



Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandiego.gov/dplu/gis/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)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)⁴
- Office Professional³
- Neighborhood Commercial³
- General Commercial³
- Rural Commercial³
- Limited Impact Industrial³
- Medium Impact Industrial³
- High Impact Industrial³
- Village Core Mixed Use
- Public/Semi-Public Facilities³
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay

North County Metro 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).

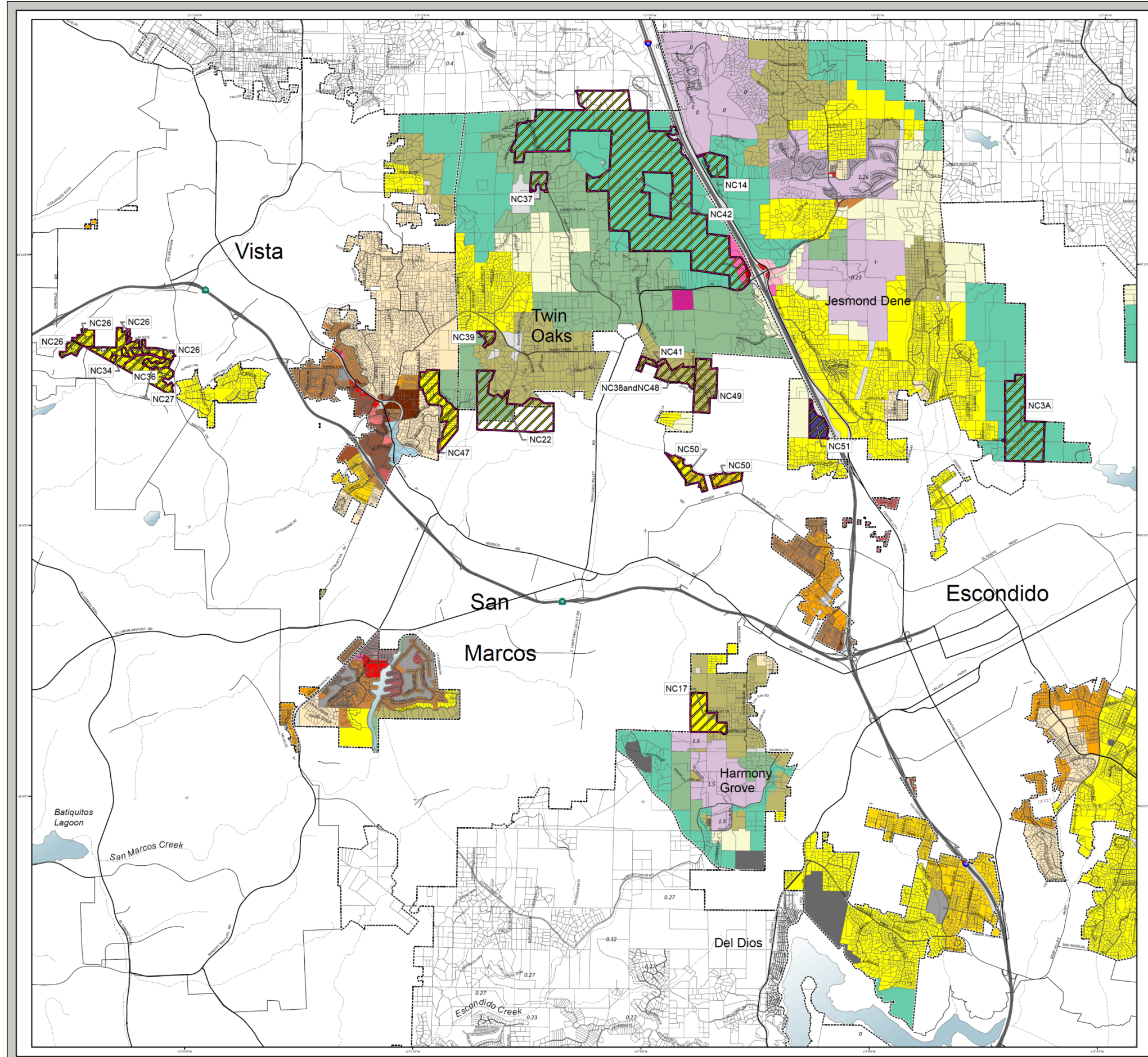
Map Prepared By:



Copyright Notice: This map is a public information product prepared by the County of San Diego. It is intended for general informational purposes only and does not constitute a contract or any other legal instrument. The County of San Diego and its employees are not liable for any damages or losses resulting from the use of this map. This map is provided as a public information product and is not intended to be used for any other purpose. All rights reserved. Full text of this legal notice can be found at: <http://www.sandiego.gov/dplu/gis/notice.html>

This is a draft map and should be reviewed upon receipt of subsequent versions.

Source: County of San Diego, SanGIS, SANDAG
File reference: \\sandag\gis\workspace\map\communityplanning\community_planning_index.mxd



PROPERTY SPECIFIC REQUEST

NC3-A

Property Specific Request:

Change land use designation from RL20 to SR4

Requested by: Sylvia Clark

Community Recommendation	N/A
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:

Clark Family Trust
 Carolyn Freismuth (2 parcels, 58 acres)

Size:

248.9 acres
 24 parcels

Location/Description:

Eastern end of Rincon Avenue, with City of Escondido on the east;
 Inside County Water Authority boundary.

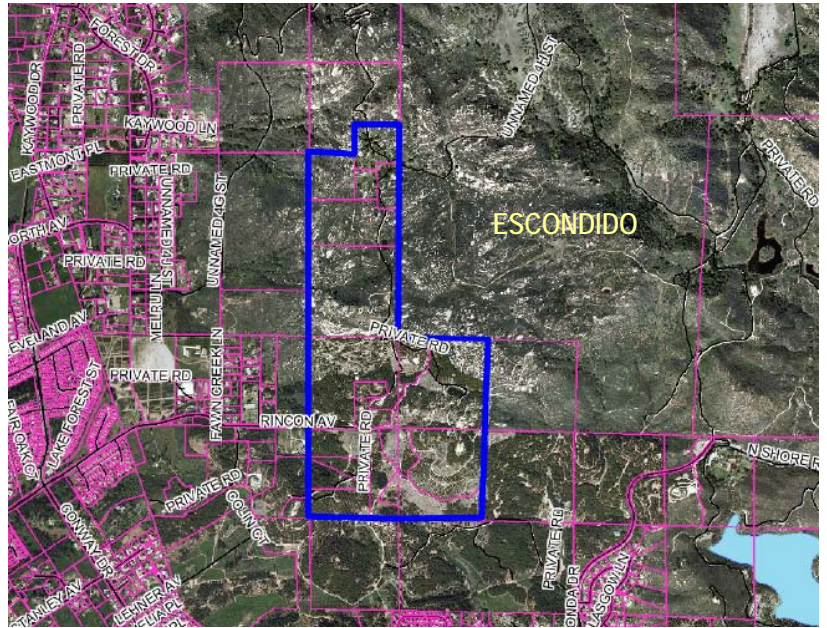
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

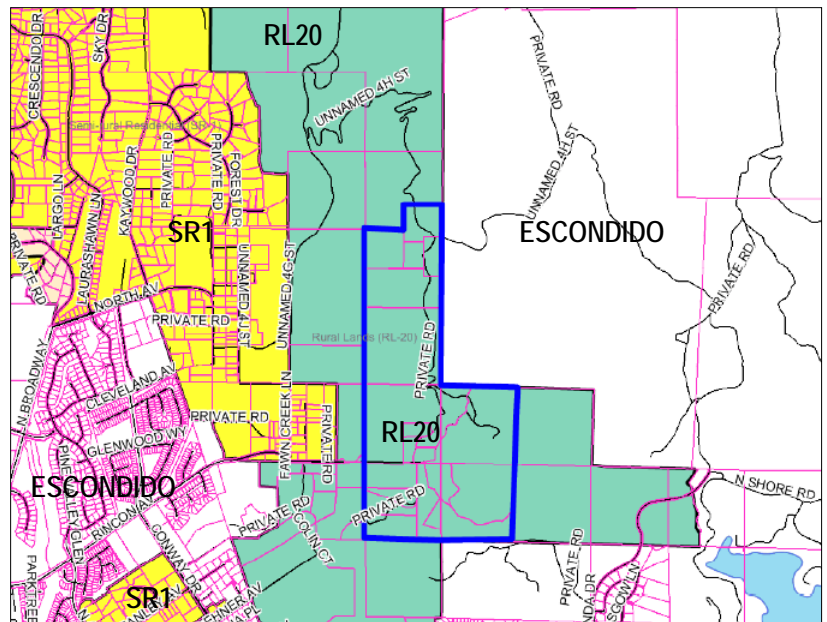
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial



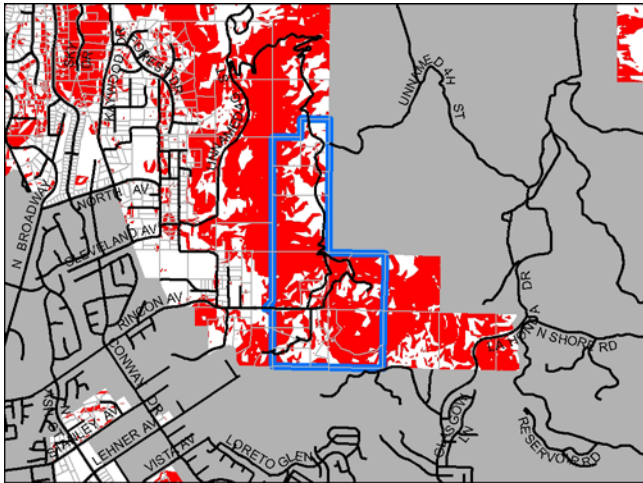
PC/Staff Recommendation

Discussion

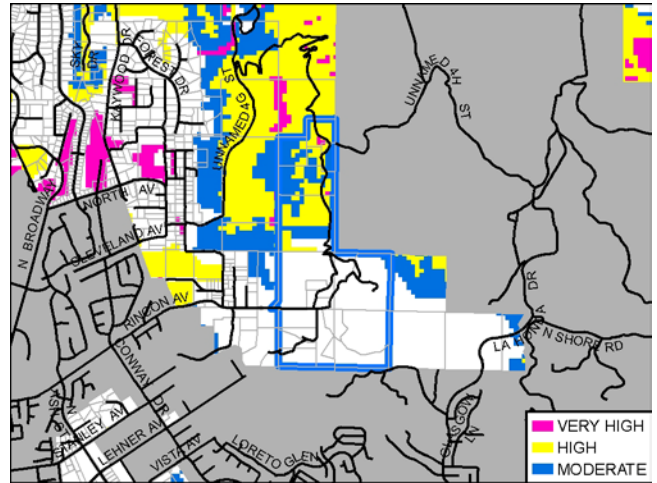
These 24 parcels range in size from under two to 24 acres. The property owner is requesting to retain the SR4 density of the existing General Plan. There is open space owned by the City of Escondido to the east of the property and the property is nearly entirely constrained by steep slopes. An SR4 designation would result in a spot designation, which to resolve would require an area of approximately 500 acres to also be changed to SR4. This would likely require recirculation of the EIR. Also, the SR4 designation would not support project objectives due to the very steep slopes on the property and surrounding area.

PROPERTY SPECIFIC REQUEST

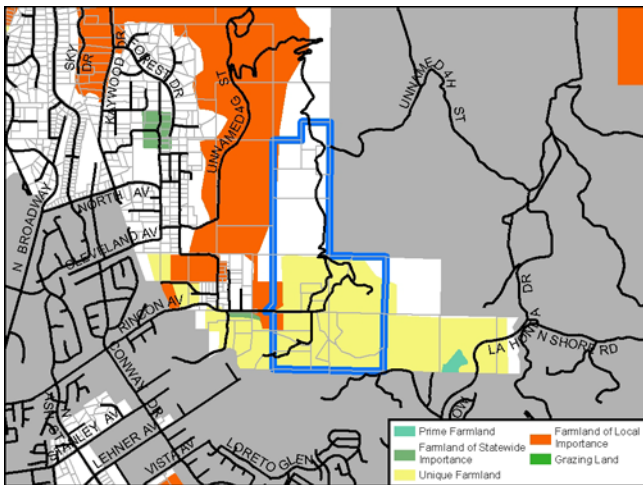
NC3-A(cont.)



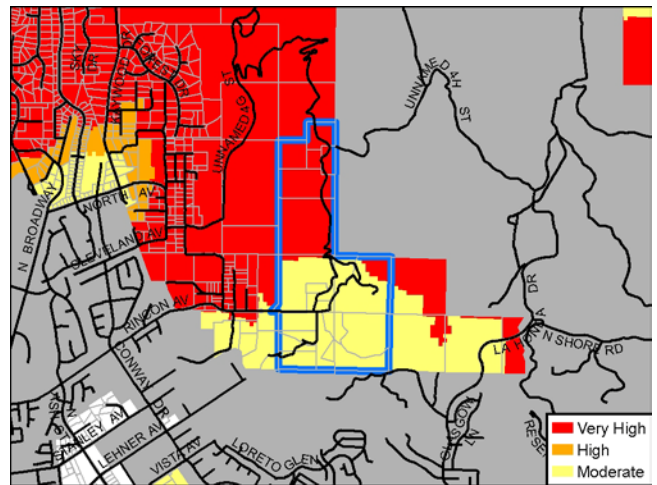
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands (Unique Farmland)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

NC9 [2005 Commercial / Industrial Referral #4]

Property Specific Request:

Increase the Rural Commercial (RC) area from three to ten acres and change the remaining lands from SR2 to SR1

Requested by: Anne Sosna, Laurie Stewart

Community Recommendation	N/A
Opposition Expected ^{1,2,3}	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1 - City of San Diego letter dated April 7, 2010 (attached)
- 2 - Endangered Habitats League letter dated November 8, 2010
- 3 - October 20, 2010 public testimony of Karel Newman requesting SR2

Property Description

Property Owner:

Purdum Trust

Size:

20.1 acres
1 parcel

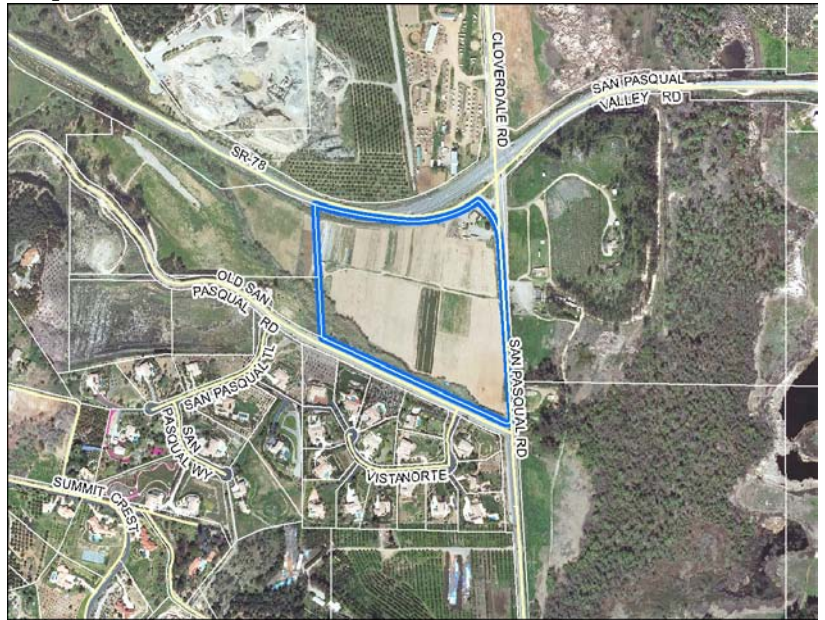
Location/Description:

Southwest of the intersection of SR-78 and San Pasqual Valley Road;
Adjacent to City of San Diego San Pasqual Valley Agricultural Zone;
Outside the County Water Authority boundary.

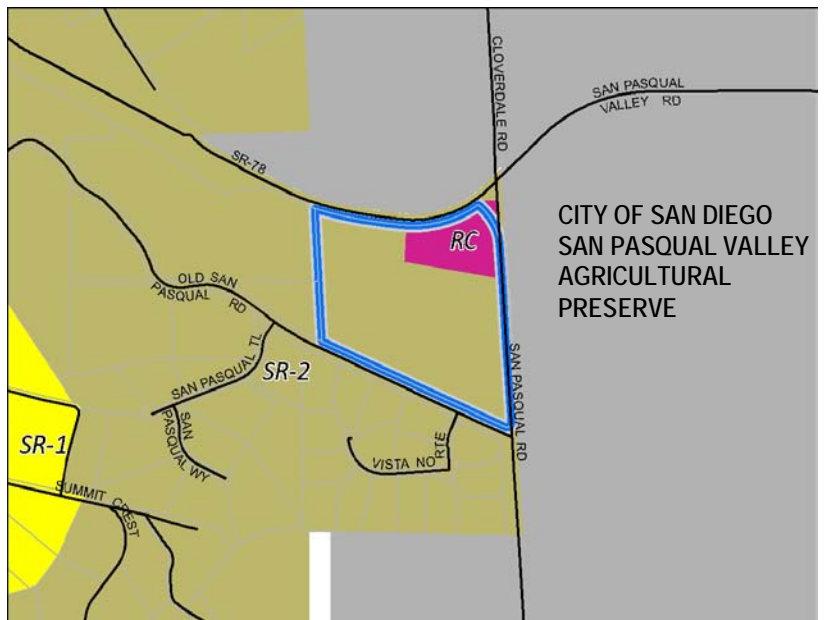
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

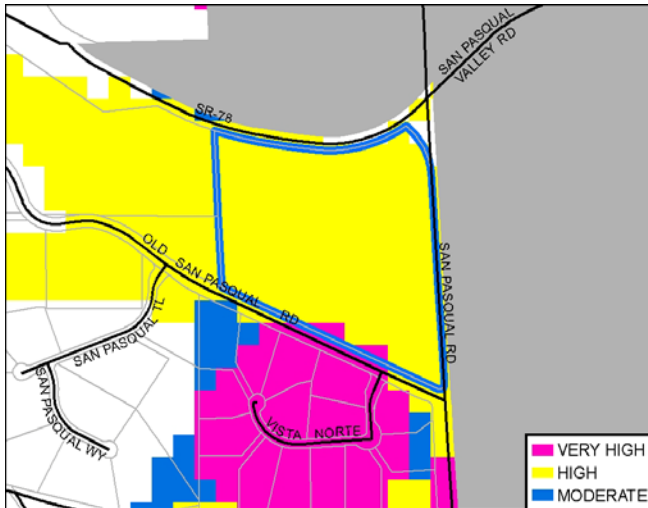
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/ 2, 4 ac
PC/Staff Recommendation	RC (3 acres)/SR2
Referral	RC
Hybrid	RC (3 acres)/SR1
Draft Land Use	SR1
Environmentally Superior	SR2
<i>Zoning</i>	
Existing — A70, 8-acre minimum lot size	
Proposed — C40, 8-acre minimum lot size	
	A70, 2-acre minimum lot size

Discussion

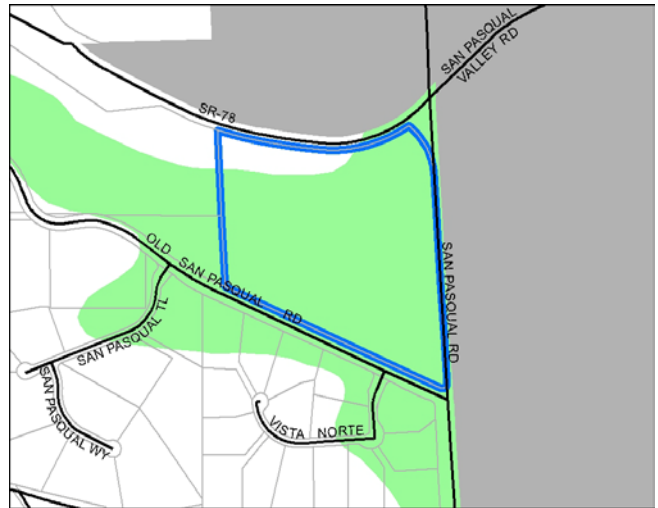
The subject property is a 2005 Commercial / Industrial Referral and the Board of Supervisors directed staff to assign a Rural Commercial designation to the entire 20-acre property. However, the PC / Staff Recommendation applies a Rural Commercial designation to three acres with the remaining area SR1. The City of San Diego (see attached letter) and Endangered Habitats League (EHL) are in opposition to both alternatives and recommend SR2 for the entire area. [See next page for additional information.]

PROPERTY SPECIFIC REQUEST

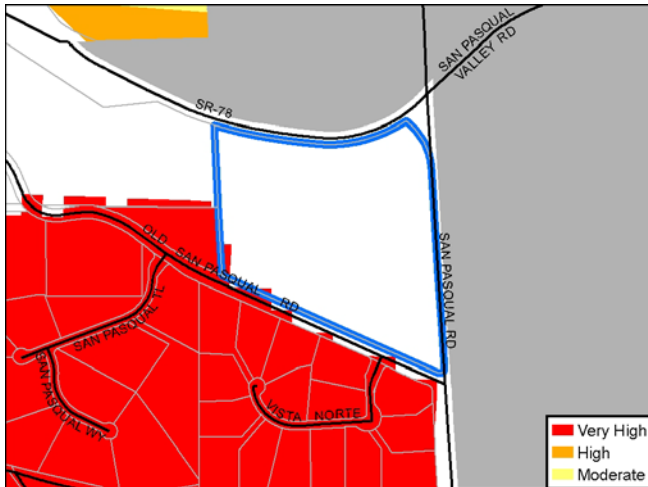
NC9 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zone

Additional Information

The site is currently in agriculture, with the exception of a one-acre portion at the intersection of State Route 78 and San Pasqual Road, which is developed with a Commercial produce market. The area is nearly fully composed of prime agricultural lands and has a high habitat value. The site is adjacent to the San Pasqual Valley Agricultural Preserve. The PC / Staff Recommendation recognizes the existing Commercial use on the property and affords the ability to expand this use.

PROPERTY SPECIFIC REQUEST

NC9 (cont.)



THE CITY OF SAN DIEGO



April 7, 2010

Jimmy Wong
County of San Diego
Planning & Land Use
5201 Ruffin Road, Suite B
San Diego CA 92123

Dear Mr. Wong,

The City of San Diego was recently informed of a proposed rezone of a portion of the 20-acre parcel at the SW corner of Hwy 78 and Via Rancho Parkway, directly abutting the City's boundary on two sides. The City would like to take this opportunity to express concern regarding the proposed rezone. Because issues such as habitat preservation, water quality, and visual and scenic resources do not necessarily follow jurisdictional boundaries, it is the desire of the City of San Diego for government bodies to work together to protect the unique resources of the San Pasqual Valley. As discussed below, the proposed rezone is contrary to numerous City policies and decades of public investment in the San Pasqual Valley.

In 2004, the City drafted the San Pasqual Vision Plan to formally recognize the groundwater resources, natural habitat values, sustainable agricultural opportunities, cultural and historic resources, and outdoor recreational opportunities present in the San Pasqual Valley and the responsibility of the City to manage these lands. Subsequent to the Vision Plan, in 2005 the City Council adopted Council Policy 600-45 to prohibit any further commercialization of the San Pasqual Valley and protect the rural character.

Additionally, in 2005, the City of San Diego amended its Land Development Code and instituted a rezone of all City-owned parcels in the San Pasqual Valley to a more restrictive agricultural zone. This was done in order to preserve the existing rural character of the valley, prohibit further commercialization and to ensure the permanent protection of the San Pasqual Valley's unique water, agricultural, biological, visual, and cultural resources.

It is the desire of the City of San Diego to ensure the long-term protection of the significant water resources within the San Pasqual Valley, as these resources will play a vital role in helping to meet the City's future water supply needs. Additionally, it is essential to the future health and wellbeing of the City to preserve the Valley's significant agricultural areas, sensitive native habitats and unique scenic qualities. The proposed rezone of any portion of this property to commercial use is inconsistent with the City of San Diego's General Plan, the San Pasqual Valley Community Plan, the San Pasqual Vision Plan, the San Pasqual Groundwater Management Plan, the San Dieguito River Park Concept Plan, and City Council Policy 600-45.



City Planning and Community Investment

202 C Street, MS 4A • San Diego, CA 92101-3864
Tel (619) 235-5200 Fax (619) 533-5951



NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC9 (cont.)

April 7, 2010

Page 2

The City's Public Utilities Department owns and manages 9,773 acres of land in the San Pasqual Valley for the purposes of source water protection. The Department prepared the San Pasqual Groundwater Management Plan (2007) and is actively implementing the Groundwater Management Plan including the initiation of several pilot and demonstration projects to assess and potentially develop the San Pasqual Valley groundwater basin as part of its water supply portfolio. The goal of the San Pasqual Groundwater Management Plan is to "understand and enhance long-term sustainability and quality of groundwater within the basin, and protect this groundwater resource for beneficial uses including water supply, agriculture, and the environment."

The City of San Diego's Long Range Water Resources Plan outlines ways to meet future water demands, the use of imported water supplies and ways to improve reliability by diversifying water supply. The diversification of water supply includes:

- Development of potential groundwater resources and storage capacity, combined with surface water management to meet overall water supply and resource management objectives;
- Investigation and pursuit of non-traditional water supplies such as brackish groundwater...

Water developed from this basin will reduce the use of imported water and improve water reliability for the region.

The introduction of new development and impervious surfaces would increase the amount of surface runoff and pollutants that enter the groundwater basin. Therefore, in regards to the issue of the City of San Diego's future water supply needs, the proposed rezoning of this property to commercial use is not consistent with the City's established policies regarding water quality.

The City of San Diego appreciates this opportunity to provide comments in regards to the proposed rezone. Included in Council Policy 600-45, is the desire of the City to seek to build consensus with surrounding jurisdictions and other entities in order to ensure a mutual understanding of the need to be sensitive to the long-term vision for the San Pasqual Valley. Should you have any questions please feel free to contact Brian Schoenfisch, Senior Planner, at (619) 533-6457 or bschoenfisch@sandiego.gov.

Sincerely,



William Anderson, FAICP
Director,
City Planning & Community Investment

Cc: Alex Ruiz, Assistant Department Director, Public Utilities
Marsi Steirer, Deputy Director, Public Utilities
Mary Wright, Deputy Director, City Planning & Community Investment
Christine Rothman, Program Manager, City Planning & Community Investment

NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC12 [2004 Referral #16]

Property Specific Request:

Change land use designation from RL40 to SR10

Requested by: None [2004 Referral]

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:

Villages at Rockwood SD LLC

Size:

768 acres

9 parcels

Location/Description:

Southwestern portion of the Subregion 2/3 mile north of SR-78;

Northeast of the City of San Diego line;

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

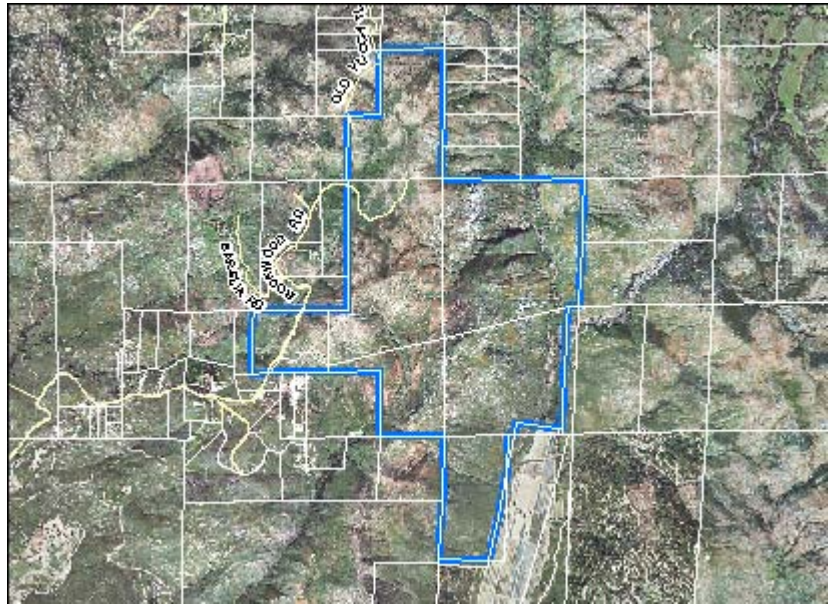
Land Use

General Plan

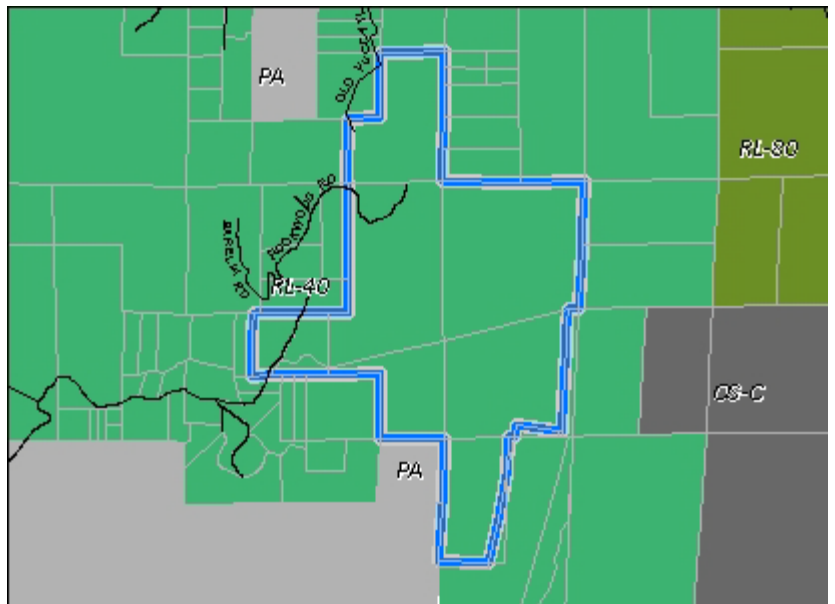
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	SR10
Hybrid	RL40
Draft Land Use	RL40
Environmentally Superior	RL80

Zoning

Existing — S92, 8-acre minimum lot size; A70, 40-acre minimum lot size
Proposed — A72, 10-acre minimum lot size; Same as existing



Aerial



PC/Staff Recommendation

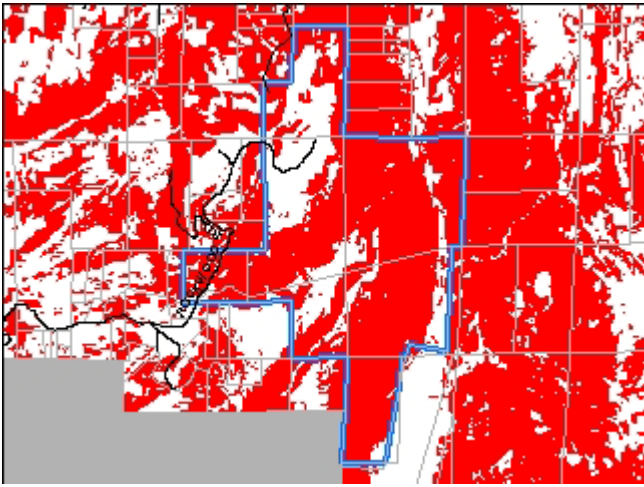
Discussion

A Semi-Rural designation would result in a spot designation and would not be supported by Guiding Principles #5 and #9 due to the remote location and number of physical constraints. Also, although the Semi-Rural designation was evaluated in the EIR, new project objectives would likely need to be developed that are consistent with the SR10 designation. This would likely require recirculation of the EIR.

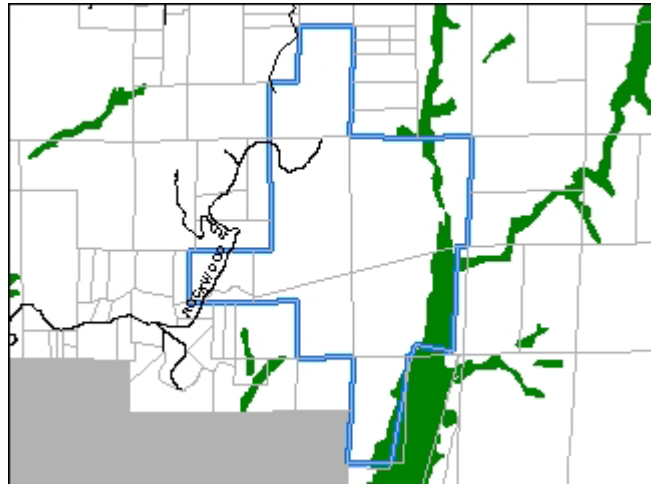
[Additional information is provided on next pages]

PROPERTY SPECIFIC REQUEST

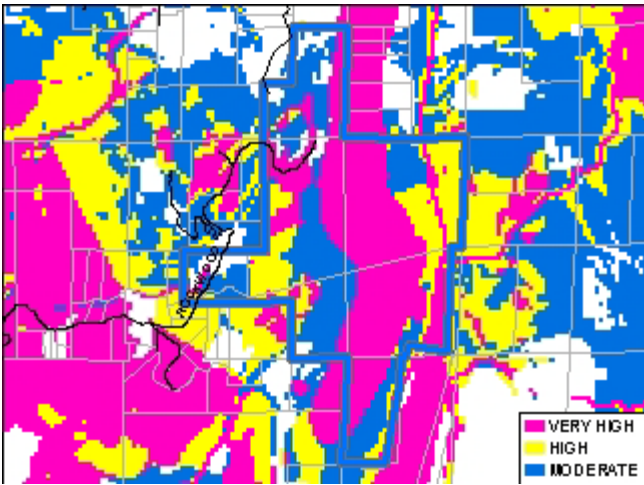
NC12 (cont.)



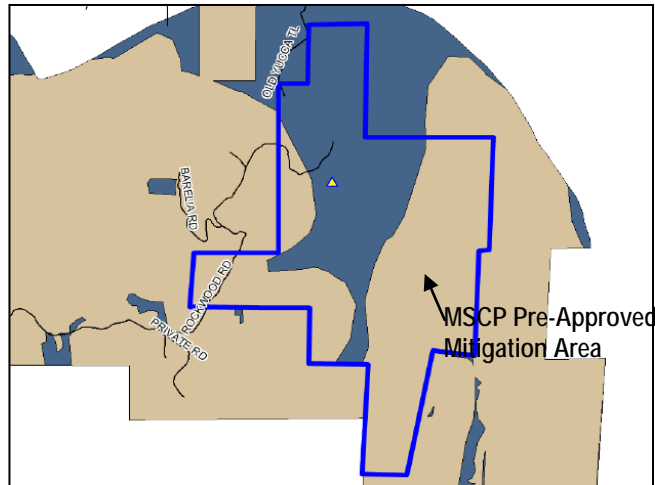
Steep Slope (Greater than 25%)



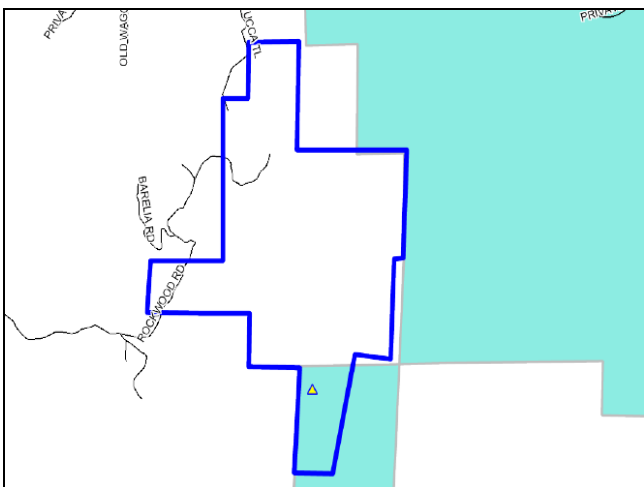
Wetlands



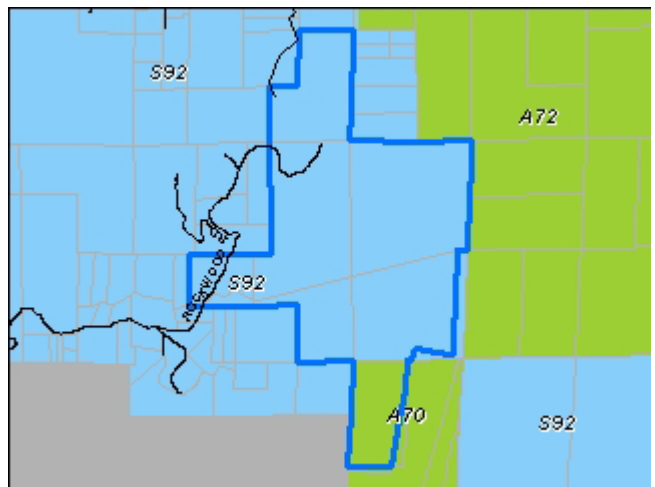
Habitat Evaluation Model



MSCP Pre-Approved Mitigation Area



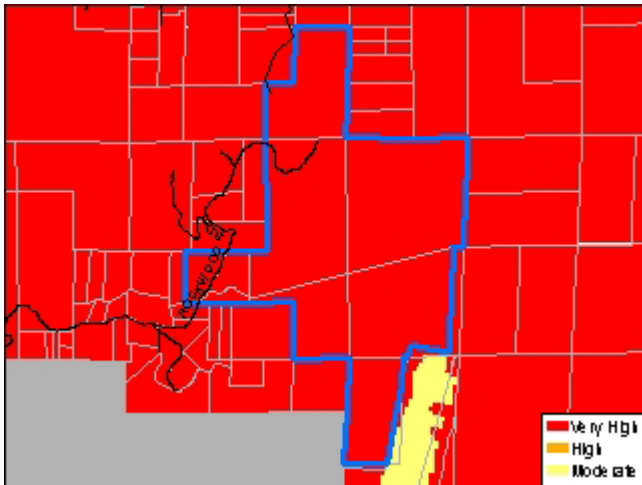
Agricultural Preserves



Existing Zoning

PROPERTY SPECIFIC REQUEST

NC12 (cont.)



Fire Hazard Severity Zones

Additional Information

This is a 2004 Residential Referral requesting a density of one dwelling unit per eight acres, consistent with the minimum lot size specified by existing Zoning. In 2004, the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings.

The property is comprised of several parcels over 100 acres in size, which is typical of parcels in the surrounding area; particularly the agricultural preserve to the east. Also, the property is remote, almost entirely constrained by steep slopes and high value habitat. A majority of the property within the South County MSCP Preapproved Mitigation Area and the property is located within the Very High Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

NC13

Property Specific Request:

Change land use designation from RL40 to SR2

Requested by: Joe Crowder, Valley View Partnerships (Sam Blick)

Community Recommendation	N/A
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:

Joe Crowder, Valley View Partnerships

Size:

1,101.01 acres

8 parcels

Location/Description:

Eastern portion of the Subregion off Rockwood Road, north of SR-78 (San Pasqual Valley Road). Immediately east of the City of San Diego Agricultural Preserve; 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

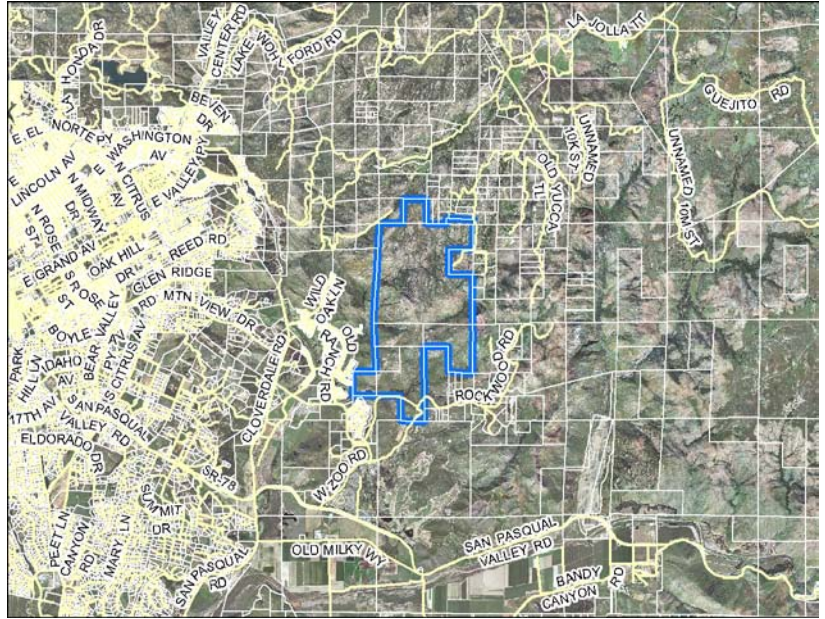
General Plan

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

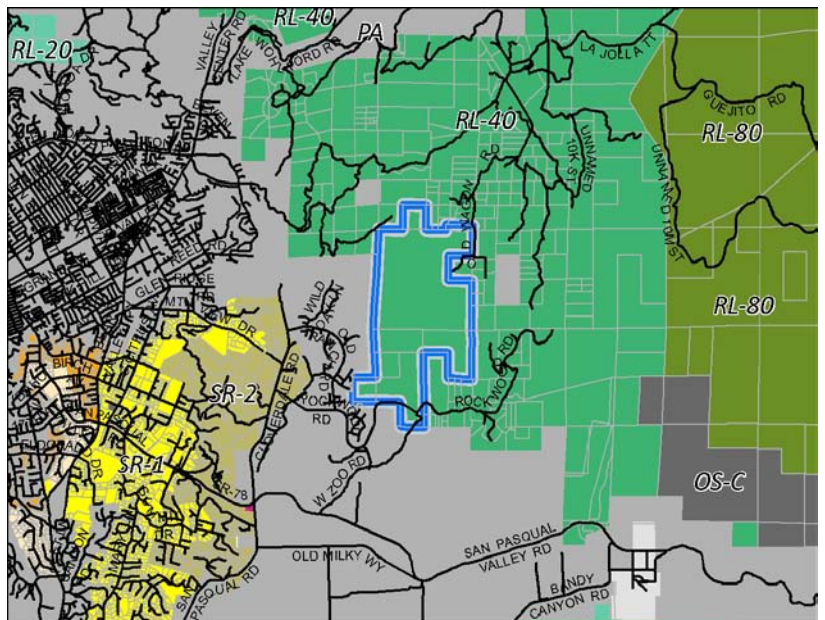
Zoning

Existing — S92, 8-acre minimum lot size

Proposed — A72, 10-acre minimum



Aerial



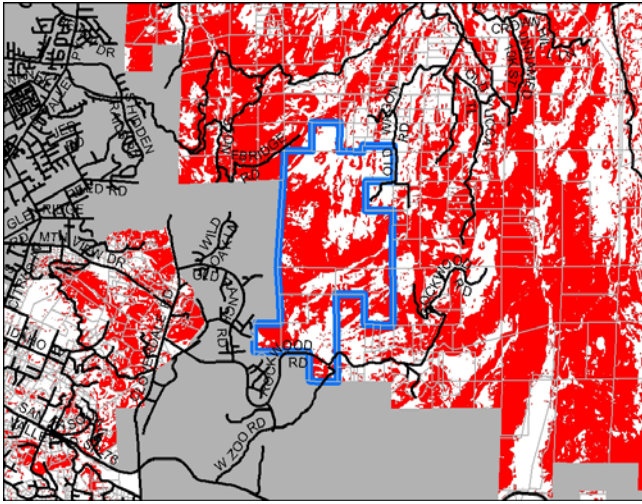
PC/Staff Recommendation

Discussion

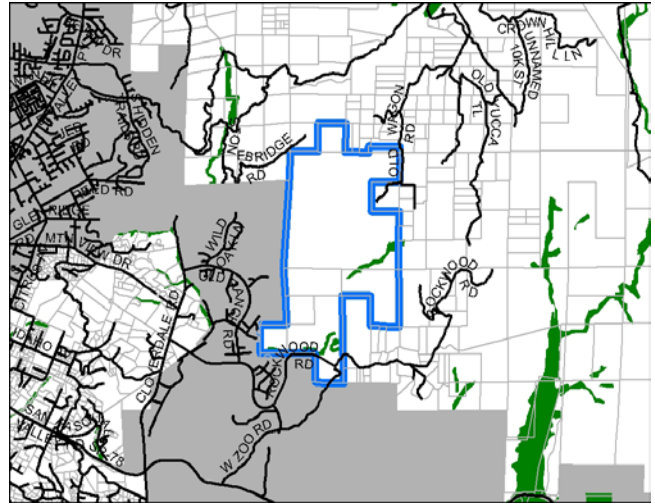
The site is located outside of the County Water Authority boundary, contains steep slopes, wetlands, high habitat value, and agricultural lands and is within the Very High Fire Severity Zone. In 1995 and 2002 there were efforts to annex this property into the City of Escondido, with the Valley View Subdivision, which proposed 403 units, hotel and golf course facilities. Due to the slope of the property, the land use designation would have to be Semi-Rural 2 to accommodate that yield, which was not studied in the EIR and is an increase over the existing General Plan. This density is not supported by Guiding Principles #5 and #9 due to its remote location and significant amount of constraints.

PROPERTY SPECIFIC REQUEST

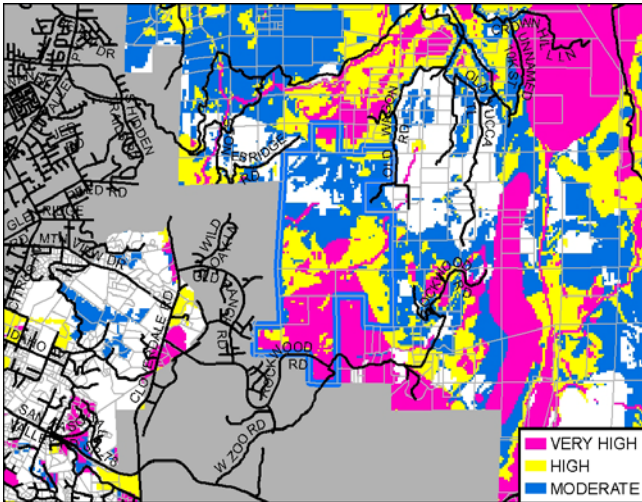
NC13



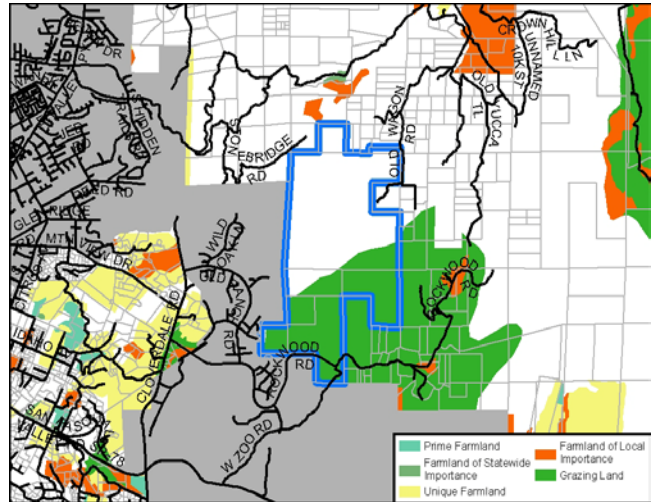
Steep Slope (Greater than 25%)



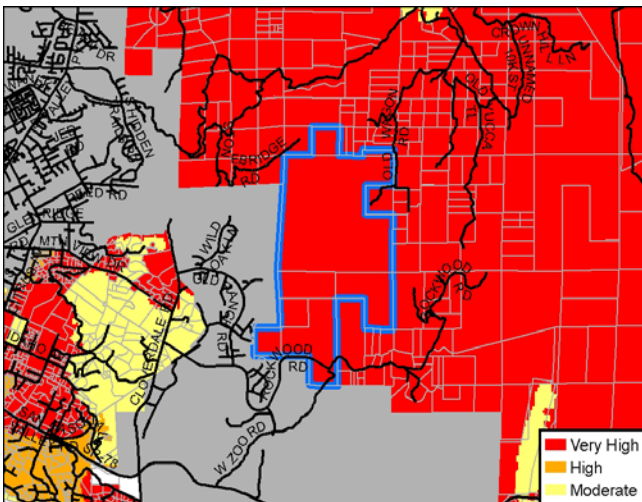
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC14

Property Specific Request:

Change land use designation from RL20 to Rural Commercial (29.8 acres)

Requested by: Welk Resort

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:

Teleklew Productions Inc. (1 parcel)
 Welk Resort Group Inc. (1 parcel)

Size:

48.0 acres
 2 parcels

Location/Description:

Hidden Meadows Subregional Group Area;
 Located directly south of Welk Resort along I-15 off Champagne Boulevard.

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

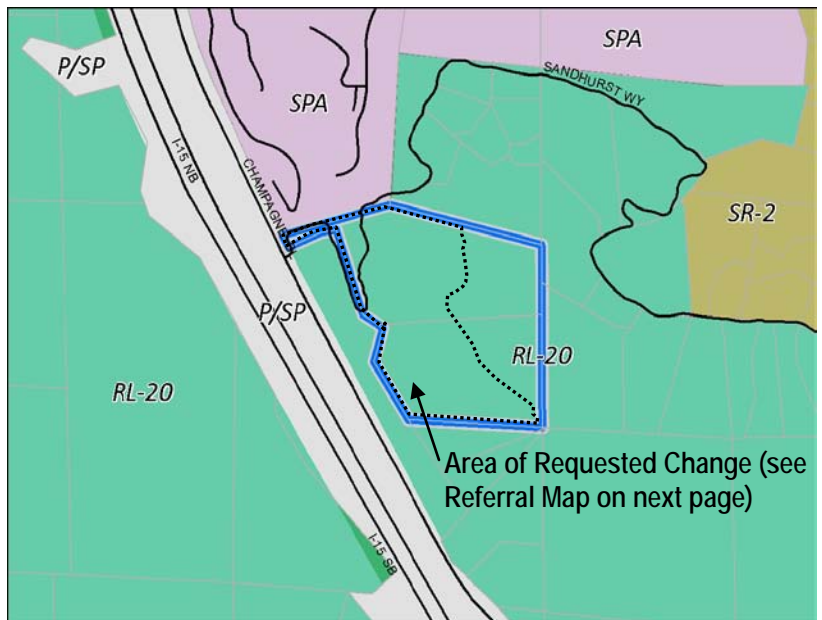
Land Use

General Plan

Scenario	Designation
Existing General Plan	7.3 du/ac
PC / Staff Recommendation	RL20
Referral	RC
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



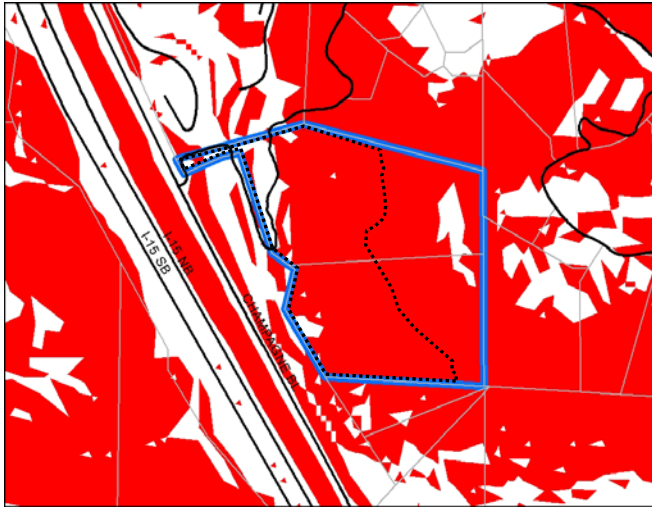
PC/Staff Recommendation

Discussion

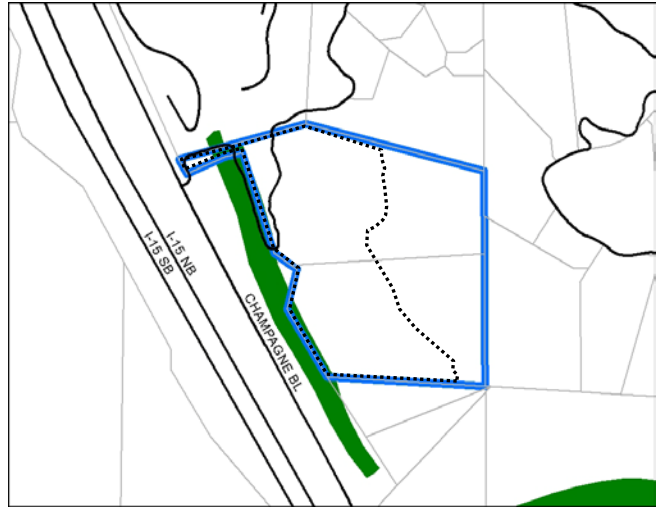
As a result of the 2005 Commercial/Industrial Board hearings, approximately 29.8 acres of Rural Commercial (RC) were applied to the Referral Map, which is what the property owner is requesting. The area is nearly entirely constrained by steep slopes and is located within the Very High Fire Hazard Severity Zone. In addition, the site contains sensitive biological habitat. Since the site is currently undeveloped, the establishment of nearly 30 acres of new Rural Commercial uses in this location does not support the Community Development Model or proposed Land Use Element Policies LU-10.4, Commercial and Industrial Development, and LU-11.1, Location and Connectivity, which limit Commercial uses to Semi-Rural and Rural Lands outside of Villages.

PROPERTY SPECIFIC REQUEST

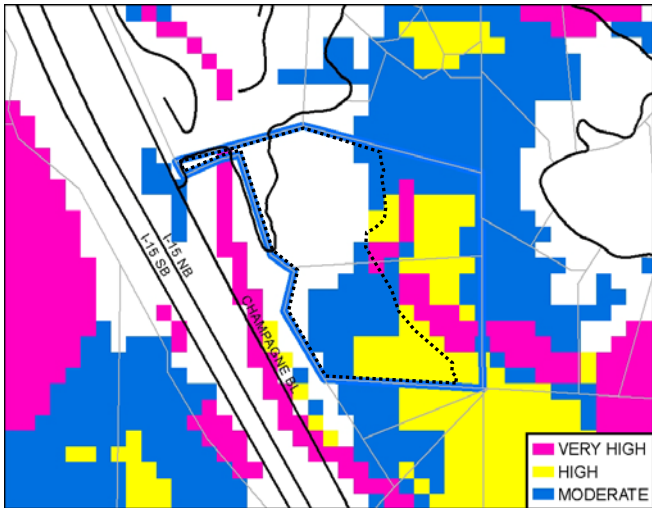
NC14 (cont.)



Steep Slope (Greater than 25%)



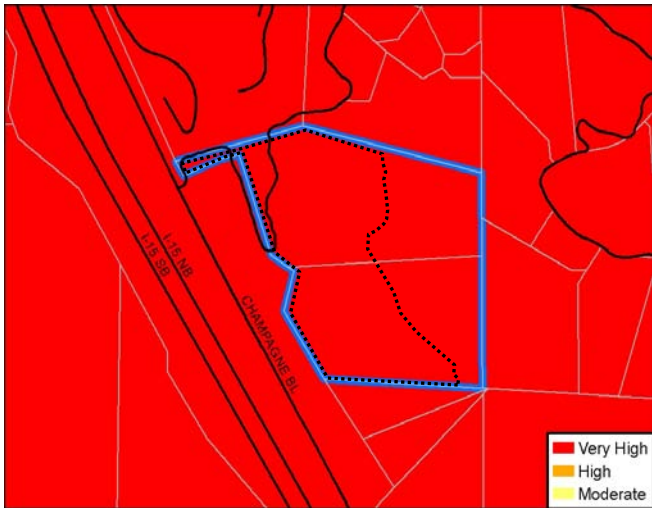
Wetlands



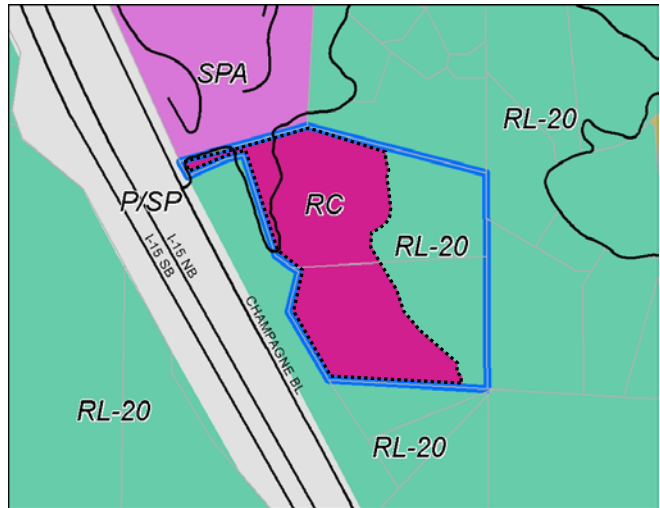
Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones



Referral Map

PROPERTY SPECIFIC REQUEST

NC16

Property Specific Request:

Change land use designation from RL40 to SR2

Requested by: Jack Henthorn

Community Recommendation	N/A
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:

Wohlford Trust

Size:

94.6 acres

1 parcel

Location/Description:

Located north of the City of Escondido along Valley Center Road, west of Lake Wohlford; 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/10 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	

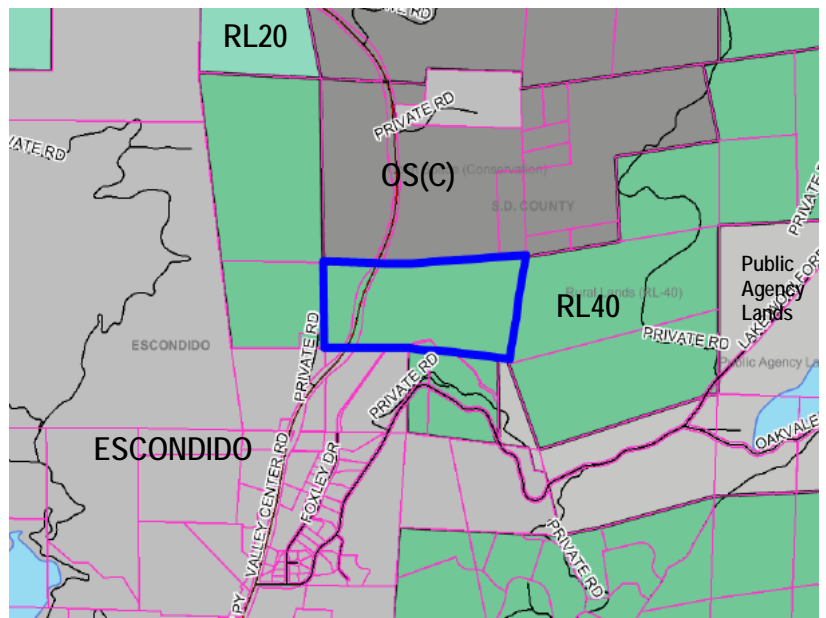
Zoning

Existing — A70, 10-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

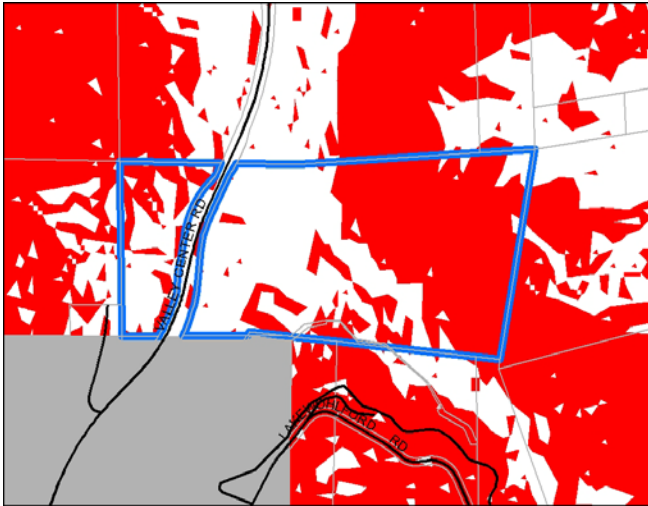
Discussion

The property owner's request is to increase the density of the property from one dwelling unit per ten acres under the existing General Plan to one dwelling unit per two acres. The PC / Staff Recommendation applies a RL40 designation. Due to the remote location of this parcel in the context of the unincorporated county communities, and the significant physical constraints, a Semi-Rural designation would not be supported by the Community Development Model or Guiding Principle #5.

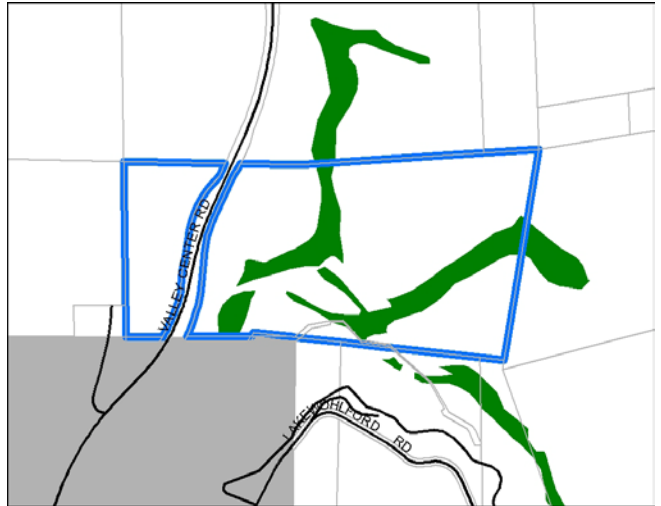
[Additional information provided on next two pages.]

PROPERTY SPECIFIC REQUEST

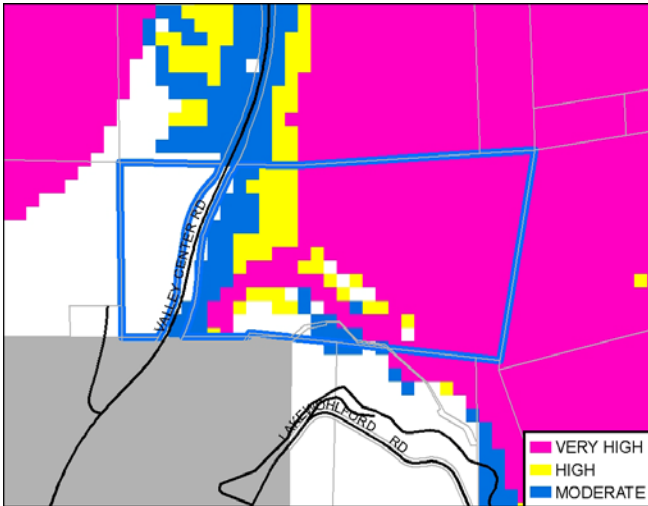
NC16 (cont.)



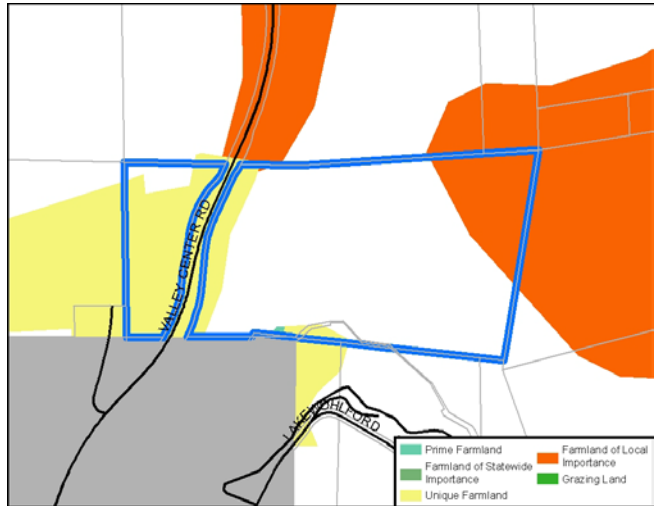
Steep Slope (Greater than 25%)



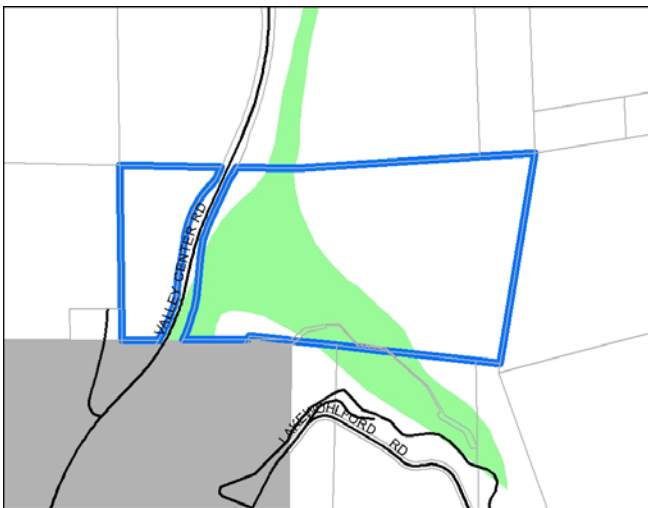
Wetlands



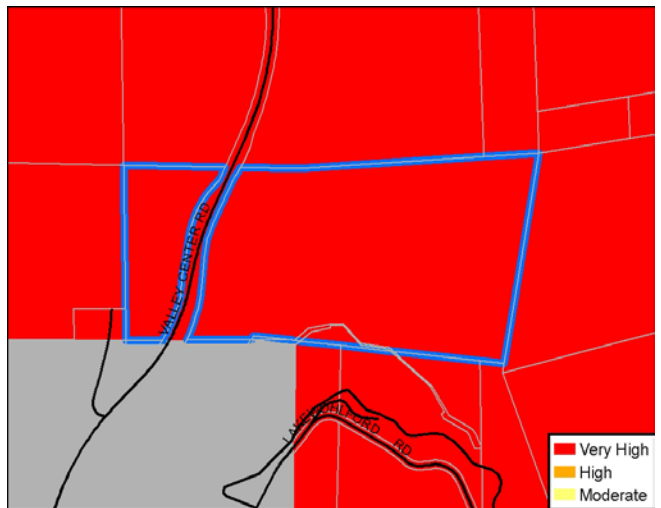
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC16 (cont.)

Additional Information

During the Residential Referrals in 2004, this property was part of a sweeping change to apply to the Referral Map densities no lower than a RL20 designation to all properties within the County Water Authority boundary. The project site is located within an Agricultural Preserve and contains steep slopes, wetlands, high and very high habitat value, prime agricultural lands, and is located within the Very High Fire Hazard Severity Zone.

The property owner's request, which is more intensive than the range of alternatives evaluated by the EIR, would likely result in a spot designation of Semi-Rural density on the fringe of the Subregion in an area characterized by Rural Lands and Open Space Conservation. To resolve the spot designation, additional parcels would also be redesignated, likely resulting in a requirement to recirculate the EIR.

PROPERTY SPECIFIC REQUEST

NC17 [2004 Referral #60]

Property Specific Request: Change land use designation from SR1 to VR2	
Requested by: None [2004 Referral #60]	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Service	Major

Note:
1- Based on staff's experience

Property Description

Property Owner:

Bihaghy

Size:

97.6 acres

3 parcels

Location/Description:

Located between San Marcos and Escondido, south of SR-78 on Mount Whitney 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

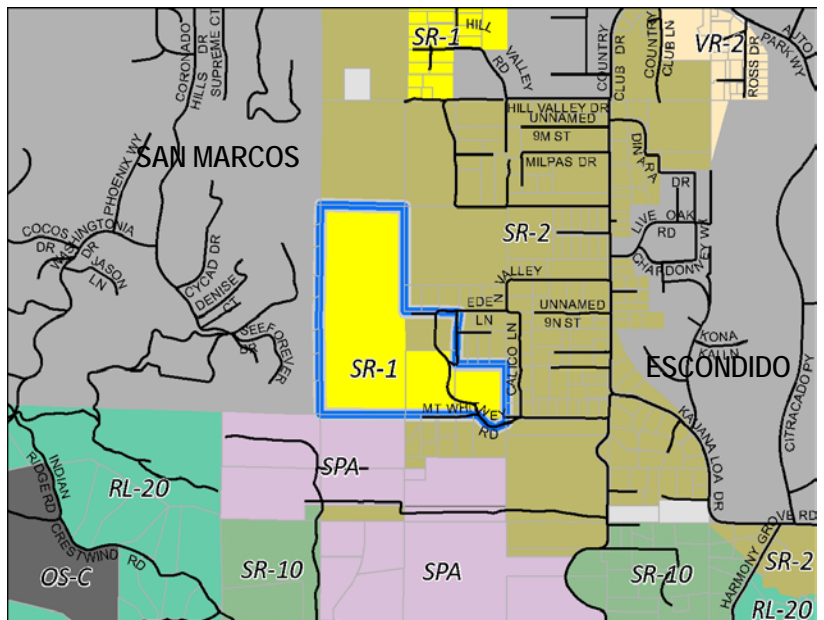
Scenario	Designation
Existing General Plan	1 du/ac (31.2 ac) 1 du/2.4 ac
PC/Staff Recommendation	SR1 SR2 (7.4 ac)
Referral	VR2 SR2 (7.4 ac)
Hybrid	SR1 SR2 (7.4 ac)
Draft Land Use	SR2
Environmentally Superior	

Zoning

Existing — A70, 1- and 2-acre minimum lot size
Proposed — A70, 1-acre minimum lot size



Aerial



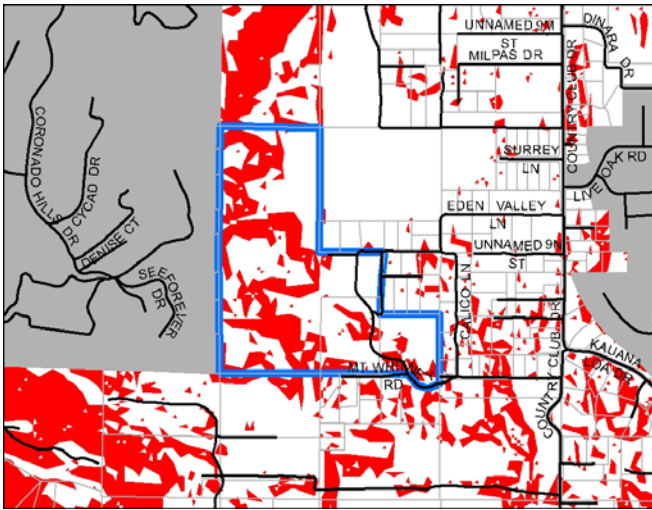
PC/Staff Recommendation

Discussion

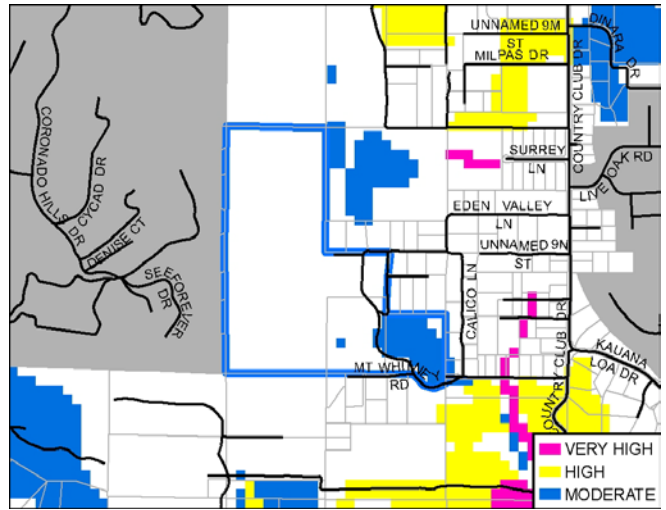
This is a 2004 Residential Referral requesting a density similar to that of surrounding lots. Parcel sizes surrounding the subject property range from 0.5 acres to three acres and larger (see figure on next page). In 2004, the Board of Supervisors directed staff to apply a VR2 designation to the Referral Map, which was an increase in density of one dwelling unit per acre in the existing General Plan. This property did not come up in testimony during the 2010 Board hearings. The SR1 density applied to the PC / Staff Recommendation reflects a compromise between the Referral Map density of VR2 and the Draft Land Use Map density of SR2. This recommendation more closely matches surrounding parcelization than the Referral Map density. [See next page for additional information.]

PROPERTY SPECIFIC REQUEST

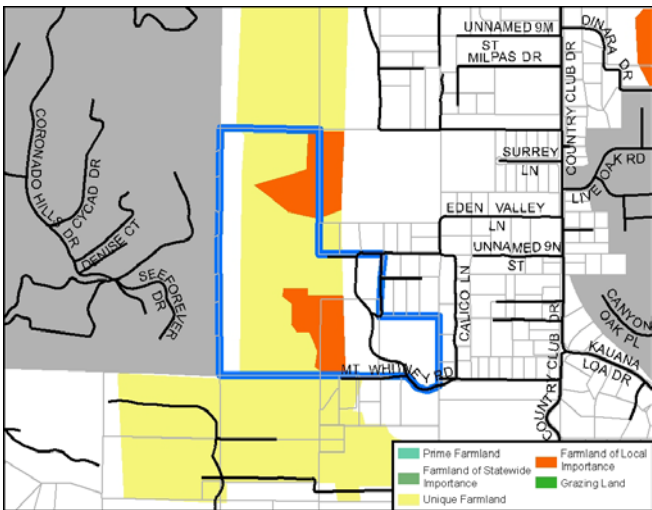
NC17



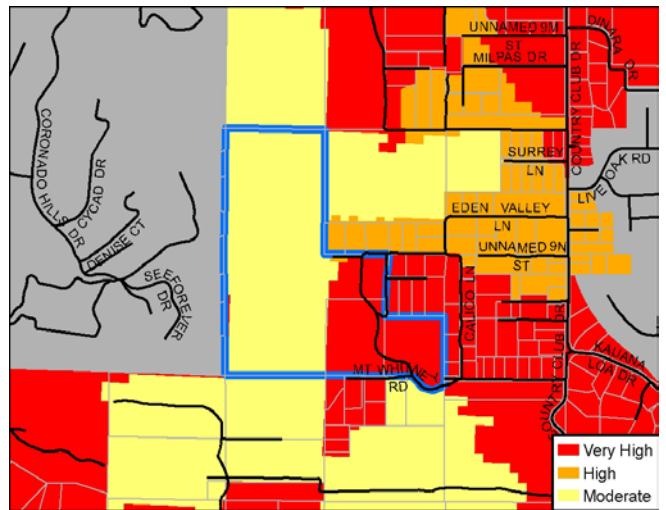
Step Slope (Greater than 25%)



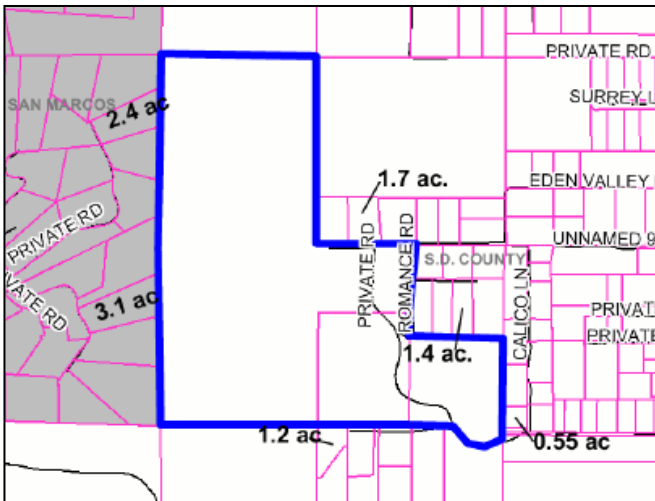
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



Typical Sizes of Surrounding Parcels

Additional Information

The subject property is on the Semi-Rural periphery of the proposed Village of Harmony Grove. Staff worked closely with the community to design the proposed Harmony Grove Village and surrounding Semi-Rural densities.

NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC18-A

Property Specific Request: Change land use designation from SR2 to SR1	
Requested by: Mike/Ben Hillebrecht	
Community Recommendation	N/A
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Service	Major

Note:
1- Based on staff's experience

Property Description

Property Owner:

Mike/Ben Hillebrecht

Size:

136.6 acres
6 parcels

Location/Description:

County island located south of Escondido and west of the City of San Diego off of Birch Avenue in unrepresented area of Subregion; Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

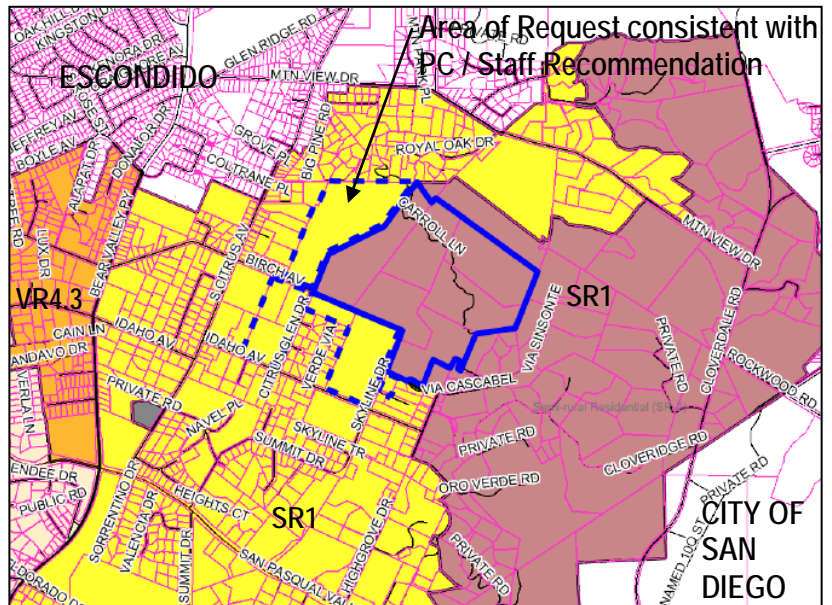
- ◐ Steep Slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/10 ac
PC / Staff Recommendation	SR2
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — A70, 1-acre minimum lot size	



Aerial



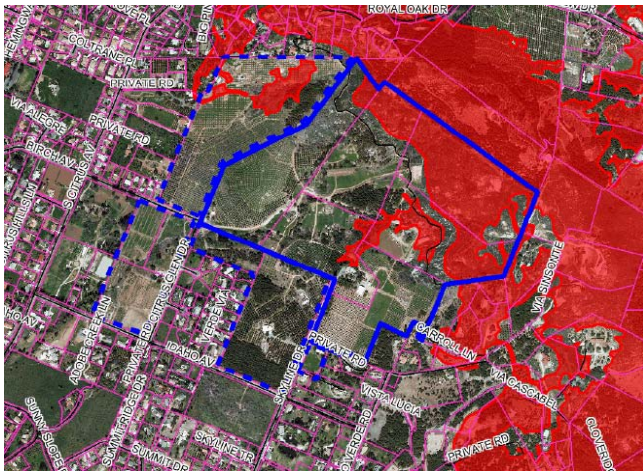
PC/Staff Recommendation

Discussion

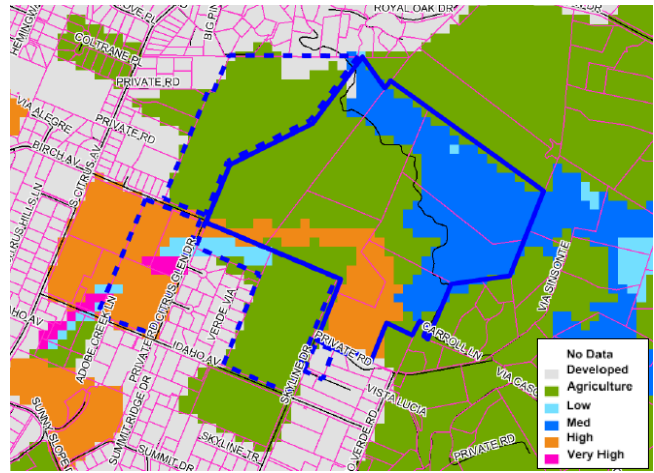
This request for an increase in density to the SR1 designation includes several parcels that are already proposed to have a SR1 designation under the PC / Staff Recommendation; therefore, they are shown inside the dashed line and their acreage is not included in the total. There are six parcels ranging from 18 to 30 acres in size that are proposed as SR2 by the PC / Staff Recommendation, but the property owners are requesting a SR1 designation. The SR1 designation is consistent with both the Referral and Draft Land Use Maps; however, during the Planning Commission hearings the issue of fire response time was raised. Proposed Safety Element Policy S-6.4, Fire Protection Services for Development, requires a five-minute travel time for the SR1 densities. [See following pages for additional information.]

PROPERTY SPECIFIC REQUEST

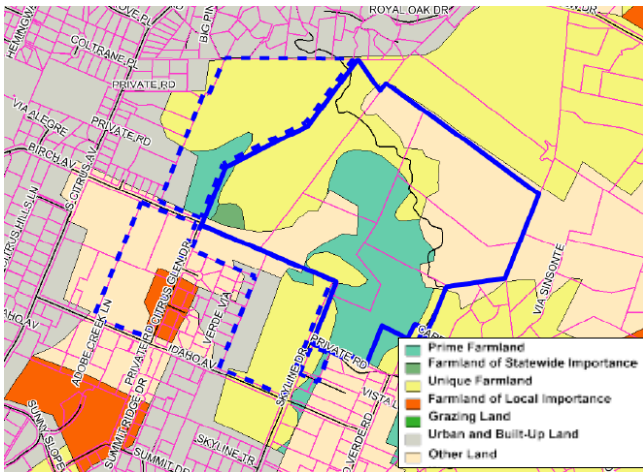
NC18-A (cont.)



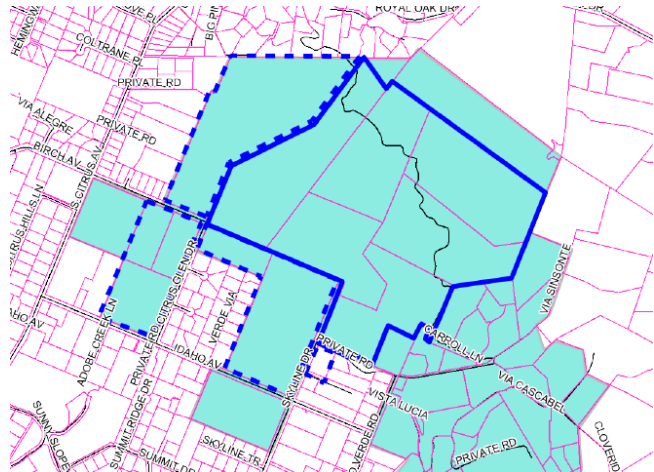
Steep Slope (Greater than 25%)



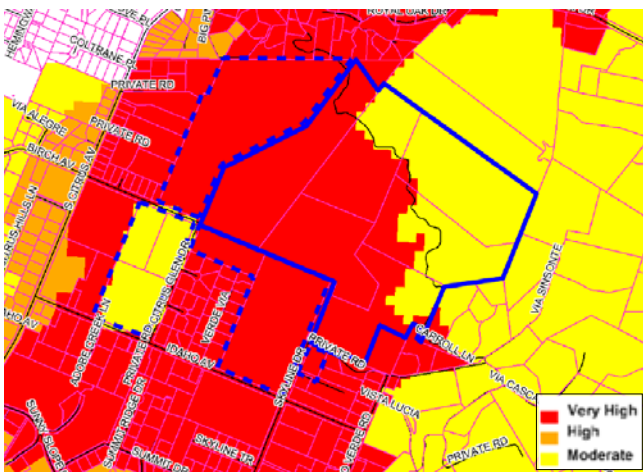
Habitat Evaluation Model



Agricultural Lands



Agricultural Preserve



Fire Hazard Severity Zones

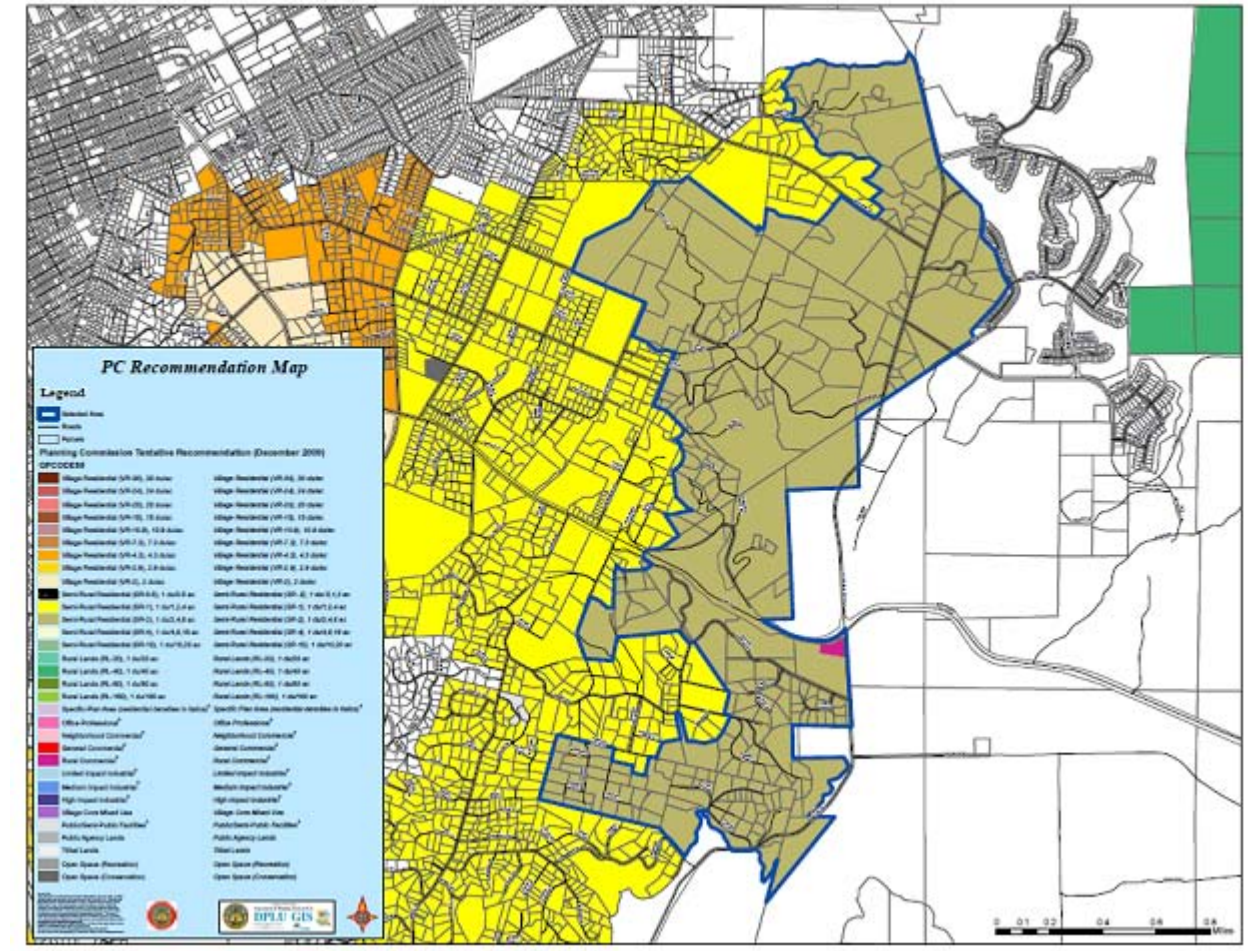
NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC18-A (cont.)

Additional Information

County Fire Authority staff in conjunction with Escondido Fire have reviewed the area's emergency response time information and have provided staff additional guidance for future development. Staff in coordination with the local Fire Marshal have revised the boundary of SR1/SR2 and has recommended that these properties identified in NC18 retain the SR2 designation. It is important to note that the proposed SR2 (1 du/2,4,8 ac) is still an increase in density from the existing General Plan of General Agricultural 1du/10 ac and Intensive Agriculture 1 du/4,8 ac.



PROPERTY SPECIFIC REQUEST

NC22

Property Specific Request:

Change land use designation from SR10 to:
 Jim Simmons (Farouk Kubba) – SR2¹
 City of San Marcos – SR2²

Community Recommendation	Unknown
Opposition Expected ³	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

- 1- See Vista San Marcos letter dated October 18, 2010 (attached)
- 2- See City of San Marcos letter dated February 17, 2011
- 3- See DPLU letter dated April 2, 2002 (attached)

Property Description

Property Owner:

Vista San Marcos LTD.

Size:

130.9 acres; 6 parcels

Location/Description:

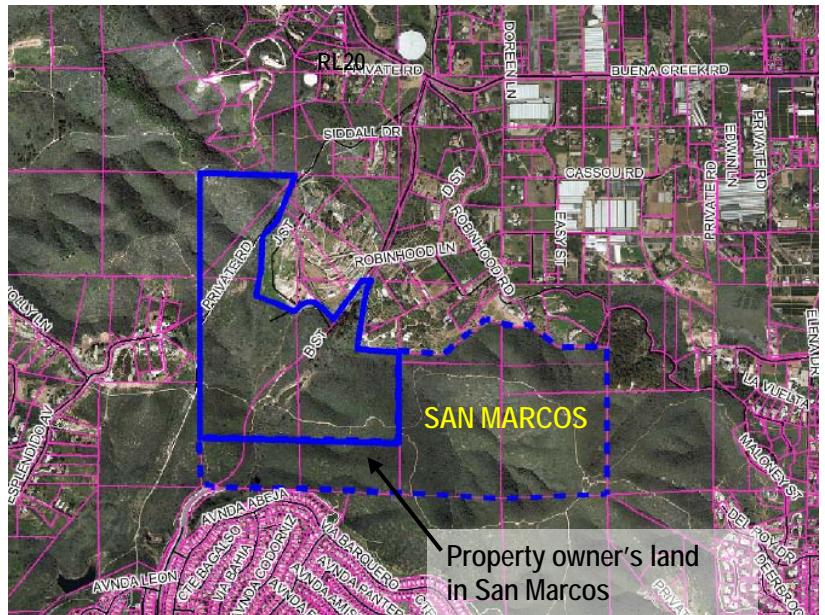
Twin Oaks Subregional Group Area;
 South of Buena Creek Road off of Blue Bird
 Canyon Road;
 Within City of San Marcos Sphere of Influence

Prevalence of Constraints (See following page):

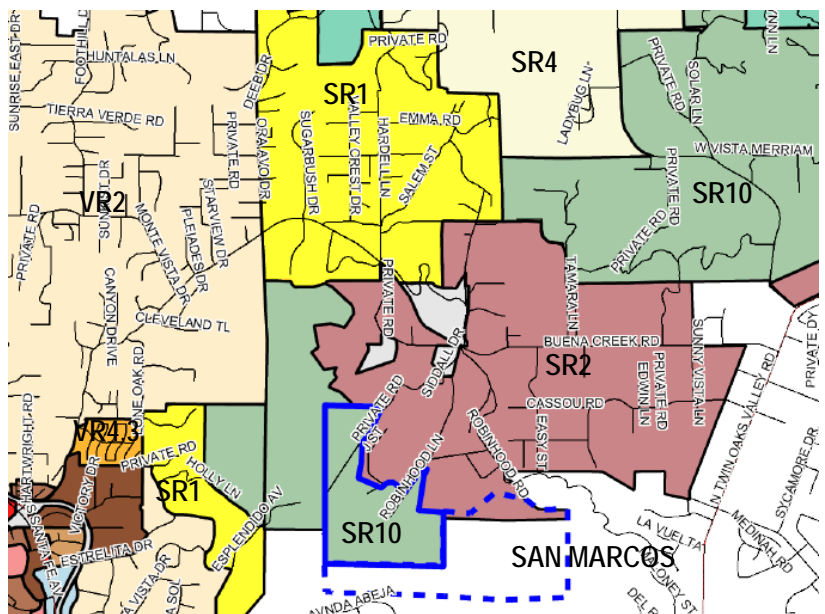
- – high; ◐ – partially; ○ - none
- Steep Slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du / 2,4 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

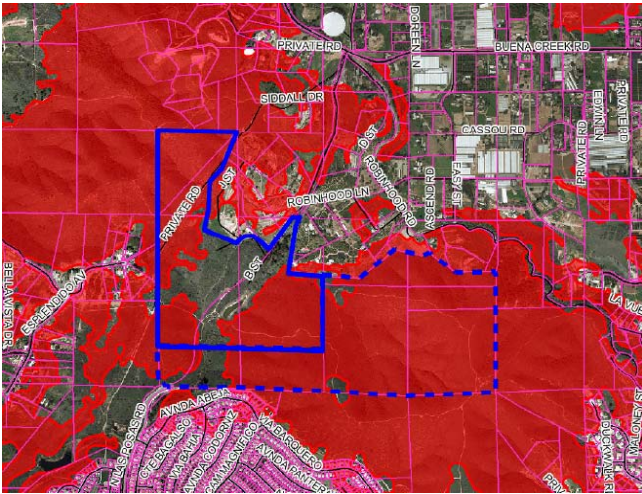
Discussion

This analysis is based only on the portion of the subject property recommended for a decrease in density to SR10. Other portions are either within the City of San Marcos or are recommended to retain a SR2 density.

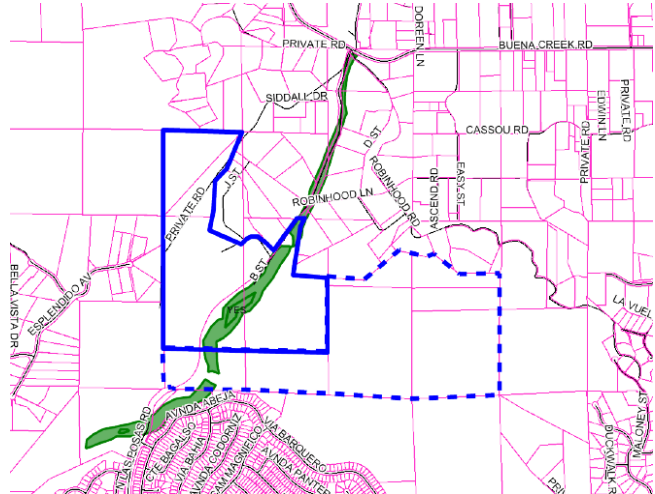
The site contains steep slopes, high and very high habitat value, and is located within the Very High Fire Hazard Severity Zone. However, the site is also located within the San Marcos Sphere of Influence (SOI). The property owner is requesting to retain the existing General Plan density and for the City of San Marcos to annex the property; however, the County previously notified San Marcos of its objections to the annexation (See additional information on next page and attachments).

PROPERTY SPECIFIC REQUEST

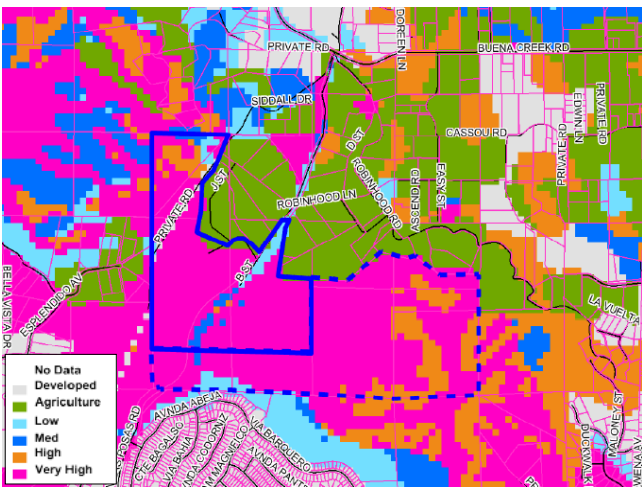
NC22 (cont.)



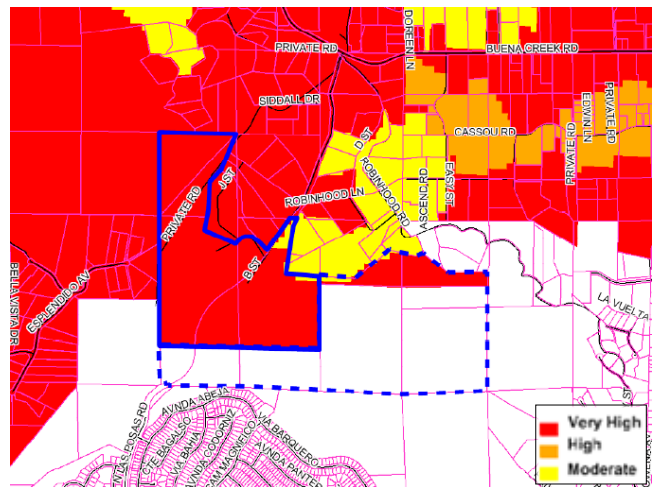
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

The City of San Marcos approved a Specific Plan for this property in July 1992 and the number of units for that Plan was subsequently reduced to 191 units after negotiations with wildlife agencies. The property owner intends to process a Tentative Map with the City of San Marcos later this year and is requesting to remove the portion of the project within the SOI from the General Plan Update (see attached letter from Vista San Marcos Ltd., dated October 18, 2010). Since, this property is still within the unincorporated county, the area must be included in the General Plan Update; however, if the Board of Supervisors were to support the property owner's request, this could be achieved by assigning a density consistent with the existing General Plan (SR2).

However, in 2002, the County notified the City of San Marcos of the General Plan Update's proposed reduction in density to SR10 for this area, and that since the proposed project "far exceeds this density", the proposed annexation would create a negative impact to the County's North County MSCP Subarea Plan (see attached DPLU letter dated April 2, 2002). In February 2011, the City of San Marcos revised their recommended designation from SR1 to SR2.

PROPERTY SPECIFIC REQUEST

NC22 (cont.)

DIVERSIFIED PROJECTS, INC.
7021 Leeward Street, Carlsbad, CA 92011
Tel. (949) 922-3070 / Fax. (949) 831-8901

October 18, 2010

HAND DELIVERED

San Diego County Board of Supervisors
1600 Pacific Coast Highway
San Diego, CA 92101

RE: SAN MARCOS HIGHLANDS/ 2020 PLAN

Supervisors:

The purpose of this letter is to provide you with a brief history of the San Marcos Highlands Project and chronology of events leading to a Tentative Map and securing all of the required environmental permits. Unfortunately I was not notified by the County of the pending hearing and therefore cannot attend due to previously arranged travel plans.

The Project site, encompassing approximately 297 acres located in the north central portion of the City of San Marcos and adjacent unincorporated County, was purchased by San Marcos Highlands in 1981. Soon thereafter, the City of San Marcos adopted the College Area Community Plan. That plan included approximately 4,500 residential lots and retail/shopping uses. The City Council then appointed an ad hoc committee comprised of landowners, area residents and City staff to recommend modifications to the Community Plan. After 18 months of weekly meetings, intensive discussions and studies of various alternatives, the ad hoc committee unanimously agreed on a reduced density development plan for the College Area. The plan was adopted by the City Council in 1984. The revised Community Plan reduced residential density from 4,500 to 2,700 single family lots. The subject site was allocated 300 single family residential units.

In November 1990, the City Council approved a General Plan Amendment, Rezone, Specific Plan and Tentative Map for a 275 lot subdivision, park and open space, and certified an Environmental Impact Report for the Project site consistent with the Community Plan. The development was required to participate in the College Area Public Facilities Financing Plan which ensures the financing for the provision of back-bone infrastructure to serve the property. The portion of the Project site within the unincorporated County was pre-zoned by the City in November 1990 with the "Specific Plan Area" zone to reflect the land uses and densities permissible in the College Area

NORTH COUNTY METRO [TWIN OAKS VALLEY]

PROPERTY SPECIFIC REQUEST

NC22 (cont.)

Community Plan. **Approximately 113 acres of the Project is within the LAFCO adopted sphere of influence for the City of San Marcos.** As with many projects approved during this time period, the economic recession of the early 1990's prevented its implementation. Consequently, that tentative map expired in November 1988. The balance of the approvals remained in effect.

Soon thereafter, San Marcos Highlands began processing a revised project with the City of San Marcos. The proposal included a supplemental environmental impact report, revisions to the San Marcos Specific Plan, a tentative subdivision map and the initiation of annexation proceedings. The City's process included public workshops, Planning Commission and City Council hearings. Approved by the San Marcos City in July 1992, the new Project contained 230 clustered units. Following negotiations and agreements with the US Fish and Wildlife Agency, California Department Fish and Game, California Regional Water Quality Control Board and US Army Corp of Engineers, the new Project was further reduced to 191 units (down from 275) in 2004, an easement for a minimum 400 foot wide corridor was negotiated with the adjacent property owner to facilitate wildlife movement from the northwest to the southeast of the Project and an additional 61 acres that are not a part of the College Area Community Plan but owned by Vista San Marcos were dedicated as open space. Approximately 65 acres of the site are devoted to residential development (22%) and 232 acres to open space (78%). The overall density is approximately 0.64 dwelling units per acre. The new Project is consistent with San Marcos General Plan, The Community Plan and the San Marcos Sphere of Influence. In addition the new Project includes reorganization affecting special districts, such as San Marcos Fire Protection District, Vista Fire Protection District, Vallecitos Water District, and Vista Irrigation District. Access to the property is through Las Posas Road to the South which has been finally extended to the property line and secondary access which was dedicated through the Paloma Project to the southeast. A final map was being processed for Project but was halted in late 2005 due to the severe economic recession. The San Marcos City Council denied a second extension of the Tentative Map on January 24, 2006. The environmental permit processing however was continued even after expiration of the Tentative Map since the Specific Plan was still valid. The 1602 permit from the California Fish and Game was issued in August, 2006 and the US Army Corp of Engineers issued the Section 7 Consultation Opinion and Permit in September, 2008. Both permits were based on the same foot print as the expired Tentative Map and are still valid. Our plan is to start processing a new tentative map with the City of San Marcos early next year using the same foot print as the previously expired tentative map.

In summary, San Marcos Highlands has owned the property since 1981 and has maintained ownership ever since. The delay in implementing our plans was previously hindered mainly by not extending Las Posas Road to the property line although it is in the City of San Marcos and San Diego County General Plans. This was reaffirmed by the County Board of Supervisors unanimous vote approximately 2 years ago. Las Posas Road will have to go north through the San Marcos Highlands property to connect to Buena Creek Road. At present all access roads

PROPERTY SPECIFIC REQUEST

NC22 (cont.)

including Las Posas Road and utility needs have been negotiated with the various agencies and are at the property line. All environmental permits have been obtained and are still valid since the property has a Specific Plan approved by the City of San Marcos. The property is under the Sphere of Influence of the City of San Marcos. We have spent an enormous amount of time, money and hard work to achieve the above. I feel that including this property in the 2020 down zoning plan is totally unfair and robs property owners from their right to develop their properties. The down zoning of San Marcos Highlands by including it in the 2020 plan will result in reducing the potential property value by over 90%. I therefore object to including San Marcos Highlands in the 2020 plan and request removal of the property from the plan.

I am attaching the following documents to this letter for your information and review:

1. A map showing the foot print of the project, wildlife corridor easement and open space.
2. Chronology of events leading to a tentative map approval from the City of San Marcos for 191 dwelling units and other permits that were obtained for the project. The project has secured all of the required environmental permits including 401 Permit from the California Regional Water Quality Control Board, Wetlands Permit (1603) from the California Dept of Fish and Game, and Section 7 Consultation Permit.
3. Inventory listing of all of the documents and studies that were conducted and obtained from the various agencies to secure the tentative map and environmental permits. All of the permits and the listed documents can be reviewed at any time.



Farouk Kubba, President
Diversified Projects Inc
Vista San Marcos Ltd

PROPERTY SPECIFIC REQUEST

NC22 (cont.)



GARY L. PRYOR
DIRECTOR
(858) 694-2962

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ - SUITE 100
SAN MARCOS, CA 92069
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. - SIXTH FLOOR
EL CAJON, CA 92020-4030
(619) 441-4030

April 2, 2002

Jerry Backoff, Director
Planning Division
Development Services Department
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069-2949

**Re: SAN MARCOS HIGHLANDS SEIR 90-13, SPECIFIC PLAN
MODIFICATION (MOD)/SP 89/16 (98MOD) AND TENTATIVE
SUBDIVISION MAP TSM408/ND 99-503**

Dear Mr. Backoff:

On January 16, 2002 (3), the County of San Diego Board of Supervisors took an action for staff to investigate the proposed pending cities' annexations and any impacts on the General Plan process to ensure that (1) the proposed cities' annexations do not interfere with the outcome of the General Plan 2020 process; and (2) the County can preserve the integrity of the unincorporated territory through the completion of the General Plan process. The proposed San Marcos Highlands project requires the annexation of County lands into the City of San Marcos and therefore, is being reviewed by the County for conformance with the County's existing and proposed General Plan 2020 densities.

The current General Plan for the County of San Diego shows the density in the proposed development area of San Marcos Highlands as one dwelling unit per 2 or 4 acres depending on slope. The General Plan 2020 Process proposes a density of one dwelling unit per ten (10) acres for this area due to the rugged terrain and biological sensitivity. The proposed project far exceeds this density with a planned range of 2.9 - 5.5 dwelling units per acre. Therefore, this project is in conflict with the existing County General Plan and would interfere with the outcome of the General Plan 2020 process threatening the integrity of the unincorporated territory.

NORTH COUNTY METRO [TWIN OAKS VALLEY]

PROPERTY SPECIFIC REQUEST

NC22 (cont.)

In addition, the land under consideration is a relatively large block of habitat containing sensitive biological resources including riparian and coastal sage scrub habitats that support a range of wildlife species. The development of a plan to protect these sensitive resources is currently underway; the Multiple Species Conservation Program (MSCP) North County Subarea Plan. The County believes that annexation of these lands to the City of San Marcos would create a significant negative impact to the County's North County MSCP Subarea Plan associated with habitat loss and blockage of a viable wildlife corridor.

For the reasons stated above, the County of San Diego cannot support the proposed annexation of these lands to the City of San Marcos.

If you should have questions or comments, please contact me at 858-694-2962.

Sincerely,



GARY L. PRYOR

Director, Department of Planning and Land Use

cc: Local Agency Formation Commission (LAFCO) Members
Michael D. Ott, LAFCO, 1600 Pacific Highway, Room 452, San Diego, CA 92101
Nancy Gilbert, US Fish and Wildlife Service, 2730 Loker Avenue West, Carlsbad, CA 92008
William E. Tippetts, CA Department of Fish & Game, 4949 Viewridge Avenue, San Diego, CA 92122
Twin Oaks Valley Sponsor Group, P.O. Box 455, San Marcos, CA 92079-0455
Mary H. Clarke, Friends of Hacienda Creek, 1529 El Paseo Drive, San Marcos CA 92069
Michael Beck, San Diego Director, Endangered Habitats League, P.O. Box 1509, Julian, CA 92036

PROPERTY SPECIFIC REQUEST

NC26, NC32 to NC35

Property Specific Request:

Change land use designation from SR1 to VR4.3

Requested by: Property Owners, City of Vista

Community Recommendation	N/A
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

Property Description

Property Owners:

Various owners including:
 NC32 - Patrick Kealy (7.7 acres, 3 parcels)
 NC33 - Michael Jensen (9.2 acres, 2 parcels)
 NC34 - West Family Trust (3.1 acres, 1 parcel)
 NC 35 - Carmen Brutto (4.1 acres, 1 parcel)

Size:
168 acres, Multiple parcels

Location/Description:
 County island in western portion of the Subregion south of SR-78 and west of South Melrose Drive and north of Ridge 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

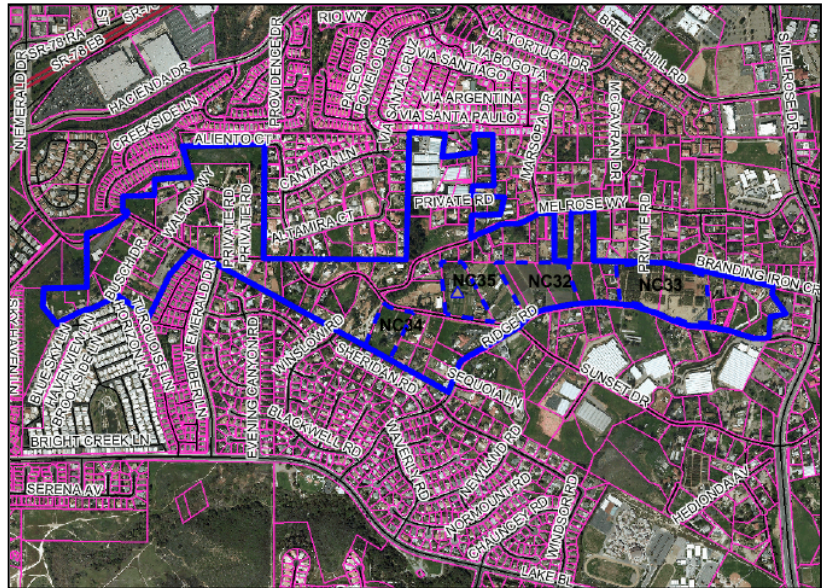
Land Use

General Plan

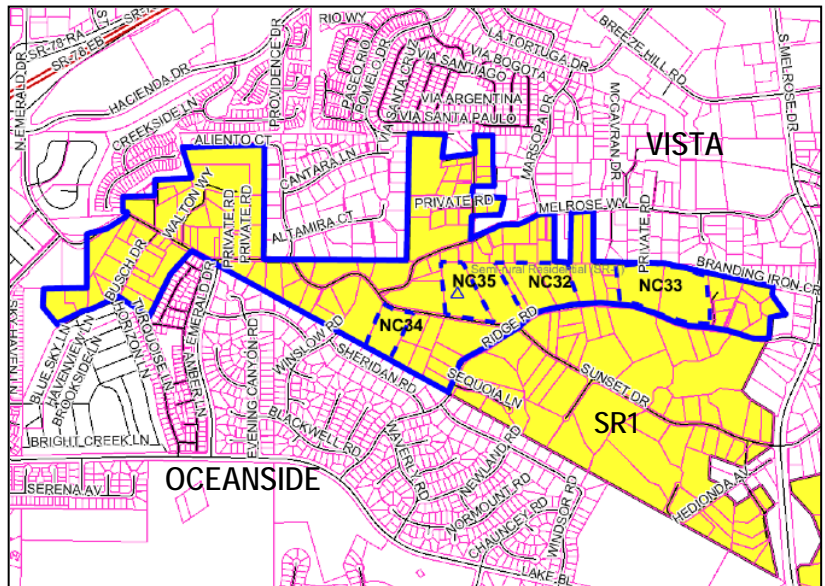
Scenario	Designation
Existing General Plan	1 du/1, 2 & 4 ac
PC / Staff Recommendation	SR1
Referral	VR4.3
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A70, 1-acre minimum lot size
 Proposed — Same as existing



Aerial



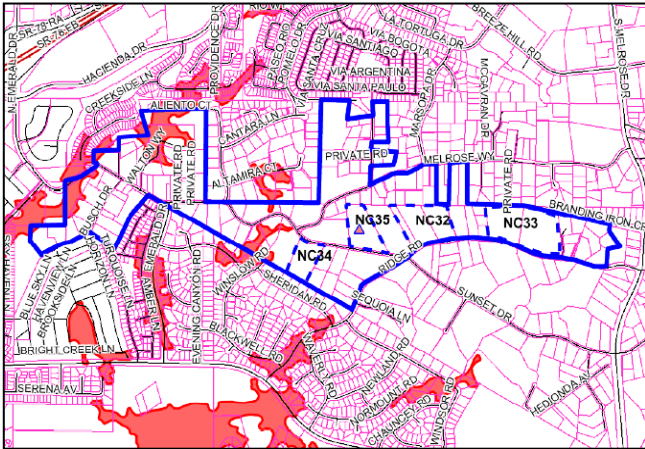
PC/Staff Recommendation

Discussion

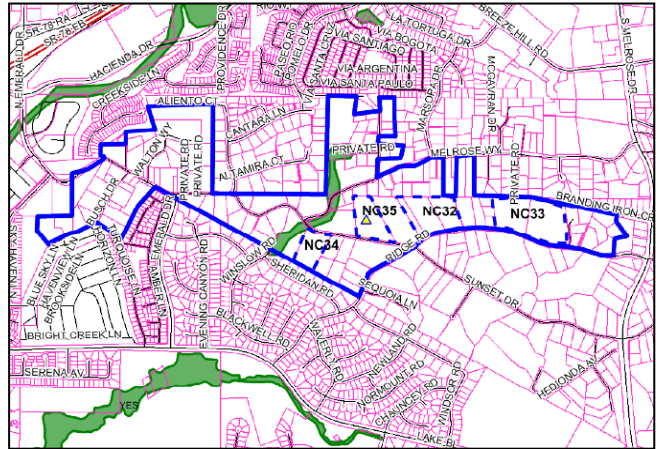
This area was designated VR4.3 on all four EIR land use alternatives; however, in a meeting with staff, the City of Vista asserted that there was not sufficient capacity in their wastewater system to provide sewer in this area. As a result, County staff recommended a SR1 designation, which the Planning Commission supported. Since that time, County staff was informed that the Vista City Council directed their staff to change the land use designation in the western Sunset Island area to four dwelling units per acre in the Vista General Plan Update (area west of Melrose). Therefore, since the VR4.3 designation is no longer opposed by the City of Vista, a VR4.3 designation could be reapplied to this area with only minor changes to the EIR, since it would be consistent with the EIR alternatives and project objectives. Recirculation of the EIR is not anticipated to be necessary.

PROPERTY SPECIFIC REQUEST

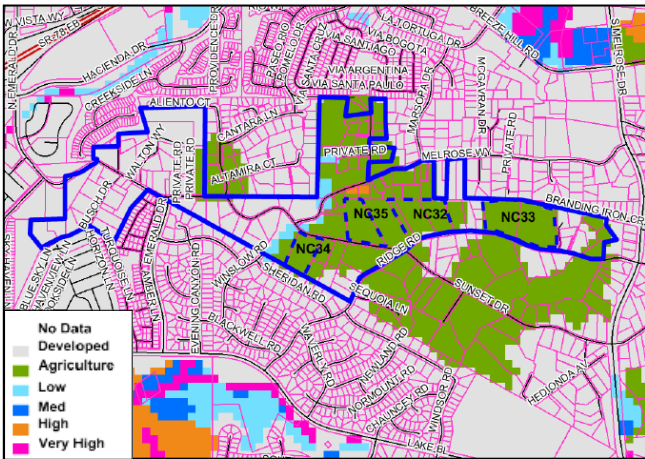
NC26, NC32 to NC35 (cont.)



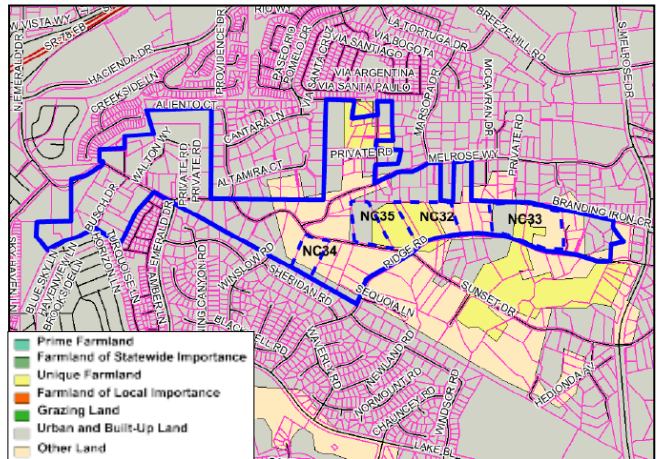
Steep Slope (Greater than 25%)



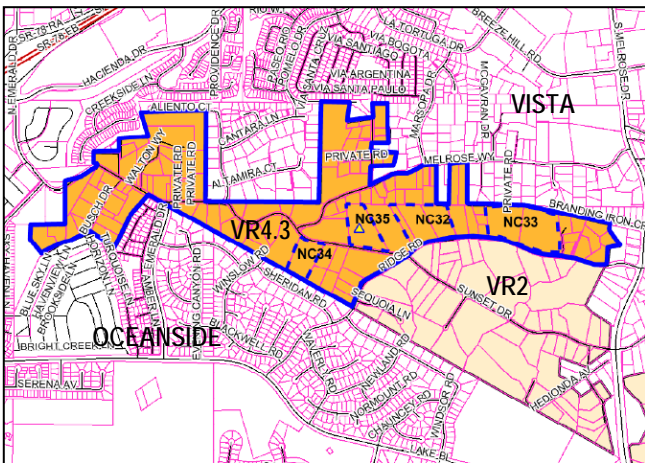
Wetlands



Habitat Evaluation Model



Agricultural Lands (Unique Farmland)



Referral / Draft Land Use Maps

PROPERTY SPECIFIC REQUEST

NC27, NC36

Property Specific Request:

Change land use designation from SR1 to VR4.3

Requested by: Jeffrey Kent, City of Vista

Community Recommendation	N/A
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:

Various owners including:

NC36 - Kents Bromeliad Nursery Inc.
(18.4 acres, 3 parcels)

Size:

120 acres

Multiple parcels

Location/Description:

Sunset Island in western portion of the Subregion south of SR-78 and west of South Melrose Drive and south of Ridge Road;
Inside County Water Authority boundary.

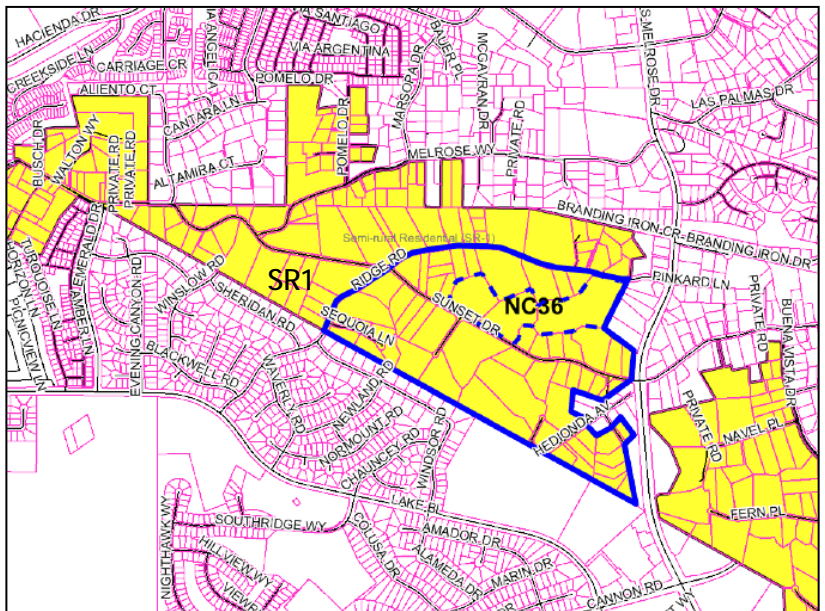
Prevalence of Constraints (See following page):

● - 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/1, 2 & 4 ac
PC / Staff Recommendation	SR1
Referral	VR2
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

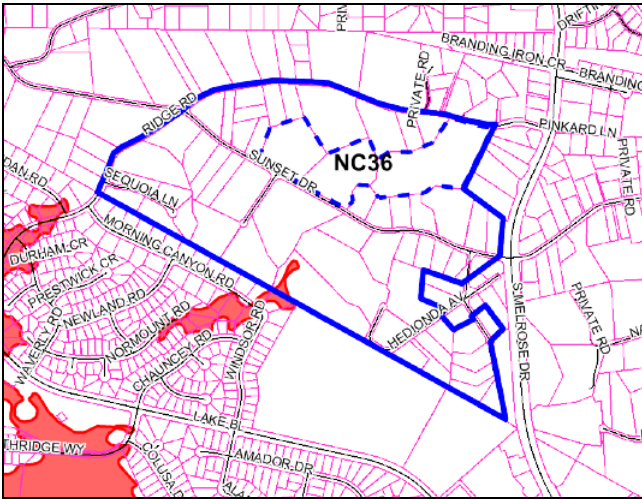
Existing — A70, 1-acre minimum lot size
Proposed — Same as existing

Discussion

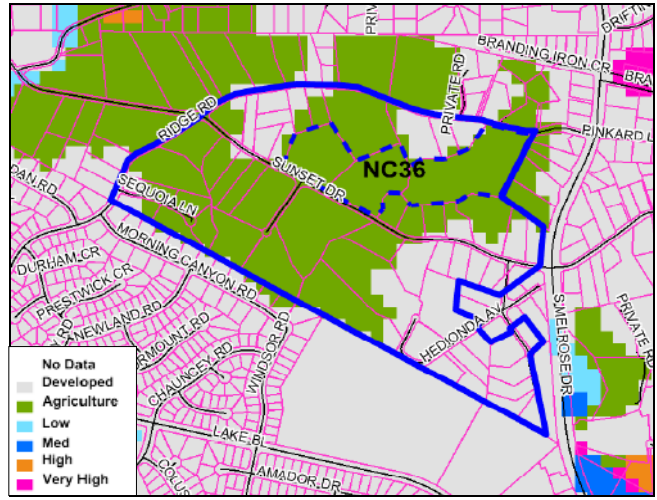
This area was designated VR2 on all four EIR land use alternatives; however, in a meeting with staff, the City of Vista asserted that there was not sufficient capacity in their wastewater system to provide sewer in this area. As a result, County staff recommended a SR1 designation, which the Planning Commission supported. Since that time, County staff was informed that the Vista City Council directed their staff to change the land use designation in the western Sunset Island area to four dwelling units per acre in the Vista General Plan Update (area west of Melrose). Therefore, the property owners are requesting a VR4.3 designation. However, this density is more intensive than the range of alternatives evaluated by the EIR. While recirculation of the EIR would likely not be necessary with a VR2 designation since this is the density that applied to each of the project EIR alternatives. However, the property owners' request for a VR4.3 density would likely require recirculation of the EIR. (See also NC26)

PROPERTY SPECIFIC REQUEST

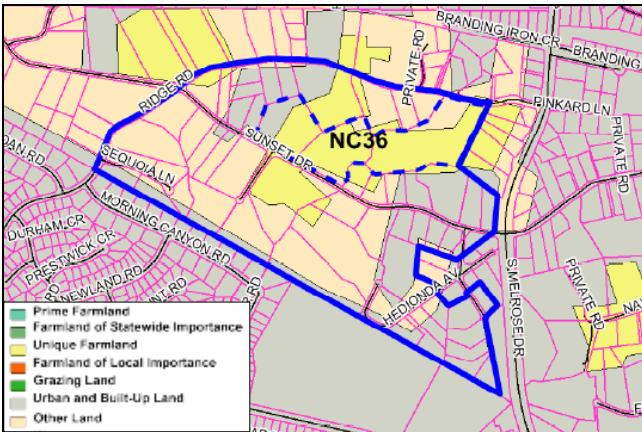
NC27, NC36 (cont.)



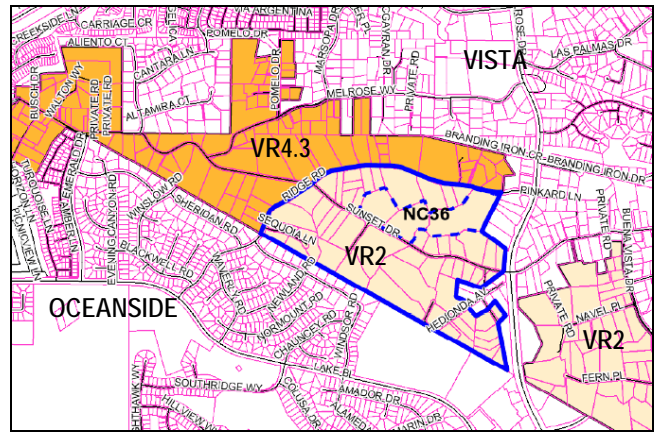
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands (Unique Farmlands)



Referral / Draft Land Use Maps

PROPERTY SPECIFIC REQUEST

NC37

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

Requested by: John Driessen

Community Recommendation	SR10
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:

John Driessen

Size:

26.3 acres
1 parcel

Location/Description:

Northern portion of the Subregional Plan Area west of North Twin Oaks Valley Road;
Twin Oaks Subregional Group Area;
Inside County Water Authority boundary.

Prevalence of Constraints (See following page):

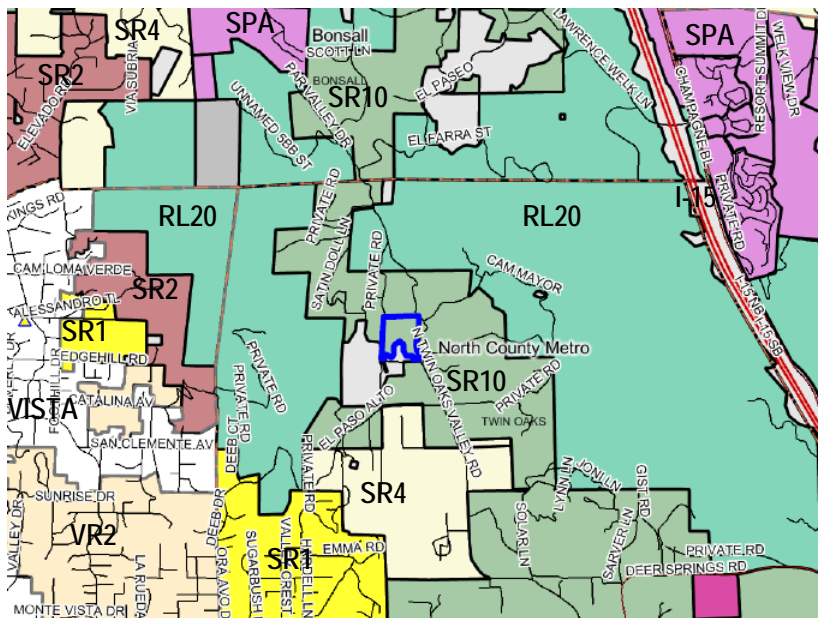
- - high; ◐ - partially; ○ - none
- ◐ Steep Slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 2,4,8 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — RR, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



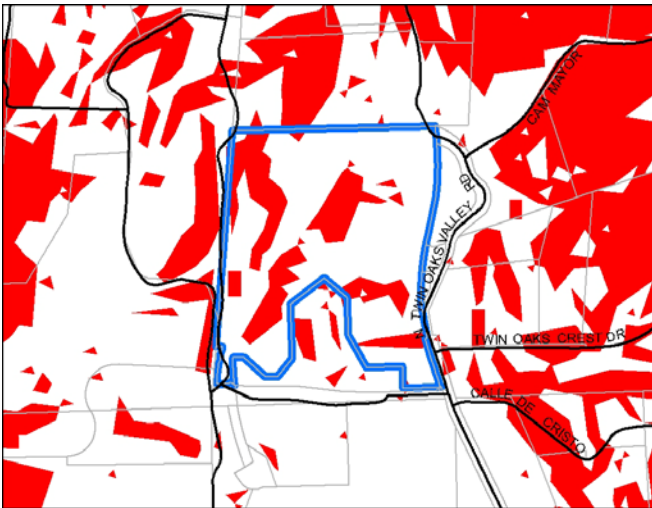
PC/Staff Recommendation

Discussion

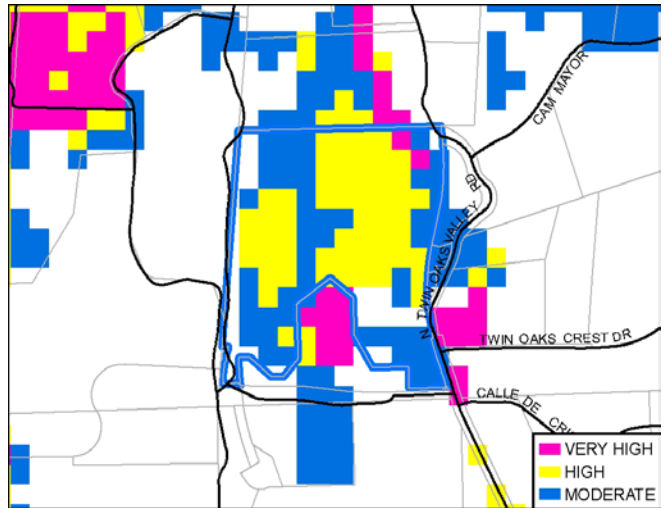
The subject property is located on North Twin Oaks Valley Road and contains some steep slopes, high habitat value, and is located within the Very High Fire Hazard Severity Zone. While the property owner's request would not conflict with the project objectives, it would create a spot designation, that to resolve would require increasing the density of additional parcels. This would likely require a recirculation of the EIR since the property owner's request is more intensive than the range of alternatives evaluated.

PROPERTY SPECIFIC REQUEST

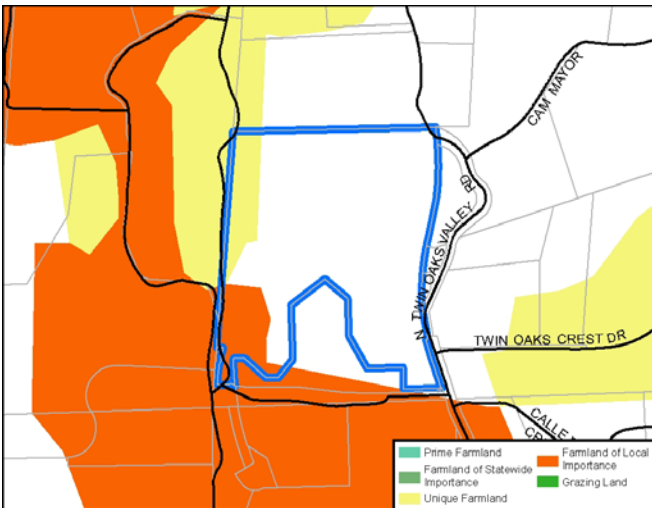
NC37 (cont.)



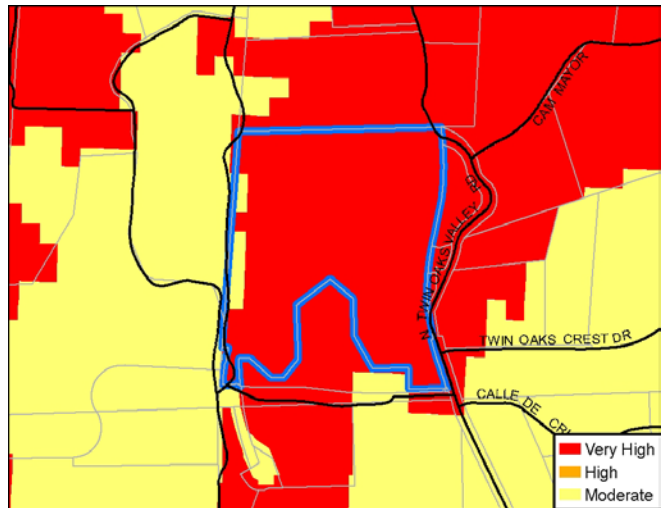
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

NC38

Property Specific Request:

Change land use designation from SR2 to SR1

Requested by: Rod Bradley, Twin Oaks Sponsor Group¹ (See also NC48)

Community Recommendation	SR1
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
2- Based on staff's experience

Property Description

Property Owner: Yasukochi Family Trust

Size:

28.4 acres
3 parcels

Location/Description:

Mulberry Drive, one-half mile southwest of Deer Springs Road (adjacent to NC41);
Twin Oaks Valley Sponsor Group Area;
Adjacent to City of San Marcos;
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

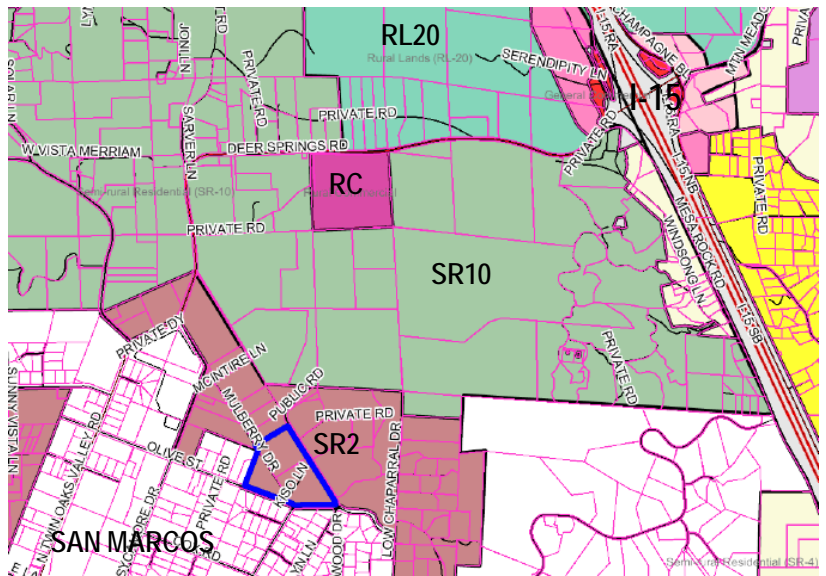
Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A70, 4-acre minimum lot size
Proposed — A70, 2-acre minimum lot size



Aerial



PC/Staff Recommendation

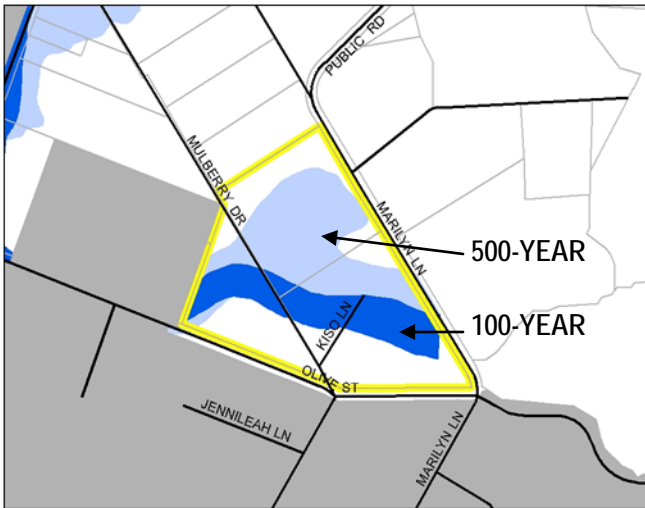
Discussion

The property owner's and Sponsor Group's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres (SR2) to one dwelling unit per acre (SR1). This request is consistent with adjacent lot sizes in the City of San Marcos.

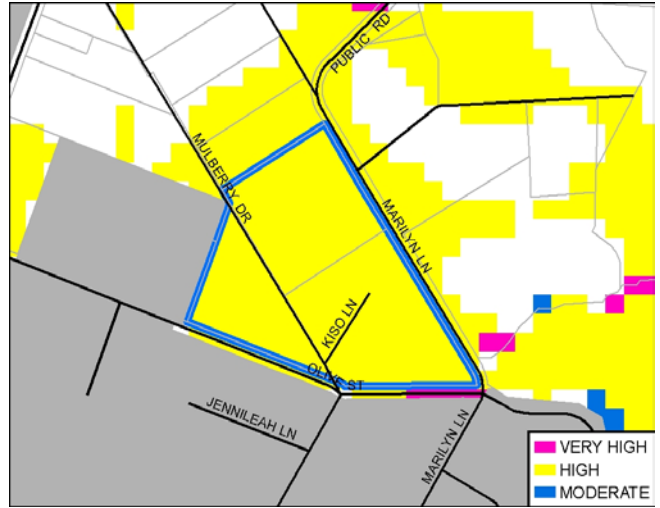
However, the SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR and would double to subdivision yield from 14 to 29 dwelling units. The requested density would also result in a spot designation that would require the density of additional parcels to also be increased. In addition, nearly all of this property is composed of prime agriculture lands. The request would not fully support Guiding Principle #8 because the increased density would potentially impact existing agriculture activities in the area. Recirculation of the EIR would likely be required. (See also NC41 and NC48.)

PROPERTY SPECIFIC REQUEST

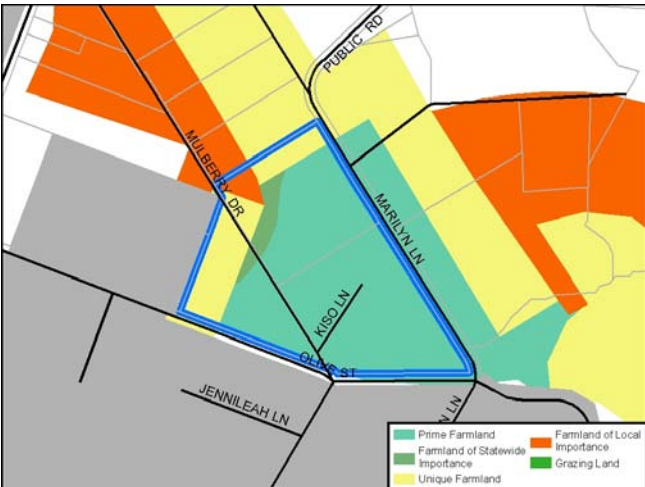
NC38 (cont.)



Floodplain



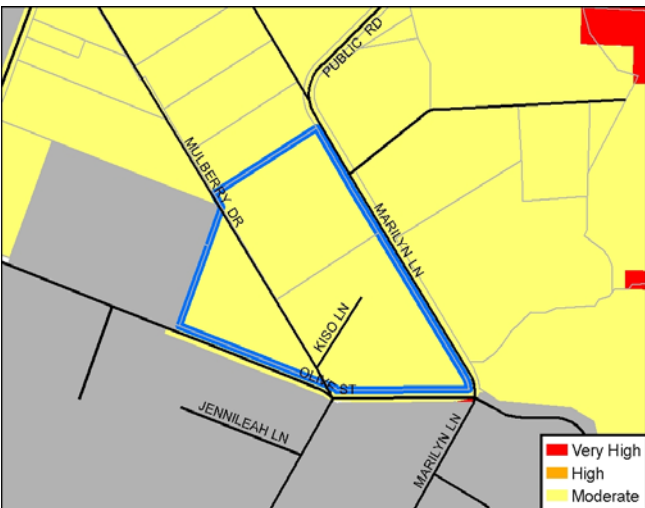
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

NORTH COUNTY METRO [TWIN OAKS VALLEY]

PROPERTY SPECIFIC REQUEST

NC39

Property Specific Request: Change land use designation from SR2 to SR1	
Requested by: Rod Bradley	
Community Recommendation	SR2
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

Property Description

Property Owner:

Margaret M. Tomlinson Trust

Size:

17.3 acres

3 parcels

Location/Description:

Accessed via a private road 350 feet south of Buena Creek Road;
Twin Oaks Subregional Group Area, approx. one mile north of the City of San Marcos;
Inside County Water Authority boundary.

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

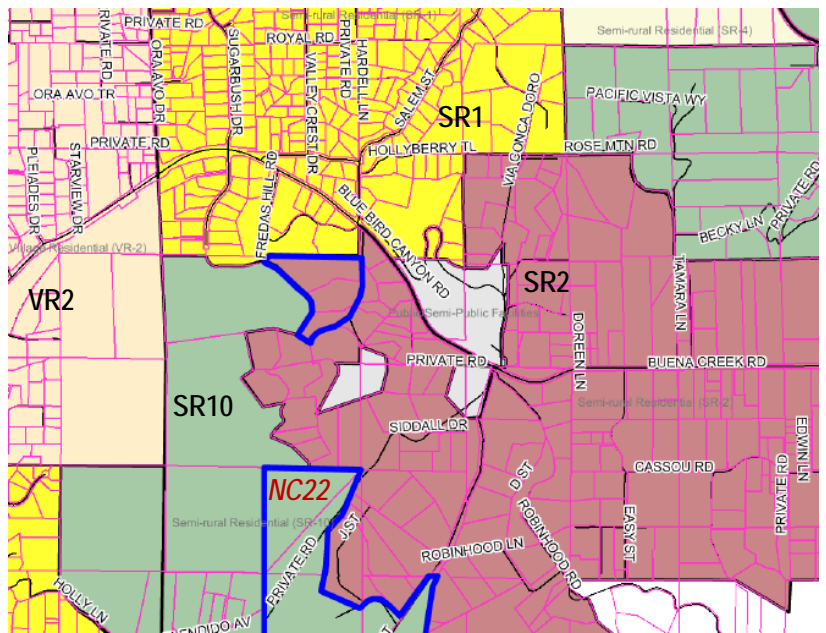
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



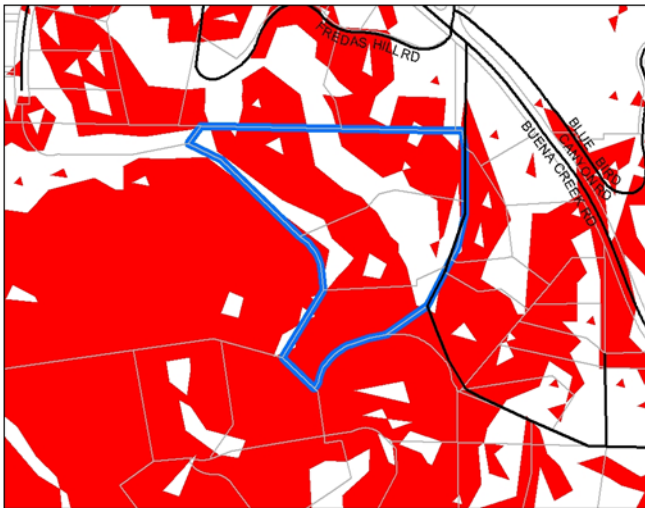
PC/Staff Recommendation

Discussion

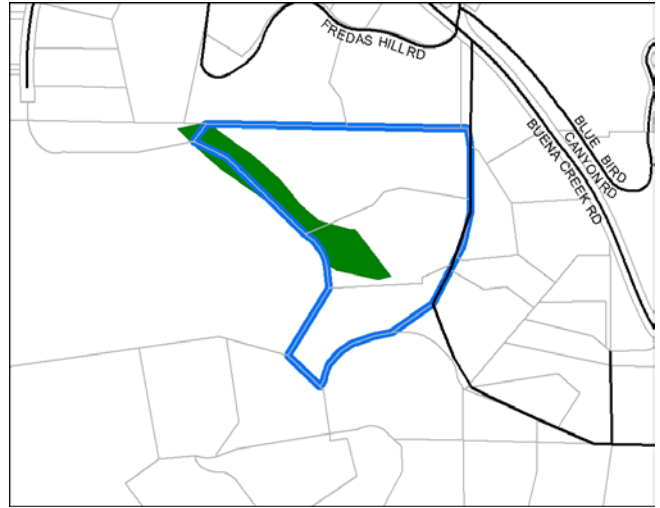
The property owner's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres to one dwelling unit per acre (SR1). The SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR; however, because of the significant amount of steep slope on the site and existing parcelization, an SR1 designation would most likely only yield one additional lot. Therefore, recirculation of the EIR is not anticipated to be necessary.

PROPERTY SPECIFIC REQUEST

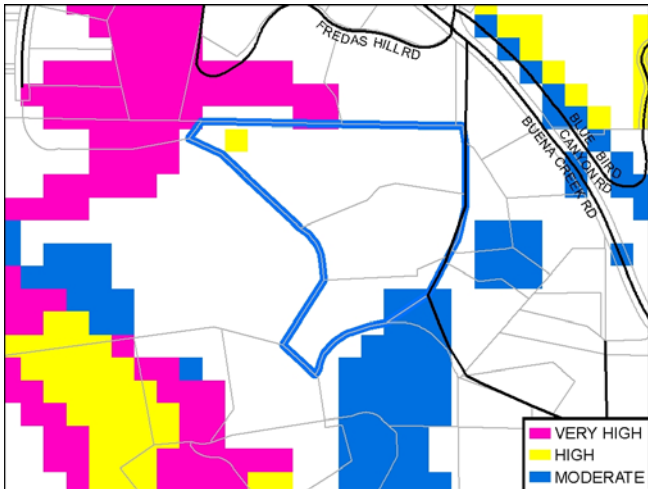
NC39 (cont.)



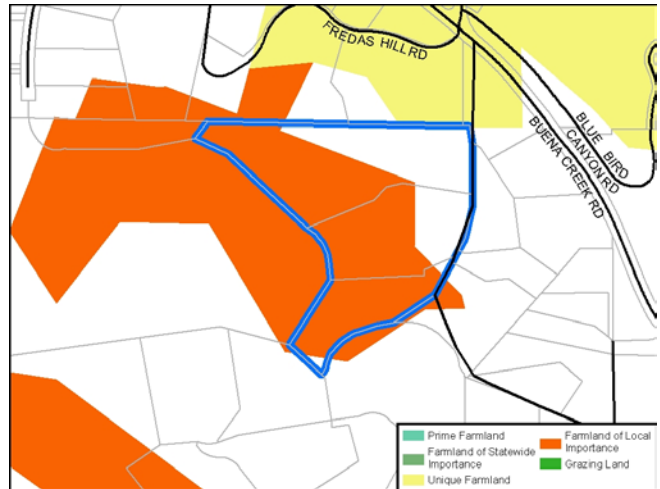
Steep Slope (Greater than 25%)



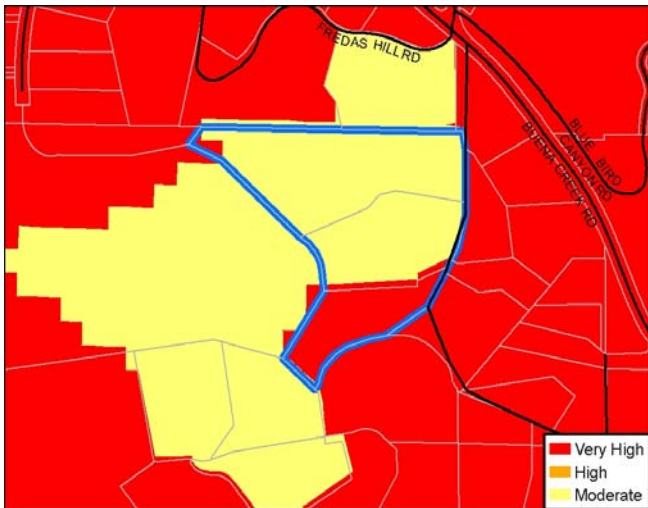
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

NORTH COUNTY METRO [TWIN OAKS VALLEY]

PROPERTY SPECIFIC REQUEST

NC40

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

Requested by: Sherry Folsom

Community Recommendation	N/A
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:
Sherry Folsom, Timothy and Patrick Riley

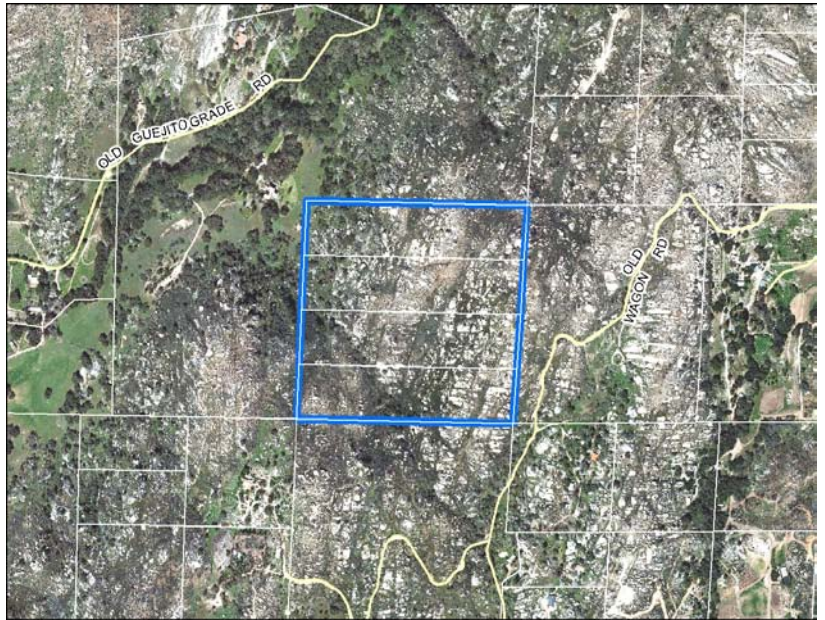
Size:
40 acres
4 parcels

Location/Description:
Between Old Wagon Road and Old Guejito Road, approximately two miles south of Lake Wohlford in unrepresented of portion of Subregion; Outside CWA boundary

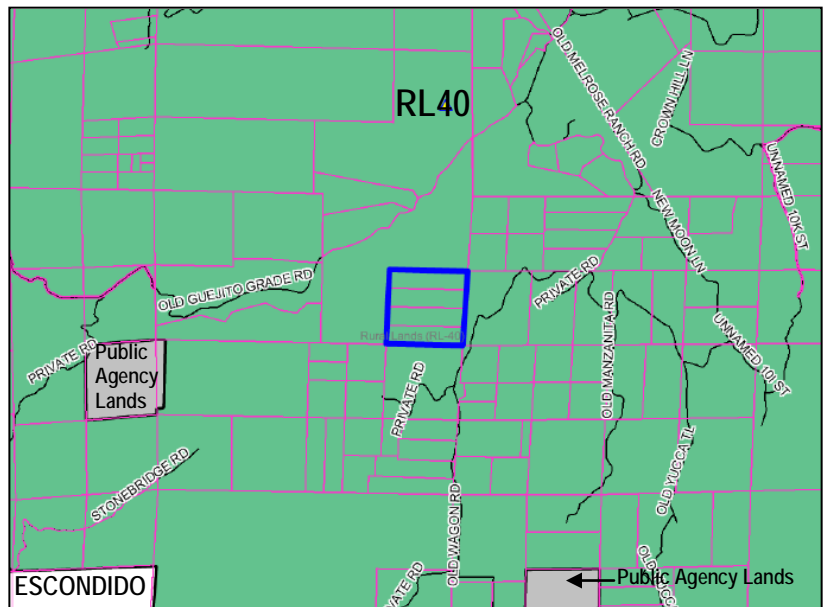
- Prevalence of Constraints (See following page):**
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — A72, 10-acre minimum lot size	



Aerial



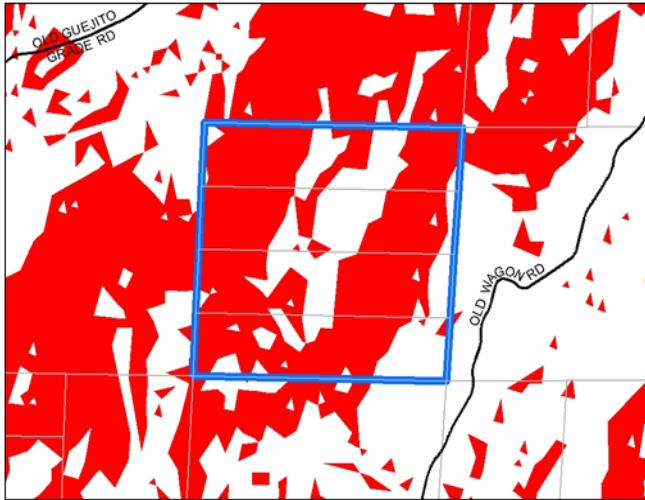
PC/Staff Recommendation

Discussion

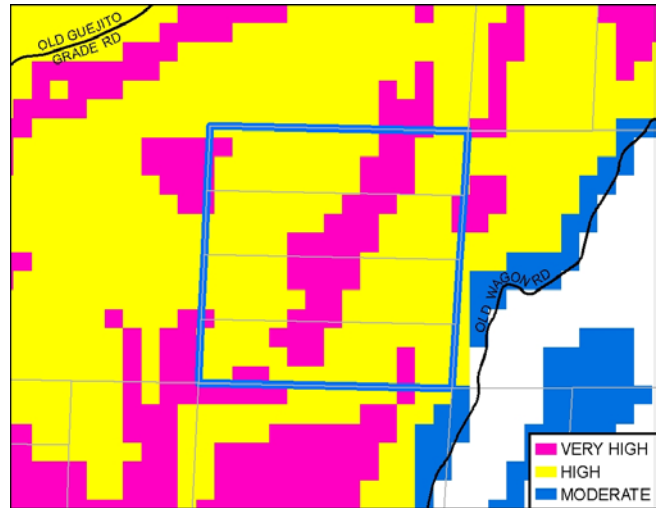
Property owner's request is to retain existing General Plan designation of SR4. An SR4 is more intensive than the range of alternatives evaluated in the EIR. Most of the property is constrained by steep slopes, has high or very highly sensitive habitat, and is within the Very High Fire Hazard Severity Zone. Also, the property is surrounded by RL40-designated lands; therefore the request would be a spot designation that would not support the Community Development Model. Also, due to the remote location of this area and lack of infrastructure and services, a Semi-Rural designation would not support Guiding Principle #9.

PROPERTY SPECIFIC REQUEST

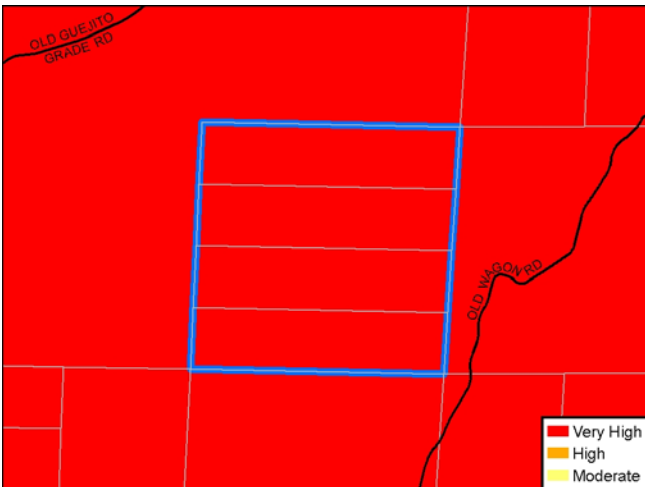
NC40 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

NORTH COUNTY METRO

PROPERTY SPECIFIC REQUEST

NC41

Property Specific Request: Change land use designation from SR2 to SR1	
Requested by: Jeffrey Kent	
Community Recommendation	SR2
Opposition Expected ¹	No
Spot Designation/Zone	No ²
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:
1- Based on staff's experience
2- If combined with NC38

Property Description

Property Owner:
Kent Brothers LLC

Size:
4.1 acres
1 parcel

Location/Description:
Mulberry Drive, one-half mile southwest of Deer Springs Road (adjacent to NC38);
Twin Oaks Subregional Group Area;
Adjacent to City of San Marcos;
Inside County Water Authority boundary.

Prevalence of Constraints (See following page):

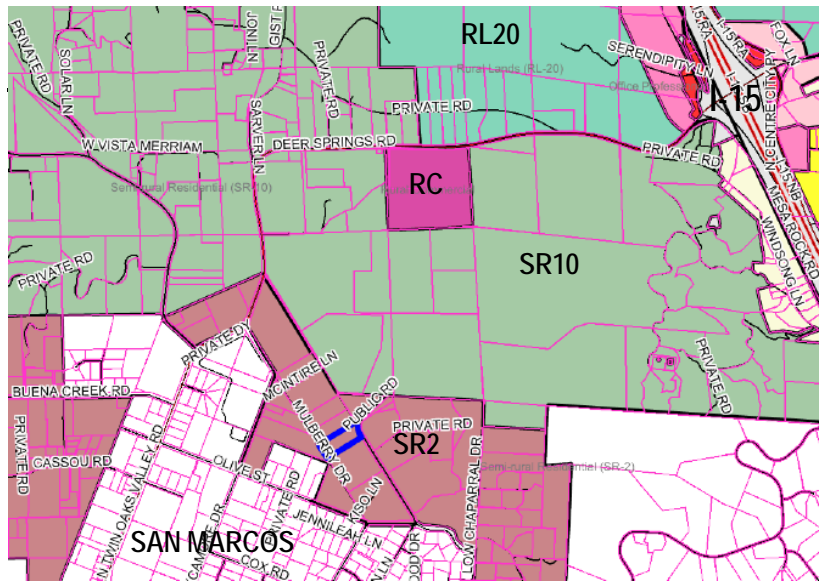
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

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



Aerial



PC/Staff Recommendation

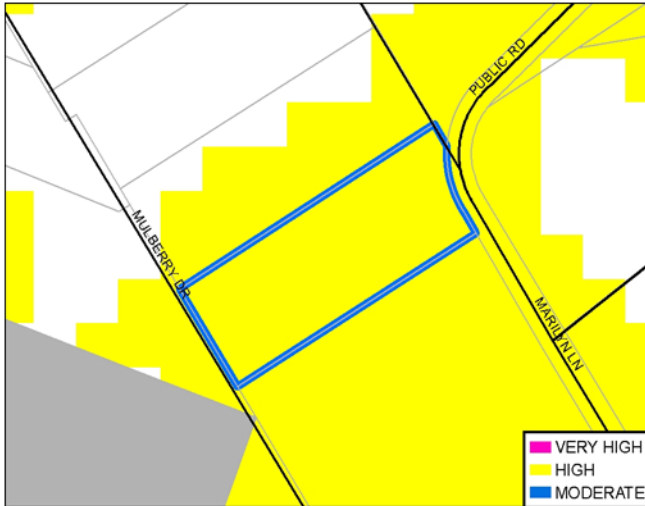
Discussion

The property owner's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres (SR2) to one dwelling unit per acre (SR1). The SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR and would double to subdivision yield from two to four dwelling units. The requested density would also result in a spot designation that would require the density of additional parcels to also be increased, which would require recirculation of the EIR.

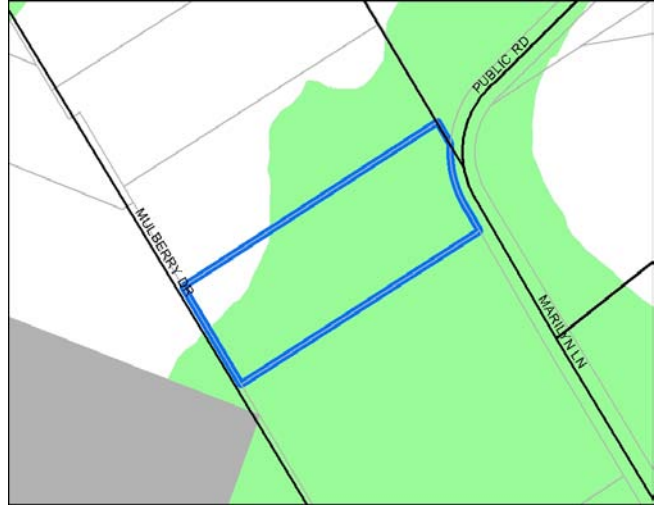
Nearly all of this property is composed of prime agriculture lands. (See also NC38 and NC48.)

PROPERTY SPECIFIC REQUEST

NC41 (cont.)



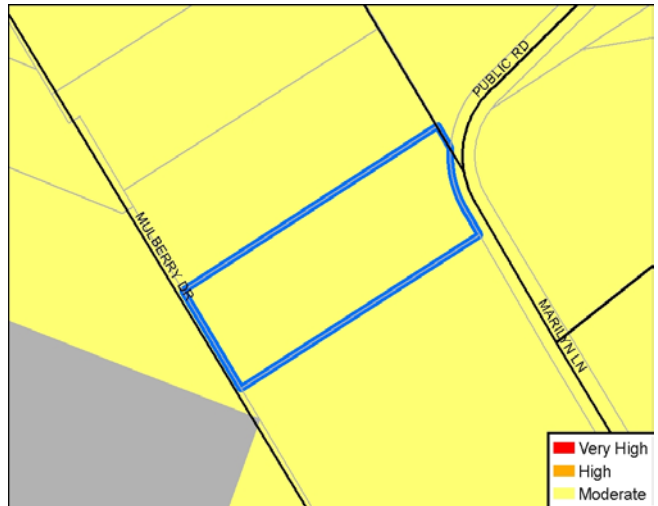
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of Local Importance



Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

NC42

Property Specific Request:

Change land use designation from RL20 to add a buffer of Village Residential density around the General Commercial/Office Professional area and designate the remainder as SR4

Requested by: Jeffrey Cline, Mike Rust, Doug Hagerman

Community Recommendation	Existing GP 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-Refer to Twin Oaks CSG email dated 1/23/2011 (excerpt attached)
2-Based on Wes Pelzer (Golden Door) letter dated 11/24/2010

Property Description

Property Owner:

NNP Stonegate Merriam LLC

Size:

1,516.2 acres; 35 parcels

Location/Description:

North of Deer Springs Rd and west of I-15. The site is in the Twin Oaks Sponsor Group Area in North County Metro and the Bonsall CPA. Within San Marcos Sphere of Influence, Inside County Water Authority boundary

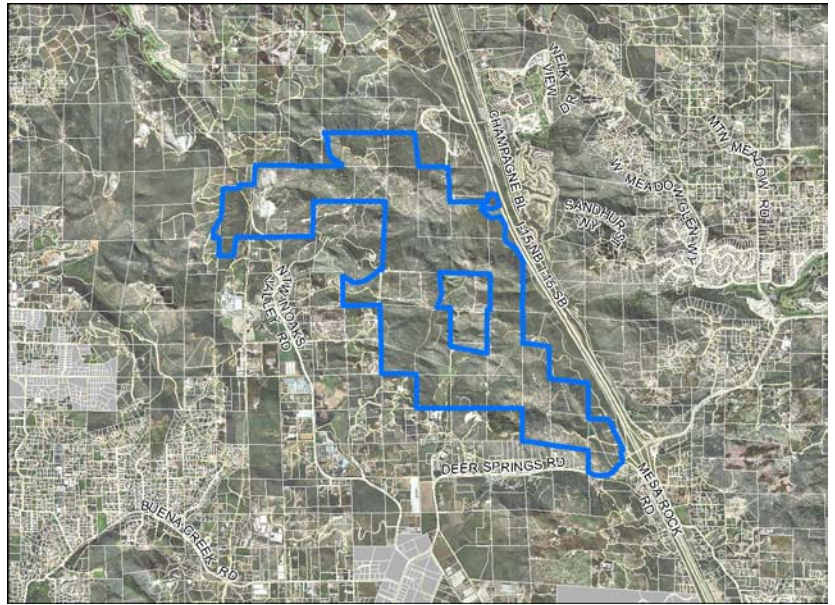
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

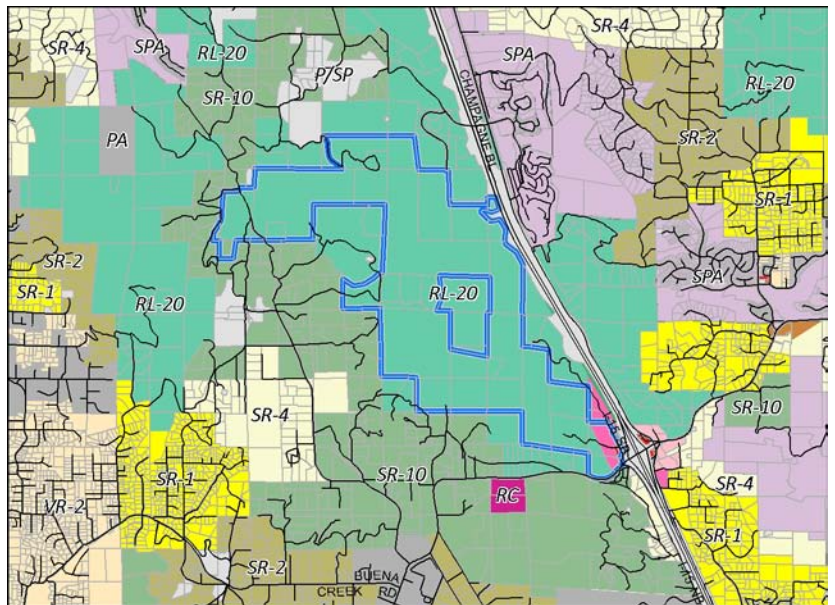
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac 1 du/4,8,20 ac
PC / Staff Recommendation	SR10/RL20
Referral	SR/10RL20
Hybrid	
Draft Land Use	SR10/RL40
Environmentally Superior	RL20/RL40
Zoning	
Existing —	A70 – 4 acre minimum lot size
Proposed —	RR – 4 acre minimum lot size



Aerial



PC/Staff Recommendation

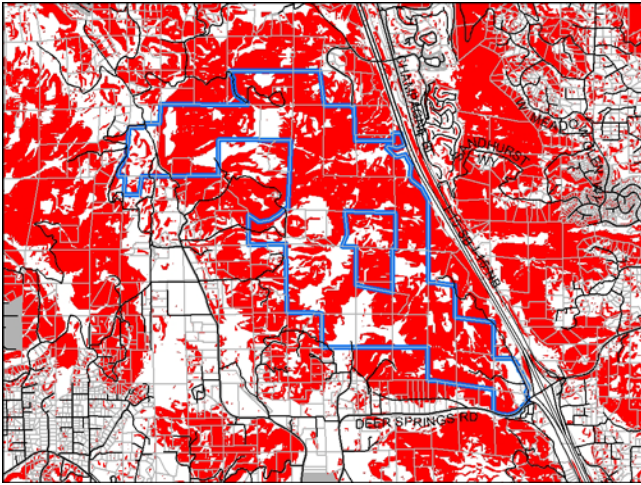
Discussion

The subject property is currently designated a combined General Commercial, Limited Impact Industrial, Estate Residential (1 du / 2 acres) with the majority in Multiple Rural Use (1 du / 4, 8, 20 acres). The PC / Staff Recommendation would apply Rural Lands 20 (1 du / 20 acres) to the portion of the property designated Estate Residential and Multiple Rural Use. This is the area of the property owner's request and the area pertaining to this analysis. This area is nearly entirely constrained by steep slopes, sensitive habitat, and is also located within the Very High Fire Hazard Severity Zone. Because of the predominance of upland chaparral habitat, the County's habitat evaluation model qualifies the site as low value. However, a site-specific study indicated that this area supports rare plants and is conducive to wildlife movement.

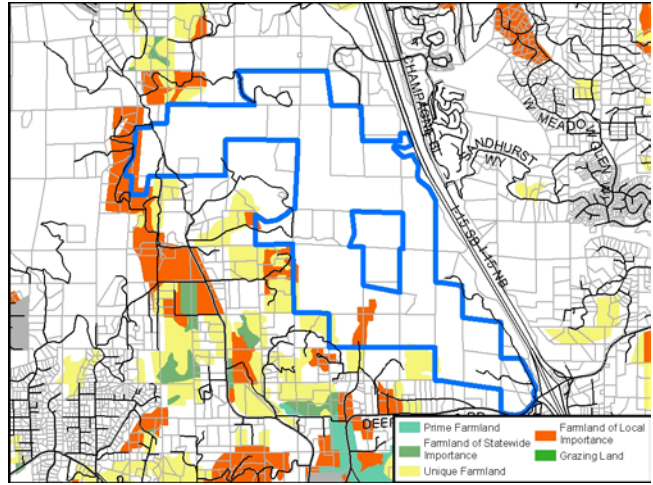
Continued on next page.

PROPERTY SPECIFIC REQUEST

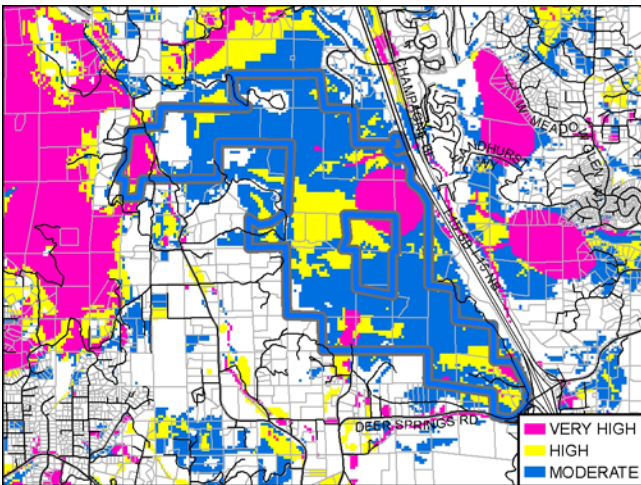
NC42 (cont.)



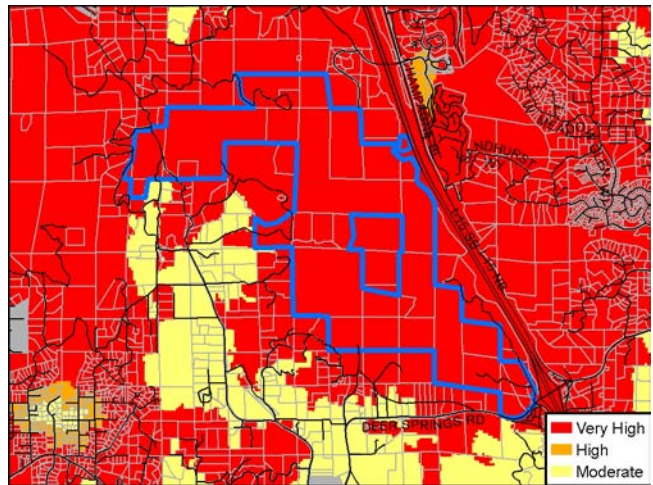
Slope



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zone

Discussion (cont.)

The property owner's request is to add a buffer of Village Residential densities around the Office Professional and designate the remainder of the site at SR4. However, this would be more intensive than any of the GPU mapping alternatives which would likely require recirculation of the EIR and not support project objectives. Specifically the request does not support Guiding Principle #5 due to the steep topography of the land and sensitive habitat.

However, a buffer of Village Residential and a small area of SR4 would likely support General Plan Update project objectives, but would also likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

NC42 (cont.)

From: sifarrell [<mailto:sifarrell@cox.net>]

Sent: Sunday, January 23, 2011 8:50 PM

To: Wong, Jimmy

Subject: Property Specific request

Hi Jimmy,

Here are the motions related to the property owner referrals. Please call me to discuss the Merriam vote. Thank you very much for getting the graphics together to help explain Staff's recommendations.

Sandra

NC 42: Property Owner request to change land use designation from SR20 to VR30.

Karen Binns recused herself and joined the public. Jemmott noted that the County did not provide the Sponsor Group with the level of information it had supplied with the other five requests. Group members were generally unhappy with the need to action so suddenly without adequate review or discussion, especially since the GP update had been going on for many years. Without the same level of information supplied on this request as supplied on the others it was hard to adequately debate the merits on Staff recommended land use verses the property owner request.

Given the lack of information, Farrell moved to support, at a maximum or not to exceed, the density that the property would yield under the existing General Plan [with RPO in place]. Jemmott said that since the Sponsor Group had always opposed clustering, he would support that motion but only if "no clustering" was added to the motion. Farrell accepted the change although personally she supported clustering if it meant preserving more open space. Kumura seconded the motion. Motion passed. 4-0-0

Sandra Farrell
1900 Esplendido Ave
Vista, CA 92084

PROPERTY SPECIFIC REQUEST

NC46

Property Specific Request:

Change land use designation from SR2 to SR1

Requested by: Rick Opel

Community Recommendation	SR1
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:

San Pasqual Bar B Ranch
Rancho Bravo

Size:

87.9 acres
4 parcels

Location/Description:

Off of Royal View Road, north of State Route 78 and West of Cloverdale Road;
Immediately west of the City of San Diego line;
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

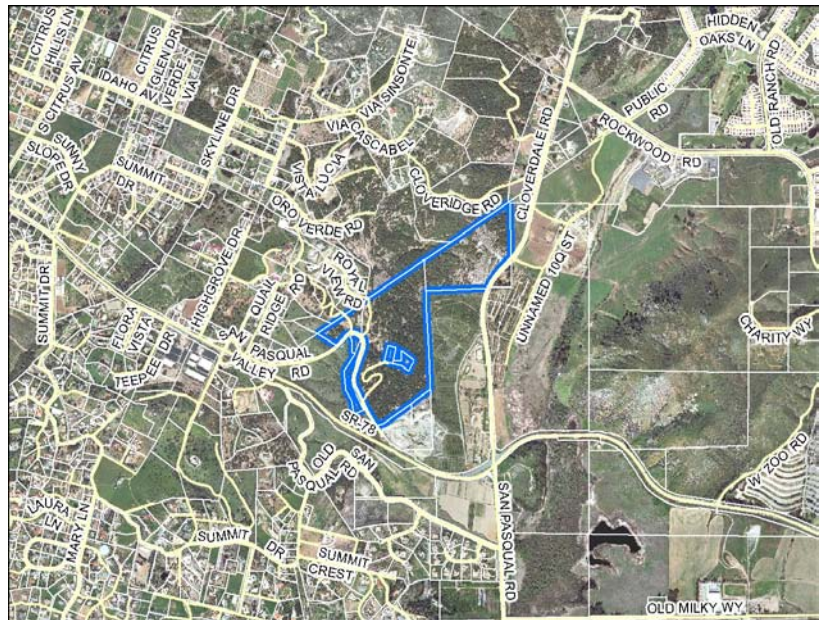
Land Use

General Plan

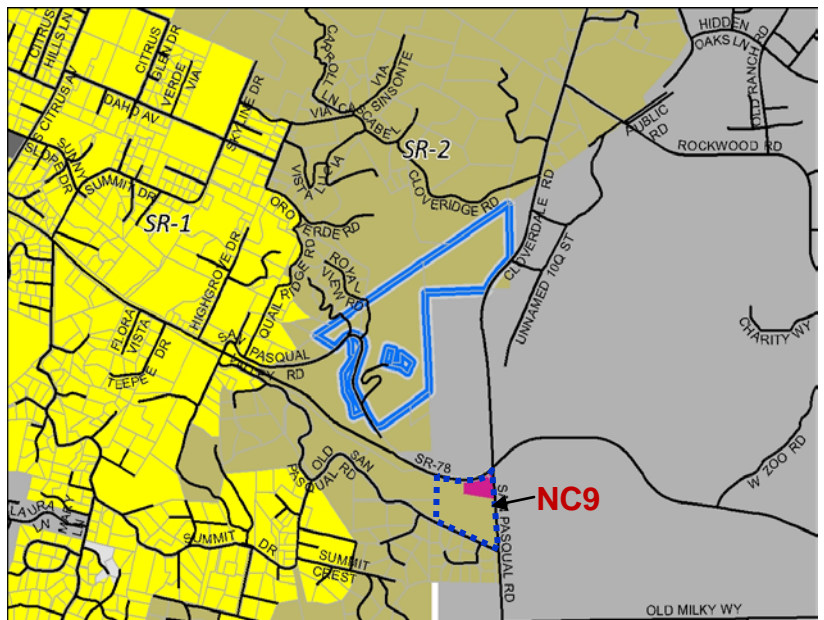
Scenario	Designation
Existing General Plan	1 du/2,4 ac (7 ac) 1 du/10 ac 1 du/40 ac (26 ac)
PC/Staff Recommendation	SR2
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	SR2

Zoning

Existing — A70, 2- and 10-acre minimum lot size
Proposed — A70, 1- and 2-acre minimum lot size



Aerial



PC/Staff Recommendation

Discussion

Property is located in a Semi-Rural area, next to an agricultural preserve of the City of San Diego. The property is constrained by steep slopes and contains unique farmland. The property is not adjacent to other SR1 designated properties and would require an additional area to be designated SR1 to avoid spot designation. SR1 is reflected on the Referral, Hybrid, and Draft Land Use Map alternatives. Recirculation of the EIR would likely be required.

PROPERTY SPECIFIC REQUEST

NC47

Property Specific Request:	
Change land use designation from SR1 to SR2	
Requested by: Twin Oaks Valley Sponsor Group ¹	
Community Recommendation	SR2
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
 1- Twin Oaks Valley Community letter dated October 18, 2010
 2- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Various

Size:

126 acres

61 parcels

Location/Description:

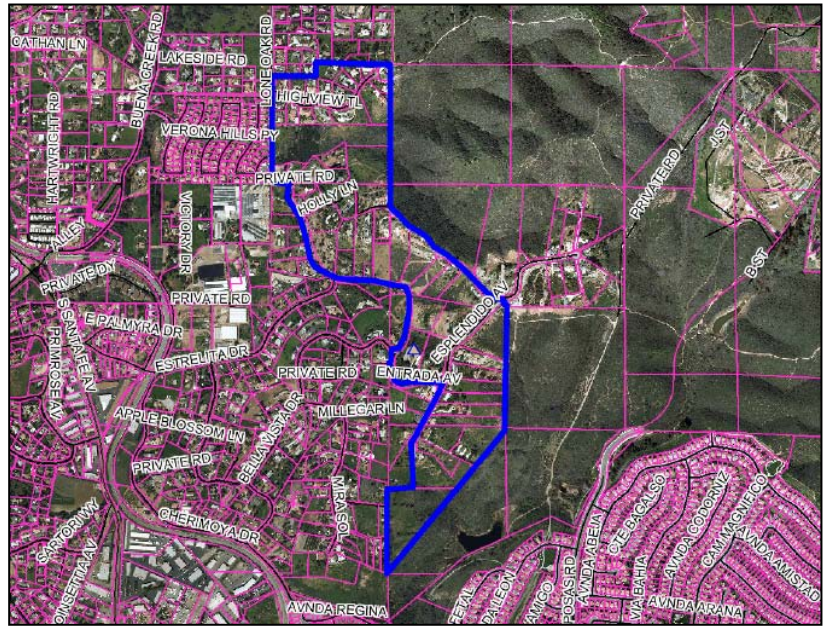
Twin Oaks Subregional Group Area
 Western edge of the Sponsor Group area,
 adjacent to the City of San Marcos ;
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):

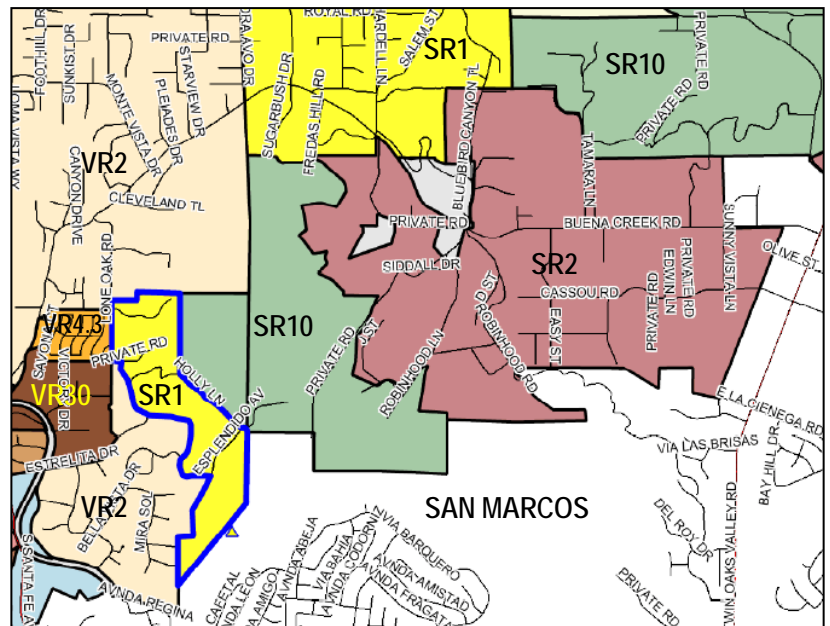
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du /1,2,4 ac 1 du / 2,4 ac
PC/Staff Recommendation	SR1
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — RR, 0.5-acre minimum lot size A72, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



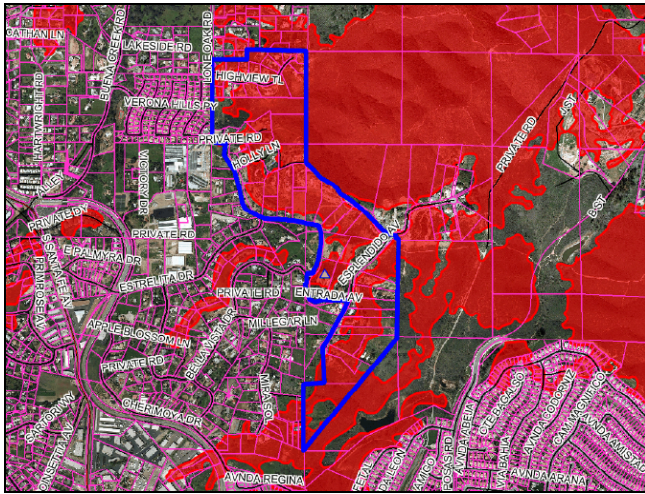
PC/Staff Recommendation

Discussion

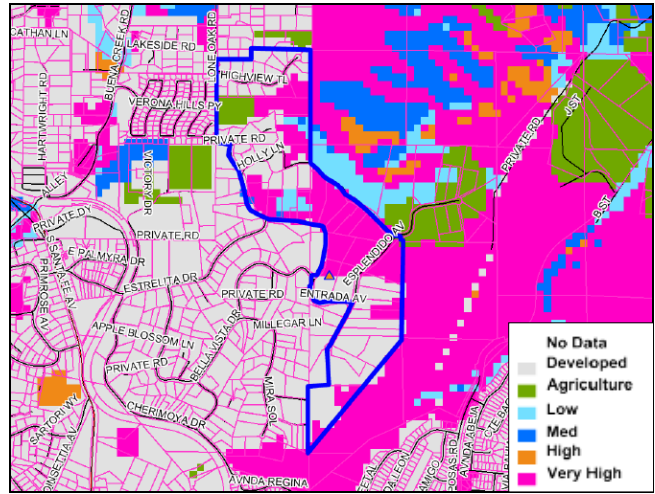
The Twin Oaks Valley Sponsor Group supports reducing the density of this area from SR1 to SR2 to acknowledge the steep slope constraints. Much of the area also contains high value habitat and the entire area is within the Very High Fire Hazard Severity Zone. Parcel sizes in this area range from one-half acre to seven acres.

PROPERTY SPECIFIC REQUEST

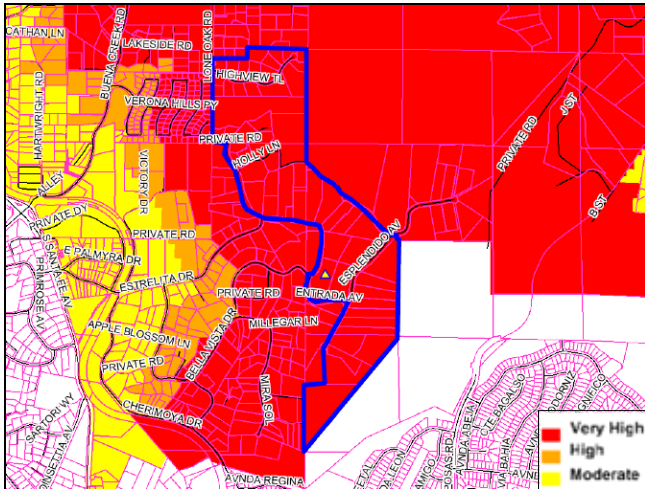
NC47 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

NC48

Property Specific Request:	
Change land use designation from SR2 to SR1	
Requested by: Twin Oaks Valley Sponsor Group ¹	
Community Recommendation	SR1
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
 1- Twin Oaks Valley Community letter dated October 18, 2010
 2- Based on staff's experience

Property Description

Property Owner:

- Yasukochi Trust (3 parcels, 30.4 acres)
- Denbrauer Trust (1 parcel, 16.9 acres)
- Palmer Trust (1 parcel, 14.7 acres)
- Wayne Settles Trust (2 parcels, 13.7 acres)
- H. Ray LLC (1 parcel, 4.7 acres)

Size:

79.6 acres; 8 parcels

Location/Description:

Twin Oaks Subregional Group Area;
 Southern edge of the Sponsor Group area,
 adjacent to the City of San Marcos, north of Olive
 Street;
 Within San Marcos Sphere of Influence
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

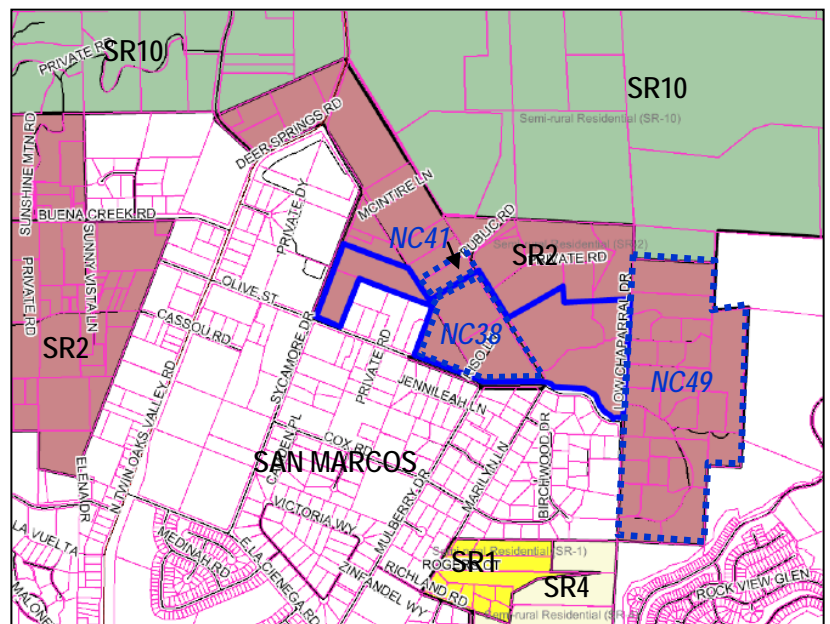
- Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du / 2.4 ac
PC/Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70; 10- and 4-acre minimum lot size	
Proposed — A70; 2-acre minimum lot size	



Aerial



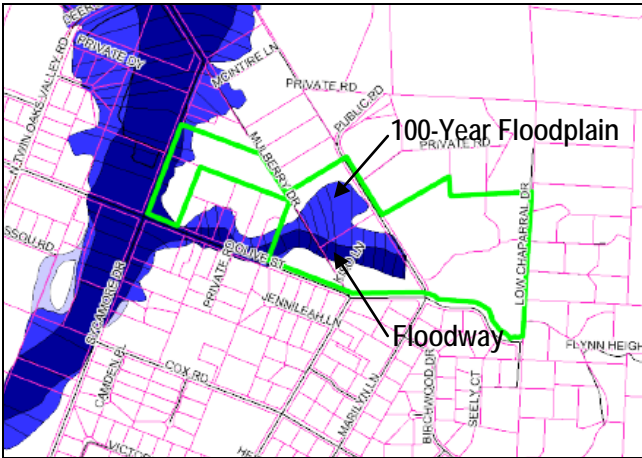
PC/Staff Recommendation

Discussion

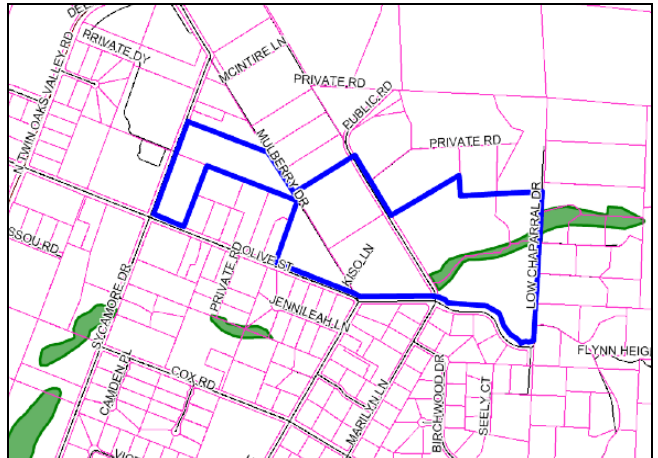
The Twin Oaks Valley Sponsor Group supports increasing the density of this area from SR2 to SR1 to match the character of existing development to the south and to provide a transition buffer with the adjacent area of San Marcos. Much of the area also contains prime agricultural lands and high value habitat. Parcel sizes in this area range from five to 17 acres. [See also NC38]

PROPERTY SPECIFIC REQUEST

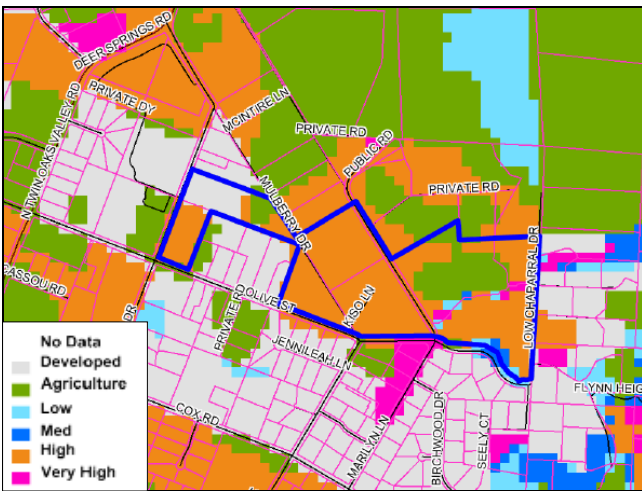
NC48 (cont.)



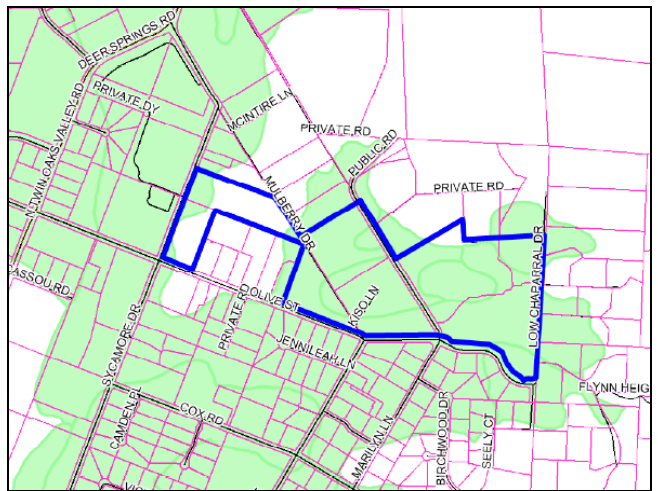
Floodplain



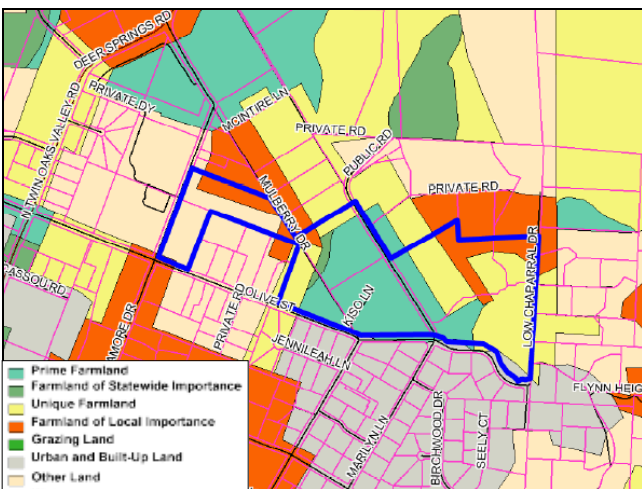
Wetlands



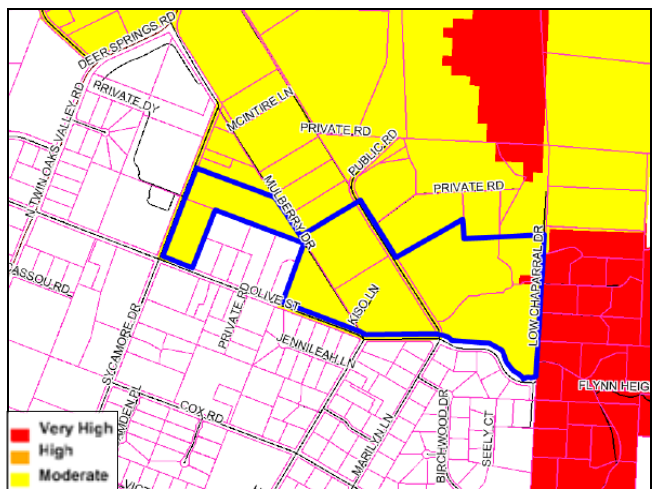
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

NC49

Property Specific Request:	
Change land use designation from SR2 to SR4	
Requested by: Twin Oaks Valley Sponsor Group ¹	
Community Recommendation	SR4
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
- 2- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Various

Size:

107.2 acres
28 parcels

Location/Description:

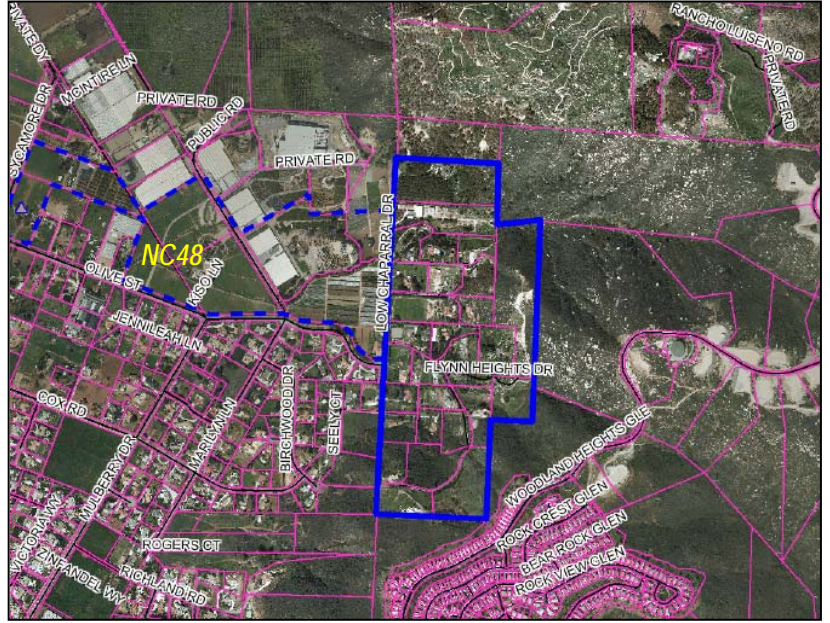
Southern edge of the planning area, adjacent to the City of San Marcos, east of Low Chaparral Drive;
Within San Marcos Sphere of Influence
Inside CWA boundary

Prevalence of Constraints (See following page):

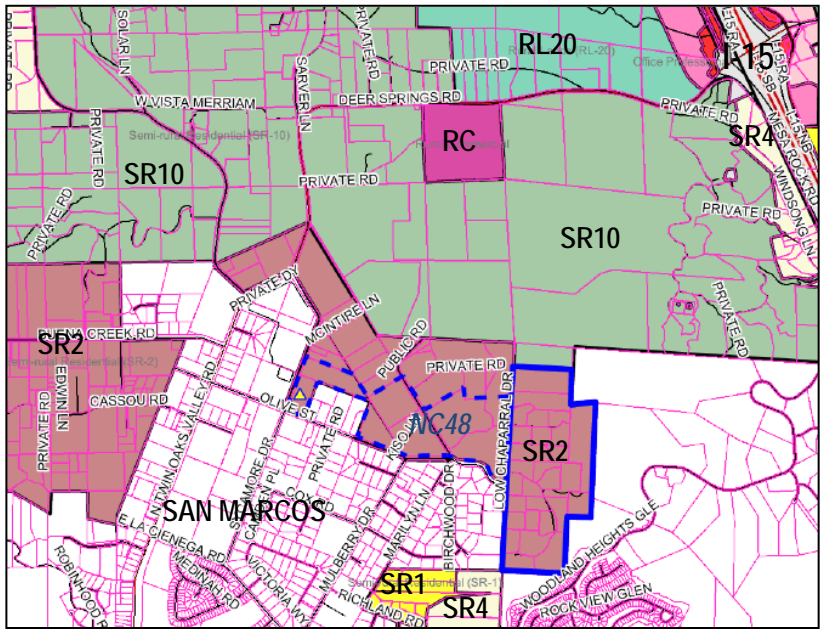
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

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



Aerial



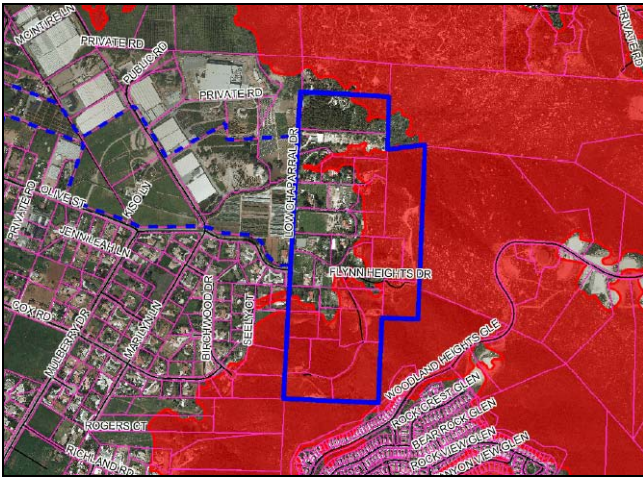
PC/Staff Recommendation

Discussion

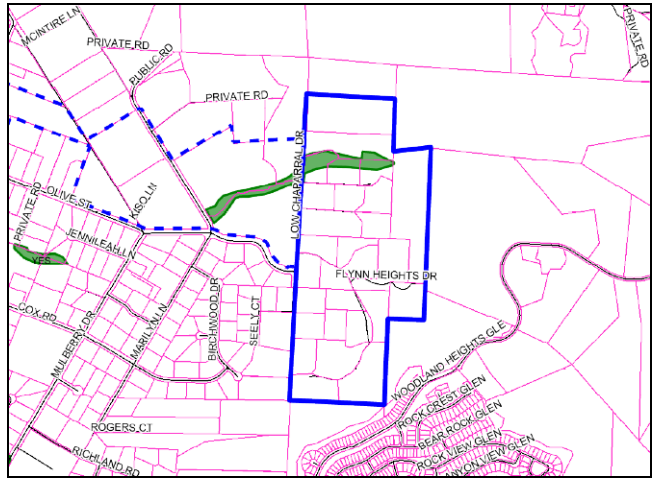
The Twin Oaks Valley Sponsor Group supports reducing the density of this area from SR2 to SR4 because 25%-35% of this area has slopes equal to or greater than 25%. Much of the area also contains prime agricultural lands and is located within the Very High Hazard Fire Hazard Severity Zone. Parcel sizes in this area range from less than two acres to 13 acres.

PROPERTY SPECIFIC REQUEST

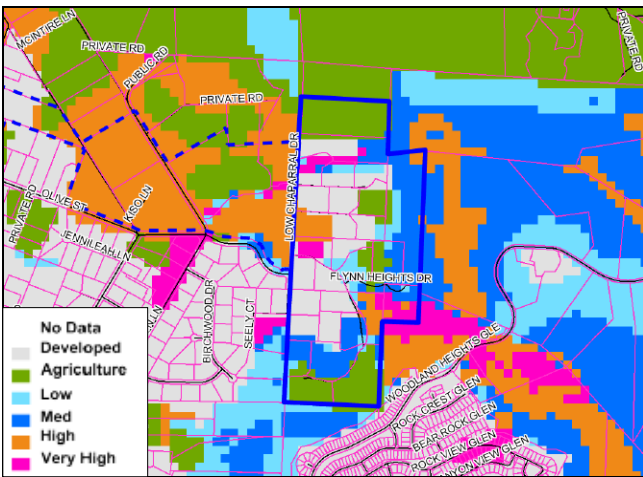
NC49 (cont.)



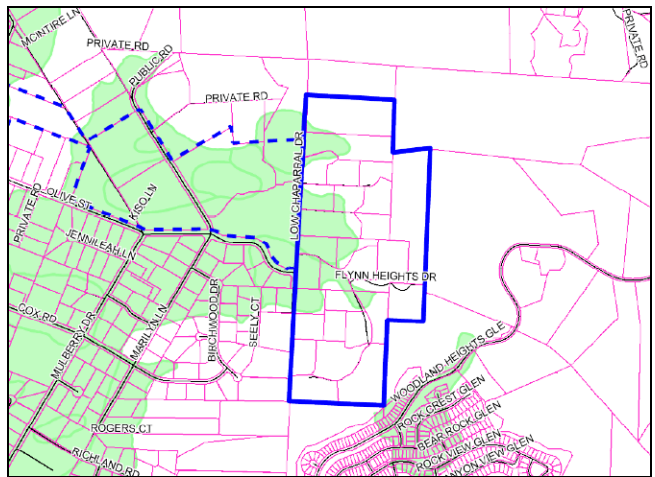
Steep Slope (Greater than 25%)



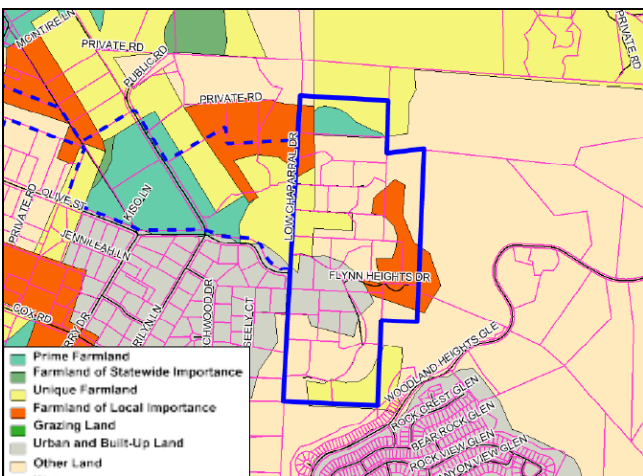
Wetlands



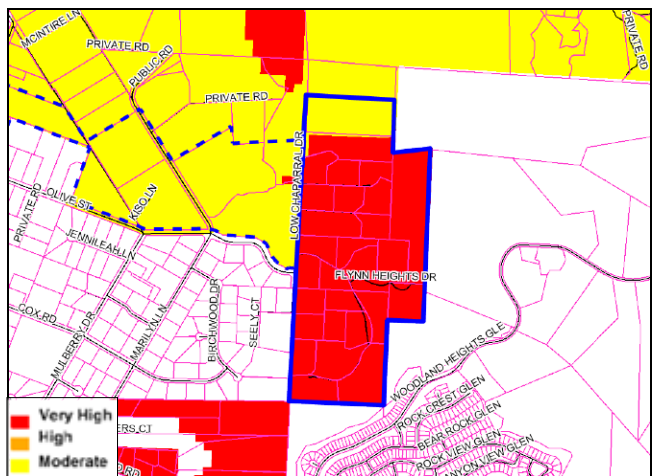
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

NC50

Property Specific Request:

Change land use designation from VR2.9 to SR1

Requested by: Twin Oaks Valley Sponsor Group¹

Community Recommendation	SR1
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
- 2- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Various

Size:

69.6 acres

43 parcels

Location/Description:

County Islands surrounded by the City of San Marcos, east of Richland Road;
 Within San Marcos Sphere of Influence
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):

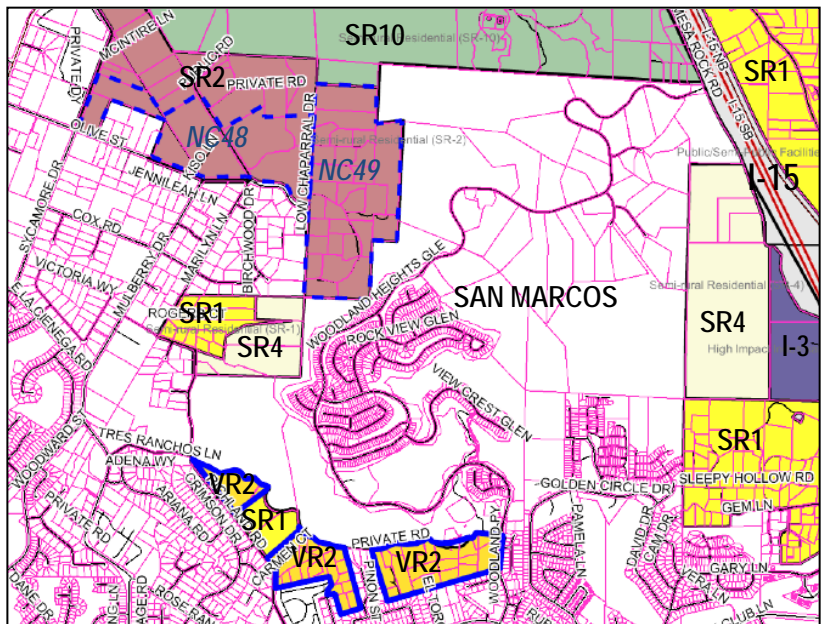
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du / 1,2,4 ac
PC/Staff Recommendation	VR2.9
Referral	VR2.9
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70; 1-acre minimum lot size	
Proposed — A70; 15,000 SF minimum lot size	



Aerial



PC/Staff Recommendation

Discussion

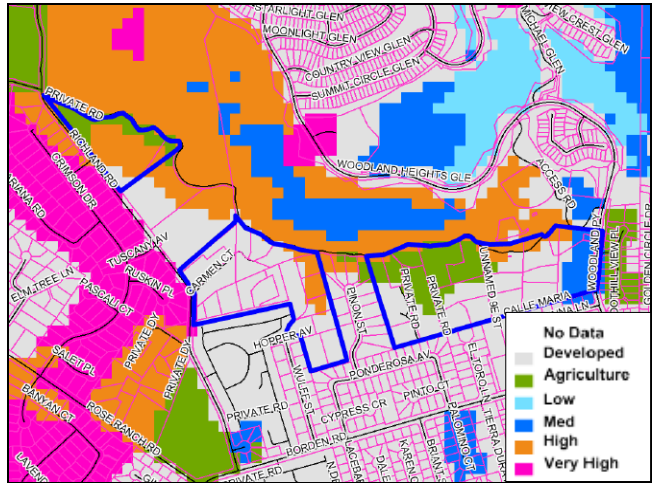
The Twin Oaks Valley Sponsor Group supports reducing the density of this area from VR2.9 to SR1 because this area backs up to open space and one of the homes in this area is a historic structure and one of the oldest in the Twin Oaks Valley / San Marcos area. Much of the area also contains steep slopes and is located within the Very High Hazard Fire Hazard Severity Zone. While there is open space to the north of this area, parcel sizes to the south in range from 10,000 to 20,000 square feet.

PROPERTY SPECIFIC REQUEST

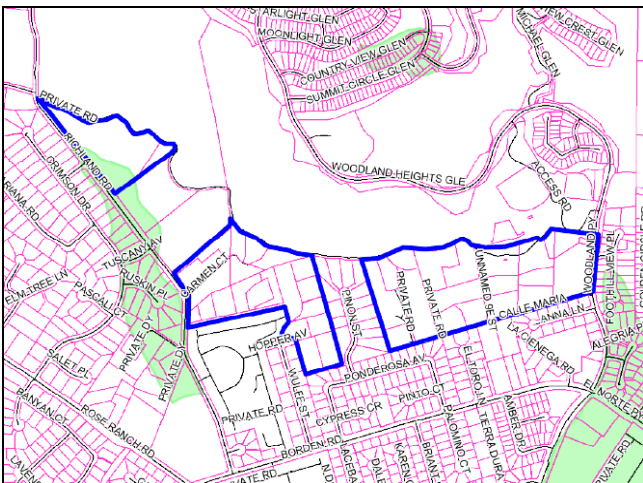
NC50 (cont.)



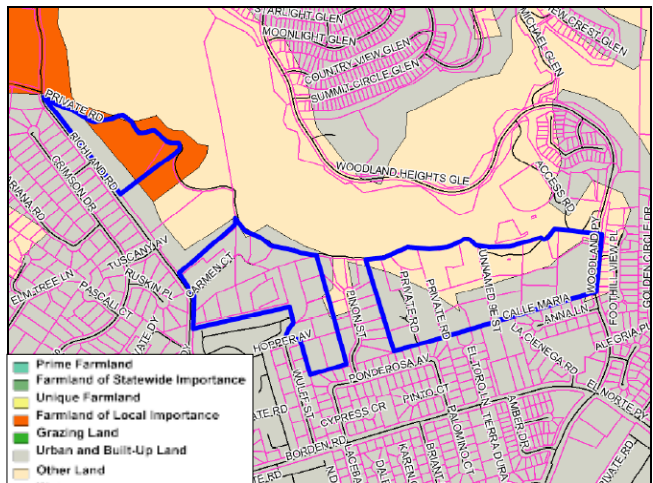
Steep Slope (Greater than 25%)



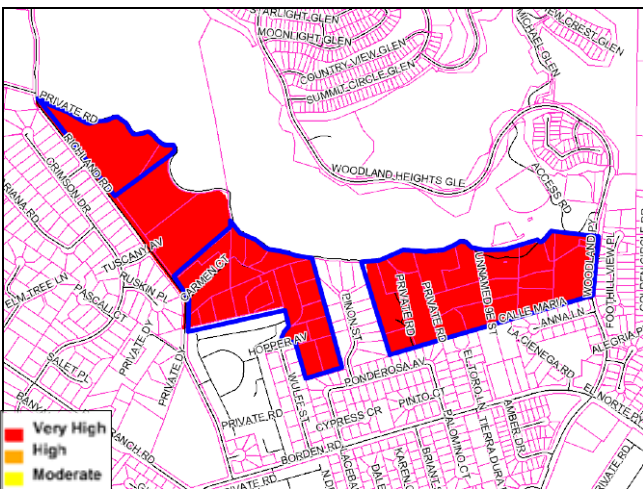
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of Local Importance



Fire Hazard Severity Zones

NORTH COUNTY METRO [TWIN OAKS VALLEY]

PROPERTY SPECIFIC REQUEST

NC51 [2005 Commercial / Industrial Referral Twin Oaks #2]

Property Specific Request:

Change land use designation from High Impact Industrial to SR4

Requested by: Twin Oaks Valley Sponsor Group¹ and City of Escondido²

Community Recommendation	SR4
Opposition Expected ³	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
- 2- In a September 27, 2010 meeting City of Escondido expressed their opposition to the I-3 designation.
- 3- Anticipate property owners will be opposed to loss of Industrial designation

Property Description

Property Owner:

A.D.J. Holdings LLC

Size:

45.2 acres
3 parcels

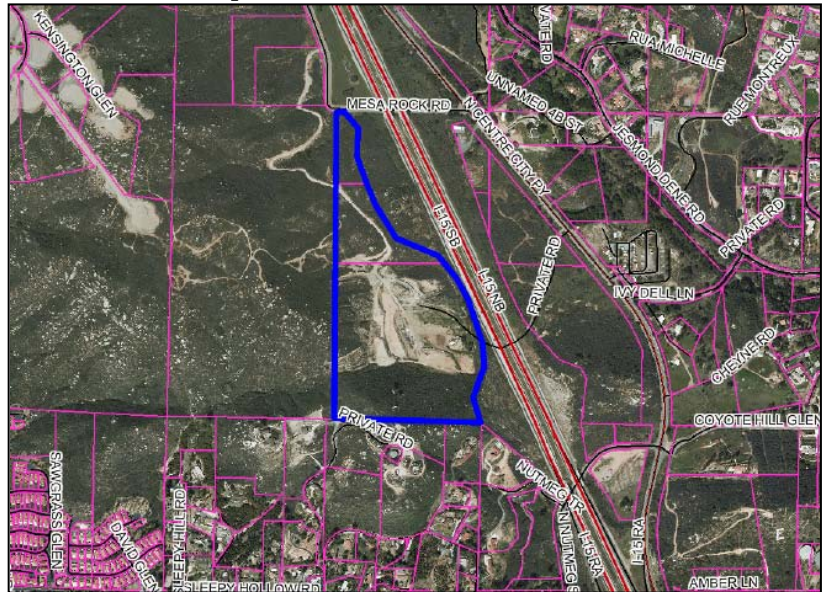
Location/Description:

West of Interstate 15 and south of Mesa Rock Road;
Inside County Water Authority boundary

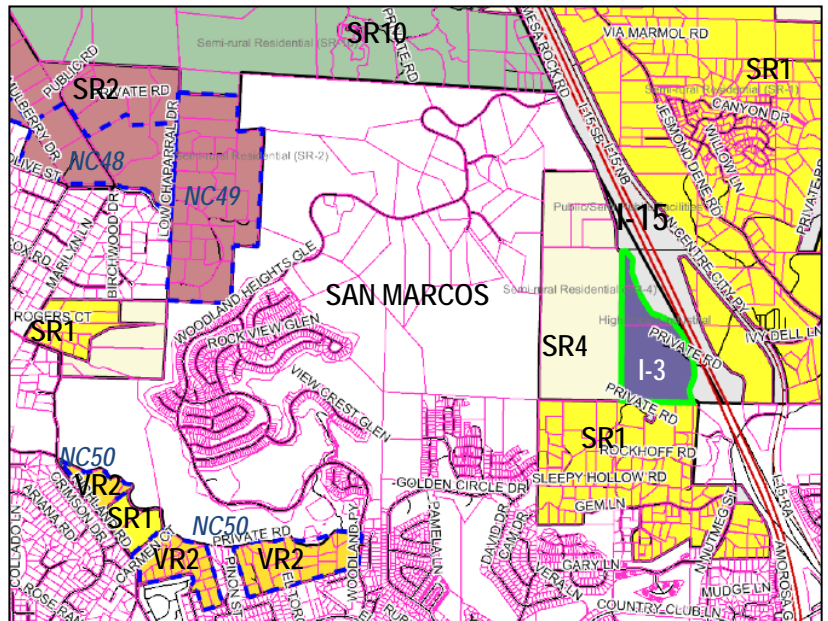
Prevalence of Constraints (See following page):

● - 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 / 1,2,4 ac 1 du / 4,8,20 ac
PC/Staff Recommendation	I-3
Referral	I-3
Hybrid	
Draft Land Use	SR4
Environmentally Superior	

Zoning

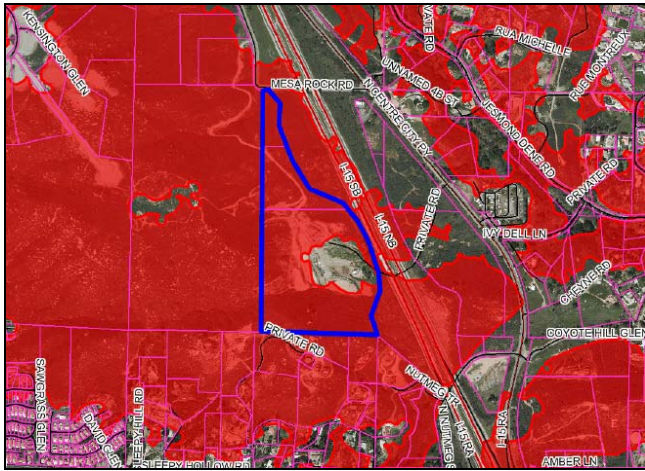
Existing — RR; 1-acre minimum lot size A70; 2-acre minimum lot size
Proposed — M54

Discussion

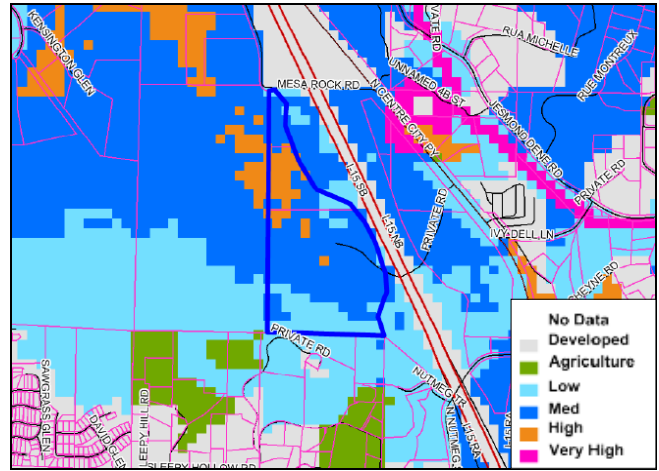
These three parcels are a 2005 Commercial / Industrial Referral where the Board of Supervisors directed staff to apply a High Impact Industrial (I-3) designation, with a restriction to only allow recycling. The Twin Oaks Valley Sponsor Group supports changing the density of this area from High Impact Industrial (I-3) to SR4 because they consider the site is inappropriate given access to past residential areas as well as the site being adjacent to residential uses. Nearly the entire area contains steep slopes and is located within the Very High Hazard Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

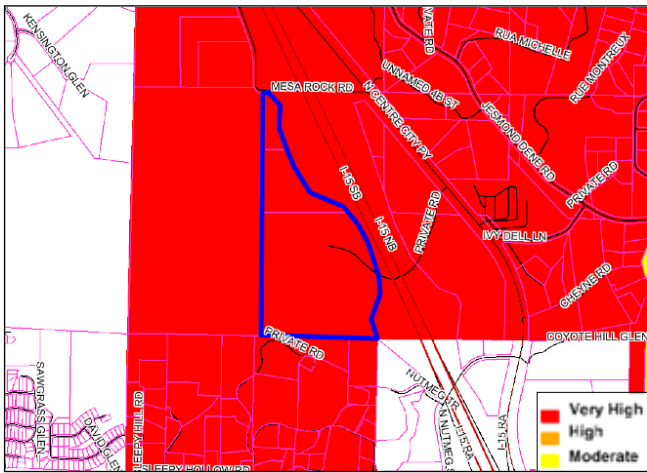
NC51 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones