



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

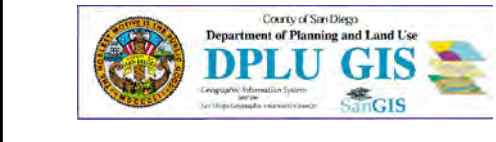
- Property Owner
- Others

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.sdcourty.ca.gov/561/gpupdate/index.html>.

Map Prepared By:



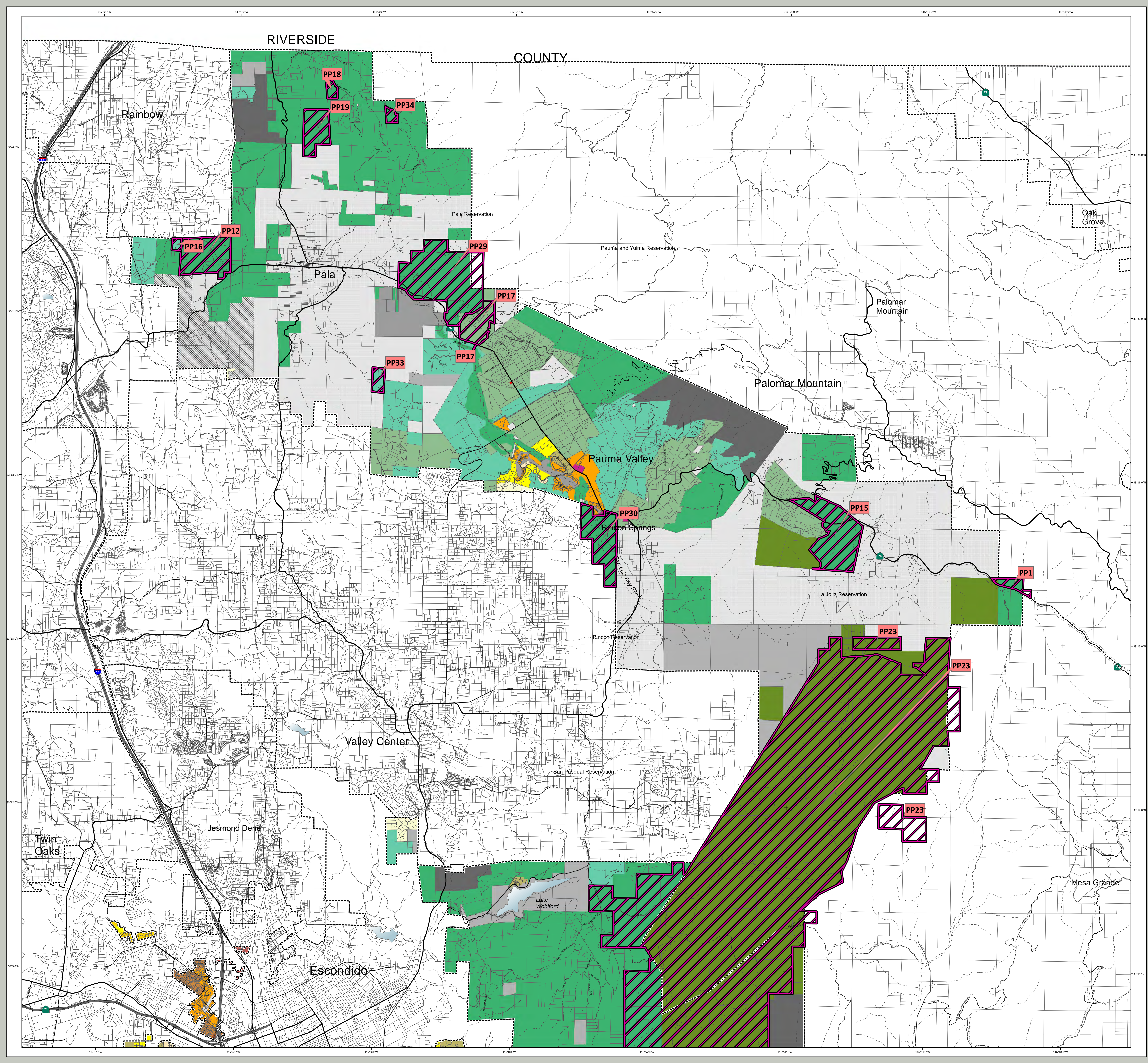
Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDIS
File reference: S:\land_use\gpupdate_maps\rcmap\batch_maps\2011109workshop.mxd, K:\gp2010\20110512_changes\map_output



PP1 [2004 Referral #45]

| | |
|----------------------------------|---------------|
| General Plan (Adopted Aug 2011) | RL40/ RL80 |
| Property Specific Request: | SR10 |
| Requested by: Gerald Fischer | |
| Community Recommendation | RL80 |
| Opposition Expected ¹ | 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:

Gerald Fischer

Size:

87.5 acres

2 parcels

Location/Description:

Parcels are located off of SR-76, approximately two miles east of the La Jolla Indian Reservation; Outside 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

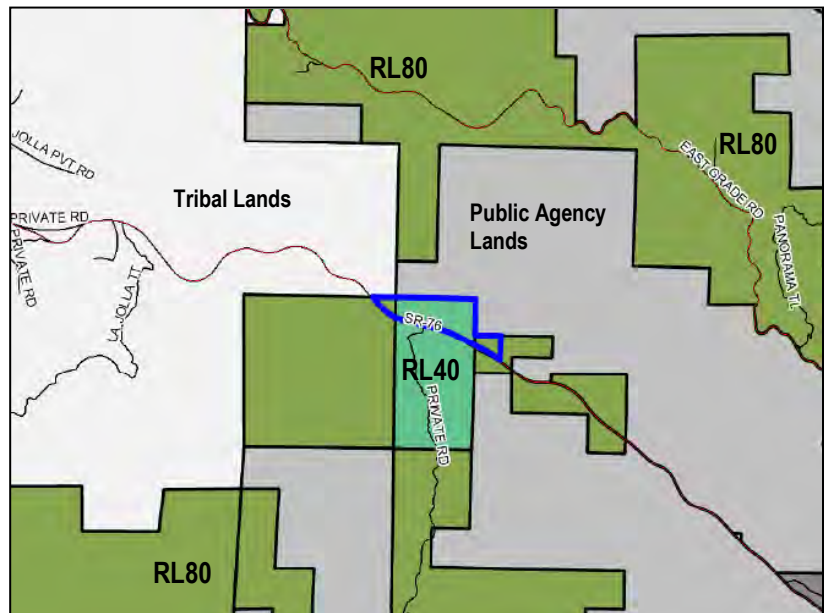
Land Use

General Plan

| Scenario | Designation |
|--|--------------|
| Former GP | 1 du / 40 ac |
| GP (Adopted Aug 2011) | RL40 / RL80 |
| Referral | RL40 |
| Hybrid | RL80 |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Former — A70, 40-acre minimum lot size | |
| Adopted Aug 2011— Same as existing | |



Aerial



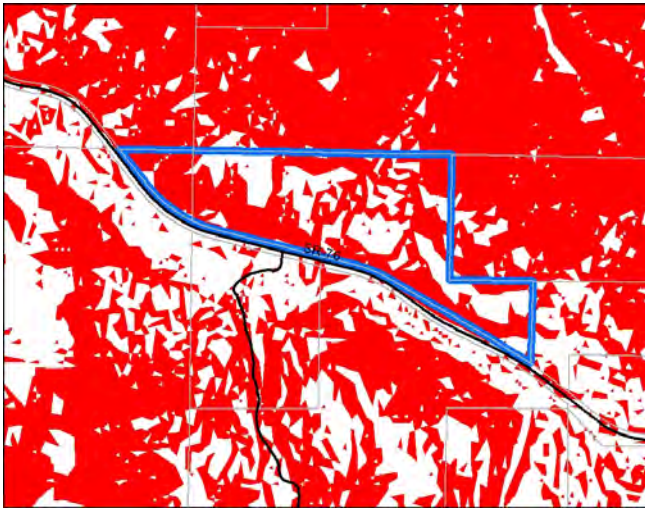
Adopted Aug 2011

Discussion

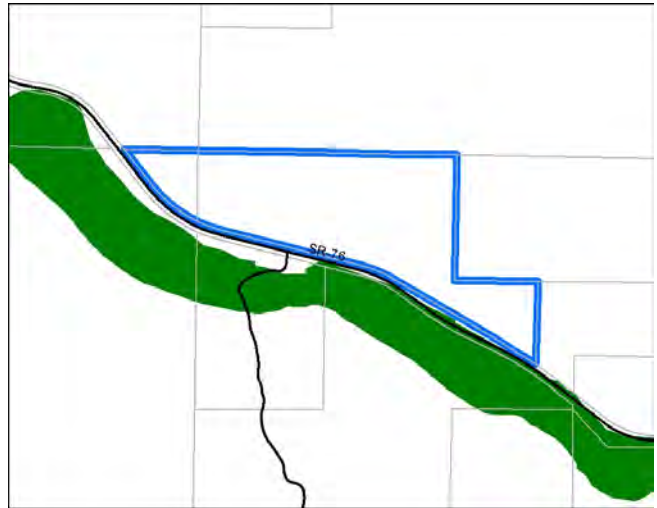
Property owner is requesting an increase in density from the former General Plan designation of (20) General Agriculture (1 du/40 acres) to SR10. Due to the request's remote location surrounded by Tribal and Public Lands, a Semi-Rural designation is not supported by Guiding Principle #9 or the Community Development Model.

Property was a 2004 Residential Referral (45) requesting 1 du / 8 acres; however, the Board of Supervisors directed staff to apply a RL40 designation to the Referral Map.

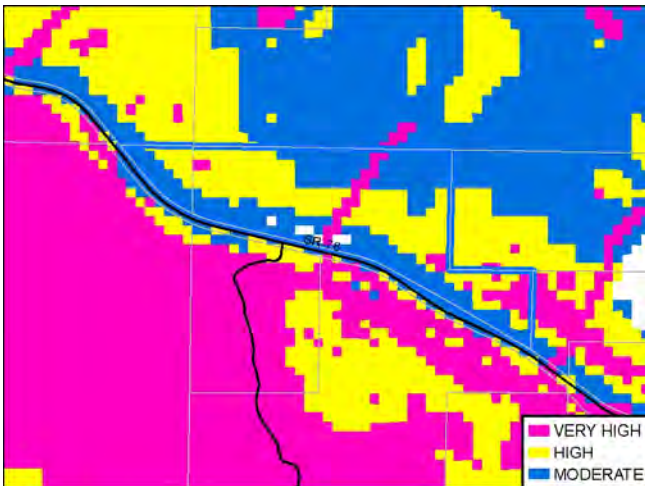
PP1 (cont.)



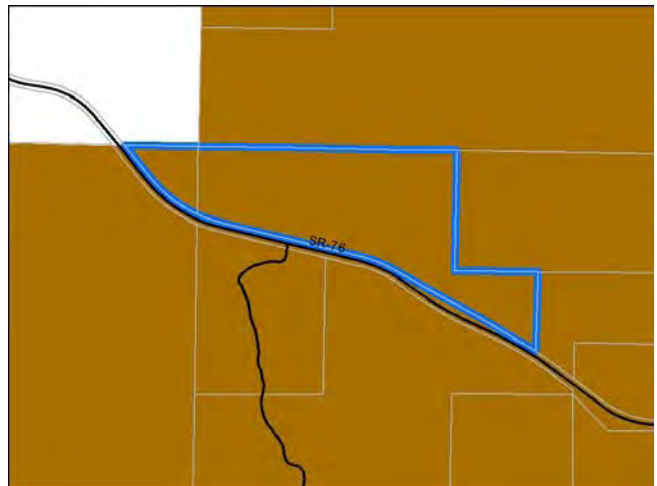
Steep Slope (Greater than 25%)



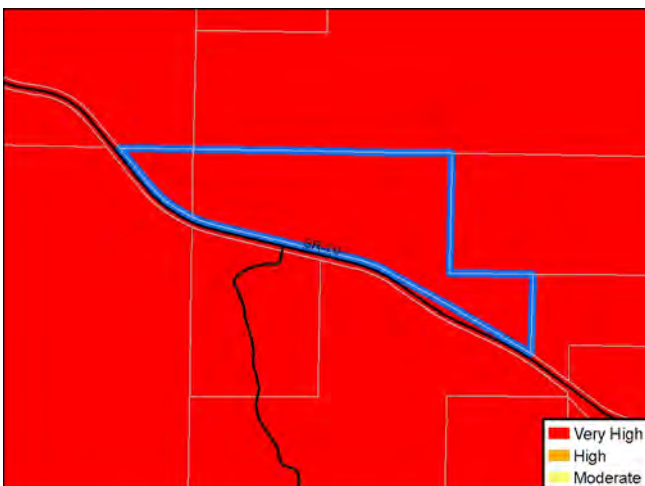
Wetlands



Habitat Evaluation Model



Agricultural Preserve



Fire Hazard Severity Zones

PP1 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|----------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 40 Rural Lands 80 | Major |

*Note - Request is a four-fold increase in density over the former General Plan

Rationale for Major Category Classification

- The General Plan Community Development Model does not support Semi-Rural densities in remote areas surrounded by Tribal and Public Agency Lands over 11 miles from the Pauma Village boundary, unless the density reflects existing parcelization in the area.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Semi-Rural and Rural Lands would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Semi-Rural and Rural Lands designations would require reconsideration.
- In areas where the presence of agricultural lands strongly influenced the General Plan designation, the designation should be reconsidered. This would likely mainly occur in agricultural north county communities such as Bonsall, Fallbrook, Twin Oaks, Valley Center, and Pala/Pauma.

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.

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.

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

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|-------|---|-----------------------|---------------------|-------------------------------------|------------------|---|
| 45 | <p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> 87.48 acres Rural Lands category <p>APNs: 135-320-02 136-210-01</p> | 1 du/40 acres | 1 du/80 acres | No change to density (1 du/8 acres) | None * | <p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity Request does not meet the intent of Rural Lands definition Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east Tribal lands create a significant buffer between subject property and existing patterns of development Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01) |
| 46 | <p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> 31.77 acres Rural Lands category <p>APN: 110-071-09</p> | 1 du/4,8,20 acres | 1 du/40 acres | 1 du/4 acres | 1 du/4 acres | <p>DISAGREE – Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

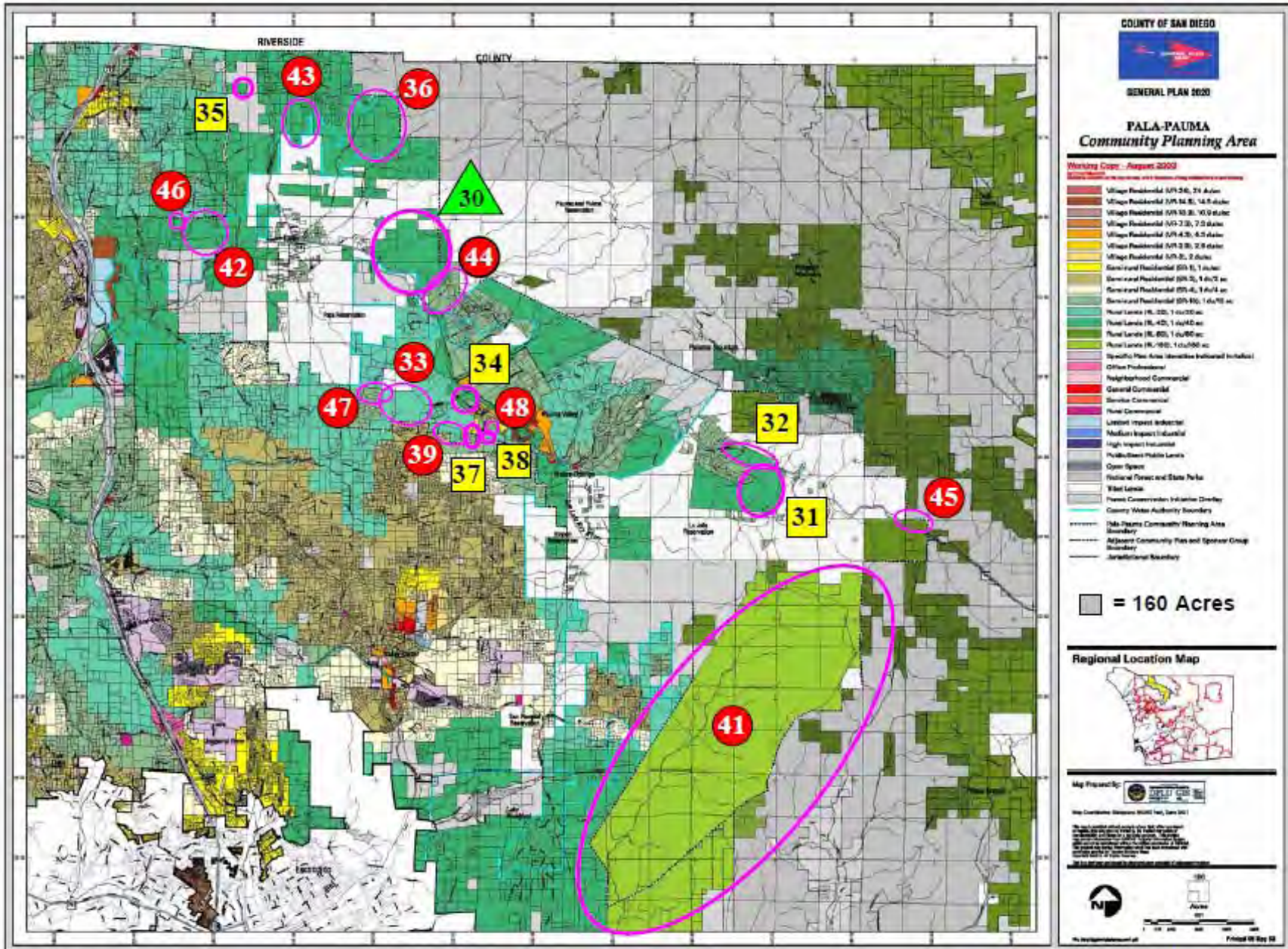
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|--|---|---|
| 45 | <p><i>Jerry Fisher</i></p> <p>Outside CWA boundary. North of Hwy. 76 in the eastern most portion of the planning area.</p> <ul style="list-style-type: none"> • 87.48 acres • Existing General Plan: 1 du/40 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/40 acres</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/80 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with application of Rural Lands densities applied to areas located outside the CWA • Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Reduce public costs</i> – subject parcels are located in a remote area that lacks existing infrastructure, limited vehicular access, and would further impact County services including but not limited to law enforcement, fire protection, and emergency services. • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Majority of property contains slopes greater 25% • Located entirely within proposed North County MSCP Preapproved Mitigation Area • Located adjacent to Public/Semi-Public Lands • Located adjacent to riparian/wetland areas • <i>Create a model for community development</i> – referral requested density would introduce Semi-Rural densities into a large area designated as Rural Lands |

| | | | | |
|-----------|---|----------------------------|---|----------------------------|
| 44 | Gary Piro and Thure Stedt (representing Schoepe Enterprises) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Semi-Rural: 1 du/10 acres | Semi-Rural: 1 du/10 acres | Semi-Rural: 1 du/4 acres | Semi-Rural: 1 du/10 acres |
| | <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> | | <p><u>Rationale for April 2004 WC:</u></p> <p>Applying a density of 1 du/4 acres for this 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>This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.</p> | |
| 45 | Jerry Fisher | | | |
| | <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/40 acres | Rural Lands: 1 du/80 acres |
| | <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Create a model for community development</i> | | <p><u>Rationale for April 2004 WC:</u></p> <p>The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway 76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.</p> | |

PP12 [2004 Referral #42]

| | |
|------------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR10 |
| Requested by: None [2004 Referral] | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | 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:

Pala Del Norte Property Owners

Size:

526 acres

16 parcels

Location/Description:

Parcels are located off of Pala Road (SR-76) and Pala Del Norte Road;

Inside of 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

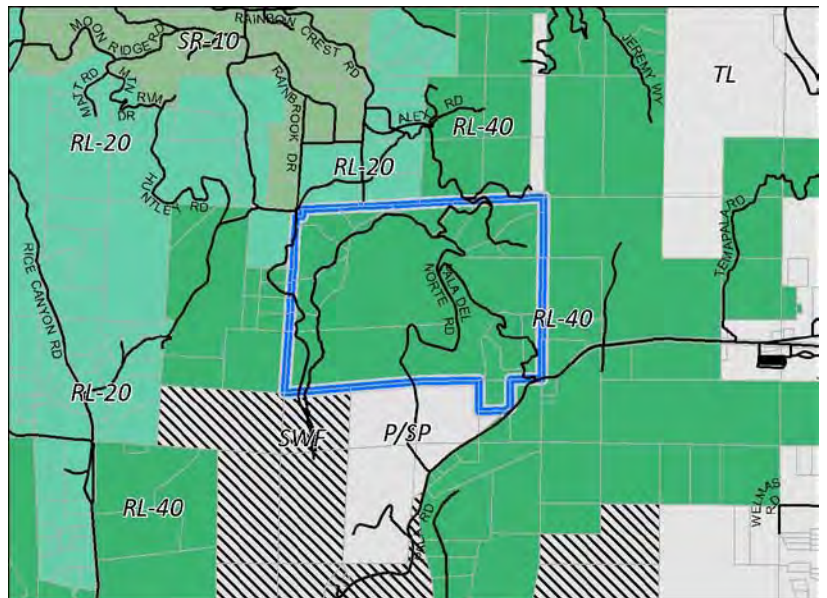
Land Use

General Plan

| Scenario | Designation |
|---------------------------------------|----------------|
| Former GP | 1 du/4,8,20 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | RL20 |
| Hybrid | RL40 |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Former — A70, 4-acre minimum lot size | |
| Adopted Aug 2011 — Same as existing | |



Aerial

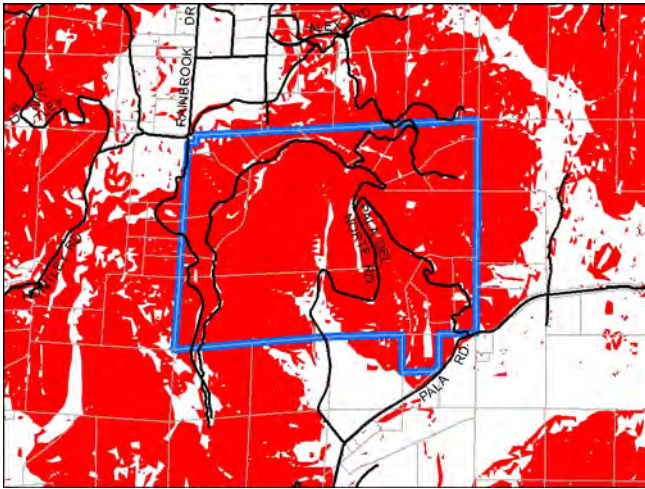


Adopted Aug 2011

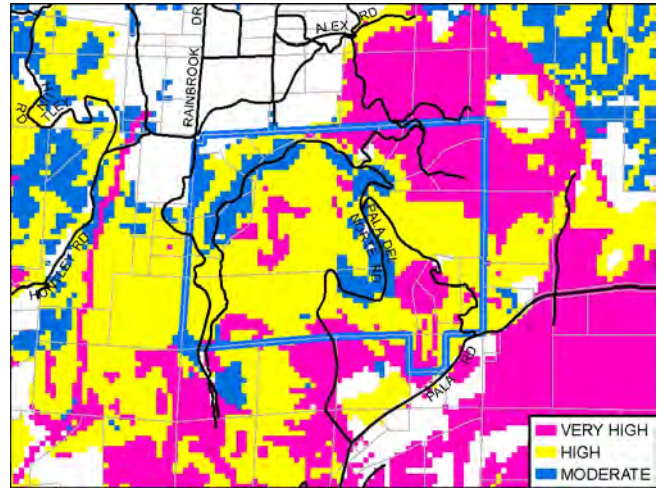
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a RL20 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The entire area is constrained by slopes greater than 25%, sensitive environmental habitat, and is located within the Very High Fire Hazard Severity Zone. Many of these parcels are 20 acres or less and would not be able to subdivide any further with a RL20 designation. However, three parcels are greater than 90 acres and would benefit by a density increase over RL40. Due to the number of constraints, a Semi-Rural designation in this area would not support Guiding Principle #5 and an isolated patch of Semi-Rural density would not support the Community Development Model.

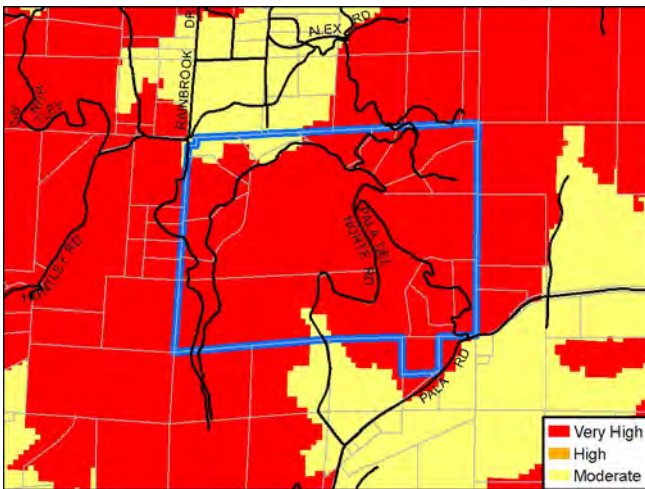
PP12 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PP12 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 40 | Major |

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations lacking adequate access.
- The General Plan principles and policies do not support increased development in areas with sensitive environmental resources, significant constraints (steep slope) and location with the Very High Fire Hazard Severity Zone.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Semi-Rural and Rural Lands would require reconsideration.
- Additional areas in the vicinity of the site would require designation to SR10.
- 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.

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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 |
|-------|---|-----------------------|---------------------|---------------|------------------|---|
| 41 | <p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> Approximately 23,000 acres Rural Lands category <p>APNs: 191-180-04 192-010-01</p> | 1 du/40 acres | 1 du/160 acres | 1 du/40 acres | None * | <p>DISAGREE - Retain 1 du/160 acres</p> <ul style="list-style-type: none"> Highly constrained biologically, natural upland habitat Largest single property ownership in San Diego County Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat) |
| 42 | <p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> Approximately 340 acres Rural Lands category <p>APNs: 110-072-05, 13, 17</p> | 1 du/4,8,20 acres | 1 du/40 acres | 1 du/10 acres | None * | <p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Slope >25% cover the majority of the parcels Biological sensitivity (Tier II) Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category Two southern parcels adjacent to public/semi-public lands |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

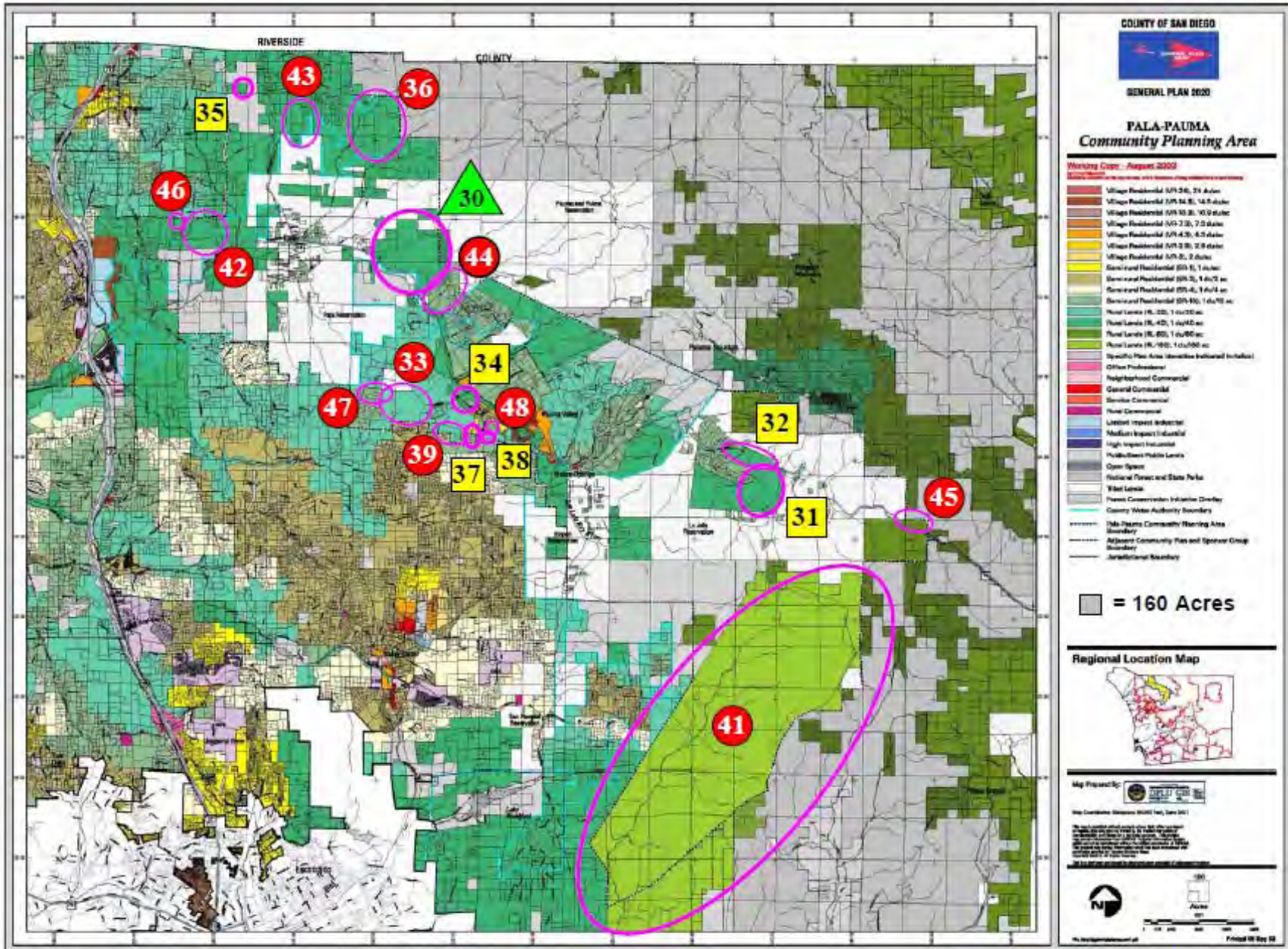
PALA-PAUMA



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- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|---|---|--|---|
| 41 | <p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> • 23,000 acres • Existing General Plan: 1 du/40 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/160 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Located entirely within the proposed North County MSCP Preapproved Mitigation Area - Largest single property ownership in San Diego County - Numerous, significant riparian drainage areas |
| 42 | <p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 340 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> - The referral area is physically removed from the established Village area - Vehicular access is limited - Remote location that is primarily undeveloped • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west) - Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map |

| | | | | |
|-----------|--|----------------------------|--|----------------------------|
| 42 | Donna Recchia and Ray Grey (Pala del Norte Property Owners) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/20 acres | Rural Lands: 1 du/40 acres |
| | <u>Key Objectives:</u> | | <u>Rationale for April 2004 WC:</u> | |
| | <ul style="list-style-type: none"> • Create a model for community development • Reduce public costs • Develop an internally consistent general plan | | <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p> | |
| 43 | M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres | Semi-Rural: 1 du/10 acres | Rural Lands: 1 du/40 acres |
| | <u>Key Objectives:</u> | | <u>Rationale for April 2004 WC:</u> | |
| | <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Reduce public costs | | <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p> | |

PP15 [2004 Referrals #31 and 32]

| | |
|------------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR10 |
| Requested by: None [2004 Referral] | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | 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

Property Owner:

Bell Holdings LLC (3 parcels)
Hippocrates Trust (1 parcel)
Oracle Holding LLC (1 parcel)

Size:

783 acres
5 parcels

Location/Description:

Parcels are located off of SR-76, just east of South Grade Road and northwest of the La Jolla Indian Reservation;
Outside the County Water Authority boundary

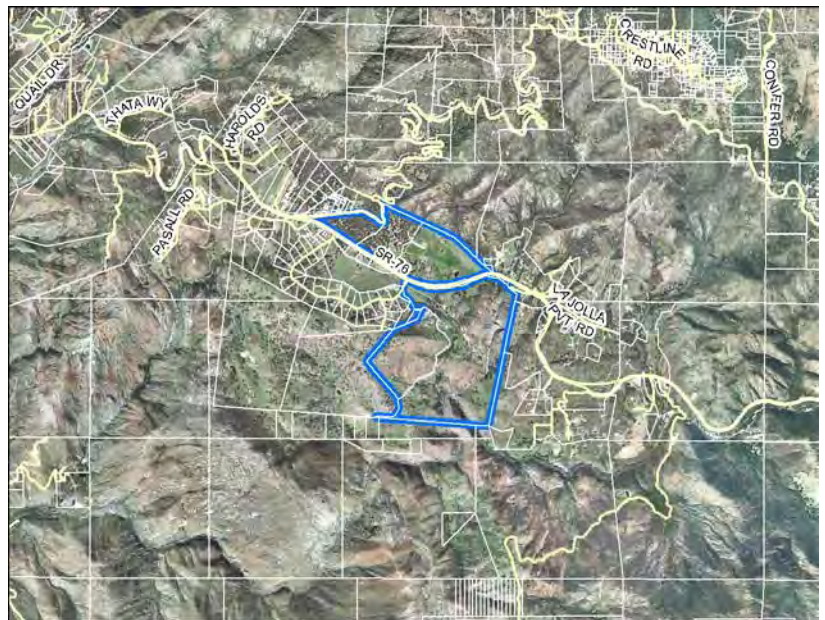
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

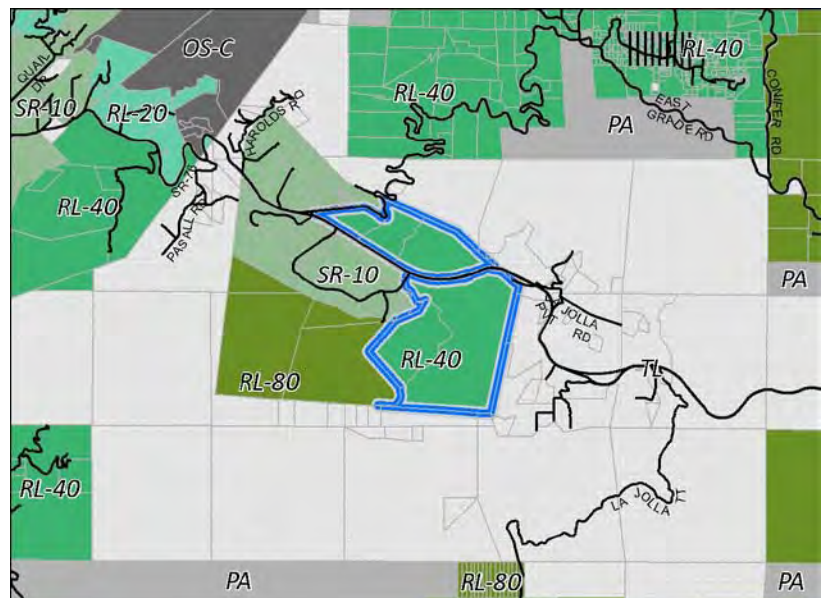
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|--------------------------------|----------------|
| Scenario | Designation |
| Former GP | 1 du/4,8,20 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | SR10 |
| Hybrid | RL80 |
| Draft Land Use | RL80 |
| Environmentally Superior | RL80 |
| Zoning | |
| Existing — A70, 8-acre min lot | |
| Former — Same as existing | |



Aerial

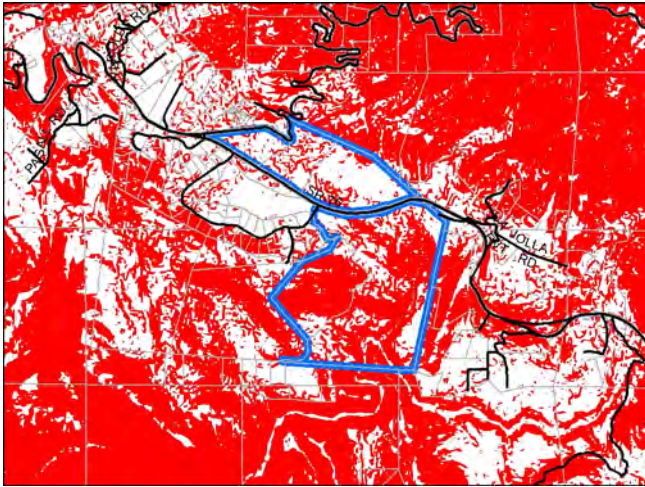


Adopted Aug 2011

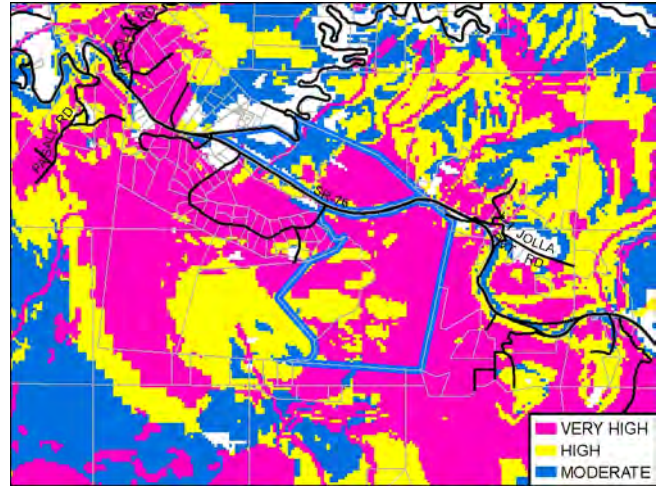
Discussion

This is two 2004 Residential Referrals where the Board of Supervisors directed staff to apply a SR10 density. This property did not come up in testimony during the 2010 Board hearings. Subject property is part of an island entirely surrounded by Tribal Lands, with parcels ranging in size from 45 to 415 acres. While there are other properties within this island designated at SR10, this designation reflects their current parcelization. A Rural Lands designation is assigned to larger parcels to limit further subdivision in this isolated remote portion of the county, which has limited resources and services. Therefore, a Semi-Rural designation in this area would not be supported by Guiding Principle #9 and would likely require recirculation of the EIR because the project objectives would most likely need to change.

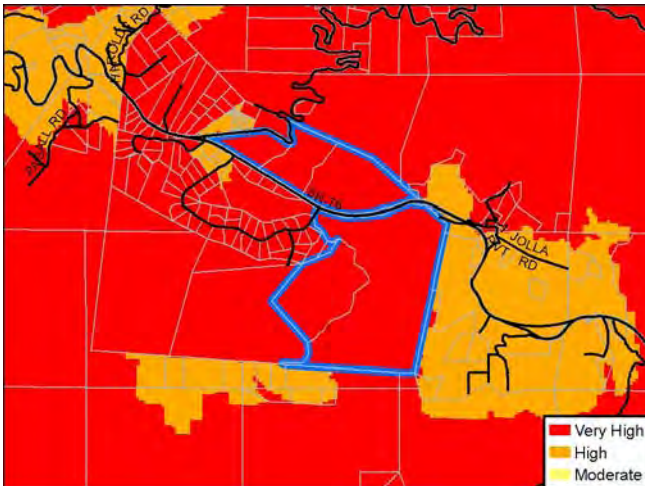
PP15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

This area represents two 2004 Residential Referrals requesting a SR4 or SR10 designation. In 2004, the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map.

PP15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 40 | Major |

Rationale for Major Category Classification

- The General Plan Community Development Model does not support Semi-Rural densities in remote areas surrounded by Tribal and Public Agency Lands approximately six miles from the Pauma Village boundary, unless the density reflects existing parcelization in the area.
- The General Plan principles and policies do not support increased development in areas with sensitive environmental resources with much of the property constrained by slopes in excess of 25 percents and located entirely within the Very High Fire Hazard Severity Zone.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- 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.

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

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|---|--|-----------------------|---------------------|-------------------|------------------|--|
| Compromise with Property Owner Request | | | | | | |
| 31 | <p><i>Jean Monahan</i></p> <p>Located south of Hwy 76, located within an area surrounded by tribal lands in the eastern portion of the plan area.</p> <ul style="list-style-type: none"> ▪ 548 acres ▪ Rural Lands category <p>APNs: 135-230-08-00 135-230-15-00</p> | 1 du/ 4,8,20 acres | 1 du/80 acres | 1 du/ 4 acres | None * | <p>COMPROMISE of 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ Within an area surrounded by tribal lands in the eastern portion of the plan area ▪ Large parcels (100 acres +) ▪ Groundwater dependent ▪ Riparian Wetland/Tier 2 biological sensitivity ▪ Slope >50% along drainage areas and 25 to 50% in other areas ▪ Property owner request is inconsistent with the GP2020 concepts and Land Use Framework Regional Categories |
| 32 | <p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Located east of South Grade Rd and Hwy 76 intersection, on "island" entirely surrounded by public/semi-public lands.</p> <ul style="list-style-type: none"> ▪ Approx. 234.5 acres ▪ Rural Lands category <p>APNs: 135-200-14 to 16</p> | 1 du/ 4,8,20 acres | 1 du/80 acres | 1 du/ 10 acres | None * | <p>COMPROMISE of 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ 1 du/10 acres is not appropriate for lands located outside the County Water Authority boundary without existing parcelization ▪ The subject parcels are larger in acreage than adjacent parcels located south of Hwy 76 and northwest of South Grade Rd ▪ High biological (Tier 1) and species sensitivity |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

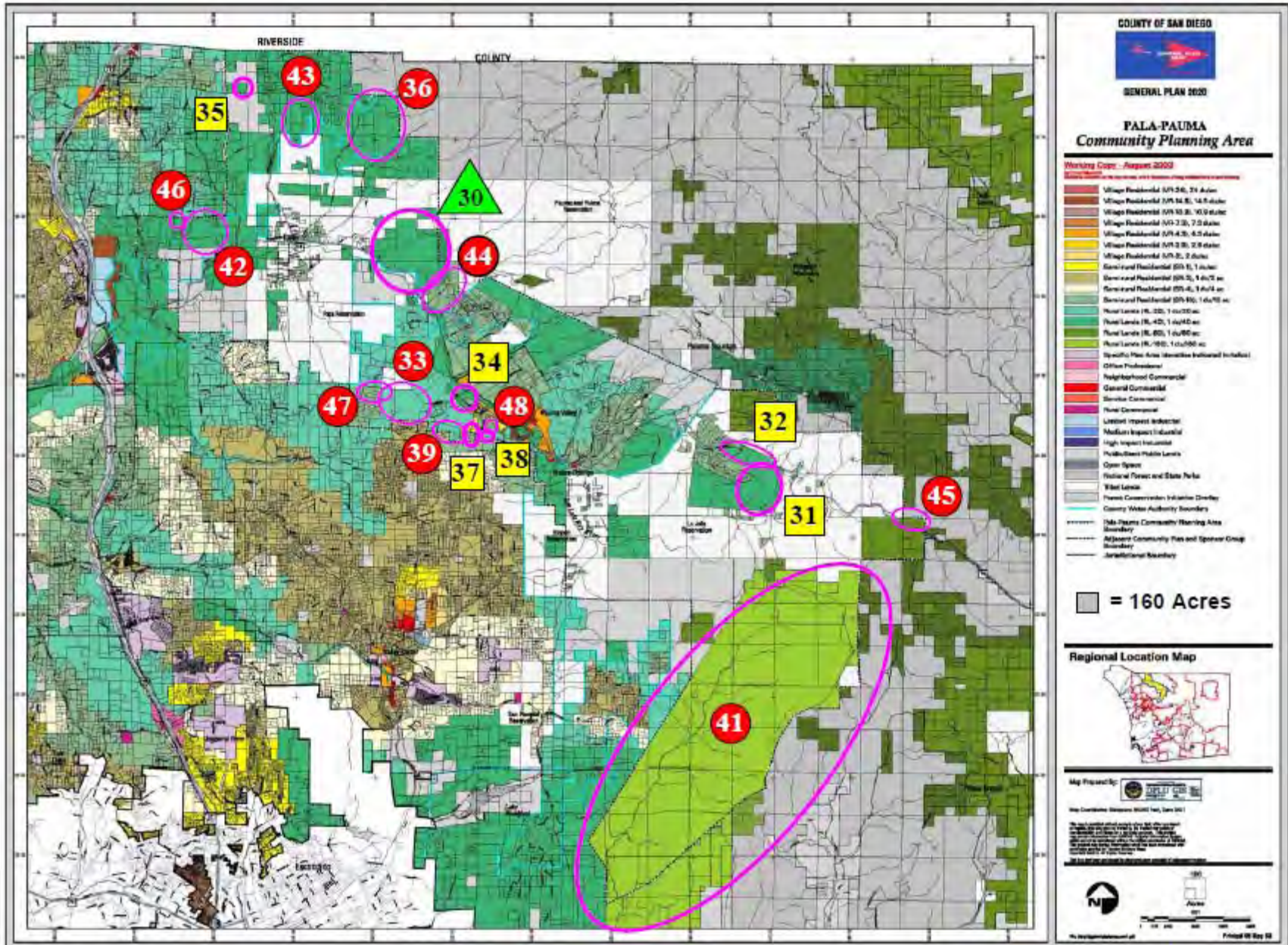
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

28

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|--|--|---|
| 30 | <p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> • 1,300 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> AGREE with Referral Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with the minimum lot size set by GPA 96-03 - Proposed density is consistent with the existing pattern of development • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area - Large drainage area bisects the property |
| 31 | <p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> • 548 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - More than one half of the total acreage contains slopes between 25 and 50% - Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area - Outside CWA, groundwater dependent area - General area is surrounded by Tribal Lands |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|---|--|---|---|
| 32 | <p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Outside CWA boundary. East of South Grade Road and Hwy. 76. "Island" surrounded by Public/Semi-Public Land.</p> <ul style="list-style-type: none"> • 234.5 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p> | <ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area · Outside CWA, groundwater dependant area · General area is surrounded by Tribal Lands |
| 33 | <p><i>Arnold Veldkamp (representing Jacob Brouwer)</i></p> <p>Inside CWA boundary. Located west of Cole Grade Road, north and adjacent to Valley Center boundary.</p> <ul style="list-style-type: none"> • 390 acres • Existing General Plan: 1 du/2,4,8 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 or 10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/20 acres</p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization in the area with parcels sized 20 acres and larger • <i>Assign densities based on characteristics of the land</i> — the steep sloped areas (greater than 25%) located along the southern portions of the site provide a physical separation between Valley Center and Pala/Pauma |

RESIDENTIAL PROPERTY REFERRALS

| | | | | |
|-----------|--|----------------------------|----------------------------------|----------------------------|
| 30 | Jim Chagala (representing Bradford) | | | |
| | <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/40 acres | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres |

| | | | | |
|-----------|--|----------------------------|--|----------------------------|
| 31 | Jean Monahan | | | |
| | <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/40 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"> • Reduce public costs • Create a model for community development • Assign densities based on characteristics of the land | | <p>The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.</p> | |

| | | | | |
|-----------|--|----------------------------|---|----------------------------|
| 32 | Jim Chagala (representing Bell Family Trust) | | | |
| | <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/40 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"> • Reduce public costs • Create a model for community development • Assign densities based on characteristics of the land | | <p>The referral properties are located outside of the CWA boundary, and are geographically separated from the established village area. The 234-acre property has access to state highway 76 and South Grade Road. However, the general area is an enclave nearly surrounded by the La Jolla Tribal lands. Existing development is primarily concentrated in the northwestern portion of the enclave. The remaining areas contain large parcels (45 acres or greater). The entire area is located within the proposed North County MSCP preserve are with limited availability to public services and infrastructure. The staff proposed density recommendation meets all the criteria for rural lands.</p> | |
| 33 | Arnold Veldkamp (representing Jacob Brouwer) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Rural Lands: 1 du/20 acres | Rural Lands: 1 du/20 acres | Semi-Rural: 1 du/10 acres | Rural Lands: 1 du/20 acres |
| | <u>Key Objectives:</u> | | <u>Rationale for April 2004 WC:</u> | |
| | <ul style="list-style-type: none"> • Develop an internally consistent general plan • Assign densities based on characteristics of the land | | <p>The referral area is located east of the established Village (Country Town) area. Existing lot sizes of 20 acres or larger in this predominantly agricultural area does not support a change to a semi-rural density. Also, the referral area contains steep slopes (greater than 25 percent) on the southern portion of the site and access is limited. The Rural Lands designation provides a buffer between semi-rural residential densities in Valley Center (located to the south) and agricultural uses in Pala-Pauma.</p> | |

PP16 [2004 Referral #46]

| | |
|------------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL20 |
| Property Specific Request: | SR10 |
| Requested by: None [2004 Referral] | |
| Community Recommendation | RL20 |
| Opposition Expected ¹ | No |
| 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:

Peter D. & Pamela M. Glusac

Size:

32 acres

1 parcel

Location/Description:

Parcel is located at the intersection of Rainbrook and Huntley Road, approximately 1.5 miles north of SR-76;

Inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

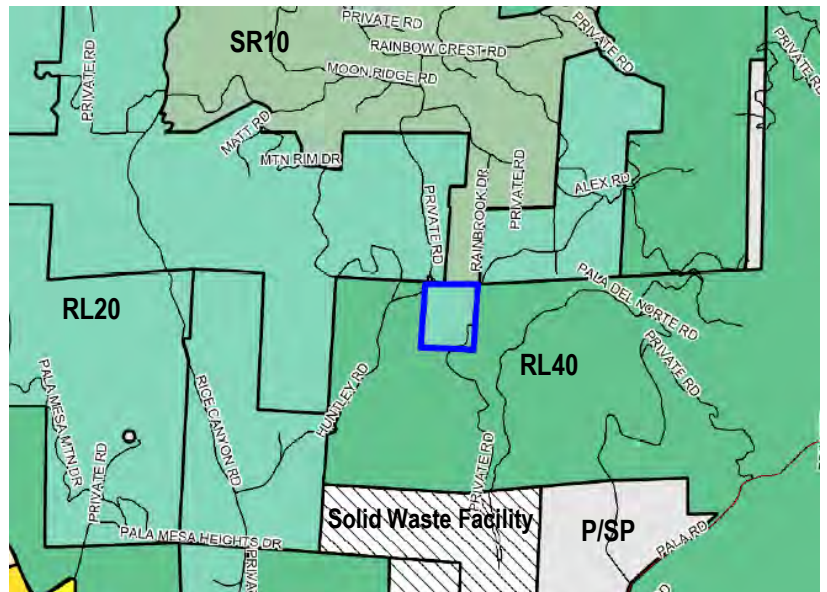
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|---------------------------------------|---------------------------------|
| Scenario | Designation |
| Former GP | (20) General Ag 1 du / 10 ac |
| GP (Adopted Aug 2011) | RL20 |
| Referral | SR10 |
| Hybrid | RL20 |
| Draft Land Use | RL40 |
| Environmentally Superior | |
| Zoning | |
| Former — A70, 4-acre minimum lot size | |
| Adopted Aug 2011 — Same as existing | |



Aerial

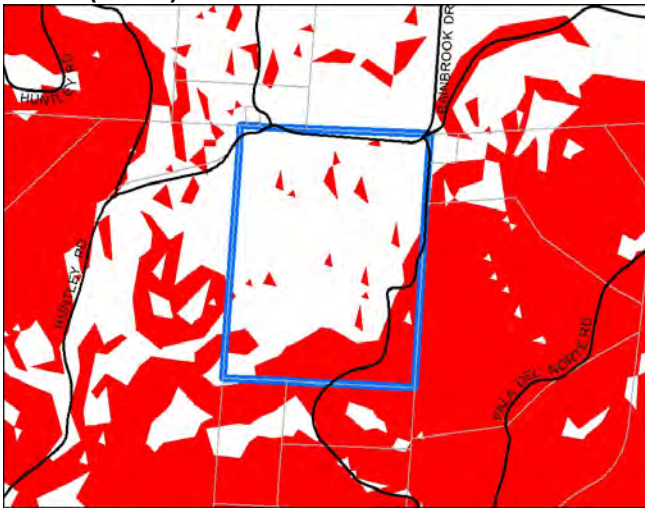


Adopted Aug 2011

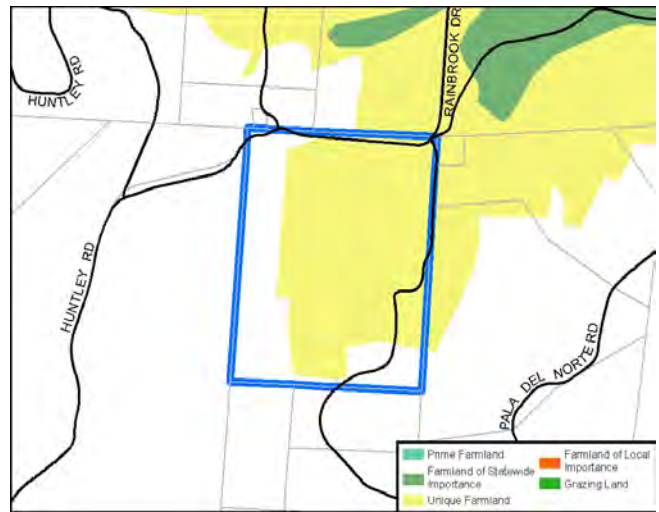
Discussion

This is a 2004 Residential Referral where the Board directed staff to apply a SR10 designation to the Referral Map. A SR10 designation would create a spot designation creating an island of Semi-Rural density surrounded by Rural Lands, which would not be supported by the Community Development Model. This would require revisions to the project objectives.

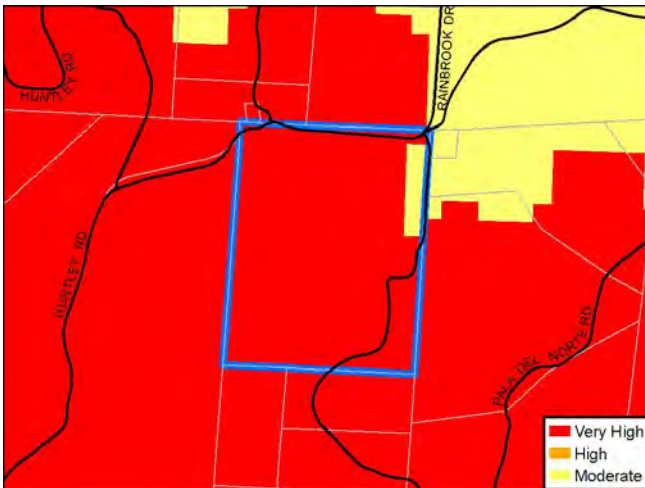
PP16 (cont.)



Steep Slope (Greater than 25%)



Farmlands of Statewide Importance - Unique



Fire Hazard Severity Zones

PP16 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 20 | Major |

Rationale for Major Category Classification

- This site is remote and located over one mile from a public road.
- The General Plan Community Development Model does not support Semi-Rural densities in remote locations outside of villages unless the designation has been applied to reflect existing parcelization.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The fundamental approach to designating Semi-Rural areas would require reconsideration in locations countywide far from villages where the parcels are much larger than the density being assigned. This would result in much more Semi-Rural areas.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities and minimizing the potential for sprawl-type development.

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.

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.

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.

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|-------|---|-----------------------|---------------------|-------------------------------------|------------------|---|
| 45 | <p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> 87.48 acres Rural Lands category <p>APNs: 135-320-02 136-210-01</p> | 1 du/40 acres | 1 du/80 acres | No change to density (1 du/8 acres) | None * | <p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity Request does not meet the intent of Rural Lands definition Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east Tribal lands create a significant buffer between subject property and existing patterns of development Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01) |
| 46 | <p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> 31.77 acres Rural Lands category <p>APN: 110-071-09</p> | 1 du/4,8,20 acres | 1 du/40 acres | 1 du/4 acres | 1 du/4 acres | <p>DISAGREE – Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Request not consistent with Rural Lands category Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

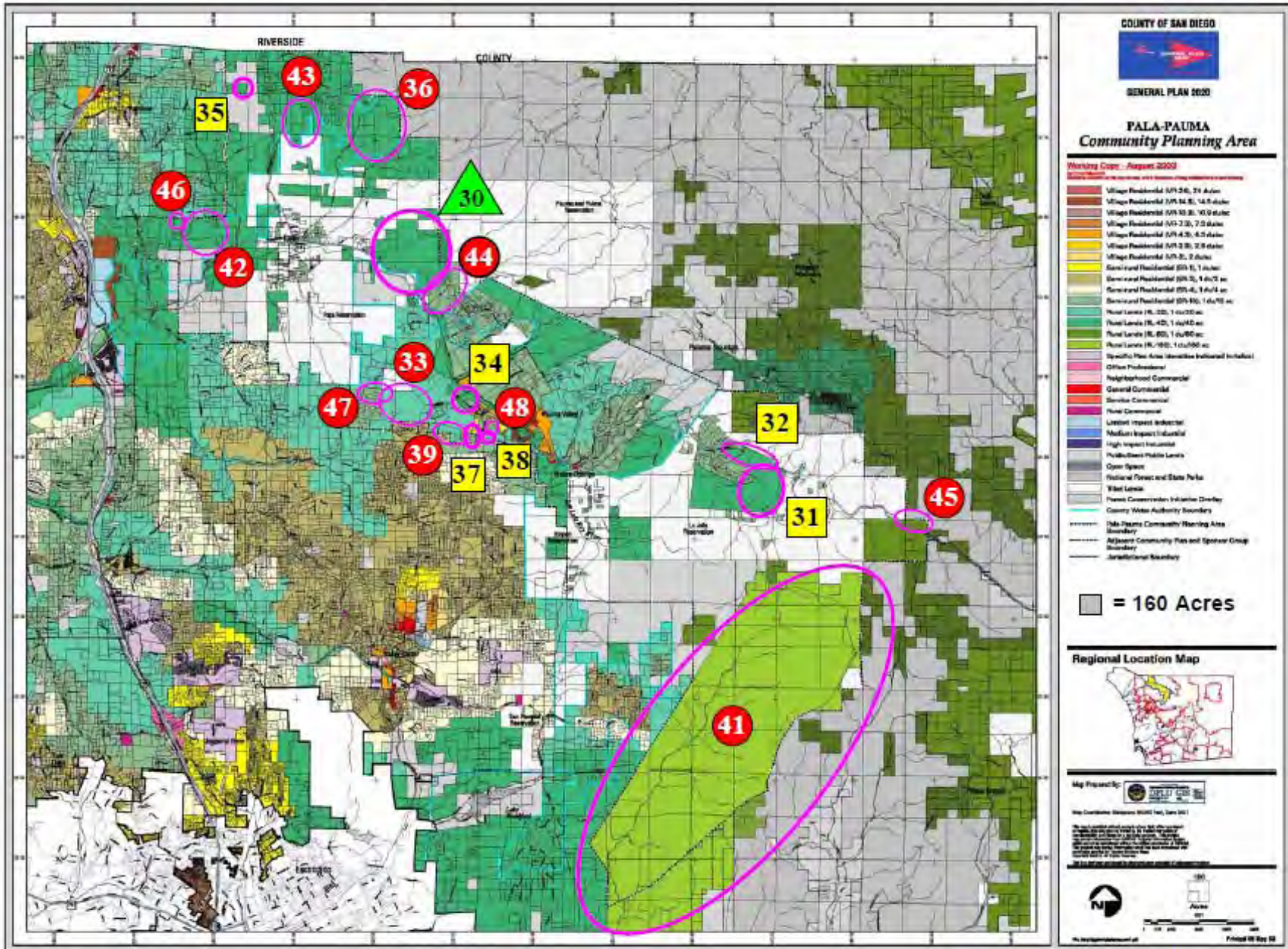
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|---|--|---|---|
| 46 | <p><i>Peter Glusac</i></p> <p>Inside CWA boundary. North of Hwy. 76 and south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 31.77 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Consistent with the application of Rural Lands for areas located inside CWA, but physically removed from established communities • Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> • The referral area is physically removed from the established Village area • Limited infrastructure is available, but to sustain Semi-Rural densities in this area |

| | | | | |
|----|---|--|---|---|
| 46 | Peter Glusac | | | |
| | <u>December 2002 WC:</u> Rural Lands: 1 du/40 acres | <u>August 2003 WC:</u> Rural Lands: 1 du/40 acres | <u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres | <u>April 2004 WC:</u> Rural Lands: 1 du/40 acres |
| | <u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Reduce public costs | | <u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this 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 or the potential compromise of 1 du/20 acres. The subject parcels are located in a remote area, and would create an isolated pocket of Semi-Rural densities surrounded by Rural Lands. The parcels are entirely covered with slopes greater than 25 percent, infrastructure and services in this area are limited and emergency response times are low. The Rural Lands designation meets the low density, rural character of the surrounding area and the planning concepts for GP2020. | |

| | | | | |
|----|---|---|--|--|
| 47 | Cynthia Chamberlain | | | |
| | <u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres | <u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres | <u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres | <u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres |
| | <u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Assign densities based on the characteristics of the land | | <u>Rationale for April 2004 WC:</u> This referral is located outside of the Pauma village area as well as outside of the Pauma Valley Community Services District. The subject parcels designated with a Semi-Rural density reflect existing parcelization while parcels designated with a Rural Lands density are reflecting the physically and environmentally constrained areas with slopes greater than 25 percent. These Semi-Rural and Rural Lands densities maintain a natural buffer and visual separation between the communities of Pala-Pauma and Valley Center. | |

PP17 [2004 Referral #44]

| | |
|----------------------------------|--------|
| General Plan (Adopted Aug 2011) | SR10 |
| Property Specific Request: | SR4 |
| Requested by: Gary Piro (2004) | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| Impact to FCI Timeline | Varies |
| Change to GPU Principles Needed | Yes |
| Level of Change (March 2011) | Major |

Note:

¹ - Based on staff's experience

Property Description

Property Owner:

Sherill A. Schoepe Revocable Trust

Size:

297.9 acres

14 parcels

Location/Description:

On the north side of SR-76 at Adams Drive in the eastern portion of the Community Planning Area Outside the CWA boundary

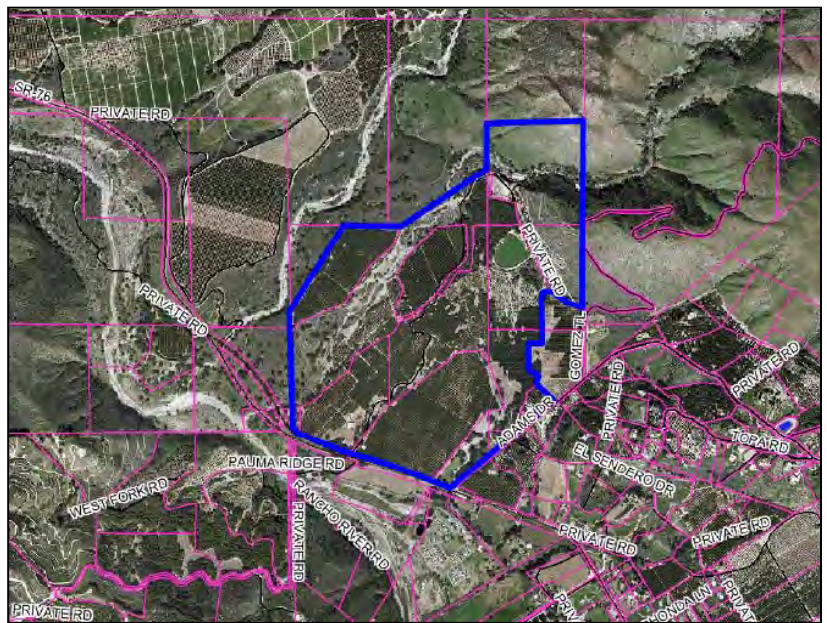
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

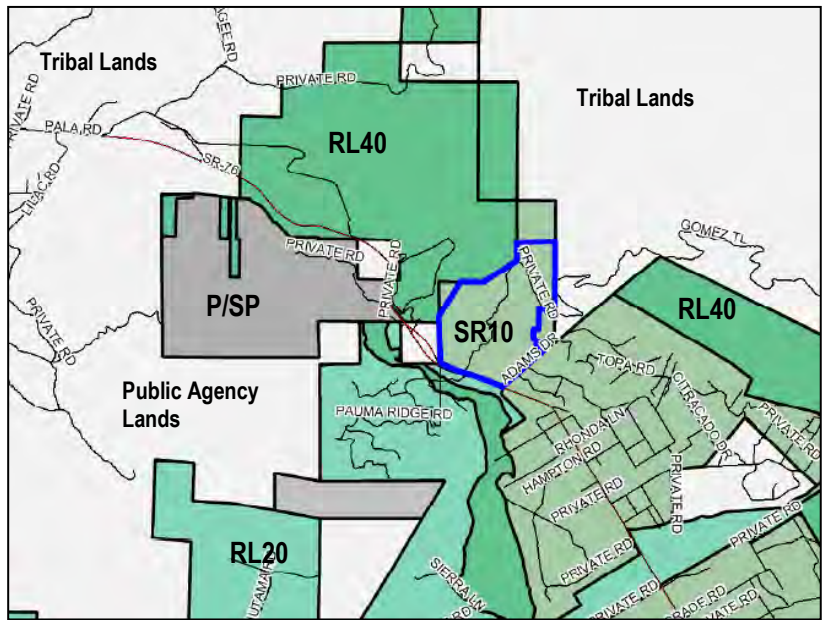
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

| General Plan | |
|---------------------------------------|----------------|
| Scenario | Designation |
| Former GP | 1 du / 4, 8 ac |
| GP (Adopted Aug 2011) | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL40 |
| Zoning | |
| Former — A70, 4-acre minimum lot size | |
| Adopted Aug 2011— Same as existing | |



Aerial

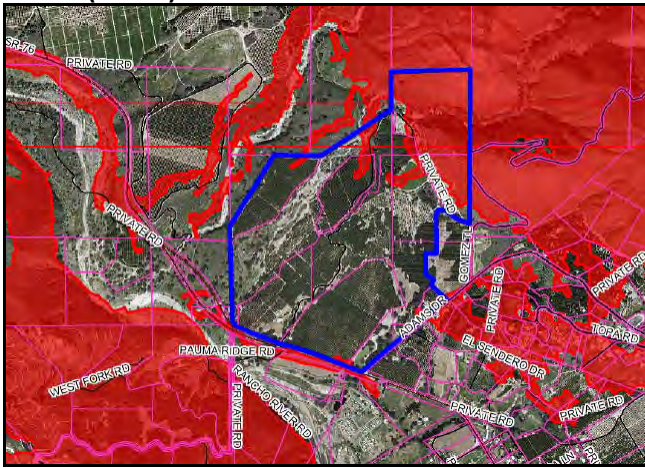


Adopted Aug 2011

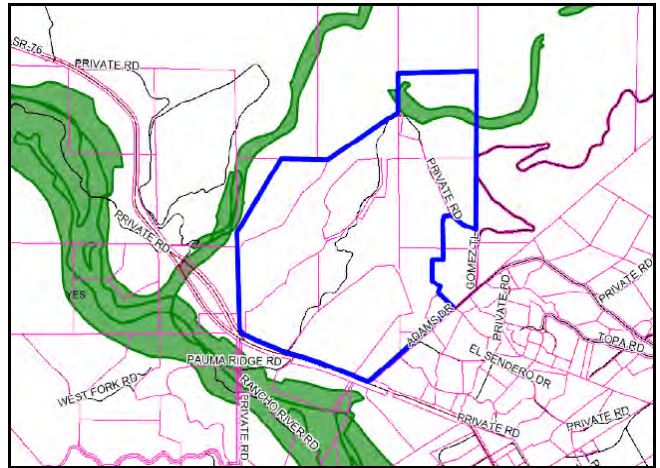
Discussion

2004 Residential Referral requested SR4; however, Board of Supervisors directed staff to apply a SR10 designation to Referral Map, which is consistent with map adopted on August 3, 2011. The SR4 designation is not appropriate because it would result in a spot designation. This density would not be consistent with the Community Development Model because it would create an area of higher-density Semi-Rural development in an agricultural area outside of the Rural Villages. Also, the increase in development intensity is not appropriate in an area lacking infrastructure and services, in accordance with Guiding Principle #9.

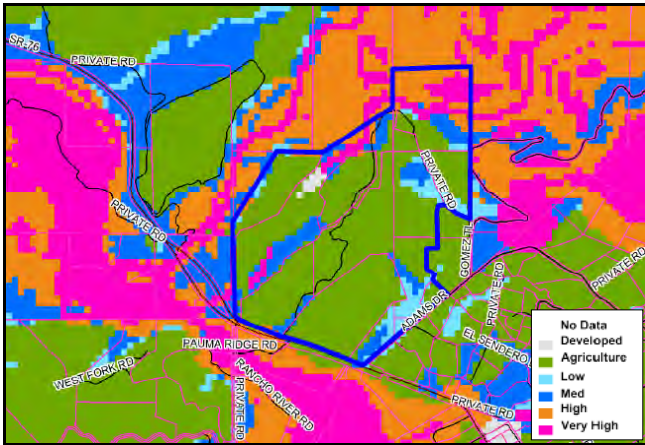
PP17 (cont.)



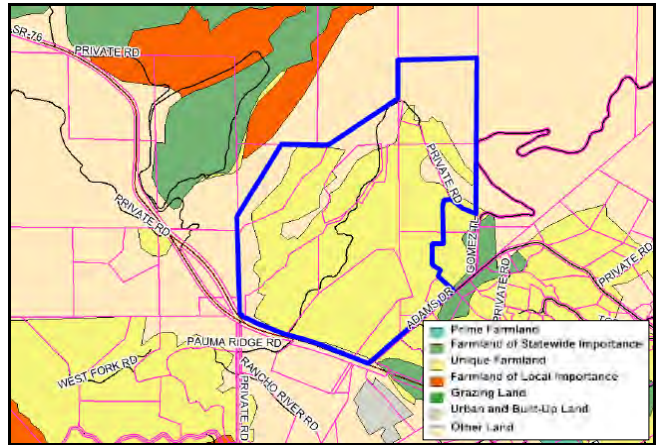
Steep Slope (Greater than 25%)



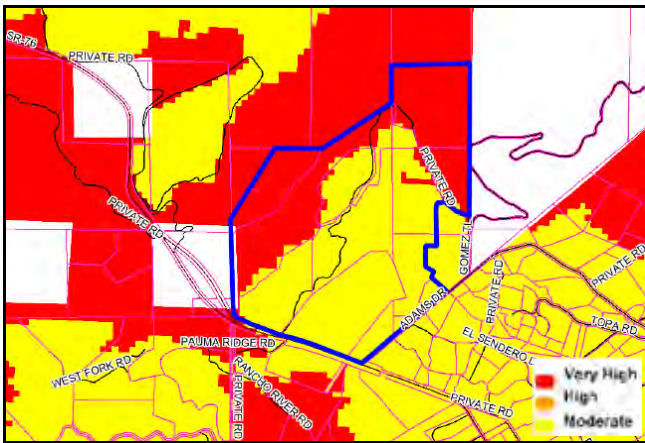
Wetlands



Habitat Evaluation Model



Agricultural Lands (Unique Farmland)



Fire Hazard Severity Zones

PP17 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Semi-Rural 4 | Major |

Note - Request is adjacent on the northeast side of PP29.

Rationale for Major Category Classification

- Subject property is located outside the County Water Authority (CWA) boundary approximately one-third mile northwest of the Pauma Village on the northwest fringe of an area designated as SR10. The General Plan Community Development Model does not support increasing density as distance from the Village increases.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- To ensure that the SR4 designation is consistently assigned in relation to the Pauma Village, an additional 1,430 acres of SR10 land would need to be remapped as SR4. In addition to this change, more global remapping of the SR4 designation would also need to be considered.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities and reduce focus on minimizing sprawl forms of development.
- Revisions may also be necessary to Guiding Principles and policies that relate to protecting agricultural regions from areas of increased density.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – As the Forest Conservation Initiative (FCI) area is located outside the CWA boundary, changes to policies relating to lands outside the CWA could result in more global remapping issues of FCI lands.

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.

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 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.

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

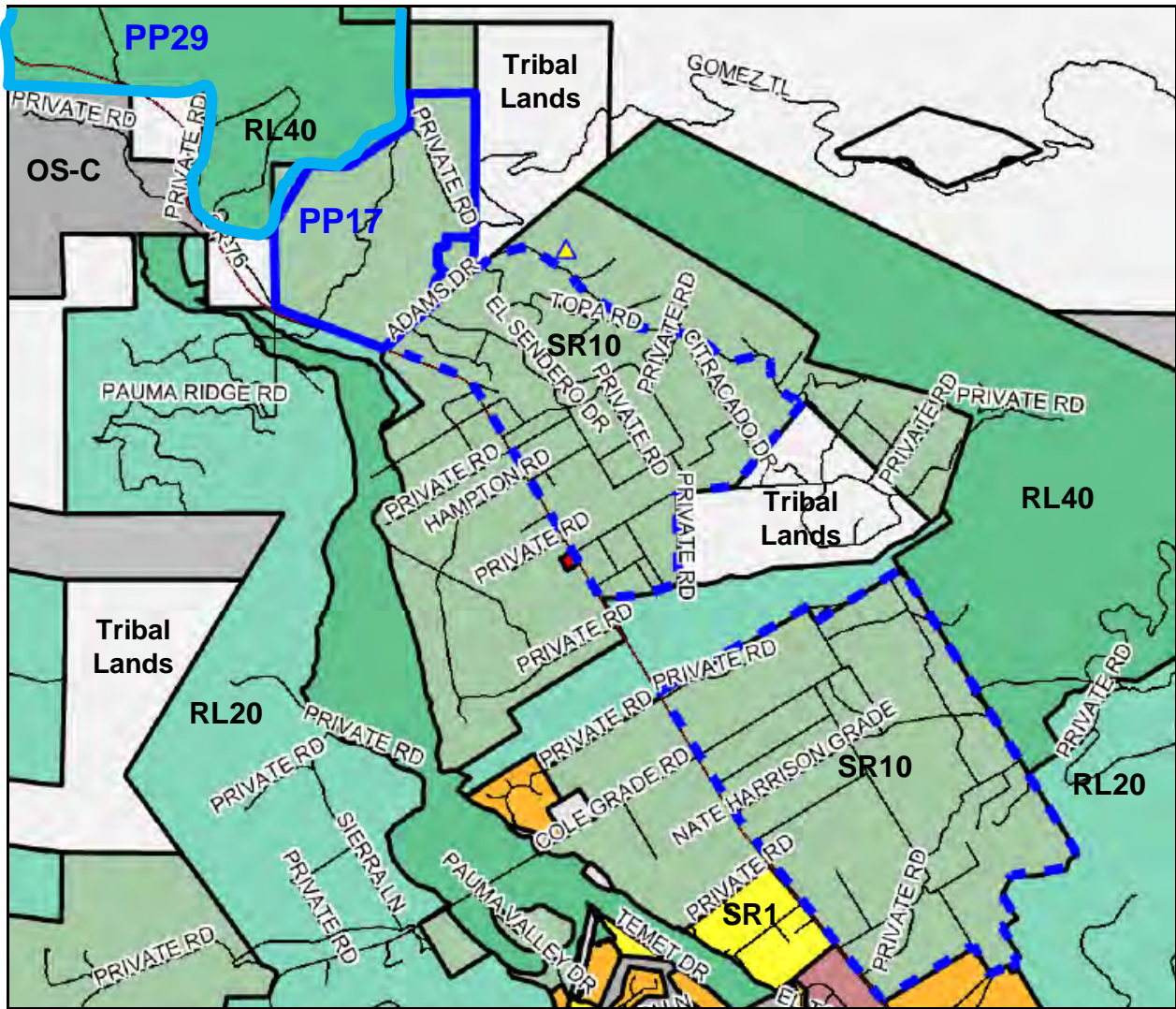


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|-------|---|-----------------------|---------------------|------------------|------------------|---|
| 43 | <p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <ul style="list-style-type: none"> 149.85 acres total <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p> | 1 du/ 4,8,20 acres | 1 du/40 acres | 1 du/ 4 acres | None * | <p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Request does not meet intent of Rural Lands definition Located in a large area designated 1 du/40 acres Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Existing parcelization sporadic, not well defined Steep slopes >25% |
| 44 | <p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> 263.17 acres Semi-Rural category <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p> | 1 du/ 2,4,8 acres | 1 du/10 acres | 1 du/ 4 acres | None * | <p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5223 RPL1) 1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary Requested density not appropriate outside of the established Village area Physically removed from existing pattern of development, removed from the village area (Country Club) |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

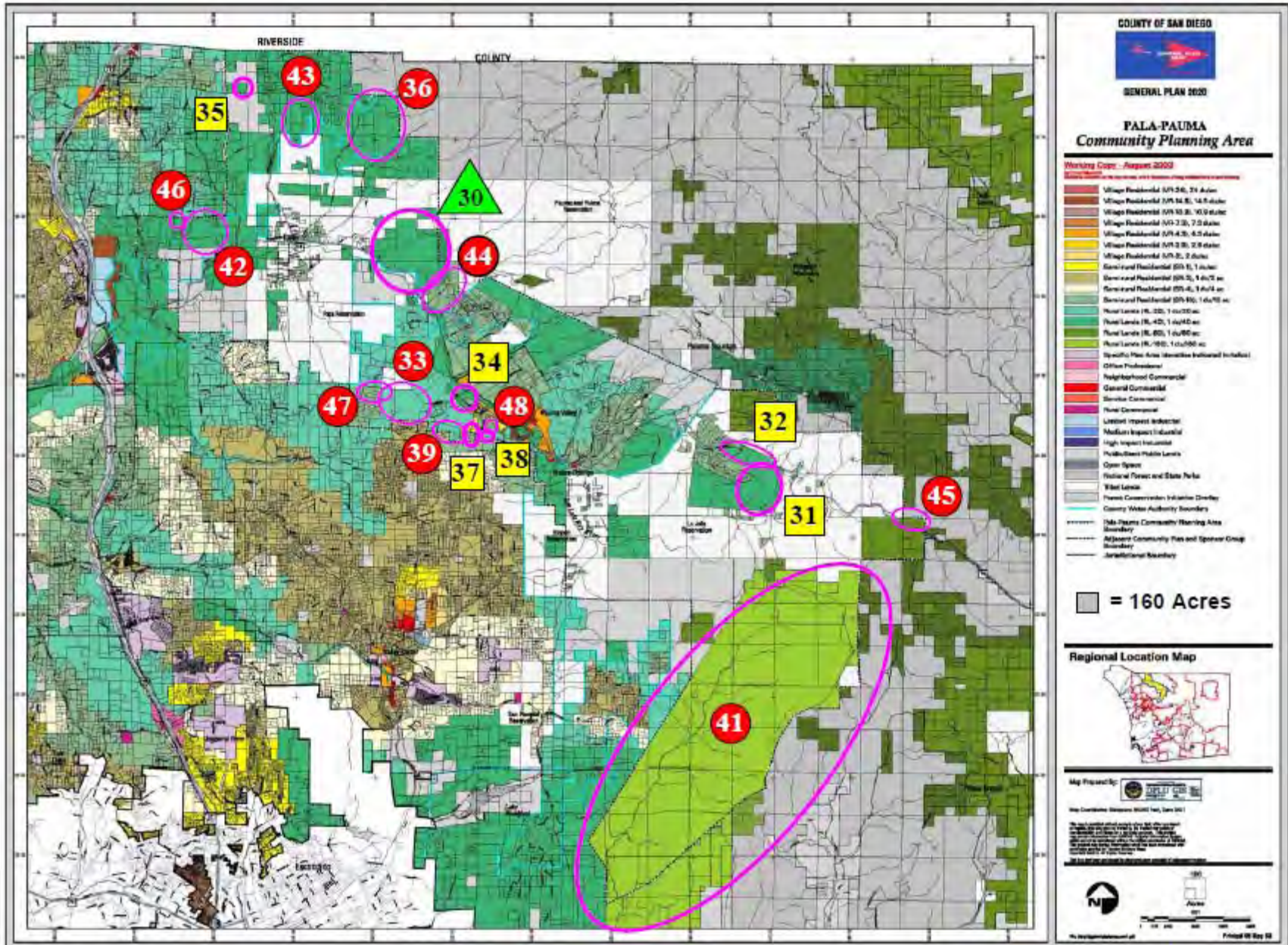
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|---|---|---|
| 44 | <p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and west of Adams Road, eastern portion adjacent to public lands. Pipelined TM.</p> <ul style="list-style-type: none"> • 263.17 acres • Existing General Plan: 1 du/2,4,8 acres | <p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Semi-Rural: 1 du/10 acres</p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with Semi-Rural densities applied to areas adjacent to and east of subject parcels - Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Reduce public costs</i> <ul style="list-style-type: none"> - Area is physically removed from the established Village area - Groundwater dependent, possible annexation into Yuima Water District • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Semi-Rural density appropriate for productive agricultural areas - Several major drainage areas located on-site and adjacent to subject parcels |

| | | | | |
|-----------|---|---------------------------|--|---------------------------|
| 44 | Gary Piro and Thure Stedt (representing Schoepe Enterprises) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Semi-Rural: 1 du/10 acres | Semi-Rural: 1 du/10 acres | Semi-Rural: 1 du/4 acres | Semi-Rural: 1 du/10 acres |
| | <u>Key Objectives:</u> | | <u>Rationale for April 2004 WC:</u> | |
| | <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on the characteristics of the land | | <p>Applying a density of 1 du/4 acres for this 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>This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.</p> | |

| | | | | |
|-----------|---|----------------------------|--|----------------------------|
| 45 | Jerry Fisher | | | |
| | <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/40 acres | Rural Lands: 1 du/80 acres |
| | <u>Key Objectives:</u> | | <u>Rationale for April 2004 WC:</u> | |
| | <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on the characteristics of the land • Create a model for community development | | <p>The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway 76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.</p> | |

PP18 [2004 Referral Z]

| | |
|------------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR10 |
| Requested by: None [2004 Referral] | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | 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:

Alan & Ingrid S. Rotoh Family Trust

Size:

45.5 acres
1 parcel

Location/Description:

Parcel is located off of Rancho Heights Rd, just north of Lost Horizon Drive, approximately one mile east of S16 and 1 mile south of the Riverside County line;

Within County Water Authority boundary

Prevalence of Constraints (See following page):

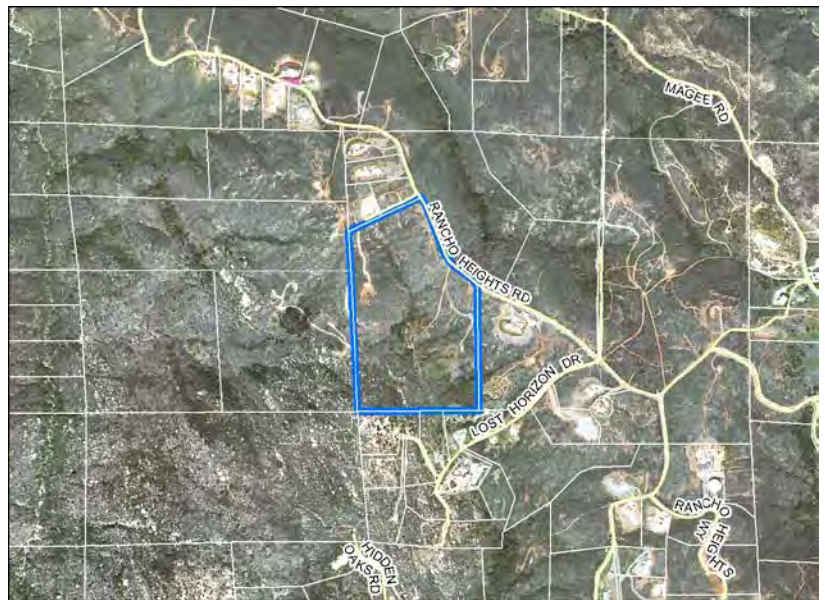
● - high; ◐ - partially; ○ - none

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

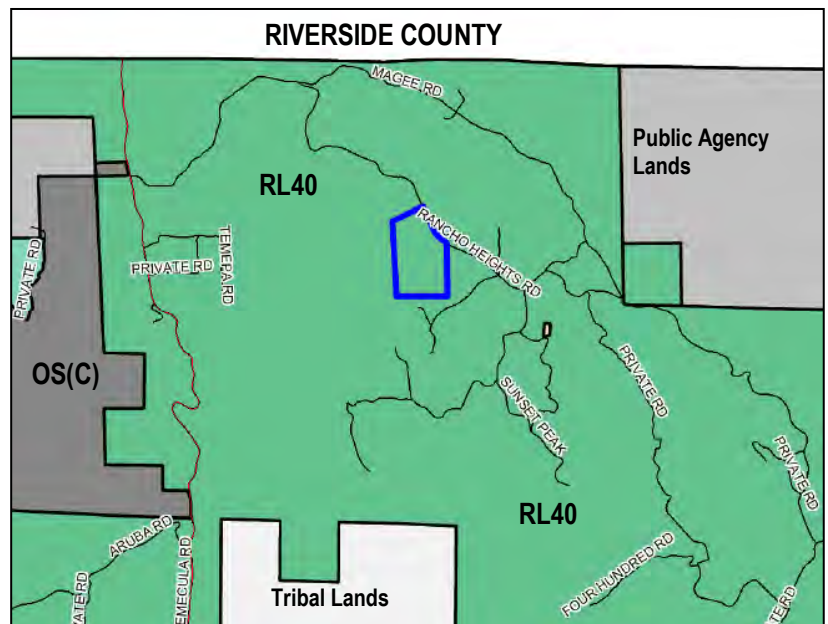
Land Use

General Plan

| Scenario | Designation |
|---------------------------------------|-----------------|
| Former GP | 1 du/4,8, 20 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | SR10 |
| Hybrid | RL40 |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Former — A70, 4-acre minimum lot size | |
| Adopted Aug 2011 — Same as existing | |



Aerial

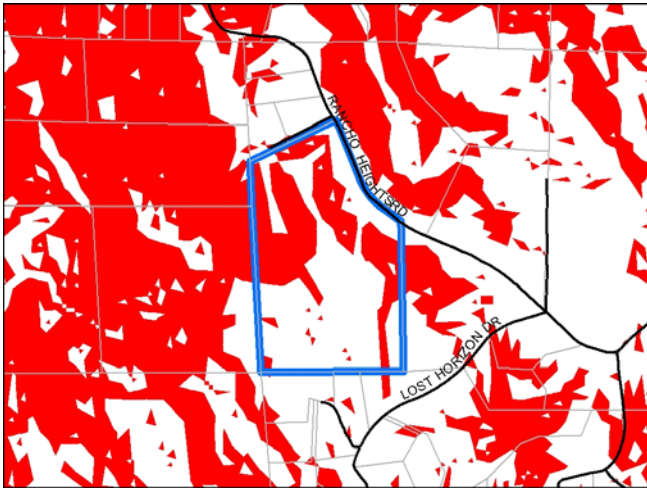


Adopted Aug 2011

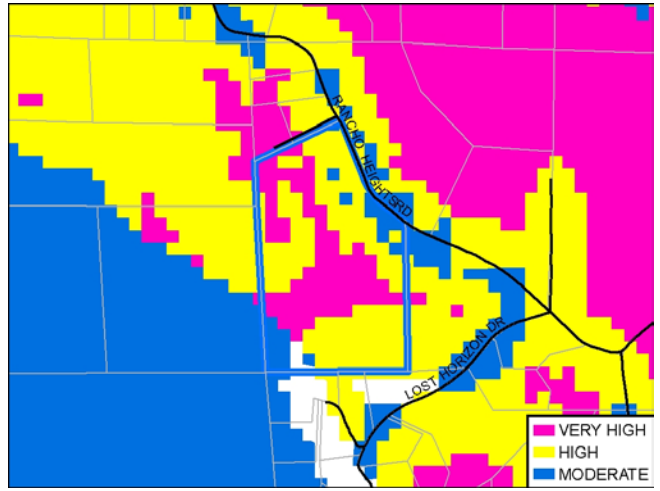
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The request for a Semi-Rural designation would result in a spot designation that would require changing the designation for a much larger area. Also, the Semi-Rural designation would not be supported by the Community Development Model due to its remote location on the fringes of the county.

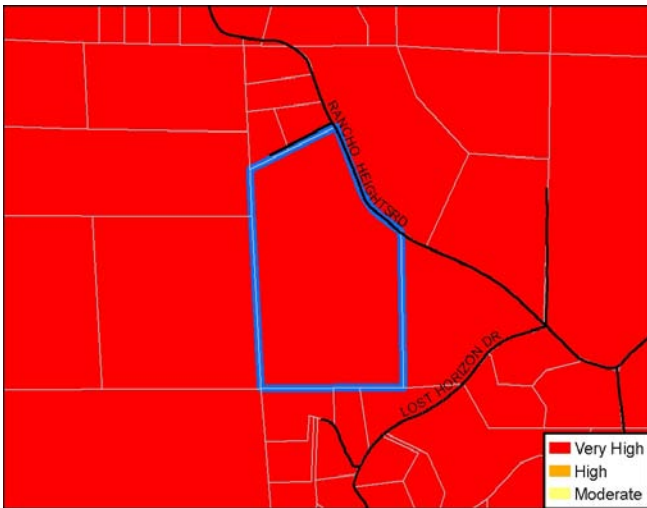
PP18 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

PP18 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 40 | Major |

*Note - This property is a 2004 Referral and did not come up in testimony during the 2010 Board hearings.

Rationale for Major Category Classification

- This site is extremely remote and lacks adequate access because it is located over one mile down a dead-end road from a two way private road. Overall, it is located over two miles from a County-maintained road. This lack of adequate access is exacerbated by the property being entirely located within the Very High Fire Hazard Severity Zone. Due to dead-end road requirements, further subdivision of this parcel would not be allowed.
- The General Plan Community Development Model does not support increased development in remote areas without sufficient infrastructure and services.
- The General Plan principles and policies do not support increased development in areas with sensitive environmental resources.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and lack of adequate access.
- 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.

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

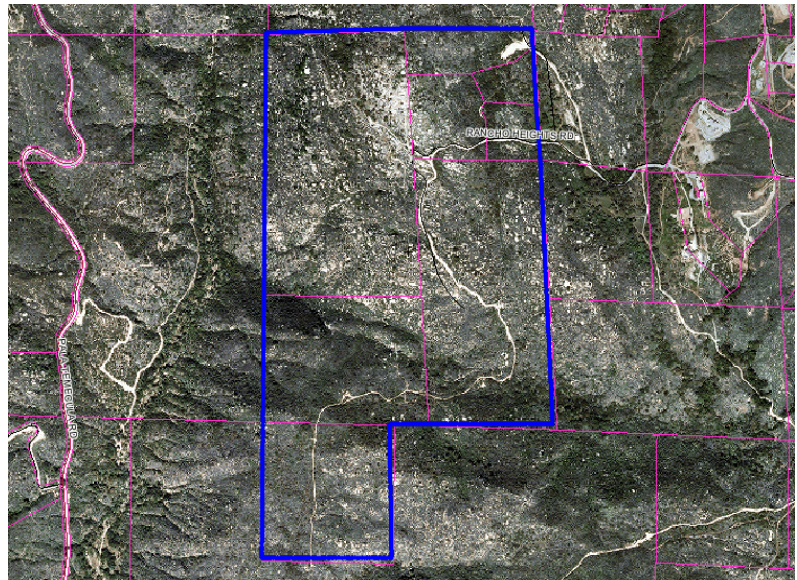
PP19

| | |
|----------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR10 |
| Requested by: Ruffin & Johnson | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| Impact to FCI Timeline | Major |
| Change to GPU Principles Needed | Yes |
| Level of Change (March 2011) | Major |

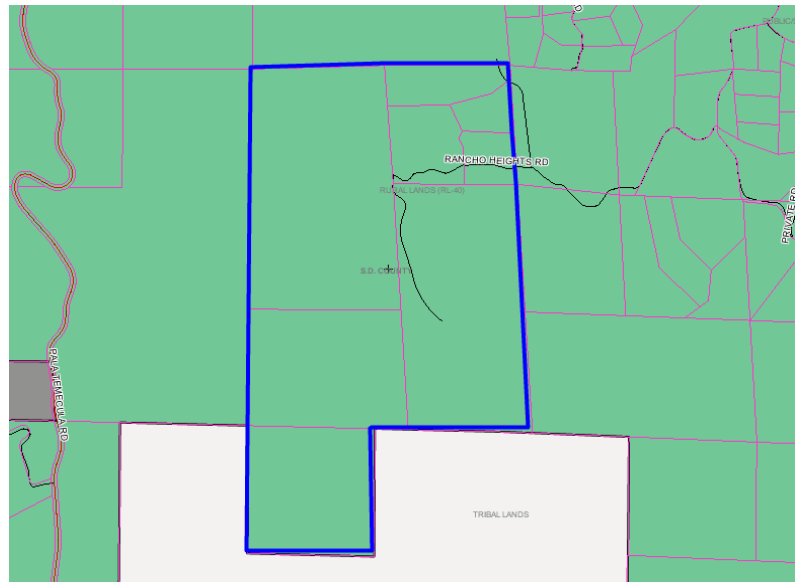
Note:
1- Based on staff's experience

| Property Description | |
|--|--|
| <u>Property Owner:</u> Rancho Heights Road Association | |
| <u>Size:</u> 264.3 acres 8 parcels | |
| <u>Location/Description:</u> Parcels are located approximately 1.75 miles from the San Diego/Riverside border and less than a mile east of S16, off of Ranch Heights Road; Within the CWA boundary | |
| <u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● - 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/2,4 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | SR10 |
| Hybrid | RL40 |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Former — A70, 4-acre minimum lot size | |
| Adopted Aug 2011 — Same as existing | |



Aerial

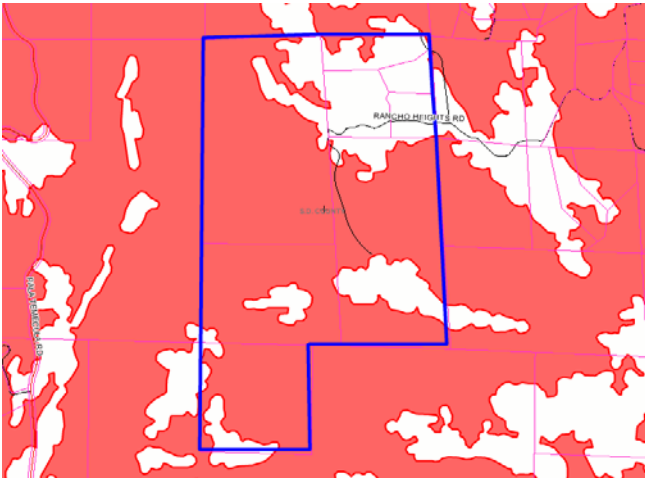


Adopted Aug 2011

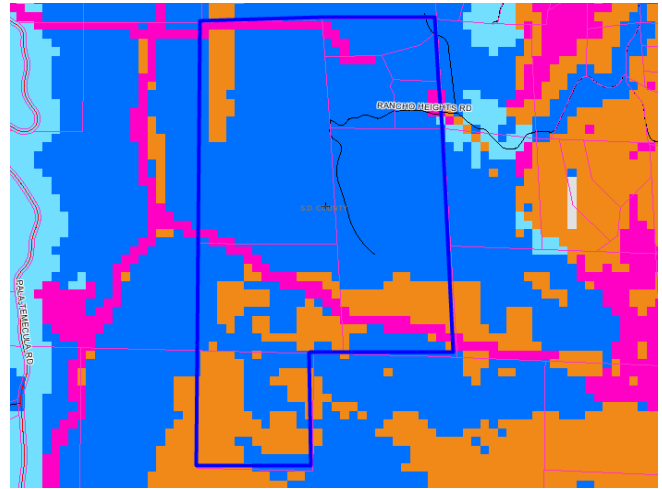
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. The area is significantly constrained by steep slopes and is located within the Very High Fire Hazard Severity Zone. Although parcels sizes within this area range from 6 to 76 acres, a SR10 density is not supported by the Community Development Model or Guiding Principles #5 and #9 due to the remote location and physical constraints of the area.

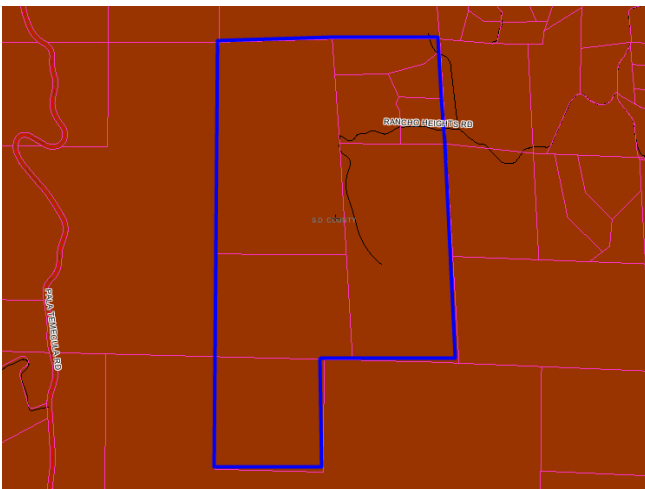
PP19 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PP19 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 10 | Rural Lands 40 | Major |

*Note - This property is a 2004 Referral and did not come up in testimony during the 2010 Board hearings.

*Note - Tentative Map 20725 was denied by the Planning Commission on March 13, 2009 because the project exceeded dead-end road length requirements.

Rationale for Major Category Classification

- Parcel is accessed by a dead-end road that exceeds one mile. This lack of adequate access is exacerbated by the property being entirely located within the Very High Fire Hazard Severity Zone. Due to dead-end road requirements, further subdivision of this parcel would not be allowed.
- The General Plan Community Development Model does not support increased development in remote areas without sufficient infrastructure and services.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with a lack of adequate access.
- 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 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-6.2 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 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

KARN

KARN Engineering and Surveying

Civil Engineering • Surveying • Land Planning

September 14, 2011 REVISED September 26, 2011

Devon Muto
Dept. of Planning & Land Use
County of San Diego
5201 Ruffin Road
San Diego, CA 92123

RE: NOV 9, 2011 REVIEW OF PROPERTY REQUESTS

Dustin Steiner suggested I follow up with my comments to you regarding General Plan Update and the Board of Supervisors proposal to review the 187 specific request on Nov 9, 2011.

As you know, me and my partner, Gale Ruffin own 76+/- acres, APN 109-372-06 in the Rancho Heights Road area of Pala next to the Riverside County line. In the past 10 years, this is one of the fastest developing areas in San Diego County with over 50 new custom homes being built. (See attached Google map showing many of the new homes.)

Staff analysis during the General Plan hearings stated our appeal was a major change and would require a new EIR. The referral map had this area proposed for 1 du/10 acs which is much more acceptable than the 1 du /40 acs that was adopted. It is hard for me to understand why a proposed change to 1 du/10 acs was considered a major change requiring a new EIR when this area was part of the referral map advertised in the Environmental Impact Report.

As you know, there are many factors that support this request of 1 du/10 ac.

1. The area is within the San Diego County Water Authority and Rainbow Municipal Water District. The water distribution system has been installed.
2. The major roads have been paved.
3. Power lines have been installed.
4. The area lies between two major employment centers, Pechanga Casino and Pala Casino, both within 5 miles of this area.
5. The majority of the parcels in this area are 10 acs or less, ranging in size from 2.5 acs to 10 acs. In size. Only a few property owners would not have the benefit their neighbor enjoy. (Similar smaller size parcels)

Hopefully with this additional information, the staff can support the 1 du/10 acs for the Rancho Heights area.


Hadley Johnson
Property owner

cc: Dustin Steiner

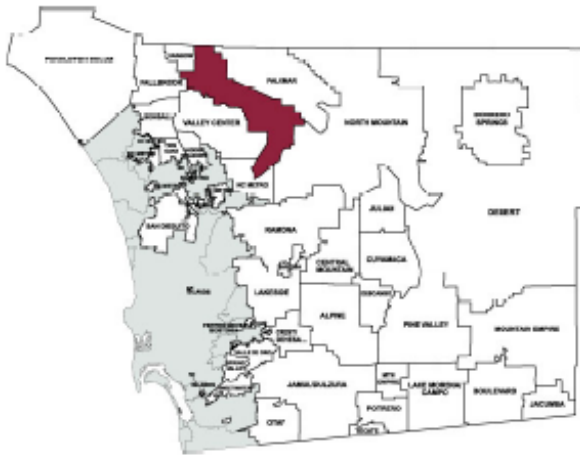
129 W. Fig Street, Fallbrook, CA 92028 • 760-728-1134 • 760-728-3209 fax

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|-------|---|-----------------------|---------------------|------------------|------------------|---|
| 43 | <p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <ul style="list-style-type: none"> 149.85 acres total <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p> | 1 du/ 4,8,20 acres | 1 du/40 acres | 1 du/ 4 acres | None * | <p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Request does not meet intent of Rural Lands definition Located in a large area designated 1 du/40 acres Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Existing parcelization sporadic, not well defined Steep slopes >25% |
| 44 | <p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> 263.17 acres Semi-Rural category <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p> | 1 du/ 2,4,8 acres | 1 du/10 acres | 1 du/ 4 acres | None * | <p>DISAGREE - Retain <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5223 RPL1) 1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary Requested density not appropriate outside of the established Village area Physically removed from existing pattern of development, removed from the village area (Country Club) |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

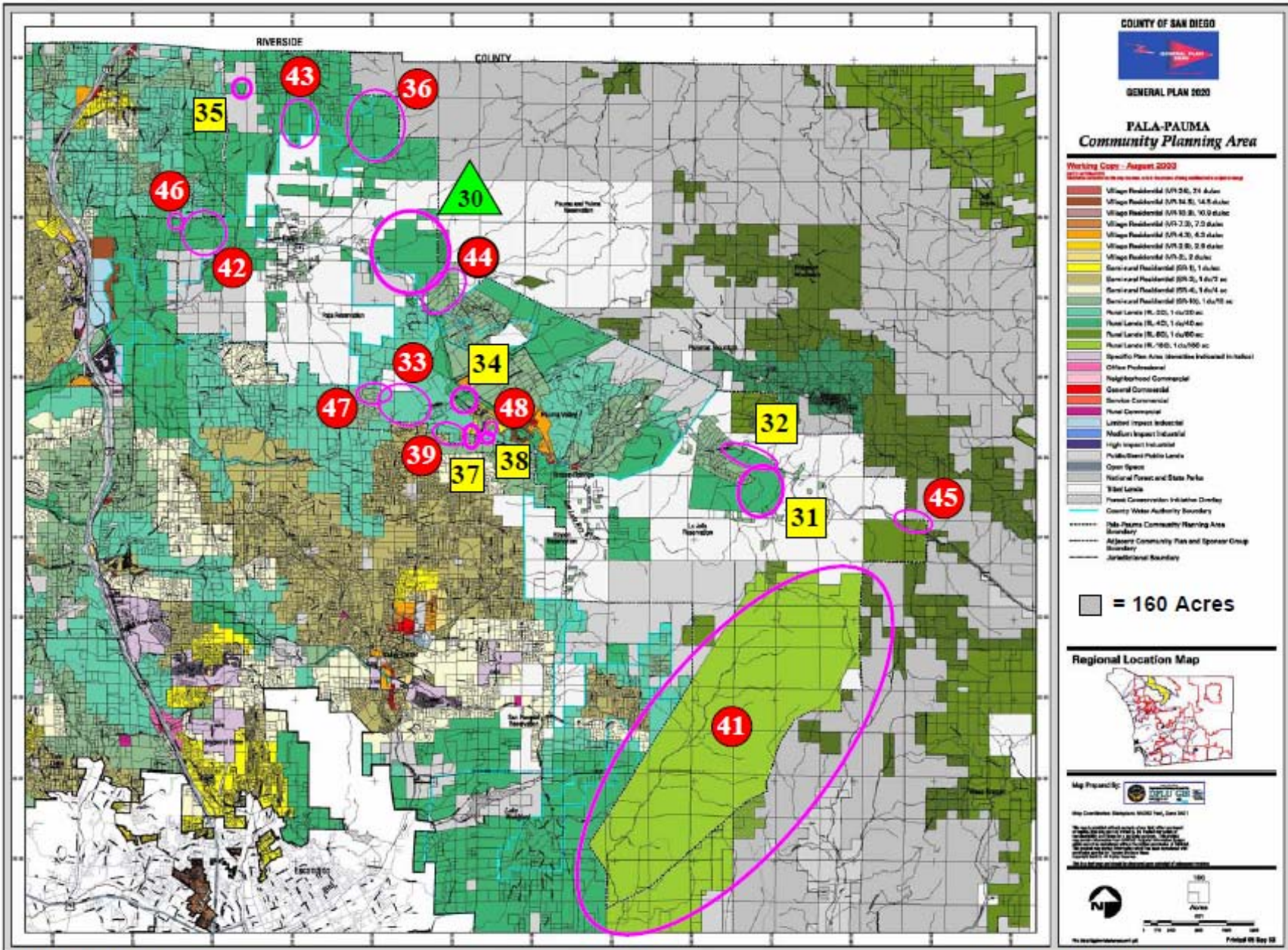
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|---|---|---|--|
| 43 | <p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <p>Inside CWA boundary. East of Pala/Temecula Road, south of Riverside County line.</p> <ul style="list-style-type: none"> • 149.85 acres • Existing General Plan: 1 du/2,4 acres | <p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with Rural Lands densities applied in the Rainbow community to the west · Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> · Area is physically removed from the established Village area · Vehicular access provided by private roads · Remote location that is primarily undeveloped |

| | | | | |
|-----------|--|----------------------------|---|----------------------------|
| 42 | Donna Recchia and Ray Grey (Pala del Norte Property Owners) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/20 acres | Rural Lands: 1 du/40 acres |
| | <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • Create a model for community development • Reduce public costs • Develop an internally consistent general plan | | <p><u>Rationale for April 2004 WC:</u></p> <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p> | |
| 43 | M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.) | | | |
| | <u>December 2002 WC:</u> | <u>August 2003 WC:</u> | <u>October Traffic Referral:</u> | <u>April 2004 WC:</u> |
| | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres | Semi-Rural: 1 du/10 acres | Rural Lands: 1 du/40 acres |
| | <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Create a model for community development • Reduce public costs | | <p><u>Rationale for April 2004 WC:</u></p> <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p> | |

PP23 [2004 Referral #41]

| | |
|----------------------------------|-------------------|
| General Plan (Adopted Aug 2011) | RL80 |
| Property Specific Request: | RL40 RL80 |
| Requested by: Rancho Guejito | |
| Community Recommendation | RL80 ¹ |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No |
| Impact to FCI Timeline | Major |
| Change to GPU Principles Needed | Yes |
| Level of Change (March 2011) | Major |

Notes:

- 1 – Pala Pauma recommendation only applies to the portion within their subregion
- 2 – Based on staff's experience

Property Description

Property Owner:

Rodney Company NV

Size:

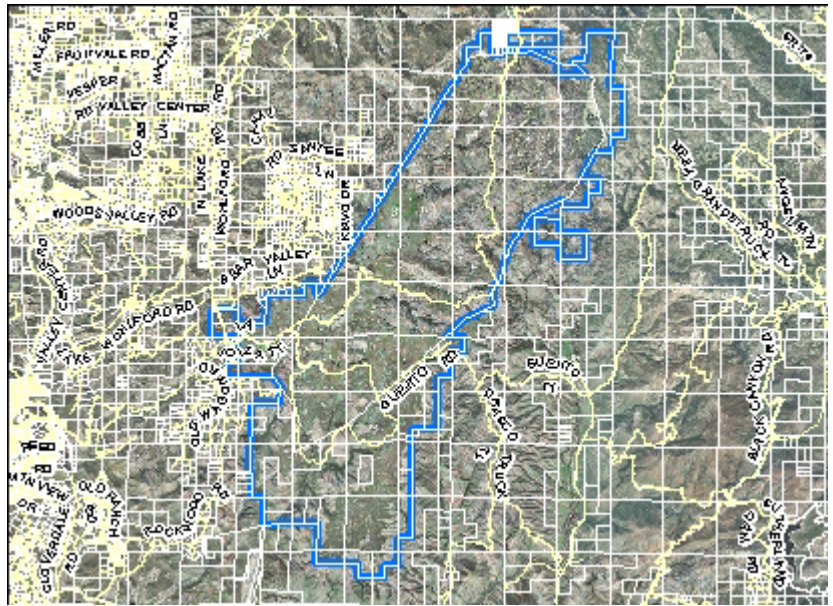
15,499.5 acres

Location/Description:

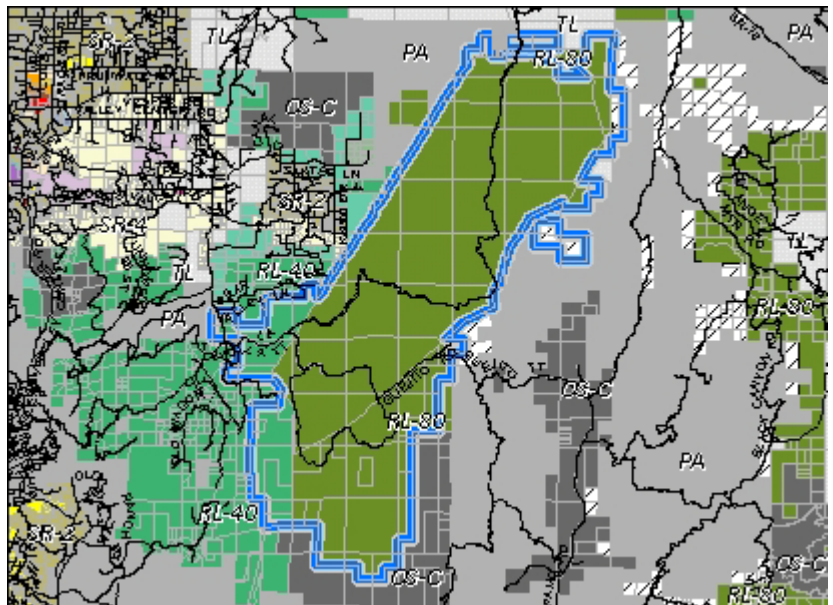
Primarily in Pala-Pauma, with a small portion in North County Metro;
 Rancho Guejito is located between SR-76 and SR 78, northeast of Escondido;
 Outside the County Water Authority boundary

Prevalence of Constraints (See following page):

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



Aerial



Adopted Aug 2011

Land Use

General Plan

| Scenario | Designation |
|--------------------------|--------------|
| Former GP | 1 du / 40 ac |
| GP (Adopted Aug 2011) | RL40/RL80 |
| Referral | RL40 |
| Hybrid | RL40/RL80 |
| Draft Land Use | RL40/RL160 |
| Environmentally Superior | RL80/RL160 |

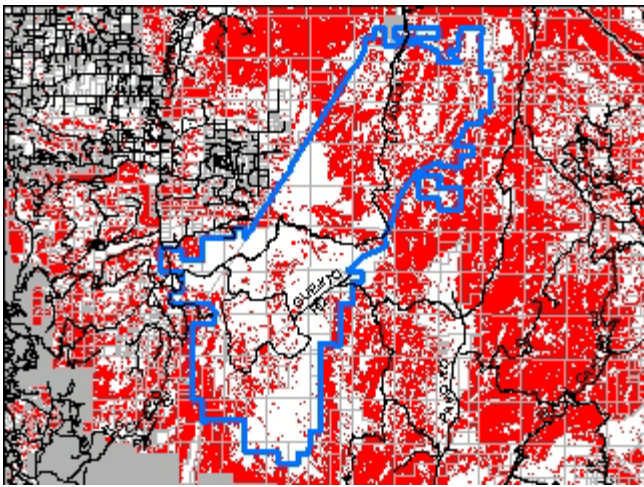
Zoning

Former — A72, 8-acre minimum lot size
 Adopted Aug 2011 — Same as existing

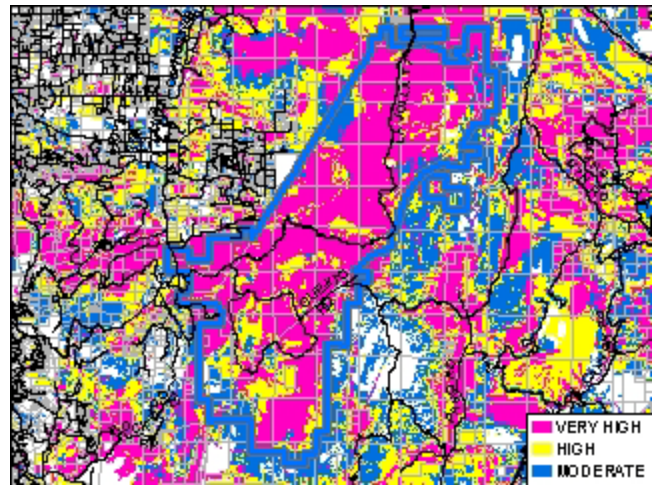
Discussion

This property is a 2004 Residential Referral that requested a density of one dwelling unit per 40 acres, which is consistent with the Referral Map. This property is located in a remote area of the county with limited access and is highly constrained by sensitive habitat, and a portion of the property is constrained by slopes greater than 25%. Also, the property is entirely within the Very High Fire Hazard Severity Zone and is within an agricultural preserve; however, is not under a Williamson Act contract. When comparing the dwelling unit yield between RL40 and RL80 densities, RL 40 would result in a doubling of units allowed by RL40.

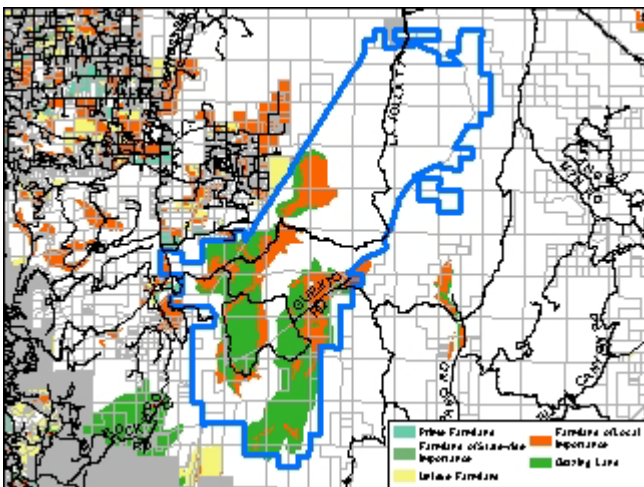
PP23 (cont.)



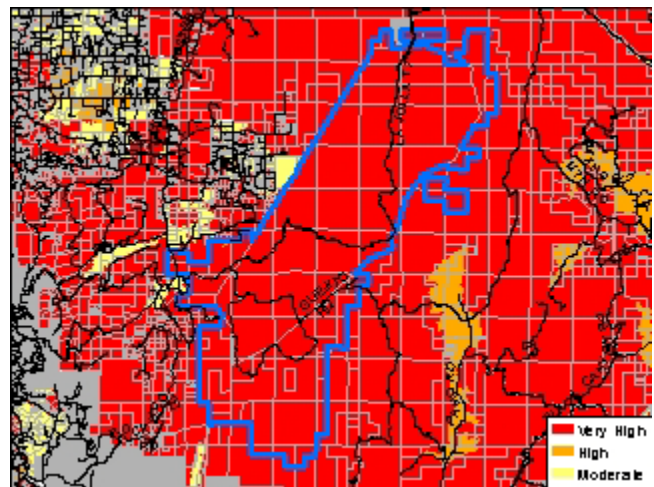
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Preserve



Fire Hazard Severity Zone

PP23 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations with limited access.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources and limited access.

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.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive environmental resources and fire hazard zones.
- 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.

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-6.2 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.

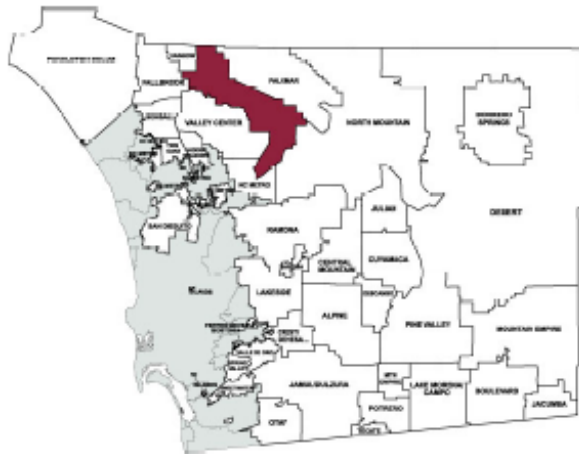
Policy LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

GENERAL PLAN 2020 REFERRAL MATRIX

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|-------|---|-----------------------|---------------------|---------------|------------------|---|
| 41 | <p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> Approximately 23,000 acres Rural Lands category <p>APNs: 191-180-04 192-010-01</p> | 1 du/40 acres | 1 du/160 acres | 1 du/40 acres | None * | <p>DISAGREE - Retain 1 du/160 acres</p> <ul style="list-style-type: none"> Highly constrained biologically, natural upland habitat Largest single property ownership in San Diego County Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat) |
| 42 | <p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> Approximately 340 acres Rural Lands category <p>APNs: 110-072-05, 13, 17</p> | 1 du/4,8,20 acres | 1 du/40 acres | 1 du/10 acres | None * | <p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Slope >25% cover the majority of the parcels Biological sensitivity (Tier II) Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category Two southern parcels adjacent to public/semi-public lands |

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

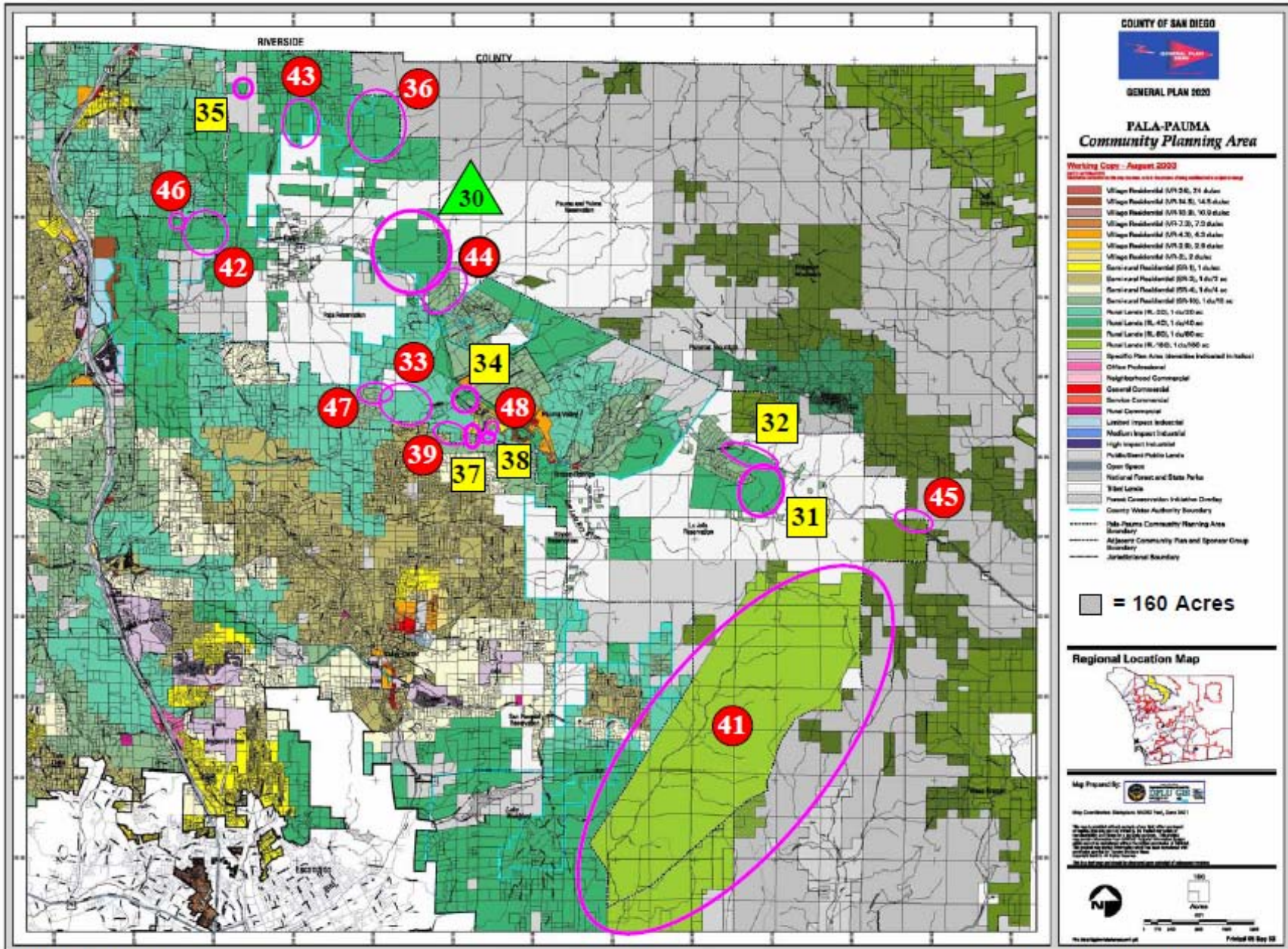
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|---|---|--|---|
| 41 | <p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> • 23,000 acres • Existing General Plan: 1 du/40 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/160 acres</u></p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Located entirely within the proposed North County MSCP Preapproved Mitigation Area · Largest single property ownership in San Diego County · Numerous, significant riparian drainage areas |
| 42 | <p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> • 340 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p> | <p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p> | <ul style="list-style-type: none"> • <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands • <i>Reduce public costs</i> <ul style="list-style-type: none"> · The referral area is physically removed from the established Village area · Vehicular access is limited · Remote location that is primarily undeveloped • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west) · Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map |

| | | | | |
|----|---|---|--|--|
| 39 | Jim Chagala (representing Beck West) | | | |
| | <u>December 2002 WC:</u> Rural Lands: 1 du/20 acres | <u>August 2003 WC:</u> Rural Lands: 1 du/20 acres | <u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres | <u>April 2004 WC:</u> Rural Lands: 1 du/20 acres |
| | <u>Key Objectives:</u> <ul style="list-style-type: none"> • Create a model for community development • Develop an internally consistent general plan • Assign densities based on characteristics of the land | | <u>Rationale for April 2004 WC:</u> The referral area consists of three parcels. The southern two parcels are currently located within the Country Town boundary. Based on the physical characteristics of the property, staff does not recommend that parcels be included in the Village area. More than 50 percent of the total referral area exceeds 25 percent slope and the area is highly visible. The staff recommended density of 1 du/10 acres provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The referral area is currently used for agricultural purposes. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture. | |
| 40 | Jim Chagala (representing Beck Rincon) | | | |
| | WITHDRAWN BY PROPERTY OWNER | | | |
| 41 | Donna Jones (representing Rancho Guejito) | | | |
| | <u>December 2002 WC:</u> Rural Lands: 1 du/160 acres | <u>August 2003 WC:</u> Rural Lands: 1 du/160 acres | <u>October Traffic Referral:</u> Rural Lands: 1 du/40 acres | <u>April 2004 WC:</u> Rural Lands: 1 du/160 acres |
| | <u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Assign densities based on characteristics of the land | | <u>Rationale for April 2004 WC:</u> The Rancho Guejito property ownership is one of the last remaining very large, undeveloped environmentally sensitive areas remaining in San Diego County. This unique property is a critical component of the proposed North County MSCP preserve area. Staff is currently working with the representatives of the property owner to determine potential MSCP hard-line coverage areas. The Rural Lands designation of 1 du/160 acres will assist in protecting a regional environmental resource from encroaching development on its western boundary. In addition, substantial infrastructure and service improvements would be needed for the area to develop. | |

GP2020 Plan of Action: Post-Board of Supervisors Hearing – August 2, 2006

| | Board Motion | Draft LU Map / Proposed CE Road Network | Board Alternative Map / Board Map CE Network | Staff Comments |
|------------------------------|---|---|--|--|
| 9-NC Metro/ Valley Center | Work with Ranch Guejito property owners and work out a compromise | <u>Road Network</u> : No Change | <u>Road Network</u> : No change | <u>DPLU: Meeting w/ Property Owners</u> Staff met with property owners on August 30, 2006 – no further action required. Follow-up meeting was also held the week of September 11-15 to discuss traffic model results (at the property owner's request). |

PP29 [2004 Referral #30]

| | |
|-------------------------------------|-------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | RL20 |
| Requested by: Albert (Bud) Bradford | |
| Community Recommendation | RL40 |
| Opposition Expected ¹ | 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

Property Owner:

Albert S. Bradford Agua Tibia Trust

Size:

1,356.9 acres

18 parcels

Location/Description:

Parcels are located off of SR-76 and Pala Mission Road;

Portions of the southern parcels are located within the CWA boundary, the remainder is outside but adjacent to the CWA boundary.

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

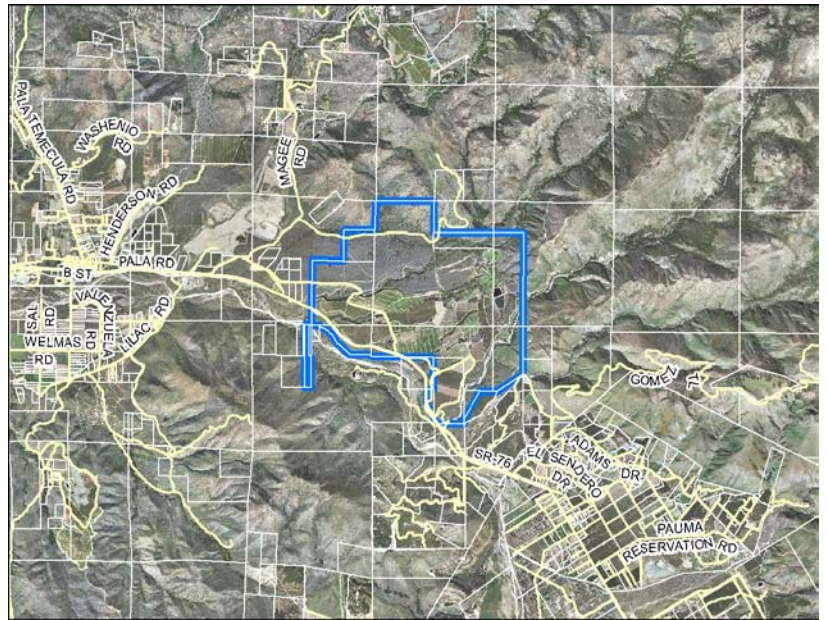
General Plan

| Scenario | Designation |
|--------------------------|--------------|
| Former GP | 1 du / 40 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL80 |

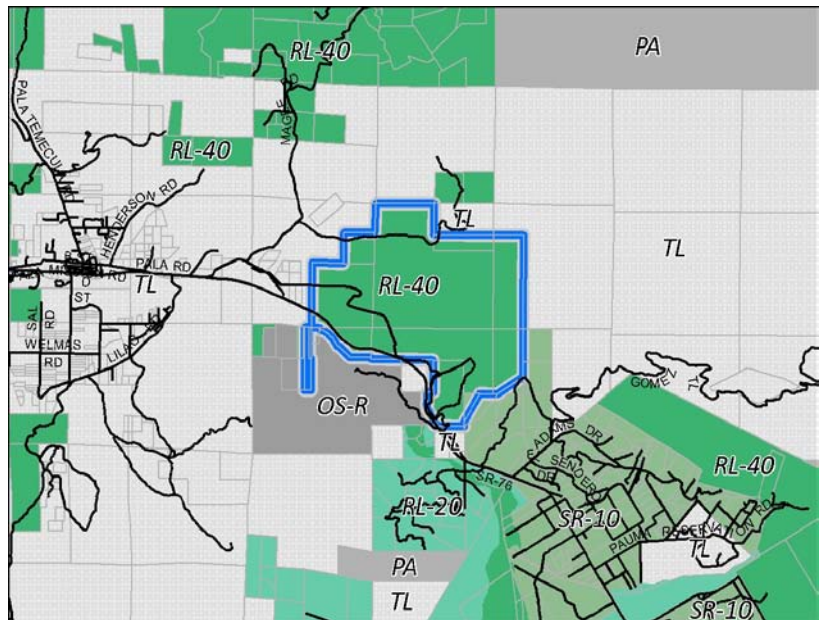
Zoning

Former— A70, 40-acre minimum lot size

Adopted Aug 2011 — A70, 8-acre minimum lot size



Aerial

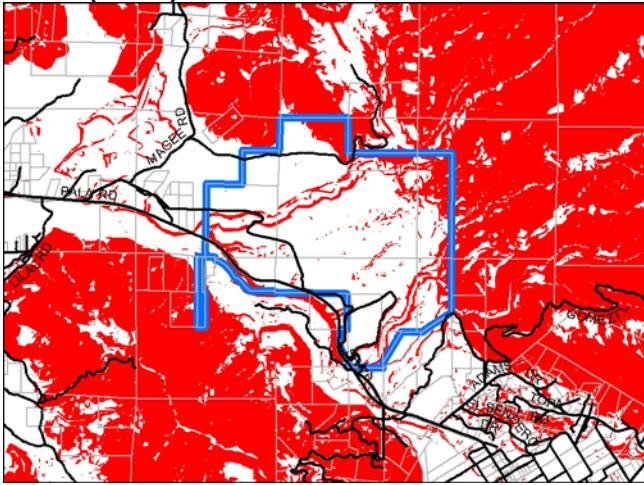


Adopted Aug 2011

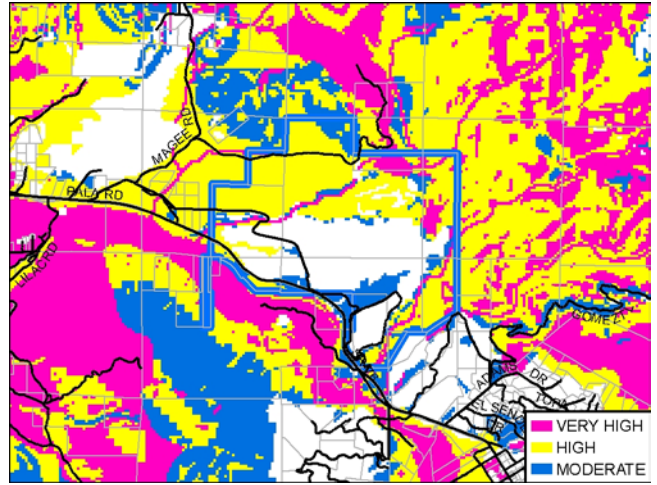
Discussion

The property owner's request is to increase density over the existing General Plan density of 1 du / 40 acres to 1 du / 20 acres. This property was also a 2004 Referral and a RL40 designation was applied to the Referral Map. The property is within an agricultural preserve and under a Williamson Act contract. The request is outside the range of alternatives evaluated by the General Plan Update EIR and would allow up to 33 additional dwelling units whose impacts would not have been evaluated.

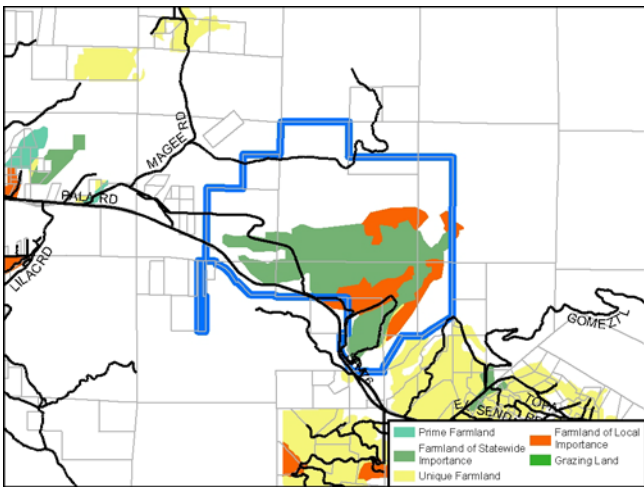
PP29 (cont.)



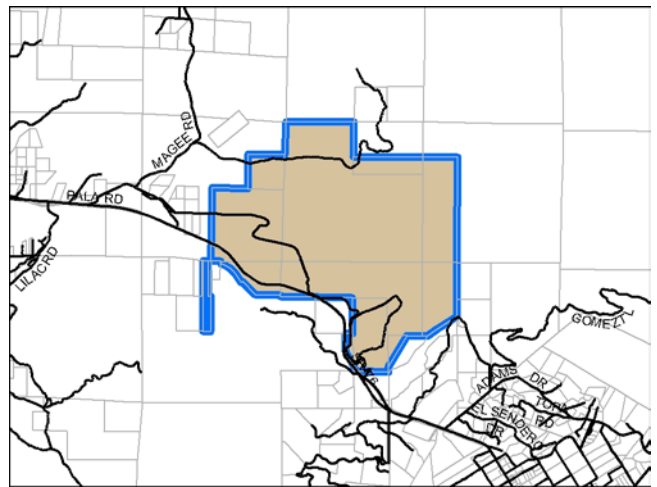
Steep Slope (Greater than 25%)



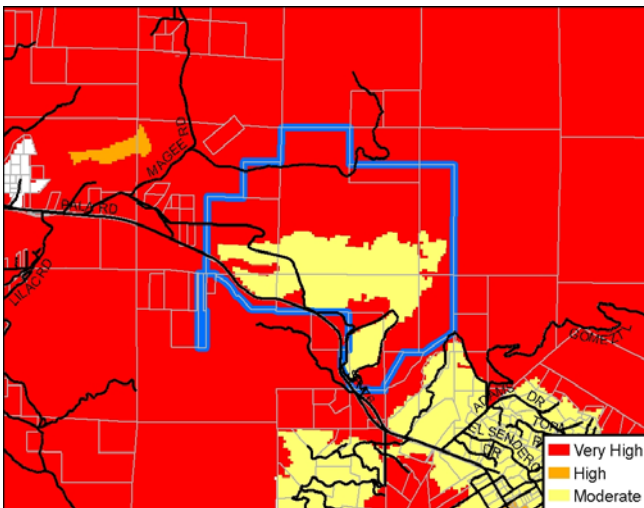
Habitat Evaluation Model



Agricultural Lands



Agricultural Contract



Fire Hazard Severity Zones

PP29 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Rural Lands 20 | Rural Lands 40 | Major |

Note - Request is adjacent to the west of PP17.

Rationale for Major Category Classification

- The property owner request for a RL20 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update, and two times the density of the former General Plans. Therefore, this would require additional environmental documentation in order to comply with State law.
- Property is located outside of the County Water Authority (CWA) boundary which is consistent with other lands which have been designated Rural Lands 40.

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 Rural Lands densities, which currently differentiates according to whether the property is located inside or outside the County Water Authority boundary. Generally, RL20 is assigned to properties within the CWA boundary and RL40 or RL80 when outside the boundary.
- 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.

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 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.

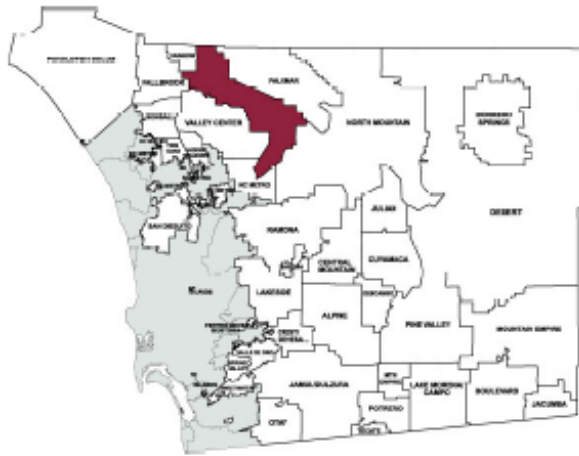
LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

GENERAL PLAN 2020 REFERRAL MATRIX

PALA-PAUMA

| REF # | PROPERTY | EXISTING GENERAL PLAN | GP2020 WORKING COPY | REQUEST | CPG/CSG POSITION | STAFF RECOMMENDATION AND RATIONALE |
|--|---|---|---------------------|-------------------------------|------------------|--|
| CHANGE to Working Copy Map | | | | | | |
| Agree with Property Owner Request | | | | | | |
| 30 | <p><i>Jim Chagala (representing Bradford)</i></p> <p>Located north of Hwy 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> 1,300 total acres Rural Lands category <p>APNs: 110-130-02, 03 110-190-07, 11 111-050-01, 02 111-070-01, 02, 03, 09 111-080-01</p> | <p>110-190-07: 1 du/4,8,20 acres</p> <p>111-070-03: Nat'l Forest & State Parks (located in North Mtn)</p> <p>Remaining parcels: 1 du/40 acres</p> | 1 du/80 acres | 1 du/40 acres (per GPA 96-03) | None * | <p>AGREE with <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Consistent with Rural Lands category 1 du/40 acres is consistent with the density set by GPA 96-03 |

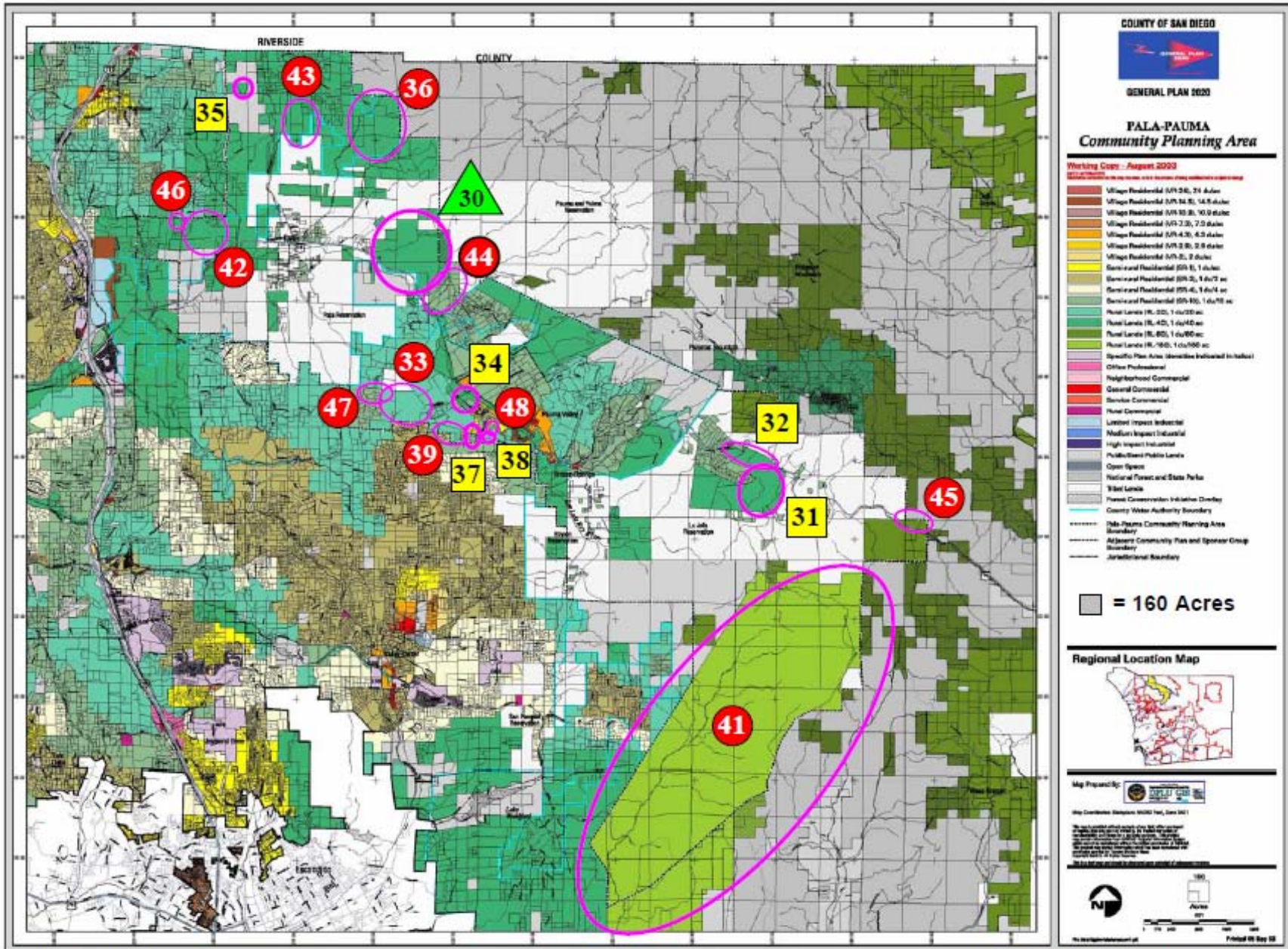
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

PALA-PAUMA

The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

| REF | PROPERTY | DENSITY RECOMMENDATIONS | | STAFF RATIONALE |
|-----|--|--|--|---|
| 30 | <p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> • 1,300 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> AGREE with Referral Rural Lands: 1 du/40 acres</p> | <ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Consistent with the minimum lot size set by GPA 96-03 - Proposed density is consistent with the existing pattern of development • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area - Large drainage area bisects the property |
| 31 | <p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> • 548 acres • Existing General Plan: 1 du/4,8,20 acres | <p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p> | <p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p> | <ul style="list-style-type: none"> • <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern • <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - More than one half of the total acreage contains slopes between 25 and 50% - Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area - Outside CWA, groundwater dependent area - General area is surrounded by Tribal Lands |

RESIDENTIAL PROPERTY REFERRALS

| | | | | |
|----|--|----------------------------|----------------------------------|----------------------------|
| 30 | Jim Chagala (representing Bradford) | | | |
| | <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/40 acres | Rural Lands: 1 du/40 acres | Rural Lands: 1 du/40 acres |

| | | | | |
|----|----------------------------|----------------------------|----------------------------------|----------------------------|
| 31 | Jean Monahan | | | |
| | <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/40 acres | Semi-Rural: 1 du/10 acres | Rural Lands: 1 du/80 acres |

Key Objectives:

- Reduce public costs
- Create a model for community development
- Assign densities based on characteristics of the land

Rationale for April 2004 WC:

The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.

PP30

| | |
|----------------------------------|-------------------------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR2 SR4 ¹ |
| Requested by: Donald Armstrong | |
| Community Recommendation | RL40/SR10 |
| Opposition Expected ² | Yes |
| Spot Designation/Zone | No |
| Impact to FCI Timeline | Major |
| Change to GPU Principles Needed | Yes |
| Level of Change (March 2011) | Major ³ |

- Note:
 1- See existing General Plan map on next page
 2- Based on staff's experience
 3- Possible land use alternative April 2011: Moderate (attached)

Property Description

Property Owner:

Robert L. Loomis / Frances M. Armstrong
 McCormick Ranch LLC

Size:

524.6 acres
 13 parcels

Location/Description:

Parcels are on south side of SR-76, just west of Valley Center Road;
 Adjacent to Tribal Lands
 Outside, but adjacent to, the CWA boundary.

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

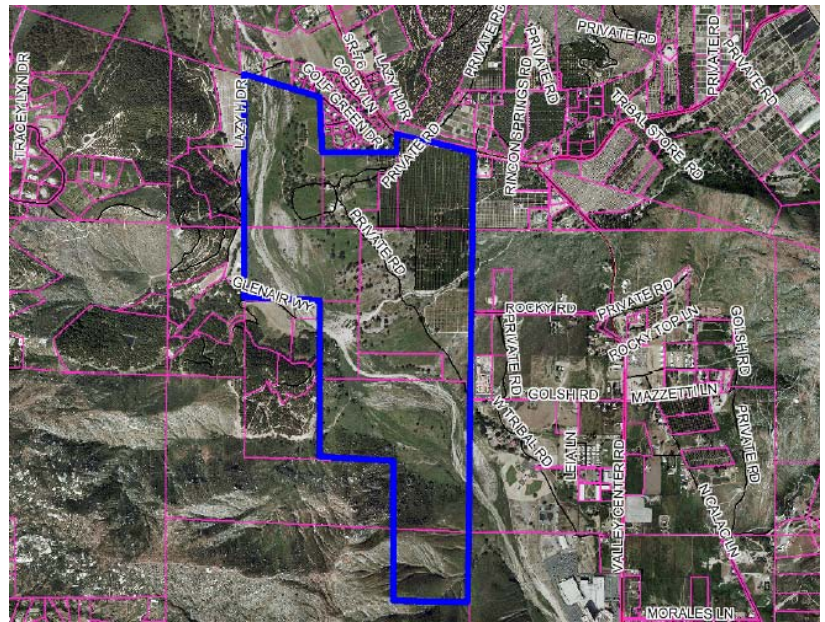
Land Use

General Plan

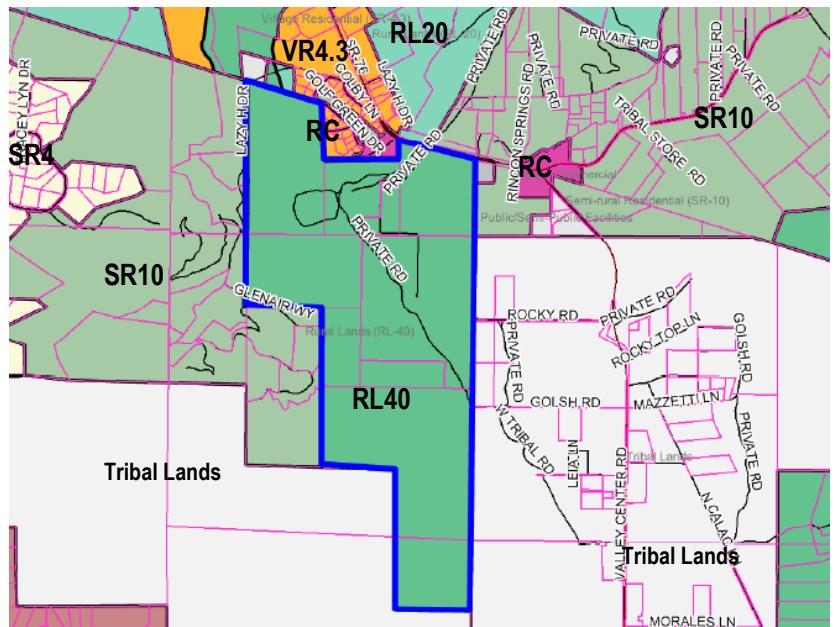
| Scenario | Designation |
|--------------------------|---------------------------------|
| Former GP | 1 du/2,4 ac. 1 du/4,8,20 ac. |
| GP (Adopted Aug 2011) | RL40 |
| Referral | RL40 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL80 |

Zoning

Former — RR, 2-acre minimum lot size
 A70, 8-acre minimum lot size
 Adopted Aug 2011— Same as existing



Aerial

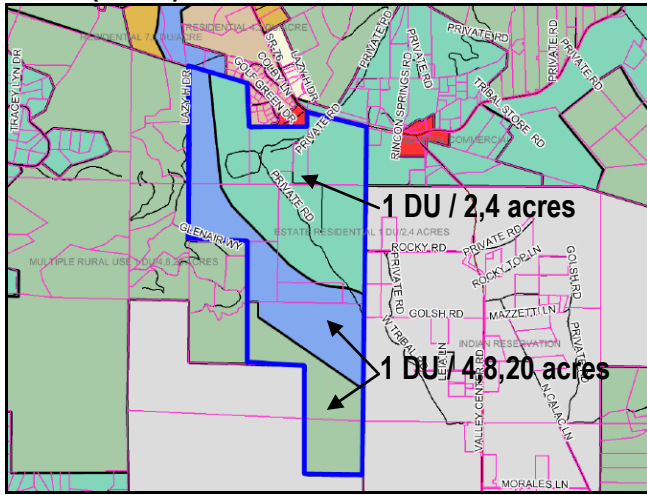


Adopted Aug 2011

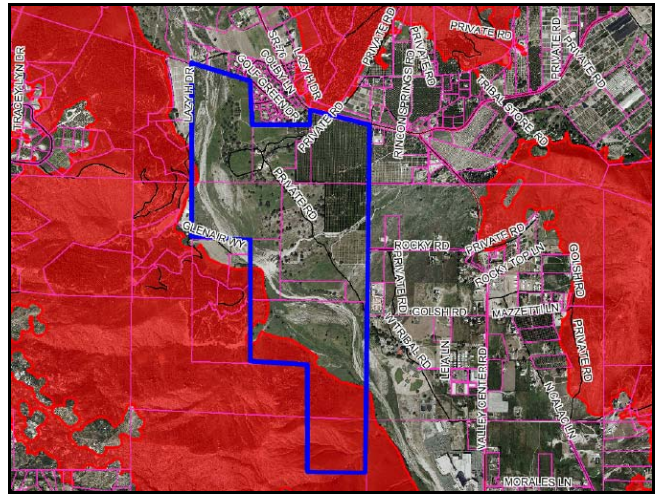
Discussion

The property owner is requesting to retain former General Plan densities. Under the existing Zoning, the minimum lot sizes are two and eight acres. The property is nearly entirely constrained by steep slopes, floodplain, wetlands, or sensitive environmental habitat. Also, much of this property is within the Very High Fire Hazard Severity Zone. Tribal Lands surround the eastern and southern portions of the property. Adjacent areas are generally designated SR10 to reflect their existing parcelization; however, this property has large parcels, up to 100 acres. The RL40 designation recognizes the property's constraints and location next to Tribal Lands.

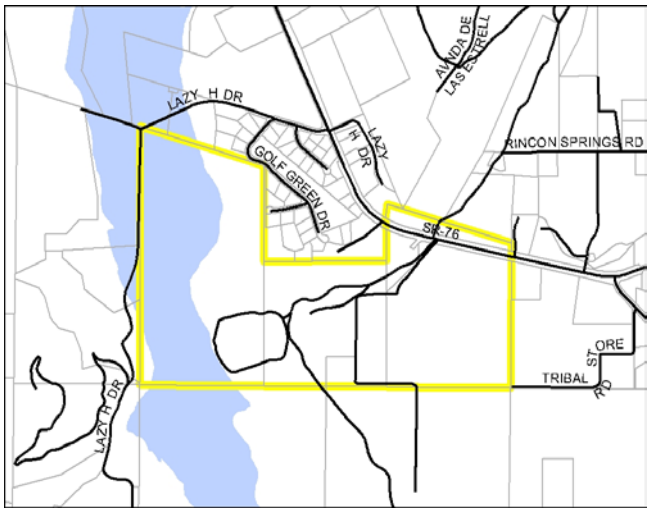
PP30 (cont.)



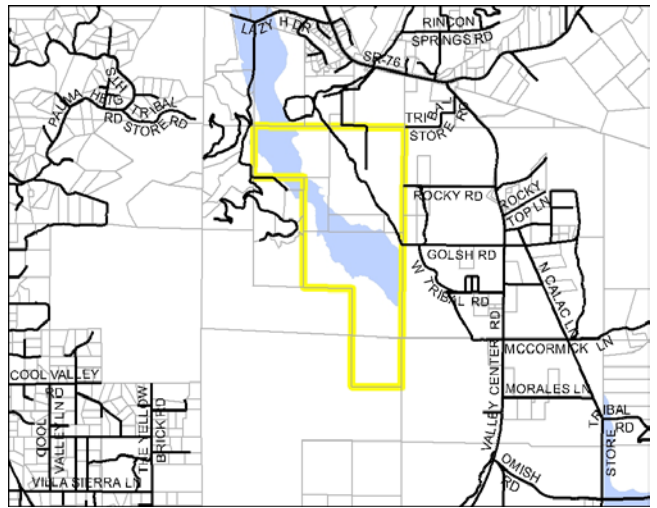
Existing General Plan



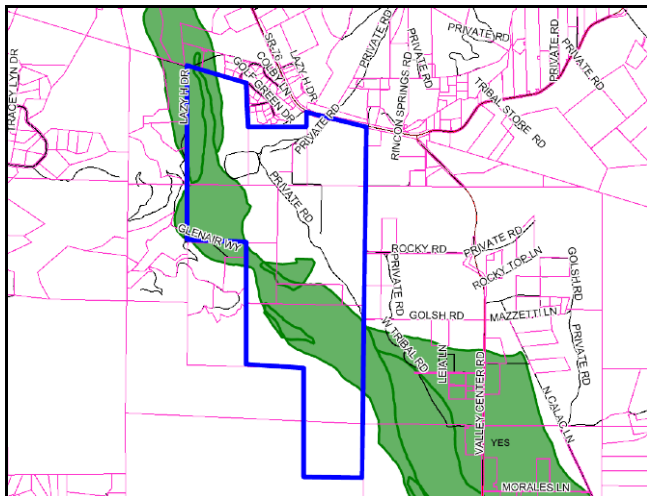
Steep Slope (Greater than 25%)



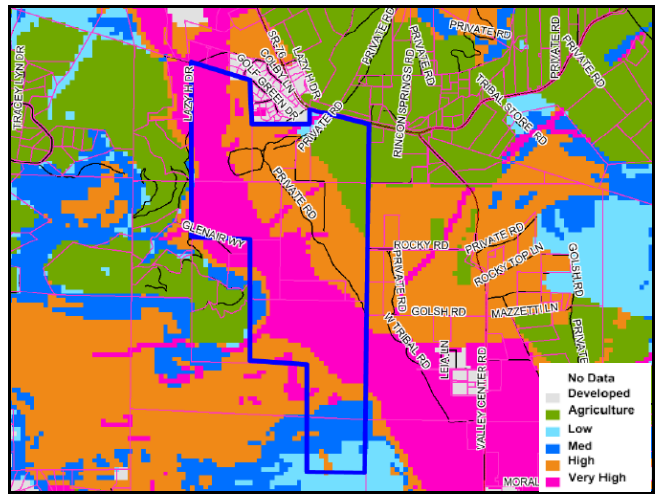
Floodplain (100-year)



Floodplain (100-year)

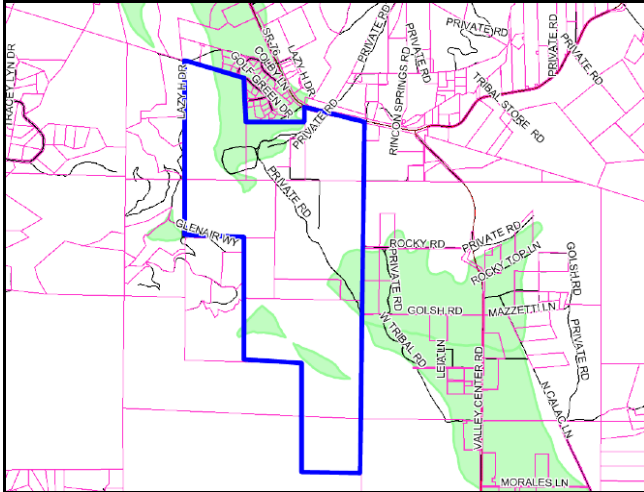


Wetlands

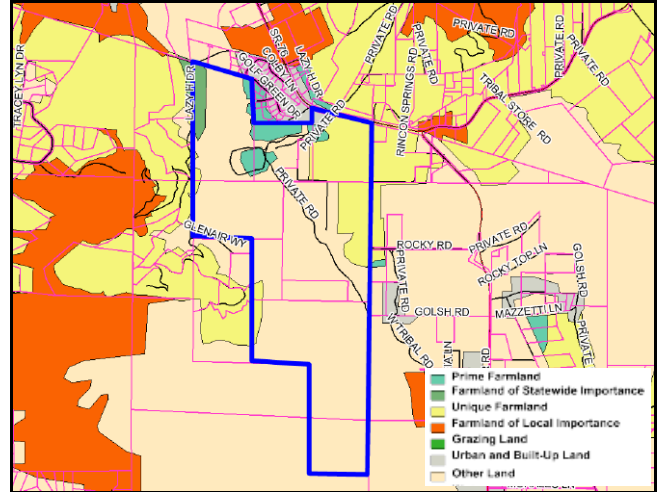


Habitat Evaluation Model

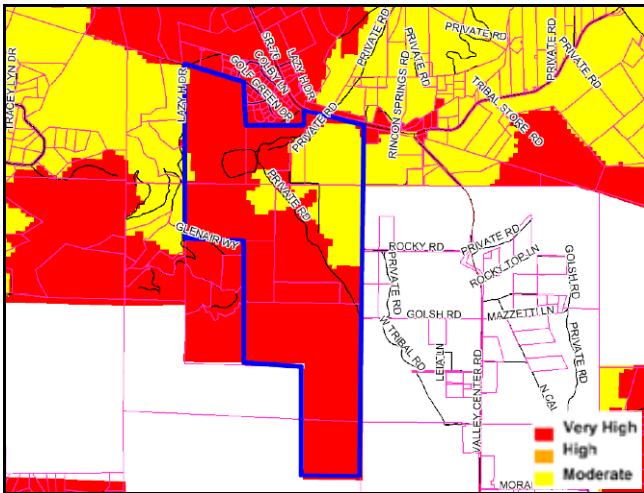
PP30 (cont.)



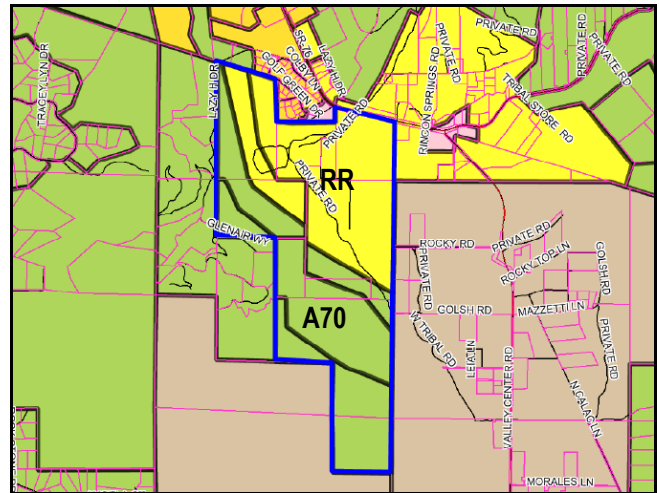
Prime Agriculture Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones



Existing / Proposed Zoning

PP30 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|------------------------------|------------------------------|--------------------------|
| Semi-Rural 2 or Semi-Rural 4 | Rural Lands 40 | Major |

Notes: 1) In April 2011, staff proposed a compromise of RL20 for this request, which changed the subdivision potential from 23 to 26 lots and would result in a Moderate level of change.

2) On November 29, 2011, an alternate request was provided by property owner's representative requesting a change to SR2/SR10 and a Moderate level of change. (This request was not analyzed by staff).

Rationale for Major Category Classification

- Property is generally entirely constrained by wetlands, 100-floodplain, prime agricultural lands, high and very high value habitat, and/or steep slopes greater than 25 percent.
- While the request is located adjacent to the Pauma Village boundary, the Rural Lands densities are assigned to recognize the sensitive environmental resources and physical constraints identified above. The General Plan principles and policies do not support increased development in areas with sensitive resources and physical constraints.
- Property is mostly located within the Very High Fire Hazard Severity Zone.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and physical constraints.
- 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:

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.

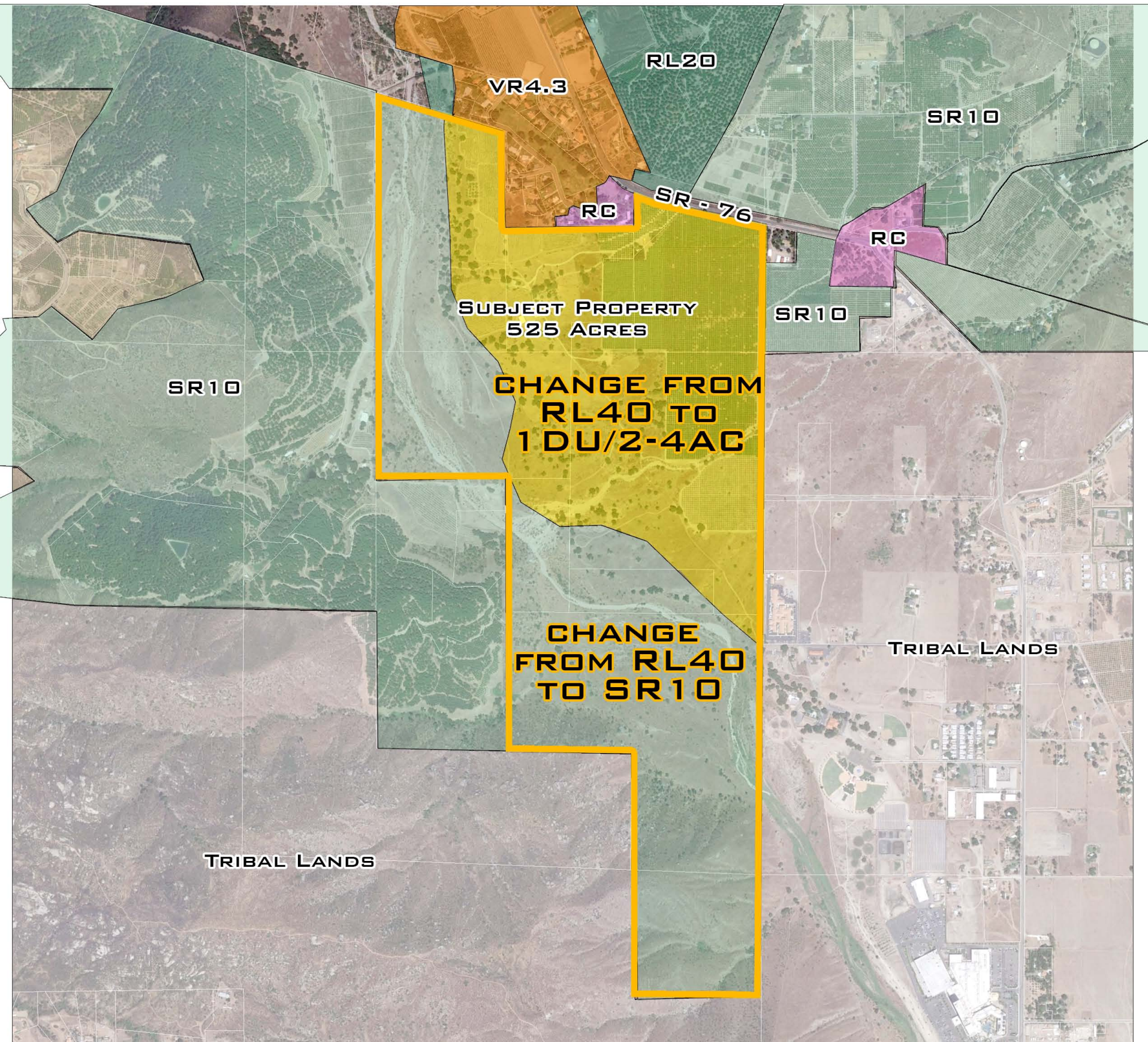
Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

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.

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

ARMSTRONG PROPERTY (PP30) PALA/PAUMA



PROPERTY SPECIFIC REQUEST:

- CHANGE LAND USE DESIGNATION FROM RL40 TO SR-10 ON STEEPER AND FLOODWAY AREAS, AND FROM RL40 TO 1 DU/2-4AC ON FLATTER DEVELOPABLE AREAS. ALSO CHANGE FROM A MAJOR TO MODERATE CATEGORY.

REASONS FOR REQUEST:

- RECENTLY ADOPTED GENERAL PLAN DESIGNATION OF RL40.
- IMMEDIATELY ADJACENT TO PROPERTIES DESIGNATED VR 4.3; RC AND SR10 IN RECENTLY ADOPTED GENERAL PLAN.
- PREVIOUSLY EXISTING GENERAL PLAN ACCURATELY ACCOUNTED FOR SITE CONSTRAINTS WITH DESIGNATIONS OF 1 DU/2, 4 ACRES ON FLATTER PORTIONS; 1 DU/4, 8, 20 ACRES ON STEEPER, AND FLOODPLAIN PORTIONS. NO NEED TO CHANGE.
- RECENTLY ADOPTED GENERAL PLAN DESIGNATIONS, IGNORES ACTUAL SITE CHARACTERISTICS AND TREATS LARGE 545 ACRES PROPERTY UNIFORMLY, WHEN, IN FACT, A SUBSTANTIAL PORTION OF THE SITE IS FLAT AND DEVELOPABLE.

- DEVELOPABLE PORTION OF PROPERTY FRONTS SR-76 WITH EXISTING PATTERN OF HIGHER DENSITY DEVELOPMENT.
- IMMEDIATELY ADJACENT TO COUNTY WATER AUTHORITY BOUNDARY.
- SUBSTANTIAL AND UNNECESSARY FINANCIAL DAMAGE CAUSED BY DOWNZONING FROM SR-2 AND SR 4, 8, 20 TO RL 40.

PP33

| | |
|---------------------------------|------------------|
| General Plan (Adopted Aug 2011) | RL20 |
| Property Specific Request: | SR4 |
| Requested by: Claire Plotner | |
| Community Recommendation | SR10 |
| Opposition Expected | Yes ¹ |
| Spot Designation/Zone | Yes |
| Impact to FCI Timeline | Major |
| Change to GPU Principles Needed | Yes |
| Level of Change (March 2011) | Major |

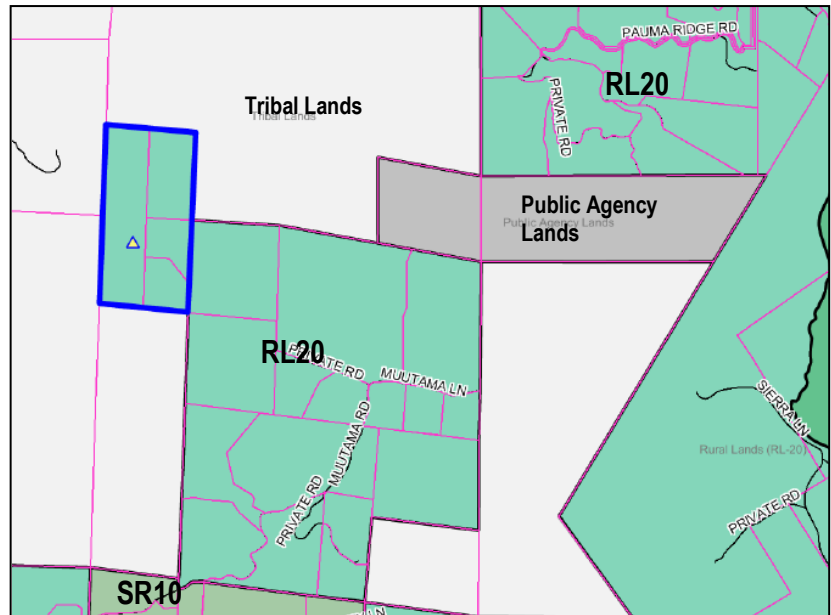
Note:
1- Based on staff's experience

| Property Description | |
|--|--|
| <u>Property Owner:</u> Claire Plotner | |
| <u>Size:</u> 79.5 acres 4 parcels | |
| <u>Location/Description:</u> No known road access, 2.8 miles east of SR76. Property is primarily surrounded by Pala Indian Reservation; Inside County Water Authority boundary | |
| <u>Prevalence of Constraints (See following page):</u> | |
| <ul style="list-style-type: none"> ● - 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) | RL20 |
| Referral | RL20 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL40 |
| <i>Zoning</i> | |
| Former — A70, 8-acre minimum lot size | |
| Adopted Aug 2011 — Same as existing | |



Aerial

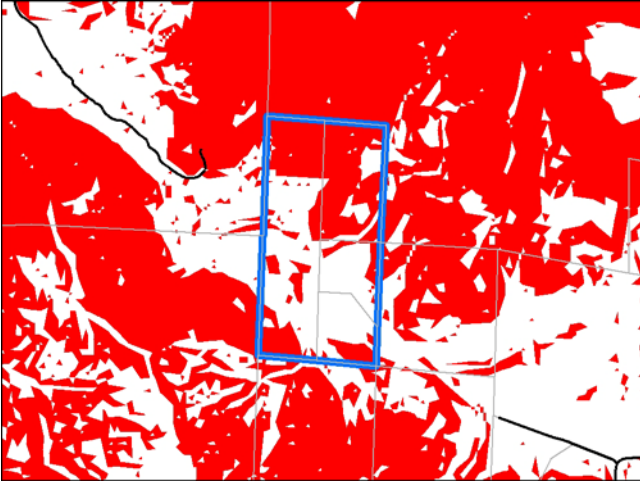


Adopted Aug 2011

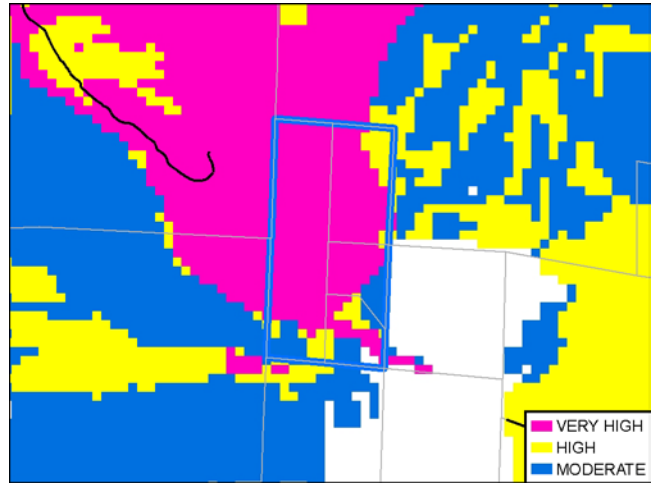
Discussion

The site is mostly undeveloped and surrounded by undeveloped Tribal Lands to the north, east, and south. Agricultural uses occur just to the west-southwest of the property. A creek supporting oak woodland crosses the southern part of the property in an east-west direction. The property owner's request would cause a spot designation unless the designations for parcels to the west are also changed. Increasing density in this remote area would not be supported by Guiding Principle #9 and an isolated pocket of Semi-Rural density, surrounded by Tribal and Rural Lands would not support the Community Development Model.

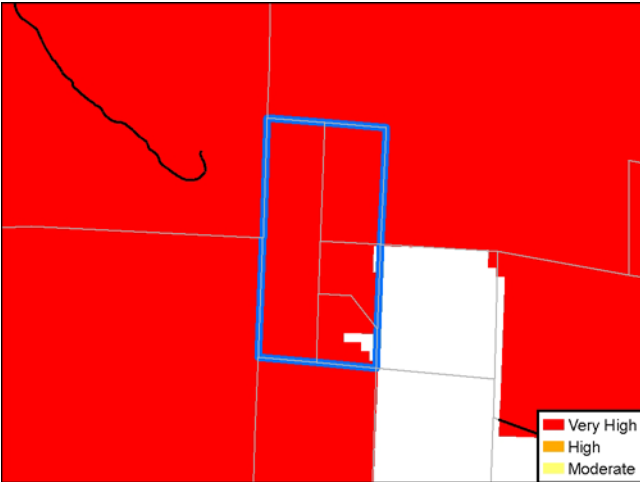
PP33 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PP33 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 4 | Rural Lands 20 | Major |

Rationale for Major Category Classification

- This site is extremely remote, surrounded by Tribal Lands on three sides and only accessible by a dead-end road that greatly exceeds Dead-End Road Standards. The Dead-End Road Standards would preclude further subdivision of the property.
- The General Plan Community Development Model does not support increased development in remote areas lacking access.
- The property is nearly entirely constrained by high and very high value habitat, is partially constrained by slopes greater than 25 percent and is located entirely within the Very High Fire Hazard Severity Zone. The General Plan principles and policies do not support increased development in areas with limited access, sensitive environmental resources, 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-6.2 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 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

PP34

| | |
|----------------------------------|---------|
| General Plan (Adopted Aug 2011) | RL40 |
| Property Specific Request: | SR4 |
| Requested by: Pratuang Vetayases | |
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| 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:

Pratuang Vetayases

Size:

36.6 acres
1 parcel

Location/Description:

Adjacent to the South of Magee Road
Outside County Water Authority boundary

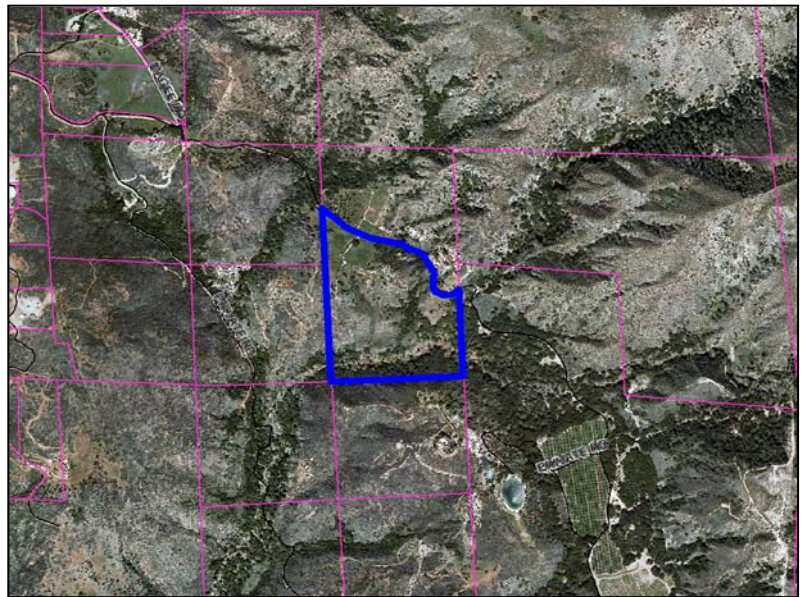
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

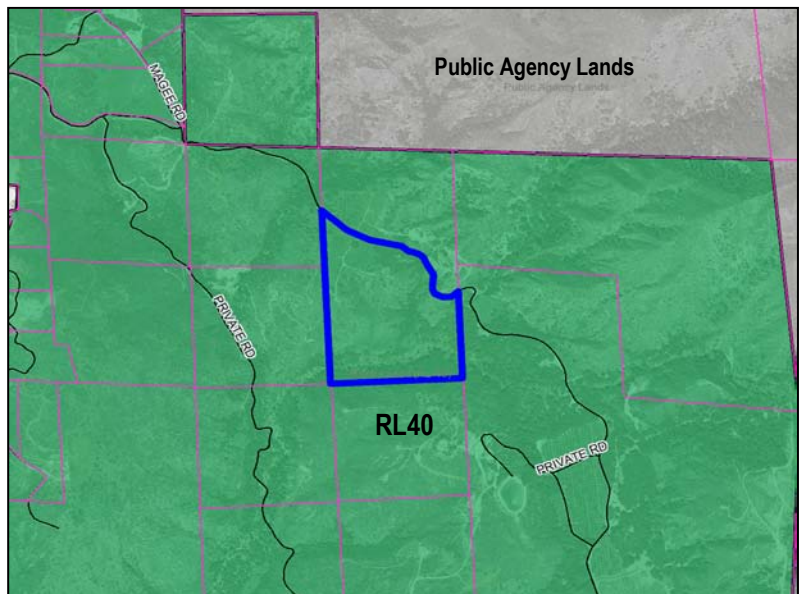
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|--|-------------|
| Scenario | Designation |
| Former GP | 1 du/ 40 ac |
| GP (Adopted Aug 2011) | RL40 |
| Referral | RL20 |
| Hybrid | RL40 |
| Draft Land Use | |
| Environmentally Superior | RL80 |
| Zoning | |
| Former— A70, 40-acre minimum lot size | |
| Adopted — A70, 8-acre minimum lot size | |



Aerial

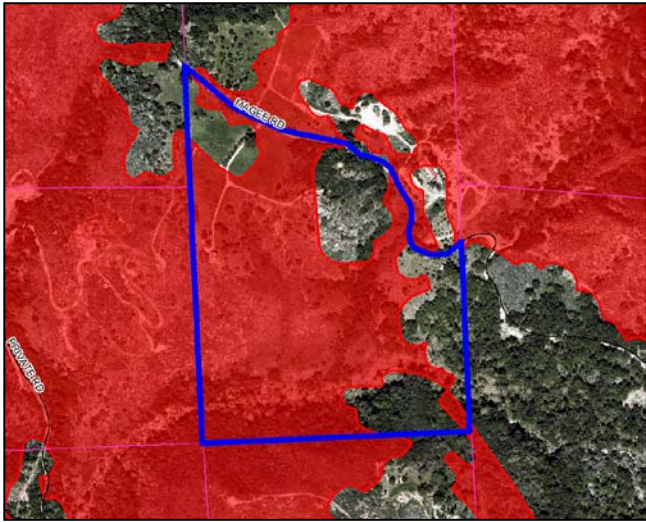


Adopted Aug 2011

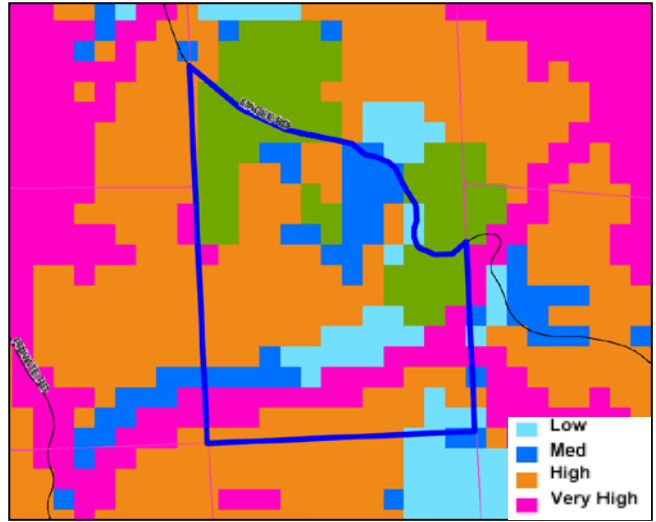
Discussion

This property request is requesting a ten-fold density increase over the former General Plan from one dwelling per 40 acres to one dwelling unit per four acres. This request would not support the Community Development Model or Guiding Principle #9 due to its remote location without public road access outside the County Water Authority boundary. The property was not able to subdivide at the density applied under the former General Plan; however, the requested increase in density to SR4 would result in a spot designation that would potentially allow subdivision into up to five lots.

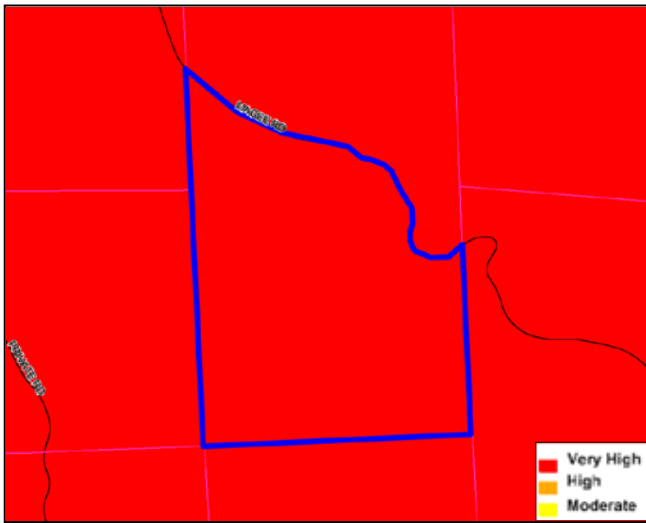
PP34 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

PP34 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

| Property Specific Request | August 3 Adopted Designation | Level of Change Category |
|---------------------------|------------------------------|--------------------------|
| Semi-Rural 4 | Rural Lands 40 | Major |

Rationale for Major Category Classification

- This site is extremely remote and is only accessible via private roads over three miles from County-maintained roads.
- 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 most of the parcel contains 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.

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- The General Plan Guiding Principles and policies would require revisions to deemphasize minimizing development in remote areas lacking access.
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