



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
- Planning Group Boundary

Property Specific Request

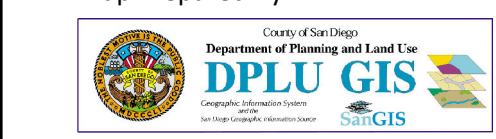
- Property Owner
- Others

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

Map Prepared By:



Coordinates: NAD83 Feet

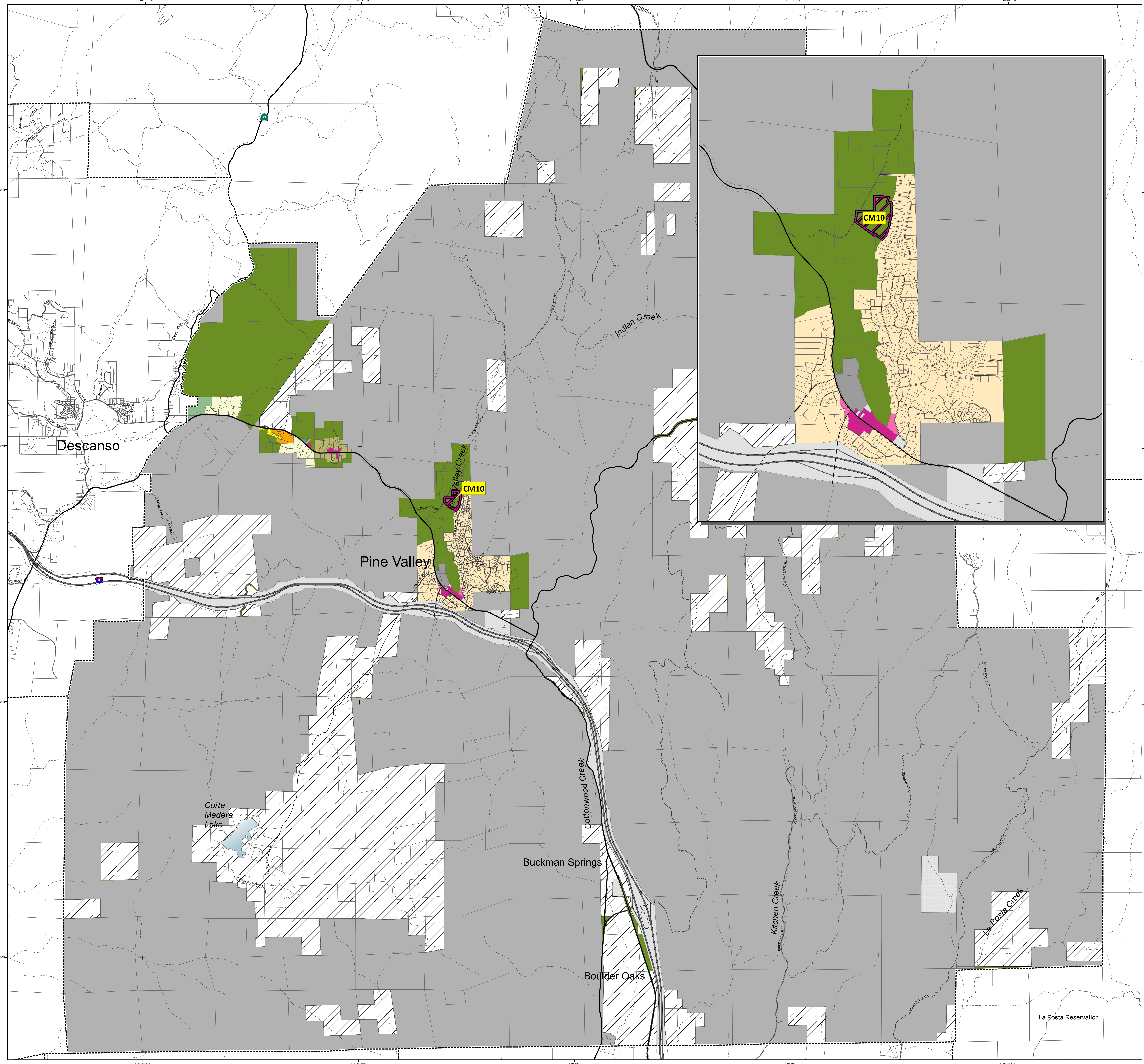
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Source: County of San Diego, SANDAG
File reference: S:\land_use\gpupdate_maps\lcm\map\map\2011109workshop.mxd, K:\gp2010\20110512_changes\map_output

Printed: December 21, 2011

ACRS



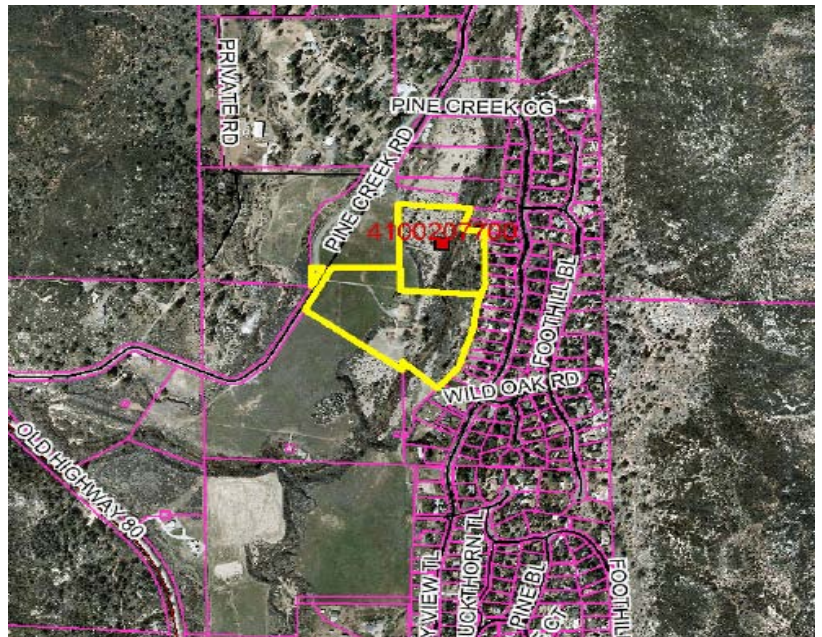
CM10

General Plan (Adopted Aug 2011)	RL80
Property Specific Request	SR4
Requested by: Kenyon Trust	
Community Recommendation	Opposed
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

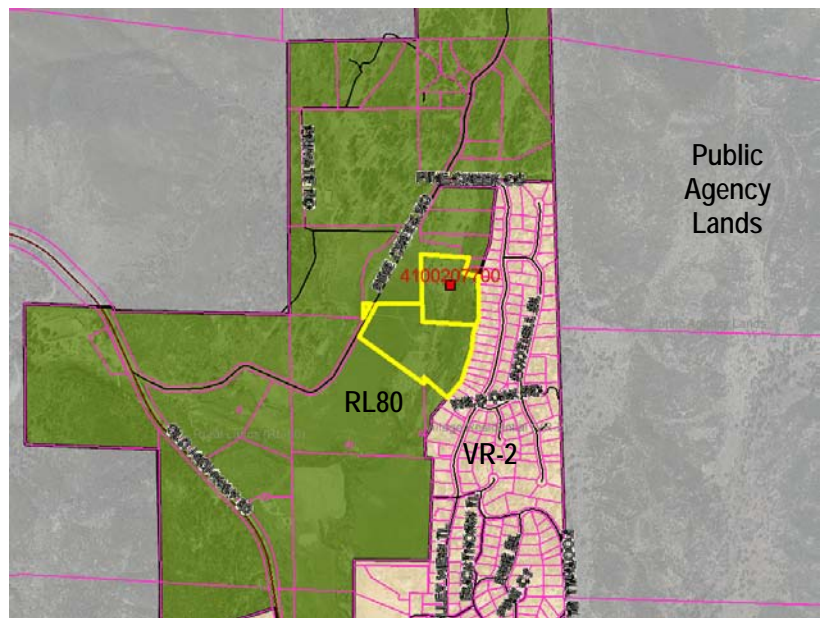
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Kenyon Family Trust	
<u>Size:</u> 21.95 acres 2 parcels	
<u>Location/Description:</u> Pine Valley Subregional Group Area; Approximately one-half mile north of Old Highway 80, via Pine Creek Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
○	Steep slope (greater than 25%)
○	Floodplain
◐	Wetlands
○	Habitat Value
◐	Agricultural Lands
●	Fire Hazard Severity Zones

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/1, 2, 4 ac
GP (Adopted Aug 2011)	RL80
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — RS.4/RR.4, 2.5-acre minimum lot size	
Adopted Aug 2011 — RS/RR; 8 acre minimum lot size	



Aerial



Adopted Aug 2011

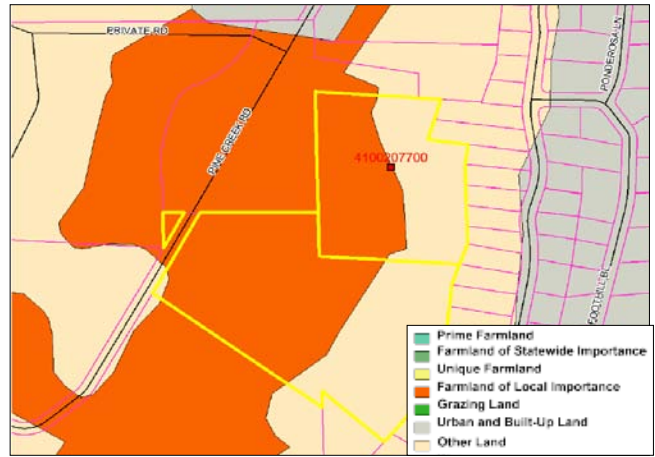
Discussion

This site has an approved Tentative Parcel Map 20857 for a three-lot subdivision. The project is not consistent with the map adopted on August 3, 2011 which assigned a RL80 designation. Consistency with the pipelined project would require a SR4 designation. In addition to the groundwater issues for Pine Valley, nearly half of this site is constrained by wetlands and the entire site is within the Very High Fire Hazard Severity Zone. The RL80 designation does not allow for additional subdivision in the sensitive meadow area and limits additional growth in the community that is near groundwater capacity. While highly opposed by the Community Planning Group due to concerns over community character, a SR4 density could be justified based on adjacent parcels with VR2 designations.

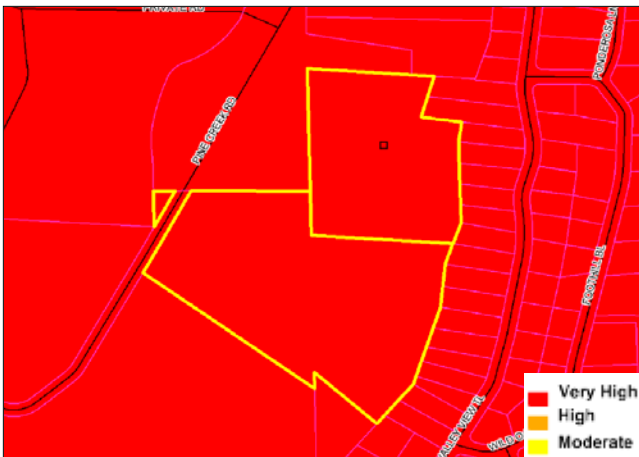
CM10 (cont.)



Wetlands



Farmlands of Local Importance



Fire Hazard Severity Zones

CM10 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

*Note: A compromise constituting a Minor level of change was considered as part of the April 13th Board of Supervisors Hearing (see attached). The compromise considered an approach where approval of a TPM for this property would justify the requested designation. However, if this approach was taken, approximately 30 other properties with approved TPMs in similar situations would have also been given the same treatment. Ultimately, the Board did not take action on this approach.

Rationale for Minor Category Classification

The request for SR4 (a density of one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 40 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 that the SR4 designation is applied consistently, an additional 70 acres around the property would require a change in designation from RL80 to SR4 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

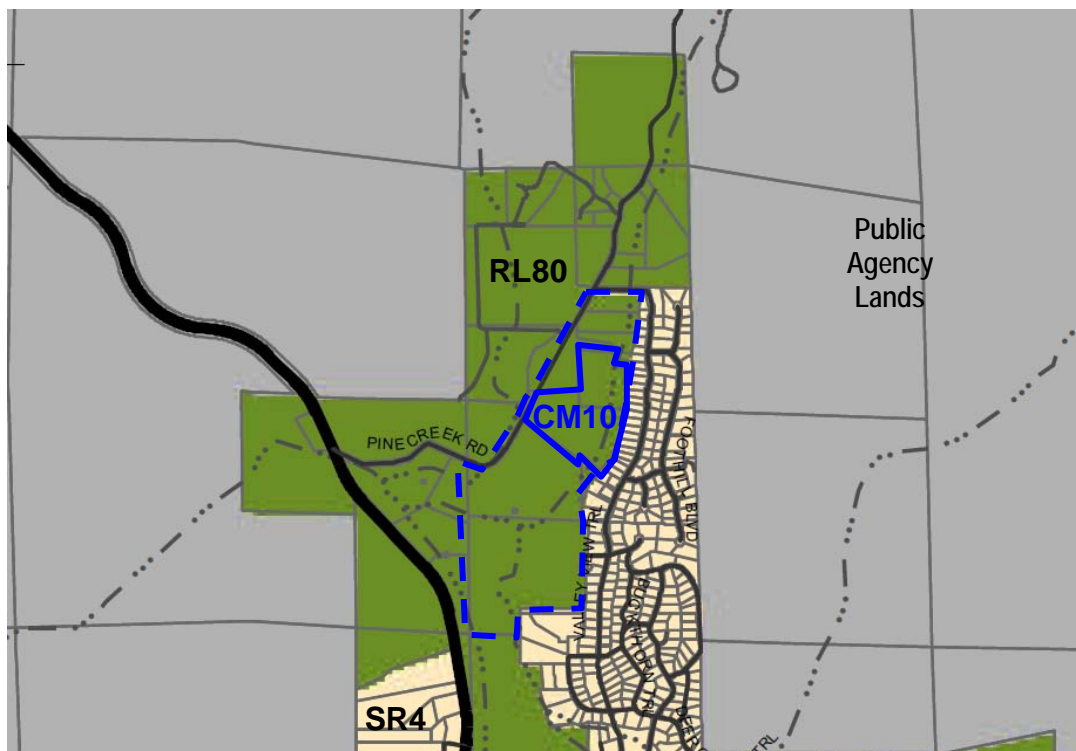
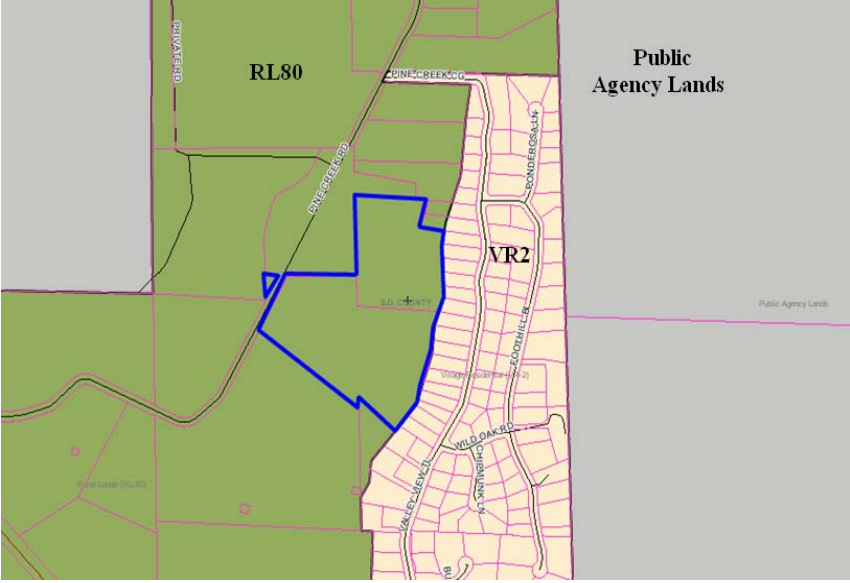
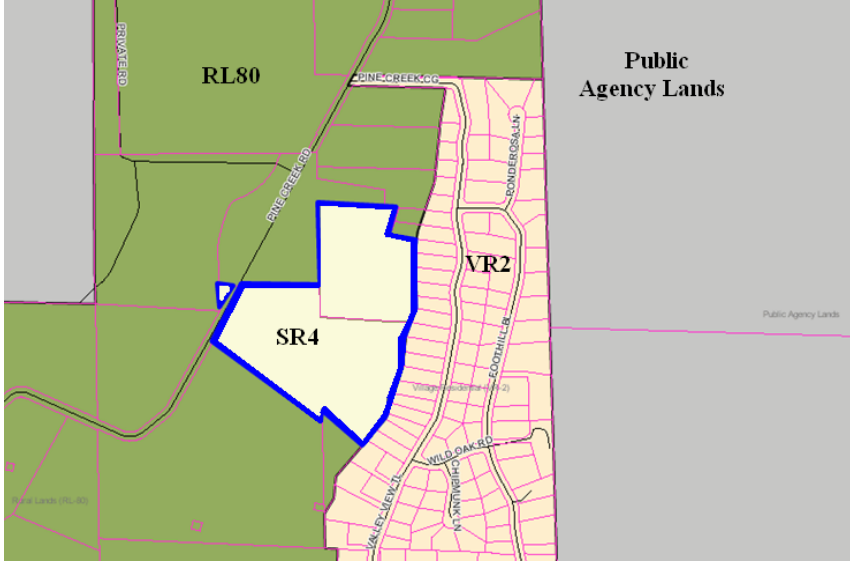


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

CM10 – Kenyon Trust

Property Specific Request	PC / Staff Recommendation	Potential Compromise	Level of Change for Compromise
Semi-Rural 4	Rural Lands 80	Semi-Rural 4	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The possible alternative designation shown above is being proposed subject to approval of Tentative Parcel Map (TPM) 20857 for this property.
- A preliminary notice of approval has been issued for a three-lot TPM; however, the approval is still subject to appeal.
- The potential alternative designation of SR4 is subject to the approved TPM on site; which is similar to the treatment of other tentatively approved subdivisions as discussed in issue 25 of the March 16 staff report.