



January 9, 2012 Workshop
Property Specific Requests

Land Use Map Adopted: August 2011

Land Use Designations

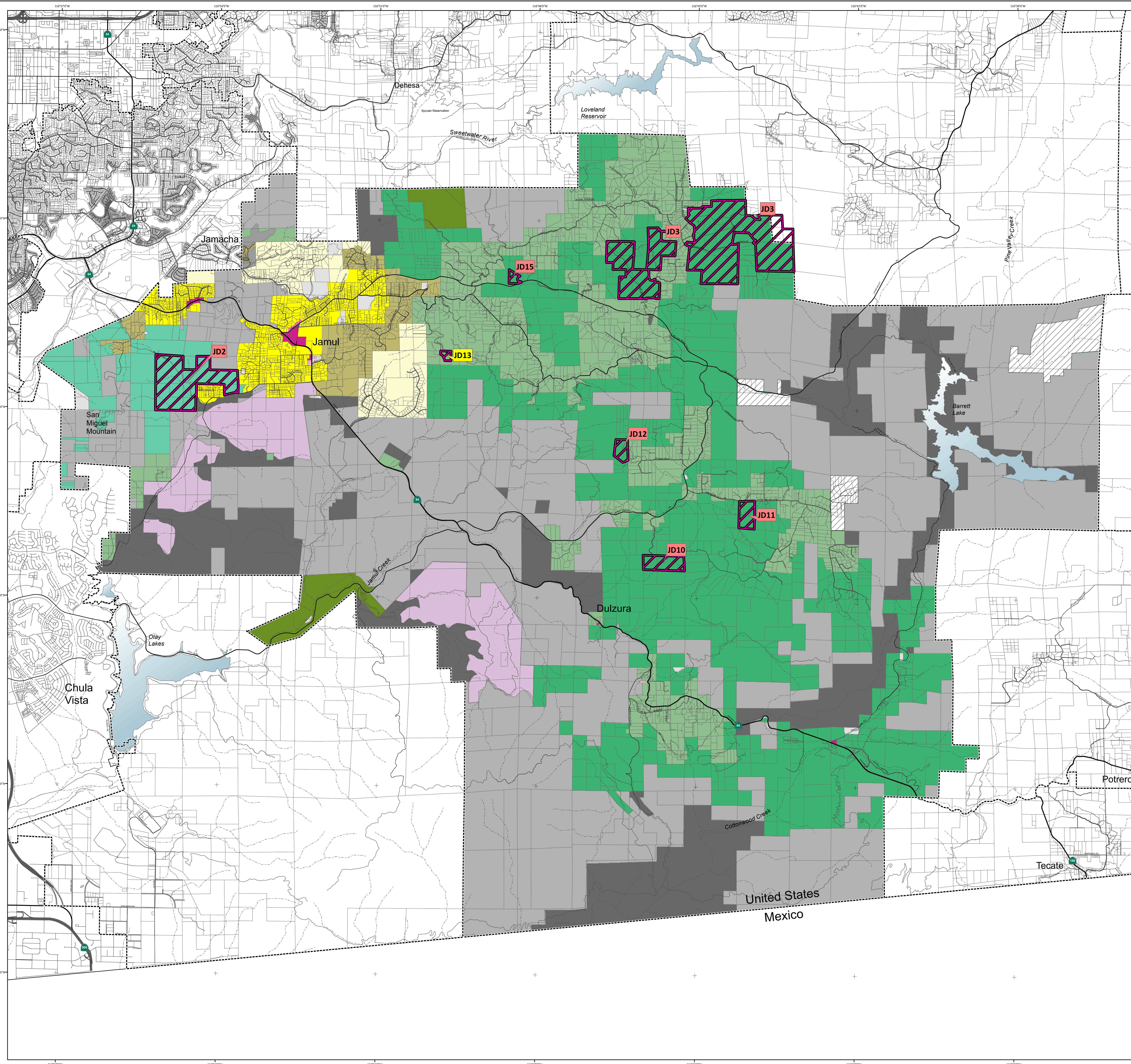
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- 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

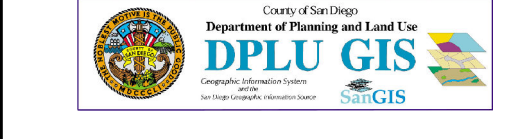
Level of Change

- MAJOR
- MODERATE
- MINOR

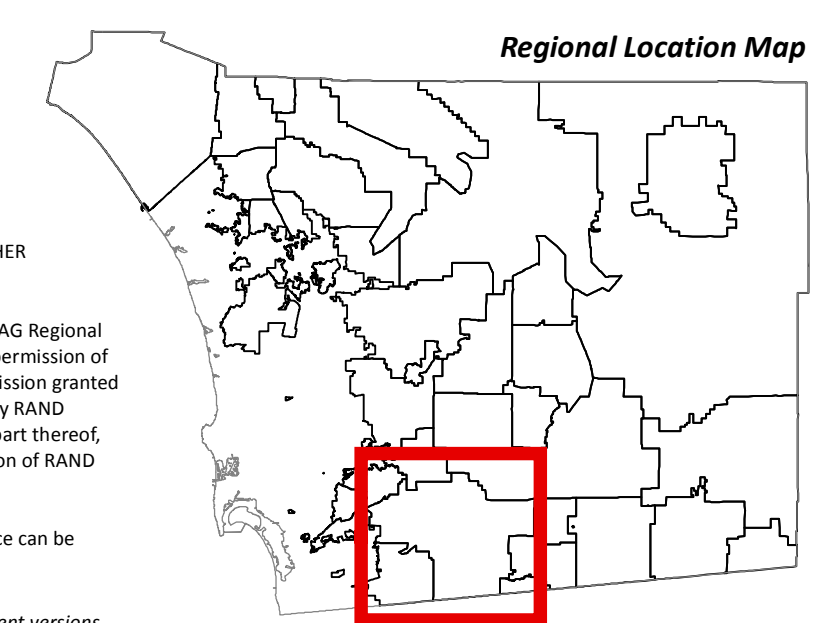


Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandag.org/landuse/planning/index.html>.

Map Prepared By:



Coordinates: NAD83 Feet
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This is a draft map and should be destroyed upon submittal of subsequent versions.

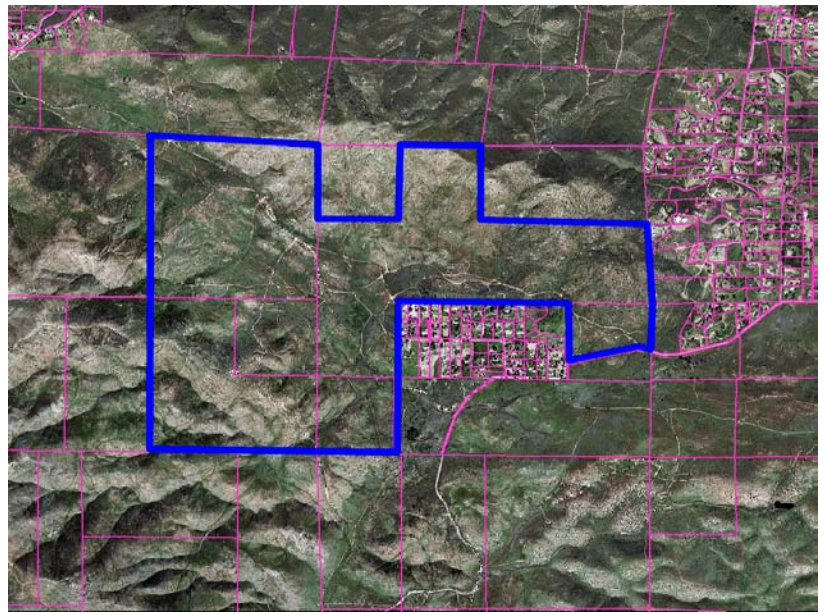


Source: County of San Diego, SANDAG
File reference: S:\land_use\gppupdate_mmaps\lcmmap\lcmshp_mmap\2011109workshop.mxd, K:\gpp2010\20110512_changes\map_output

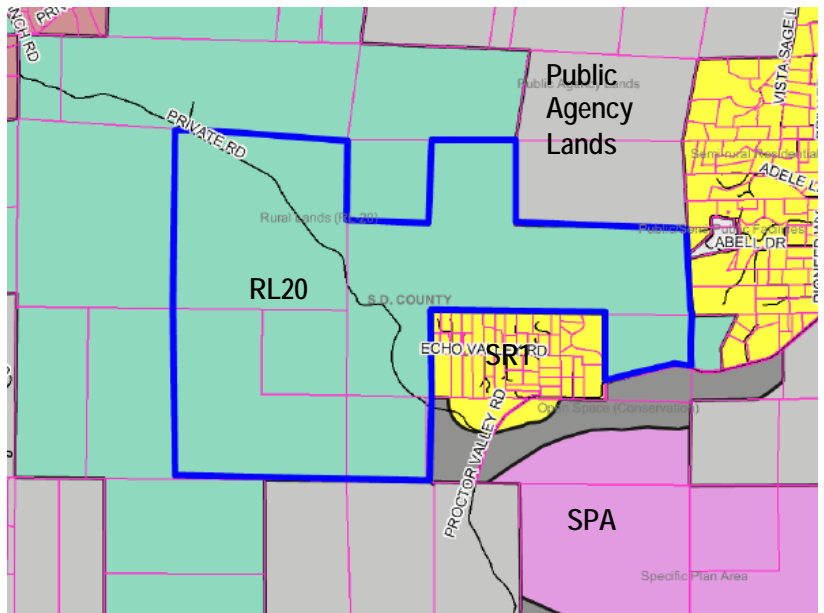
JD2

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR1 SR2 RL20
Requested by: Richard Whitney and William Schwartz (Hidden Valley Estates)	
Community Recommendation	SR1 SR2 RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	Minor to Major
Change to GPU Principles Needed	Yes
Level of Change	Major ³

Note:
 1- Jamul CPG letter dated January 11, 2011
 2- Based on staff's experience
 3 - Possible land use alternative April 2011: Minor (attached)



Aerial



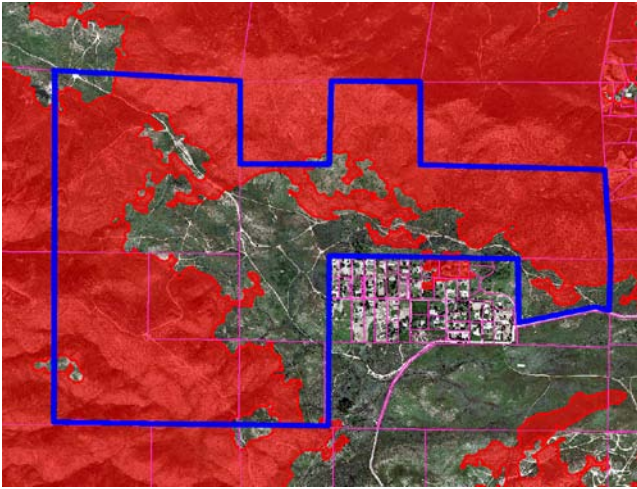
Adopted Aug 2011

Property Description	
Property Owner: Davidson Coscan Hidden Valley Inc.	
Size: 510 acres 5 parcels	
Location/Description: 1.5 miles South of State Route 94, via Melody 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 Zone 	

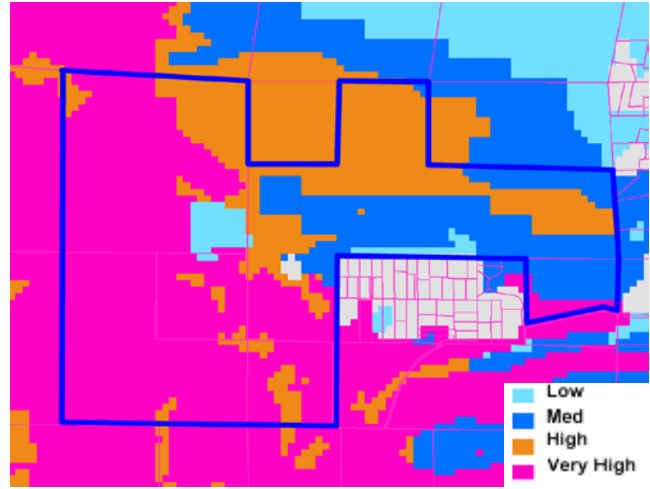
Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	SPA
GP (Adopted Aug 2011)	RL20
Referral	RL20/ SR1/ SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Former —S88; 0.5-acre minimum lot size	
Adopted Aug 2011— Same as existing	

Discussion

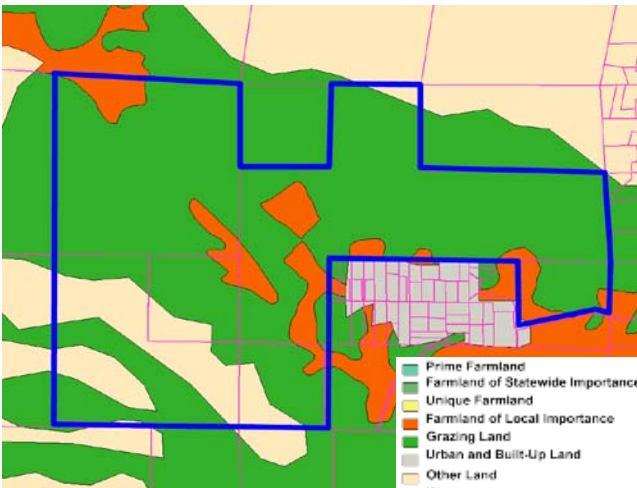
This is the site of the Hidden Valley Estates Specific Planning Area (SPA), where a Specific Plan was once approved, but has since expired. Since the Specific Plan had not yet expired prior to creation of the General Plan Update map alternatives, a SPA designation was initially applied to the area. Once the Specific Plan and Tentative Map expired, more site-specific land use designations were applied to the property, consistent with other SPAs of similar status. The map adopted on August 3, 2011 applied a RL20 designation that recognizes the site constraints including critical habitat, steep slopes, and its location within the Very High Fire Threat Severity Zone. The property owner's request is reflected on the Referral Map. This request is not supported by Guiding Principle #5 because it would not adequately account for the physical site constraints.



Steep Slope (Greater than 25%)



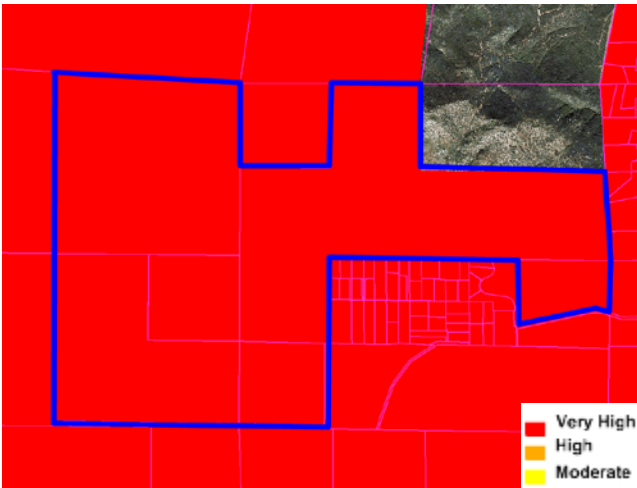
Habitat Evaluation Model



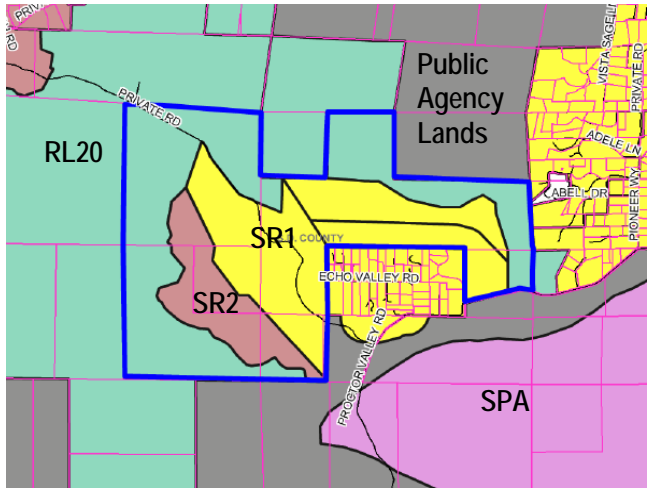
Agricultural Lands



Prime Agricultural Lands

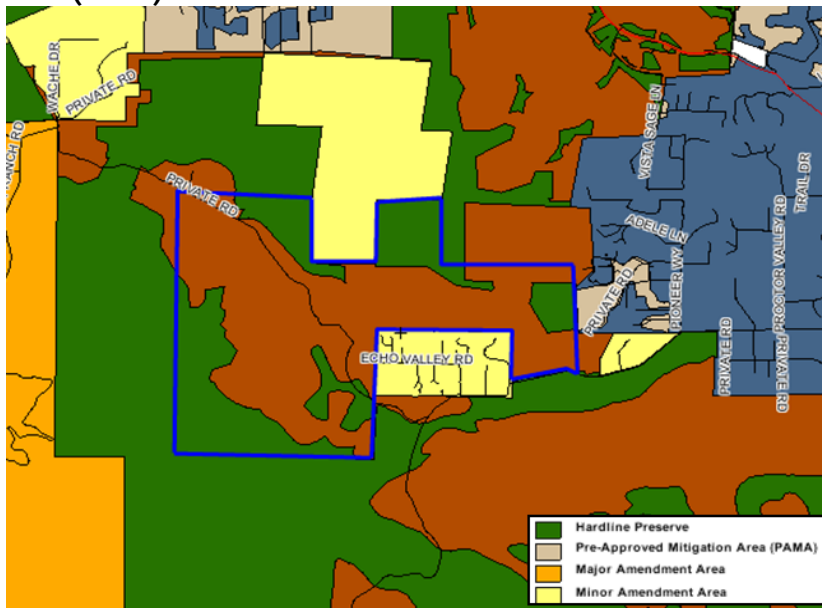


Fire Hazard Severity Zone



Referral Map

JD2 (cont.)



MSCP Designation (Hardlined)

JD2 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1 & 2 Rural Lands 20	Rural Lands 20*	Major

*Note: - A compromise of a reduced SR1 footprint with RL20 was included in the April 13, 2011 staff report, but was not ultimately adopted (see attached).

Rationale for Major Category Classification

- While an existing residential neighborhood is adjacent, it is a small and remote neighborhood with no jobs or services. The site is constrained by lack of emergency access, sensitive biological resources, and steep slopes.
- 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, physical constraints, and a location within a very high fire threat area.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and physical constraints.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would 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.

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 the boundary, 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.

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.

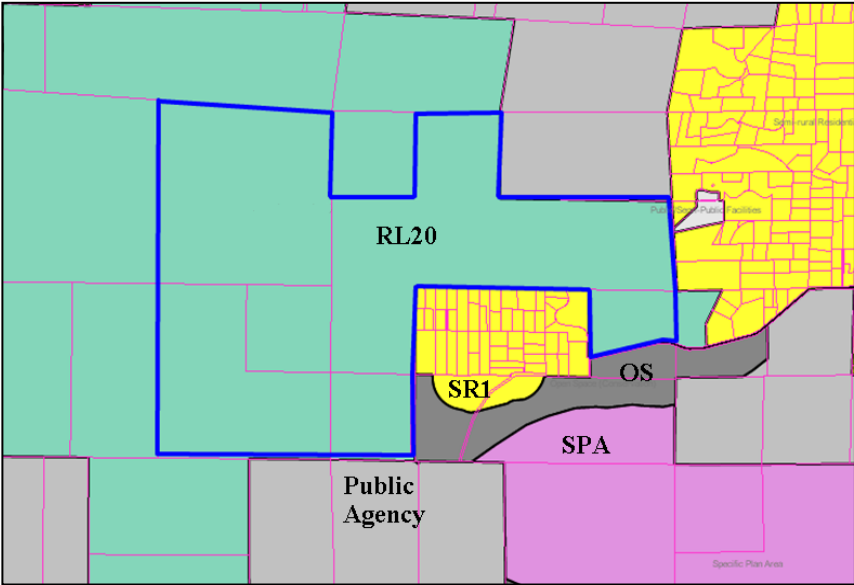
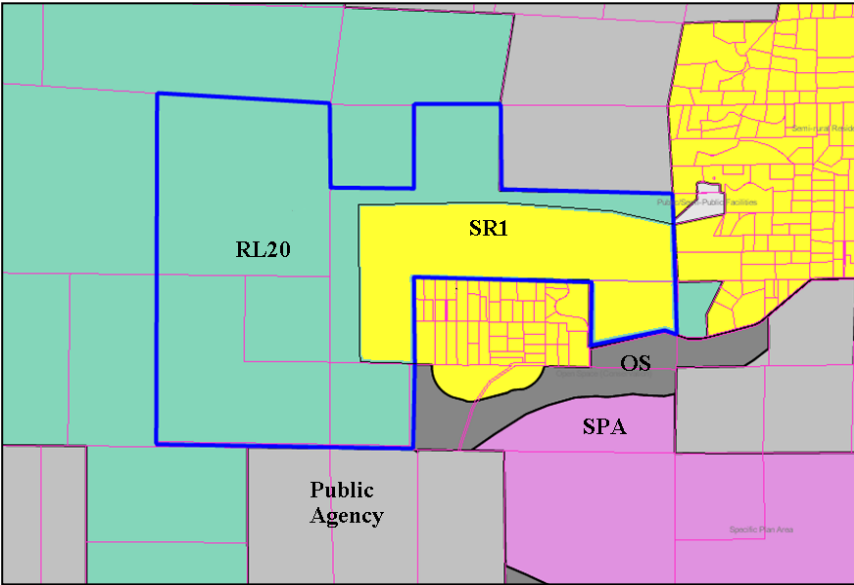
Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

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.

JD2 – Hidden Valley Estates

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
SR1 / SR2 / RL20	Rural Lands 20	SR1 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

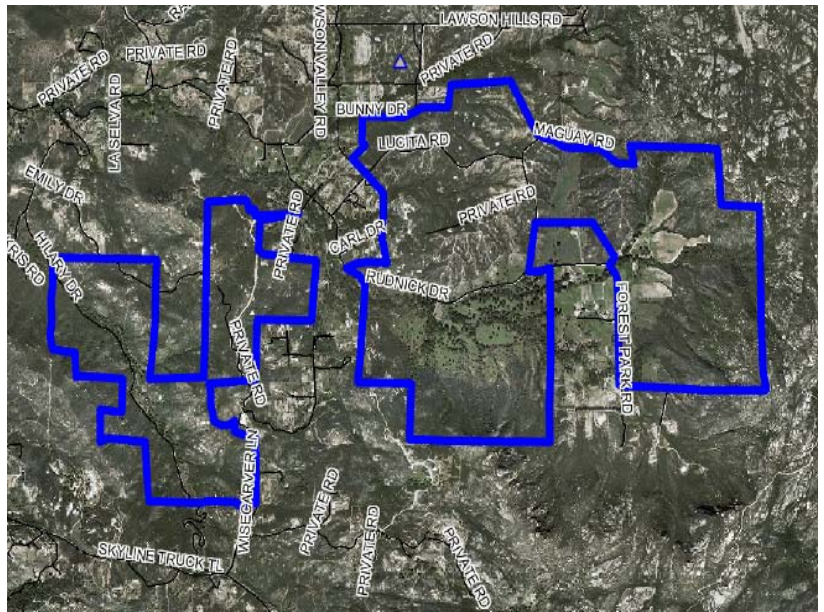
- The subject property is approximately 622 acres. The property-specific request is similar to what was reflected in the Referral Map, which consisted of approximately 292 acres of RL20, 85 acres of SR2, and 245 acres of SR1.
- Staff proposed RL20 for this site in the November 2009 report to the Planning Commission based on site constraints. The Planning Commission agreed with the staff recommendation, though no specific testimony or discussion was heard regarding this property. The property-specific request was raised during testimony at the Board of Supervisor's hearing November 10, 2010.
- This potential land use change would allow for 172 acres of SR1 adjacent to the area of SR1 to the south. This allowance would still be within the range of what was analyzed in the EIR and would be more consistent with the MSCP hardline designation.

JD3 [2004 Referral #112]

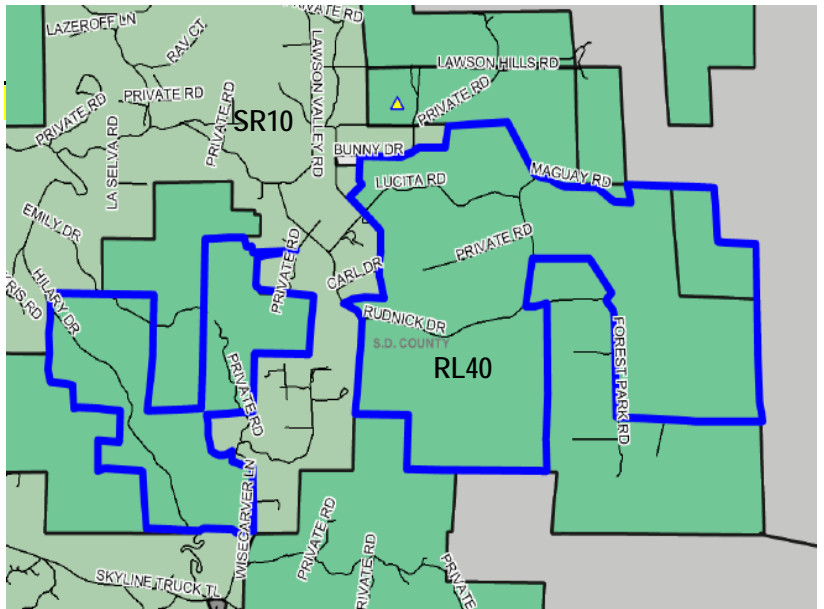
General Plan (Adopted Aug 2011)	RL40
Property Specific Request	SR10 RL20
Requested by: ?	
Community Recommendation	SR10 RL20 ²
Opposition Expected ³	Yes
Spot Designation/Zone	Yes ⁴
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

Notes:

- 1 - Endangered Habitat League letter dated November 8, 2010
- 2 - Jamul CPG letter dated January 11, 2011
- 3 - Property owners are opposed to the RL40 designation
- 4 - Would place a spot designation for adjacent parcels



Aerial



Adopted Aug 2011

Property Description	
Property Owner:	Ron and Byron White
Size:	Approximately 1800 acres 40 parcels
Location/Description:	1 mile North of Skyline Truck Trail; Outside 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

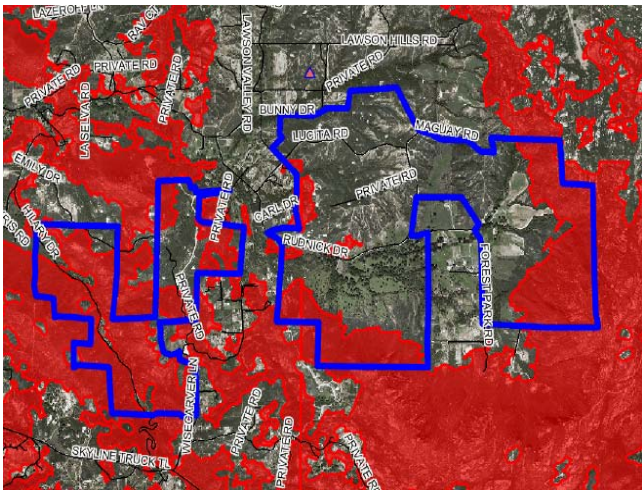
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
Adopted Aug 2011	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	RL40
Environmentally Superior	RL80
Zoning	
Former — A72, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

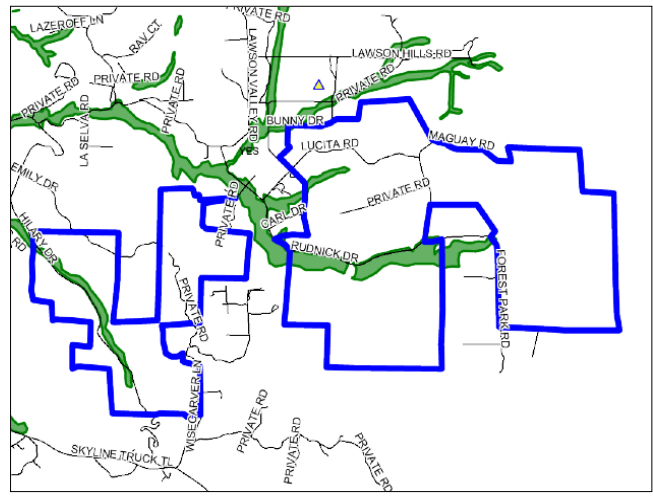
This area is located in the Lawson Valley Area and is constrained by steep slopes and wetlands. The area is also within the Very High and High Fire Threat Severity Zone and has limited access to the properties. The property is a 2004 Residential Referral where the property owner requested a SR8 designation; however, RL20 was applied to the Referral Map. The property owner is now requesting SR10 on the eastern portion and RL20 on the western properties (see attached graphic). The request of SR10 and RL20 would require changing surrounding land use designations to avoid a spot designation. In addition, the SR10 designation is more intensive than the range of alternatives analyzed in the General Plan Update EIR and would not be supported by the project objectives, particularly Guiding Principles #5 and #9.

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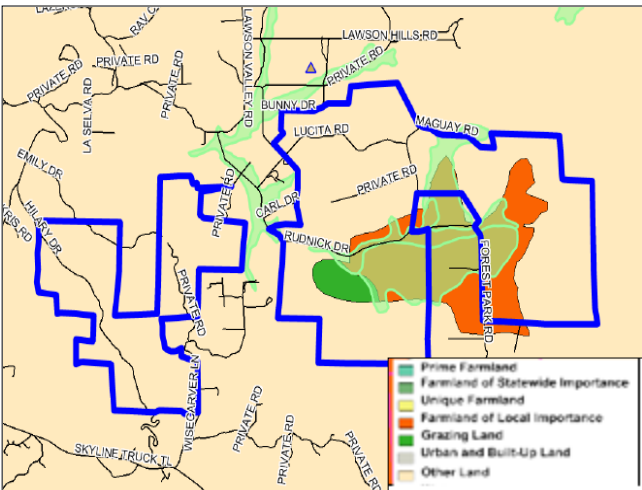
JD3 (cont.)



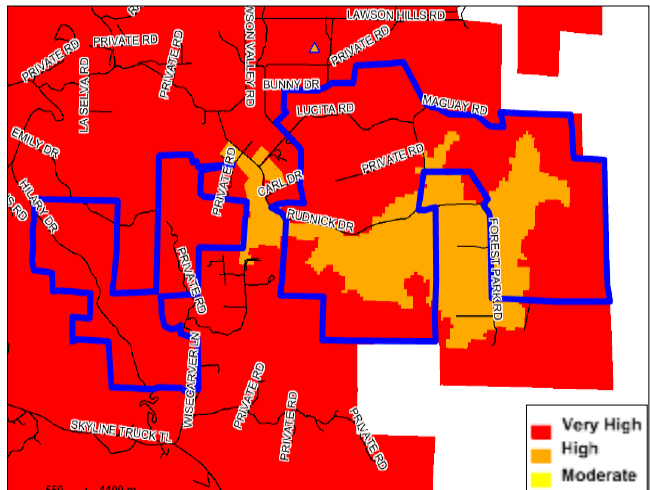
Steep Slope (Greater than 25%)



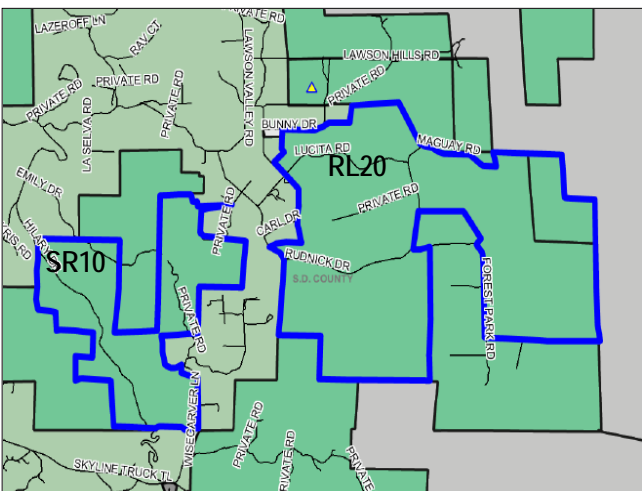
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Property Owner Request

Discussion (cont.)

The RL40 designation recommended by the Endangered Habitat League recognizes the remoteness of this area, its location outside the County Water Authority boundary, lack of infrastructure and services, and sensitive biological resources. The RL40 designation provides continuity with similar parcels to the west and east.

JD3 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10 / Rural Lands 20	Rural Lands 40	Major

Rationale for Major Category Classification

- This very large site (~1800 acres) is remote and rugged and is currently served mainly by a long dead end road.
- Some parcelization occurs in the area but given the size of this property, this is not an infill situation where a case can be made for matching other parcels.
- 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 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.
- Areas in the vicinity of the site would require designation to SR10 or RL20 depending on their location.
- 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.

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Policy LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

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

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

Goal LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

JAMUL/DULZURA



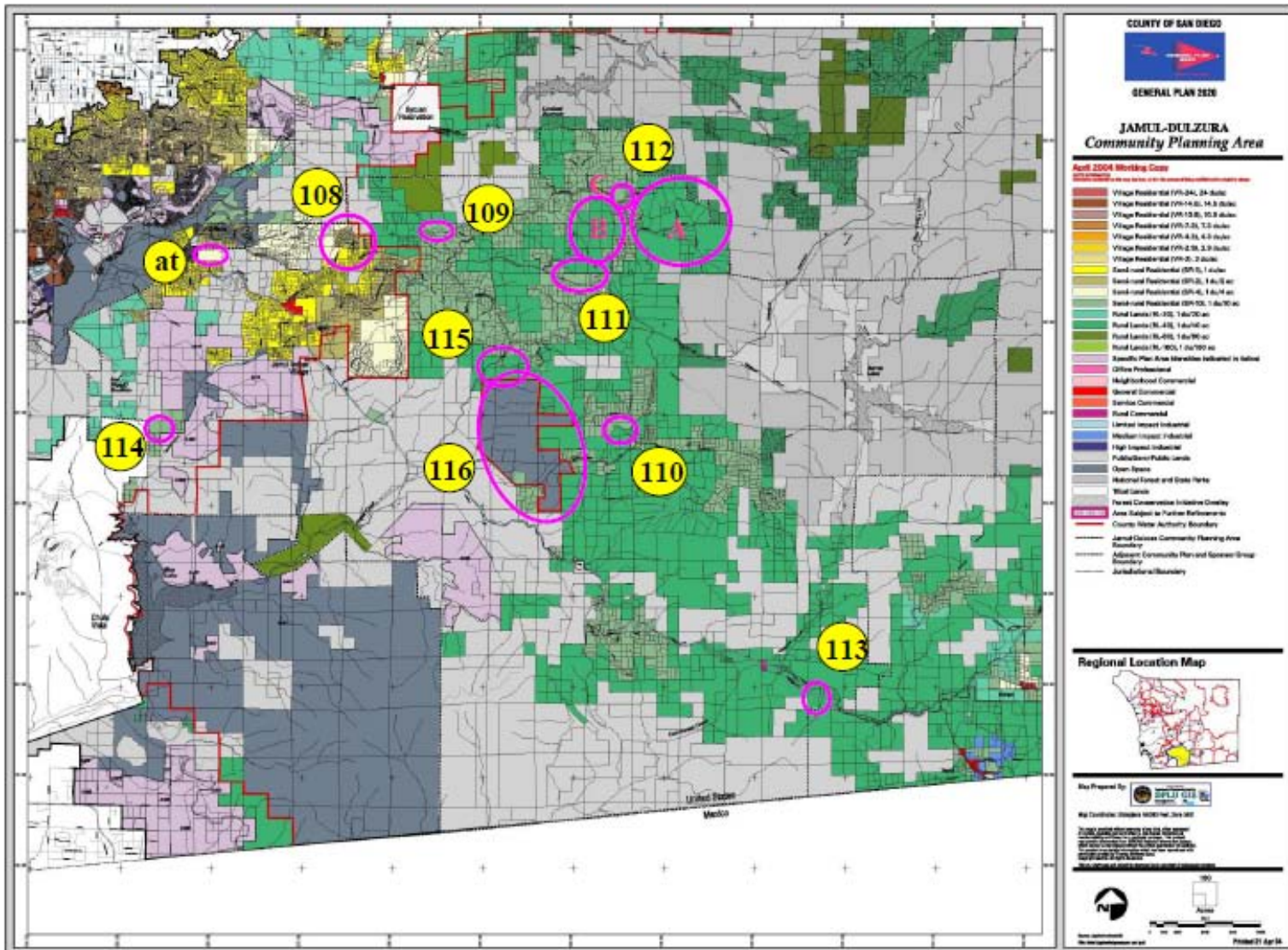
Jamul/Dulzura had nine properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 3 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 4 referrals do not meet the GP2020 concepts and planning principles.

Three of the nine referrals are located inside the CWA boundary. Referrals inside the CWA have been assigned Semi-Rural densities based on existing parcelization, vehicular accessibility, and physical suitability. Generally, referrals outside the CWA are designated as Rural Lands. The Jamul/Dulzura community does not have clearly defined boundaries that separate Semi-Rural and Rural Lands. To avoid continued sprawl of the Semi-Rural densities, the August 2003 Working Copy map generally distinguishes between Semi-Rural and Rural Lands based on the size of existing parcelization, physical suitability, and potential environmental impacts. This rationale has created a ring of Semi-Rural density designations to the east of the village of Jamul. In response to community concerns against further reductions in density, the area inside this ring was designated the Rural Lands category with the highest density (1 du/20 acres). Areas outside this ring were designated the lower density Rural Lands category of 1 du/40 acres.


Community Matrix

ATTACHMENT B



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
112	<p><i>Byron White</i> (representing Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, Lyons Vista Partnerships)</p> <p>Outside CWA boundary. Located north of Skyline Truck Trail.</p> <ul style="list-style-type: none"> • 2,800 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/8 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres (Staff reevaluate portion designated 1 du/40 acres)</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> - Recognizes existing parcelization - Potential environmental impacts are similar to adjacent parcels assigned higher density • <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat • <i>Create a model for community development</i> – referral would expand sprawl to the east with additional Semi-Rural densities in area categorized as Rural Lands
113	<p><i>John Pynenburg</i></p> <p>Outside CWA boundary. Located in southeastern portion of community, bisected by SR94.</p> <ul style="list-style-type: none"> • 76.41 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/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> - Slopes greater than 25% on majority of parcel - Environmental constraints include coastal sage scrub • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands

<p>JAMUL/DULZURA</p> <p>2000 Census Population.....9,221</p> <p>Community 2020 Target.....18,641</p> <p>April 2004 WC Map Population.....21,400</p>	
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APRIL 2004 WORKING COPY MAP

Key objectives for the April 2004 Working Copy map are to focus semi rural patterns of development in and around the community of Jamul, within the CWA boundary. Rural land densities are proposed for the remaining areas of the subregion, and are generally determined according to existing patterns of development.

- Transitioning of development away from the village was key to establishing a pattern of development within the area of the subregion served by the CWA

KEY COMMUNITY ISSUES

- Maintain the historical character of the existing villages
- Maintain the rural character of the subregion
- Preserve environmental resources
- Contain traffic congestion through low density patterns of development

COMMUNITY-SPECIFIC PLANNING RATIONALE

- No Village densities exist within the subregion since the area is dependent on septic systems. The community uses the adjacent Valle de Oro village core area as their commercial center

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there will be more than 23 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate to improve those roads to an acceptable level of service (LOS D) is approximately \$116 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 40 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate for road improvements associated with the existing general plan is \$352 million in Jamul/Dulzura.

¹ Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

112	Byron White			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Assign densities based on the characteristics of the land • Develop an internally consistent general plan • Create a model for community development 		<u>Rationale for April 2004 WC:</u> Referral is comprised of three nonadjacent portions totaling approximately 2,800 acres. Staff recommends 1 du/10 acres for portion C. Portion B (1 du/40 acres) is constrained by steep slopes and lacks accessibility. Portion A (1 du per 40 acres), located in the northeastern area of the subregion, is adjacent to the National Forest. This portion has been designated Rural Lands based upon GP2020 planning principles that focus lower density development in areas where there are less services and infrastructure. Added development pressure to this area would require essential services that are already deficient.	
113	John Pynenburg			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Create a model for community development • Assign densities based on characteristics of the land • Develop an internally consistent general plan • Locate growth near infrastructure, services, and jobs 		<u>Rationale for April 2004 WC:</u> This referral is located outside the CWA boundary southeast of the rural village of Dulzura. The majority of the parcel has slopes greater than 25 percent. Due to its remote location, entire area is designated 1 du/40 acres. Increased density on this single parcel would create an island of higher density. Increasing density of the entire area would conflict with GP2020 planning goals and principles and would result in additional traffic to Campo Road (SR94), which is already operating at LOS F.	

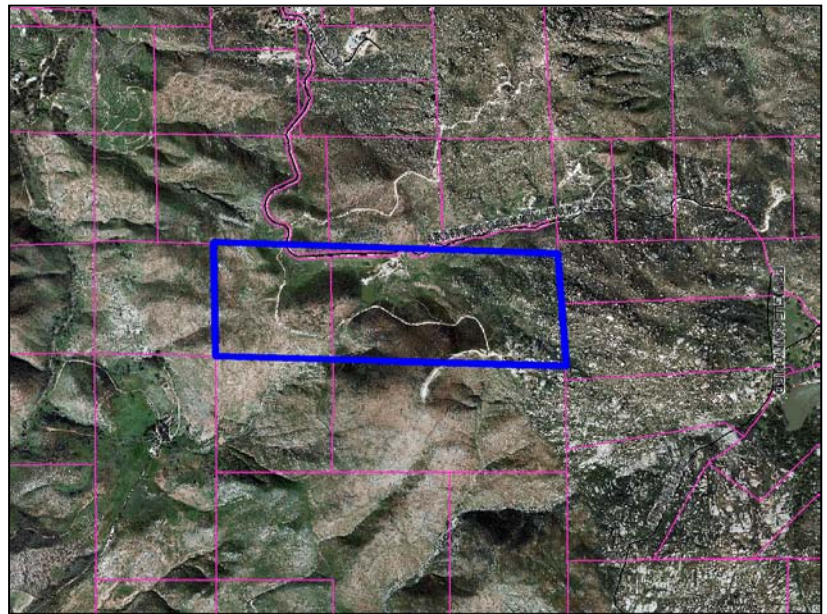
JD10

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

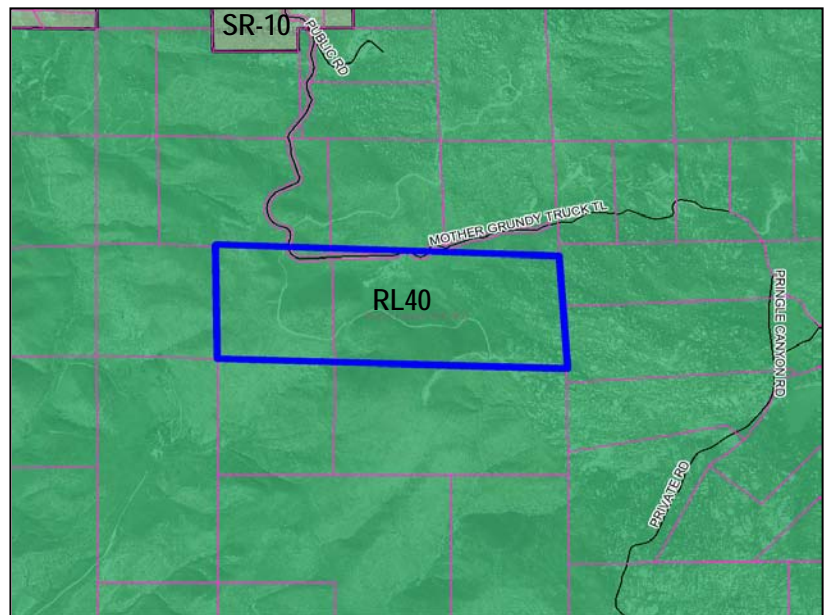
Notes:
 1 – Property owner request dated February 14, 2011
 2 – Jamul CPG letter dated January 11, 2011
 3 – Based on staff’s experience

Property Description	
<u>Property Owner:</u> Victor Esparza	
<u>Size:</u> 118.0 acres 2 parcels	
<u>Location/Description:</u> 0.7 miles south of Honey Springs Road, via Mother Grundy Truck Trail; Outside 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 Zone 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former —A72; 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



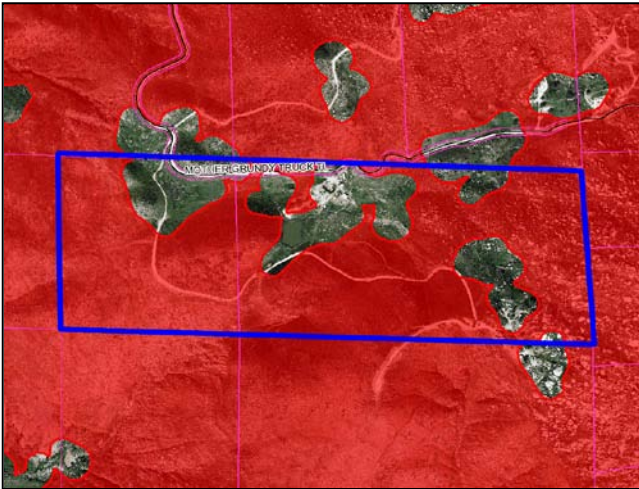
Aerial



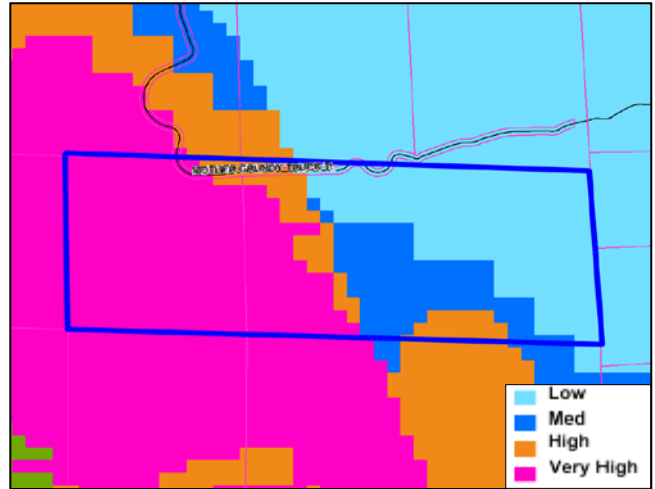
Adopted Aug 2011

Discussion

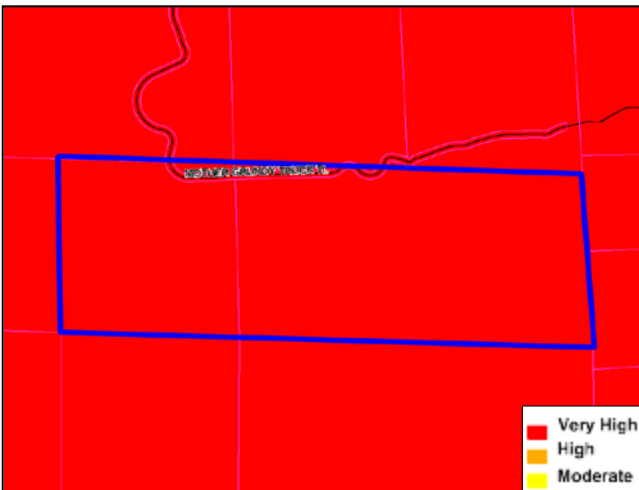
The site is highly constrained by either steep slopes or critical habitat and is located within the Very High Fire Threat Severity Zone, which is consistent with the RL40 designation applied to the map adopted on August 3, 2011. The property owner’s request of SR4 has not been analyzed under any General Plan Update EIR alternative and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location. Also, a Semi-Rural designation in this area would result in a spot designation. In addition, a Semi-Rural designation is not supported by Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner’s request, which is more intensive than those analyzed in the EIR, is clarified on the next page.



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Property Request:

1. On parcel 600-110-0700 (78 acres) split into 2 parcels, 38/40.
2. From this new split (request #1), grandfather in the ability to split the most eastern parcel into 2 separate parcels, 19/19.
3. Also from this new split (request #1), grandfather in the ability to split the other parcel, where our present house sits, into 4 separate parcels, 10 acres each.
****Note: Parcel 600-110-0700's Biological Habitat Evaluation Model is located in a Low/Med Zone.
4. On parcel 600-110-0800 (39 acres) grandfather in the ability to split into 4 parcels, 9.5/9.5/9.5/9.5.
***Note: Existing Zoning – 8-acre minimum lot size

JD10 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in remote and rugged area with lengthy and limited access.
- The smallest nearby parcels are approximately 19 acres, but many parcels in the area exceed 40 acres.
- 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 biological resources, and physical 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 sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4 or other higher densities.
- 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.

JD 10

Property Owners: Victor and Tria Esparza

Property Request: 619 838 6925
619 468 6848

1. On parcel 600-110-0700 (78 acres) split into 2 parcels, 38/40.
2. From this new split (request #1), grandfather in the ability to split the most eastern parcel into 2 separate parcels, 19/19.
3. Also from this new split (request #1), grandfather in the ability to split the other parcel, where our present house sits, into 4 separate parcels, 10 acres each.

****Note: Parcel 600-110-0700's Biological Habitat Evaluation Model is located in a Low/Med Zone.

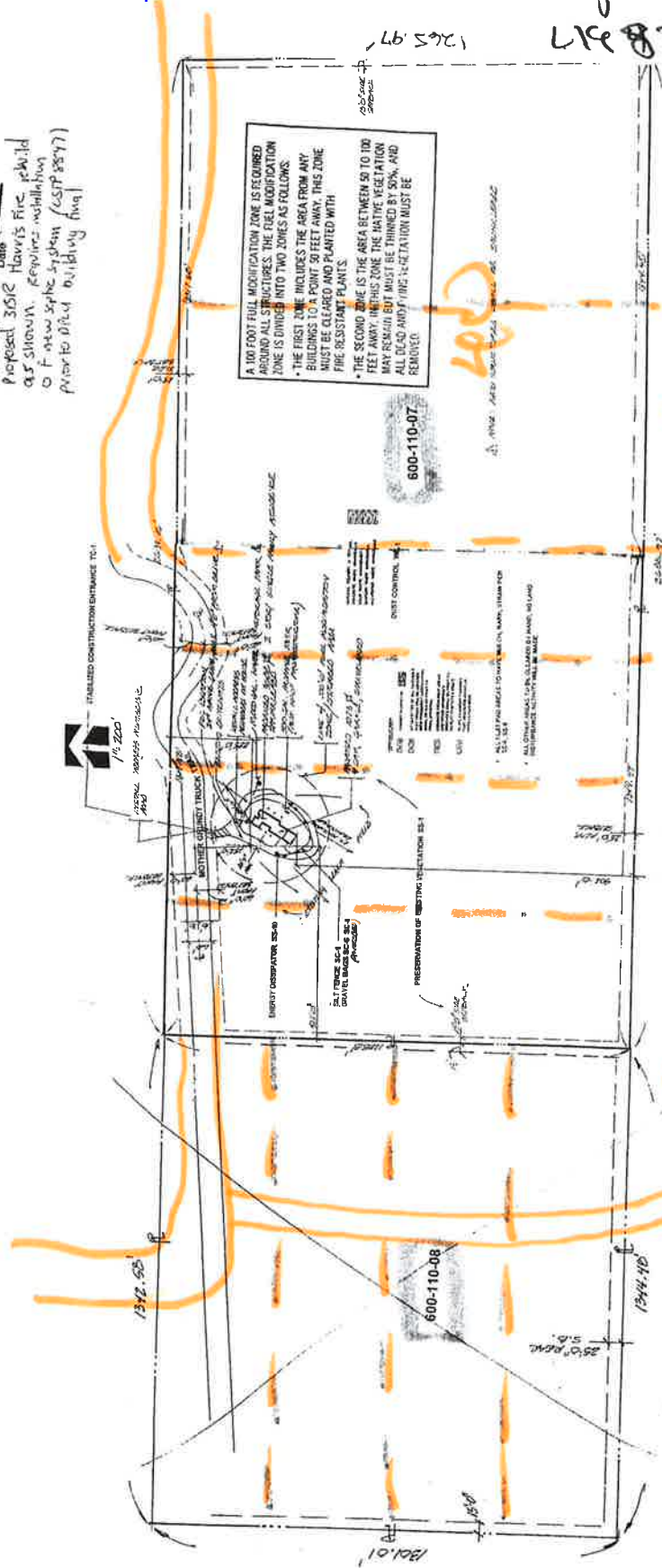
4. On parcel 600-110-0800 (39 acres) grandfather in the ability to split into 4 parcels, 9.5/9.5/9.5/9.5.

***Note: Existing Zoning – 8-acre minimum lot size

ESPARZA

198386925

600-110-08
 Approved
 Department of Environmental Health
 Date 7/10/08
 Project 3612 Harris Fire rebuild
 0.5 storm, repetitive, installing
 a F new siphon system (05198877)
 private fire building flag



A 100 FOOT FULL MODIFICATION ZONE IS REQUIRED AROUND ALL STRUCTURES. THE FULL MODIFICATION ZONE IS DIVIDED INTO TWO ZONES AS FOLLOWS:
 • THE FIRST ZONE INCLUDES THE AREA FROM ANY BUILDINGS TO A POINT 9 FEET AWAY. THIS ZONE MUST BE CLEARED AND PLANTED WITH FIRE RESISTANT PLANTS.
 • THE SECOND ZONE IS THE AREA BETWEEN 90 TO 100 FEET FROM THE FIRST ZONE. THE NATIVE VEGETATION MAY REMAIN, BUT MUST BE THINNED BY 50%, AND ALL DEAD AND Dying RETENTION MUST BE REMOVED.

600-110-07

600-110-08

back

EASEMENT



1342.50'

1344.40'

1301.01'

25'0" MIN. S.D.

1255.92'

400'

1. 100' WIDE AREA UNDER TRUCK SHALL BE CLEARED

ENTRANCE CONTROL

PRESERVATION OF EXISTING VEGETATION SET-1

EMERGENCY OBSERVATION SET-2

50' FIRE SCALING DISTANCE MAINTAINED FROM ALL STRUCTURES

ALL UTILITIES SHALL BE LOCATED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

ALL OTHER AREAS TO BE CLEARED BY HAND, 10' MIN. FOR SET-1 SET-2

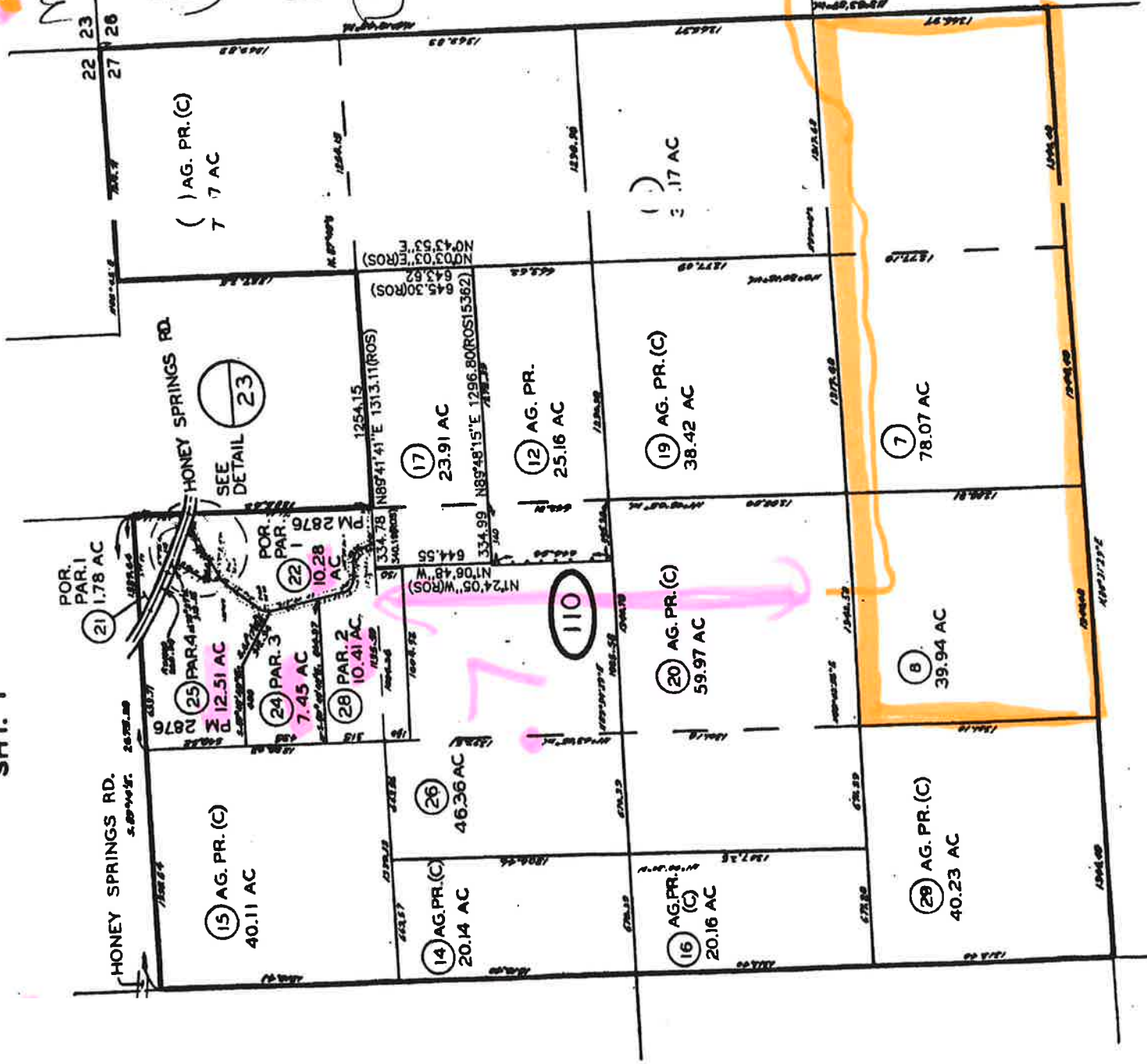
SHT 2

SHT. 1

4

Point of
1 mile from
Honey Springs Rd

Vickor & T VIA
ESPARZA
1500 MO. TRAIL
Grundy TT
WVA 8386925
2-2
10/11



12 SHT. 1

19 SHT. 1

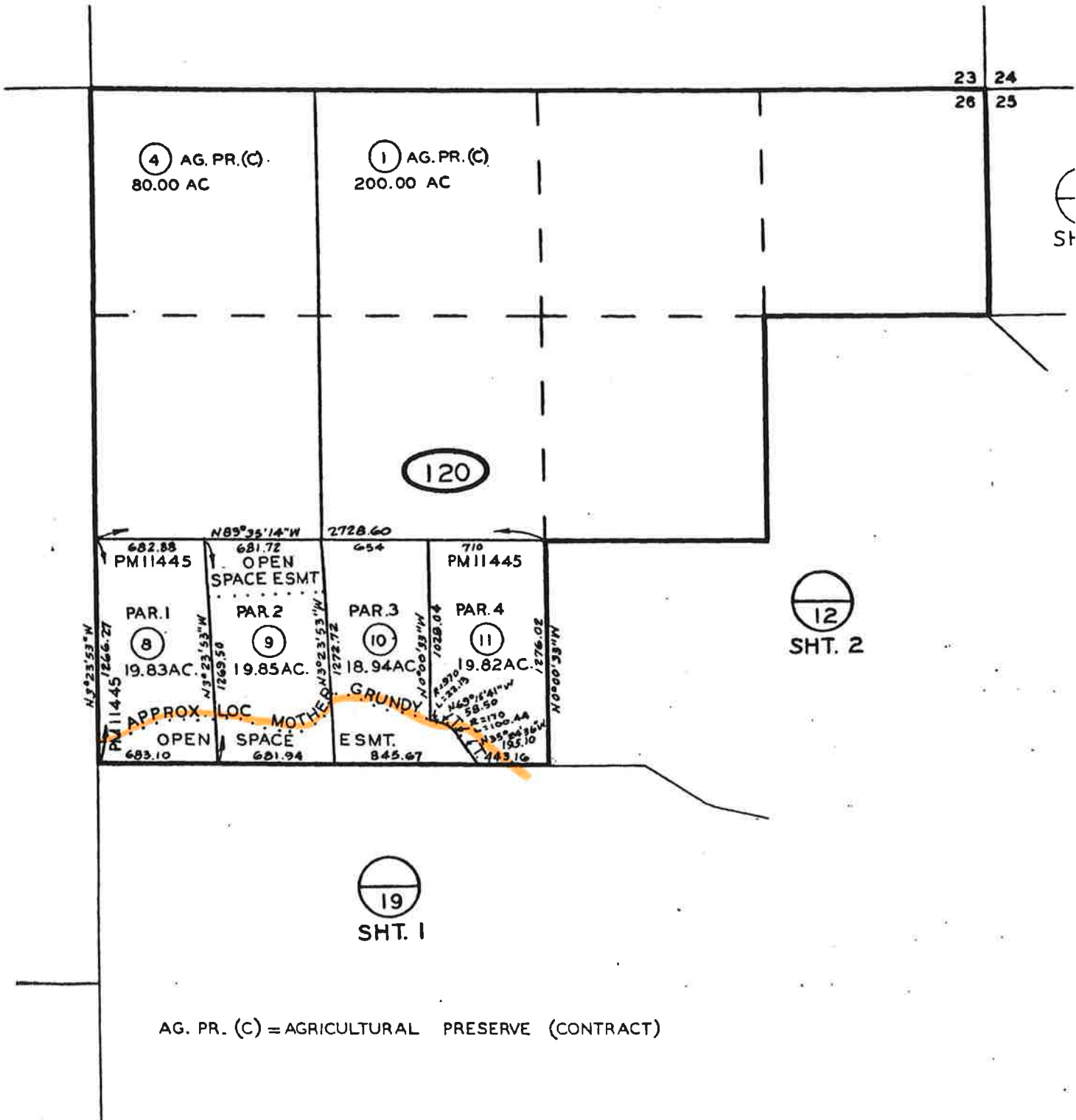
10 INT.

10 HT. 2

AG. PR. (C) = AGRICULTURAL

5

SHT. 2



AG. PR. (C) = AGRICULTURAL PRESERVE (CONTRACT)

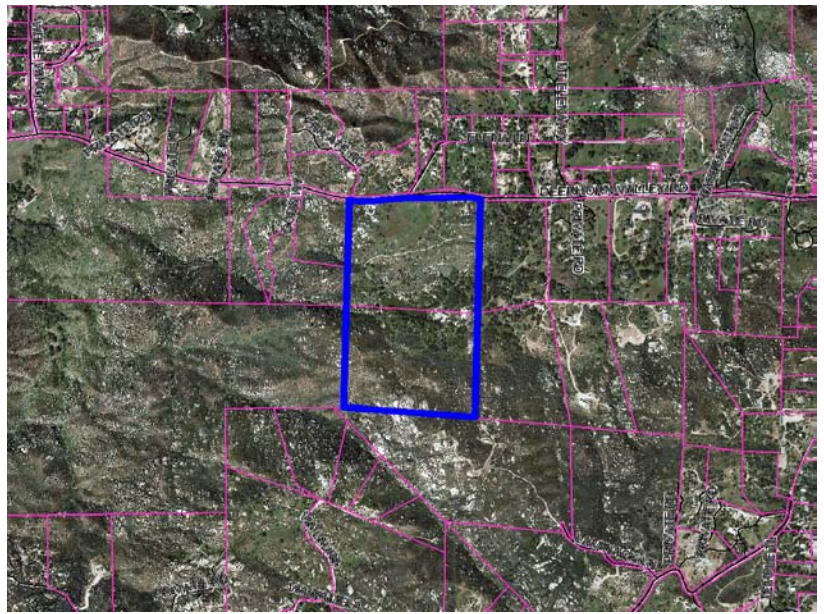
JD11

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Ralph and Connie McNeil	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

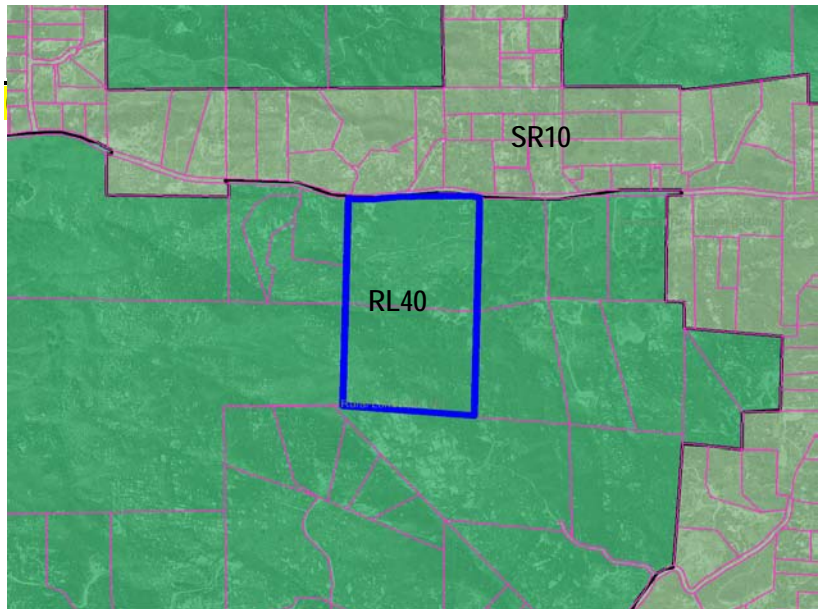
Note:
 1- Jamul CPG letter dated January 11, 2011
 2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Ralph and Connie McNeil	
<u>Size:</u> 96.9 acres 3 parcels	
<u>Location/Description:</u> 0.98 miles west of Honey Springs Road, via Deerhorn Valley 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 Zone	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL160
<i>Zoning</i>	
Former —A72; 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



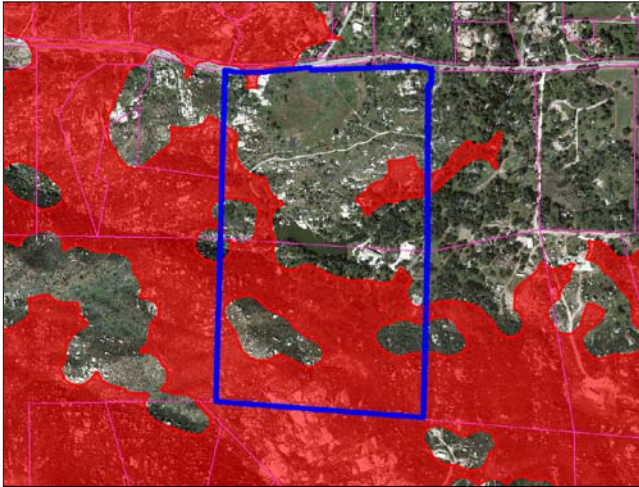
Aerial



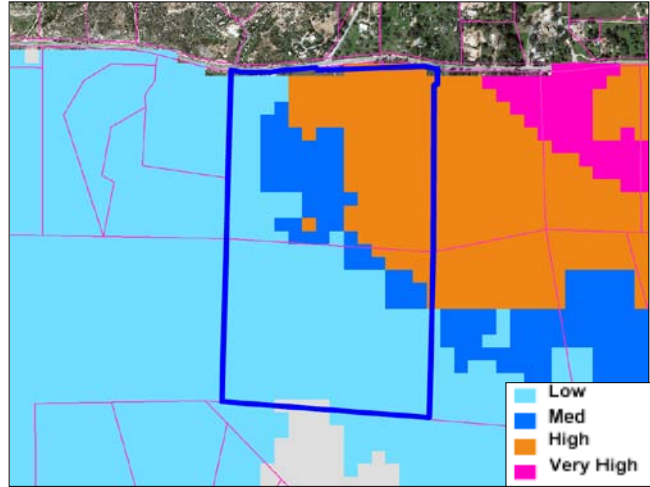
Adopted Aug 2011

Discussion

The site is completely constrained by steep slopes, critical habitat and is located within a Very High Fire Threat Severity Zone, which is consistent with the RL40 designation assigned by the map adopted on August 3, 2011. The property owner request of SR4 has not been analyzed under any General Plan Update alternatives and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location and would result in a spot designation of a higher Semi-Rural designation than any parcels in the vicinity. Also, a Semi-Rural designation does not support Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner's request of SR4 is more intensive than those analyzed in the EIR.



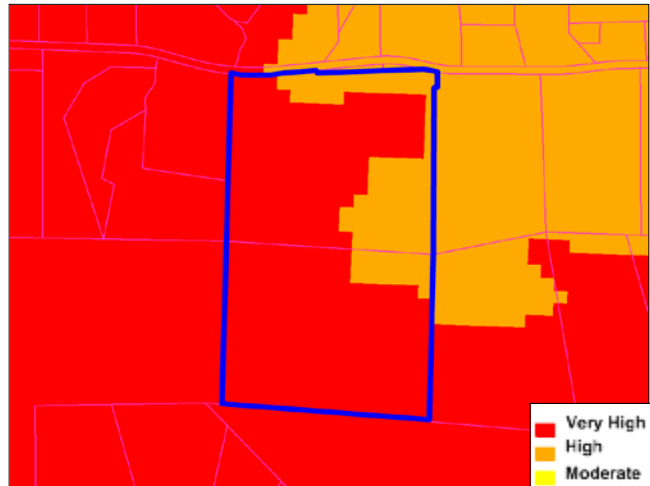
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zone

JD11 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in a remote area with limited access.
- Some parcelization exists; however, that parcelization has mainly been on the north side of Deerhorn Valley Road and there is a clear demarcation between the existing parcelization and the less developed properties.
- 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 biological resources, and physical 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 sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require redesignation to SR4 depending on their location.
- 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.

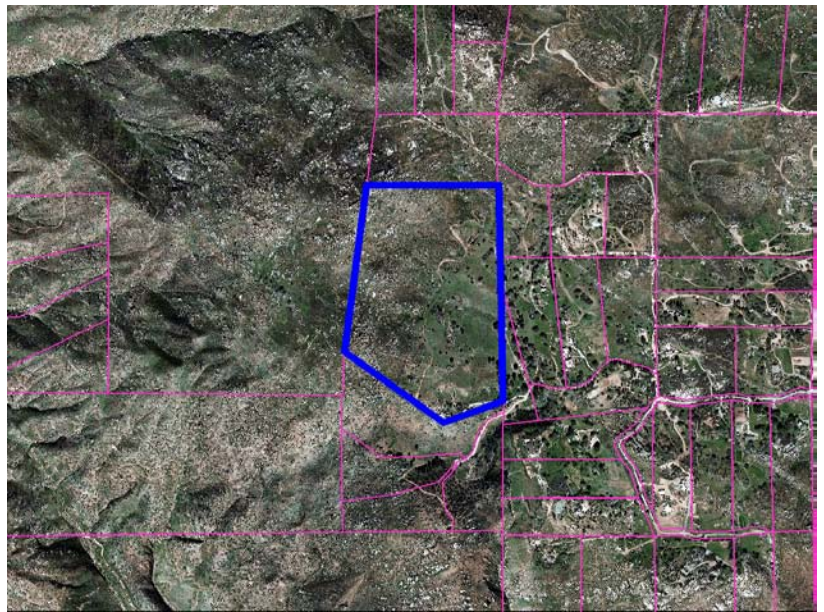
JD12

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Verna Craig	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

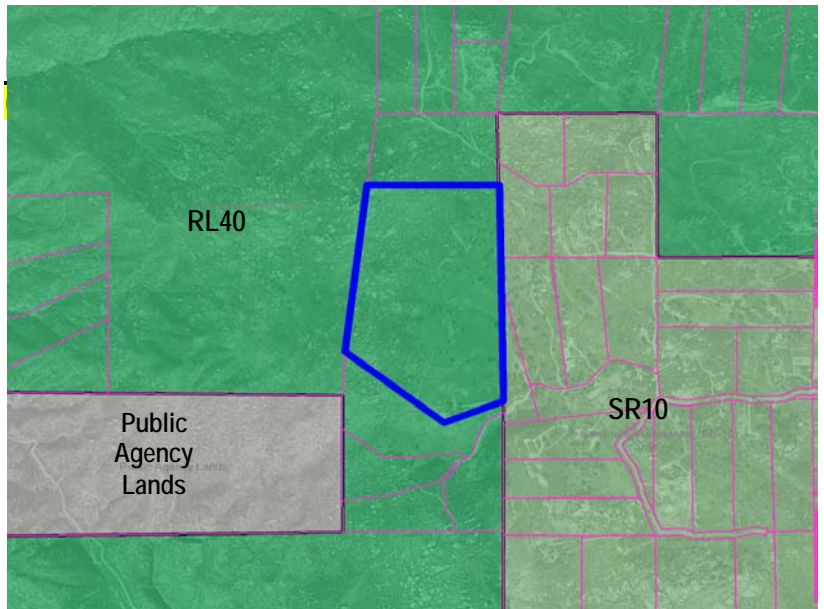
Note:
 1- Jamul CPG letter dated January 11, 2011
 2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Donald and Jan Maxted	
<u>Size:</u> 59.0 acres 1 parcel	
<u>Location/Description:</u> 0.2 miles west of Sierra Cielo, via a private road; Outside 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 Zone 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Former —A72; 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

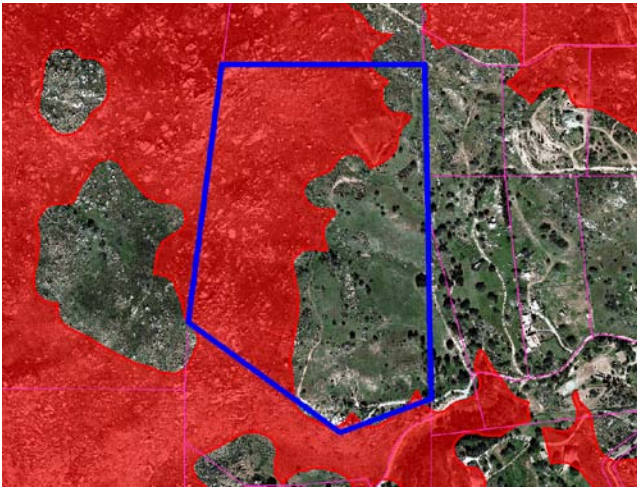


Adopted Aug 2011

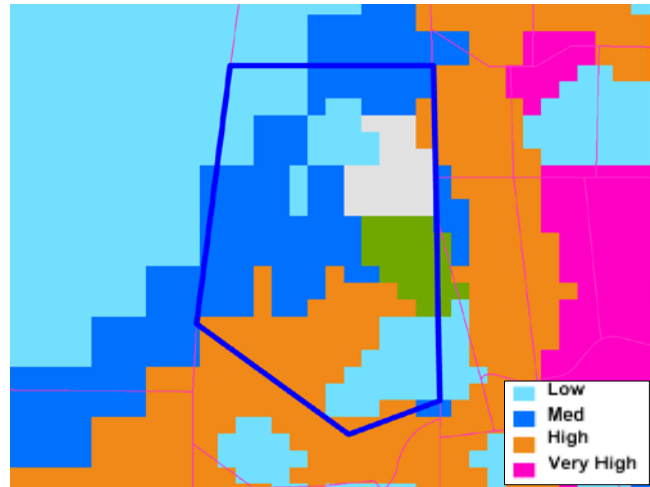
Discussion

The site is completely constrained by steep slopes, critical habitat and is located within the Very High Fire Threat Severity Zone, which is consistent with the RL40 designation applied to the map adopted on August 3, 2011. The property owner's request of SR4 has not been analyzed under any General Plan Update EIR alternative and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location and spot designation. Also, a SR 4 designation is not supported by Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner's request of SR4 is more intensive than those analyzed in the EIR.

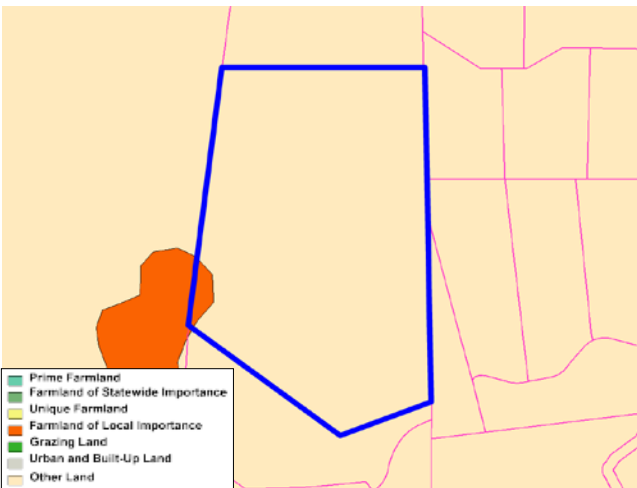
JD12 (cont.)



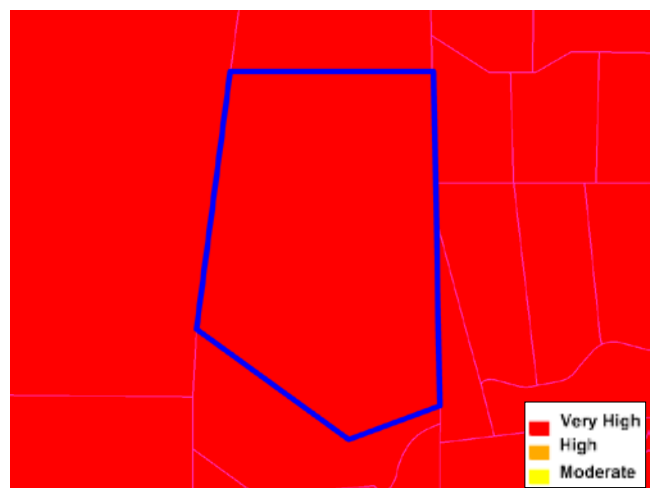
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

JD12 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in a remote area with limited access.
- Some parcelization exists; however, there is a clear demarcation between the existing parcelization and the less developed properties.
- 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 biological resources, and physical 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 sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require redesignation to SR4 depending on their location.
- 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.

JD13

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

Note

- 1- Jamul CPG letter dated January 11, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Mercia-Jones Family Trust

Size:

17.5 acres
1 parcel s

Location/Description:

Approximately 1.2 miles south of Lyons Valley Road;
Outside the County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

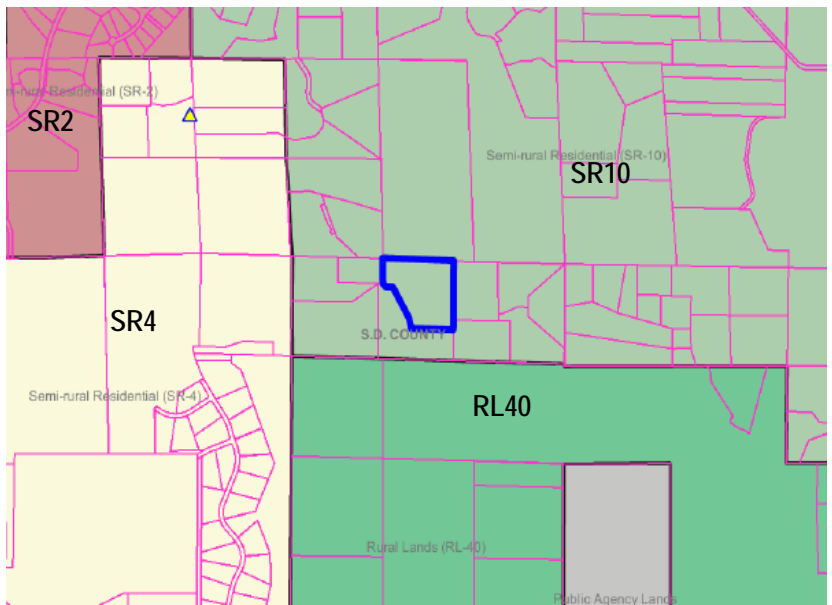
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

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



Aerial

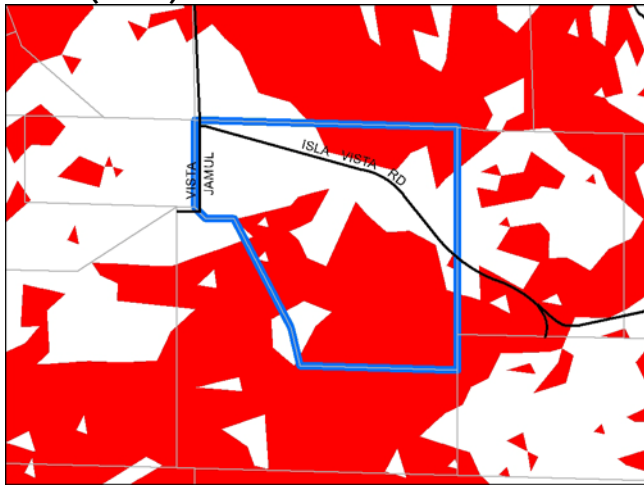


Adopted Aug 2011

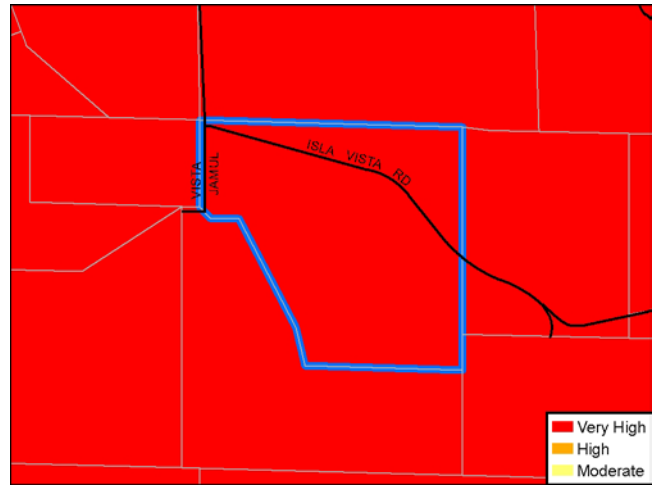
Discussion

The SR10 designation assigned to the map adopted on August 3, 2011 recognizes the site constraints which include steep slopes and its location within the Very High Fire Hazard Severity Zone. The property owner's request of SR4 is more intensive than all the General Plan Update alternatives analyzed under the EIR. The request is also less supported by Guiding Principle #5 due the steep topography of the land and the Community Development Model because it would place a spot designation of SR4 in any area dominated by SR10 and Rural Lands designations.

JD13 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

JD13 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Moderate 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 ten acres. Therefore, additional environmental documentation would be necessary in order to comply with State law. In addition, the area is served by a dead-end road that exceeds the maximum length allowed to subdivide the property at a density of one dwelling unit per four acres.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR4 designation is assigned consistently, an additional 283 acres around the property would require a change in designation from SR10 to SR4 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

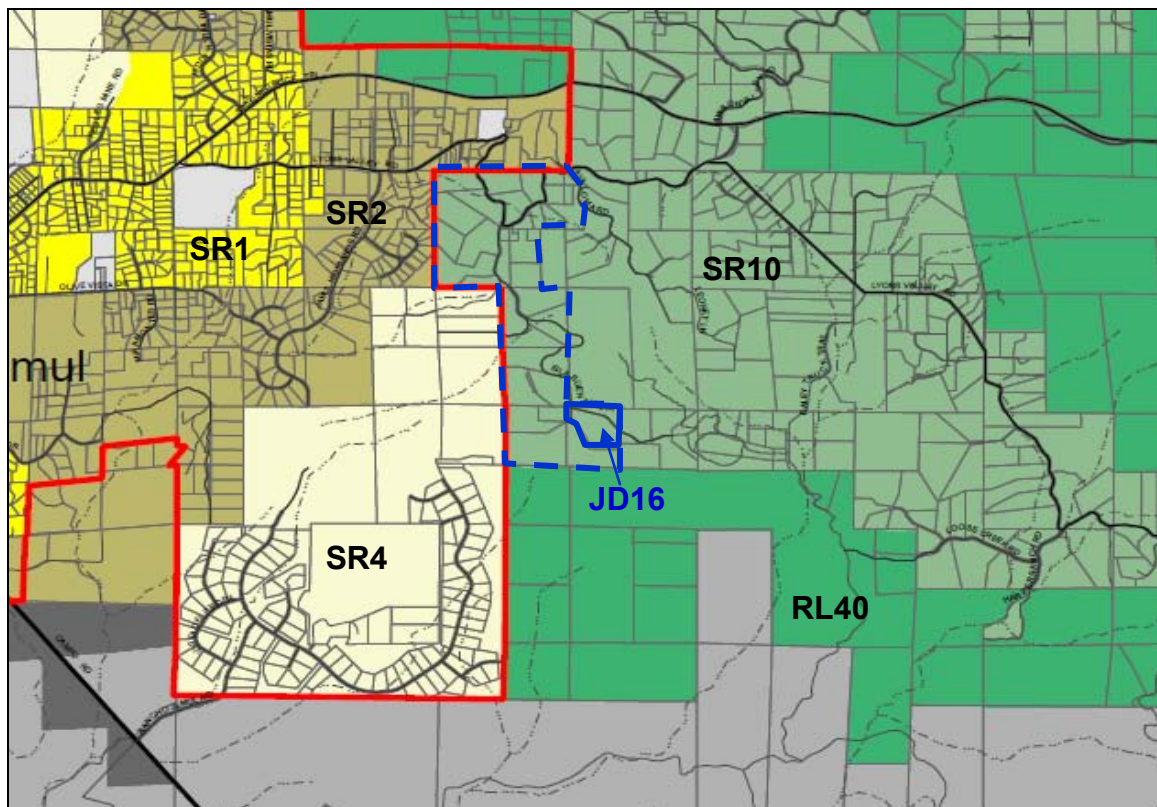


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -

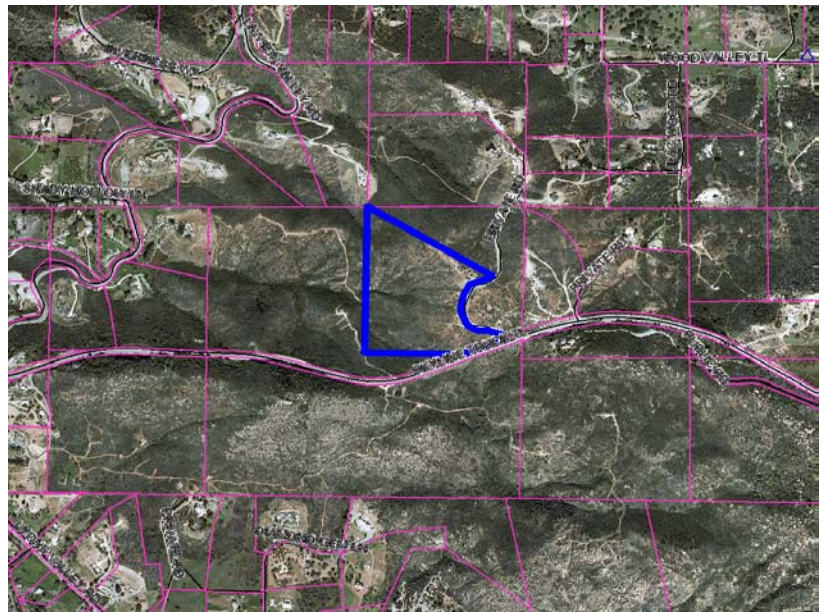
JD15

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Julia and Christopher Allen	
Community Recommendation	SR4
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change	Major

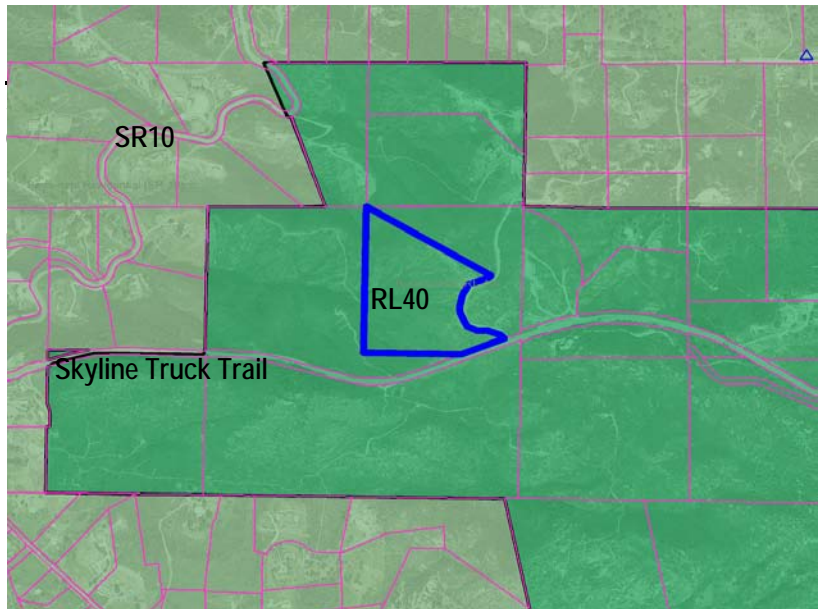
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Julia and Christopher Allen	
<u>Size:</u> 24.1 acres 1 parcel	
<u>Location/Description:</u> Adjacent to the north of Skyline Truck Trail; 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/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — A72, 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial



Adopted Aug 2011

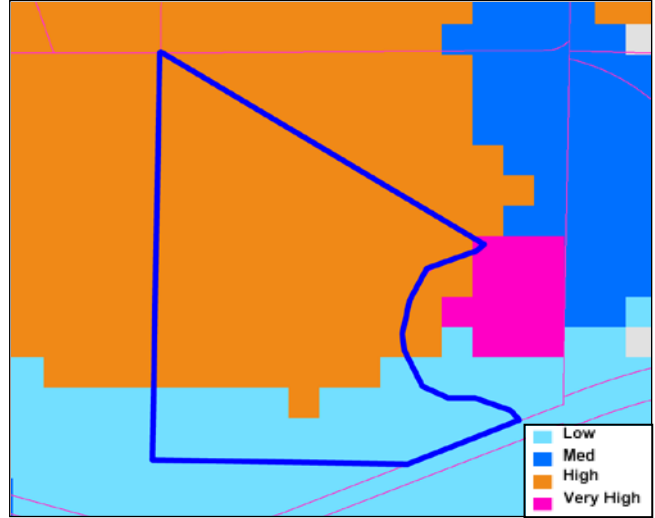
Discussion

A Tentative Parcel Map (TPM) 21045 for a two-lot split was submitted December 21, 2006 and is currently in Idle Status. A Semi-Rural (SR) designation in this area would not be consistent with the Community Development Model and would result in a spot designation of SR4. To avoid this spot designation would require an expanded application of SR4 to the area, allowing for additional subdivision.

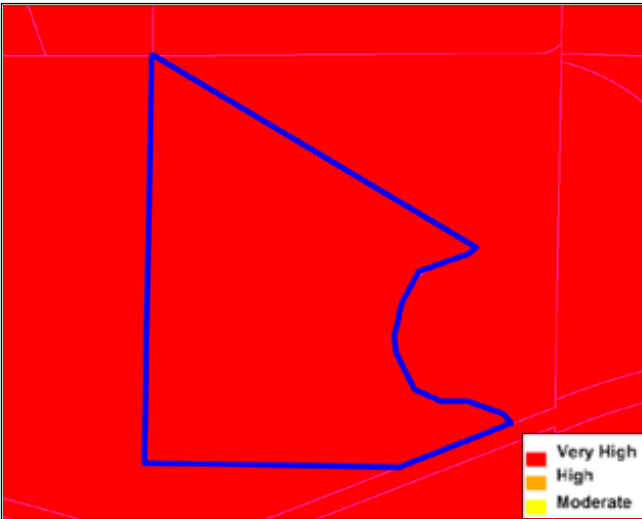
JD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

JD15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in a rugged and remote area with high biological value. .
- Some parcelization exists; however, there is a clear demarcation between the existing parcelization and the less developed properties.
- 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 sensitive biological resources, significant physical constraints, such as being nearly entirely composed of slopes greater than 25 percent, and a location entirely within the Very High Fire Hazard Severity Zone.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and significant physical constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require redesignation to SR4 depending on their location.
- 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.