

PROPERTY SPECIFIC REQUEST

LS6 & LS17

| | |
|---|----------|
| Property Specific Request: Change land use designation from SR2 to SR1/RL20 | |
| Requested by: Kim Cambell | |
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1- Based on staff's experience

Property Description

Property Owner:

EHC LLC (2 parcels, 259.8 acres)
Ruth Foster Family Trust (1 parcel, 38.9 acres)
Roy/Melinda Shank (2 parcels, 2.1 acres)

Size:

300.7 acres
5 parcels

Location/Description:

Parcels are located at the end of Oak Creek Drive, west of SR-67;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

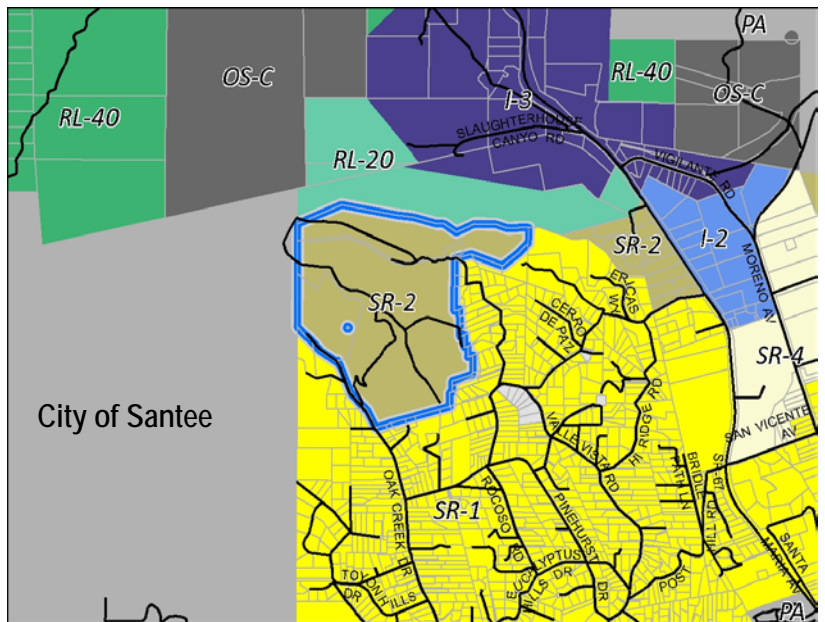
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| General Plan | |
|---|--------------|
| Scenario | Designation |
| Existing General Plan | 1du/1,2,4 ac |
| PC / Staff Recommendation | SR2 |
| Referral | SR2 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL40 |
| Zoning | |
| Existing — A70, 1-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

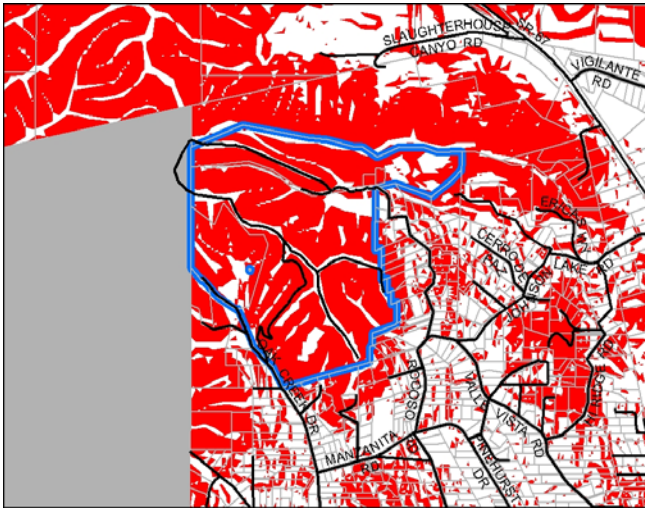
Discussion

The subject property is constrained entirely by steep slopes, high value habitat and is also located within the Very High Fire Hazard Zone. It is located just east of the open space area for Fanita Ranch and north of MSCP Preserve, thereby providing a small but important linkage for sensitive species. The PC / Staff Recommendation of SR2 acts as a transition buffer for undeveloped open space areas to the north and west. The property owner's request for the SR1/RL20 density is more intense than any of the land use alternatives analyzed in the EIR.

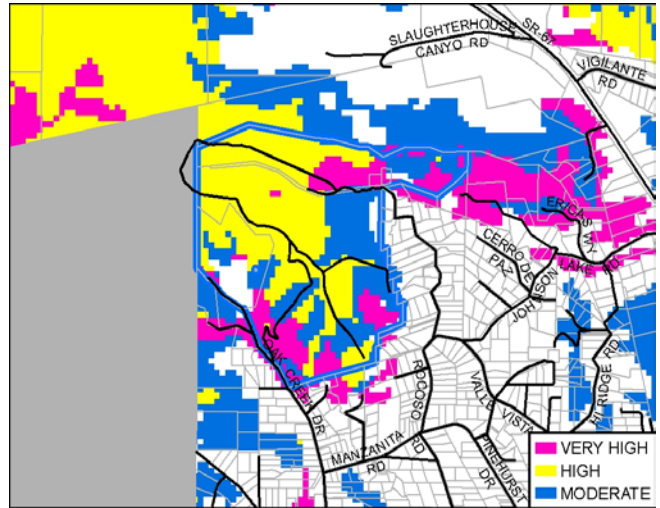
See next page for how the property owner's recommendation does not support project objectives.

PROPERTY SPECIFIC REQUEST

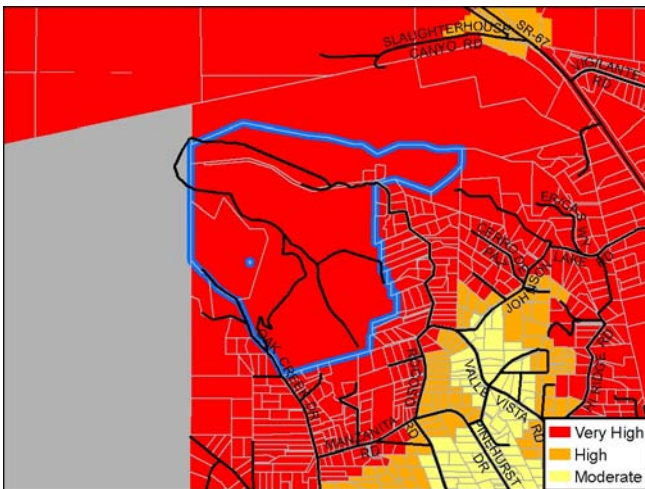
LS6 & LS7(cont.)



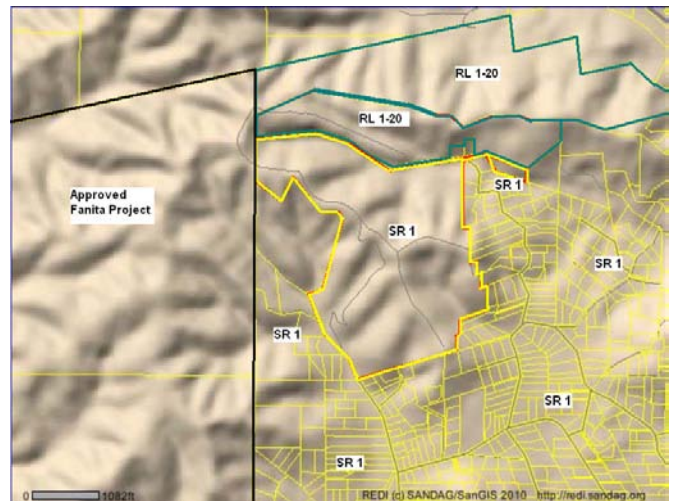
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



Property Specific Request

Discussion (cont.)

Although SR1 designation surrounds this property to the south and east, the SR2 density is more appropriate than SR1 for two primary reasons: (1) this property is more constrained by steep slope than the property to the south and east and (2) the SR2 density facilitates the retention of the important open space linkage while recognizing the right to develop this property. Therefore, the higher SR1 density does not provide for the necessary environmental stewardship to fully support Guiding Principle #4 and does not sufficiently recognize the physical constraints of the property to be supported by Guiding Principle #5.

PROPERTY SPECIFIC REQUEST

LS7-A

| | |
|---|----------|
| Property Specific Request: Change land use designation from SR4 to Medium Impact Industrial (I-2) | |
| Requested by: Wade Enniss | |
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1 - Based on staff's experience

Property Description

Property Owners:

Wade Enniss; David & Pamela Pietrczak;
Weatherson Family Trust; Billie Jo Swanson;
James & Ramona Barksdale

Size:

66.0 acres
6 parcels

Location/Description:

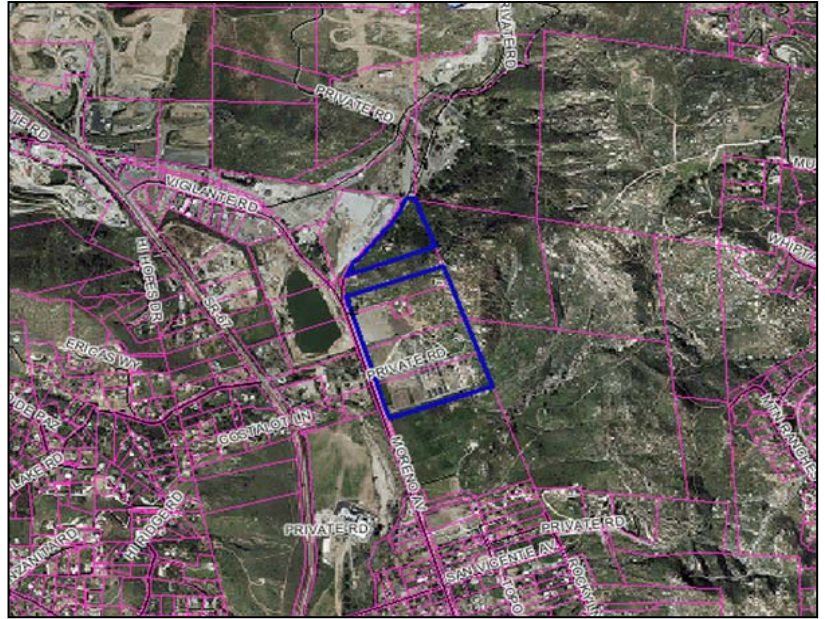
Parcels are located off of Moreno Ave., south of the Vigilante Intersection, east of SR-67;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

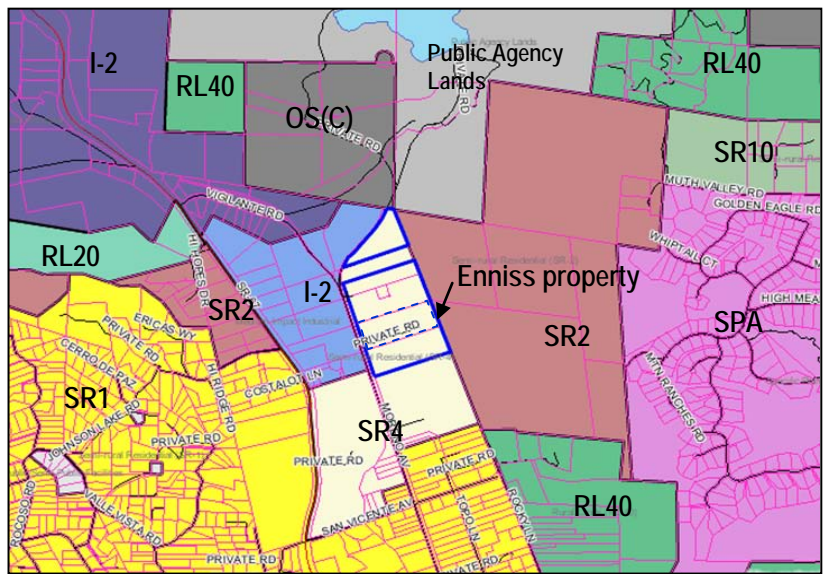
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - ◐ Floodplain
 - Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---|----------------|
| Scenario | Designation |
| Existing General Plan | 1 du/4,8,20 ac |
| PC / Staff Recommendation | SR4 |
| Referral | SR4 |
| Draft Land Use | |
| Hybrid | |
| Environmentally Superior | RL40 |
| <i>Zoning</i> | |
| Existing — A70, 4-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



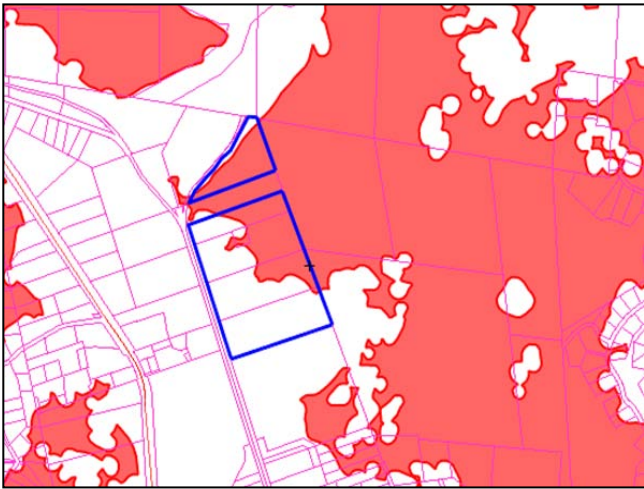
PC/Staff Recommendation

Discussion

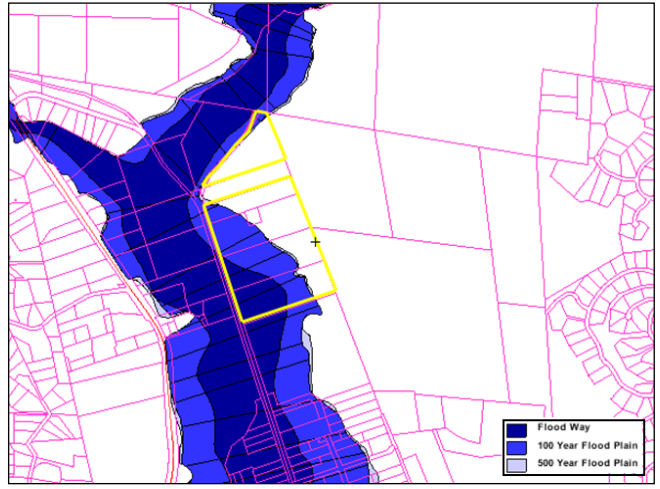
This was initially a request from a single property owner, Wade Enniss, but he has since coordinated with adjacent owners also requesting an Industrial designation (see attached email). The proposed change is more intensive than the existing General Plan and land use alternatives evaluated in the EIR, which will likely require recirculation of the EIR. These properties are in the floodplain, constrained by steep slopes, and within the MSCP Pre-Approved Mitigation Area. Also, active agricultural uses occur on and near the site and the area is within the Very High Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

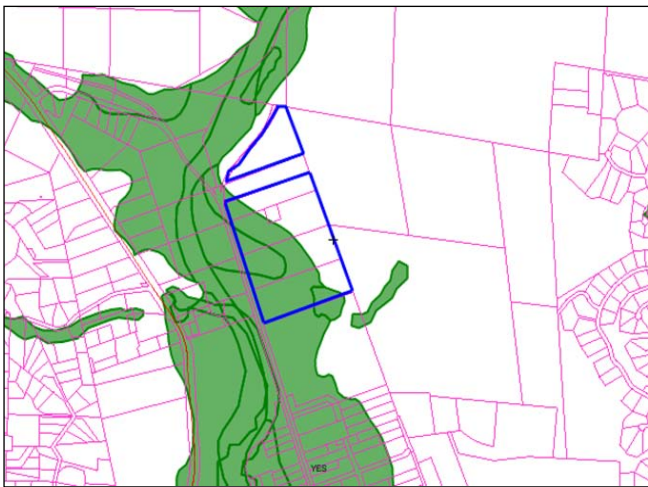
LS7-A (cont.)



Steep Slope (Greater than 25%)



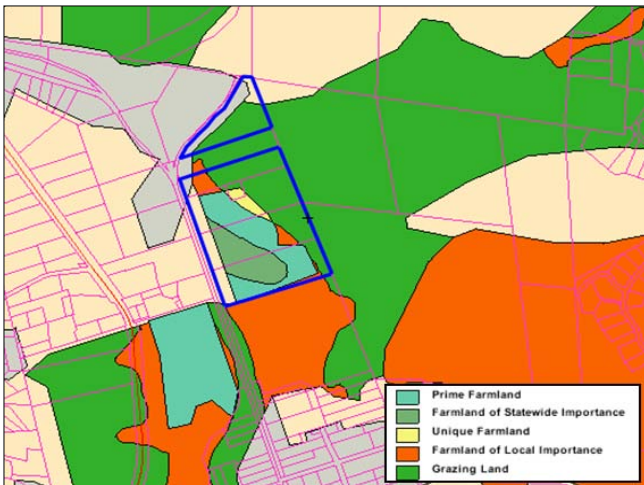
Floodplain



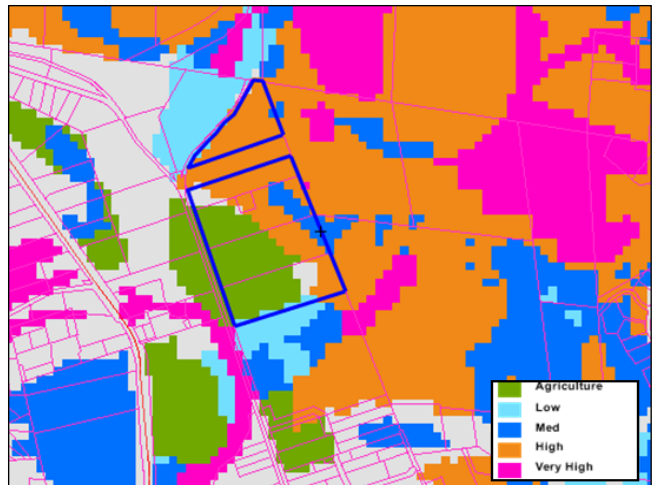
Wetlands



Fire Hazard Severity



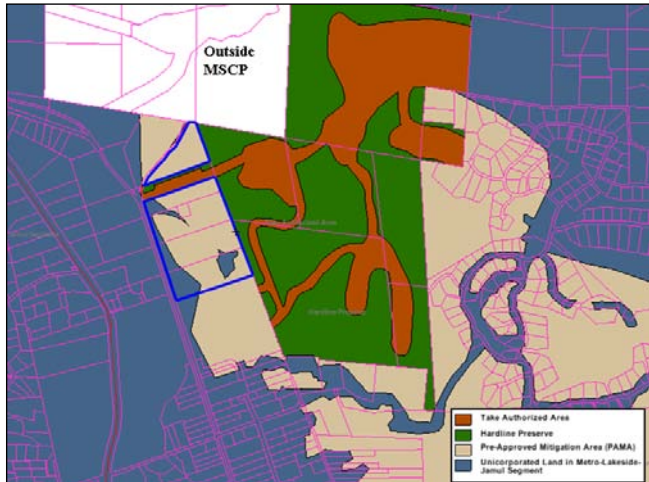
Agricultural Lands



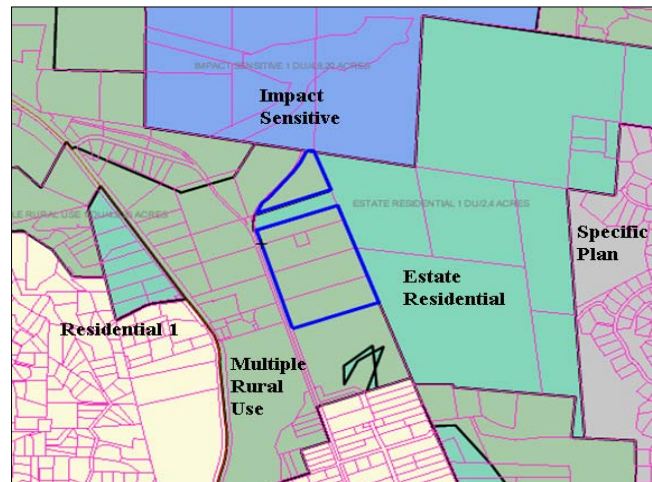
Habitat Evaluation Model

PROPERTY SPECIFIC REQUEST

LS7-A (cont.)



MSCP Designation



Existing General Plan

From: [Wade Enniss](#)
To:
Cc:
Subject: Fw: GP2020 Rezone North Moreno Valley Continuing Effort
Date: Tuesday, February 01, 2011 11:48:59 AM

This is an addition and follow up of my previous E/Mails, conversations, and my opportunity to speak before the San Diego County Supervisors at the December 2010 GP2020 meeting. This concerns our properties in Lakeside, at the north end of Moreno Valley, east of Moreno Avenue. I have described this matter in detail in many previous E/Mails. There are five occupied properties here that have been excluded on the proposed GP2020 Map from the Industrial Designation shown for the rest of this area. We as 100% of the owners of the five occupied properties here, want our properties to be industrial as well. We have all signed and sent two different letters with this request, the first was in 2005. The second is a new letter from January 2011. (They are both attached below.) Please read them before you make any decisions for this area. THANKS

Here is a new letter that I wrote reaffirming our previous request that our North Moreno Valley Properties on the east side of Moreno Avenue be included in the Industrial Designation for the GP2020 Plan. It has been signed by 100% of the occupied property owners in this area. Also included is a map with our properties hilited and copies of a couple of letters from 2005, also concerning the GP2020 Rezoning of the North Moreno Valley Industrial Area. The first is a letter from the Moreno Valley Property Owners making the same request in 2005. It was signed by all us as well as 100% of the rest of the occupied property owners in the North Moreno area. I would like to know how all our properties on the east side of Moreno Avenue became excluded from this process. The second is a letter from Wyatt Allen (Lakeside Planning Group Member) titled "Motion and Back to Business Resolution" summarizing the recommendations made by the Lakeside Planning Group for this area after the discussions at the GP2020 Meeting. I had spoken on record at this meeting. Dave Pietrzak also spoke. (Context of what we said at that meeting is on the internet) The letter lists the properties discussed by parcel numbers. (I have hilited all our parcel number on the letter and listed them below). Both of these letters were sent in 2005 to Dianne Jacob (County Supervisor), Dixie Switzer (GP2020 Planner), and Ivan Holler (Deputy Director DPLU). I had to scan the letters to include the signatures, and they may be hard to read. I would like to set up a time to meet with you to talk about this before the next

LAKESIDE

PROPERTY SPECIFIC REQUEST

LS7-A (cont.)

GP2020 meeting. I will provide better hard copies at that time. You can reach me at (619) 247-1680 or by E/Mail above THANKS Wade Enniss

The current proposed GP2020 Map would create a pocket of residential properties right in the middle of, and downwind of an industrial and mining area. There are "Substantial Health Risks" involved in this decision. Don't allow this to happen. Allow us the opportunity to benefit from the changes. Don't destroy our Health, and Property Values, or limit us in the use of our Properties. This is Not now and should not be Made (against our wishes) to be a Residential Area. The "Land Use Code" has changed so much since we bought these properties that the new Industrial designation is closer to the uses we were originally allowed than the uses allowed by the current agricultural zoning. Make this entire area Industrial, That is the Good and Fair thing to do..

The properties involved in this request are:

| Tax Parcel Number: | Address | Owner |
|--------------------|---------|--------------------------|
| | | Wade Enniss |
| | | David & Pamela Pietrczak |
| | | Weatherson Family Trust |
| | | Billie Jo Swanson |
| | | James & Ramona Barksdale |

PROPERTY SPECIFIC REQUEST

LS23 [2005 Commercial/Industrial Referral #27]

Property Specific Request:

Change land use designation from Limited Impact Industrial to Medium Impact Industrial with a M54 zone

Requested by: Ted Shaw

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | No |
| Change to GPU Objectives Needed | No |
| Level of Change | Minor |

Note:

1- Based on staff's experience



Aerial

Property Description

Property Owner:

Ortega Family Trust

Size:

2.5 acres
1 parcel

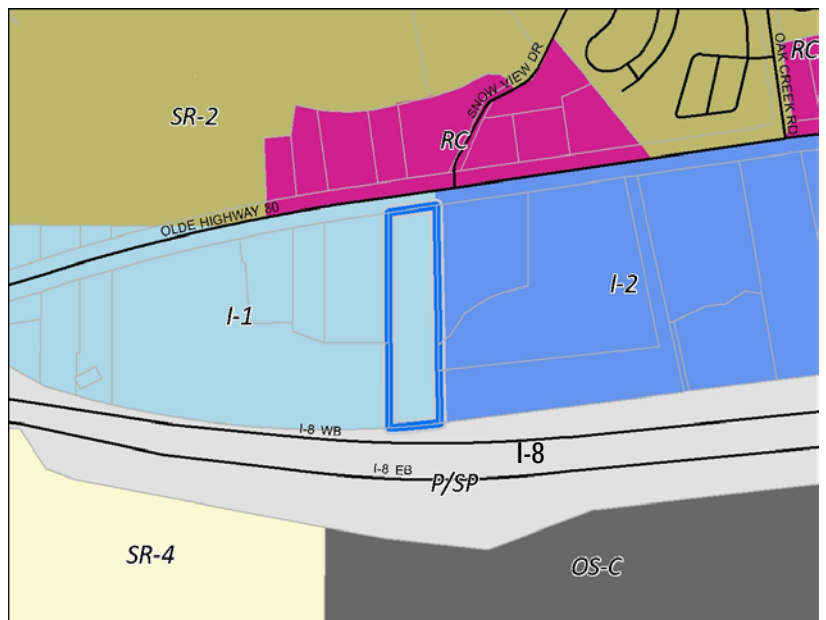
Location/Description:

Intersection of Old Hwy 80 and Snow View Drive, north of Interstate 8, 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



PC/Staff Recommendation

Land Use

General Plan

| Scenario | Designation |
|---------------------------|--------------|
| Existing General Plan | 1 du/2, 4 ac |
| PC / Staff Recommendation | I-1 |
| Referral | I-1 |
| Draft Land Use | |
| Hybrid | |
| Environmentally Superior | |

Zoning

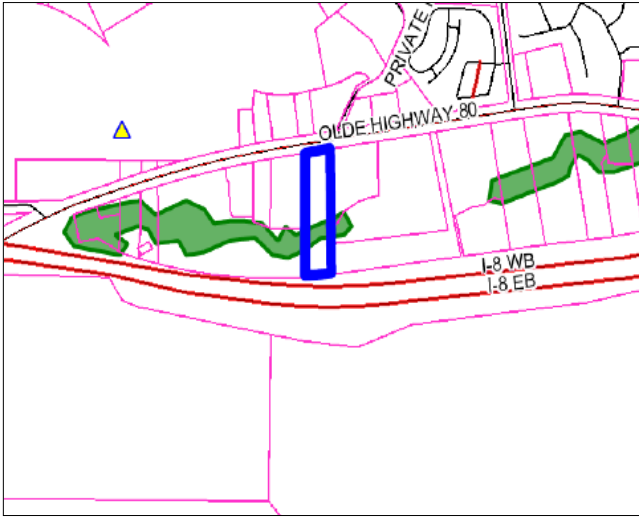
| |
|---|
| Existing — A70, 2-acre minimum lot size |
| Proposed — M52 |

Discussion

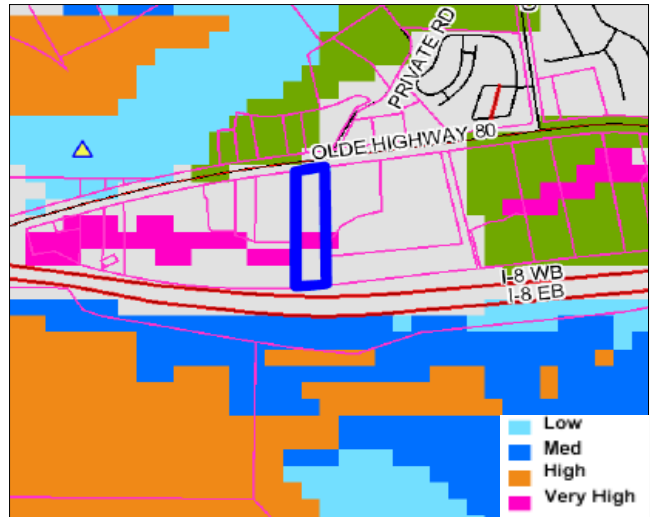
The property owner also owns and conducts operations on the parcel immediately to the east (APN 396-111-170-00), which is already designated Medium Impact Industrial (I-2). Since the property owner's request is consistent with the adjacent parcel, and proposed policies require Industrial uses to provide buffers when adjacent to non-industrial uses. The requested change would be consistent with project alternatives and recirculation of the EIR is not anticipated to be necessary. However, the proposed use would be incompatible with residential uses on the adjacent parcels to the west. While these properties have an Industrial designation, the Medium Industrial use on the subject parcel is not recommended until the residential areas to the west also redevelop. (See next page for additional information.)

PROPERTY SPECIFIC REQUEST

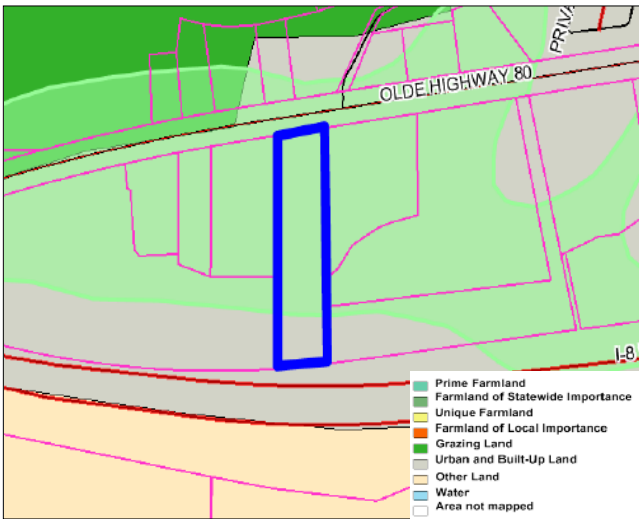
LS23 (cont.)



Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

Property is included within 2005 Commercial / Industrial Referral #27; however, the Board did not direct staff to include this Referral on the Referral Map.

PROPERTY SPECIFIC REQUEST

LS24

Property Specific Request:

Change land use designation from RL40 to SR4

Requested by: Leonard Teyssier

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Leonard Teyssier

Size:

80 acres
4 parcels

Location/Description:

4.5 miles north of I-8, approximately 2 miles east of Wildcat Canyon 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

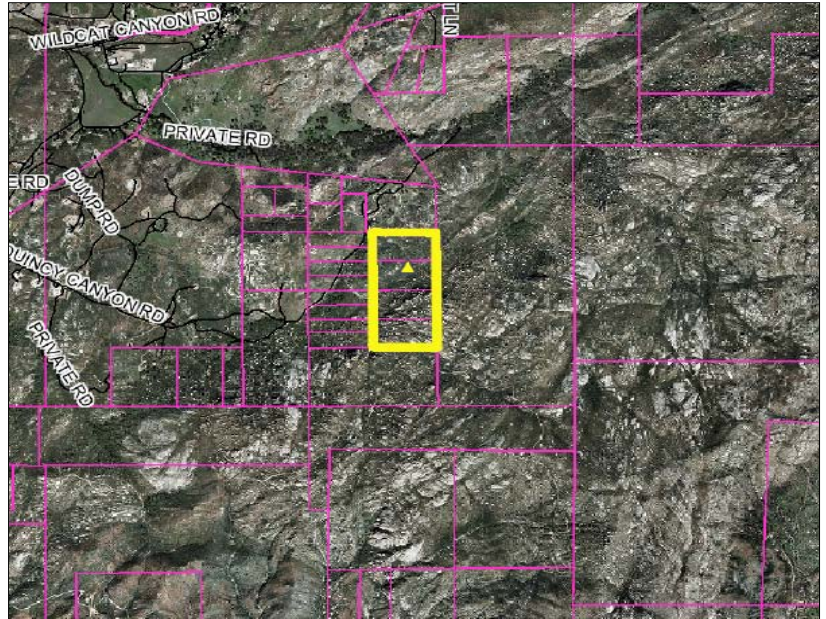
Land Use

General Plan

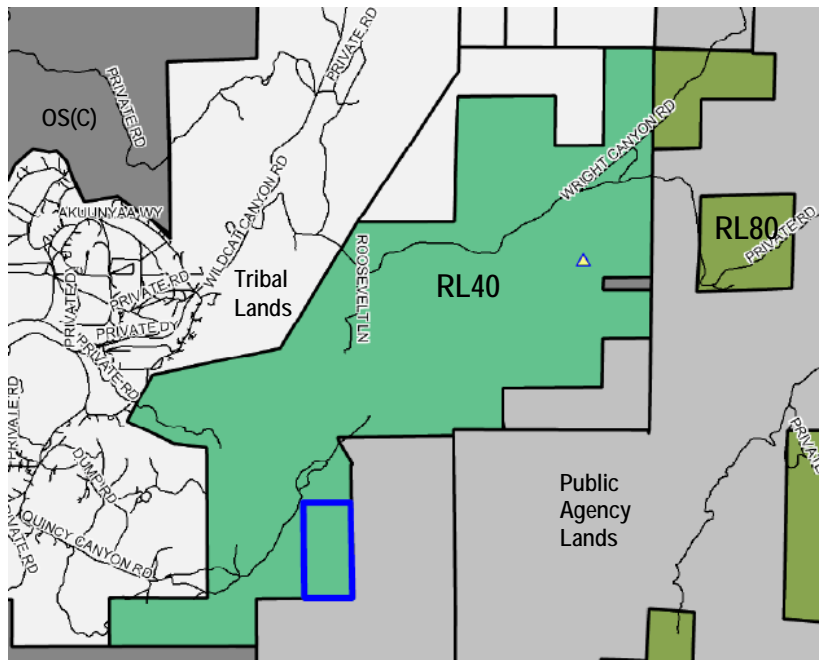
| Scenario | Designation |
|---------------------------|----------------|
| Existing General Plan | 1 du/4,8,20 ac |
| PC / Staff Recommendation | RL40 |
| Referral | RL40 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL80 |

Zoning

| |
|--|
| Existing — A70, 4- acre minimum lot size |
| Proposed — Same as existing |



Aerial



PC/Staff Recommendation RL40

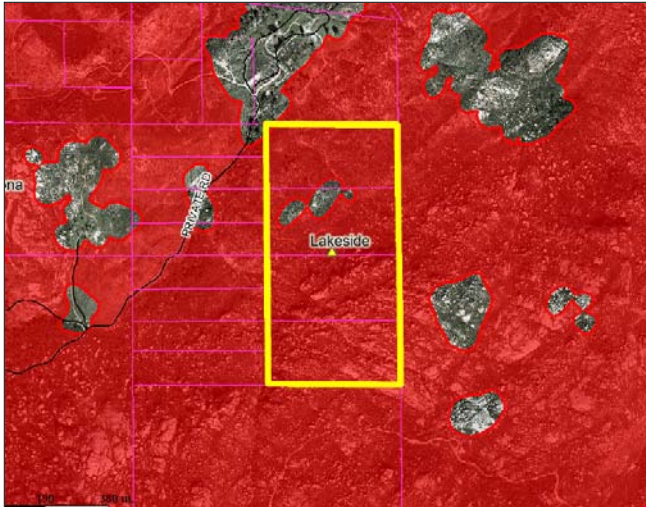
Discussion

The subject property is located within an island of designated Rural Lands and surrounded by Tribal, Public Agency, and Open Space Conservation Lands. The site is entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Also, the site is located near a dead-end road, approximately 2.4 miles from Wildcat Canyon Road. Based on the poor access and steep slopes constraints, a Semi-Rural designation would not be supported by Guiding Principles #5 and #9 or the Community Development Model. The requested density would also likely result in a spot designation.

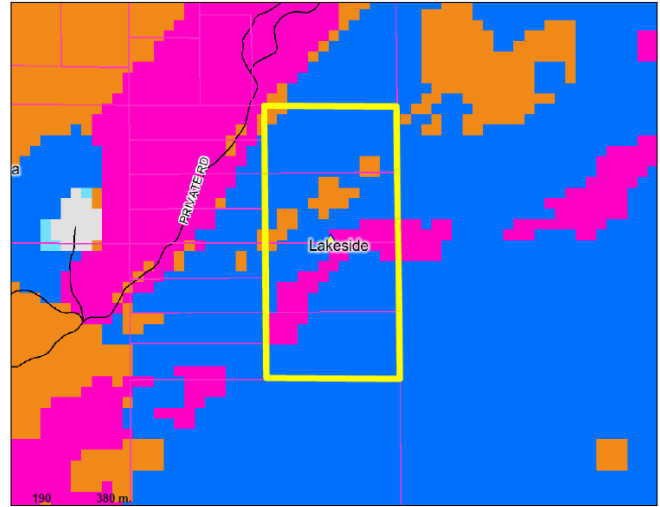
PROPERTY SPECIFIC REQUEST

- Low
- Med
- High
- Very High

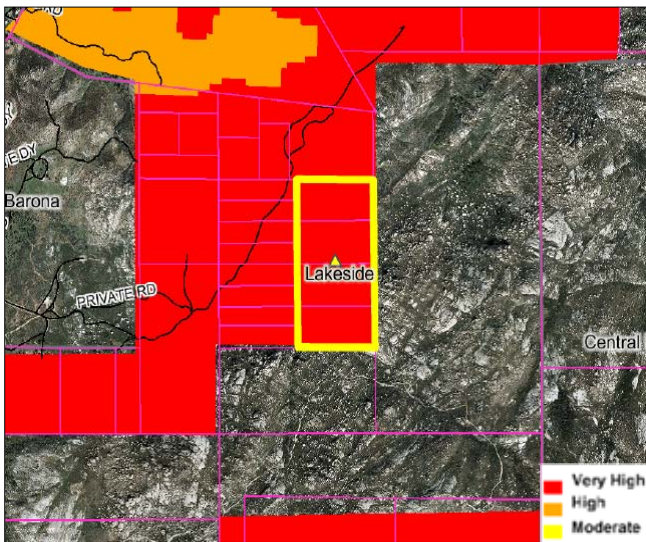
LS24 (cont.)



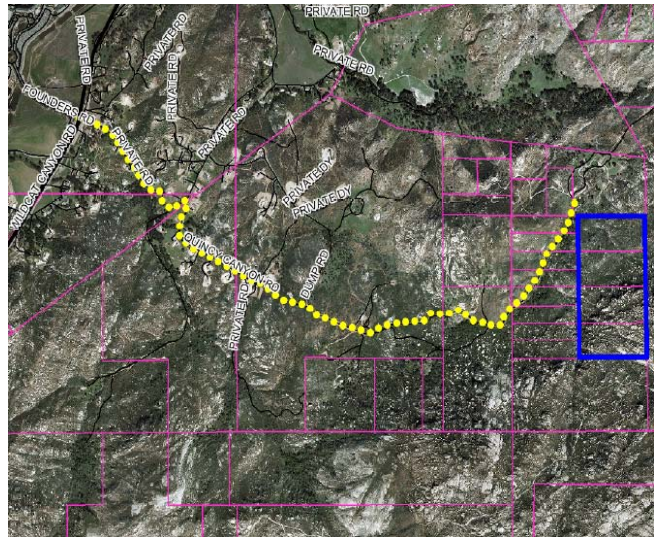
Steep Slope (Greater than 25%)



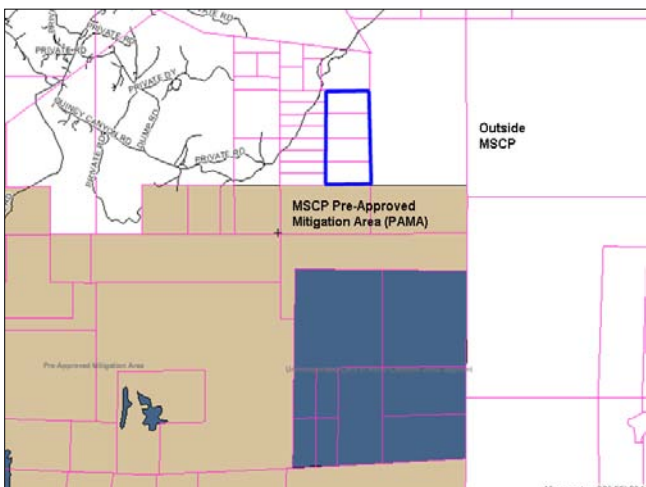
Habitat Evaluation Model



Fire Hazard Severity Zones



Dead-End Road Length (2.4 miles)



MSCP Pre-Approved Mitigation Area (PAMA)

LAKESIDE

PROPERTY SPECIFIC REQUEST

LS25

| | |
|---|----------|
| Property Specific Request: Change land use designation from SR4 / VR4.3 to SPA (2.5) or VR2 | |
| Requested by: Lee Vance ^{1,2,3} | |
| Community Recommendation | Unknown |
| Opposition Expected ⁴ | Yes |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Notes:

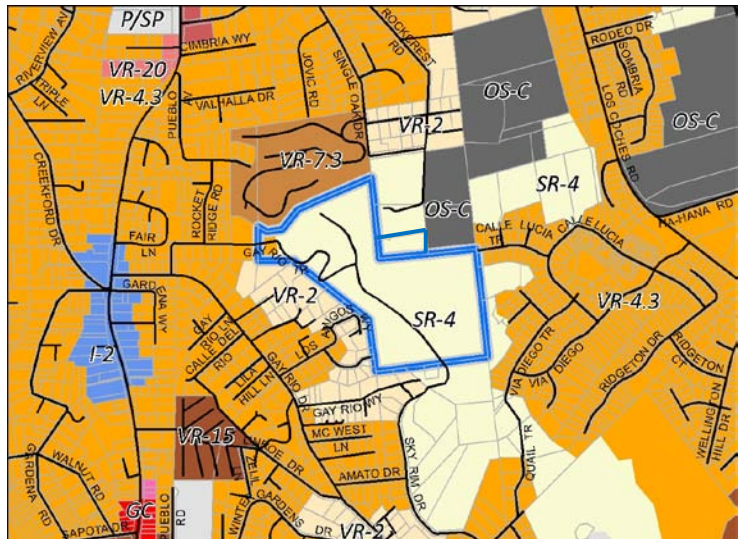
- 1 – Vance and Associates letter dated October 18, 2010
- 2 – Vance and Associates letter dated January 28, 2011
- 3 – Vance and Associates letter dated February 18, 2011
- 4 – Based on the importance of the Lakeside Archipelago as a habitat linkage

| |
|--|
| Property Description |
| <u>Property Owner:</u> Jack Sprague |
| <u>Size:</u> 64.0 acres, 4 parcels |
| <u>Location/Description:</u> Approximately two miles east of SR-67 and 1.5 miles north of Interstate 8; Inside County Water Authority boundary |
| <u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ○ Agricultural Lands ○ Fire Hazard Severity Zones |

| | |
|---|---|
| Land Use | |
| <i>General Plan</i> | |
| Scenario | Designation |
| Existing General Plan | SPA (2.5 du / ac) 4.3 du / ac 1,2,4 du / ac |
| PC / Staff Recommendation | SR4 / VR4.3 |
| Referral | SR4 VR4.3 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — S88, Specific Plan Area RR, 10,000SF, 1-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

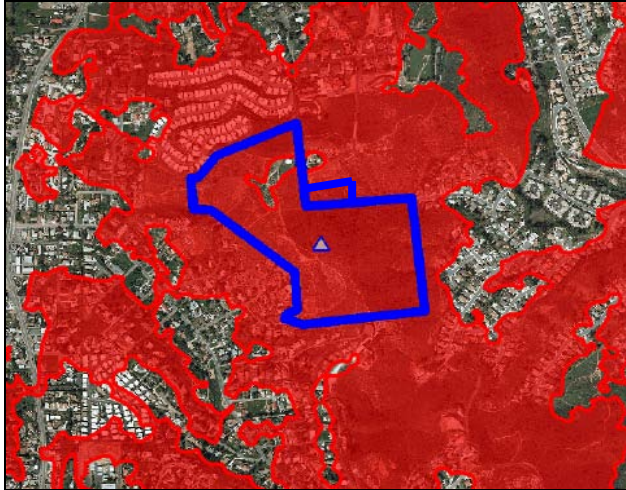
Discussion

In a February 18, 2011 letter, the property owner indicated that their preferred request would be for a SPA (2.5) designation, but would be willing to accept a VR2 designation. The land owner developed the adjacent mobile home park in 1969 with plans to develop a second phase at a similar density as the adjacent properties under a Specific Plan for a clustered development of 144 units. The potential yield of the SPA (2.5) designation would be 159 dwelling units, while the VR2 designation would be 127 dwelling units. The property owner is currently in negotiations with SANDAG to purchase this property (64 acres) to provide open space to be used for mitigation for a road construction project (see *attachment on Page 3*). The property owner is concerned that a General Plan designation lowering the allowable density would reduce the appraisal value of his property, and is inconsistent with Board Policy F-24 as he is involved in these negotiations (see *attachment on Page 4*). *Continued on next page.*

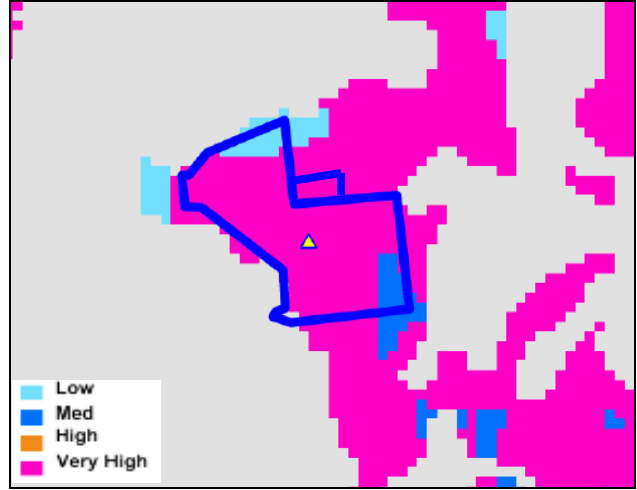
LAKESIDE

PROPERTY SPECIFIC REQUEST

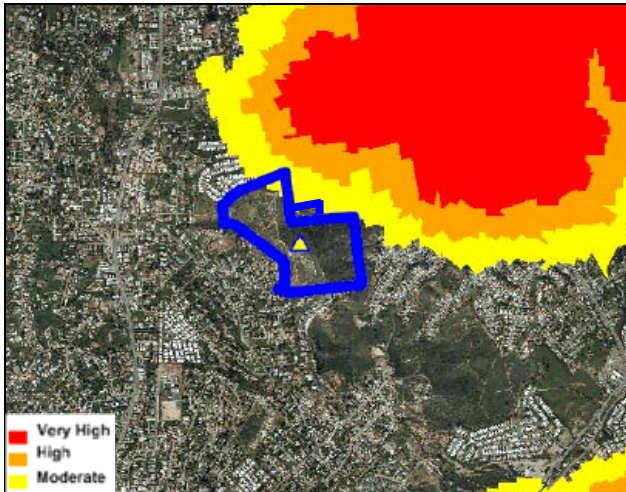
LS25 (cont.)



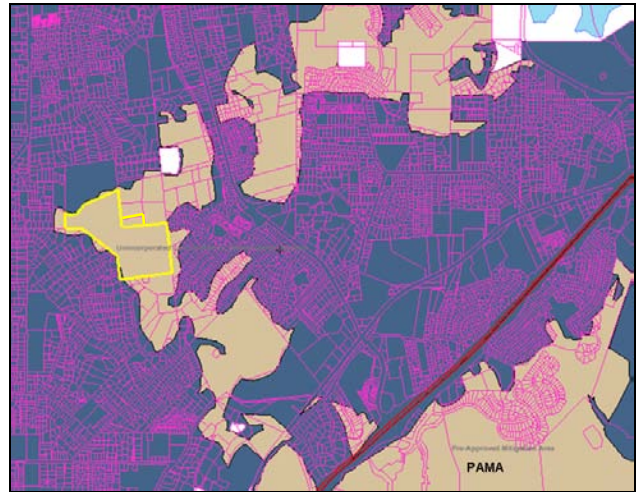
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



**MSCP Pre-Approved Mitigation Area
[Lakeside Archipelago]**

Discussion (cont.)

The PC/Staff Recommendation for SR4 on most of the site is consistent with preserving the remaining important habitat linkage known as the Lakeside Archipelago, which is a critical component of the County's MSCP Plan. The SR4 land use designation would also account for the steep slopes constraining most of the site.

The property is within water and sewer districts, accessible from three public roads, and adjacent to proposed Village Residential designations to the west, which has existing dense development.

While retention of the SPA designation is considered Minor change, the request for a density of 2.5 dwelling units per acre would likely require recirculation of the EIR since this density is greater than the range of alternatives evaluated under the General Plan Update EIR. Likewise, the requested VR2 density would also be more intensive than the range of alternatives evaluated in the EIR; and therefore would likely require EIR revision and recirculation.

PROPERTY SPECIFIC REQUEST

LS25 (cont.)

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

Department Of Transportation
Right Of Way Division, District 11
4050 Taylor Street, MS 310
San Diego, CA 92110
Phone (619) 688-6913
Fax (619) 688-2570



*Flex your power!
Be energy efficient!*

February 2, 2009

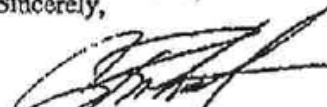
Mr. Jack and Carolyn Sprague
8104 SE 23rd St.
Vancouver, Washington 98683-1810

Dear Mr. & Mrs. Sprague:

As introduction, my name is Gary Rinehart and I work as the Review Appraiser and Environmental Coordinator for the Department of Transportation (Caltrans) and San Diego Association of Government (SANDAG) in San Diego, California. In coordination with the Transnet II EMP mitigation program, I am charged with doing real estate business for land that might be acquired to aid the transportation projects in the region. You own a property in the El Cajon Valley that has interest to serve the future highway purposes for Caltrans. The parcel in question is identified as APN 397-021-01-00. It is approximately 60 acres in size. My interest is to inquire if you might consider selling the above mentioned property? If so, I would like to discuss further with you just how we might proceed if you are a willing seller. No condemnation is implied and there is no influence to sell your property if it is not your intention to do so at the present time. We would consider it only if you may desire to sell it.

I would appreciate any correspondence at your earliest convenience to clarify if there could be further talks in that regard. Thank you.

Sincerely,


GARY A. RINEHART, Chief
Environmental & Appraisal Review Specialist

LAKESIDE

PROPERTY SPECIFIC REQUEST

LS25 (cont.)

October 18, 2010

Ms. Pam Slater-Price
Chairman, Board of Supervisors
County of San Diego
1600 Pacific Coast Highway
San Diego, Ca 92101

RE; GENERAL PLAN UPDATE – APN 397-021-01

Dear Ms. Slater-Price:

I am writing this letter on behalf of my client Mr. Jack Sprague

.....

Purchase of the Property for Habitat

In 1998 The Nature Conservancy sent Mr. Sprague a letter of interest in purchasing his property as open space. Discussions with The Nature Conservancy and County staff regarding the purchase of the property for habitat continued through 1998 and the first half of 1999. Mr. Sprague was and remains a willing seller, and for much of 1998 he engaged in a series of discussions with the County, The Nature Conservancy, the State Wildlife Conservation Board regarding the acquisition of his property however the parties were never able to come to an agreement regarding an appropriate price because the purchasers declined to complete the appraisal process.

For the past three years Mr. Sprague has continued discussions with various groups interested in purchasing his property including The Endangered Habitat League, and most recently with Mr. Keith Greer at SANDAG. On February 2, 2009 Mr. Gary Rinehart, Environmental & Appraisal Review Specialist for Caltrans wrote Mr. Sprague and again asked if he was a 'willing seller' of his property for purposes of providing property that can be used for mitigation purposes under the Transnet II EMP mitigation program (see Attachment 7). Mr. Sprague responded in the affirmative (see Attachment 8 and 9) and has been cooperating with SANDAG which has recently prepared an appraisal and the County Department of Parks and Recreation staff (Ms Patty Heyden). Ms. Heyden has recently toured the site (see Attachment 10) and informed Mr. Sprague that the County would take on the responsibility of managing the property as part of their program to manage, maintain and monitor plant and animal life on the lands once the property is in the preserve in order to ensure the conservation of their unique resources.

Mr. Sprague is concerned that the re-designation, or "downzoning" of his property by the County while he is in discussions with SANDAG of which the County of San Diego is a member regarding the purchase of the property for habitat could have a negative impact on the calculation of the present value of the property and could represent a substantial financial cost to him.

The Board of Supervisors Policy F-24 [Eminent Domain Procedure] includes Policies which state that;

1. All property owners be dealt with fairly and equitably in the acquisition of lands or interests therein required by the County.
2. Settlements will be based on the concept of fair market value supported by current appraisal practices.
3. Negotiations will continue in good faith for as long as reasonable hope of settlement exists.

.....

SUMMARY

Mr. Sprague requests that your Board change the designation on his property back to the existing, adopted Specific Plan designation so that it will conform with the discussion in the proposed Lakeside Plan text. If this action were taken then under the unlikely event that a development proposal was processed the County (and SANDAG) would acquire at minimum sixty percent of the property as Open Space at no public cost. In the more likely scenario, the property will continue through the acquisition process with the same planning designation it has had since 1986 and SANDAG will acquire the property for the Transnet II EMP mitigation program.

Yours truly,

VANCE AND ASSOCIATES

LAKESIDE

PROPERTY SPECIFIC REQUEST

LS26

| | |
|---|---------|
| Property Specific Request: Change land use designation from SR10 to SR4 | |
| Requested by: Ted Piorkowski | |
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Note:
1 - Based on staff's experience

Property Description

Property Owner:

Piorkowski Family Trust

Size:

9.8 acres
1 parcel

Location/Description:

Located off of Genesis Way, less than a mile west of Wildcat Canyon Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

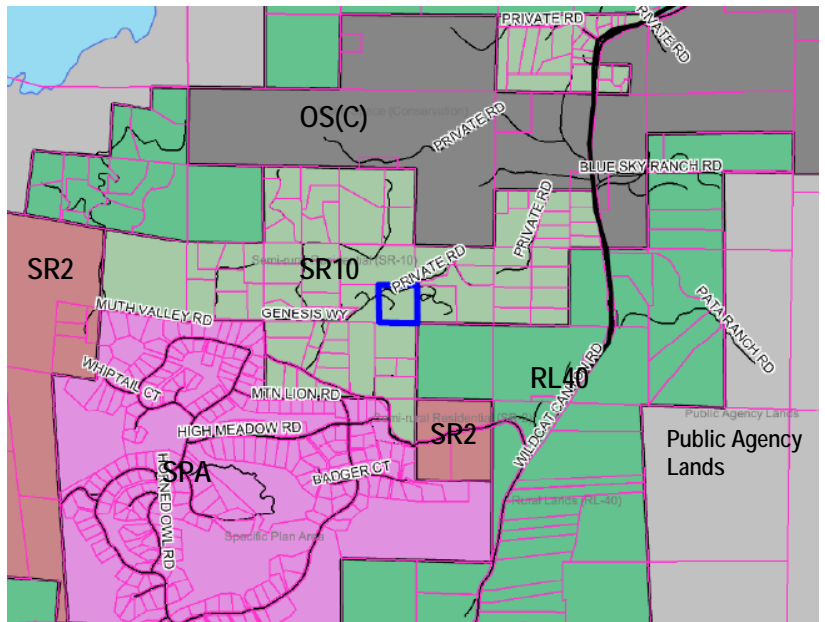
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---|---------------|
| Scenario | Designation |
| Existing General Plan | 1 du / 4,8,20 |
| PC / Staff Recommendation | SR10 |
| Referral | SR10 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL20 |
| <i>Zoning</i> | |
| Existing — A70, 4-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

Discussion

The property owner's request for the SR4 density would most likely not increase the subdivision potential for the property since half is constrained by steep slopes. In addition, the property is entirely within the Very High Fire Hazard Severity Zone. The fire risk issue is compounded because the property is located nearly one-half mile at the end of a dead-end road, which connects to Muth Road, another dead-end road, nearly one mile from Wildcat Canyon Road. Therefore, the requested density would not be supported by project objectives, particularly Guiding Principle #5 due to the physical constraints and natural hazards.

The request would result in a spot designation that would likely require an additional 75 acres to be designated as SR4, which would likely result in the requirement to recirculate the EIR.

PROPERTY SPECIFIC REQUEST

LS27

Property Specific Request:
Change land use designation from VR4.3 to VR7.3

Requested by: Chip Hasley

| | |
|----------------------------------|----------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | No |
| Spot Designation/Zone | No |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | No |
| Level of Change | Moderate |

Note:
1 - Based on staff's experience

Property Description

Property Owner:
Gordon Bush Family Trust

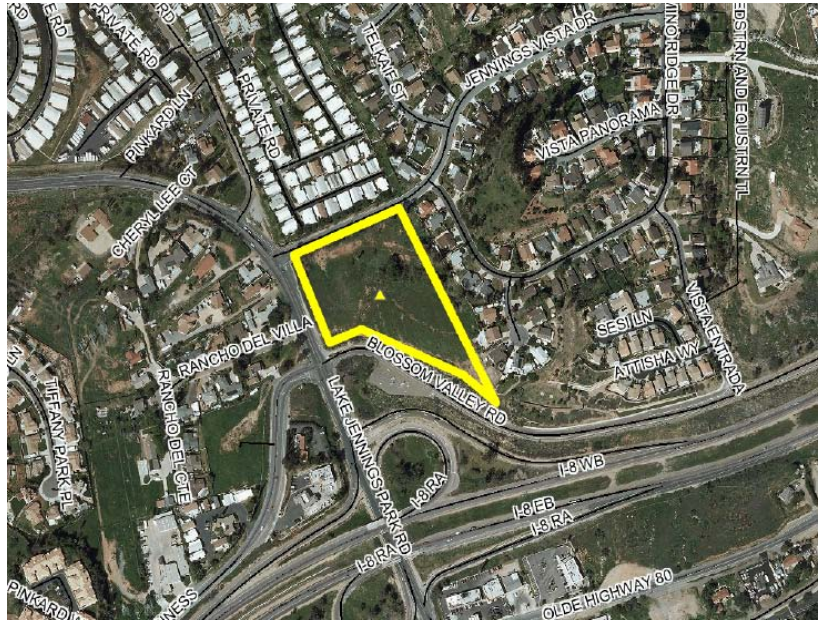
Size:
5.2 acres
1 parcel

Location/Description:
North of 1-8, Northeast corner of Lake Jennings Road and Blossom Valley Road Intersection;
Inside County Water Authority boundary

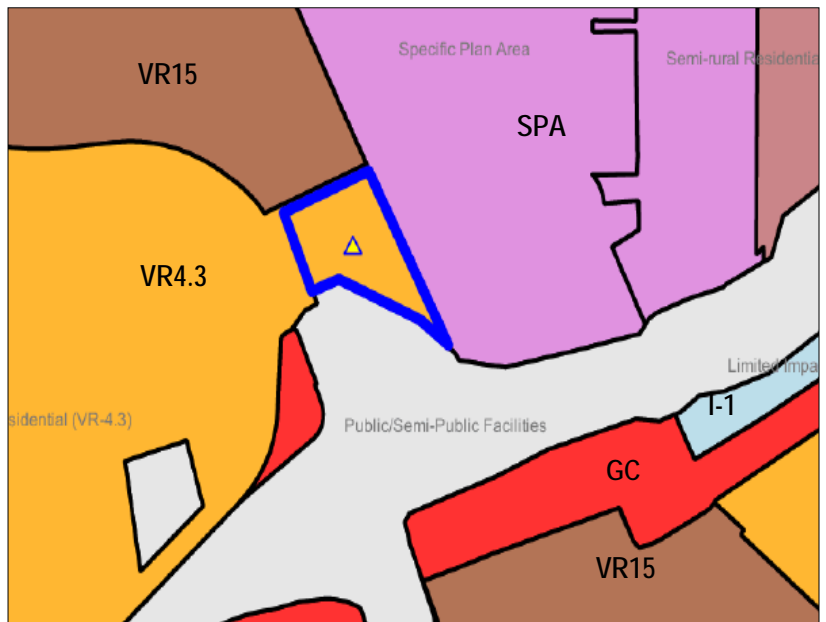
- Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---------------------------------|-------------|
| Scenario | Designation |
| Existing General Plan | 4.3 du/ac |
| PC / Staff Recommendation | VR4.3 |
| Referral | VR4.3 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — RS; 10,000 sq ft min | |
| Proposed — Same as existing | |



Aerial



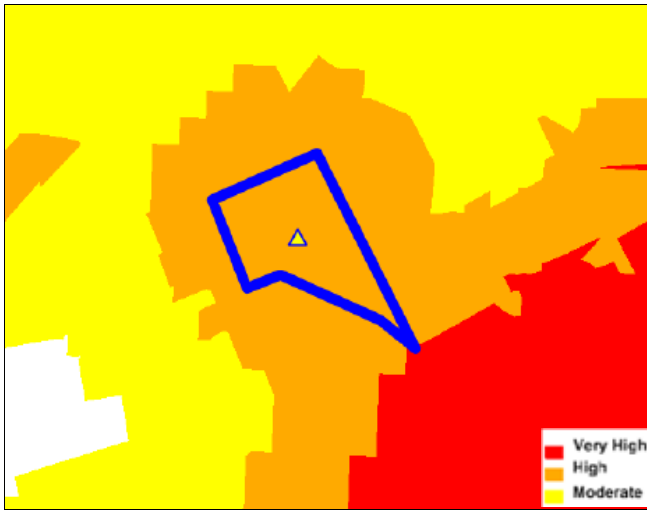
PC/Staff Recommendation

Discussion

Property owner's request for a density increase to VR7.3 is more intensive than the existing General Plan and the range of alternatives evaluated by the General Plan Update EIR. This increased density would allow a potential increase of 15 dwelling units on the five-acre site. This would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

LS27 (cont.)



Fire Hazard Severity Zones

LAKESIDE

PROPERTY SPECIFIC REQUEST

LS28

Property Specific Request:
Change land use designation from RL40 to SR4

Requested by: John and Donna Swink

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Note:
1 - Based on staff's experience

Property Description

Property Owner:
John and Donna Swink

Size:
18 acres
1 parcel

Location/Description:
West of Wildcat Canyon Road, approx. one mile north of Willow Road;
Inside County Water Authority boundary

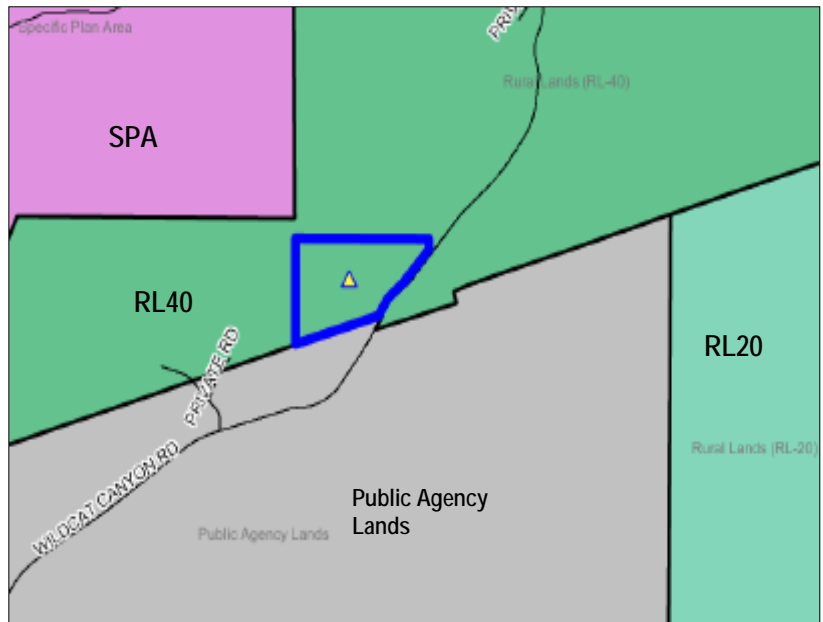
- Prevalence of Constraints (See following page):**
 ● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---|----------------|
| Scenario | Designation |
| Existing General Plan | 1 du/4,8,20 ac |
| PC / Staff Recommendation | RL40 |
| Referral | RL40 |
| Hybrid | RL40 |
| Draft Land Use | |
| Environmentally Superior | |
| <i>Zoning</i> | |
| Existing — A72, 8-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



PC/Staff Recommendation

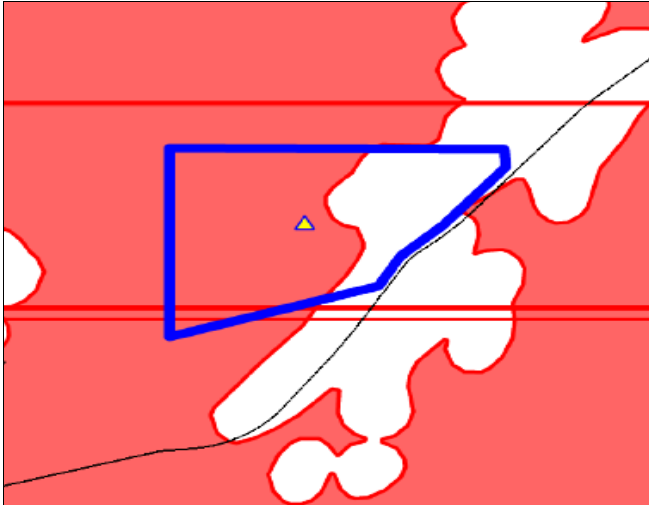
Discussion

Subject property is nearly entirely constrained by either steep slopes or sensitive environmental habitat. It is central to a resource core area of the County's MSCP and is designated Pre-Approved Mitigation Area (PAMA). A Semi-Rural density would result in a spot designation among an area of Rural Lands also constrained by steep slopes. This would not be supported by Guiding Principle #5 or the Community Development Model. Also the requested density is more intensive than any of the alternatives evaluated by the EIR, which would likely require recirculation of the EIR and revisions to the GPU project objectives.

LAKESIDE

PROPERTY SPECIFIC REQUEST

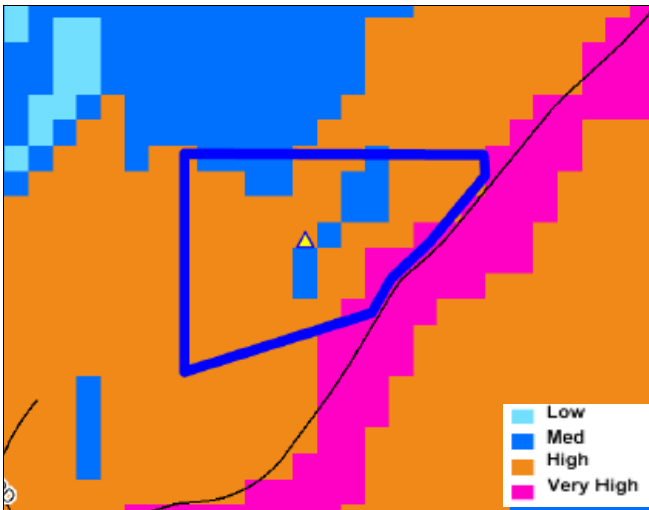
LS28 (cont.)



Steep Slope (Greater than 25%)



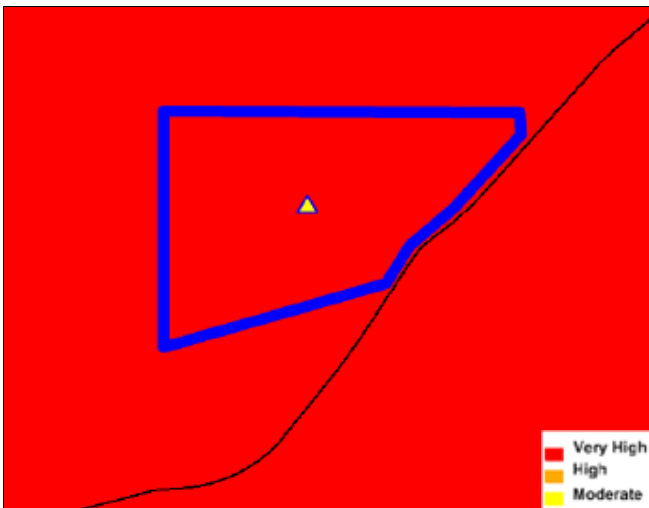
Wetlands



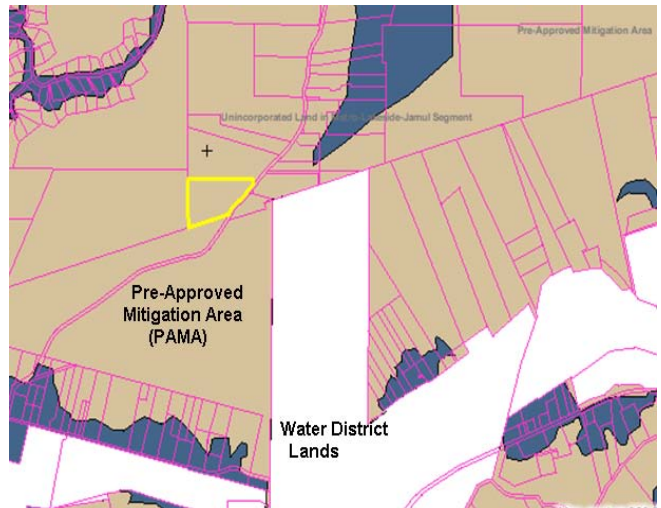
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



MSCP Pre-Approved Mitigation Area (PAMA)

PROPERTY SPECIFIC REQUEST

LS29

Property Specific Request:
Change land use designation from RL20 to SR4

Requested by: Mark Thompson

| | |
|----------------------------------|---------|
| Community Recommendation | Unknown |
| Opposition Expected ¹ | Yes |
| Spot Designation/Zone | Yes |
| EIR Recirculation Needed | Yes |
| Change to GPU Objectives Needed | Yes |
| Level of Change | Major |

Note:
1 - Based on staff's experience

Property Description

Property Owner:

Catherine Gorka

Size:

59.4 acres
1 parcel

Location/Description:

Parcel is located off of Willow Road, east of Wildcat Canyon Road;
Inside County Water Authority boundary

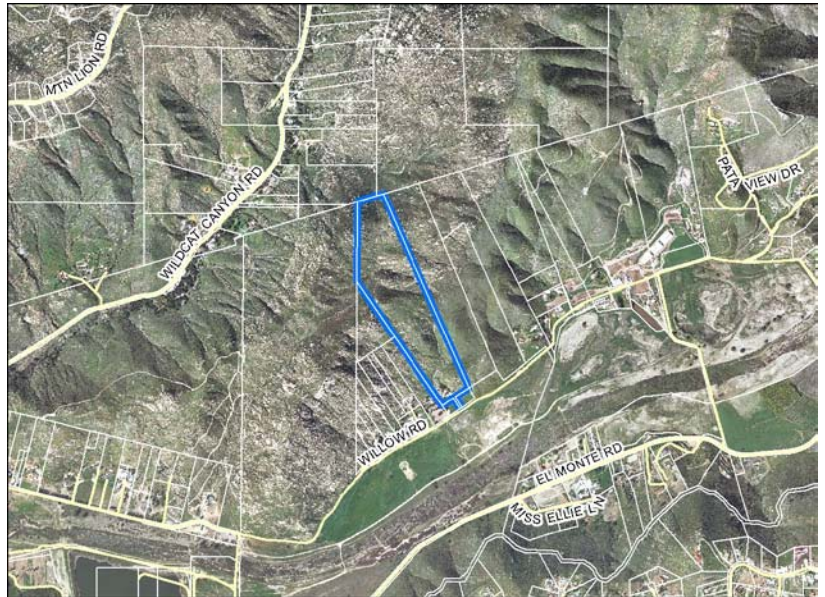
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

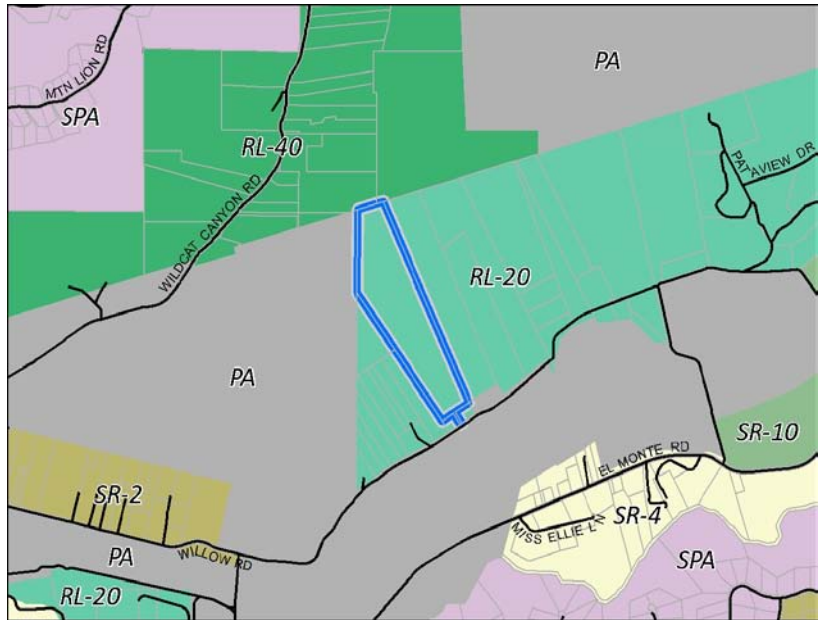
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | |
|---|----------------|
| Scenario | Designation |
| Existing General Plan | 1 du/4,8,20 ac |
| PC / Staff Recommendation | RL20 |
| Referral | RL20 |
| Hybrid | |
| Draft Land Use | |
| Environmentally Superior | RL40 |
| <i>Zoning</i> | |
| Existing — A70, 4-acre minimum lot size | |
| Proposed — Same as existing | |



Aerial



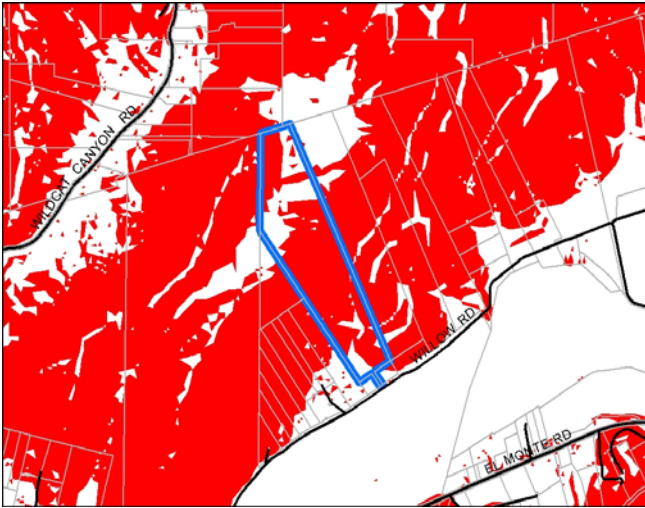
PC/Staff Recommendation

Discussion

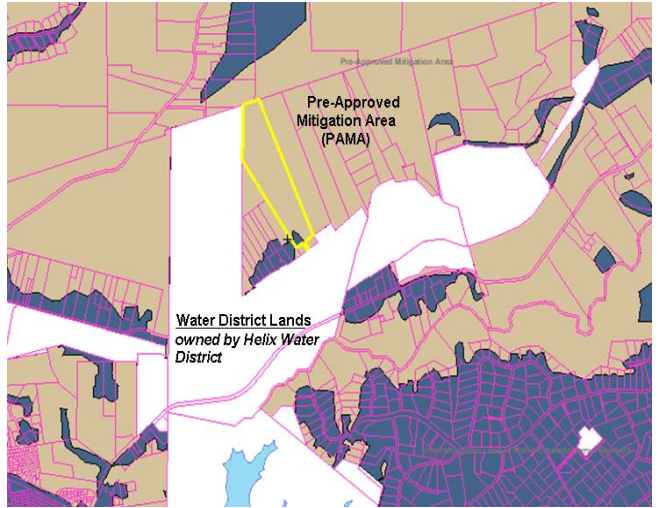
The property consists of one parcel in a highly constrained area. Major constraints include steep slope, high habitat value, and a location entirely within the Very High Fire Hazard Severity Zone. The site is designated as Pre-Approved Mitigation Area (PAMA) in the County's Multiple Species Conservation Program. An SR4 designation would result in a spot designation. Also, a Semi-Rural designation is not supported by Guiding Principle #5 which is to ensure that development accounts for physical constraints and natural hazards. The RL20 designation would still allow for additional development in the portion of this property where the slope is not as steep.

PROPERTY SPECIFIC REQUEST

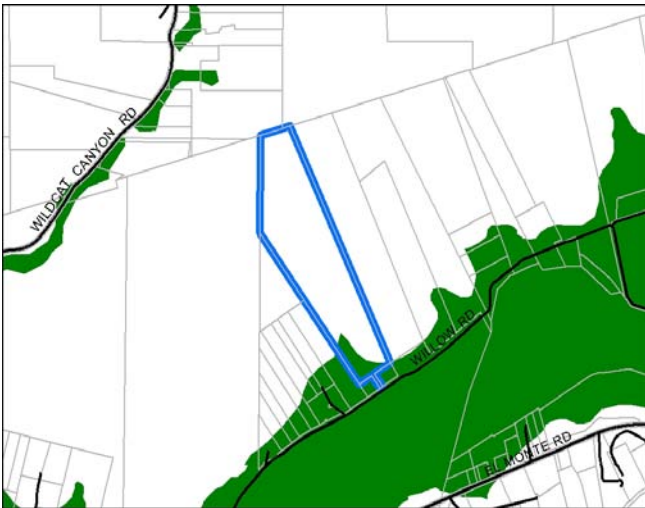
LS29 (cont.)



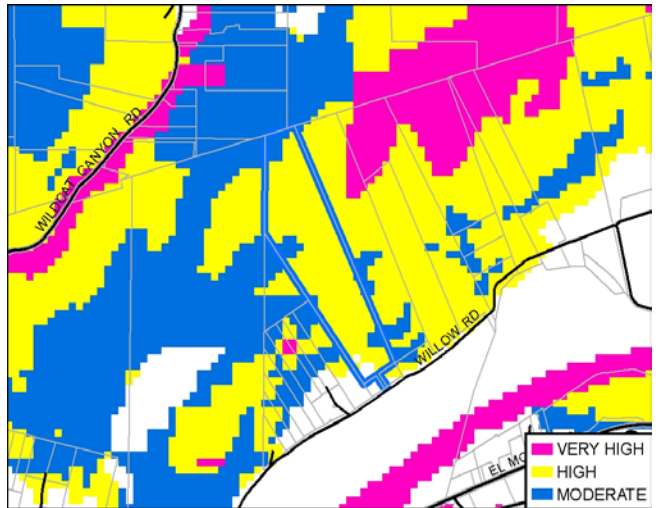
Steep Slope (Greater than 25%)



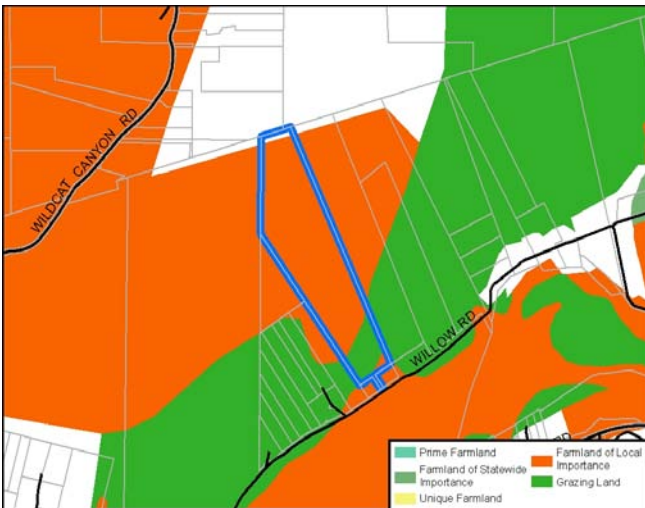
MSCP Pre-Approved Mitigation Area (PAMA)



Wetlands



Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones