

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
- Valley Center 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.sandag.org/landuseupdate/index.html>.

Map Prepared By:



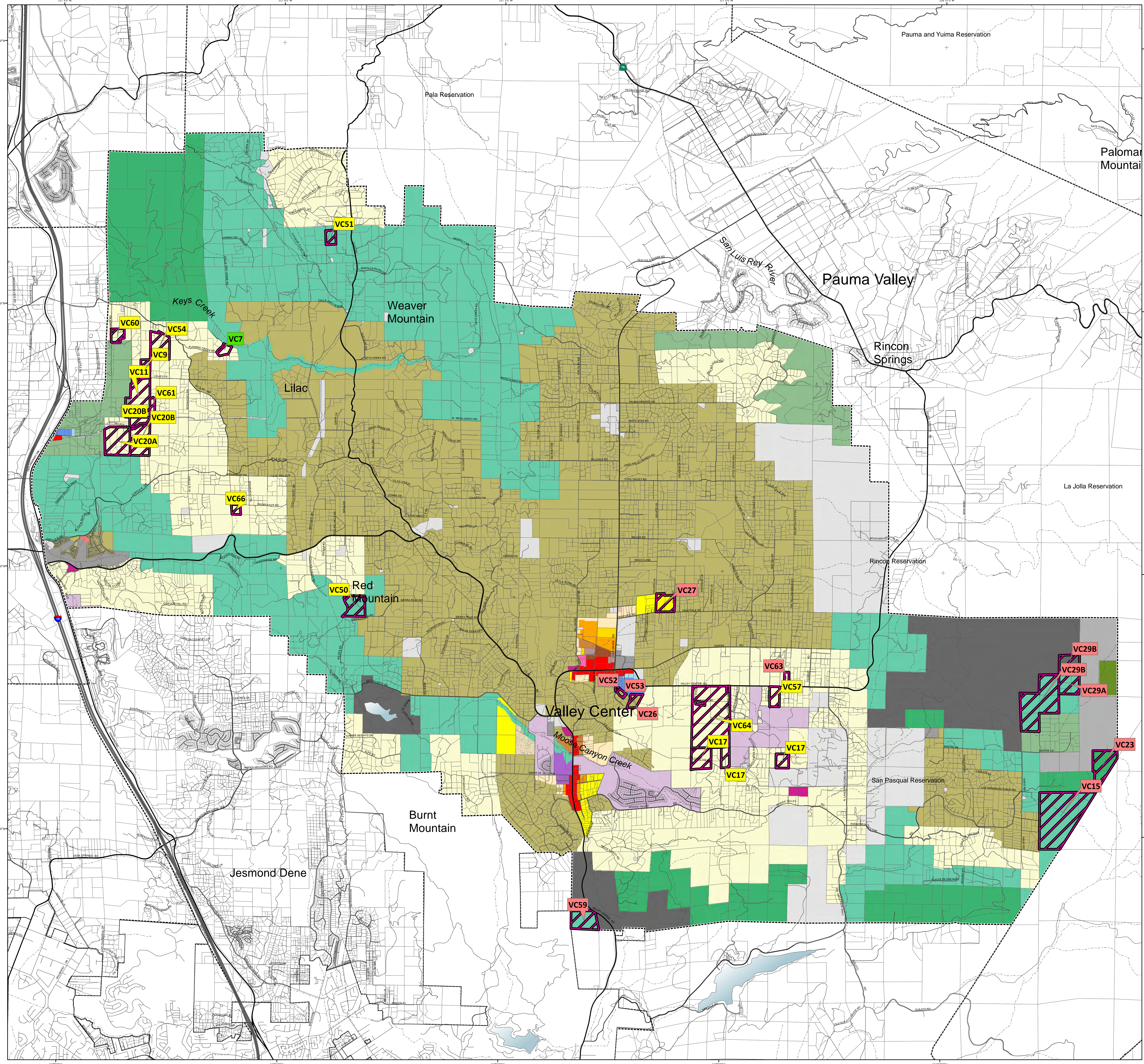
Coordinates: NAD83 Feet
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Printed: December 13, 2011

ACRES



VC7 [2004 Referral #8]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: None [2004 Referral]	
Community Recommendation	RL20 ¹
Opposition Expected	Yes ²
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Minor

Notes:

1- Valley Center CPG minutes January 31, 2011

2- Endangered Habitat League letter dated November 8, 2010

Property Description

Property Owner:

VC7 – Lynch Family Exemption Trust

Size:

VC7 – 12.6 acres, 1 parcel

Location/Description:

Approximately 2/3 mile east of West Lilac 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

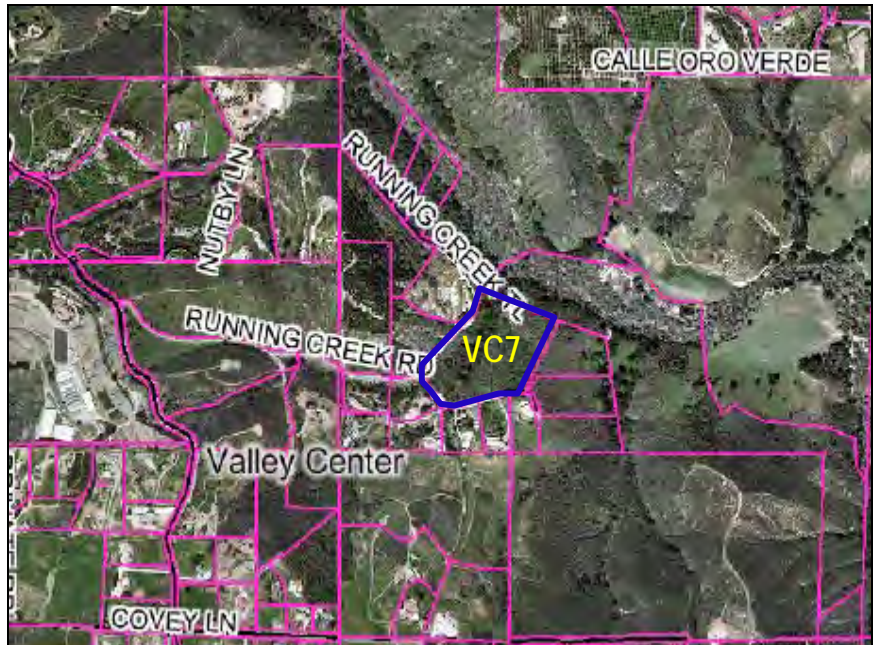
Land Use

General Plan

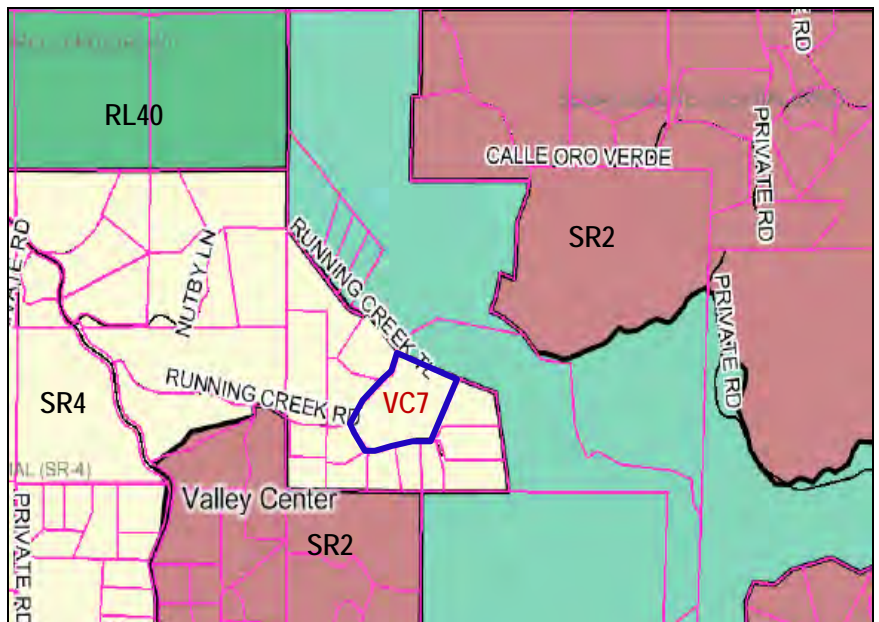
Scenario	Designation
Former GP	SPA
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	RL20
Environmentally Superior	

Zoning

Former — S88, 1-acre min lot size A70, 2-acre min lot size
Adopted Aug 2011 — Same as existing



Aerial



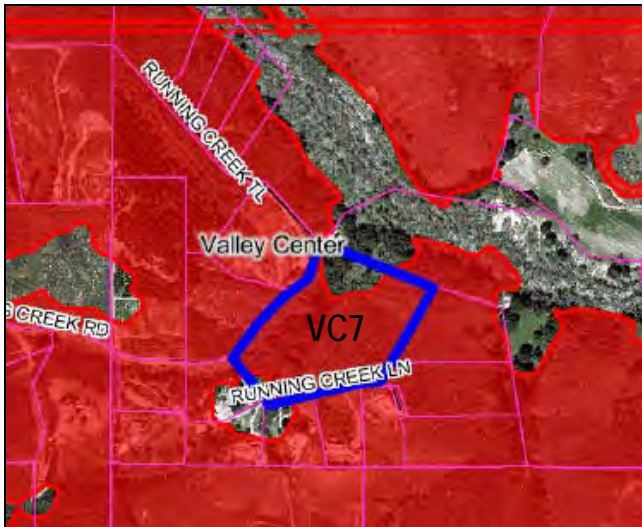
Adopted August 2011

Discussion

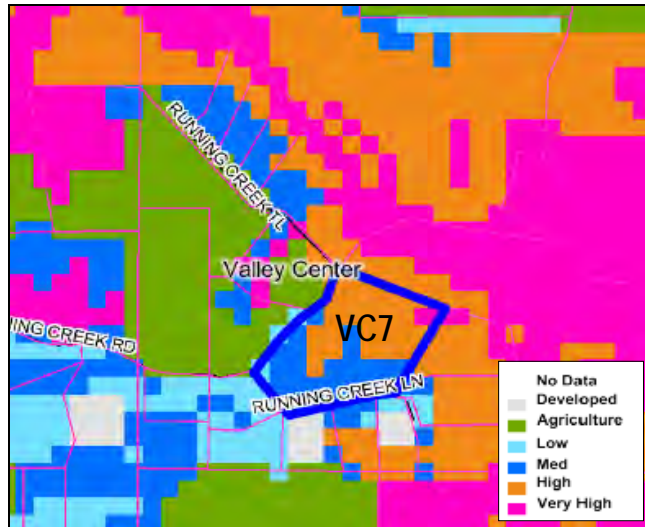
The area is nearly entirely constrained by steep slopes, contains a significant amount of farmlands of local importance, and is within the Very High Fire Hazard Severity Zone. Parcel sizes range from two to twelve acres in the area.

The RL20 designation is requested to limit the subdivision potential of this property; however, due the area being nearly entirely constrained by steep slopes and parcel sizes ranging from two to eight acres, further subdivision is not be feasible with the SR4 designation adopted on August 3, 2011. Therefore, the proposed change to RL20 would not change its subdivision potential.

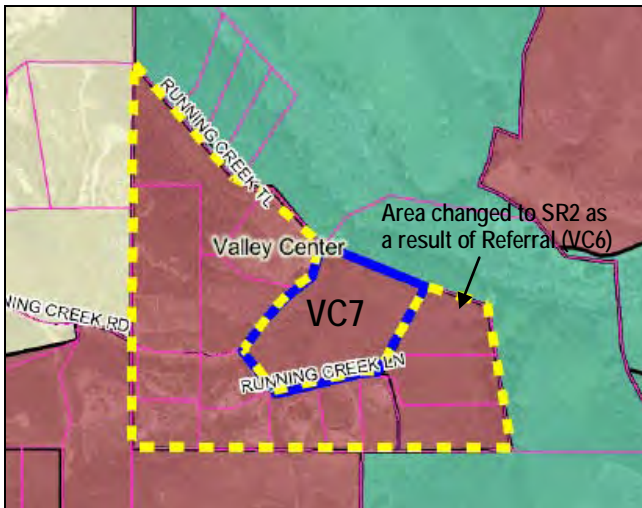
VC7 (cont.)



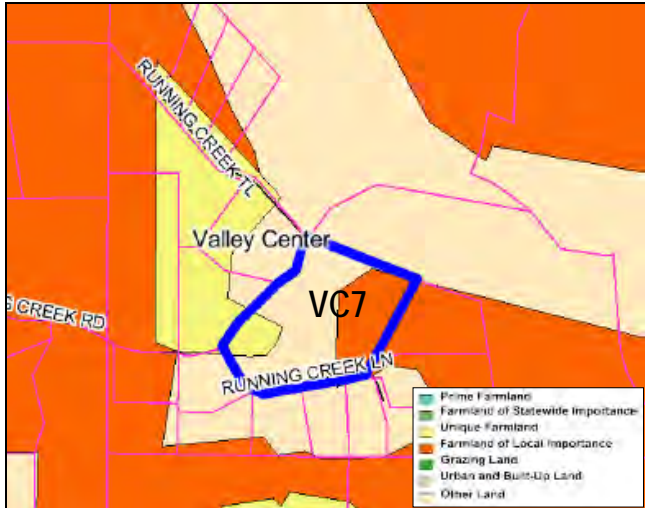
Steep Slope (Greater than 25%)



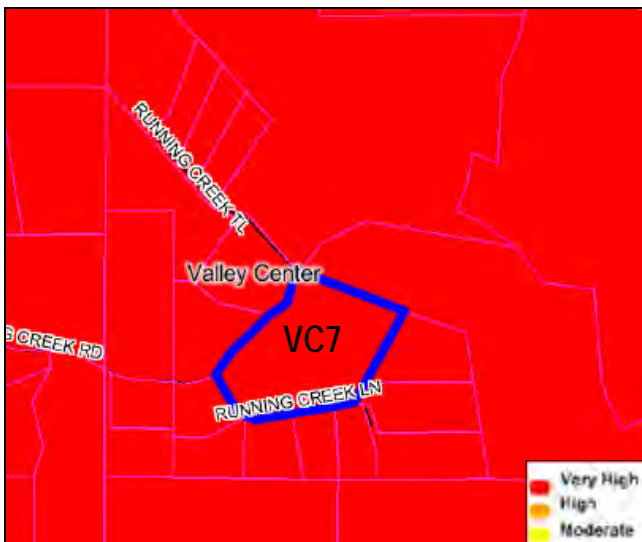
Habitat Evaluation Model



Referral Map



Agricultural Lands



Fire Hazard Severity Zones

VC7 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Minor Category Classification

The SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. To avoid the spot designation, approximately 53 additional acres would also need to be remapped as SR2. This area was also assigned a SR2 designation on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update.

Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

VC9 [2003 Referral # 84]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: None [2004 Referral]	
Community Recommendation	SR4
Opposition Expected ¹	No
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:
Alligator Pears LP

Size:
20.1 acres
4 parcels

Location/Description:
Adjacent to Covey Lane, approximately ½ mile west of West Lilac Road;
Inside CWA boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

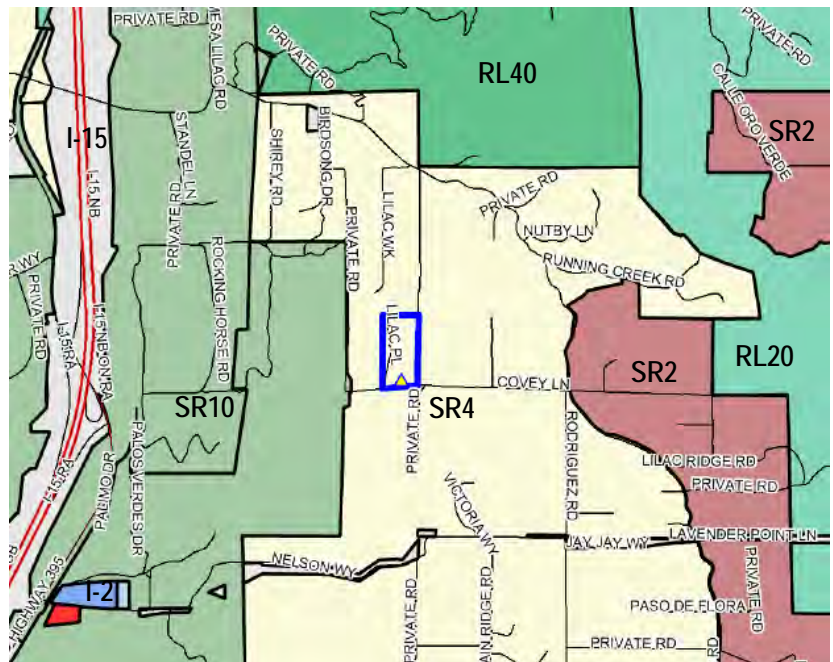
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

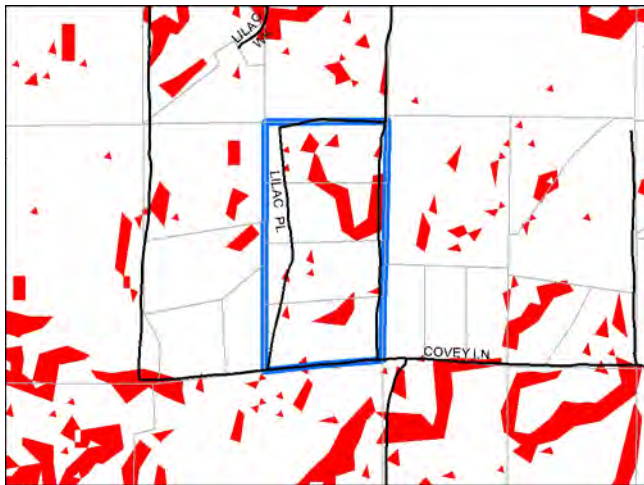


Adopted Aug 2011

Discussion

This Referral is part of an approved PAA 09-007 (Accretive). The Referral was requested prior to the formation of this project. This property did not come up in testimony during the 2010 Board hearings. The requested change in density would create a spot designation and would require an SR2 designation for at least an additional 350 acres to avoid the spot designation.

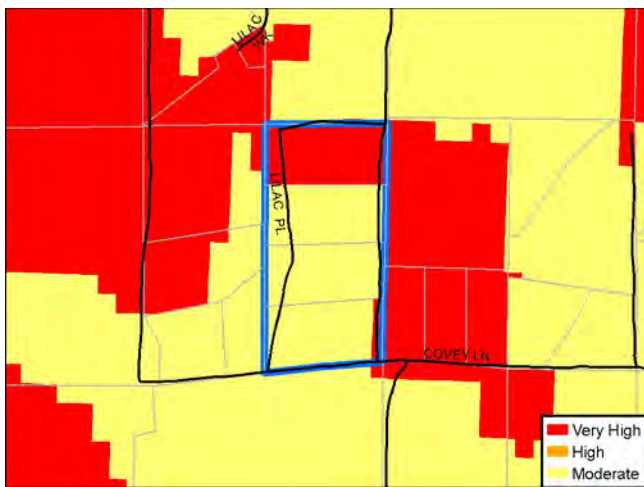
VC9 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VC9 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 SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, approximately 2,478 additional acres would also need to be remapped as SR2. This would require additional environmental analysis to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,478 acres surrounding the property would need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

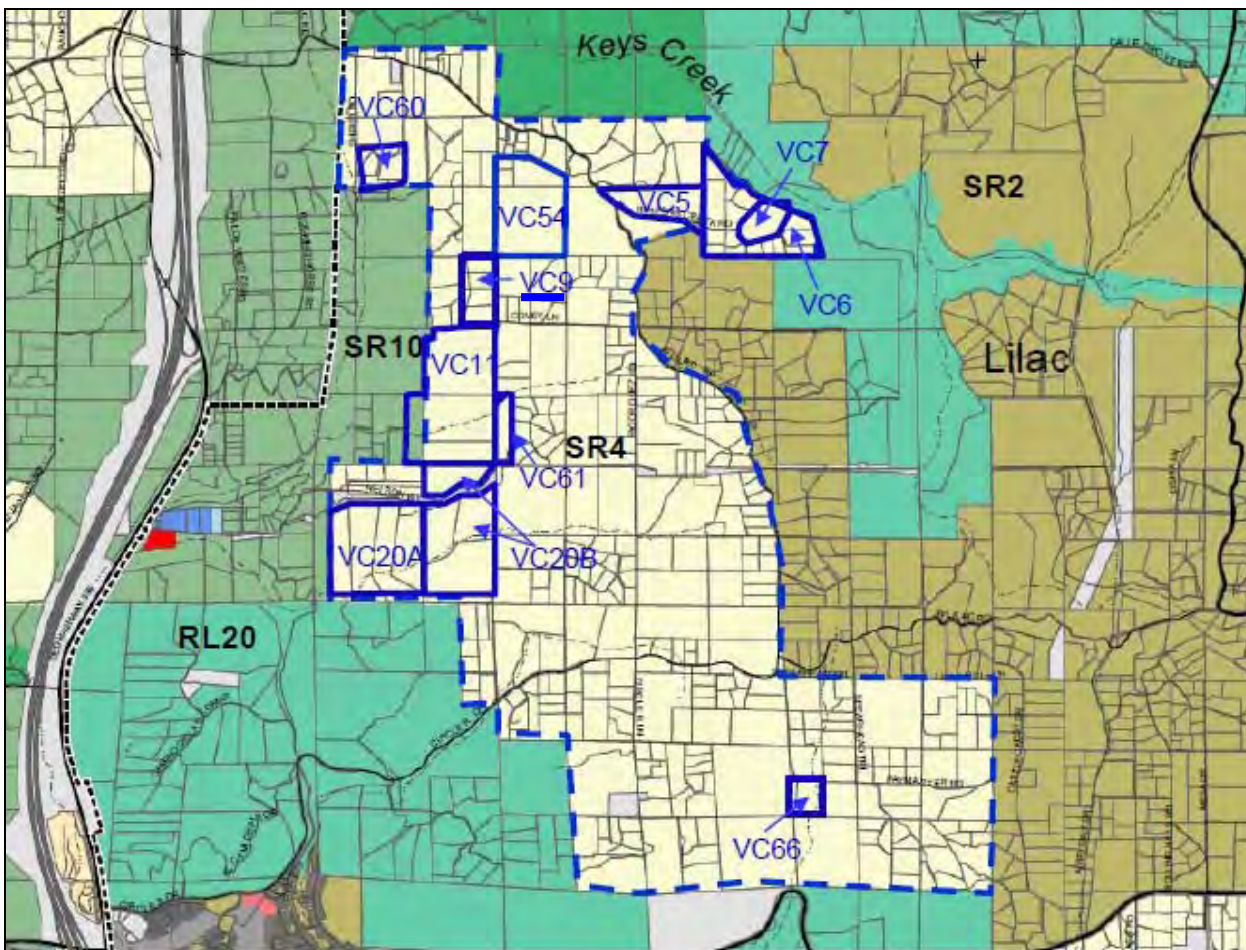
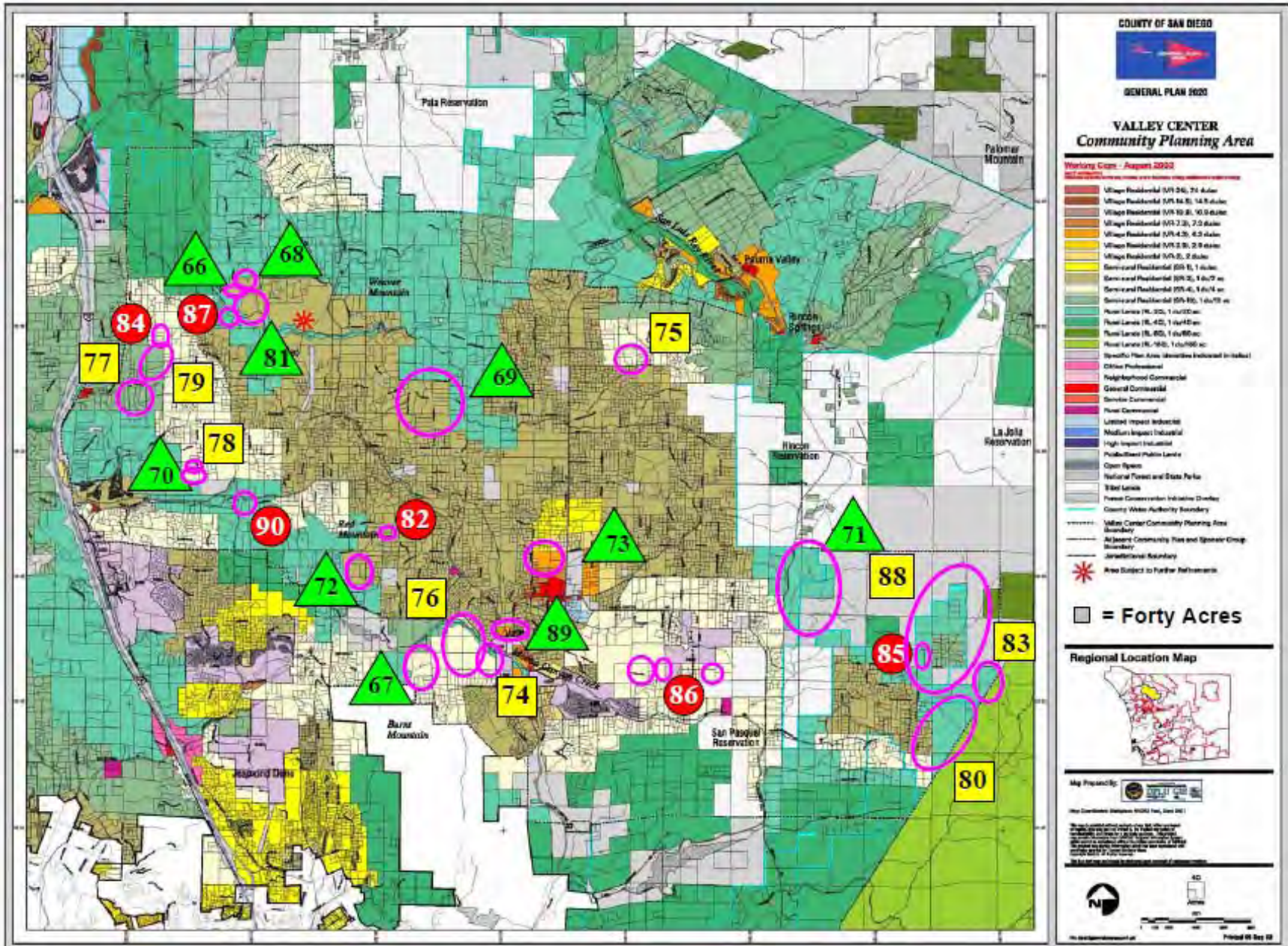


Figure 1: Property Specific Request — Additional Remapping Necessary for Change ■■■

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> ▪ 55.95 acres ▪ Rural Lands category <p>APNs: 191-111-03, 191-180-09</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"> ▪ Immediately adjacent to Rancho Guejito (potential edge effects from residential development) ▪ Surrounded on three sides by Public/Semi-Public Lands (BLM) ▪ Upland habitat area ▪ Close to Hellhole Canyon Open Space Preserve ▪ Located outside of the County Water Authority boundary
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 20 acres total ▪ Semi-Rural category <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p>DISAGREE - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> ▪ Slopes >25% exist on the parcels ▪ Adjacent to 1 du/20 acres on southernmost parcel ▪ Changing density would create "island"



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Inside CWA boundary. South of Covey Lane in western portion of planning area.</p> <ul style="list-style-type: none"> • 20 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> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral</p> <p>Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with 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 create an isolated pocket of 1 du/2 acres in a larger area designated with Semi-Rural densities of 1 du/4 acres

<p>VALLEY CENTER</p> <p>2000 Census Population.....15,653</p> <p>Community 2020 Target¹.....33,000</p> <p>April 2004 WC Map Population.....40,680</p>			
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APRIL 2004 WORKING COPY MAP

One of the primary objectives of the April 2004 Working Copy map is to provide a land use framework for a town center plan that includes both the northern and southern village nodes. Staff will continue to assist the community towards the development and refinement of a town center plan that will include a gradation of village densities. Other objectives include maintaining the community's rural character while balancing the impacts of growth and other land use issues (i.e. North County tribal gaming facilities). Rural lands densities have been applied to the outlying areas of the community planning area.

KEY COMMUNITY ISSUES

- Maintain the rural community character and protect the environment while protecting private property rights
- Absence of equity mechanisms or incentives for affected property owners
- Lack of a municipal sewer system to support Town Center development
- Create a road network hierarchy that addresses local connectivity and safety issues, which may include both Circulation and non-Circulation Element roads
- Traffic impacts to the local road network from both existing and planned development, including existing and proposed expansion of North County Tribal gaming facilities

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village densities are concentrated within the town centers
- Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes
- Rural densities reflect areas with environmental sensitivity, physical constraints, limited accessibility and general lack of public infrastructure and adequate emergency services

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 43 lane miles of roads operating at LOS E or F in Valley Center. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$57 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 69 lane miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$113 million for Valley Center.

¹ Community target not yet endorsed by the Board of Supervisors: 45,853.

² Based on traffic forecasts for the August 2003 Working Copy map.

83	Thure Stedt (representing Virginia Leishman)			
	<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/20 acres	Semi-Rural: 1 du/4 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 • Assign densities based on characteristics of the land 		<p>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 a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	
84	Thure Stedt (representing Jackson, Burgener Properties)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 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 		<p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

VC11 [2004 Referral # 79]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Jim Chagala	
Community Recommendation	SR4
Opposition Expected ¹	Yes
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:

Covey Farms

Size:

79.1 acres

3 parcels

Location/Description:

Adjacent to the south side of Covey Lane, approximately ½ mile west of West Lilac 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

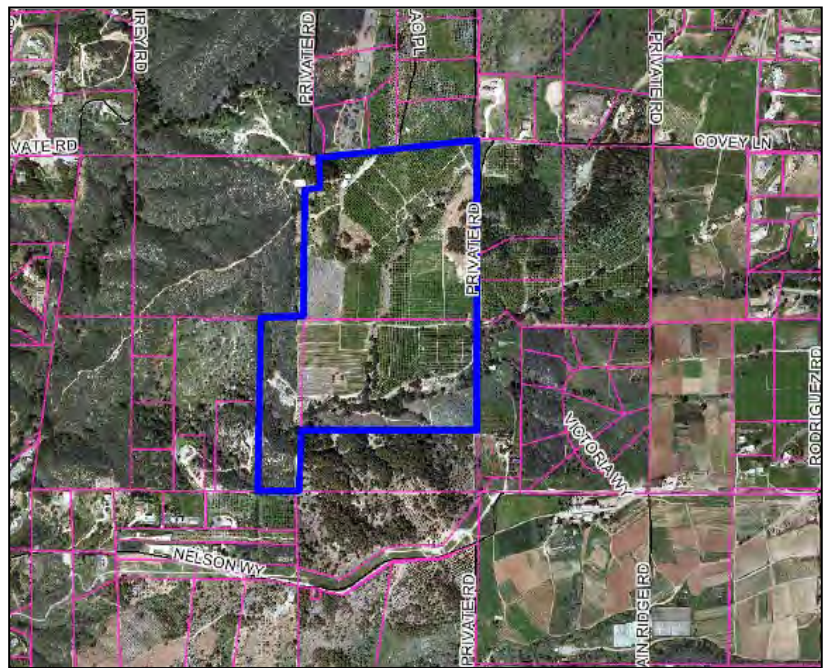
Land Use

General Plan

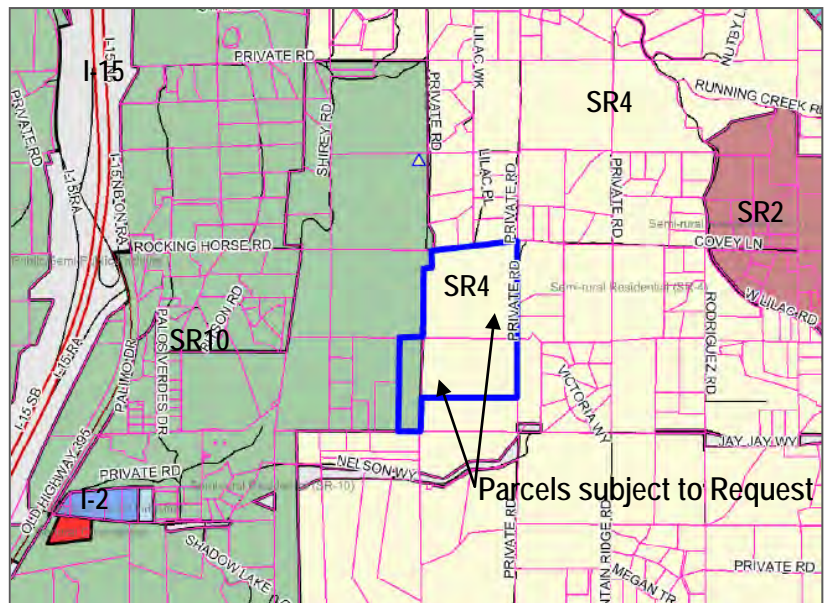
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	
Environmentally Superior	RL20

Zoning

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



Aerial

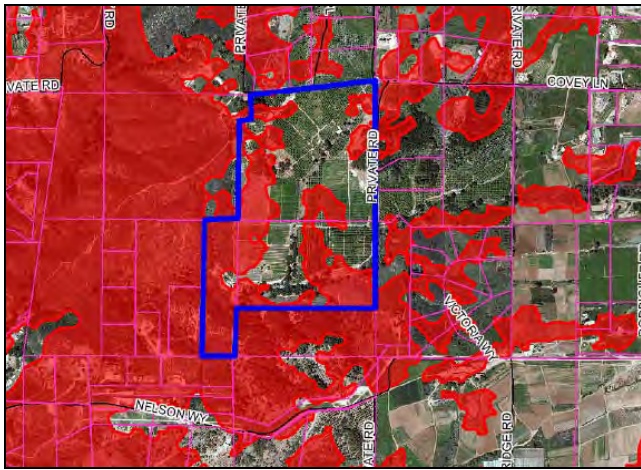


Adopted Aug 2011

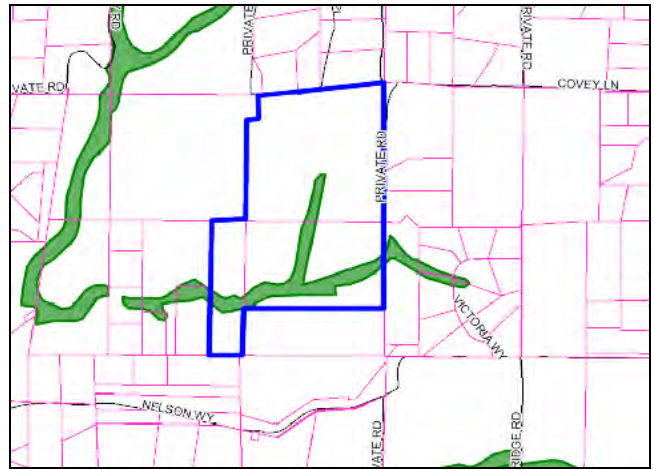
Discussion

This is a 2004 Residential Referral where a SR2 designation was applied to the two parcels. A SR2 designation would result in a spot designation that would likely require an additional area to also be redesignated SR2.

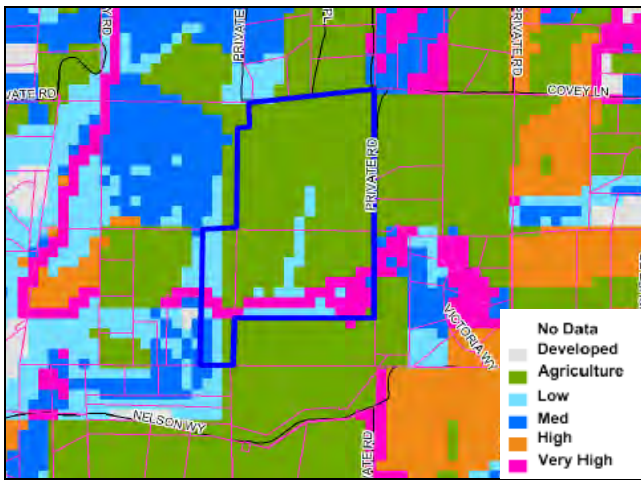
VC11 (cont.)



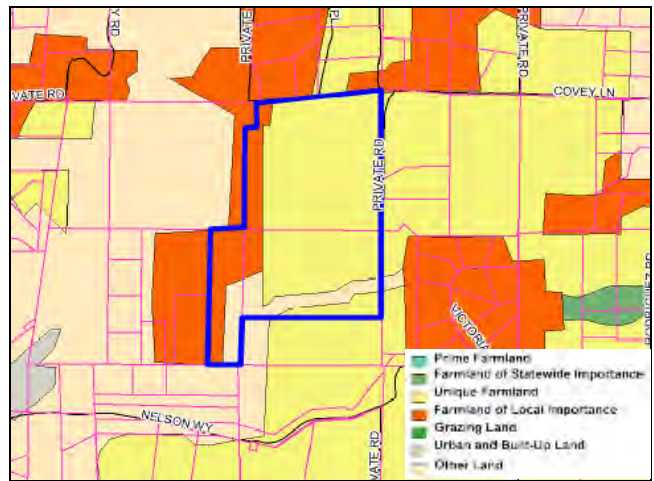
Steep Slope (Greater than 25%)



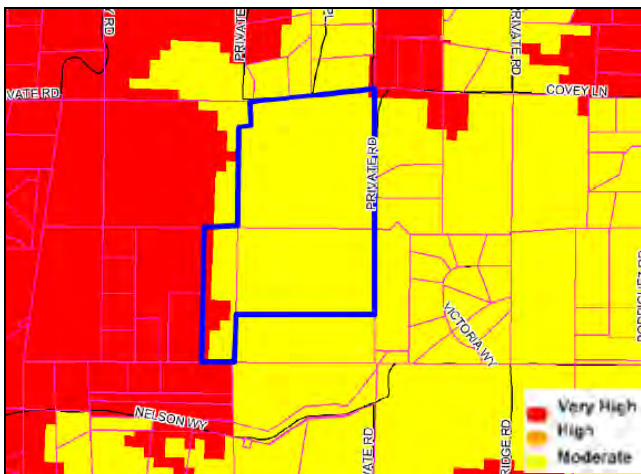
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC11 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 SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, approximately 2,415 additional acres would also need to be remapped as SR2. This would require additional environmental analysis to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,415 acres surrounding the property would need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

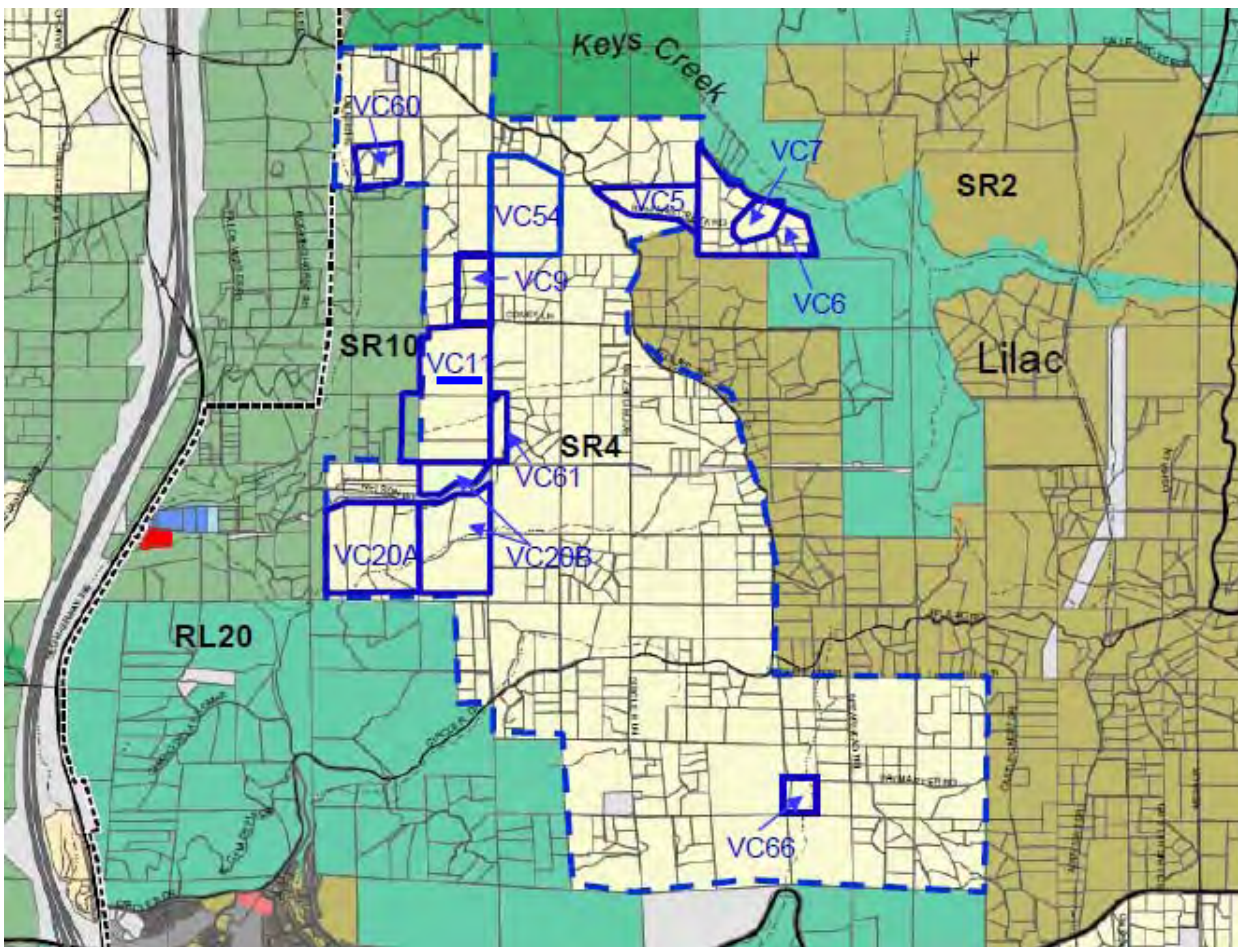


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

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Bill Horn, Chairman
San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

Devon Muto, Chief
San Diego County Department of Planning and Land Use
5201 Ruffin Road
San Diego, CA 92123

Re: APN's 129-300-16, 46, and 48 and APN 129-010-58
Valley Center Change Area VC11

Dear Chairman Horn and Mr. Muto,

I am writing on behalf of the owner of the above-mentioned parcels. These parcels together constitute 79 acres and are located south of Covey Lane in the Valley Center Area. This property was previously in the (17) Estate Plan Designation and the Estate Development Area Regional Category, and was zoned A70 with a permitted density of .5 dwelling units per acre and a minimum lot size of 2 acres. This property was previously considered at the Board of Supervisors when the Board Referral Map was assembled, and was a Specific Property Request presented to the Board at the November 10, 2010 hearing. This property is directly north of VC20A, directly south of VC9, and directly east of VC61.

The Board Referral Map designated the properties as Semi-Rural 2 (SR2) with a density of 1 dwelling unit per 2 acres with the exception of the panhandle. The staff recommended the subject property as SR4 with a density of 1 dwelling unit per 4 acres except for a 10 acre panhandle, which is recommended for 1 dwelling unit per 10 acres. The staff classified this request as a "Moderate" change, which was defined generally as a change which meets the objectives of the General Plan Update, but would require recirculation of the EIR.

The primary reason that staff has given for not supporting the SR2 on this property is that this would be a "spot designation" and, in order to grant this request, an extensive area to the east that is RS4 and would also have to change to RS2.

There are 7 other requests in this area to change from SR4 to SR2, all of which have been classified as "Moderate." As stated, the rationale for each of these is that it would be a "spot designation." However, taken as a whole, these requests involve 354 acres of which 328 acres are contiguous. The areas and their acreages are shown on Table 1, while the locations are shown on Figure 1. Thus these areas combined would not constitute a spot designation.

The following are reasons why we feel the SR2 would be appropriate.

1. The request would be consistent with the Board Referral Map. The Board of Supervisors designated this property as SR2 when the Board Referral Map was compiled.
2. The request would be consistent with the Guiding Principles of the General Plan. Staff has stated in their discussion of this request that it would be a "Moderate" change, meaning that the change

was in compliance with the Objectives of the General Plan, but was not recommended for approval because it would involve a recirculation of the General Plan Update EIR.

3. The requested change would result in no change to what existed under the previous General Plan Designation: This property was designated as (17) Estate on the previous General Plan. Since the average slope of the property is less than 25%, this Plan Designation would have permitted 2 acre parcels. The corresponding General Plan Update designation for (17) Estate is Semi-Rural Residential 2, and thus this request would not result in any increase in density over what the previous General Plan permitted.
4. Access to Transportation Facilities: One of the fundamental principles of "Smart Growth" is to concentrate development in areas where there is access to transportation facilities. Within one mile there are two Circulation Element Roads which lead to a Major Road and Boulevard and which lead to a full Freeway Interchange, with another interchange within 2 miles (See Figure 2). Additionally, there is a large area which lies east of West Lilac Road which is considerably farther from the Major Road, Boulevard, and Freeway than this property and is designated SR2.
5. There is access to other public facilities: This property is within the Valley Center Municipal Water District and is served by an 8 inch water line.

In addition, the property is served by the Deer Springs Fire Protection District, with the nearest fire station 2.77 miles away and a response time, traveling at 35 mph, of 4.75 minutes. The Safety Element of the General Plan requires a response time of 5 minutes for areas with a density of 1 dwelling unit per 2 acres.

6. A large majority of the subject property is used for agriculture and has limited biological resources: This property has been cultivated for many years and has only limited biological resources. According to the County GIS Vegetation Map, approximately 75% of the property is in Agriculture, 8% in Chaparral, 12% in Wetlands, and 5% in grasslands.
7. The two acre parcels requested will still be able to maintain agriculture. The County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources states on page 10 that:

In 1997, the Agricultural Commissioner issued a memo, discussing the commercial viability of agriculture on two acre lots, indicating that 671 citrus farms of two acres or less existed in the County. The memo concludes "the cost of land in the County makes it prohibitive to many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County." To date, the conclusions of this memo still apply; land costs have continued to rise, making the ability to farm small parcels vital to continued agricultural productivity in the County.

Thus, according to the County's Guidelines for Significance for Agricultural Resources, the increase in density requested should not impact the viability of agriculture on this property.

This property has been in this family's ownership for many years, during which time they have maintained an agricultural presence. They do not have plans to develop this property, but need the density to provide an equity base for the agricultural operations. We would appreciate your consideration of SR2 for this property.

If there are any questions, please call me at (760) 751-2691.

Sincerely,


James Chagala, Ph.D., Principal

Table 1

SPR Number	Acreage	Request	Adopted	Classification
VC20A	70	SR2	SR4	Moderate
VC20B	93.39	RS2	RS4	Moderate
VC11	79.1	RS2	RS4	Moderate
VC9	20.1	RS2	RS4	Moderate
VC54	55.8	SR2	SR4	Moderate
VC60	16.9	SR2	SR4	Moderate
VC61	9.5	SR2	SR4	Moderate
VC66	9.6	SR2	SR4	Moderate
Total Acreage	354.39			
Contiguous Acreage	327.89			

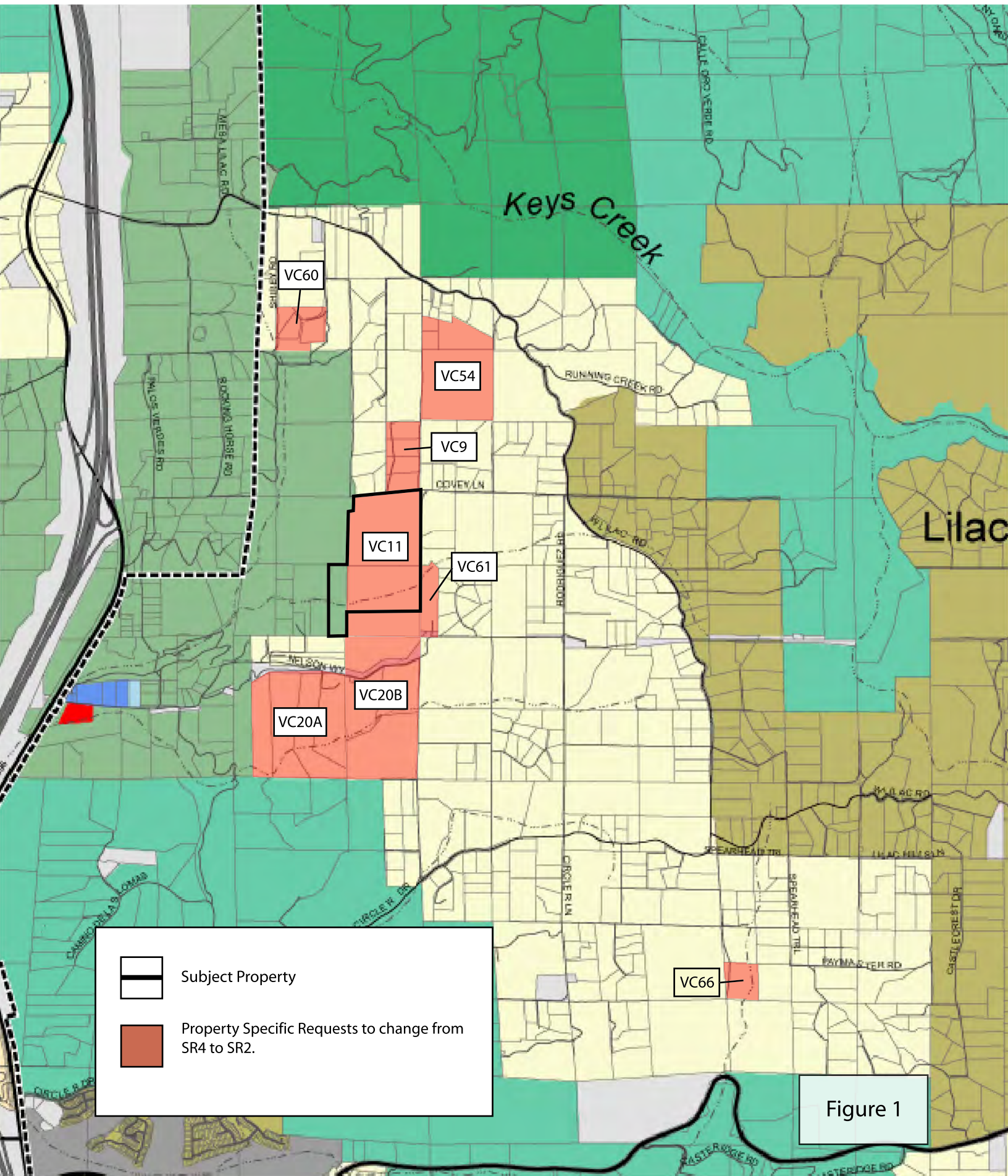
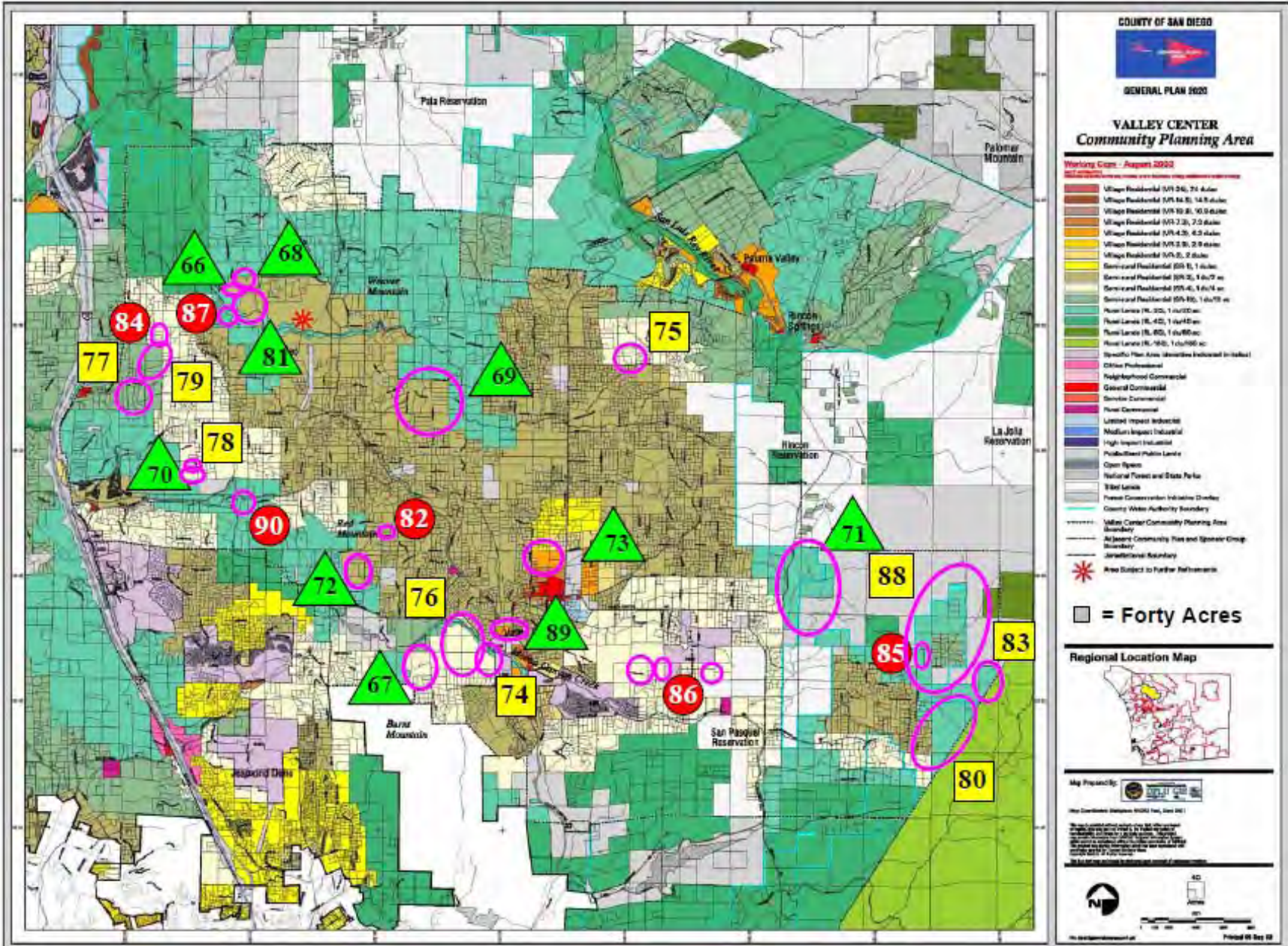


Figure 1

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVOWICK LLC and Jennifer Hom)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Semi-Rural category <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> ▪ Active case (TPM 20685) ▪ Consistent with adjacent development pattern ▪ Access and infrastructure available
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 79 acres total ▪ Rural Lands <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <p>Only 2% of parcels contain slopes >25%</p> <ul style="list-style-type: none"> ▪ Majority of parcels in vicinity <20 acres in size ▪ 75% of parcels in active agricultural use
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> ▪ 250 acres ▪ Rural Lands <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Slopes of >25% located in northern portion of parcel ▪ Potential "edge effects" to adjacent sensitive habitats from residential development ▪ 1 du/4 acres not consistent with Rural Lands ▪ Adjacent to large undeveloped area ▪ Deficient infrastructure and services warrant Rural Lands designation



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
78	<p><i>Hadley Johnson</i> (representing <i>AVONWICK LLC and</i> <i>Jennifer Hom</i>)</p> <p>Inside CWA boundary. South of Circle R Drive and west of Circle R Lane in western portion of planning area. Pipelined TPM.</p> <ul style="list-style-type: none"> • 12.03 acres • Existing General Plan: 1 du/2.4 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> None</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</i> <ul style="list-style-type: none"> · Consistent with existing parcelization in the area · Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> <ul style="list-style-type: none"> · Provides a transition of densities and assists in facilitating a more coherent development pattern compatible with site constraints · Requested density would create an isolated pocket of 1 du/2 acres in a larger area designated as 1 du/4 acres
79	<p><i>Jim Chagala</i> (representing <i>Pardee</i>)</p> <p>Inside CWA boundary. Between Covey Lane and Nelson Way, western portion of planning area.</p> <ul style="list-style-type: none"> • 79 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/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Compromise recommendation is consistent with existing parcelization in the area · Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern

78 Hadley Johnson (representing Avonwick LLC and Jennifer Hom)December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/4 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:

Semi-Rural: 1 du/4 acres

Key Objectives:

- Develop an internally consistent general plan
- Create a model for community development

Rationale for April 2004 WC:

The referral request would introduce an isolated pocket of 1 du/2 acres within a larger area designated 1 du/4 acres. The density recommended by staff reflects existing parcelization in the adjacent areas located to the north and east and provides a transition between adjacent semi-rural areas designated at 1 du/2 acres. Community character in the area could be affected if the operating capacity of the road were increased to allow more traffic on the local road network. Levels of service based on the existing General Plan indicate that Old Castle Road operates at an LOS E. Old Castle Road provides access to the referral area and is currently constructed with two lanes.

79 Jim Chagala (representing Pardee)December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:Semi-Rural: 1 du/4 acres
Semi-Rural: 1 du/10 acresKey Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

The semi-rural designations reflect the characteristics of the property. The two larger contiguous parcels (1 du/4 acres) contain active agriculture and are traversed by riparian drainage areas. The recommended density is also consistent with the development pattern in the adjoining areas. The smaller western parcel (1 du/10 acres) is constrained by slopes (greater than 25 percent) and contains some active agriculture. A riparian drainage area bisects the parcel.

VC15 [2004 Referral # 80]

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR10
Requested by: James Chagala	
Community Recommendation	RL40
Opposition Expected ¹	Yes
Spot Designation/Zone	No
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:

Paradise Mountain Ranch LLC

Size:

244 acres

3 parcels

Location/Description:

Eastern edge of community planning area off of Sierra Verde Road, which is accessed by Paradise Mountain 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

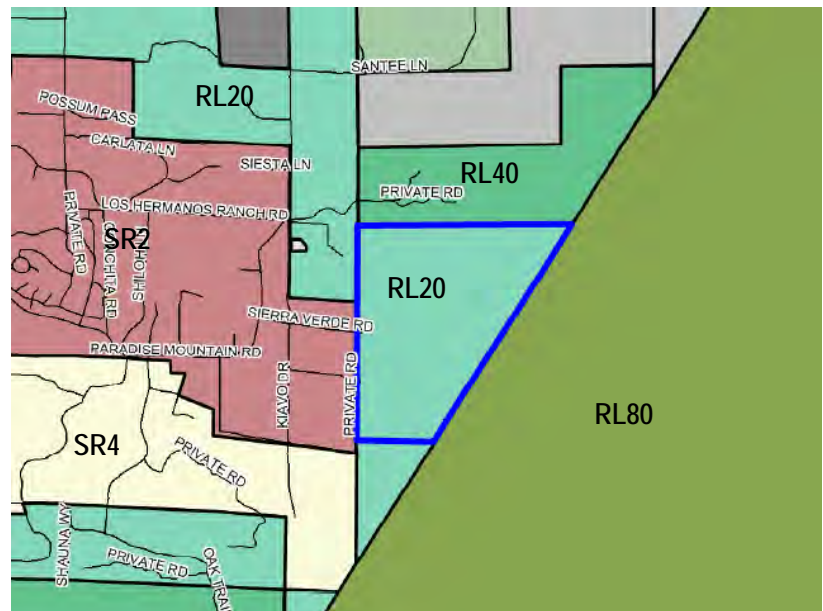
Land Use

General Plan

Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	RL40
<i>Zoning</i>	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

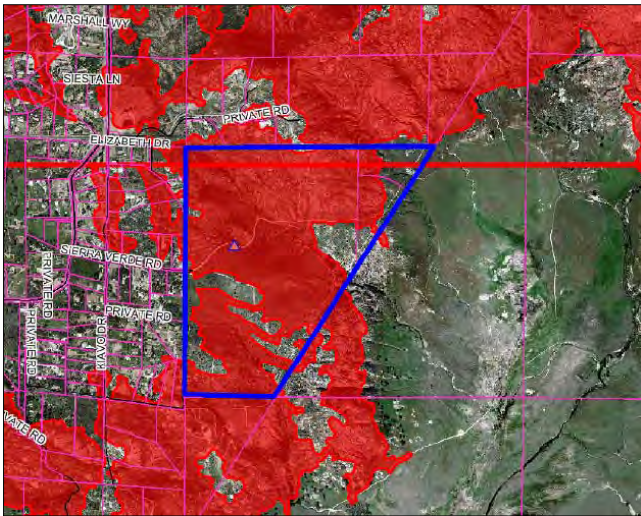


Adopted Aug 2011

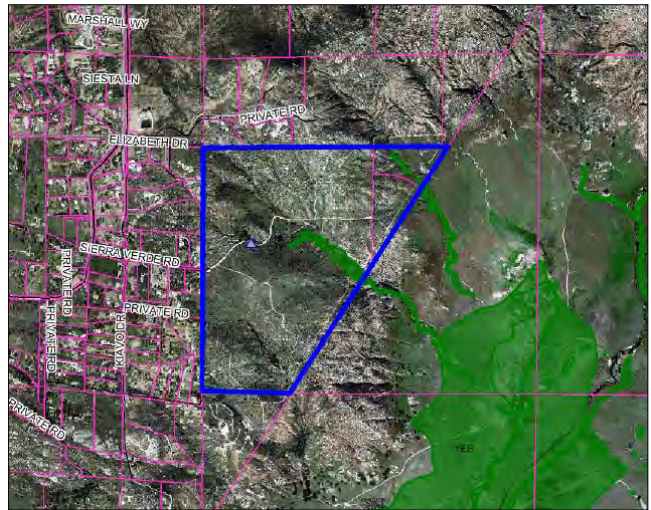
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. Property is located off Sierra Verde Road, which is accessible from Paradise Mountain Road, three miles from Lake Wohlford Road. Since both Paradise Mountain and Sierra Verde Roads are dead-end roads, this far exceeds the dead-end road requirements.

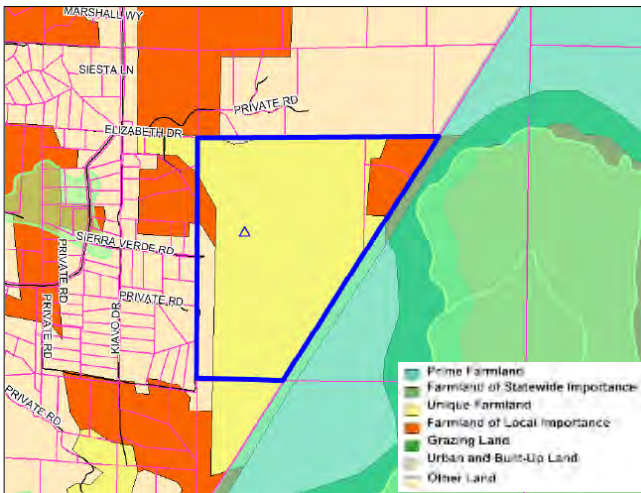
VC15 (cont.)



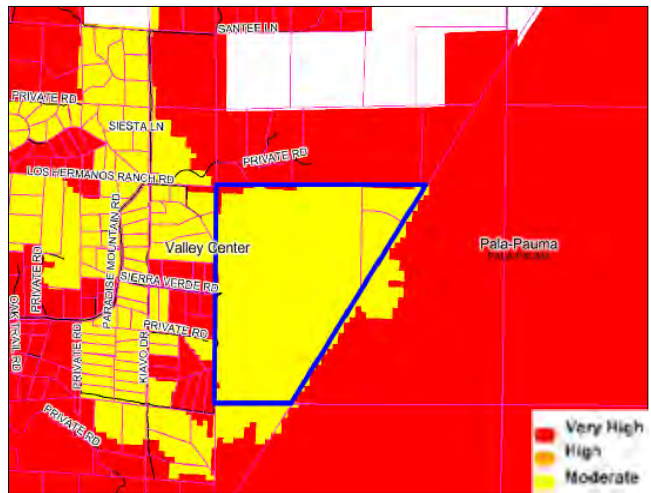
Steep Slope (Greater than 25%)



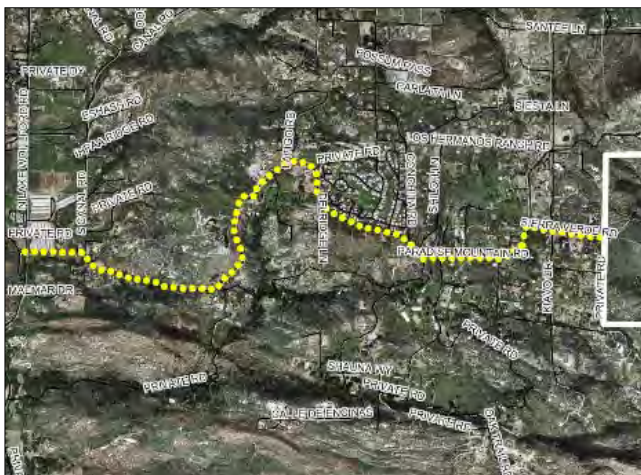
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Dead-end Road Length

VC15 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

- The County Consolidated Fire Code Dead-End Road regulations would preclude further subdivision of this parcel. Therefore, the request to increase the allowable density with a SR10 designation would still not result in additional subdivision potential due to the restrictions imposed by the County Consolidated Fire Code. Since the requested density would not be achievable, the request is not consistent with Policy LU-1.9, Achievement of Planned Densities, which is intended to apply densities that can be achieved.
- 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.

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 the 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 a Rural Lands designation would require reconsideration.
- Revisions would be necessary when assigning land use designations in areas without adequate access in times of emergencies.

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.

JAMES CHAGALA & ASSOCIATES
LAND USE PLANNING CONSULTANTS

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Escondido, CA 92026
www.chagala.com

(760)751-2691
(760)751-2487 fax
planning@chagala.com

September 27, 2011

Bill Horn, Chairman
San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

Re: Property Specific Request
APN's 191-180-5, 7, & 8
Paradise Mountain Ranch/Harlan Beck
Board Referral-- #80
Valley Center Change Area VC15

Dear Chairman Horn:

This correspondence is in relation to the above mentioned parcels and the General Plan Update. There have been two previous letters submitted to DPLU staff in addition to a letter submitted to Chairman Horn's Office. Additionally this property was discussed during the Board of Supervisors' Hearings where the Referral Map was created, and was presented to the Board at the November, 2011 Hearing on the General Plan Update.

Background:

The parcels in question comprise an ownership of 250 acres and are shown on Figure1. The property is located 1,320 feet east of Paradise Mountain Road in the Eastern Valley Center Area. This property was previously in the (18) Multiple Rural Use Plan Designation and the Estate Development Area Regional Category. It was zoned A70 with a permitted density of .25 dwelling units per acre and a minimum lot size of 4 acres. This property was designated Semi-Rural 10 (SR10) at the hearing when the Board Referral Map was created.

On August 3, 2011, the Board applied the RL20 Plan Designation to this property. For the reasons cited below we would request that this property be changed to SR10 in accordance with the action the Board took when they created the Board Referral Map.

The staff recommended that this property be designated as RL20, and advised the Board that the change to SR10 would be a "Major" change. Since the request was not classified as a "Minor" change, the Board adopted the RL20 without specific discussion of this property. As you are aware, on August 3, 2011, the Board directed that a Workshop be held on November 9, 2011 to further discuss the Property Specific Requests.

In the material presented to the Board of Supervisors for the April 2011 Hearing, staff recommended that this request be considered a "Major" change based upon the property having steep slopes, sensitive biological resources, and limited habitat. Since that time, staff has also indicated that their recommendation was also based on non-conformance with the Guiding Principles of the General Plan Update. Below is our response to the staff concerns.

1. Steep Slope: The slope information on this property presented to the Board of Supervisors by staff showed that about 80% of the property is in excess of 25%. However, there was a major subdivision filed on this property in 2007. As part of that application, the topography was flown under the supervision of a registered civil engineer and the results were shown on the RPO Slope Map, required as part of the Tentative Map Application. I have enclosed a copy of that map (Figure 2) with this correspondence. The details of this map at the scale provided are not legible, but the legend is clear, and indicates that 31.3% of the property, or 78.21 acres, was in excess of 25% slope using a 5 foot contour interval.

Therefore 68.7% or 171.79 acres of this property is under 25% slope. Thus there is substantially less steep slope than was shown on the map presented to the Board by staff. I am aware that this is because the GIS map employed by staff uses 40 foot contour intervals, but there is no question that the 5 foot intervals will yield a more accurate slope measurement. To Mr. Beck this is an extremely important decision and it should be based on the most accurate information available.

We don't feel the RS10 is out of line with the actual slope, especially considering the density of the property adjacent to the west. Additionally, the SR10 is a slope dependent designation and the density yield would be reduced to account for steeper areas.

2. Sensitive Biological Resources and Limited Habitat: This property has historically been in agriculture and is disturbed. Much of the agriculture has been abandoned, although there are still over 700 avocado trees and an irrigation system on site. The Draft North County MSCP Habitat Evaluation Model shows this property as "Intensive Agriculture" and the Draft North County MSCP Vegetation Map shows it as "Urban/Disturbed Habitat/Agriculture." Even if there were resources or habitat on this property, the density of 1 dwelling per 10 acres being requested would provide enough area to preserve resources that may exist.

Guiding Principles

The Staff has indicated that, in their opinion, this change would not be consistent with Guiding Principles 2 and 5. Below are these Principles and why we believe this request would be consistent with those principles.

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

This property is within the Valley Center Municipal Water District and infrastructure exists at the site. In addition, it is 1900 feet via private easement road from Paradise Mountain Road, which was shown on the previous Circulation Element and the newly adopted Mobility Element as a Light Collector. Finally, it is within the Valley Center Fire Protection District, with the main station for this district approximately 8 miles to the west. At an average speed of 35 mph, the response time to this property would be 13.7 minutes, which is far less than the 20 minute response time required by the Safety Element for densities of 1 dwelling per 10 acres.

Also, this is not an isolated area of new growth, since there is considerable development existing in the area directly to the west which is designated as SR2 (See Figure 3). In addition, within 2 miles to the west are 345 parcels, of which 294 or 85.2% are less than 8 acres in size (See Figure 4).

The Community Development Model, described as part of the Land Use Framework found on page 3-6 of the General Plan indicates that:

*"... The Community Development Model directs the highest intensities and greatest mix of uses to **Village** areas, while directing lower-intensity uses, such as estate-style residential lots and agricultural operations, to **Semi-Rural** areas. The Semi-Rural category may effectively serve as an edge to the Village as well as a transition to the lowest-density category, **Rural Lands**, which represents large open space areas, where only limited development may occur."*

This property better fits the Semi-Rural category because it has historically been in agriculture, and not open space, and with the SR2 area to the west, serves as a transition to the Rural Lands found to the east.

This property is ideally suited for small parcel agriculture. It has a history of agriculture, has imported water available, has an existing irrigation system, and also has high quality groundwater. This property would seem to fit well within the description of Semi-Rural Lands.

Also the graphic description on Page 2-9 of the General Plan describes the Community Development Model as one that will

"Gradually reduce land use intensity from the central core to the edge of the community."

As previously stated, the area to the west which borders this property has an SR2 Designation. The present plan thus goes directly from SR2 to RL 20. This is not a gradual reduction in land use intensity that the Community Development Model calls for, but one that is quite abrupt. Therefore the requested SR10 is more consistent with the Community Development Model than the RL20 that was adopted for this property. In addition, the SR10 would provide a buffer between the SR2 proposed to the west and the lower densities proposed to the east.

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

At a density of 1 dwelling unit per 10 acres on a site that has 31.3% of its area in slopes over 25% there will be more than enough area to work around physical constraints and natural hazards. The staff has concerns about Paradise Mountain Road being a dead end street and thus being a fire hazard.

First, the Fire Threat Map within the Safety Element of the adopted General Plan shows this property and much of the area to the west as "No Threat."

Second, Mr. Beck is aware that should he decide to develop this property at some point in time, this development could not take place without a secondary access. Therefore the property will either not be developed or will need to establish a secondary access. The staff made the assumption that secondary access could not be obtained, and this was a primary reason for constraining the density. However this is not a static situation, but one that could change over time, especially with the development potential of the property to the west. This type of conclusion should be made at the subdivision stage with Mr. Beck's consultants and engineers having an opportunity to research the issue and to work with the staff to formulate a solution.

Third, there are an extensive number of homes and vacant lots adjacent to the west which are in exactly the same situation regarding the road as Mr. Beck's property, and they have been designated SR2. Several properties can be further subdivided and are dependent on the same road for the same distance. The question is why Mr. Beck's request for a density of 1 dwelling unit per 10 acres was considered a natural hazard, but not for his neighbors to the west who have a designation with a density of 1 dwelling unit per 2 acres.

Finally, if Mr. Beck were to obtain secondary access, it could create a safer situation for the existing homes in this area which have the same access, thereby benefiting the entire area.

Other Guiding Principles

1. Support a reasonable share of projected regional population growth.

This request would provide for the potential of approximately 12 more residences.

3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

Part of the character of Valley Center is that it is a rural community with agriculture and horses surrounding 2 more intensively developed nodes. This property, if and when it was developed would support, even after development, agriculture and equestrian uses which would be in compliance with the existing character of Valley Center.

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

As previously stated, this property has historically been in agriculture. The Draft North County MSCP Habitat Evaluation Model shows this property as "Intensive Agriculture" and the Draft North County MSCP Vegetation Map shows it as "Urban/Disturbed Habitat/Agriculture." Even if there were resources or habitat on this property, with a density of 1 dwelling per 10 acres, there would be more than enough area to preserve any natural resources and habitats that may be there.

6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.

If and when this property is developed, it will pay into the TIF fee for the Regional Network, possibly improve portions of Paradise Mountain Road, a Mobility Element Road, and also provide a secondary access to this area. This access will provide for protection of the existing homes to the west as well as development of this property.

7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.

This property is more likely to return to agriculture if it is in smaller parcels. As such there will be more plants that absorb carbon dioxide. Additionally, the size of the parcels is beyond the gentleman farmer, and more towards the full-time farmer. As such, many of the owners may work on the properties themselves, as opposed to having a job elsewhere.

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

The 2010 Crop Statistics & Annual Report published by the County of San Diego Department of Agriculture, Weights and Measures indicates that

"68% of the farms in San Diego County are 1-9 acres and the median farm size is only 4 acres!"

As such, the density being requested would result in parcels being larger than the majority of farms in San Diego County. In addition, there are significant groundwater resources on this property which would help to ensure that agriculture could be conducted profitably.

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

Public infrastructure and services already exist to this area and would be adequate to support development of this project at the requested density if and when that were to occur.

10. Recognize community and stakeholder interests while striving for consensus

This guiding principle is more applicable to community and regional decisions versus a single property with the potential for 24 dwelling units.

Other Issues:

Proximity to Rancho Guejito: Staff, at one point, raised concerns about the proximity of this land to Rancho Guejito. We do not feel that this should be a consideration in placing a density on this property.

- a. Rancho Guejito is a private holding. The owners have not entered into any kind of agreement to have their ranch placed in a preserve or public park. It is very unfair to have the density of the subject property reduced based on speculation as to what might happen on the adjacent property sometime in the future.
- b. The request is SR10 with a density of 1 dwelling unit per 10 acres. Surely this density would provide sufficient protection for the adjacent property in the event that at some point in the future it would become some sort of preserve.
- c. If the owners were to develop Rancho Guejito there would likely be large tracts of open space preserved. However, it is not known where the open space would be located and what parts would be developed. Mr. Beck could find himself having his property devalued to provide a buffer for adjacent development instead of open space.

As stated earlier we would ask the Board to designate this property SR10.

If there are any questions, please call me at (760) 751-2691.

Sincerely,



James Chagala, Ph.D.
Principal

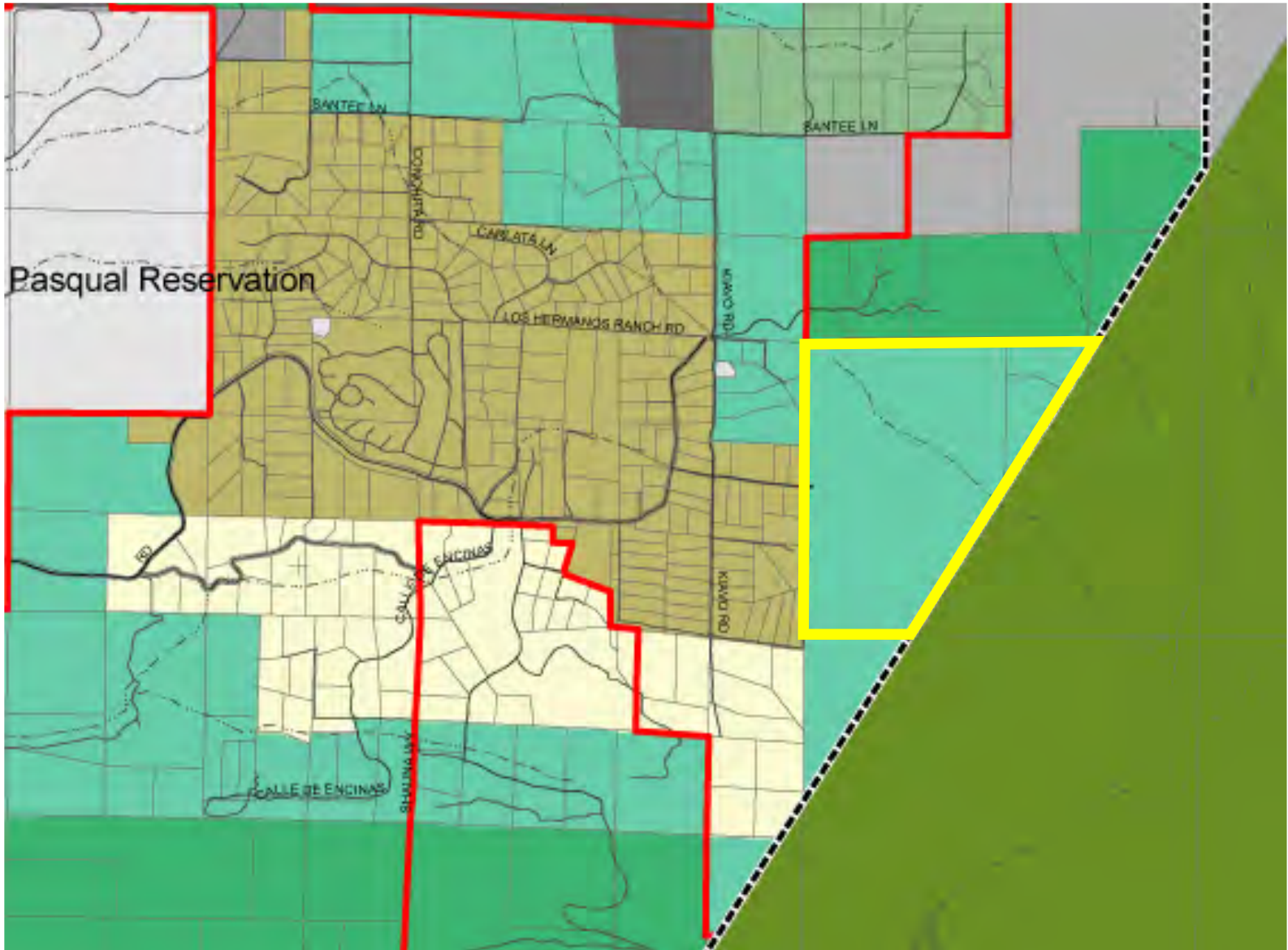


Figure 1

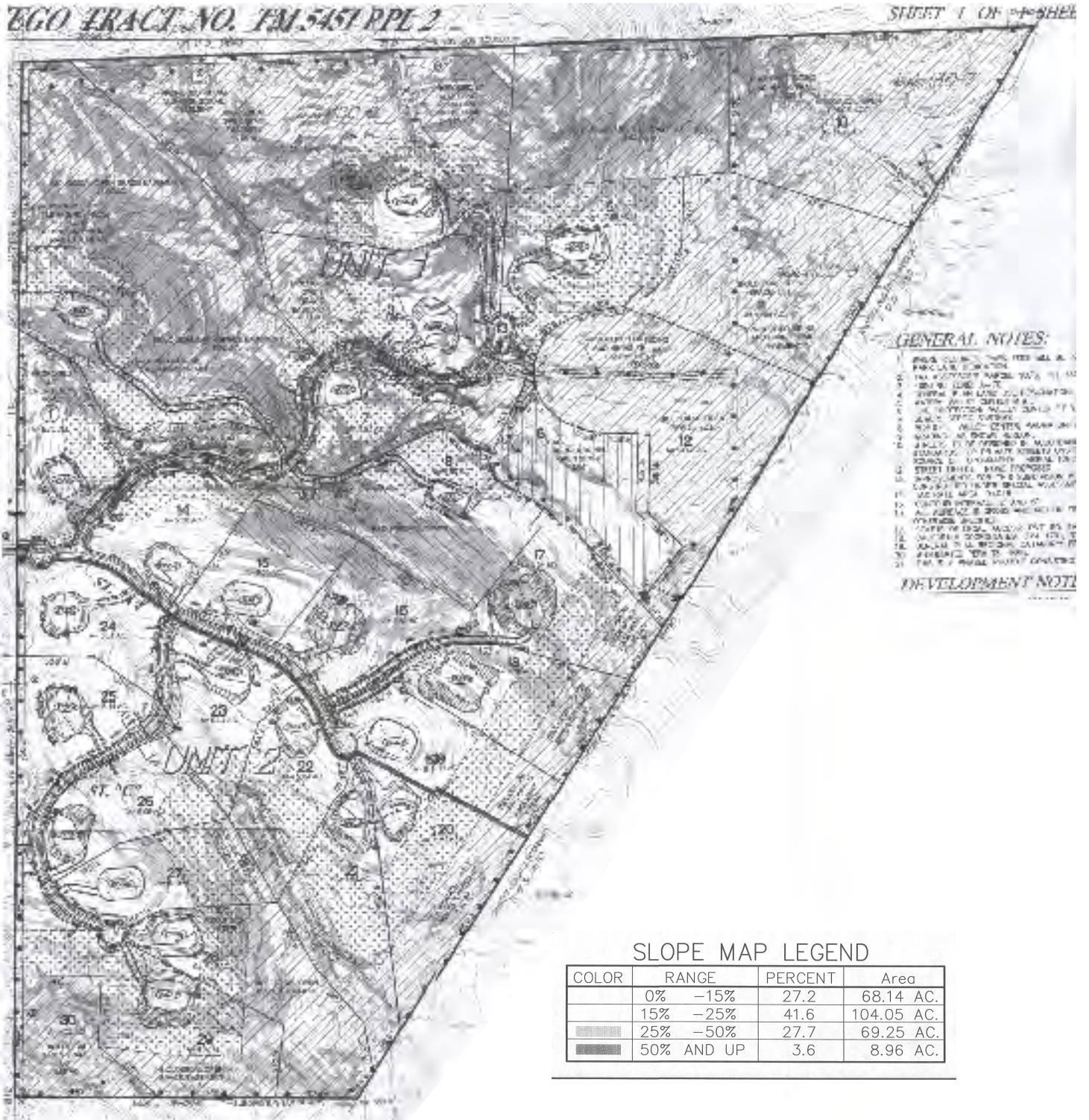


Figure 2



Figure 3

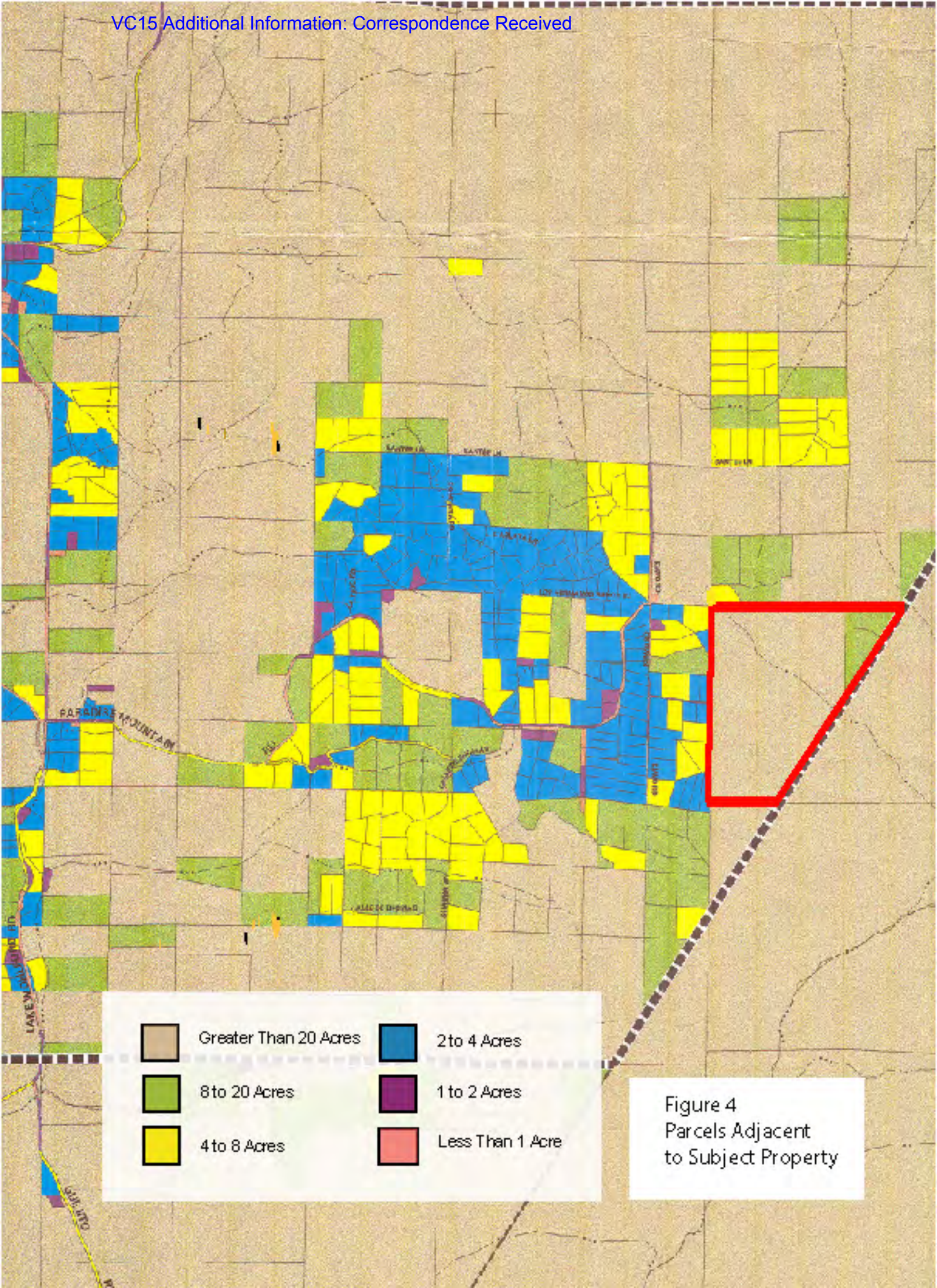


Figure 4
Parcels Adjacent
to Subject Property

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
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GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



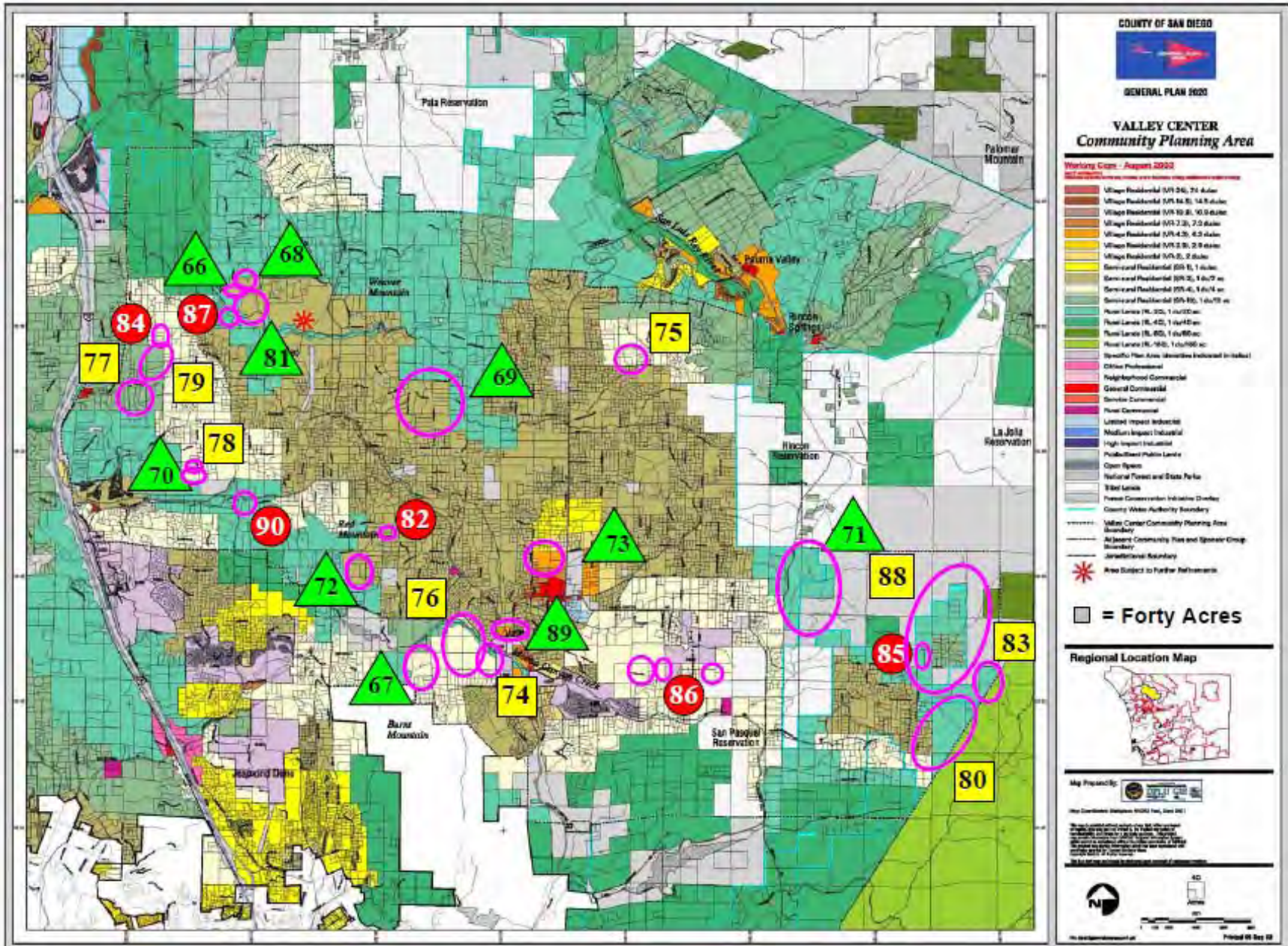
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

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

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
80	<p><i>Bill Fisher</i></p> <p>Inside CWA boundary. Adjacent to Gueijito Ranch, Paradise Mountain area.</p> <ul style="list-style-type: none"> • 250 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> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/10 acres</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and Regional Land Use Distribution Map</i> • <i>Reduce public costs</i> <ul style="list-style-type: none"> · Referral request would extend Semi-Rural densities further east in the Paradise Mountain area requiring increased public services · Deficient infrastructure and public safety concerns support Rural Lands designation • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Located within a remote area of eastern Valley Center with limited road access · Abuts the Rancho Guejitio (potential edge effects from residential development) • <i>Create a model for community development – requested Semi-Rural density would spread growth into an area that is designated Rural Lands</i>

80	Bill 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/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 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 • Create a model for community development 		<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 a potential compromise of 1 du/20 acres. The referral area is located in the eastern Paradise Mountain area of Valley Center. Because ingress and egress into the area is limited, from a public safety standpoint, staff does not support the continuation of current general plan densities. The public cost of providing public infrastructure to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The requested residential density could result in negative "edge effects" given the proximity of residential development to the sensitive biological resources found within the Rancho Guejito property ownership. The Rural Lands designation meets the land use framework and planning concepts for GP2020.	
81	Louis Wolfsheimer (Rancho Lilac)			
	<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	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres
82	Todd Ruth			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres

VC17 [2004 Referral # 86]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: None [2004 Referral]	
Community Recommendation	SR4
Opposition Expected ¹	Yes
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:

Lynch Family Exemption Trust (2 parcels)
Malek Mansour Trust/Dale & Lyndis Webb (1 parcel)

Size:

83.4 acres
3 parcels

Location/Description:

Three non-contiguous parcels accessible via Cool Water Ranch Road and Matthew Road; Inside CWA boundary

Prevalence of Constraints (See following page):

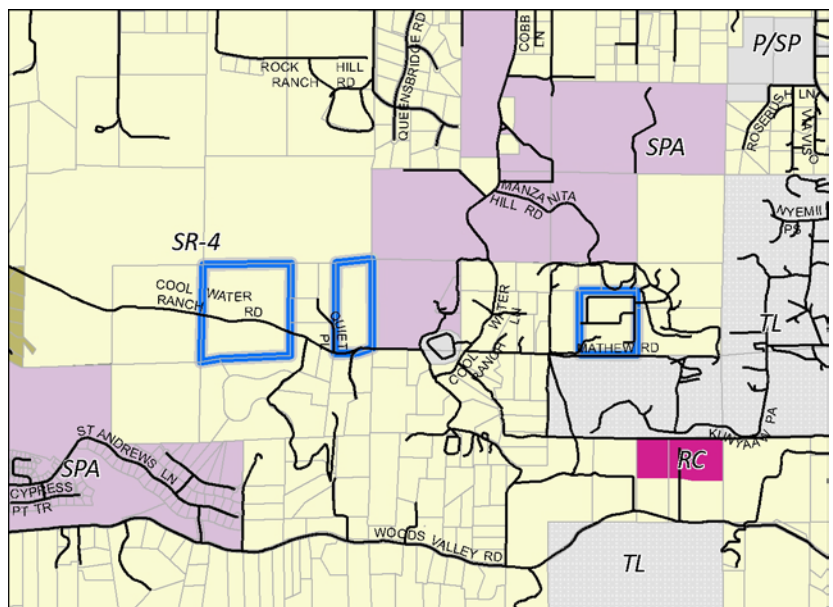
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

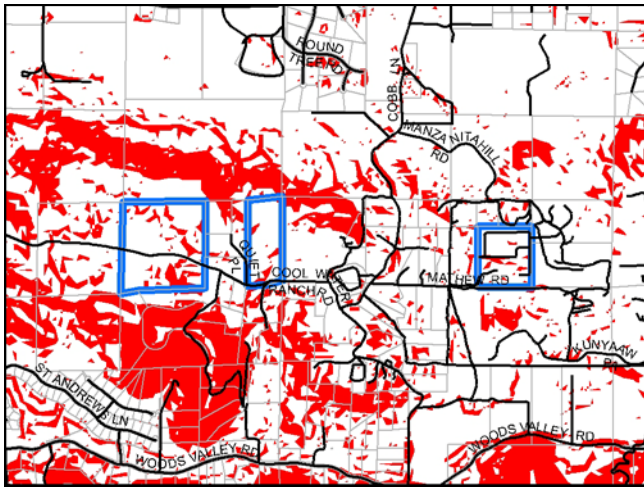


Adopted Aug 2011

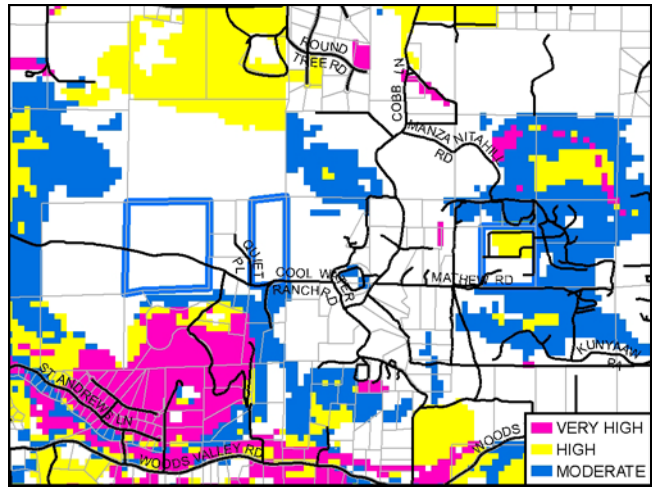
Discussion

This property is a 2004 Residential Referral that the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map; however, the Board adopted a SR4 on August 3, 2011. This property did not come up in testimony during the 2010 Board hearings. The SR2 density would result in a spot designation within an expansive area designated SR4. Changing the potential parcelization of this area from four to two acres would have an effect of the character of this rural agricultural area and would most likely result in an additional 600 acres also being redesignated at SR2. The potential for a significant amount of development at this greater density would increase the potential of encroachment of incompatible land uses to the agricultural activities in the area.

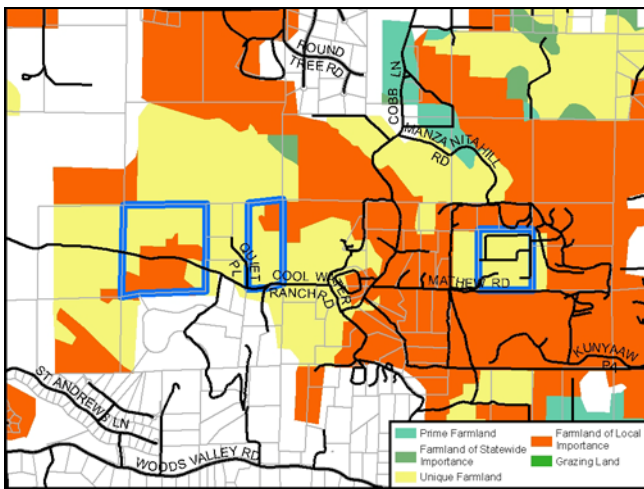
VC17 (cont.)



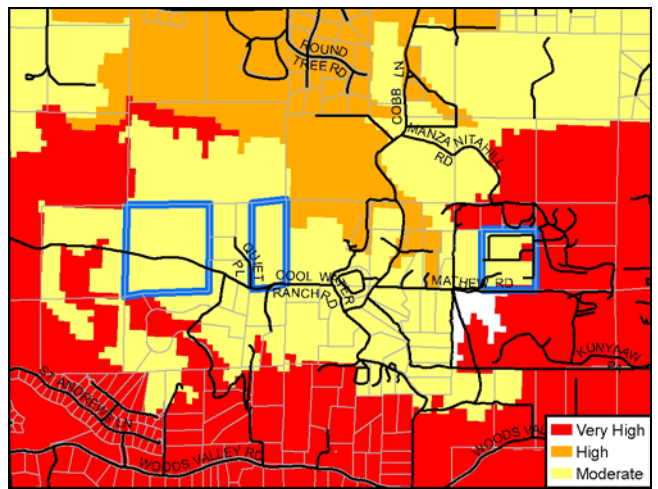
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC17 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 SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, an additional area would also need to be remapped as SR2. This would require additional environmental documentation in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, approximately 500 additional acres of land surrounding the property will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

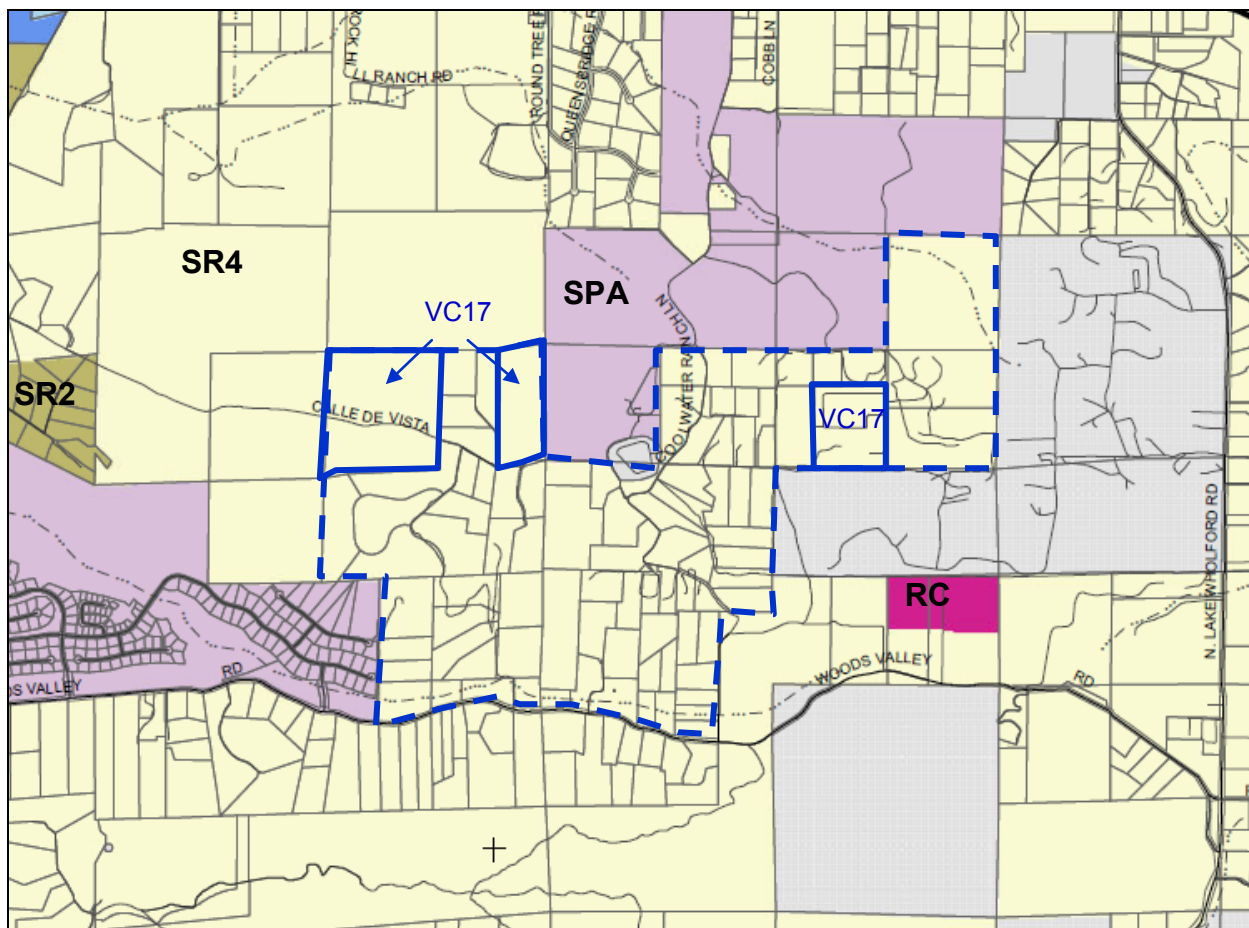
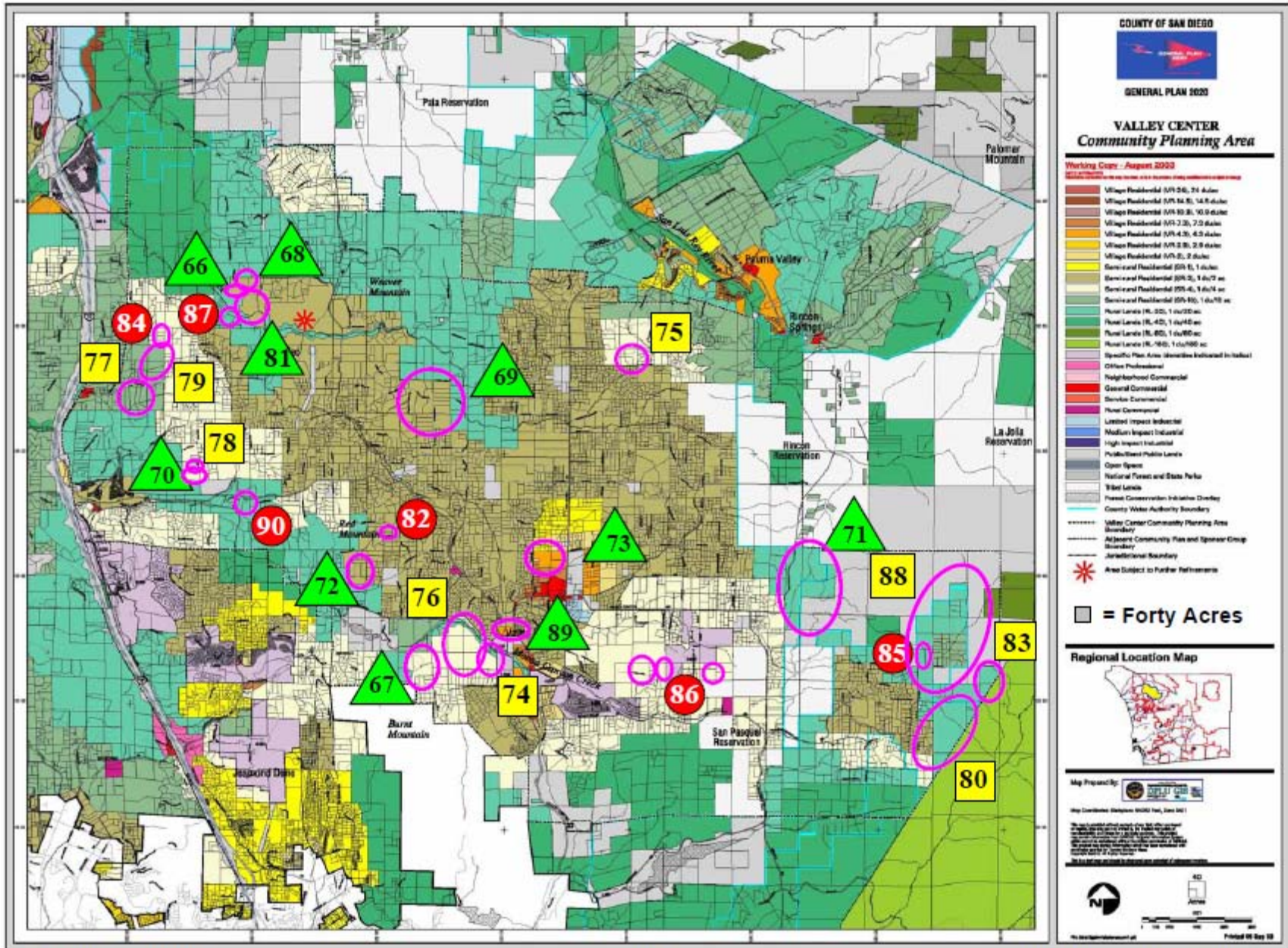


Figure 1: Property Specific Request —— Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
85	<p><i>Michelle Chiaro</i></p> <p>Located in the Hellhole Canyon Preserve area, on the northern portion of Kiavo Rd.</p> <ul style="list-style-type: none"> ▪ 19.92 acres ▪ Rural Lands category <p>APN: 189-080-32</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 4 acres or 1 du/ 10 acres	1 du/ 4 acres	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> ▪ >25% slope located on property ▪ Riparian area ▪ Natural Upland Habitat, high density development could impact unique and critical biological resources ▪ 1 du/4 or 10 acres is not appropriate for the Rural Lands category
86	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located between Valley Center Rd and Woods Valley Rd, west of Live Oak Ranch</p> <ul style="list-style-type: none"> ▪ 63.44 acres ▪ Semi-Rural category <p>APNs: 189-021-06 189-021-10</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	1 du/4 acres (specific to properties east of Woods Valley Ranch)	<p>DISAGREE - Retain 1 du/4 acres</p> <ul style="list-style-type: none"> ▪ Existing parcelization in the area ranges from 4 acres to 20 acres in size. ▪ Semi-Rural density of 1 du/ 4 acres provides a transition of densities between the 1 du/2 acres in the north of Vesper Road and the higher residential densities in the Village areas. ▪ 1 du/4 acres provides a buffer between the higher densities approved for the Woods Valley Ranch and Live Oak Ranch Specific Plan Areas located to the west and east (respectively) of the subject parcels



VALLEY CENTER

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
86	<p><i>Thure Stedt</i> (representing <i>Stewart Lynch</i>)</p> <p>Inside CWA boundary. Between Woods Valley and Valley Center Roads, west of Live Oak Ranch.</p> <ul style="list-style-type: none"> • 63.44 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> DISAGREE with referral Retain Semi-Rural: <u>1 du/4 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 GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map - Consistent with adjacent development patterns - Provides a logical transition between Village densities to the west and Rural Lands densities to the south • <i>Create a model for community development</i> <ul style="list-style-type: none"> - Referral would produce an isolated pocket of 1 du/2 acres densities in an area designated 1 du/4 acres - Referral request is not consistent with parcelization in the surrounding area, which ranges from 4 to 20-acres in size - Semi-Rural density of 1 du/4 acres provides a buffer between approved higher densities for Woods Valley Ranch (0.62 du/acre) and Live Oak Ranch (0.46) located to the west and east respectively

85	Michelle Chiaro and Ron Andes			
	<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/4 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 • Assign densities based on characteristics of the land • Create a model for community development 		<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. The referral area is located in the southern portion of the Upper Hellhole Canyon area. Although road access and most public infrastructure are available, the public cost of extending Semi-Rural densities into this area cannot be justified. This area is geographically removed from the established Village areas. Emergency response times in this area are low. Permitting existing general plan densities into this relatively remote area will continue the extension of residential growth in close proximity to environmentally sensitive areas. The northern portion of the parcel contains slopes that are greater than 25 percent and the parcel is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.	
86	Thure Stedt (representing Stewart Lynch)			
	<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"> • Develop an internally consistent general plan • Create a model for community development 		<u>Rationale for April 2004 WC:</u> The requested density would introduce an isolated picket of 1 du/2 acres within a larger area designated as Semi-Rural (1 du/4 acres). The staff recommended density would allow a logical transition of residential densities and maintain the separation between two adjacent Specific Planning Areas and the northern and southern village nodes that is desired by the community.	

VC20-A [2003 Referral #77]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Mike Fahr, Jim Chagala	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

1 – Valley Center CPG minutes January 31, 2011

2 – Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Rancho Catalina LLC

Size:

76.0 acres

4 parcels

Location/Description:

Along Nelson Way in western portion of community planning area

Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

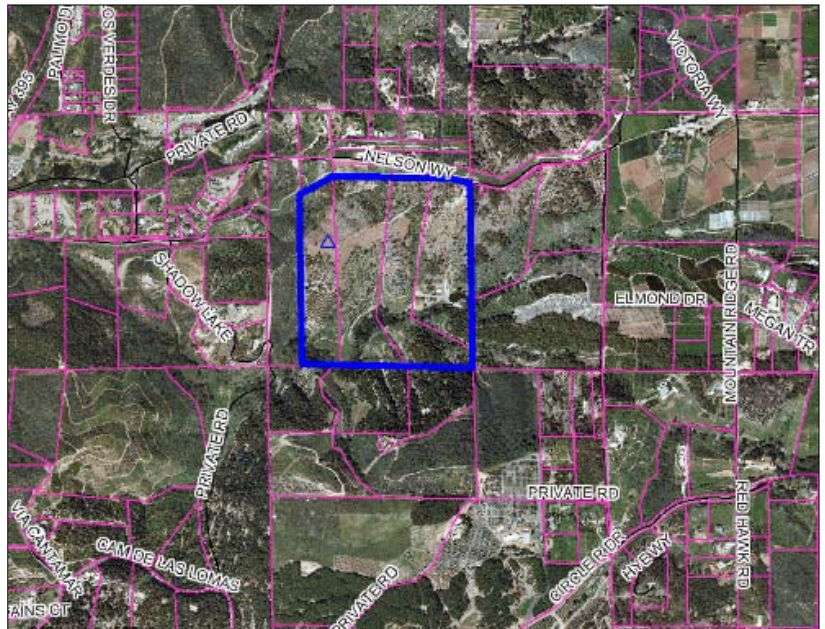
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

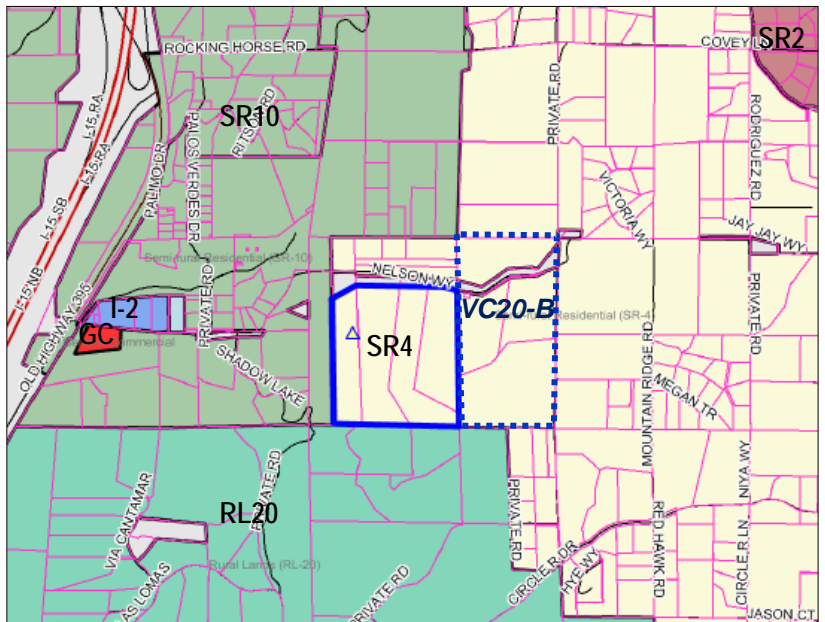
General Plan

Scenario	Designation
Former GP	1 du/2.4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	SR10
Environmentally Superior	RL20

<i>Zoning</i>	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

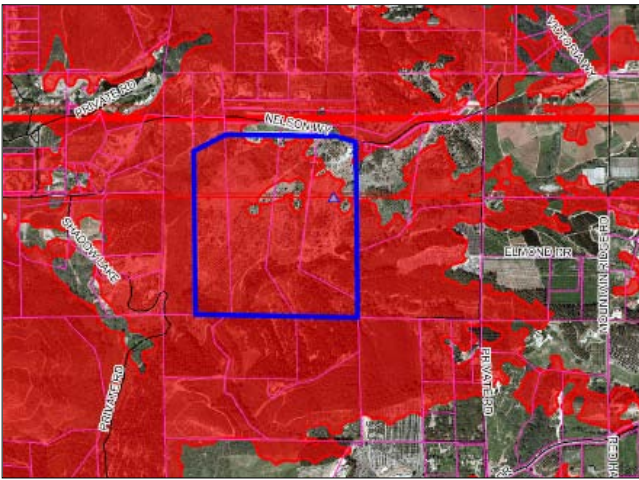


Adopted August 2011

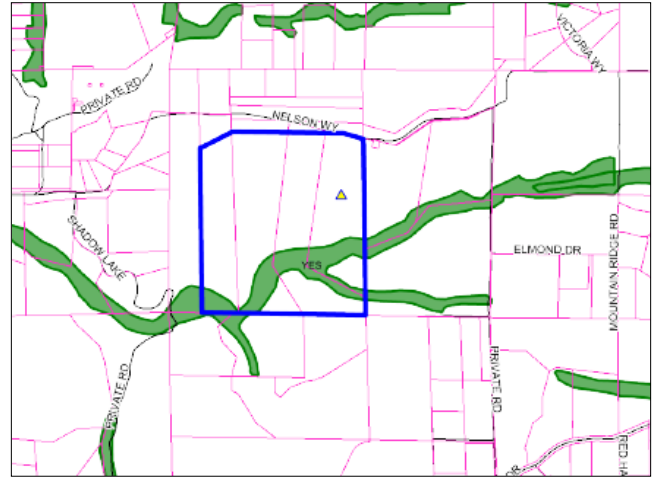
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. On August 3, 2011, the Board adopted a compromise between the Referral and Draft Land Use Maps. Property is almost totally constrained by steep slopes. Also, wetlands run through the southern portion of the property. The request would result in a spot designation that could require a larger area to also be designated SR2. [Request is adjacent to VC20-B.]

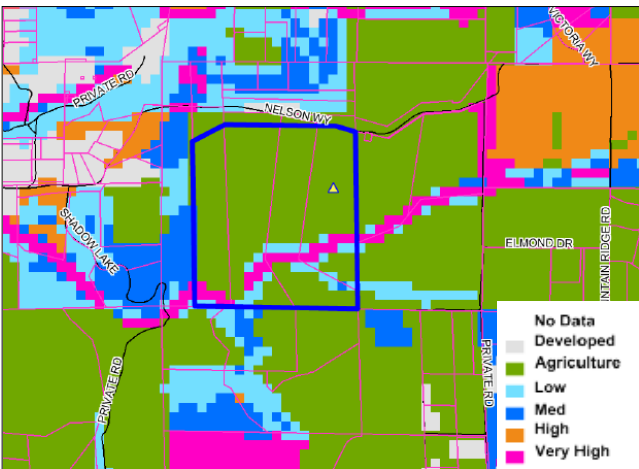
VC20-A (cont.)



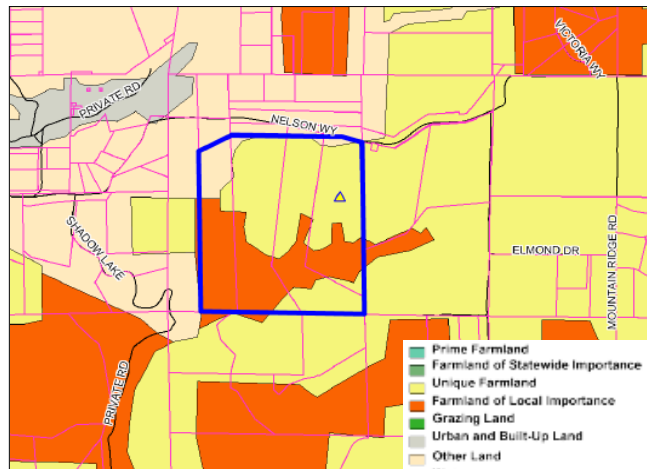
Slope (Greater than 25%)



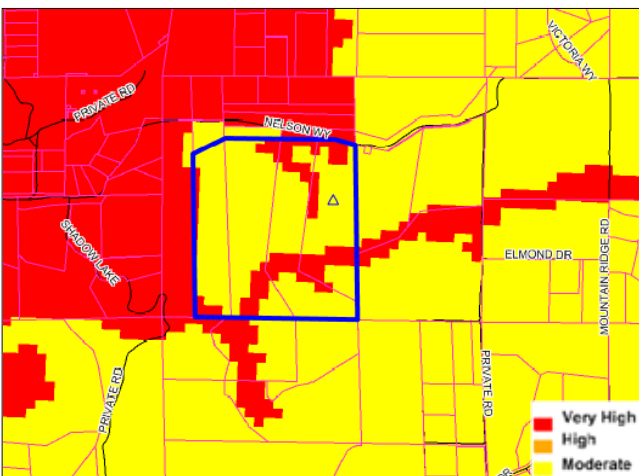
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC20-A 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 SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, an additional area would also need to be remapped as SR2. This would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,415 acres area surrounding the property (including VC20-B) will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

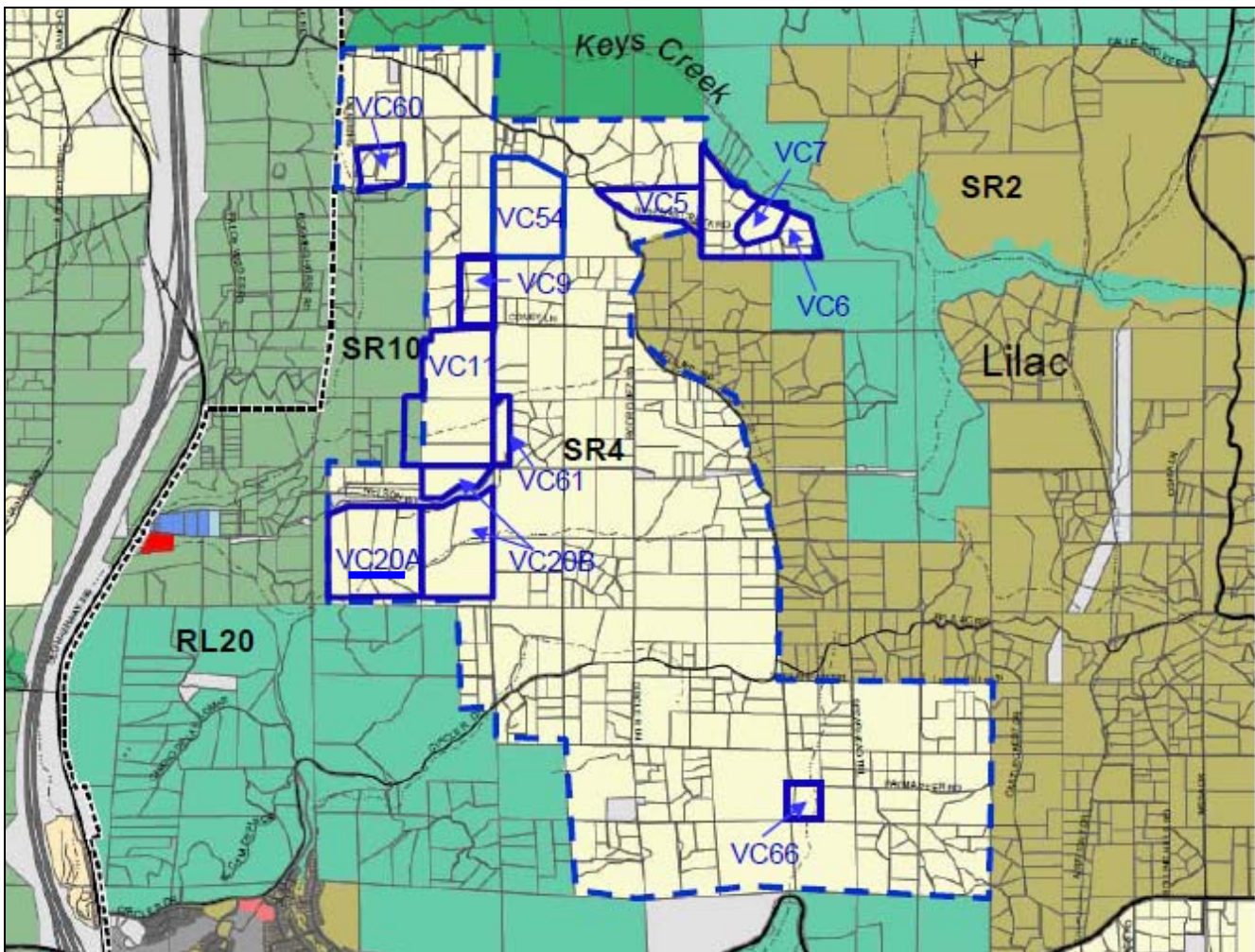


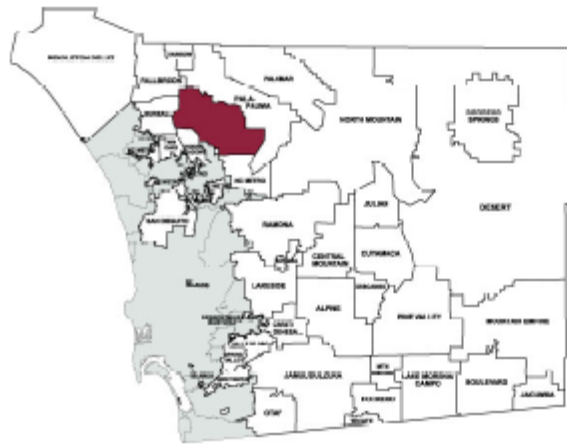
Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Located between Betsworth Rd. and Mirar de Valle Rd., west of Orchard Run Specific Plan.</p> <ul style="list-style-type: none"> Approximately 226 acres Rural Lands category <p>APNs: 185-274-08 186-061-01 to 03, 186-210-02, 18, 70</p>	1 du/2,4 acres	1 du/20 acres	1 du/4acres	Specific Plan designation or 1 du/4 acres	<p>COMPROMISE of <u>1 du/4 acres</u> and <u>1 du/20 acres</u> (100 year floodplain areas)</p> <ul style="list-style-type: none"> Active cases (TM 5177RPL, SP 00-001, PAA 02-004) Maintain riparian and mapped floodplain areas (Moosa Canyon Creek) within the 1 du/20 acres designation Areas outside floodplain to reflect 1 du/4 acres
77	<p><i>Mike Fahr</i></p> <p>Located south of Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> Total of 75.99 acres Rural Lands category <p>APNs: 129-300-39, 41, 43, 45</p>	1 du/2 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> Consistent with existing parcelization in vicinity

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



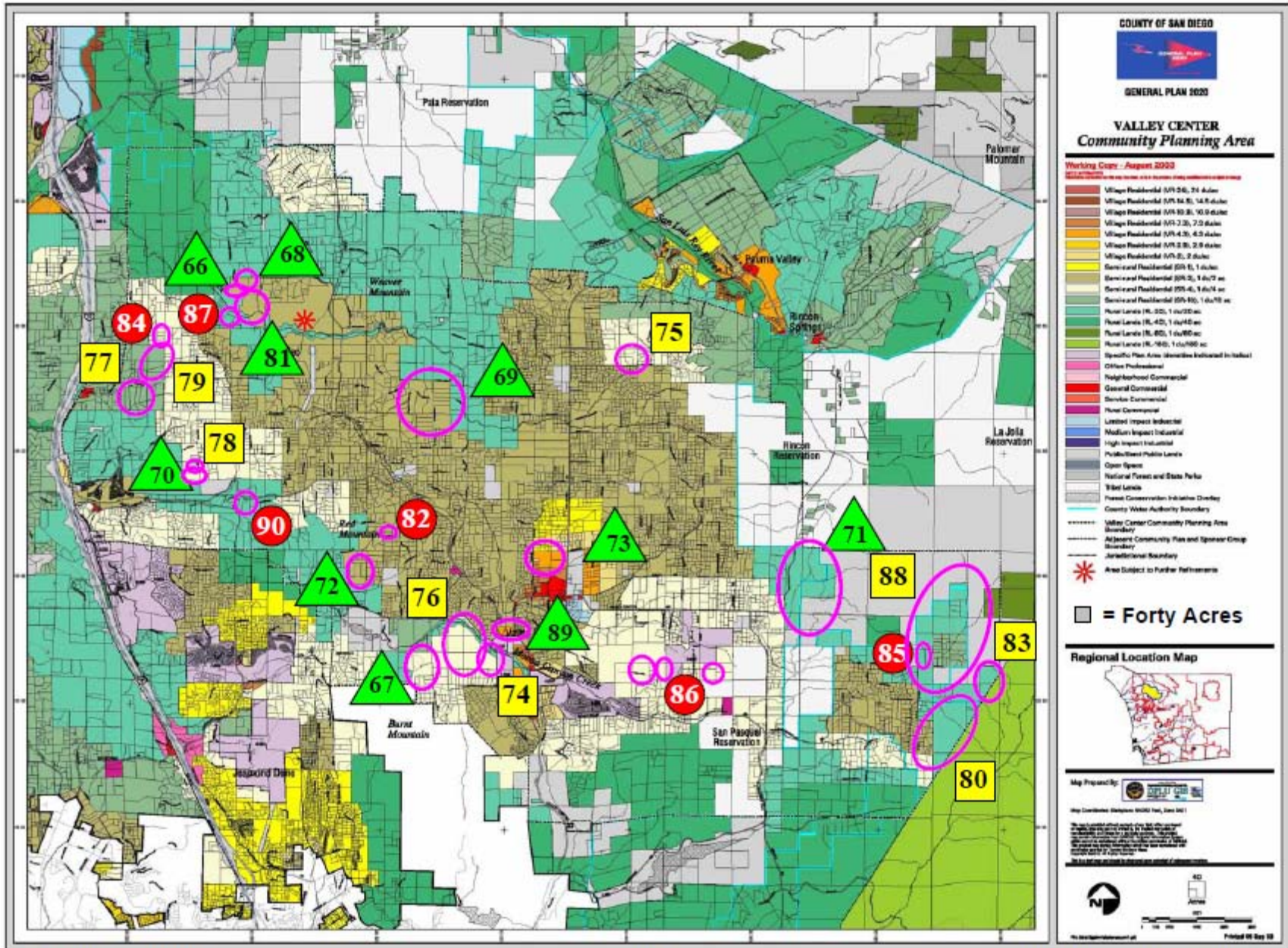
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

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

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



VALLEY CENTER

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Inside CWA boundary. Between Betsworth Road and Mirar de Valle Road west of Orchard Run Specific Plan. Pipelined TM</p> <ul style="list-style-type: none"> • 226 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres or Specific Plan Designation</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (areas located outside of mapped floodplain) Rural Lands: <u>1 du/20 acres</u> (areas located within mapped floodplain)</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 Semi-Rural density (1 du/4 acres) for areas not constrained by floodplain (Moosa Creek) · Consistent with adjacent development patterns in the surrounding area • <i>Reduce public costs</i> – subject parcels within close proximity to the southern Village area • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Subject parcels are generally unconstrained by steep slopes · All mapped floodplain areas are designated with Rural Lands Designation. These areas are generally degraded and are confined to the northern portions of the site • <i>Create a model for community development</i> – Semi-Rural density provides a transition between the subject parcels and the Village densities located to the east • <i>Obtain a broad consensus</i> – consistent with the planning group recommendation
77	<p><i>Mike Fahr</i></p> <p>Inside CWA boundary. South of Nelson Way, east of I-15, western portion of the planning area.</p> <ul style="list-style-type: none"> • 75.99 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> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 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 existing parcelization in the area · Consistent with densities applied to the County’s most productive agricultural areas along Bonsall/Valley Center boundaries • <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern

76	Thure Stedt (representing Brook Forest)			
	<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	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre 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 Reduce public costs Assign densities based on characteristics of the land Create a model for community development 		<p>In order to provide a cohesive gradation of densities outside the southern Village boundary, staff increased the density for the eastern portion of the referral property. The area located within the Moosa Creek floodplain retains the Rural Lands density of 1 du/20 acres. This density has been consistently applied to other floodplain areas in Valley Center and is consistent with the GP2020 planning concepts. Staff also worked with advisory groups to develop consensus on these properties.</p>	
77	Mike Fahr			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 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 Assign densities based on the characteristics of the land 		<p>The southern portion of the referral properties are bisected by a riparian drainage area. This density has been consistently applied to existing agricultural areas throughout the County to meet key GP2020 goals of maintaining an environment conducive to agriculture. This Semi-Rural designation is also consistent with the existing parcelization pattern in the area.</p>	

VC20-B

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Robert Crane	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

1 – Valley Center CPG minutes January 31, 2011

2 – Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Robert & Marguerite Crane

Size:

80.3 acres

4 parcels

Location/Description:

Along Nelson Way in western portion of community planning area;
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

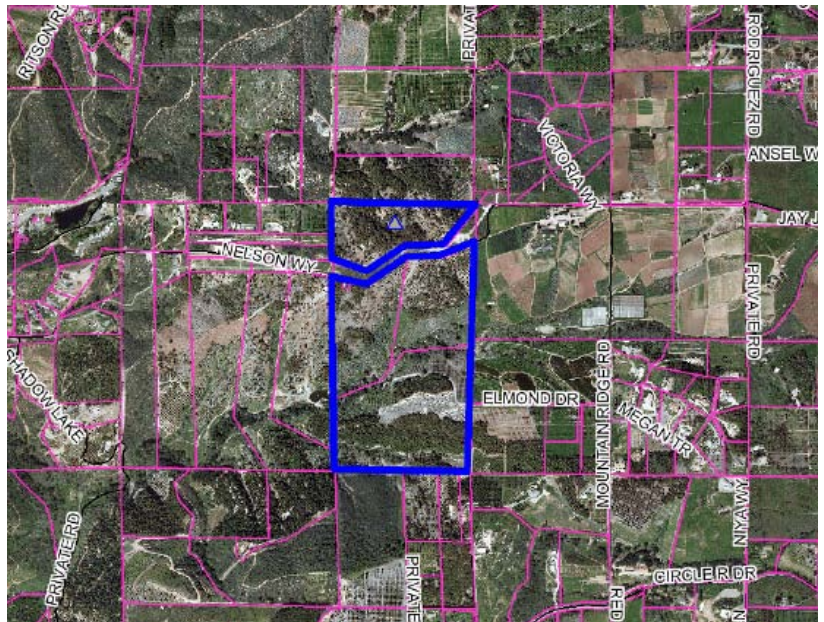
Land Use

General Plan

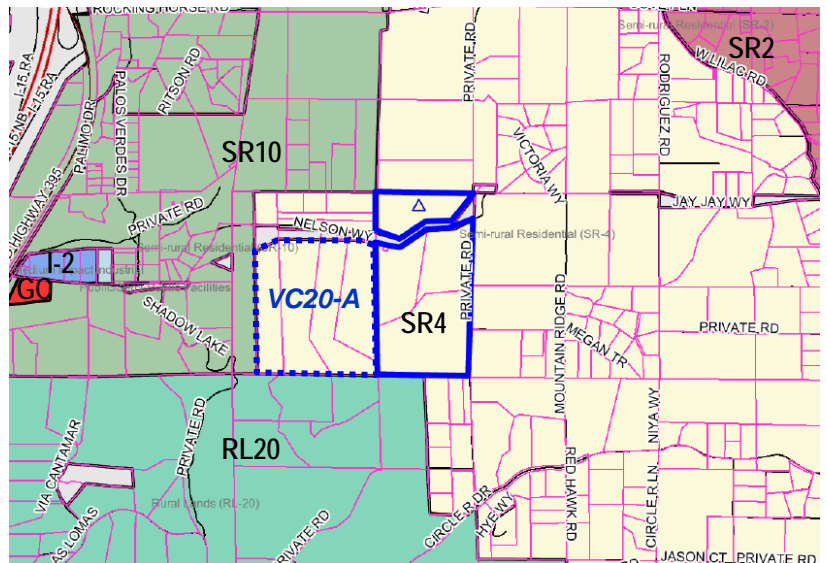
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	SR10
Environmentally Superior	RL20

Zoning

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



Aerial



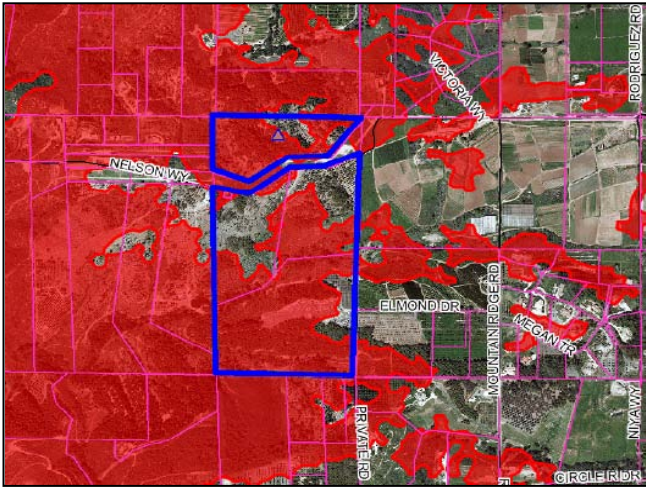
Adopted Aug 2011

Discussion

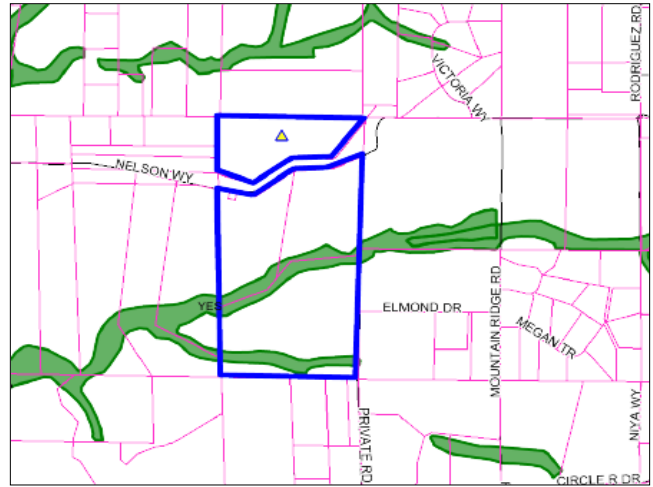
The map adopted on August 3, 2011 represents a compromise between the Referral and Draft Land Use Maps. Property is almost totally constrained by steep slopes. Also, wetlands run through the southern portion of the property. The request would result in a spot designation and would likely require a larger area to also be designated SR2.

[Request is adjacent to VC20-A.]

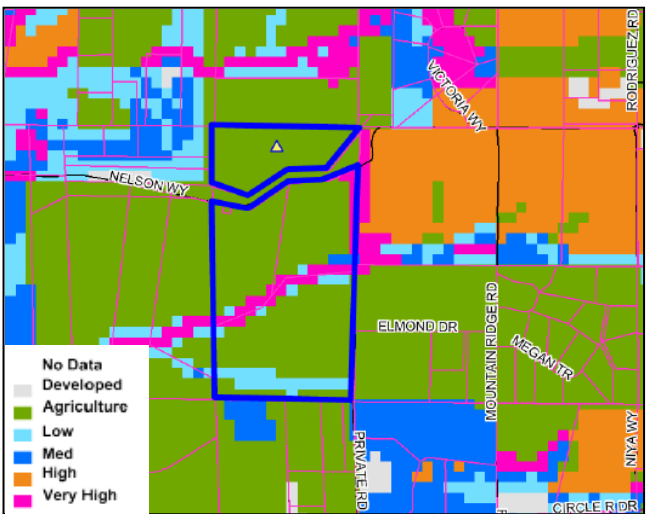
VC20-B (cont.)



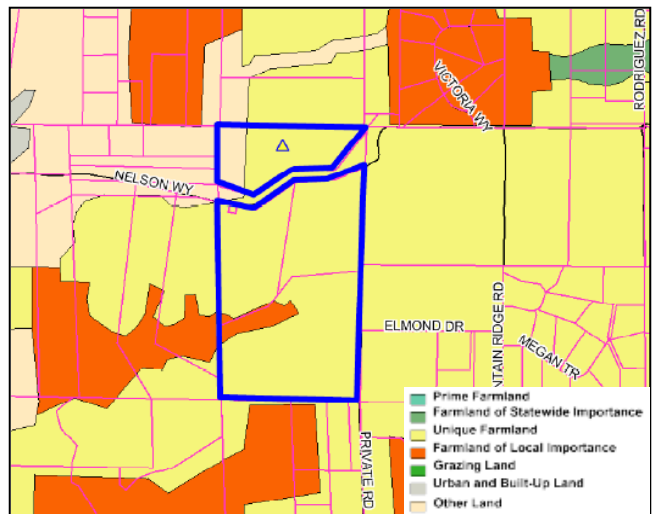
Slope (Greater than 25%)



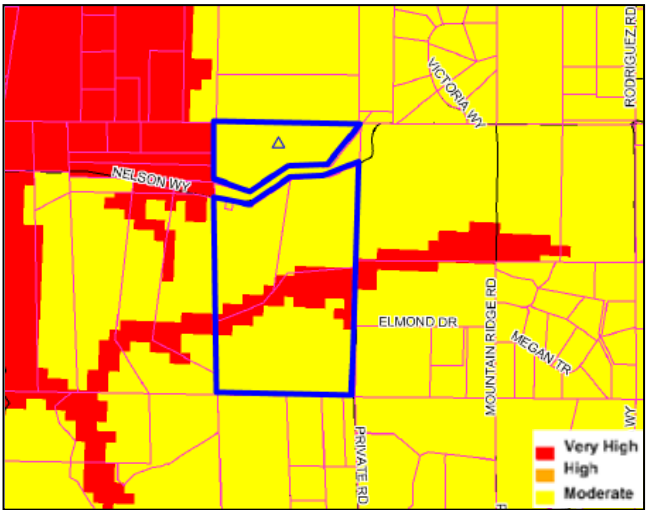
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC20-B 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 SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, an additional area would also need to be remapped as SR2. This would require additional environmental documentation in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,430 acres area surrounding the property (including VC20-A) will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

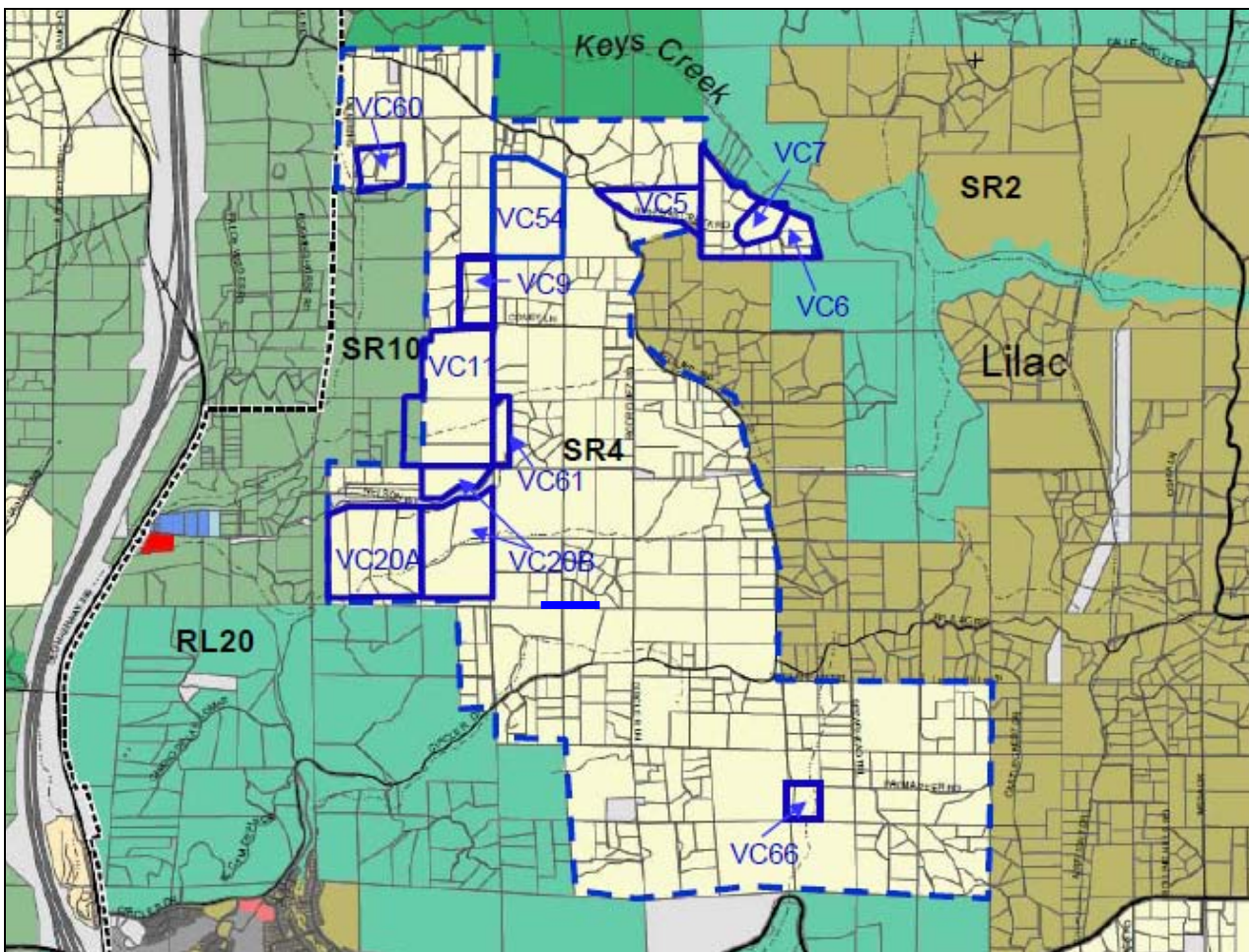


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

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September 28, 2011

Bill Horn, Chairman
San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

Devon Muto, Chief
San Diego County Department of Planning and Land use
5201 Ruffin Road
San Diego, CA 92123

Re: APN's 129-300-16, 46, and 48 and APN 129-010-58
Crason Ranch
Valley Center Change Area VC20B

Dear Chairman Horn and Mr. Muto:

I am writing on behalf of the owners of the above-mentioned parcels, which have been previously discussed by the Board of Supervisors. These parcels together constitute 93.39 acres, located west of Rodriguez Road in the Valley Center Area. This property was in the (17) Estate Plan Designation, which permitted parcels of 2 and 4 acres depending upon slope, and the Estate Development Area Regional Category. This property is directly south of VC11, directly west of VC20A, and directly east of VC61.

The northerly 53 acres of the property was zoned A70 with a density of .5 dwelling units per acre and a minimum lot size of 2 acres. The remaining 40.39 acres was zoned A70 with a permitted density of .25 dwelling units per acre and a minimum lot size of 4 acres. This property was previously considered at the Board of Supervisors when the Board Referral Map was assembled, and was a Specific Property Request presented to the Board at the November 2010 hearing. The owners would request a designation of SR2.

The Board Referral Map designated the properties as SR2 with a density of 1 dwelling unit per 2 acres, while the staff has recommended the subject property is SR4 with a density of 1 dwelling unit per 4 acres. The staff has classified this request as a "Moderate" change, which was defined generally as a change which meets the objectives of the General Plan Update, but would require recirculation of the EIR.

The primary reason that staff has given for not supporting the SR2 on this property is that this would be a "spot designation" and, in order to grant this request, an extensive area of RS4 to the east would also have to change to RS2.

There are seven other requests in this area to change from SR4 to SR2, all of which have been classified as "Moderate." The rationale for each of these is that it would be a "spot designation." However, taken as a whole, these requests involve 354 acres, of which 328 acres are contiguous. The areas and their acreages are shown on Table 1, while the locations are shown on Figure 1. Thus these areas combined would not constitute a spot designation.

VC20-B Additional Information: Correspondence Recieved

The following are reasons why we feel the SR2 would be appropriate.

1. The request would be consistent with the Board Referral Map. The Board of Supervisors designated this property as SR2 when the Board Referral Map was compiled.
2. The Request would be consistent with the Guiding Principles of the General Plan. Staff has stated in their discussion of this request that it would be a "Moderate" change, meaning that the change was in compliance with the objectives of the General Plan, but was not recommended for approval because it would involve a recirculation of the General Plan Update EIR.
3. Access to Transportation Facilities: One of the fundamental principles of "Smart Growth" is to concentrate development in areas where there is access to transportation facilities. Within one mile there are two Circulation Element Roads which lead to a Major Road and Boulevard and which lead to a full Freeway Interchange, with another interchange within 2 miles (See Figure 2).
4. There is access to other public facilities: This property is within the Valley Center Municipal Water District and is served by an 8 inch water line.

In addition, the property is served by the Deer Springs Fire Protection District, with the nearest fire station 2.69 miles away and a response time, traveling at 35 mph, of 4.61 minutes. The Safety Element of the General Plan Update requires a response time of 5 minutes for areas with a density of 1 dwelling unit per 2 acres.

5. A large majority of the subject property is used for agriculture and has limited biological resources: This property has been cultivated for many years and has only limited biological resources. According to the County GIS Vegetation Map, approximately 75% of the property is in Agriculture, 8% in Chaparral, 12% in Wetlands, and 5% in grasslands.
6. The 2 acre parcels requested will still be able to maintain agriculture. The County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources states on page 10 that:

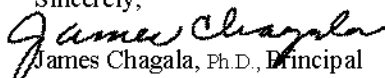
In 1997, the Agricultural Commissioner issued a memo, discussing the commercial viability of agriculture on two acre lots, indicating that 671 citrus farms of two acres or less existed in the County. The memo concludes "the cost of land in the County makes it prohibitive to many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County." To date, the conclusions of this memo still apply; land costs have continued to rise, making the ability to farm small parcels vital to continued agricultural productivity in the County.

Thus, according to the County's Guidelines for Significance for Agricultural Resources, the increase in density requested should not impact the viability of agriculture on this property.

This property has been in this family's ownership for many years, during which time they have maintained an agricultural presence. They do not have plans to develop this property, but need the density to provide an equity base for the agricultural operations. We would appreciate your consideration of SR2 for this property.

If there are any questions, please call me at (760) 751-2691.

Sincerely,


James Chagala, Ph.D., Principal

VC20-B Additional Information: Correspondence Recieved

Table 1

SPR Number	Acreage	Request	Adopted	Classification
VC20A	70	SR2	SR4	Moderate
VC20B	93.39	RS2	RS4	Moderate
VC11	79.1	RS2	RS4	Moderate
VC9	20.1	RS2	RS4	Moderate
VC54	55.8	SR2	SR4	Moderate
VC60	16.9	SR2	SR4	Moderate
VC61	9.5	SR2	SR4	Moderate
VC66	9.6	SR2	SR4	Moderate
Total Acreage	354.39			
Contiguous Acreage	327.89			

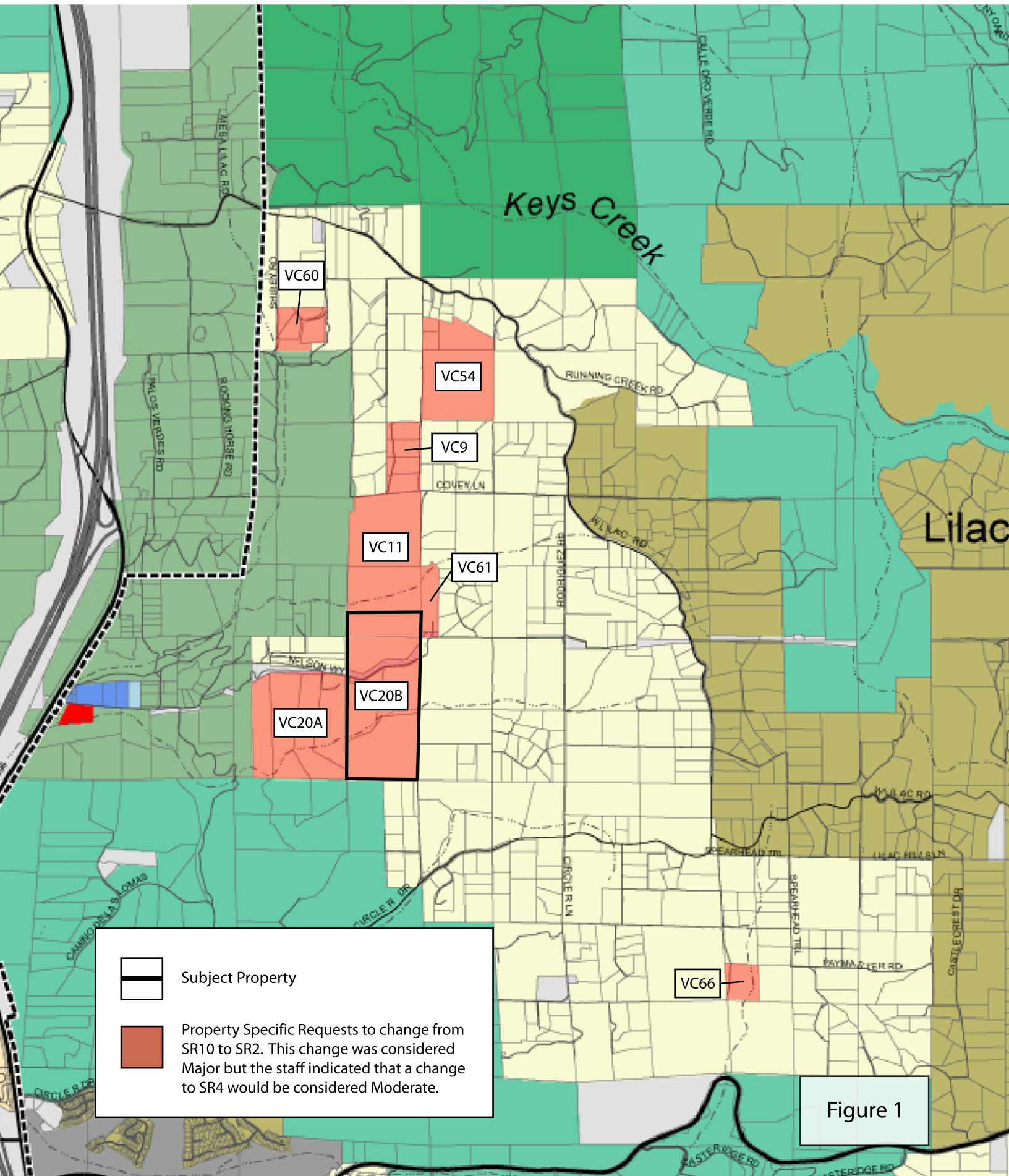


Figure 1

VC23 [2004 Referral # 83]

General Plan (Adopted Aug 2011)	RL40
Property Specific Request	RL20
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:

Virginia L. Leishman

Size:

51.0 acres

2 parcels

Location/Description:

Remote location east of Hellhole Canyon

Preserve;

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

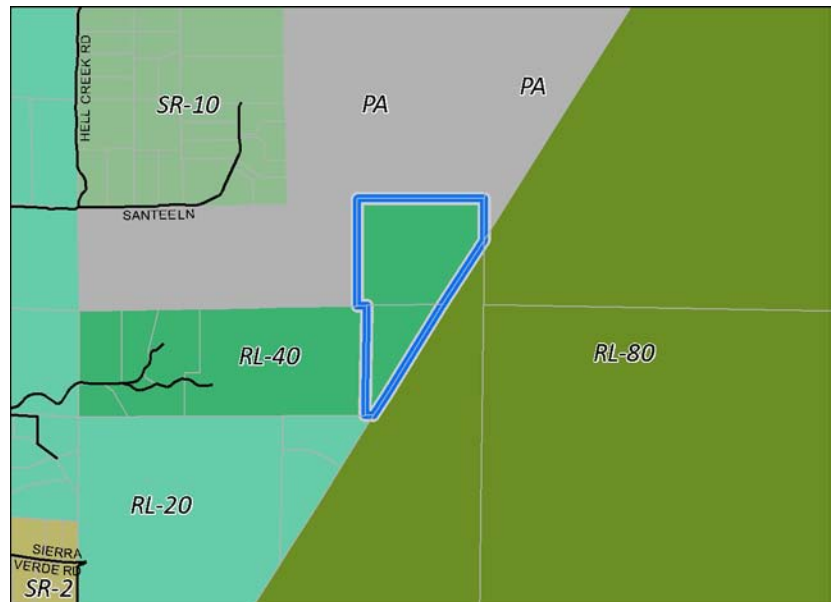
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	P/SP 1 du/4, 8 20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — A70, 20-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. Although the map adopted on August 3, 2011 lowered the allowable density, the 20-acre minimum lot sizes under the former General Plan already prohibited any further subdivision of the parcels. In addition, the property is approximately 4.3 miles down dead-end roads. This distance greatly exceeds the County Consolidated Fire Code restrictions and would also prevent any further subdivision. Also, the density being requested does not support the Community Development Model or Guiding Principle #9 due to its remote location.

VC23 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- The parcel is located approximately 4.3 miles down dead-end roads, which greatly exceeds the 2,630 foot maximum length that would allow for further subdivision of the property, in accordance with the County Consolidated Fire Code Dead-End Road regulations.
- This site is extremely remote, lacks adequate access, and is outside the County Water Authority boundary.
- 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. Under the General Plan Update these lands have consistently been mapped as RL40 or RL80 when they are outside the County Water Authority boundary.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Revisions would be necessary when assigning land use designations in areas without adequate access in times of emergencies.
- 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.
- In Valley Center additional 124 acres of land west of the property, but also outside the County Water authority boundary, would need to be changed from RL40 to RL20 (see Figure 1). However, consistency when applying the RL40 land use designation, the land use designation for all areas designated as Rural Lands 40 outside the County Water Authority boundary would need to be re-evaluated.
- 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.

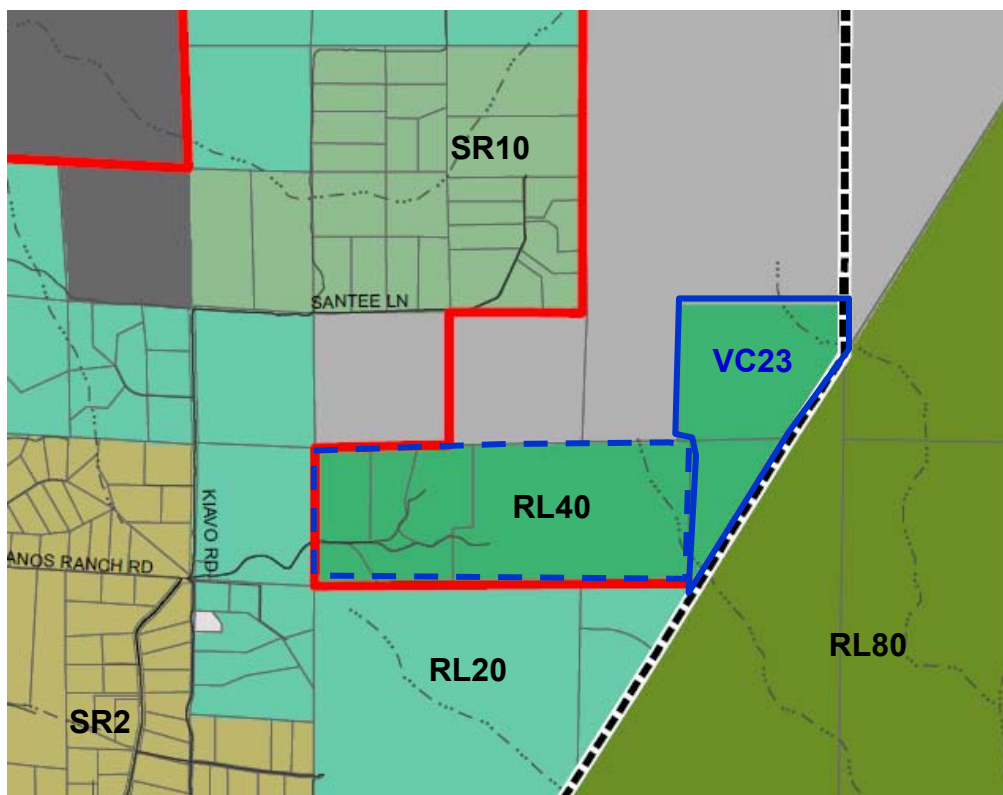
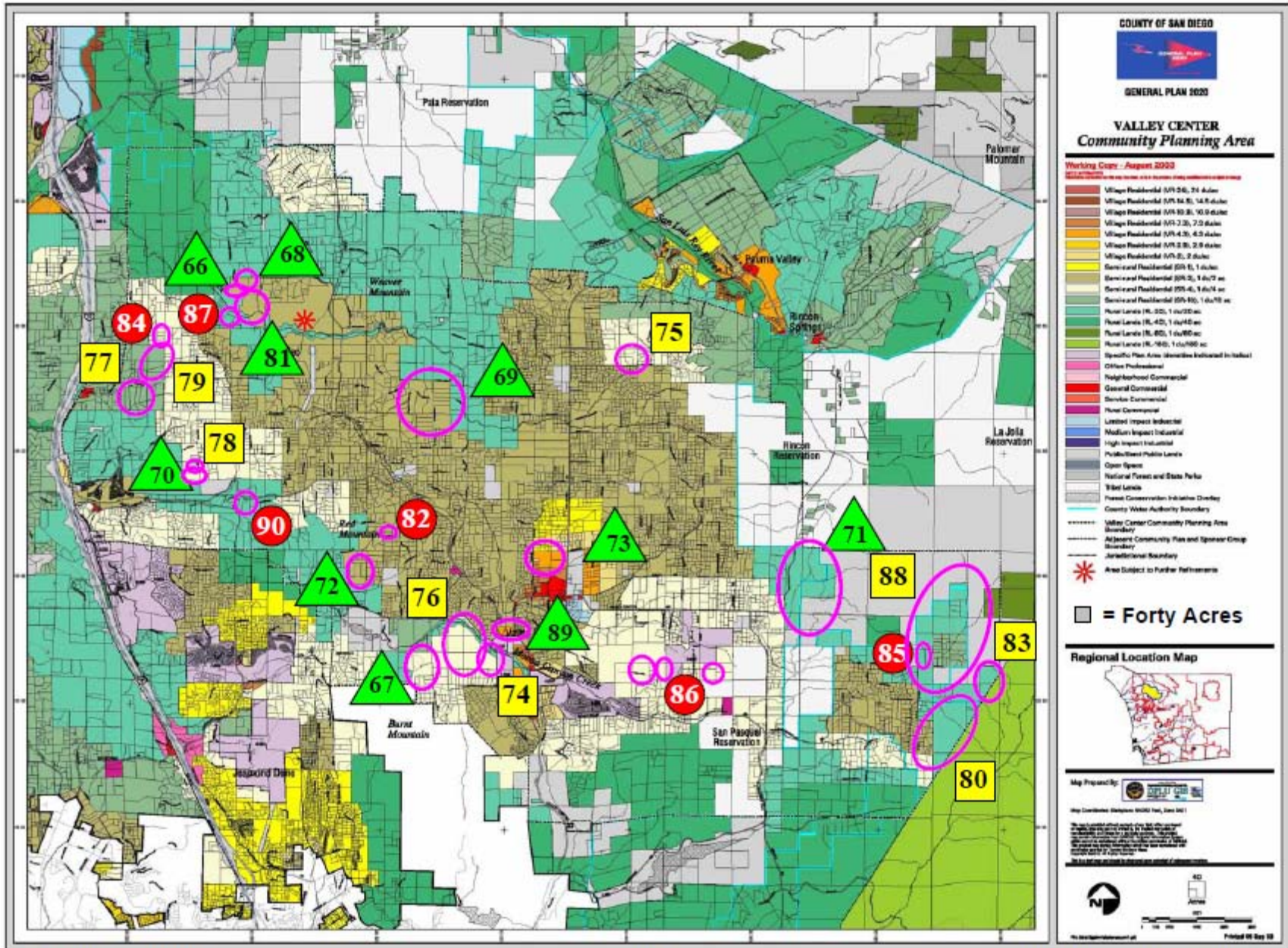


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> ▪ 55.95 acres ▪ Rural Lands category <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ Immediately adjacent to Rancho Guejito (potential edge effects from residential development) ▪ Surrounded on three sides by Public/Semi-Public Lands (BLM) ▪ Upland habitat area ▪ Close to Hellhole Canyon Open Space Preserve ▪ Located outside of the County Water Authority boundary
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> ▪ Approximately 20 acres total ▪ Semi-Rural category <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p>DISAGREE - Retain 1 du/4 acres</p> <ul style="list-style-type: none"> ▪ Slopes >25% exist on the parcels ▪ Adjacent to 1 du/20 acres on southernmost parcel ▪ Changing density would create "island"



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Outside CWA boundary. Southeastern portion of the planning area (Paradise Mountain).</p> <ul style="list-style-type: none"> • 55.95 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> 1 du/20 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/20 acres</p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Reduce public costs</i> – retain Rural Lands designation due to: <ul style="list-style-type: none"> · Outside CWA boundary · Subject parcels are located in a remote area that has limited infrastructure, limited road access, and would require an extension of essential public services (i.e. law enforcement, fire protection, and emergency services) · Public safety concerns regarding lack of reliable secondary egress road in the event of major emergency or wildfire • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Entire area located within proposed North County MSCP Preapproved Mitigation Area · Proximity to Hellhole Canyon Preserve and Rancho Guejitio (potential edge effects from residential development) · Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region • <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area that is designated Rural Lands

83	Thure Stedt (representing Virginia Leishman)		
<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/20 acres	Semi-Rural: 1 du/4 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 • Assign densities based on characteristics of the land 		<p><u>Rationale for April 2004 WC:</u></p> <p>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 a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

84	Thure Stedt (representing Jackson, Burgener Properties)		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 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 		<p><u>Rationale for April 2004 WC:</u></p> <p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

VC26 [2005 Commercial/Industrial Referral #18]

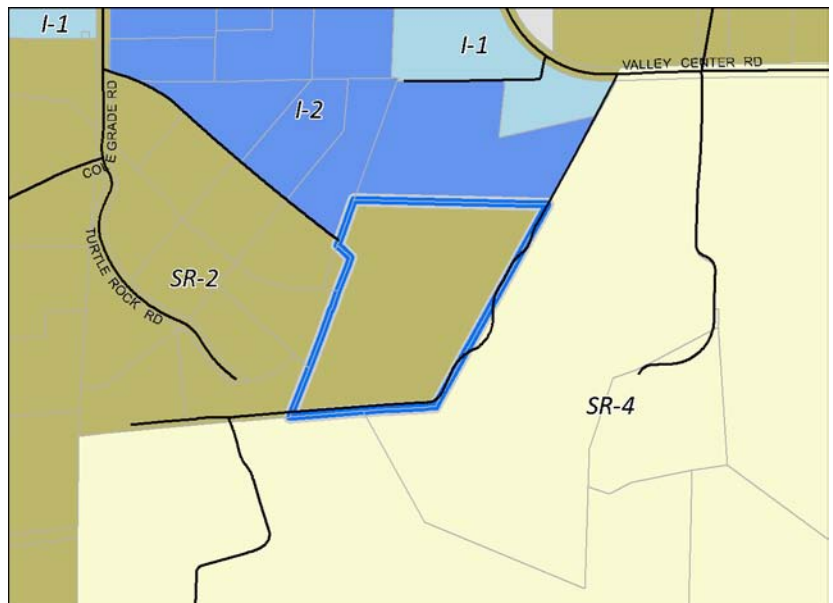
General Plan (Adopted Aug 2011)	SR2
Property Specific Request	I-2
Requested by: None [2005 Referral]	
Community Recommendation	SR2
Opposition Expected ¹	Unknown
Spot Designation/Zone	No
Impacts to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:

1- Based on staff's experience



Aerial



Adopted Aug 2011

Discussion

This property did not come up in testimony during the 2010 Board hearings. Property is under different ownership since 2005 Referral. Request to allow development in a floodway / floodplain is not supported by Guiding Principle #5; however, language is included in the community plan that specifies:

"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

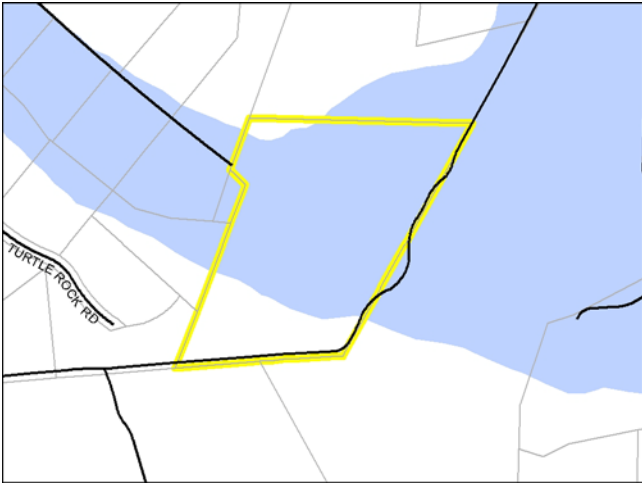
Adopted revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC52 and VC53)

[See also next page for additional information]

Property Description	
<u>Property Owner:</u> SOCALTA SA	
<u>Size:</u> 15.3 acres 1 parcel	
<u>Location/Description:</u> South and adjacent to the Industrial area in the Northern Village 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	(15) Limited Impact Industrial
GP (Adopted Aug 2011)	SR2
Referral	I-2 (7.5 ac) SR2 (7.8 ac)
Hybrid	SR2
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — M52, 6,000 SF minimum lot size RR, 2-acre minimum lot size	
Adopted Aug 2011— RR, 6,000 SF minimum lot size RR, 2-acre minimum lot size	

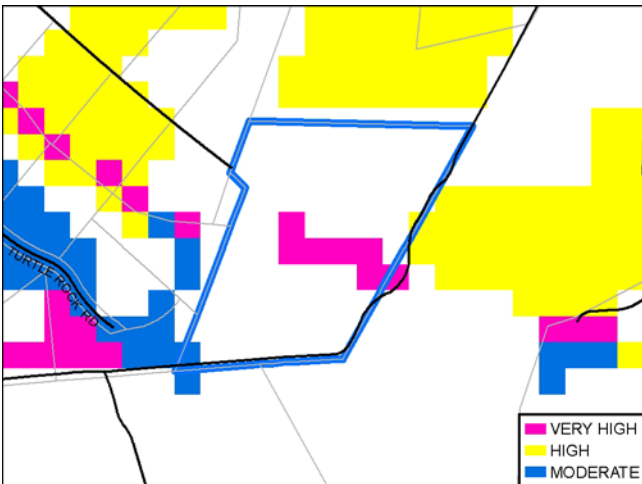
VC26 (cont.)



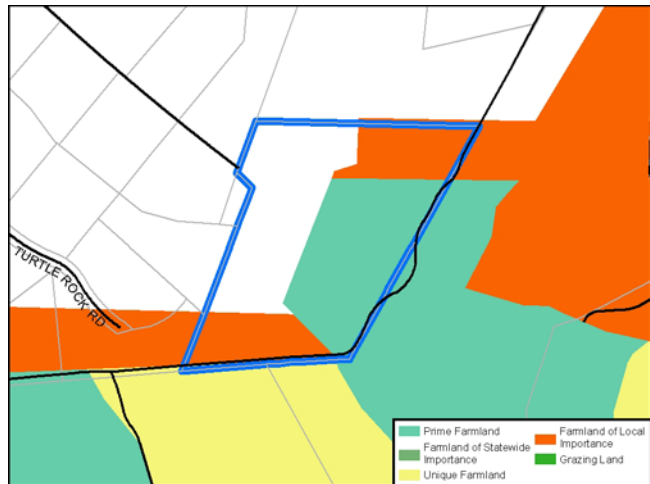
100-Year Floodplain



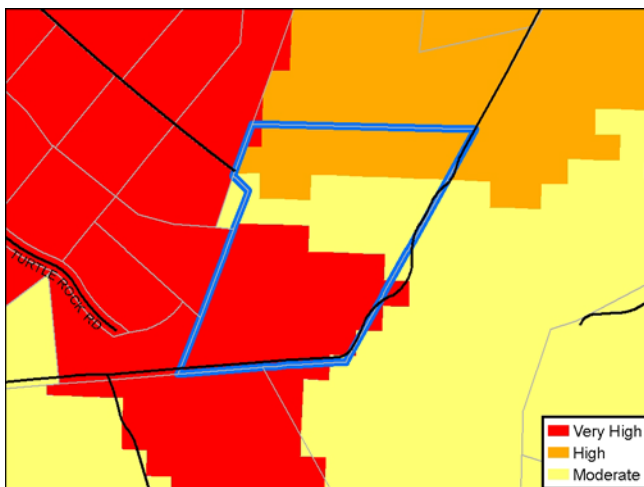
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

The Industrial designation is not appropriate considering the numerous constraints, including 100-year floodplain, wetlands, and prime agricultural lands and fire hazard.

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial). Referral Map applied a split designation; however, the Industrial designation is entirely within the 100-year floodplain.

Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

VC26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Medium Impact Industrial	Semi-Rural 2	Major

General Note: The Valley Center Community Plan includes a statement showing the intent to re-designate existing Industrial uses back to an Industrial designation should subsequent mapping show the property to be outside of the 100-year floodplain. (See excerpt from Community Plan below.)

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

Rationale for Major Category Classification

- The Industrial designation is not appropriate considering the numerous constraints, including 100-year floodplain, wetlands, and prime agricultural lands. Floodplains provide important biology, hydrology, and water quality functions.
- Residential designation is consistent with other areas located within the floodplain.
- The General Plan principles and policies do not support increased development in areas with sensitive resources and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Revisions would be necessary to Guiding Principles and policies that relate to reducing development intensities in areas with floodplain constraints.
- Previously designated Industrial lands located within the floodplain would need to be revisited for potential impacts.

Impact to Forest Conservation Initiative Remapping Timeline

None

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Applicable Valley Center Community Plan Text [Adopted August 2011]

INDUSTRIAL GOAL

- ~~1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.~~
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

~~Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non linear absorption pattern. Thus, the year-to-year absorption rate may differ significantly from the average.~~

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
4. Channeling of environmentally sensitive floodplain areas is prohibited. [PP].
5. [Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.](#)

VC27 [2005 Town Center Referral # 13]

General Plan (Adopted Aug 2011)	SR1
Property Specific Request	VR2.9
Requested by: None [2005 Referral]	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Randy L. & Leigh J. Chipman

Size:

35.5 acres

2 parcels

Location/Description:

Intersection of High Point Drive and Fruitvale Road, northeast of the Northern Village;
Inside County Water Authority boundary

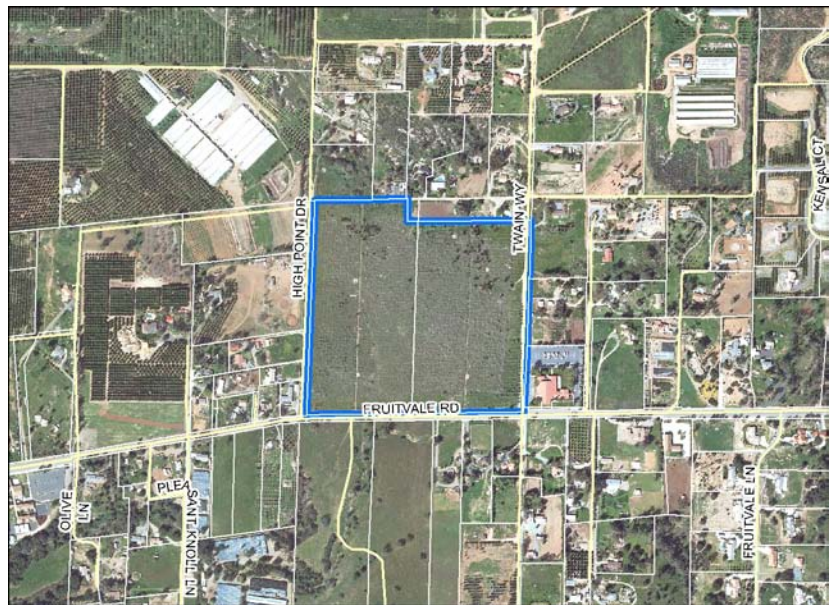
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

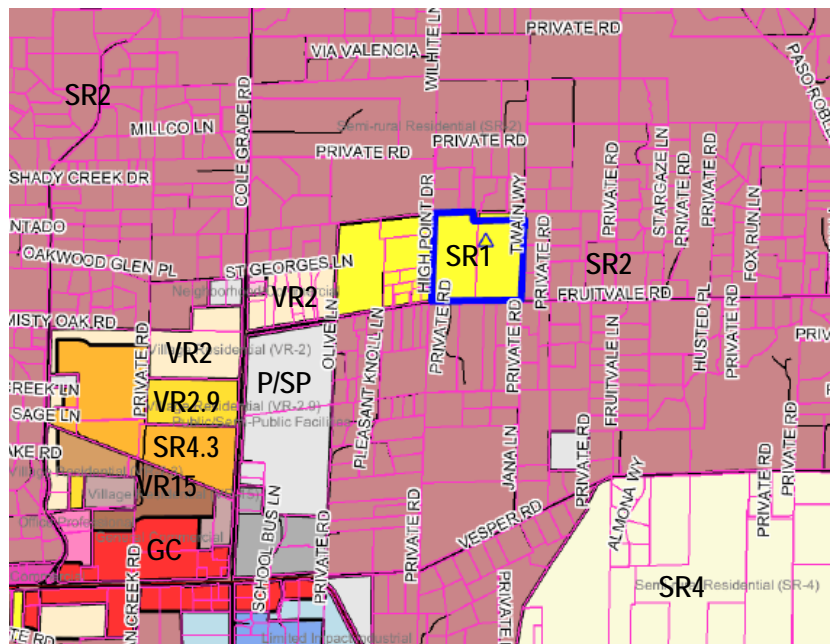
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR1
Referral	VR2.9
Hybrid	SR1
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — A70, 1-acre minimum lot size	



Aerial

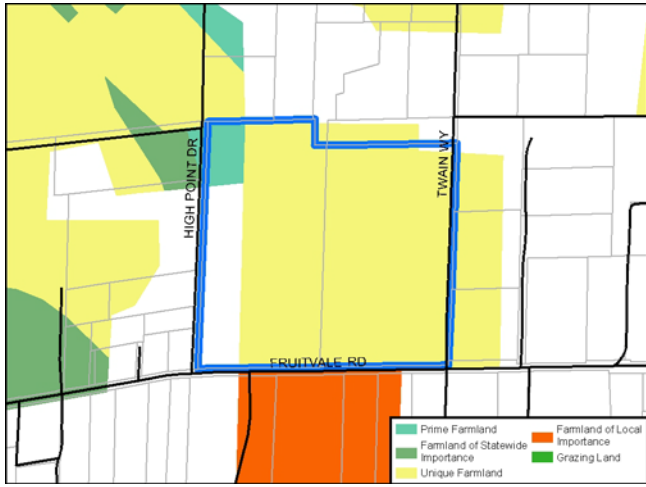


Adopted Aug 2011

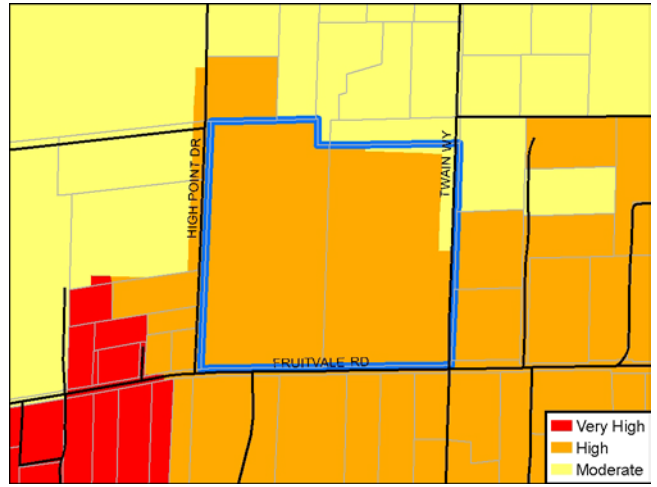
Discussion

Property is a 2005 Town Center Referral where the Board of Supervisors directed staff to apply a VR2.9 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. Approved PAA 07-001 requesting a VR2.9 density and 96 - 7,500SF lots on septic. This Referral is not supported by the Community Development Model because it is proposing Village Residential densities outside the Village Boundary and would constitute a spot-designation. The Northern Village size and density has been carefully planned in coordination with the Community Planning Group to resolve future road capacity problems that were forecast with build out of the Land Use Map. Recommended density is two times the density of the former General Plan. The requested designation was analyzed in the General Plan Update EIR, but it was determined that it did not support project objectives. Thus, the request would likely require revised project objectives.

VC27 (cont.)



Agricultural Lands



Fire Hazard Severity Zones

VC27 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 2.9	Semi-Rural 1	Major

Note: Property doubled in density between the former General Plan and the General Plan Update. Request is for three times the density designated in the General Plan Update.

Rationale for Major Category Classification

- Applying a Village Residential designation outside of the Village would be inconsistent with the General Plan Community Development Model which does not support increased development away from existing villages.
- The General Plan principles and policies do not support increased development in areas with agriculture resources, and other constraints.

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 agricultural natural resources and certain constraints.
- An additional 118 acres of land would require re-designation from SR1 to VR2.9 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

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.

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

COS-6.2 Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture

- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process

LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]

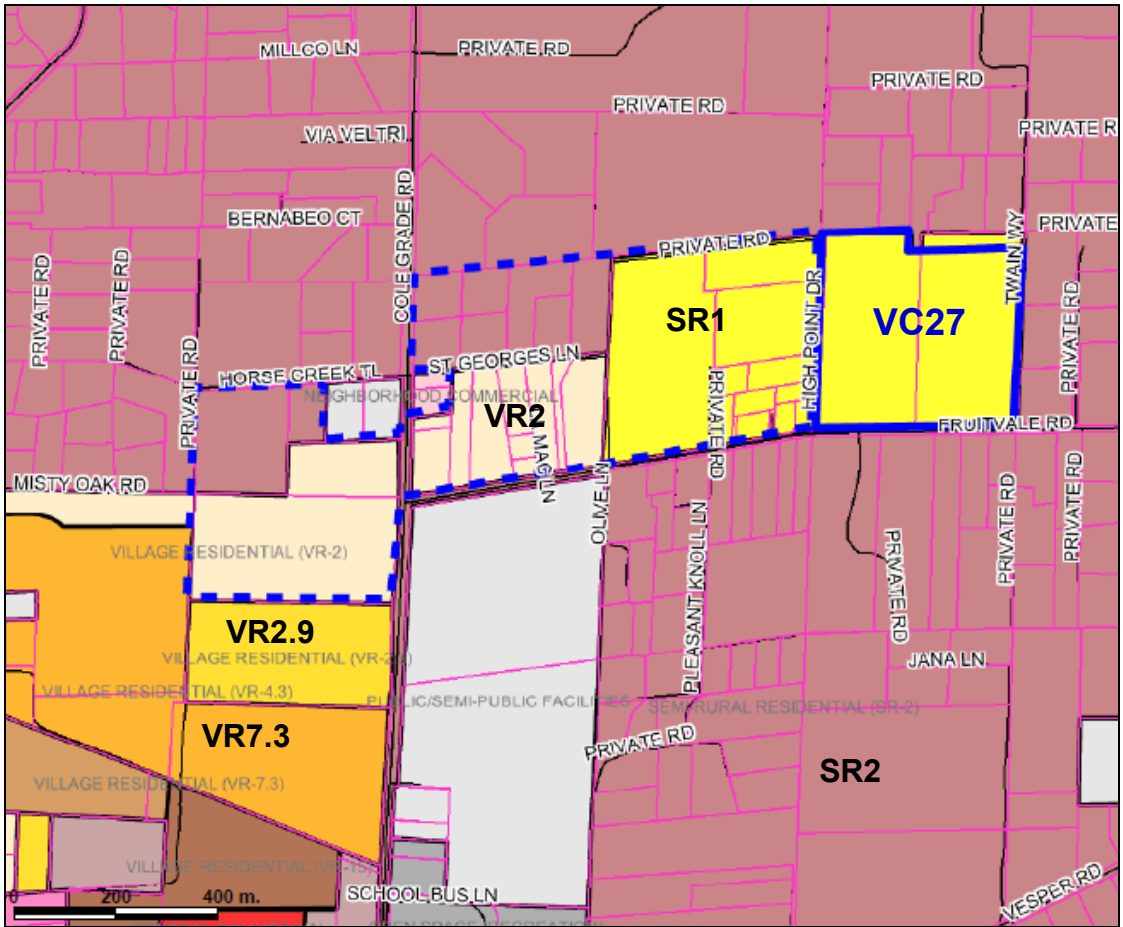


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

Valley Center Town Center

Key Issues

- Significant traffic congestion already exists in Valley Center, especially along Valley Center Road where a road-widening project is underway. The increased residential densities typical in village areas will most likely exacerbate traffic problems. An expanded road network needs to be an integral part of any plans to increase densities in the villages.
- The northern village and most of the southern village are not currently served by sewer, but sewer is required to achieve village densities. A comprehensive plan to provide sewer needs to be included in further planning efforts.

Planning Process



Workshop participants provided input on three different concepts for each village

The planning process that refined the special study areas followed four workshops conducted in 2003 to assist the community identify the desired character for the villages. The process included:

- *Kick-Off Meeting* — A kick-off meeting conducted last August to begin the planning process to develop a general plan level concept for each village.
- *Workshops* — Two workshops were conducted where staff presented opportunity and constraints and land use analysis, planning concepts, several concepts plans for each village. Community members provided input, enabling staff to select then refine a preferred concept.
- *Planning Group* — The Planning Group remained highly involved during the entire process. Town center planning issues were addressed during several planning group and subcommittee meetings. In addition, many planning group members attended the two workshops.
- *Other Outreach* — To inform affected property owners, village concept plans were published in the Valley Roadrunner newspaper. Separate meetings were held with interested property owners to solicit their input and develop further consensus.

Recommended Plan Maps



Over the five-month planning process staff consistently prepared map concepts reflecting community input. Staff recommended concepts for the northern and southern villages areas are shown as Figures VC-1 and VC-2. The projected buildout population figures for each village, along with the remainder of the Valley Center community are shown in Table 1 below.

Table 1: Village Population Projections

Area	Dwelling Units		Projected Population
	Existing	Future	
North Village	396	1,382	5,119
South Village	237	1,172	4,056
Remaining Community	4,081	5,231	28,887
Total Community	4,714	7,785	38,061

Planning Criteria

- Each village footprint should be compact and clearly defined, surrounded by patterns of semi-rural and rural development
- Moving away from the village center, densities should taper from high to low and the difference in densities between adjacent parcels should not be higher than 400 percent
- Avoid strip commercial development patterns while retaining values for existing commercial property owners
- Establish a road network that accommodates increased densities in the village by dispersing traffic patterns
- Provide a district to accommodate industrial land uses

Additional Information

The town center planning accomplished for Valley Center thus far is still at the general plan level. Further planning is necessary that would identify a comprehensive circulation network, required infrastructure, design guidelines, and implementation tools. The following matrices identify property owners that made specific requests during the planning process. A rationale is provided when the staff recommendation is inconsistent with property owner requests.

Valley Center – Town Center (Northern Village)

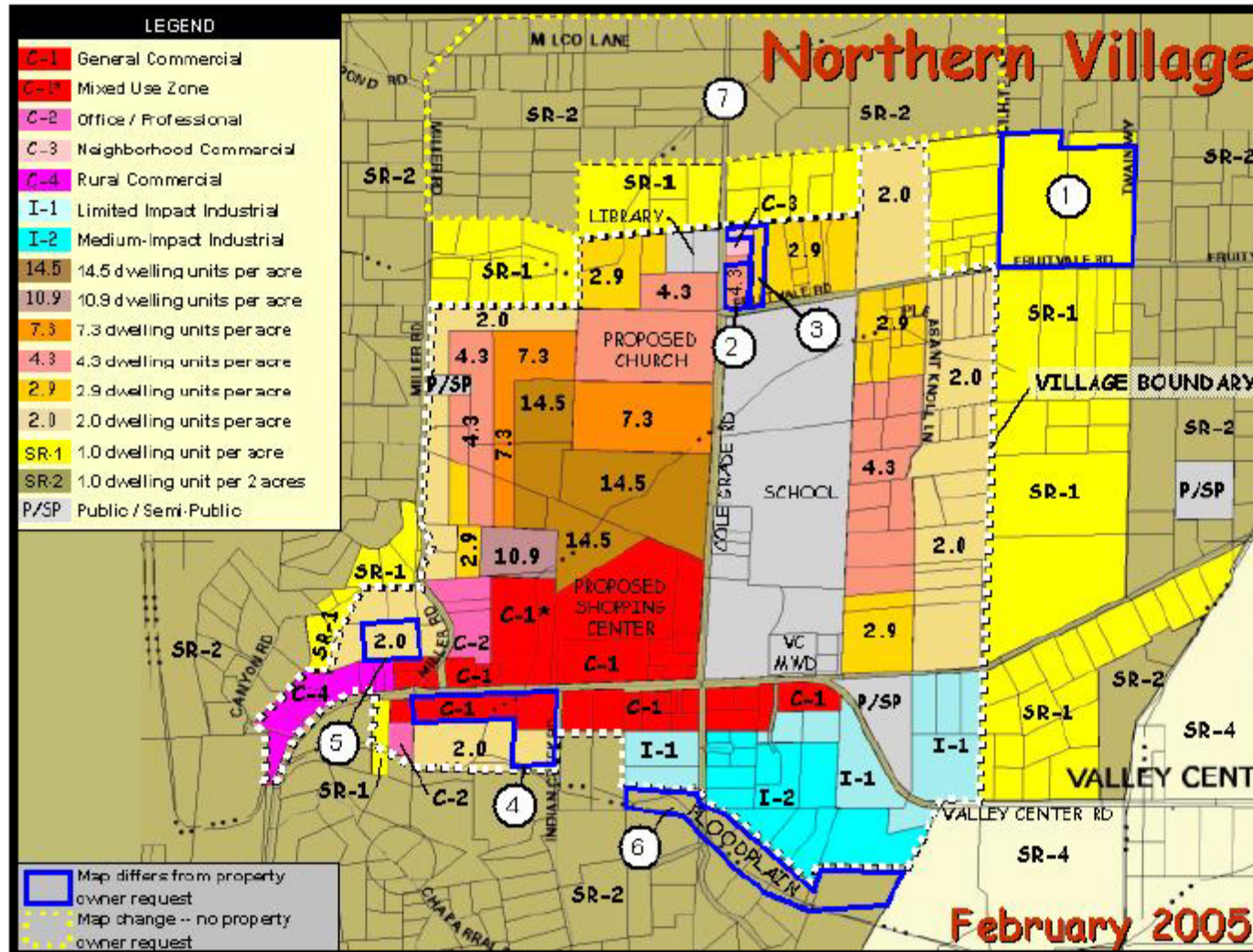


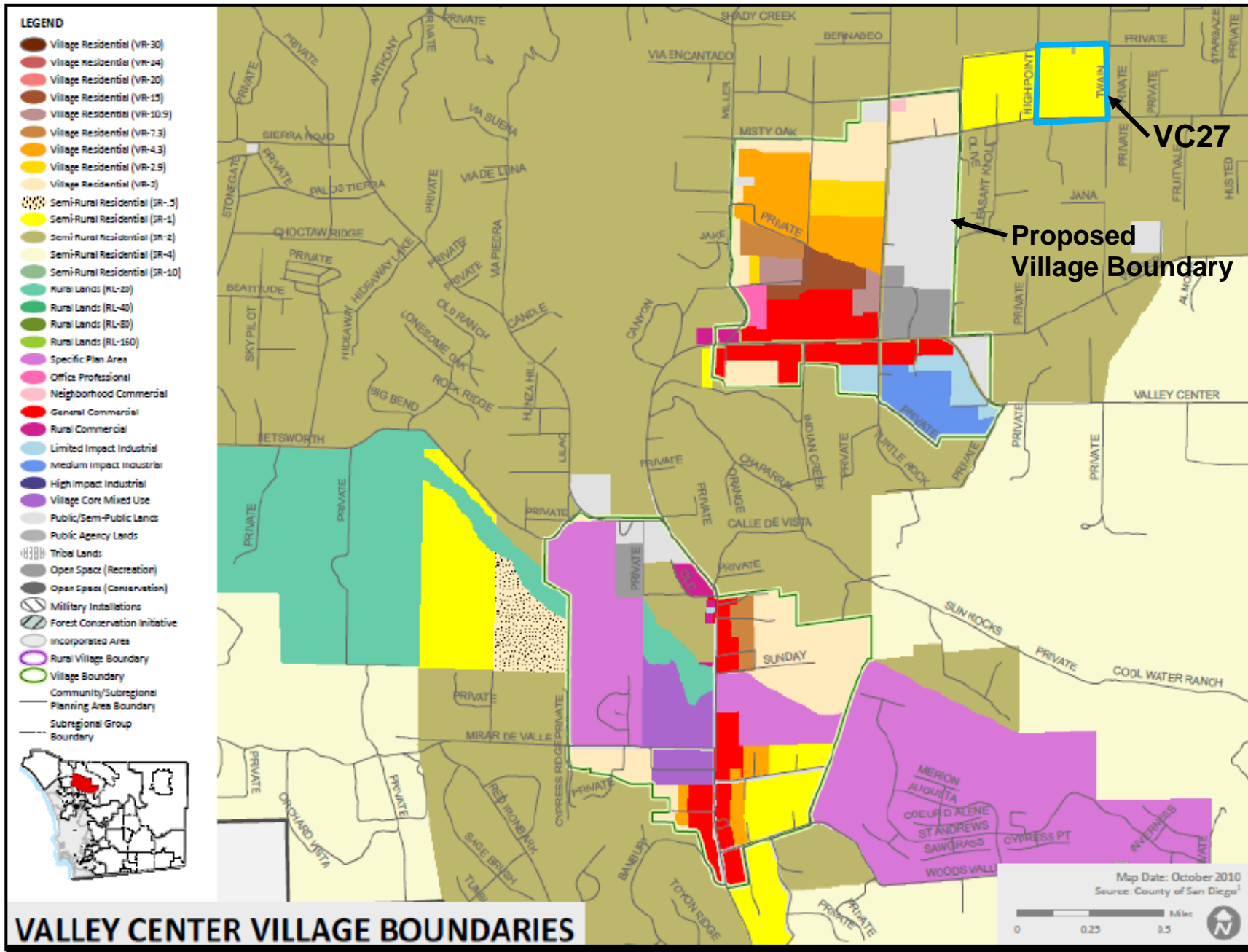
Figure VC-1

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<p><i>Total Area:</i> 35.46 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Support community endorsed concept for concentrated village, surrounded by semi-rural land uses • Staff supports Planning Group recommendation
2	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<p><i>Total Area:</i> 2.18 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Commercial development is concentrated in the village center, less than one mile away • Additional commercial not support by projected need • Staff supports Planning Group recommendation • Town center circulation plan redirects traffic away from site

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<p><u>Staff</u> (SR-1) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<p>Total Area: 35.46 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (17) Estate Residential</p>	<ul style="list-style-type: none"> • Support community endorsed concept for concentrated village, surrounded by semi-rural land uses • Staff supports Planning Group recommendation
14	<p><u>Staff</u> (VR-4.3) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<p>Total Area: 2.18 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (17) Estate Residential</p>	<ul style="list-style-type: none"> • Commercial development is concentrated in the village center, less than one mile away • Additional commercial land uses are not supported by projected needs • Staff supports Planning Group recommendation • Town center circulation plan would redirect traffic away from site



San Diego County General Plan

Figure 3

VC29-A (2003 Referral #88)

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

Notes:

1- EHL to Board of Supervisors dated November 8, 2010

Property Description

Property Owner:

Joe Tanalski

Size:

43.5 acres, 4 parcels

Location/Description:

Adjacent to Hellhole Canyon Preserve in eastern portion of community planning area;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

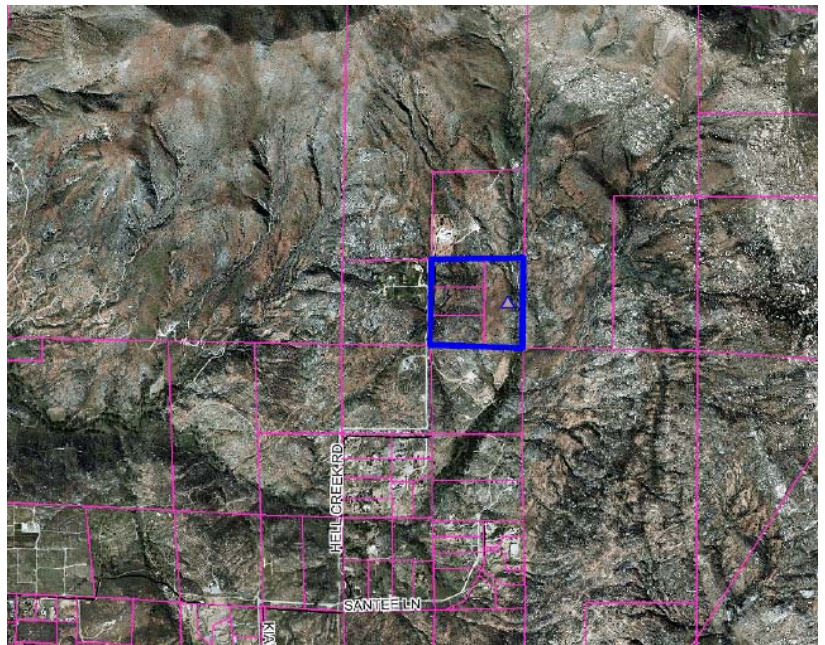
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

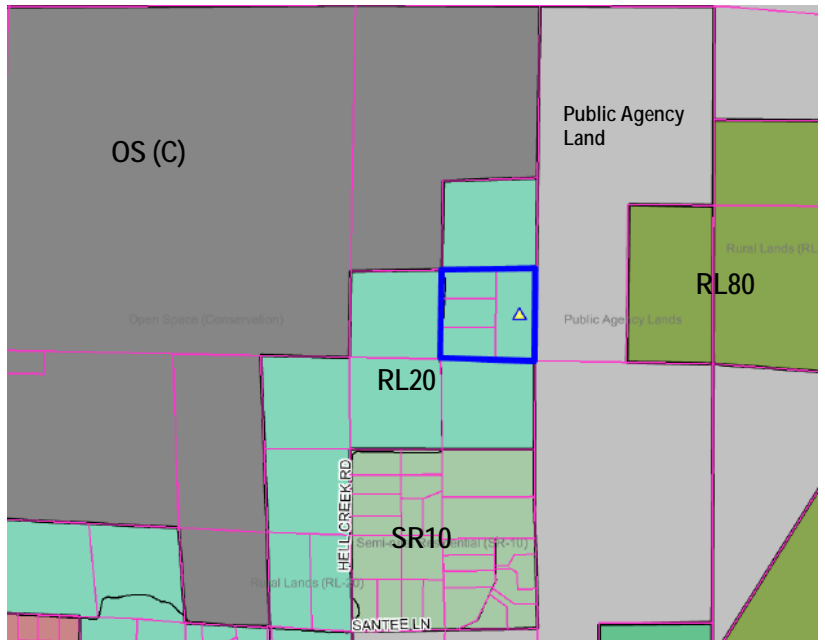
General Plan

Scenario	Designation
Former GP	1 du/4, 8, 20 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 August 2011

Discussion

The map adopted on August 3, 2011 reflects a compromise between the Referral and Draft Land Use Maps. Property is partially constrained by steep slopes and habitat of high values. Also the property is located along a dead-end road nearly five miles long and is within the Very High Fire Hazard Severity Zone.

The consequences of each request are described on the next page.

VC29-A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Note: Additional correspondence was received on September 23, 2011 providing rationale for a SR10 designation. See also staff's response to this letter.

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations 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.
- The remote location is within the County Water Authority boundary and, therefore, is designated RL20 rather than RL40 or RL80.
- The road infrastructure is inadequate due to a lack of secondary access. The cost to provide secondary access would not be economically viable due to the severe physical constraints that the route would need to traverse.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions that place greater emphasis on existing parcelization.
- 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 RL20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- To ensure that the SR10 designation is consistently assigned, an additional 400 acres in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.
- The General Plan Guiding Principles and policies would need to be revised to not limit development in areas without sufficient access.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within, there would be little to no affect. However, as the majority of the FCI 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 FCI 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.

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.

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

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.

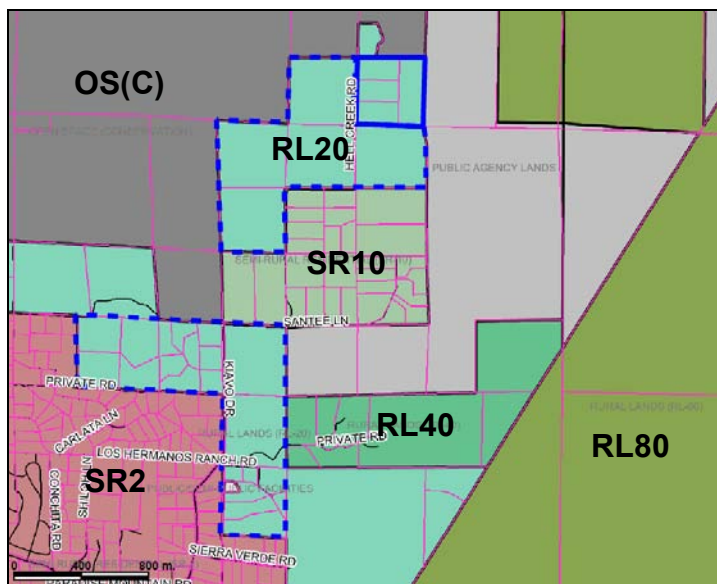


Figure 1: Property Specific Request — Additional Remapping Necessary for Change ■■■■



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

October 10, 2011

Joe Tanalski
P.O. Box 627
Valley Center, CA 92082

GENERAL PLAN UPDATE PROPERTY SPECIFIC REQUESTS: VC29A / VC29B

Dear Mr. Tanalski:

This letter is in response to your correspondence dated September 23, 2011 regarding the areas identified as VC29-A and VC29-B located in the community of Valley Center. In your letter you request re-designation of these properties from Rural Lands 20 (RL-20) or one dwelling per 20 acres to Semi-Rural 10 (SR-10) or one dwelling per 10 acres. Your correspondence takes issue with the analysis provided in the March 16, 2011 staff report for property specific requests VC29-A and VC29-B. Staff's response to the issues raised in your correspondence is provided below.

For VC29-A, the Steep Slope map does not appear to be very accurate as parcels contain less (greater than 25%) slope than depicted. Over half of the property shows medium habitat values on the Evaluation Model.

In the March 16, 2011 staff report, the property specific analysis for VC29A and VC29B, identified that these properties were partially constrained by steep slopes, and also contained important biological habitat value based on the mapping information available to staff. The constraint maps located in the analyses are intended only as a general reference and would still require further detailed site analysis before any development could occur. We would gladly review any evidence such as an independent biology or slope study showing that these properties are not partially constrained by important biological habitat and steep slopes.

Properties along Hell Creek Road have secondary access (besides main access along Paradise Mountain Road) for fire and emergency vehicles along Santee Lane through the Reservation. Paradise Mountain Road may also be accessed using Los Hermanos and Concheta, as well as Santee Lane if necessary.

The only public road that provides ingress and egress to the Paradise Mountain area is Paradise Mountain Road, which is a dead-end road. All other roads that provide ingress and egress from Lake Wohlford Road must traverse the Reservation. Staff reviewed the

letter from the Valley Center Fire Protection District (VCFPD) that references an agreement between the Tribe and VCFPD and San Pasqual Fire to allow access to the Hellhole Canyon area through the reservation via Santee Lane. However, since agreements of this type are subject to change at any time, they do not constitute secondary access for the purposes of State law consistency and allowing further subdivision.

Therefore, Paradise Mountain Road, which is a dead-end road, provides the only legal and reliable access to VC29-A and VC29-B. In accordance with State law (Title 14 Fire Safe Regulations) and the County Consolidated Fire Code (see attached excerpt, Section 503.1.2), the cumulative dead-end road length must be less than 1,360 feet to subdivide these parcels. The requirement for a maximum dead-end road length of 1,360 feet is because Paradise Mountain Road traverses an area with a density of one dwelling per two acres. Since your property is both without adequate secondary access and exceeds dead-end road lengths requirements, further subdivision of the properties would not be permitted.

It is an accepted principle that "spot zoning" is to be avoided in good planning. The parcel to the south of mine is adjacent to SR-10 zoning due to existing parcelization of many already split properties that was what our Hellhole community character was originally planned for. My parcels are already split, thus creating a "spot zoning" error with the property to the south of mine. Also, the other 6 parcels of 40 acres each along Hell Creek Rd. also adjoin the existing SR-10 designation along one property line or along a property line with my already split parcels. Implementing good planning principles should allow an SR-10 designation for my parcels and the other 6 parcels in the original 2003 Referral #88 (and the VC29-B Property Specific Request).

Staff does not agree that VC29-A and VC29-B should be assigned a SR-10 designation to avoid "spot zoning" since parcels to the south are already designated as SR-10 to match existing parcelization. Assigning a RL-20 designation to VC29-A and VC29-B provides a transition between the SR-10 area and the open space preserve to the north. It appears that VC29-A consists of four separate lots, each approximately ten acres; however, we do not have information indicating whether or not these are legal lots. This is information generally retained by the property owner. If these are legal lots, a RL-20 designation would not preclude constructing a dwelling unit on each lot and would not make the ten-acre lot legally non-conforming even if designated RL-20.

APN 191-060-12 (Casparian) adjoining my parcels to the north completed a lot split creating a 6-acre parcel with a home and one parcel of approximately 34 acres deeded to the County Open Space Preserve.

Your letter appears to misinterpret that your neighbor (Casparian) was able to subdivide his property because a portion of the 40-acre lot was deeded to the County for conservation of open space. If a lot split had occurred for this property, then an additional dwelling unit would have been permitted, rather than 34 acres being converted to open space and losing all future development potential. Therefore, the property has been developed at a density of one dwelling unit per 40 acres.

As far as SR-10 density not supporting Guiding Principle #9 ("minimize public costs of infrastructure and services and correlate their timing with new development..."), this

VC29A & VC29B- Valley Center -3-

10/10/11

should not be a significant problem and would be accomplished by permit process if and when any of these parcels were split, because the costs for these improvements would be the responsibility of the property owner/developer.

The SR-10 request would not be consistent with Guiding Principle #9 because the road infrastructure is inadequate due to a lack of secondary access. The cost to provide secondary access would not be economically viable due to the severe physical constraints that the route would need to traverse.

Since both VC29-A and VC29-B lack the ability for further subdivision, primarily due to the dead-end road constraints identified above, the General Plan designation would not matter. However, through the General Plan Update planning process, staff has attempted to assign realistic densities to properties that reflect actual subdivision potential. This is also consistent with Policy LU-1.9, Achievement of Planned Densities. Changing the designation of these properties to SR-10 would result in an unrealistic designation that does not accurately reflect its subdivision potential.

If you would like to discuss this further or would like to provide evidence that the analysis provided above does not accurately reflect existing conditions, please contact Jimmy Wong, Land Use Environmental Planner, at (858) 694-3608 or via e-mail at jimmy.wong@sdcounty.ca.gov. Thank you for your continued participation in the General Plan Update process.

Sincerely,



DEVON MUTO, Chief
Advance Planning Division
Department of Planning and Land Use

Sept. 23, 2011

Page 1 of 4

Dept. of Planning & Land Use
5201 Ruffin Road, Ste. B
San Diego, CA. 92123

Att'n : Devon Muto and Bob Citrano

Re : Additional information and comments on Property Specific Requests General Plan Update for Nov. 9, 2011 workshop and any continuation.

Property Specific Request VC29-A (2003 Referral #88) – 4 parcels (APN: 191-060-14, 15, 16, 17).
Property Specific Request VC29-B (2003 Referral #88) – 6 parcels (APN: 191-060-12, 191-060-11, 191-110-01, 191-110-02, 189-080-03, 189-080-04).
(Parcels were included in Referral #88 for the GPU process)

Request is for SR-10 land use designation

Dear Staff,

First of all, in reference to your "Discussion" on VC29-A, the Steep Slope map does not appear to be very accurate. I believe the parcels contain less (greater than 25%) slope than depicted. Over half of the property show medium habitat values on the Evaluation Model.

This property and others in our area along Hell Creek Rd. have secondary access (besides main access along Paradise Mtn. Road) for fire and emergency vehicles, as well as evacuation purposes. This route is along Santee Lane through the Reservation as shown in the attached letter and map (2 pages) dated 4-21-03 "RE : Fire District Response Times (Hellhole Canyon)" from Joy Justis, Valley Center Fire Marshal. This route connects with N. Lake Wolford Road.

Paradise Mtn. Road may also be accessed using Los Hermanos and Concheta, as well as Santee Lane if necessary.

It is an accepted principle that "spot zoning" is to be avoided in good planning. The parcel to the south of mine is adjacent to SR-10 zoning due to existing parcelization of many already split properties that was what our Hellhole community character was originally planned for. My parcels are already split, thus creating a "spot zoning" error with the property to the south of mine. Also, the other 6 parcels of 40 acres each along Hell Creek Rd. also adjoin the existing SR-10 designation along one property line or along a property line with my already split parcels. Implementing good planning principles should allow an SR-10 designation for my parcels and the other 6 parcels in the original 2003 Referral #88 (and the VC29-B Property Specific Request).

The parcel (APN 191-060-12- Casparian owners) adjoining my parcels to the north is undergoing (or has completed ?) a split by the County creating approximately one 6 acre parcel with a home and one parcel of approximately 34 acres that is being deeded to the County Open Space Preserve (as I understand it). This is at the end of the dead -end road. This act clearly sets a precedent and shows the County's willingness to allow these 40 acre parcels to be split up into smaller SR-10 designation sized parcels. This clearly is an example of "spot zoning" being allowed. It would only seem reasonable and fair for the County to allow the other 5 parcels in the Property Specific Request VC29-B to have the same SR-10 land use designation to avoid this recently approved "spot zoning" exception and planning inconsistency. Clearly, considering the large number of existing parcelizations immediately to the south, along with my already split parcels, and with the new split being allowed on parcel 191-060-12 creating a 6 acre parcel, the character of our Hellhole community should be as originally planned with the SR-10 designation.

As far as SR-10 density not supporting Guiding Principle #9 ("minimize public costs of infrastructure and services and correlate their timing with new development..."), this should not be a significant problem and would be accomplished by permit process if and when any of these parcels were split, because the costs for these improvements would be the responsibility of the property owner/developer. County water is already available all along the road, as is electric and telephone.

Please allow us to have the (compromise) of SR-10 land use designation that we have strived for so long and hard throughout this very lengthy GP-2020 and GPU process.

Property Specific Request VC29-A (2003 Referral #88) –4 parcels (APN: 191-060-14, 15, 16, 17).
Property Specific Request VC29-B (2003 Referral #88) -6 parcels (APN: 191-060-12, 191-060-11, 191-110-01, 191-110-02, 189-080-03, 189-080-04).

Submitted by,
Joe Tanalski

Attached letter and map (2 pages) dated 4-21-03 "Re : Fire District Response Times (Hellhole Canyon)" from Joy Justis, Valley Center Fire Marshal.



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road
Valley Center, CA 92082
(760) 751-7600

Joe Tallnasky
P.O. Box 627
Valley Center, CA 92082

April 21, 2003

RE: Fire District Response times. (Hellhole Canyon)

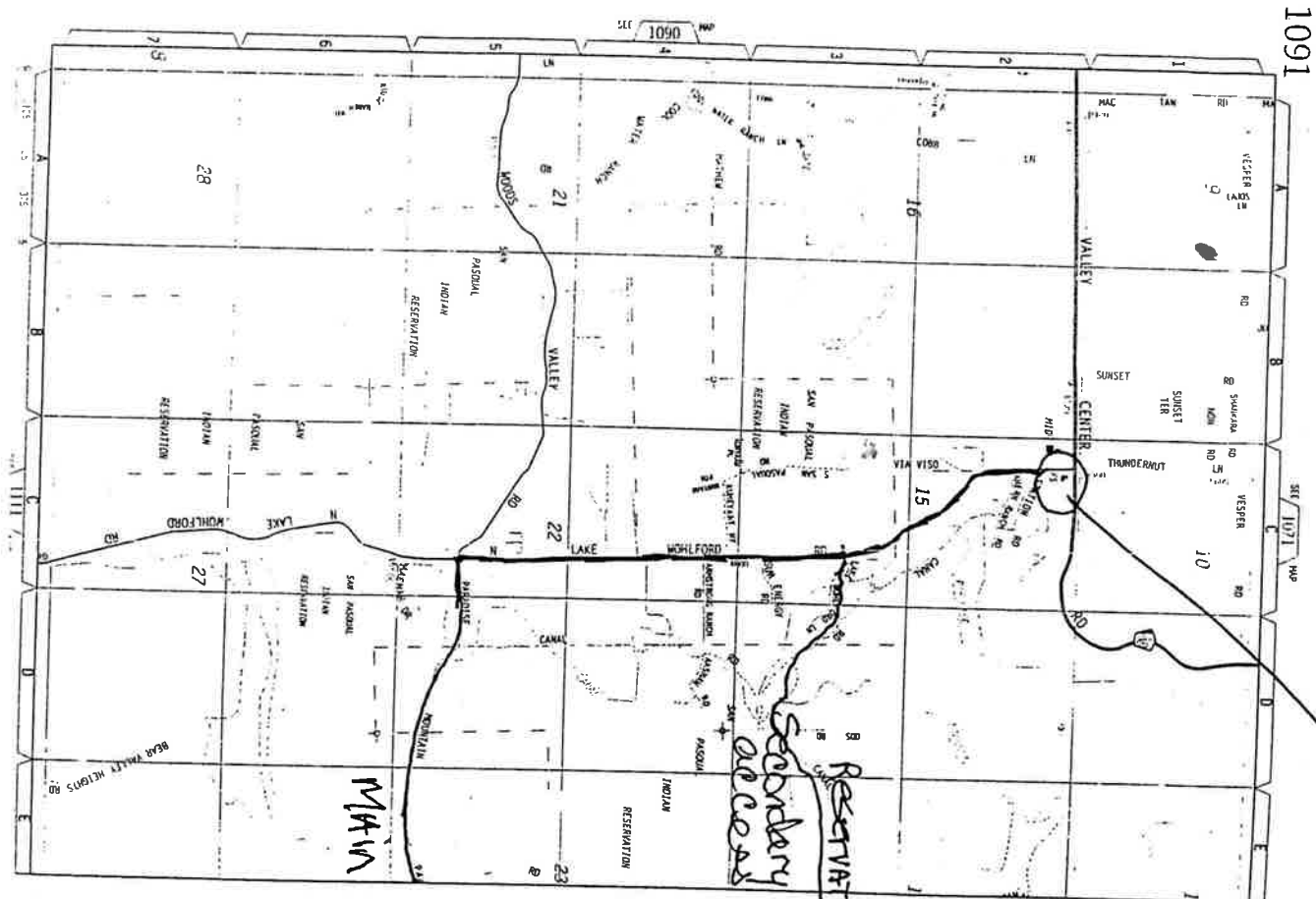
After responding the engines several different ways to the Hellhole Canyon area, the Valley Center Fire Protection District sent the attached response list to Ralph Steinoff the County's Fire Marshal for this area. The secondary access for this area is across the reservation as shown. VCFPD has an agreement with San Pasqual reservation for both VCFPD and San Pasqual Fire to respond engines on an automatic aid basis throughout this area. The VCFPD has a contract with Sycuan Fire Dept., which provides paramedic and ambulance services out of the VCFPD station 73 to this area as well. The listed response times are for the slowest engines, the ambulance companies and San Pasqual's station engines are both quicker and closer to Hellhole than the listed times. Two minutes has been added to the response times when traveling through the gate on the Reservation.

If you have any questions, please do not hesitate to call.

Thank you,

A handwritten signature in black ink that reads 'Joy Justis'.

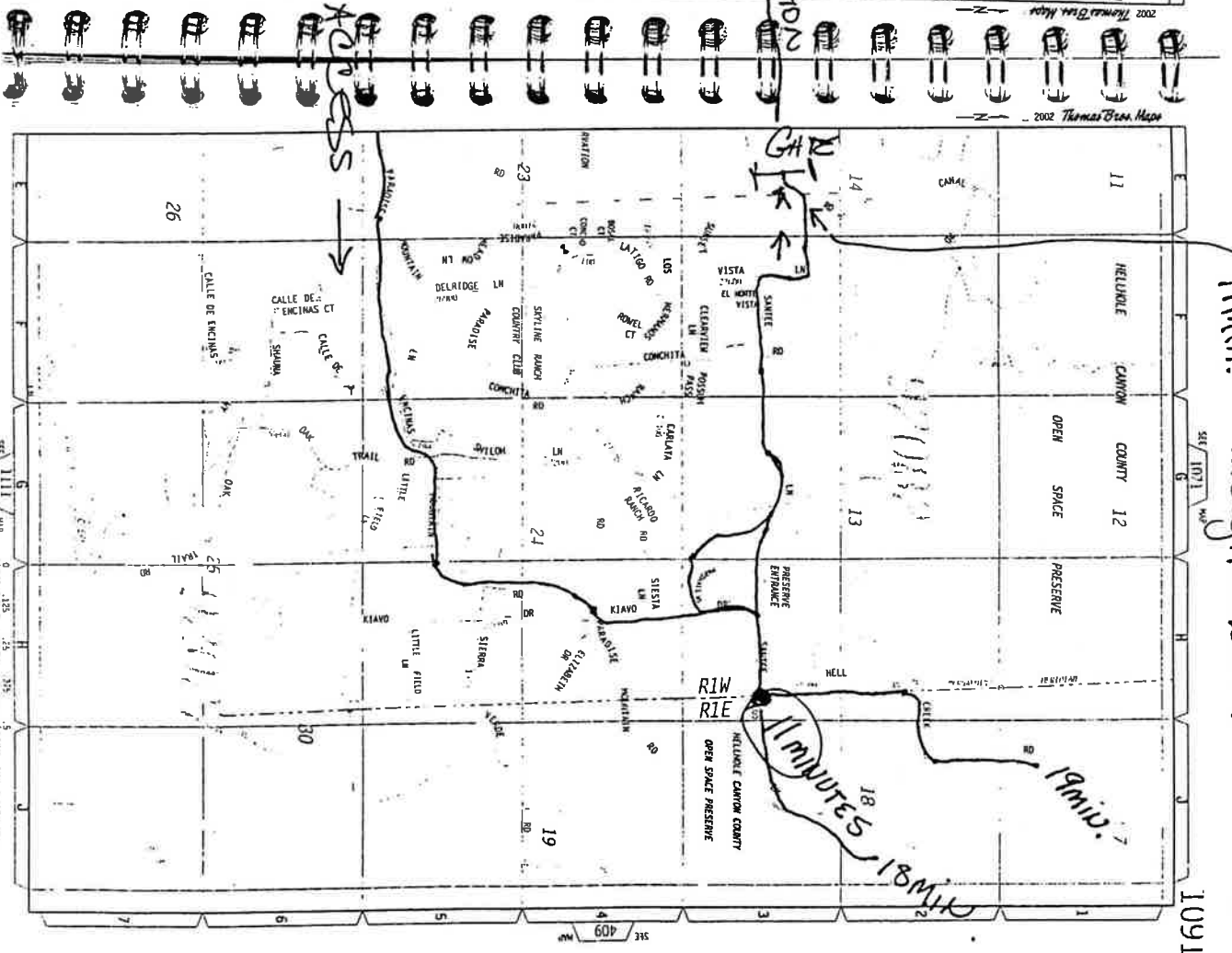
Joy Justis
Fire Marshal



1091

Fire Station

101: Ralph Steinoff - 858-3787



1091-1097

18 min. - up paradise
11 min. - through Indian Reservation

From: Joy Justice
VCFRD

Excerpt from Consolidated County Fire Code

Sec. 503.1.2 Dead-end roads. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Zoning for Parcel Serviced By Dead End Road(s)	Cumulative Length of Dead End Road(s)
Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals. Each dead-end road shall have a turnaround constructed within 150 feet of its terminus.

Note: The full Consolidated Fire Code is available on the County's web site at: [http://www.sdcounty.ca.gov/dplu/docs/2009 Consolidated Fire Code.pdf](http://www.sdcounty.ca.gov/dplu/docs/2009%20Consolidated%20Fire%20Code.pdf)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
87	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located off of West Lilac and Running Creek Road; east of I-15</p> <ul style="list-style-type: none"> 12.60 acres Rural Lands category <p>APNs: 128-522-30</p>	Specific Plan	1 du/20 acres	1 du/2 acres	Support 1 du/4 acres	<p>DISAGREE - Retain 1 du/20 acres</p> <ul style="list-style-type: none"> Request is not consistent with Rural Lands Category Request would create an island within the 1 du/20 land use designation Proximity to Keyes Creek (riparian area) Natural Upland habitat
88	<p><i>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</i></p> <p>Located adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> Approximately 455 acres Rural Lands category <p>APNs: 191-060-11, 12, 14 to 17 191-110-01, 02 189-080-03, 04</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 or 10 acres	1 du/4 acres	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> >25% slope located on property Close to Riparian area Natural Upland Habitat, high density development could impact unique and critical biological resources 1 du/4 or 10 acres is not appropriate for the Rural Lands category

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

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

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
88	<p><i>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</i></p> <p>Inside CWA boundary. Adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> • Approximately 320 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 or 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/40 acres (northern portion) 1 du/20 acres (southern portion)</p>	<p><u>County Staff:</u> COMPROMISE Retain Rural Lands for Upper Hellhole region: <u>1 du/20 acres</u></p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Reduce public costs</i> – retain Rural Lands designation due to: <ul style="list-style-type: none"> - Area is remote with limited infrastructure and road access, and would require an extension of essential public services (i.e.: law enforcement, fire protection, and emergency medical) • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Upper Hellhole is surrounded on three sides by public/semi-public lands - Entire area located within proposed North County MSCP Preapproved Mitigation Area - Proximity to Hellhole Canyon Preserve and Rancho Guejito (potential edge effects from residential development) - Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region - Limited road access that crosses a drainage area - Public safety concerns and evacuation of residents problematic due to lack of reliable secondary egress road in the event of major emergency or wildfire • <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area designated as Rural Lands

87	Thure Stedt (representing Stewart Lynch)			
	<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/2 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 • Create a model for community development 		<p>The requested density would introduce an isolated pocket of 1 du/2 acres within a larger identified area designated as Rural Lands (1 du/20 acres). The referral area is located south of Keys Creek in an important biological corridor that is part of the proposed North County MSCP preserve area. The April 2004 Working Copy map density is consistent with the surrounding designations.</p>	
88	Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)			
	<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/20 acres	Semi-Rural: 1 du/4 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 • Assign densities based on characteristics of the land • Create a model for community development 		<p>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 a potential compromise of 1 du/20 acres.</p> <p>BLM Lands and the Hellhole Canyon Preserve surround the Upper Hellhole Canyon area of Valley Center on three sides. Direct road access into the area is via an unimproved road (Hell Creek Road). Although the entire area lies within the CWA boundary, public infrastructure costs to develop this area at the requested densities are not justified given the remoteness from existing infrastructure (including paved roads). Emergency response times in this area are low, and recent events have reinforced the need to provide safe fire escape routes for more remote areas. The entire referral area is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

VC29-B (2003 Referral #88)

General Plan (Adopted Aug 2011):	RL20
Property Specific Request:	SR4 SR10
Requested by: Joe Tanalski ¹	
Community Recommendation	RL20
Opposition Expected	Yes ²
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Refer to VC29-A for additional information

2- EHL to Board of Supervisors dated November 8, 2010

Property Description

Property Owners:

Andes Ronald T; Keith A & Mariellena Sudak
Jacob / Carl Burkhard; Casparian Family Trust

Size:

241.3 acres, 6 parcels

Location/Description:

Adjacent to Hellhole Canyon Preserve in eastern portion of community planning area;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

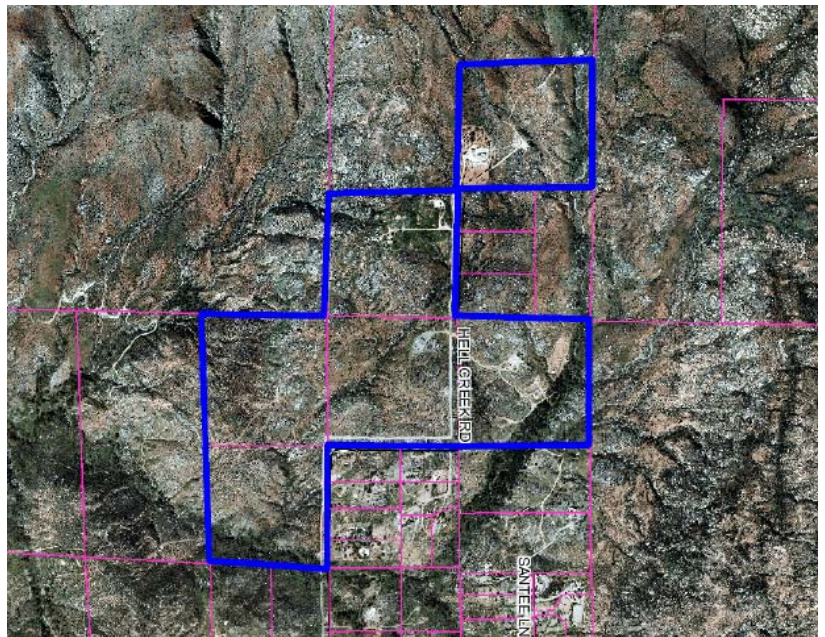
● - high; ◐ - partially; ○ - none

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

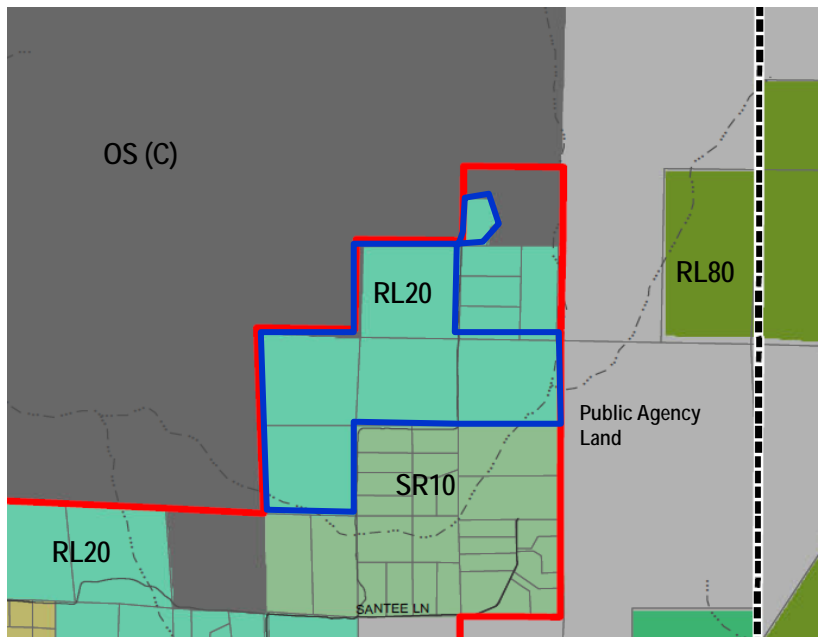
Land Use

General Plan

Scenario	Designation
Former GP	1 du/4, 8, 20 ac
GP (Adopted Aug 2011)	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial



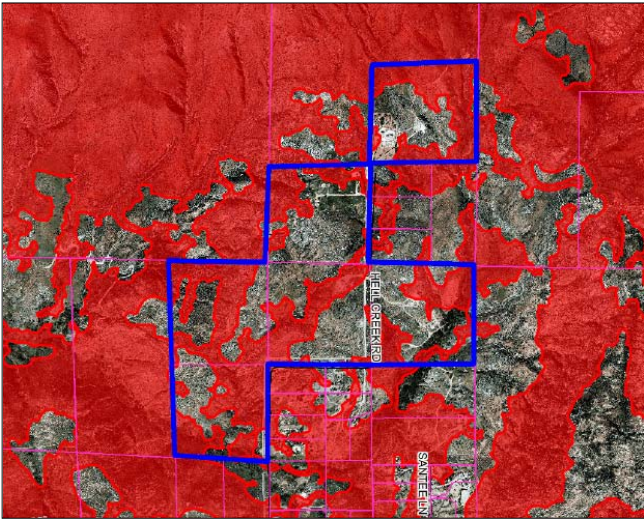
Adopted Aug 2011

Discussion

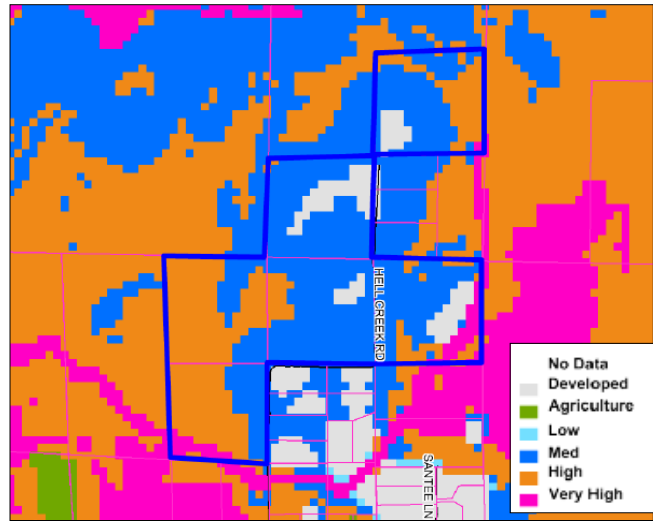
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings from the property owners; however, the Endangered Habitats League (RL40) and Valley Center Community Planning Group (RL20) are recommending lower densities. The map adopted on August 3, 2011 reflects a compromise between the Referral and Draft Land Use Maps. Property is partially constrained by steep slopes and habitat of high values. Also the property is located along a dead-end road nearly five miles long and is within the Very High Fire Hazard Severity Zone.

The consequences of each request are described on the next page.

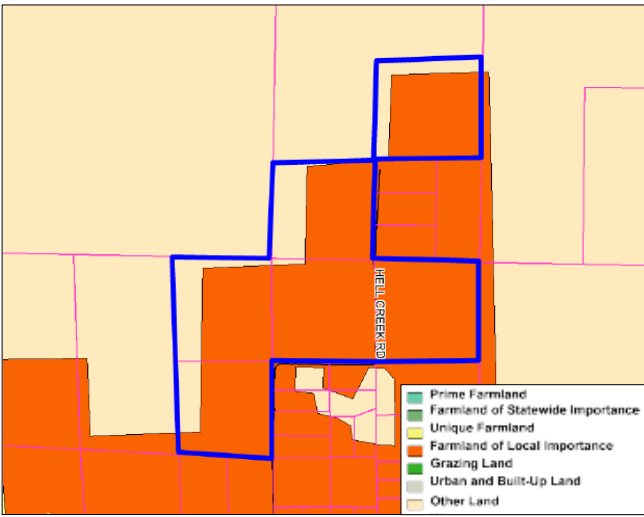
VC29-B (cont.)



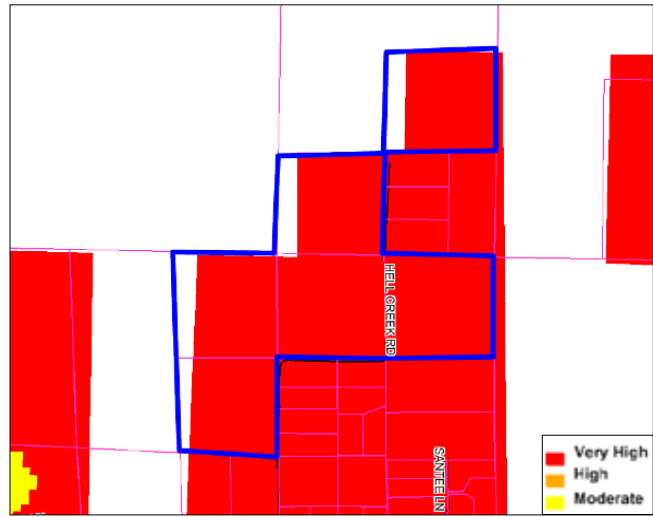
Steep Slope (Greater than 25%)



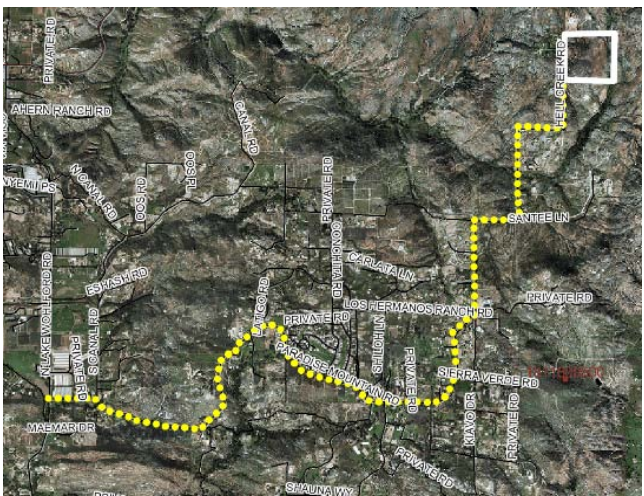
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



Dead-End Road Length (5 Miles)

Discussion (cont.)

These parcels are generally 40 acres in size and both a SR4 and SR10 designation would increase the subdivision potential adding the potential for additional lot in this remote area with limited access. An area further to the south is designated Semi-Rural only to reflect existing parcelization. Additional Semi-Rural densities in this area would not support the Community Development Model or Guiding Principle #9 due to the remote location and lack of infrastructure and access.

VC29-B SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4 or Semi-Rural 10*	Rural Lands 20	Major

*Note: A property specific request, categorized as "Minor" also exists, for this site with the same ID. Additional correspondence was received on September 23, 2011 providing rationale for a SR10 designation. See also staff's response to this letter.

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations 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.
- The remote location is within the County Water Authority boundary and, therefore, is designated RL20 rather than RL40 or RL80.
- The road infrastructure is inadequate due to a lack of secondary access. The cost to provide secondary access would not be economically viable due to the severe physical constraints that the route would need to traverse.

Guiding Principles/General Plan Changes Necessary to Support the Request

- To ensure that the SR10 designation is consistently assigned, an additional 240 acres in the vicinity of the site would require redesignation.
- Because some existing parcelization occurs in the area similar to the request, the extent of changes needed to the General Plan could be controlled through revisions that place greater emphasis on existing parcelization.
- 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 RL20 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.
- The General Plan Guiding Principles and policies would need to be revised to not limit development in areas without sufficient access.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within, there would be little to no affect. However, as the majority of the FCI 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 FCI 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.

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

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.

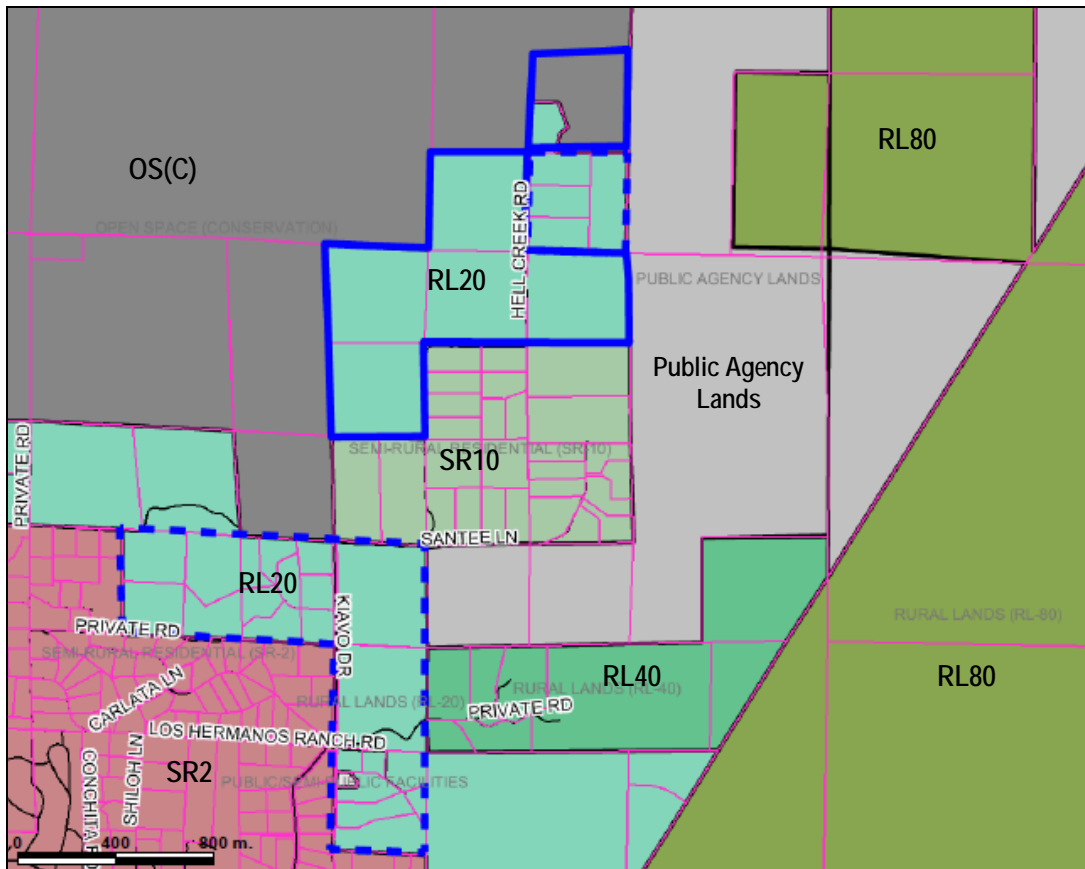


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

October 10, 2011

Joe Tanalski
P.O. Box 627
Valley Center, CA 92082

GENERAL PLAN UPDATE PROPERTY SPECIFIC REQUESTS: VC29A / VC29B

Dear Mr. Tanalski:

This letter is in response to your correspondence dated September 23, 2011 regarding the areas identified as VC29-A and VC29-B located in the community of Valley Center. In your letter you request re-designation of these properties from Rural Lands 20 (RL-20) or one dwelling per 20 acres to Semi-Rural 10 (SR-10) or one dwelling per 10 acres. Your correspondence takes issue with the analysis provided in the March 16, 2011 staff report for property specific requests VC29-A and VC29-B. Staff's response to the issues raised in your correspondence is provided below.

For VC29-A, the Steep Slope map does not appear to be very accurate as parcels contain less (greater than 25%) slope than depicted. Over half of the property shows medium habitat values on the Evaluation Model.

In the March 16, 2011 staff report, the property specific analysis for VC29A and VC29B, identified that these properties were partially constrained by steep slopes, and also contained important biological habitat value based on the mapping information available to staff. The constraint maps located in the analyses are intended only as a general reference and would still require further detailed site analysis before any development could occur. We would gladly review any evidence such as an independent biology or slope study showing that these properties are not partially constrained by important biological habitat and steep slopes.

Properties along Hell Creek Road have secondary access (besides main access along Paradise Mountain Road) for fire and emergency vehicles along Santee Lane through the Reservation. Paradise Mountain Road may also be accessed using Los Hermanos and Concheta, as well as Santee Lane if necessary.

The only public road that provides ingress and egress to the Paradise Mountain area is Paradise Mountain Road, which is a dead-end road. All other roads that provide ingress and egress from Lake Wohlford Road must traverse the Reservation. Staff reviewed the

letter from the Valley Center Fire Protection District (VCFPD) that references an agreement between the Tribe and VCFPD and San Pasqual Fire to allow access to the Hellhole Canyon area through the reservation via Santee Lane. However, since agreements of this type are subject to change at any time, they do not constitute secondary access for the purposes of State law consistency and allowing further subdivision.

Therefore, Paradise Mountain Road, which is a dead-end road, provides the only legal and reliable access to VC29-A and VC29-B. In accordance with State law (Title 14 Fire Safe Regulations) and the County Consolidated Fire Code (see attached excerpt, Section 503.1.2), the cumulative dead-end road length must be less than 1,360 feet to subdivide these parcels. The requirement for a maximum dead-end road length of 1,360 feet is because Paradise Mountain Road traverses an area with a density of one dwelling per two acres. Since your property is both without adequate secondary access and exceeds dead-end road lengths requirements, further subdivision of the properties would not be permitted.

It is an accepted principle that "spot zoning" is to be avoided in good planning. The parcel to the south of mine is adjacent to SR-10 zoning due to existing parcelization of many already split properties that was what our Hellhole community character was originally planned for. My parcels are already split, thus creating a "spot zoning" error with the property to the south of mine. Also, the other 6 parcels of 40 acres each along Hell Creek Rd. also adjoin the existing SR-10 designation along one property line or along a property line with my already split parcels. Implementing good planning principles should allow an SR-10 designation for my parcels and the other 6 parcels in the original 2003 Referral #88 (and the VC29-B Property Specific Request).

Staff does not agree that VC29-A and VC29-B should be assigned a SR-10 designation to avoid "spot zoning" since parcels to the south are already designated as SR-10 to match existing parcelization. Assigning a RL-20 designation to VC29-A and VC29-B provides a transition between the SR-10 area and the open space preserve to the north. It appears that VC29-A consists of four separate lots, each approximately ten acres; however, we do not have information indicating whether or not these are legal lots. This is information generally retained by the property owner. If these are legal lots, a RL-20 designation would not preclude constructing a dwelling unit on each lot and would not make the ten-acre lot legally non-conforming even if designated RL-20.

APN 191-060-12 (Casparian) adjoining my parcels to the north completed a lot split creating a 6-acre parcel with a home and one parcel of approximately 34 acres deeded to the County Open Space Preserve.

Your letter appears to misinterpret that your neighbor (Casparian) was able to subdivide his property because a portion of the 40-acre lot was deeded to the County for conservation of open space. If a lot split had occurred for this property, then an additional dwelling unit would have been permitted, rather than 34 acres being converted to open space and losing all future development potential. Therefore, the property has been developed at a density of one dwelling unit per 40 acres.

As far as SR-10 density not supporting Guiding Principle #9 ("minimize public costs of infrastructure and services and correlate their timing with new development..."), this

VC29A & VC29B- Valley Center -3-

10/10/11

should not be a significant problem and would be accomplished by permit process if and when any of these parcels were split, because the costs for these improvements would be the responsibility of the property owner/developer.

The SR-10 request would not be consistent with Guiding Principle #9 because the road infrastructure is inadequate due to a lack of secondary access. The cost to provide secondary access would not be economically viable due to the severe physical constraints that the route would need to traverse.

Since both VC29-A and VC29-B lack the ability for further subdivision, primarily due to the dead-end road constraints identified above, the General Plan designation would not matter. However, through the General Plan Update planning process, staff has attempted to assign realistic densities to properties that reflect actual subdivision potential. This is also consistent with Policy LU-1.9, Achievement of Planned Densities. Changing the designation of these properties to SR-10 would result in an unrealistic designation that does not accurately reflect its subdivision potential.

If you would like to discuss this further or would like to provide evidence that the analysis provided above does not accurately reflect existing conditions, please contact Jimmy Wong, Land Use Environmental Planner, at (858) 694-3608 or via e-mail at jimmy.wong@sdcounty.ca.gov. Thank you for your continued participation in the General Plan Update process.

Sincerely,



DEVON MUTO, Chief
Advance Planning Division
Department of Planning and Land Use

Sept. 23, 2011

Page 1 of 4

Dept. of Planning & Land Use
5201 Ruffin Road, Ste. B
San Diego, CA. 92123

Att'n : Devon Muto and Bob Citrano

Re : Additional information and comments on Property Specific Requests General Plan Update for Nov. 9, 2011 workshop and any continuation.

Property Specific Request VC29-A (2003 Referral #88) – 4 parcels (APN: 191-060-14, 15, 16, 17).
Property Specific Request VC29-B (2003 Referral #88) – 6 parcels (APN: 191-060-12, 191-060-11, 191-110-01, 191-110-02, 189-080-03, 189-080-04).
(Parcels were included in Referral #88 for the GPU process)

Request is for SR-10 land use designation

Dear Staff,

First of all, in reference to your "Discussion" on VC29-A, the Steep Slope map does not appear to be very accurate. I believe the parcels contain less (greater than 25%) slope than depicted. Over half of the property show medium habitat values on the Evaluation Model.

This property and others in our area along Hell Creek Rd. have secondary access (besides main access along Paradise Mtn. Road) for fire and emergency vehicles, as well as evacuation purposes. This route is along Santee Lane through the Reservation as shown in the attached letter and map (2 pages) dated 4-21-03 "RE : Fire District Response Times (Hellhole Canyon)" from Joy Justis, Valley Center Fire Marshal. This route connects with N. Lake Wolford Road.

Paradise Mtn. Road may also be accessed using Los Hermanos and Concheta, as well as Santee Lane if necessary.

It is an accepted principle that "spot zoning" is to be avoided in good planning. The parcel to the south of mine is adjacent to SR-10 zoning due to existing parcelization of many already split properties that was what our Hellhole community character was originally planned for. My parcels are already split, thus creating a "spot zoning" error with the property to the south of mine. Also, the other 6 parcels of 40 acres each along Hell Creek Rd. also adjoin the existing SR-10 designation along one property line or along a property line with my already split parcels. Implementing good planning principles should allow an SR-10 designation for my parcels and the other 6 parcels in the original 2003 Referral #88 (and the VC29-B Property Specific Request).

The parcel (APN 191-060-12- Casparian owners) adjoining my parcels to the north is undergoing (or has completed ?) a split by the County creating approximately one 6 acre parcel with a home and one parcel of approximately 34 acres that is being deeded to the County Open Space Preserve (as I understand it). This is at the end of the dead -end road. This act clearly sets a precedent and shows the County's willingness to allow these 40 acre parcels to be split up into smaller SR-10 designation sized parcels. This clearly is an example of "spot zoning" being allowed. It would only seem reasonable and fair for the County to allow the other 5 parcels in the Property Specific Request VC29-B to have the same SR-10 land use designation to avoid this recently approved "spot zoning" exception and planning inconsistency. Clearly, considering the large number of existing parcelizations immediately to the south, along with my already split parcels, and with the new split being allowed on parcel 191-060-12 creating a 6 acre parcel, the character of our Hellhole community should be as originally planned with the SR-10 designation.

As far as SR-10 density not supporting Guiding Principle #9 ("minimize public costs of infrastructure and services and correlate their timing with new development..."), this should not be a significant problem and would be accomplished by permit process if and when any of these parcels were split, because the costs for these improvements would be the responsibility of the property owner/developer. County water is already available all along the road, as is electric and telephone.

Please allow us to have the (compromise) of SR-10 land use designation that we have strived for so long and hard throughout this very lengthy GP-2020 and GPU process.

Property Specific Request VC29-A (2003 Referral #88) –4 parcels (APN: 191-060-14, 15, 16, 17).
Property Specific Request VC29-B (2003 Referral #88) -6 parcels (APN: 191-060-12, 191-060-11, 191-110-01, 191-110-02, 189-080-03, 189-080-04).

Submitted by,
Joe Tanalski

Attached letter and map (2 pages) dated 4-21-03 "Re : Fire District Response Times (Hellhole Canyon)" from Joy Justis, Valley Center Fire Marshal.



VALLEY CENTER FIRE PROTECTION DISTRICT

28234 Lilac Road
Valley Center, CA 92082
(760) 751-7600

Joe Tallnasky
P.O. Box 627
Valley Center, CA 92082

April 21, 2003

RE: Fire District Response times. (Hellhole Canyon)

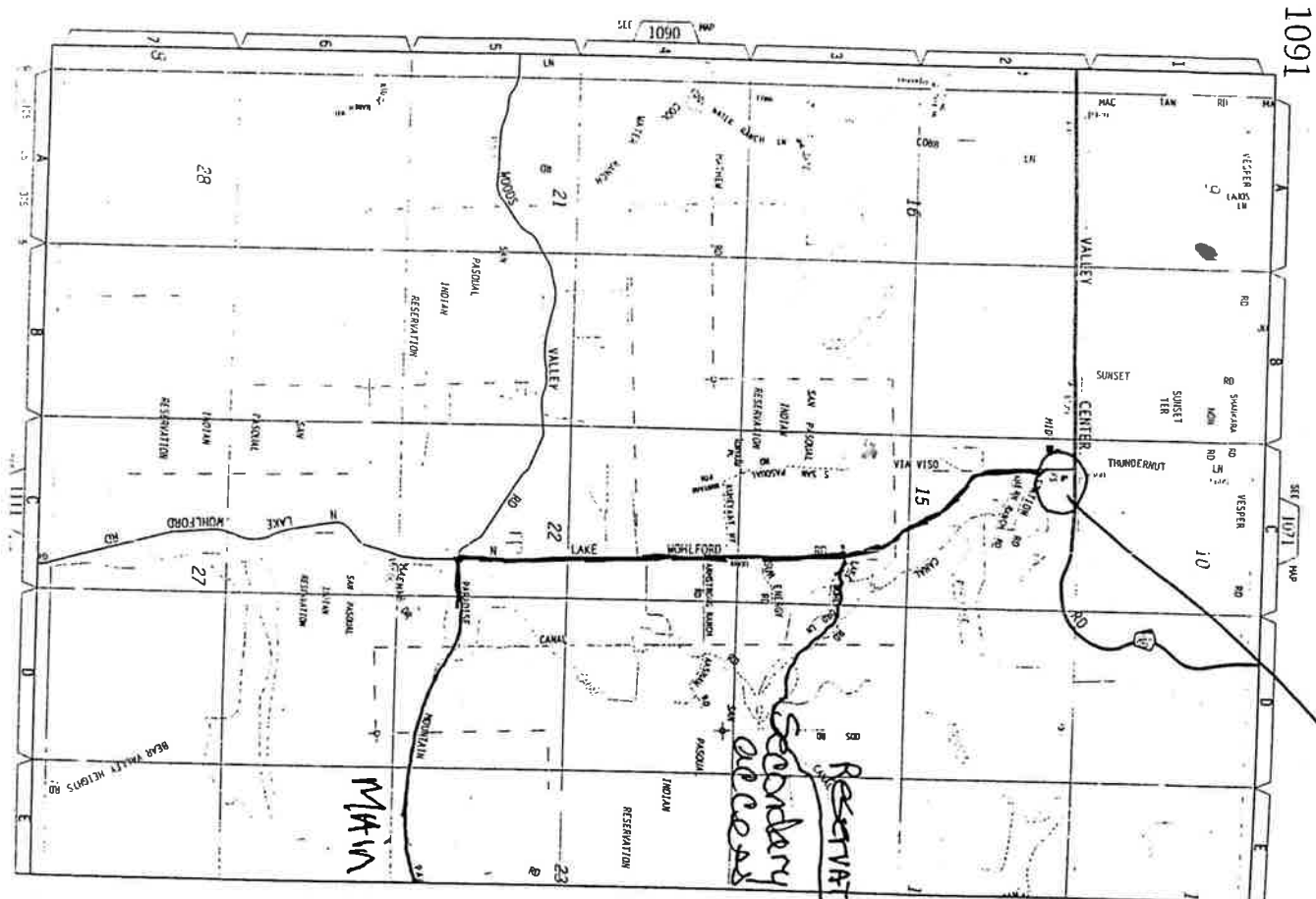
After responding the engines several different ways to the Hellhole Canyon area, the Valley Center Fire Protection District sent the attached response list to Ralph Steinoff the County's Fire Marshal for this area. The secondary access for this area is across the reservation as shown. VCFPD has an agreement with San Pasqual reservation for both VCFPD and San Pasqual Fire to respond engines on an automatic aid basis throughout this area. The VCFPD has a contract with Sycuan Fire Dept., which provides paramedic and ambulance services out of the VCFPD station 73 to this area as well. The listed response times are for the slowest engines, the ambulance companies and San Pasqual's station engines are both quicker and closer to Hellhole than the listed times. Two minutes has been added to the response times when traveling through the gate on the Reservation.

If you have any questions, please do not hesitate to call.

Thank you,

A handwritten signature in black ink that reads 'Joy Justis'.

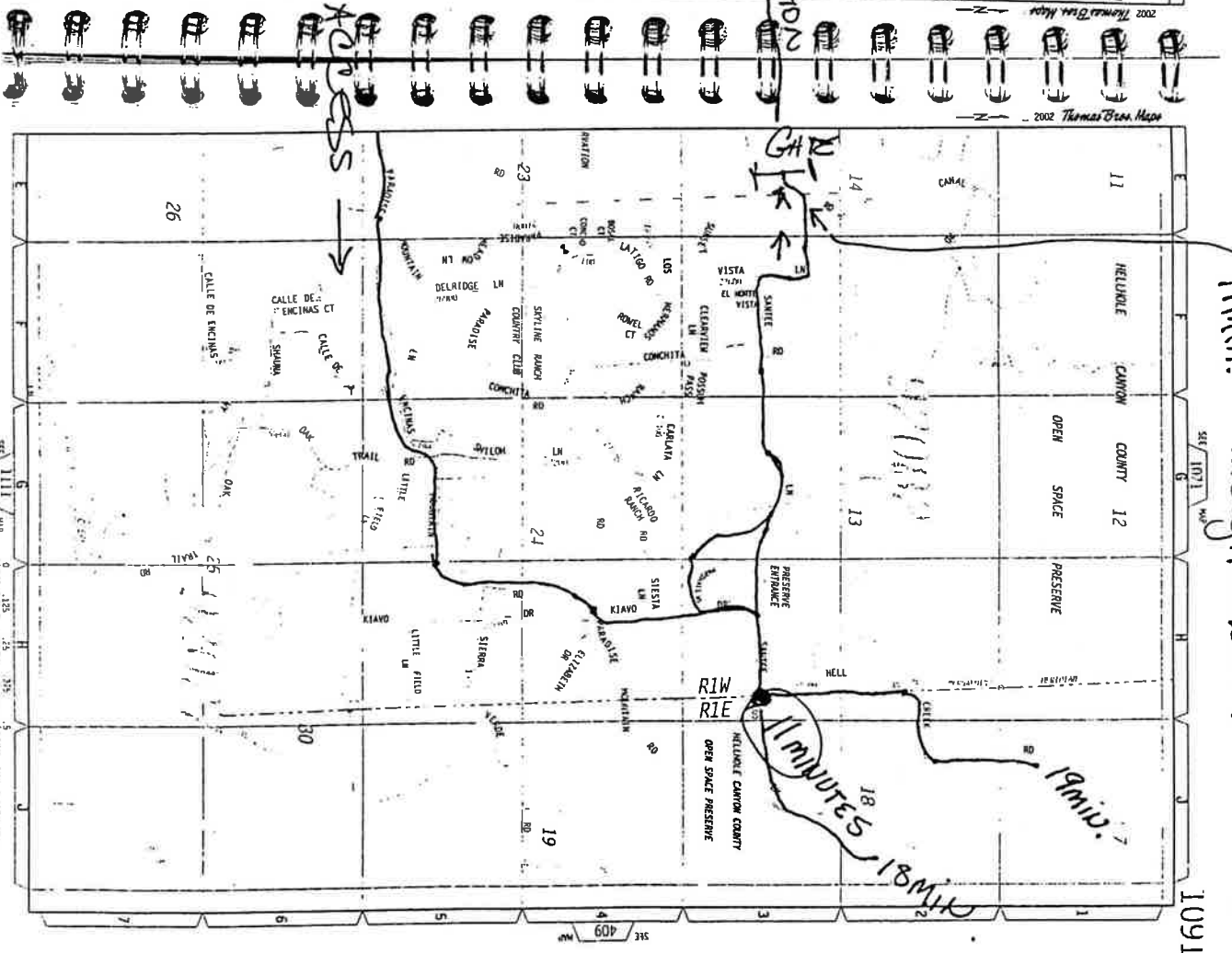
Joy Justis
Fire Marshal



1091

Fire Station

101: Ralph Steinoff - 858-3787



19 min. - up paradise
11 min. - through Indian Reservation

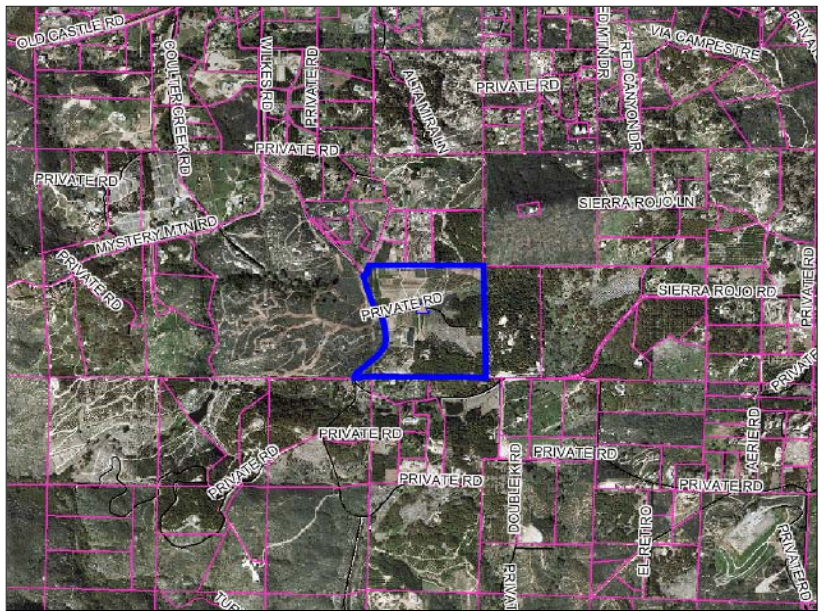
From: Joy Justice
VCFRD

1091-1097

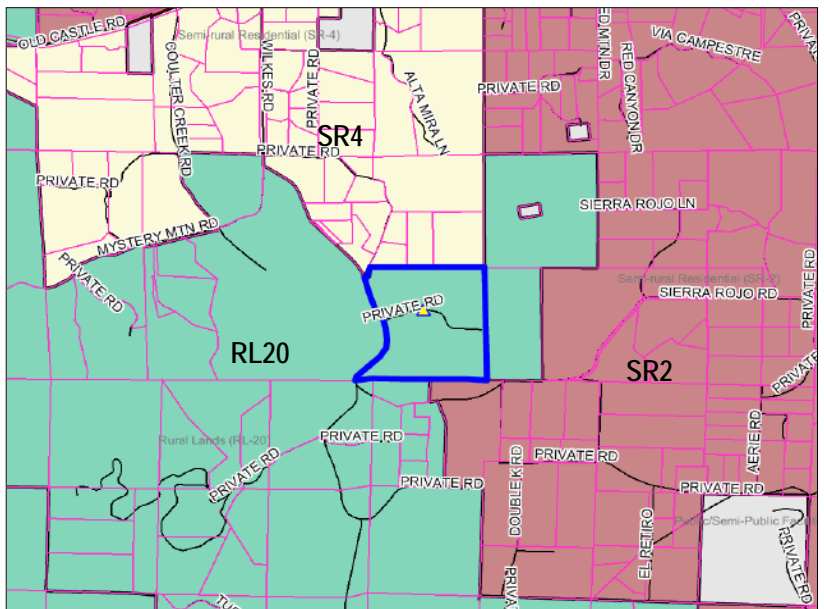
VC50

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR2 or SR4
Requested by: Ben Bendar	
Community Recommendation	RL20
Opposition Expected ¹	No
Spot Designation/Zone	No
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:
1- Based on staff's experience



Aerial



Adopted Aug 2011

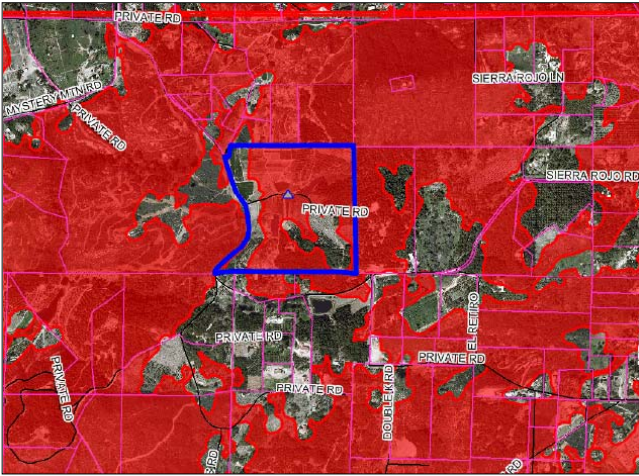
Property Description	
Property Owner:	Bendar Family Trust
Size:	43.5 acres 1 parcel
Location/Description:	Approximately one mile south of Old Castle Road, adjacent to Wilkes Road Inside CWA boundary
Prevalence of Constraints (See following page):	<ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - 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/10 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — same as existing	

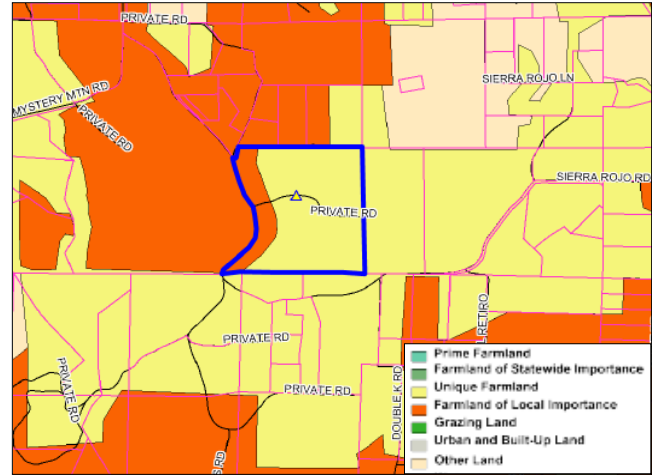
Discussion

Subject property has been consistently designated as RL20 under all Draft EIR alternatives, including the Proposed Project (Referral Map). Request is an increase in density to SR2 or SR4, which is more intensive than the Draft EIR range of alternatives, where every alternative analyzed the property as RL20. Property is almost totally constrained by steep slopes.

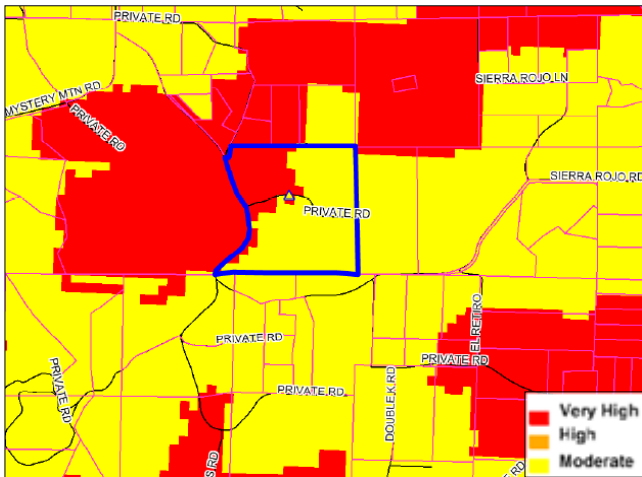
VC50 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VC50 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 20	Moderate

Rationale for Moderate Category Classification

The request for SR2 or SR4 (a density of one dwelling unit per two or four acres) was not directed by the Board to be evaluated as part of the General Plan Update. This request is an increase over the former General Plan density of one dwelling per 10 acres. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation and to avoid an island of RL20, an additional 67 acres would need to be designated as either SR2 or SR4. This would likely result in an additional 8 or 16 acres, depending upon the designation, along with the additional 5 to 10 acres that would be allowed for the actual property specific request (VC50).

Impact to Forest Conservation Initiative Remapping Timeline

None

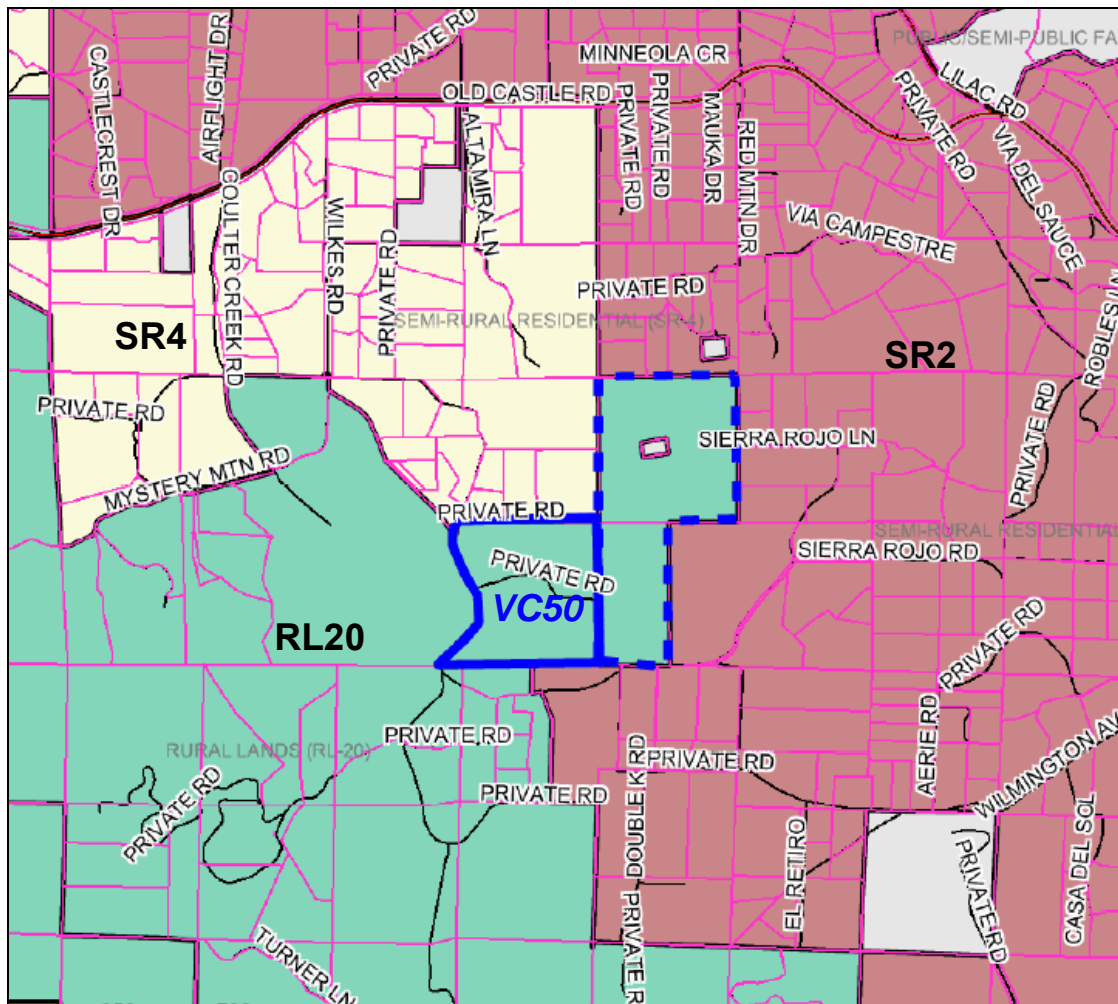


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

VC51

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR4
Requested by: William Rice	
Community Recommendation	RL20
Opposition Expected ¹	No
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:
Rice Family Trust

Size:
16.0 acres
1 parcel

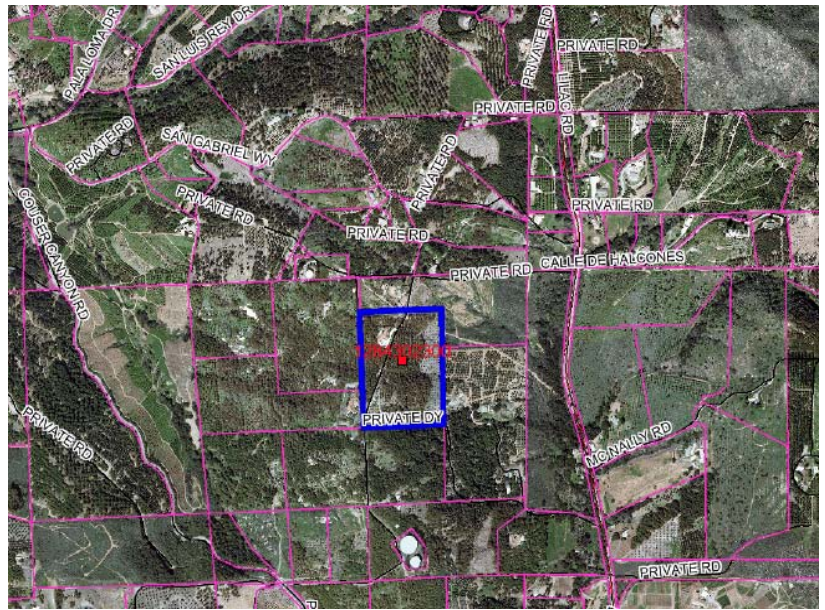
Location/Description:
Approximately one-third mile west of Lilac Road,
via a private drive;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

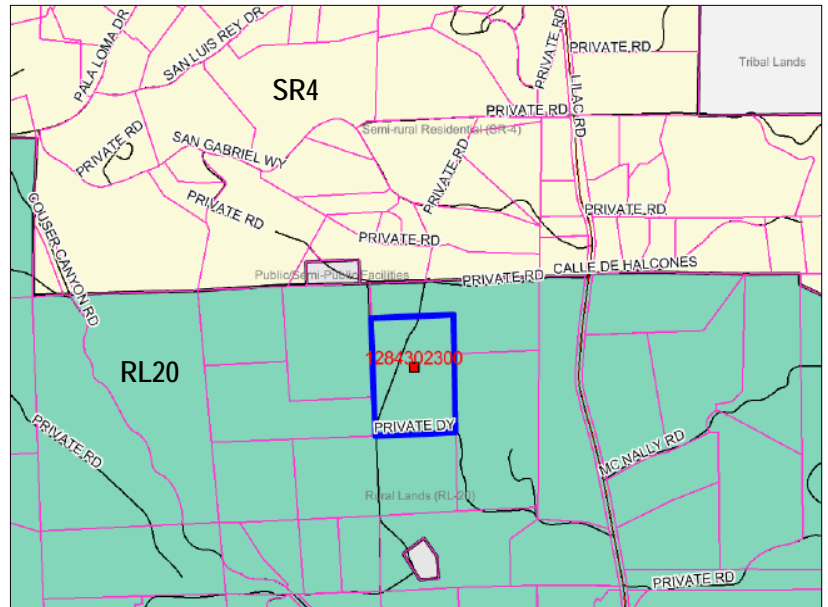
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial

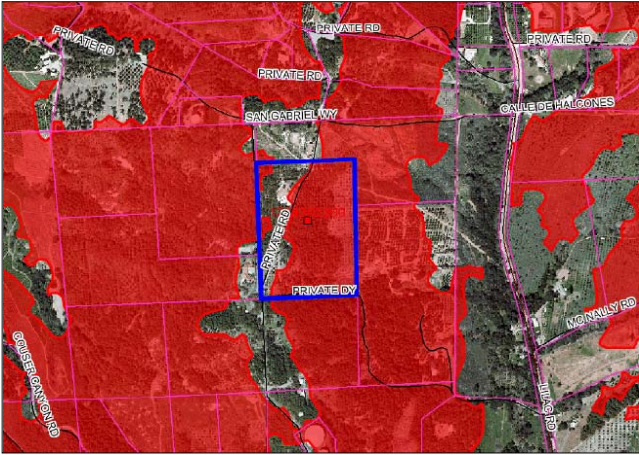


Adopted Aug 2011

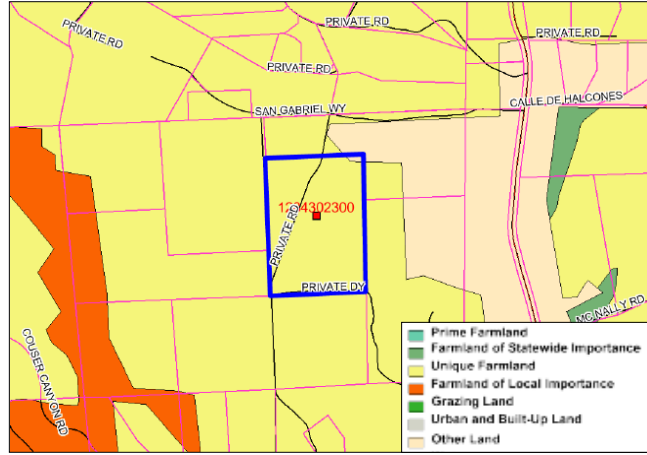
Discussion

The Property is almost totally constrained by steep slopes and is under a Williamson Act contract. Subject property has been consistently designated as RL20 under all Draft EIR alternatives, including the Proposed Project (Referral Map). The existing General Plan designation does not allow the property to be subdivided; therefore, the General Plan Update does not impact the property owner's ability to subdivide the property, as stated in correspondence to the Board of Supervisors dated October 21, 2010. An increase in density to SR4 would either result in a spot designation or the requirement to apply higher densities to the entire area where the parcel is located.

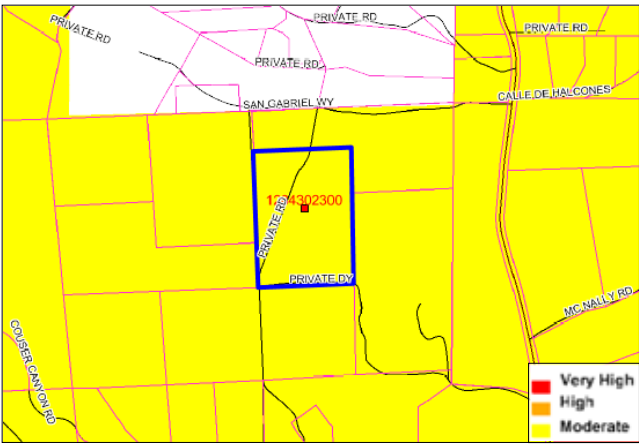
VC51 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VC51 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Moderate Category Classification

- The request for SR4 density (one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update and would be an increase over the one dwelling unit per 10 acres applied by the former General Plan. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Therefore, additional environmental analysis would be necessary in order to comply with State law.
- The parcel sizes for the area designated SR4 to the north of this request range in size from under two to 20 acres. The area designated RL20 surrounding this request have parcels ranging in size from approximately five to more than 30 acres.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR4 land use designation, an additional 131 acres of land surrounding the property would also have to be changed from RL20 to SR4 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

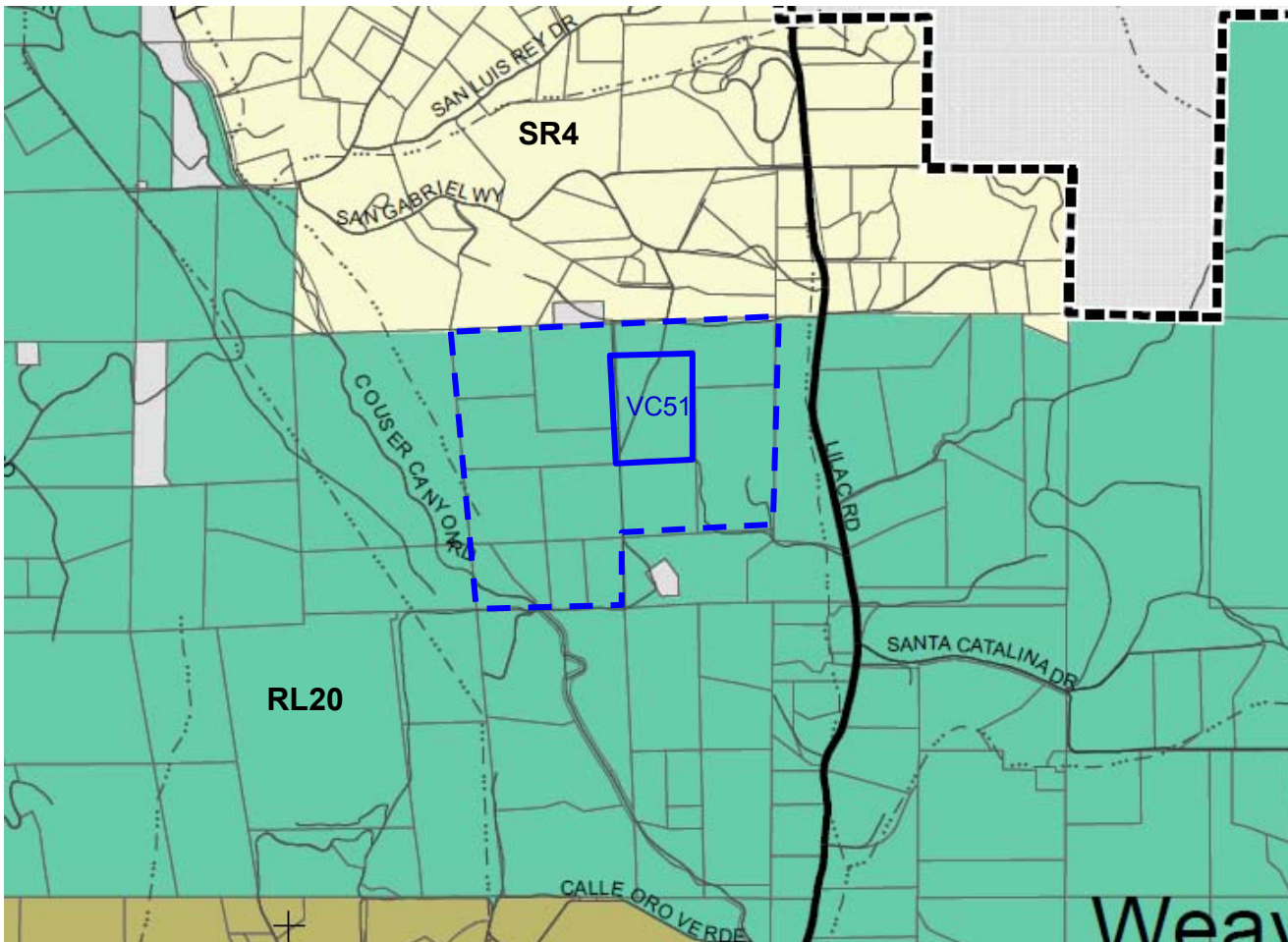


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

VC52 [2005 Commercial/Industrial Referral #18]

General Plan (Adopted Aug 2011)	SR2
Property Specific Request	I-1
Requested by: Mary & Todd Johnston	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	No
Impacts to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:
1 – Based on staff's experience

Property Description

Property Owner:
Mary G. Johnston

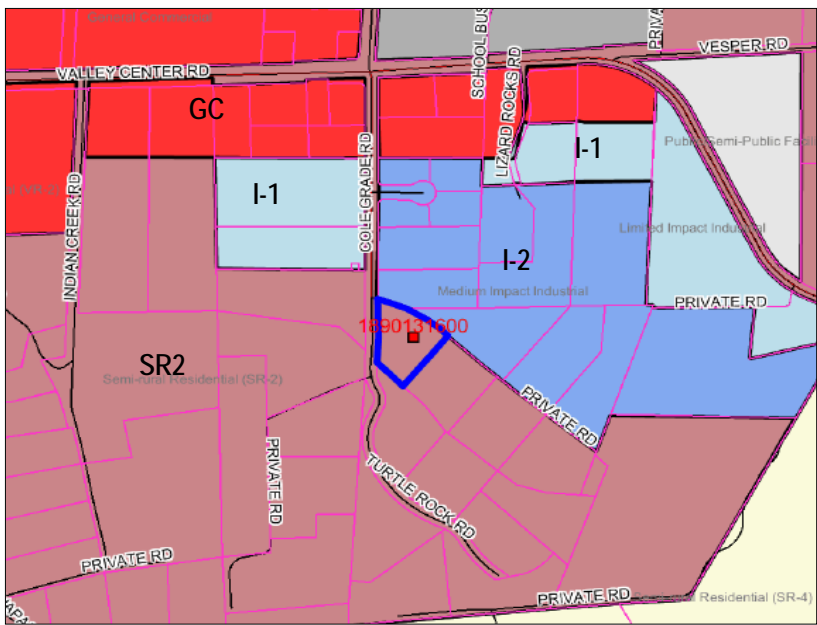
Size:
2.1 acres
1 parcel

Location/Description:
South and adjacent to the Industrial area in the Northern Village
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



Aerial



Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	I-1
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — M52, 6,000 SF minimum lot size	
Proposed — RR, 6,000 SF minimum lot size	

Discussion

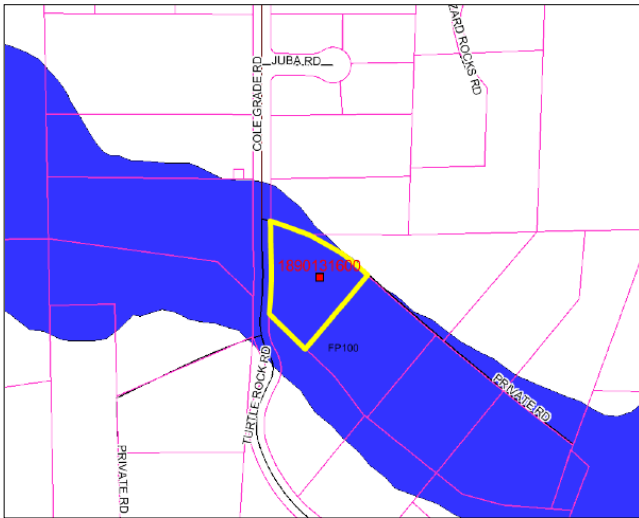
Request to allow development in a floodway / floodplain does not support Guiding Principle #5; however, the property owners contend that conditions have changed since FEMA mapping. Therefore, language is included in the community plan that specifies:

"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

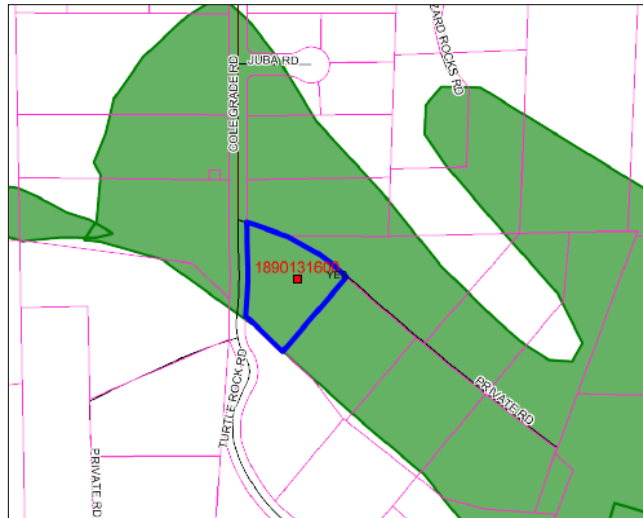
Proposed revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC26 and VC53)

[See also next page for additional information]

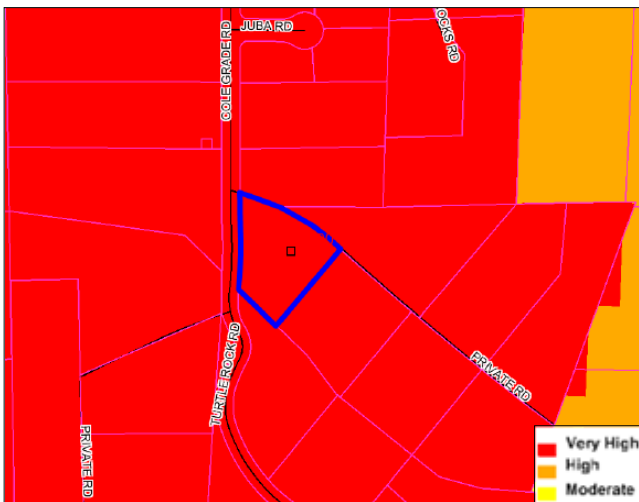
VC52 (cont.)



100-Year Floodplain



Wetlands



Fire Hazard Severity Zones

Additional Information

The Industrial designation is more intensive than the range of alternatives in the General Plan Update DEIR. Property request has been given specific consideration at past Planning Commission and Board of Supervisors hearings. Subject property has consistently been designated as SR2 under all DEIR alternatives, including the Proposed Project (Referral Map).

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial); however, the Semi-Rural Residential designation was endorsed by the Board of Supervisors in 2005 because the entire parcel is in the 100-year floodplain and most of the parcel is in the floodway. Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

VC52 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Limited Impact Industrial	Semi-Rural 2	Major

General Note: The Valley Center Community Plan includes a statement showing the intent to re-designate existing Industrial uses back to an Industrial designation should subsequent mapping show the property to be outside of the 100-year floodplain. (See excerpt from Community Plan below.)

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

Rationale for Major Category Classification

- The Industrial designation is not appropriate considering the numerous constraints, including 100-year floodplain, wetlands, and prime agricultural lands. Floodplains provide important biology, hydrology, and water quality functions.
- Residential designation is consistent with other areas located within the 100-year floodplain.
- The General Plan principles and policies do not support increased development in areas with, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Revisions may also be necessary to Guiding Principles and policies that relate to reducing development intensities in areas with sensitive natural resources and certain constraints.
- Previously designated Industrial lands located within the floodplain would need to be revisited for potential impacts.

Impact to Forest Conservation Initiative Remapping Timeline

None

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Applicable Valley Center Community Plan Text [Adopted August 2011]

INDUSTRIAL GOAL

1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. ~~Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non-linear absorption pattern. Thus, the year-to-year absorption rate may differ significantly from the average.~~

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
4. Channeling of environmentally sensitive floodplain areas is prohibited.
[DPW]
5. [Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.](#)

VC53 [2005 Commercial/Industrial Referral #18]

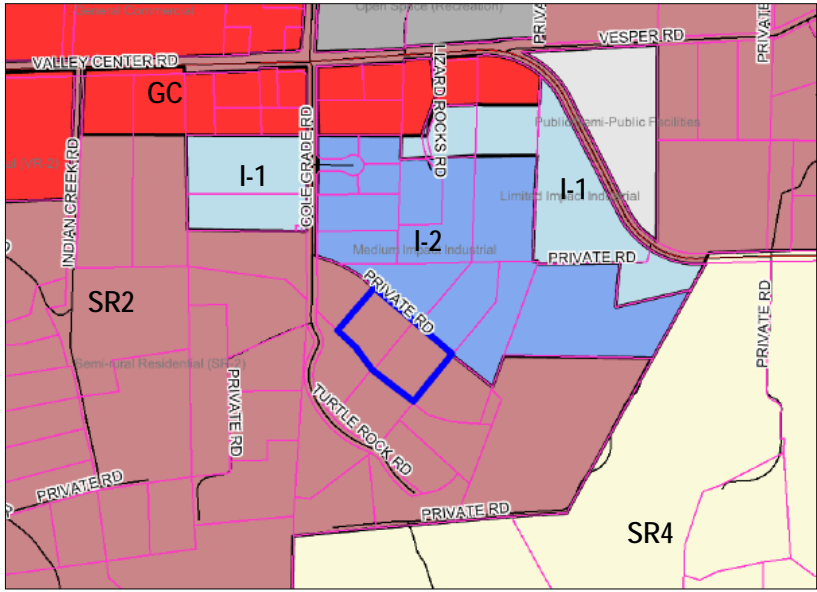
General Plan (Adopted Aug 2011)	SR2
Property Specific Request	I-1
Requested by: James Brown	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	No
Impacts to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:
1- Based on staff's experience



Aerial

Property Description	
Property Owners: John K. and James A. Brown	
Size: 4.6 acres 2 parcels	
Location/Description: South and adjacent to the Industrial area in the Northern Village; 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



Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	I-1
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — M52, 6,000 SF minimum lot size	
Adopted Aug 2011 — RR, 6,000 SF minimum lot size	

Discussion

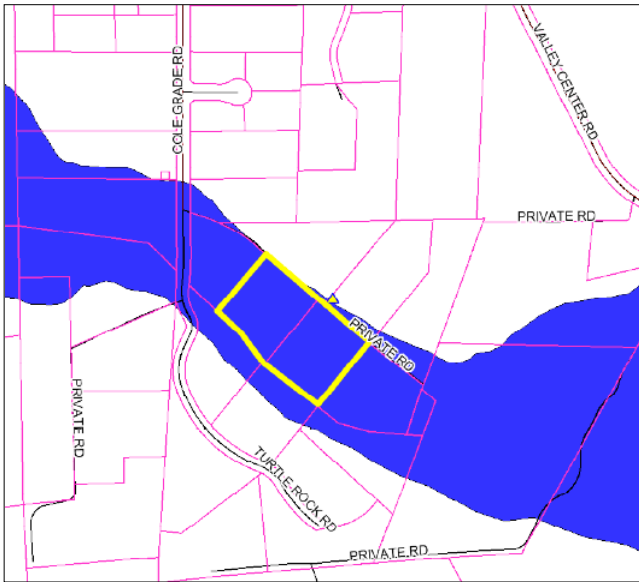
Request to allow development in a floodway / floodplain does not support Guiding Principle #5; however, the property owners contend that conditions have changed since FEMA mapping. Therefore, language is included in the community plan that specifies:

"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

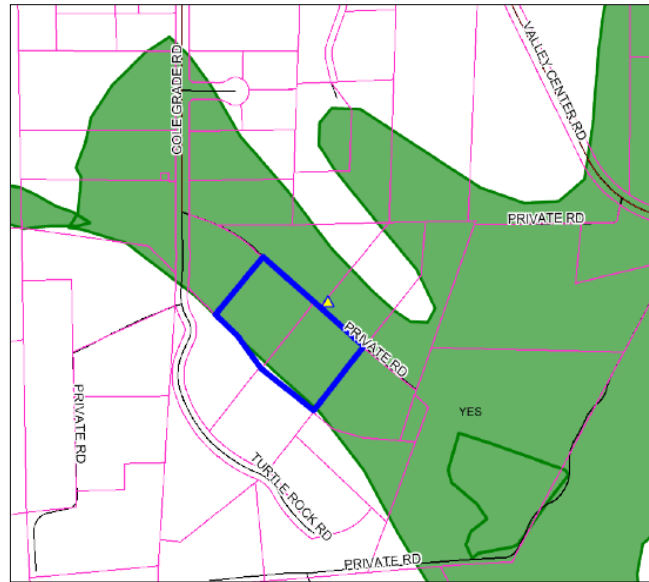
Adopted revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC26 and VC52)

[See also next page for additional information]

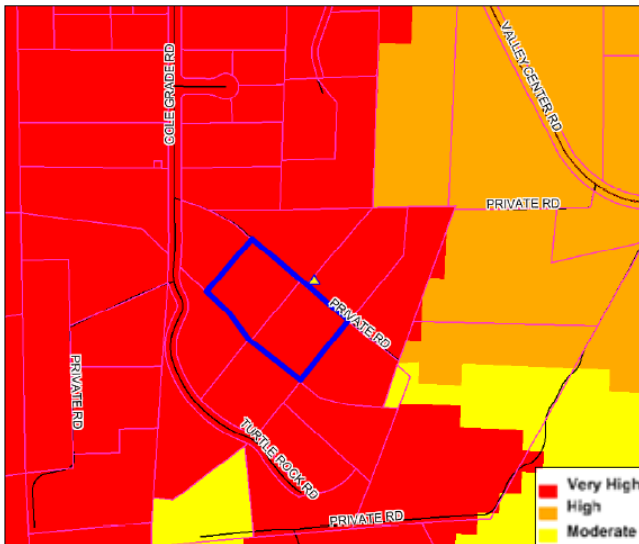
VC53 (cont.)



100-Year Floodplain



Wetlands



Fire Hazard Severity Zone

Additional Information

The Industrial designation is more intensive than the range of alternatives in the DEIR. Property request has been given specific consideration at past Planning Commission and Board of Supervisors hearings. Subject property has consistently been designated as SR2 under all DEIR alternatives, including the Proposed Project (Referral Map).

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial); however, the Semi-Rural Residential designation was endorsed by the Board of Supervisors in 2005 because the entire parcel is in the 100-year floodplain and most of the parcel is in the floodway. Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

VC53 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Limited Impact Industrial	Semi-Rural 2	Major

General Note: The Valley Center Community Plan includes a statement showing the intent to re-designate existing Industrial uses back to an Industrial designation should subsequent mapping show the property to be outside of the 100-year floodplain. (See excerpt from Community Plan below.)

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

Rationale for Major Category Classification

- The Industrial designation is not appropriate considering the numerous constraints, including 100-year floodplain, wetlands, and prime agricultural lands. Floodplains provide important biology, hydrology, and water quality functions.
- Residential designation is consistent with other areas located within the 100-year floodplain.
- The General Plan principles and policies do not support increased development in areas with, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Revisions may also be necessary to Guiding Principles and policies that relate to reducing development intensities in areas with sensitive natural resources and certain constraints.
- Previously designated Industrial lands located within the floodplain would need to be revisited for potential impacts.

Impact to Forest Conservation Initiative Remapping Timeline

None

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

INDUSTRIAL GOAL

- ~~1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.~~
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. ~~Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non-linear absorption pattern. Thus, the year to year absorption rate may differ significantly from the average.~~

VC53 (cont.)

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
5. [Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.](#)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(VR-2) Village Residential	(VR-2) Village Residential	(VR-2) Village Residential or higher density so that more affordable housing can be built (Stephens)	<p><i>Total Area:</i> 4.11 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of road proposed in the concept plan along southern boundary of parcel • Staff supports Planning Group recommendation
6	(SR-2) Semi-Rural Residential	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<p><i>Total Area:</i> Approx. 14 acres</p> <p><i>Current Use:</i> Aggregate supply company, warehouse storage</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previously, County mistakenly allowed development to occur • Changing designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded

Valley Center Town Center (Northern Village)

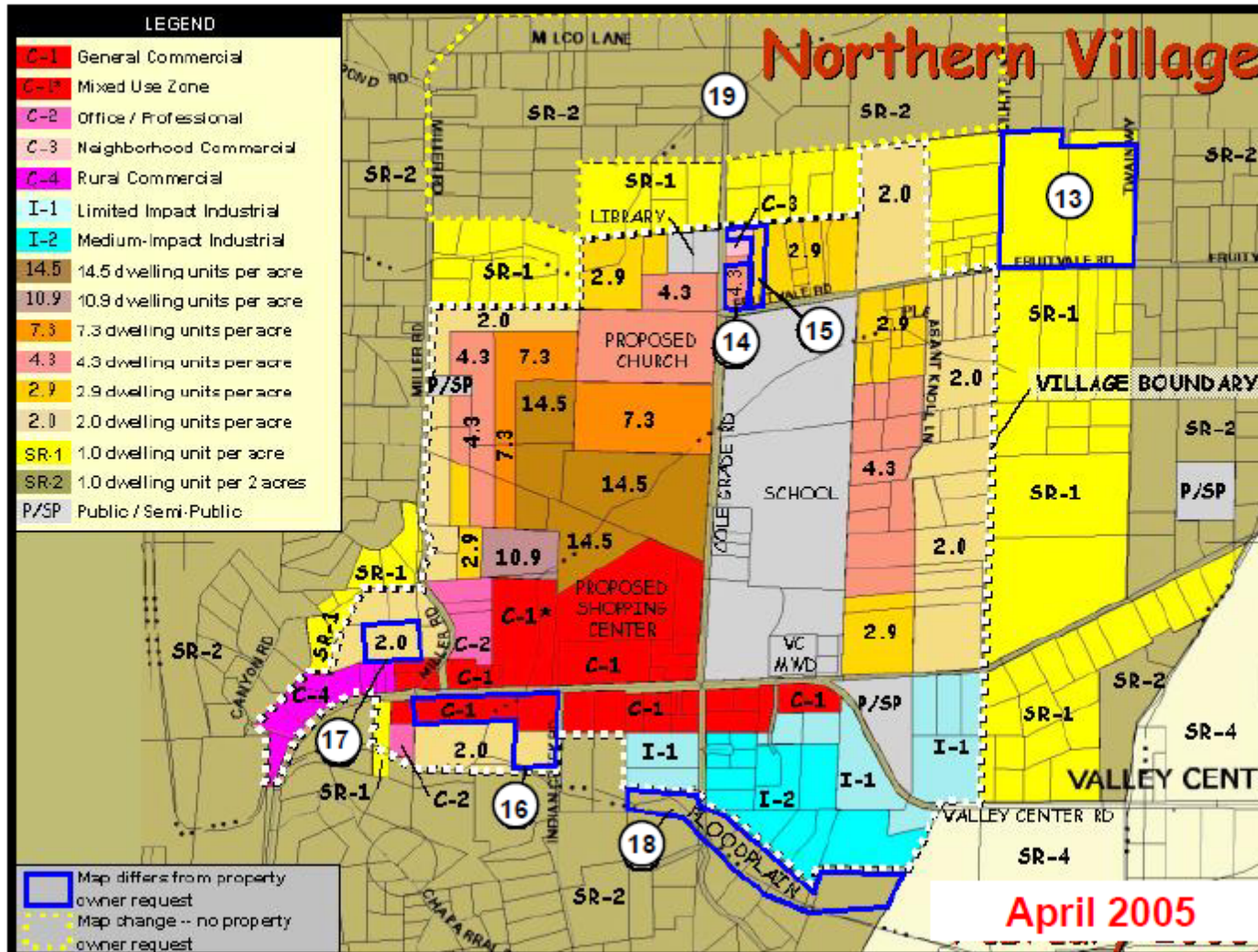


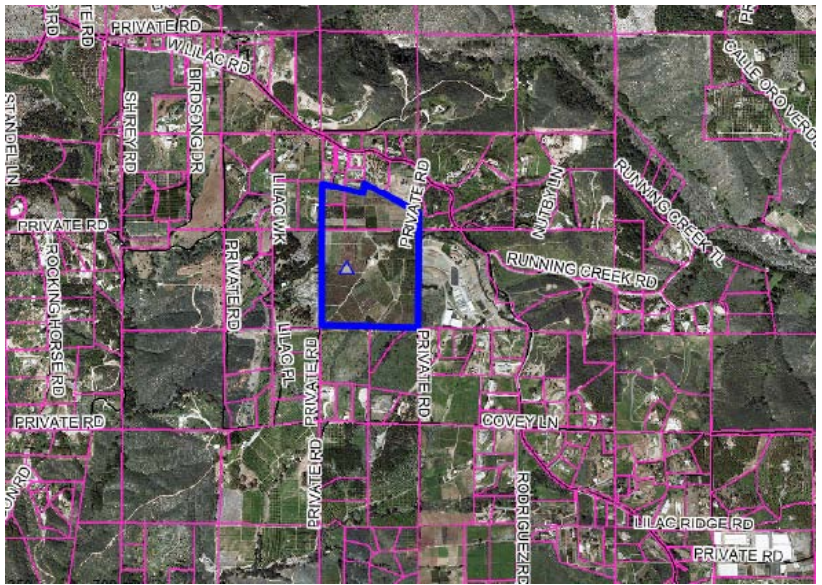
Figure VC-1

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
17	<p><u>Staff</u> (VR-2) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-2) Village Residential	(VR-2) Village Residential or higher density (Stephens)	<p>Total Area: 4.11 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (3) Residential</p>	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of a road proposed along southern boundary of parcel by the concept village circulation plan • Staff supports Planning Group recommendation
18	<p><u>Staff</u> (SR-2) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<p>Total Area: Approx. 14 acres</p> <p>Current Use: Aggregate supply company, warehouse, storage</p> <p>Existing GP: (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previous County staff mistakenly approved development in this area • Residential designation is consistent with other areas in floodplains • Changing to a Residential designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded

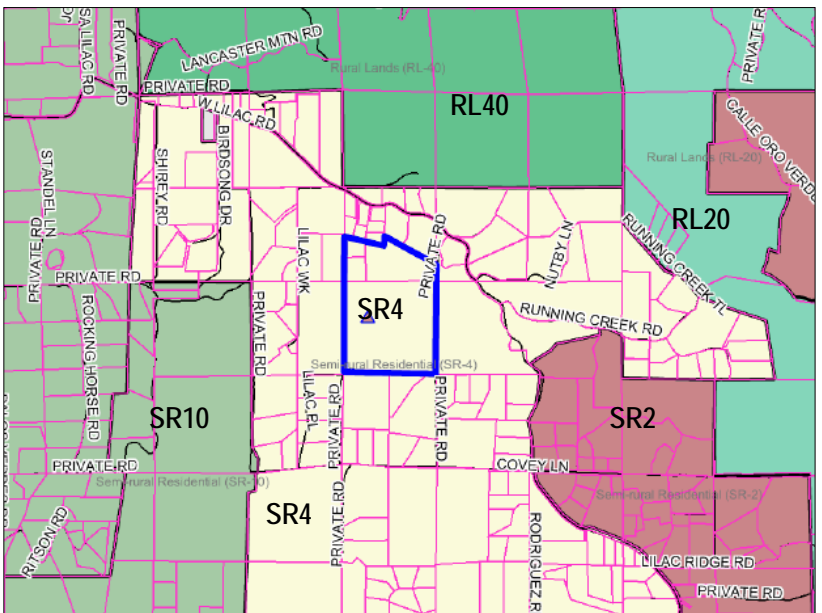
VC54

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Mark Wollam	
Community Recommendation	SR4
Opposition Expected ¹	Yes
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



Aerial



Adopted Aug 2011

Property Description

Property Owner: Wollam Family Trust
Size: 55.8 acres 4 parcels
Location/Description: Approximately 700 feet south of West Lilac Road via a private drive Inside CWA boundary
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none <ul style="list-style-type: none"> ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones

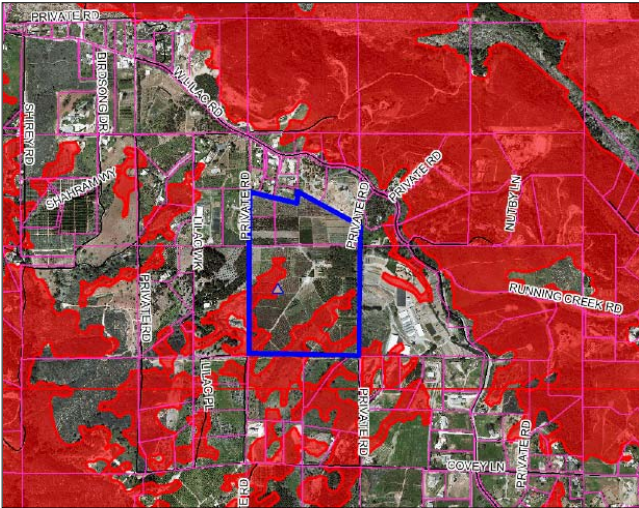
Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

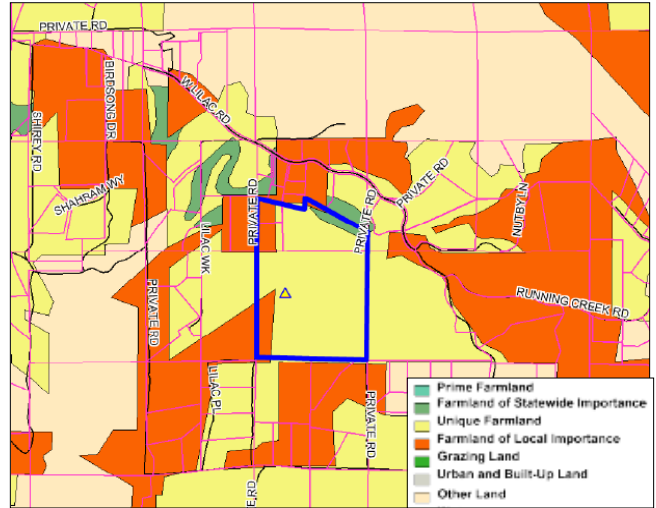
Discussion

This requested change is in an approximate 3.9 square mile area where there are also ten other requests for a higher density. The requested change in density would create a spot designation or would need to consider this entire area to avoid the spot designation. This could result in up to an estimated additional 1100 dwelling units in this area, causing additional encroachment issues in this agricultural area.

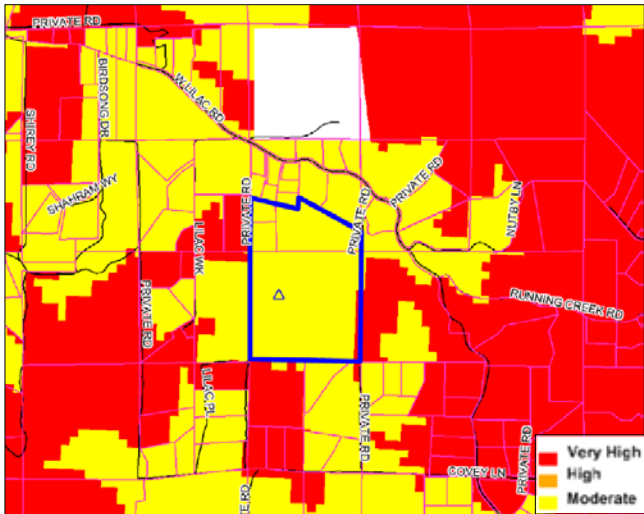
VC54 (cont.)



Step Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VC54 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 property owner request for a SR2 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update. Therefore, this would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,481 acres of land surrounding the property will need to be considered for a change in designation from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

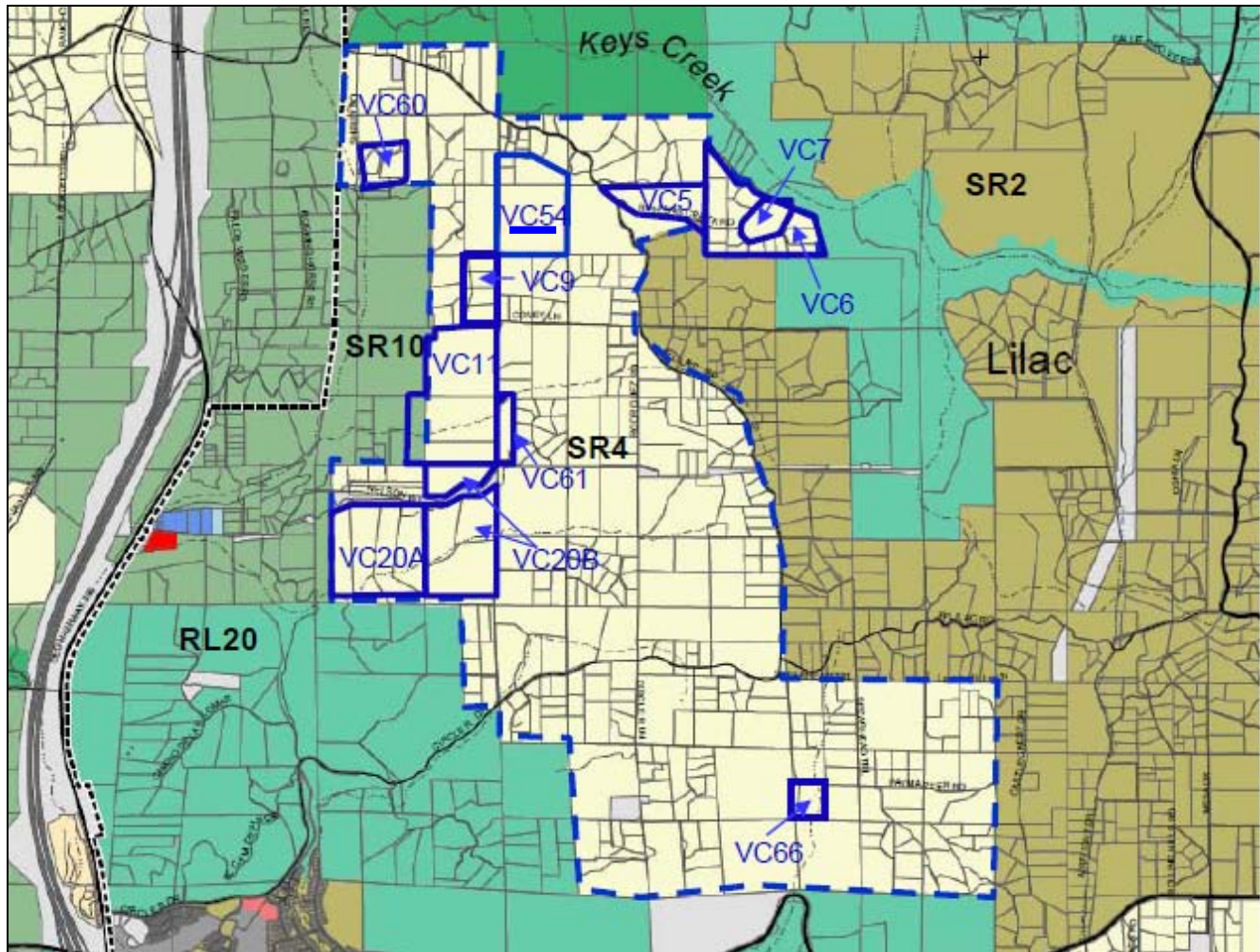


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

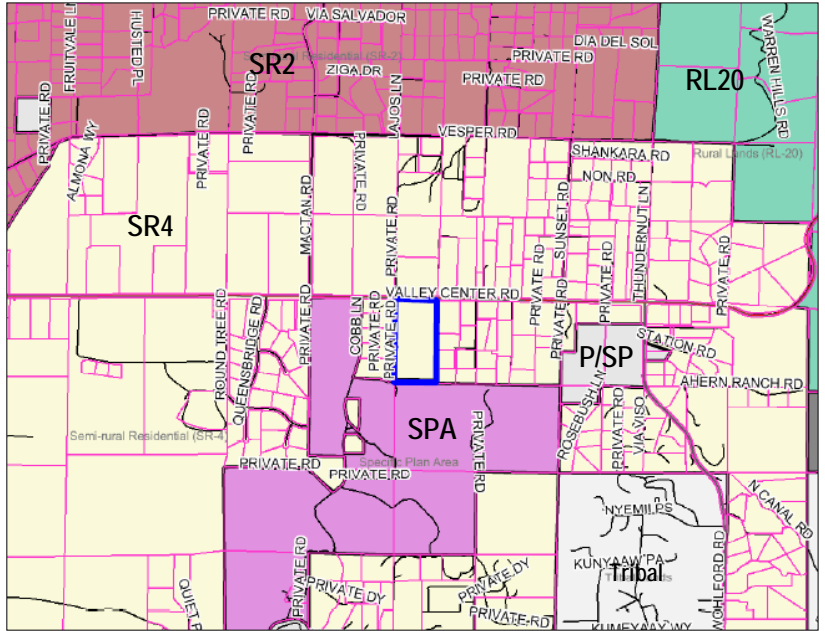
VC57

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Michael Schimpf	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:
 1 – Valley Center CPG minutes January 31, 2011
 2 – Anticipate property owners will be opposed to lower density



Aerial



Adopted Aug 2011

Discussion

Subject property has been consistently designated as SR4 under all Draft EIR alternatives, including the Proposed Project (Referral Map); however, is adjacent to parcels two to three acres in size to the east, west, and south. Request for SR2 would result in a spot designation unless the designations of a substantial number of additional parcels are changed. Therefore, if making this change, staff recommends including additional parcels in the area to avoid a spot designation. This would not allow very much additional subdivision due to the existing parcelization in the area.

Property Description

Property Owner:
 Schimpf Family Trust

Size:
 21.7 acres
 1 parcel

Location/Description:
 Southern side of Valley Center Road,
 approximately 1.6 miles east of the North Village;
 Inside County Water Authority boundary

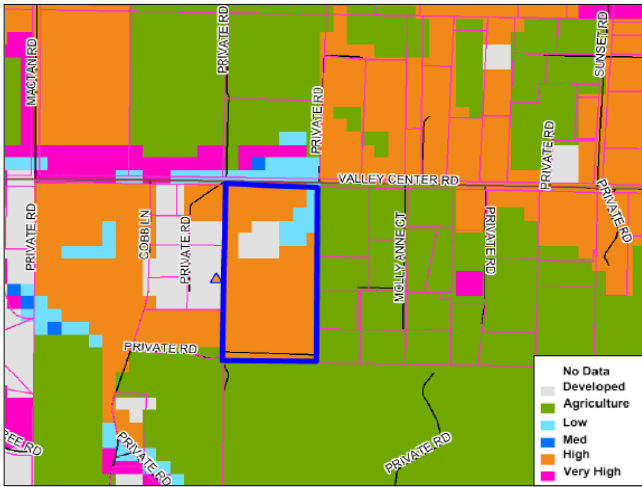
Prevalence of Constraints (See following page):

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

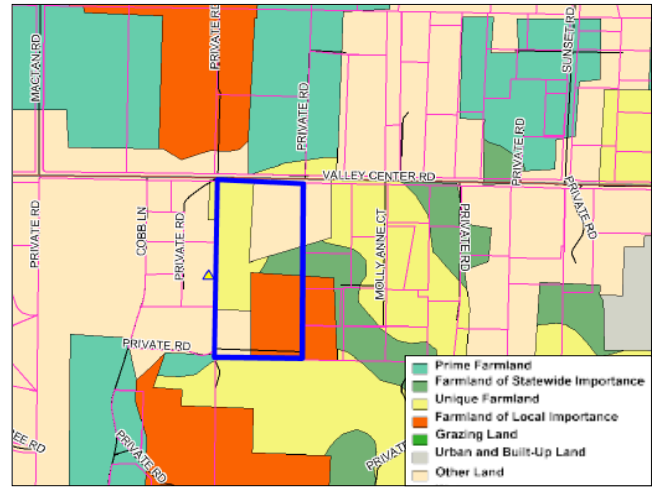
Land Use

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

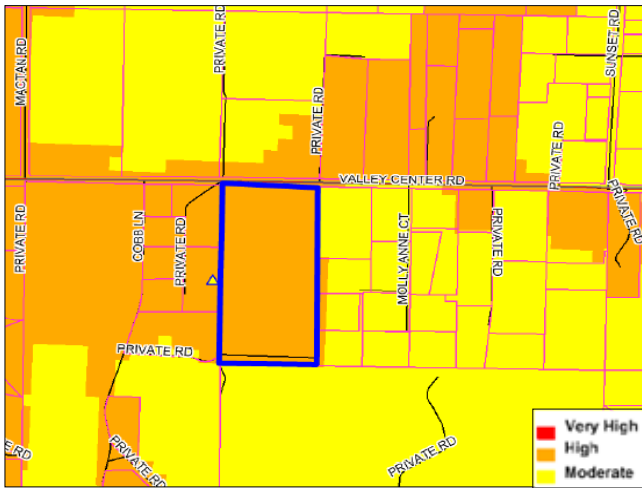
VC57 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC57 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 SR2 designation was not included analyzed in the Environmental Impact Report for the General Plan Update. To avoid the spot designation, additional area would also need to be remapped as SR2. This would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 437 acres of land surrounding the property will need to be changed from SR4 to SR2 (see Figure 1). This could result in an estimated 210 additional dwelling units in this area.

Impact to Forest Conservation Initiative Remapping Timeline

None

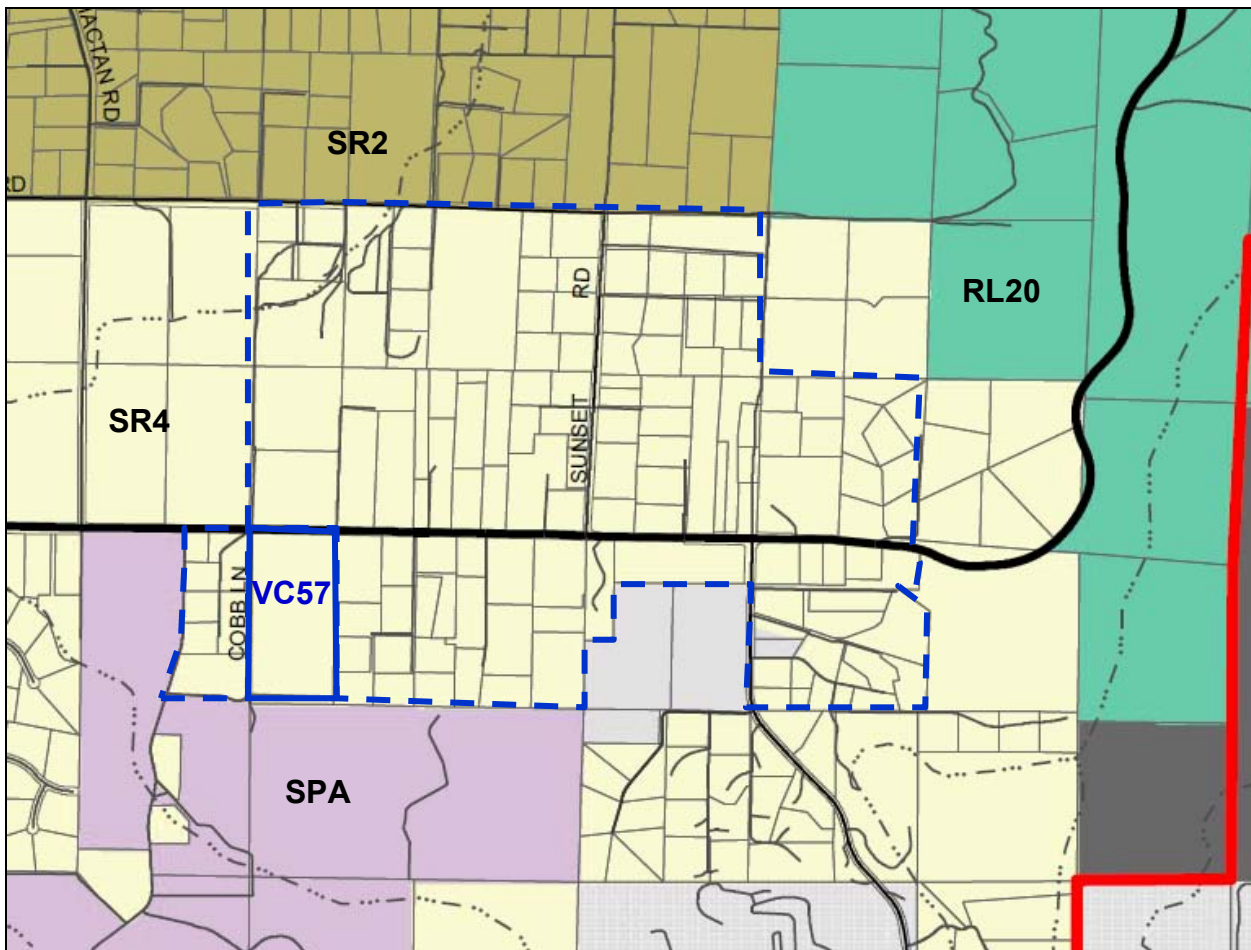


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -

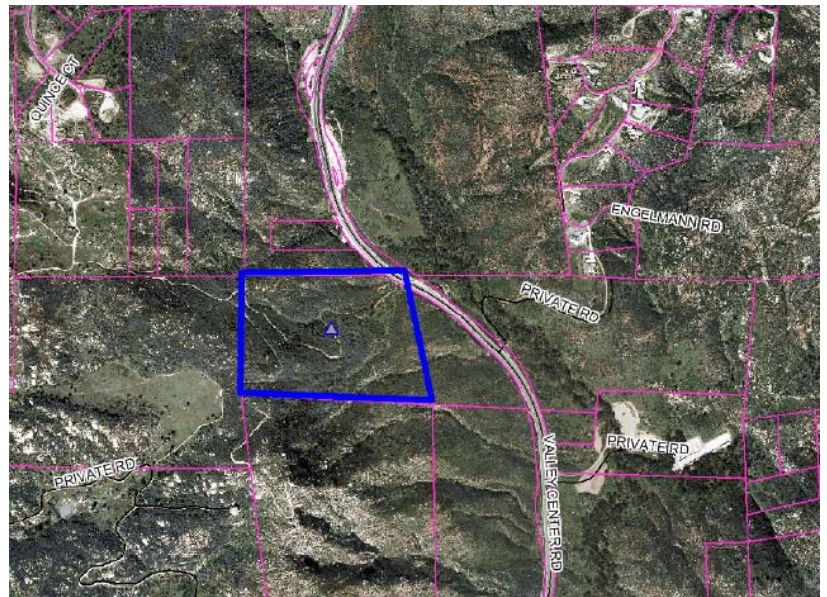
VC59

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR4
Requested by: Linda Jameison	
Community Recommendation	RL20
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

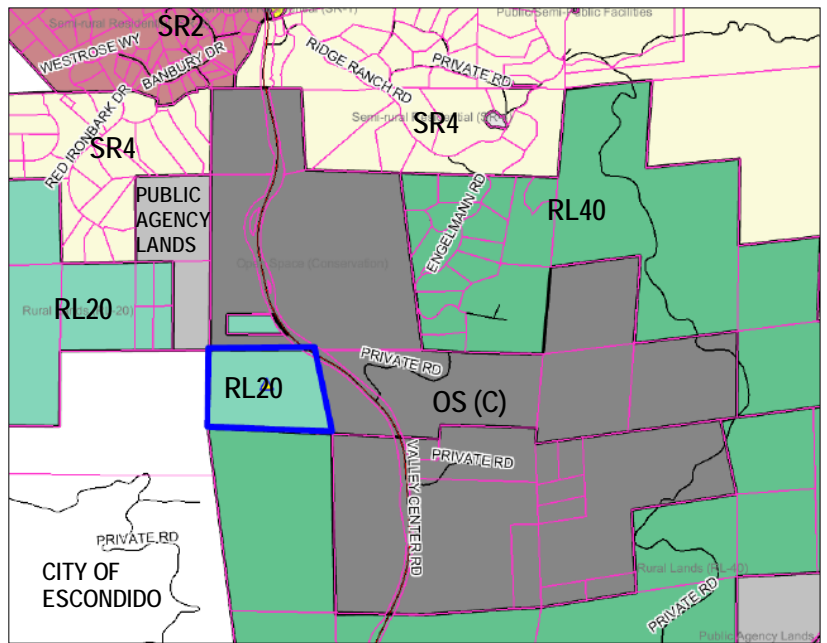
Note:
1- Based on staff's experience

Property Description	
Property Owner: Sager Ranch Partners	
Size: 58.3 acres 1 parcel	
Location/Description: Western side of Valley Center Road, approximately 1.4 miles south of the South Village Inside County Water Authority boundary; Inside Escondido Sphere of Influence	
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/4,8,20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

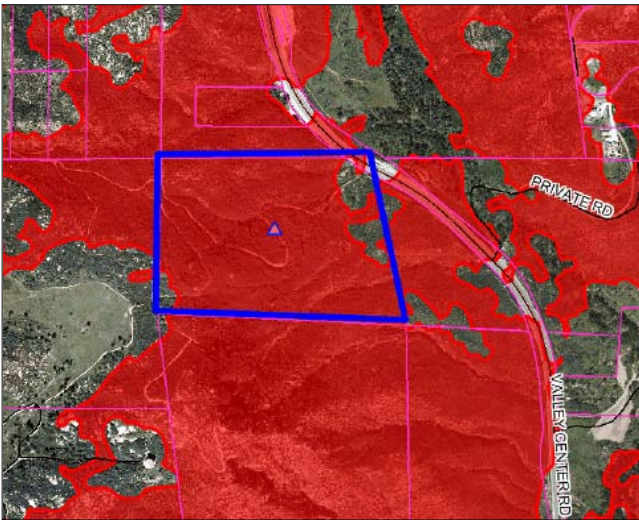


Adopted Aug 2011

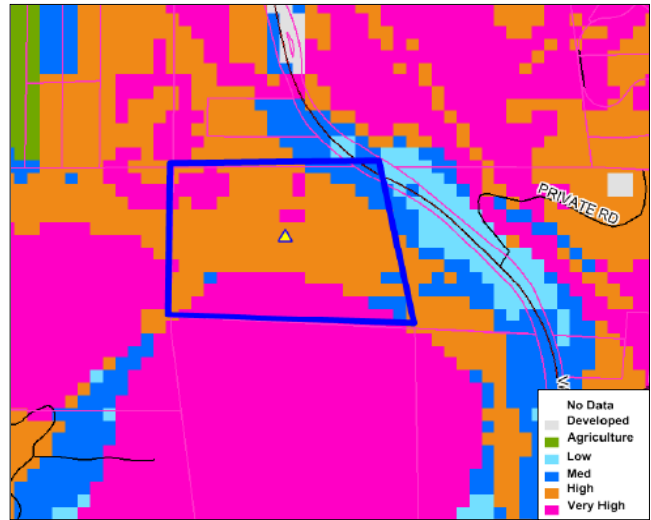
Discussion

Subject property was consistently designated as RL20 or a lower density under all Draft EIR alternatives, therefore the request for SR4 is more intensive than the range of alternatives evaluated by the General Plan Update Draft EIR. The request for SR4 would result in a spot designation unless other RL20 lands are redesignated or the parcel is annexed by the City of Escondido. A Semi-Rural designation in this area would not be supported by the Community Development Model.

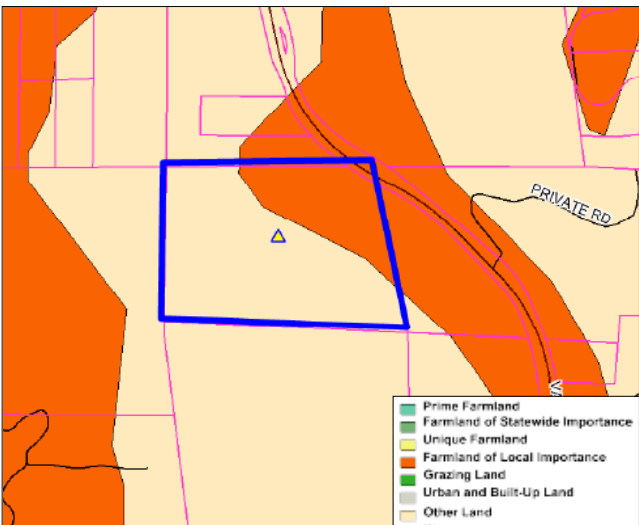
VC59 (cont.)



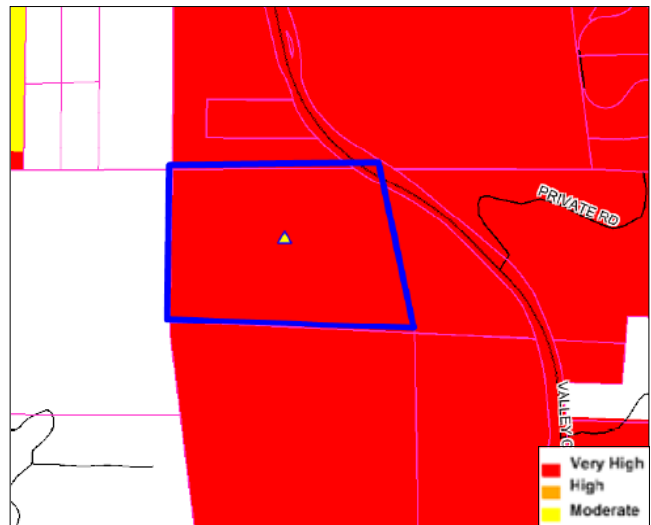
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC59 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 remote and is nearly entirely constrained by slopes greater than 25 percent and high and very high value habitat. Also, the site 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 sensitive resources and significant constraints.
- While the site is located along Valley Center Road, it is the portion of the road where traffic speeds average 55 to 65 miles per hour and is divided by a concrete Jersey barrier.
- This site is located adjacent to public open space land in the City of Escondido, which is also constrained by steep slopes and sensitive environmental resources.
- The General Plan Community Development Model does not support increased development away from existing villages.

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.

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.

LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

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.

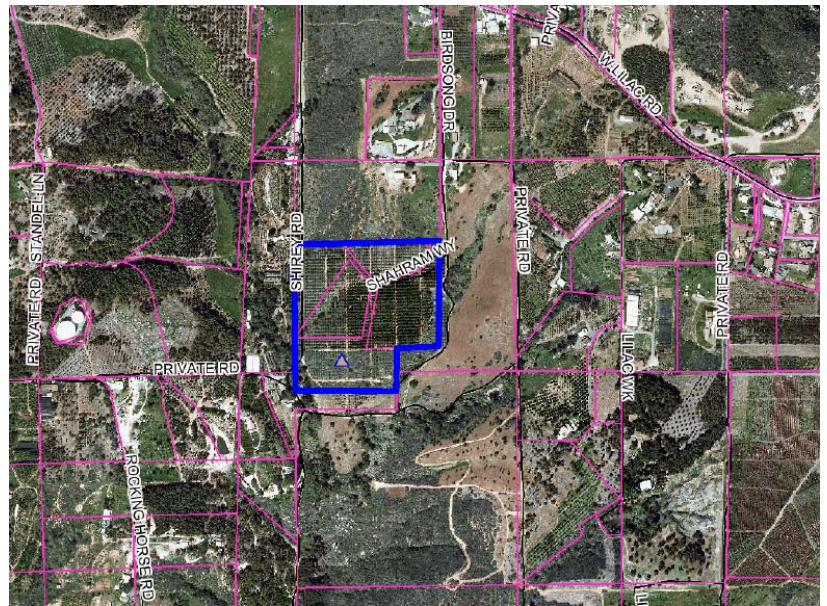
VC60

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

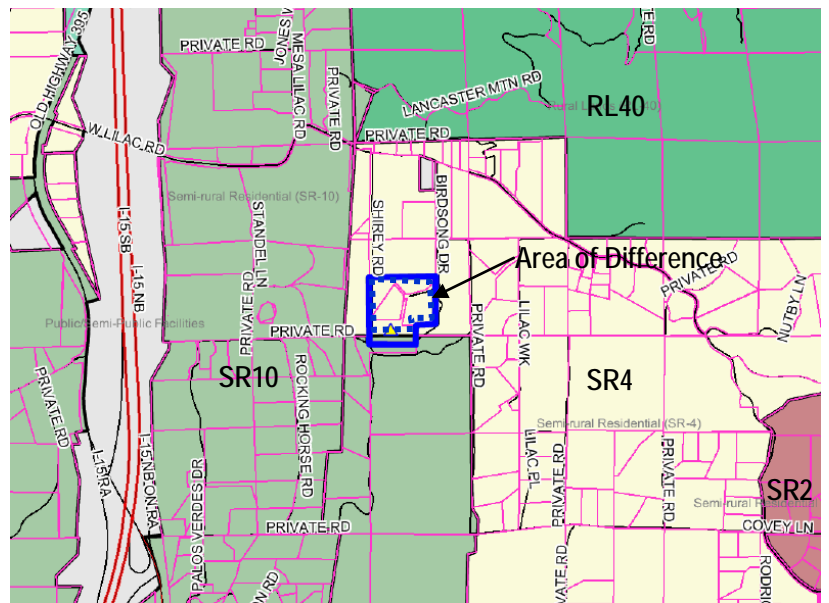
Note:
1- Based on staff's experience

Property Description	
Property Owner: Shahram Way L P	
Size: 16.9 acres 5 parcels	
Location/Description: Approximately 1/3 mile south of West Lilac Road on western edge of community planning area Inside County Water Authority boundary Adjacent to approved PAA 09-007 [Accretive]	
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)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former— A70, 2-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial



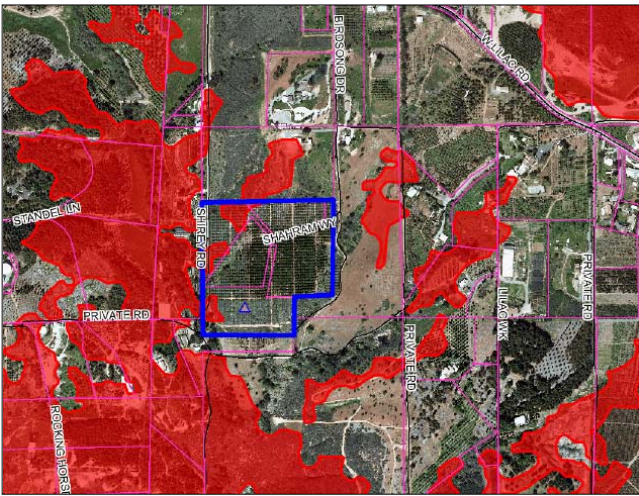
Adopted Aug 2011

Discussion

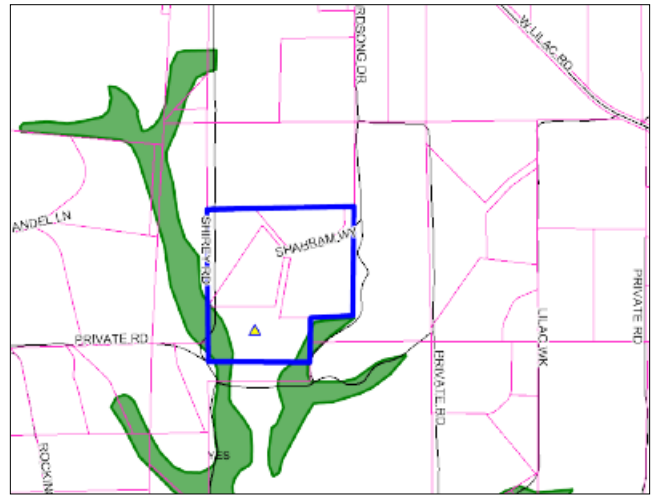
Property consists of five parcels that have been previously subdivided into lots ranging in size from 2.2 to 4.6 acres. Request would allow for further subdivision in two of the five parcels; allowing these two parcels to be split. These two parcels are located along dead-end private drives/roads, approximately 1/3 and 0.4 miles from a public road.

This requested change is in an approximate 3.9 square mile area where there are also ten other requests for a higher density. The requested change in density would create a spot designation or would need to consider this entire area to avoid the spot designation. This could result in up to an estimated additional 1100 dwelling units in this area, causing additional encroachment issues in this agricultural area.

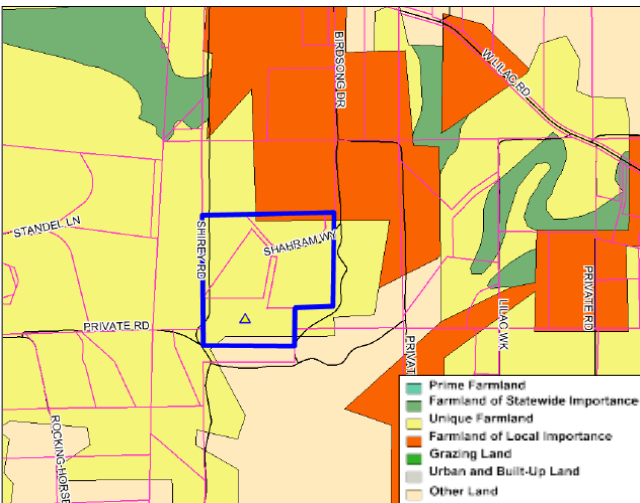
VC60 (cont.)



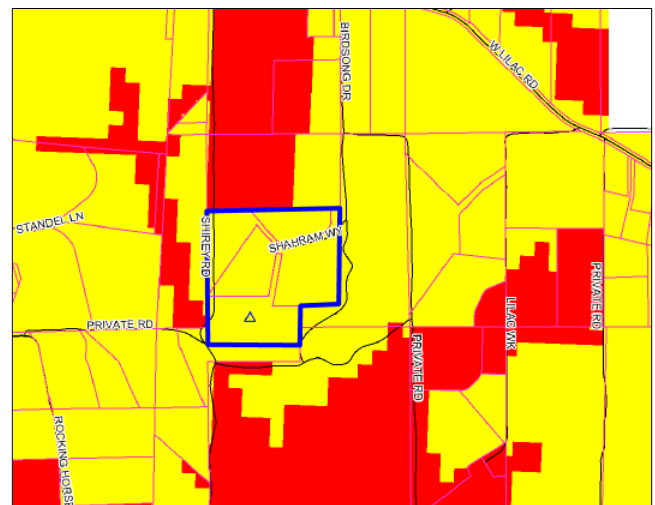
Slope (Greater than 25%)



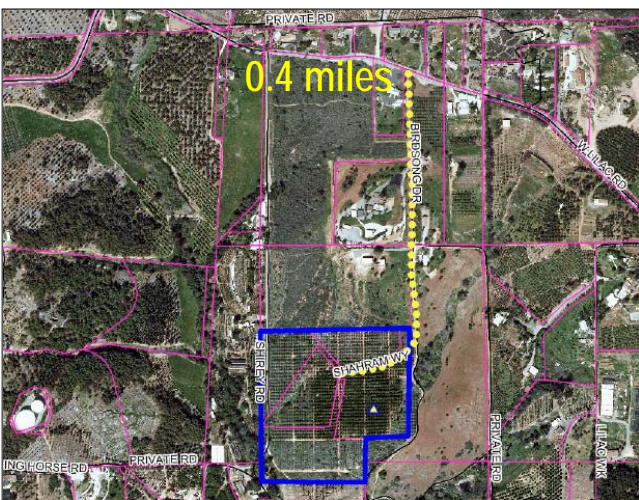
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Dead End Road

VC60 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 property owner request for a SR2 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update. Therefore, this would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,478 acres of land surrounding the property will need to be considered for a change in designation from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

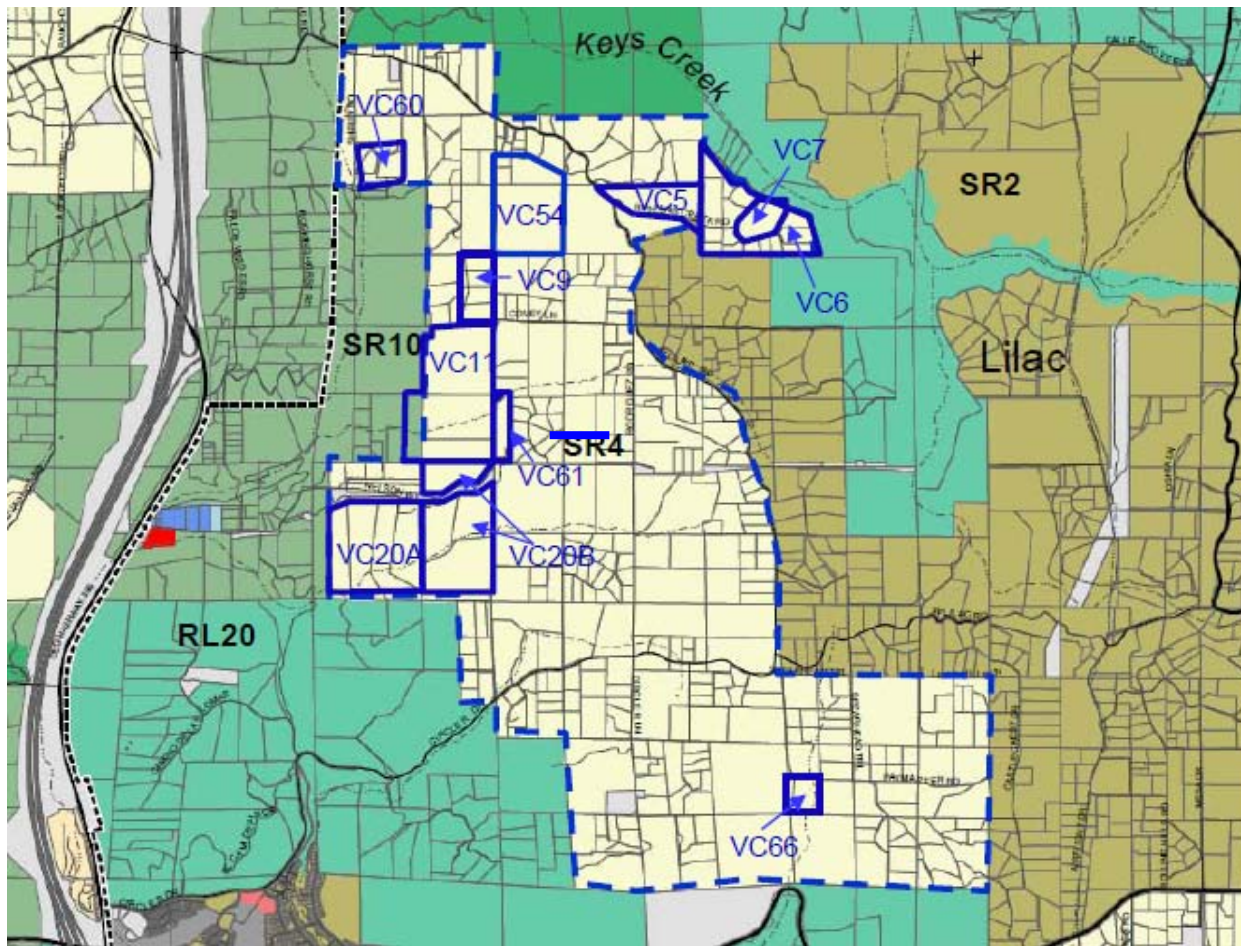


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

VC61

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

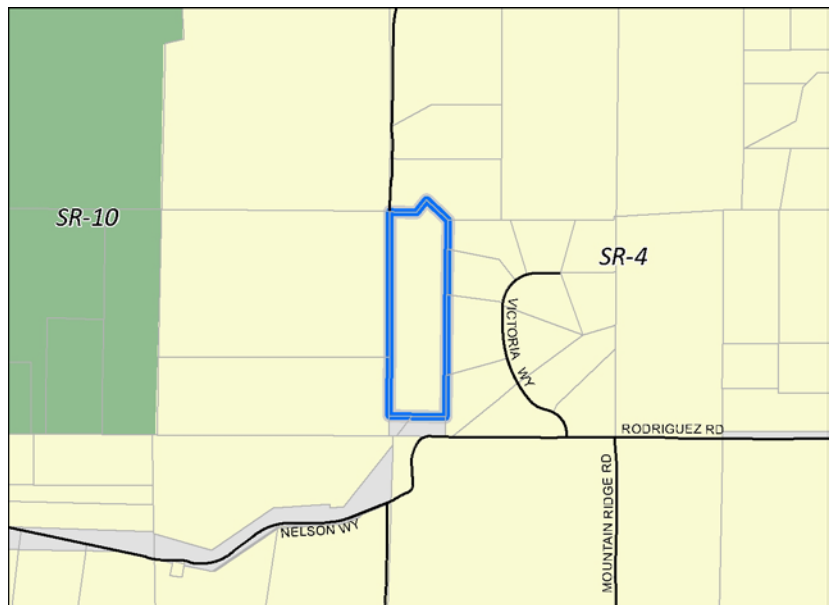
Note:
1- Based on staff's experience

Property Description	
Property Owner: Ronald Blair / Sang Kang Family Trust	
Size: 9.5 acres 1 parcel	
Location/Description: Accessible via Nelson Way/Rodriguez 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	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

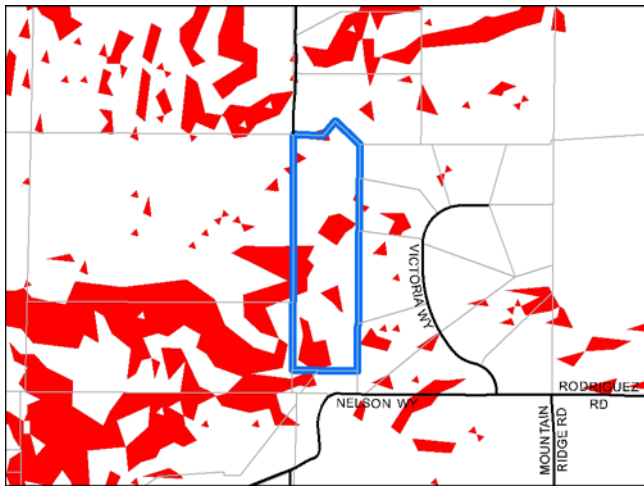


Adopted Aug 2011

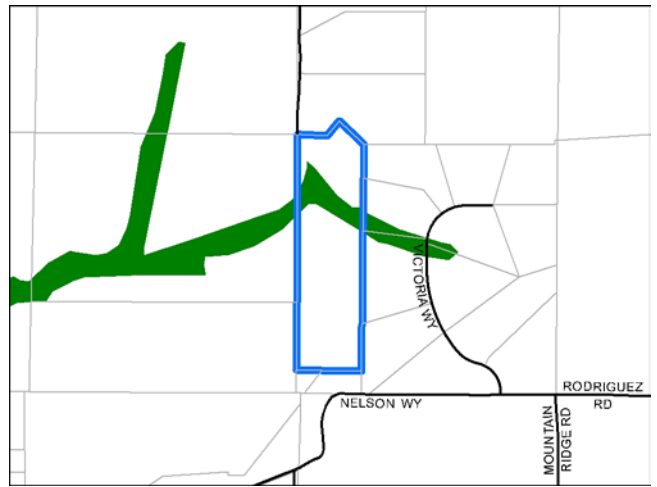
Discussion

Although property is adjacent to an area that is already parcelized into two- to three-acre lots, the request would result in a spot-designation that would ultimately impact a much larger area. As a minimum, the SR2 designation would require an additional 200 acres to also be designated SR2 to resolve the spot designation issue; however, this requested change is in an approximate 3.9 square mile area where there are also ten other requests for a higher density. With the requested change in density, this entire area should also be considered to avoid the spot designation. This could result in up to an estimated additional 1100 dwelling units in this area, causing additional encroachment issues in this agricultural area.

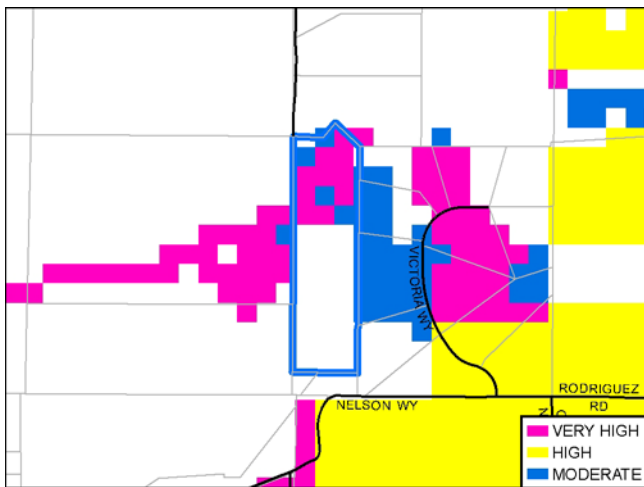
VC61 (cont.)



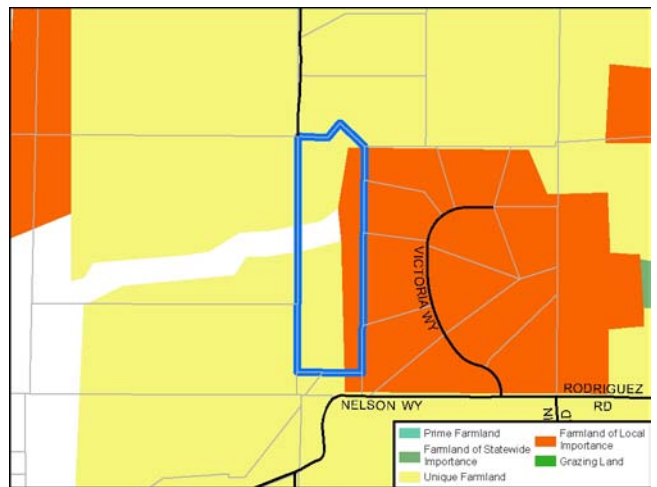
Steep Slope (Greater than 25%)



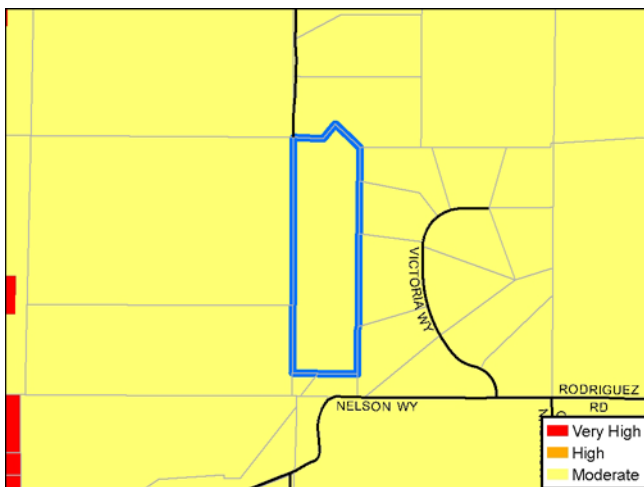
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VC61 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 property owner request for a SR2 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update. Therefore, this designation would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,487 acres of land surrounding the property will need to be considered for a change in designation from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

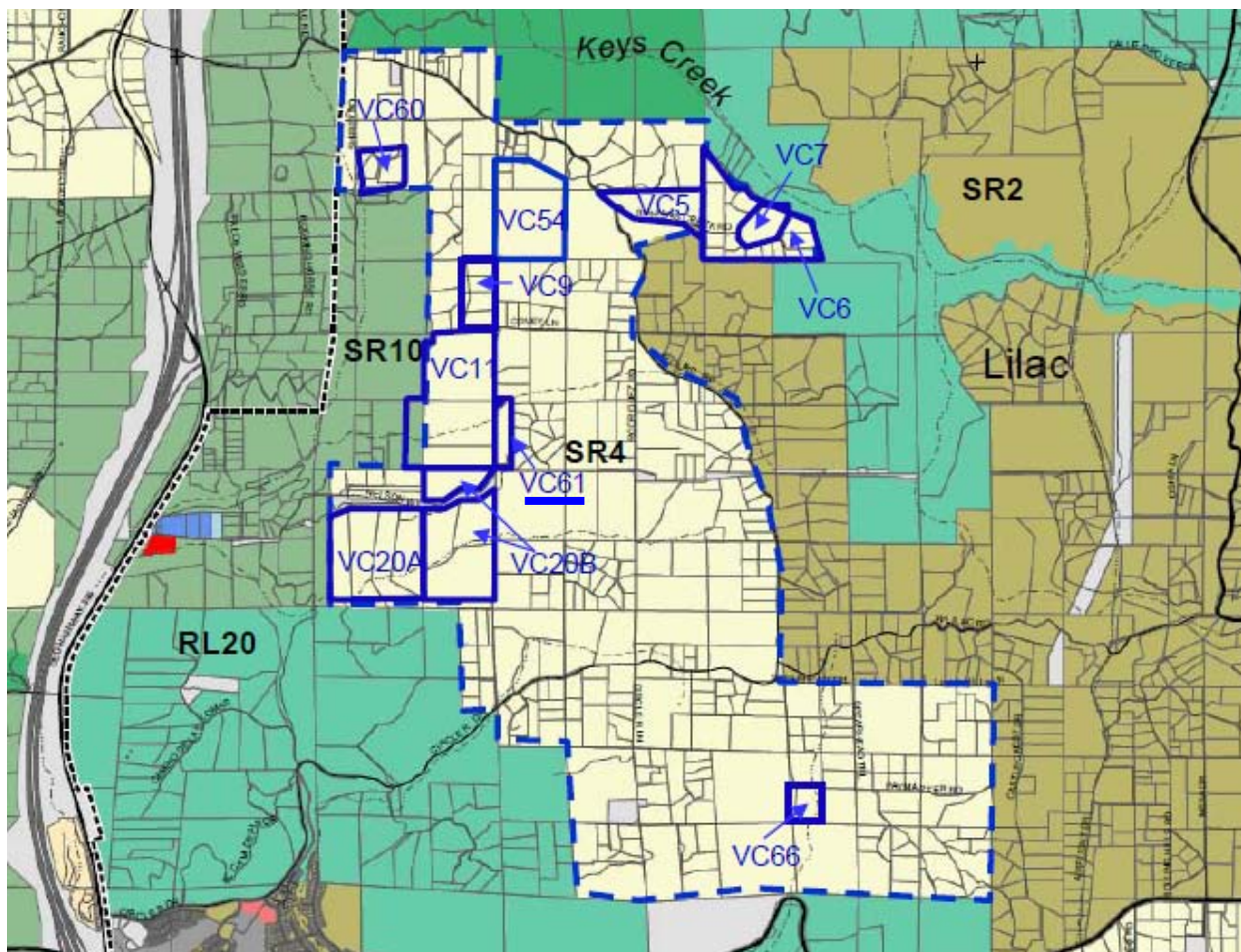


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

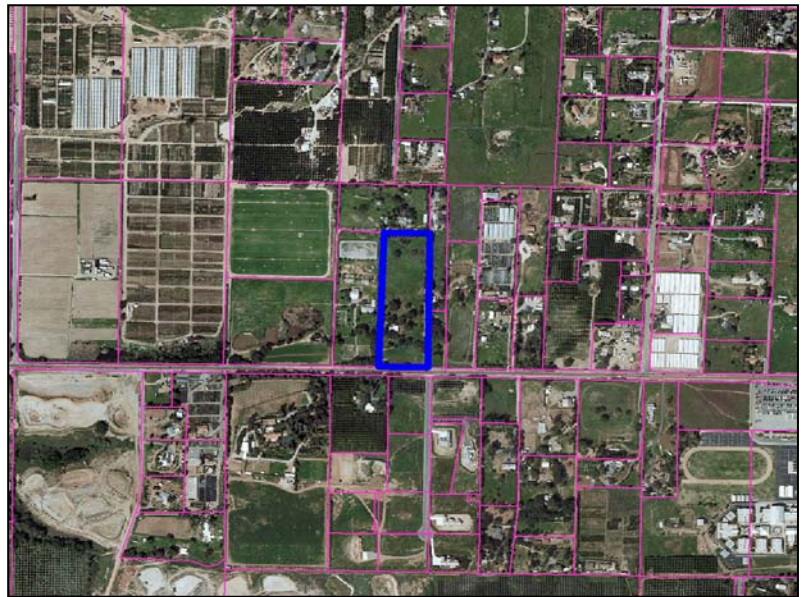
VC63

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR1
Requested by: John H. Caston	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major ³

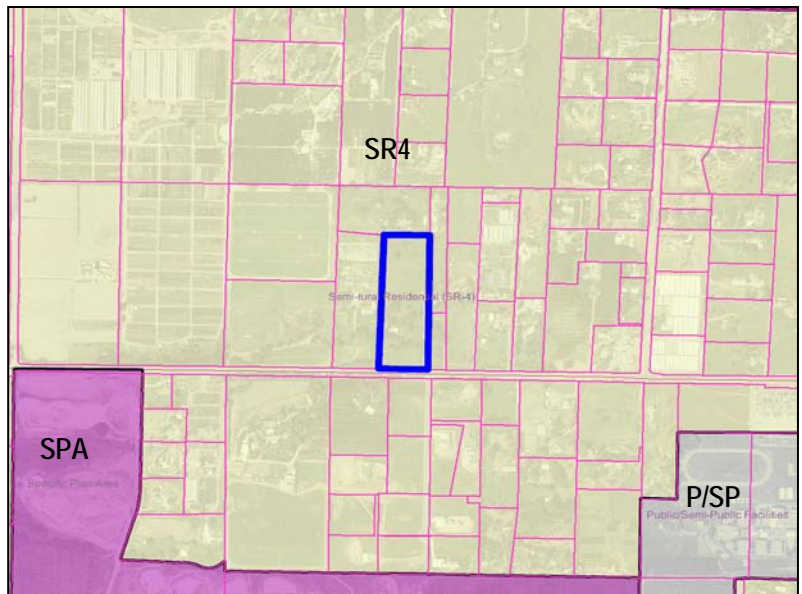
Notes:
 1 – Valley Center CPG minutes January 31, 2011
 2 – Anticipate property owners will be opposed to lower density
 3 -- Possible land use alternative April 2011: Moderate (attached)

Property Description	
<u>Property Owner:</u> John H. Caston	
<u>Size:</u> 6.7 acres 1 parcel	
<u>Location/Description:</u> North of Valley Center Road, approximately 1.8 miles west of the North Village; 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/ 2, 4 acres
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

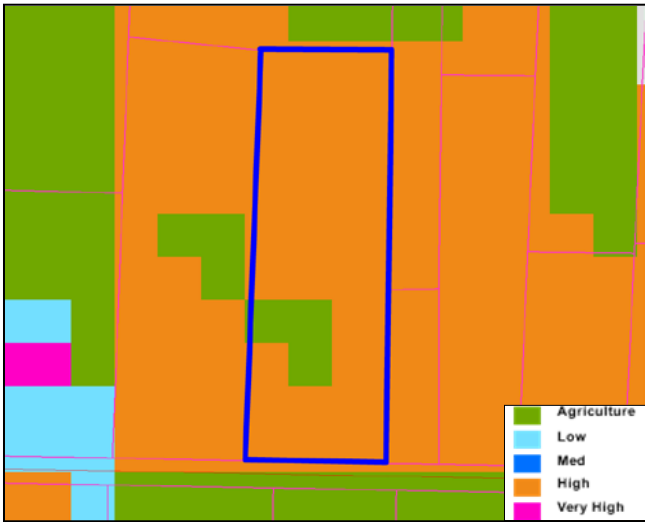


Adopted Aug 2011

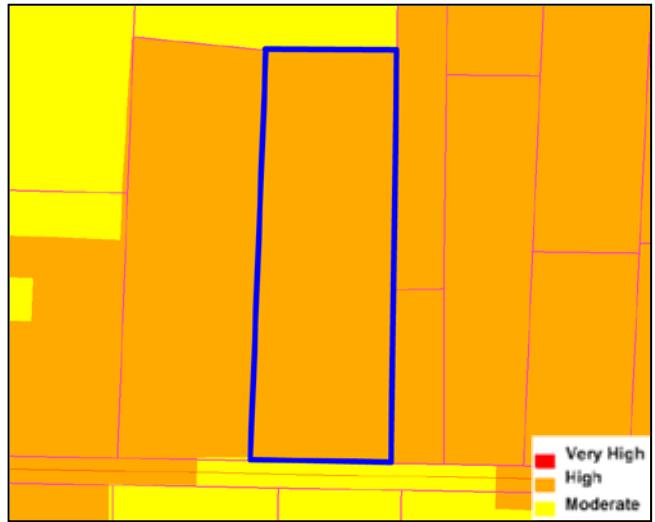
Discussion

The property owner's request is to double the density that was allowed under the former General Plan from one dwelling unit per two to one dwelling unit per four acres. A SR4 designation was applied to all General Plan Update DEIR alternatives. The request would be a spot designation within a large area of SR4 density. Between the subject parcel and the Village, there are approximately 1.5 squares miles designated SR4 that would also need to be considered for a SR1 designation. A SR1 designation in this area would not support the Community Development Model. Also, since this area has a significant amount of agriculture, the request for increased density would not support Guiding Principle #8. Additionally, most of the lots in the area are larger than two acres.

VC63 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

VC63 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 4	Major

*Notes: 1) A compromise to Semi-Rural 2 was proposed April 13, 2011, but was not endorsed by the property owner.
2) A revised request for a SR2 designation was received from the property owner's representative on September 29, 2011.

Rationale for Major Category Classification

- The subject property is located nearly two miles west of the Valley Center North Village. Between the subject property and the Village, the area is designated SR2 in the vicinity of the Village and SR4 in the areas surrounding the subject property. Approval of this request would not be consistent with the Community Development Model to establish compact villages. Also, this request is not consistent with the mapping principles applied to the General Plan Update, where densities were not increased in Semi-Rural areas as far from a village as the subject property.
- Prime agriculture lands are located on a portion of the subject property, along with a large area surrounding this property. Development at the density of a SR1 designation would adversely impact these important agriculture lands.
- The parcels in this area range from approximately three acres to over 20 acres. A SR1 designation would significantly increase the subdivision potential and cause much more encroach pressures in this significant agricultural 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 agricultural areas. Also, the fundamental approach to designating agricultural lands would require reconsideration.
- A 1.5 square mile area designated SR4 between this parcel and the Village would require consideration of the SR1 designation (see Figure 1).
- 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

None

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.

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 operation.

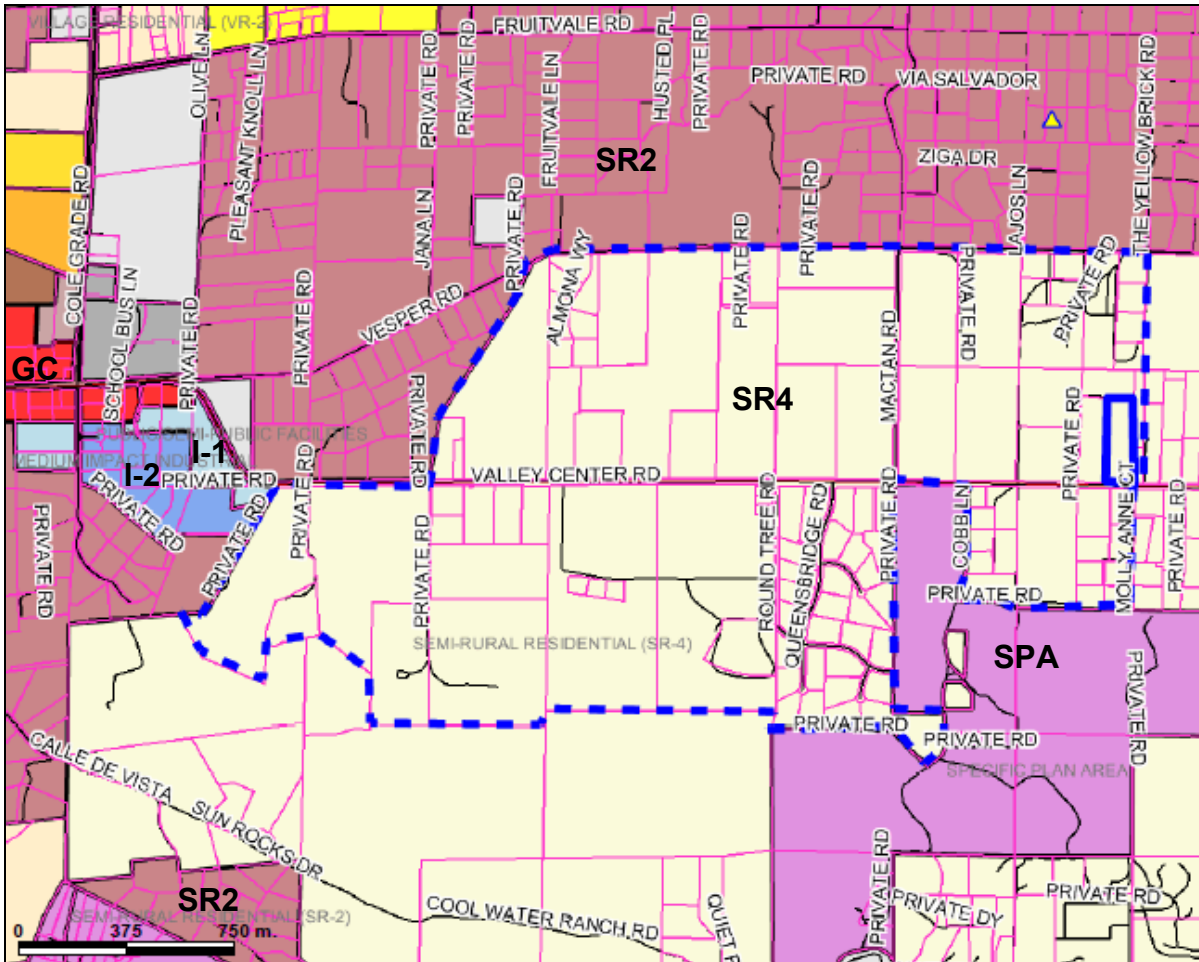


Figure 1: Property Specific Request — Additional Remapping Necessary for Change

CASTON PROPERTY (VC63) VALLEY CENTER



PROPERTY SPECIFIC REQUEST:

- CHANGE LAND USE DESIGNATION FROM SR4 TO SR2. (MODERATE)

REASONS FOR REQUEST:

- RECENTLY ADOPTED GENERAL PLAN DESIGNATION OF SR4.
- IDENTIFIED AS A "MODERATE" LEVEL OF CHANGE.
- INSIDE COUNTY WATER AUTHORITY BOUNDARY.
- IMMEDIATELY ADJOINING PARCEL OF 1 ACRE LOT SIZE.
- ADJOINING NUMEROUS EXISTING LOTS OF 2 - 2.5 SIZE.
- FRONTING VALLEY CENTER ROAD.
- MINIMAL SITE CONSTRAINTS WITH NO STEEP SLOPES.
- IN CLOSE PROXIMITY TO EXISTING VALLEY CENTER MIDDLE SCHOOL.
- NUMEROUS ADJOINING OWNERS' SUPPORT OF SR-2 DESIGNATION.
- SUBSTANTIAL AND UNNECESSARY FINANCIAL DAMAGE CAUSED BY DOWNGRADING FROM SR-2 TO SR-4.
- PREVIOUS GENERAL PLAN DESIGNATION OF SR-2 ACCOUNTED FOR SLOPE DEPENDENT DENSITY CALCULATION. NO NEED TO CHANGE TO SR-4.

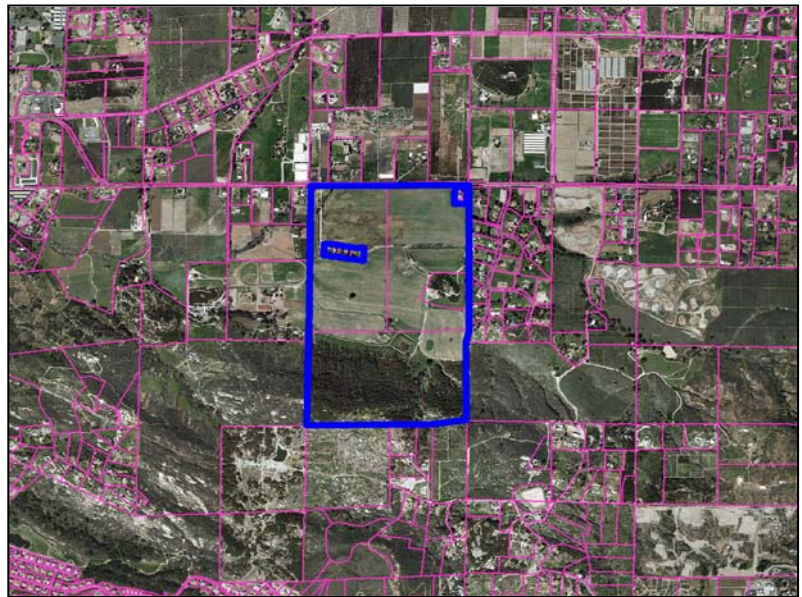


VC64

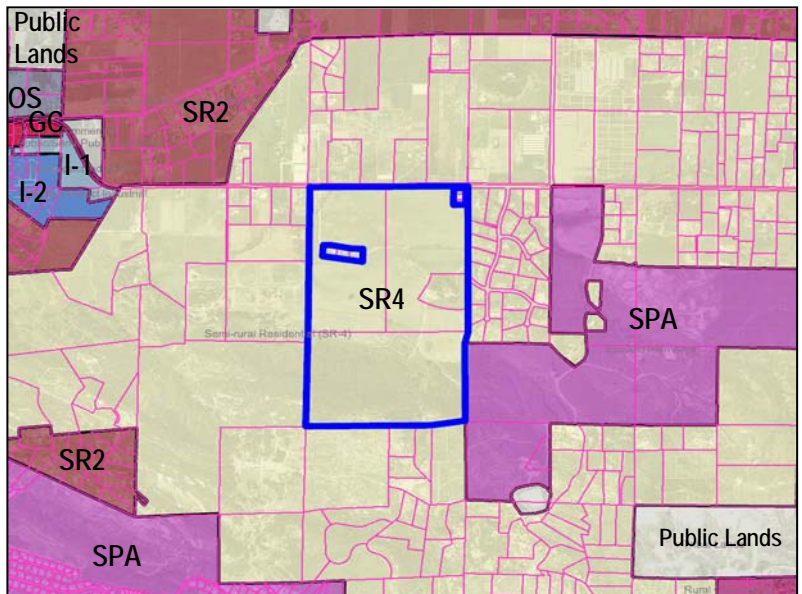
General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Teymur Tuluie	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

- 1 – Valley Center CPG minutes January 31, 2011
- 2 – Anticipate property owners will be opposed to lower density



Aerial



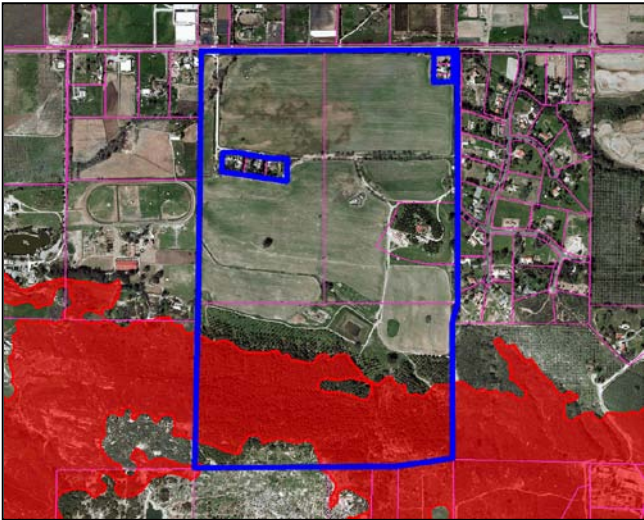
Adopted Aug 2011

Discussion

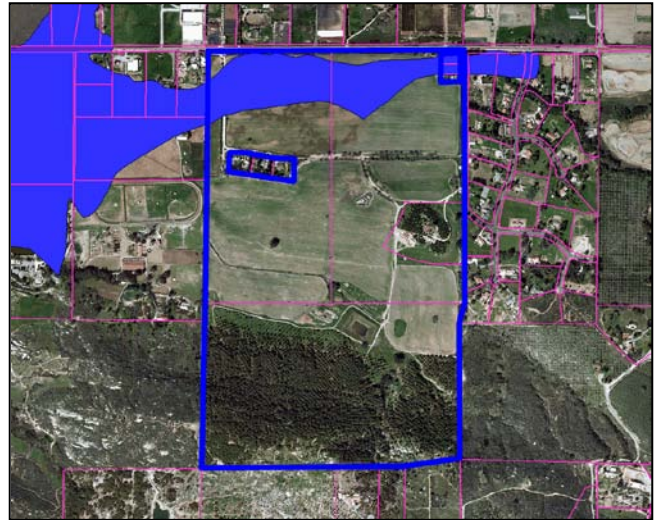
This property is located within a Semi-Rural area, and the spot zone would allow for additional development, therefore additional environmental documentation would likely be required. The properties to the immediate east are two to four acres in size and could be included in a Semi-Rural 2 area, resulting in little additional development. Further, the site is within an agriculture preserve and has constraints that will need to be addressed during a development process under either the proposed Semi-Rural 4 designation or requested Semi-Rural 2 designation.

Property Description	
<u>Property Owner:</u> Teymur Tuluie	
<u>Size:</u> 250.2 acres 4 parcels	
<u>Location/Description:</u> Adjacent to the south of Valley Center Road Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none	
<ul style="list-style-type: none"> ◐ Steep slope (greater than 25%) ◐ Floodplain ◐ Wetlands ◐ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

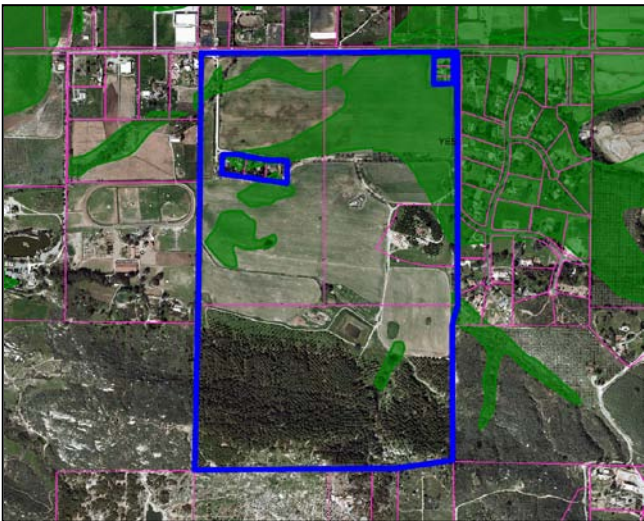
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/ 2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2 & 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



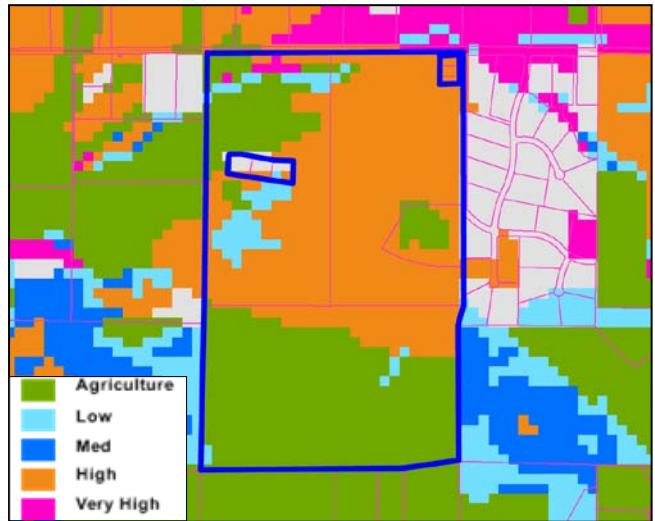
Steep Slope (Greater than 25%)



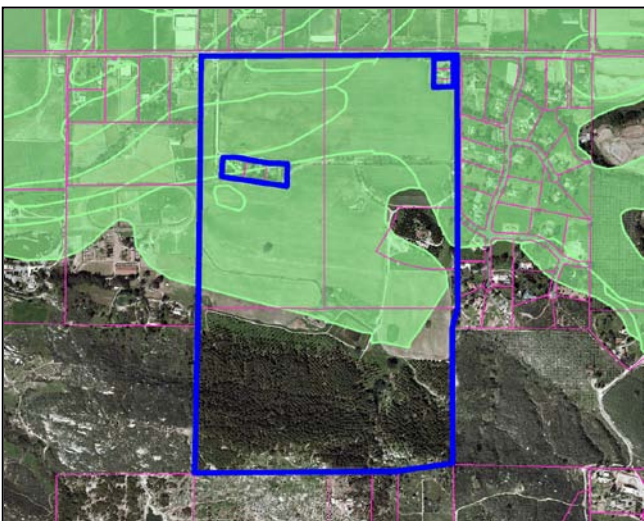
Floodplains (100-Year)



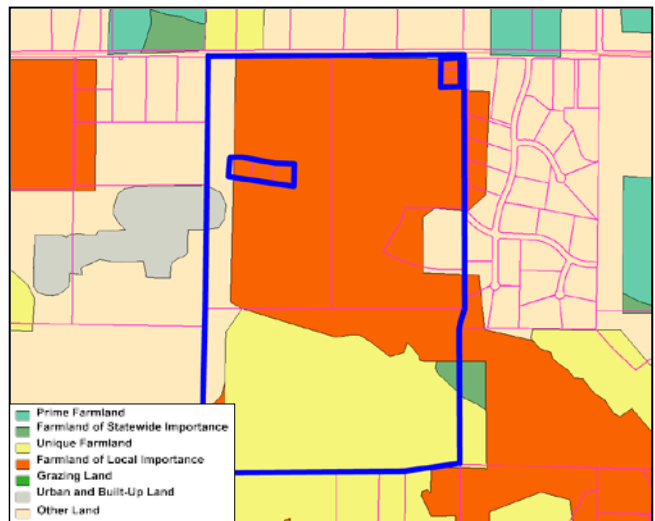
Wetlands



Habitat Evaluation Model

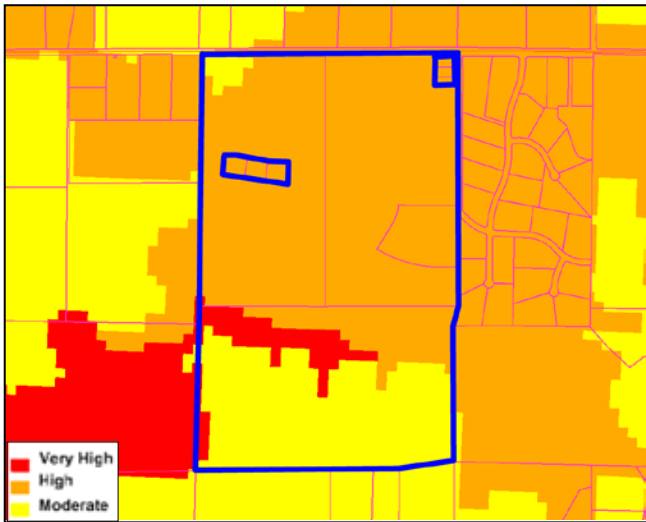


Prime Agricultural Land



Agricultural Lands

VC64 (cont.)



Fire Hazard Severity Zones

VC64 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 SR2 designation was not included in the Environmental Impact Report for the General Plan Update. To avoid the spot designation, additional area would also need to be remapped as SR2. This would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 470 acres of land surrounding the property will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

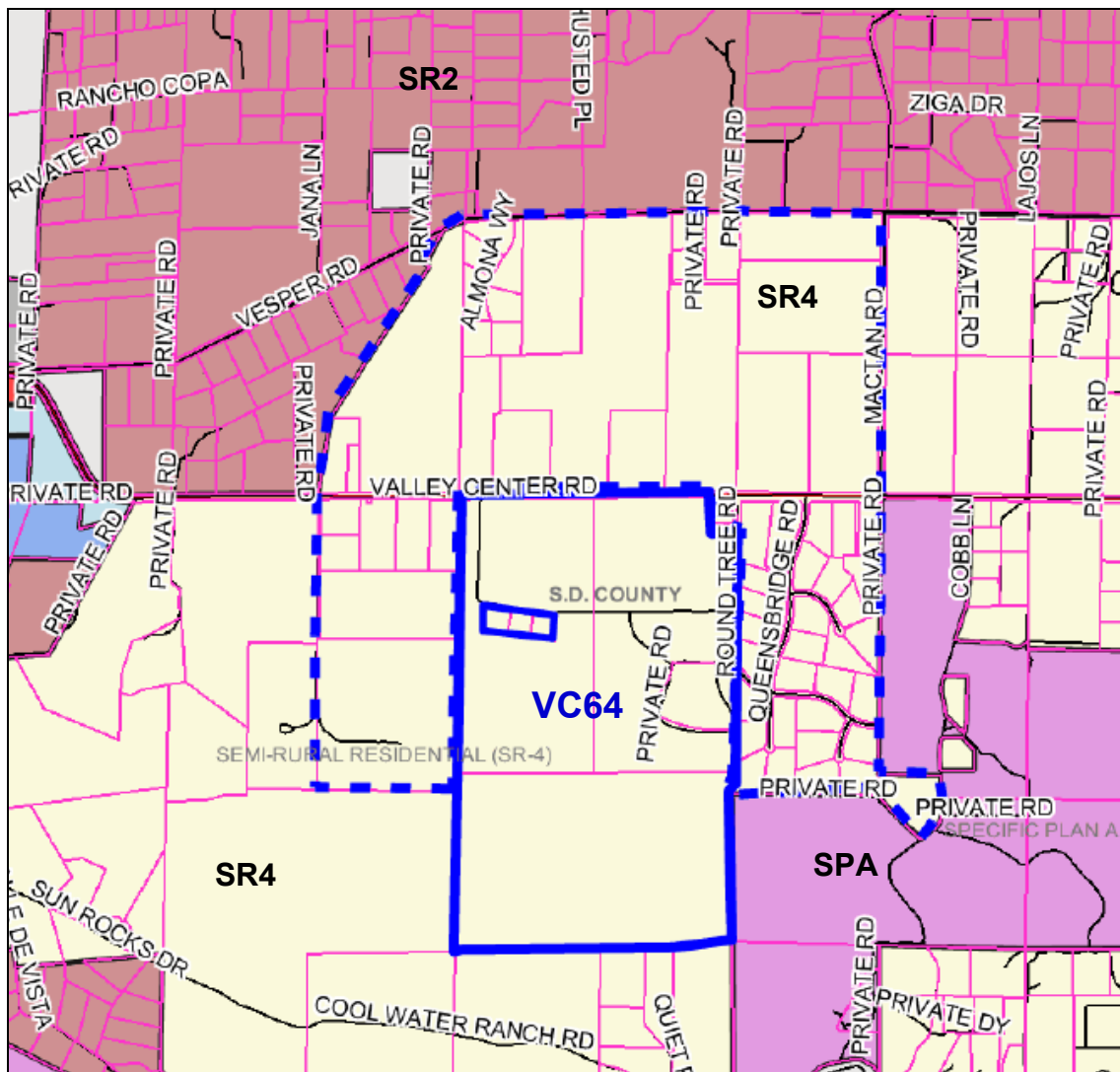
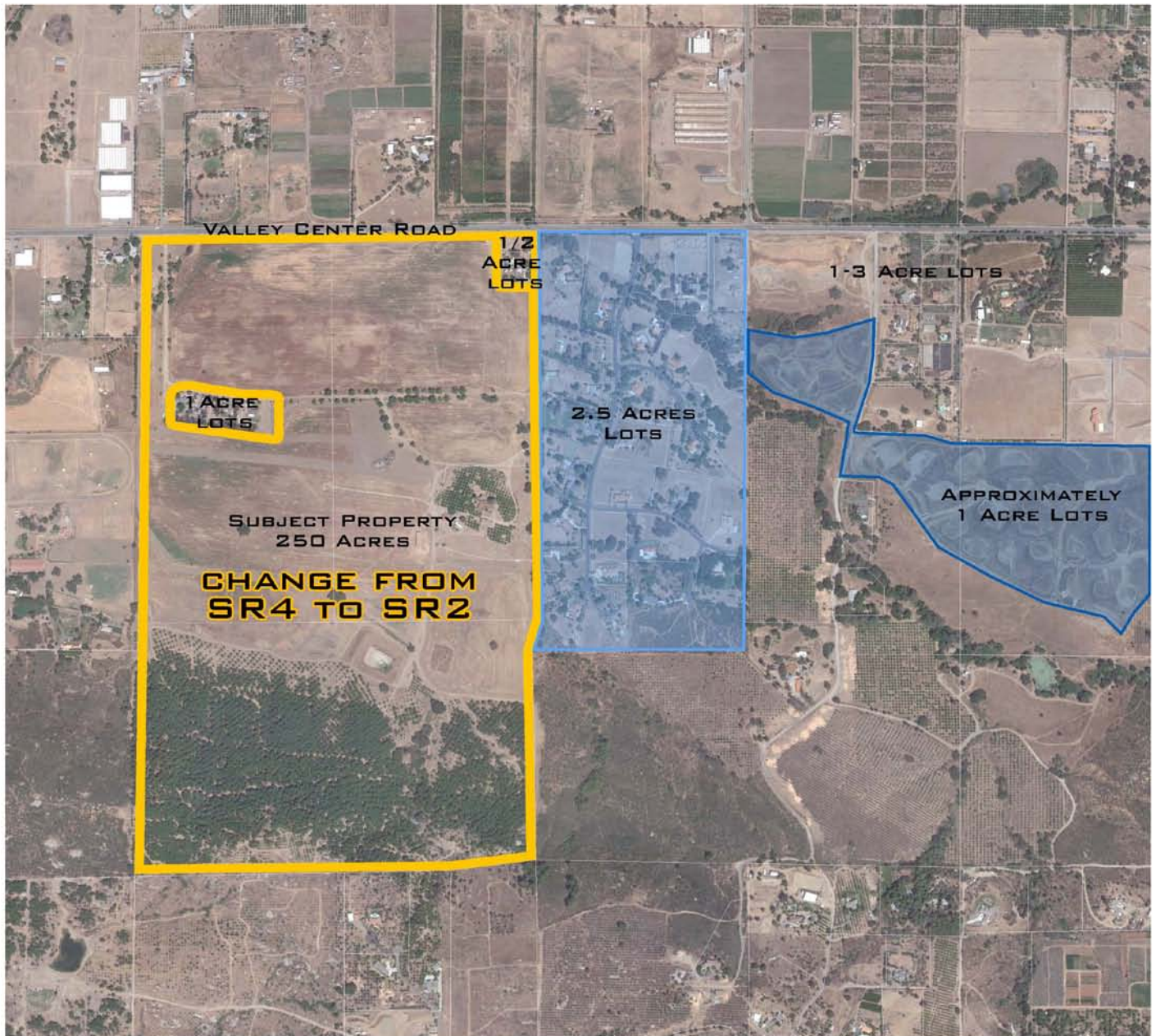


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

TULUIE PROPERTY (VC64) VALLEY CENTER



PROPERTY SPECIFIC REQUEST:

- CHANGE LAND USE DESIGNATION FROM SR4 TO SR2. (MODERATE)

REASONS FOR REQUEST:

- RECENTLY ADOPTED GENERAL PLAN DESIGNATION OF SR4.
- IDENTIFIED AS A "MODERATE" LEVEL OF CHANGE
- INSIDE COUNTY WATER AUTHORITY BOUNDARY
- ADJOINING DEVELOPMENT WITH LOT SIZES OF 2.5 AC LOTS
- SIMILAR SITE CONSTRAINTS AS ADJOINING PROPERTIES DESIGNATED SR-2 OR DEVELOPED WITH 2.5 AC LOTS
- WITHIN APPROXIMATELY 1/4 MILE OF DEVELOPMENT WITH EXISTING SEWER AND LOT SIZES OF APPROXIMATELY 1 ACRE.
- PREVIOUS GENERAL PLAN DESIGNATION OF SR-2 ACCOUNTED FOR SLOPE DEPENDENT DENSITY CALCULATIONS. NO NEED TO CHANGE TO SR-4.

- FRONTING VALLEY CENTER ROAD WHICH HAS BEEN RECOGNIZED AS THE APPROPRIATE AREA TO LOCATE REQUESTED DENSITY.
- EXISTING SITE CONSTRAINTS WOULD CONTINUE TO BE PROTECTED WITH SR-2.
- SUBSTANTIAL AND UNNECESSARY FINANCIAL DAMAGE CAUSED BY DOWN ZONING FROM SR-2 TO SR-4.

VC66

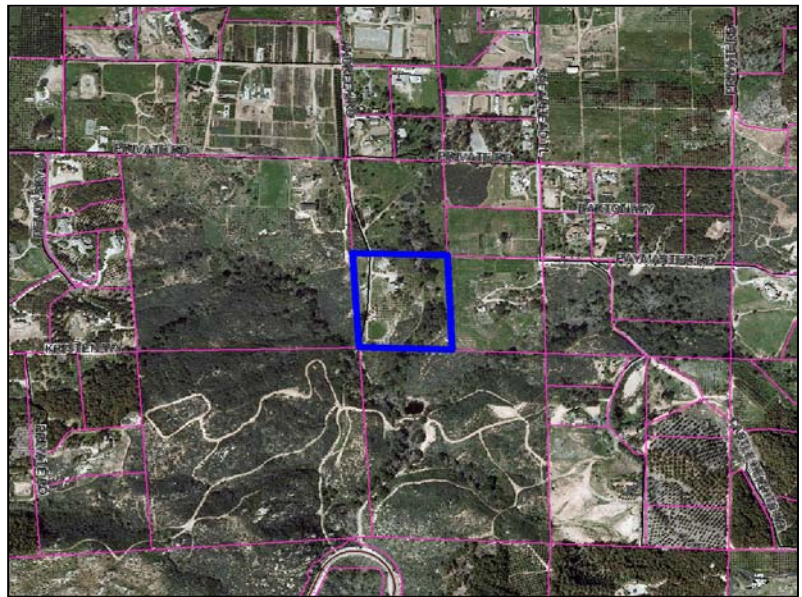
General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Hope Trumpeter-Guzman	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

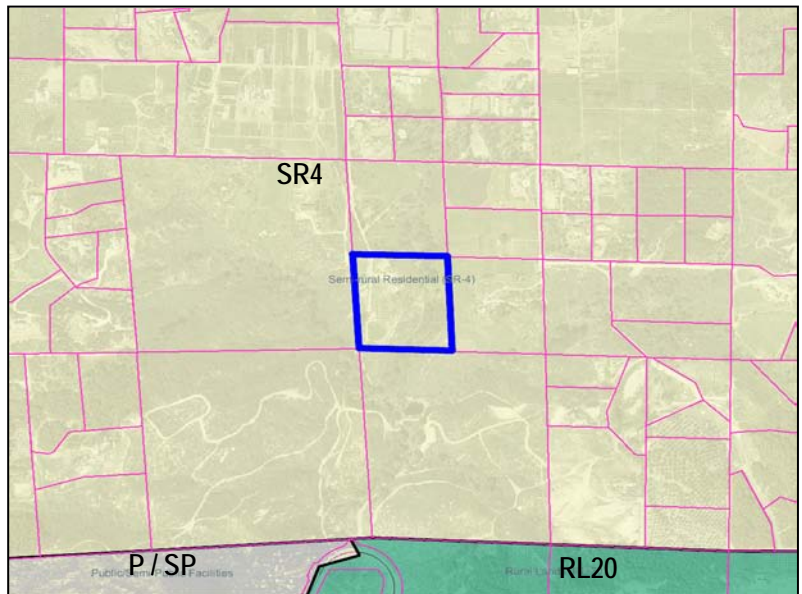
- 1 – Valley Center CPG minutes January 31, 2011
- 2 – Anticipate property owners will be opposed to lower density

Property Description	
<u>Property Owner:</u> Hope and Ignacio Guzman	
<u>Size:</u> 9.6 acres 1 parcel	
<u>Location/Description:</u> 0.4 miles south of Spearhead Trail via Andreen Road; 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	
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 — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial



Adopted Aug 2011

Discussion

This request is to change the land use designation from SR4 to SR2. The requested designation would allow for the property to subdivide into approximately four lots, instead of the two that would be allowed by the SR4. The request would result in a spot designation, which to avoid would require additional lots to the north and east also be designated as SR2.

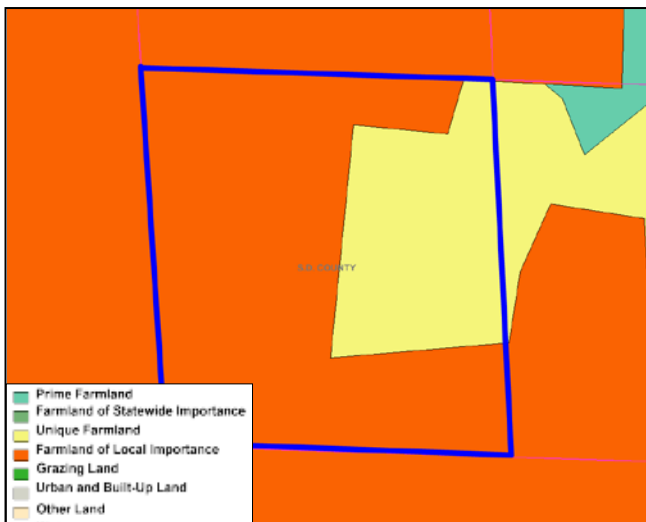
VC66 (cont.)



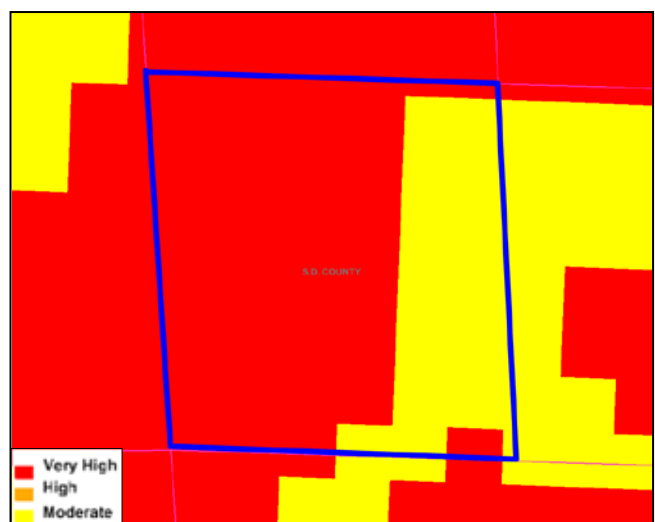
Habitat Evaluation Model



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

VC66 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 property owner request for a SR2 designation is more intensive than any of the alternatives analyzed in the Environmental Impact Report for the General Plan Update. Therefore, this would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 306 acres of land surrounding the property will need to be changed from SR4 to SR2 (see Figure 1)

Impact to Forest Conservation Initiative Remapping Timeline

None

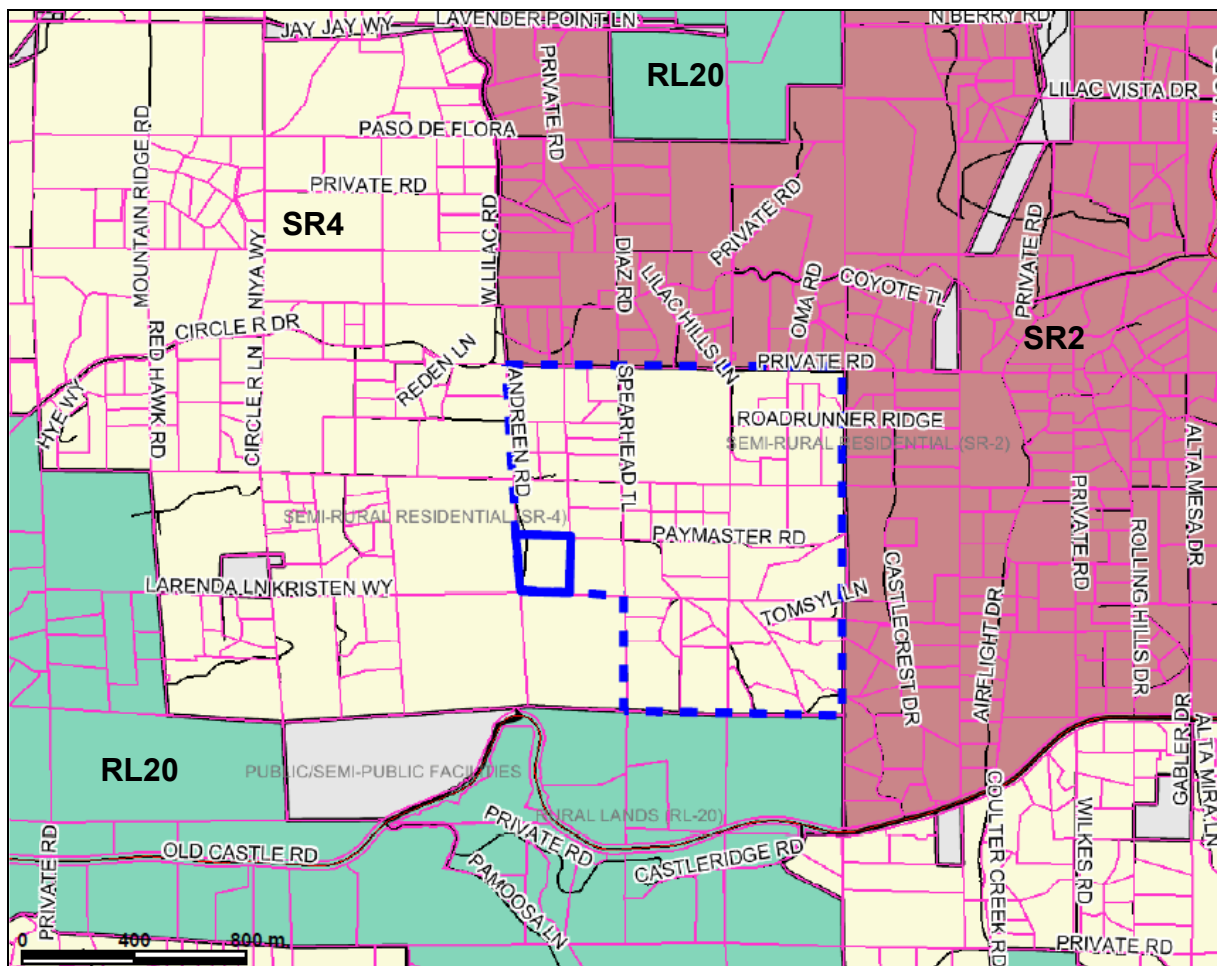


Figure 1: Property Specific Request — Additional Remapping Necessary for Change