

Property Specific Requests Index

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

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- Land Use Designations^{1,2}**
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- (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Mountain Empire Community Planning Area Boundary

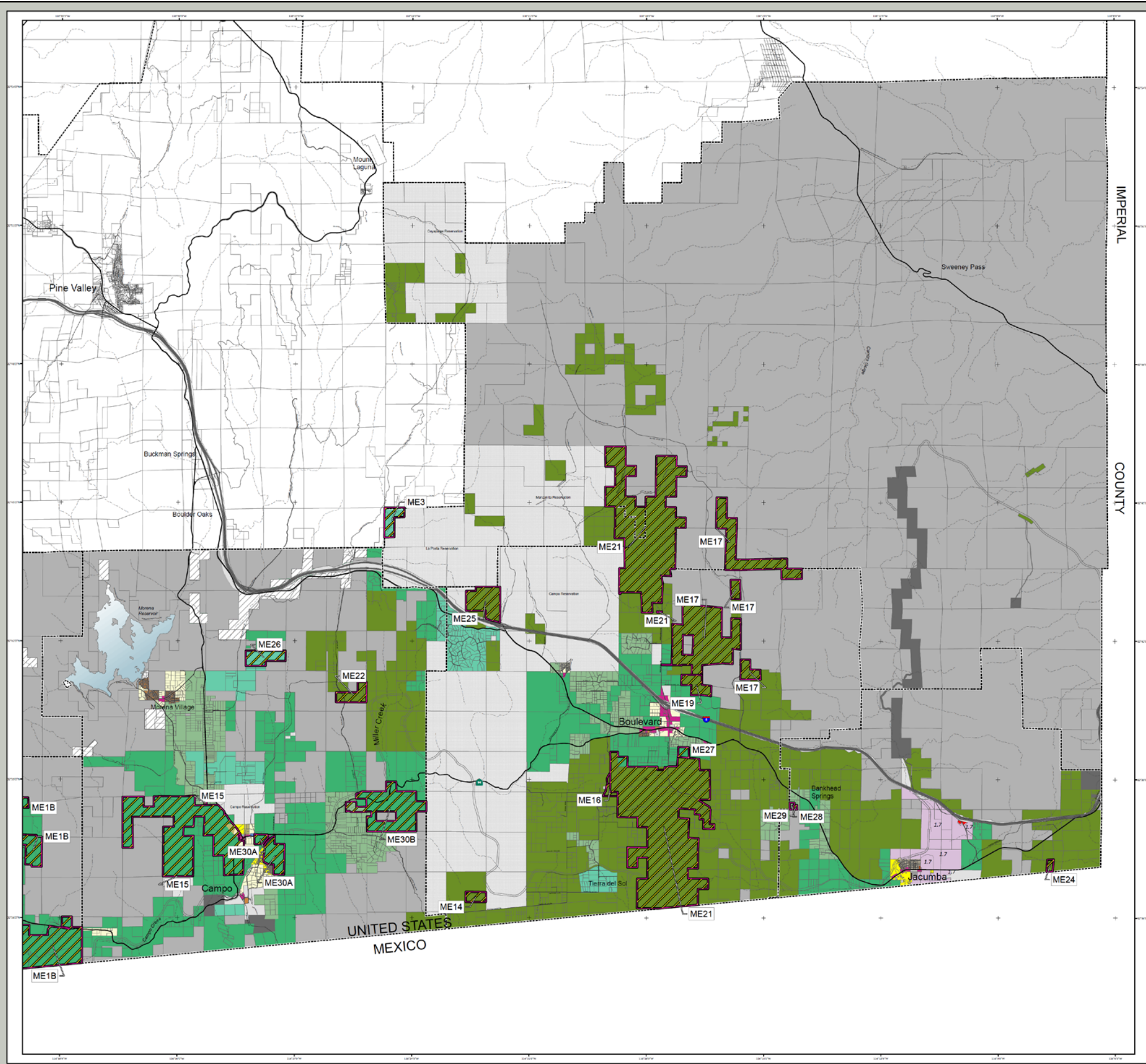
NOTES:

- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
- 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

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This is a draft map and should be discarded upon adoption of subsequent versions.



Property Specific Requests Index

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www.co.sandiego.ca.gov/development/index.html

Property Specific Requests

**Recommended Project (October 2010)
 Land Use Designations^{1,2}**

- 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)
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- Rural Lands (RL-80)
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Map Prepared by:

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Source: County of San Diego, SANDAG, The Information Services Department, www.sandag.com/development/index.html

PROPERTY SPECIFIC REQUEST

ME1-B

Property Specific Request: Change land use designation from RL40 to RL80	
Requested by: Potrero Community Planning Group ¹ and Endangered Habitats League ²	
Community Recommendation	RL80
Opposition Expected ³	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Conflicts with GPU Objectives	No
Level of Change	Minor

Note:
 1- Potrero CPG letter dated November 1, 2010
 2- Endangered Habitat League letter dated November 8, 2010
 3- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Various

Size:

8,333.4 acres
 166 parcels

Location/Description:

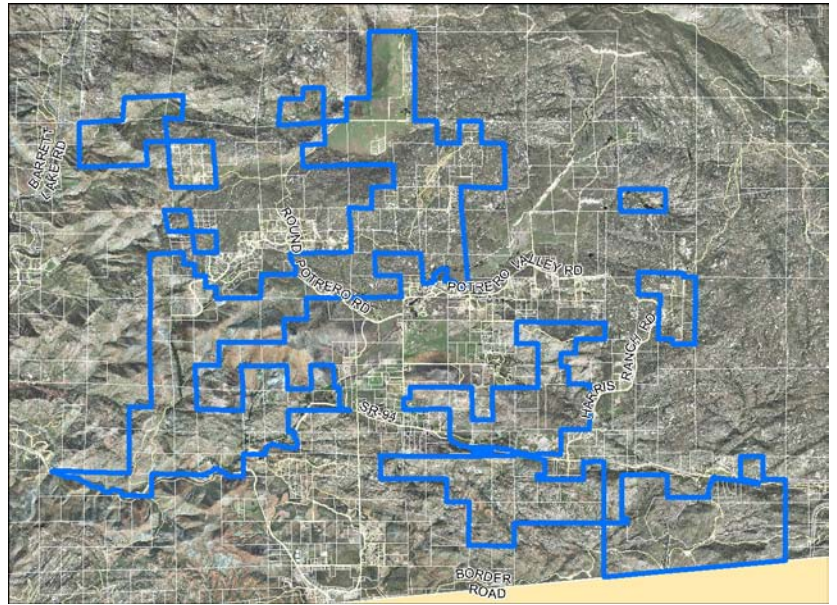
Entire portion of the Potrero Community Planning Area designated RL80 on the Environmentally Superior Map alternative;
 Outside County Water Authority boundary

Prevalence of Constraints (See following page):

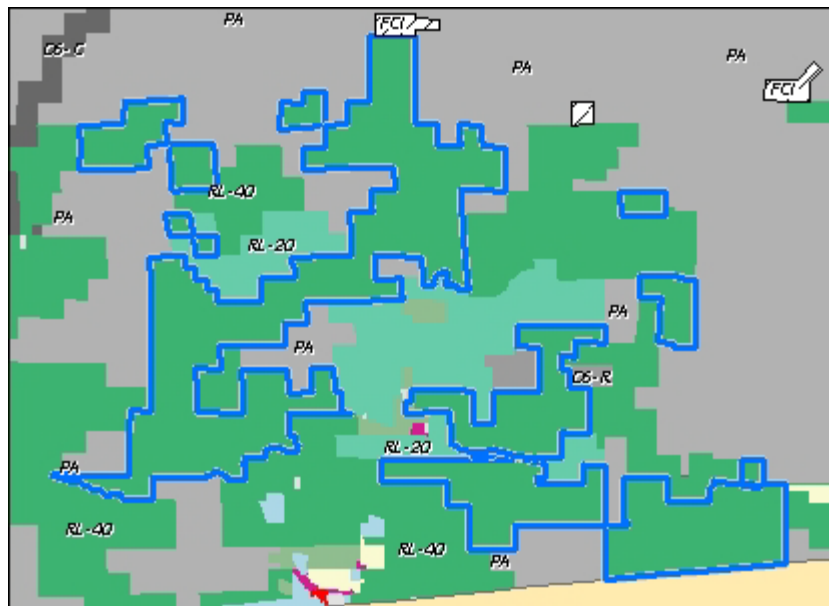
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	NF/SP 1 du / 40 ac 1 du / 4, 8, 20 ac
PC/Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — A72 - 40- and 8-acre minimum lot size S92 - 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



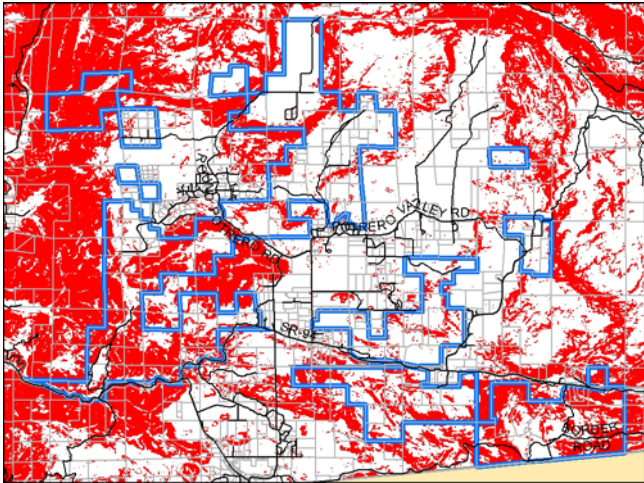
PC/Staff Recommendation

Discussion

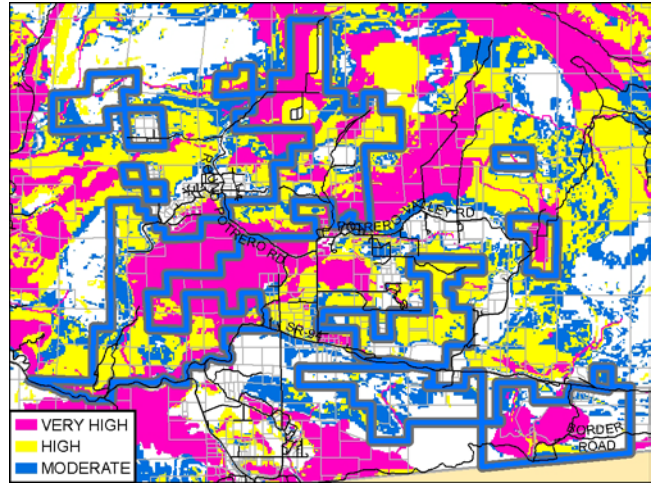
The Potrero Community Planning Group and the Endangered Habitats League (EHL) recommend the Environmentally Superior Map alternative for areas designated RL80 by that map that are recommended as RL40 on the PC / Staff Recommendation. The RL80 density is recommended for this area due to its location outside the County Water Authority boundary, lack of infrastructure and services, high biological integrity and its location within the Very High Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

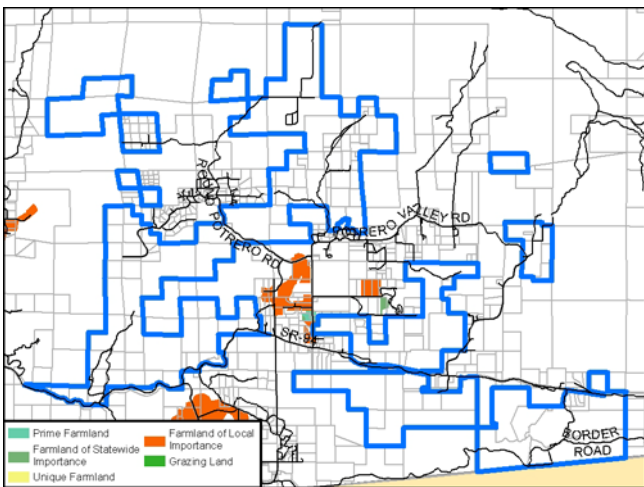
ME1-B (cont.)



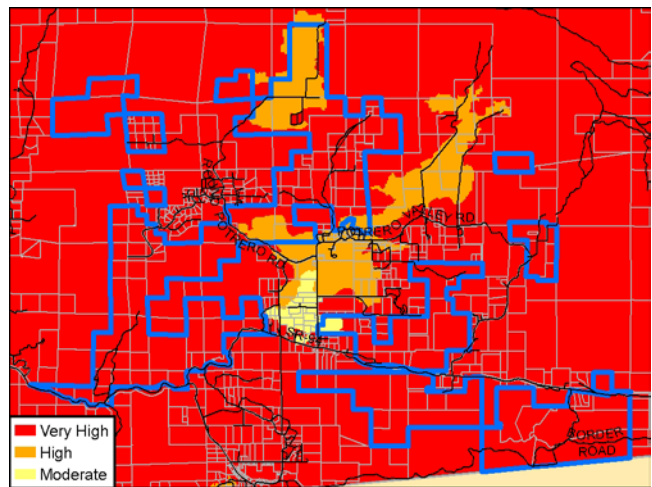
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [POTRERO]

PROPERTY SPECIFIC REQUEST

ME3 (2004 Referral #164)

Property Specific Request:

Change land use designation from RL20 to SR10¹

Requested by: Rodney & Alameda Starkey

Community Recommendation	N/A
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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

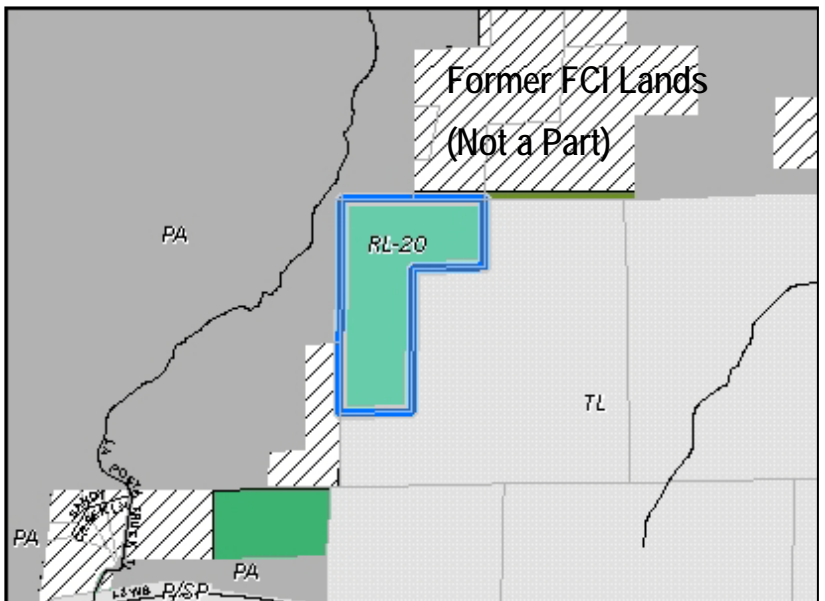
Scenario	Designation
Existing General Plan	1 du/8 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	RL80

Zoning

Existing — S92, 8-acre minimum lot size
 Proposed — Same as existing



Aerial



PC/Staff Recommendation

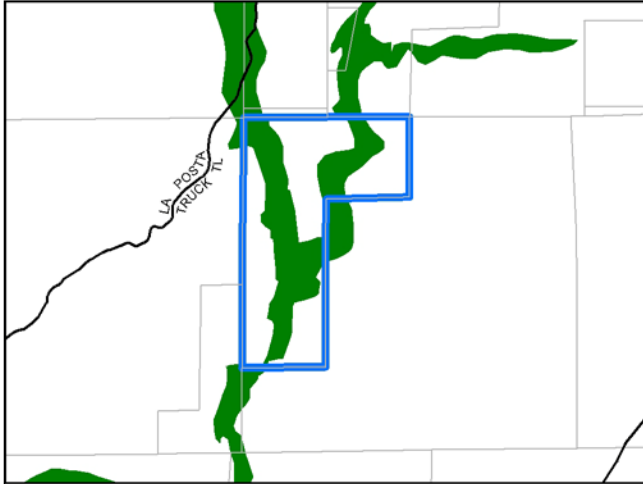
Discussion

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 PC/Staff Recommendation. 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 after adoption of the General Plan Update. The subject site is partially constrained by wetlands and prime agricultural land.

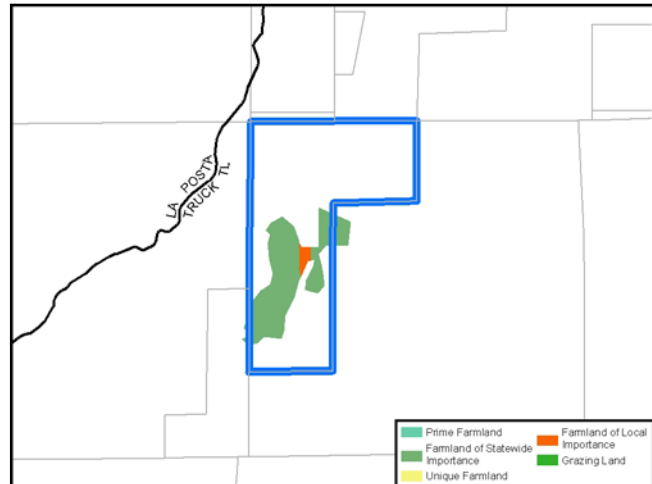
Continued on next page.

PROPERTY SPECIFIC REQUEST

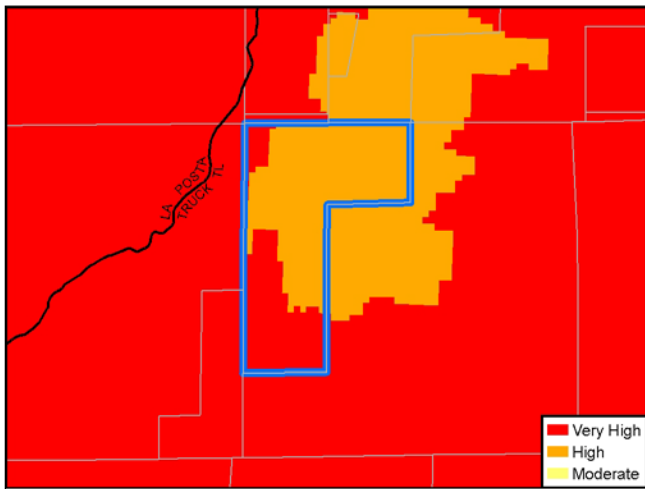
ME3 (cont.)



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.

PROPERTY SPECIFIC REQUEST

ME3 (cont.)

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. 03CV025491IEG(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 DEIR

PROPERTY SPECIFIC REQUEST

ME3 (cont.)

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

PROPERTY SPECIFIC REQUEST

ME14

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Doris Krause

Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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

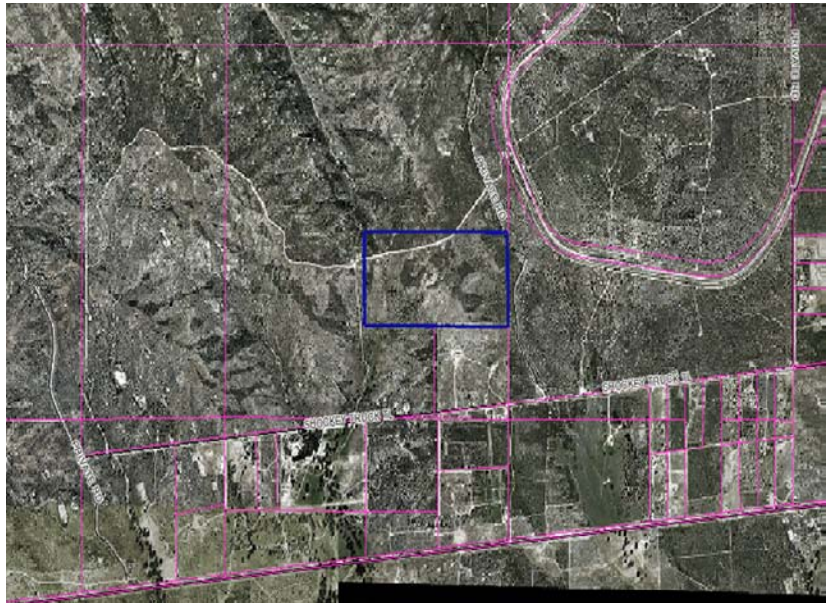
Location/Description:

Boulevard Subregional Group Area;
South of SR-94, north of Shockey Truck Trail and west of Moon Valley Road;
Outside County Water Authority boundary

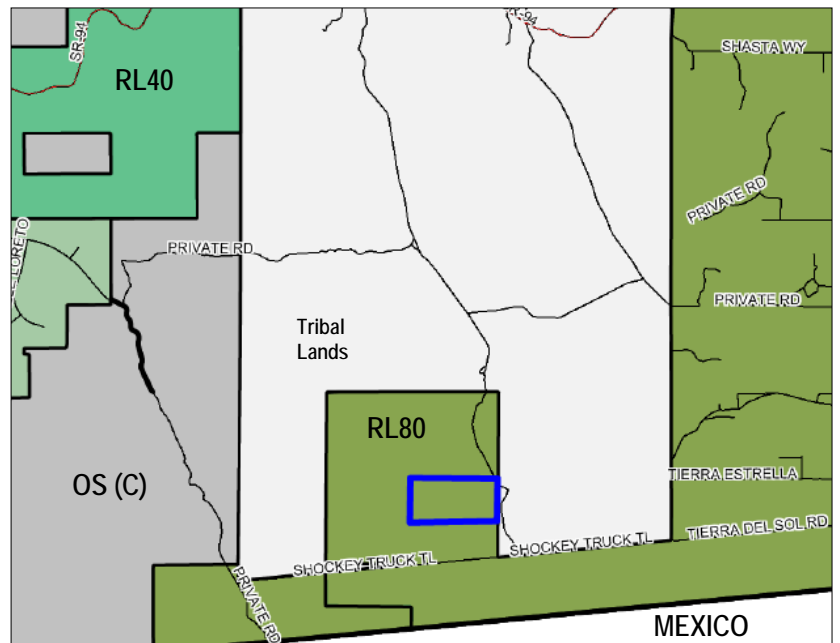
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



Land Use

General Plan

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

Zoning

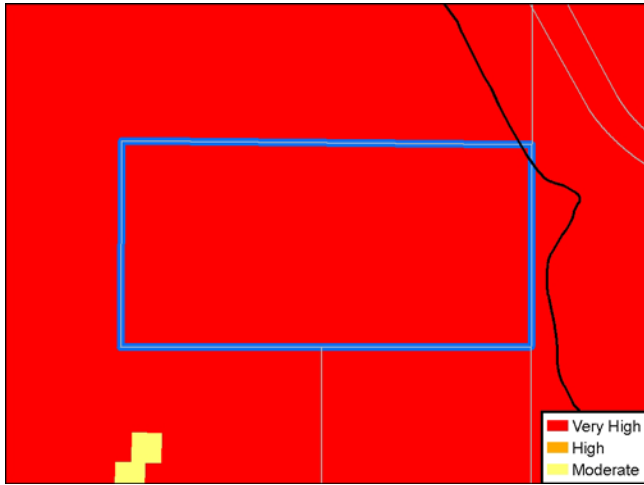
Existing — S92, 8-acre minimum lot size
Proposed — Same as existing

Discussion

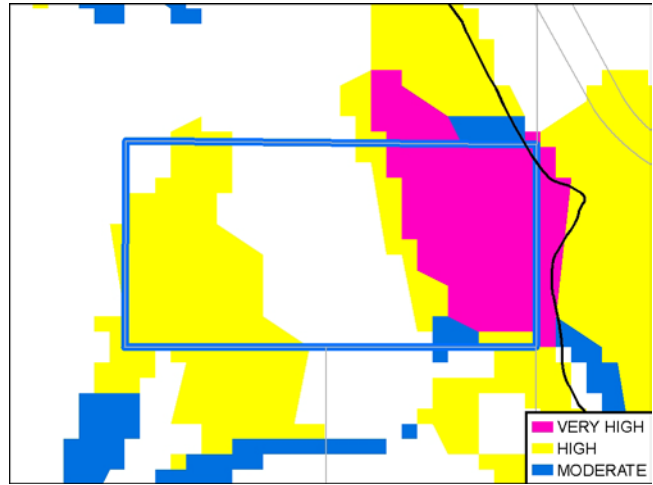
The property is entirely within the Very High Fire Hazard Severity Zone, and currently does not have adequate access for a subdivision, which would either have to come off the Tribal Lands or from Shockey Truck Trail through property with a different owner, both of which are currently accessed through 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.

PROPERTY SPECIFIC REQUEST

ME14 (cont.)



Fire Hazard Severity Zones



Habitat Evaluation Model

MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME15 (2003 Referral #169)

Property Specific Request:

Request property to be a Special Study Area (SSA) in the Community Plan

Requested by: Star Ranch (William Schwartz)

Community Recommendation	SSA
Opposition Expected ¹	Yes
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

Property Description

Property Owner:

Barry DeVorzon L P

Size:

2,122.0 acres
8 parcels

Location/Description:

Campo / Lake Morena Subregional Group Area;
Southwest of Buckman Springs Road at the
intersection of SR-94 and Buckman Springs
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

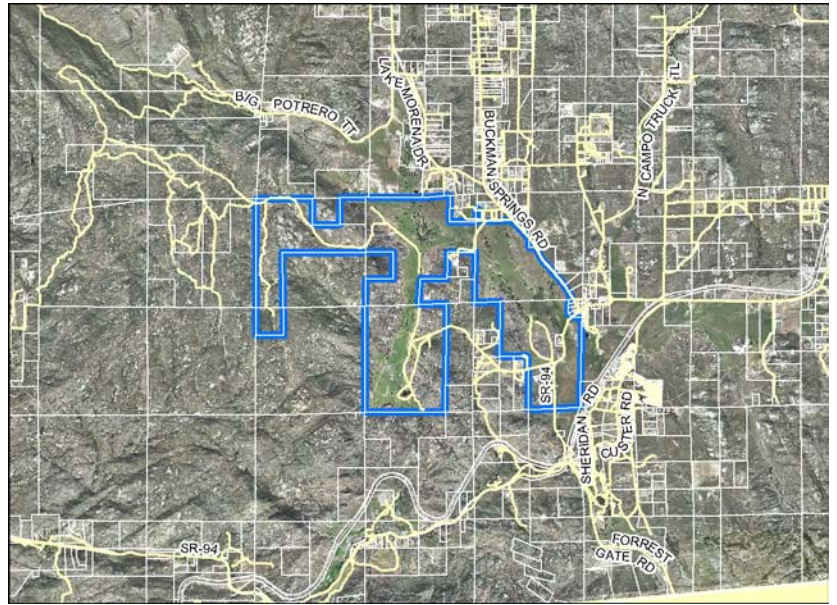
Land Use

General Plan

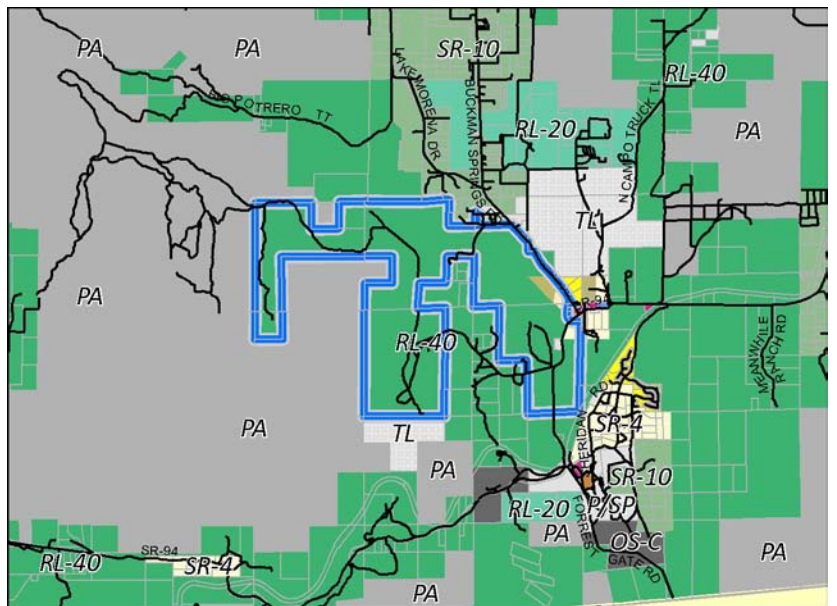
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RC / VR2 / SR2 RL40
Referral	RC / VR2 / SR2 RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RC / SR4/ RL80

Zoning

Existing — S92, 4-acre minimum lot size
Proposed — Same as existing



Aerial



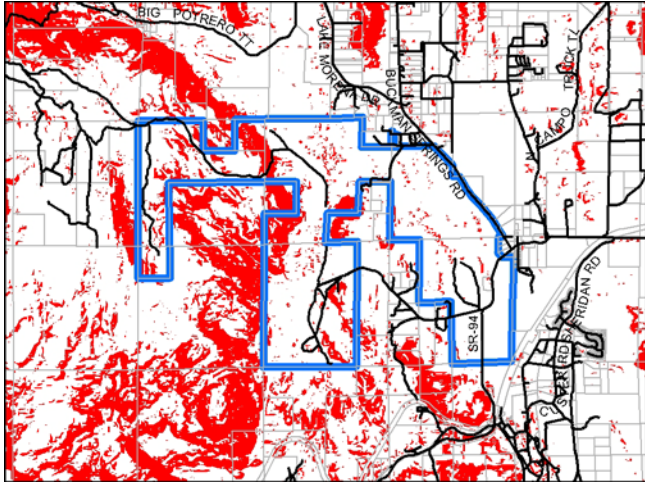
PC/Staff Recommendation

Discussion

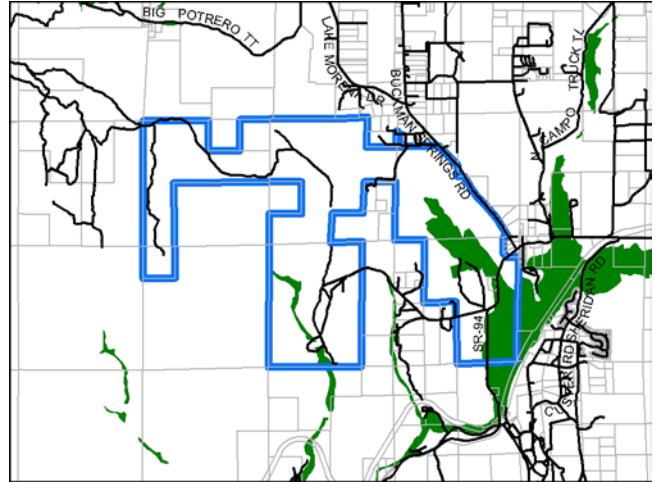
Property is located south and west of Buckman Springs Road in the Cameron Corners area. The property is constrained by some wetlands and prime agricultural lands. At a meeting of the Campo / Lake Morena CPG in March 2009, staff suggested creating a Special Study Area (SSA) for the entire community as part of the Community Plan, and again clarified this in a letter to the Community Planning Group on March 25, 2010, (Attachment B, 23 Community Planning and Sponsor Group Issues). This separate SSA request would be incorporated into the General Plan as part of the Mountain Empire Subregional Plan, applied to only the ME15 (Star Ranch) property. The SSA would still be fully implemented after the adoption of the General Plan Update, still requiring a General Plan Amendment and Specific Plan adopted at the Board of Supervisors.

PROPERTY SPECIFIC REQUEST

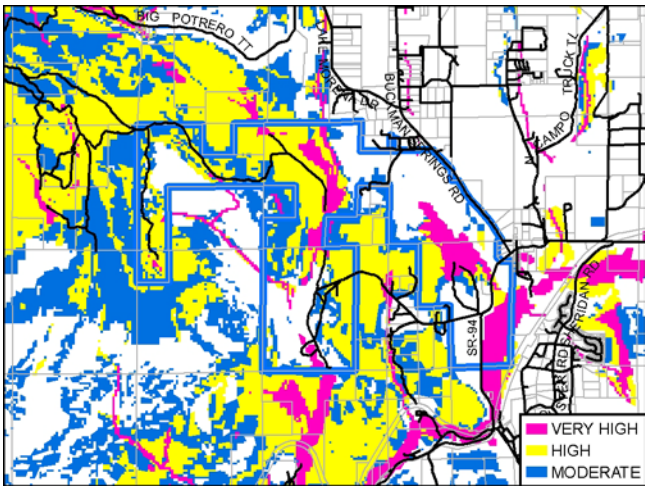
ME15 (cont.)



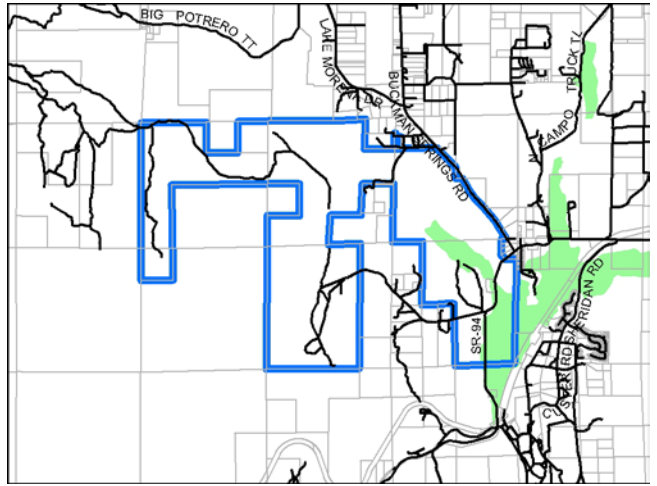
Steep Slope (Greater than 25%)



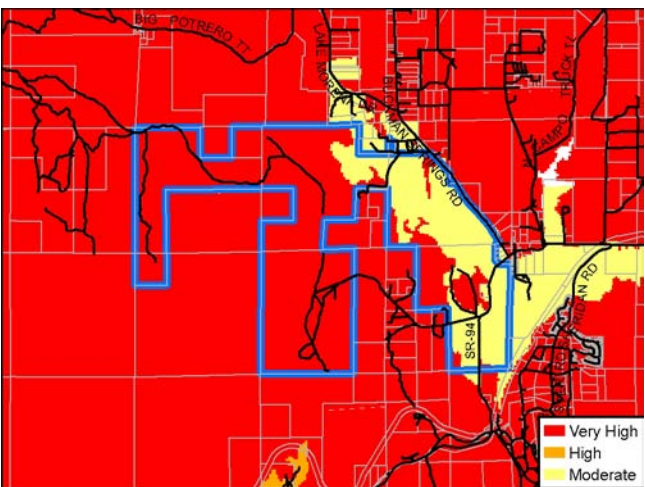
Wetlands



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [CAMPO / LAKE MORENA]

PROPERTY SPECIFIC REQUEST

ME16

Property Specific Request: Change land use designation from RL80 to SR4	
Requested by: Nicholas Georggin	
Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

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

Property Description

Property Owner:

Nicholas E & Patricia C Georggin

Size:

47.2 acres
 2 parcels

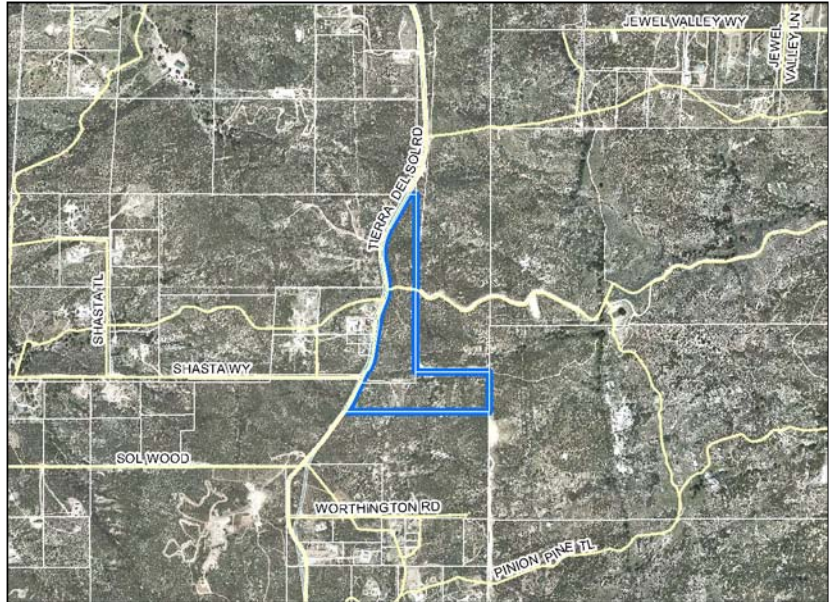
Location/Description:

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.

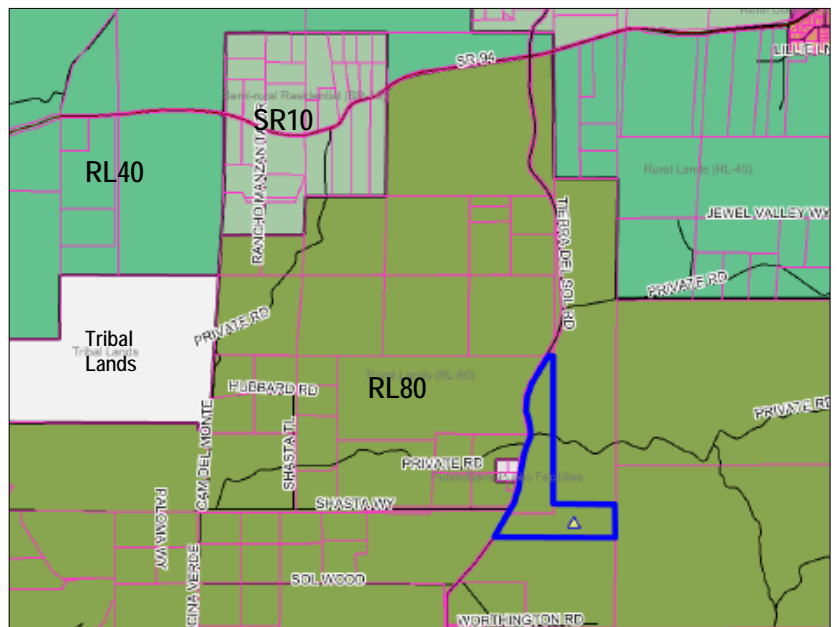
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

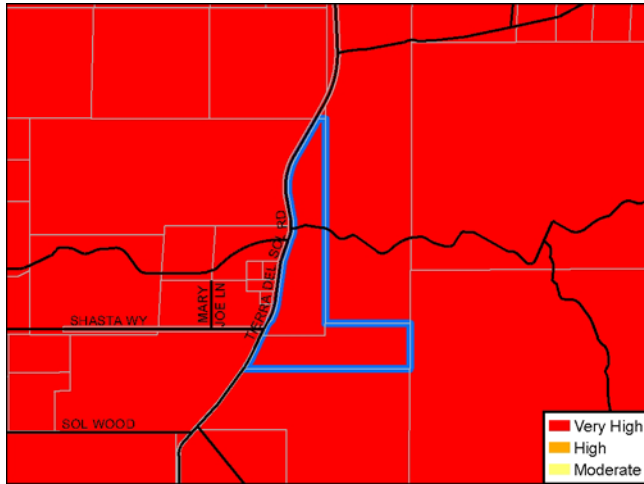
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	

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.

PROPERTY SPECIFIC REQUEST

ME16 (cont.)



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME17

Property Specific Request: Change land use designation from RL80 to SR4 /RL40	
Requested by: John Gibson & Hamann Companies	
Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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

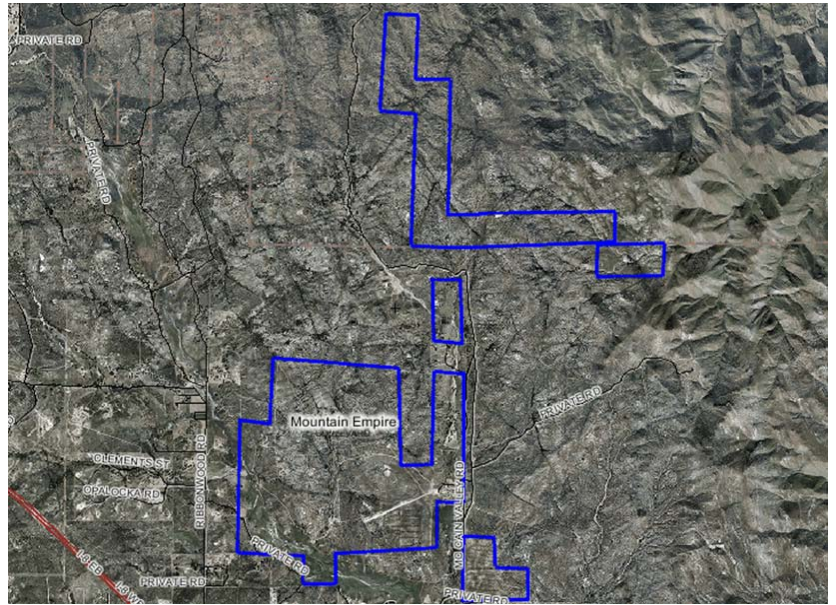
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

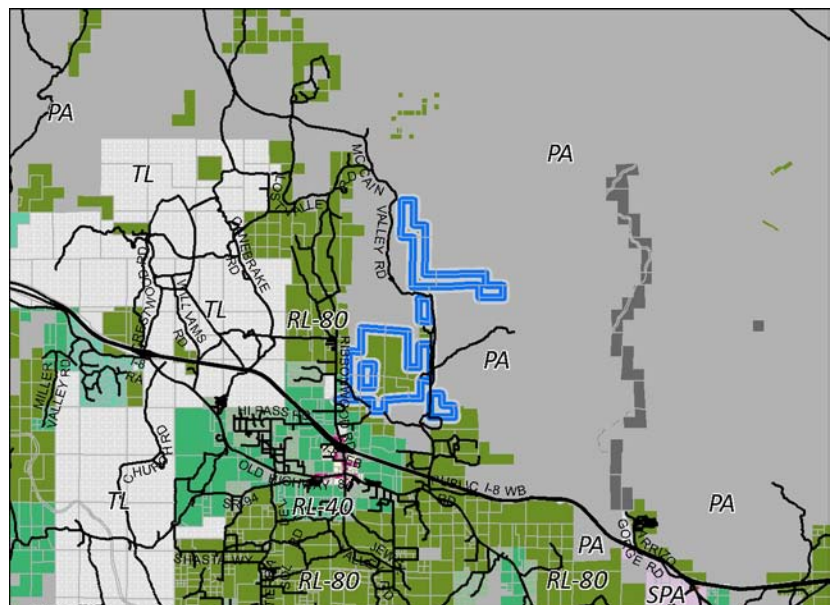
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac 1 du/40 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92 A72, 8 & 40-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

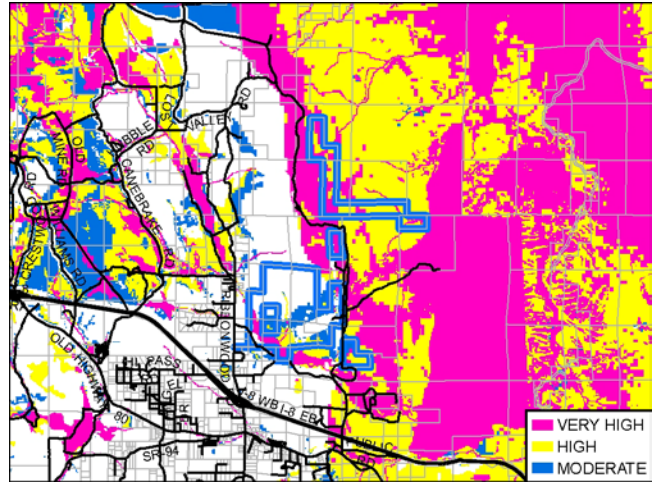
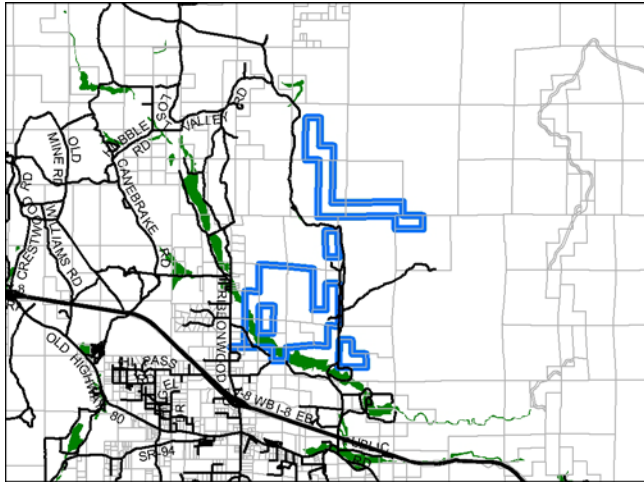
Discussion

Property is located north of McCain Valley Road, which under the existing General Plan is primarily designated (20) General Agriculture (40-acre minimum lot size) with some (18) Multiple Rural Use. The one dwelling unit per four-acre density would not be 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.

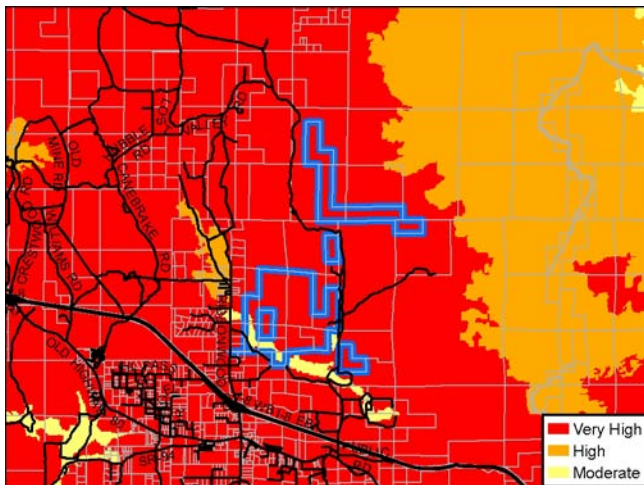
MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME17 (cont.)

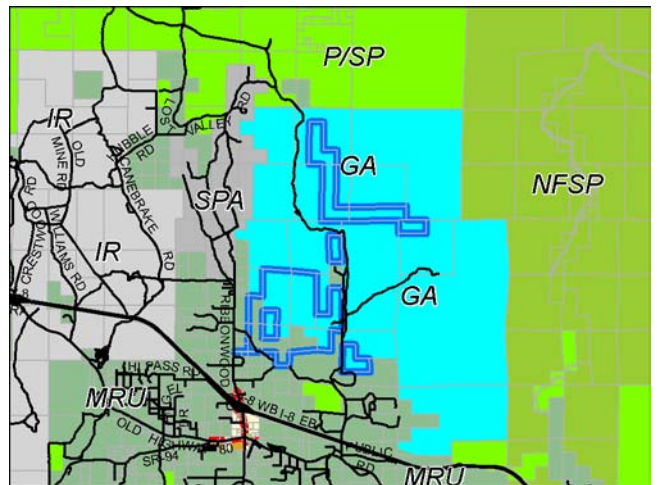


Wetlands



Fire Hazard Severity Zones

Habitat Evaluation Model



Existing General Plan

MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME18 (2004 Referral #174)

Property Specific Request: Change land use designation from RL40 to RL20	
Requested by: Laura Houle	
Community Recommendation	RL80
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Conflicts with GPU Objectives	Yes
Level of Change	Major

Note:
1 - Based on staff's experience

Property Description

Property Owner:

William & Laura Houle

Size:

201.7 acres
2 parcels

Location/Description:

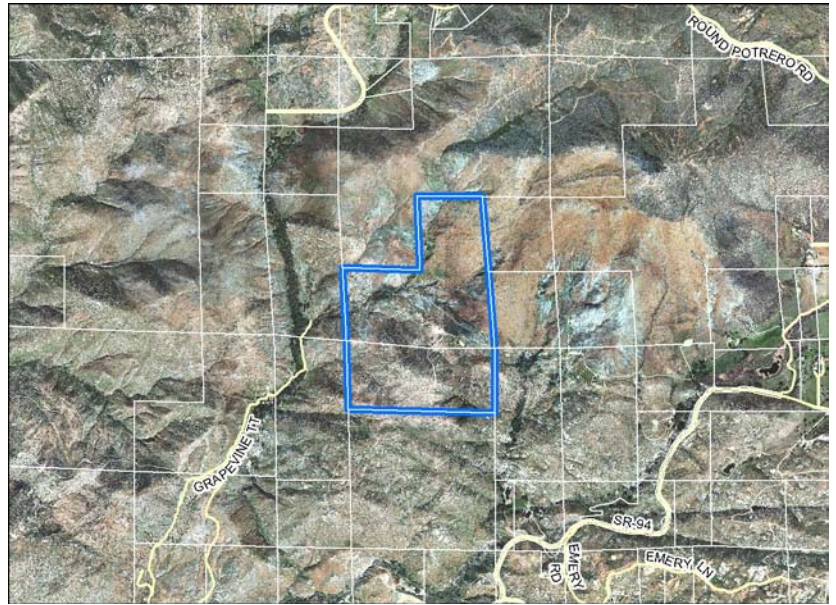
Potrero Subregional Group Area;
Approximately one mile north and east of SR-94,
East of Grapevine Truck Trail ;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

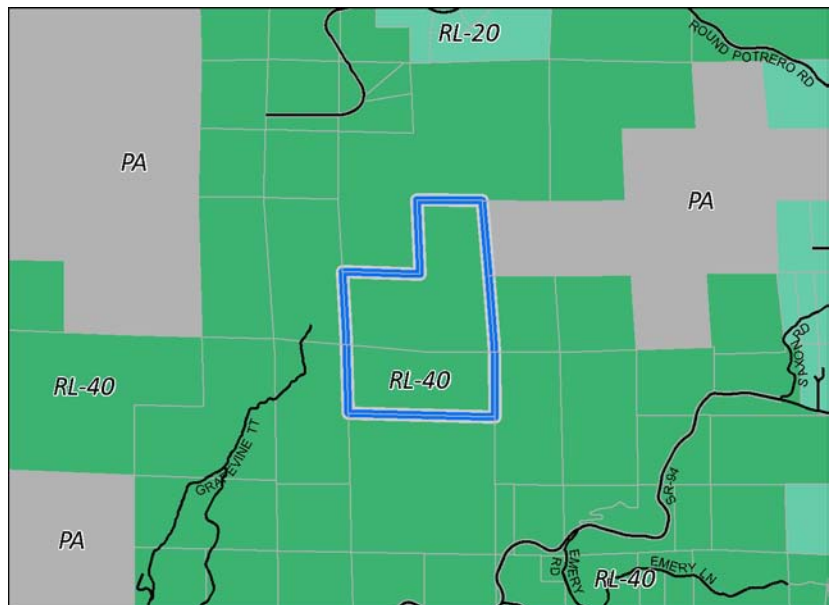
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

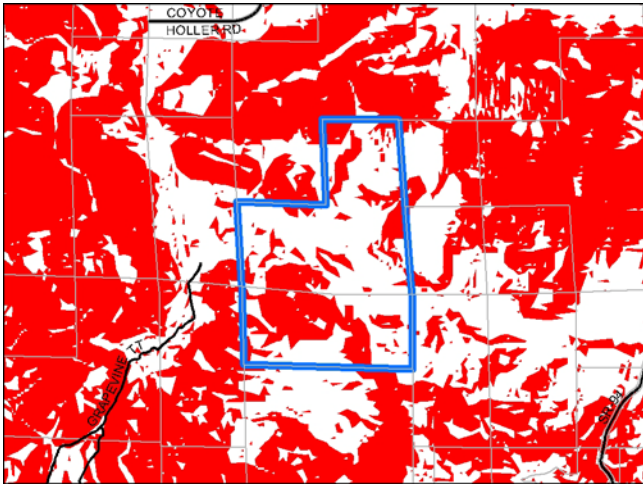
Discussion

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 PC / Staff Recommendation. 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). Since this designation would be outside the range of alternatives evaluated by the Draft EIR, this would most likely require a recirculation.

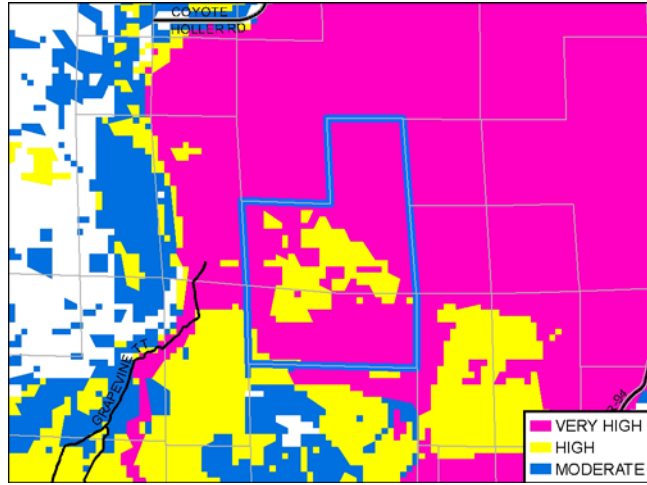
The property is constrained by steep slopes, and High and Very High Value Habitat, and is also located completely within the Very High Fire Hazard Severity Zone. A Semi-Rural density in this area would not be supported by the Community Development Model due to its remote location or Guiding Principle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

PROPERTY SPECIFIC REQUEST

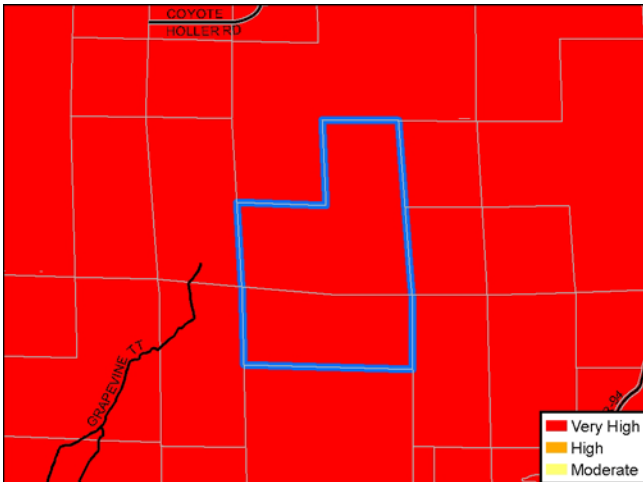
ME18 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [POTRERO]

PROPERTY SPECIFIC REQUEST

ME19

Property Specific Request:

Change land use designation from RL80 to Neighborhood Commercial to open a meat and smokehouse

Requested by: Frankie Thibodeau

Community Recommendation	RL80 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

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

Property Description

Property Owner:

Wayne & Frankie Thibodeau

Size:

164.7 acres
3 parcels

Location/Description:

Boulevard Sponsor Group Area;
North of Interstate 8, east of the intersection of Ribbonwood Road and Roadrunner Lane;
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

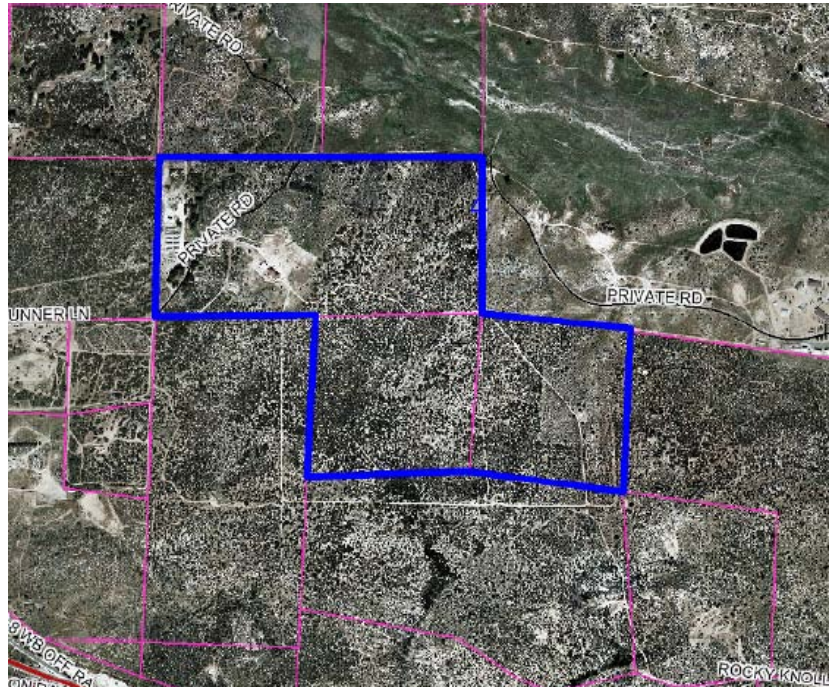
Land Use

General Plan

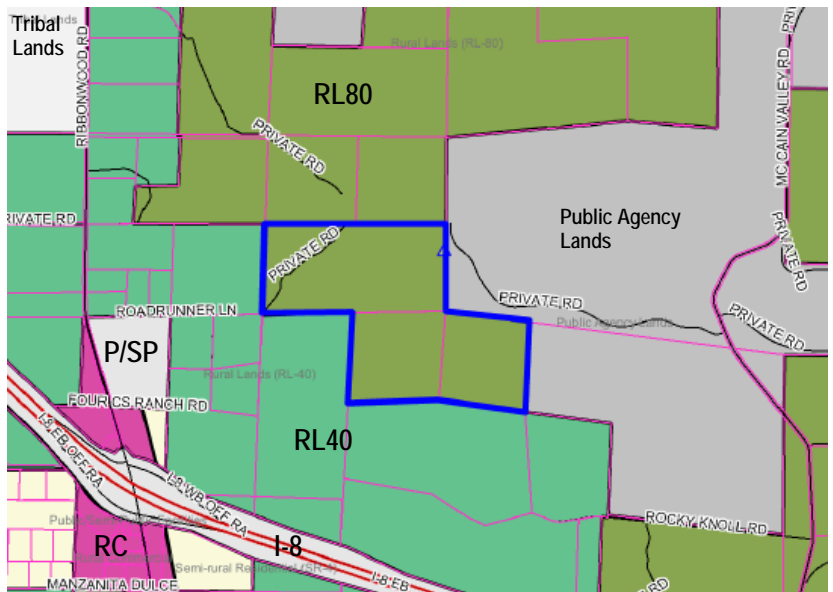
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

Zoning

Existing — S92, 8-acre minimum lot size
Proposed — Same as existing



Aerial



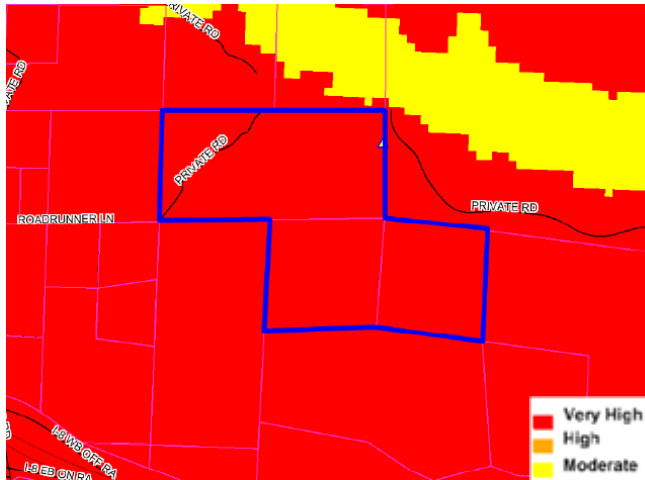
PC/Staff Recommendation

Discussion

The property owner's request for a smokehouse is allowed in 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.

PROPERTY SPECIFIC REQUEST

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.

PROPERTY SPECIFIC REQUEST

ME20

Property Specific Request: Change zoning from S90 to M50	
Requested by: David Wick ¹	
Community Recommendation	S90
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

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

Property Description

Property Owner:

Tecate Gateway Center LLC

Size:

132.5 acres
2 parcels

Location/Description:

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

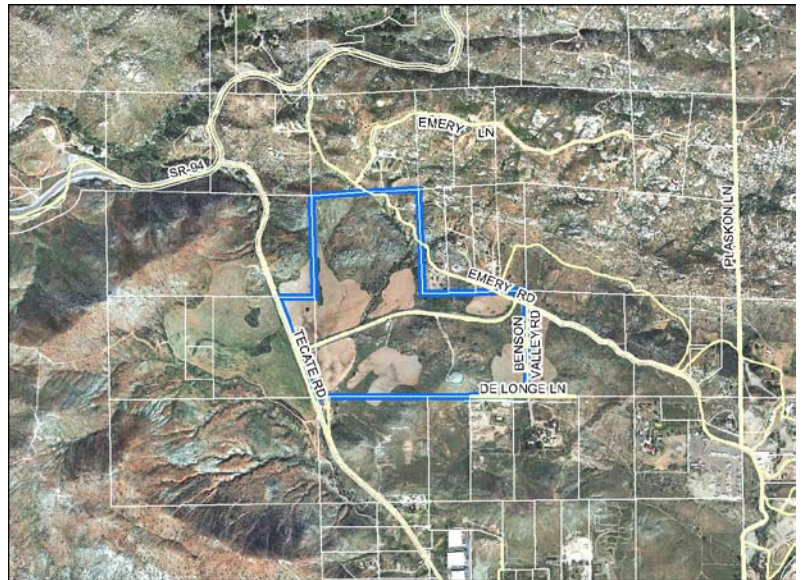
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

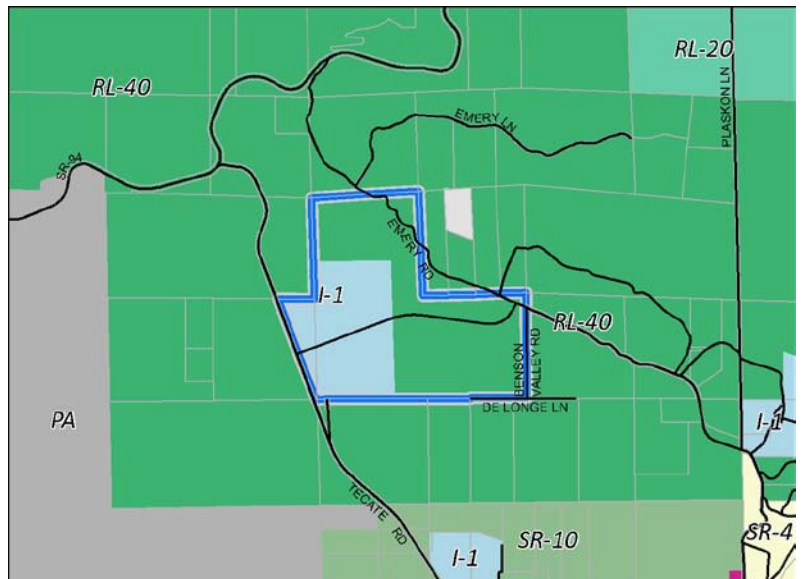
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac/ Limited Impact Industrial
PC / Staff Recommendation	I-1/RL40
Referral	RL40
Hybrid	RL40
Draft Land Use	RL40
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — M50 (45 acres) S92, 8-acre minimum lot size	
Proposed — S90, 8-acre minimum lot size	



Aerial



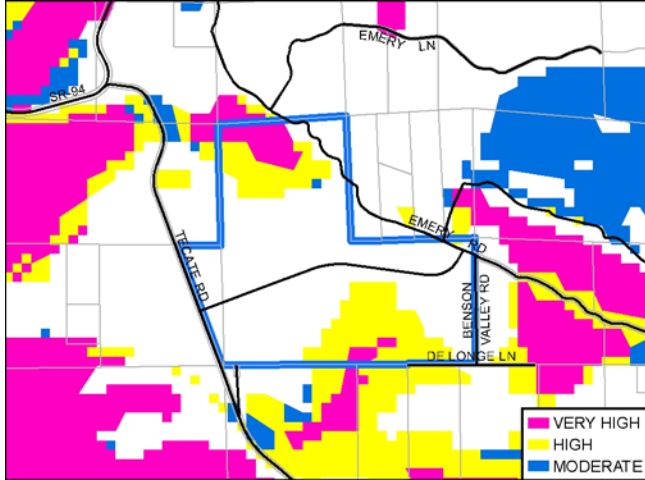
PC/Staff Recommendation

Discussion

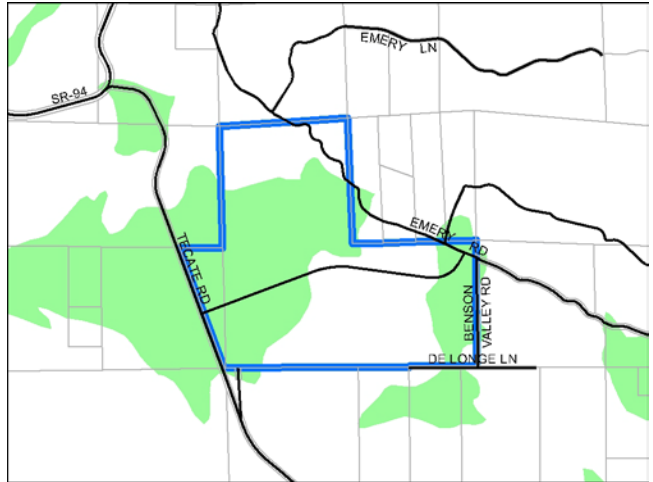
The property is located within a Special Study Area (SSA) proposed in the Mountain Empire Subregional Plan by the Tecate Sponsor Group. The intent is to evaluate the area comprehensively to maximize land use potential in a manner that looks at land use and design issues comprehensively and restricts the amount of through traffic on SR-94. The SSA zoning was changed 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. The change in zoning would most likely require recirculation of the EIR. Neither the Draft Land Use nor the Referral Maps retained Industrial land uses in this area. They were included in the PC / Staff Recommendation only through the inclusion of the SSA and the S90 Holding Zone.

PROPERTY SPECIFIC REQUEST

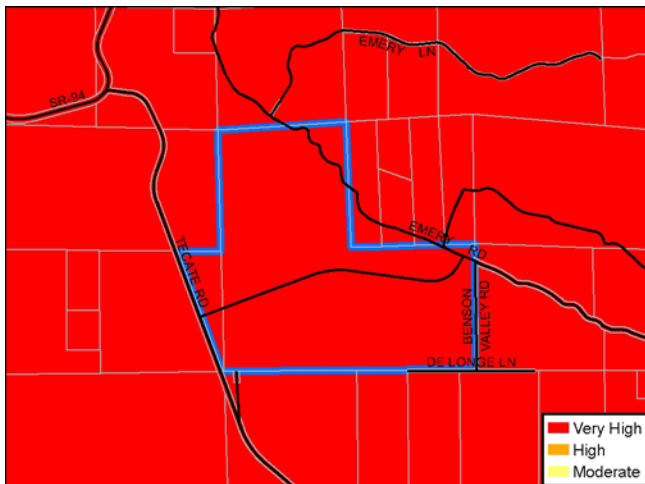
ME20 (cont.)



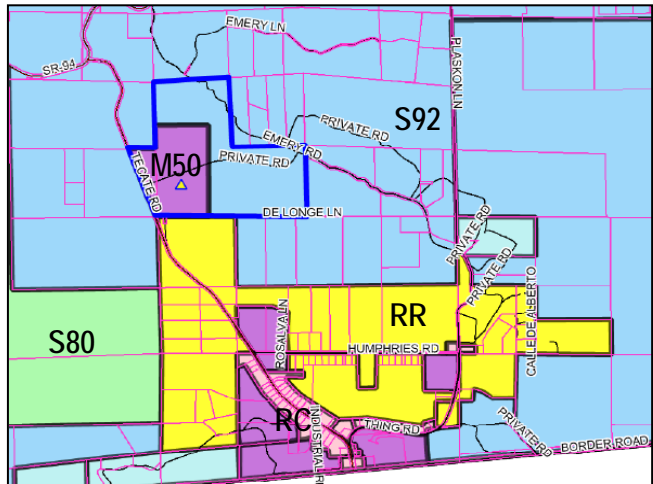
Habitat Evaluation Model



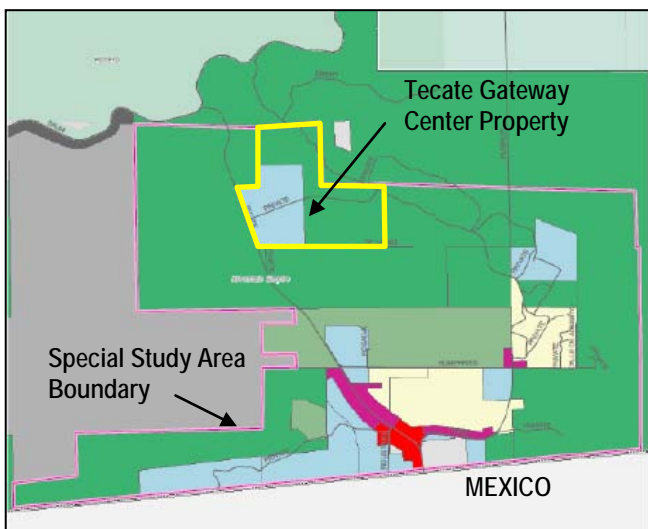
Agricultural Lands (Prime)



Fire Hazard Severity Zones



Current Zoning



Special Study Area

Additional Information

The following is a description of the Special Study Area (SSA) from the Draft Mountain Empire Subregional Plan:

"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."

PROPERTY SPECIFIC REQUEST

ME20 (cont.)

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

MOUNTAIN EMPIRE [TECATE]

PROPERTY SPECIFIC REQUEST

ME20 (cont.)

February 15, 2011

Page 2

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

PROPERTY SPECIFIC REQUEST

ME21 (2004 Referrals #166 and #167)

Property Specific Request:

Change land use designation from RL80 to:
 Northern Section: SPA (0.03 or approximately one DU / 30 acres)
 Southern Section: SR4

Requested by: Greg Lansing

Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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.

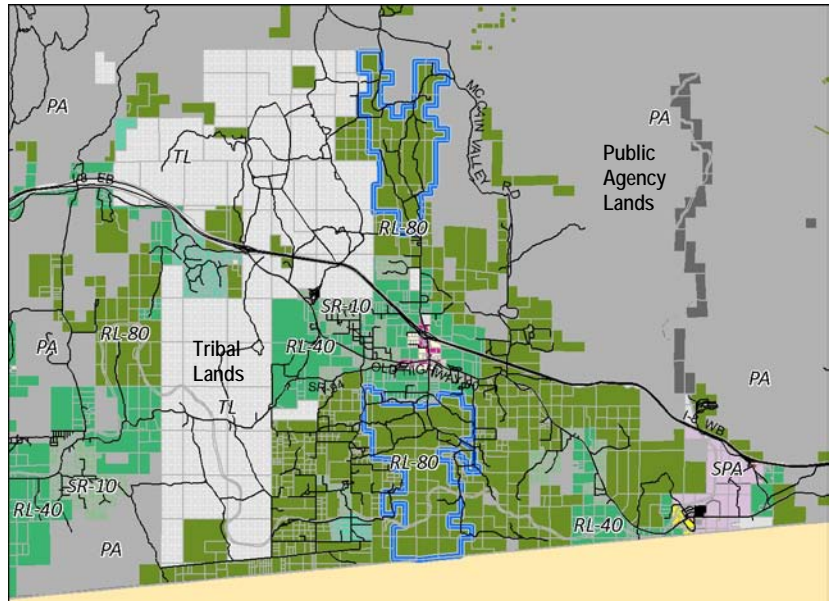
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	SPA (0.03) 1 du / 4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S88/S92, 4- and 8-acre min. lot size	
Proposed — S92, 8- and 11-acre min. lot size	

Discussion

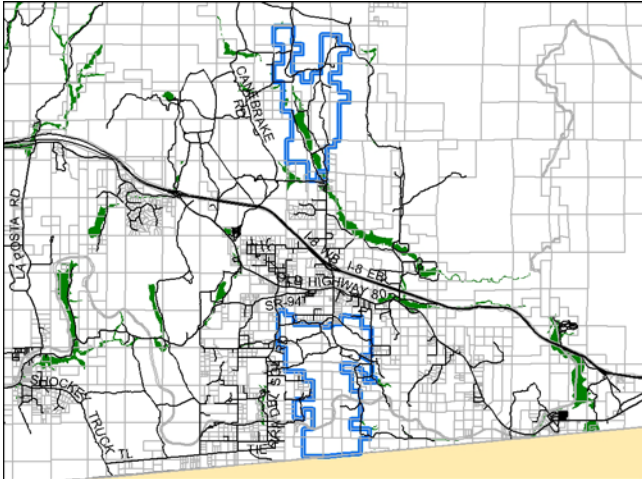
This property is two 2004 Residential Referrals (#166 and #167) where the property owner requested a density of SR4 on the southern section and one dwelling unit per 32 acres on the northern section; however, a RL80 designation was applied to the Referral Map for both sections. The property had a Specific 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 are being retained only for approved Specific Plans. Since, this property no longer has an approved Specific Plan, land use designations have been assigned consistent with the Community Development Model and Guiding Principles.

Continued on next page.

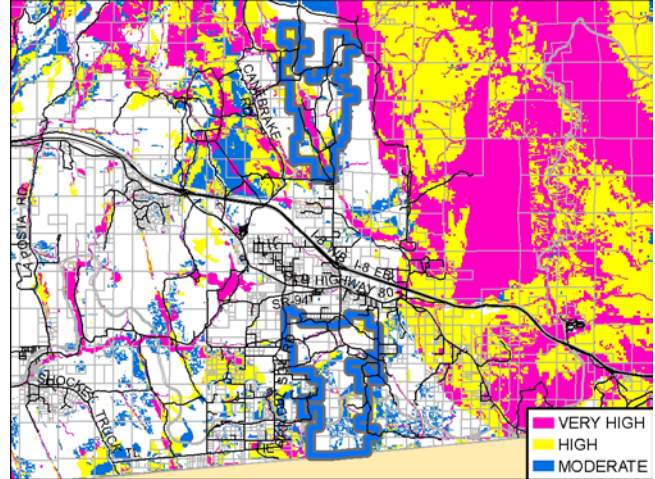
MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

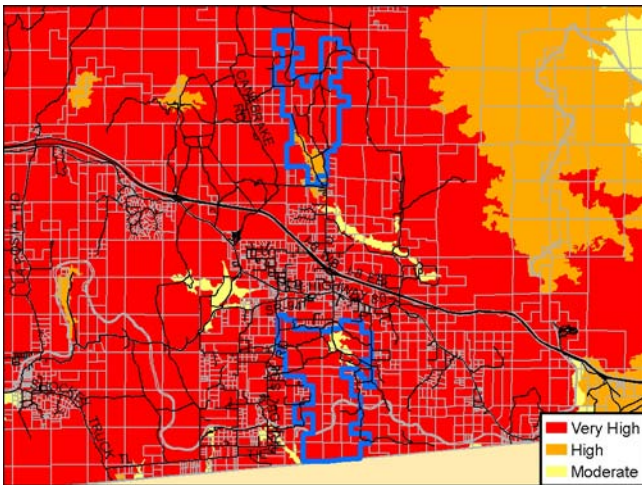
ME21 (cont.)



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.

PROPERTY SPECIFIC REQUEST

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.

MOUNTAIN EMPIRE [BOULEVARD]

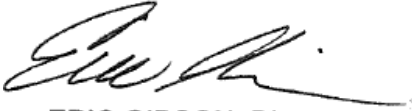
PROPERTY SPECIFIC REQUEST

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", written over a horizontal line.

ERIC GIBSON, Director
Department of Planning and Land Use

PROPERTY SPECIFIC REQUEST

ME22

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Susan Pote

Community Recommendation	SR10
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:

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

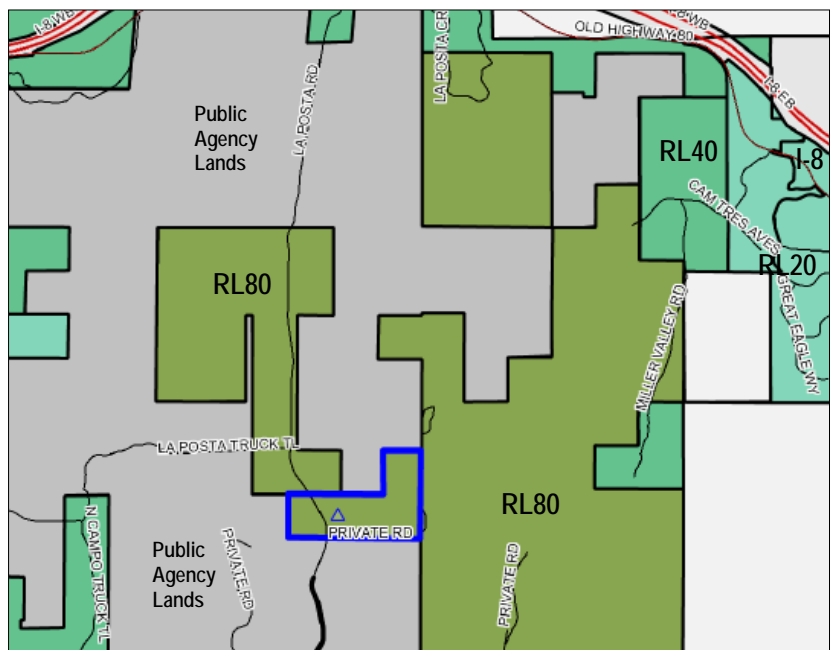
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

General Plan

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

Zoning

Existing — S92, 4-acre minimum lot size
Proposed — Same as existing

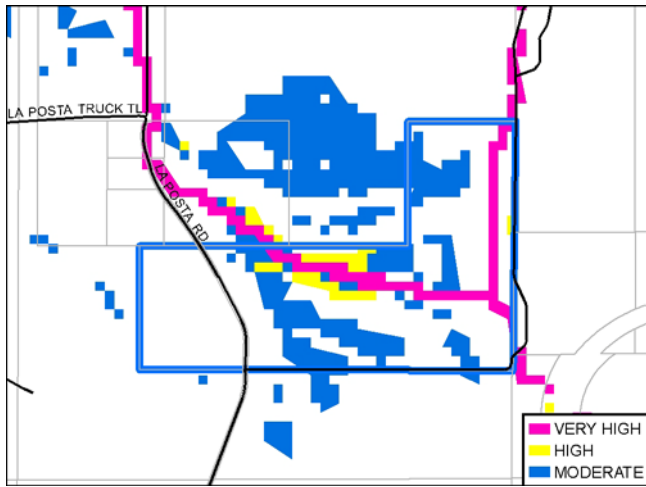
Discussion

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.

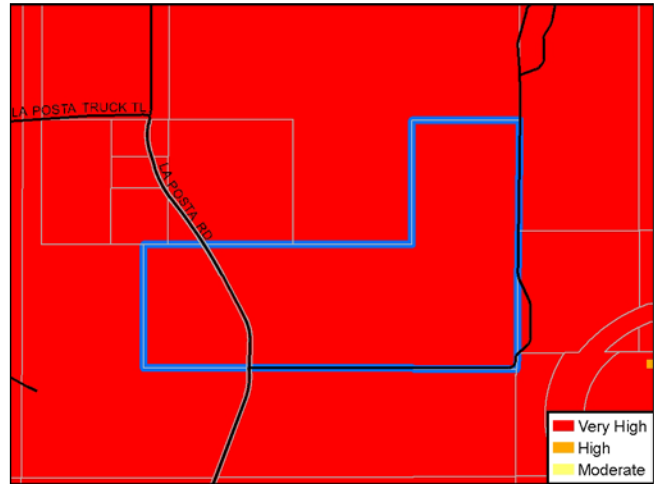
The request for a Semi-Rural designation in this remote area would not be supported by the Community Development Model. TM 5371 was initiated in 2004 to subdivide a portion of the property into 8- and 11-acre lots. The project was withdrawn on December 18, 2006 due to issues that were not able to be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

PROPERTY SPECIFIC REQUEST

ME22 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

ME23

Property Specific Request: Change land use designation from SR10 to SR1	
Requested by: Randy Priddy	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
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:
Randy L. Priddy

Size:
6.1 acres
2 parcels

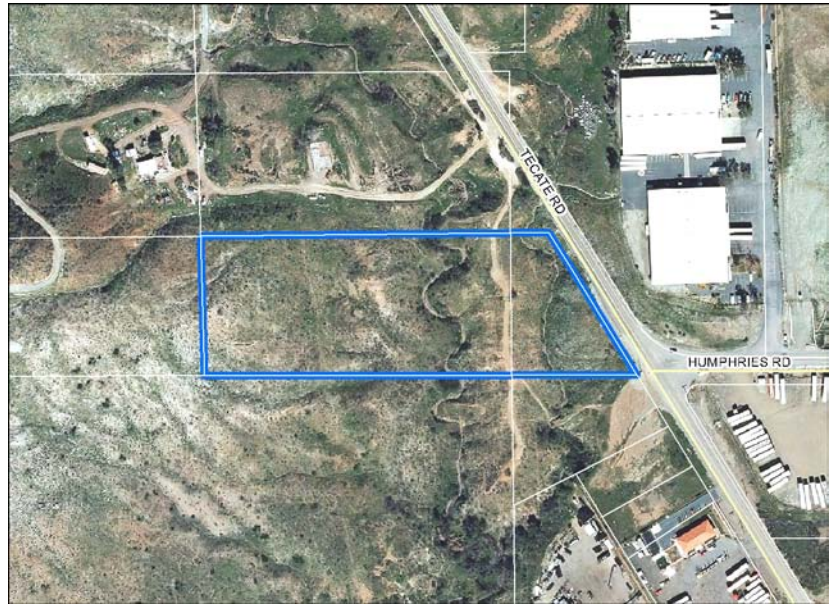
Location/Description:
Tecate Subregional Group Area;
South of SR-94 on the west side of Tecate Road
at the intersection of Tecate Road and
Humphries Road;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none

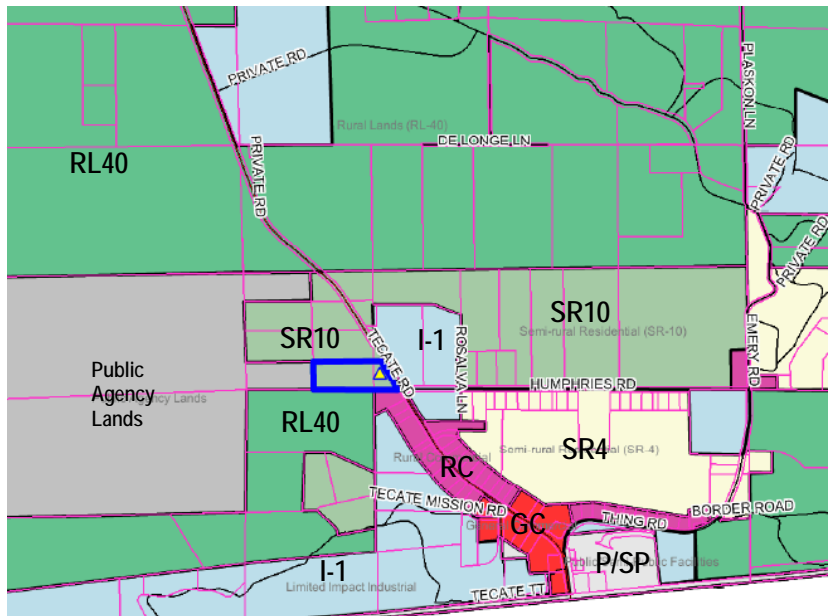
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/1, 2, 4 ac
PC / Staff Recommendation	SR10
Referral	SR10/GC
Hybrid	SR10
Draft Land Use	SR10/GC
Environmentally Superior	RL20
Zoning	
Existing — RR, 2-acre minimum lot size	
Proposed — S90, 2-acre minimum lot size	



Aerial



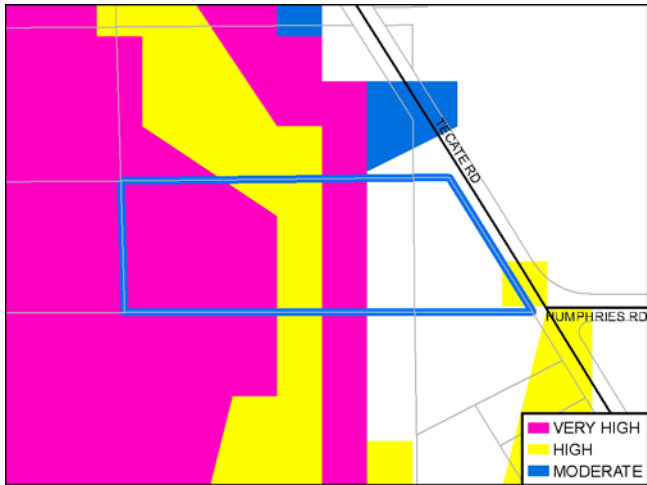
PC/Staff Recommendation

Discussion

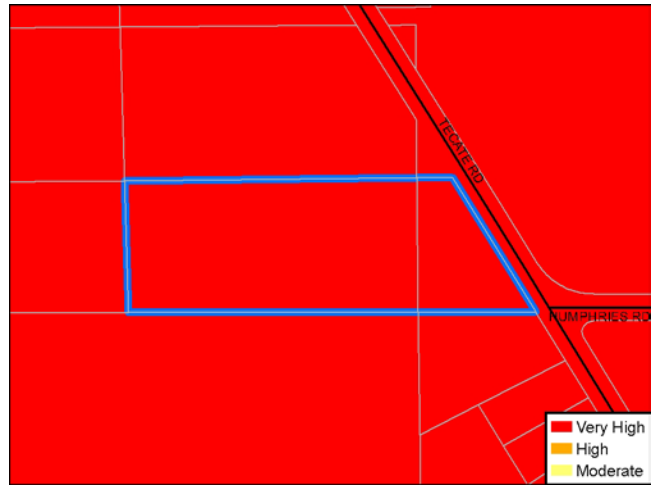
The subject property is located within a Special Study Area (SSA) proposed by the Tecate Sponsor Group in the Draft Mountain Empire Subregional Plan; therefore, this property is subject to further refinement when the comprehensive plan for the SSA is completed (see next page for additional information 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. A change in the Zoning would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

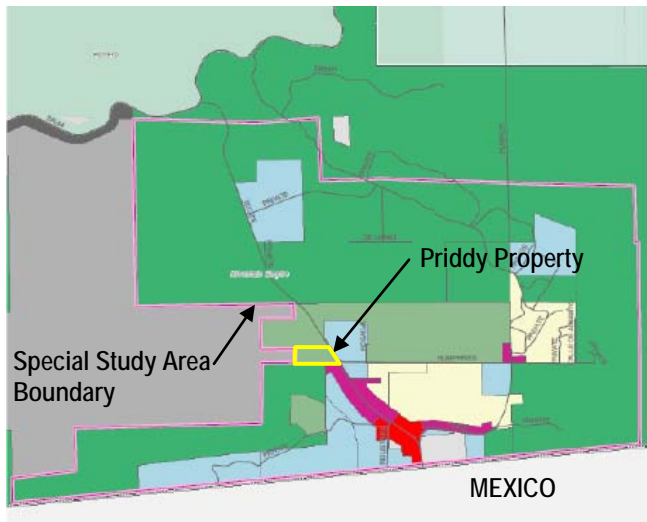
ME23 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones



Special Study Area

Additional Information

The following is a description of the Special Study Area (SSA) from the Draft Mountain Empire Subregional Plan:

"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."

PROPERTY SPECIFIC REQUEST

ME24

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Randy Priddy

Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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):

● - high; ◐ - partially; ○ - none

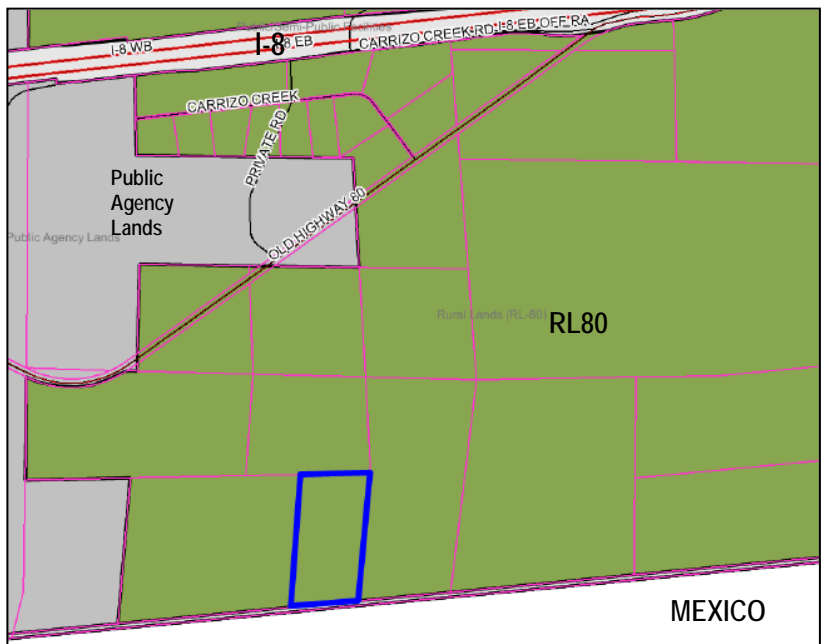
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



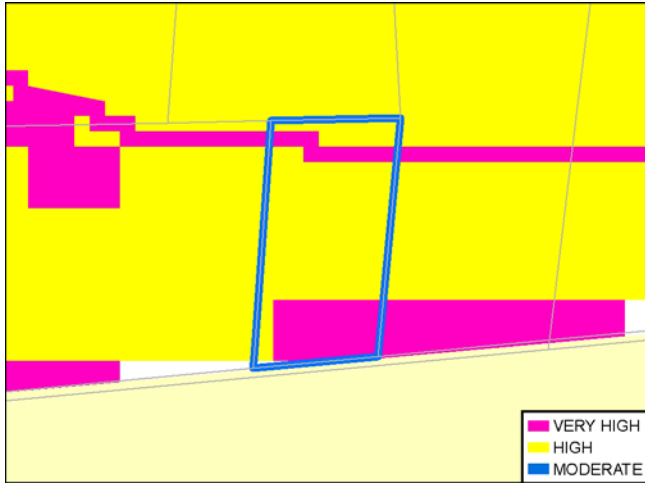
PC/Staff Recommendation

Discussion

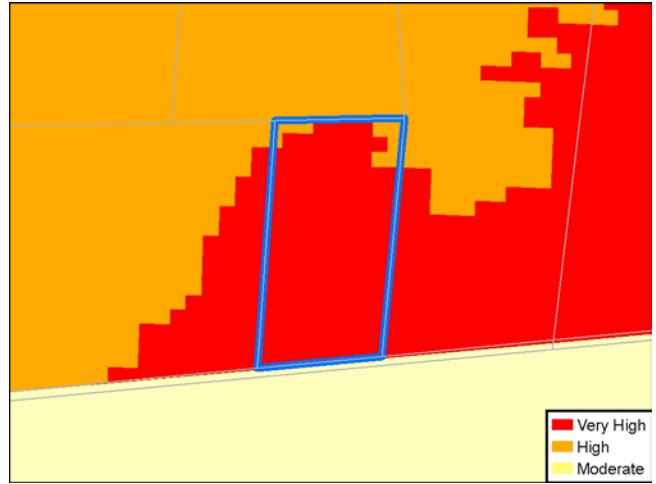
Subject property is located in remote area of the county along the International Border with Mexico and more than one-half mile from a public road. A Semi-Rural designation in this area would not be supported by the Community Development Model and Guiding Principle #9 and would be a spot designation.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

PROPERTY SPECIFIC REQUEST

ME24 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [JACUMBA]

PROPERTY SPECIFIC REQUEST

ME25

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: George Johnson

Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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):

● - high; ◐ - partially; ○ - none

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

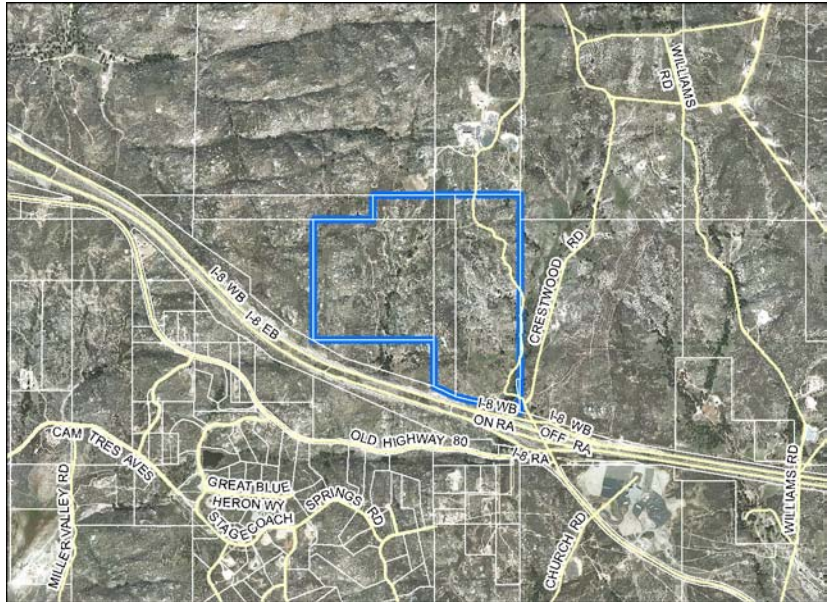
Land Use

General Plan

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

Zoning

Existing — S92, 8-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

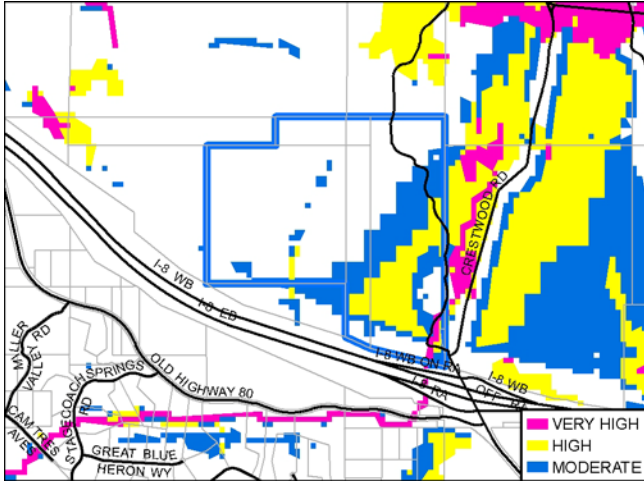
Discussion

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.

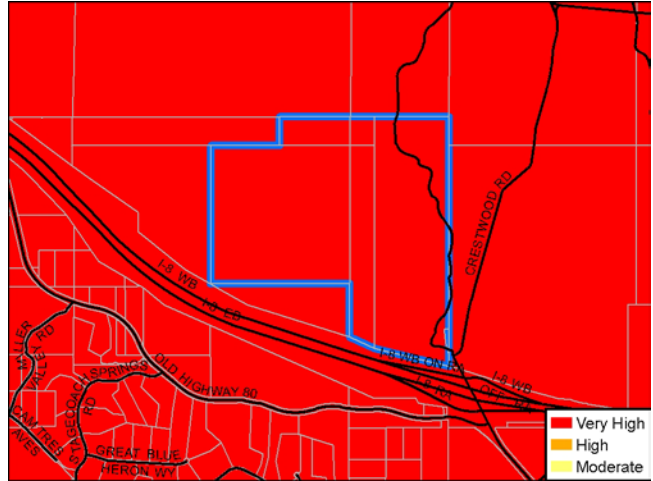
Also, clustering opportunities would be limited on this property due to the Groundwater Ordinance requiring 8-acre minimum parcel sizes, therefore any development would be spaced and result in significant infrastructure costs.

PROPERTY SPECIFIC REQUEST

ME25 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME26

Property Specific Request: Change land use designation from RL20 to SR10	
Requested by: Randy Lenac	
Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
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:
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

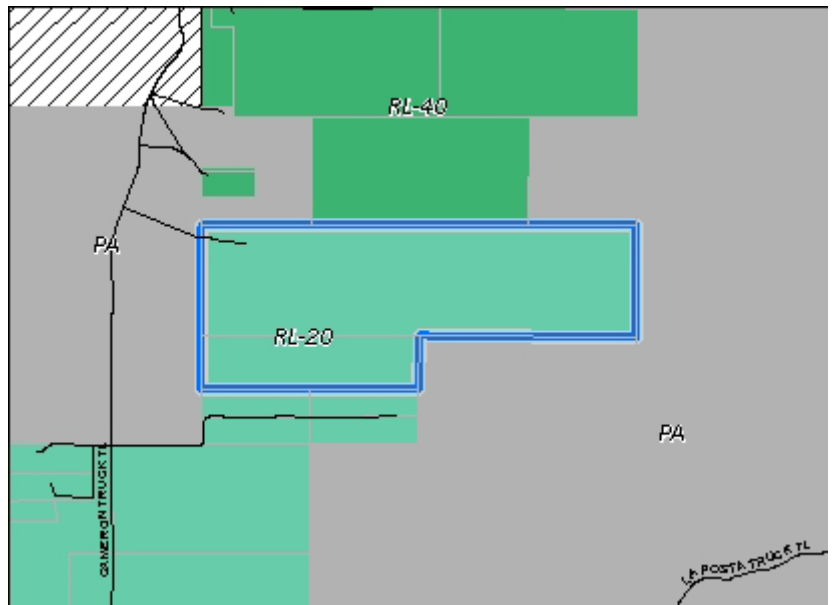
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<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	RL80
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



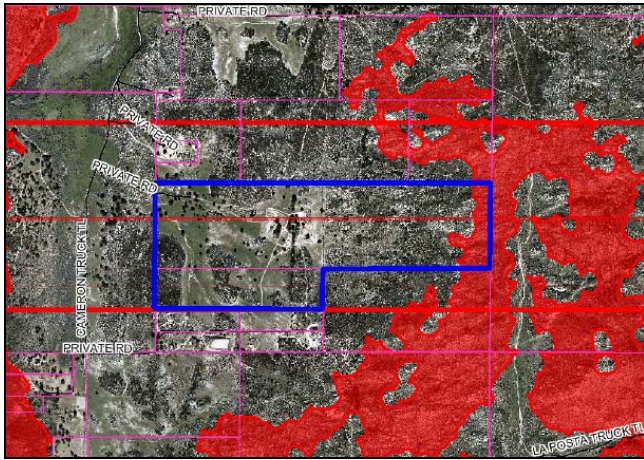
PC/Staff Recommendation

Discussion

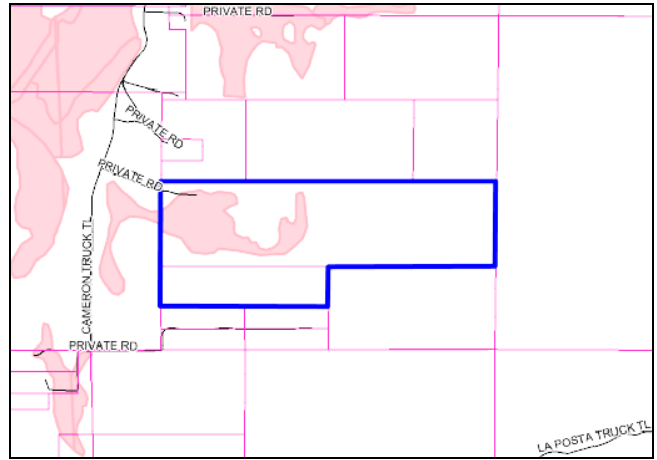
The property owner is requesting a SR10 density in lieu of the PC / Staff Recommendation of RL20. The property is located one-fifth mile from a public road, contains farmlands of local importance, and is within the Very High and High Fire Hazard Severity Zones. An SR10 designation would result in a spot designation that would result in an additional 440 acres to also be designated SR10. The SR10 is outside the range of alternatives evaluated by the EIR and would likely require recirculation of 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.

PROPERTY SPECIFIC REQUEST

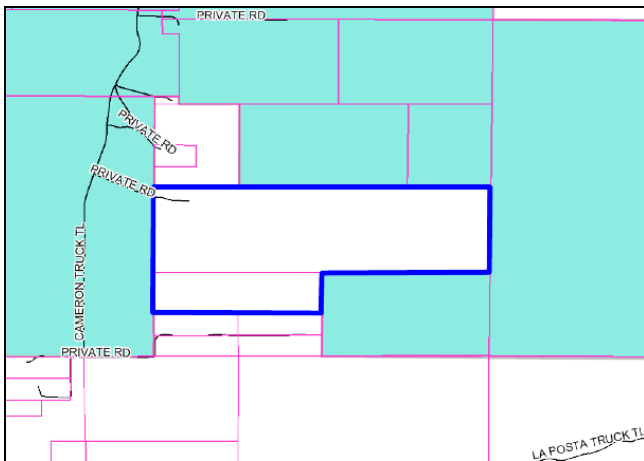
ME26 (cont.)



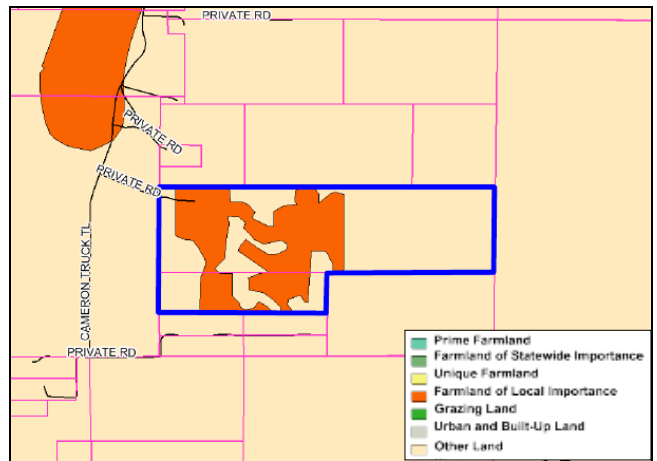
Steep Slope (Greater than 25%)



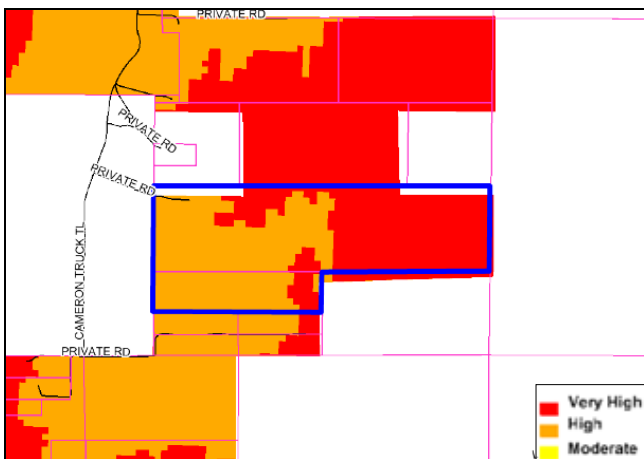
Tier 1 Habitat



Agricultural Preserves



Farmlands of Local Importance



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [CAMPO / LAKE MORENA]

PROPERTY SPECIFIC REQUEST

ME27

Property Specific Request:
Change land use designation from RL40 to SR10

Requested by: Janet Light

Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Moderate

Notes:

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

Property Description

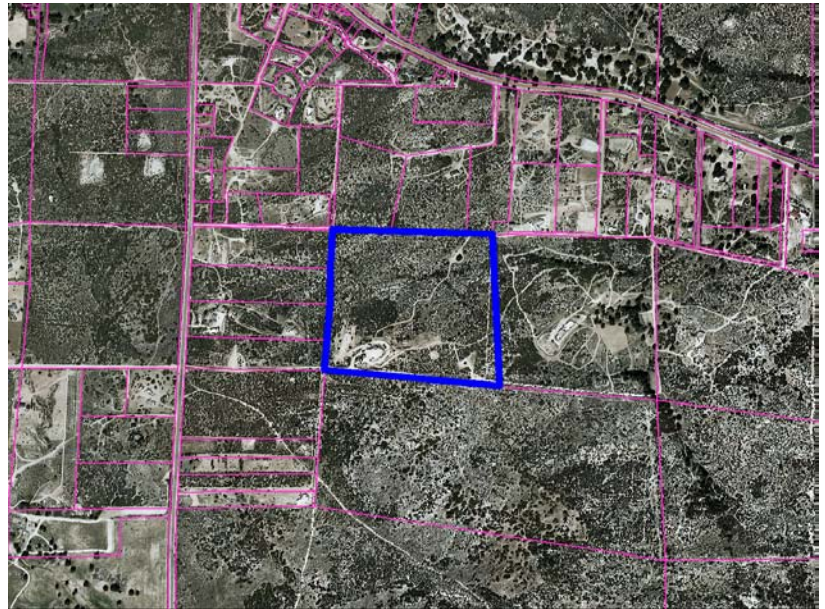
Property Owner:
William and Janet Light

Size:
42.2 acres
1 parcel

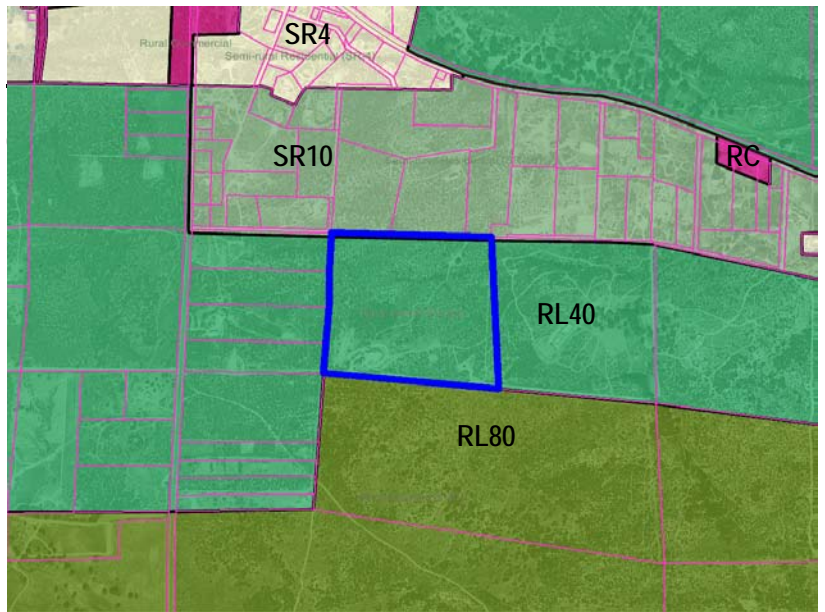
Location/Description:
0.2 miles east of Old Jewel Valley Road and 0.3 miles south of Old Highway 80 via Fisher Road
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

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



Aerial



PC/Staff Recommendation

Land Use

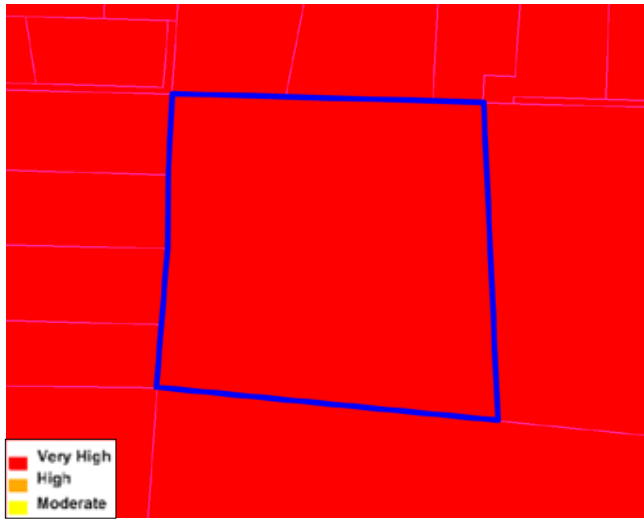
General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	

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 reviewed by the Draft EIR, which would most likely require its recirculation.

PROPERTY SPECIFIC REQUEST

ME27 (cont.)



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [BOULEVARD]

PROPERTY SPECIFIC REQUEST

ME28

Property Specific Request:
Change land use designation from SR10 to SR4

Requested by: Joe M. Mancilla

Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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

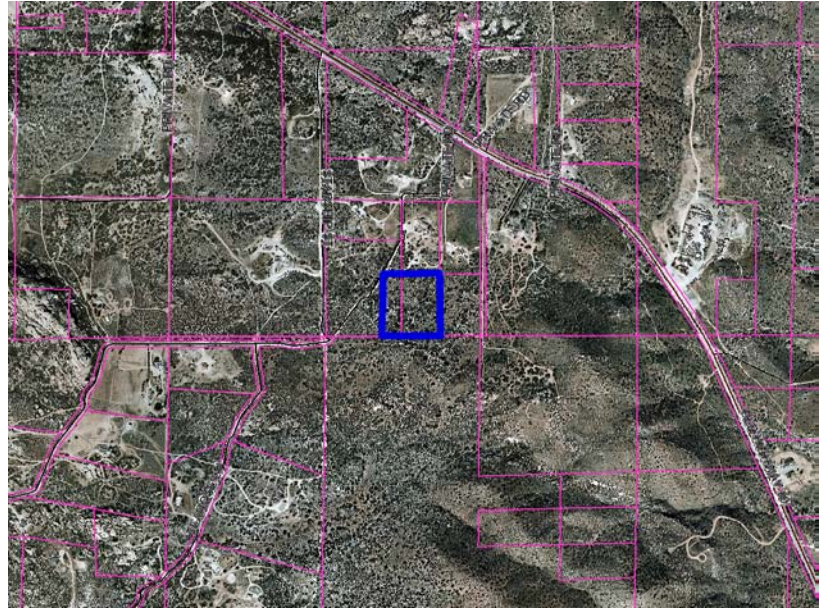
Location/Description:
0.2 miles southwest of Old Highway 80 via a private road;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

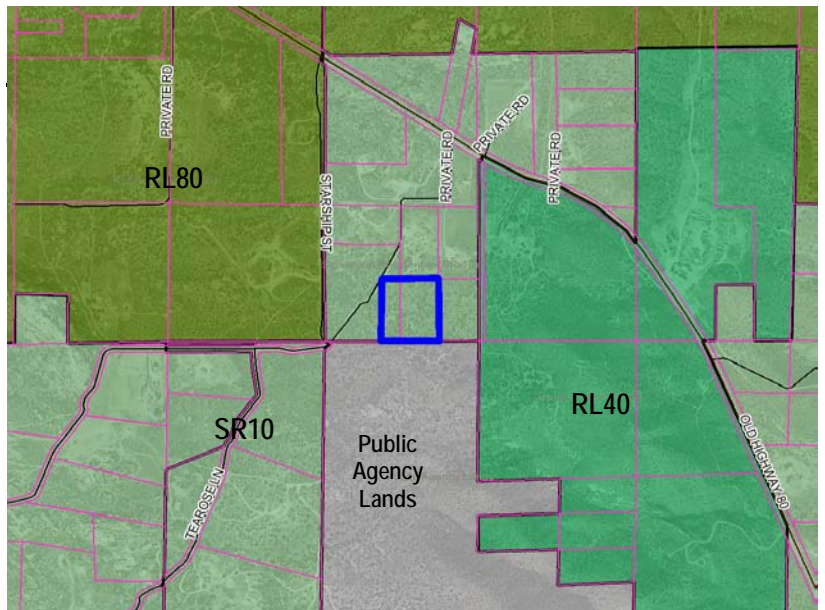
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4, 8, 20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



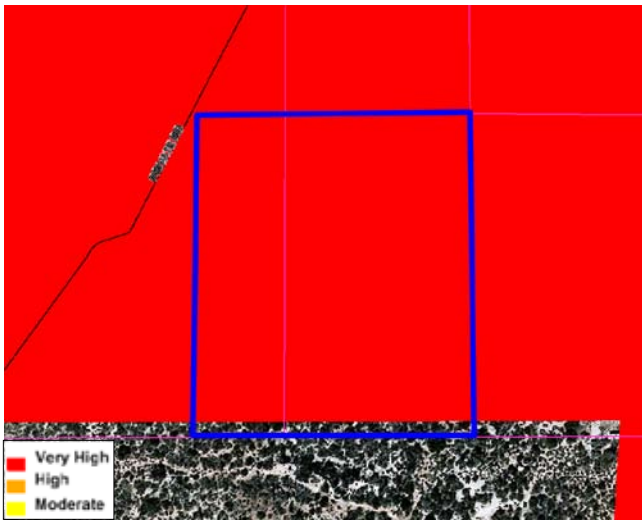
PC/Staff Recommendation

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 sub region. The parcel in question would not be able to subdivide under either the existing 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. 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.

PROPERTY SPECIFIC REQUEST

ME28 (cont.)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

ME29

Property Specific Request:
Change land use designation from SR10 to SR4

Requested by: Philip & Maria Villanueva

Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	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

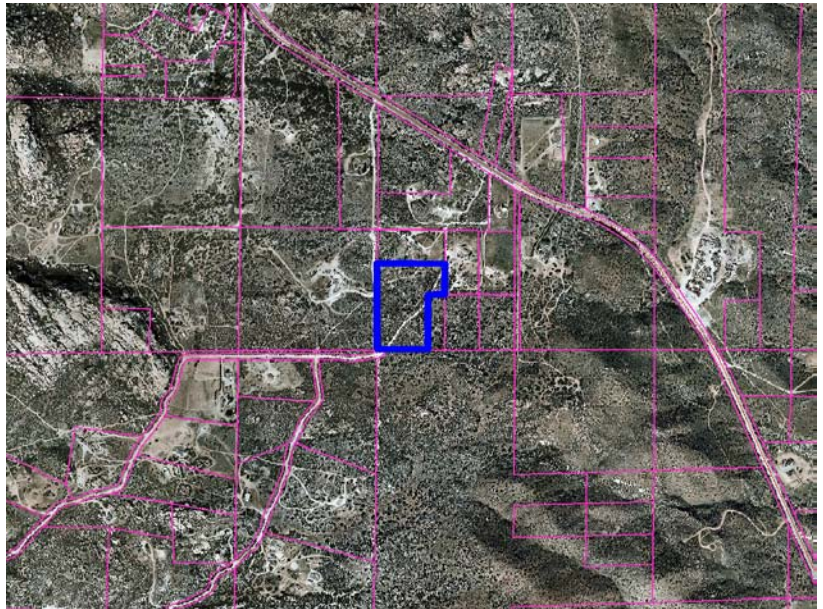
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

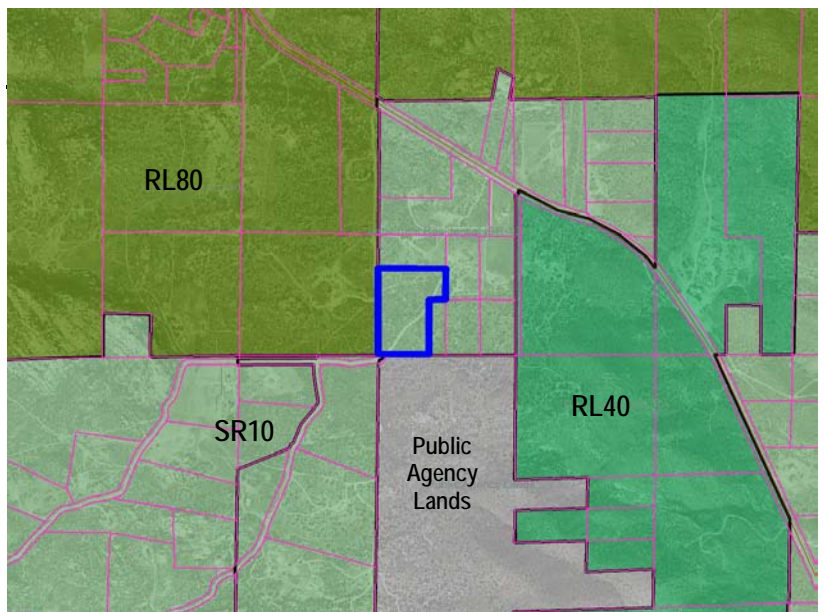
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4, 8, 20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

The property request is to change the designation of the property to Semi-Rural 4, however under the existing General Plan the property would not be able to subdivide, due to both the 8-acre minimum lot size in zoning and the 11-acre minimum lot size required by the Groundwater Ordinance. 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.

PROPERTY SPECIFIC REQUEST

ME29 (cont.)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

ME30-A

Property Specific Request: Change land use designation from RL 40 to SR4	
Requested by: James Kemp	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
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:
James Kemp

Size:
259.3 acres
1 parcel

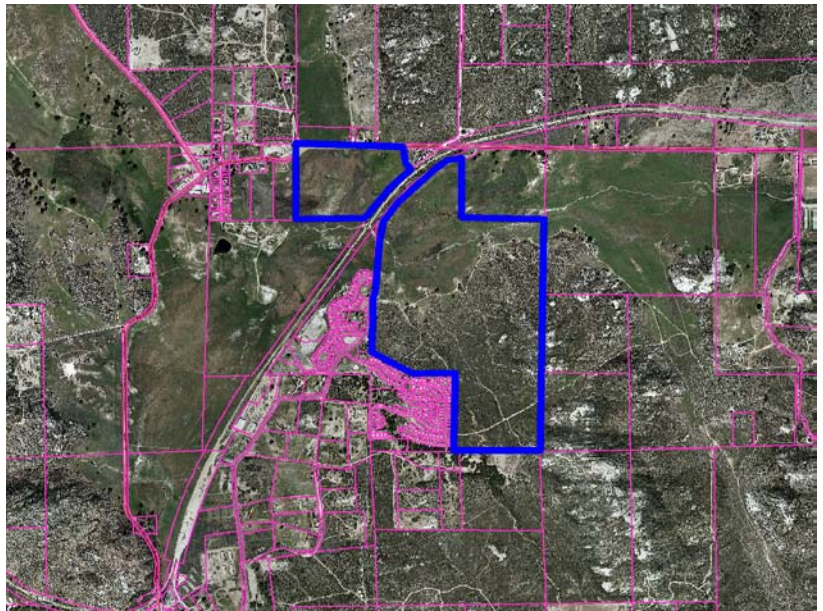
Location/Description:
Adjacent to State Route 94;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):
● - high; ◐ - partially; ○ - none

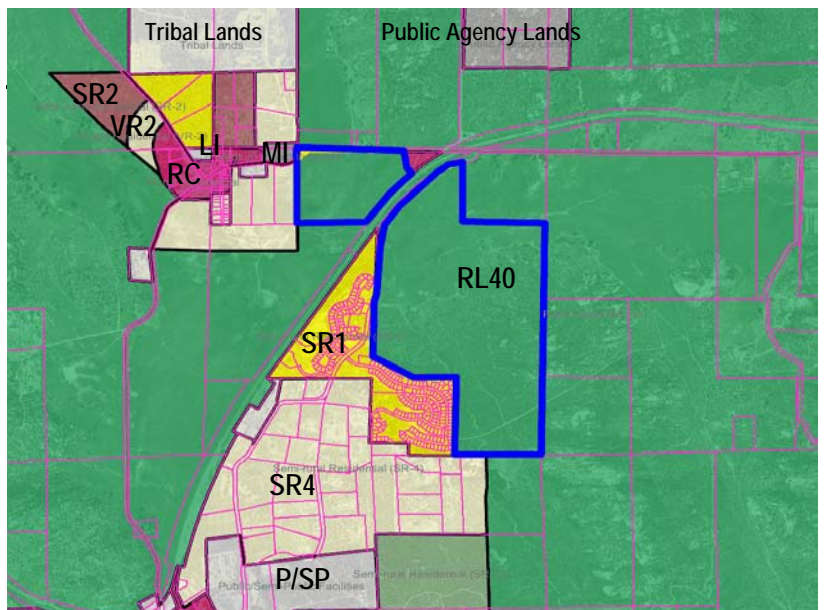
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



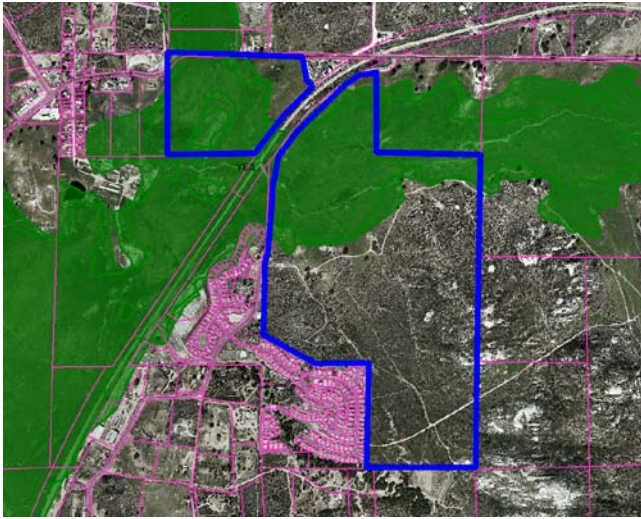
PC/Staff Recommendation

Discussion

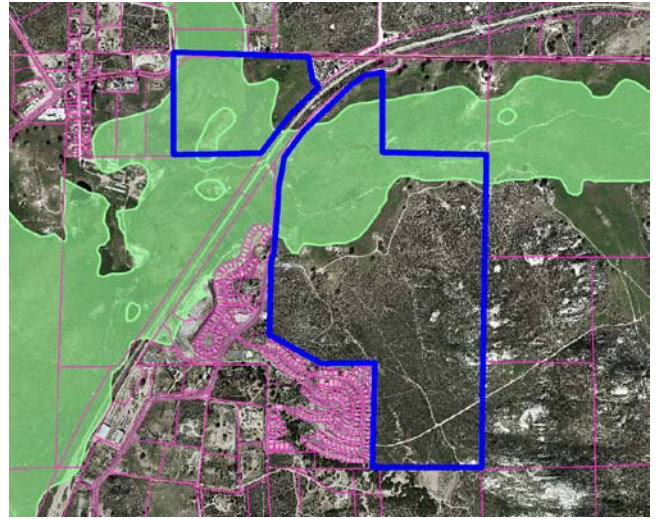
This property is designated Rural Lands 40 and is adjacent to, but outside the boundaries of the Cameron Corners and Campo Rural Villages in the Campo / Lake Morena Planning Area. This site is also adjacent to the Motor Transport Museum. The request is outside the range of alternatives evaluated by the EIR and would likely require its recirculation.

PROPERTY SPECIFIC REQUEST

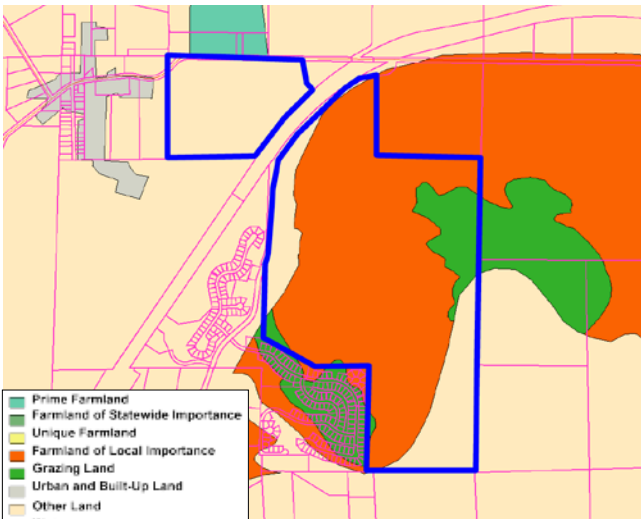
ME30-A (cont.)



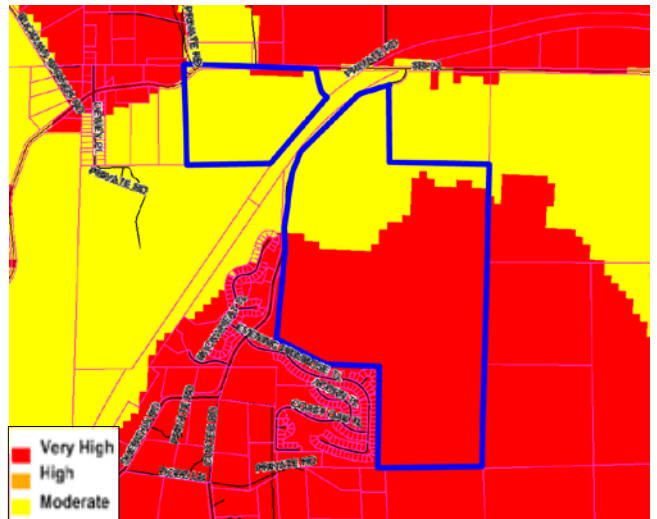
Wetlands



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

ME30-B

Property Specific Request:

Change land use designation from RL40/SR10 to SR4

Requested by: James Kemp

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:

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

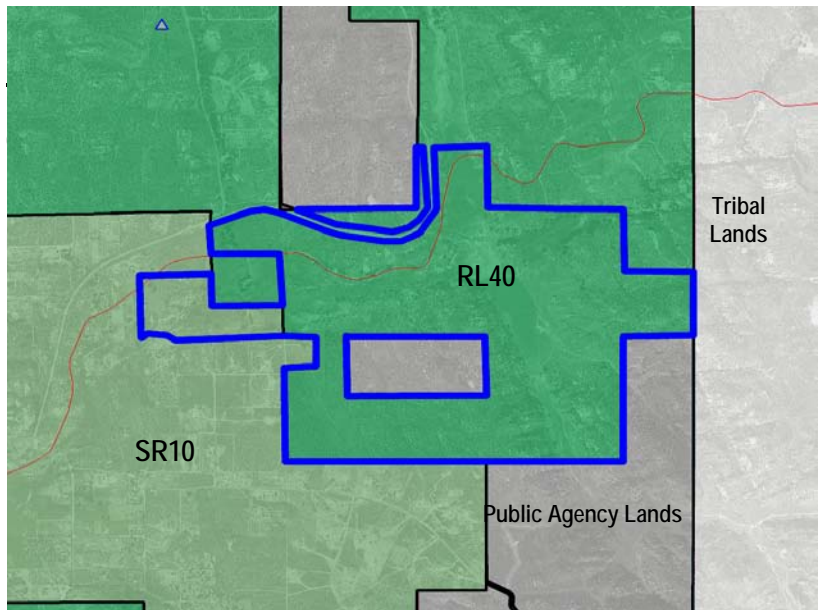
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40/ SR10
Referral	RL40/ SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL80/ RL20
Zoning	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



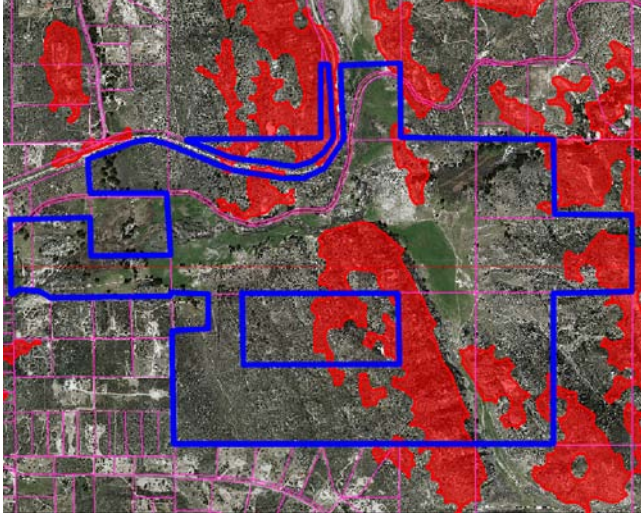
PC/Staff Recommendation

Discussion

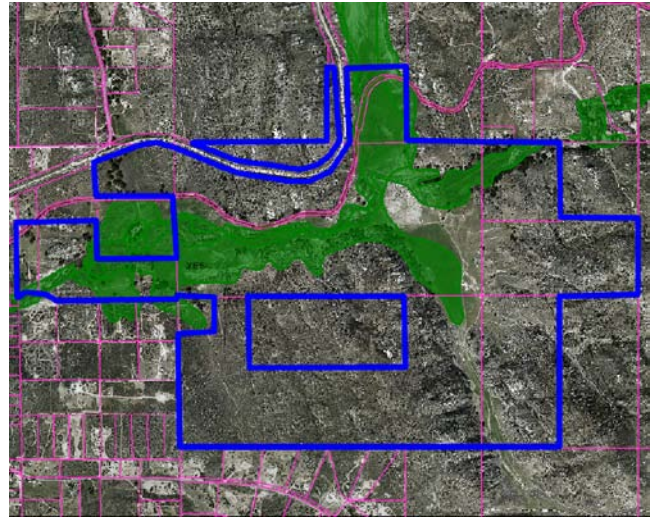
The property owner's request for Semi-Rural 4 would be a spot designation that is inconsistent with the Community Development Model due to its distance from the Rural Villages. The redesignation of these properties as such would allow for significant new development in a remote area within a Very High Fire Hazard Severity Zone. Additionally, the SR4 request is outside the range of alternatives evaluated by the EIR, which would likely require its recirculation.

PROPERTY SPECIFIC REQUEST

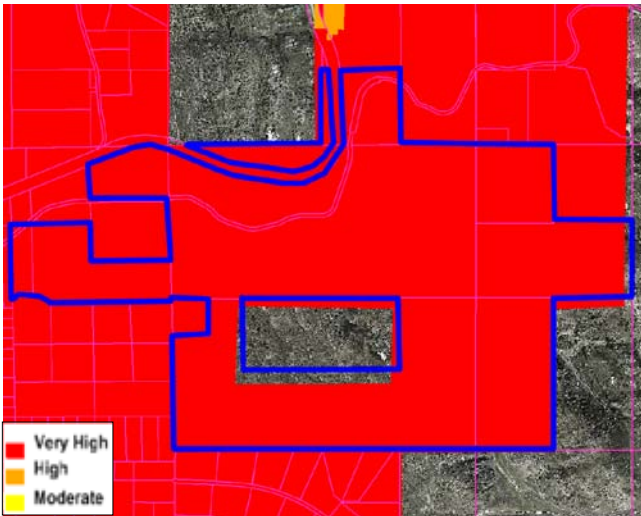
ME30-B (cont.)



Steep Slope (Greater than 25%)



Wetlands



Fire Hazard Severity Zones

MOUNTAIN EMPIRE [CAMPO / LAKE MORENA]