



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

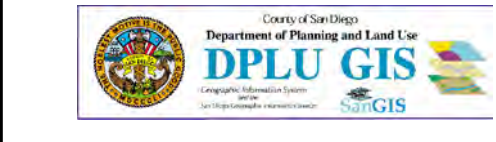
- Property Owner
- Others

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/sd/gpupdate/index.html>.

Map Prepared By:



Coordinates: NAD83 Feet

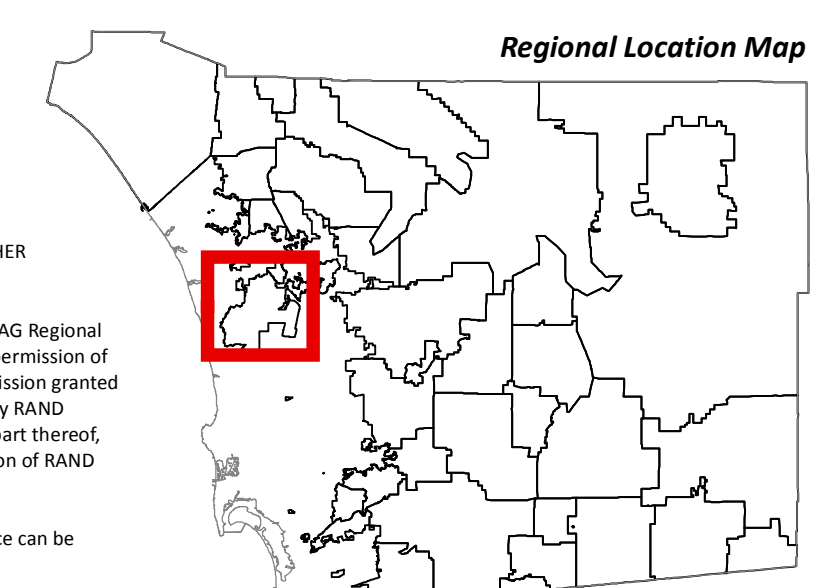
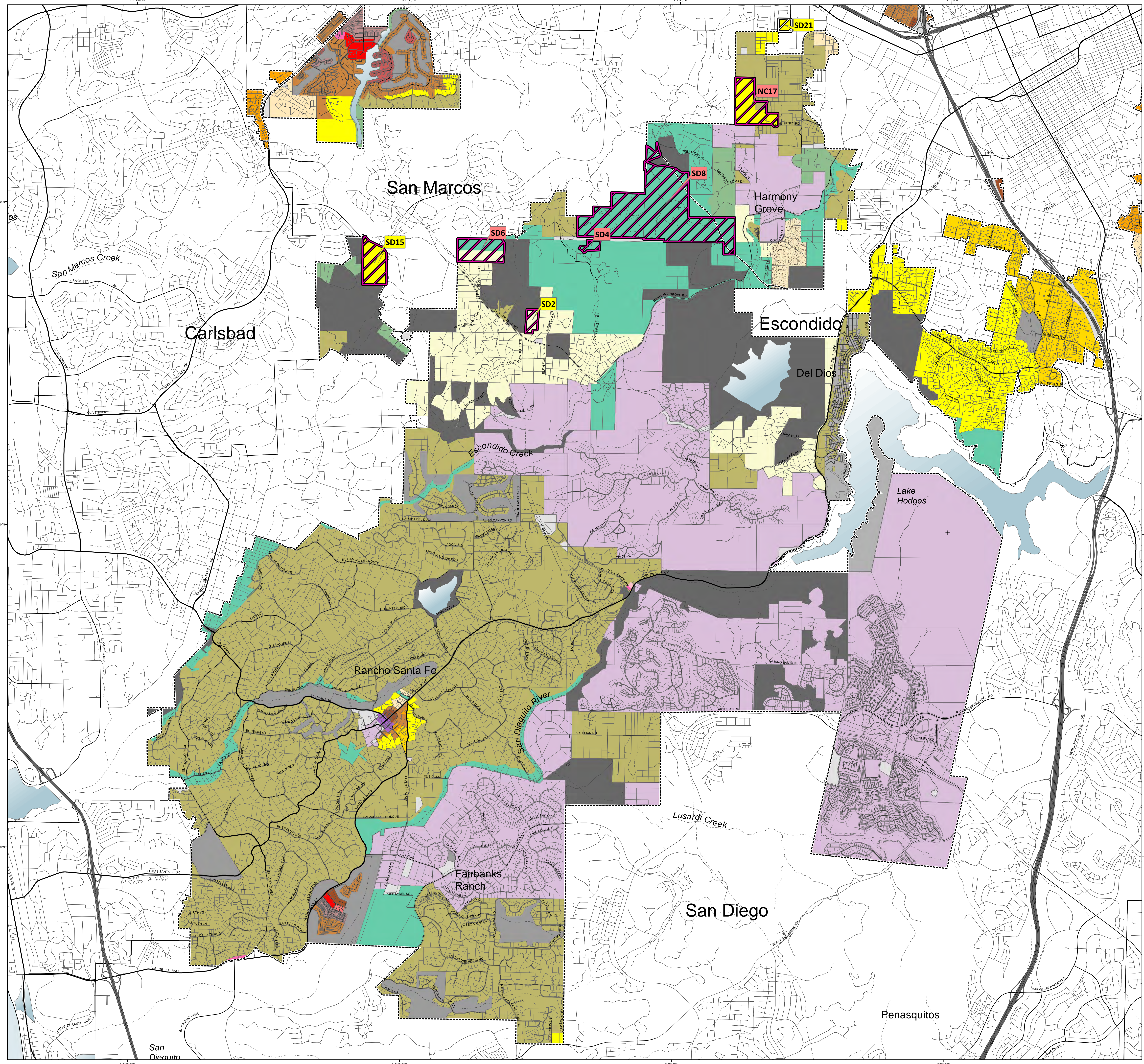
THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information provided by RAND McNALLY & COMPANY™ as SDGIS. This map is copyrighted by RAND McNALLY & COMPANY™. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of RAND McNALLY & COMPANY™.

Copyright SanGIS 2008. All Rights Reserved. Full text of this legal notice can be found at: http://www.sandgis.org/Legal_Notice.htm

This is a draft map and should be destroyed upon submission of subsequent versions.
Source: County of San Diego, SanGIS, SANDGIS
File reference: S:\land_use\gpupdate_maps\rcmap\batch_maps\2011109workshop.mxd, K:\gp2011\20110512_changes\map_output

Printed: December 13, 2011

ACRS



SD2 [Referral #61]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Eric Anderson	
Community Recommendation	Unknown
Opposition Expected ¹	Unknown
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:

1- Based on staff's experience

Property Description

Property Owner:

Albert H Anderson Trust

Size:

19.6 acres

1 parcel

Location/Description:

Property is in Elfin Forest, North of Elfin Forest Road and West of recently acquired Sage Hill Preserve;

Inside County Water Authority boundary

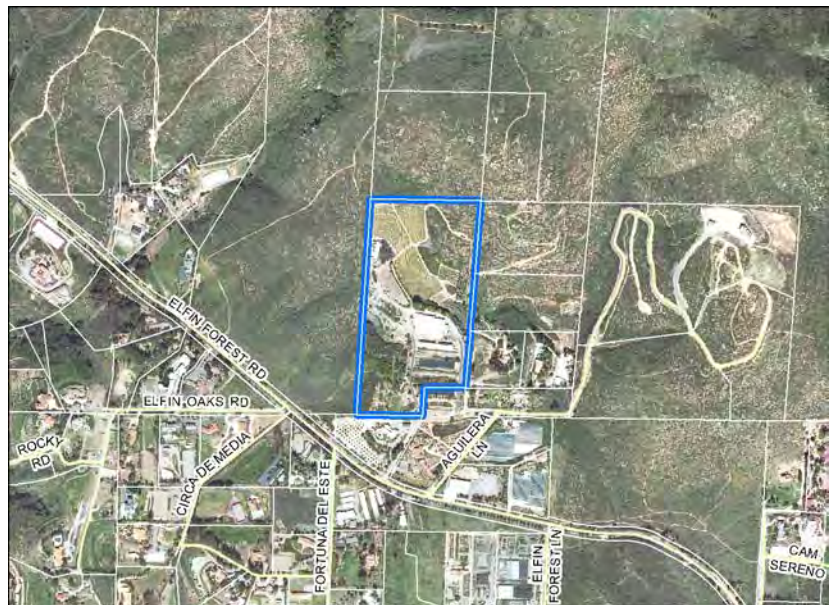
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — RR, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

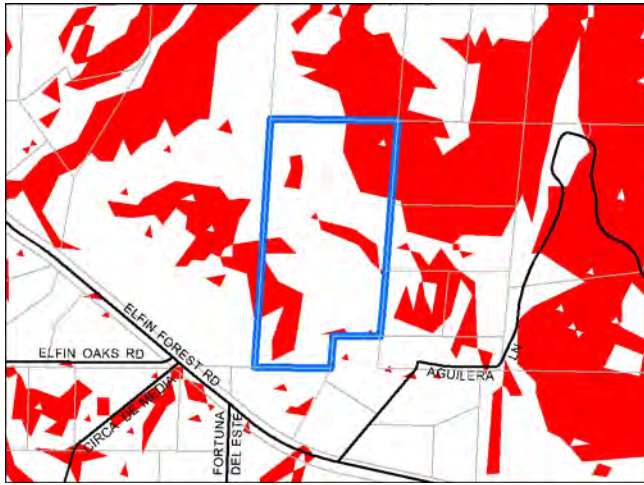


Adopted August 2011

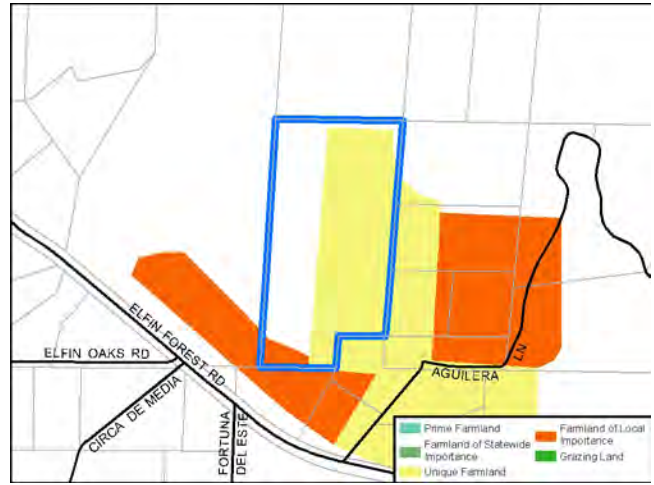
Discussion

The pipelined TM5278 is currently processing on this parcel, which was originally a 2004 Residential Referral; however, was not mapped correctly at the time on the Referral Map. Therefore this density was not evaluated in any of the EIR alternatives. The Referral Map had SR2 designations applied to adjacent properties that have since been purchased by the County of San Diego as open space and designated as Open Space – Conservation on the map adopted on August 3, 2011. The request would result in a spot designation that could not be easily resolved unless the density for approximately 50 acres is also increased.

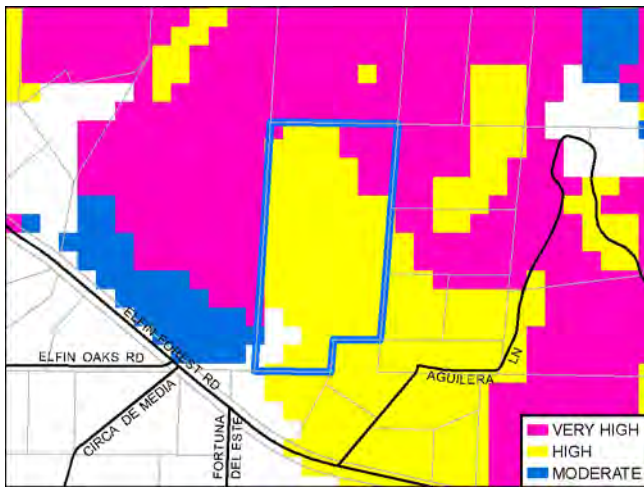
SD2 (cont.)



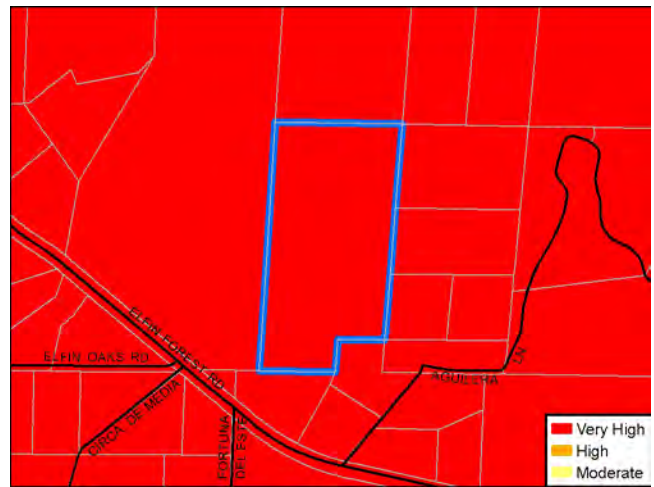
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

SD2 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4	Moderate

Rationale for Moderate Category Classification

The request for SR2 (a density of one dwelling unit per two acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per four acres. Therefore, additional environmental analysis would be necessary in order to comply with State law (see attached staff analysis from previous board letters).

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR2 designation is applied consistently, an additional 52 acres adjacent to the property will need to be changed from SR4 to SR2.

Impact to Forest Conservation Initiative Remapping Timeline

None

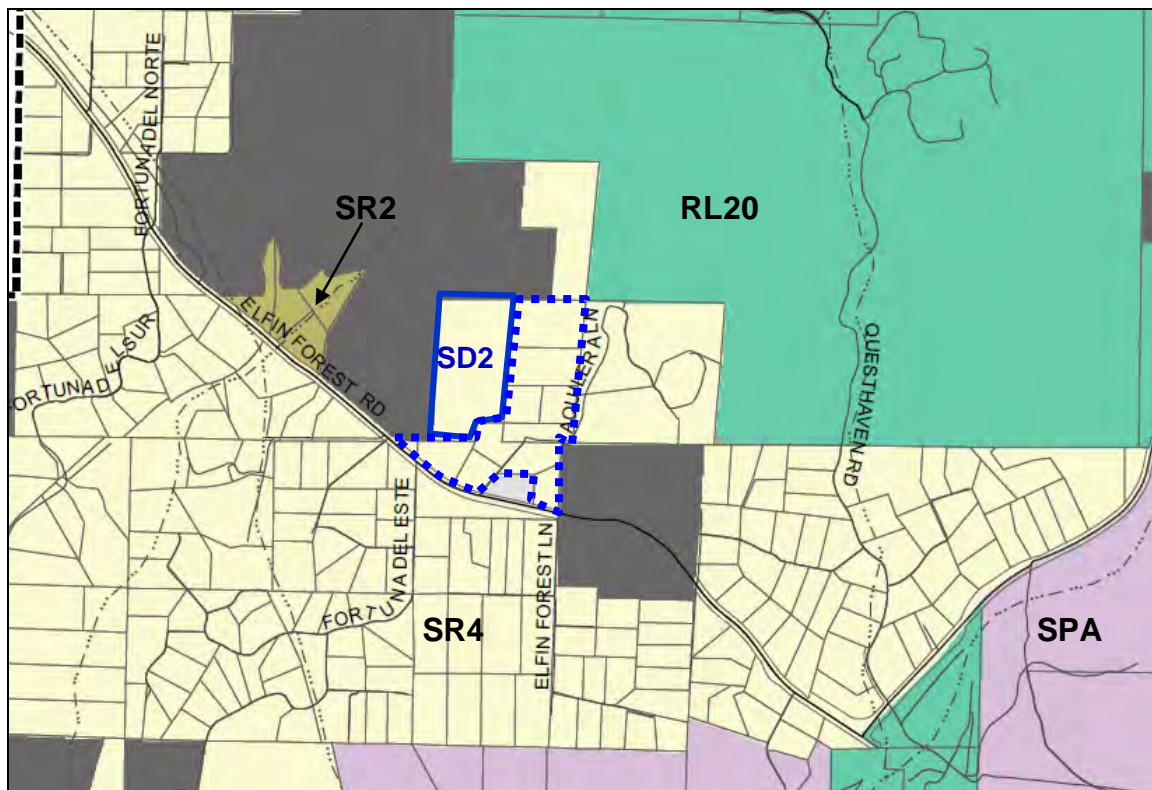


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
61	<p><i>Eric Anderson</i> (representing Hadley Johnson & Jennifer Hom)</p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain 1 du/4 acres</p> <ul style="list-style-type: none"> ▪ Property is not significantly sloped ▪ Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area ▪ Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character ▪ Proposed change in density would not affect ability of property owner to subdivide his personal property
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> ▪ Rural Lands category <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/ 4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p>DISAGREE - Retain 1 du/ 20 acres</p> <ul style="list-style-type: none"> ▪ Located in the Elfin Forest community within the San Dieguito CPA ▪ Adjacent to the City of San Marcos and to the higher density San Elijo Hills area ▪ Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character ▪ Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope ▪ Lower density also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



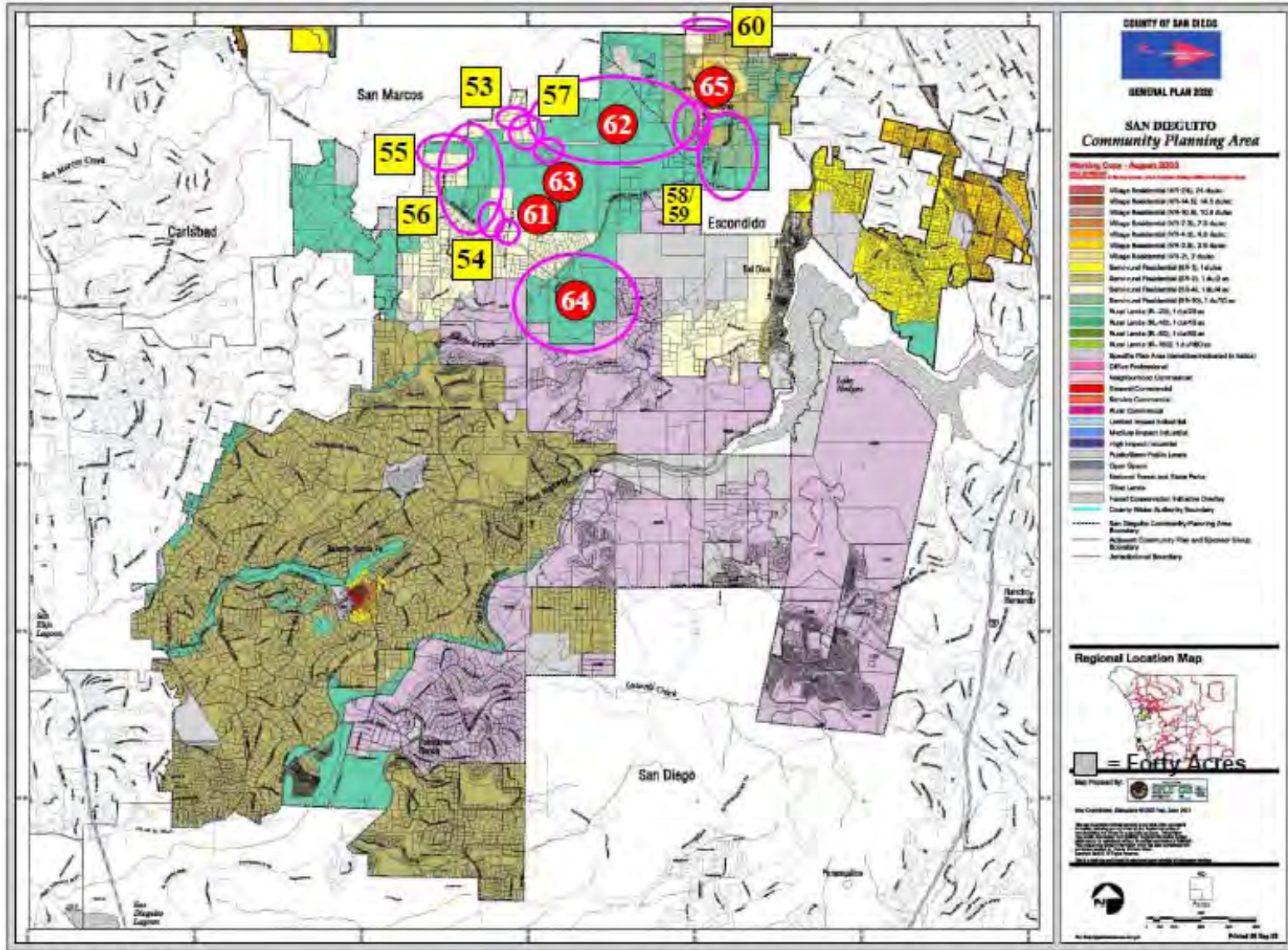
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as "Elfin Forest". This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



SAN DIEGUITO

50

East County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
60	<p><i>Tony Baihaghy</i></p> <p>Inside CWA boundary. Area located off Country Club, Eden Valley Community.</p> <ul style="list-style-type: none"> • 97.55 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Reconsider based on surrounding lots</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Semi-Rural: 1 du/2 acres (smaller parcel)</p> <p>Semi-Rural: 1 du/4 acres (larger parcel)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Create a model for community development – property is on the Semi-Rural periphery of the proposed Village of Harmony Grove</i> • <i>Obtain a broad consensus – staff has worked closely with the community to design the proposed Harmony Grove village and surrounding densities</i>
61	<p><i>Eric Anderson (representing Hadley Johnson & Jennifer Hom)</i></p> <p>Inside CWA boundary. North of Elfin Forest Road.</p> <ul style="list-style-type: none"> • 26.85 acres • Existing General Plan: 1 du/2.4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with request</p> <p>Retain Semi-Rural: 1 du/4 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> • Remain consistent with treatment of other Semi-Rural areas • Adjacent parcels range from 4 acres to 20 acres in size • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i>

Community Matrix

ATTACHMENT B

61	Eric Anderson			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/4 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> 		<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. Increasing densities to 1du/2 acres in the surrounding area would reduce the level of service on Elfin Forest Road and would be inconsistent with the surrounding land use designations.	
62	Harlan Lowe			
	<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> Village: 2 du/acre Semi-Rural: 1 du/acre Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> • <i>Obtain a broad consensus</i> 		<u>Rationale for April 2004 WC:</u> Development of village nodes in steeply sloped, environmentally constrained areas is inconsistent with the GP2020 planning framework. Such development in this location would heavily impact the character of the Elfin Forest Community and would reduce the level of service on Elfin Forest Road. Low density retains the value of this area as a core wildlife area, while allowing development consistent with the existing character of the community and the physical constraints.	

SD4 [#63 Burns]

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR2
Requested by: None [2004 Referral]	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impacts 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:

Papendiek Christine Trust and Shaun Cornell

Size:

12.04 acres
2 parcels

Location/Description:

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

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

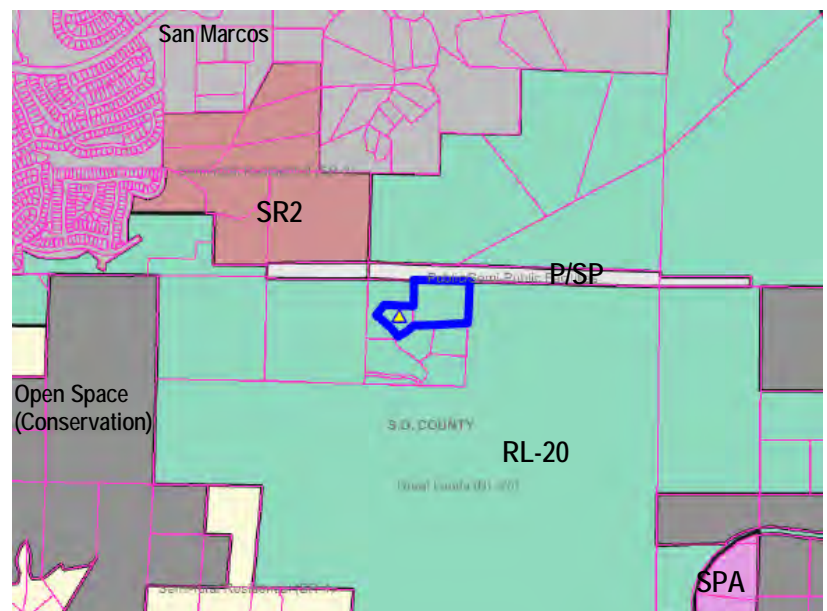
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 2, 4 ac
GP (Adopted Aug 2011)	RL20
Referral	SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
Zoning	
Former — RR.5, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

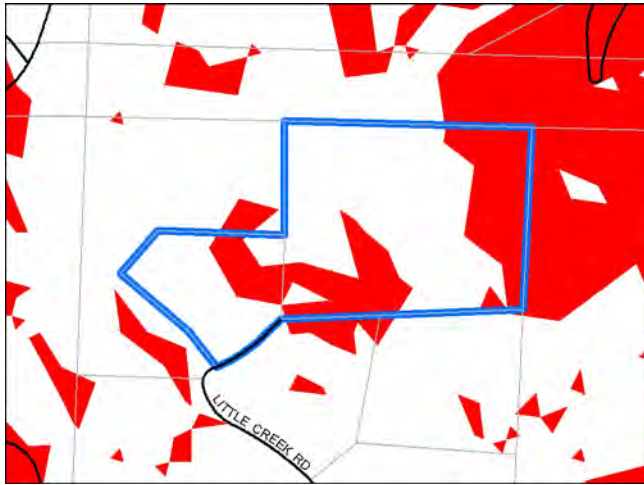


Adopted August 2011

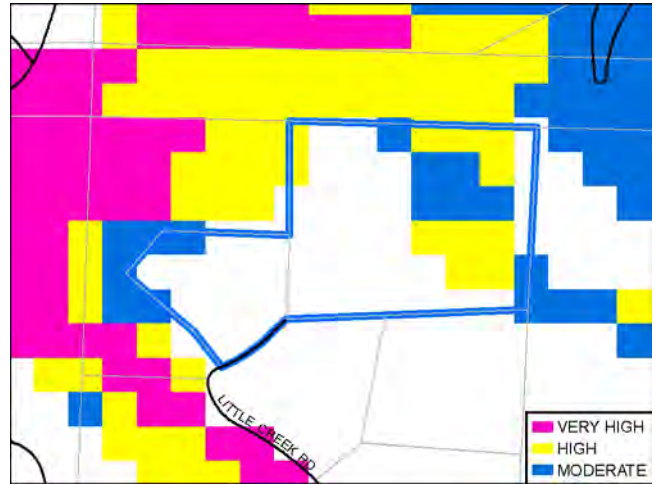
Discussion

This property is a 2004 Residential Referral that requested a SR2 density where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The request would be a spot designation in an area that contains large parcels and significant biological and slope constraints. To resolve the spot designation the SR2 designation would also have to be applied to an additional 140 acres west of the property. The application of a Semi-Rural density in the primarily rural area would not be supported by the Community Development Model.

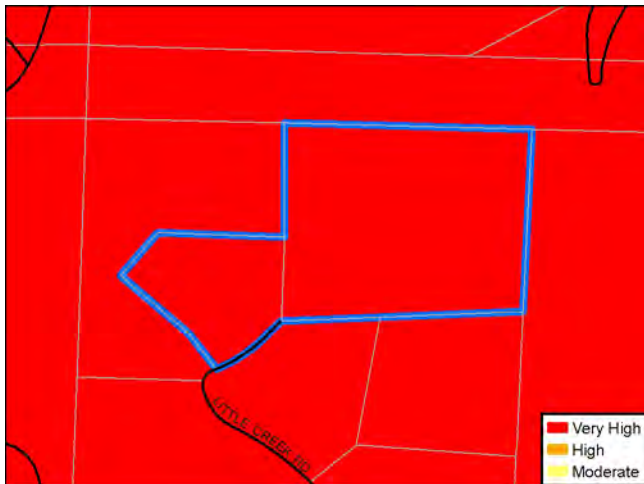
SD4 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

SD4 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Rural Lands 20	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

- The General Plan Community Development Model does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.
- Parcel is accessed by a dead-end road that exceeds the 1,320-foot length allowed by the requested designation. This lack of adequate access is exacerbated by the property being entirely located 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.
- To ensure the SR2 designation is consistently mapped, an additional 140 acres west of the property would need to be designated SR2 (see Figure 1).
- 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.

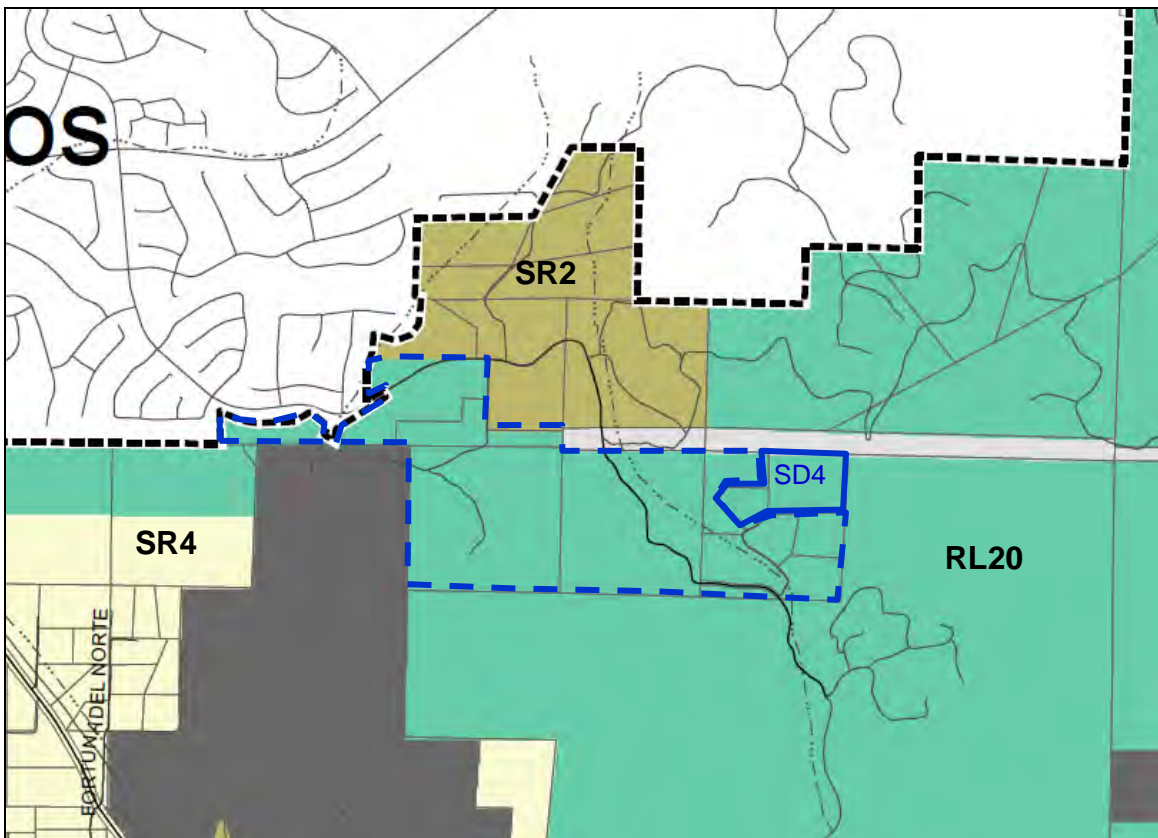
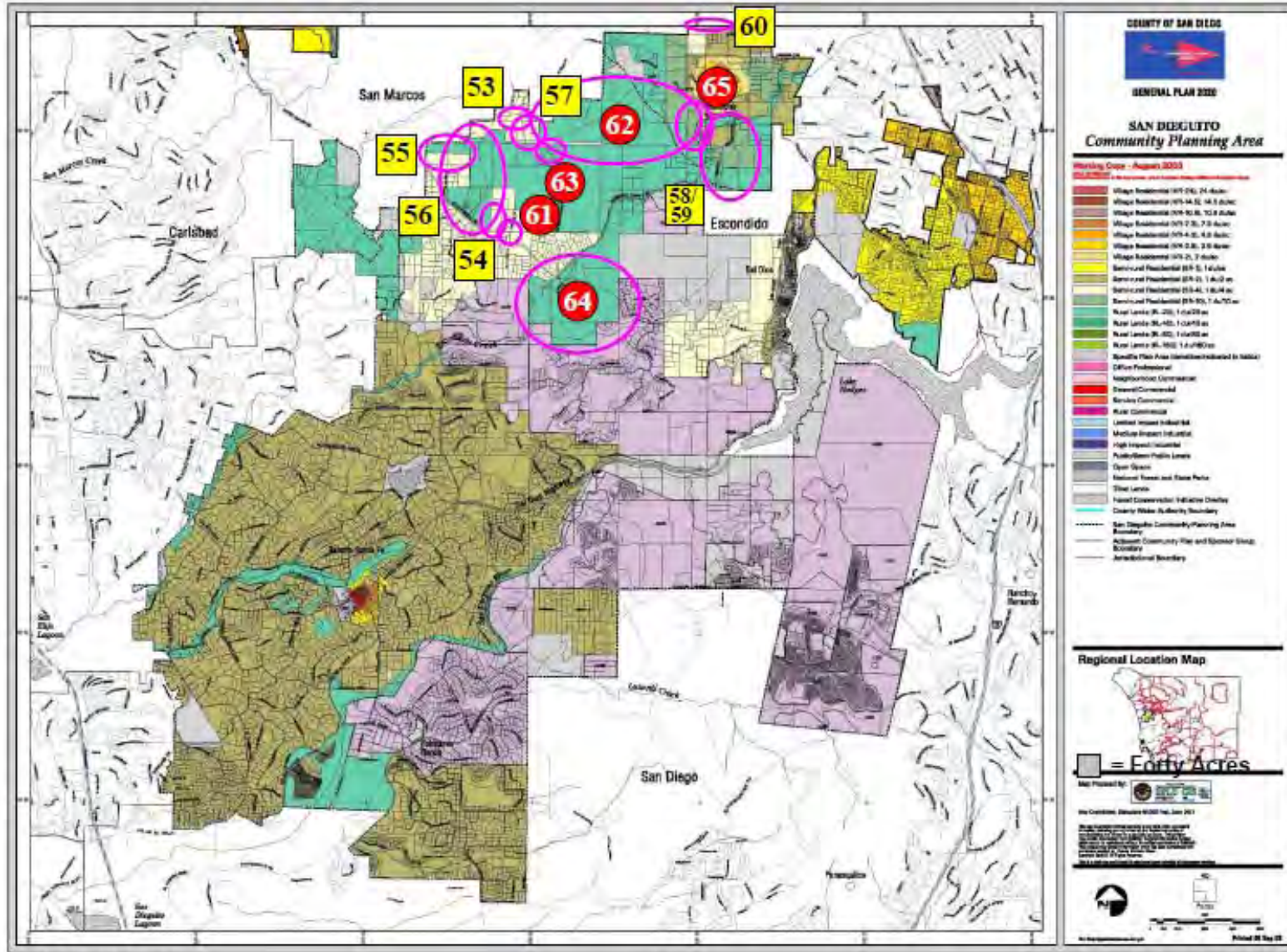


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
63	<p><i>Troy Burns (representing Ken Norton)</i></p> <p>Located in the northern part of Elfin Forest near Questhaven Rd.</p> <ul style="list-style-type: none"> 11.95 acres total Rural Lands category <p>APNs: 223-100-28 223-100-29</p>	1 du/2 acres	1 du/20 acres	Retain existing General Plan densities	Study area: (1) transition of density (2) retain existing General Plan density	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> A significant portion of the properties (roughly 20% is covered by 50-75% slope) The properties are 2.94 acres and 9.1 acres, requiring either a 1 du/acre or 1 du/4 acres designations, respectively, in order to allow a single subdivision The parcels are located between large, undivided parcels within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)
64	<p><i>Byron White</i></p> <p>Rancho Cielo, located north of the Rancho Cielo Specific Plan and south of Elfin Forest Road.</p> <ul style="list-style-type: none"> 138 acres Rural Lands category <p>APNs: 264-120 02 264-053-10 264-051- 05</p>	1 du/2 acres and 1 du/4 acres	1 du/20 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> Properties are large, undivided parcels with a very high level of biological sensitivity Within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) Property has extremely steep slopes (mostly 25-50%, also a fair amount of 50%+) A map is in process but has not been approved



SAN DIEGUITO

50

East County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p><i>Harlan Lowe</i></p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> • 453 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Area has very steep slopes and high biological sensitivity • This undeveloped area is critical to maintenance of the wildlife core area • <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</i>
63	<p><i>Troy Burns</i> <i>(representing Ken Norton)</i></p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> • 11.95 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • General area has steep slopes and high biological sensitivity • Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos

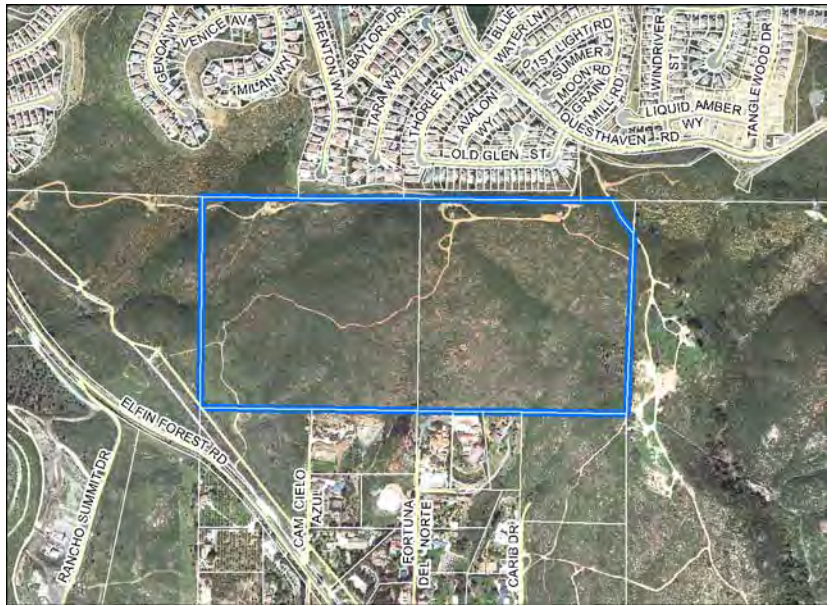
63	Troy Burns			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Develop an internally consistent general plan • Reduce public costs • Assign densities based on characteristics of the land 		<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, land in this area was assigned 1 du/4 acres or 1 du/20 acres. The large, environmentally sensitive parcels were assigned 1 du/20 acres to maintain the viability of the biological resources and community character of the area. This smaller parcel is in the middle of the sensitive, sparsely developed area assigned 1du/20 acres. Approximately one-third of the parcel contains steep slopes.	
64	Byron White			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> (21) Specific Plan Area
65	Steve Anderson			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referrals:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 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 • Create a model for community development • Obtain a broad consensus 		<u>Rationale for April 2004 WC:</u> This property was assigned 1du/10 acres in order to remain consistent with the treatment of other physically constrained areas. The majority of the property contains steep slopes or is located within a floodplain. This area provides a low-density transition from the Harmony Grove Village to Rural Lands to the surrounding area.	

SD6 [2004 Referral #55]

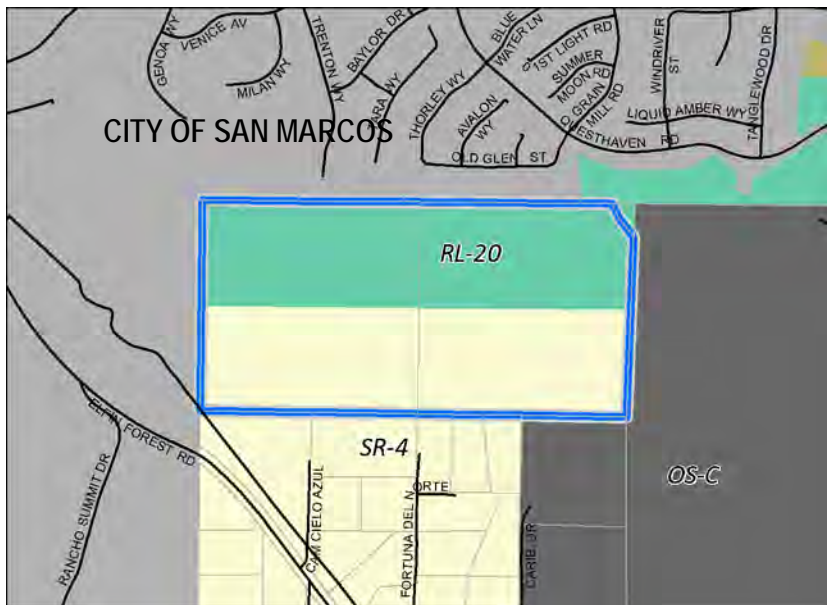
General Plan (Adopted Aug 2011)	RL20/SR4
Property Specific Request	SR2
Requested by: None [2004 Referral]	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Based on staff's experience



Aerial



Adopted August 2011

Property Description	
Property Owner: Zags 1 LLC	
Size: 79.67 acres 2 parcels	
Location/Description: North of Elfin Forest Road via Camino Cielo Azul; Adjacent to City of San Marcos; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <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	
General Plan	
Scenario	Designation
Former GP	1 du / 2, 4 ac
GP (Adopted Aug 2011)	RL20/SR4
Referral	SR2
Hybrid	RL20/SR4
Draft Land Use	
Environmentally Superior	
Zoning	
Former — RR.5, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

This property was a 2004 Residential Referral requesting a SR2 density and the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map; however, the map adopted on August 3, 2011 applied SR4 and RL20 designations. This property did not come up in testimony during the 2010 Board hearings.

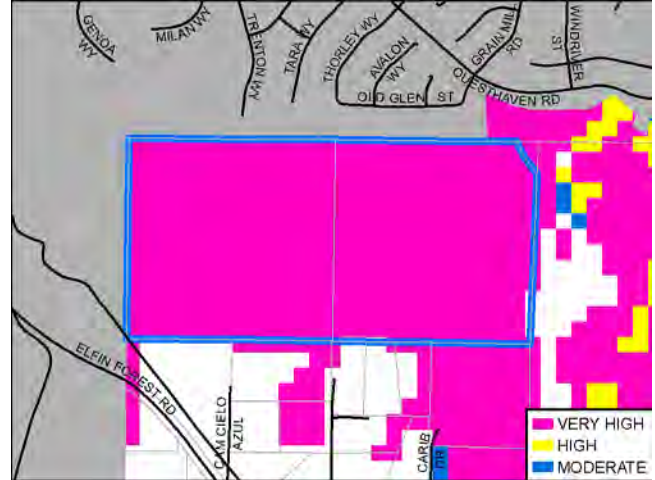
The property has significant habitat value, is adjacent to dense development in the City of San Marcos and the Sage Hill Preserve, owned by the County of San Diego. The adopted designations provide a buffer from the denser development within the City of San Marcos and allow for four-acre development,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

Continued on next page.

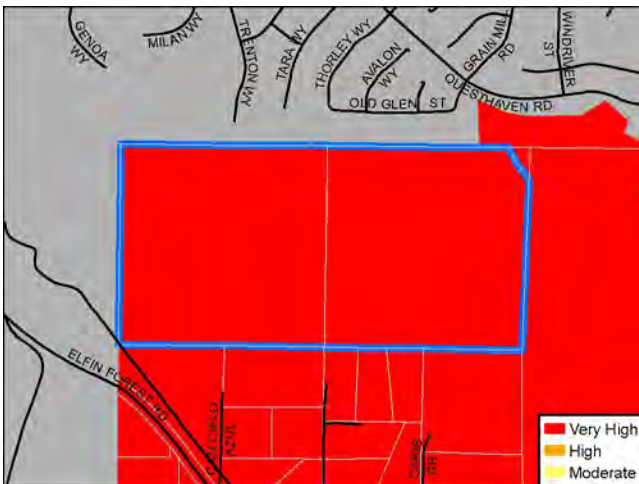
SD6 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion

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

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

SD6 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4/Rural Lands 20	Major

Rationale for Major Category Classification

- The General Plan Community Development Model supports areas of very low densities to provide a separation between communities. This request would result in a development with increased density and smaller lot sizes than the adjacent development in the unincorporated county, which would remove the distinct boundary between San Marcos and San Dieguito.
- 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

- To ensure the SR2 designation is consistently mapped, an additional 28 acres east of the property would need to be designated SR2 (see Figure 1).
- The General Plan Guiding Principles and policies would require revisions to deemphasize providing a distinct boundary separating communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive environmental resources.
- 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-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

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.

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.

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

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.

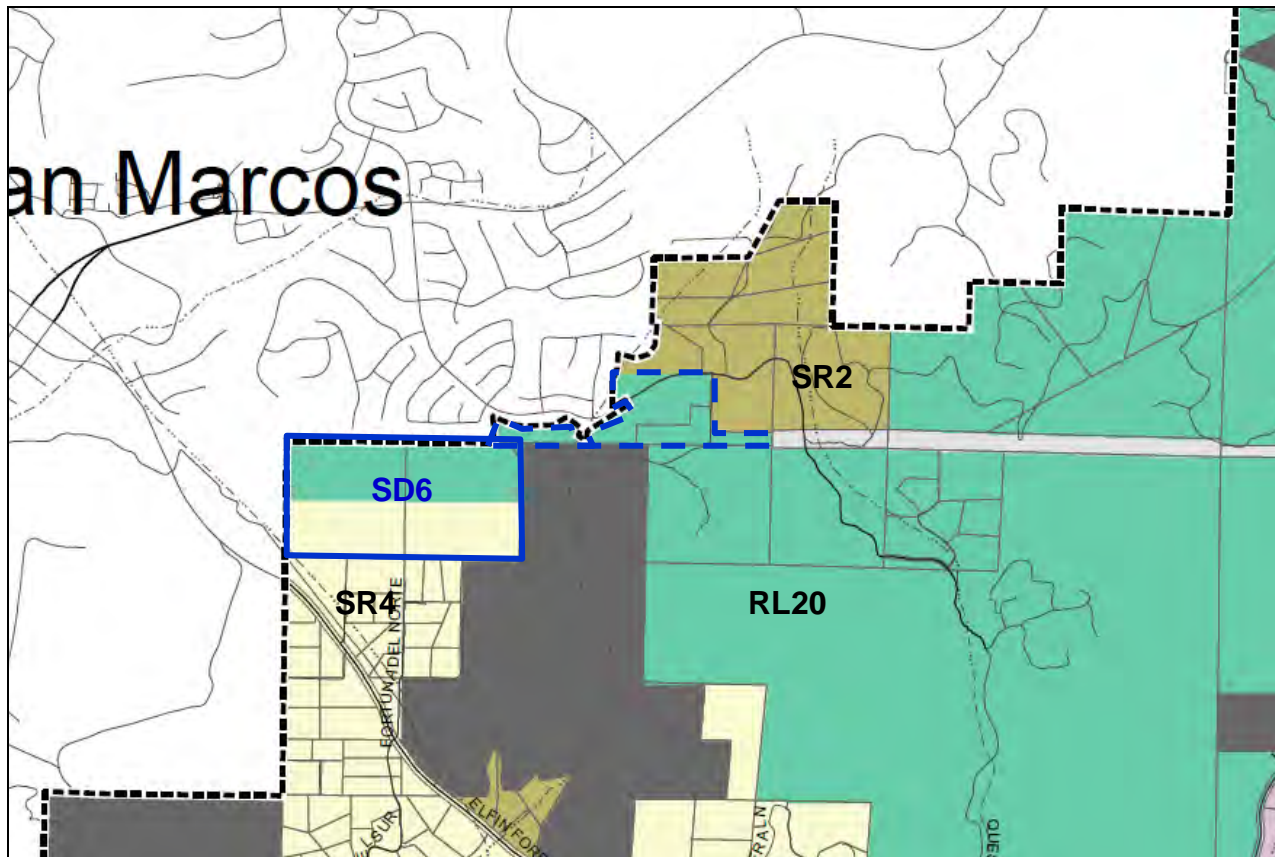
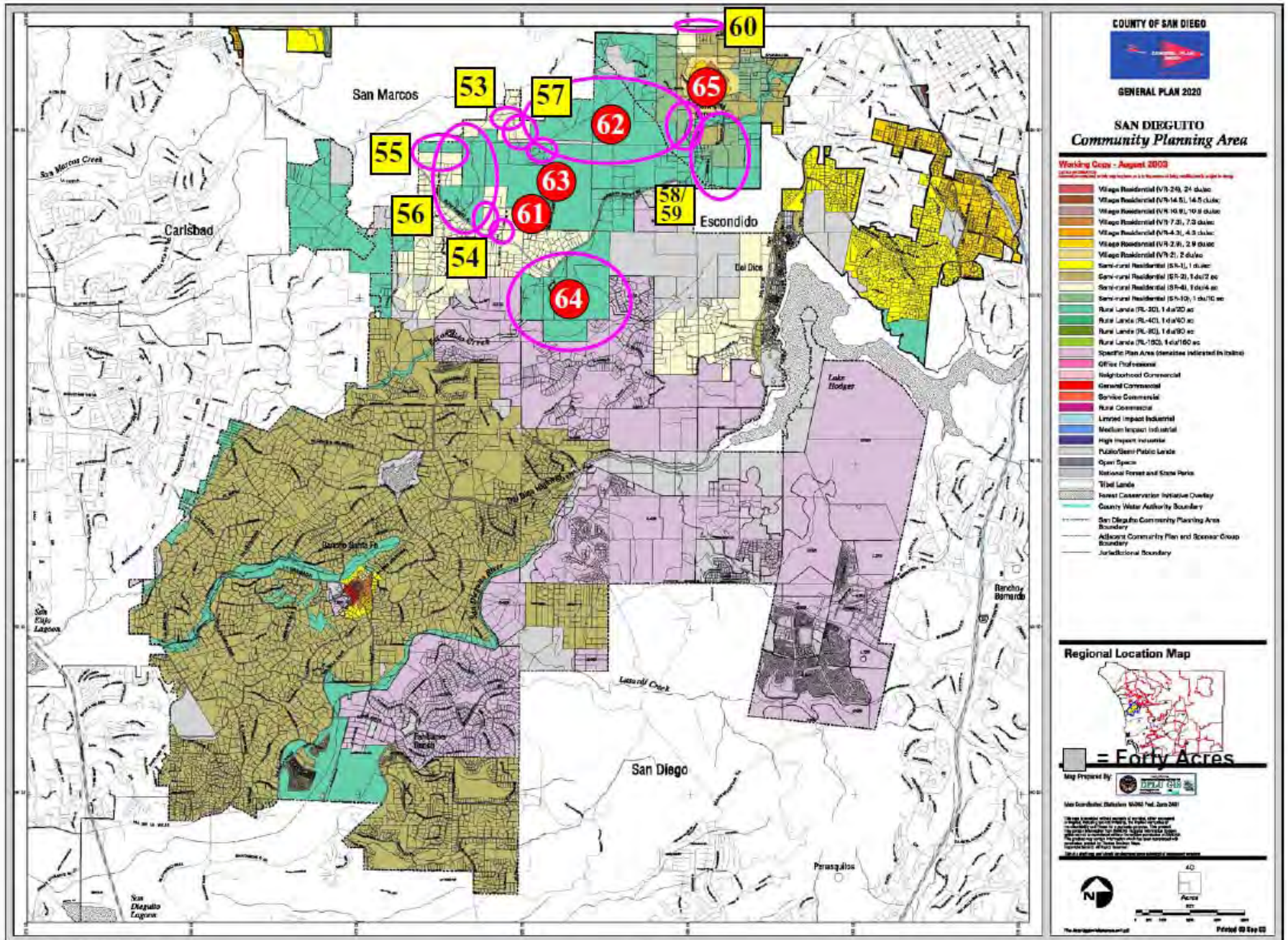


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>20049 Elfin Forest Ln, located in the Elfin Forest community, adjacent to the City of San Marcos.</p> <ul style="list-style-type: none"> ▪ 80 acres ▪ Semi-Rural category <p>APNs: 223-090-15, 16</p>	1 du/2 acres	1 du/10 acres	1 du/2 acres or higher	Study area: (1) transition of density (2) retain existing General Plan density	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Active case (TM 5261) ▪ Properties are within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP) ▪ Properties form an island of undeveloped land between the high-density San Elijo Hills project in the City of San Marcos to the north and roughly 1 du/2 to 4 acres development pattern to the south ▪ For continuity with the development pattern to the south along Elfin Forest Rd, 1 du/4 acres was assigned on the southern portion of the properties ▪ In order to protect the important wildlife corridor transversing the site and linking the open space within the San Marcos MHCP, a low-density swath of 1 du/20 acres was applied in the critical location



COUNTY OF SAN DIEGO
 GENERAL PLAN 2020
 SAN DIEGUITO
 Community Planning Area

- Working Copy - August 2003
- Wedge Residential (WR-24), 24 du/ac
 - Wedge Residential (WR-14.5), 14.5 du/ac
 - Wedge Residential (WR-10.8), 10.8 du/ac
 - Wedge Residential (WR-7.3), 7.3 du/ac
 - Wedge Residential (WR-4.3), 4.3 du/ac
 - Wedge Residential (WR-2), 2 du/ac
 - Semi-rural Residential (SR-1), 1 du/ac
 - Semi-rural Residential (SR-2), 1 du/2 ac
 - Semi-rural Residential (SR-4), 1 du/4 ac
 - Semi-rural Residential (SR-10), 1 du/10 ac
 - Rural Lands (RL-30), 1 du/30 ac
 - Rural Lands (RL-40), 1 du/40 ac
 - Rural Lands (RL-60), 1 du/60 ac
 - Rural Lands (RL-100), 1 du/100 ac
 - Specific Plan Area (as shown indicated in brackets)
 - Office Professional
 - Neighborhood Commercial
 - General Commercial
 - Service Commercial
 - Rural Commercial
 - Low-impact Industrial
 - Medium Impact Industrial
 - High Impact Industrial
 - Public/Open Public Lands
 - Open Space
 - National Forest and State Parks
 - Tidal Lands
 - Forest Conservation Initiative Overlay
 - County Water Authority Boundary
 - San Dieguito Community Planning Area Boundary
 - Adjacent Community Plan and Special Group Boundary
 - Jurisdictional Boundary



Map Prepared By: [Logo]

Map Coordinate Database: MGRS, Feb. 2000 (2001)

This map is intended for informational purposes only and does not constitute a contract. The user assumes all responsibility for the use of the map. The map is provided as a service to the public and is not intended to be used for any other purpose. The map is provided as a service to the public and is not intended to be used for any other purpose. The map is provided as a service to the public and is not intended to be used for any other purpose.

Scale: 1" = 40' (1:1600)

North Arrow

Printed 02/03/03

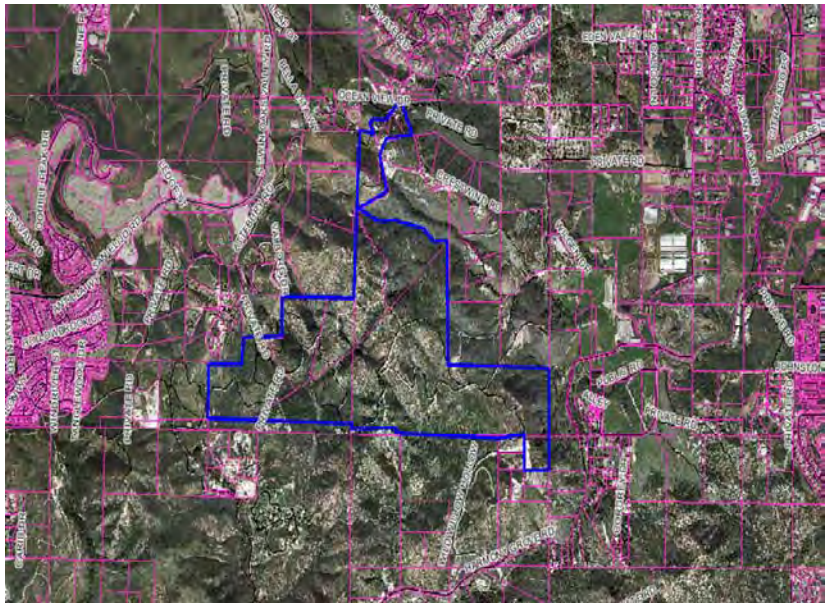
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
53	<p><i>Dave Kapich</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos and San Elijo Hills development.</p> <ul style="list-style-type: none"> • 11.48 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i>
54	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Inside CWA boundary. North of Elfin Forest Road. Pipelined TM</p> <ul style="list-style-type: none"> • 18.98 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Not specified</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i>
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos.</p> <ul style="list-style-type: none"> • 80 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (southern portion) Rural Lands: <u>1 du/20 acres</u> (northern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land – general area has steep slopes and sensitive habitat; retain wildlife corridor connection with habitat plans in the City of San Marcos</i>

SD8 [62 Harlan Lowe]

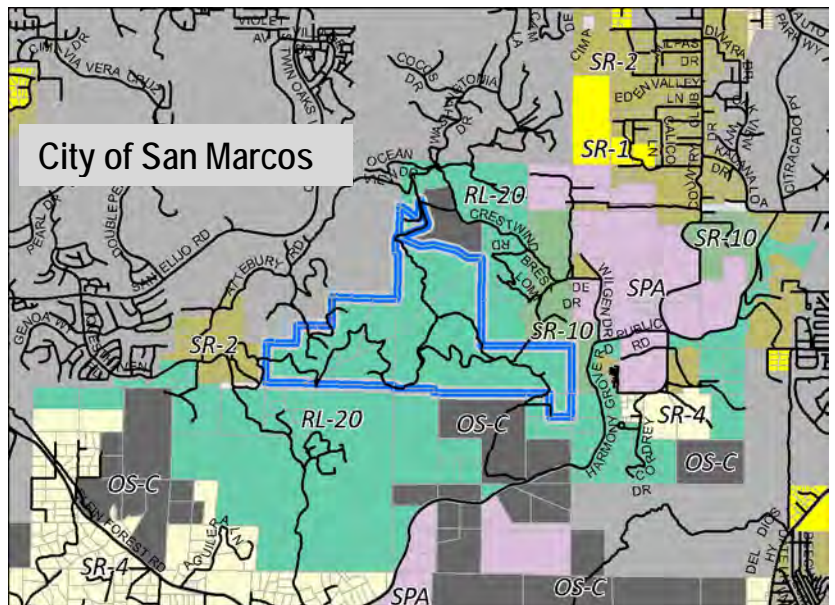
General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	VR2/SR1/ SR2/SR4/ RL20
Requested by: Harlan Lowe	
Community Recommendation	RL20
Opposition Expected ¹	Yes
Spot Designation/Zone	No ²
Impacts to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:
 1- Based on staff's experience
 2- If development patterns in San Marcos are considered



Aerial

Property Description	
Property Owner: Pfau Pfau & Pfau LLC	
Size: 510.6 acres 8 parcels	
Location/Description: 0.8 miles north of Harmony Grove Road via Wild Willow Hollow, adjacent to City of San Marcos; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones 	



Adopted August 2011

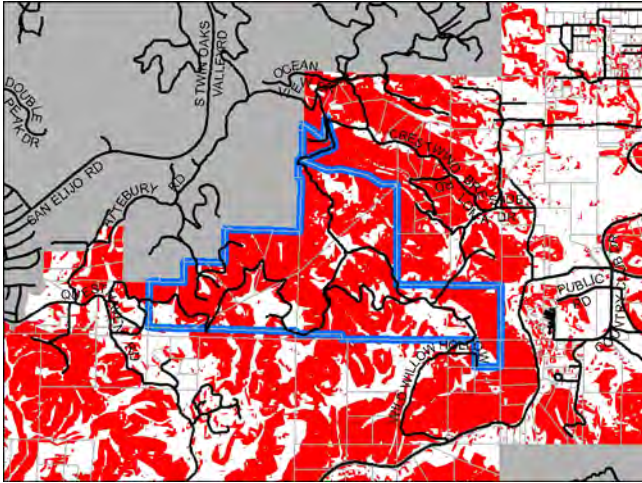
Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4.8, 20 ac
GP (Adopted Aug 2011)	RL20
Referral	VR2/SR1/SR2 SR4/RL20
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — RR; 4/8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

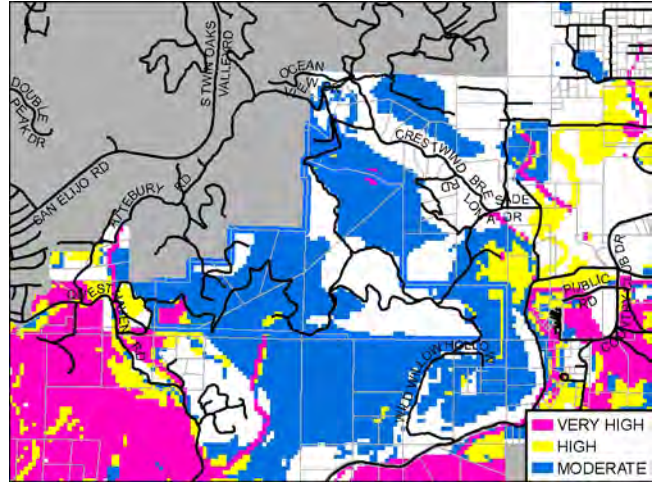
This property was a 2004 Residential Referral where the property owner requested a SR2 designation; however, the Board of Supervisors directed staff to adequately consider the northernmost boundary of the property abutting the urban density of San Elijo Hills. In response, the combined VR2, SR1, SR2,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

Continued on next page.

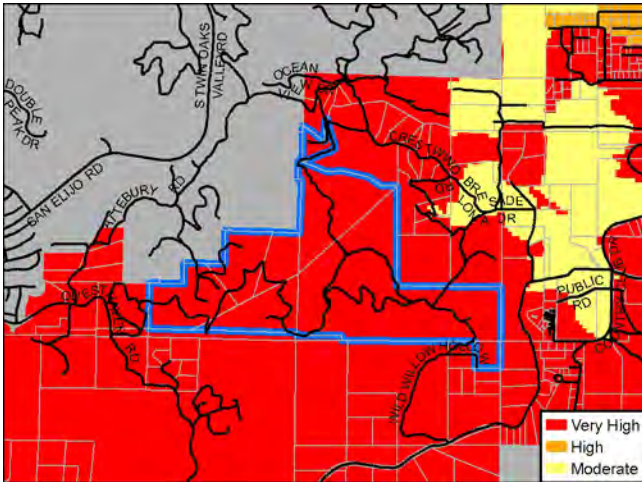
SD8 (cont.)



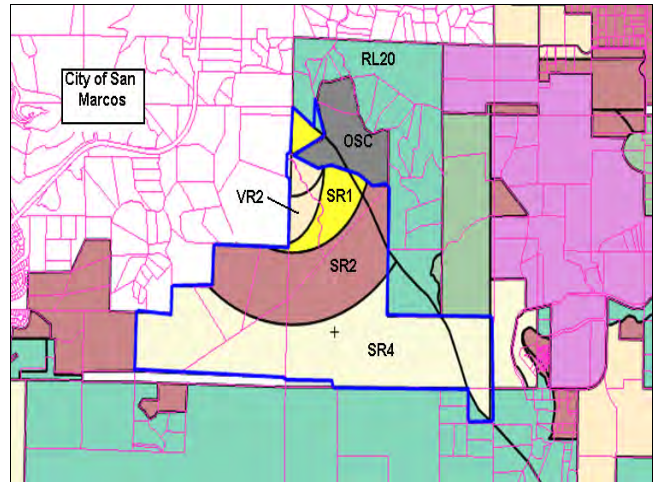
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



Referral Map (Same as Request)

Discussion (cont.)

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

SD8 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
VR2/SR1/SR2/SR4/RL20	Rural Lands 20	Major

Rationale for Major Category Classification

- The General Plan Community Development Model supports areas of very low densities to provide a separation between communities. This request would result in a development with increased density and smaller lot sizes than the adjacent development in the unincorporated county, which would remove the distinct boundary between San Marcos and San Dieguito.
- The General Plan principles and policies do not support increased development in areas with physical constraints (steep slope) and natural hazards (Fire Hazard).

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize providing a distinct boundary separating communities.
- 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-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

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.

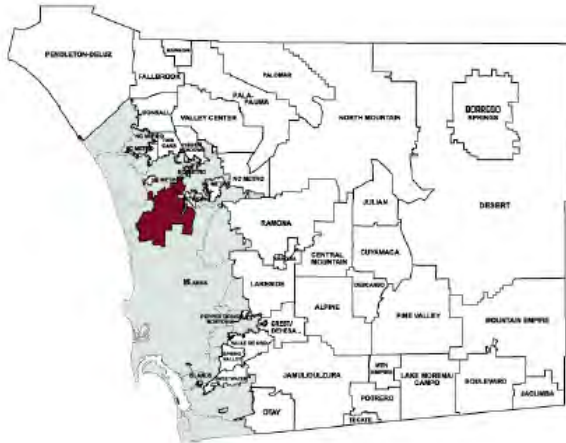
Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
61	<p><i>Eric Anderson (representing Hadley Johnson & Jennifer Hom)</i></p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> Property is not significantly sloped Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character Proposed change in density would not affect ability of property owner to subdivide his personal property
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> Rural Lands category <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p>DISAGREE - Retain <u>1 du/ 20 acres</u></p> <ul style="list-style-type: none"> Located in the Elfin Forest community within the San Dieguito CPA Adjacent to the City of San Marcos and to the higher density San Elijo Hills area Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope Lower density also provides community separation from the high densities in the City of San Marcos

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



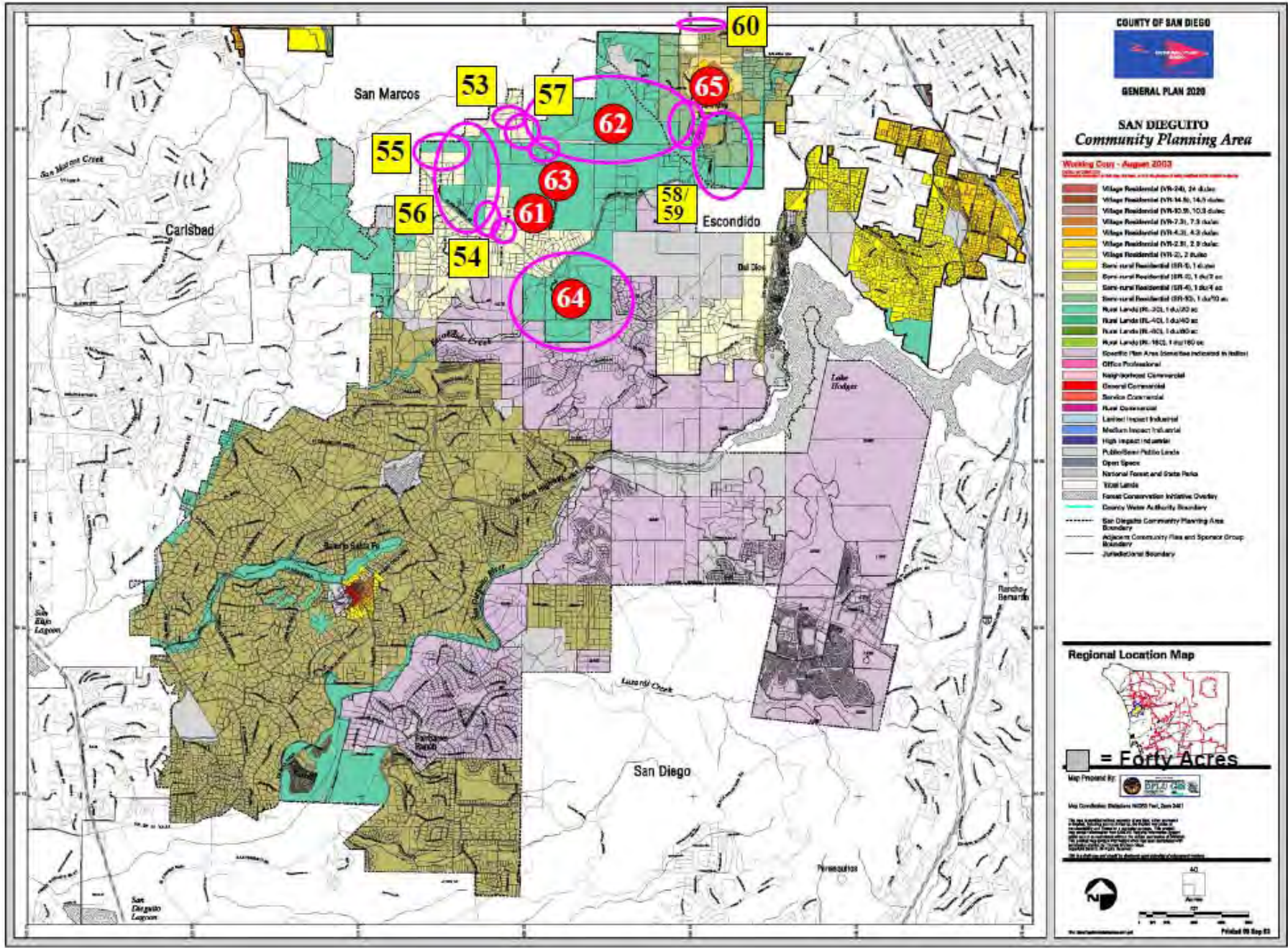
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as “Elfin Forest”. This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p><i>Harlan Lowe</i></p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> • 453 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Area has very steep slopes and high biological sensitivity • This undeveloped area is critical to maintenance of the wildlife core area • <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</i>
63	<p><i>Troy Burns (representing Ken Norton)</i></p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> • 11.95 acres • Existing General Plan: 1 du/2 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i> • <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • General area has steep slopes and high biological sensitivity • Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos

SD15

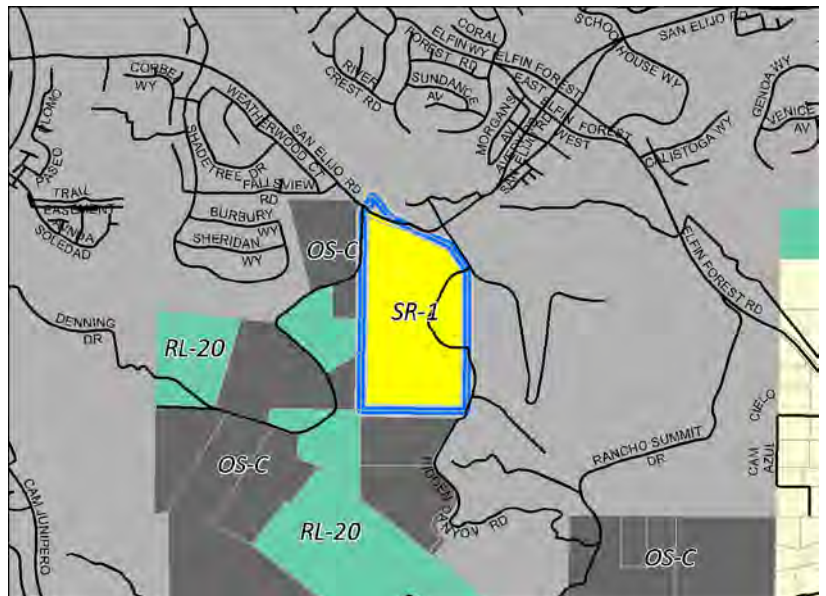
General Plan (Adopted Aug 2011)	SR1	
Property Specific Request	GC	
Requested by: Piro/Bieri ²		
Property Specific Request	I-1	
Requested by: City of San Marcos ²		
	Bieri	SM
Community Recommendation	Unknown	
Opposition Expected ³	Yes	Yes
Spot Designation/Zone	Yes	Yes
Impacts to FCI Timeline	None	None
Change to GPU Principles Needed	No	No
Level of Change (March 2011)	Moderate	

Note:
 1- Piro Engineering letter dated October 19, 2010
 2 - City of San Marcos letter dated October 19, 2010
 3 - Based on Staff's experience



Aerial

Property Description	
Property Owner:	Rancho Santalina LLC
Size:	42.4 acres; 2 parcels
Location/Description:	Adjacent to San Elijo Road; Within San Marcos SOI; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	<ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ○ Agricultural Lands ● Fire Threat



Adopted Aug 2011

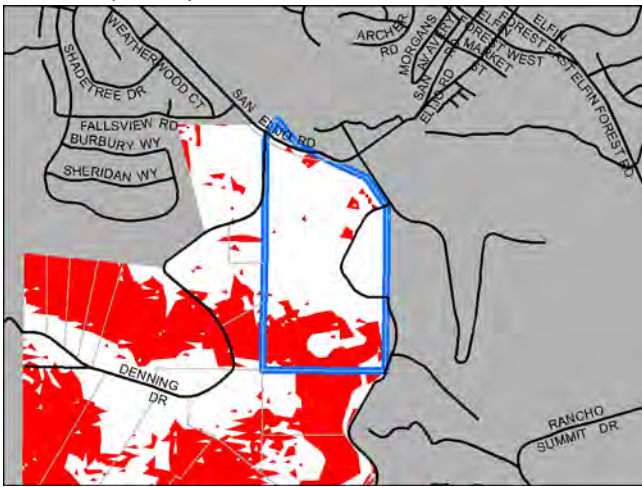
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 2, 4 ac
GP (Adopted Aug 2011)	SR1
Referral	SR1 / SR4
Hybrid	SR1 / RL10
Draft Land Use	SR1 / SR20
Environmentally Superior	RL20
Zoning	
Former — RR, 2-acre minimum lot size	
Adopted Aug 2011 — RR, 1-acre minimum lot size	

Discussion

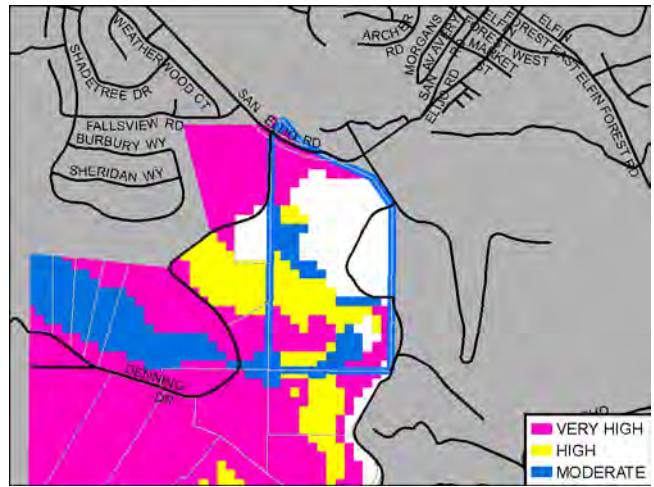
The property owner's request is to change the land use designation to General Commercial and the Zoning to C34: General Commercial / Residential to allow for a mixed use development. This zone would allow for both General Commercial and Residential development by-right; however, would not require both. The attached Piro Engineering letter also notes that the PC / Staff Recommendation Map incorrectly depicts the portion of the site which has been placed in a biological / conservation easement; however, that error was corrected and the correction is reflected in the map adopted on August 3, 2011.

(Discussion is continued on next page).

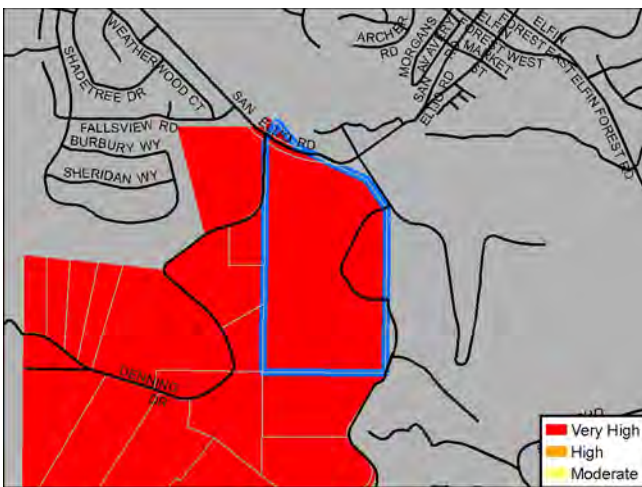
SD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion (cont.)

The property request is more intensive than the range of alternatives evaluated in the General Plan Update EIR and would also result in a spot zone. The property is either surrounded by open space or the City of San Marcos.

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City requests a Limited Impact Industrial designation to be consistent with their General Plan and contends that this area is inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site.

See attachments on next page.

SD15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Requestor	Property Specific Request	August 3 Adopted Designation	Level of Change Category
Piro/Bieri	General Commercial	Semi-Rural 1	Moderate
City of San Marcos	Limited Impact Industrial		Moderate

Rationale for Moderate Category Classification

The requests for commercial or industrial uses were not directed by the Board to be evaluated as part of the General Plan Update and are more intense than the most intense designation for the site considered as part of the General Plan Update — Semi-Rural (one dwelling unit per acre). Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

No additional area surrounding the site could be modified since the property is surrounded by City lands and open space.

Impact to Forest Conservation Initiative Remapping Timeline

None

SD15 (cont.)

PIRO ENGINEERING
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING
930 BOARDWALK (SUITE D), SAN MARCOS, CALIF. 92078
Phone: (760) 744-3700 Cell: (760) 889-3170 Fax: (760) 744-3750

Office of Supervisor Bill Horn
Board of Supervisors
County of San Diego
1600 Pacific Highway, Room 335
San Diego, Ca. 92101

Date: October 19, 2010
W.O. : 2865 (B)

Re: Assessor's Parcel 223-080-46 AND 47;
Change Proposed Zoning SR-1 to General Commercial; modify Open Space Cons. Line
Change Proposed Zoning from RR to C-34
Board Referral Item: none

Dear Supervisor Horn,

It has only recently come to our attention that there is a major error on the General Plan designation put on our property. On May 10, 2010, we received a letter from the County saying that this lot was to be SR-1 and yesterday I spoke with Eric Lardy who also advised me that it is SR-1. This morning, however I reviewed the proposed map and see that nearly ½ of the property is put into a General Plan classification of Open Space Conservation. Although we agree that there is approximately 28 acres of this property has been put into biological and steep slope open space, however that area differs from the proposed General Plan line for the open space.

Secondly, the SR-1 is NOT what we had discussed with County staff. We have been working on a proposed "smart growth/mixed use" designation on Assessor's Parcel 223-080-46 AND 47, and Mr. Ivan Holler had indicated to us that staff was supportive of "attached residential units" and, in fact have not been able to find areas like this which has all utilities and high density and industrial neighborhoods in the area

We therefore request that the alignment of the Open Space Conservation be revised to follow the open space easement already granted on this property.

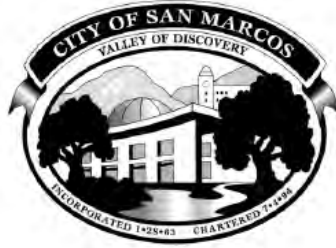
We ask that the remainder of the property be changed to General Commercial (see letter for the City of San Marcos supporting a higher density.

We ask that the zoning of this portion of the property be changed to C-34 with a density of 24 units per acre, and a building type T.

We ask that you direct your staff to study this proposed change.

Very truly yours - Gary Piro, Piro Engineering

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



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

October 19, 2010

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

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

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

SD21

General Plan (Adopted Aug 2011)	SR1
Property Specific Request:	I-1
Requested by: City of San Marcos ¹	
Community Recommendation	I-1
Opposition Expected	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

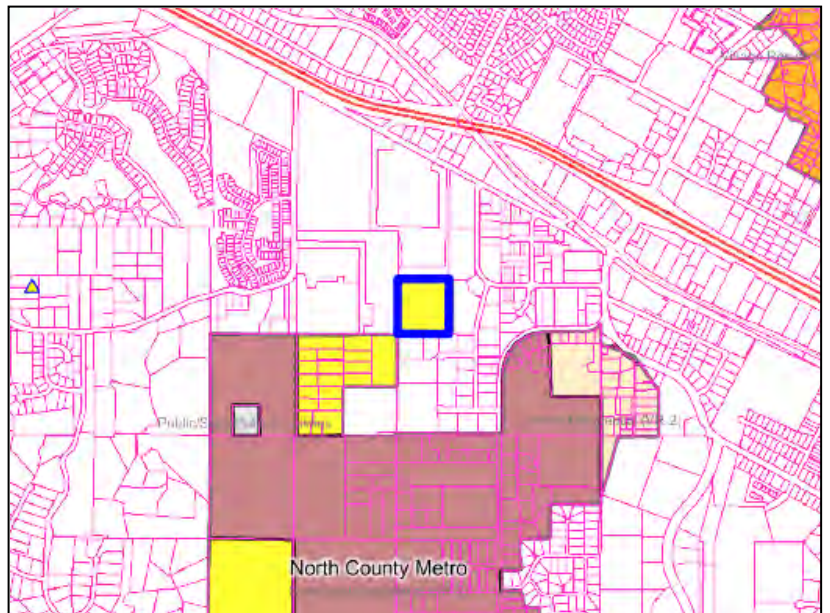
Note:
1- City of San Marcos letter dated October 19, 2010

Property Description	
<u>Property Owner:</u> ORIX Pacific San Marcos LLC	
<u>Size:</u> 10.8 acres 1 parcel	
<u>Location/Description:</u> South of intersection of SR78 and Mission Rd; Access is via private rd; Inside CWA boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
○ Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
○ Habitat Value	
○ Agricultural Lands	
◐ Fire Hazard Severity Zones	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/1,2,4 ac
GP (Adopted Aug 2011)	SR1
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — RS, 1-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

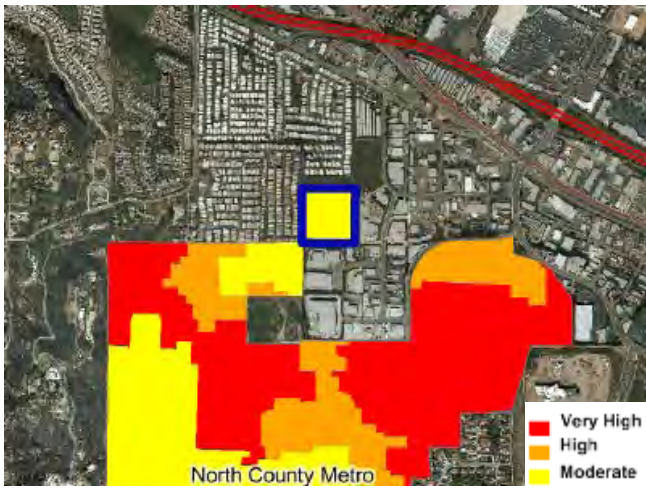


Adopted August 2011

Discussion

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

SD21 (cont.)



Fire Hazard Severity Zones

SD21 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Limited Impact Industrial	Semi-Rural 1	Moderate

Rationale for Moderate Category Classification

The City of San Marcos request for industrial was not directed by the Board to be evaluated as part of the General Plan Update. The most intense designation for the site considered as part of the General Plan Update was semi-rural with a density of one dwelling unit per acre. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

No additional area surrounding the site could be modified since the property is surrounded by City lands and residential uses.

Impact to Forest Conservation Initiative Remapping Timeline

None

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



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

October 19, 2010

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

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

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