

January 9, 2012 Workshop
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

- Property Owner
- Others

Level of Change

- MAJOR
- MODERATE
- MINOR

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sdcourty.ca.gov/581/gpupdate/index.html>.

Map Prepared By:



Coordinates: NAD83 Feet

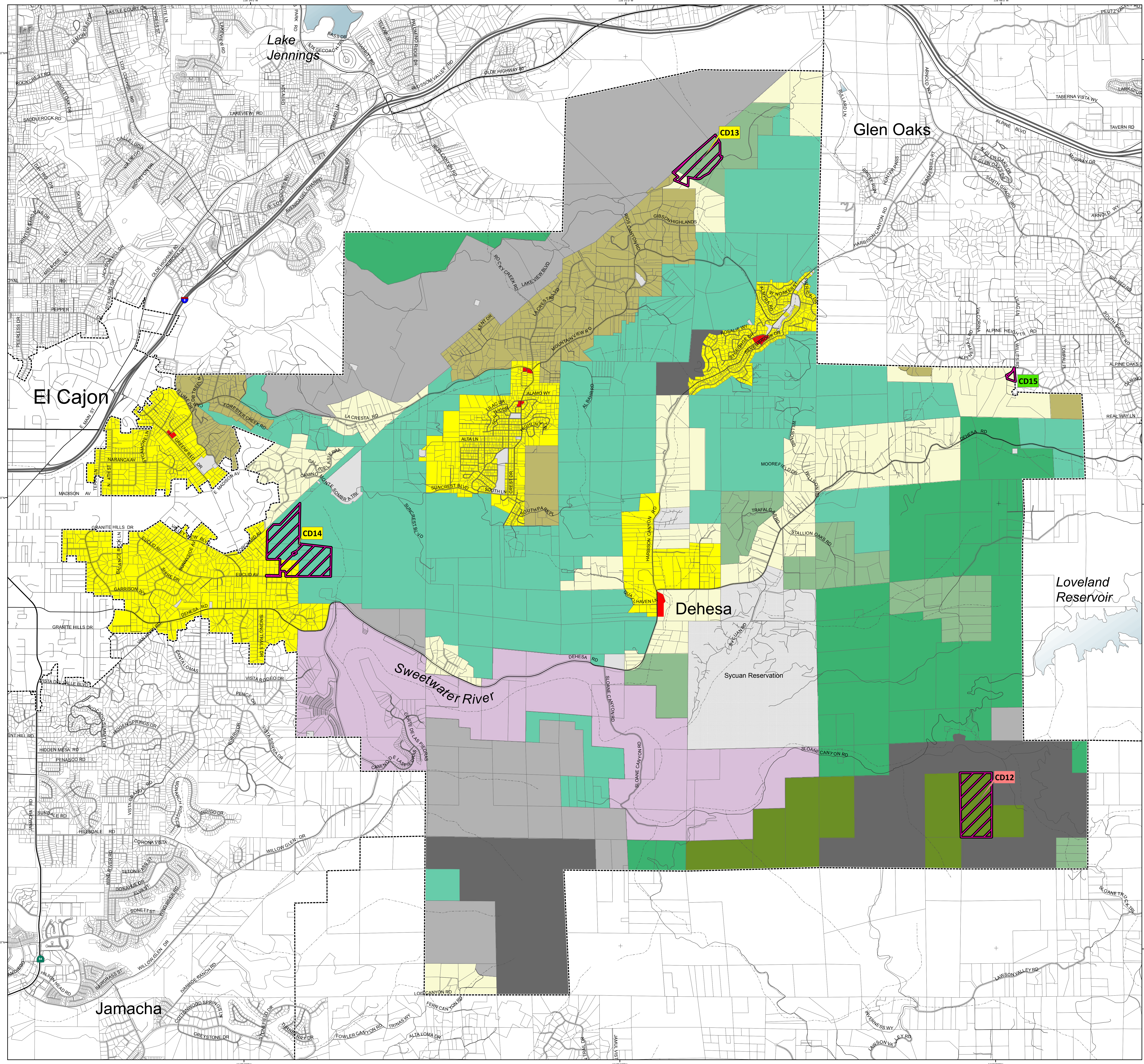
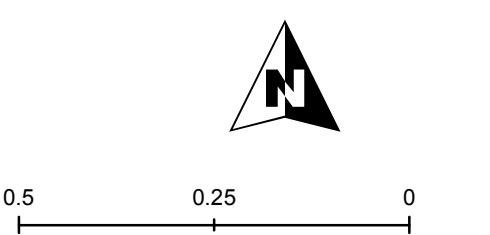
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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SANDAG
File reference: S:\land_use\gpupdate_maps\lrcmap\lrcmap_20111109workshop.mxd, k:\gp2010\0110512_changes\map_output

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CD12

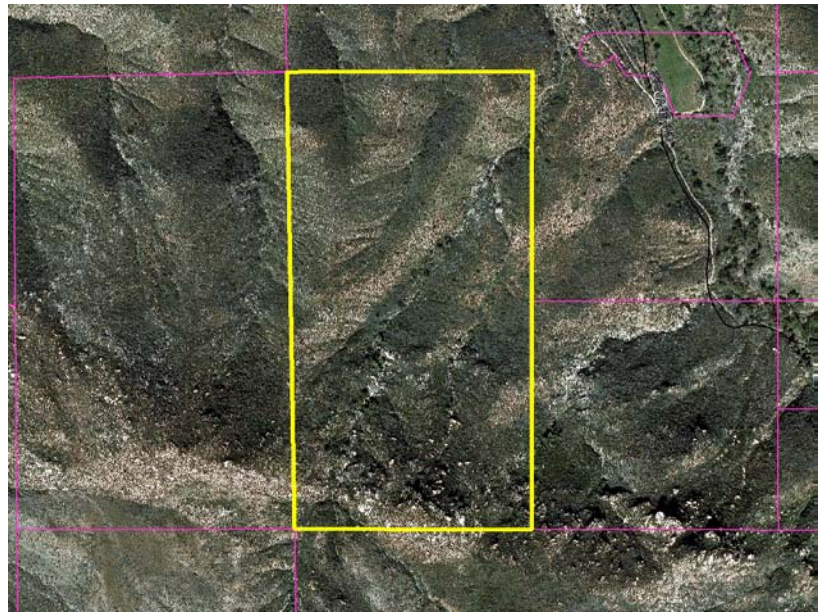
General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	SR4
Requested by: Leonard Tessier	
Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:

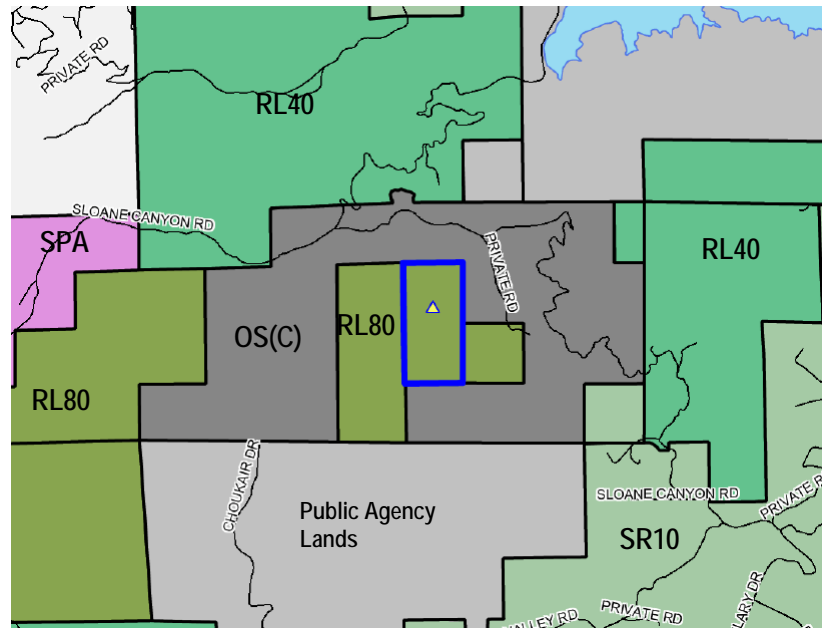
- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description	
Property Owner: Muirlands Investments LLC	
Size: 80 acres 1 parcel	
Location/Description: 0.3 miles southeast of Sloane Canyon Road Outside County Water Authority 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 Zone 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A72; 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

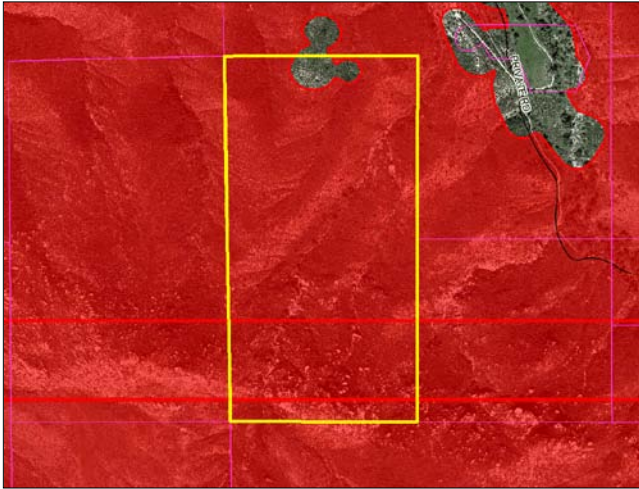


Adopted Aug 2011

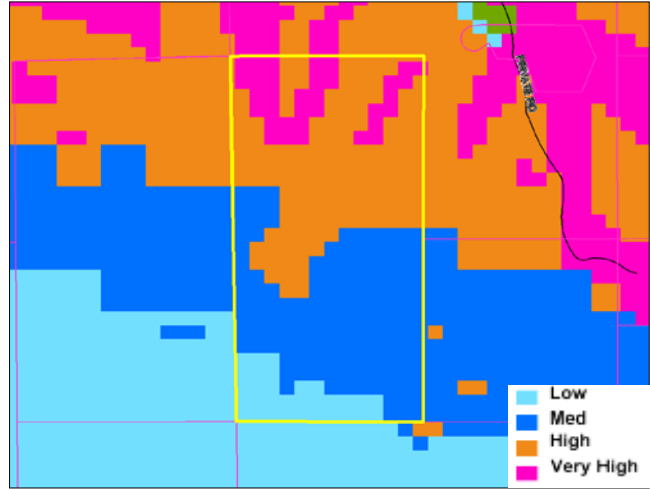
Discussion

Property is located in an isolated island surrounded by Open Space Conservation and Public Agency Lands. Property does not appear to be accessible via road and would not meet the Dead-End Road length criteria. In addition, the request for Semi-Rural designation would not be consistent with the Community Development Model and is not supported by Guiding Principle #5 and other project objectives to ensure that development accounts for the physical constraints and natural hazards of the land. Any development project on this property would need to meet Fire Access requirements, as well as deal with the prevalence of steep slopes and sensitive habitat on the site.

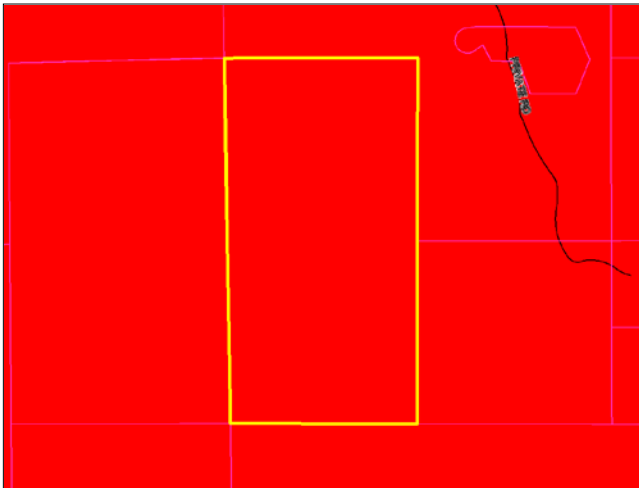
CD12 (cont.)



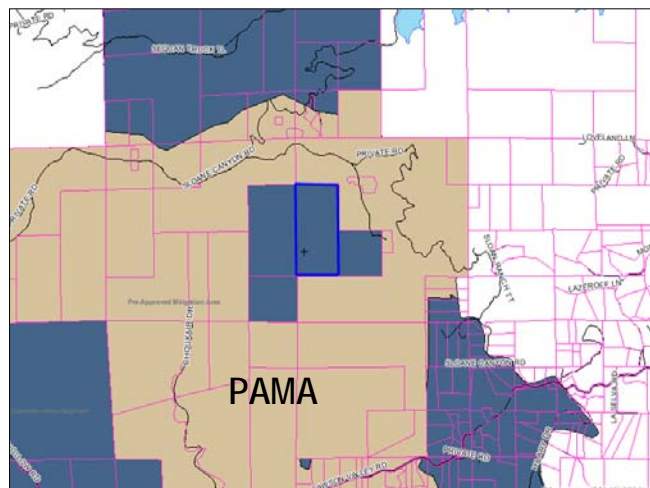
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

CD12 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is extremely remote and rugged. It has no existing access and the closest access is a long dead end road. It is also entirely composed of steep slopes and biologically sensitive habitat.
- 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.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Most Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations.
- The fundamental approach to designating rural lands would need to be revisited and new principles, policies, and concepts developed.
- All properties designated Semi-Rural 10 or a Rural Lands designation would need to be revisited based on the revised principles, policies, and concepts.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, the remapping efforts would need to wait until revised principles, policies, and concepts are developed.

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.

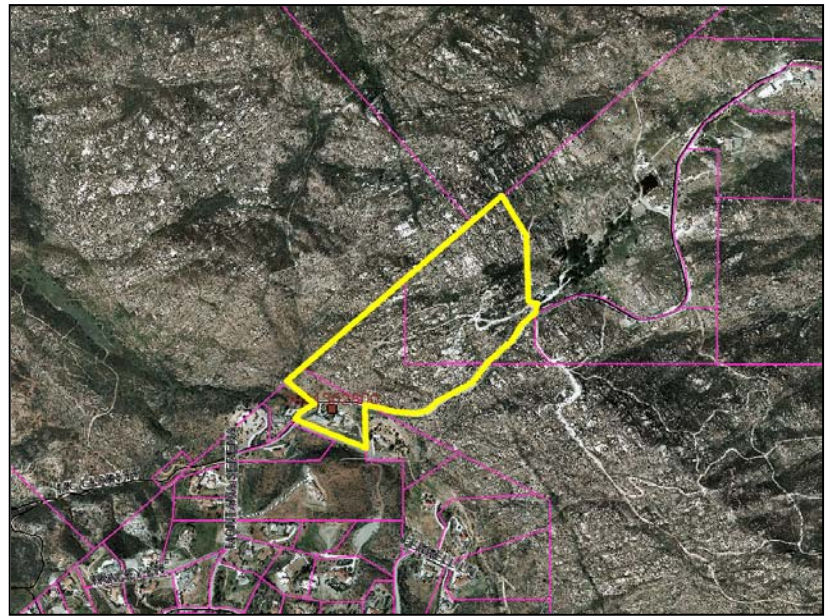
CD13

General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR4
Requested by: Robert Davidson	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

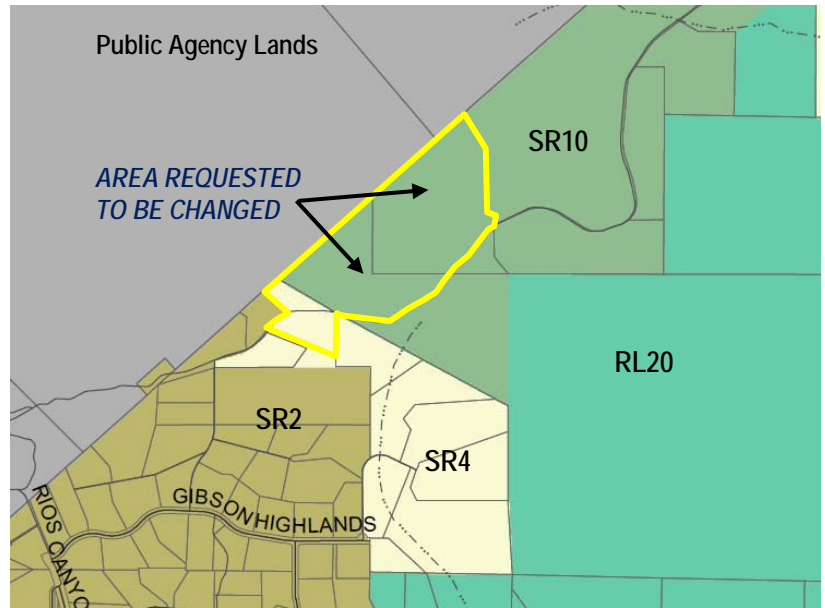
Notes:
 1- Crest / Dehesa Planning Group letter dated February 16, 2011
 2- Based on staff's experience

Property Description	
Property Owner: Robert Davidson	
Size: 40.4 acres 3 parcels	
Location/Description: 1.2 miles south of Interstate 8 via Montana Serena; 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 Zone	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/2,4 ac/ 1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	RL20
Draft Land Use	SR10
Environmentally Superior	RL40
<i>Zoning</i>	
Former — A70; 2-acre minimum lot size/ A72; 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

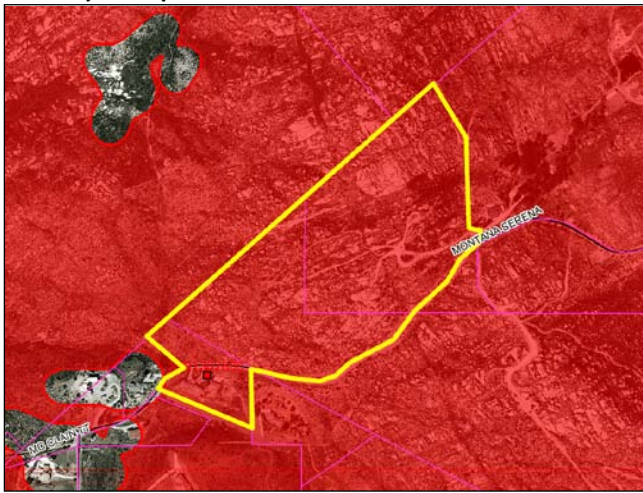


Adopted Aug 2011

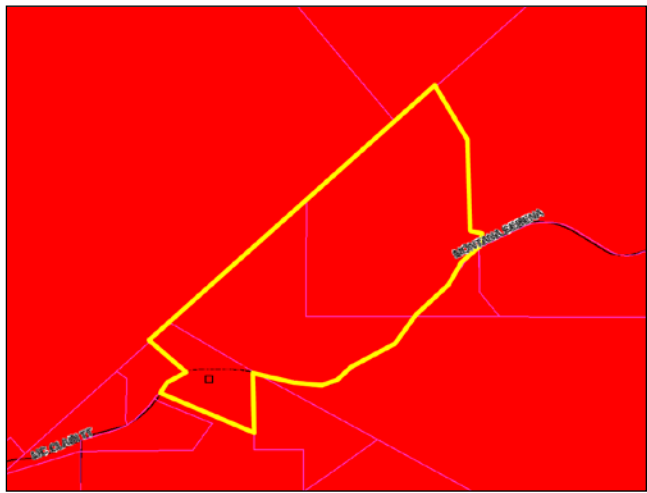
Discussion

The property owner has applied for a four-lot Tentative Parcel Map 21172 and is requesting a density that will accommodate the project. The application is in the middle of the subdivision process and the First Iteration Letter was issued by the Department of Planning and Land Use in December 2010. The property is entirely constrained by steep slope and is within the Very High Fire Hazard Severity Zone. The project would not be consistent with the map adopted on August 3, 2011, which would only allow two lots. A SR4 designation would allow three to five parcels, depending upon the extent of the property with slopes that exceed 50%. A SR4 designation on the entire property is outside the range of alternatives evaluated by the EIR.

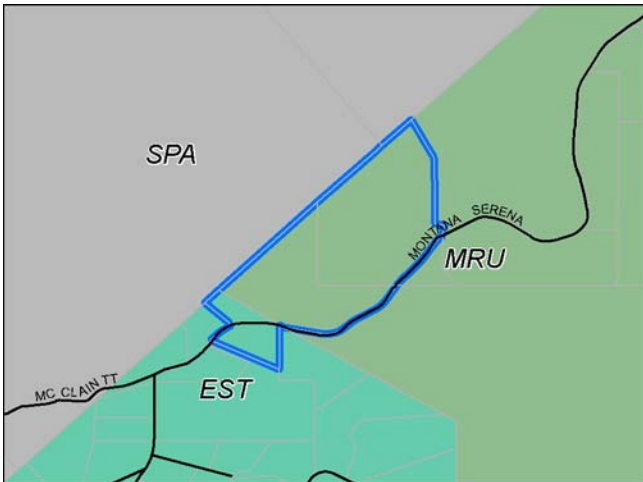
CD13 (cont.)



Step Slope (Greater than 25%)



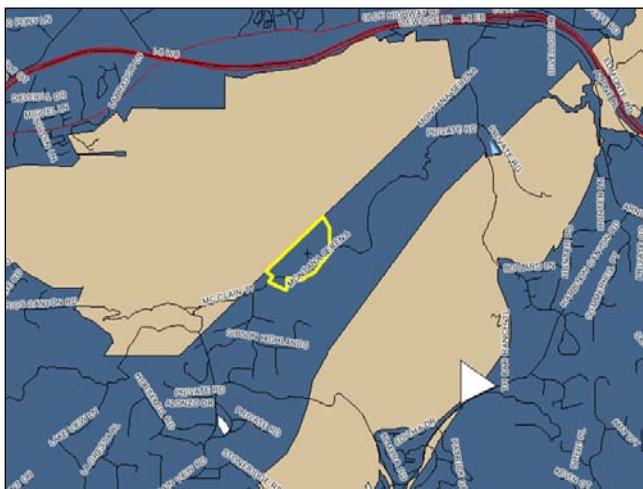
Fire Hazard Severity Zones



Existing General Plan



Referral Map Alternative



MSCP Pre-Approved Mitigation Area (PAMA)

CD13 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	SR10*	Moderate

*Note - On April 13, 2011, staff proposed a compromise to designate the two larger parcels SR10, rather than RL20 as recommended by the Planning Commission / Staff Recommendation. This compromise was ultimately adopted on August 3, 2011 (see attached).

Rationale for Moderate Category Classification

The request for a SR4 density (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 ten acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

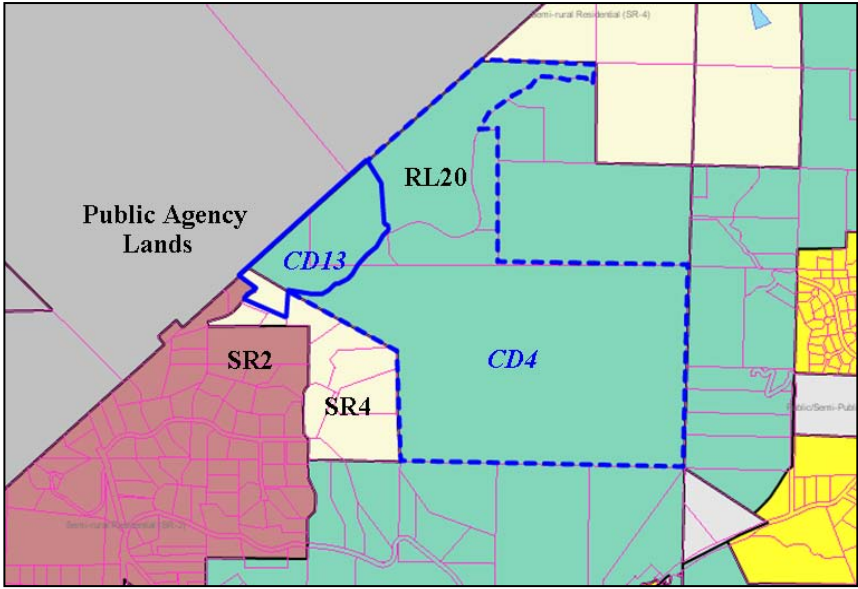
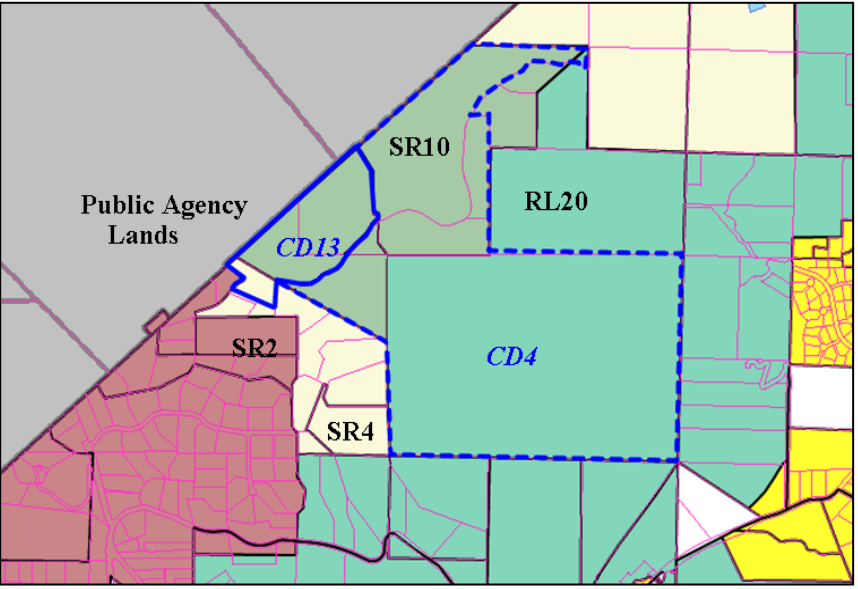
Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

CD13 – Robert Davidson

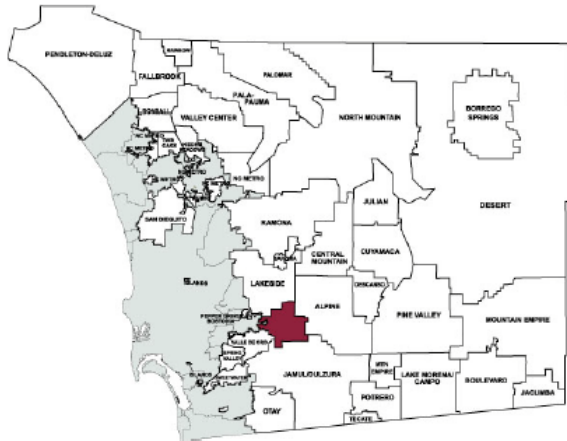
Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 4	Rural Lands 20	Semi-Rural 10	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This is the location of a currently processing project: TPM 21172 (4 lots plus a remainder parcel).
- On June 16, 2004 the Board of Supervisors voted for SR4 and SR10 to be placed on the Referral Map. The alternative would designate the majority of the property SR10 and leave the remaining area SR4, which is reflected on the Referral Map. The adjacent area is analyzed in CD4; a portion of which can also be designated SR10 with a minor change.
- It is important to note that the Semi-Rural designation is slope dependant and, therefore, this alternative would likely have limited change in yield of dwelling units due to the steep slopes on site.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

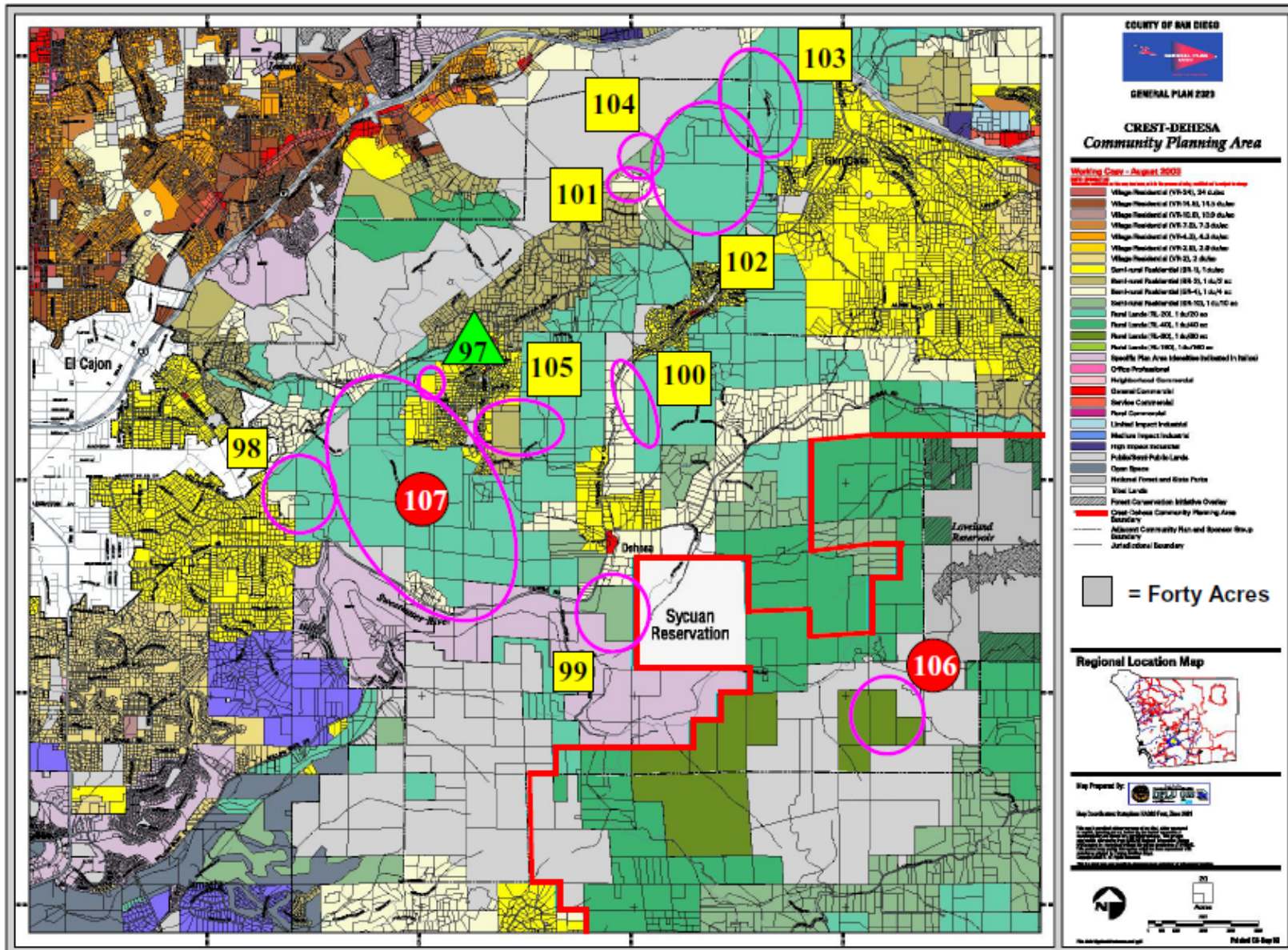
CREST/DEHESA/HARBISON CANYON/GRANITE HILLS



Crest/Dehesa/Harbison Canyon/Granite Hills had 11 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

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

The majority of the referrals are located in Rural Lands throughout the subregion. These areas were designated as Rural Lands because of physical and environmental constraints, which are predominant characteristics of this subregion. A compromise solution was applied to areas located in proximity to existing infrastructure and services and areas adjacent to similar existing development patterns in order to improve the level of consensus in this planning group area. The compromise solutions provide density transitions for existing development patterns from the Rural Lands densities applied and maintains consistency with surrounding densities in adjacent communities and the remainder of the plan area.



CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
104	<p><i>Robert Davison</i></p> <p>Inside CWA boundary. Located in northern portion of plan area, adjacent to preserved land.</p> <ul style="list-style-type: none"> • 42 total acres • Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres 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/2 acres Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/4 acres</u> (southwestern parcel) Semi-Rural: <u>1 du/10 acres</u> (remainder of area)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> – southwestern parcel is physically suitable and has no environmental constraints • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner
105	<p><i>Paul Ulrich</i></p> <p>Inside CWA boundary. Adjacent to existing development of Crest.</p> <ul style="list-style-type: none"> • 91 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 or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres (western portion) Semi-Rural: 1 du/4 acres (eastern portion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/2 acres</u> (western portion) Rural Lands: <u>1 du/20 acres</u> (eastern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – consistent with area to the west that has similar physical/environmental constraints • <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Portion assigned Semi-Rural densities is physically suitable and has adequate vehicular access • Portion assigned Rural Lands densities has physical/environmental constraints • <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services • <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner

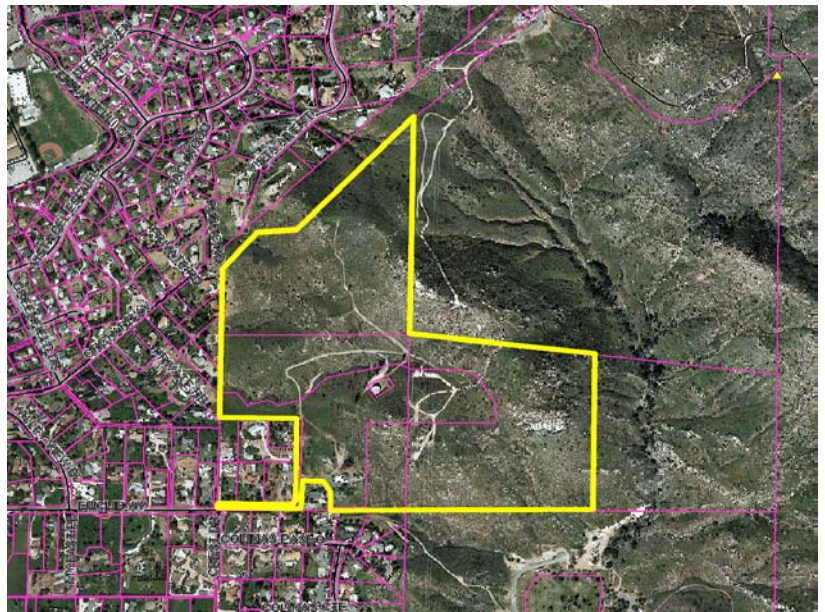
GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
103	<p><i>William Schwartz (representing Crestlake)</i></p> <p>Located in the most northerly corner of the plan area. Proposed project site is located in Lakeside, Alpine, and Crest/Dehesa plan areas. Surrounded by preserved land and 1 du/20 acres. South of I-8.</p> <ul style="list-style-type: none"> Approximately 294 acres Rural Lands category <p>APNs: 396-130-03 396-130-04 399-020-04</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing designation	Designation consistent with TM in process	<p>COMPROMISE of 1 du/20 acres</p> <ul style="list-style-type: none"> Active case (TM 5082) 0-25% slope in northeastern portion High biological sensitivity- partially located in Multiple Species Conservation Plan Preapproved Mitigation Area Portions in Resource Conservation Area (Harbison Canyon) Adjacent to proposed 1 du/20 acres to east (Alpine)
104	<p>Robert Davison</p> <p>Located in northern portion of plan area. Adjacent to the preserve on northwest side.</p> <p>APNs: 399-130-28 399-020-16 399-021-06</p>	399-130-28: 1 du/2,4 acres 399-020-16, 399-021-06: 1 du/4,8,20 acres	1 du/40 acres	Request to retain existing density designation	1 du/4 acres (based on slope)	<p>COMPROMISE of 1 du/4 acres on most southwestern parcel and 1 du/10 acres on remainder</p> <ul style="list-style-type: none"> Slope >25% on majority of property, minimal >50% slope Minimal habitat value Southwestern parcel generally surrounded by 4 to 5 acre parcel sizes

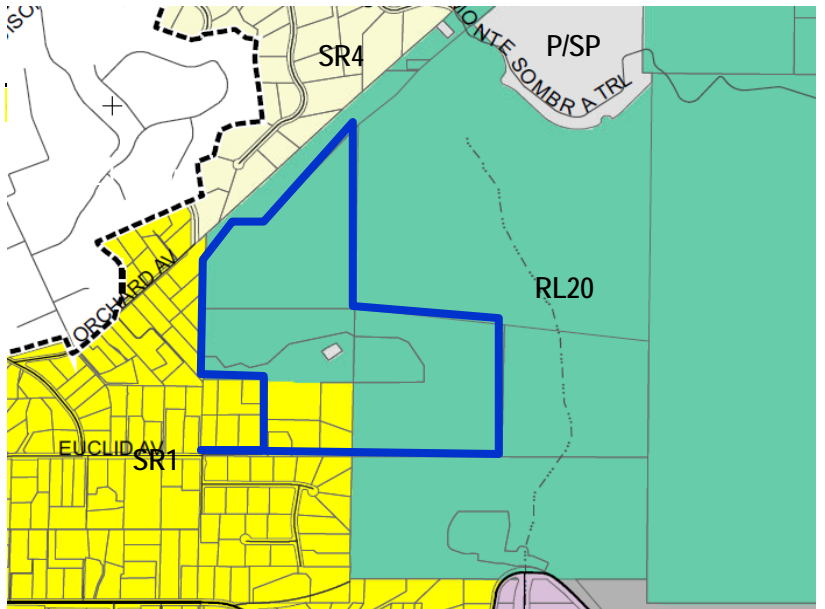
CD14

General Plan (Adopted Aug 2011)	SR1 / RL20
Property Specific Request	SR2 / SR4
Requested by: Sam Gazallo	
Community Recommendation	SR2/RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
Impact to FIC Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate ³

Notes:
 1- Crest / Dehesa Planning Group letter dated February 16, 2011
 2- Based on staff's experience
 2- Possible land use alternative April 2011: Minor (attached)



Aerial



Adopted Aug 2011

Property Description	
Property Owner:	Sam Gazallo
Size:	102.2 acres 6 parcels
Location/Description:	Eastern Portion of Granite Hills; 0.2 miles east of Valley View Blvd, via Euclid Ave; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	<ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zone

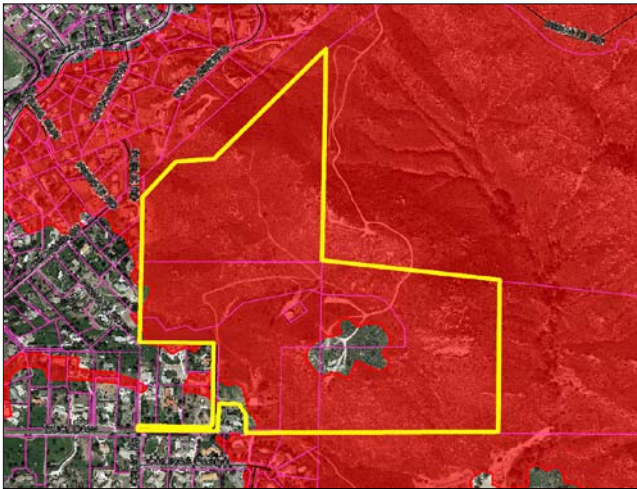
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac 1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR1/ RL20
Referral	SR4/ RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70; 2- / 4- acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

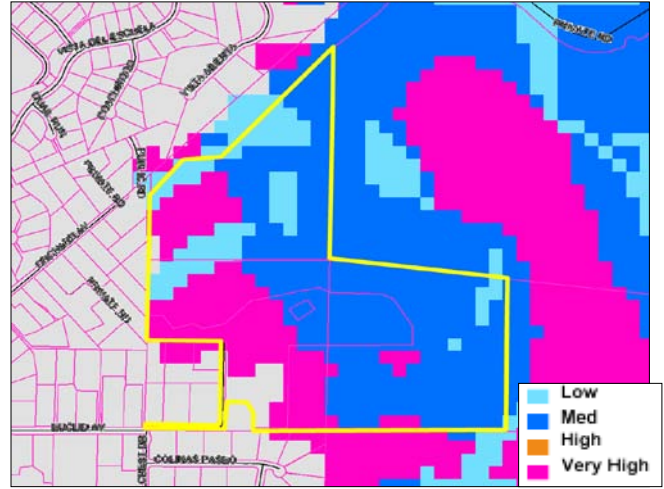
A Pre-Application Meeting was held to subdivide this 102.2-acre site into 14 residential lots and one 51.4-acre open space lot. The owner requests SR2 and SR4 land use designations to yield 14 lots.

Property is almost totally constrained by steep slopes, is located entirely within the Very High Fire Hazard Severity Zone and has a large area with sensitive biological resources. Based on nearly the entire property being constrained by steep slopes, if 86 acres of SR4 and 16.2 acres of SR2 were assigned, this would yield 14 lots plus an open space lot. A preferred option would be to assign 56 acres as SR2 and 46.2 acres as RL20. This would yield the same number of lots, but better reflect the intent to achieve a large area for open space. These options are more intensive than the alternative evaluated by the General Plan Update DEIR.

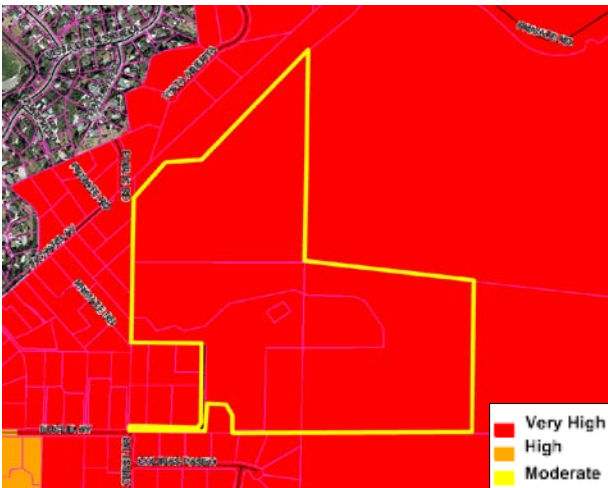
CD14 (cont.)



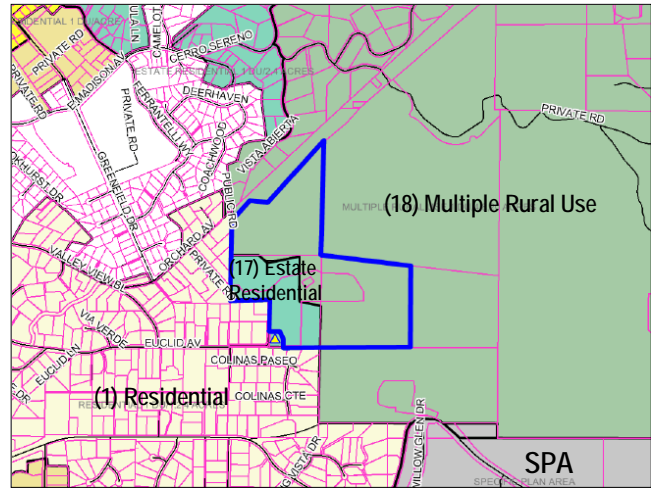
Steep Slope (Greater than 25%)



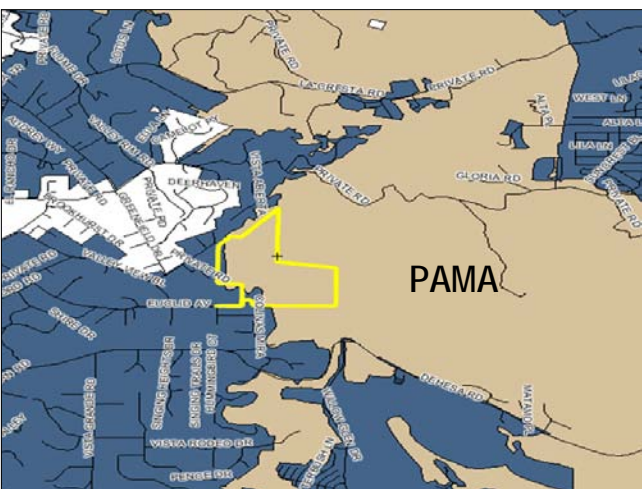
Habitat Evaluation Model



Fire Hazard Severity Zones



Existing General Plan



MSCP Pre-Approved Mitigation Area (PAMA)

CD14 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2 / Semi-Rural 4	SR1/RL20	Moderate

*Note - On April 13, 2011, staff proposed a compromise to designate SR1 to approximately one-third of an area recommended as SR4 by the Planning Commission / Staff Recommendation. This compromise was ultimately adopted on August 3, 2011 (see attached).

Rationale for Moderate Category Classification

The request for SR2 and SR4 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 SR4 in the southwest portion and RL20 in the northern and eastern portions of the property. The adopted project included a higher density of SR1 to allow for compact development near the adjacent development to the southwest while applying RL20 on the remainder of the site. Additional environmental documentation would be necessary in order to accommodate densities of SR2 and SR4 over the entire property.

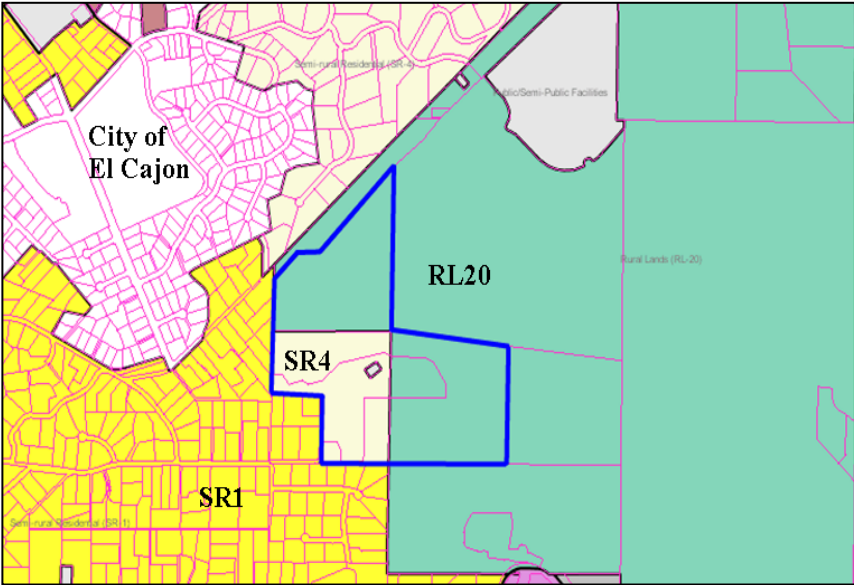
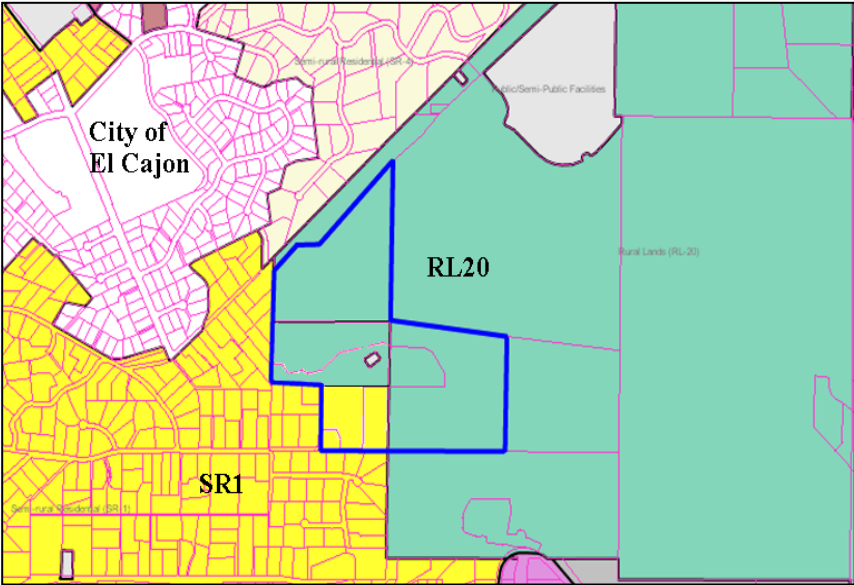
Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

CD14 – Sam Gazallo

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2 / Semi-Rural 4	Semi-Rural 4 / Rural Lands 20	Semi-Rural 1 / Rural Lands 20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This property-specific request was first raised in public testimony at the December 8, 2010 Board of Supervisors hearing.
- Under the PC / Staff Recommendation, there are 31 acres of SR4 and 71 acres of RL20.
- The potential alternative would designate the southwestern area as SR1 adjacent to the densely developed area west of the site. Since the remaining area would be RL20, there would not be a substantial increase in development potential. The potential land use change would allow for 11.5 acres of SR1 and the remaining area (90.7 acres) would be RL20. The alternative also clusters the development to the southwest portion of the site because the majority of the site is designated as Pre-approved Mitigation Area (PAMA) and contains sensitive biological habitat.

CD15

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

Notes:

- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:
Wallace and Diana Beron

Size:
2.5 acres
1 parcel

Location/Description:
Adjacent to the Alpine Community Planning Area;
Intersection of Willits Road and Bremen Way;
Inside County Water Authority boundary

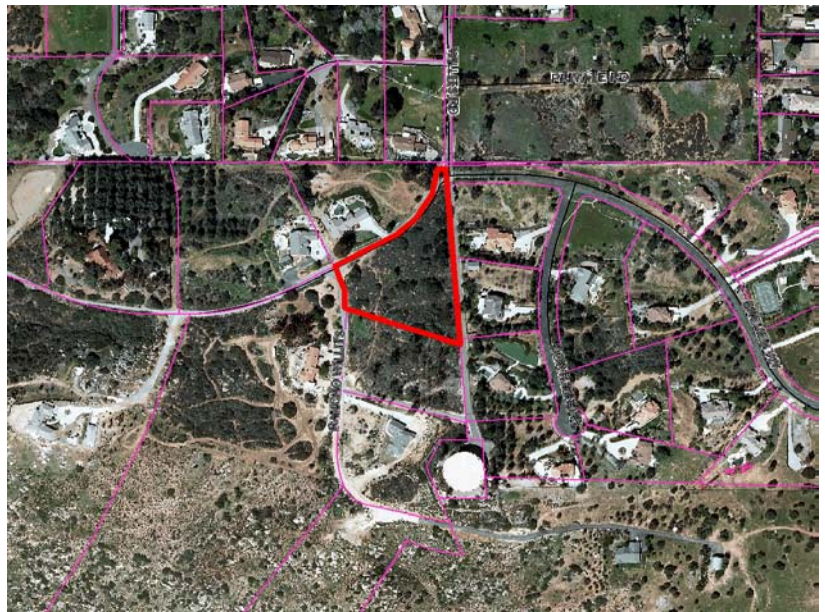
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

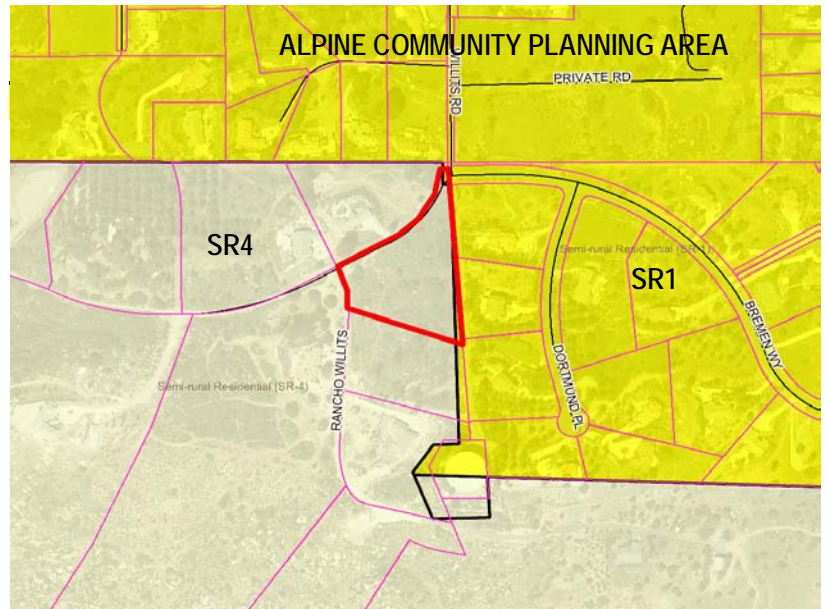
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

<i>General Plan</i>	
Scenario	Designation
Former GP	(17) 1 du/ 2,4 ac
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



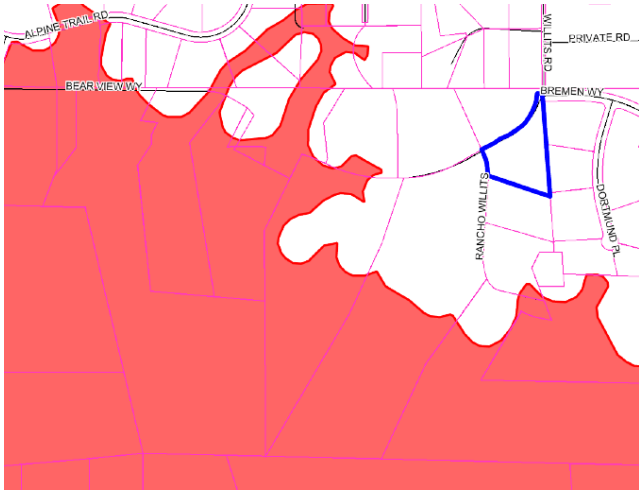
Adopted Aug 2011

Discussion

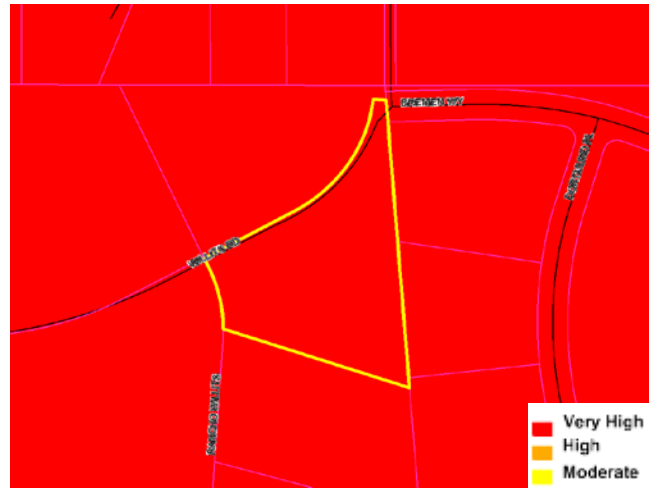
Since the subject parcel is less than four acres in size, neither a SR2 nor SR4 designation would allow for further subdivision of the parcel.

A SR2 designation would result in a spot zone; however, other similar sized parcels are adjacent and could also be designated SR2 to resolve the spot designation.

CD15 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

CD15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Minor Category Classification

The request for a SR2 density (one dwelling unit per two acres) on the property would not result in further subdivision of the site since the property is less than four acres in size. Therefore, the SR2 designation could be applied without resulting in additional environmental impacts.

Guiding Principles/General Plan Changes Necessary to Support the Request

An additional three parcels surrounding this property would also need to be designated as SR2, but would also not allow additional subdivision potential (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

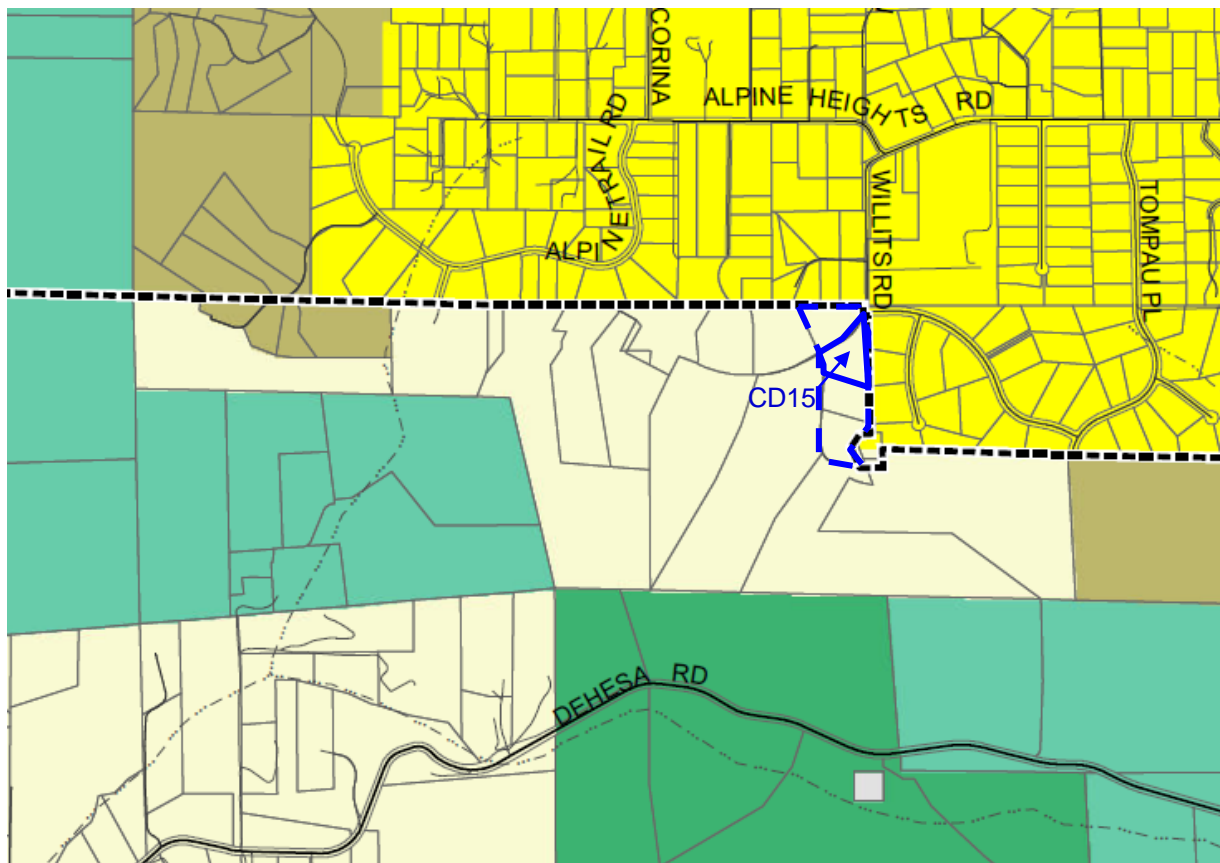


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -