

**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<sup>1,2</sup>

- 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)<sup>4</sup>
- Office Professional<sup>3</sup>
- Neighborhood Commercial<sup>3</sup>
- General Commercial<sup>3</sup>
- Rural Commercial<sup>3</sup>
- Limited Impact Industrial<sup>3</sup>
- Medium Impact Industrial<sup>3</sup>
- High Impact Industrial<sup>3</sup>
- Village Core Mixed Use
- Public/Semi-Public Facilities<sup>3</sup>
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay

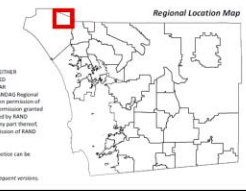
**NOTES:**

- 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:



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Source: County of San Diego, SANDAG, SANDAG. File reference: \\sdc\gis\workspace\map\project\generalplan\planning\comm\_m\_308\_4100.mxd

# PROPERTY SPECIFIC REQUEST

## PD1

### Property Specific Request:

Change land use designation from RL40 to SR4

Requested by: William Karn

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:

Roger Townsend, Sylvia Moseley,  
Norman Townsend

Size:

40.4 acres  
1 parcel

Location/Description:

Along Tenaja Truck Trail, 534 feet south of the  
Riverside/ San Diego County 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

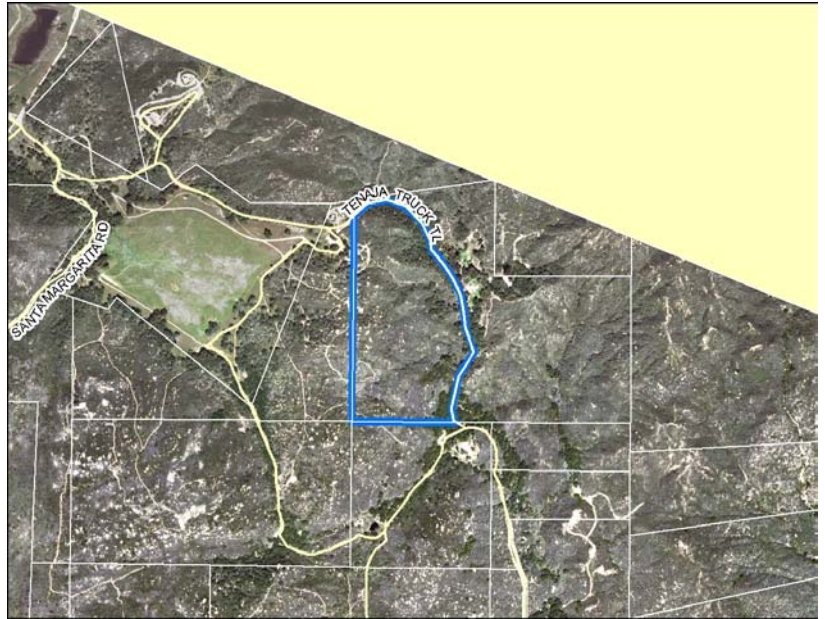
### Land Use

*General Plan*

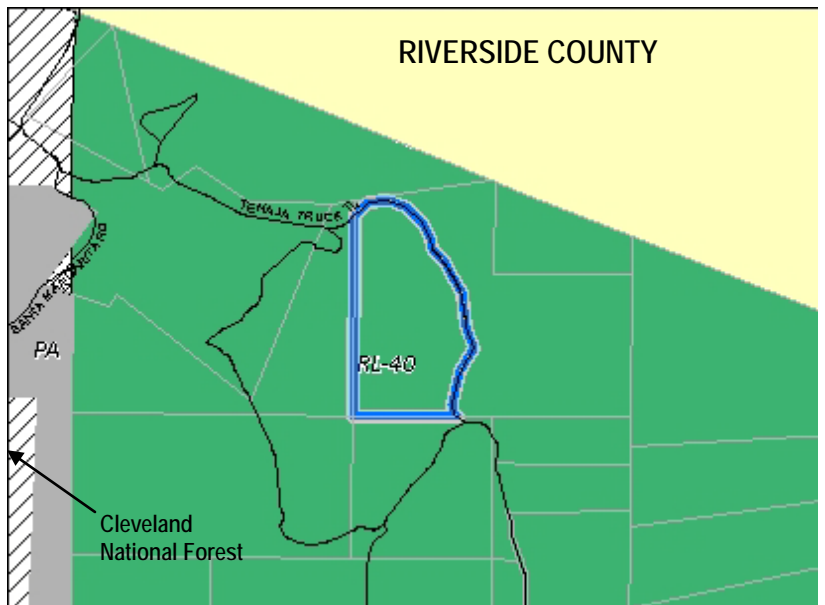
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC/Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

*Zoning*

Existing — A72, 4-acre minimum lot size  
Proposed — Same as existing



Aerial



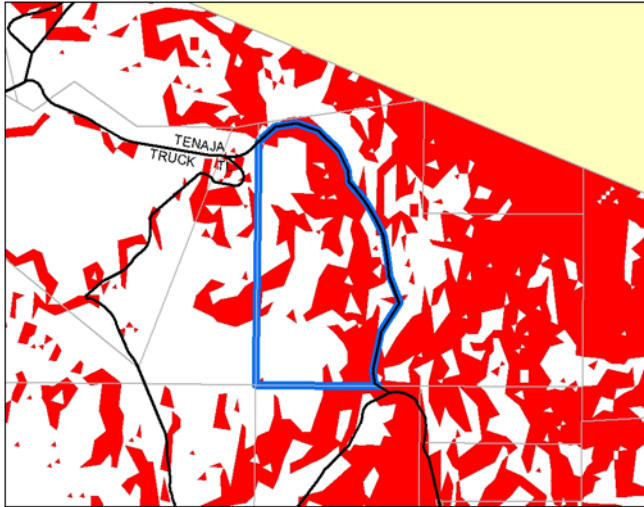
PC/Staff Recommendation

### Discussion

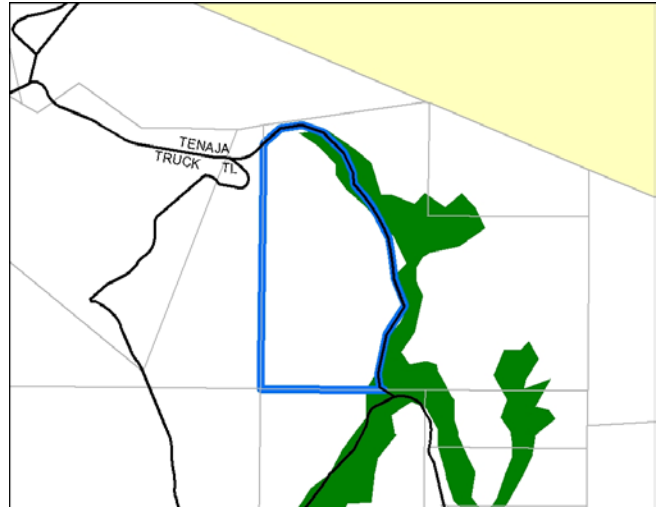
Property is located in a rural area with no surrounding development and 4.2 miles down a road that either dead-ends or ends in MCAS Camp Pendleton. A Semi-Rural density would not support the Community Development Model or Guiding Principle #9. Also, the property is within the Very High Fire Hazard Severity Zone. The SR4 designation is more intensive than the range of alternatives that was analyzed in the Draft EIR, where RL40 was the most intensive density.

# PROPERTY SPECIFIC REQUEST

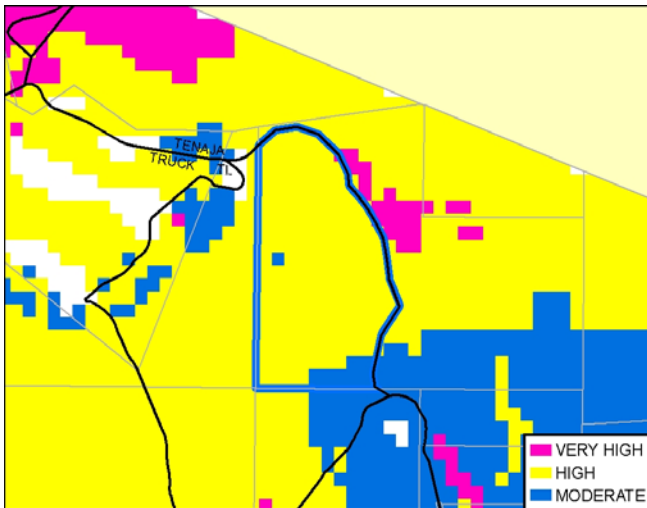
PD1 (cont.)



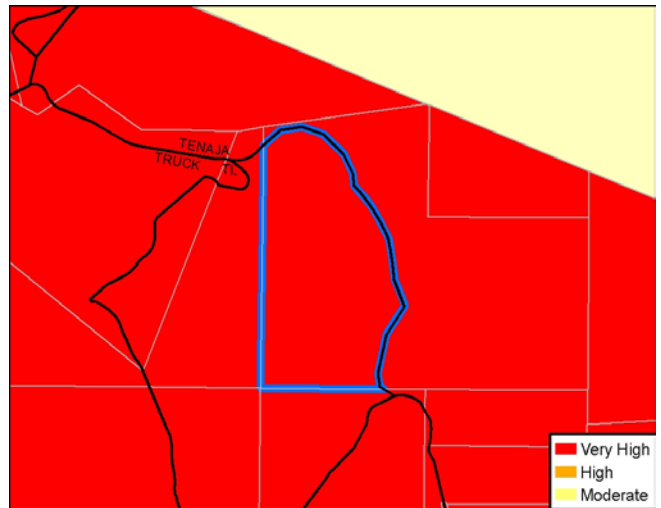
Steep Slope (Greater than 25%)



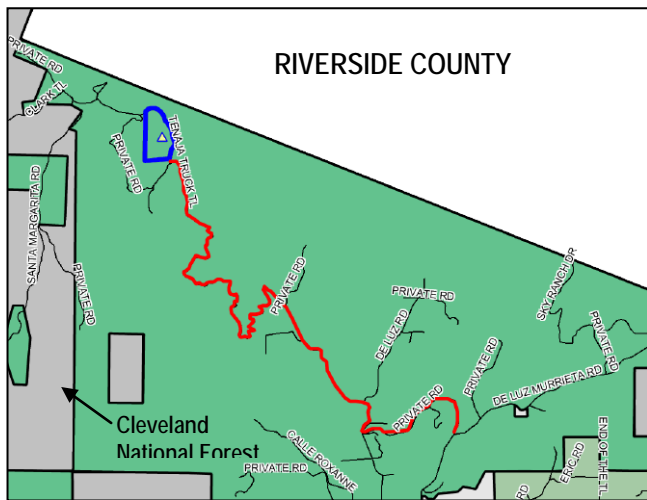
Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones



Dead-End Road Length (4.2 miles)

PENDLETON / DELUZ

# PROPERTY SPECIFIC REQUEST

## PD4

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

Requested by: Robert Dykhouse

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:  
Metroline Surfaces Inc. (7 parcels)  
Robert J./Kathleen R. Dykhouse Trust (1 parcel)

Size:  
345.1 acres  
8 parcels

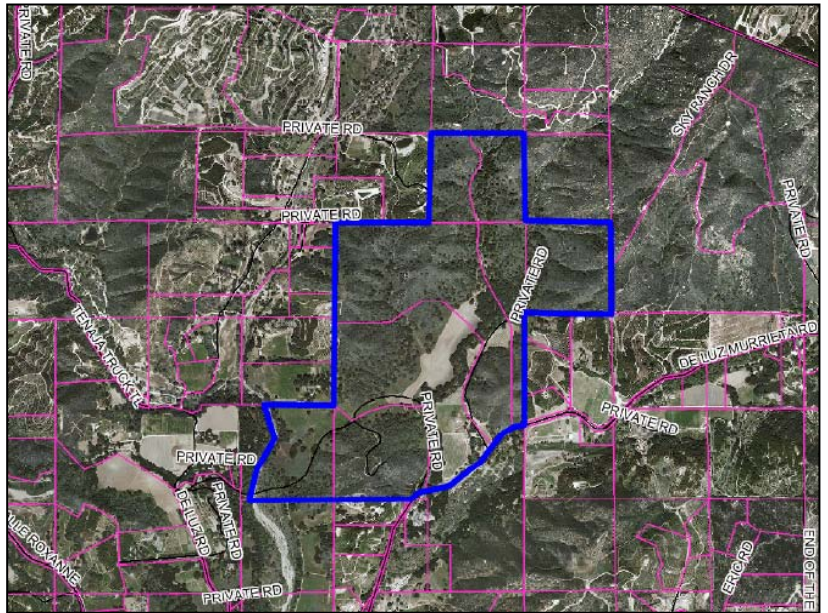
Location/Description:  
Approx. ½ mile south of the Riverside/ San Diego County Line, off of De Luz Murrieta Road;  
Outside County Water Authority boundary

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

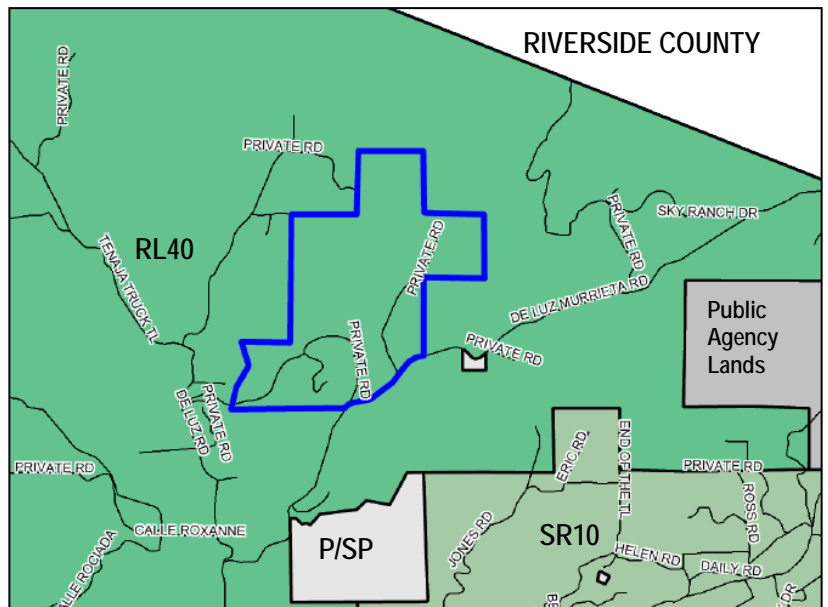
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

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



Aerial



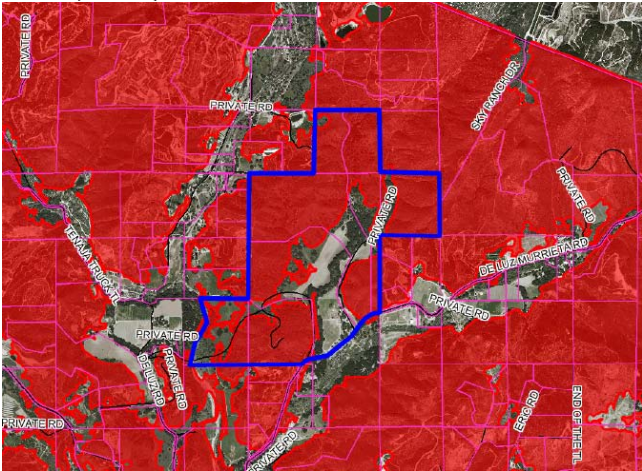
PC/Staff Recommendation

### Discussion

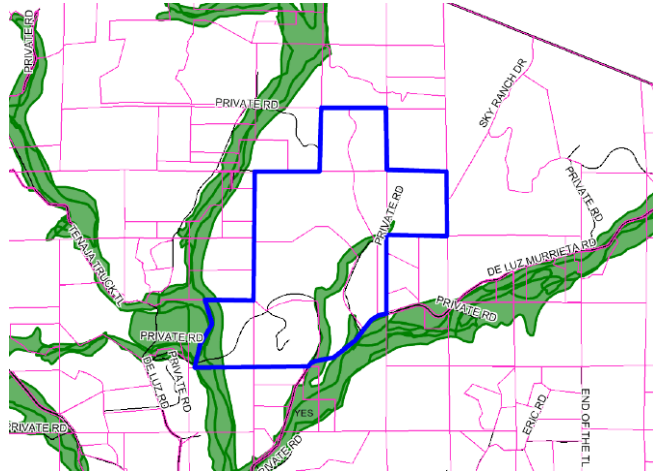
Property is located in a remote area with no surrounding development; therefore, the Semi-Rural designation would not support the Community Development Model or Guiding Principle #9. Also, the property is almost entirely constrained by slopes greater than 25%, sensitive biological habitat, and within the Very High Fire Hazard Severity Zone. As such, the property owner's request would not be supported by Guiding Principle #5. The property also contains farmlands of local importance and prime agricultural soils. The requested SR4 designation is more intensive than the range of alternatives that was analyzed in the Draft EIR, where RL40 was the most intensive density.

# PROPERTY SPECIFIC REQUEST

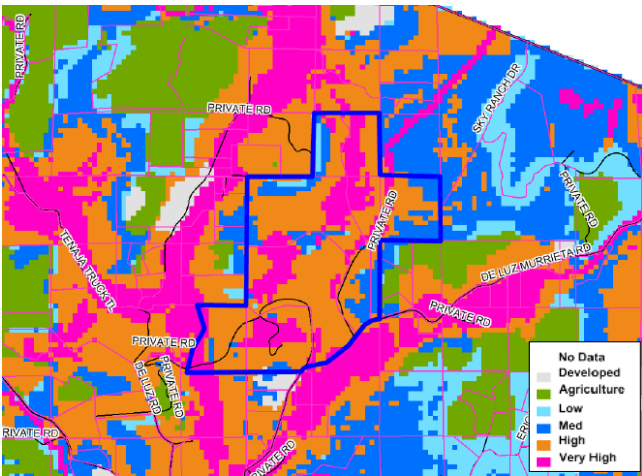
PD4 (cont.)



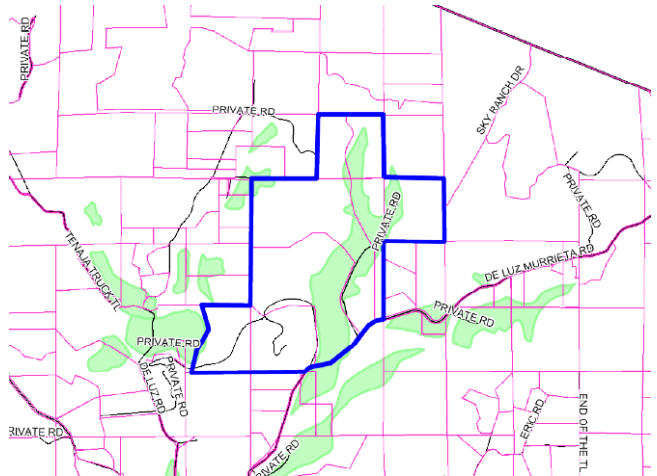
Steep Slope (Greater than 25%)



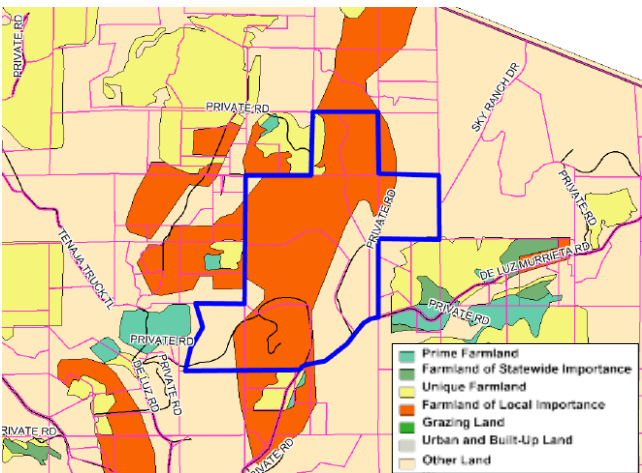
Wetlands



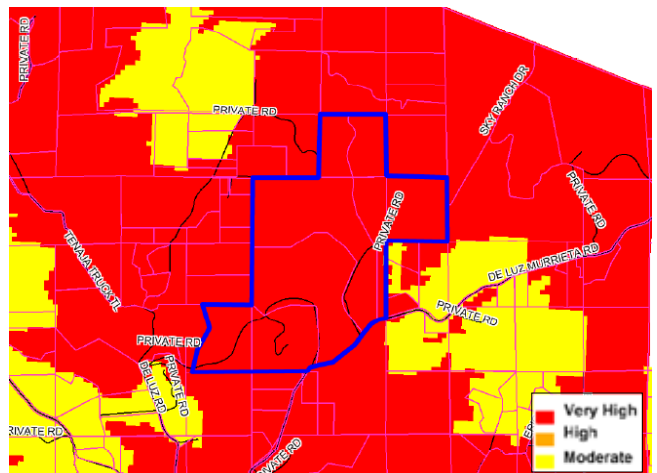
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of Local Importance



Fire Hazard Severity Zones