

Property Specific Requests Index

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

- 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:

Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SANDAG
File reference: \\sdc\gis\workspace\map\communityplanning\generalplan\community_planning_0308_0310.mxd

PROPERTY SPECIFIC REQUEST

NM8 [2004 Referral #178]

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Leonard Teyssier

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:

Muirlands Investments LLC

Size:

80 acres
1 parcel

Location/Description:

Approximately 4 miles north of Montezuma Valley Road;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

General Plan

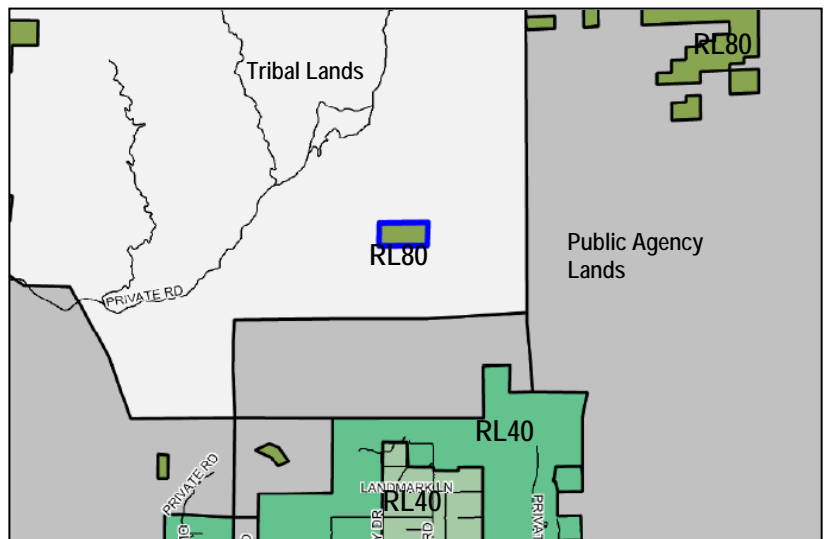
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	SR10
Hybrid	RL80
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A70, 8-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

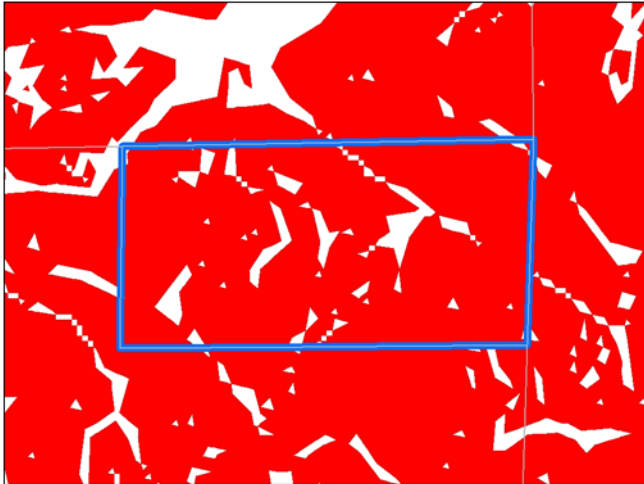
Discussion

The subject property is a 2004 Residential Referral (178) where the property owner was requesting a combined SR10 and RL20 designation and the Board of Supervisors directed staff to assign a SR10 land use designation to the Referral Map. Currently, the property owner is requesting a SR4 designation, which is consistent with the existing General Plan; however, the existing Zoning has a minimum lot size of eight acres.

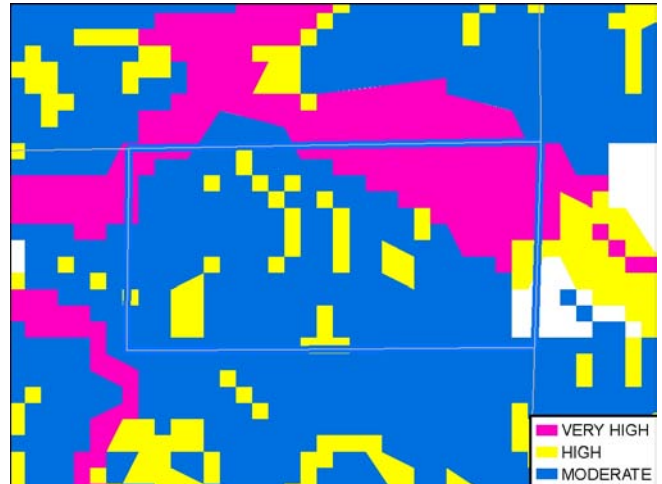
The property is located in a remote area with no developed access road and no surrounding development; therefore, Semi-Rural development patterns would not be appropriate. The request also does not support Guiding Principles #5 and #9 or the Community Development Model. Ingress and egress into the area does not exist. The SR4 designation is more intensive than the range of alternatives that were analyzed in the Draft EIR, where RL40 was the most intensive density; therefore, recirculation of the EIR would likely be required.

PROPERTY SPECIFIC REQUEST

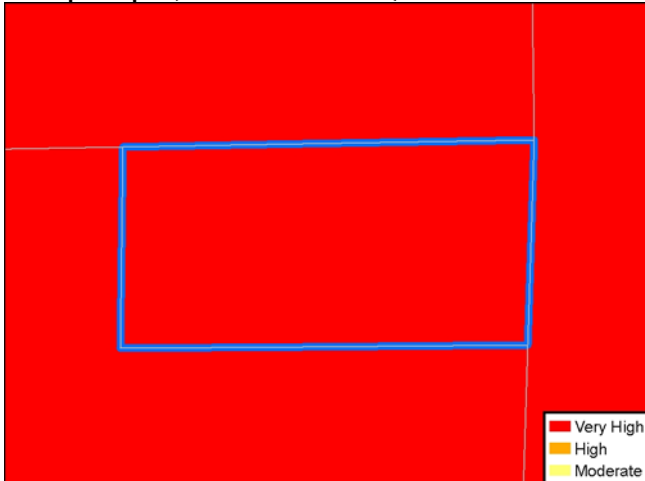
NM8 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

NORTH MOUNTAIN

PROPERTY SPECIFIC REQUEST

NM11-B

Property Specific Request:

Change land use designation from SR10 to RL40

Requested by: Endangered Habitats League¹

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

Note:

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

Property Description

Property Owner:

Various

Size:

1,527.1 acres

160 parcels

Location/Description:

Chihuahua Valley, traversed by Chihuahua Valley Road;

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

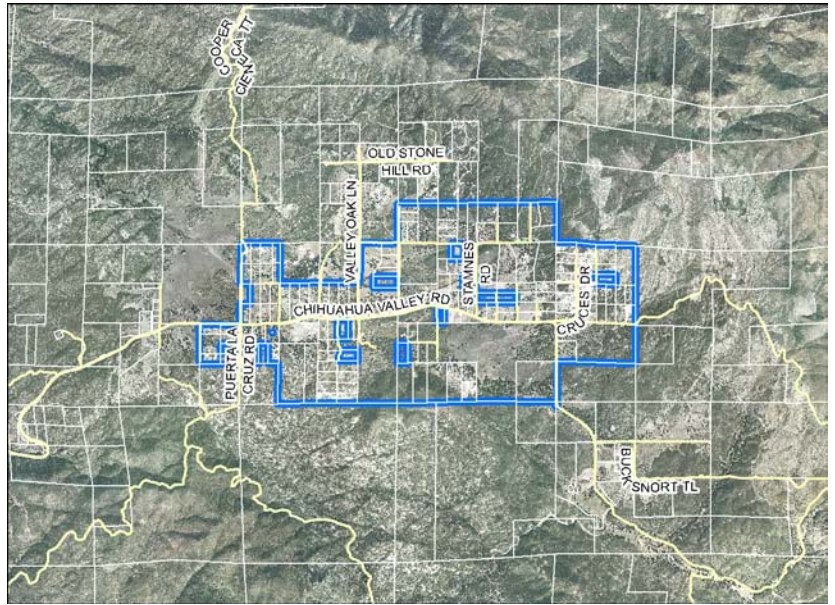
Land Use

General Plan

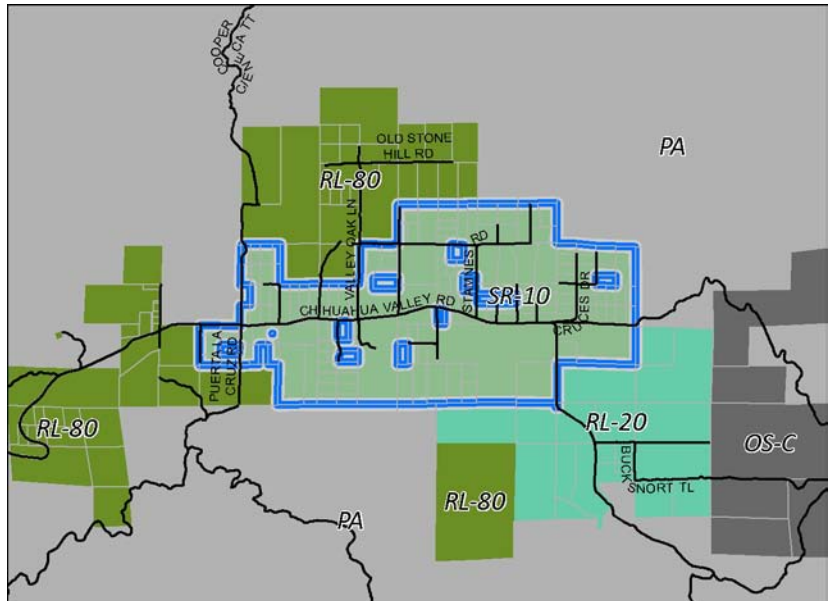
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC/Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20

Zoning

Existing — A70, 4- and 8-acre minimum lot size
Proposed — Same as existing



Aerial



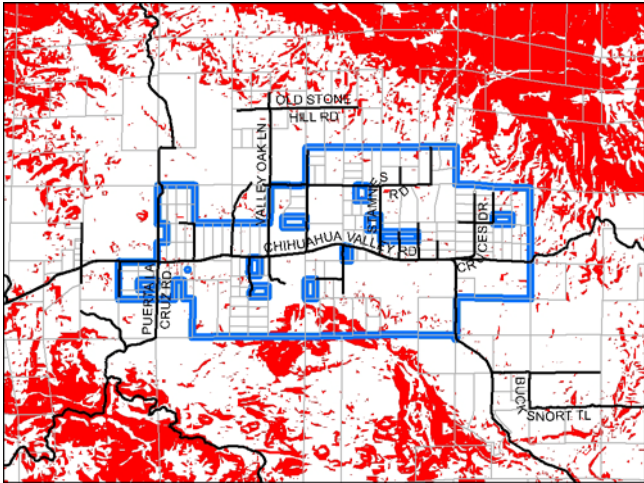
PC/Staff Recommendation

Discussion

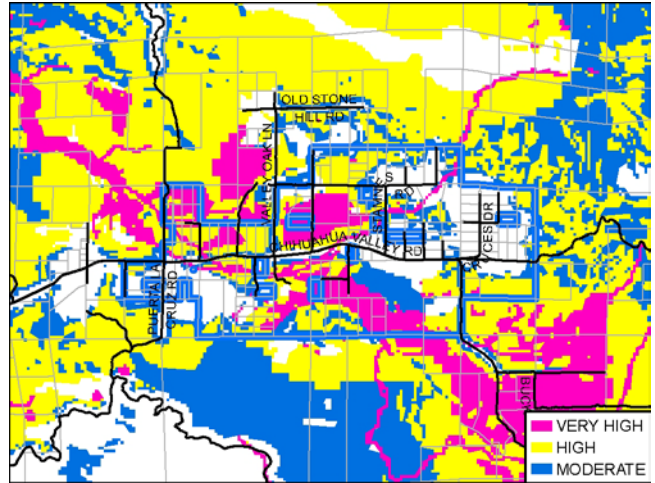
The Endangered Habitats League (EHL) recommends a lower density for this area due to its location outside the County Water Authority boundary, lack of infrastructure and services, and location within the Very High Fire Hazard Severity Zone. With the exception of a 1.3 square mile area to the southeast that is designated RL20; this area is surrounded by either the Cleveland National Forest or privately-owned lands proposed for a RL80 designation. Much of the area is already parcelized into four to ten-acre lots; however, it includes several large parcels ranging from 40 to 150 acres.

PROPERTY SPECIFIC REQUEST

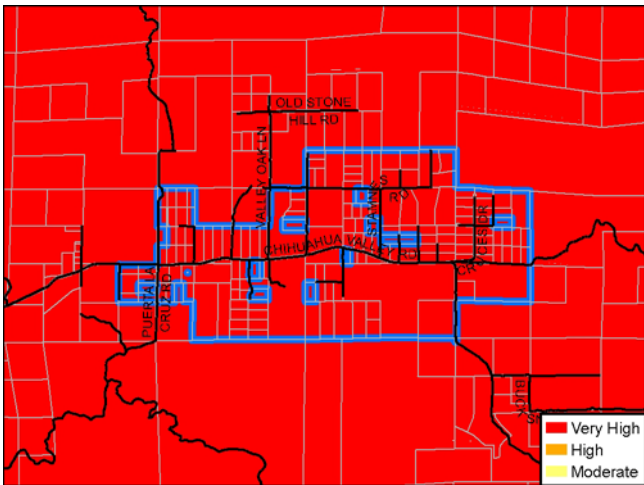
NM11-B (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

NORTH MOUNTAIN

PROPERTY SPECIFIC REQUEST

NM15

Property Specific Request:

Change land use designation from RL80 to RL40

Requested by: William Schwartz

Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	No
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:

Auerbach Santa Ysabel Ranch LP (Farkash)

Size:

1,142.2 acres

5 parcels

Location/Description:

Northwest of the intersection of SR-79 and SR-78, immediately behind developed properties in Santa Ysabel;

Property fronts on both SR-79 and SR-78;

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

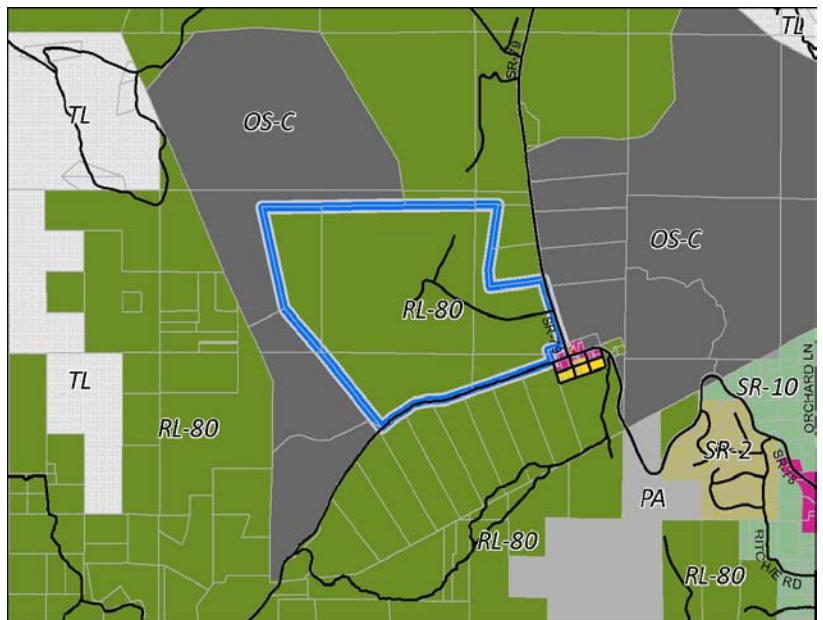
Scenario	Designation
Existing General Plan	1 du/40 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	RL160
Environmentally Superior	

Zoning

Existing - A72, 40-acre minimum
Proposed - S80, 8-acre minimum



Aerial



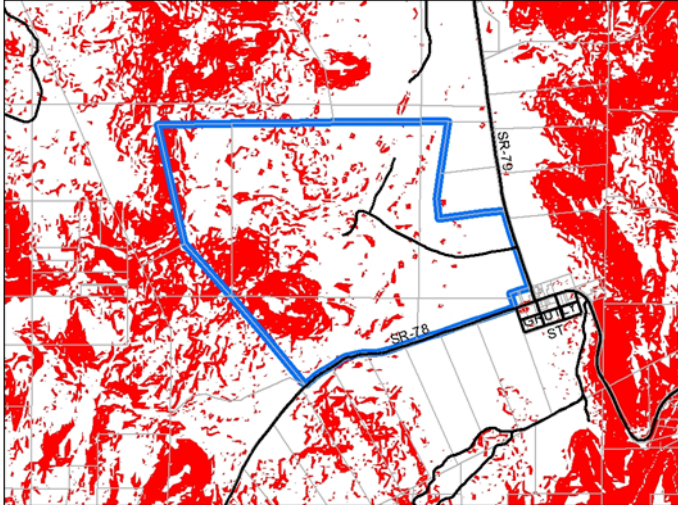
PC/Staff Recommendation

Discussion

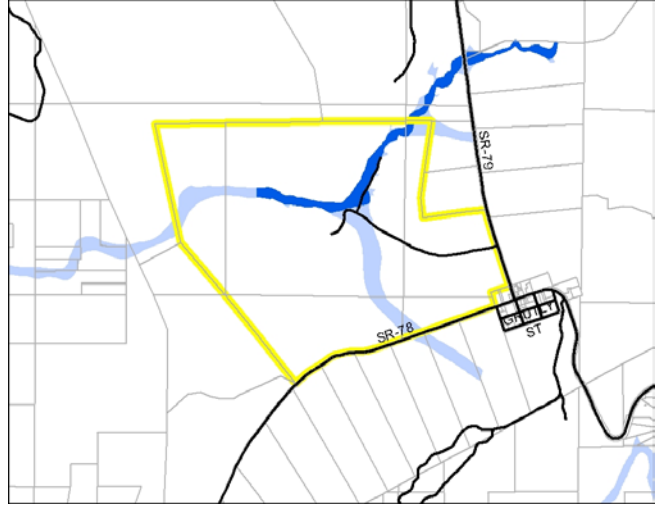
This property was part of a sweeping change where in 2004, the Board of Supervisors directed staff not to assign densities lower than RL40 to the Referral Map. Under the existing General Plan, this property has a minimum lot size of 40 acres. In addition, the property is located in a rural area with minimal surrounding development. This location is not near existing and planned infrastructure, services or jobs. The property is in an agricultural preserve with farmland of local importance. An RL80 designation would yield 14 dwelling units where the RL40 designation would yield 29.

PROPERTY SPECIFIC REQUEST

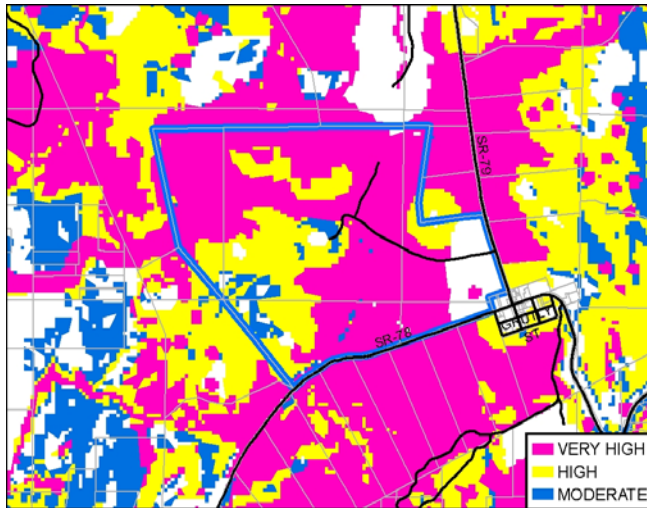
NM15 (cont.)



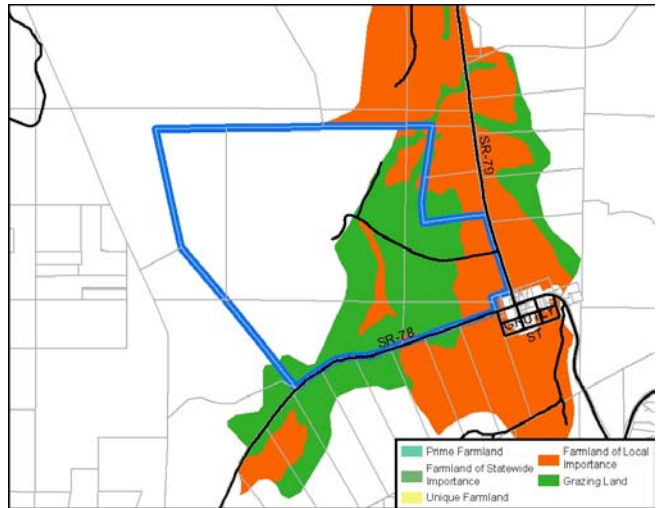
Steep Slope (Greater than 25%)



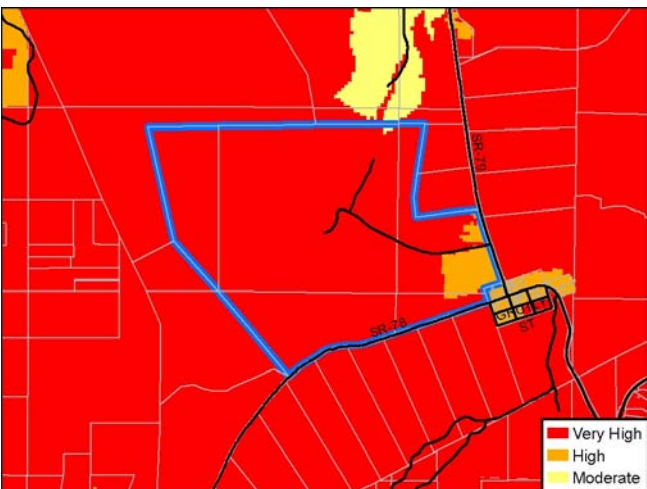
Floodplain



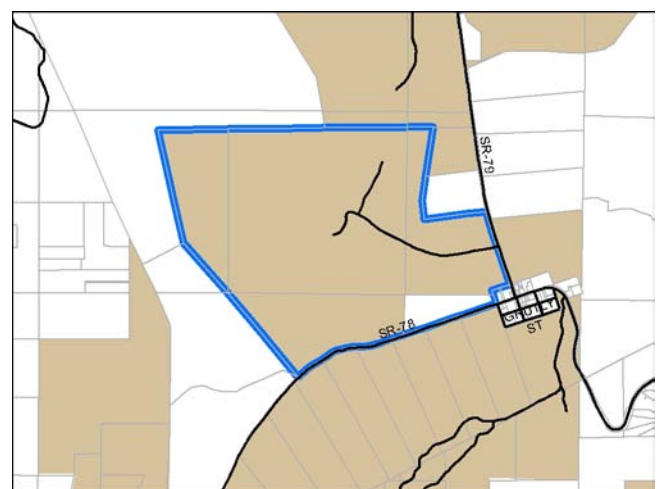
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



Agricultural Contracts

NORTH MOUNTAIN

PROPERTY SPECIFIC REQUEST

NM16 [177 Adams & 179 Mason]

Property Specific Request:

Change land use designation from RL20/RL80 to Adams – SR10
Endangered Habitat League – RL80¹

Requested by: Richard Adams

Consequences Considered	Owners	EHL
Community Recommendation	N/A	N/A
Opposition Expected ²	Yes	Yes
Spot Designation/Zone	No	No
EIR Recirculation Needed	Yes	No
Change to GPU Objectives Needed	Yes	No
Level of Change	Major	Minor

Notes:

- 1 – Endangered Habitat League letter dated November 8, 2010
2 – Property owners are opposed to lower density

Property Description

Property Owner:

Adams John B & Marilyn M Family Trust
Adams Richard C Jr Separate Property Trust
Mason Chester M Family Trust

Size:

1,983.97 acres
20 parcels

Location/Description:

Southeast of Chihuahua Valley Road, 6 miles east of SR79;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

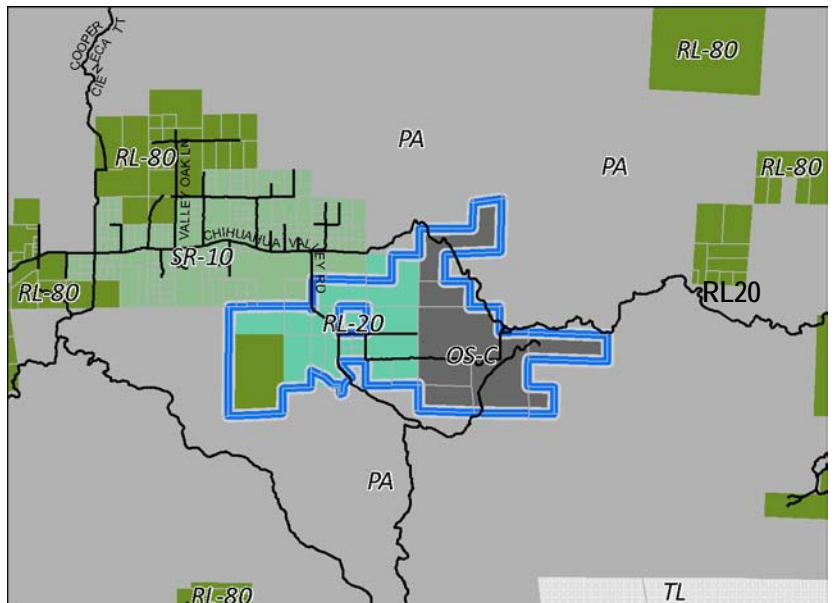
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8, 20 ac
PC / Staff Recommendation	RL20/RL80 OS(C)
Referral	SR10
Hybrid	RL80
Draft Land Use	RL80
Environmentally Superior	RL80
Zoning	
Existing – S92, 8-acre minimum	
Proposed – A72, 8-acre minimum	



Aerial



PC/Staff Recommendation

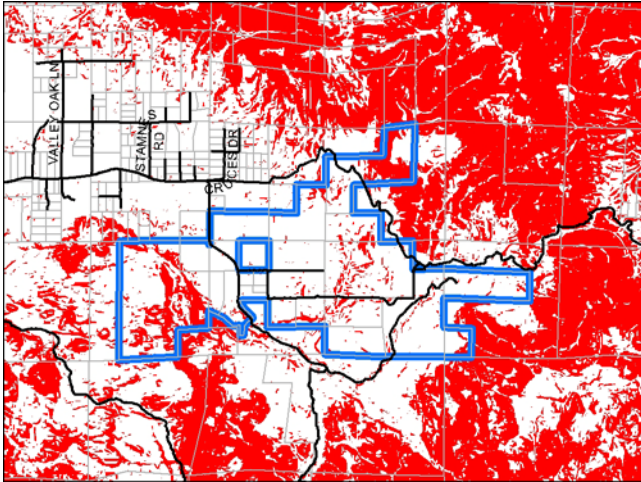
Discussion

This holding in Chihuahua Valley was originally approximately 2,000 acres of private lands, which was designated SR10 on the Referral Map as a result of 2004 Residential Referrals #177 Adams (NM6) and 179 Mason (NM7). Since that time approximately 1,000 acres of the property has been put in conservation and is now designated as Open Space (Conservation). The Planning Commission recommendation applied Rural Lands 20 and 80 to the remainder of the property, less intense than the request from the property owners. Due to the remoteness of the property, the application of Semi-Rural designations does not support the project objectives to reduce public costs and promote growth near existing jobs, services and infrastructure.

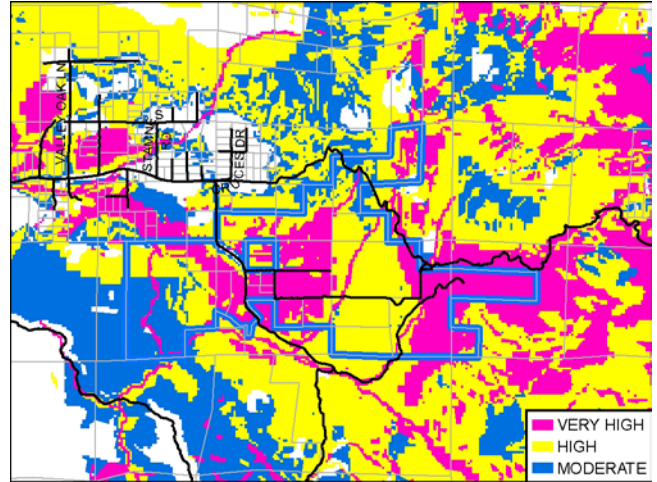
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PROPERTY SPECIFIC REQUEST

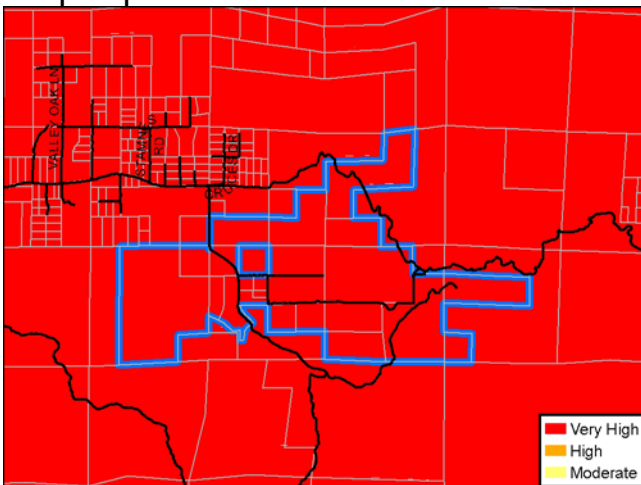
NM16 (cont.)



Steep Slope



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion (cont.)

The Endangered Habitats League supports the Draft Land Use Map designation of Rural Lands 80 for the property due to its remote location sensitive biological resources, and location within the Very High Fire Hazard Severity Zone. Recirculation of the EIR is anticipated to be required because it is likely that project objectives will also need to be revised.