



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/561/gpupdate/index.html>.

Map Prepared By:



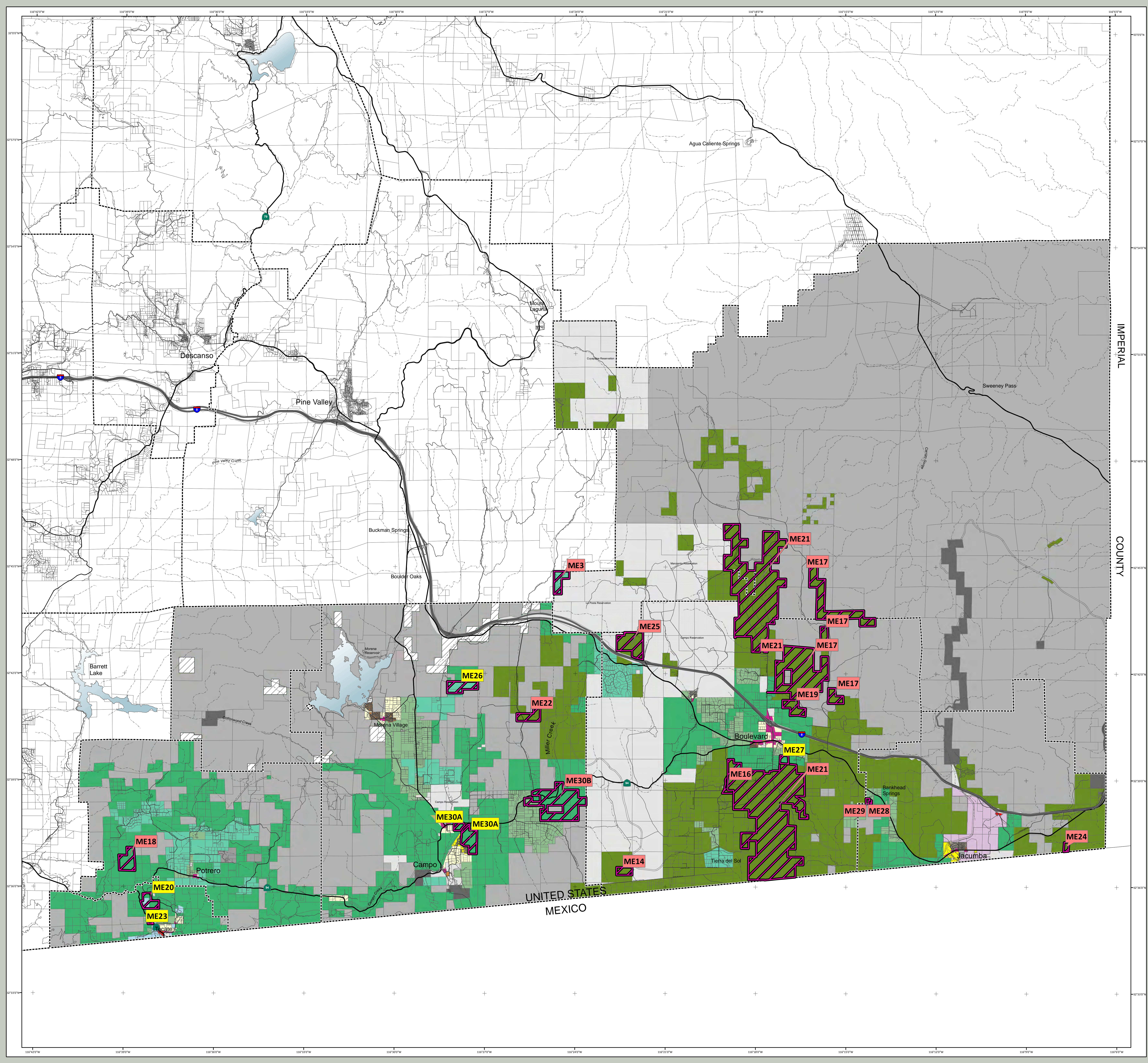
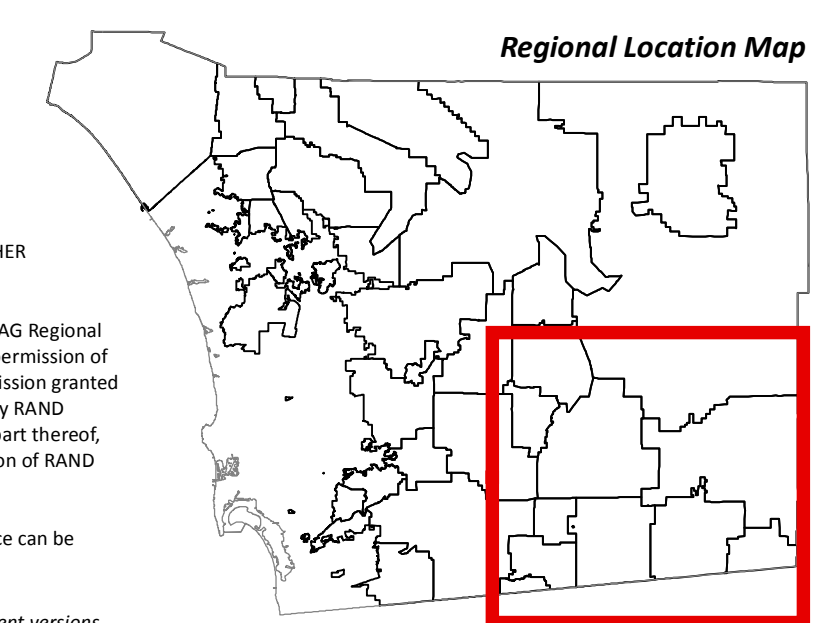
Coordinates: NAD83 Feet

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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\map\map2011109workshop.mxd, K:\gp2011101512_changes\map_output



ME3 (2004 Referral #164)

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR10 ¹
Requested by: Rodney & Alameda Starkey	
Community Recommendation	N/A
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:

- 1 – William N. Pabarcus letter dated February 4, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

Rodney R. Starkey

Size:

162 acres

1 parcel

Location/Description:

Unrepresented area of Mountain Empire;
North of I-8, east of La Posta Truck Trail;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

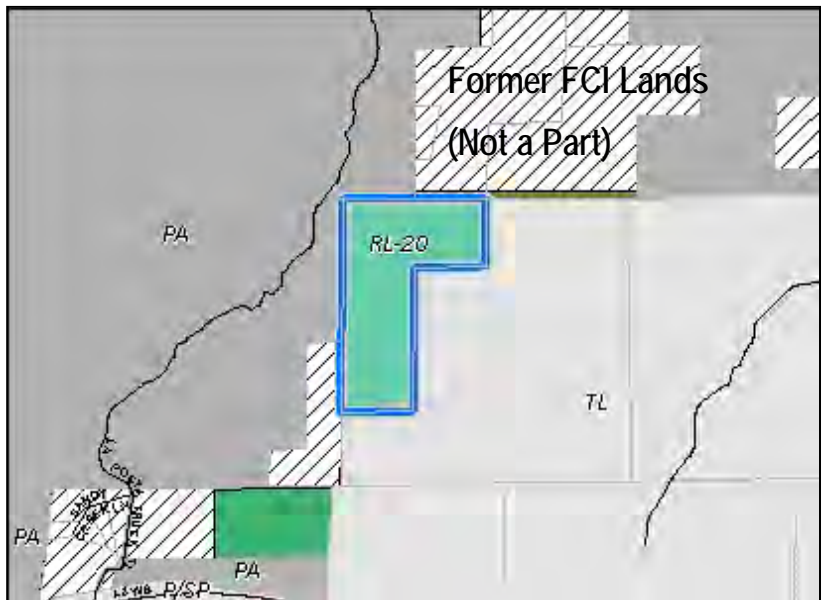
Land Use

General Plan

Scenario	Designation
Former GP	1 du/4, 8, 20 ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	RL80
<i>Zoning</i>	
Former— S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial



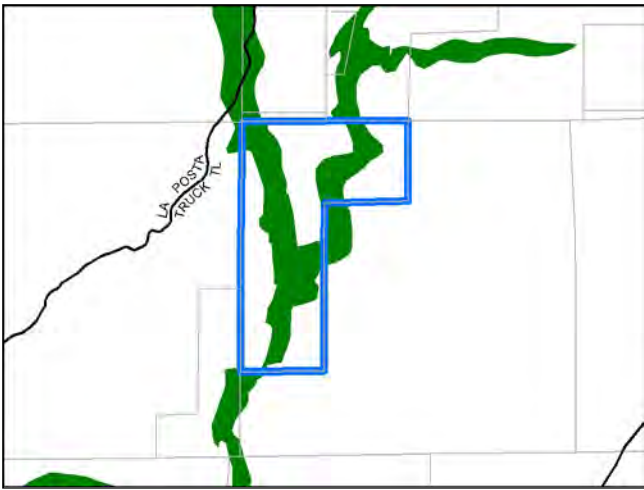
Adopted Aug 2011

Discussion

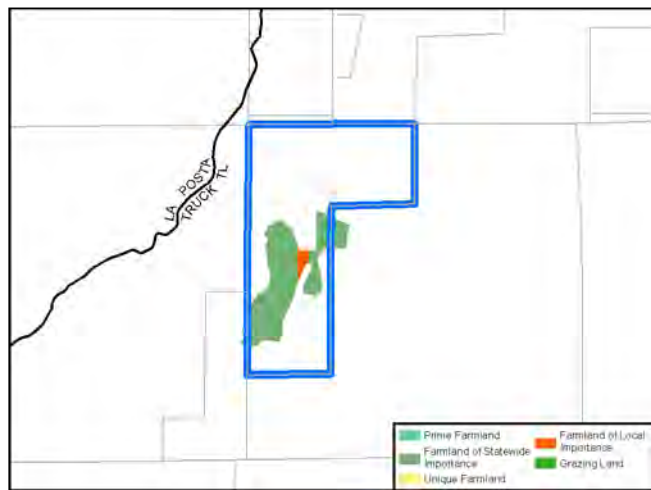
This property is a 2004 Residential Referral where the property owner requested a SR10 designation, but the Board of Supervisors directed staff to apply a RL20 designation to the Referral Map, which is consistent with the map adopted on August 3, 2011. This property is located north of Interstate 8 and east of La Posta Truck Trail. The property is surrounded by National Forest to the west and an Indian Reservation to the east. To the south is land owned by the La Posta Indian Tribe. The adjacent private properties are lands formerly designated as Forest Conservation Initiative (FCI) lands, but will be assigned General Plan Update land use designations through a separate planning process that is currently underway. The subject site is partially constrained by wetlands and prime agricultural land.

Continued on next page.

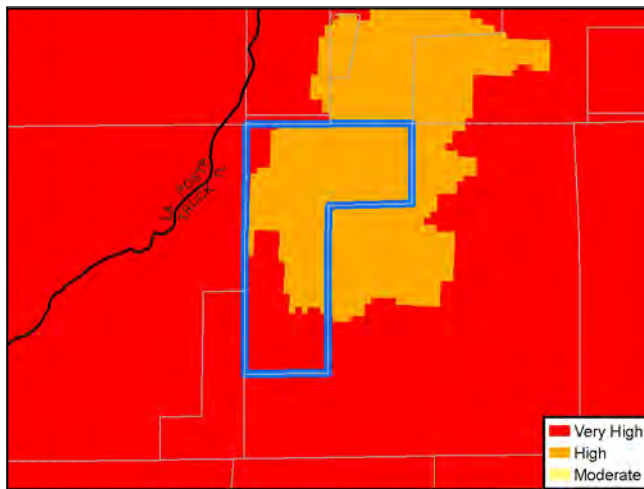
ME3 (cont.)



Wetlands



Agricultural Lands



Fire Hazard Severity Zones

Discussion (cont.)

The property lacks adequate services and infrastructure and is in the High and Very High Fire Hazard Severity Zones. The request is not supported by the Community Development Model, because the application of Semi-Rural densities in a standalone area would not support growth or land use mapping goals. Additionally, a Semi-Rural designation would not support Guiding Principle #9, to minimize public costs due to the isolated location. Additional information is provided in the attached letter dated February 4, 2011.

ME3 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This site is located in a remote portion of the county away from infrastructure, jobs, and services. While a Rural Lands 40 designation would typically be applied in this situation, an exception was provided given its historic use, proximity to I-8, and limited similar lands that would need to also receive this designation; however, a Semi-Rural designation is not appropriate in this location.
- 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 large undeveloped parcels in a remote location far from infrastructure, services, and jobs.

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.
- 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 – This property is adjacent to Forest Conservation Initiative area lands and therefore its designation has a direct effect on the remapping effort. Additionally, 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-6.2 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.

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

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

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

WILLIAM N. PABARCUS

Attorney At Law

P.O. Box 1147, La Jolla, CA 92038-1147

Telephone: 858-459-3796; Facsimile: 858-459-3083; Email: attypabarcus@gmail.com

 FEB 08 2011 

DPLU - PPCC

February 4, 2011.

Eric Gibson, Director
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: My Clients—Rodney R. Starkey and Dr. Almeda Starkey; General Plan Update; A New Property Specific Request And Reconsideration For APN 528-170-01 And Comments Regarding Property Specific Request APN 528-170-01: ME3 Prepared Specifically For The Board Of Supervisors Meeting On February 9, 2011 Found On The County Website: http://www.sdcountry.ca.gov/dplu/gpupdate/bos_feb2011.html

Dear Mr. Gibson:

This office represents Rodney R. Starkey and Dr. Almeda L. Starkey. They own two (2) parcels, APN 527-170-01 and APN 528-170-01, in the Mountain Empire Region. Their ranch is documented on the Important Farmland Maps as Farmland of Statewide Importance because it is used for irrigated agricultural production.

On December 31, 2010, the Forest Conservation Initiative (FCI) expired on the Starkeys' property, APN 527-150-01. This fifty (50) acre parcel is where the Starkeys reside and have two residential homes. Prior to the FCI overlay of 1du/40 acres it was zoned the same as their adjacent one hundred and sixty two (161) acre parcel as 1du/8 acres. This parcel is located adjacent and southwest of their 162 acres (ME3) which was not in the FCI. Since the FCI has expired recently on December 31, 2010, the Starkeys would ask the County of San Diego to reconsider this parcel as SR10. The map shown for the Board of Supervisors meeting shows this parcel as RL80. This is unacceptable to the Starkeys since this further down zones their property and is not consistent with the surrounding density. The property south of their parcel, APN 605-050-080, is fee property owned by the La Posta Indian Tribe. It is currently proposed as RL-40. West of this parcel is TPM20109 which is a subdivision approved in 1996 with most lots being 8.1 acres in size (605-050-10, 605-050-11, 605-050-12, 605-050-14). The access road into the Starkey ranch is across from the street Sandy Creek Lane and off of La Posta Truck Trail, a county maintained road. At present, the Starkeys have two (2) exclusive sixty (60) foot easements that can be brought up to street standards. The Starkeys had to go to court to secure these easements. Please note the federal case of Rodney Starkey vs. Gale Norton, et al., No. 03CV02549 HEG(JFS).

You can see that the Starkeys have a vested interest in their ranch property. Therefore, we would ask that you consider this new request for APN 527-150-01 to SR10 since FCI has expired and the Starkeys were not noticed regarding this proposed designation of RL-80 for this parcel.

The Property Specific Request prepared for ME3 for the February 9, 2011 meeting found at http://www.sdcountry.ca.gov/dplu/gpupdate/bos_feb2011.html has changed from the description in the DEJR

dated April 2010. The County of San Diego has added two (2) new constraints. The first is Steep Slope greater than twenty-five percent (25%). The Starkeys have reviewed the map prepared by Wallace, Roberts & Todd, Inc. dated March 17, 2003 prepared for the County of San Diego for the GP2020 and it shows the Starkeys' property with than twenty-five percent (25%) slope. The slope has not changed since the initiation of the General Plan on the Starkey property. This new constraint should be removed from this current property description. The second new constraint in the property description which was not presented in the DEIR is the High Fire Hazard Severity Zone. The Starkey Ranch is primarily irrigated farmland with agricultural water resources which has provided water for fire suppression for the last thirty (30) years to the community at large. The Starkeys disagree with both the Steep Slope Constraint greater than twenty-five percent (25%) and the High Fire Hazard Severity Zone constraint newly listed for their property description.

The Summary Discussion listed on the Property Specific Request page for their property is also different than that found in the DEIR. The paragraph states that the adjacent properties are designated RL80. The adjacent parcel to the west of ME3 is also owned by the Starkeys as noted earlier, APN 527-150-01. It was zoned 1du/8acres with an FCI overlay of 1du/40 acres. The proposed RL-80 shown on the map for this parcel was never discussed with the Starkeys and must be reconsidered. The Summary Discussion fails to discuss the fee land to the south owned by the La Posta Indian Tribe, the prior mining operation adjacent to the Starkey ranch and the Sandy Creek subdivision all near of adjacent to the Starkey property. There is also no discussion of the recorded Starkey easement off of the County maintained La Posta Truck Trail and the proximity to Old Highway 80 which makes the assertion that the Starkey ranch is in an isolated location false. The other northern adjacent parcel APN 528-110-02 that is proposed for RL80 is owned by an absentee landowner and at best has a prescriptive easement through the Cleveland Nation Forest and does not have access off a county maintained road. This parcel is not comparable to the Starkeys ranch by any means. They discuss the constraints of Very High Fire Hazard, inadequate groundwater and steep slope all as to all of which the Starkeys disagree and the documented records prove otherwise. The Discussion Summary does not address the fact that the Starkeys' property is close to one of the largest employment centers in East County, namely the recently built US Border Customs and Border Patrol Station which makes the Starkey property unique such that the application of Semi-Rural is appropriate especially when considered with Smart Growth principles. The Starkeys address these issues in detail in their comments in the DEIR.

In conclusion, we would ask that you reconsider both of the Starkeys' parcels, APN 527-150-01 and APN 528-170-01, as SR10 and revise the Property Specific Request report to reflect the record. It is also requested that this letter be made part of the administrative record involving the General Plan Amendments especially since these changes were written recently and since the County of San Diego has stated that public testimony at the Board of Supervisors on February 9, 2011 is closed.

Yours truly,



WILLIAM N. PABARCUS

GENERAL PLAN 2020 REFERRAL MATRIX

MOUNTAIN EMPIRE

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
164	<p><i>Dr. and Mr. Starkey</i></p> <p>Located 4-5 miles west of Crestwood Rd. in Boulevard along La Posta Creek, north of I-8, immediately adjacent to the La Posta Indian Reservation and the Cleveland National Forest.</p> <ul style="list-style-type: none"> ▪ 162 acres ▪ Rural Lands category <p>APN: 528-170-01</p>	1 du/ 4,8,20 acres	1 du/ 80 acres	1 du/ 10 acres per proximity to I-8	No CPG/CSG	<p>COMPROMISE of 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ Immediately adjacent to the La Posta Indian Reservation extraction operation and the Cleveland National Forest ▪ Rural Lands definition and concept ▪ Semi-Rural designation is inconsistent with rural areas immediately surrounding the site ▪ Limited access and services

BACKCOUNTRY COMMUNITIES

Residential Property Referrals

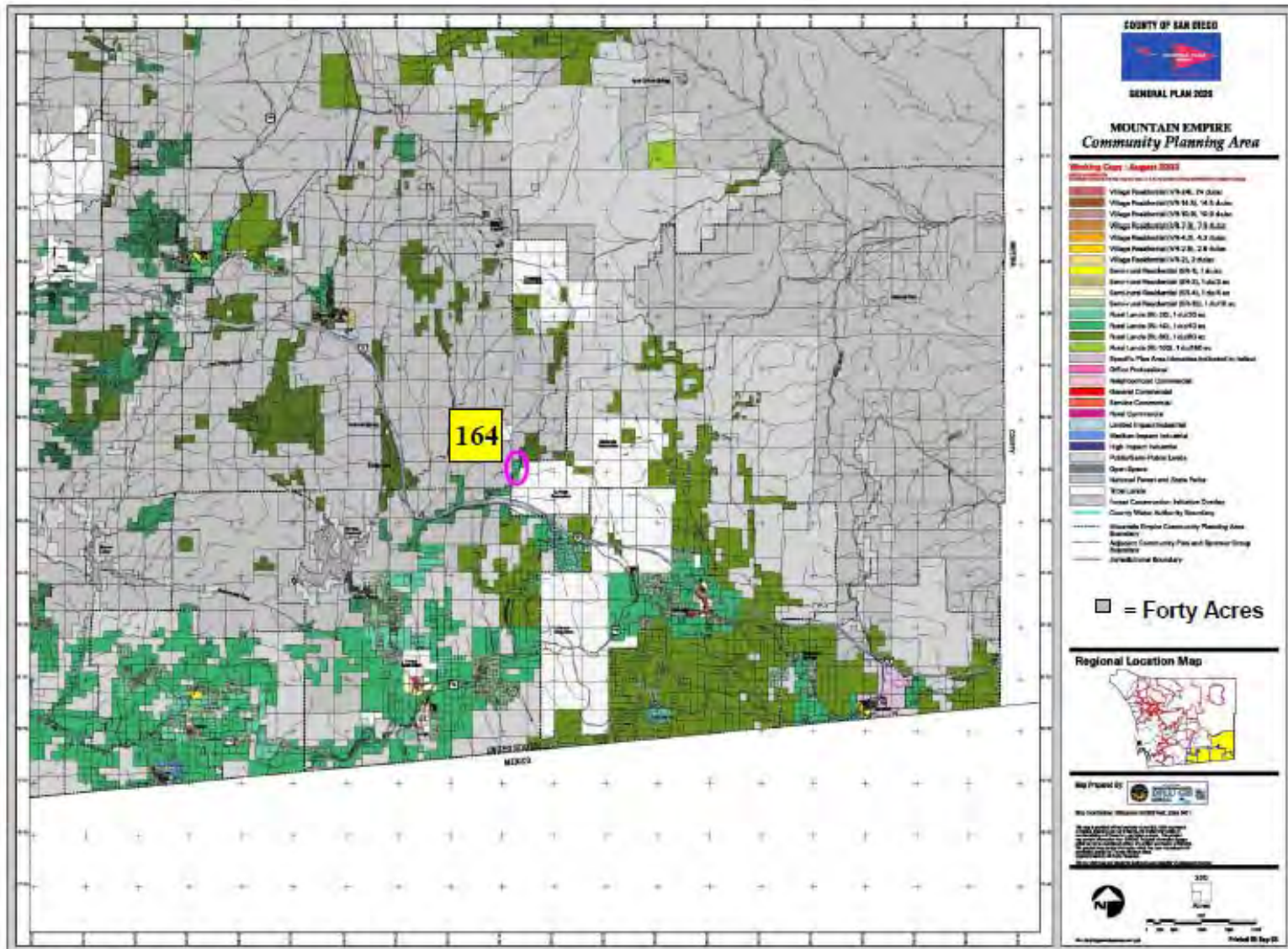
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

MOUNTAIN EMPIRE



The unassigned area of Mountain Empire had one residential property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

This 162-acre referral is located outside the CWA boundary and is groundwater dependent. A compromise solution of applying a Rural Lands density of 1 du per 40 acres to the referral was assigned due to its remote location away from existing development patterns and available infrastructure and services. Increasing density on this parcel would create an isolated pocket of development, however, the 1 du per 40 acre density is appropriate due to proximity of an Interstate 8 interchange.




MOUNTAIN EMPIRE

26

Backcountry Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
164	<p><i>Dr. Starkey</i></p> <p>One parcel, located within La Posta Creek, surrounded by Cleveland National Forest, State, and Tribal Lands.</p> <ul style="list-style-type: none"> • 162 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE 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 established context • Consistent with area to the south that has similar physical/environmental constraints • <i>Reduce public costs</i> – located outside of CWA boundary with limited vehicular access and services • <i>Assign densities based on characteristics of the land</i> – area is relatively steep with major environmental constraints and floodways

<p>MOUNTAIN EMPIRE</p> <p>2000 Census Population.....101</p> <p>Community 2020 Target.....361</p> <p>April 2004 WC Map Population.....240</p>	
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APRIL 2004 WORKING COPY MAP

The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities. It was also important to recognize the existing patterns of development that established the rural character of the region. There were no village densities proposed within the Mountain Empire subregion balance area, and instead, only Rural Lands designations were assigned to the area.

KEY COMMUNITY ISSUES

- Maintaining agriculture intensity
- Utilize development patterns that are conscience of the region's topography and groundwater constraints

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Due to the area's dependence on both groundwater and septic systems, as well as the rugged topography, significant growth is not anticipated for this area
- Village and Semi-Rural designations are only applied to the areas with historically established development

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 3 lane-miles of roads operating at LOS E or F in the entire Mountain Empire Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$12 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces about 4 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$13 million for the Mountain Empire Subregion.

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

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

164	Dr. Starkey			
	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on the characteristics of the land</i> • <i>Locate growth near infrastructure, services and jobs</i> 		<u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.	

The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. The property contains relatively steep areas with major environmental constraints and floodways. The referral is also adjacent to the La Posta Reservation, as well as large amounts of public land.

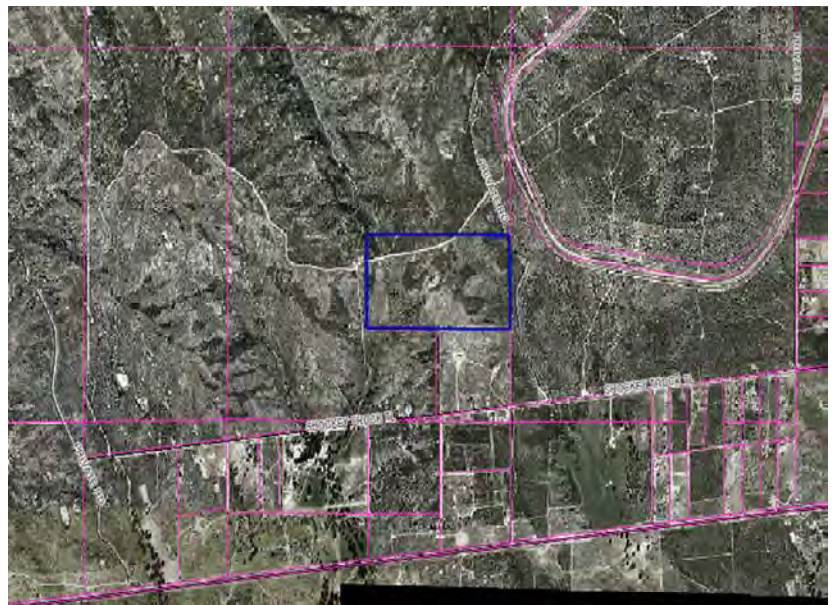
ME14

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	SR4
Requested by: Doris Krause	
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

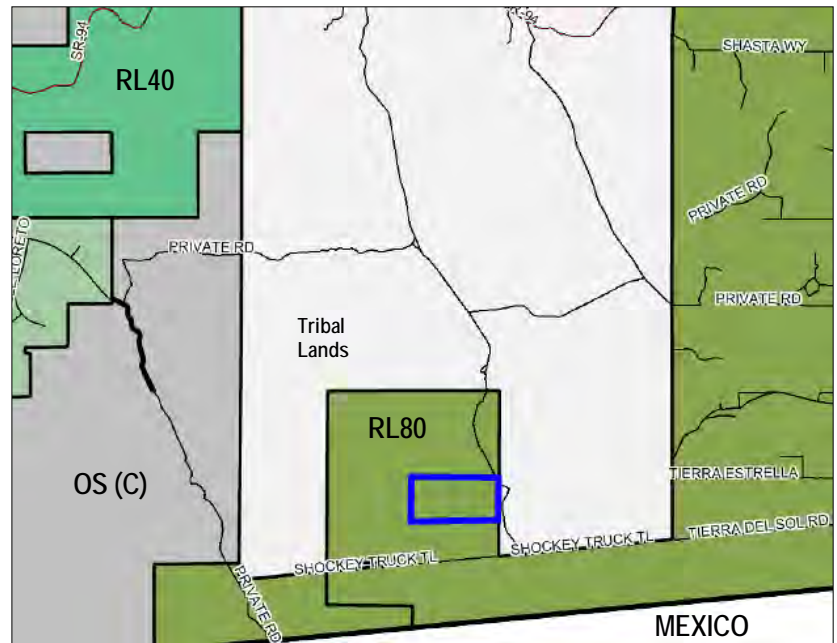
Notes:
 1 – Boulevard CPG minutes of January 6, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Krause Revocable Family Trust	
Size: 80 acres 1 parcel	
Location/Description: Boulevard Subregional Group Area; South of SR-94, north of Shockey Truck Trail and west of Moon Valley Road; 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 Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4, 8, 20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

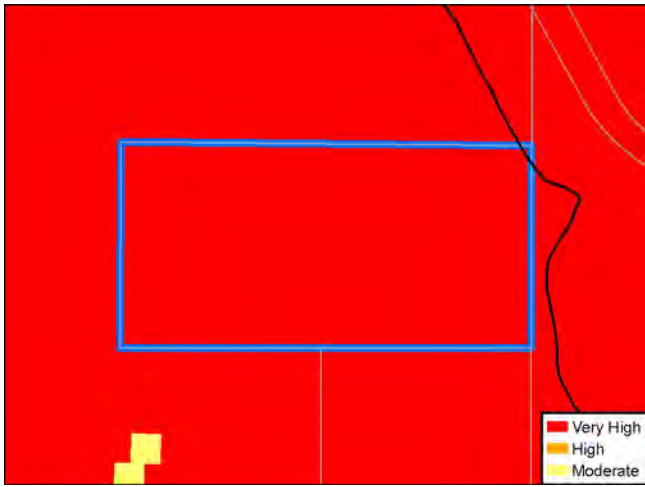


Adopted Aug 2011

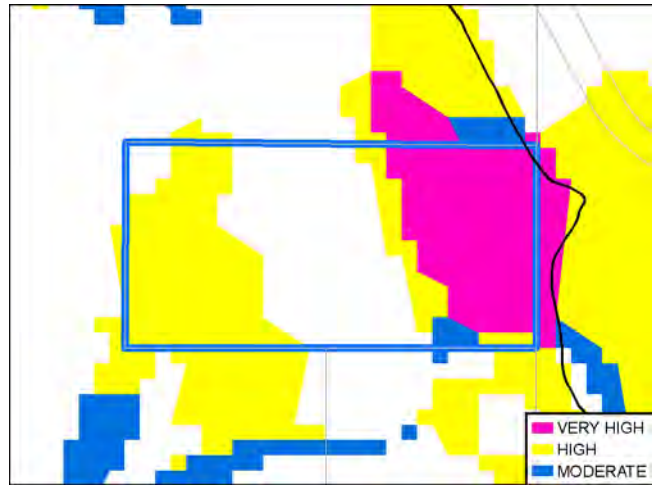
Discussion

The property is entirely within the Very High Fire Hazard Severity Zone, and currently does not have adequate access for a subdivision, which would either have to come through the Tribal Lands or from Shockey Truck Trail through property with a different owner, both of which are currently accessed through a dirt road. The request for Semi-Rural density would not be supported by the Community Development Model due to the remote location at the southern fringe of the county or Guiding Principle #9 due to the lack of infrastructure and services.

ME14 (cont.)



Fire Hazard Severity Zones



Habitat Evaluation Model

ME14 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 site is extremely remote and lacks adequate access.
- 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 SR4.
- 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.

ME16

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	SR4
Requested by: Nicholas Georggin	
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

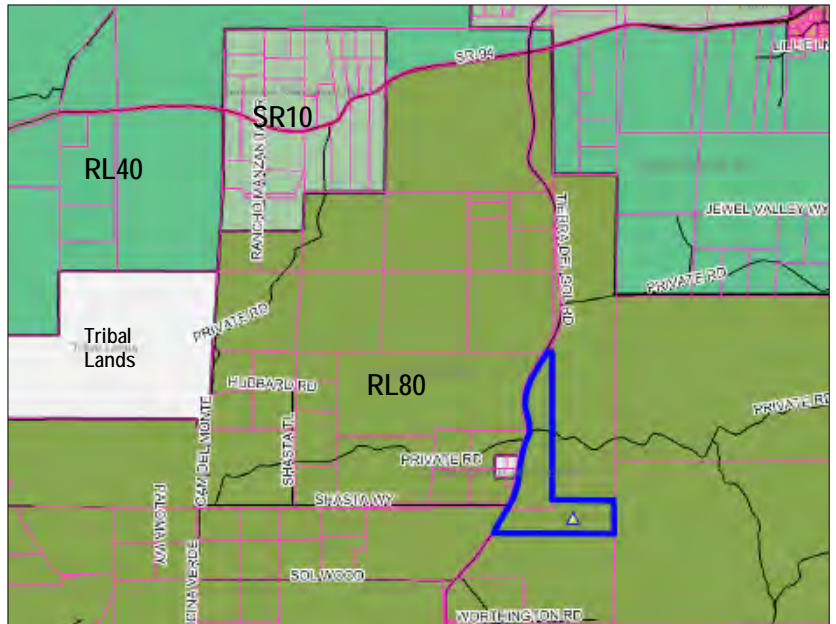
Notes:
 1 - Boulevard CPG minutes of January 6, 2011
 2 - Based on staff's experience

Property Description	
<u>Property Owner:</u> Nicholas E & Patricia C Georggin	
<u>Size:</u> 47.2 acres 2 parcels	
<u>Location/Description:</u> Boulevard Subregional Group Area; One mile south of SR-94, east side of Tierra Del Sol Road at the east end of Shasta Way; 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 Zones 	

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— S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

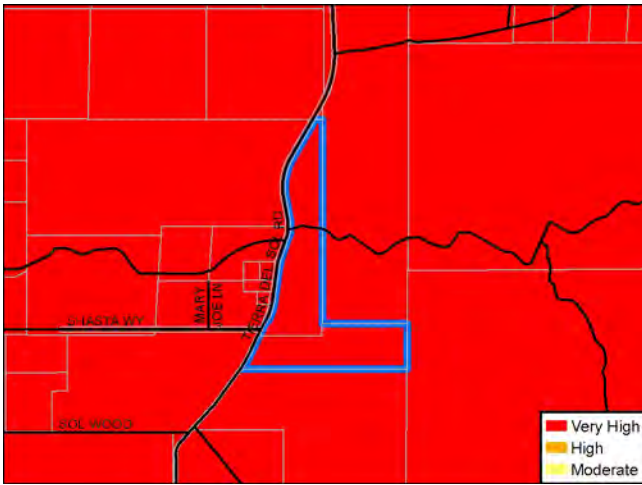


Adopted Aug 2011

Discussion

The property is surrounded by land designated RL80. The property lacks adequate services and infrastructure and is located within the Very High Fire Hazard Severity Zone. A Semi-Rural designation in this area would result in a significant spot designation and would not be supported by the Community Development Model due to the remote location without sufficient infrastructure and services.

ME16 (cont.)



Fire Hazard Severity Zones

ME16 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 site is fairly remote with no communities, services, or infrastructure nearby. Some parcelization exists in the area, but there are many undeveloped parcels and also parcels of similar or larger size.
- The General Plan Community Development Model does not support increased development away from existing villages.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4.
- 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-6.11 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.

ME17

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	SR4 RL40
Requested by: John Gibson & Hamann Companies	
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 – Boulevard CPG minutes of January 6, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

Harmony Grove Partners LP
Vista Oaks Business Park LP

Size:

2,072 acres
17 parcels

Location/Description:

Boulevard Subregional Group Area;
North of I-8, on both sides of McCain Valley Rd.;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

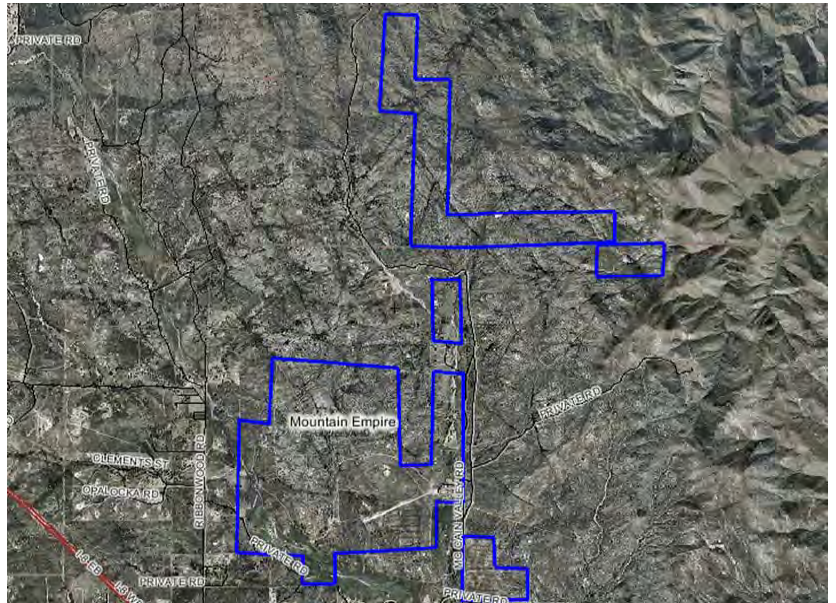
Land Use

General Plan

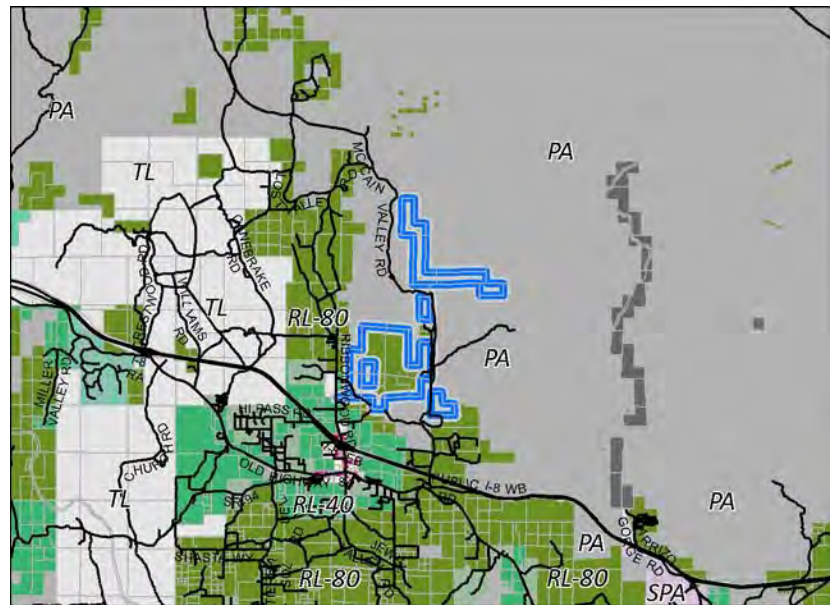
Scenario	Designation
Former GP	1 du/4, 8, 20 ac 1 du/40 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Former — S92 A72, 8 & 40-acre minimum lot size
Adopted Aug 2011— Same as existing



Aerial

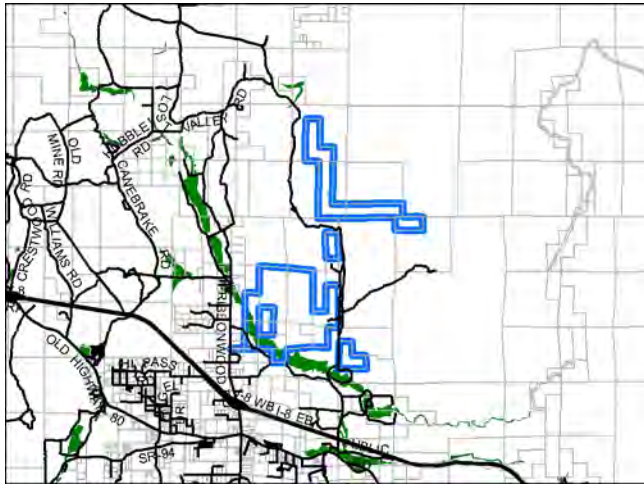


Adopted Aug 2011

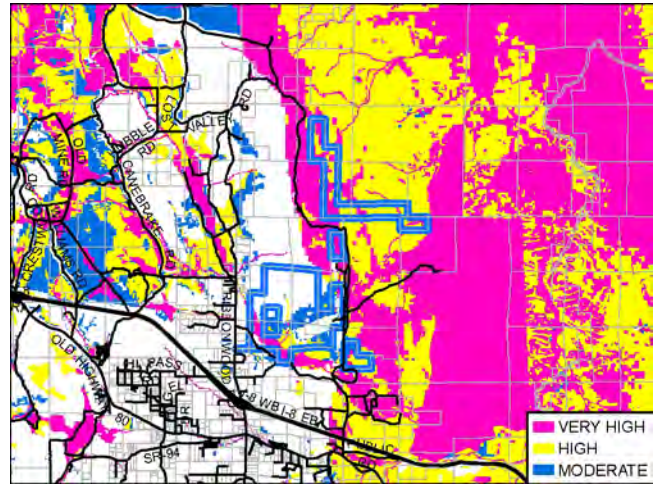
Discussion

Property that is assigned a RL80 designation by the map adopted on August 3, 2011 is located north of McCain Valley Road. Under the former General Plan, this property was primarily designated (20) General Agriculture (40-acre minimum lot size) with some (18) Multiple Rural Use. The one dwelling unit per four-acre density was not achievable due to the Groundwater Ordinance requiring 11 acres per parcel. Additionally, the property is constrained by biological habitat, is in a remote location that would not be supported by the Community Development Model, and is located far from jobs and infrastructure.

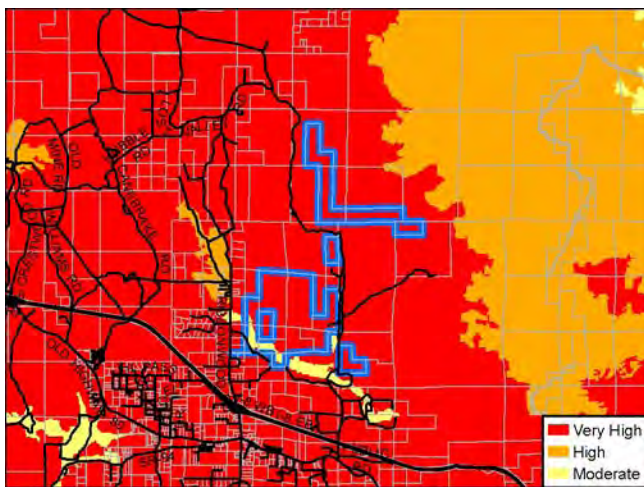
ME17 (cont.)



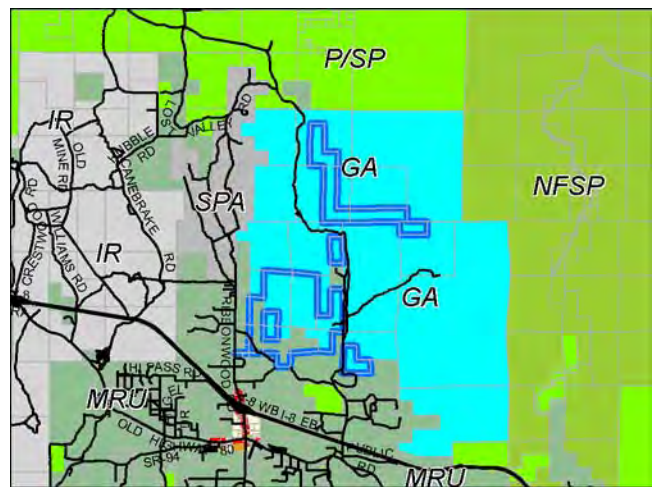
Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones



Existing General Plan

ME17 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4/Rural Lands 40	Rural Lands 80	Major

Rationale for Major Category Classification

- This very large site (~2072 acres) is beyond the outskirts of the small community center of Boulevard.
- This site is fairly remote with limited services and infrastructure.
- 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.
- The requested SR4 would represent a significant expansion of the Boulevard community center and the RL40 would not be consistent with other large remote parcels in the 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 certain constraints.
- The fundamental approach to designating Rural Lands would require reconsideration.
- Areas in the vicinity of the site would require designation to SR4 and RL40 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.

ME18 (2004 Referral #174)

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	RL20
Requested by: Laura Houle	
Community Recommendation	RL80
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1 – Based on staff's experience

Property Description

Property Owner:

William & Laura Houle

Size:

201.7 acres
2 parcels

Location/Description:

Potrero Subregional Group Area;
Approximately one mile north and east of SR-94,
East of Grapevine Truck Trail ;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

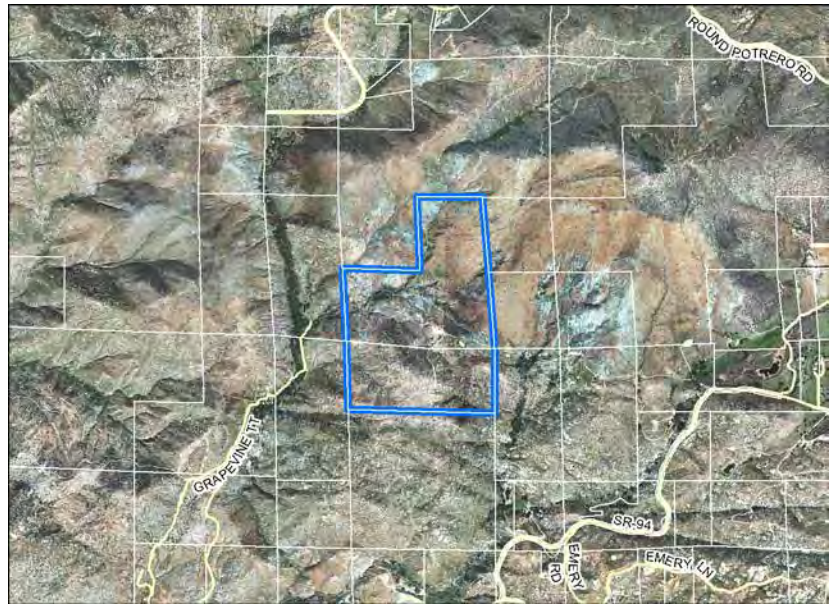
Land Use

General Plan

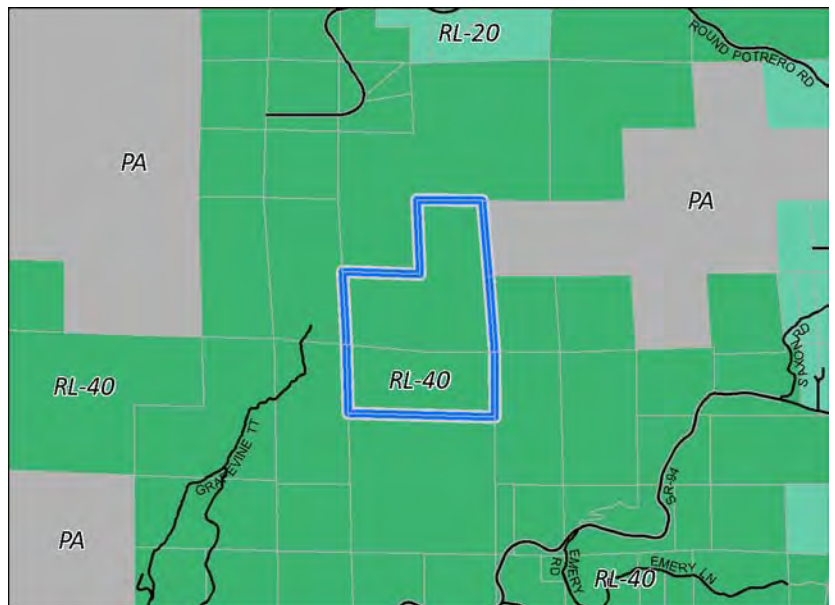
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

Zoning

Former — S92, 8-acre minimum lot size
Adopted Aug 2011— Same as existing



Aerial



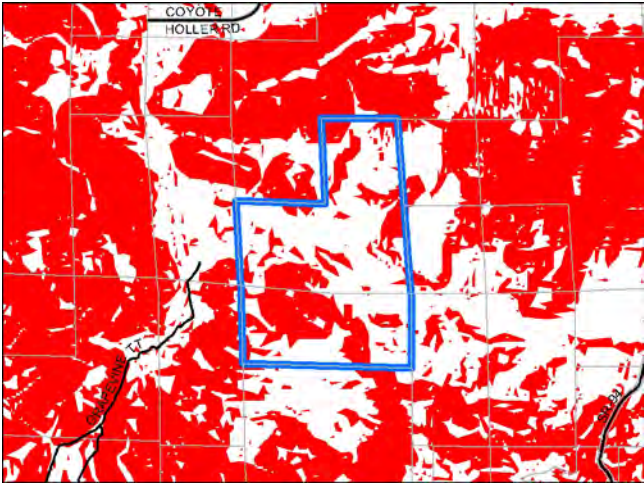
Adopted Aug 2011

Discussion

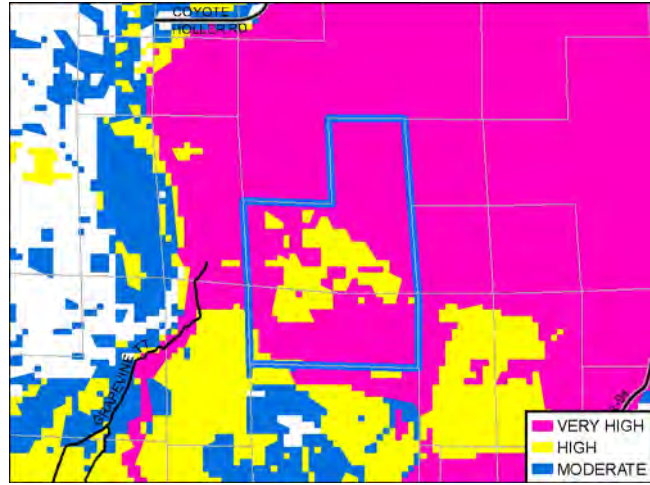
This property is a 2004 Referral requesting a density of SR4; however, a RL40 designation was assigned to the Referral Map, which is consistent with the map adopted on August 3, 2011. Assigning RL20 would be a spot designation and to avoid this would require a much larger area to also be designated as RL20 (an additional 230 acres, at a minimum). Also, this designation is more intense than the range of alternatives evaluated by the General Plan Update Draft EIR.

The property is constrained by steep slopes, and High and Very High Value Habitat, and is also located completely within the Very High Fire Hazard Severity Zone. A Semi-Rural density in this area would not be supported by the Community Development Model due to its remote location or Guiding Principle #9 due to the lack of infrastructure and services.

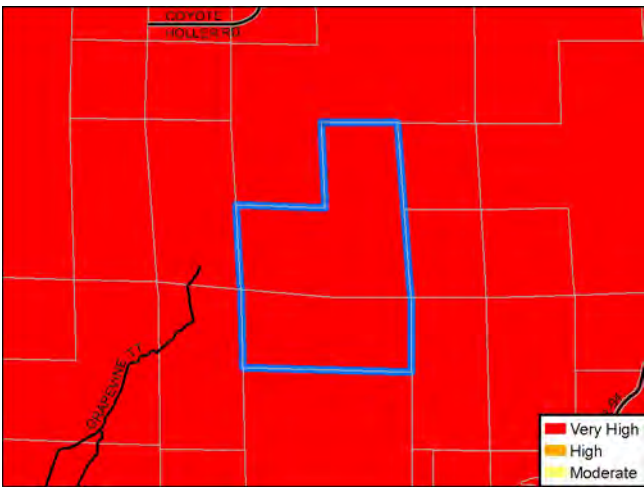
ME18 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

ME18 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is very remote and rugged and has no access.
- It is surrounded by parcels at least 40 acres or greater which are all designated Rural Lands 40.
- The requested Rural Lands 20 is only applied outside of the County Water Authority in very limited and unique circumstances.
- 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 focusing growth to existing communities that contain jobs, services, and infrastructure.
- 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 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.

Goal LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.

Policy LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

Goal LU-11 Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.

Policy LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

Policy LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

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.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
174	<p><i>Brian Mooney</i> <i>(representing Laura and Bill Houle)</i></p> <p>North of Hwy 94 and within Potrero Creek basin.</p> <ul style="list-style-type: none"> ▪ 124.23 and 80 acres ▪ Rural Lands category <p>APNs: 651-110-03 652-051-02</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	1 du/ 8 acres	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> ▪ The site is located mostly within Rural Lands consisting of large lots ▪ Slope, flood and sensitive habitat issues ▪ Isolated from main road access by State and Federal lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

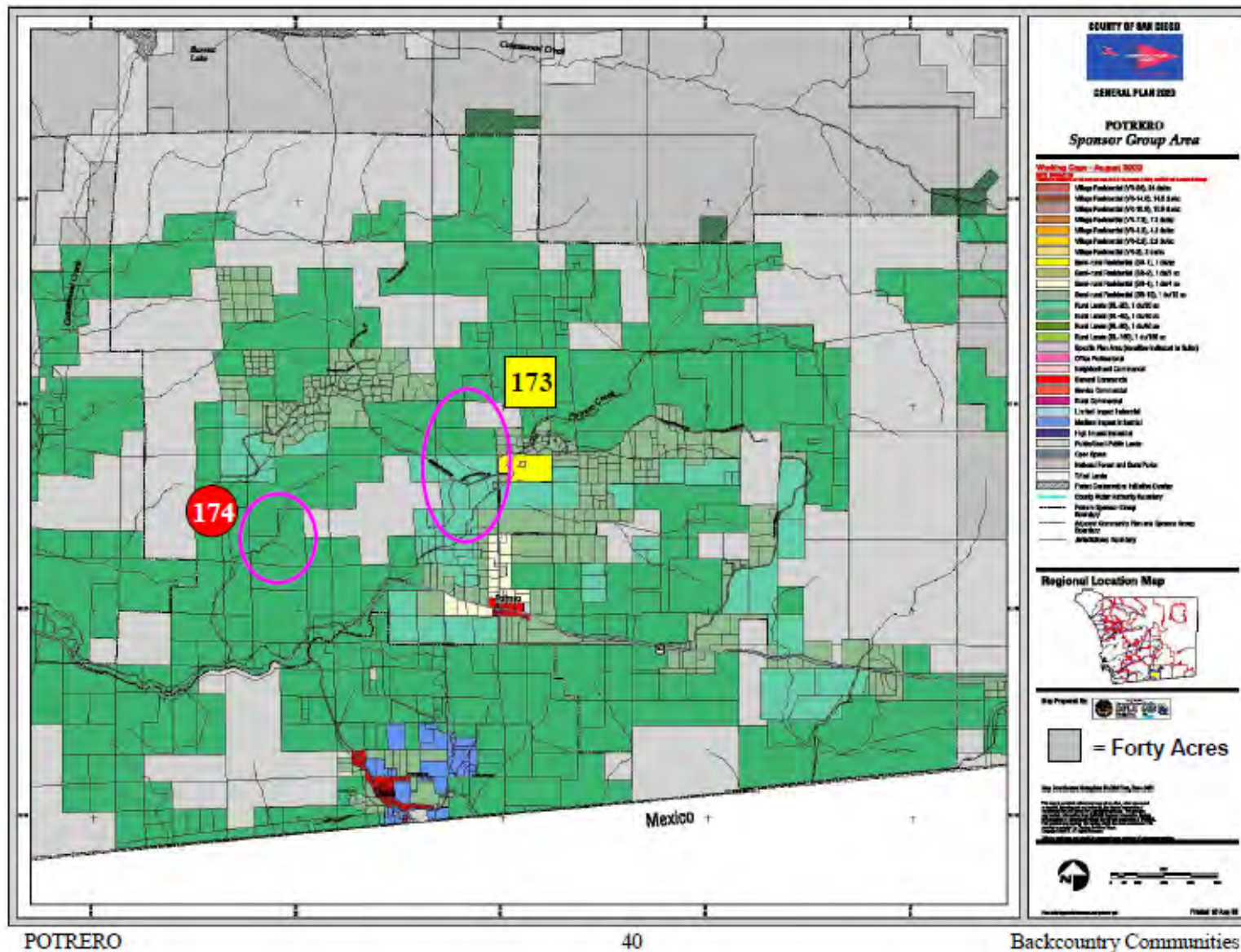
POTRERO



Potrero had two residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 1 referral does not meet the GP2020 concepts and planning principles.

Both referrals are located outside the CWA boundary and are groundwater dependent. These referrals range in size between 204 and 593 acres. A Rural Lands density was assigned based on physical constraints such as floodplains and sensitive habitats and a lack of vehicular accessibility and availability of infrastructure. Semi-Rural densities were assigned to areas that abut the traditional Potrero Village.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
173	<p><i>George Woodhead (representing Jennifer Hom)</i></p> <p>Located along Potrero Creek, Potrero Road, and Potrero Round Rd.</p> <ul style="list-style-type: none"> • 593 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/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/10 acres (adjacent to existing village) Rural Lands: 1 du/20 acres (adjacent to infrastructure) Rural Lands: 1 du/40 acres (in more remote areas)</p>	<ul style="list-style-type: none"> • Assign densities based on characteristics of the land – area has sensitive biological habitat • Create a model for community development – areas designated Semi-Rural reflect the context of existing areas of Semi-Rural densities and areas designated with Rural Lands densities are located away from existing infrastructure and existing development patterns • Locate growth near infrastructure, services, and jobs – area is groundwater dependent, lacks vehicular access, and is located away from existing settlements
174	<p><i>Brian Mooney (representing Laura Houle)</i></p> <p>Located within Potrero Creek floodway.</p> <ul style="list-style-type: none"> • 125 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/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Assign densities based on characteristics of the land – area has sensitive biological habitat

Community Matrix

ATTACHMENT B

<p>POTRERO</p> <p>2000 Census Population.....886</p> <p>Community 2020 Target¹.....717</p> <p>April 2004 WC Map Population.....2,210</p>	
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APRIL 2004 WORKING COPY MAP

The key objective is to preserve the rural character of the community, while also recognizing the existing town center development along Highway 94. Semi-Rural densities are applied to the areas surrounding the community's commercial center, with additional densities of 1 du/10 acres dispersed through the community to recognize existing parcelization and good access. Rural Lands designations are assigned to the remaining portions of the community planning area.

COMMUNITY-SPECIFIC PLANNING RATIONALE

Due to limited sewer, water, and emergency service availability, only a small degree of growth is planned for the areas surrounding the town center

TRAFFIC FORECASTS

(See Mountain Empire Section)

KEY COMMUNITY ISSUES

- Potrero is a community that prefers a self-determination approach to planning. They are satisfied with a majority of the existing general plan designations
- Physical, historic structures in Potrero not only contribute to the "country-life" feel of the area, but also to its sentimental appeal and strong roots

¹ Community target not yet endorsed by the Board of Supervisors: 1,525.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

173	George Woodhead (representing Jennifer Horn)			
	<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	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres (adjacent to existing village) Rural Lands: 1 du/20 acres (adjacent to infrastructure) Rural Lands: 1 du/40 acres (more remote areas)
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • Create a model for community development • Assign densities based on the characteristics of the land • Locate growth near infrastructure, services and jobs 		<p>This property has sensitive biological habitat, is groundwater dependent, lacks vehicular access, and is distant from existing infrastructure and development. The assigned designations are consistent with the location, context, land use framework, and GP2020 planning concepts.</p>	

174	Brian Mooney (representing Laura Houle)			
	<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	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • Assign densities based on the characteristics of the land • Create a model for community development 		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>This request would create an isolated pocket of Semi-Rural density in a remote area surrounded by Rural Lands with limited roads, infrastructure and services. The area also contains sensitive biological habitats. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

ME19

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	NC
Requested by: Frankie Thibodeau	
Community Recommendation	RL80 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Moderate
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

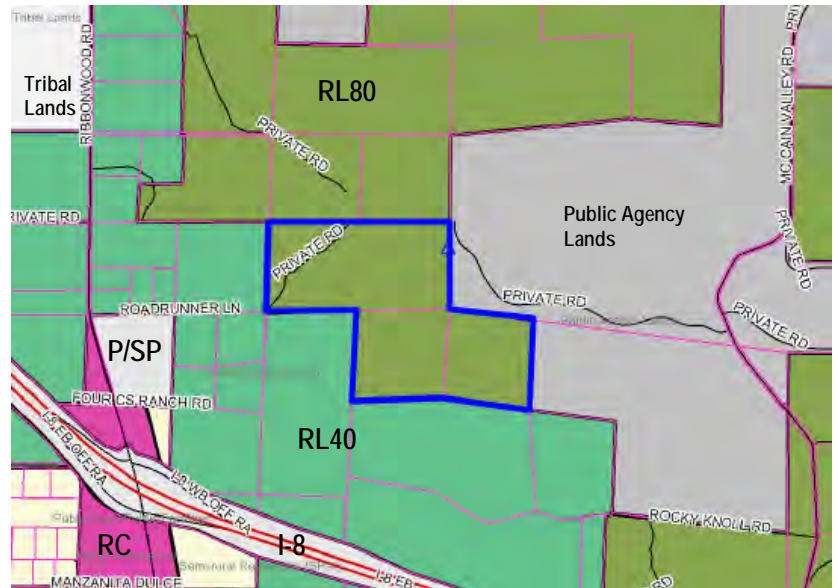
Notes:
 1 – Boulevard CPG minutes of January 6, 2011
 2 – Based on staff's experience

Property Description	
<u>Property Owner:</u> Wayne & Frankie Thibodeau	
<u>Size:</u> 164.7 acres 3 parcels	
<u>Location/Description:</u> Boulevard Sponsor Group Area; North of Interstate 8, east of the intersection of Ribbonwood Road and Roadrunner Lane; 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 Zones 	

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

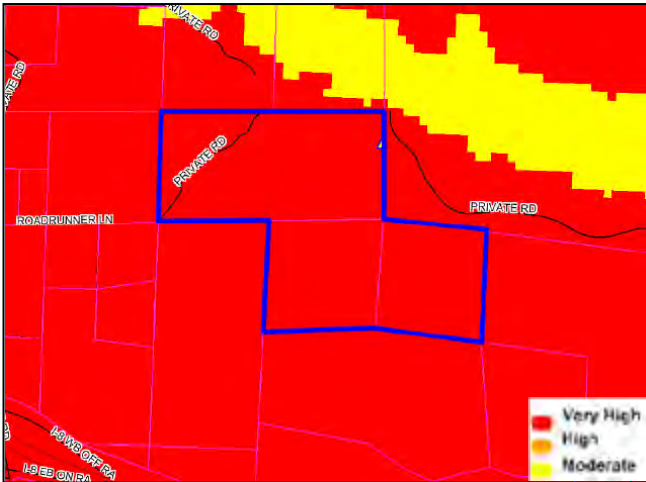


Adopted Aug 2011

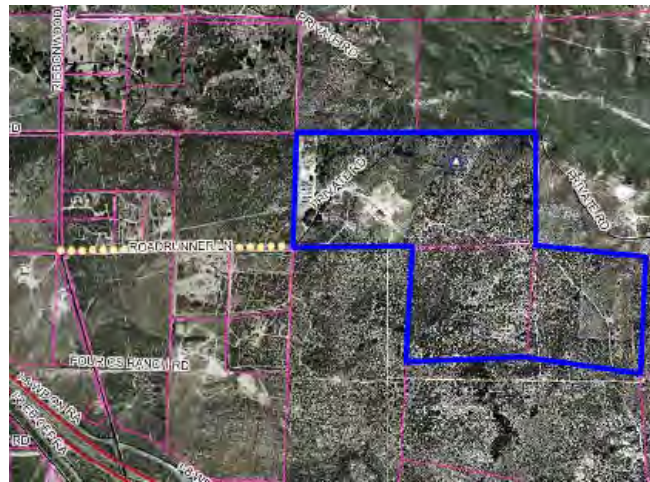
Discussion

The property owner's request for a smokehouse is allowed under the existing S92 General Rural Zone. However, the Packing and Processing use type for preparing food (smokehouse) would only be allowed for wholesale of food raised, packed, and processed on the property. The retail sale of the meat products on the property would not be allowed by-right; however, wholesale of these products to retailers in commercial areas off the property would be allowed. A retail use would be open to members of the public and would not be appropriate due to the remote nature of the property and the rural character of the area. Also, establishing a Commercial designation in a Rural Lands area outside the village is not supported by the Community Development Model.

ME19 (cont.)



Fire Hazard Severity Zones



Dead-End Road Length (one-half mile)

Additional Information

Property is located at the end of Roadrunner Lane, a one-half mile dead-end road that connects to Ribbonwood Road and is entirely within the Very High Fire Hazard Severity Zone.

ME19 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Neighborhood Commercial	RL80	Major

Rationale for Major Category Classification

- The requested Neighborhood Commercial designation is intended for suburban residential neighborhoods and allows for a variety of services to support residents that live in the area.
- This area is not suburban and commercial zoning of an appropriate designation (Rural Commercial) is located nearby in the Boulevard community center.
- Further it appears that the property owner's desired use can likely be accommodated under the current designation and zoning and that no change is necessary.
- The request for Neighborhood Commercial would not be appropriate due to the remote nature of the property and the rural character of the area.
- Establishing a Commercial designation in a Rural Lands area outside the village is not supported by the Community Development Model.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Commercial use related policies would require reconsideration as they direct commercial uses to existing villages.
- The definition of the Neighborhood Commercial designation would require revisions.
- The General Plan Guiding Principles and policies would require revisions to deemphasize focusing growth to existing communities that contain jobs, services, and infrastructure.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations may require reconsideration if they had been proposed for commercial use.

Impact to Forest Conservation Initiative Remapping Timeline

Moderate – 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 affect the Forest Conservation Initiative area remapping. However, these changes may be a bit narrower in scope as they are related to commercial uses and therefore the impact to the Forest Conservation Initiative area remapping may be less than other fundamental changes.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

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

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

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.

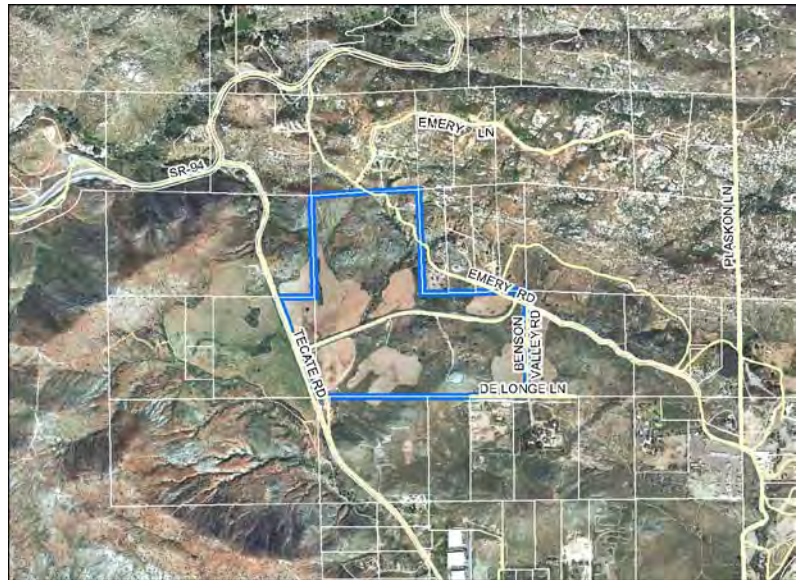
ME20

Zoning (Adopted Aug 2011)	S90
Property Specific Zoning Request:	M50
Requested by: David Wick ¹	
Community Recommendation	S90
Opposition Expected ²	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

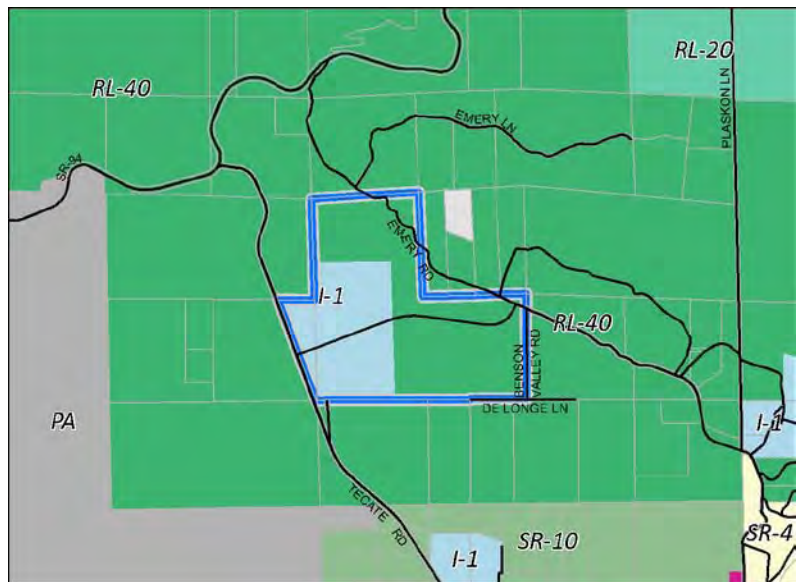
Notes:

- 1 – Tecate Gateway Center letter dated February 15, 2011
- 2 – Based on staff's experience

Property Description	
<u>Property Owner:</u> Tecate Gateway Center LLC	
<u>Size:</u> 132.5 acres 2 parcels	
<u>Location/Description:</u> Tecate Subregional Group Area; South of SR-94, on east side of Tecate Road and south of the intersection of Emery Road and Emery Lane; 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 Zones 	



Aerial



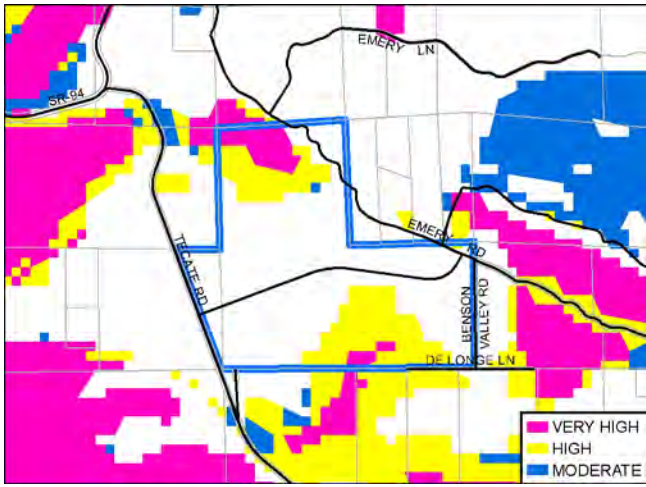
Adopted Aug 2011

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac/ Limited Impact Industrial
GP (Adopted Aug 2011)	I-1/RL40
Referral	RL40
Hybrid	RL40
Draft Land Use	RL40
Environmentally Superior	RL80
<i>Zoning</i>	
Former — M50 (45 acres) S92, 8-acre minimum lot size	
Adopted Aug 2011— S90, 8-acre min lot size	

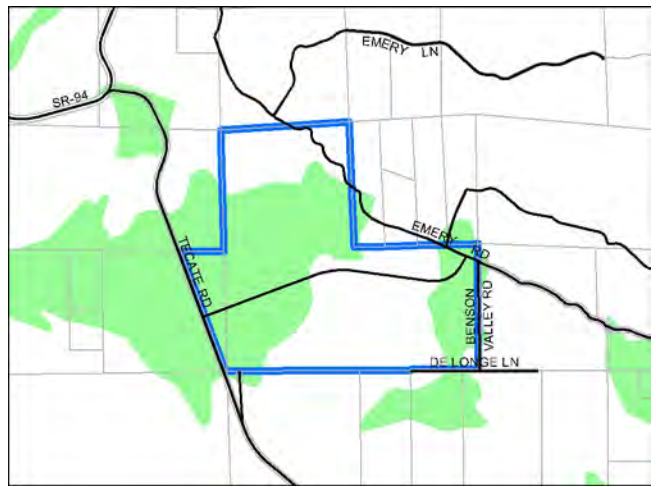
Discussion

The property is located within a Special Study Area (SSA) identified in the Mountain Empire Subregional Plan by the Tecate Sponsor Group, as adopted on August 3, 2011. The intent is to evaluate the area comprehensively to maximize land use potential in a manner that looks at land use and design issues comprehensively and restricts the amount of through traffic on SR-94. The SSA zoning was assigned to reflect the need for a comprehensive plan; however, any current uses would still be allowed as legal non-conforming. The SSA has nearly unanimous support of all property owners within its boundaries. Neither the Draft Land Use nor the Referral Maps retained Industrial land uses in this area. They were included in the map adopted on August 3, 2011 only through the inclusion of the SSA and the S90 Holding Zone.

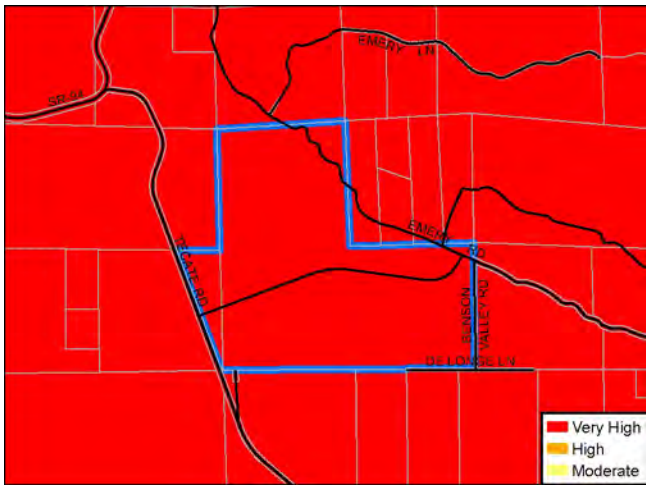
ME20 (cont.)



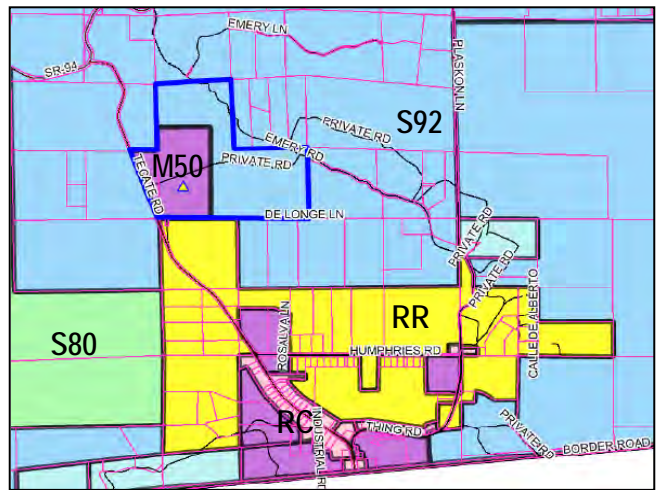
Habitat Evaluation Model



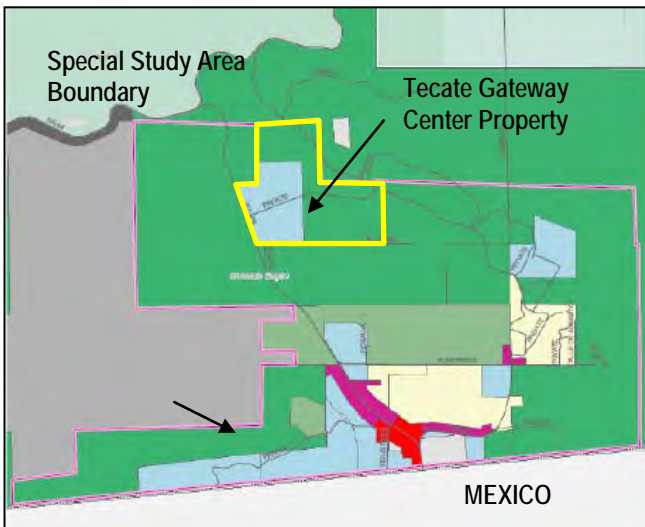
Agricultural Lands (Prime)



Fire Hazard Severity Zones



Current Zoning



Special Study Area

ME20 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
M50 Zone	S90 Zone	Moderate

Rationale for Moderate Category Classification

The request for Industrial zoning was not evaluated in the Environmental Impact Report. Rather, this area of Tecate was evaluated as Rural Lands 40 under all scenarios. In coordination with the Tecate Sponsor Group, a Special Study Area with an S90 Holding Zone was applied to this and other properties in Tecate to allow further planning. Revised zoning is anticipated to occur with the comprehensive development plan for this area that accounts for traffic and International Border issues. However if a designation other than the Special Study Area or Rural Lands 40 were applied, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

The Special Study Area discussion in the Tecate chapter of the Mountain Empire Subregional Plan would need to be reviewed for possible changes to reflect any change to this property. The Special Study Area map may also need revision.

Impact to Forest Conservation Initiative Remapping Timeline

None

Tecate Gateway Center LLC

February 15, 2011

The Honorable Greg Cox
The Honorable Bill Horn
The Honorable Dianne Jacob
The Honorable Ron Roberts
The Honorable Pam Slater-Price
County Administration Center
1600 Pacific Highway, Room 402
San Diego, CA 92101

Reference: POD 10-004: Zoning Reclassification
652-121-01/652-110-13

Dear Honorable Members of the Board of Supervisors:

The Board of Supervisors has now completed its fourth public hearing on the County's General Plan Update. A representative from our company has attended each one of these meetings and has spoken in opposition to the reclassification of the 128 acres of land owned by Tecate Gateway Center, LLC, to an "S-90" zone, pending the completion and Board approval of a specific plan for the Tecate area. We were one of over 200 individuals who have appeared before the Board and requested a reconsideration of the changes that are being proposed.

At the same time, we fully support an effort, by our fellow property owners in Tecate, to create a specific plan for the area. The basis for petitioning a reconsideration of the matter is time-based. It will take years for a specific plan to be drafted and vetted through the public hearing process. In the meantime, property owners in Tecate are denied all available and economically-viable uses of their property. In the event a specific plan is never adopted, the down-zone is permanent.

5440 Morehouse Drive, Suite 4000, San Diego, CA 92121
(858) 623-9000 Fax (858) 623-9009

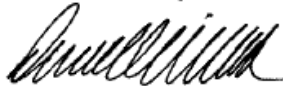
It is unreasonable and over-restrictive to wipe out the existing zoning in all of Tecate by enforcing a moratorium, when the existing land use policies have served adequately for the last 30-plus years.

Our proposal to retain the existing zoning is certainly achievable. We have spoken with members of staff, and with some additional study time, they have confirmed that it is feasible for the General Plan Update to recognize the existing zoning while at the same time allowing for the eventual adoption of a specific plan. This would be a win-win situation for everyone. With their current zoning intact, the property owners in Tecate can work to the goal of creating a specific plan to transform the area into an international trade center. If the plan turns out to be unsuccessful, they still retain the existing land uses.

We seek the full support of staff to make our proposal a reality. We respectfully request that the Board of Supervisors retain the current zoning classifications for Tecate, until such time as it is in a position to approve and formally adopt a specific plan for the area.

Best Regards,

Tecate Gateway LLC



David Wick
Agent

cc: Sarah Aghassi
Chris Champine
Michael De La Rosa
Eric Gibson
Stephanie Gioia-Beckman
Megan Jones
Devon Muto
Robert Spanbauer
John Weil

ME21 (2004 Referrals #166 and #167)

General Plan (Adopted Aug 2011)	RL80
Property Specific Request	SPA (0.03) SR4
Requested by: Greg Lansing	
Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:

- 1 – Boulevard CPG minutes of January 6, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

Boulevard Empire LLC

Size:

2,304 acres (3.6 sq. mi.)
18 parcels

Location/Description:

Boulevard Subregional Group Area;
Two non-contiguous areas, both north and south
of Interstate 8;
Outside County Water Authority boundary.

Prevalence of Constraints (See following page):

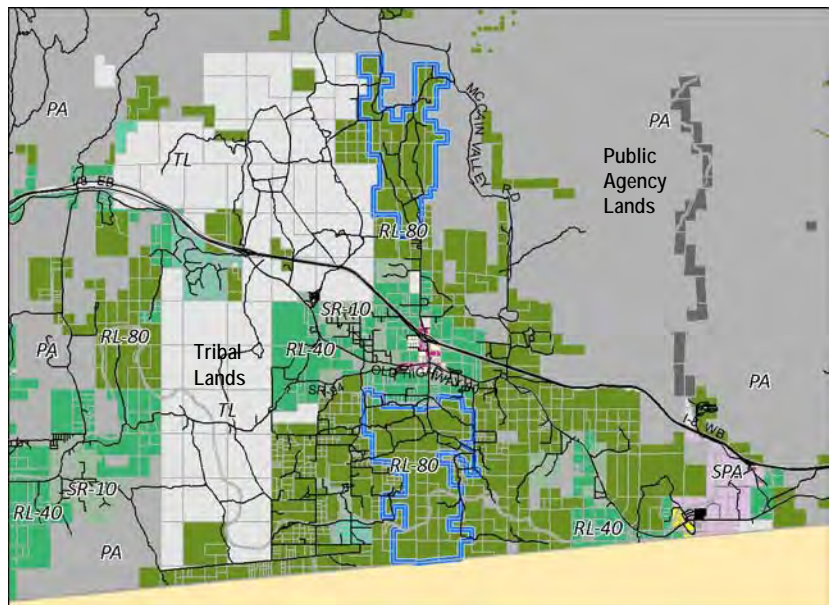
- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	SPA (0.03) 1 du / 4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — S88/S92, 4- and 8-acre min. lot size	
Adopted Aug 2011 — S92, 8- and 11-acre min. lot size	



Aerial



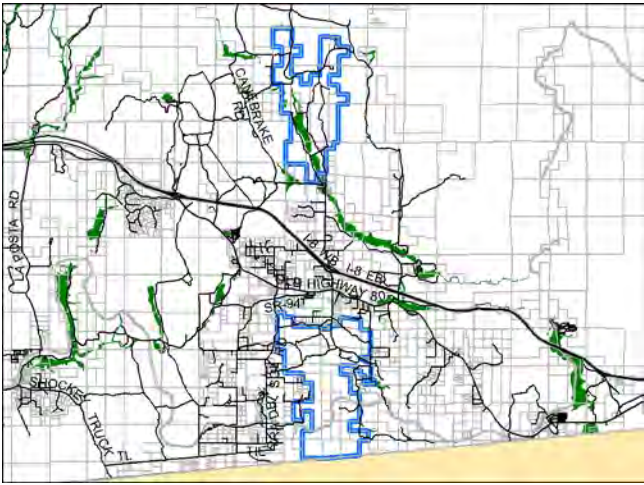
Adopted Aug 2011

Discussion

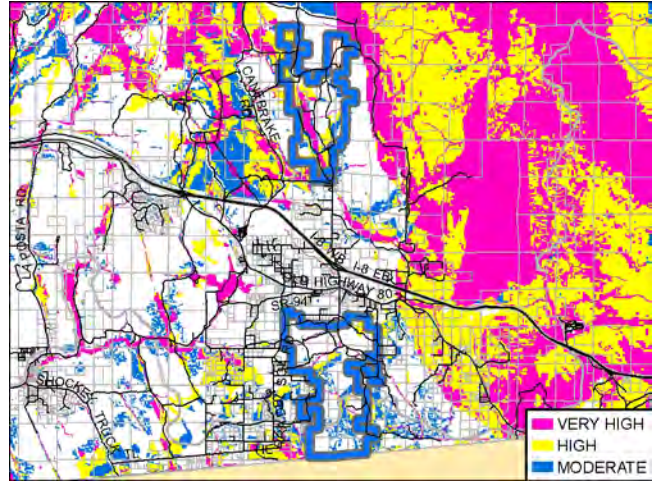
This property is two 2004 Residential Referrals (#166 and #167) where the property owner requested a density of SR4 on the southern section and one dwelling unit per 32 acres on the northern section; however, a RL80 designation was applied to the Referral Map for both sections. The property had a Specific Plan that expired in 1990. In addition, Specific Plan SP98-002 and Tentative Map 5133 were applied for in 1998, but were never approved and were formally withdrawn in June 2006 (see attached letter from the Department of Planning and Land Use). Due to the decision early in the planning process for the General Plan Update, SPA designations were retained only for approved Specific Plans. Since, this property no longer has an approved Specific Plan, land use designations were assigned consistent with the Community Development Model and Guiding Principles.

Continued on next page.

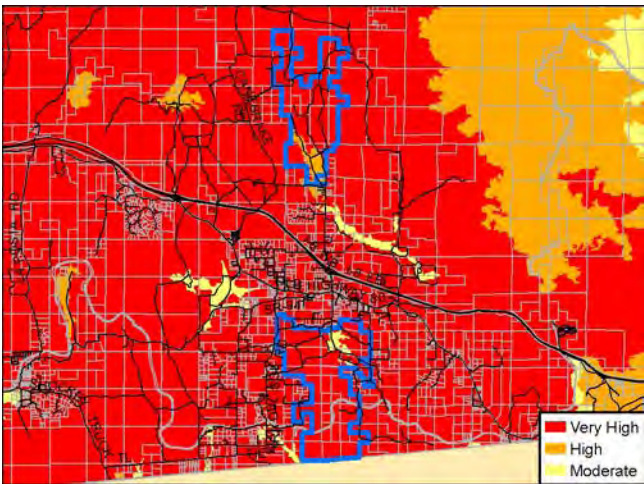
ME21 (cont.)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion (cont.)

The Property owner is also requesting a density increase from one dwelling unit per 80 acres to one dwelling unit per 30 acres. The difference is that under a RL80 designation, approximately 29 units could be built where with the density requested by the property owner, 77 units could be built. The increase in density is not supported by Guiding Principle #9 due to the lack of infrastructure and services in the area.

ME21 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4 Specific Plan Area (0.03)	Rural Lands 80	Major

Rationale for Major Category Classification

- This request covers over 2,300 areas in the outer region of the Boulevard community.
- Boulevard is a sparsely populated community with a small center near I-8. These areas are distant from that center and contain little existing infrastructure or uses.
- Some existing parcelization does occur beyond the Boulevard community center but there are still large undeveloped areas and the Rural Lands 80 reflects the General Plan's concept to limit growth in these outlying areas.
- The General Plan Community Development Model does not support increased development away from existing villages in remote areas.
- The General Plan principles and policies do not support increased development in Very High Fire Severity areas with limited access and sensitive resources.

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 reconsideration of the density allowed.
- 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.

ME21 (cont.)



County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

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

November 19, 2010

Benjamin M. Weiss
Lansing Companies
12770 High Bluff Drive, Suite 160
San Diego, CA 92130

ADOPTION OF SPECIFIC PLAN FOR BIG COUNTRY RANCH

Dear Mr. Weiss:

This letter responds to your letter dated November 15, 2010 regarding the General Plan Update and the Big Country Ranch Specific Plan.

In your letter you suggest that my comments at the November 10, 2010 Board Hearing on the General Plan Update related to the Big Country Ranch Specific Plan were in error because I stated that the Big Country Ranch Specific Plan had never been approved. My response was referring to the Big Country Ranch Specific Plan (SP98-002) and Tentative Map 5133, which were applied for in 1998. These two applications were never approved and were formally withdrawn in June 2006.

Your letter references an older Specific Plan (SP83-06), which was adopted in 1984 but expired in 1990. The resolution approving SP83-06 included a requirement that at least one unit of the Tentative Map 4437 (which was approved concurrently with the Specific Plan) had to become a Final Map by the first day of the seventh year following approval of the Tentative Map or the Specific Plan would expire. Tentative Map 4437 never became final and the Tentative Map and Specific Plan both expired on August 8, 1990.

As a result, Specific Plan (SP83-06) does not legally exist and cannot be "grandfathered-in" as you request. Your request to maintain the current one dwelling unit per four acre density cannot be justified in this manner; however, we have noted this as your preference and will be presenting information to the Board of Supervisors of the implications of satisfying this request for their consideration in making a decision on the General Plan Update.

ME21 (cont.)

Benjamin M. Weiss
November 19, 2010
Page 2 of 2

If you would like additional information concerning the General Plan Update, please contact Bob Citrano at (858) 694-3229 or via email at Robert.Citrano@sdcounty.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Gibson", with a stylized flourish at the end.

ERIC GIBSON, Director
Department of Planning and Land Use

GENERAL PLAN 2020 REFERRAL MATRIX

Boulevard

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
165	<p><i>J. Doyle</i></p> <p>Doyle Property, located 300 ft behind commercial frontage in the traditional Boulevard Village area, on Old Hwy 80, east of the Hwy 94/80 merge. Adjacent to old cottage lots (4,000 sf) and large 40 – 80 acre parcels.</p> <ul style="list-style-type: none"> ▪ Approx. 8 acres ▪ Semi-Rural category 	10.9 du/acre	1 du/ 4 acres	10.9 du/ acre	1 du/ 4 acres	<p>COMPROMISE of <u>1 du/acre</u></p> <ul style="list-style-type: none"> ▪ Location and context allow for semi-rural to village intensities ▪ Entire area is groundwater dependent ▪ This designation would allow for future services without changing the existing mobile home park to high density single family housing
NO CHANGE to Working Copy Map						
166	<p><i>Jim Whalen</i></p> <p>Empire Ranch, located 4-5 miles south of I-8 and Ribbonwood Rd, bordering Mexico and the traditional Boulevard town within the Jewell Valley basin.</p> <ul style="list-style-type: none"> ▪ Approx. 4,000 contiguous acres ▪ Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 80 acres	Retain existing density	1 du/ 80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ General Plan 2020 designation (Rural Lands) is consistent with surrounding context of large lots, sensitive biological habitat, and species sensitivity ▪ Proposed intensity of development is more appropriate in surrounding Country Towns, rather than this more rural area

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located 2-4 miles north of I-8 and Ribbonwood Rd. Surrounded by State Lands and Manzanita Indian Reservation Lands.</p> <ul style="list-style-type: none"> ▪ Approx. 2,000 acres ▪ Rural Lands category 	Specific Plan	1 du/40 acres	Retain Specific Plan (1 du/32 acres)	1 du/80 acres	<p>DISAGREE - Retain 1 du/80 acres</p> <ul style="list-style-type: none"> ▪ Surrounded by State Lands and Manzanita Indian Reservation Lands ▪ Former specific plan with existing "pipelined" specific plan in progress proposing 1 du/32 acres currently under County staff review ▪ Rural Lands designation is consistent with location and context ▪ Within sensitive biological habitat ▪ Isolated from existing infrastructure ▪ Groundwater dependent

Jacumba
No referrals

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

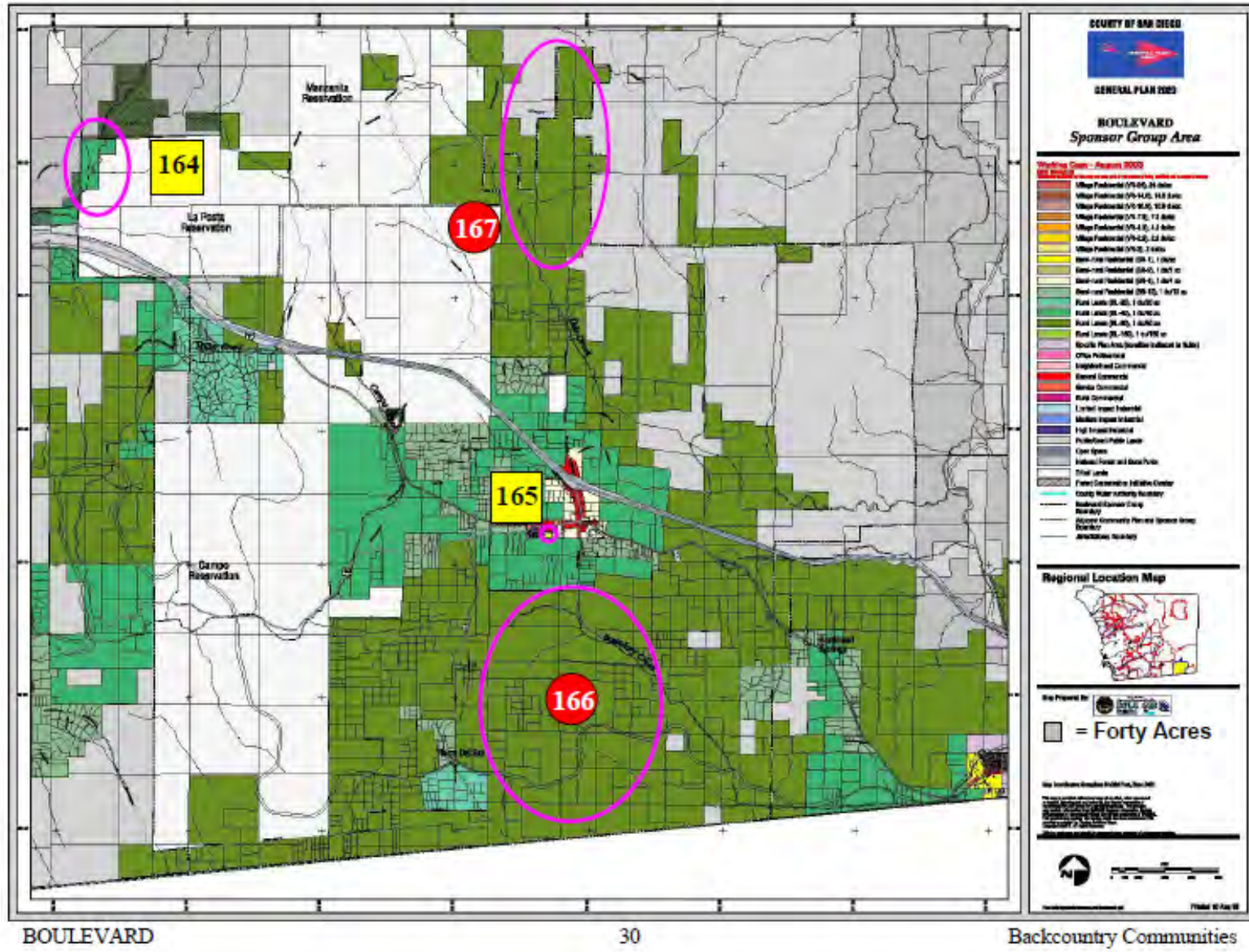
BOULEVARD



Boulevard had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral 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.

All of the referrals are located outside the CWA boundary and are groundwater dependent. Two referrals are between 2,000 and 4,000 acres in size and located outside the village of Boulevard. These referrals have areas consistent with Rural Lands designation because they lack adequate public services and infrastructure, are within a context of large-lot parcels, and have potential environmental impacts. Increasing the densities of these referrals would produce more growth in Boulevard and undermine its community character by contributing to a community development pattern characterized by sprawl. The remaining referral consists of a four-acre parcel located within the village. This groundwater dependent parcel was designated with a Semi-Rural density to recognize the existing legal non-conforming mobile home park that pre-dates the existing General Plan or Zoning Ordinance.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
165	<p><i>J. Doyle</i></p> <p>Located in traditional Boulevard Village, behind commercial land.</p> <ul style="list-style-type: none"> • 8 acres • Existing General Plan: 10.9 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Village Core: 10.9 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> • Create a model for community development – Semi-Rural densities are consistent with land use framework concepts for a Rural Village • Assign densities based on characteristics of the land – area is groundwater dependent • Develop a legally defensible general plan – designation would allow for future services without changing the existing mobile home park to high density residential
166	<p><i>Jim Whalen</i></p> <p>Located between the village of Boulevard and border with Mexico.</p> <ul style="list-style-type: none"> • 4,000 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Obtain a broad consensus – consistent with planning group recommendation
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located north of I-8, surrounded by State and Tribal Lands. Pipelined SPA</p> <ul style="list-style-type: none"> • 2,000 acres • Existing General Plan: Specific Plan (0.03) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Specific Plan (1 du/32 acres)</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • Locate growth near infrastructure, services, and jobs – groundwater dependent, without vehicular access, and away from existing settlements • Assign densities based on characteristics of the land – area has sensitive biological habitat • Obtain a broad consensus – consistent with planning group recommendation

<p>BOULEVARD</p> <p>2000 Census Population.....1,692</p> <p>Community 2020 Target¹.....3,000</p> <p>April 2004 WC Map Population.....2,840</p>	
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APRIL 2004 WORKING COPY MAP

The goal of the April 2004 Working Copy map is to retain Boulevard’s rural character and direct growth within the village area. Much of the land is undeveloped and lacks the needed infrastructure to facilitate development outside the village in a costly manner. The community is located entirely outside the CWA and is groundwater dependant.

KEY COMMUNITY ISSUES

- Rural character opens unique opportunities for the many recreational possibilities surrounding the area
- Boulevard’s natural resources are a valuable asset to its own quality of life, as well as the region
- Commercial needs are satisfied by small businesses that work to maintain the common personality of the area
- The new casino gives rise to the issue of expanding the existing Village Core and commercial areas

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Higher densities for the community are located in the existing crossroads of Highway 80, Highway 94, Ribbonwood Road and Interstate 8
- Semi-rural areas primarily reinforce the village area of Boulevard
- Buffers are established between the communities of Tierra del Sol, Boulevard and Live Oak Springs

TRAFFIC FORECASTS

(See Mountain Empire Section)

¹ Community target not yet endorsed by the Board of Supervisors: 4,134.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

165	J. Doyle	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/acre	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acre	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acre
166	Jim Whalen	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
167	William Schwartz (representing Bluegreen Corp.)	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres

ME22

General Plan (Adopted Aug 2011)	RL80
Property Specific Request	SR4
Requested by: Susan Pote	
Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1 – Based on staff's experience

Property Description

Property Owner:

Richard Volker & Susan Pote-Volker

Size:

155.8 acres

1 parcel

Location/Description:

Campo / Lake Morena Subregional Group Area;
North of SR-94, bisected by La Posta Road,
south of the intersection of La Posta Road and La
Posta Truck Trail;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

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

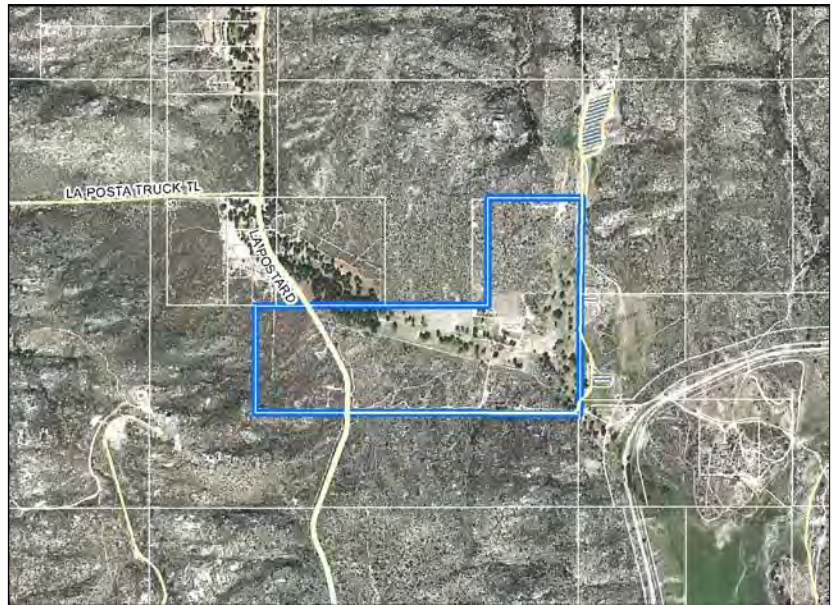
Land Use

General Plan

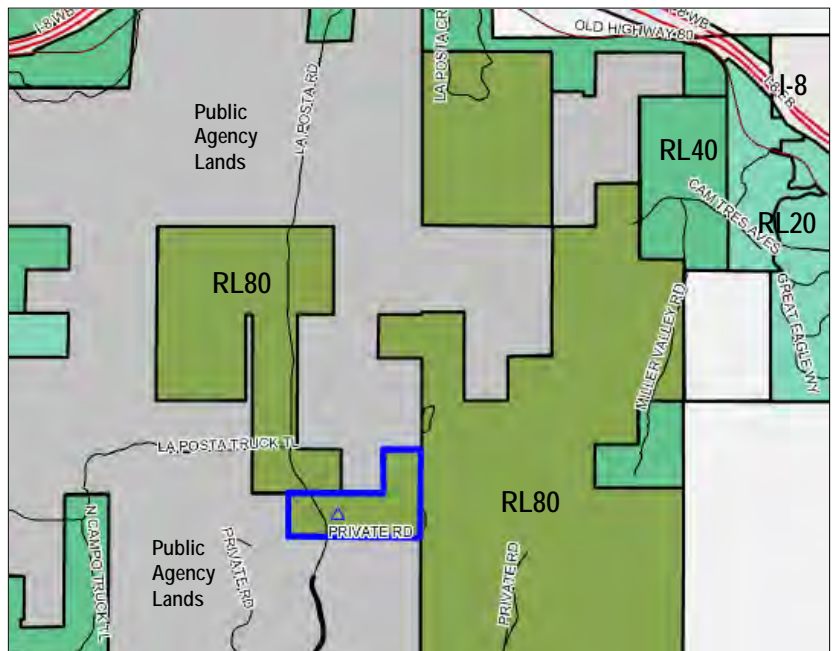
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Former — S92, 4-acre minimum lot size
Adopted Aug 2011— Same as existing



Aerial



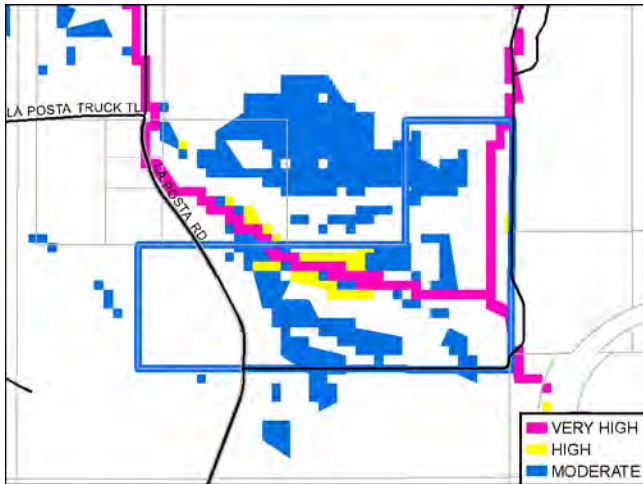
Adopted Aug 2011

Discussion

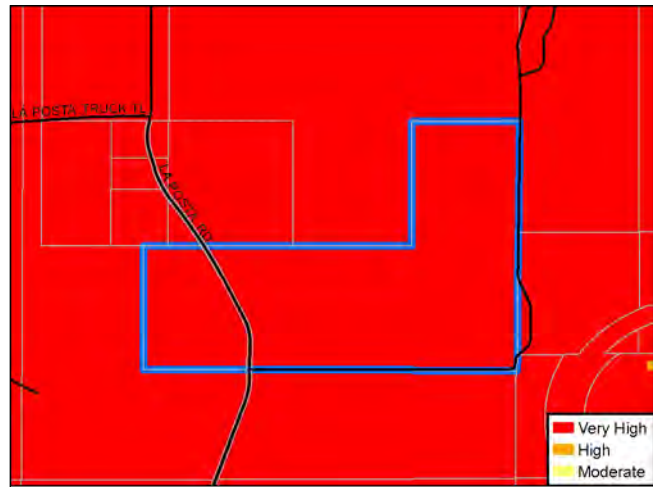
The property is located in a remote area with the Cleveland National Forest or La Posta Mountain Warfare Training Facility to the north, west, or south. La Posta Road bisects the subject property, 2.5 miles north of SR-94 and 3.1 miles south of Old Highway 80.

The request for a Semi-Rural designation in this remote area would not be supported by the Community Development Model. TM 5371 was initiated in 2004 to subdivide a portion of the property into 8- and 11-acre lots. The project was withdrawn on December 18, 2006 due to issues that were not able to be resolved. This project highlights one of the problems with the former General Plan Land Use Map, which often applied densities that are not actually achievable.

ME22 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zone

ME22 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 site is in a remote area of the Campo planning area where there is sparse development and mainly large land holdings.
- 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 remote areas with limited access and sensitive resources.

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

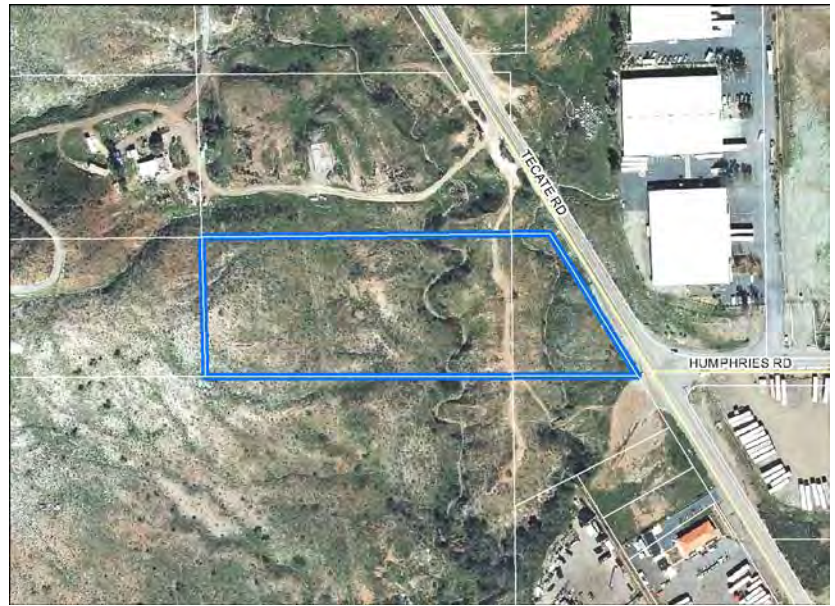
Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

ME23

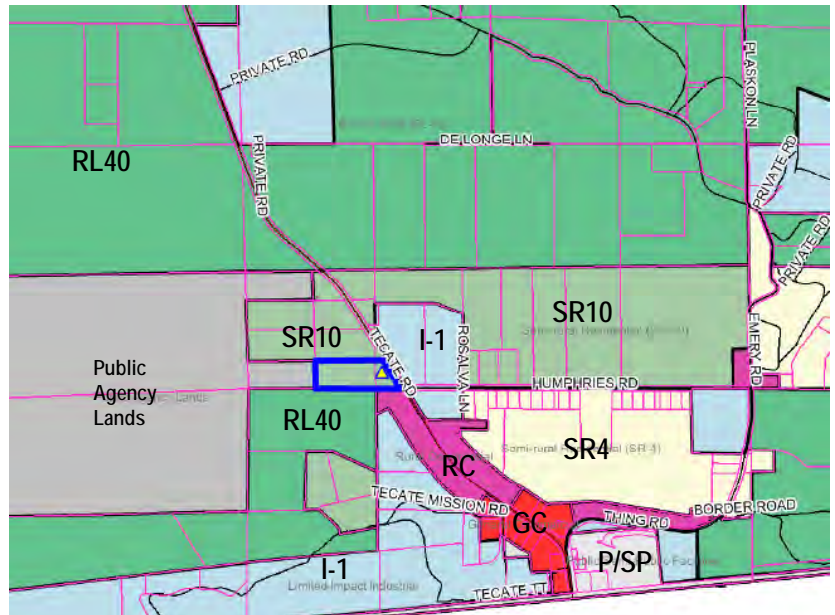
General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR1
Requested by: Randy Priddy	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:
1 – Based on staff's experience

Property Description	
<u>Property Owner:</u> Randy L. Priddy	
<u>Size:</u> 6.1 acres 2 parcels	
<u>Location/Description:</u> Tecate Subregional Group Area; South of SR-94 on the west side of Tecate Road at the intersection of Tecate Road and Humphries Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none	
○ Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
◐ Habitat Value	
○ Agricultural Lands	
● Fire Hazard Severity Zones	



Aerial



Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/1, 2, 4 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10/GC
Hybrid	SR10
Draft Land Use	SR10
Environmentally Superior	RL20
Zoning	
Former — RR, 2-acre minimum lot size	
Adopted Aug 2011 — S90, 2-acre minimum lot size	

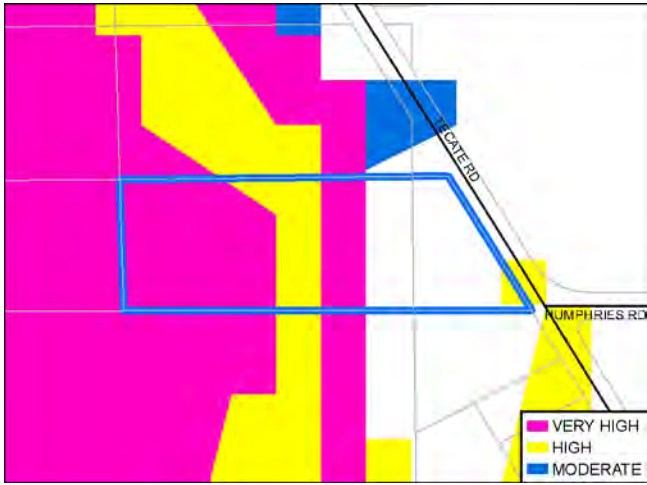
Discussion

The subject property is located within a Special Study Area (SSA) proposed by the Tecate Sponsor Group in the Draft Mountain Empire Subregional Plan; therefore, this property is subject to further refinement when the comprehensive plan for the SSA is completed (see next page for additional information on the SSA). A SR1 designation would allow for subdivision of one parcel; however, the other parcel is only one acre, therefore the property owner's request would not affect this parcel.

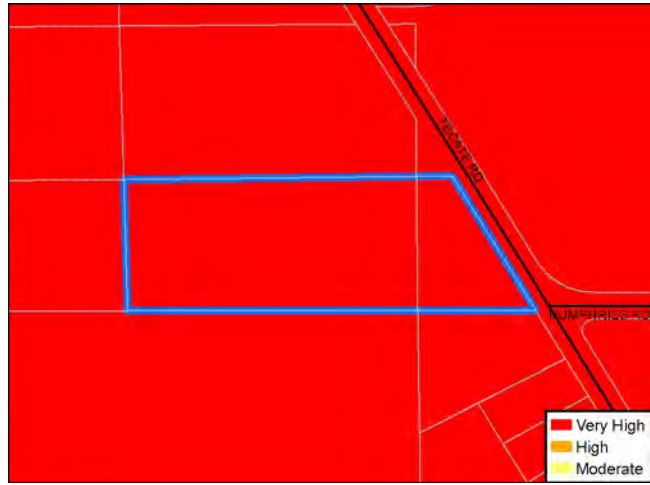
The following is a description of the Special Study Area (SSA) from the Mountain Empire Subregional Plan adopted on August 3, 2011:

"The Tecate SSA is intended to create a cross-border community and to promote development of Tecate, USA as an International Trade Community with commercial and industrial uses intended to provide goods and services that compliment the needs of the residents of Tecate, Mexico."

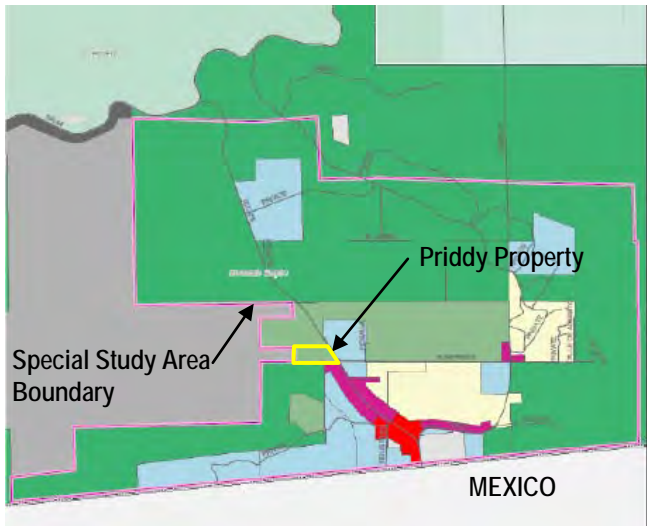
ME23 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones



Special Study Area

ME23 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 10	Moderate

Rationale for Moderate Category Classification

The request for SR1 (a density of 1 dwelling unit per acre) 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 with a small corner of General Commercial fronting Tecate Road. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR1 designation is assigned consistently, an additional 19 acres north of the property would require a change in designation from SR10 to SR1 which would not result in additional subdivision in the area (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

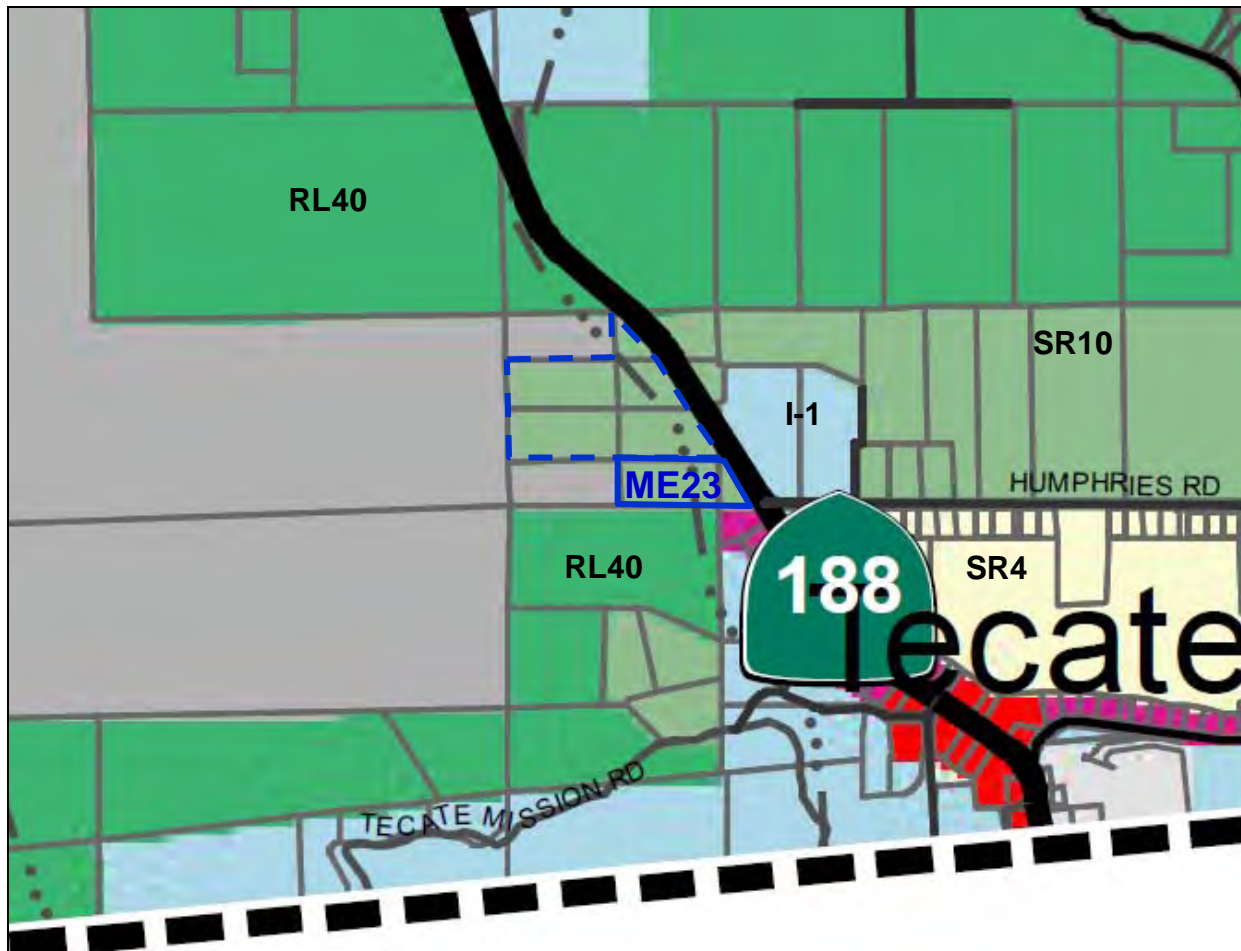


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

ME24

General Plan (Adopted Aug 2011)	RL80
Property Specific Request	SR4
Requested by: Randy Priddy	
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

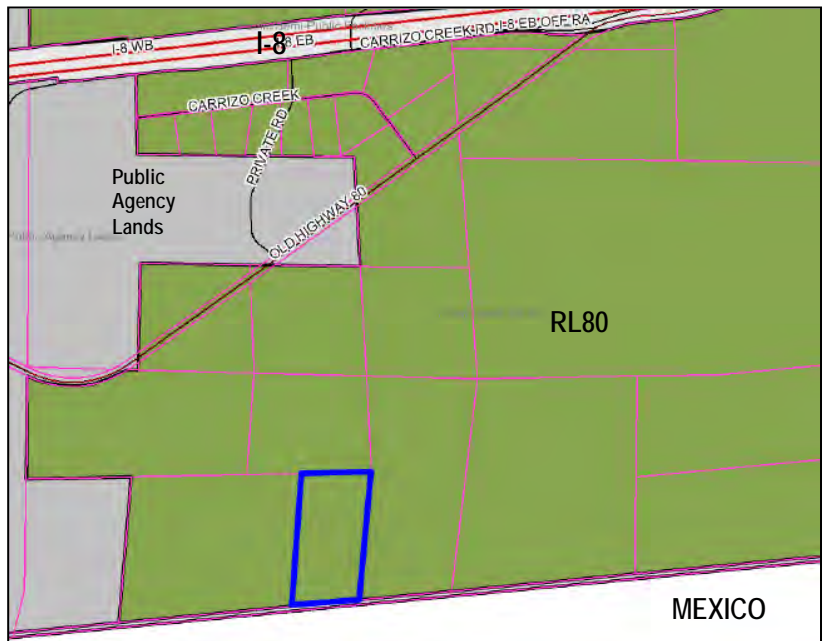
Note:
 1 – Jacumba Sponsor Group minutes of January 25, 2011
 2 – Based on staff's experience

Property Description
Property Owner: Randy L. Priddy
Size: 30.1 acres 1 parcel
Location/Description: Jacumba Subregional Group Area; South of Old Highway 80, 1.2 miles west of the County of Imperial, adjacent to the border of Mexico; 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 Zones

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

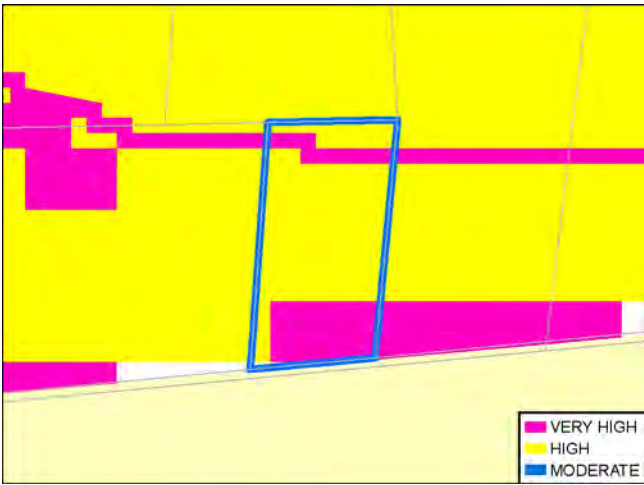


Adopted Aug 2011

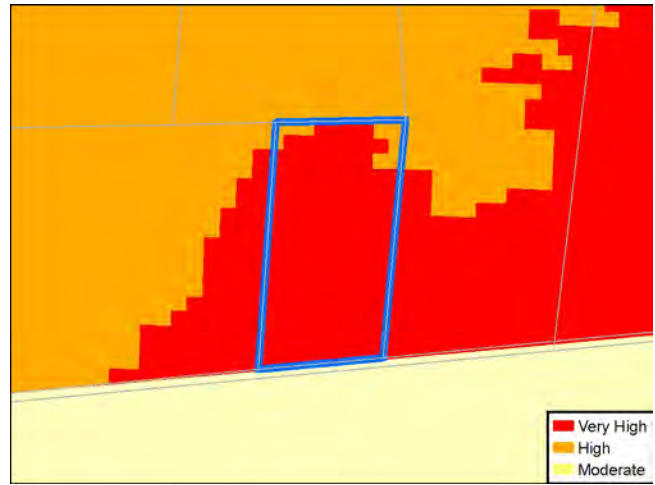
Discussion

Subject property is located in remote area of the county along the International Border with Mexico and more than one-half mile from a public road. A Semi-Rural designation in this area would not be supported by the Community Development Model and Guiding Principle #9 and would be a spot designation. This designation is outside the range of alternatives evaluated by the General Plan Update Draft EIR and could also require changes to the project objectives.

ME24 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

ME24 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 site is extremely remote and lacks adequate access.
- 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 remote areas with limited access and sensitive biological resources.

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.
- 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.

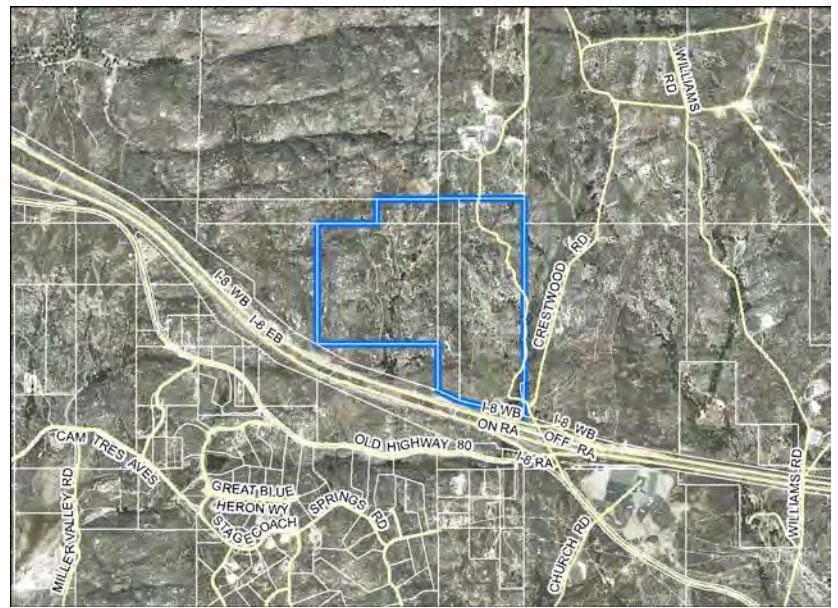
Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

ME25

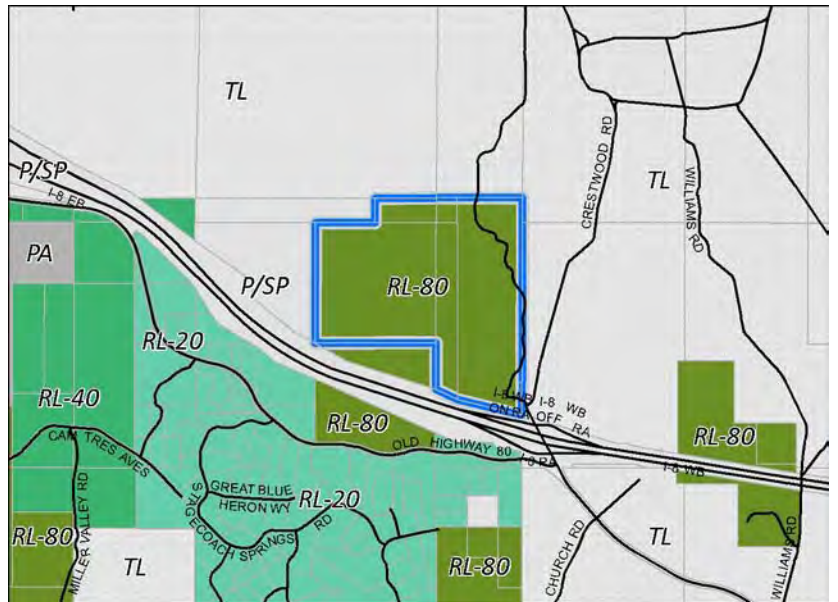
General Plan (Adopted Aug 2011)	RL80
Property Specific Request	SR4
Requested by: George Johnson	
Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Notes:
 1 – Boulevard CPG minutes of January 6, 2011
 2 – Based on staff's experience

Property Description	
Property Owner: Johnson George H Trust	
Size: 360 acres 6 parcels	
Location/Description: North of I-8, east of the Crestwood Road/Old Highway 80, east side of the Boulevard Subregional Group Area; 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 Zones 	



Aerial



Adopted Aug 2011

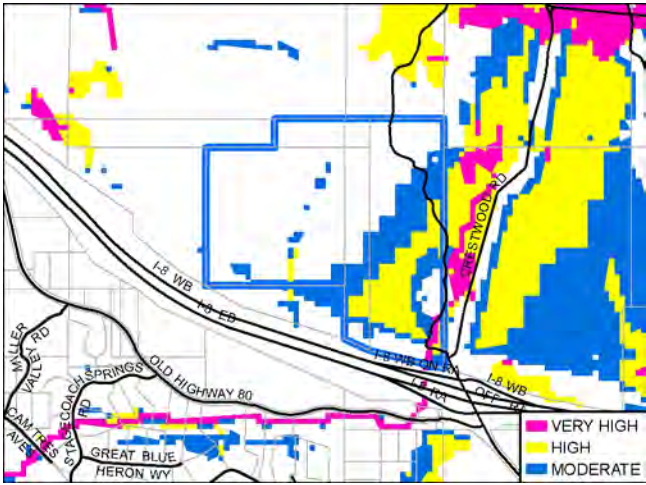
Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

Discussion

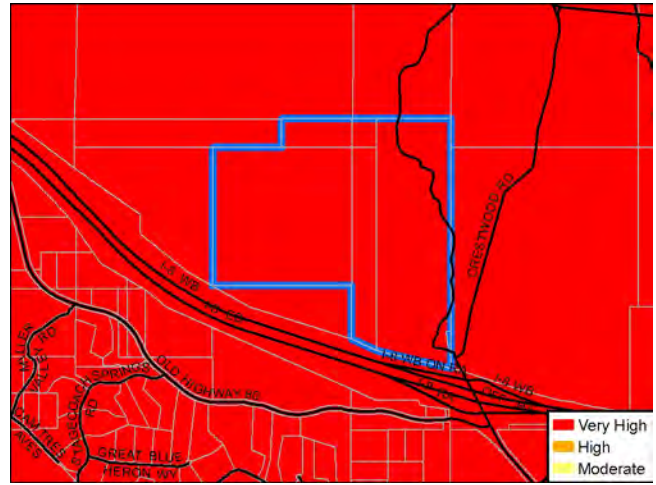
The property is designated as Rural Lands 80 to be consistent with the principles of the General Plan Update, which support the location of additional population in areas close to existing infrastructure and services. The property is in the Very High Fire Hazard Severity Zone and is located in an area that would rely on groundwater. A Semi-Rural designation in this remote portion of the county where infrastructure and services are lacking would not be supported by the Community Development Model.

Also, clustering opportunities would be limited on this property due to the Groundwater Ordinance requiring eight-acre minimum lot sizes, therefore any development would be spaced and result in significant infrastructure costs.

ME25 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

ME25 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 site encompasses 360 acres on the north side of I-8 in the Boulevard planning area.
- Although the site is adjacent to I-8, it is a significant distance from any existing communities.
- Some parcelization occurs on the south side of I-8 but is still limited.
- 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 remote areas with sensitive resources.

Guiding Principles/General Plan Changes Necessary to Support the Request

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

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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

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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-6.2 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.

ME26

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR10
Requested by: Randy Lenac	
Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:

1- Based on staff's experience

Property Description

Property Owner:

Randolph / Barbara Lenac

Size:

200 acres
2 parcels

Location/Description:

Campo / Lake Morena Subregional Group Area;
1 ½ miles south of Interstate 8, one-fifth mile east
of Cameron Truck Trail;
Outside CWA boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

Land Use

General Plan

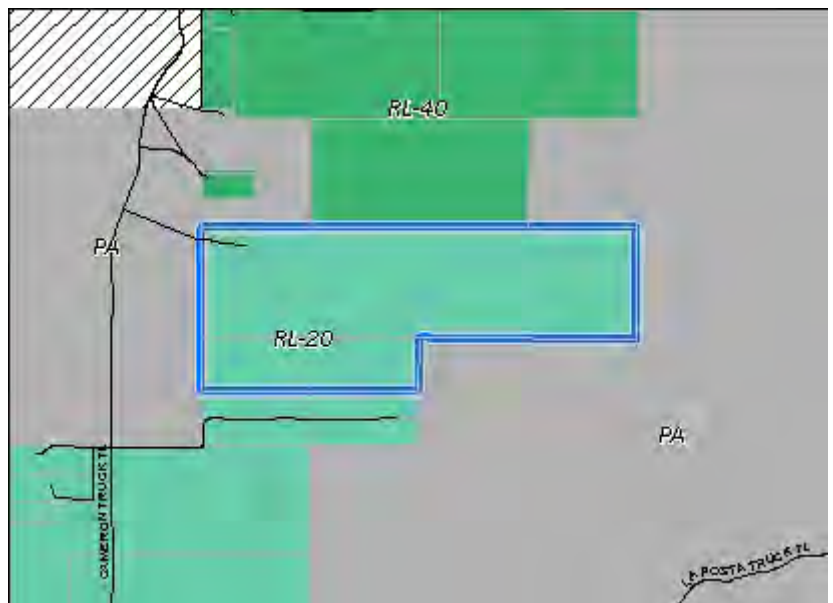
Scenario	Designation
Former GP	1 du / 4, 8, 20ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

Zoning

Former — S92, 4-acre minimum lot size
Adopted Aug 2011 — Same as existing



Aerial

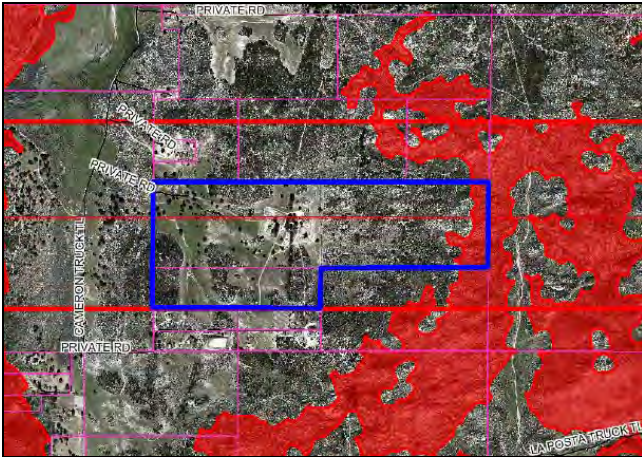


Adopted Aug 2011

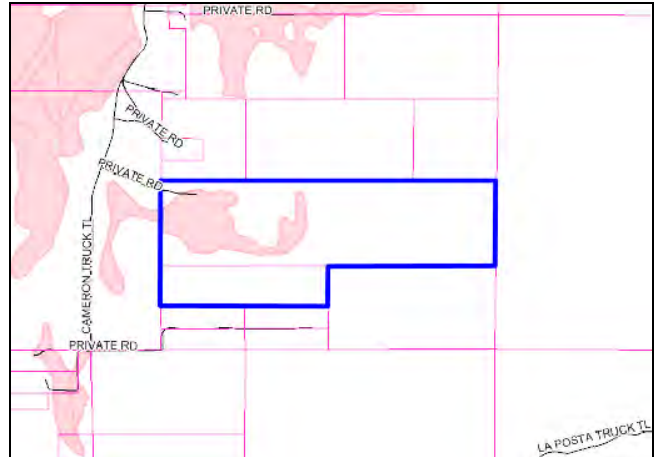
Discussion

The property owner is requesting a SR10 density in lieu of the RL20 designation applied to the map adopted on August 3, 2011. The property is located one-fifth mile from a public road, contains farmlands of local importance, and is within the Very High and High Fire Hazard Severity Zones. An SR10 designation would result in a spot designation that would result in an additional 478 acres to also be designated SR10. The SR10 is outside the range of alternatives evaluated by the EIR. This request for a Semi-Rural designation would not fully support the Community Development Model and Guiding Principle #9 due to the lack of infrastructure and services in this area.

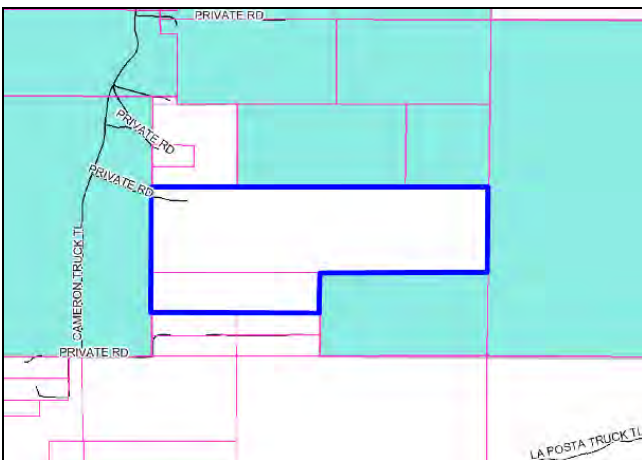
ME26 (cont.)



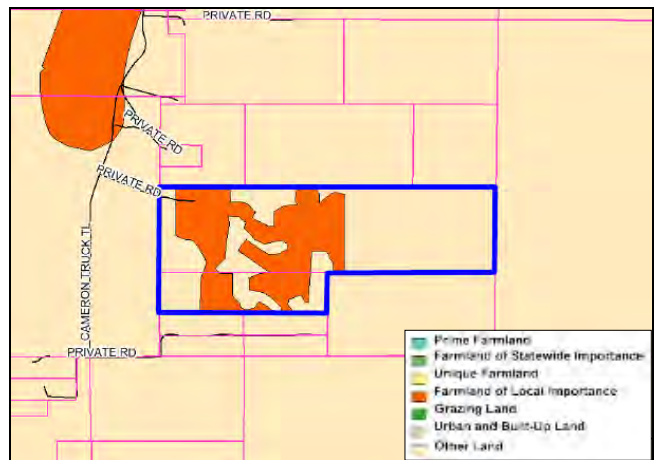
Steep Slope (Greater than 25%)



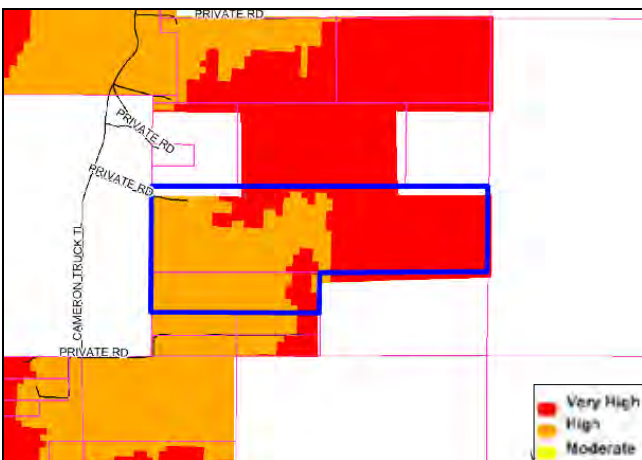
Tier 1 Habitat



Agricultural Preserves



Farmlands of Local Importance



Fire Hazard Severity Zones

ME26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Moderate Category Classification

The request for a SR10 density (one dwelling unit per 10 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 twenty acres. Therefore, additional environmental documentation would be necessary in order to comply with State law. It is also important to note that the large parcels to the north designated RL40 are part of an Agricultural Preserve.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR10 designation is assigned consistently, an additional 478 acres around the property would require a change in designation from RL20 to SR10 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

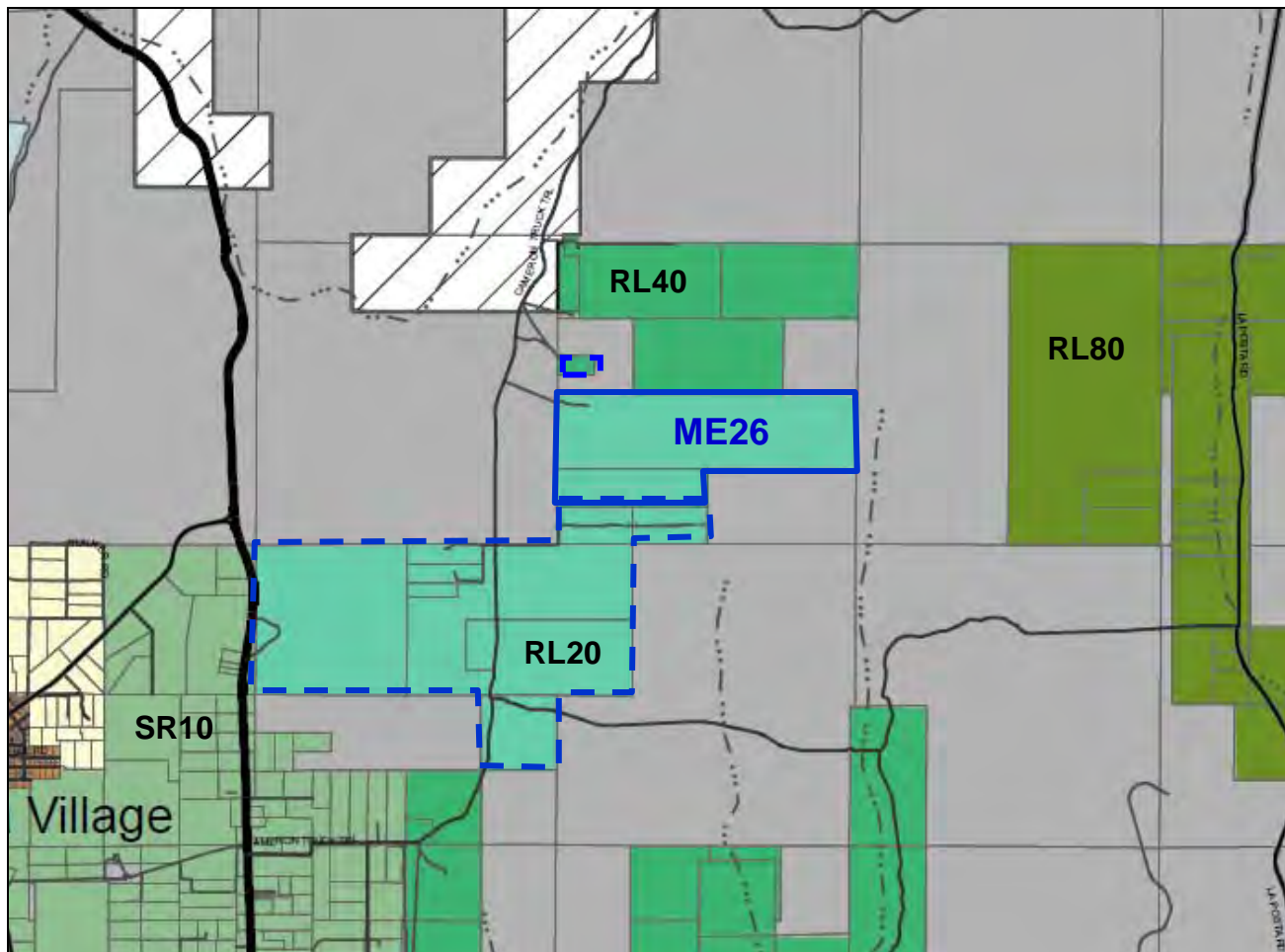


Figure 1: Property Specific Request — Refinements Necessary for Change - - - -

ME27

General Plan (Adopted Aug 2011)	RL40
Property Specific Request	SR10
Requested by: Janet Light	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

- 1 – Boulevard CPG minutes of January 6, 2011
- 2 – Based on staff's experience

Property Description

Property Owner:

William and Janet Light

Size:

42.2 acres

1 parcel

Location/Description:

0.2 miles east of Old Jewel Valley Road and 0.3 miles south of Old Highway 80 via Fisher Road
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

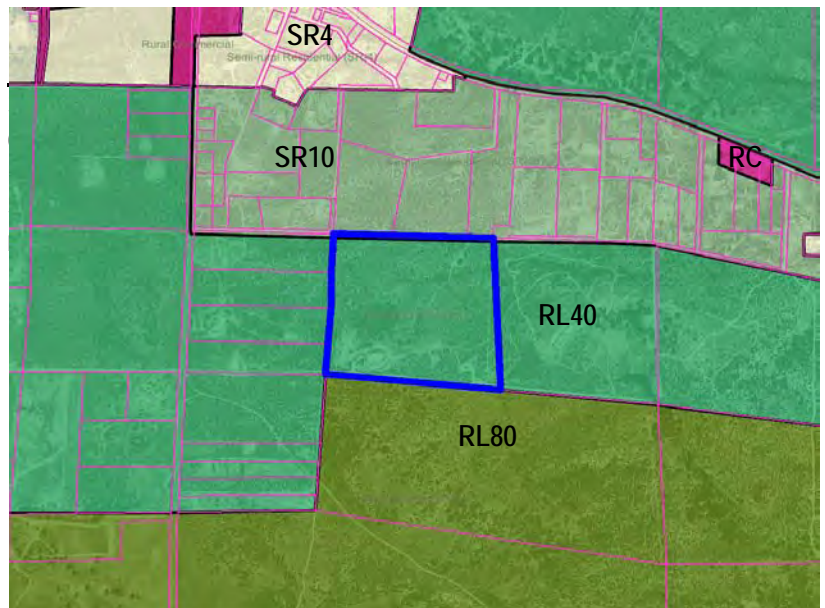
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial



Adopted Aug 2011

Discussion

The property is 40 acres, located south of the Boulevard Rural Village. The request for Semi-Rural 10 would allow the property to subdivide into four parcels, which is more intense than any of the General Plan Update alternatives analyzed by the Draft EIR.

ME27 (cont.)



Fire Hazard Severity Zones

ME27 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Moderate Category Classification

The request for a SR10 density (one dwelling unit per 10 acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per 40 acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR10 designation is assigned consistently, an additional 38 acres west of the subject property would require a change in designation from RL40 to SR10. However, due to existing parcelization, this would not result in additional subdivision in the area.

Impact to Forest Conservation Initiative Remapping Timeline

None

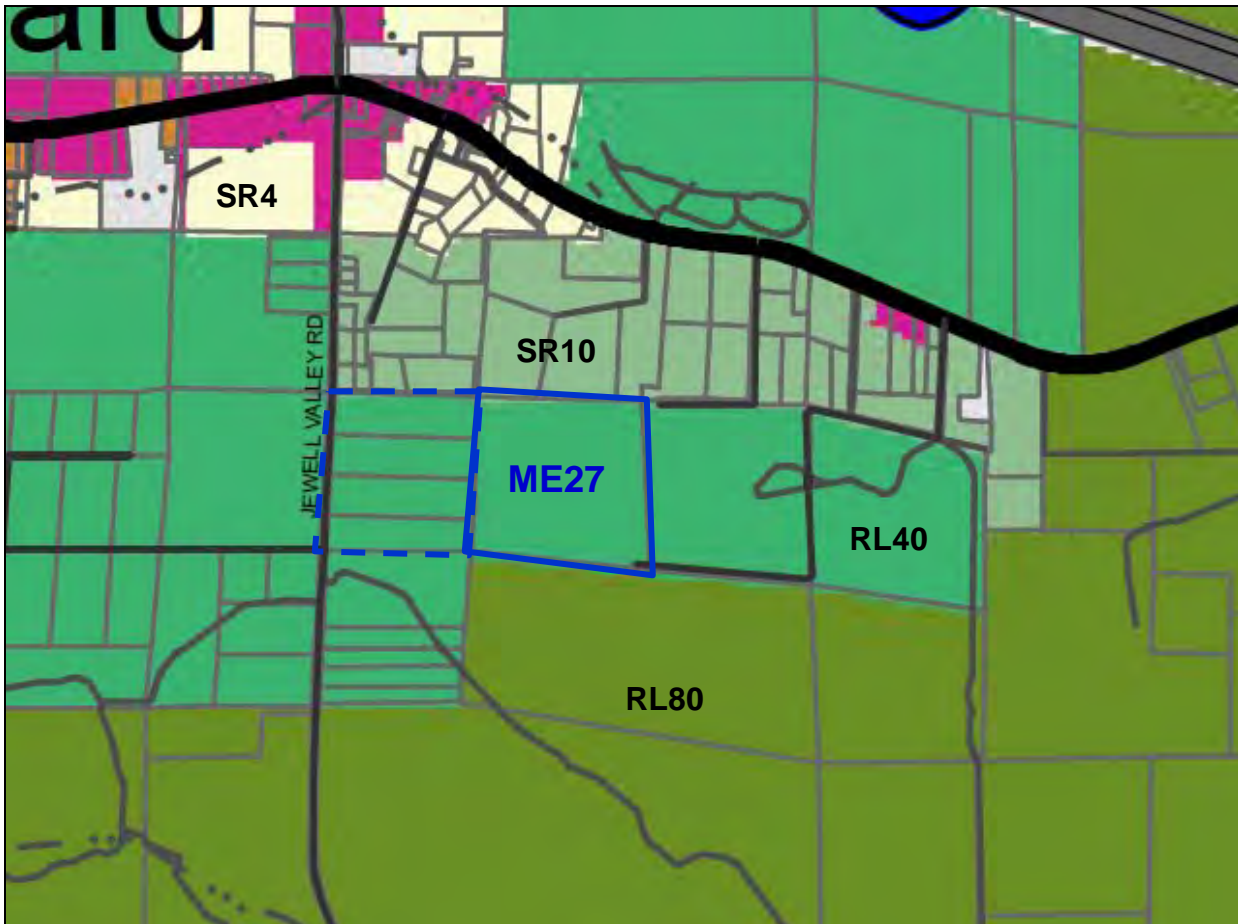


Figure 1: Property Specific Request —— Additional Remapping Necessary for Change - - - -

ME28

General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR4
Requested by: Joe M. Mancilla	
Community Recommendation	SR10 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 - Jacumba Sponsor Group minutes of January 25, 2011
- 2 - Based on staff's experience

Property Description

Property Owner:

Joe M. Mancilla

Size:

13.0 acres
2 parcels

Location/Description:

0.2 miles southwest of Old Highway 80 via a private road;
Outside County Water Authority boundary

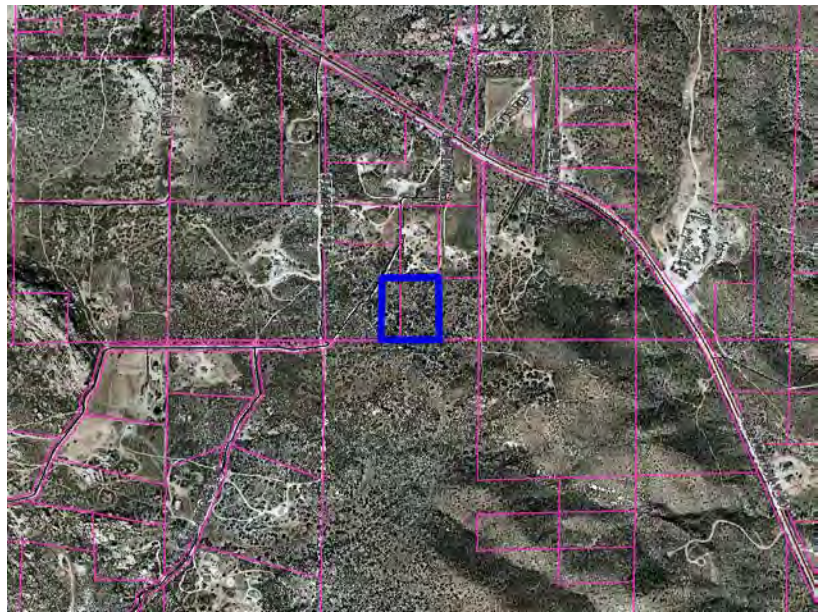
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

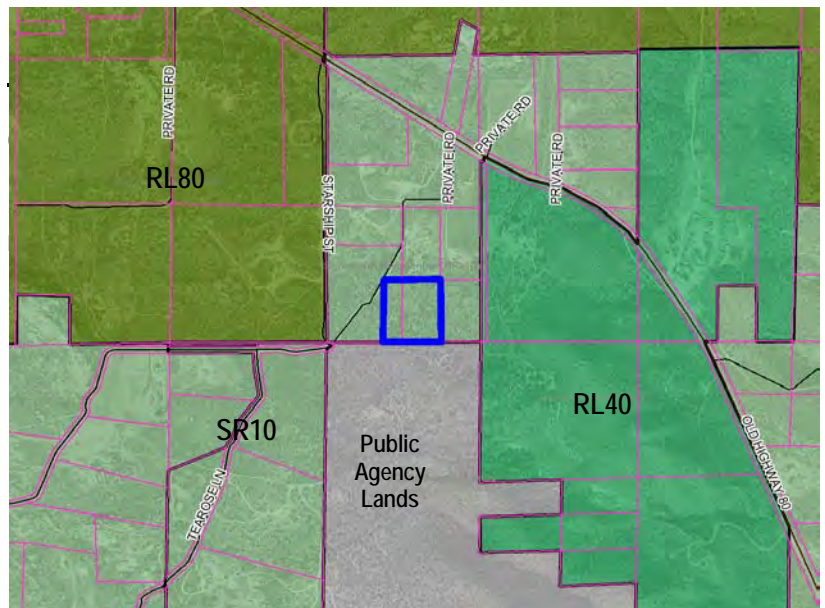
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 4, 8, 20 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

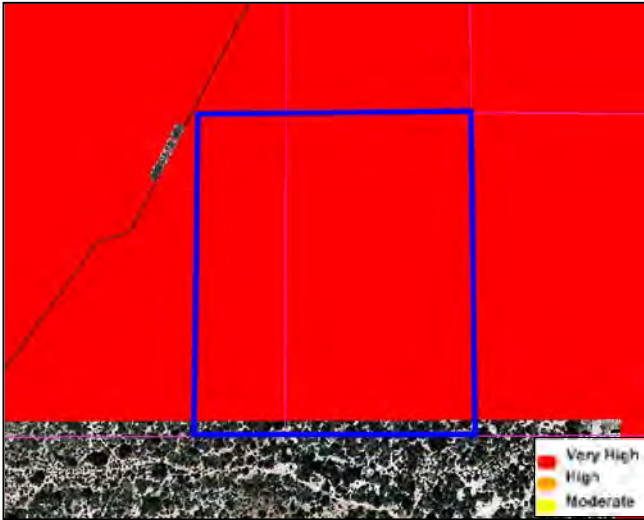


Adopted Aug 2011

Discussion

The property request for Semi-Rural 4 would result in a spot zone that is inconsistent with the Community Development Model, since it is outside of established Rural Villages in the Subregion. The subject parcels are not able to subdivide under the former General Plan or the requested Semi-Rural 4 designation due to the Groundwater Ordinance, which requires an 11-acre minimum parcel size for new development in this area. Therefore, the SR4 designation would not be achievable due to groundwater limitations and it represents an unrealistic density that could convey false expectations to the property owner. Also, the request would result in a spot designation.

ME28 (cont.)



Fire Hazard Severity Zones

ME28 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in a remote area about halfway between Boulevard and Jacumba near Old Highway 80.
- Existing development nearby is sparse and while there are a few small parcels, most are at least 10 acres. Further the Groundwater Ordinance limits lot sizes to 11 acres in this area.
- 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 SR4; however, this density would not be achievable due to groundwater constraints.
- 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-6.2 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.

ME29

General Plan (Adopted Aug 2011)	SR10
Property Specific Request	SR4
Requested by: Philip & Maria Villanueva	
Community Recommendation	SR10 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 – Jacumba Sponsor Group minutes of January 25, 2011
 2 – Based on staff's experience

Property Description

Property Owner:

Philip & Martha Villanueva

Size:

13 acres

1 parcels

Location/Description:

0.2 miles southwest of Old Highway 80 via a private road;

Outside County Water Authority boundary

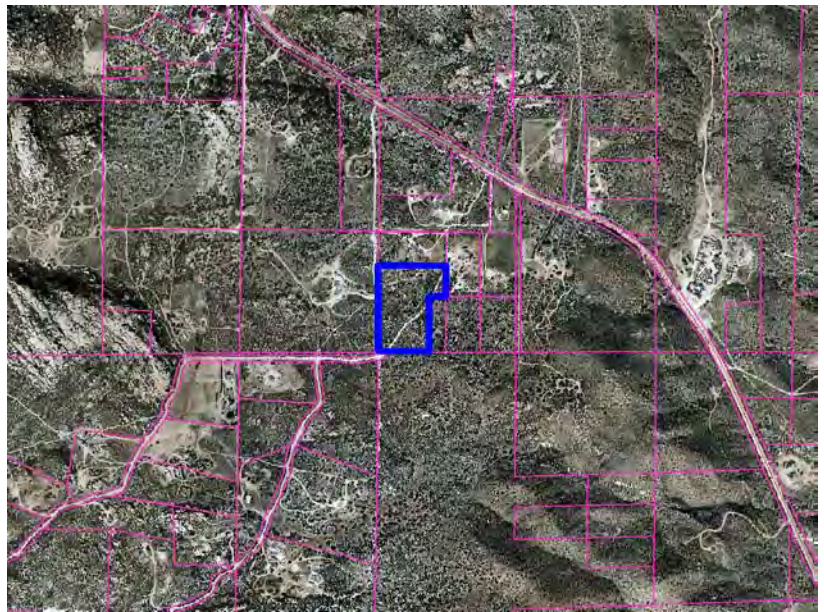
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

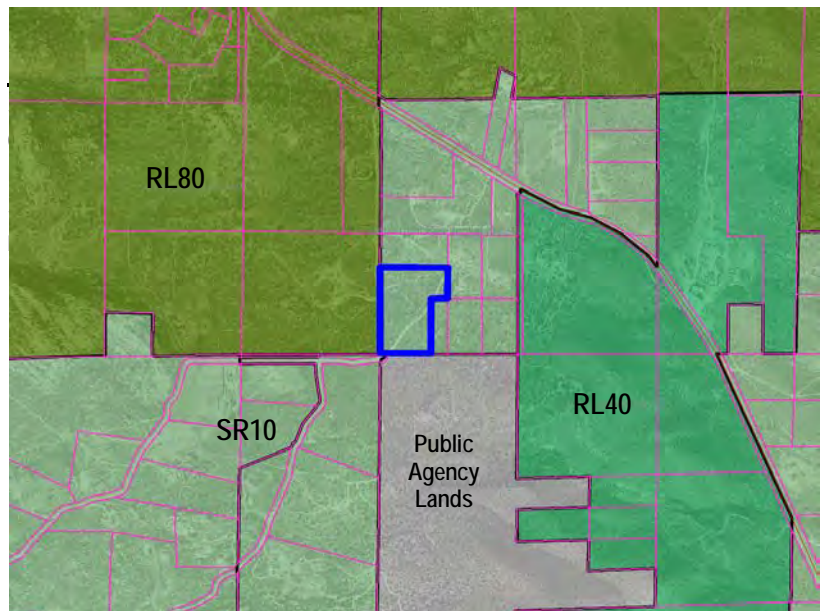
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 4, 8, 20 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

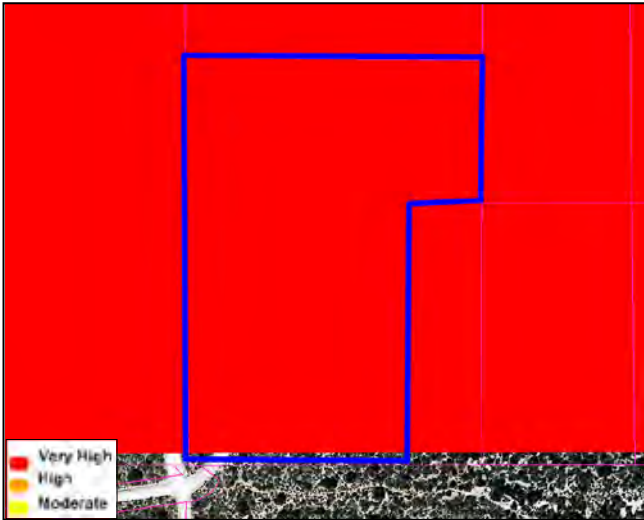


Adopted Aug 2011

Discussion

The property request is to change the designation of the property to Semi-Rural 4, however under the former General Plan the property was not able to subdivide due to both the eight-acre minimum lot size in zoning and the 11-acre minimum lot size required by the Groundwater Ordinance. As a result, the SR4 designation would not be achievable due to groundwater limitations; therefore, it represents an unrealistic density that could convey false expectations to the property owner. Also, the request would result in a spot designation.

ME29 (cont.)



Fire Hazard Severity Zones

ME29 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Rationale for Major Category Classification

- This property is in a remote area about halfway between Boulevard and Jacumba near Old Highway 80.
- Existing development nearby is sparse and while there are a few small parcels, most are at least 10 acres. Further the Groundwater Ordinance limits lot sizes to 11 acres in this area.
- 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 a change in designation to SR4.
- 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-6.2 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.

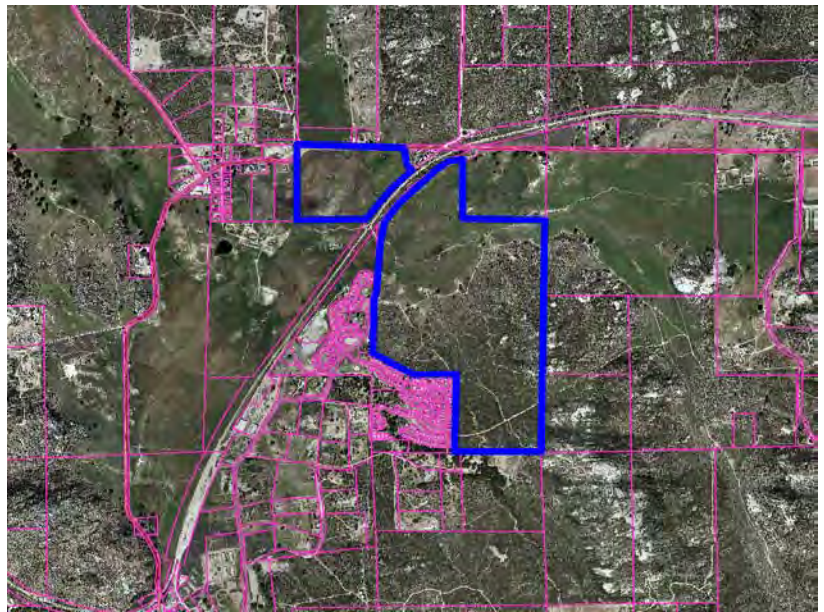
ME30-A

General Plan (Adopted Aug 2011)	RL40
Property Specific Request	SR4
Requested by: James Kemp	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

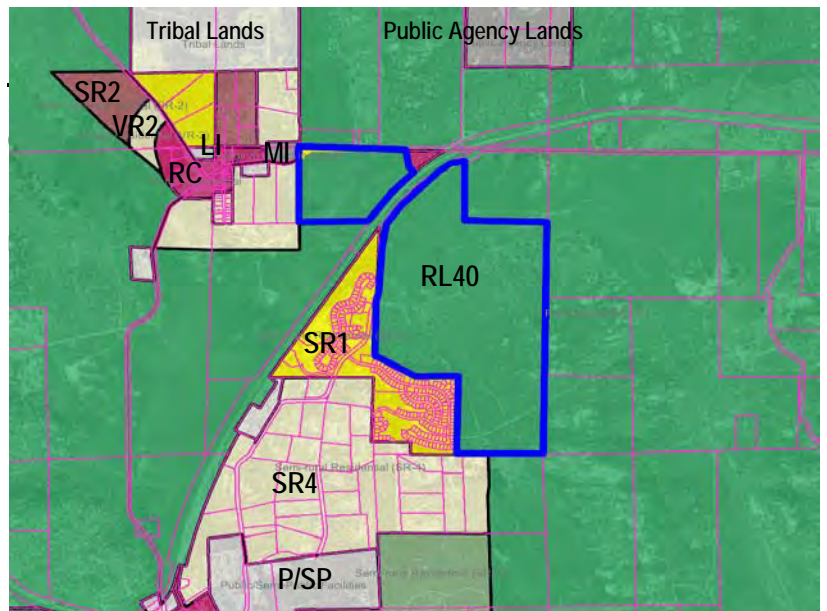
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> James Kemp	
<u>Size:</u> 259.3 acres 1 parcel	
<u>Location/Description:</u> Adjacent to State Route 94; 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 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 — S92, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

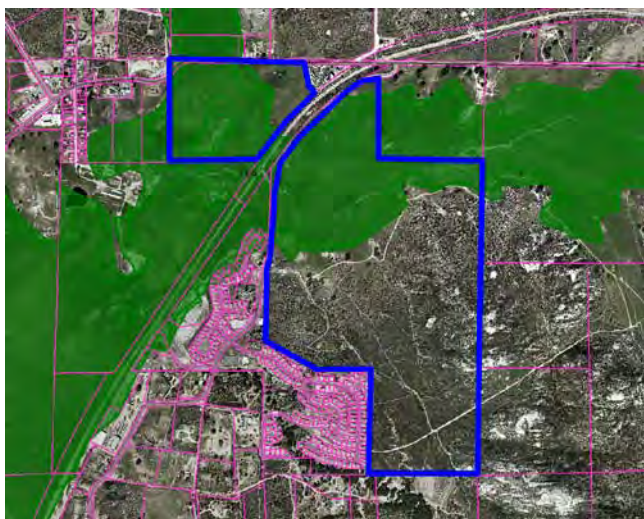


Adopted Aug 2011

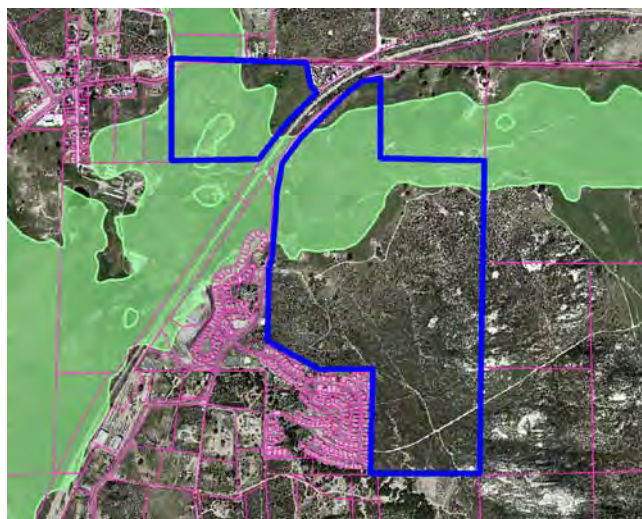
Discussion

This property is designated Rural Lands 40 and is adjacent to, but outside the boundaries of the Cameron Corners and Campo Rural Villages in the Campo / Lake Morena Planning Area. This site is also adjacent to the Motor Transport Museum. The requested density is more intense than the range of alternatives evaluated by the General Plan Update EIR.

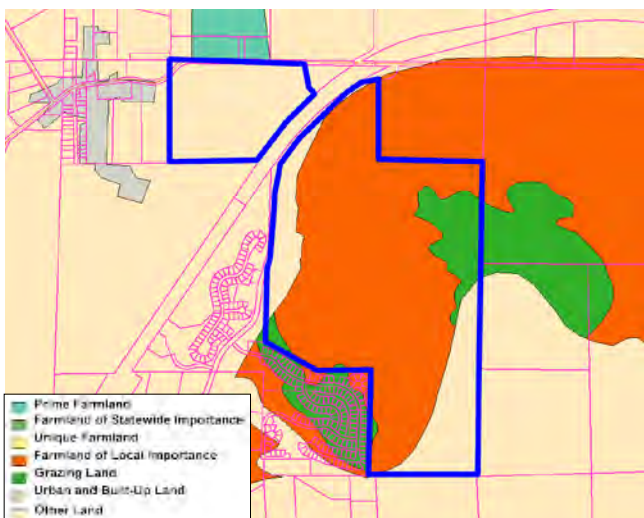
ME30-A (cont.)



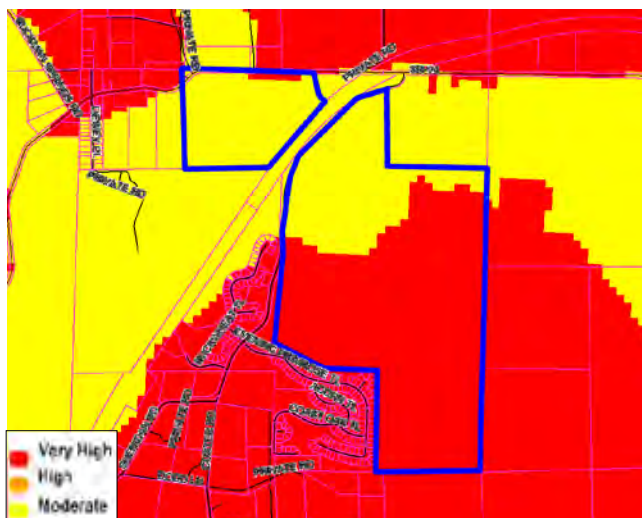
Wetlands



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

ME30A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

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 forty acres. The request could potentially result in 64 dwelling units compared to only six dwelling units allowed under the adopted General Plan. 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



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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

October 10, 2011

James Kemp
P.O. Box 36
Campo, CA 91906

RE: ME30A and ME30B

Dear Mr. Kemp:

This letter is in response to your correspondence dated September 24, 2011 regarding the area identified as ME30-A and ME30-B located in the community of Campo/Lake Morena. In your letter you request that these properties be re-designated from Rural Lands 40 (RL-40), or one dwelling unit per 40 acres, to Semi-Rural 4 (SR-4), or one dwelling unit per four acres. Much of your letter focuses on how ME30-A is consistent with the Guiding Principles. Staff agrees as ME30-A has been classified under the Moderate category. However, a SR-4 density for ME30-A is outside the range of alternatives evaluated by the General Plan Update Environmental Impact Report. Therefore, a SR-4 designation for ME30-A would require a General Plan Amendment (GPA) as the General Plan Update was adopted on August 3, 2011 and would require additional environmental analysis in accordance with the California Environmental Quality Act.

ME30-B was classified under the Major category because a SR-4 designation is considered to be inconsistent with Guiding Principles #2 and #5. The rationale for ME30-B's inconsistency is discussed below.

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

The ME30-B request would be inconsistent with the Community Development Model because it would assign SR-4 densities approximately three miles east of the Cameron Corners and Campo Villages. As discussed in the Vision and Guiding Principles Chapter of the General Plan, development patterns outside of villages are intended to consist of low-density residential neighborhoods and small-scale agricultural operations surrounded by "Rural Lands" characterized by very low density residential areas that contain open space, habitat, recreation, agriculture, and other uses associated with rural areas. While SR-10 densities are assigned to adjacent properties, this density reflects existing parcelization as they would not be able to subdivide further. However, most of the properties surrounding ME30-B consist of Rural Lands characterized by

large lots and open space. A more detailed description of this Guiding Principle is found on Page 2-8 at the following link:

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/GP/Cover_Intro_Vision.pdf

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

The ME30-B property is constrained by a variety of constraints including wetlands and steep slope, along with its location entirely within the Very high Fire Hazard Severity Zone. The presence of these constraints contributes to the rationale to assign a Rural Lands density to this property. Assigning an SR-4 density places an unrealistic expectation of the subdivision of the property. A one dwelling unit per four acre density could not be achieved due to the requirement to avoid wetlands and meet the eight-acre minimum lot size requirement specified in the Groundwater Ordinance. An important objective of the General Plan Update is to assign realistic land use designations to the Land Use Map, as required by the following 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.*

If you would like to discuss this further or would like to provide evidence that the analysis provided above does not accurately reflect existing conditions, please contact Bob Citrano, Land Use / Environmental Planning Manager at (858) 694-3229 or e-mail Robert.Citrano@sdcounty.ca.gov.

Sincerely,



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

Kemp Ranch

September 24, 2011

ATTN: Jimmy Wong
Land Use/Environmental Planner
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123



P.O. Box 36
Campo, CA 91906
Phone: (619) 478-5598

Dear Mr. Wong:

In advance of the November 9, 2011 workshop on property specific requests, my family and I would like to state for the record our position on the appropriate zoning for our parcels that are up for review in this process. Our cattle ranch, located in Campo, CA, is split into two separate requests for purposes of the General Plan Update (GPU) and the workshop. The Department of Planning and Land Use (DPLU) identified the properties collectively as ME30-A and ME30-B, both of which are zoned RL-40¹ according to the GPU approved on August 3, 2011. See Attachments 1 and 2. We entreat the DPLU to honor our request, made in writing and orally multiple times in the past 12 years, that the properties maintain the same zoning prior to the approval of the GPU. That zoning was the equivalent of SR-4.

It is our understanding that DPLU will evaluate the parcels using the GPU's 10 Guiding Principles with consideration of site constraints and relevant property-specific information. To illustrate our views in this regard, we have provided an evaluation of each relevant Guiding Principle as it pertains to our property. This discussion of principles also incorporates concepts concerning site constraints and pertinent property-specific information. Where a Guiding Principle had no application to our situation or property, we omitted the criterion from the analysis below. We note that the DPLU assessed the requested change to ME30-A as "Moderate" and, therefore, has already taken the position that the request does not conflict with GPU objectives.

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

Regardless of whether the land is zoned at SR-4 or RL-40, our property will have no effect on the projected regional population growth because in either scenario not enough homes could be constructed to impact long-term trends, due to the physical limitations of the property (these site constraints are discussed below).

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

Of all the Guiding Principles, this one is the most troubling to us in the context of our land, specifically ME30-A, being downzoned to RL-40 in the GPU. This property (i.e. ME30-A) adjoins the Campo Hills development which contains approximately 220 homes on ¼ acre lots. Our property shares the same geographical characteristics as Campo Hills and already has water and sewage extensions in place from the development. The Guiding Principles establish that the zoning of land surrounding a

¹ Approximately 40 acres contained in ME30-B is zoned as SR-10.

property as densely developed as Campo Hills will increase incrementally moving outward. The DPLU conformed to this concept with concern to properties to the south of the development by designating them SR-4 (the property to the west is a flood plain and not relevant to the discussion). However, to the east and north of Campo Hills, the DPLU acted contrary to its own Guiding Principle of a “compact pattern of development” and downzoned our property to RL-40. Thus, pursuant to the GPU approved in August 2011, there are now ¼ acre lots adjacent to 40 acre lots. See Attachment 1. This design makes our property unique in San Diego County. A review of every GPU land-use map for the entire County revealed that there is no other configuration in which an SR-1 development adjoins buildable property zoned as RL-40.² Over the last several years, we have made the DPLU aware of this potential inconsistency on multiple occasions but to no avail. These circumstances are blatantly contrary to the Guiding Principles and can only be corrected by readjusting the zoning of our property to SR-4.

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

In the short-term, our property taxes are unlikely to change based on the downzoning in the GPU. In the long-term, tax revenue stemming from ME30-A and ME30-B will be greatly diminished because the downzoning will significantly decrease the value of these assets. The same can be said for other property that has suffered the same fate in Campo and across San Diego County. The cumulative effect of a diminished tax base will hardly reinforce the local economy of the existing community as envisioned by this Guiding Principle. In fact, the decrease in tax revenues will undermine the community and cause great harm to programs funded by property taxes such as public education. Moreover, as the effects of the GPU greatly devalue these assets, it will become more difficult for sole proprietors and companies to secure sufficient credit and continue business operations. The lack of available credit and a diminished tax base will stunt the local economy forcing businesses in rural areas to shed employees. In Mountain Empire’s Subregional Plan, the DPLU acknowledges the “current lack of goods, services, and employment opportunities in this community.” However, instead of taking steps to foster the local economy, the DPLU chose to hamper economic growth by downzoning properties throughout the area and across the County. Therefore, by downzoning our property and that of other landowners, the DPLU undermined its own Guiding Principle to reinforce the existing community.

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

Our land contains areas that are excellent for development based on access, infrastructure, and geographical characteristics. A good example is the acreage east of the Campo Hills development. This land is the correct slope for building, has excellent entry routes, and is already set up to access Campo Hill’s water and sewer systems. However, due to site constraints such as wetlands issues, many other areas of our land cannot be developed. Therefore, regardless of the zoning, only a relatively small number

² There are approximately four other zoning configurations in the County where SR-1 property adjoins RL-40 property; however, in these cases, the SR-1 property is undeveloped and the adjacent RL-40 property is not conducive to home construction due to site constraints.

of homes could ever be constructed on ME30-A and ME30-B. This concept, ignored by the DPLU, makes downzoning unnecessary in our case and that of many other landowners throughout the County because the site constraints already limit growth potential.

Regarding natural hazards, we note that the DPLU's previous assessment of ME-30A designated it as a high risk area for fire. That is not an unfair evaluation and wild fires in the east county are a legitimate concern. We also note that the high-risk area includes Campo Hills. Thus, in spite of fire danger, the County eagerly approved a 220-home development but only later decided to take fire hazard into consideration when downzoning our property to RL-40. In fact, the previous zoning of SR-4 would actually lower fire danger because more brush area would be cleared in the event of home construction. Moreover, SR-4 zoning would greatly alleviate the threat to Campo Hills because new homes would clear brush east of the development which would cut the path of any fire started during Santa Ana winds. In contrast, 40-acre lots would not provide any significant break and fire risk would remain unchanged.

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

Regardless of whether the land is zoned as SR-4 or RL-40, our property will have no effect on the environmentally sustainable communities and the reduction of greenhouse gasses. However, the GPU as passed will undermine the local economy resulting in a loss of jobs. Higher local unemployment will cause even more residents to commute on a daily basis to the San Diego area – a practice that is neither environmentally sound nor conducive to a reduction in greenhouse gasses.

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

Our family has used the properties in question as part of a working cattle ranch for decades in the case of ME30-A and over a century for ME30-B. This practice is unlikely to change in the near future. As mentioned above, the site constraints of the land limit any possible development to a mild percentage of the total acreage because much of the property is dominated by wetlands and mountains. As a result, a zoning of SR-4 or RL-40 will make little difference to the agriculture potential of the property. In this regard, the zoning prior to the August 2011 GPU was consistent with the Guiding Principles.

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

Given its proximity to Campo Hills, ME30-A is an ideal target for development if the goal is to minimize costs of infrastructure and services and correlate their timing with new development. Therefore, downzoning ME30-A and removing the parcel from potential development undermines this Guiding Principle.


10. Recognize community and stakeholder interests while striving for consensus.

The local community group has not expressed opposition to our property-specific requests. As for the stakeholders involved in this workshop, most would likely state that

ME30-A Additional Information: Correspondence Received

the DPLU has not recognized their interests and has made little effort to arrive at consensus over the issue of downzoning. Indeed, the very people who are affected the most by this topic have been largely ignored with the concepts of good-faith negotiations, concessions, and consensus conspicuously absent throughout the 12-year period of GPU hearings. It is difficult to imagine that the process was consistent with this Guiding Principle in terms of recognizing stakeholder interests while striving for consensus.

The analysis set forth in the preceding paragraphs establishes that maintaining a SR-4 designation for ME30-A and ME30-B is entirely consistent with the GPU's Guiding Principles with consideration for site constraints and property-specific information. In fact, downzoning the property is contrary in many instances, especially with concern to ME30-A, to these principles. Therefore, we request that the DPLU and County Board of Supervisors adjust our zoning to an SR-4 designation for ME30-A and ME30-B (i.e. the same zoning for the property prior to the August 2011 approval of the GPU). Throughout the GPU process, our zoning requests and those of many other landowners in the County have been dismissed by the DPLU in spite of sensible, well-reasoned arguments put forth by advocates for an equitable general plan. Indeed, one may wonder why it took over a decade and millions of dollars for the County Board of Supervisors to pass a plan that hardly deviated from the original version at least as it pertained to the issue of downzoning. Nevertheless, the November 9, 2011 workshop affords one last chance for the DPLU to do the right thing and correct the injustices enacted in the GPU as passed in August 2011. We encourage the DPLU and County Board of Supervisors to take advantage of this opportunity and serve County residents in a fair and equitable manner.



James W. Kemp
Kemp Ranch
Owner

CC: Dianne Jacob
Supervisor, Second District
County of San Diego

ME30-B

General Plan (Adopted Aug 2011)	RL40 SR10
Property Specific Request	SR4
Requested by: James Kemp	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

James Kemp

Size:

843.6 acres

9 parcels

Location/Description:

Adjacent and to the south of State Route 94, East side of Campo / Lake Morena Planning Area
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

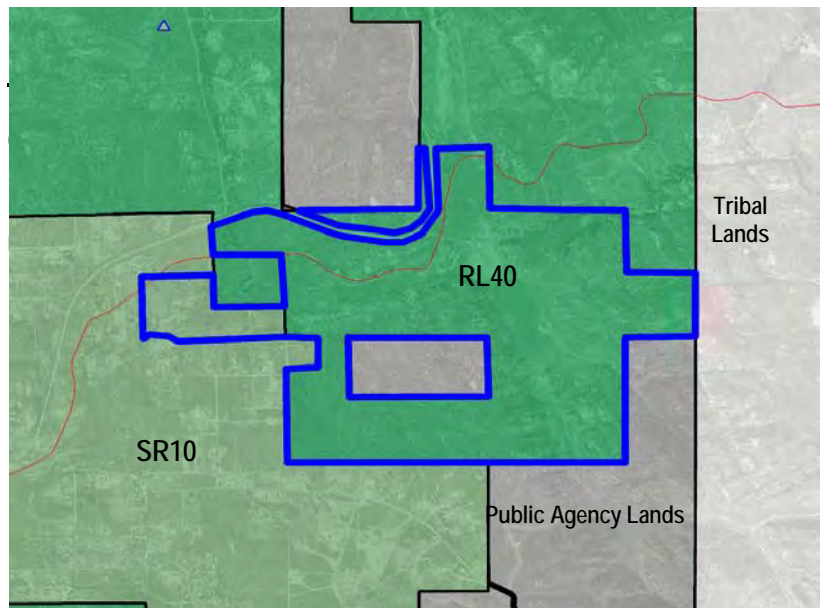
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40/ SR10
Referral	RL40/ SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL80/ RL20
Zoning	
Former — S92, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

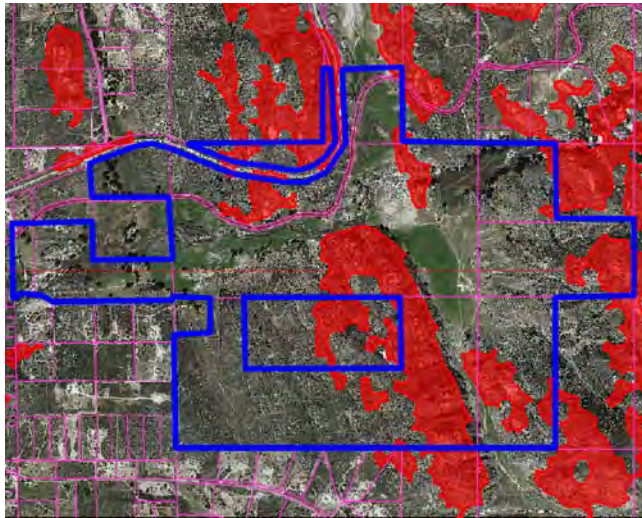


Adopted Aug 2011

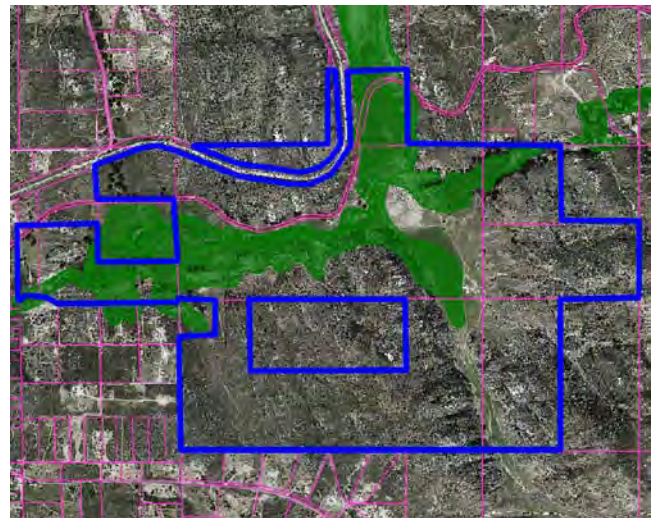
Discussion

The property owner's request for Semi-Rural 4 would be a spot designation that is inconsistent with the Community Development Model due to its distance from the Rural Villages. The redesignation of these properties as such would allow for significant new development in a remote area within a Very High Fire Hazard Severity Zone. Additionally, the SR4 requested density is more intense than the range of alternatives evaluated by the General Plan Update DEIR.

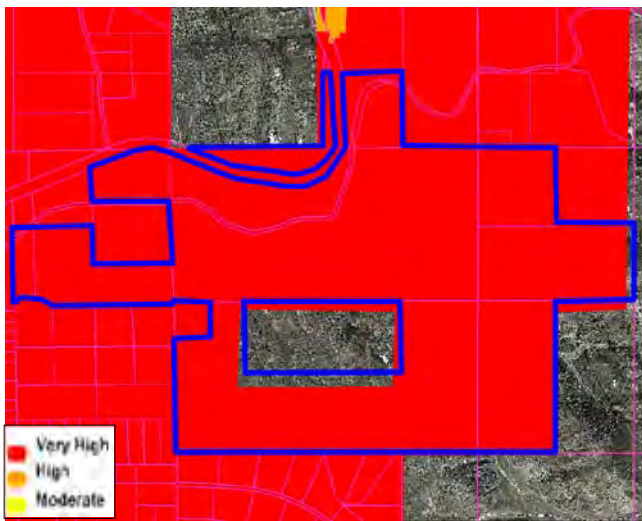
ME30-B (cont.)



Steep Slope (Greater than 25%)



Wetlands



Fire Hazard Severity Zones

ME30B SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10/Rural Lands 40	Major

Rationale for Major Category Classification

- This site is east of Campo in a fairly remote area with limited access.
- Some large lot (five to ten-acre) parcelization occurs to the west, but because of the remoteness of this area, the General Plan Guiding Principles do not support additional expansion of that parcelization.
- 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 [see also staff's response in the attached correspondence].

Guiding Principles/General Plan Changes Necessary to Support the Request

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

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

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

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

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

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

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

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

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.