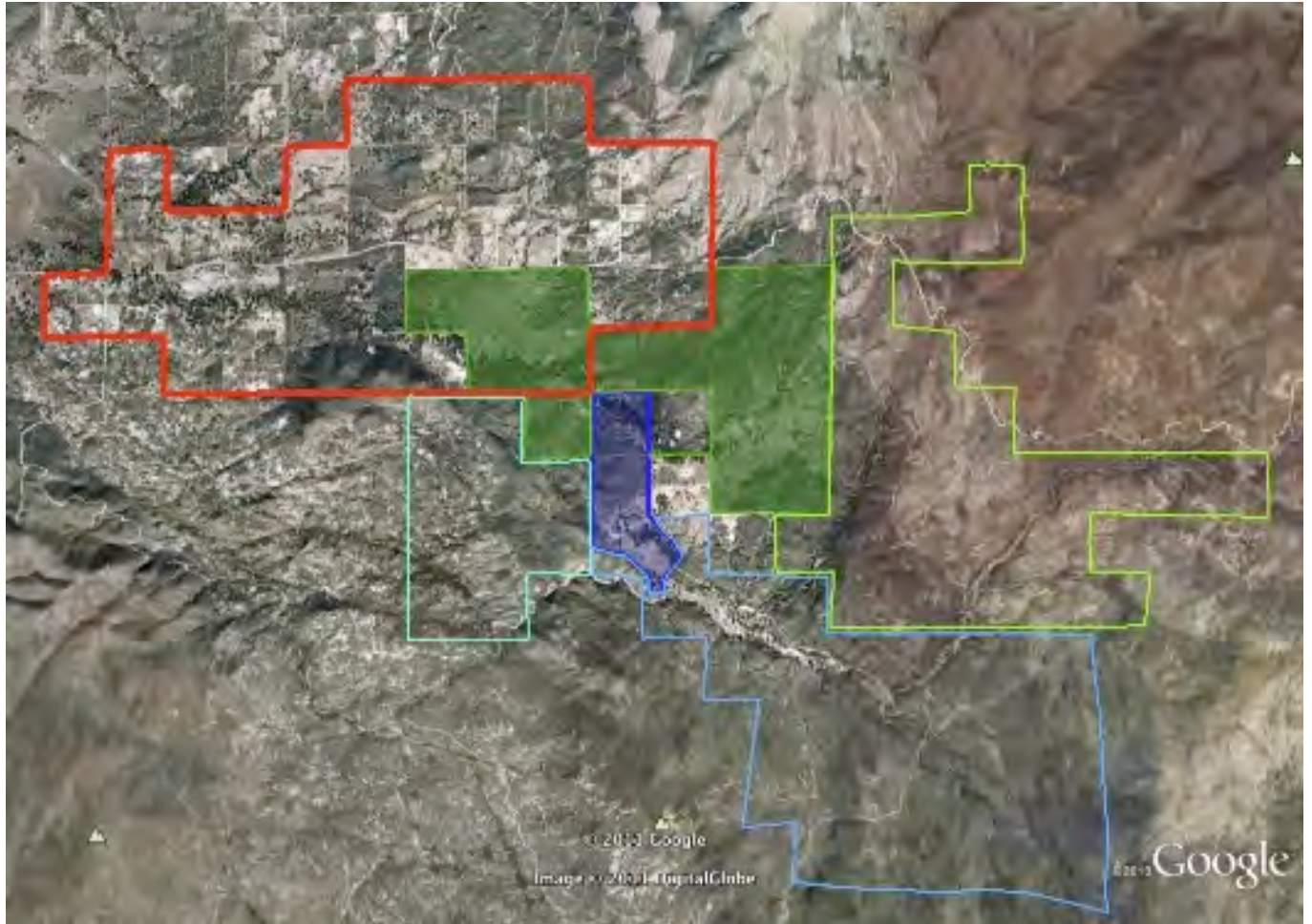
**The 240 acres or more proposed for new OS-C would increase permanent OS-C land from Sky Oaks and Rocking W Ranches to 2300 acres.** This new land has the lowest drainage points in Chihuahua Valley, and contains portions of slopes exceeding 25 % (elevations are 4400 feet down to 3900 feet). DPLU recommended and owners of Sky Oaks Ranch agreed with a zoning of RL-80 for the southwest 240 acres (3 du) in the 400-acre parcel APN: 116-040-17. The resulting configuration of the proposed OS-C could be slightly different than what may be marked on DPLU maps. Therefore, it's recommended that if and when the proposed conservation is successful that maps be adjusted as needed. Those 240 acres has the southwest end of the San Luis Rey River and its tributaries within Chihuahua Valley and the existing Sky Oaks Ranch before entering Cleveland National Forest. The northeast 160 acres of the 400-acre parcel has been recommended for RL-20 by DPLU owner concurrence (8 du).

When the proposed OS-C land from Sky Oaks West is completed, Sky Oaks Ranch would become 800 acres, and with the Rocking W, the new total becomes 920 acres. This places almost  $\frac{3}{4}$  of the original ranches into permanent open-space. County density recommendations, when a part of each ranch, for the 2060-acre OS-C through 2010 represents 55 du - and the 2011 proposed 240-acres OS-C, represents 3 du – for a total of 58 du *saved*. The recommended RL-20 came about when the ranches included most of the existing or proposed, conservation land.

The elements suggesting that a SR-10 request for these 200 restricted acres constitute Major Level of Change “that may require revising the project objectives, Guiding Principles, and the EIR” are no longer present. Ranch owners believe that a substantial amount of the remaining RL-20 designated land fronting on the County road and adjacent to existing SR-10 land qualifies for SR-10 designation. The difference between the two designations is now very small – a maximum of 10 dwelling units – 8 DU for Sky Oaks and 2 DU for Rocking W. The ranch owners think SR-10 is an equitable maximum potential density (not most likely) for planning purposes looking towards the mid-21<sup>st</sup> century.

**Lot size analysis has been done on the 6 County Assessor Plat Book pages for all privately owned parcels in east Chihuahua Valley and the results are dramatic: 3/4 of the parcels are 10 acres or less; 2/3 are under 6 acres; ½ are 5 acres or less; and 1/3 are under 5 acres. (See chart on page 7)**

EAST CHIHUAHUA VALLEY



The 1400-acre Chihuahua Valley village core area in red has been designated SR10.

The new 800-acre Sky Oaks, in the center on the map, is **shaded green** at one-quarter its former size.

The new 115-acre Rocking W Ranch shaded blue in the center of the map is one-tenth its former size.

**The proposed 240-acre Sky Oaks West OS-C comes from the 400-acre parcel shown in the lower center of the map in teal, the balance of 160 acres makes up the 800-acre Ranch.**

**The 1080-acre Sky Oaks East OS-C is on the right of the map in light green.**

**The 980-acre Rocking W OS-C land is shown in light blue in the lower right of the map**

**Public lands surround the colored boundaries on this map – except for the west and northwest:**

Anza-Borrego Desert State Park: east of Sky Oaks East OS-C

Cleveland National Forest: east and south of Rocking W OS-C, and south of Sky Oaks West OS-C (proposed)

BLM: The rest of the public lands surrounding east Chihuahua Valley, north, east, south, and west



## NM16 Additional Information: Correspondence Received

### ROCKING W RANCH

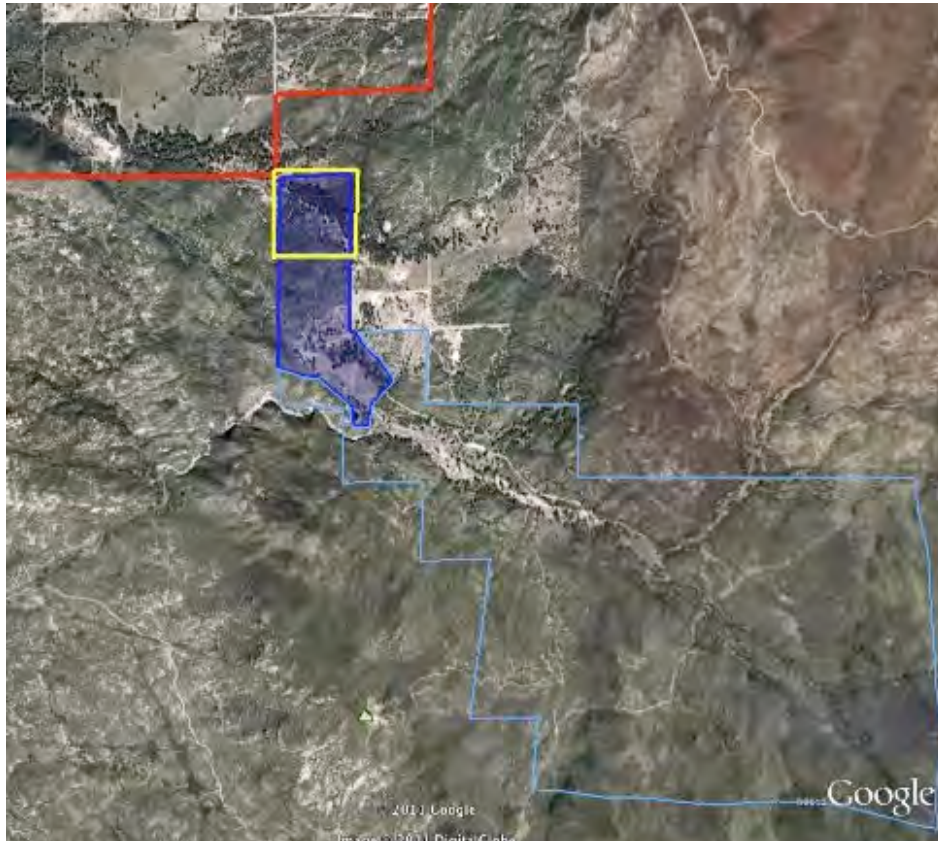
Request is for two additional du by changing RL-20 to SR-10 on the 40.23-acre parcel at the end of Chihuahua Valley Road. The former 1100-acre Ranch would then have a maximum of 7 dwellings.

The 1400-acre area in red has been designated SR-10, and is the Chihuahua Valley village core.

Today's Rocking W Ranch, at one-tenth the size, is the 115 acres shown in shaded blue in the center of the map – adjacent to SR-10 at the foot of Chihuahua Valley Road.

The designated Rocking W OS-C land of 980 acres is outlined in light blue – in the lower right of the map.

The SR-10 addition is shown in bright yellow

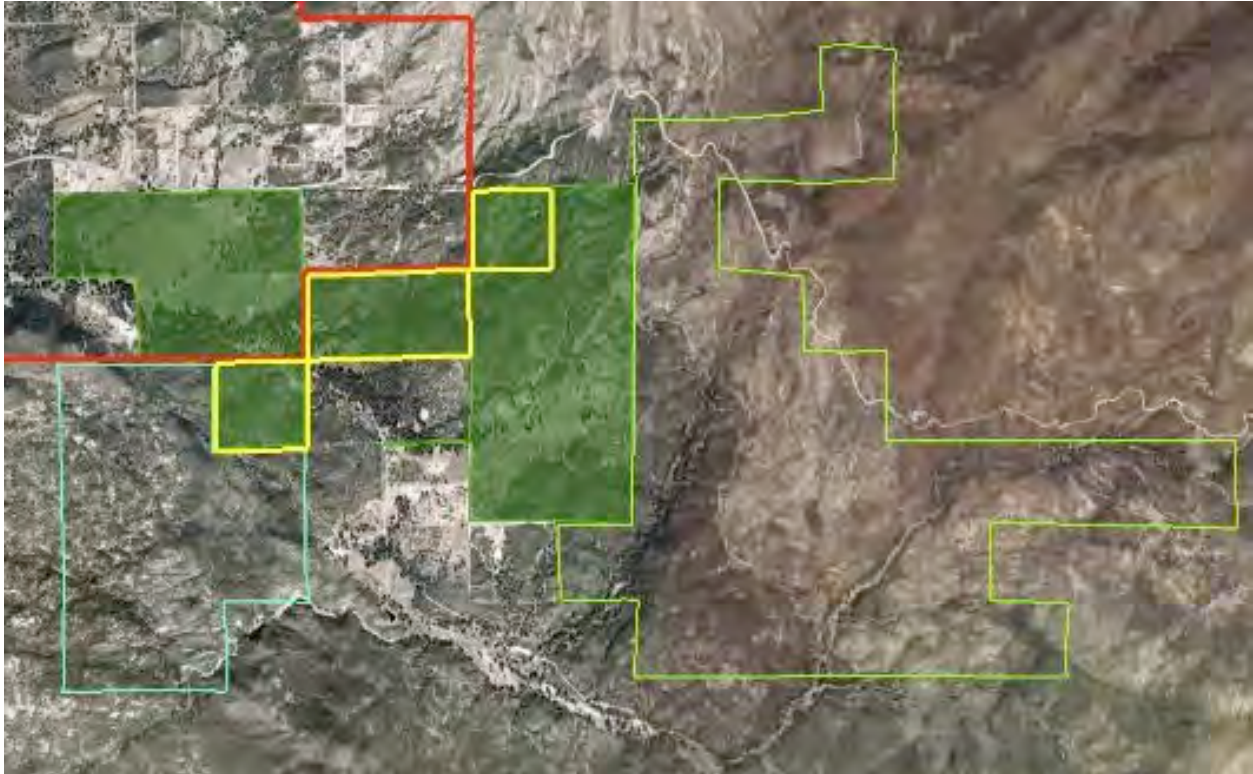


At the beginning of the General Plan revision process, the Rocking W Ranch in east Chihuahua Valley was 1100 acres. In 2008, the Mason Family, as Ranch owners, placed 980 acres into permanent Open Space – Conservation (OS-C). By becoming OS-C, this area in effect gave up anywhere from 12 to 25 du depending on how one calculates the mix between RL-80 and RL-20 that the property might have obtained if it had remained private. The remaining Rocking W Ranch was intended to have a net of 120 acres and had been recommended for density designation RL-20, for a maximum of 6 dwellings. However, the reconfigured plat maps by survey became 115 acres, which means a maximum of 5 dwelling units. .

SR-10 is requested for the north Rocking W parcel APN 116-040-25 at the end of Chihuahua Valley Road: It is 40.23-acres, one-third of the remaining ranch. SR-10 is justified and equitable; it allows favorable clustering with proximity to infrastructure that needs no expansion – and therefore no direct costs to the County.

SKY OAKS RANCH

Request is for a minimum of eight additional dwellings by changing RL-20 to SR-10 on a 39.9-acre, a 79.1-acre located with substantial frontage on Chihuahua Valley Road and a 40-acre parcel adjacent to many 5-acre SR-10 parcels. All are fully serviced without County cost.



**The 1400-acre area in red has been designated SR-10, and is the Chihuahua Valley *village core*.**

The new Sky Oaks, in the center on the map, is **shaded green** and would be one-quarter its former size with 200-acre Boden Field already well within the SR-10 village core.

**The designated Sky Oaks OS-C land is commonly referred to as Sky Oaks East and is the 1080 acres outlined on the right of the map in light green**

**The proposed Sky Oaks West addition to OS-C comes out of the 400-acre Parcel shown in the lower center of the map in teal.**

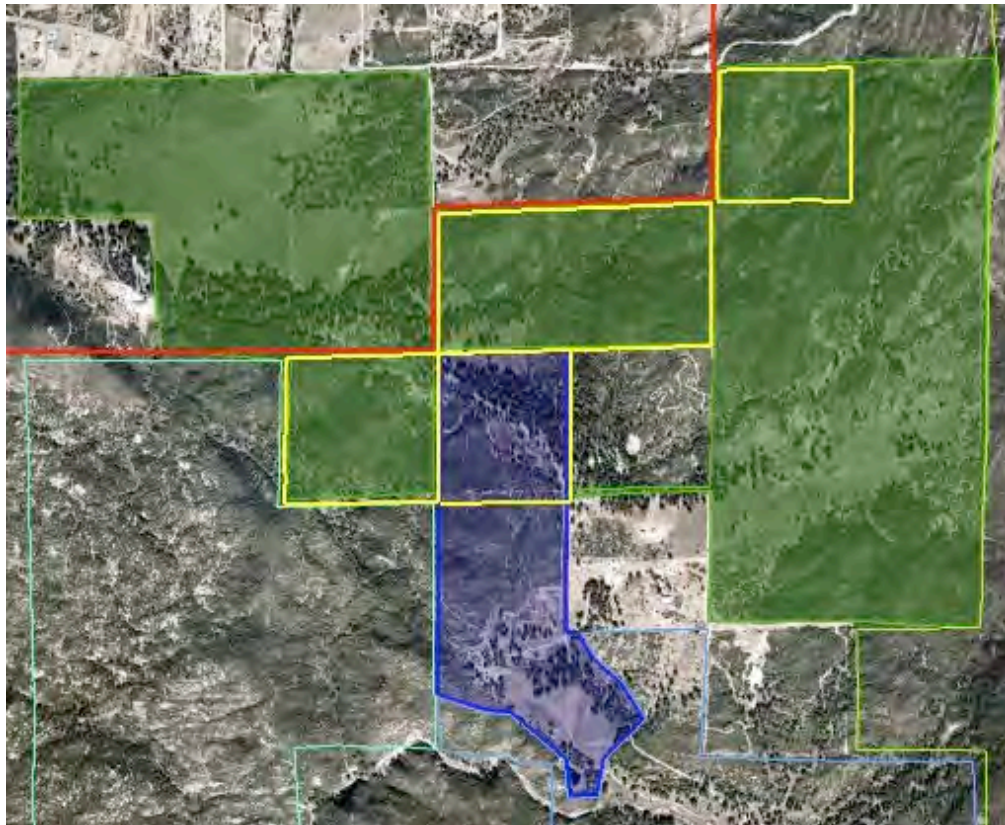
**These three parcels requested for SR-10 are shown in yellow on the map.**

A new conservation effort has been proposed for 240 acres or more of the 400-acre Parcel APN: 116-040-17 in the southern portion of Sky Oaks West adjacent to Cleveland National Forest and BLM. This possible new addition to OS-C is uncertain; however negotiations are active during Summer 2011. DPLU recommended the southwest 240-acre portion for RL-80 (3 du); and DPLU recommended the northeast 160 acres for RL-20 (8 du). The new OS-C effort should not affect the SR-10 increase as it should be able stand on it's own merits.

## NM16 Additional Information: Correspondence Received

SR-10 is requested for the three Sky Oaks parcels fronting on Chihuahua Valley Road, next to SR-10, next to existing 10-acre and 5-acre parcels - all with existing electricity and underground telephone.

The first parcel is 39.9-acre APN: 116-040-16 with 180 feet of street frontage at the southwest end of Chihuahua Valley Road and all utilities to the property. The second parcel is 79.1-acre APN: 115-220-03 with one-quarter mile of street frontage on the east side of the end of Chihuahua Valley Road and has all utilities on three sides. The third parcel is 40.0-acre APN: 115-220-30 opposite the road to ten 5-acre parcels. The parcel has road frontage and utilities at the northwest corner, an easement road on its west boundary common with existing SR-10 and utilities at the southwest corner. The fractional acreage issue creates a penalty for the first parcel. It cannot be divided with RL-20 because  $39.9 \text{ ac} \div 20 \text{ ac/du} = 1.995 \text{ du}$ , and rounds down, yielding only 1 DU - forcing a de-facto RL-40. At least with SR-10, a total of 3 DU are possible ( $39.9 \div 10 = 3.99$  yields 3 DU). The third parcel even at an existing 40.0 acres yields the same as the first parcel when the road easement is subtracted. The second parcel is 79.1-acre parcel APN: 115-220-03 with one-quarter mile of street frontage and utilities on three sides ( $79.1 \text{ ac} \div 20 \text{ ac/du} = 3.995 \text{ du}$ ) yields 3 DU for RL-20; whereas SR-10 yields 7 DU ( $79.1 \text{ ac} \div 10 \text{ ac/du} = 7.91 \text{ du}$ ). SR-10 is justified and equitable for these three parcels - the maximum 8 DU increase is modest density increase on 800 acres. Overall there is still a net savings. The remaining acreage allows favorable clustering with proximity to infrastructure that needs no expansion – and no direct costs to the County.



## EAST CHIHUAHUA VALLEY LOT SIZE ANALYSIS

San Diego County Assessor Maps for Sky Oaks Ranch and Rocking W Ranch  
Adjacent public lands surrounding private parcels are excluded.

	Columns	1	2	3	4	5	6
ASSESSOR MAP LOCATION	Assessor Book & Page Number	Total Private Lots	More than 10 acres	Total 1 - 10 acres	Total 1 - 6 acres	Total 1 to 5 acres	Total under 5 acres
NW of BODEN FIELD in SKY OAKS WEST	115 - 20	31	4	27	19	16	6
NORTH, Adjacent to BODEN FIELD	115 - 21	40	6	34	34	27	27
NE Adjacent to BODEN FIELD	115 - 24	16	0	16	16	15	15
SKY OAKS CENTRAL	115 - 22	17	5	12	10	9	0
WEST of SKY OAKS WEST	115 - 25	31	5	26	25	12	12
BODEN FIELD SKY OAKS WEST	115 - 26	15	6	9	6	6	0
SKY OAKS WEST & CENTRAL, ROCKING W	116 - 04	17	11	6	4	4	3
<b>Totals</b>		<b>167</b>	<b>37</b>	<b>130</b>	<b>114</b>	<b>89</b>	<b>63</b>

3/4 of parcels are 10 acres or less:  $130/167 = 77.84\%$   
 2/3 of parcels are under 6 acres:  $114/167 = 68.26\%$ .  
 1/2 of parcels are 5 acres or less:  $89/167 = 53.29\%$   
 1/3 of parcels are under 5 acres:  $63/167 = 37.72\%$ .

	Columns	7	8	9	10	11	12	13	14	15	16
ASSESSOR MAP LOCATION	Assessor Book & Page Number	10.00 acres	Between 9-10 acres	Between 8-9 acres	Between 7-8 acres	Between 6-7 acres	Between 5-6 acres	5.00 acres	Between 4-5 acres	Between 3-4 acres	Under 3 acres
NW of BODEN FIELD in SKY OAKS WEST	115 - 20		1	6	1		3	10	6		
NORTH, Adjacent to BODEN FIELD	115 - 21						7		19	5	3
NE Adjacent to BODEN FIELD	115 - 24						1		14	1	
SKY OAKS CENTRAL	115 - 22	1	1				1	9			
WEST of SKY OAKS WEST	115 - 25					1	13		6	1	5
BODEN FIELD SKY OAKS WEST	115 - 26	1			2			6			
SKY OAKS WEST & CENTRAL, ROCKING W	116 - 04		2					1			3
<b>Totals</b>		<b>2</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>25</b>	<b>26</b>	<b>45</b>	<b>7</b>	<b>11</b>

**ANALYSIS OF DWELLING UNITS with COUNTY GP DENSITIES**

	SIZE- Acres	Total du	SR-10	RL-20	RL-40	RL-80
<b>ORIGINAL RANCHES</b>						
SKY OAKS RANCH	2200		220	110	55	27
ROCKING W RANCH	1100		<u>110</u>	<u>55</u>	<u>27</u>	<u>12</u>
TOTAL	3300		330	165	82	39
<b>RANCHES END OF 2010</b>						
SKY OAKS RANCH	1040		104	52	26	13
ROCKING W RANCH	115		<u>11</u>	<u>5</u>	<u>2</u>	<u>1</u>
TOTAL	1155		115	57	28	14
<b>PROPOSED RANCHES END OF 2011</b>						
SKY OAKS RANCH	640		64	32	16	8
ROCKING W RANCH	115		<u>11</u>	<u>5</u>	<u>2</u>	<u>1</u>
TOTAL	755		75	37	18	9
<b>OS-C through 2010</b>						
SKY OAKS RANCH	1080		108	54	27	13
ROCKING W RANCH	980		<u>98</u>	<u>49</u>	<u>24</u>	<u>12</u>
TOTAL	2060		206	103	51	25
<b>Proposed OS-C 2011 Addition</b>						
SKY OAKS RANCH - 1st phase	240		24	12	6	3
SKY OAKS RANCH - 2nd phase	160		<u>16</u>	<u>8</u>	<u>4</u>	<u>2</u>
TOTAL	400		40	20	10	5
<b>Current DPLU Recommendation</b>						
SKY OAKS RANCH	1040	53	20	30		3
ROCKING W RANCH	115	<u>5</u>		5		
TOTAL	1155	58				
<b>New Owner Recommendation</b>						
SKY OAKS RANCH	640	50	36	14		
ROCKING W RANCH	115	<u>7</u>	4	3		
TOTAL	755	55				
(1) Fractional acreage lost minimum 3 du						
(2) Fractional acreage lost minimum 1 du						

**GENERAL PLAN 2020 REFERRAL MATRIX**

**NORTH MOUNTAIN/PALOMAR MOUNTAIN**

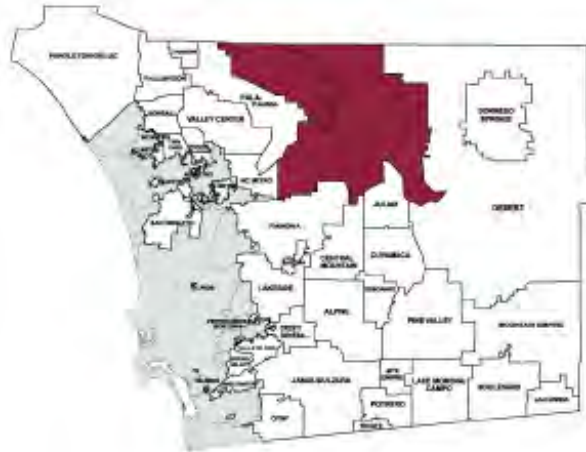
REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Compromise with Property Owner Request</b>						
177	<p><i>Richard Adams</i></p> <p>Sky Oaks &amp; W. Ranches (6 miles north of Warner Springs). Far eastern portion of the subregion. The area is within Chihuahua Valley, a recognized community with a roughly 1 du/10 acre development pattern.</p> <ul style="list-style-type: none"> <li>▪ Approx. 3,300 acres</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition not specified	No CPG/CSG	<p><b>COMPROMISE</b> of <u>1 du/10 acres</u> and <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> <li>▪ The large parcels are distant from any Village areas and are groundwater dependent</li> <li>▪ Parcels are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> <li>▪ It does have some infrastructure and is near a primary local road (Chihuahua Valley Rd in the NW portion)</li> <li>▪ The density has been increased to 1 du/10 acres on four parcels proximate to the road and adjacent to the identified developed portion of Chihuahua Valley</li> <li>▪ The inclusion of these properties allows for additional growth adjacent to the Chihuahua Valley community and is consistent with the existing development pattern</li> </ul>

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> <li>80 acres</li> <li>Rural Lands category</li> </ul> <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p><b>DISAGREE - Retain <u>1 du/80 acres</u></b></p> <ul style="list-style-type: none"> <li>Forms an isolated island located in the middle of Tribal Land</li> <li>Distant from Village areas</li> <li>Groundwater dependent</li> <li>Covered by 50-75% slope</li> <li>Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints</li> </ul>
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> <li>1,106.96 acres</li> <li>Rural Lands category</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p><b>DISAGREE - Retain <u>1 du/80 acres</u></b></p> <ul style="list-style-type: none"> <li>Large parcels are distant from any Village Core or Village areas</li> <li>Groundwater dependent</li> <li>They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

**NORTH MOUNTAIN/PALOMAR MOUNTAIN**

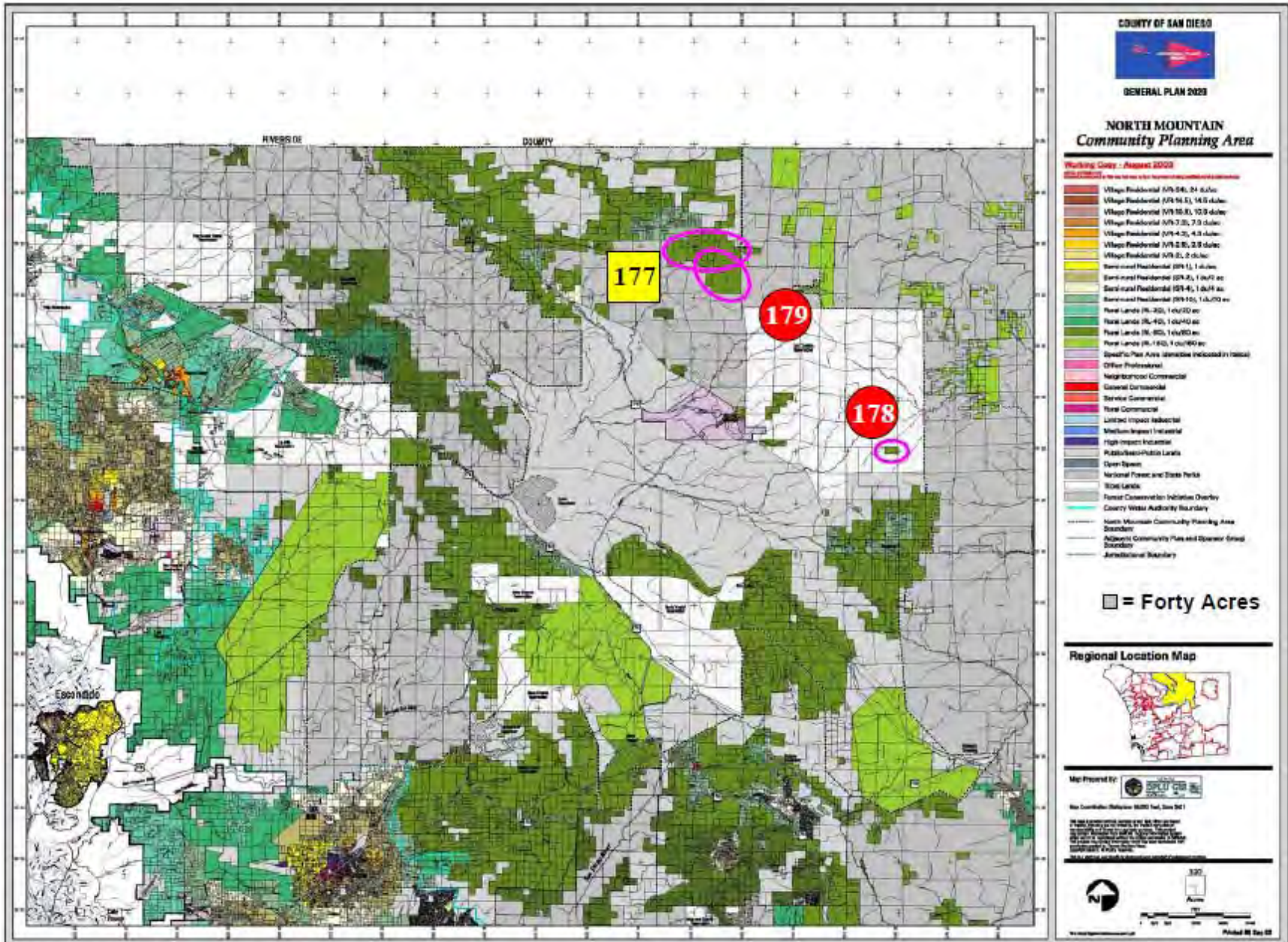


The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.





NORTH MOUNTAIN/ PALOMAR MOUNTAIN

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> <li>• 1,100 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: <u>1 du/80 acres</u> (remainder of land)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – groundwater dependent with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.</li> </ul>
178	<p><i>Leonard &amp; Monica Tessyier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.</li> </ul>
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> <li>• 2,200 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley</li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> </ul>

### **PALOMAR/NORTH MOUNTAIN**

2000 Census Population.....2,864  
 Community 2020 Target.....4,650  
 April 2004 WC Map Population.....5,800



#### **APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

#### **KEY COMMUNITY ISSUES**

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

#### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

#### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

RESIDENTIAL PROPERTY REFERRALS

177	Richard Adams		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres
<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<p>Applying a Semi-Rural density to this entire area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Semi-Rural 1 du/10 acres and Rural Lands 1 du/80 acres designations in this area recognize the surrounding existing parcelization and are consistent with the physical and environmental constraints of the area. The subject parcels are located outside the CWA boundary and are groundwater dependent. Emergency response times are low, due to the remote location and insufficient road access. The compromise of Semi Rural and Rural Lands designations is consistent with the land use framework and GP2020 concepts.</p>	

<b>178</b>	<b>Leonard and Monica Tessyier Family Trust</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	
<b>179</b>	<b>Chester Mason</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Create a model for community development</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	