

COUNTY OF SAN DIEGO



GENERAL PLAN UPDATE
Ramona
 Community Planning Area

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)**
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- 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)
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- Specific Plan Area (residential densities in italics)⁴
- Office Professional³
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- Village Core Mixed Use³
- Public/Semi-Public Facilities³
- Public/Semi-Public Lands (Solid Waste Facility)
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- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Ramona 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:

Coordinate: NAD83 Feet

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DISCLAIMER: This map is a general information map and does not constitute a legal document. It is intended to provide a visual representation of the information contained in the County's General Plan. It is not intended to be used for legal purposes. For more information, please contact the County's Department of Planning and Land Use.

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

Source: County of San Diego, SANDAG
 File reference: \\landuse\planning\planning\alternatives\planning\corridor_2008_010a.mxd

PROPERTY SPECIFIC REQUEST

RM1

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

Notes:

- 1- Ramona Planning Group letter dated January 20, 2011
- 2- Based on Staff experience

Property Description

Property Owner:
Leonard Teyssier

Size:
89.31 acres
1 parcel

Location/Description:
Northeastern edge of community planning area off of Ladrado Lane, which is accessed by Black Mountain Road;
Outside the County Water Authority boundary.

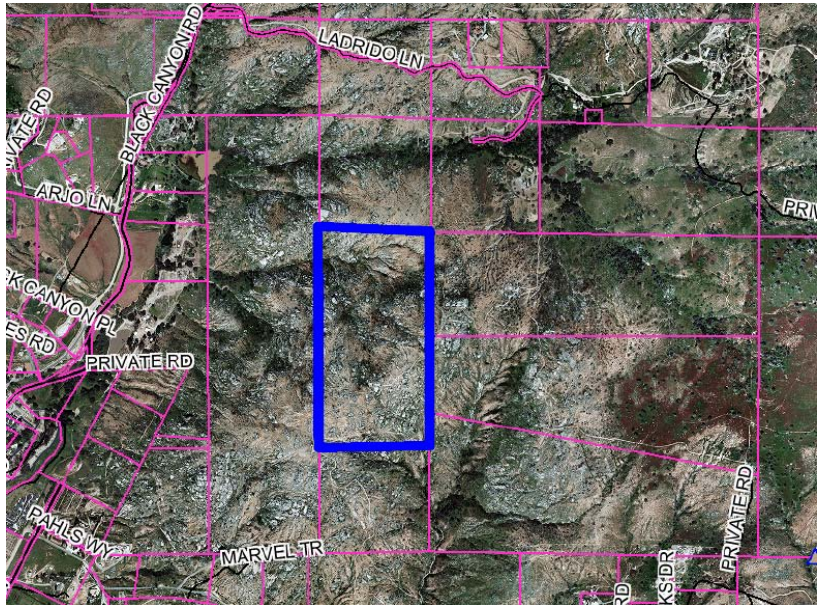
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

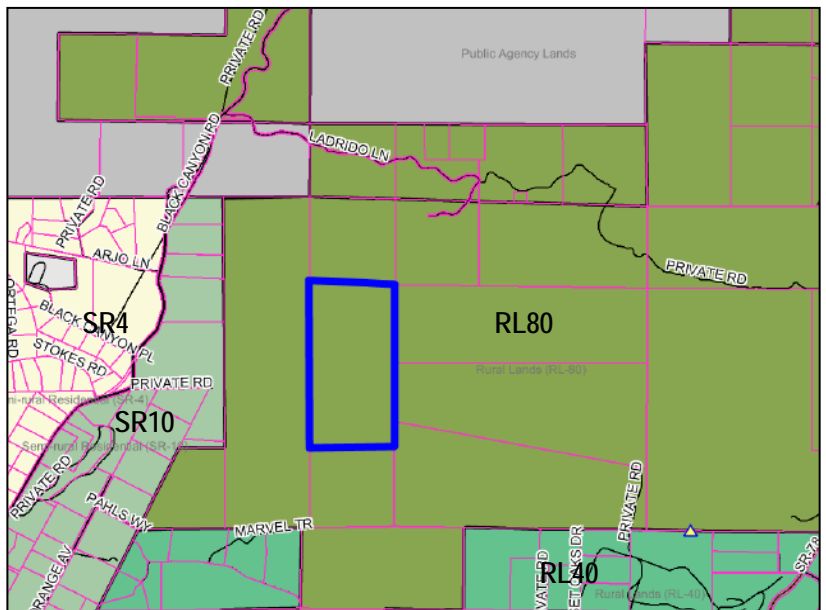
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/40 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A72, 40-acre minimum lot size	
Proposed — A72, 8-acre minimum lot size	



Aerial



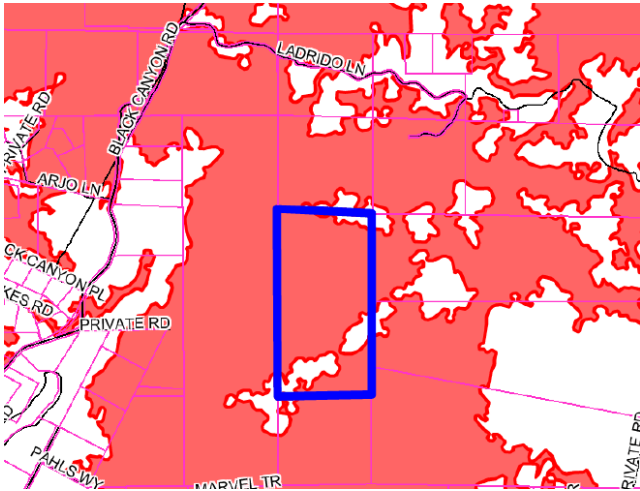
PC/Staff Recommendation

Discussion

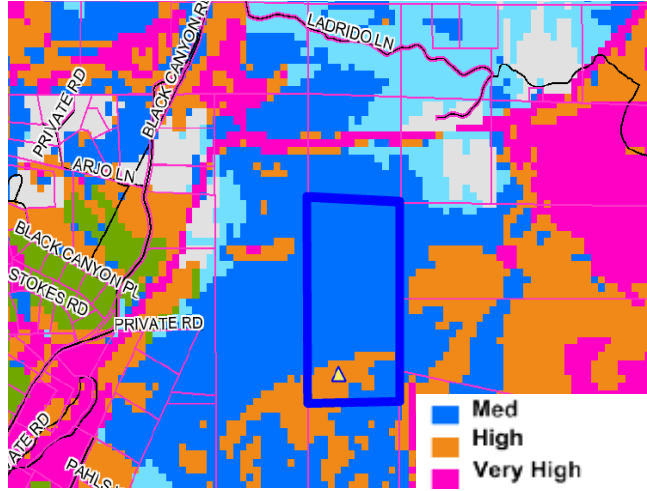
This property addressed during the 2004 Residential Referrals as part of a sweeping change where the Board of Supervisors directed staff not to apply the RL80 density or lower within the Ramona Community Planning Area on the Referral Map. The property is located outside of the County Water Authority and is within an Agricultural Preserve. The request for SR4 would be an increase over and above the density of the existing General Plan, and due to its location in Rural Lands would not be supported by the Community Development Model or consistent with adjacent properties. The property is nearly entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone.

PROPERTY SPECIFIC REQUEST

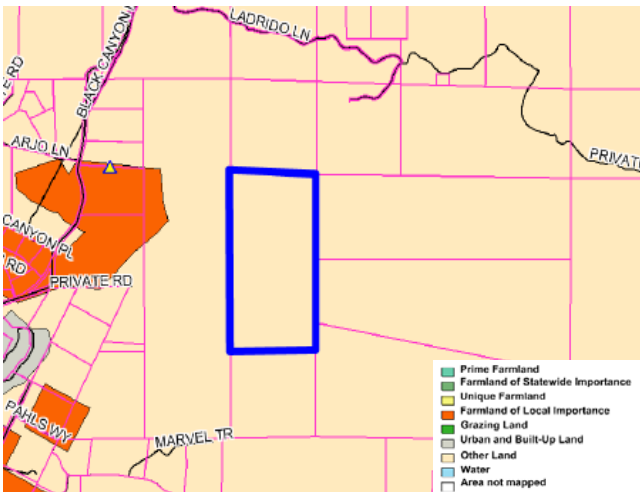
RM1 (cont.)



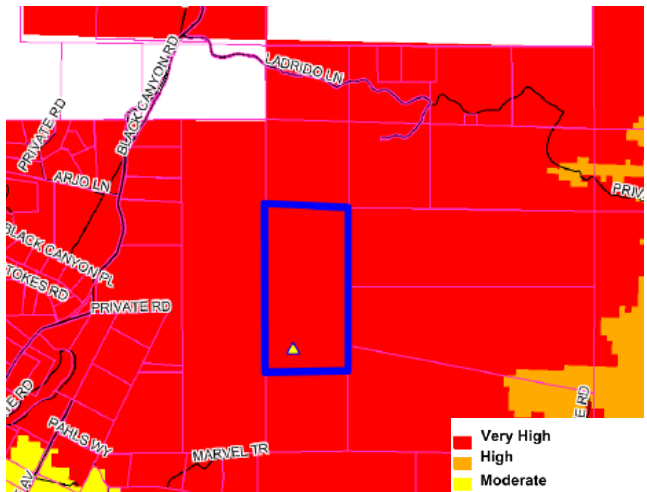
Steep Slope (Greater than 25%)



Habitat Evaluation model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

RM2 [2004 Referral #130]

Property Specific Request:

Change land use designation from SR10 to RL20

Requested by: Endangered Habitats League

Community Recommendation	SR10 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1 - Endangered Habitat League letter dated November 8, 2010 and Ramona Planning Group letter dated January 20, 2011
- 2 - Anticipate property owner will be opposed to lower densities.

Property Description

Property Owner:

Various Owners

Size:

602.3 acres
13 parcels

Location/Description:

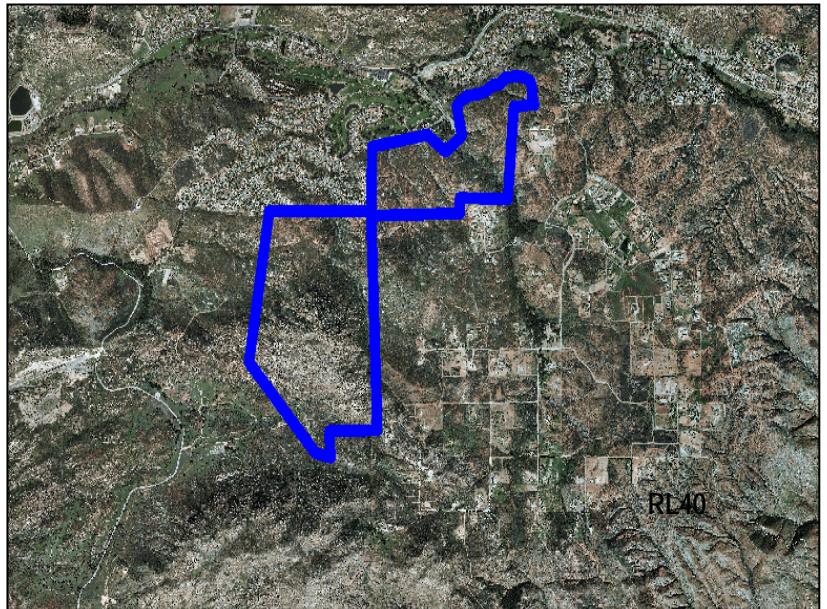
Southeastern edge of community planning area off of San Vicente Road, which is east of Barona Mesa and Wildcat Canyon Road. The site is outside of the County Water Authority.

Prevalence of Constraints (See following page):

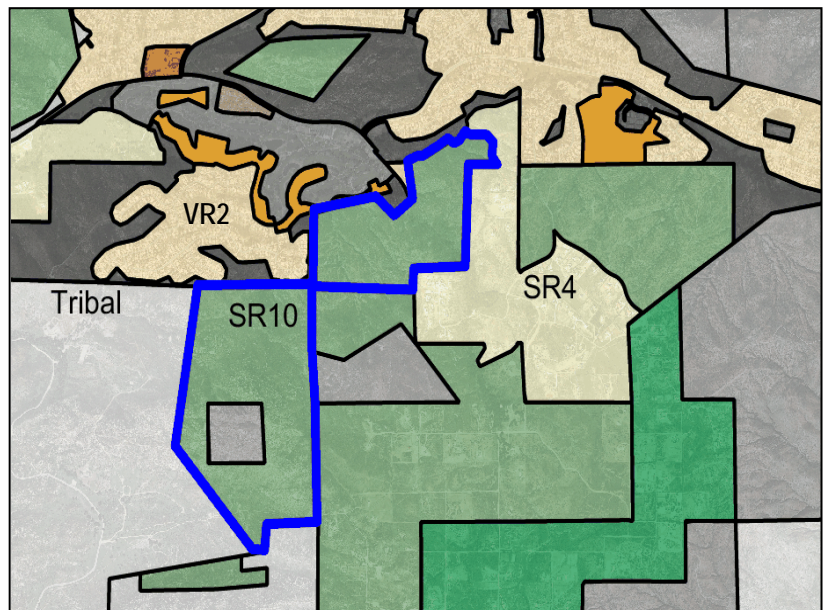
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	RL20
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 4-acre minimum lot size	
Proposed — RR, 0.5-acre minimum lot size	



Aerial



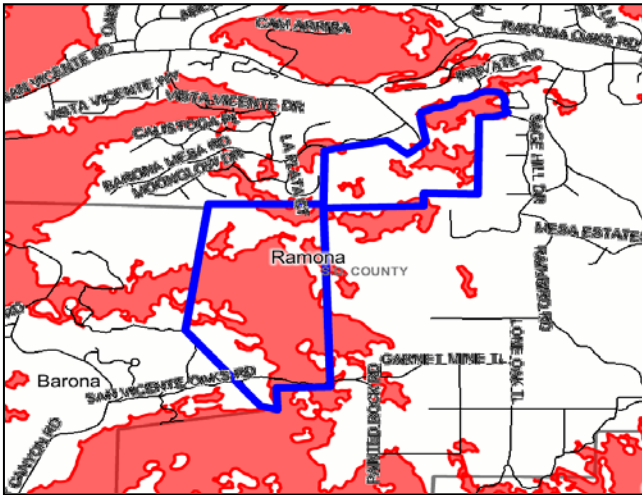
PC/Staff Recommendation

Discussion

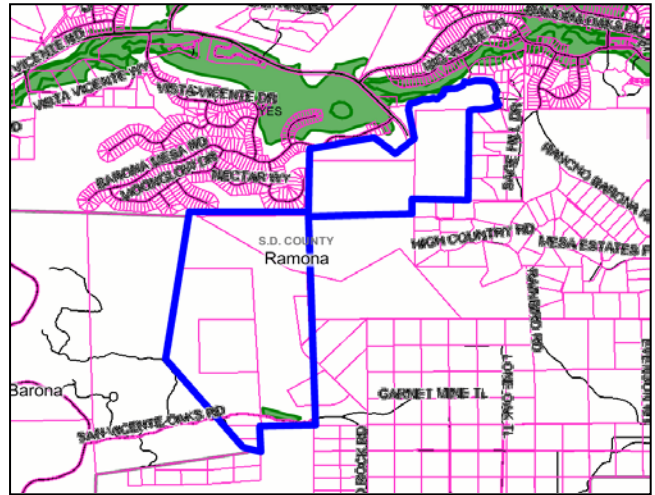
The property is located outside of the County Water Authority and is within the Very High Fire Hazard Severity Zone. It is adjacent to the Ramona Country Estates, which has Village Residential densities, so a Semi-Rural designation could be considered consistent with the Community Development Model. It was a Referral in 2004 (#130 Carol Leone), to designate the property as Semi-Rural 10 and the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. The property has high biological sensitivity and some steep slopes.

PROPERTY SPECIFIC REQUEST

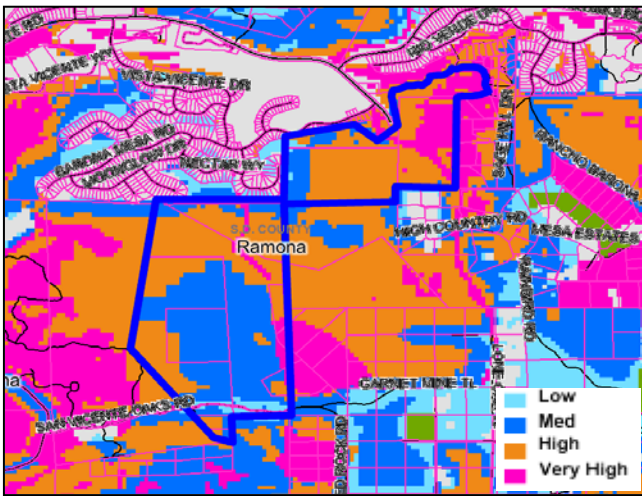
RM2 (cont.)



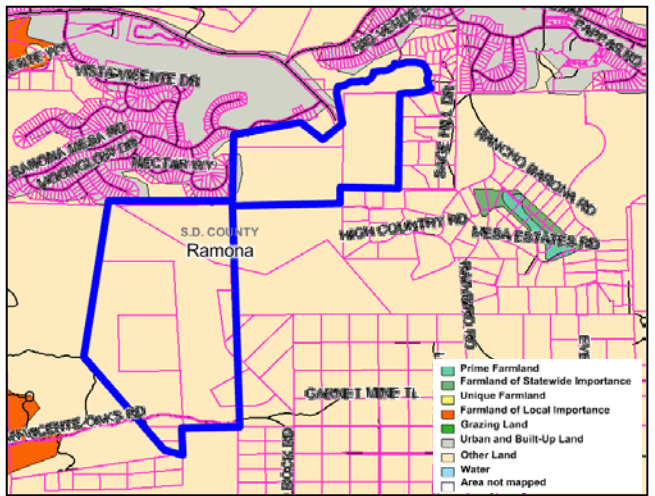
Steep Slope (Greater than 25%)



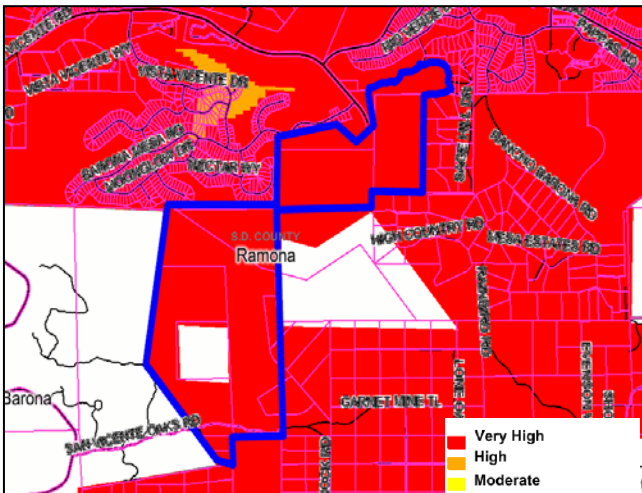
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

RAMONA

PROPERTY SPECIFIC REQUEST

RM5

Property Specific Request: Change land use designation from RL80 to RL40	
Requested by: William Schwartz	
Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1- Ramona Planning Group letter dated January 20, 2011
- 2- Based on Staff experience

Property Description

Property Owner:

E.A. Ranches

Size:

896.0 acres

16 parcels

Location/Description:

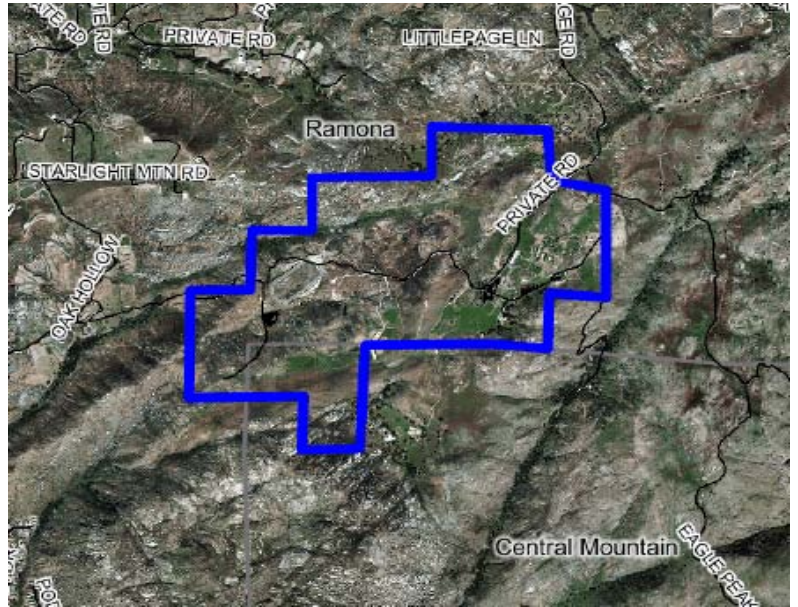
Northeastern edge of community planning area, with a small portion of property within the Central Mountain Subregional Plan area; Outside County Water Authority boundary.

Prevalence of Constraints (See following page):

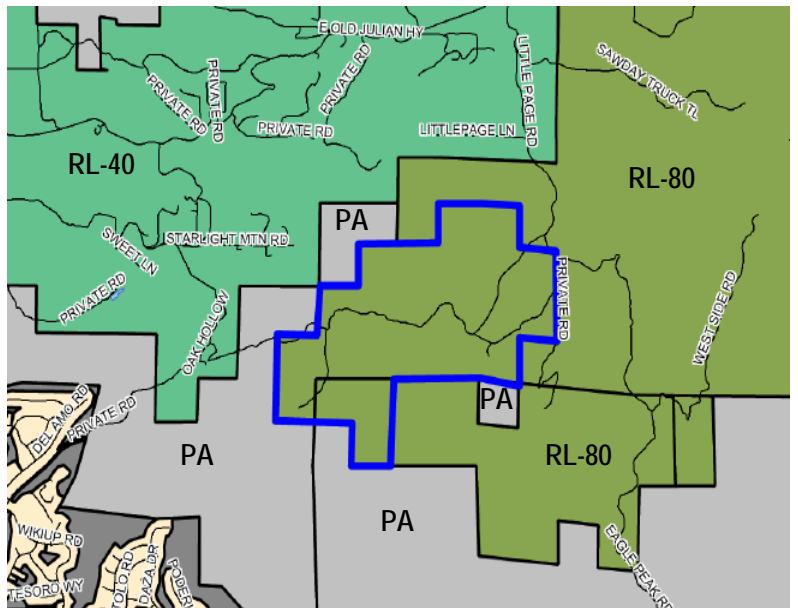
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/40 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A72, 40-acre minimum lot size (small portion of 20-acre minimum lot size)	
Proposed — A72, 8, 20-acre minimum lot sizes	



Aerial



PC/Staff Recommendation

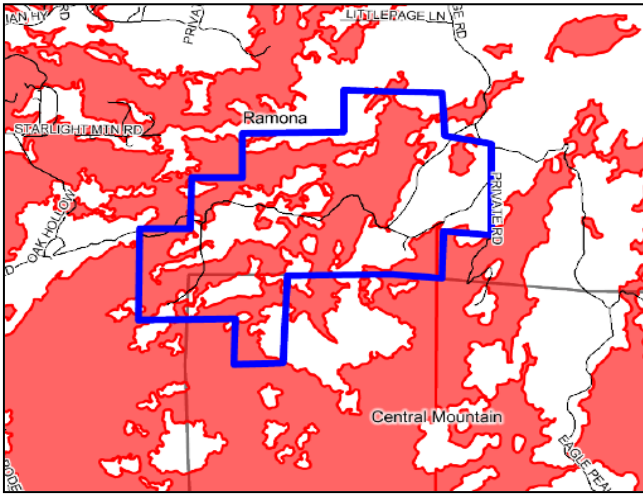
Discussion

The property is located outside of the County Water Authority boundary and within an Agricultural Preserve. It is remote, has very high biological value, steep slopes, and is within the Very High Fire Hazard Severity Zone. While the Draft General Plan designation reduces the density for the large holding, it also relaxes minimum lot sizes from 40 to 8 acres, which would allow a clustered subdivision to occur for the remaining development potential. In 2004, the Board of Supervisors directed staff not to assign densities lower than RL40 on the Referral Map for the community of Ramona.

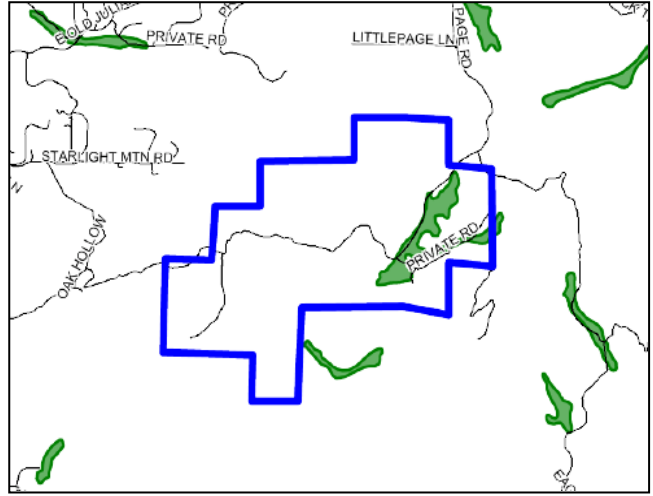
RAMONA

PROPERTY SPECIFIC REQUEST

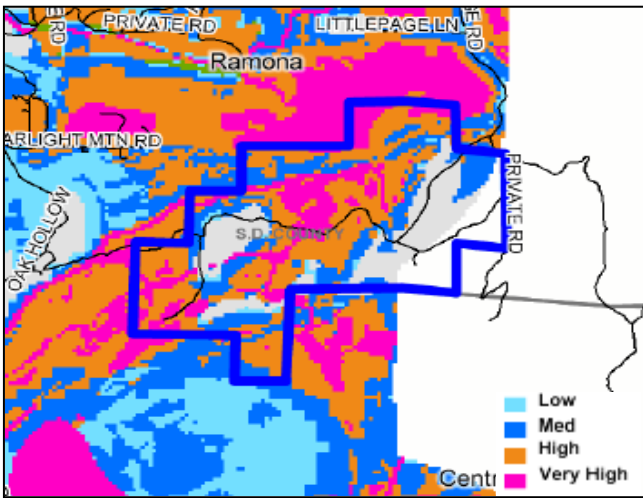
RM5 (cont.)



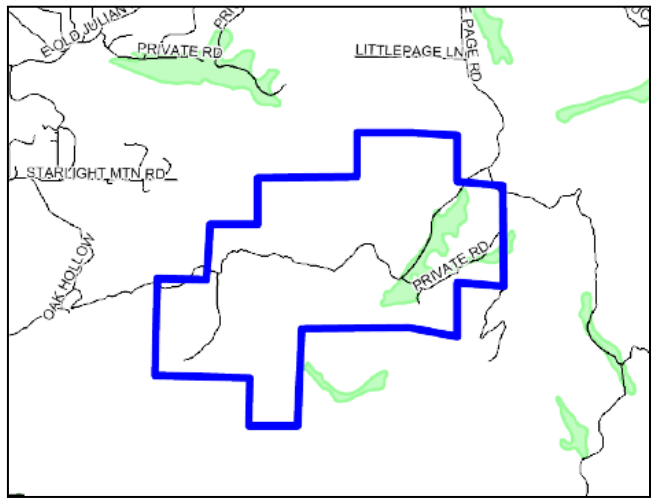
Steep Slope (Greater than 25%)



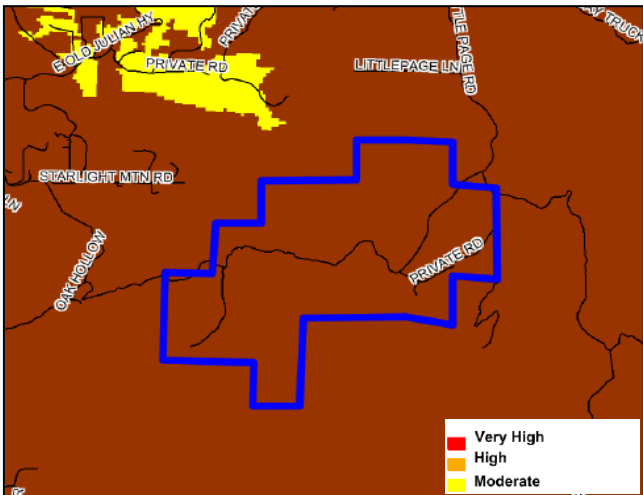
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

RAMONA

PROPERTY SPECIFIC REQUEST

RM7

Property Specific Request: Change land use designation from RL40 to SR10	
Requested by: Elizabeth Edwards	
Community Recommendation	RL40 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1- Ramona Planning Group letter dated January 20, 2011
- 2- Based on Staff experience

Property Description

Property Owner:
Elizabeth Edwards

Size:
64.7 acres
2 parcels

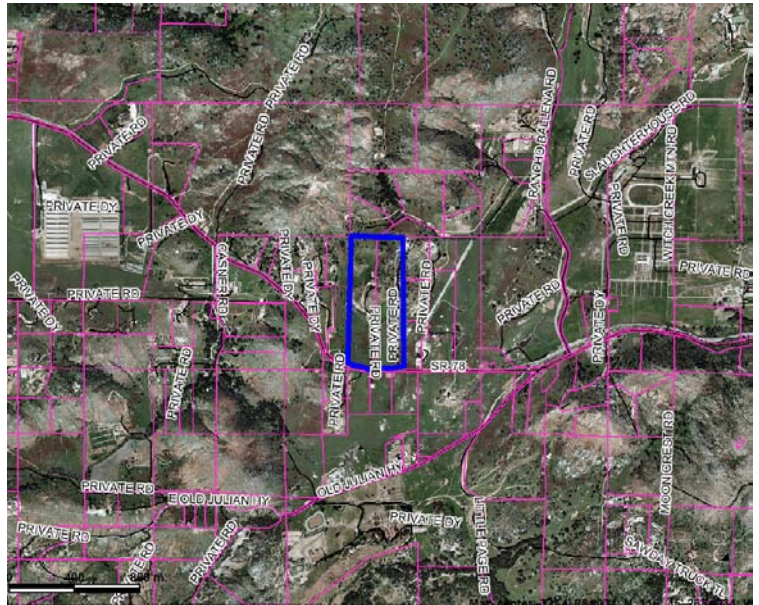
Location/Description:
Northeastern edge of community planning area adjacent to SR-78;
Outside of the County Water Authority boundary.

Prevalence of Constraints (See following page):

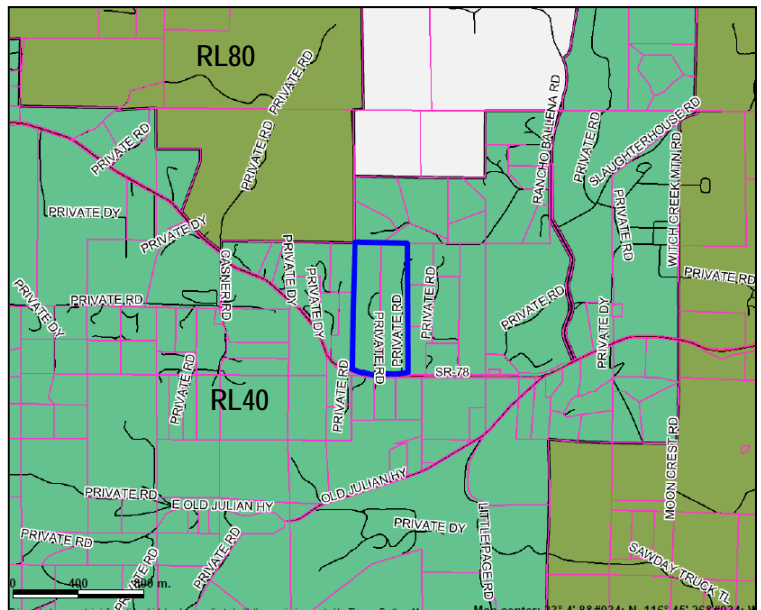
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/40 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	RL80
Environmentally Superior	
Zoning	
Existing — A72, 40-acre minimum lot size	
Proposed — A72, 8-acre minimum lot size	



Aerial



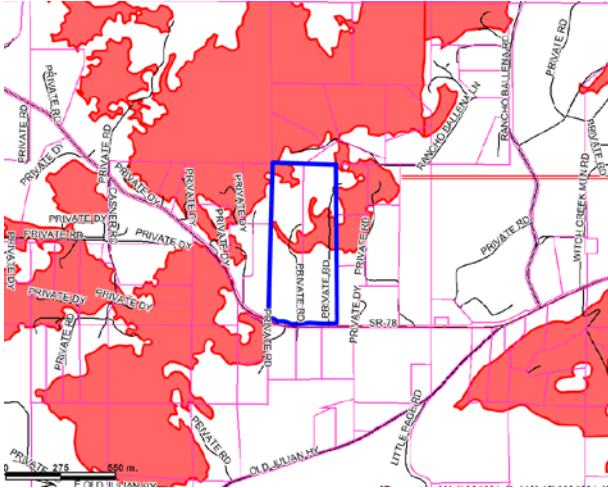
PC/Staff Recommendation

Discussion

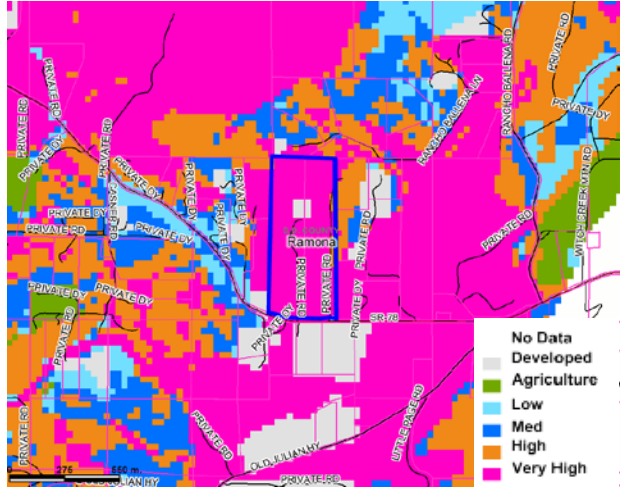
The property is located outside of the County Water Authority boundary and within an Agricultural Preserve. The request for a Semi-Rural 10 designation a higher density then any of the land use alternatives analyzed by the EIR, including the existing General Plan. The site is remote and is surrounded by other parcels with Rural Lands designations; therefore, a Semi-Rural 10 designation would result in a spot designation and not support the Community Development Model.

PROPERTY SPECIFIC REQUEST

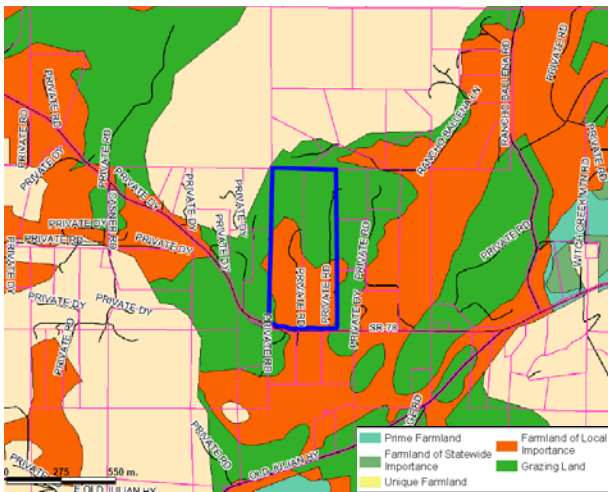
RM7 (cont.)



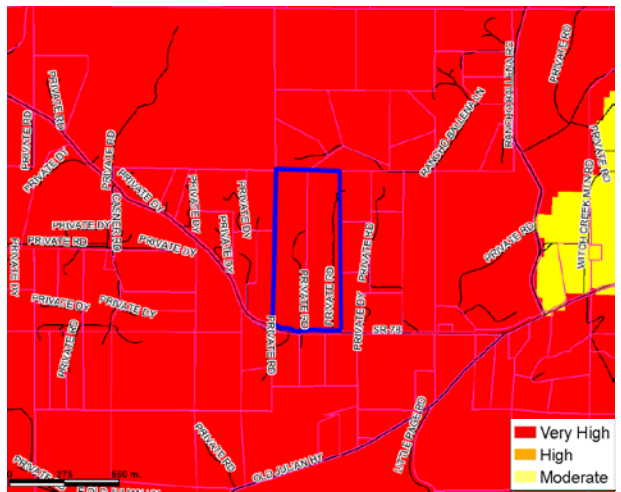
Step Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

RM15 [2004 Referral #135]

Property Specific Request: Change land use designation from RL40 to SR4	
Requested by: Leonard & Carl Teyssier	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1 - Based on Ramona Planning Group recommending approval of subdivision with 8 acre lots (TM 5194) and Ramona Planning Group letter dated January 20, 2011
- 2 - Based on staff's experience

Property Description

Property Owner:

Leonard & Carl Teyssier

Size:

257.2 acres

9 parcels

Location/Description:

Northern edge of community planning area south of SR-78. The site is outside of the County Water Authority.

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

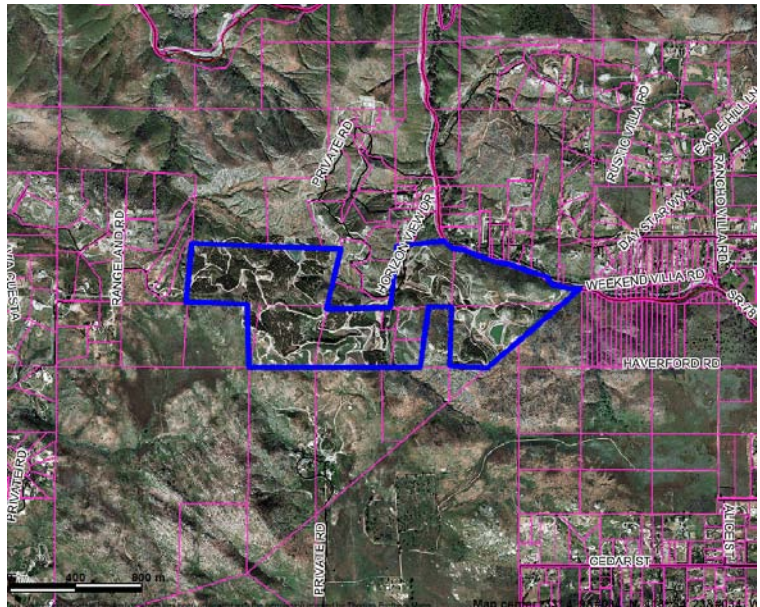
Land Use

General Plan

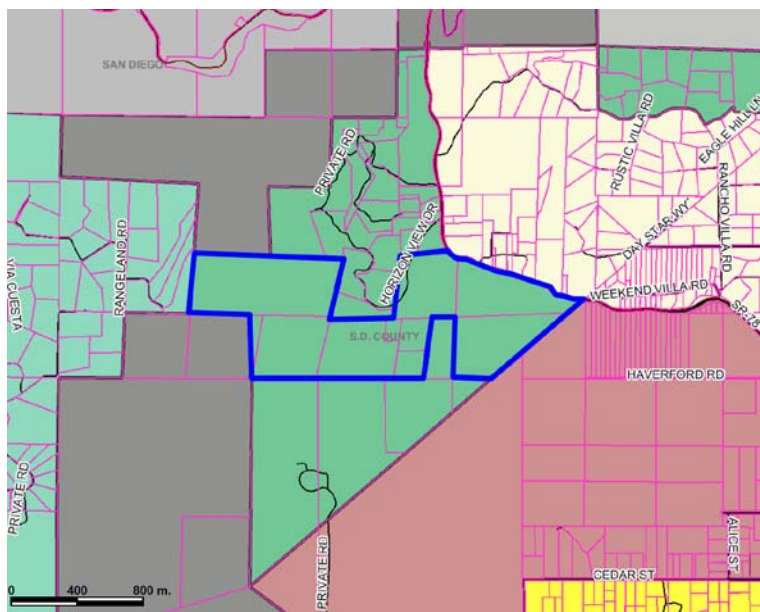
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A70 & S88, 8-acre minimum lot size
Proposed — A70 & S88, 8-acre minimum lot size



Aerial



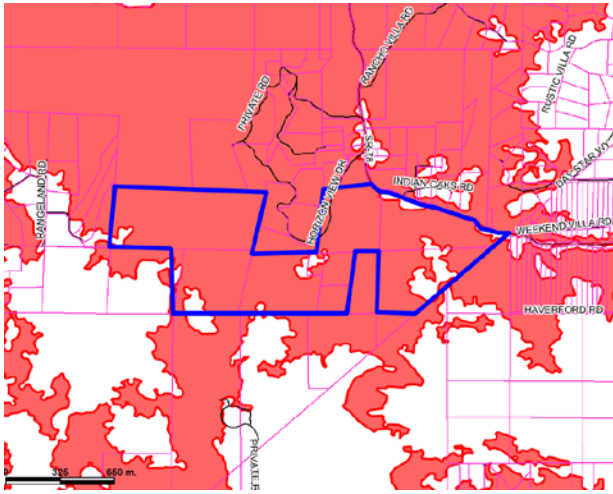
PC/Staff Recommendation

Discussion

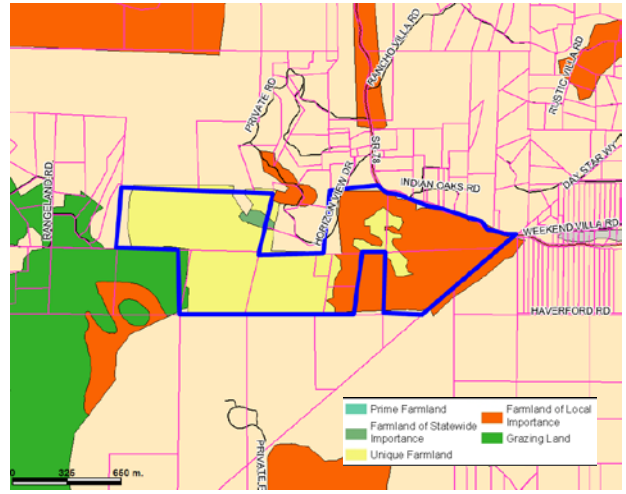
This property was part of a 2004 Residential Referral; however, the Board of Supervisors did not provide any specific direction for staff for the Referral Map. The property is located outside of the County Water Authority, adjacent to the recently approved Montecito Ranch Specific Plan Development. The project has an approved Tentative Map 5194, Horizon View Estates. The Final Map is not yet completed, and if the TM expires the yield of 36 lots will not be able to be achieved under the proposed General Plan Update Density. An SR4 designation is required to accommodate the TM. This change alone would not be a spot designation because of the SR4 proposed across SR-78, however, it could also be added to the single triangular parcel to the west and some parcels to the north, which would not have additional subdivision potential with the change.

PROPERTY SPECIFIC REQUEST

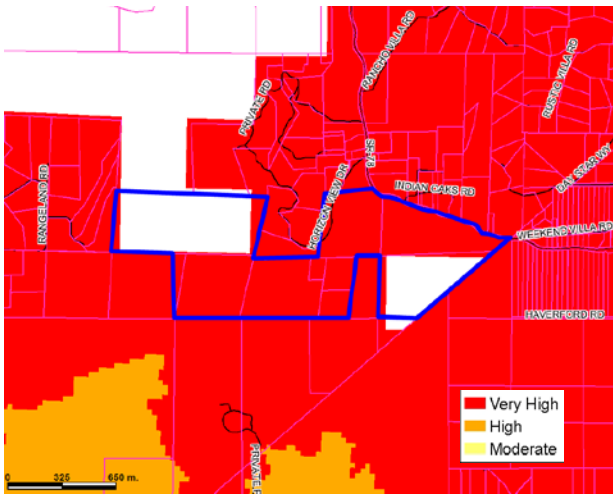
RM15 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

RM16

Property Specific Request:

Change land use designation from RL40 to SR10

Requested by: Greg Hagart, Gildred Companies

Community Recommendation	SR10 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

1- Ramona Planning Group letter dated January 20, 2011

2- Based on Staff experience

Property Description

Property Owner:

Greg Hagart, Gildred Companies

Size:

53.11 acres

1 parcel

Location/Description:

Northwestern edge of community planning area off of Highland Valley Road;

Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

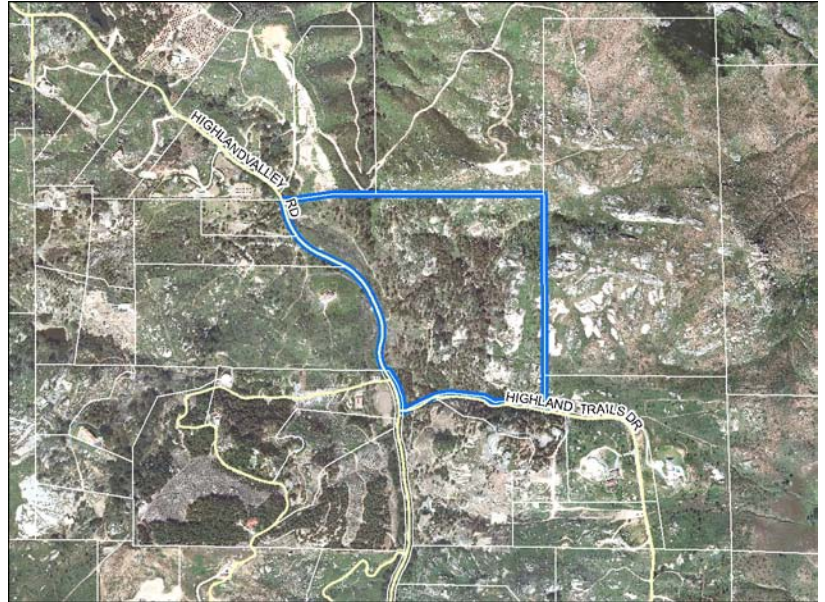
General Plan

Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL20/RL40
Referral	RL20/RL40
Hybrid	RL20/RL40
Draft Land Use	
Environmentally Superior	

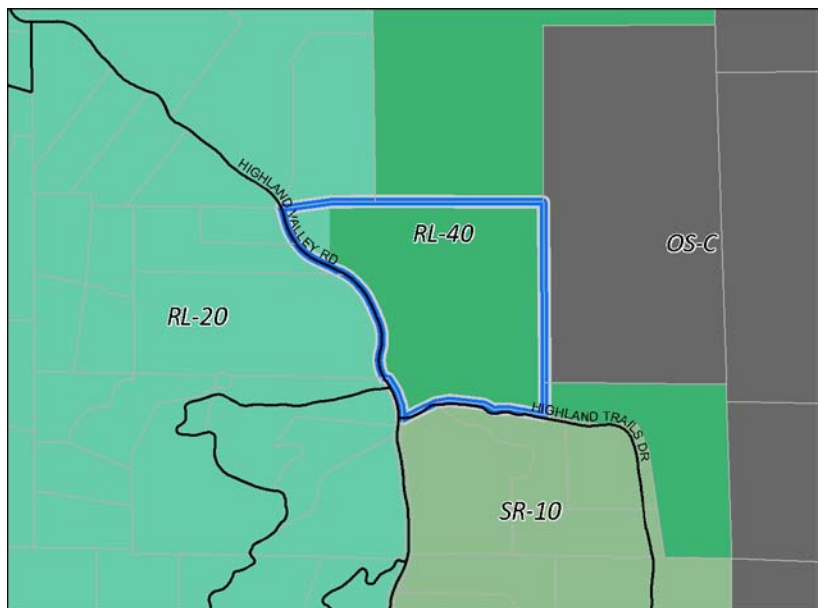
Zoning

Existing — A72, 8 & 10-acre minimum lot sizes

Proposed — A72, 8 & 10-acre minimum lot sizes



Aerial



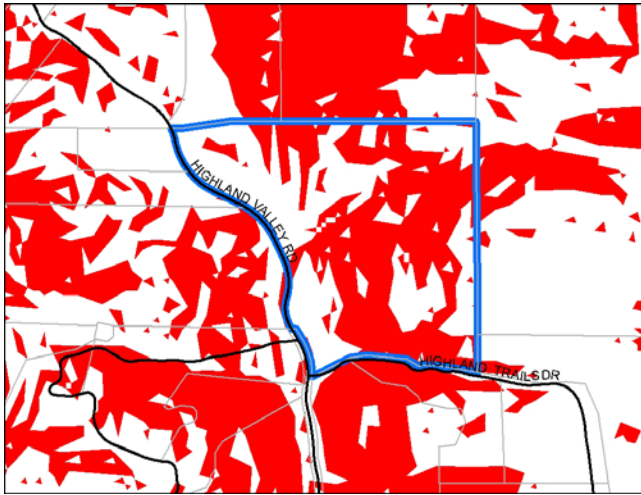
PC/Staff Recommendation

Discussion

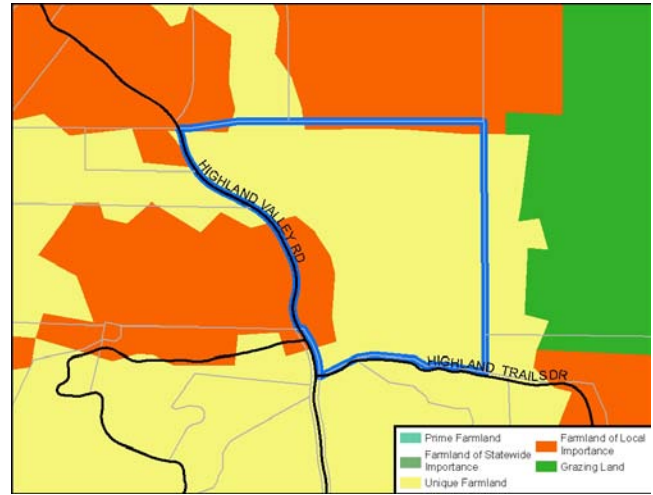
This is the remaining piece of the Gildred Trexon Specific Plan property, the rest of which have been purchased by the County of San Diego for Open Space. The property is located on Highland Valley Road, north of the Ramona Airport and on the western portion of the Ramona Grasslands.

PROPERTY SPECIFIC REQUEST

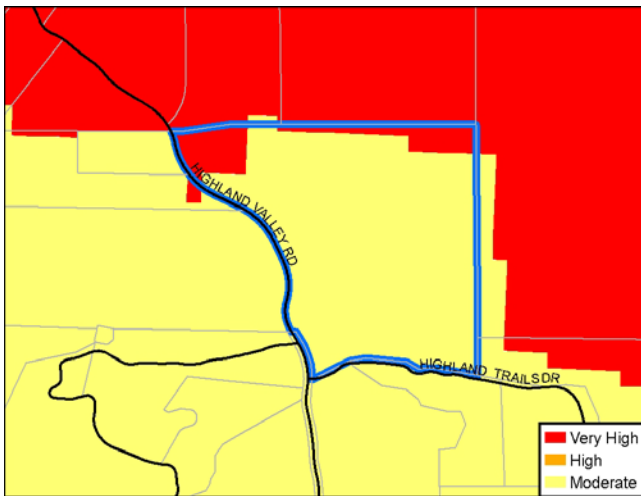
RM16 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

RAMONA

PROPERTY SPECIFIC REQUEST

RM17

Property Specific Request:

Change land use designation from VR2 to VR15

Requested by: Melita Blaha

Community Recommendation	VR2 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1- Ramona Planning Group letter dated January 20, 2011
 2- Based on Staff experience

Property Description

Property Owner:

Melita Blaha

Size:

2 acres
 1 parcel

Location/Description:

Central portion of community planning area off of Main Street (Hwy 67);
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

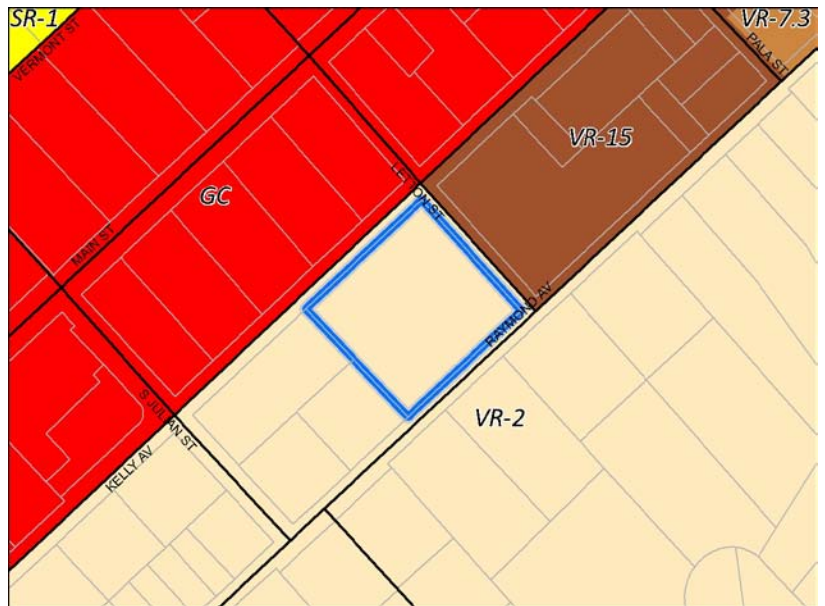
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	2 du/ac
PC / Staff Recommendation	VR2
Referral	VR15
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RR2, 0.5-acre minimum lot sizes	
Proposed — RR, 6,000 square foot minimum lot size	



Aerial



PC/Staff Recommendation

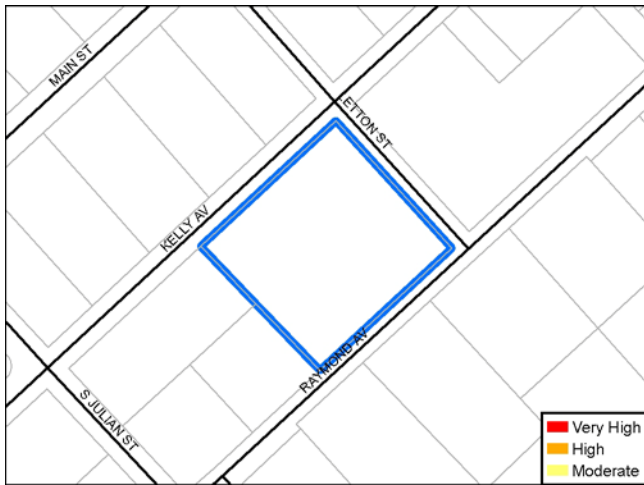
Discussion

This property was designated Village Residential 15 on all of the General Plan Update alternatives, along with a larger strip of property along Raymond Avenue.. During the Zoning Ordinance Consistency Review this area was looked at by the Planning Commission, who recommended staff change recommendations on this property and notify the property owners who may not be aware of the change. Ms. Blaha voiced opposition at the time to the reduction. While the site does not have FEMA Floodplains on it, there is known flooding concerns nearby, and in the Draft Ramona Drainage Facilities Master Plan there are two projects that are listed for improvements.

The site is located adjacent to Commercial property along Main Street, with Village Residential proposed to the northeast and half acre lots to the south and southwest.

PROPERTY SPECIFIC REQUEST

RM17 (cont.)



RAMONA

PROPERTY SPECIFIC REQUEST

RM18

Property Specific Request:

Change land use designation from SR10/RL40 to SR4

Requested by: 805 Properties, Cumming Ranch

Community Recommendation	SR2/SR10 /RL40 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Moderate

Notes:

- 1- Ramona Planning Group letter dated January 20, 2011
2- Based on Staff experience

Property Description

Property Owner:

805 Properties, Cumming Ranch

Size:

620
9 parcels

Location/Description:

Western portion of community planning area off of Highland Valley Road just north of Main Street (State Route 67).

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

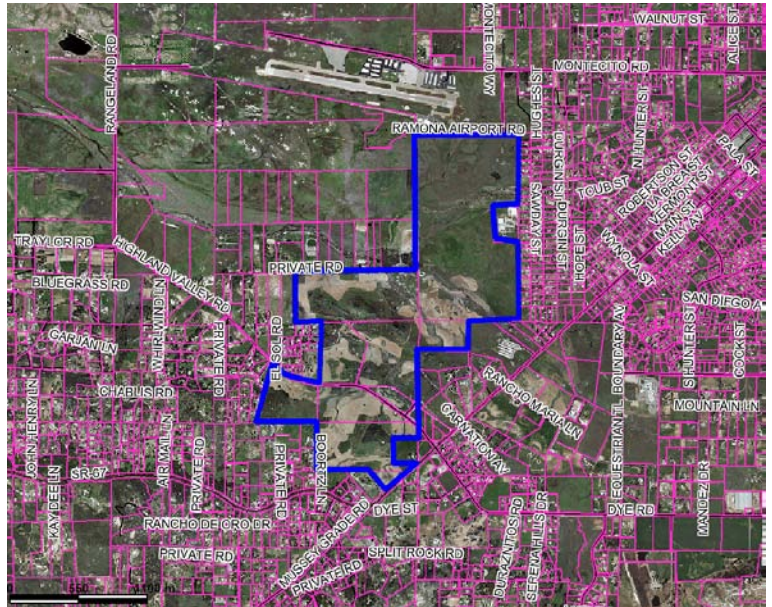
Land Use

General Plan

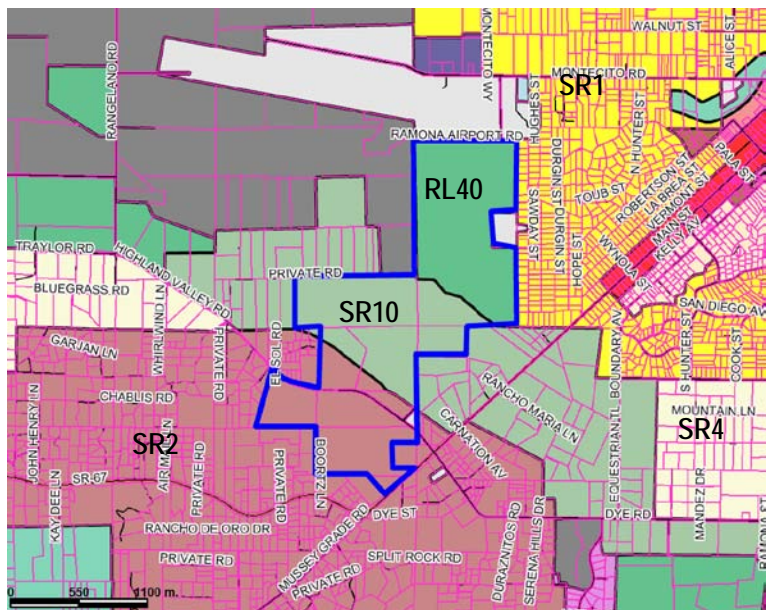
Scenario	Designation
Existing General Plan	(21) SPA
PC / Staff Recommendation	SR2/SR10/RL40
Referral	SR2/SR10/RL40
Hybrid	
Draft Land Use	RL20/RL40
Environmentally Superior	

Zoning

Existing — S88, No minimum lot size
Proposed — S88, 2-acre minimum lot size



Aerial



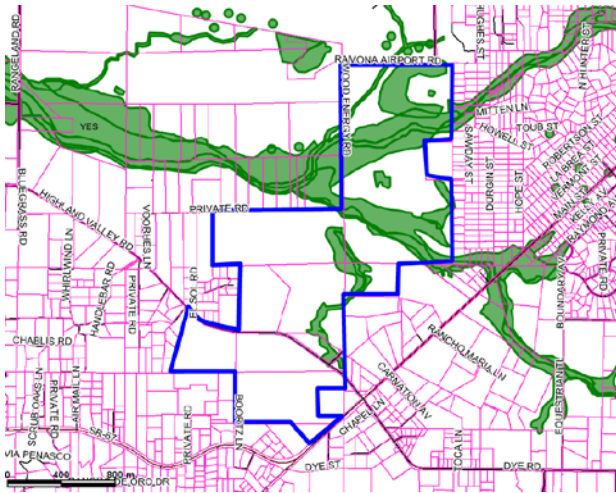
PC/Staff Recommendation

Discussion

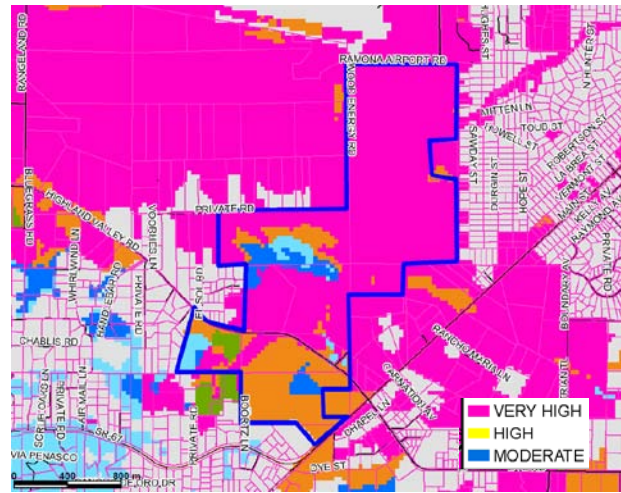
The project site is currently a project that is in process, the Cumming Ranch Specific Plan. The project has coordinated with General Plan Update Staff, who in February presented revisions to the Land Use Map to the Planning Commission to accommodate the Cumming Ranch Project. The designations as applied demonstrate that the project is locating the development closer to Highland Valley Road, and away from the sensitive grasslands. The current request by the property owners is not consistent with those revisions, and instead requests to designate the entire site as Semi-Rural 4, which does not recognize that the project is siting the development on parcels smaller than four acres closer to the road and preserving the remainder sensitive habitat areas as open space.

PROPERTY SPECIFIC REQUEST

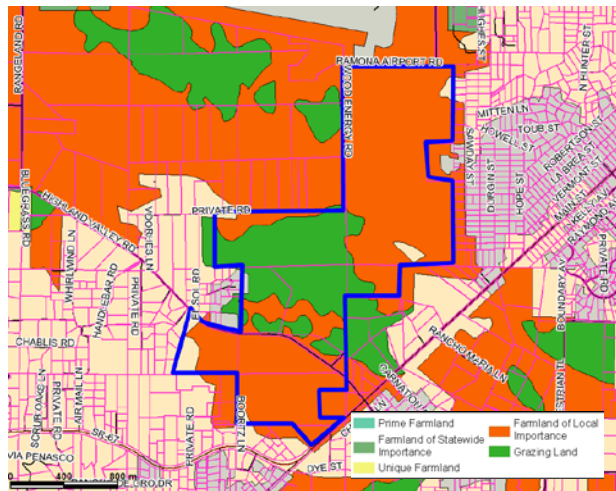
RM18 (cont.)



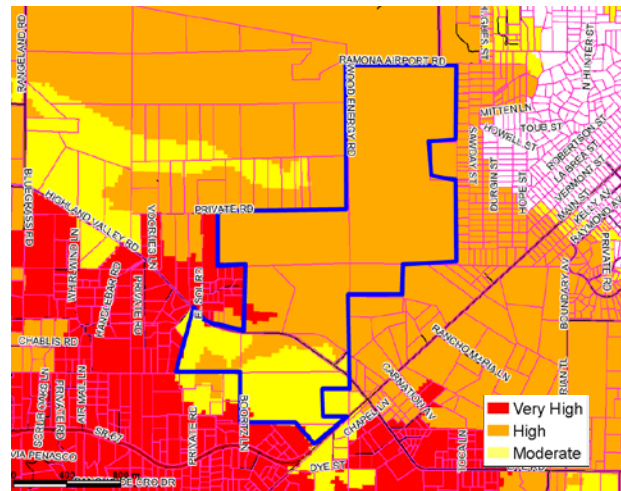
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

RM19 [2004 Referral #140]

Property Specific Request:

Change land use designation from RL80 to RL40

Requested by: Ken Wood, Ramona Ridge Estates

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

Notes:

1- Ramona Planning Group letter dated January 20, 2011

2- Based on Staff experience

Property Description

Property Owner:

Ken Wood, Ramona Ridge Estates

Size:

219.35 acres

1 parcel

Location/Description:

Northeastern portion of community planning area

off of SR 78, west of Old Julian Highway;

Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

○ Floodplain

◐ Wetlands

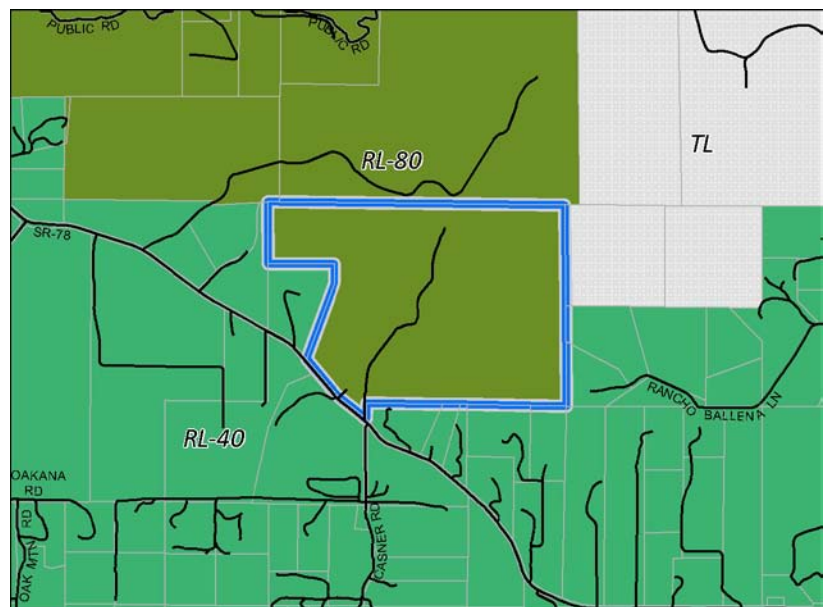
● Habitat Value

◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial



PC/Staff Recommendation

Land Use

General Plan

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

Zoning

Existing — A72, 40-acre minimum lot size

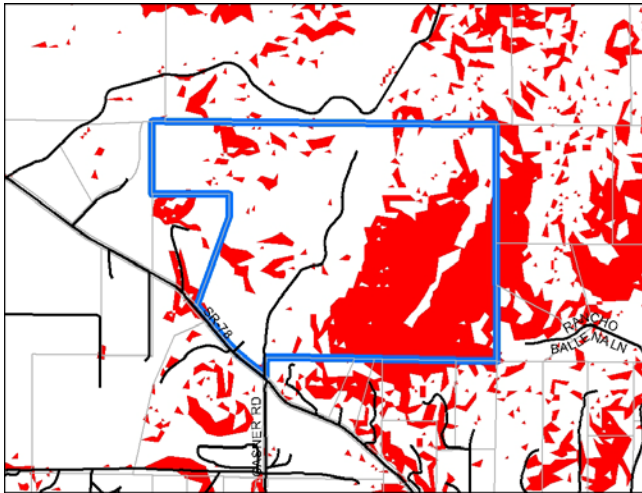
Proposed — A72, 8-acre minimum lot size

Discussion

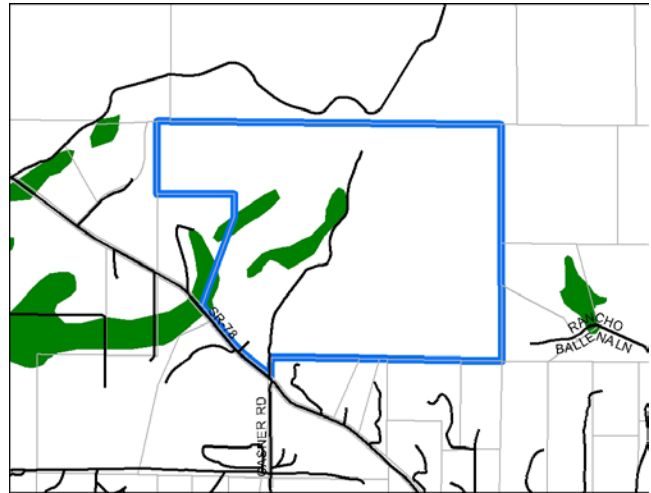
This property is a 2004 Residential Referral where the Board of Supervisors directed staff not to apply densities lower than RL40 on the Referral Map in the community of Ramona. The property is located outside of the County Water Authority within an Agricultural Preserve. It has very high habitat value, and is located in the Very high Fire Hazard Severity Zone. The requested Rural Lands 40 designation would be equivalent to the existing General Plan, as well as the Referral Map.

PROPERTY SPECIFIC REQUEST

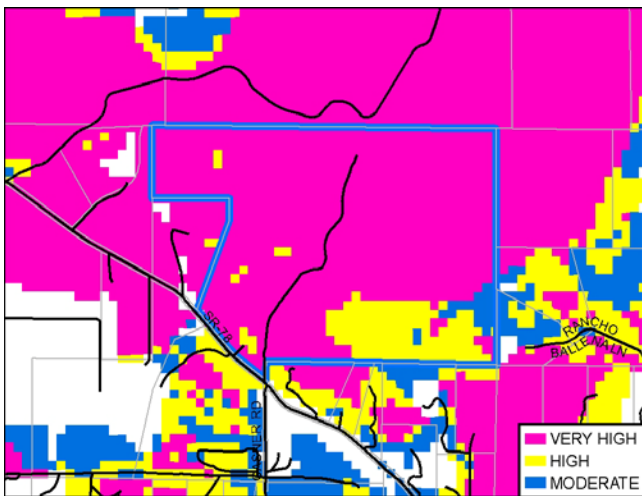
RM19 (cont.)



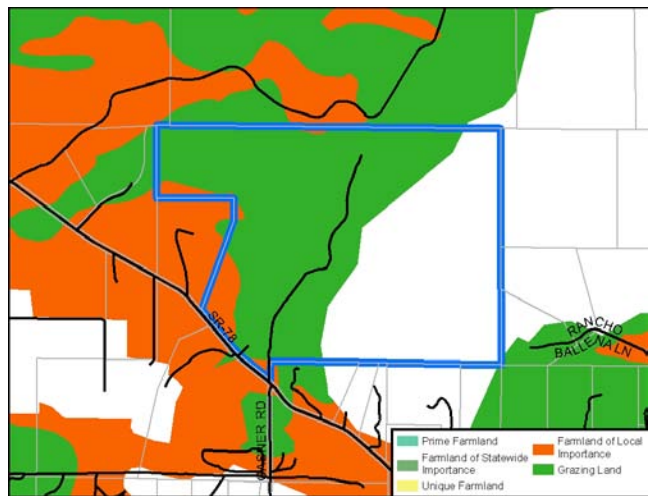
Steep Slope (Greater than 25%)



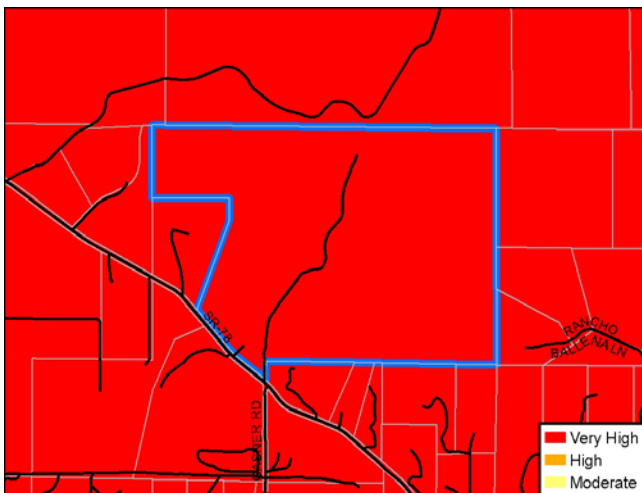
Wetlands



Habitat Value



Agricultural Lands



Fire Hazard Severity Zones

RAMONA

PROPERTY SPECIFIC REQUEST

RM20

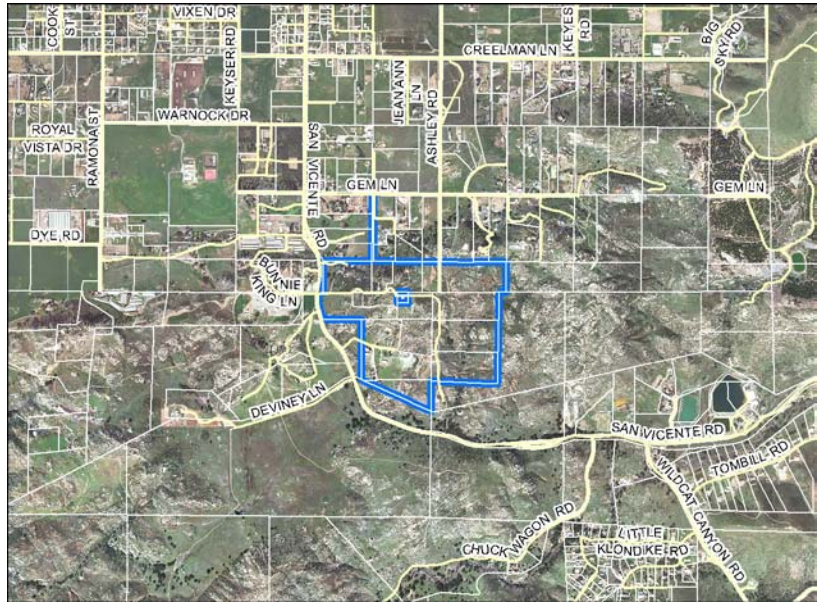
Property Specific Request: Change land use designation from SR10 to SR4	
Requested by: Ramona Community Planning Group, Bunny King Lane Area	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

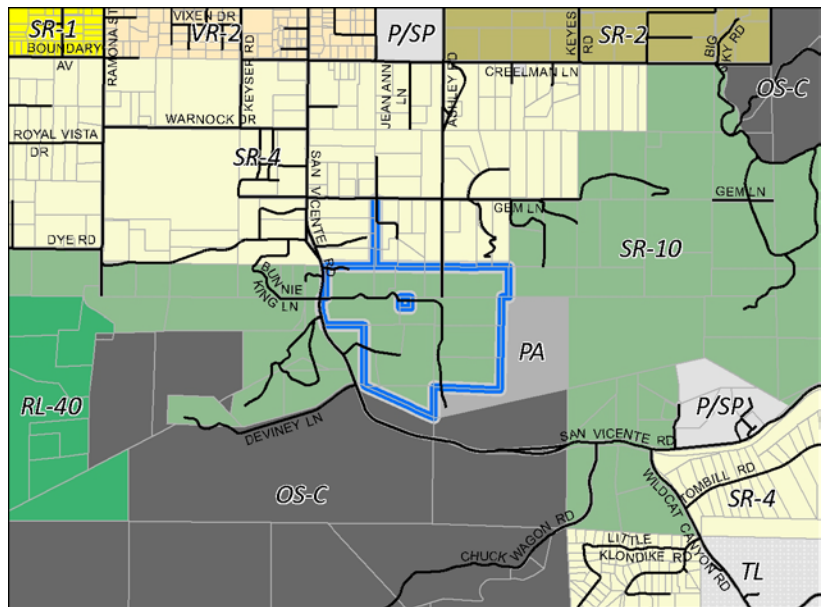
- 1- Ramona Planning Group letter dated January 20, 2011
- 2- Based on Staff experience

Property Description	
Property Owner: Various Property Owners	
Size: 175.33 acres 14 parcels	
Location/Description: Central portion of community planning area off of Ashley Road, north of San Vicente Road; Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A70 & S88, 4-acre minimum lot size	
Proposed — A70 & S88, 4-acre minimum lot size	



Aerial



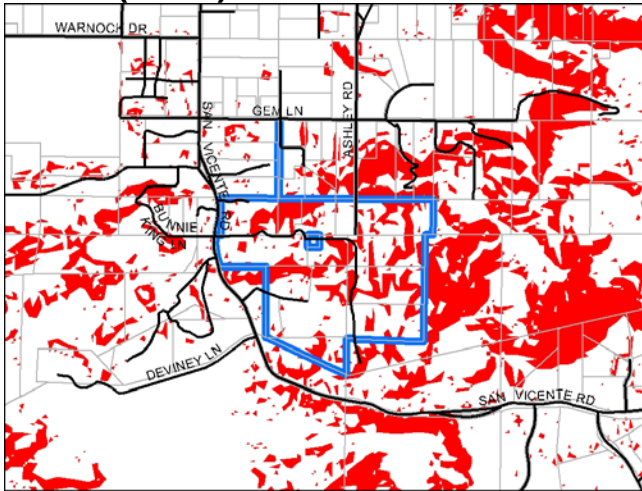
PC/Staff Recommendation

Discussion

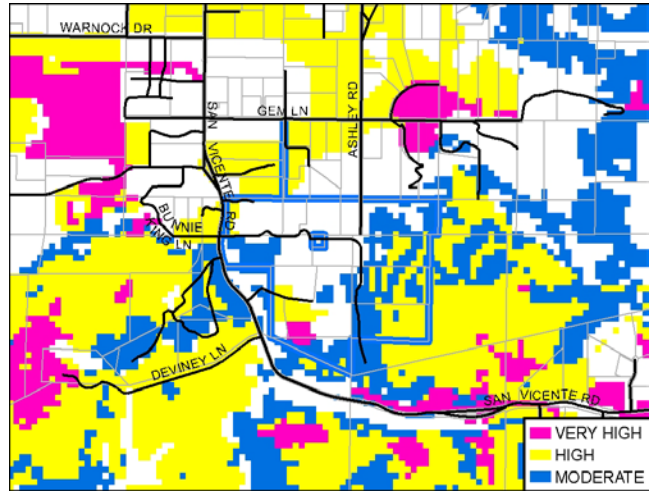
This area is located north of the Barnett Ranch Wildlife Corridor and along San Vicente Road. The area is designated Semi-Rural 10 on the General Plan Update Alternatives, and has been designated so since 2002. However it is documented that the Ramona Community Planning Group both in 2002 and in recent motions supports the designation of Semi-Rural 4 on the property.

PROPERTY SPECIFIC REQUEST

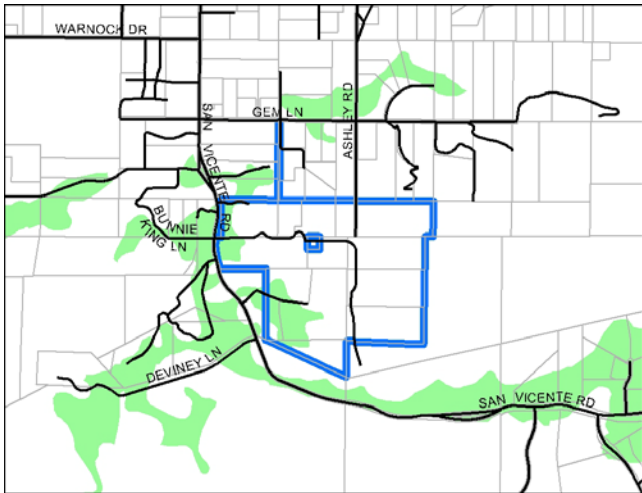
RM20 (cont.)



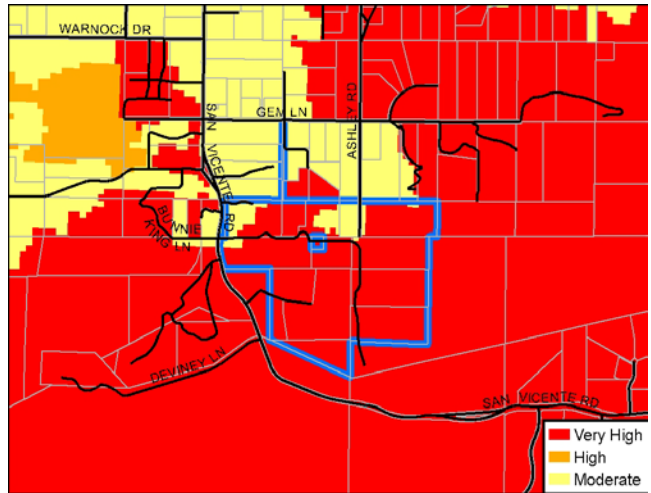
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

RM21

Property Specific Request: Change land use Designation from SR10 to SR4	
Requested by: Eban and Debra Hogervorst	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

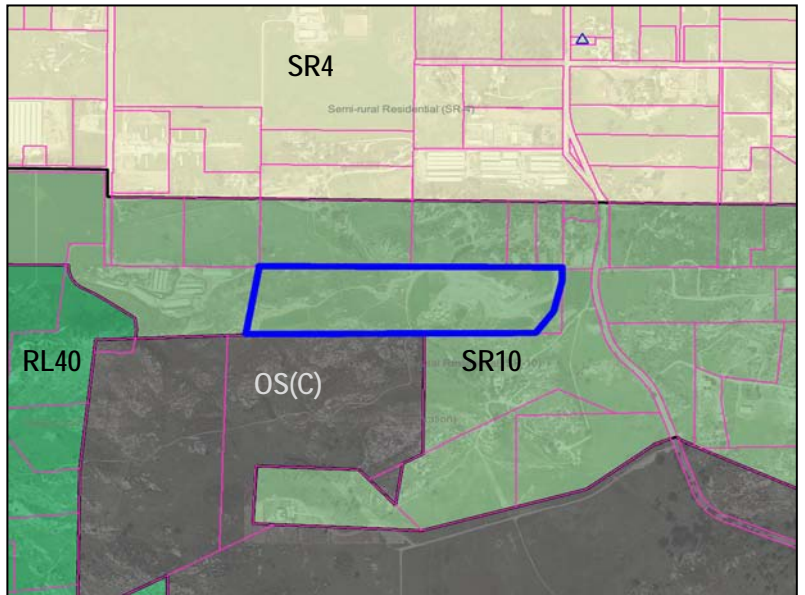
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Eban and Debra Hogervorst	
<u>Size:</u> 32.2 acres 1 parcel	
<u>Location/Description:</u> 270 feet to the west of San Vicente Road via Bunnie King Lane Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
General Plan	
Scenario	Designation
Existing General Plan	1 du/ 10 ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A72, 10-acre minimum lot size	
Proposed — Same as existing	



Aerial



RPC/Staff Recommendation

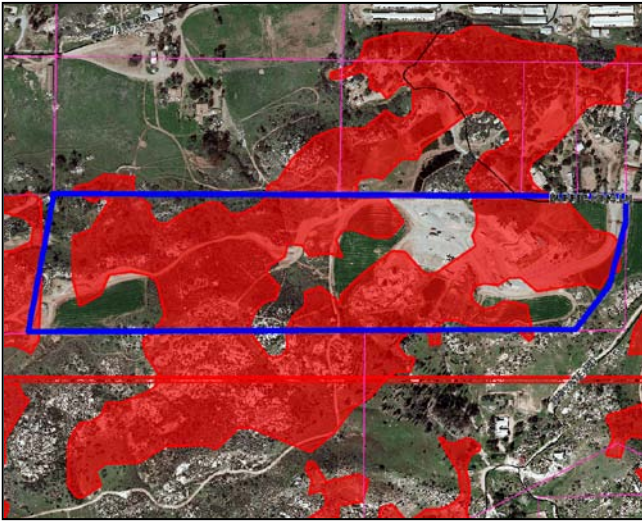
Discussion

This request is for an increase in density over the existing General Plan from one dwelling unit per ten to one dwelling unit per four acres. The property is located north of the Barnett Ranch Wildlife Corridor and to the east of San Vicente Road. The request to designate the property as SR4 would be a spot designation that is more intensive than any of the alternatives of the General Plan Update EIR. The resulting redesignation of other properties to address the spot designation would likely result in additional development that would need to be analyzed in the EIR and would likely require recirculation of the EIR. The request is close, but not adjacent to referral RM20, which covers properties on the eastern side of San Vicente Road.

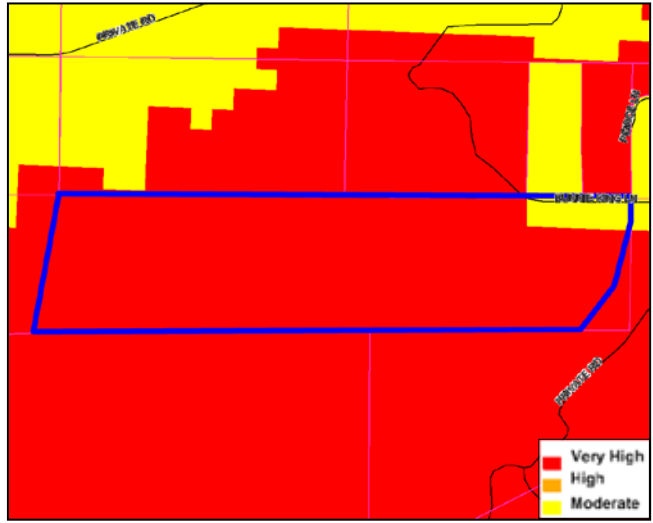
RAMONA

PROPERTY SPECIFIC REQUEST

RM21 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

RAMONA

PROPERTY SPECIFIC REQUEST

RM22

Property Specific Request: Change land use designation from RL80 to RL40	
Requested by: Jeanine Hawkins	
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

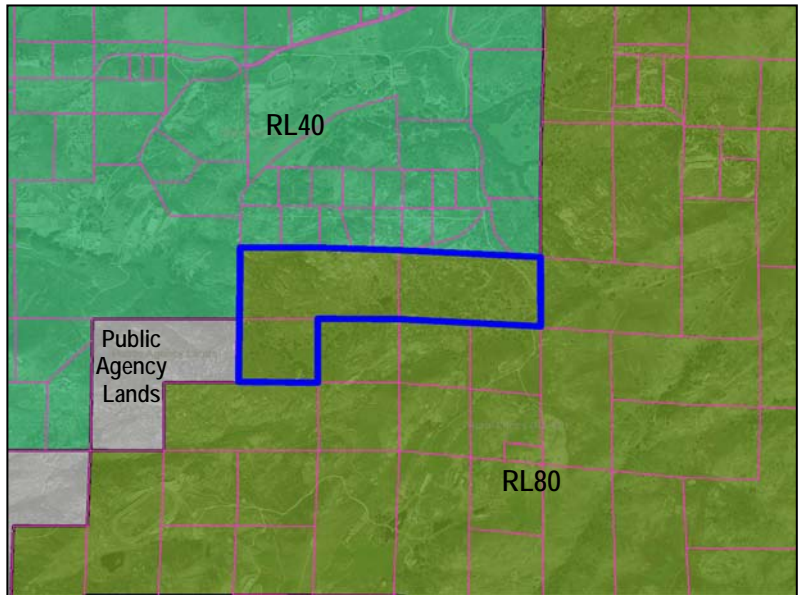
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Jeanine Hawkins	
<u>Size:</u> 200.0 acres 3 parcels	
<u>Location/Description:</u> One mile south of Old Julian Highway via Little Page Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones 	

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



Aerial



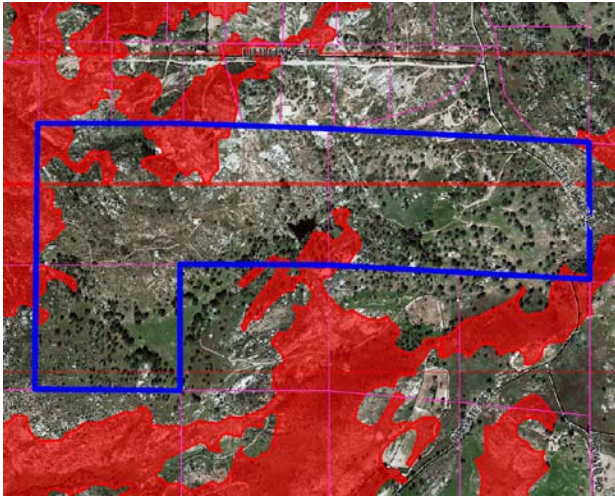
PC/Staff Recommendation

Discussion

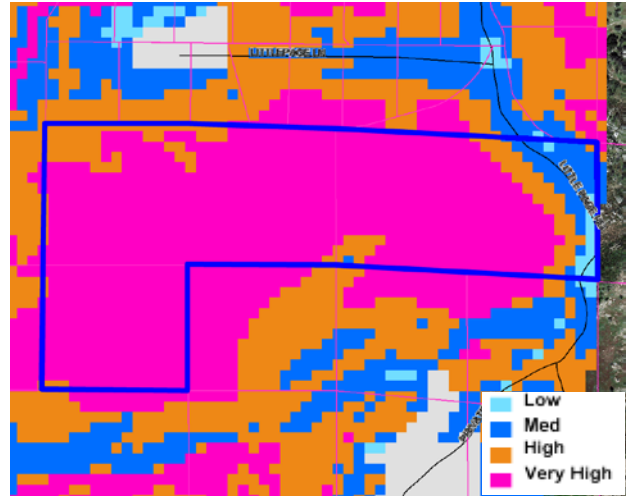
Property request consists of three parcels in a holding of 200 acres on the eastern side of the Ramona Planning Area. It is adjacent to the RM5 referral, which is also a request to change the land use designation to Rural Lands 40. Like RM5, it is remote, has very high biological value and is within the Very High Fire Hazard Severity Zone. The additional development in this remote, constrained area would not support the Community Development Model or Guiding Principle #9.

PROPERTY SPECIFIC REQUEST

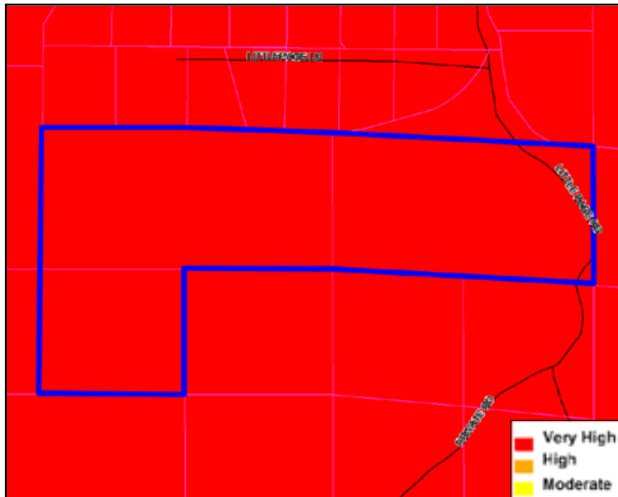
RM22 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

RAMONA