

**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/planning/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>
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- Rural Commercial<sup>3</sup>
- Limited Impact Industrial<sup>3</sup>
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- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay

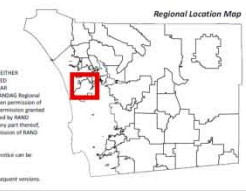
**NOTES:**

- 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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 Copyright 2009 SANDAG. All Rights Reserved. Full text of this legal notice can be found at: [http://www.sandag.org/legal\\_notice.htm](http://www.sandag.org/legal_notice.htm)  
 This is a draft map and should be obtained upon completion of subsequent versions.



Source: County of San Diego, SANDAG, SANDAG  
 File reference: \\land\gis\update\_map\planning\alternatives\planning\corridor\_vic\_2008\_01a.mxd

# PROPERTY SPECIFIC REQUEST

## SD1 [2004 Referral #65]

### Property Specific Request:

Change land use designation from SR10/RL20 to SR4

Requested by: None [2004 Referral]

Community Recommendation	SR10/RL20 <sup>2</sup>
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

#### Note:

- 1- Based on staff's experience  
2- Same as Draft Land Use Map

### Property Description

#### Property Owner:

Anderson Harmony Grove Investment LLC

#### Size:

46.5 acres  
1 parcel

#### Location/Description:

Property is split by Harmony Grove Road and is southwest of the Harmony Grove Village SPA; 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

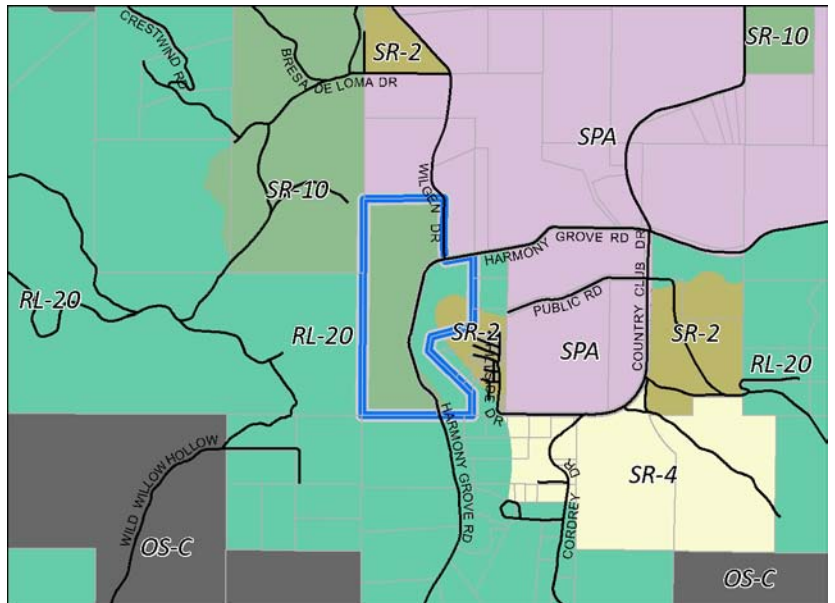
Scenario	Designation
Existing General Plan	(24) 1 du/4,8,20 ac (18) 1 du/4,8,20 ac
PC / Staff Rec.	SR10 / RL20
Referral	SR2/SR4
Hybrid	SR2
Draft Land Use	SR10
Environmentally Superior	RL20

#### Zoning

Existing — A70, 4 & 8 acre minimum lot size  
Proposed — A70, 2 & 8 acre minimum lot size



Aerial



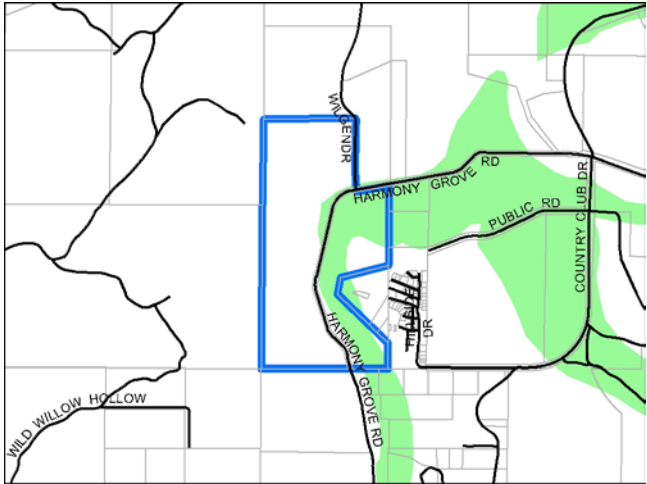
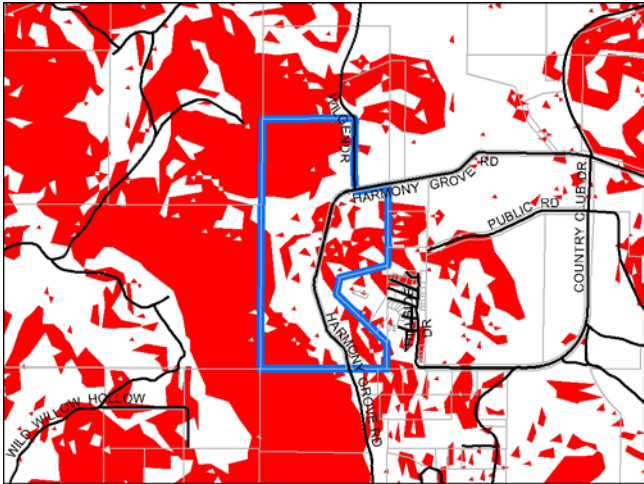
PC/Staff Recommendation

### Discussion

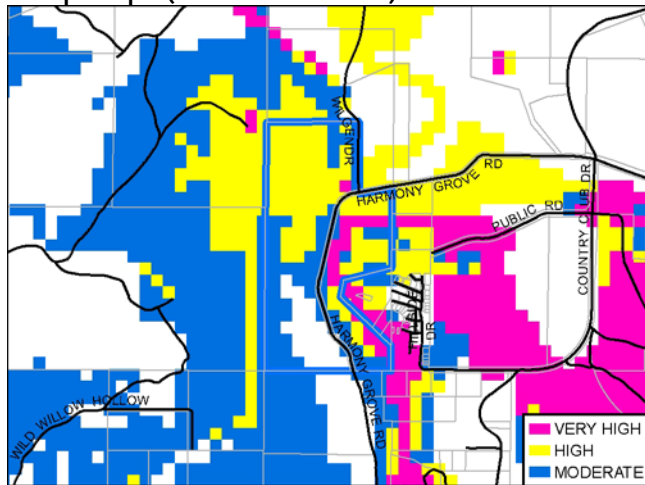
This request is a 2004 Residential Referral where the property owner's request for SR4 was applied to the Referral Map at the direction of the Board of Supervisors. This property did not come up in testimony during the 2010 Board hearings. The Referral Map designates a majority of this property as Semi-Rural 4, in addition to the approximately 2 acres that are Semi-Rural 2 on all of the Alternatives. The property that is designated lower densities is almost entirely constrained by steep slopes, floodplain, and wetlands. The PC / Staff Recommendation recognizes the slope, floodplain, and wetlands constraints and applies SR10 and RL20 designations.

# PROPERTY SPECIFIC REQUEST

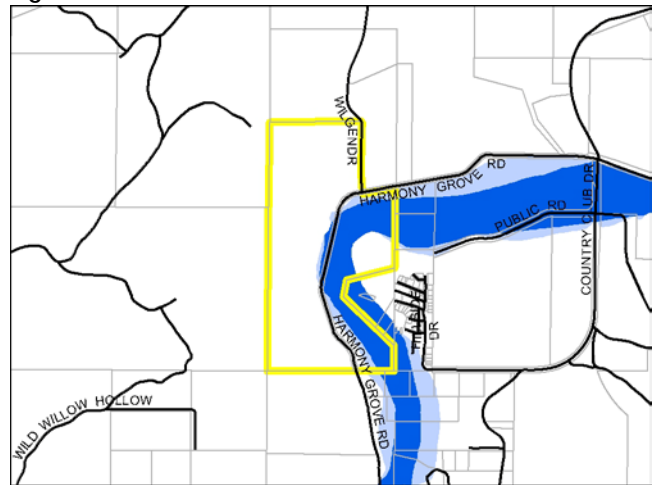
SD1 (cont.)



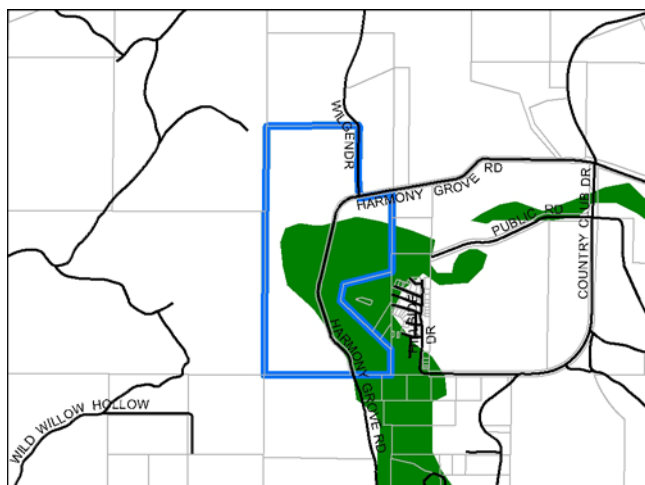
Steep Slope (Greater than 25%)



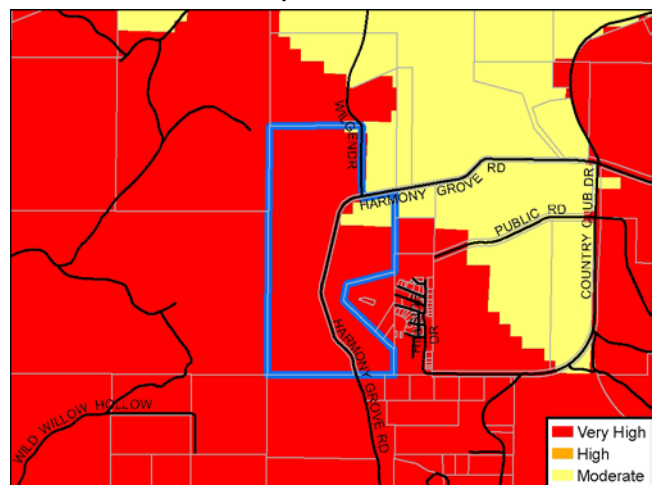
Agricultural Lands



Habitat Evaluation Model



FEMA 100-Year Floodplain



Wetlands

Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD2 [Referral #61]

### Property Specific Request:

Change the land use designation from SR4 to SR2

Requested by: Eric Anderson

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

Albert H Anderson Trust

**Size:**

19.6 acres  
1 parcel

**Location/Description:**

Property is in Elfin Forest, North of Elfin Forest Road and West of recently acquired Sage Hill Preserve;

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*

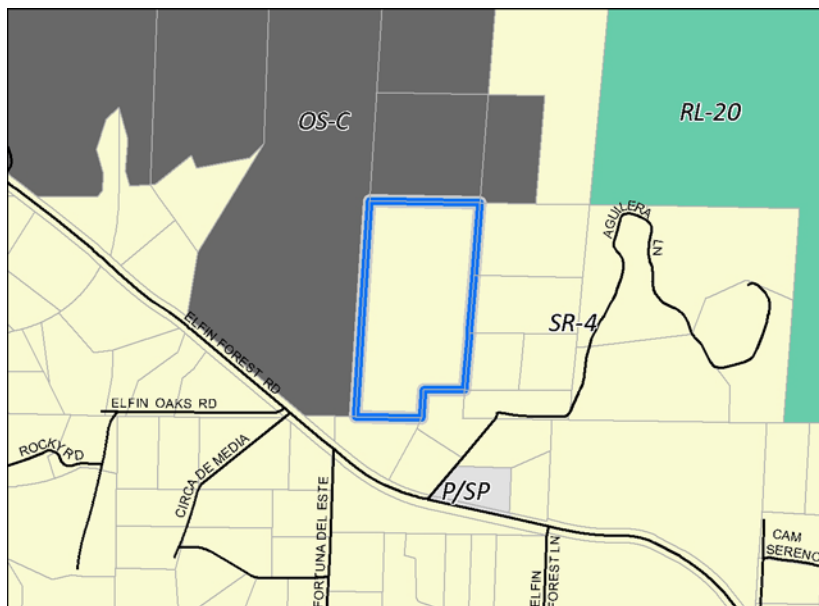
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	

*Zoning*

Existing — RR, 2-acre minimum lot size
Proposed — Same as existing



Aerial



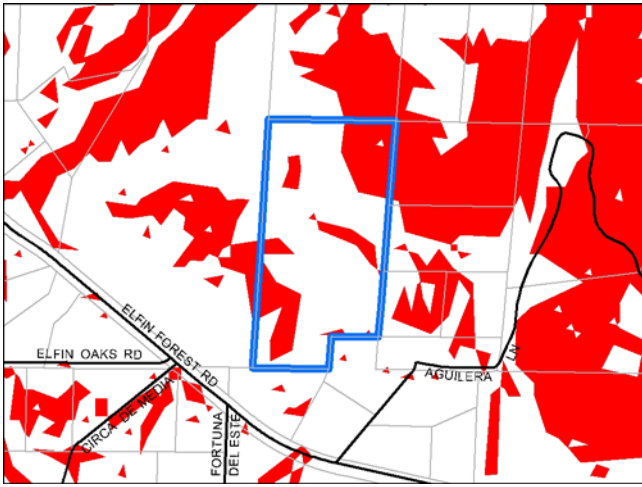
PC/Staff Recommendation

### Discussion

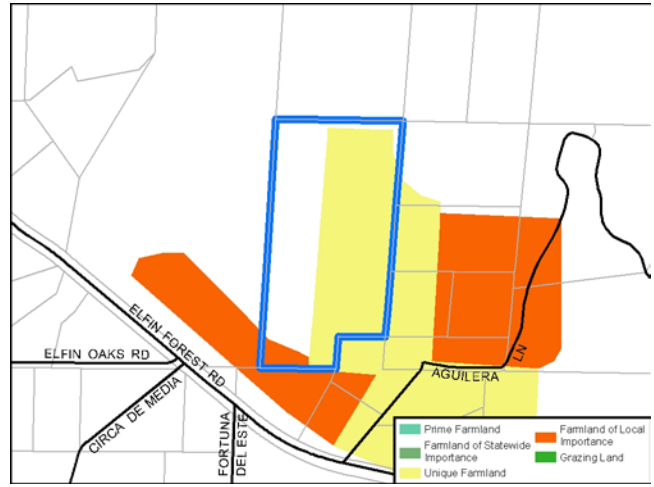
The pipelined TM5278 is currently processing on this parcel, which was originally a 2004 Residential Referral; however, was not mapped correctly at the time on the Referral Map. Therefore this density was not evaluated in any of the EIR alternatives. The Referral Map had SR2 designations applied to adjacent properties that have since been purchased by the County of San Diego as open space and designated as Open Space – Conservation on the PC/Staff Recommendation. However, recirculation of the EIR would most likely be required to accommodate the property owner's request. Also, the request would result in a spot designation that could not be easily resolved unless the density for a very large area was also increased.

# PROPERTY SPECIFIC REQUEST

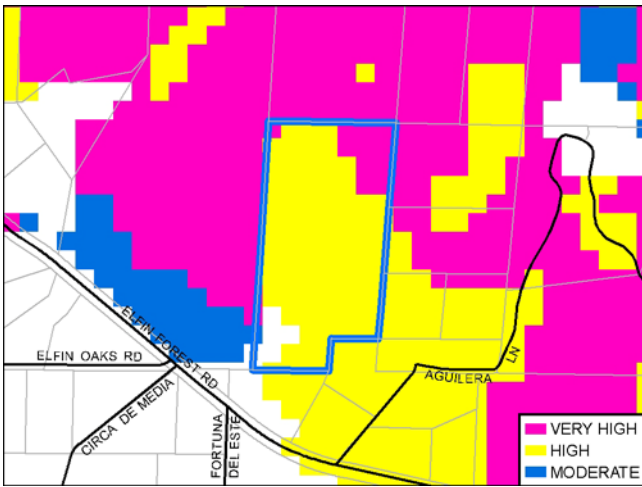
SD2 (cont.)



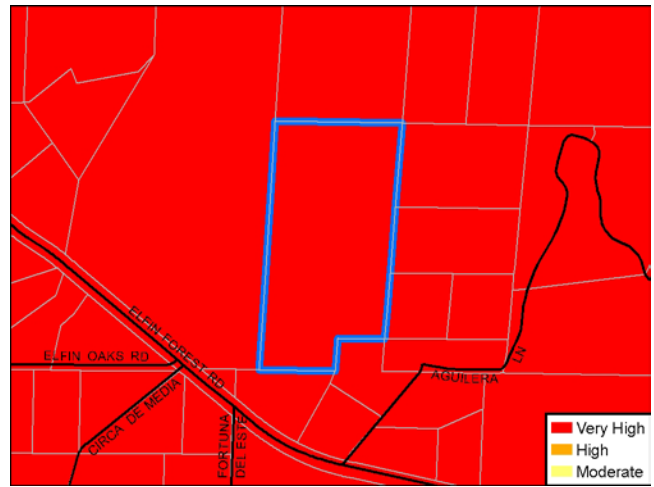
Steep Slope (Greater than 25%)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD3 [Referral #56]

### Property Specific Request:

Change Land Use Designation from SR4 to SR2

Requested by: None [2004 Referral]

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	Yes
EIR Revision Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

1- Based on staff's experience

### Property Description

Property Owner:

Schroeder Revocable Trust, Mora Enterprises, McCaw Family Trust, & Pickard Trust

Size:

13.7 acres  
4 parcels

Location/Description:

Adjacent to the north of Elfin Forest 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

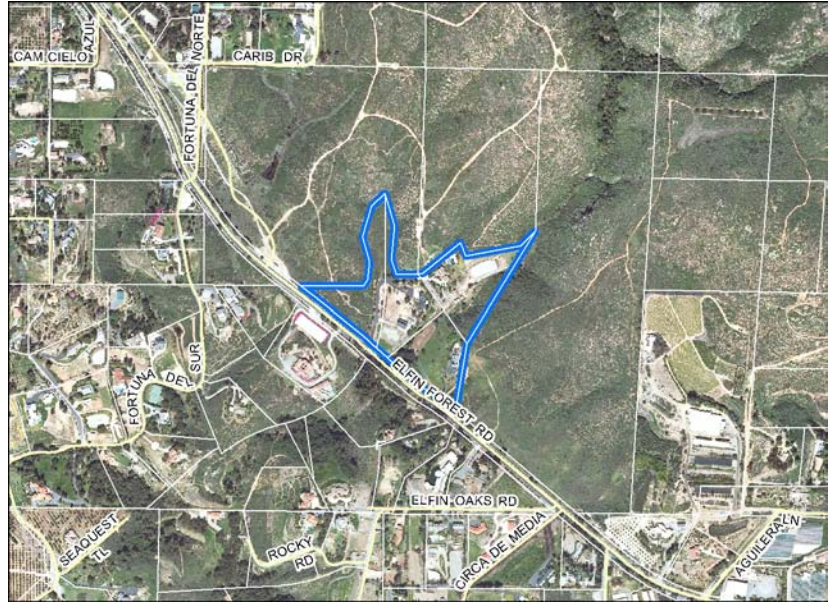
### Land Use

*General Plan*

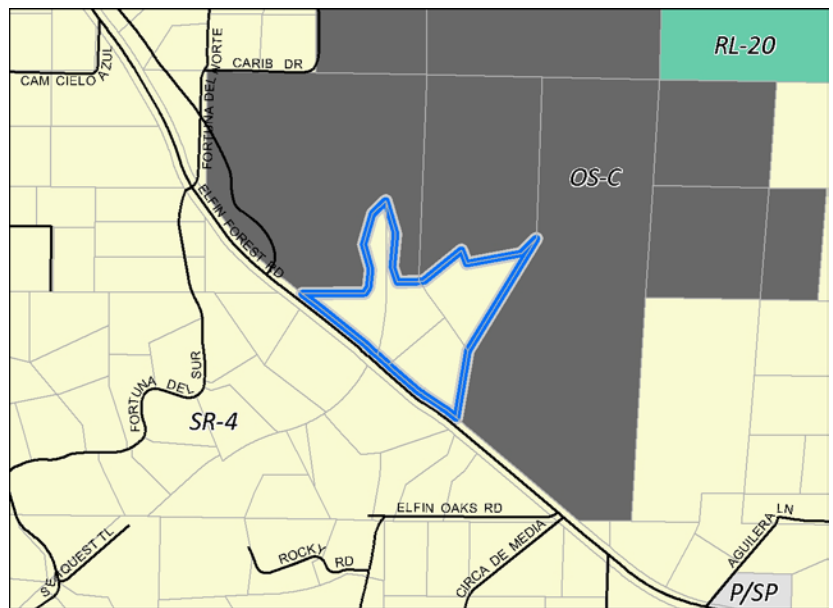
Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC / Staff Recommendation	SR4
Referral	SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	

*Zoning*

Existing — RR, 2-acre minimum lot size
Proposed — Same as existing



Aerial



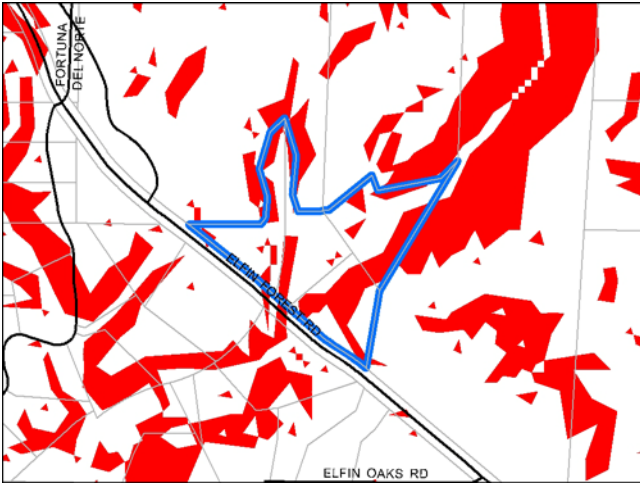
PC/Staff Recommendation

### Discussion

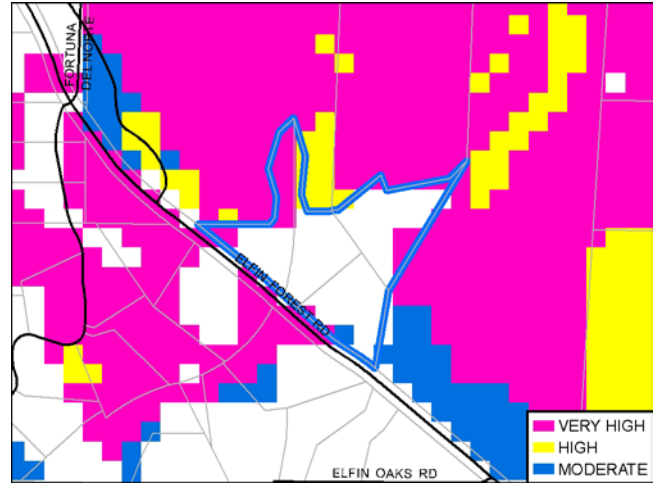
This is a 2004 Residential Referral that was originally 235 acres; however, much of it has since been purchased by the County of San Diego as open space and designated as Open Space – Conservation. The remaining piece of the Referral was a request to retain the existing General Plan density of one dwelling unit per two acres. This property did not come up in testimony during the 2010 Board hearings. The remaining parcels, which range from two to four acres in size, would not be able to subdivide further under the existing General Plan or the Draft General Plan designation of Semi-Rural 4 due to slope constraints. Therefore, it would be more appropriate to retain the SR4 designation and avoid a spot designation in this large area of SR4-designated lands.

# PROPERTY SPECIFIC REQUEST

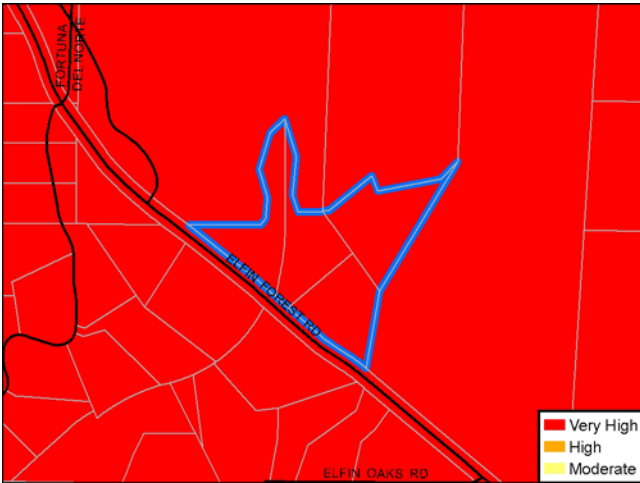
SD3 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD4 [#63 Burns]

### Property Specific Request:

Change land use designation from RL20 to SR2

Requested by: None [2004 Referral]

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

Papendiek Christine Trust and Shaun Cornell

#### Size:

12.04 acres

2 parcels

#### Location/Description:

0.15 miles north of Questhaven Road via Little Creek 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/ 2, 4 ac
PC / Staff Recommendation	RL20
Referral	SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	

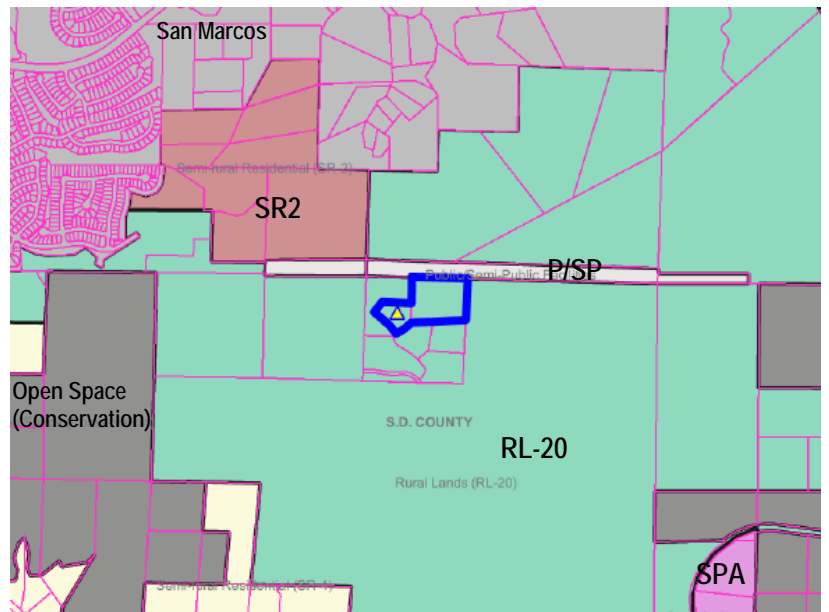
#### Zoning

Existing — RR.5, 2-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

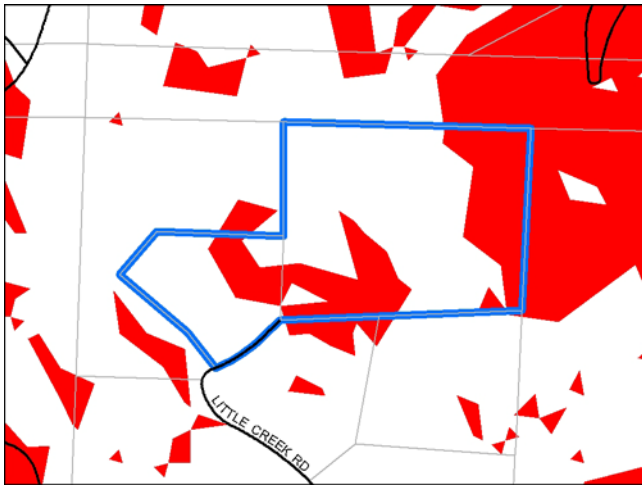
### Discussion

This property is a 2004 Residential Referral requested a SR2 density where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The request would be a spot designation in an area that contains large parcels and significant biological and slope constraints. To resolve the spot designation the SR2 designation would also have to be applied to an additional 70 acres. The application of a Semi-Rural density in the primarily rural area would not be supported by the Community Development Model.

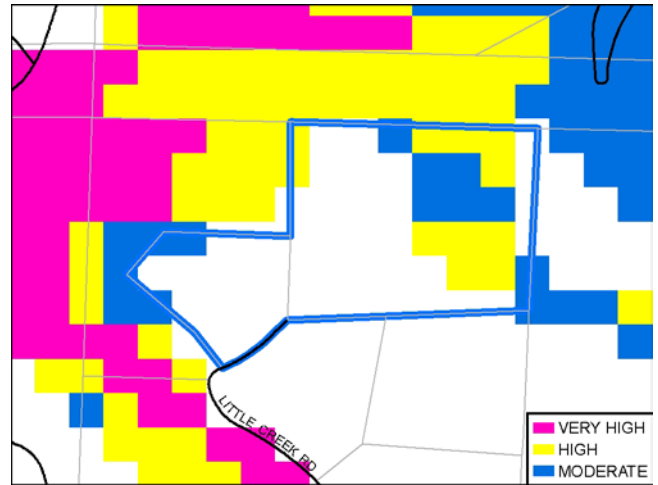


# PROPERTY SPECIFIC REQUEST

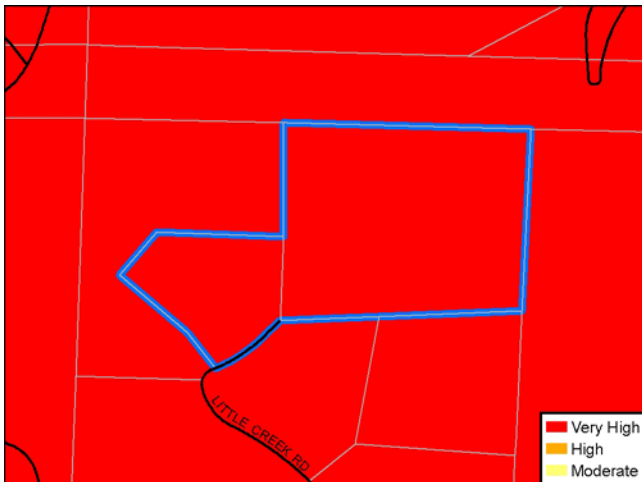
SD4 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD5-A

<b>Property Specific Request:</b> Change land use designation from SR2 to RL20	
Requested by: Endangered Habitats League <sup>1</sup>	
Community Recommendation	Unknown
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

**Notes:**

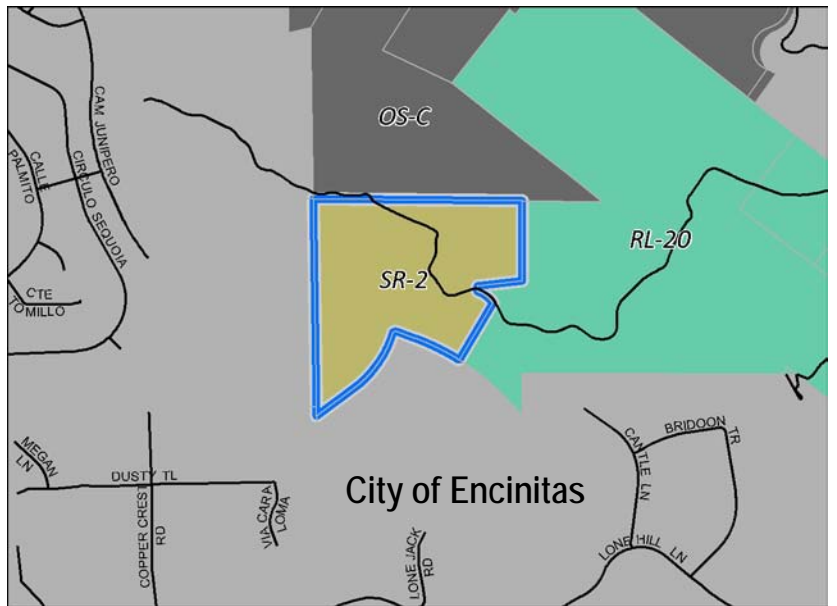
- 1- Endangered Habitat League letter dated November 8, 2010
- 2- Anticipate property owners will be opposed to lower density

<b>Property Description</b>	
<b>Property Owner:</b> Perkins Virginia L	
<b>Size:</b> 41 acres 1 parcel	
<b>Location/Description:</b> In the Olivenhain area, part of the Encinitas Sphere of Influence Inside County Water Authority boundary	
<b>Prevalence of Constraints (See following page):</b> ● - high; ◐ - partially; ○ - none	
○ Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
● Habitat Value	
○ Agricultural Lands	
● Fire Hazard Severity Zones	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR2
Referral	SR4
Hybrid	SR10
Draft Land Use	RL20
Environmentally Superior	
<i>Zoning</i>	
Existing — RR.5, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



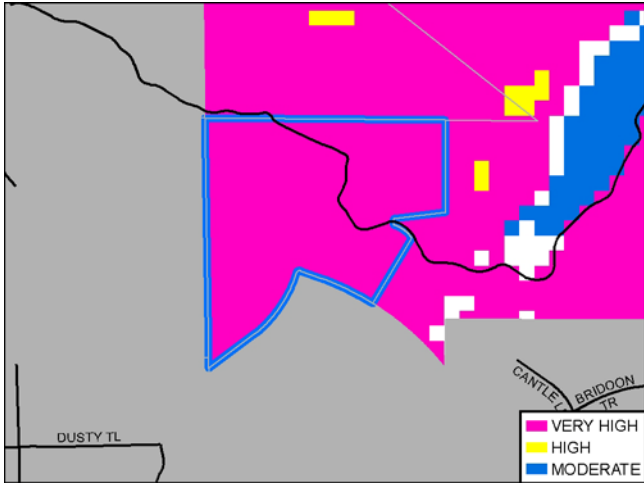
PC/Staff Recommendation

### Discussion

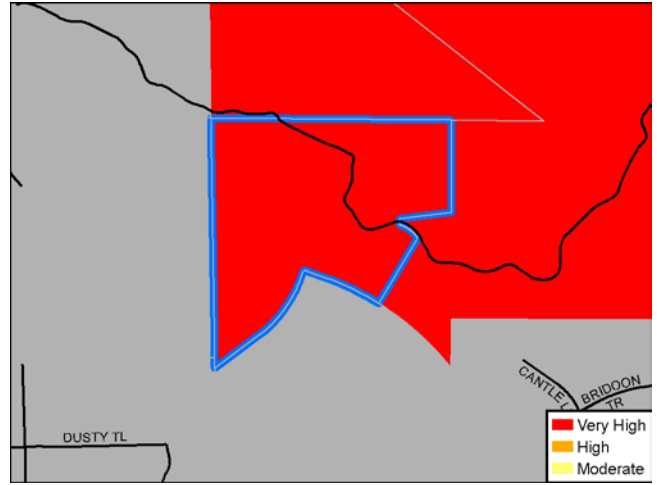
SD5-A is part of the larger SD5, a 2004 Residential Referral, where the Board of Supervisors directed staff to apply a SR4 designation to the Referral Map to be consistent with the Encinitas General Plan. Since that time, it has been clarified that the City of Encinitas has designated their area a density consistent with Semi-Rural 2. This property was recommended at Semi-Rural 2 by the Planning Commission on April 16, 2010, which is supported by the property owner, but is not supported by Endangered Habitats League. EHL is recommending a RL20 density because the property contains critical biological habitat and is within the Very High Fire Hazard Severity Zone.

# PROPERTY SPECIFIC REQUEST

SD5-A (cont.)



Habitat Evaluation Model



Fire Hazard Severity

# PROPERTY SPECIFIC REQUEST

## SD6 [2004 Referral #55]

### Property Specific Request:

Change Land Use Designation from RL20/SR4 to SR2

Requested by: None [2004 Referral]

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:**

Zags 1 LLC

**Size:**

79.67 acres

2 parcels

**Location/Description:**

North of Elfin Forest Road via Camino Cielo Azul;

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	RL20/SR4
Referral	SR2
Hybrid	RL20/SR4
Draft Land Use	
Environmentally Superior	

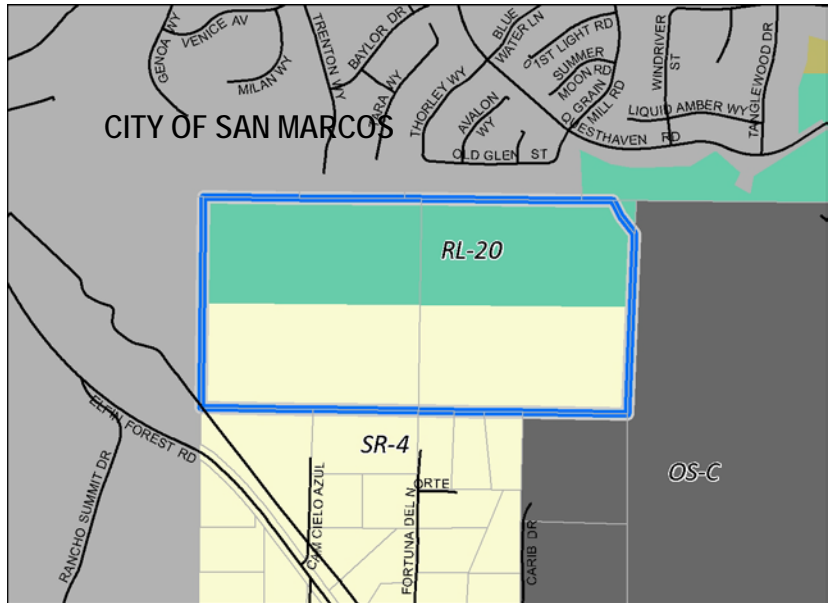
*Zoning*

Existing — RR.5, 2-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

### Discussion

This property was a 2004 Residential Referral requesting a SR2 density and the Board of Supervisors directed staff to apply a SR2 designation to the referral Map; however, the PC / Staff Recommendation is for SR4 and RL20 designations. This property did not come up in testimony during the 2010 Board hearings.

The property has significant habitat value, is adjacent to dense development in the City of San Marcos and the Sage Hill Preserve, owned by the County of San Diego. The PC / Staff Recommendation designations provide a buffer from the denser development within the City of San Marcos, and allow for four-acre development, which would be comparable to the parcels to the south.

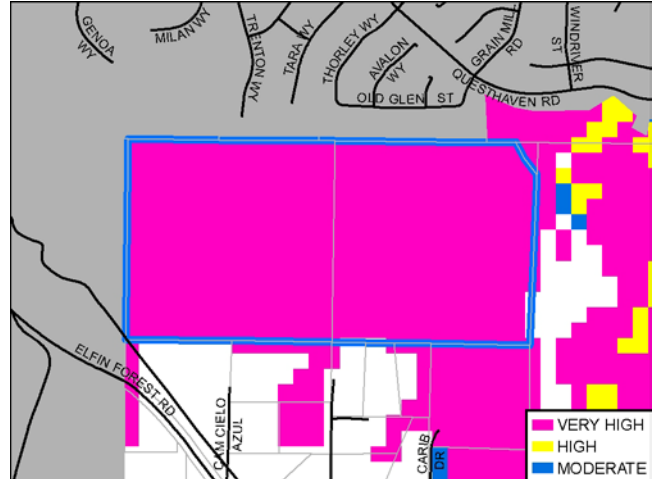
*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

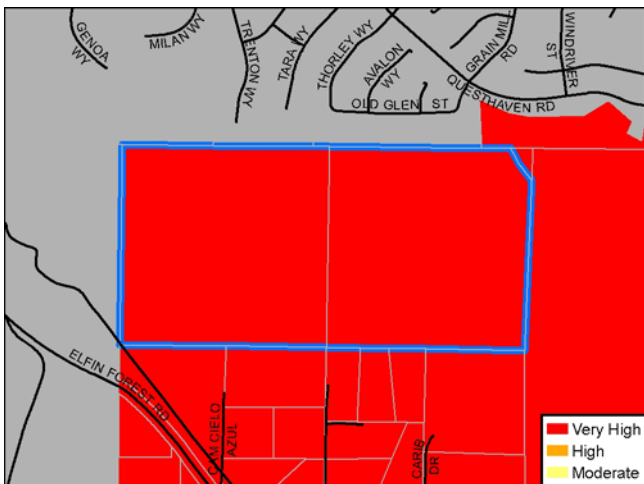
SD6 (cont.)



Step Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

## Discussion

The site currently has TM 5261 Victoria Shangrila, submitted in August 1, 2001 that is proposing 35 units on one to two-acre lots. The current owners are not the same as the ones that initiated the project and requested the 2004 Referral; however the pipelined project would not be consistent with the General Plan Update as proposed.

The SR2 designation would not support the Community Development Model because this density would not provide any buffer between San Dieguito and the City of San Marcos.

# PROPERTY SPECIFIC REQUEST

## SD7 [2004 Referral #58 Trapp & #59 Gray]

<b>Property Specific Request:</b> Change Land Use Designation from SR2/SR4/RL20 to SR0.5	
Requested by: Randy Coopersmith, Ted Shaw	
Community Recommendation	SR2/SR4 RL20
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:  
1- Based on staff's experience

### Property Description

**Property Owner:**  
T. H. Harmony Grove LLC

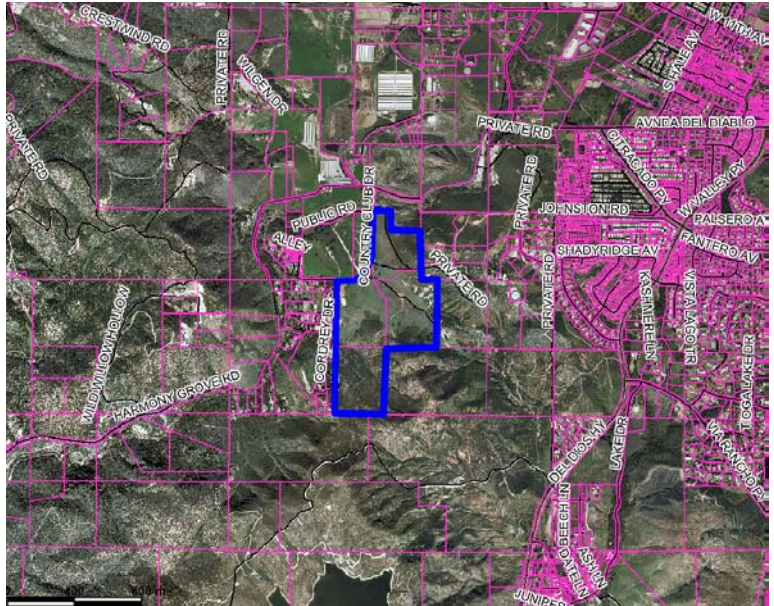
**Size:**  
112 acres  
4 parcels

**Location/Description:**  
Located Southeast of Country Club Drive and the Harmony Grove Village Specific Plan;  
Inside County Water Authority boundary

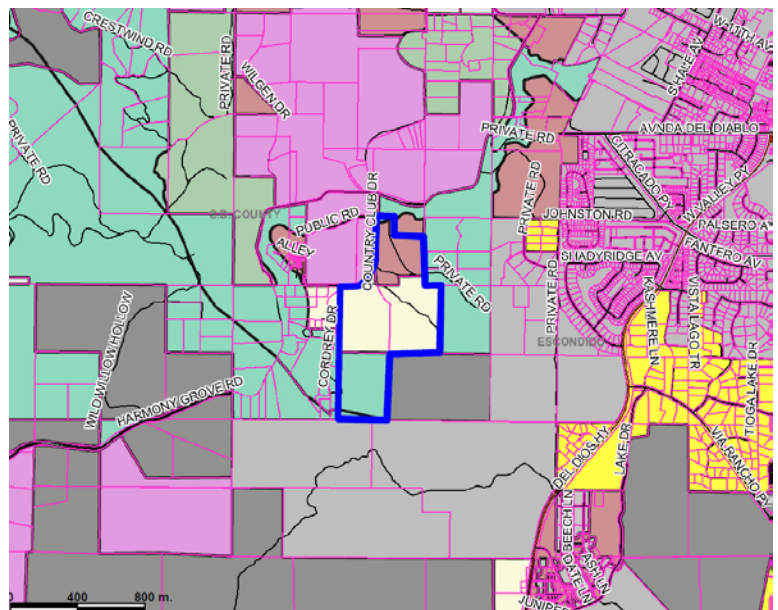
**Prevalence of Constraints (See following page):**  
 ● - high; ◐ - partially; ○ - none  
 ◐ Steep slope (greater than 25%)  
 ○ Floodplain  
 ○ Wetlands  
 ● Habitat Value  
 ◐ Agricultural Lands  
 ● Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	SR2/SR4/RL20
Referral	VR2/SR2
Hybrid	SR2/RL20
Draft Land Use	SR2/SR4/RL20
Environmentally Superior	
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — A70, 2 & 4-acre minimum lot size	



Aerial



PC/Staff Recommendation

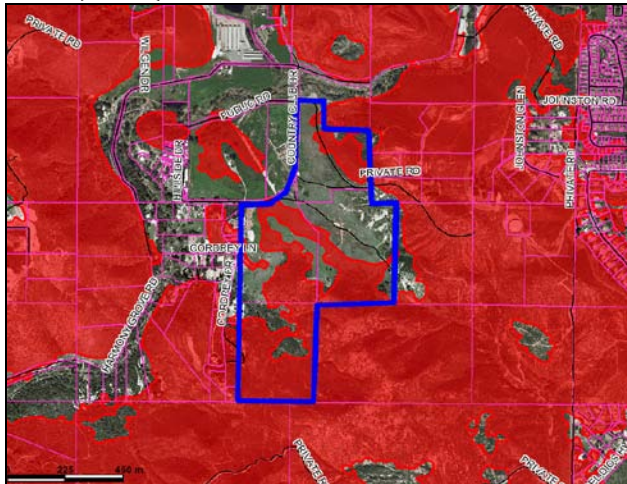
### Discussion

This property was originally a 2004 Residential Referrals 58: Trapp and 59: Gray to increase the density of the existing General Plan from Multiple Rural Lands and Impact Sensitive (1 du / 4, 8, 20 ac) to Village Residential 2 (VR2). In 2004 the Board of Supervisors directed staff to apply a VR2 designation to the property. Additionally there was a Plan Amendment Authorization (PAA) for the Harmony Grove Meadows and a project that began processing with DPLU in May 2005. The project was not supported by the Elfin Forest / Harmony Grove Town Council or the San Dieguito Community Planning Group (CPG). In November 2009 the project was withdrawn by the applicant and the property entered into foreclosure and is currently bank-owned.

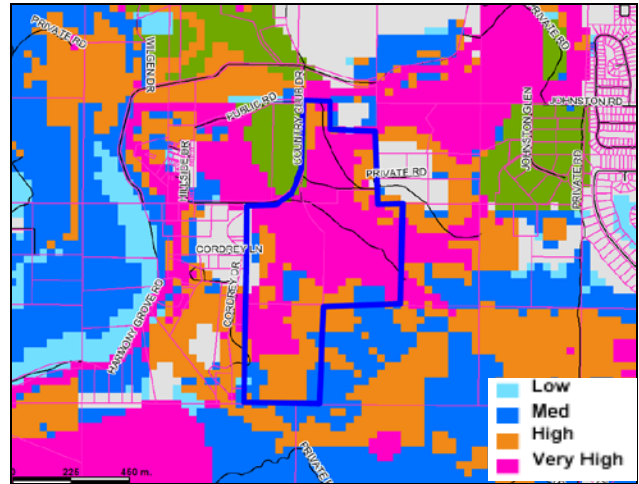
*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

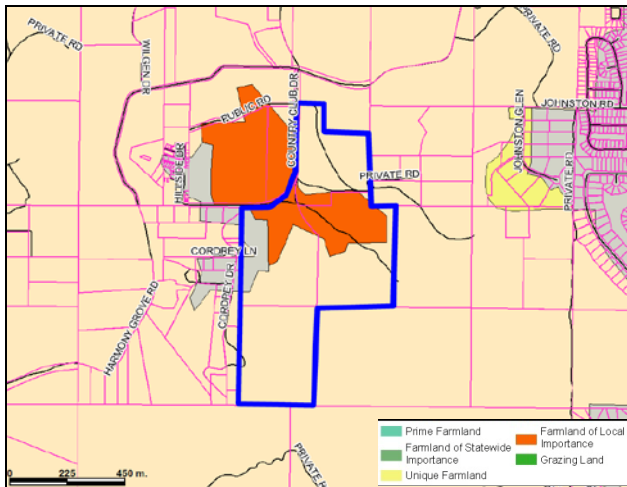
SD7 (cont.)



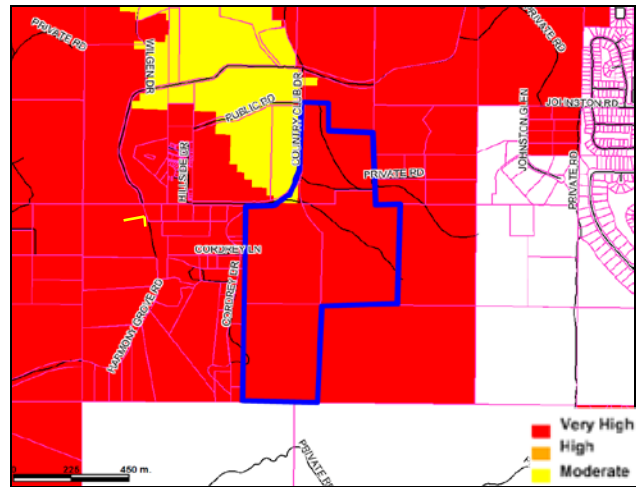
**Steep Slope (Greater than 25%)**



**Habitat Evaluation Model**



**Agricultural Lands**



**Fire Hazard Severity Zones**

**Discussion (cont.)**

Nearly one-half of the property is constrained by steep slopes, is nearly entirely constrained by High and Very High Habitat Value, and within the Very High Fire Hazard Severity Zone. The VR2 designation is not supported by the Elfin Forest / Harmony Grove Town Council or the San Dieguito CPG. In addition, the property is outside the Harmony Grove Village boundary proposed in the San Dieguito Community Plan. This Village boundary is the result of several public workshops that developed a compromise position to assign additional density within the Village boundary surrounded by Semi-Rural and Rural Lands. The Harmony Grove Town Council and the San Dieguito CPG support the PCC / Staff Recommendation, which proposes a combination of SR2, SR4, and RL20 designation. Under this recommendation, the SR2 designation is applied to the area adjacent to the Harmony Grove Village where there is less steep slope. The RL20 designation is applied in the southern portion where there is the most steep slope and SR4 to the remaining areas. The applicant is requesting a compromise position of Semi-Rural 0.5, which would be the same base density, but would result in fewer units because of the slope restrictions. The following is an estimate of the potential dwelling unit yield under each of the alternatives:

- Existing General Plan — 20 - 27 units
- PC / Staff Recommendation — 22 - 26 units
- Referral Map — 214 units
- Property Owner's request (SR0.5) — 168 - 180 units

# PROPERTY SPECIFIC REQUEST

## SD8 [62 Harlan Lowe]

### Property Specific Request:

Change land use designation from RL20 to VR2/SR1/SR2/SR4/RL20 (Referral Map)

Requested by: Harlan Lowe

Community Recommendation	RL20
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	No <sup>2</sup>
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

#### Notes:

1- Based on staff's experience

2- If development patterns in San Marcos are considered

### Property Description

#### Property Owner:

Pfau Pfau & Pfau LLC

#### Size:

510.6 acres

8 parcels

#### Location/Description:

0.8 miles north of Harmony Grove Road via Wild Willow Hollow, 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

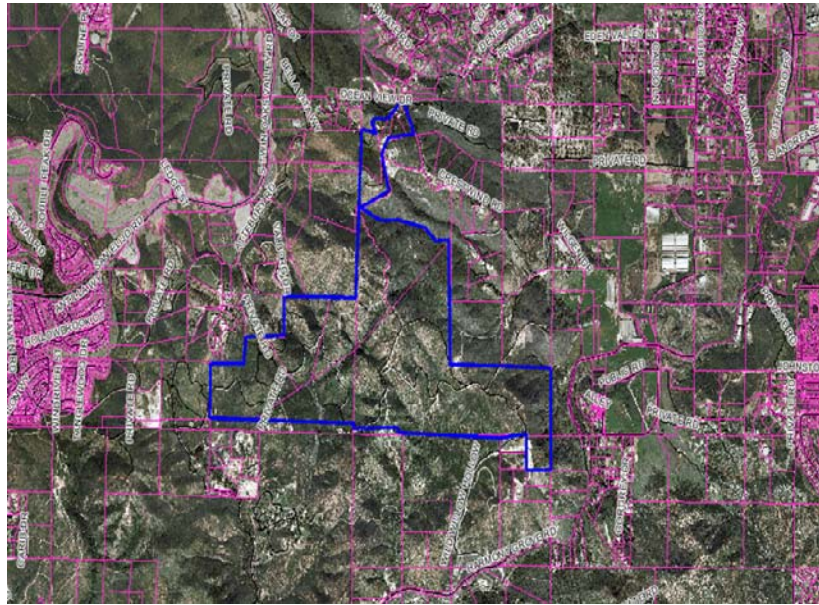
#### General Plan

Scenario	Designation
Existing General Plan	1 du/4,8, 20 ac
PC / Staff Recommendation	RL20
Referral	VR2/SR1/SR2/SR4/RL20
Hybrid	RL20
Draft Land Use	
Environmentally Superior	

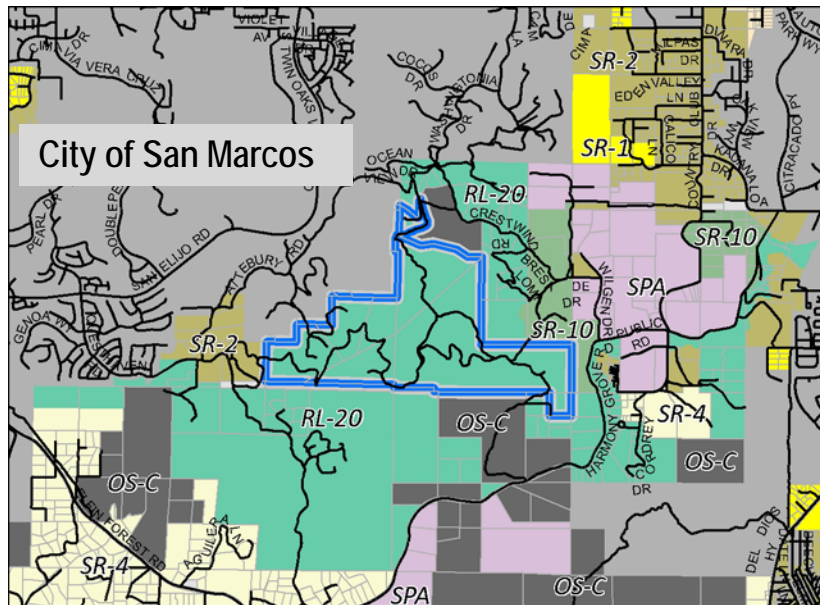
#### Zoning

Existing — RR; 4/8-acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

### Discussion

This property was a 2004 Residential Referral where the property owner requested a SR2 designation; however, the Board of Supervisors directed staff to adequately consider northernmost boundary of the property abutting the urban density of San Elijo Hills. In response, the combined VR2, SR1, SR2, SR4, and RL20 designations were applied to the Referral Map, which now represents the property owner's request. The property is almost entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Development of Village and higher density Semi-Rural designations in this area would not support with the Guiding Principle #5 to ensure development accounts for physical constraints and the natural hazards of the land or the Community Development Model because this property is outside of the Harmony Grove Village and County Sewer District.

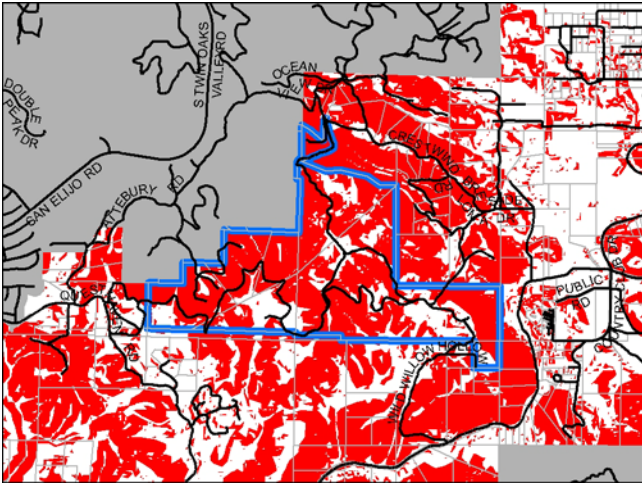
*Continued on next page.*

## SAN DIEGUITO [ELFIN FOREST - HARMONY GROVE]

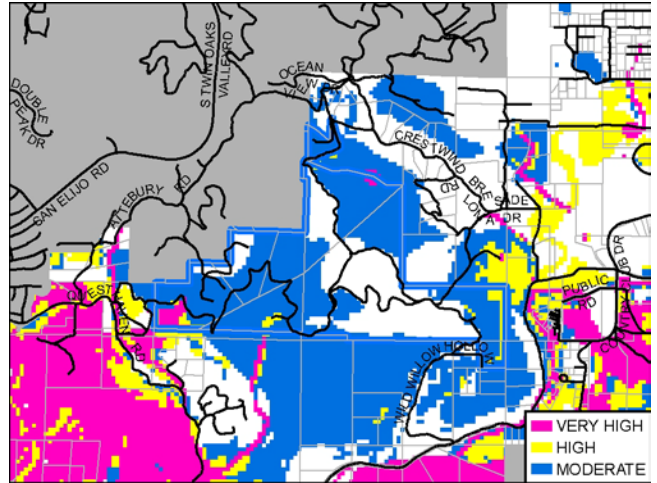


# PROPERTY SPECIFIC REQUEST

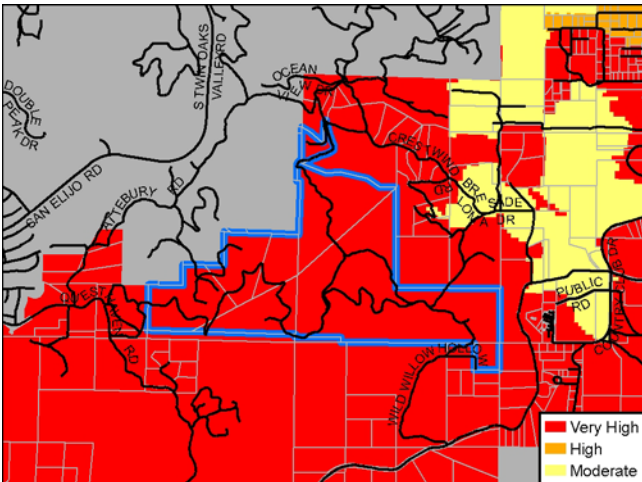
SD8 (cont.)



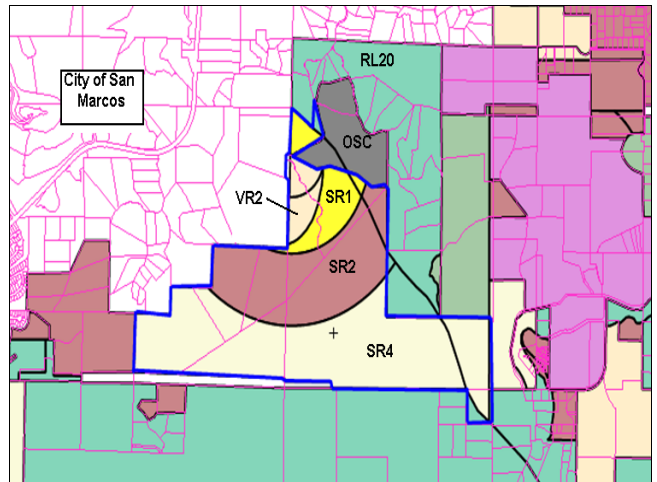
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones



Referral Map (Same as Request)

## Discussion (cont.)

Additionally, there was a Plan Amendment Authorization for this development, called University Heights, on August 20, 2003, which was subsequently withdrawn in March of 2004. The San Dieguito Community Planning Group and Elfin Forest Harmony Grove Town Council are opposed to this Referral.

# PROPERTY SPECIFIC REQUEST

## SD15

### Property Specific Request:

Change land use designation from SR1 to General Commercial and change Zoning from RR to C34: General Commercial/Residential, density "24" & Building Type "T"

Requested by: Gary Piro, Steve Bieri<sup>1</sup>

### Property Specific Request:

Change land use designation from SR1 to Limited Impact Industrial (I-1)

Requested by: City of San Marcos<sup>2</sup>

Anticipated Consequences	Bieri	SM
Community Recommendation	Unknown	
Opposition Expected <sup>3</sup>	Yes	Yes
Spot Designation/Zone	Yes	Yes
EIR Recirculation Needed	Yes	Yes
Change to GPU Objectives Needed	No	No
Level of Change	Moderate	Moderate

**Note:**

- 1- Piro Engineering letter dated October 19, 2010
- 2 - City of San Marcos letter dated October 19, 2010
- 3 - Based on Staff's experience

### Property Description

Property Owner:

Rancho Santalina LLC

Size:

42.4 acres; 2 parcels

Location/Description:

Adjacent to San Elijo Road; Within San Marcos SOI; 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 Threat

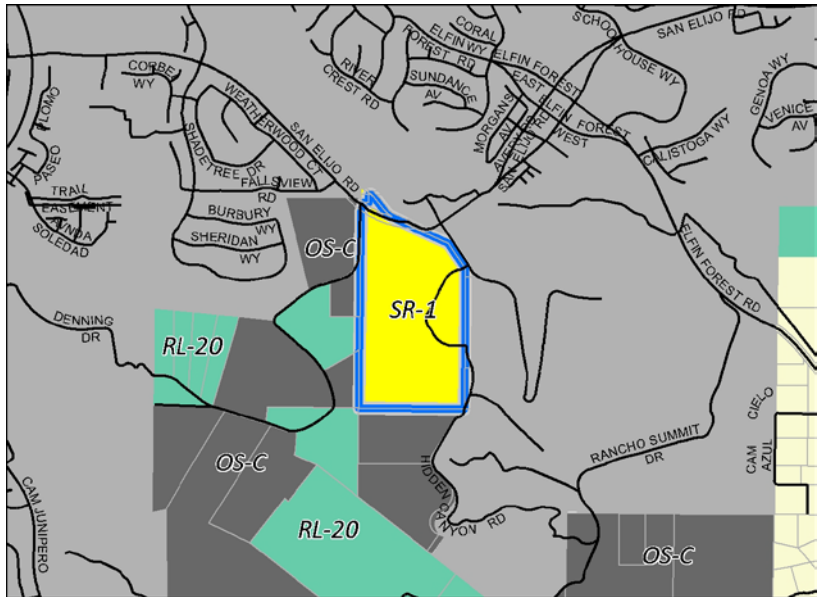
### Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 2, 4 ac
PC / Staff Recommendation	SR1
Referral	SR1 / SR4
Hybrid	SR1 / RL10
Draft Land Use	SR1 / SR20
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — RR, 2-acre minimum lot size	
Proposed — RR, 1-acre minimum lot size	

## SAN DIEGUITO



Aerial



PC/Staff Recommendation

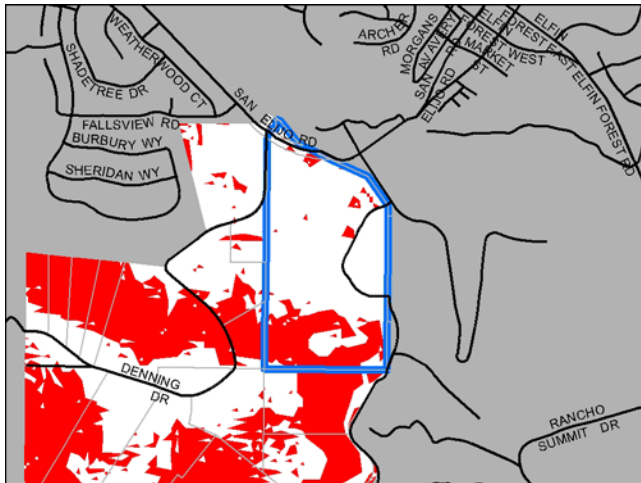
### Discussion

The property owner's request is to change the land use designation to General Commercial and the Zoning to C34: General Commercial / Residential to allow for a mixed use development. This zone would allow for both General Commercial and Residential development by-right; however, would not require both. The attached Piro Engineering letter also notes that the PC / Staff Recommendation Map incorrectly depicts the portion of the site which has been placed in a biological / conservation easement. Staff has since rectified this error; however, the new maps have not yet been produced that show the revised alignment.

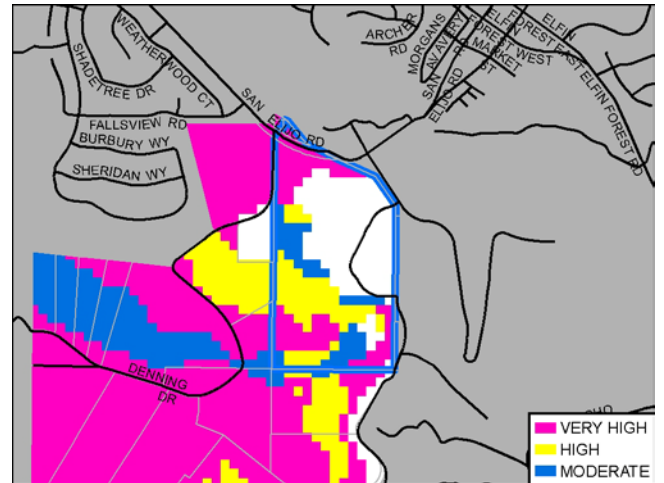
*(Discussion is continued on next page).*

# PROPERTY SPECIFIC REQUEST

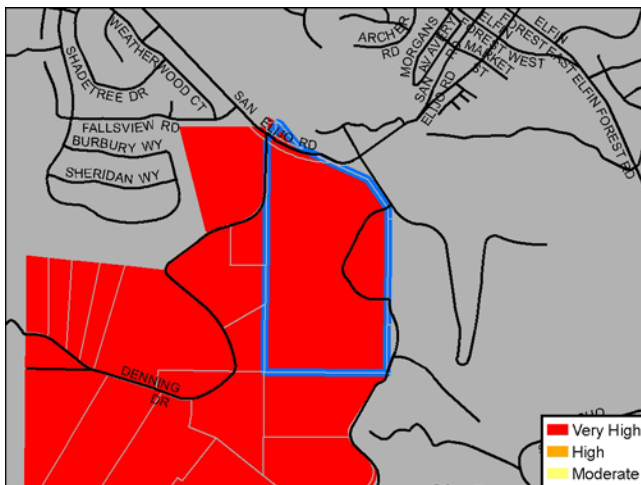
SD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

## Discussion (cont.)

The property request is more intensive than the range of alternatives in the DEIR and would also be a spot zone. The property is either surrounded by open space or the City of San Marcos.

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City requests a Limited Impact Industrial designation to be consistent with their General Plan and contends that this area is inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site.

*See attachments on next page.*

# PROPERTY SPECIFIC REQUEST

SD15 (cont.)

*PIRO ENGINEERING  
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING  
930 BOARDWALK (SUITE D), SAN MARCOS, CALIF. 92078  
Phone: (760) 744-3700 Cell: (760) 889-3170 Fax: (760) 744-3750*

Office of Supervisor Bill Horn  
Board of Supervisors  
County of San Diego  
1600 Pacific Highway, Room 335  
San Diego, Ca. 92101

Date: October 19, 2010  
W.O. : 2865 (B)

Re: Assessor's Parcel 223-080-46 AND 47;  
**Change Proposed Zoning SR-1 to General Commercial; modify Open Space Cons. Line**  
**Change Proposed Zoning from RR to C-34**  
Board Referral Item: none

Dear Supervisor Horn,

It has only recently come to our attention that there is a major error on the General Plan designation put on our property. On May 10, 2010, we received a letter from the County saying that this lot was to be SR-1 and yesterday I spoke with Eric Lardy who also advised me that it is SR-1. This morning, however I reviewed the proposed map and see that nearly ½ of the property is put into a General Plan classification of Open Space Conservation. Although we agree that there is approximately 28 acres of this property has been put into biological and steep slope open space, however that area differs from the proposed General Plan line for the open space.

Secondly, the SR-1 is NOT what we had discussed with County staff. We have been working on a proposed "smart growth/mixed use" designation on Assessor's Parcel 223-080-46 AND 47, and Mr. Ivan Holler had indicated to us that staff was supportive of "attached residential units" and, in fact have not been able to find areas like this which has all utilities and high density and industrial neighborhoods in the area

**We therefore request that the alignment of the Open Space Conservation be revised to follow the open space easement already granted on this property.**

**We ask that the remainder of the property be changed to General Commercial (see letter for the City of San Marcos supporting a higher density.**

**We ask that the zoning of this portion of the property be changed to C-34 with a density of 24 units per acre, and a building type T.**

**We ask that you direct your staff to study this proposed change.**

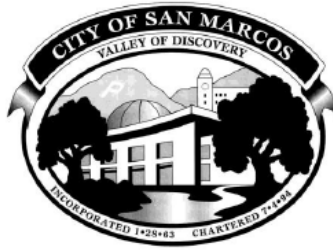
Very truly yours - Gary Piro, Piro Engineering

SAN DIEGUITO

# PROPERTY SPECIFIC REQUEST

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Development Services  
1 Civic Center Drive  
San Marcos, CA 92069-2918



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Tel: 760.744.1050  
Fax: 760.591.4135  
Web: [www.San-Marcos.net](http://www.San-Marcos.net)

October 19, 2010

County of San Diego  
Board of Supervisors  
San Diego County Administration Center  
1600 Pacific Highway, Room 402  
San Diego, CA 92101

Subject: County of San Diego Comprehensive General Plan Update  
EIR Response to Comments  
LOG No. 02-ZA-001; SCH NO. 2002111067

- SM14: The City of San Marcos has designated this area as Light Industrial (Specific Plan). County staff states the site is surrounded by single-family residential. SM14 is directly adjacent to the closed San Marcos Landfill site and recycling plant approved as part of a Film Studio Specific Plan Area, and is in proximity to the La Costa Meadows Industrial Park in the City of San Marcos. A low density residential designation adjacent to a closed landfill site is incompatible with the surrounding land uses. Higher density residential uses as part of the Old Creek Ranch are located to the west of the site with intervening open space located between the homes and SM 14. At the time of the public notification for the SM 14 Prezone proposal to Light-Industrial (LM), there were no protests made by County residents. During our recent General Plan update workshops there continues to be no concerns raised by County residents regarding the Light Industrial designation on the property. Through the City's General Plan update, the current property owner for the site has discussed with City staff a mixed-use designation (Business Park, retail and higher density residential) for future development and City annexation. This said, the site should be designated for Light Industrial, or a SPA designation allowing greater flexibility in the County General Plan Update.

# PROPERTY SPECIFIC REQUEST

SD17

<b>Property Specific Request:</b> Change land use designation from RL20 (portion) to SR2 <sup>1,2</sup>	
Requested by: Sam Blick / Steve Wragg	
Community Recommendation	Unknown
Opposition Expected <sup>3</sup>	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

**Note:**

- 1 - Tim McDermott/Steve Wragg memo dated December 21, 2010
- 2 - Tim McDermott email dated February 21, 2011
- 3 - Based on staff's experience

## Property Description

**Property Owner:**

Wagonhound Land & Livestock West LLC

**Size:**

57.6 acres (area of request is 11 acres)  
3 parcels

**Location/Description:**

Intersection of Calzada del Bosque and Via de Santa Fe;  
Inside County Water Authority boundary.

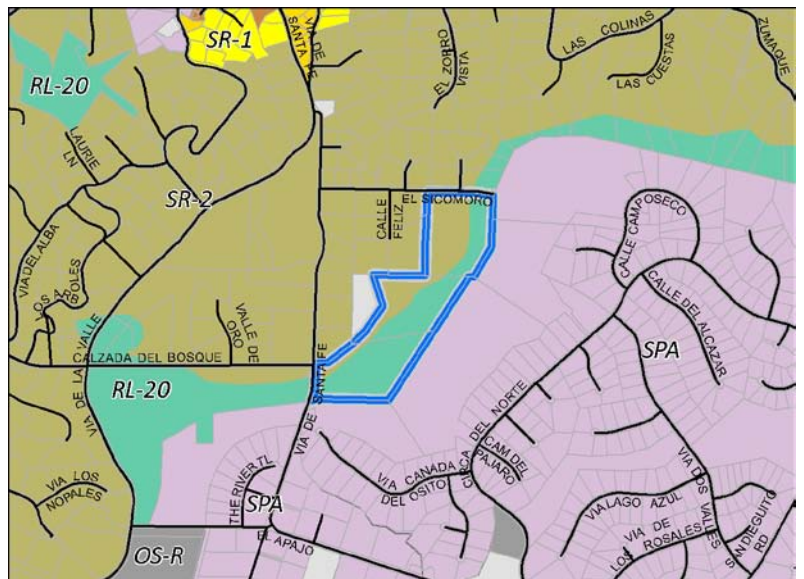
**Prevalence of Constraints (See following page):**

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

## Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 8-acre minimum lot size RR, 2.86-acre minimum lot size	
Proposed — Same as existing	

## Discussion

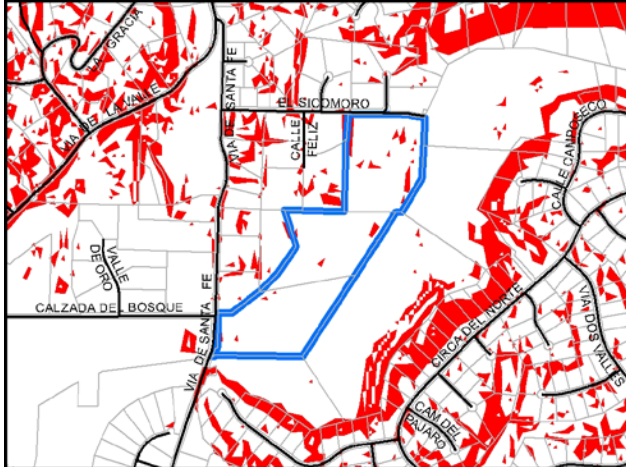
The property is designated Semi-Rural 2 (SR2), which is consistent with its designation in the existing General Plan for the portion of the property that is outside the Federal Emergency Management Agency (FEMA) designated 100-year floodplain. The area that is within the 100-year floodplain is designated RL20, which is consistent with other areas that are currently designated as Impact Sensitive under the existing General Plan.

The property owner's request is to refine the boundary for the RL20 to result in about 11 acres of additional SR2-designated land, because the owner contends that the FEMA floodplain information is out of date, and that the riverbank would be a more appropriate location to draw the boundary. Figure A on Page 3 shows the area requested to be changed to SR2.

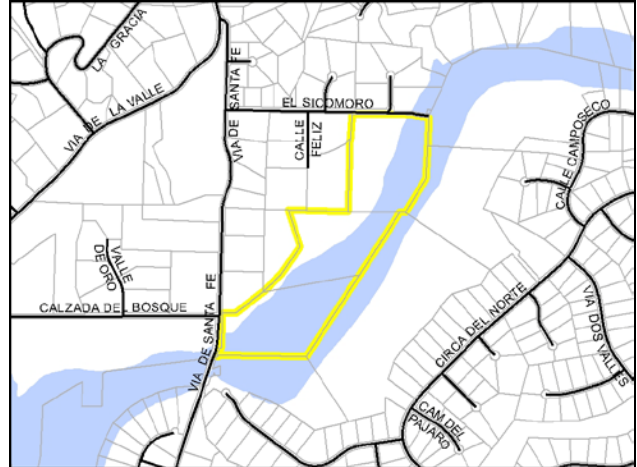
*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

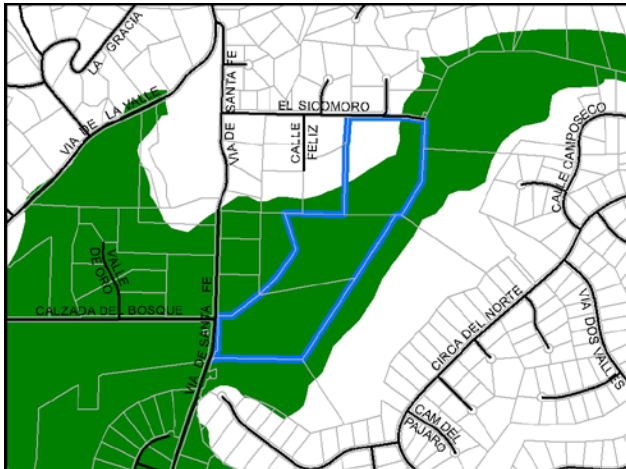
SD17 (cont.)



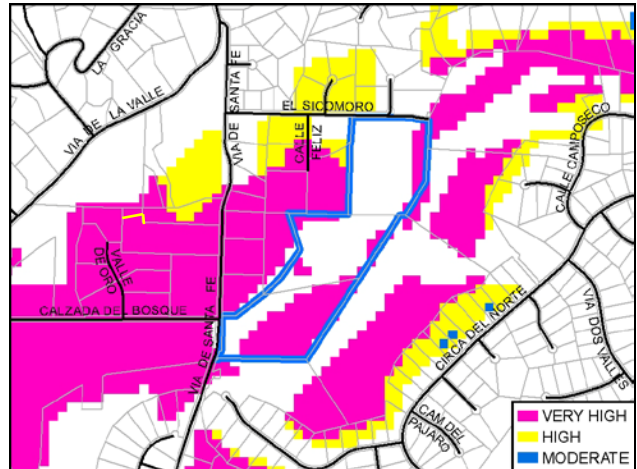
**Steep Slope (Greater than 25%)**



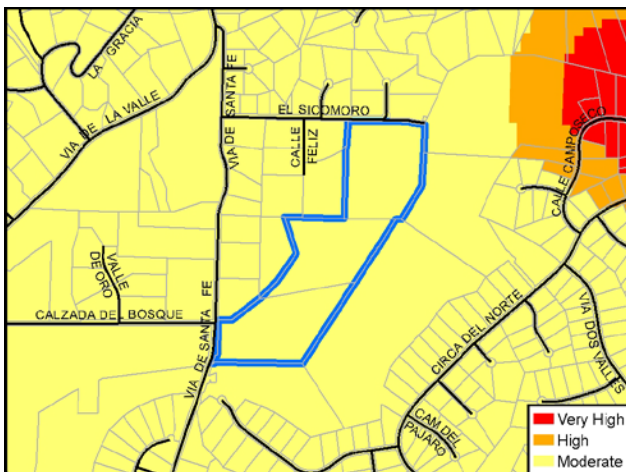
**Floodplain (100-year)**



**Wetlands**



**Habitat Evaluation Model**



**Fire Hazard Severity Zones**

## Discussion (cont.)

The County Department of Public Works has conducted an engineering survey to revise the FEMA floodplain information. Figure B shows a pending request to revise the FEMA 100-year floodplain mapping that has not yet been submitted to FEMA by the County. The submittal will need to be reviewed and approved by FEMA before it becomes effective. It is possible that revisions will be necessary to complete the review process, and the final approved line work may differ from what is currently shown. Based on the proposed revised FEMA floodplain boundary on Figure B, approximately 4.4 acres of the subject property proposed for a SR2 designation under the General Plan Update would fall within the new proposed boundaries of the FEMA floodplain, while approximately 3.4 acres proposed for a RL20 designation under the General Plan Update are outside the new proposed boundaries of the FEMA floodplain. If the change to the FEMA floodplain boundary were made, there would be a net loss of 1.2 acres of land designated as SR2.

*Continued on next page.*

# PROPERTY SPECIFIC REQUEST

SD17 (cont.)

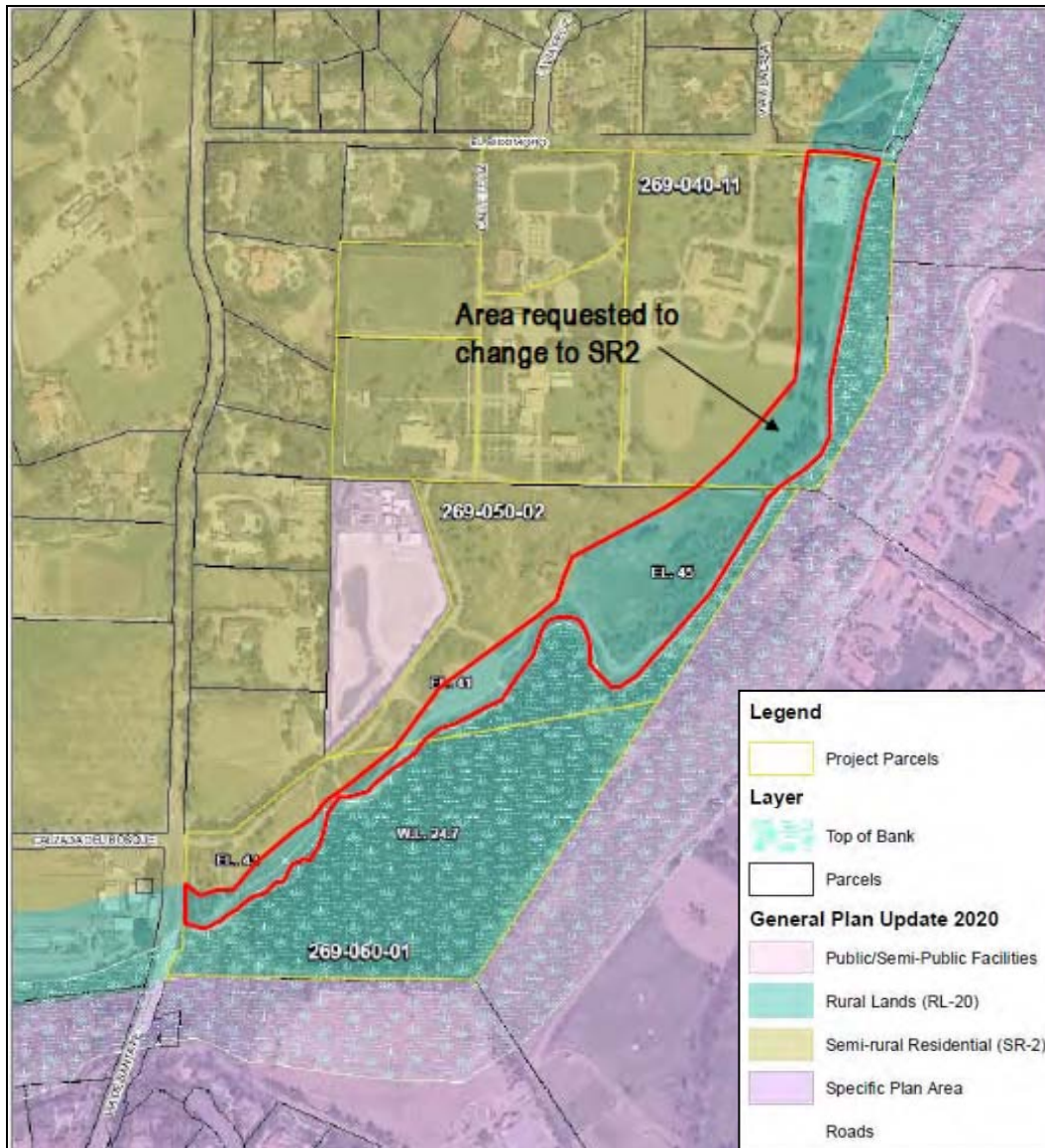


Figure A: Area Property Owner is Requesting to Change to Semi-Rural 2

## **Discussion (cont.)**

Below is an excerpt from a February 21, 2011 email from the property owner's representative making the following recommendation in light of the new information concerning the proposed revised FEMA floodplain boundary line. Based on this latest email, the property owner has not revised their request to add 11 acres of SR2, in light of the new FEMA floodplain boundary. However, much of this area is within the new FEMA floodplain boundary as shown on Figure 4 on the next page.

*The logical placement of the RL20 designation is at the bank of the San Dieguito River and associated Pond. We again request that this be the placement for the RL20 designation on the three Willow Creek Ranch parcels. It is our understanding that the County GPU does not require or suggest that the FEMA line be used for demarcation of RL20 designation.*



# PROPERTY SPECIFIC REQUEST

SD17 (cont.)

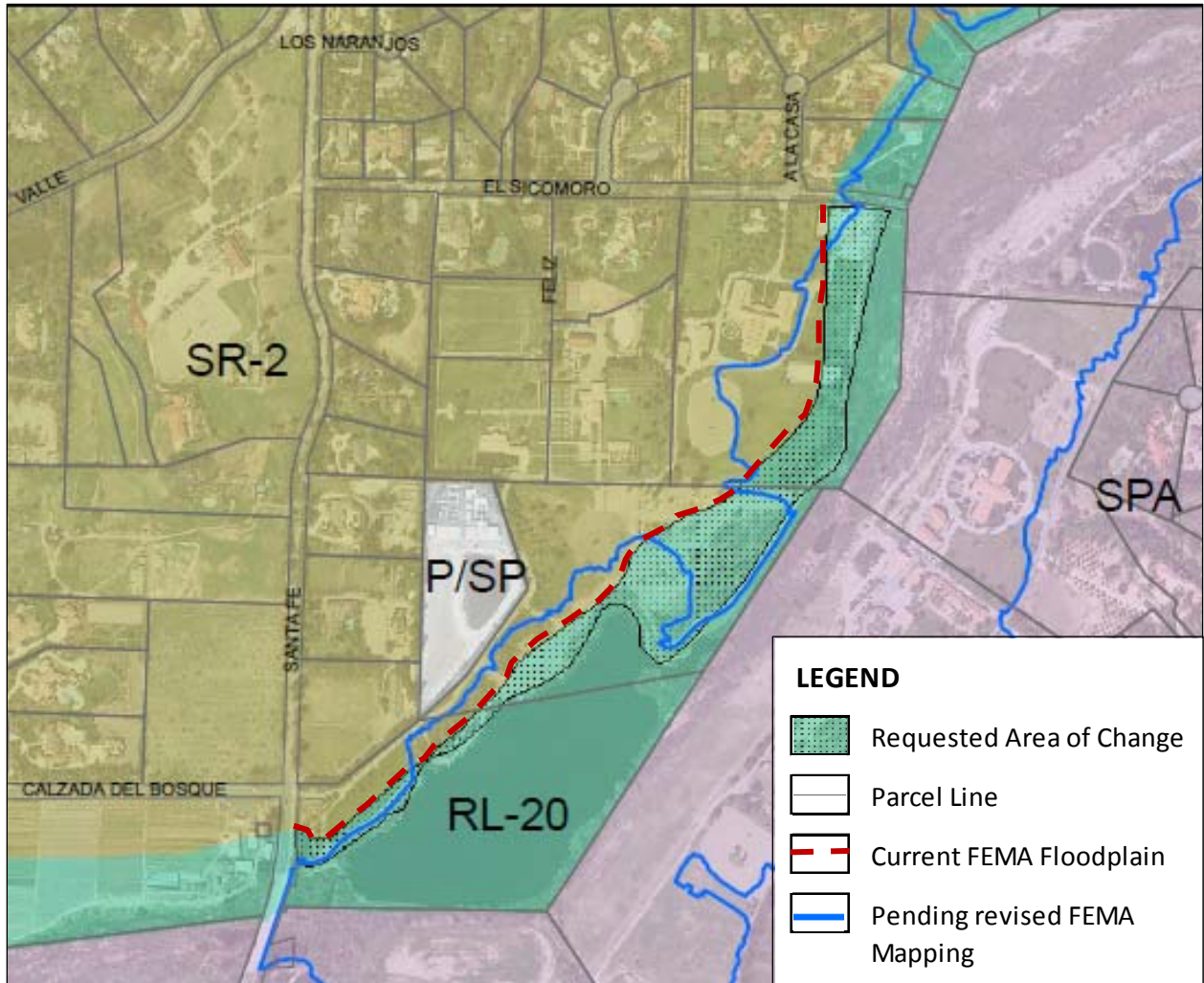


Figure B: Pending County Request to Revise the FEMA Floodplain Mapping

# PROPERTY SPECIFIC REQUEST

## SD18

<b>Property Specific Request:</b> Change Land Use Designation from SR2/RL20 to SR2	
Requested by: Sam Blick <sup>1</sup>	
Community Recommendation	Unknown
Opposition Expected <sup>2</sup>	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

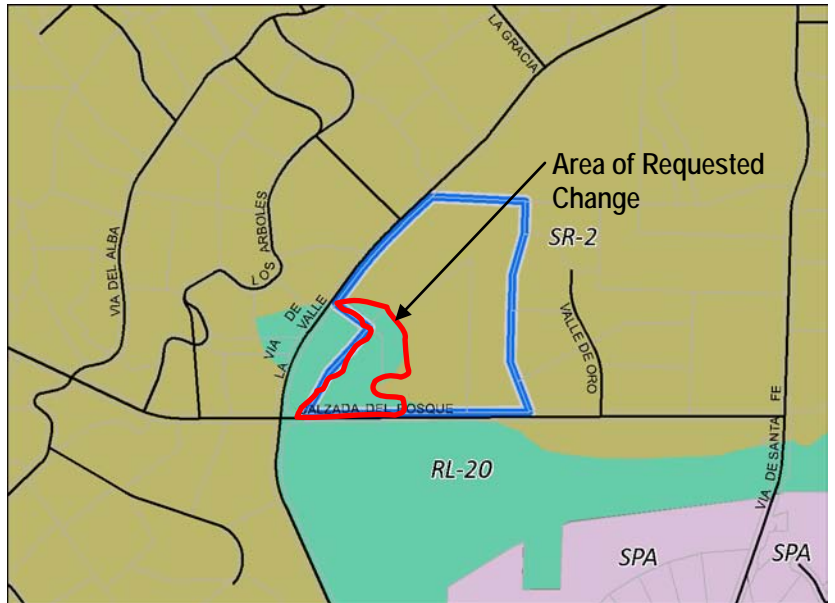
**Note:**  
 1- Samuel Blick letter dated February 15, 2011  
 2- Based on staff's experience

<b>Property Description</b>	
<u>Property Owner:</u> Larry Mabee	
<u>Size:</u> 25.85 acres 3 parcels	
<u>Location/Description:</u> Intersection of Calzada del Bosque and Via de La Valle; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> <li>● - high; ◐ - partially; ○ - none</li> <li>○ Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>◐ Agricultural Lands</li> <li>◐ Fire Hazard Severity Zones</li> </ul>	

<b>Land Use</b>	
<i>General Plan</i>	
<b>Scenario</b>	<b>Designation</b>
Existing General Plan	1 du/2,4 ac 1 du/4,8,20 ac
PC / Staff Recommendation	SR2/RL20
Referral	SR2/RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RR.35, 2.86-acre minimum lot size	
Proposed — Same as existing	



Aerial



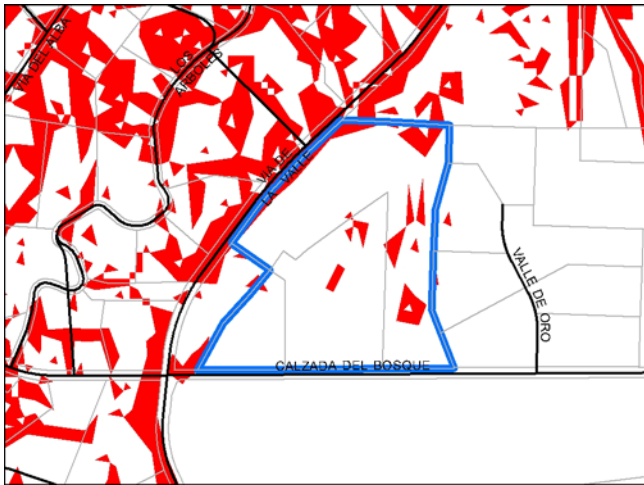
PC/Staff Recommendation

### Discussion

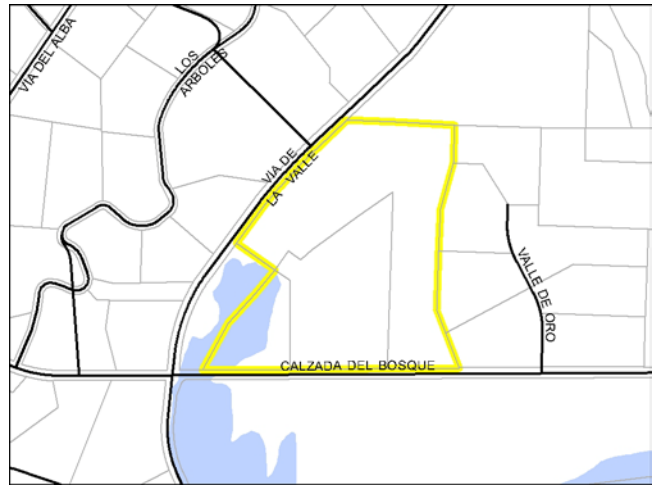
This request should be considered with SD19, which now has the same property owner. The area is not receiving a reduction in density, except for the area that is constrained by wetlands and FEMA Floodplain that is designated (19) Intensive Agriculture under the Existing General Plan and was designated as Rural Lands 20 consistent with General Plan Update Mapping Criteria. The two parcels falling within this designation are both less than three acres, and would not be able to subdivide under either the existing General Plan or the General Plan Update. There was a Plan Amendment Authorization approved in October 2003 for the site for an increased density associated with a proposed senior development; however, there was not a General Plan Amendment or Tentative Map filed and as outlined in Board of Supervisors Policy I-63, the PAA expired in October 2005. The property, like SD19 is likely located outside the wetland and floodway, since it is across the street from the watercourse.

# PROPERTY SPECIFIC REQUEST

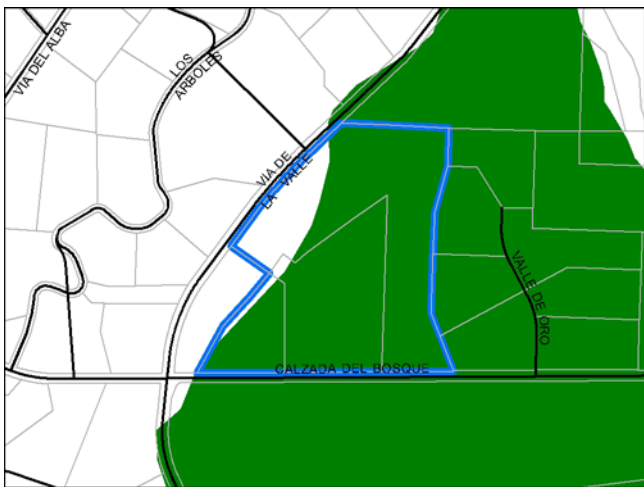
SD18 (cont.)



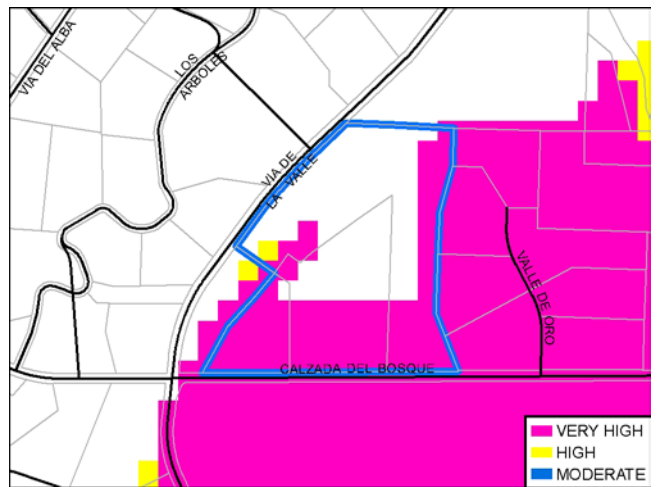
Steep Slope (Greater than 25%)



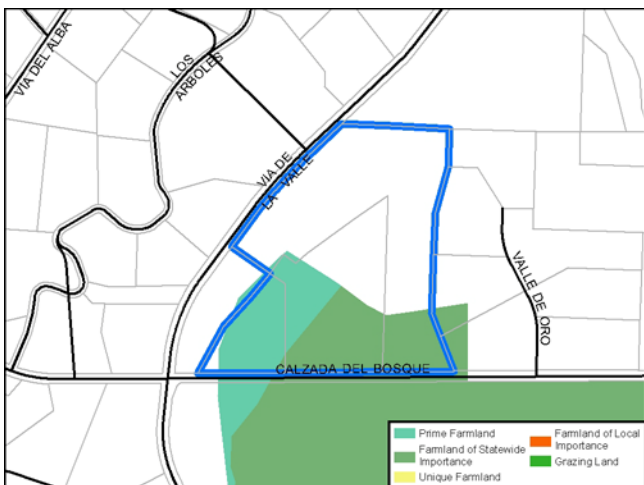
Floodplain(100-year)



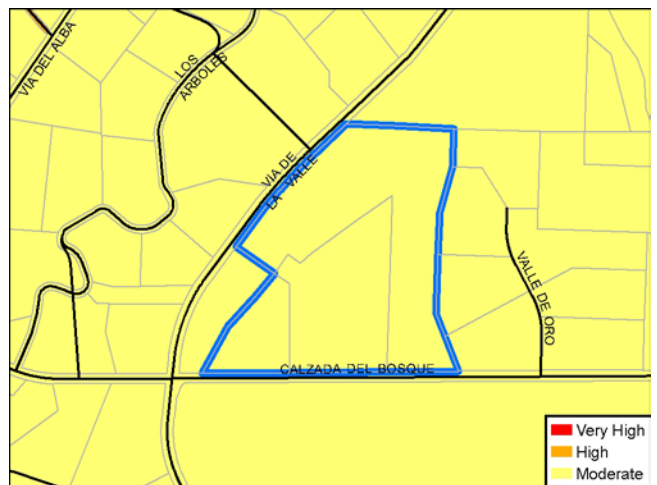
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD19

**Property Specific Request:**  
Change Land Use Designation from RL20 to SR2

Requested by: Sam Blick

Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:**  
Golden Eagle Land Investments

**Size:**  
2.83 acres  
1 parcel

**Location/Description:**  
Intersection of Calzada del Bosque and Via de La Valle;  
Inside County Water Authority boundary

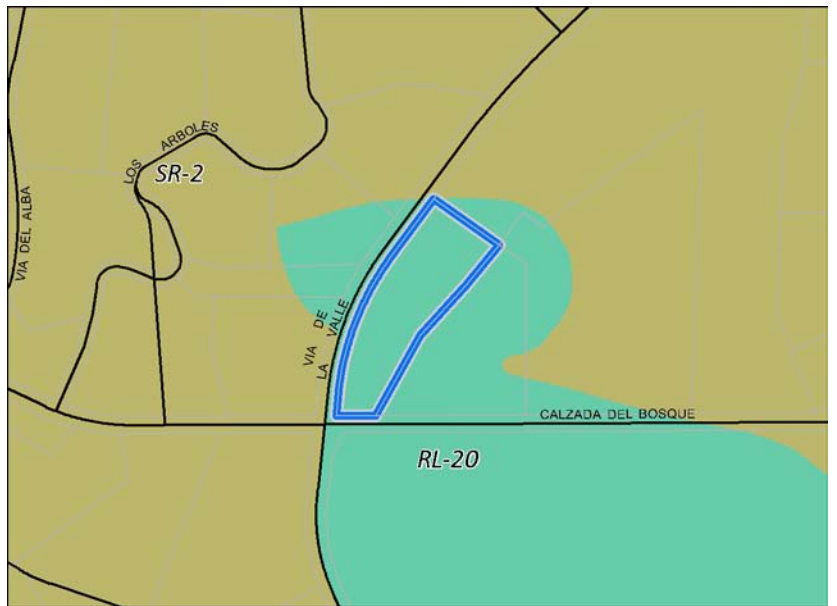
- Prevalence of Constraints (See following page):**  
● - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
  - Floodplain
  - Wetlands
  - Habitat Value
  - Agricultural Lands
  - ◐ Fire Hazard Severity Zones

### 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	
Environmentally Superior	
Zoning	
Existing —A70, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



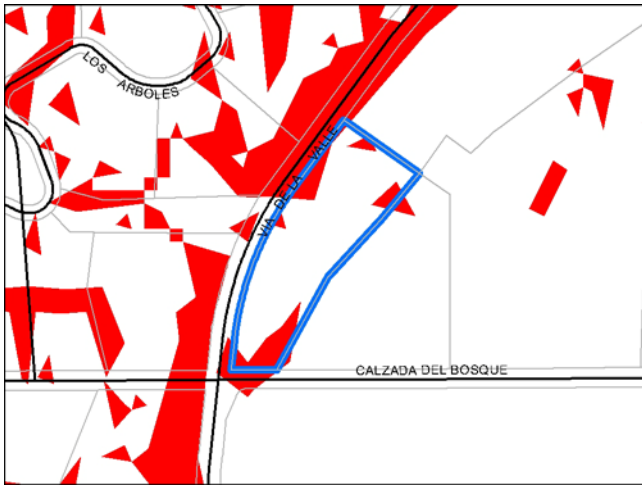
PC/Staff Recommendation

### Discussion

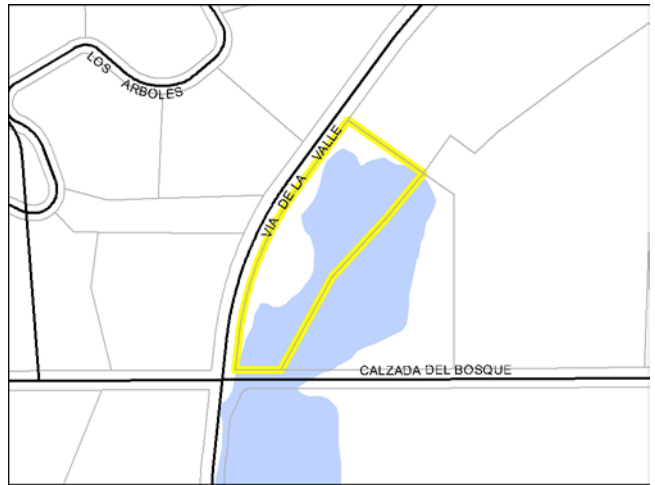
This request should be considered with SD18, which now has the same property owner. The holdings are not receiving a reduction in density, except for the area that is constrained by wetlands and FEMA Floodplain that is designated (19) Intensive Agriculture under the existing General Plan and was designated as RL 20 consistent with General Plan Update Mapping Criteria. The parcel falling within this designation is below three acres, and would not be able to subdivide in either the existing General Plan or the General Plan Update. Further, it is likely that the mapped floodplain is incorrect, due to the property's location across the street from the watercourse.

# PROPERTY SPECIFIC REQUEST

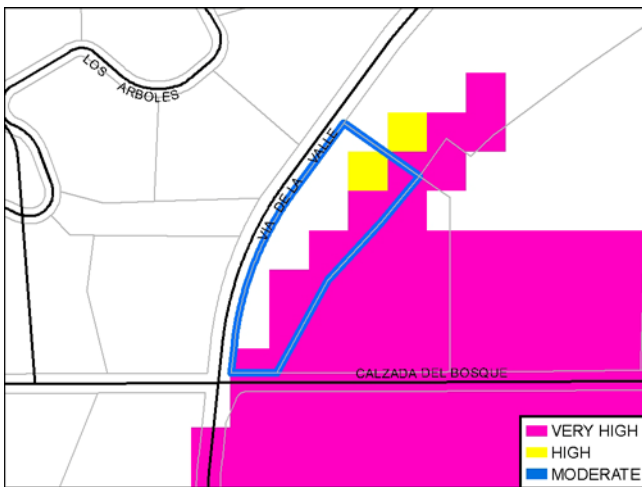
SD19 (cont.)



Steep Slope (Greater than 25%)



Floodplain



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

## SD20

<b>Property Specific Request:</b> Change Land Use Designation from RL20 to SR2	
Requested by: Stephen Perkins	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	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:  
Stephen Perkins and Georgia Havenstrite

Size:  
14 acres  
2 parcels

Location/Description:  
Adjacent to the west of Rancho Summit Drive  
In the Encinitas Sphere of Influence;  
Inside County Water Authority boundary

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

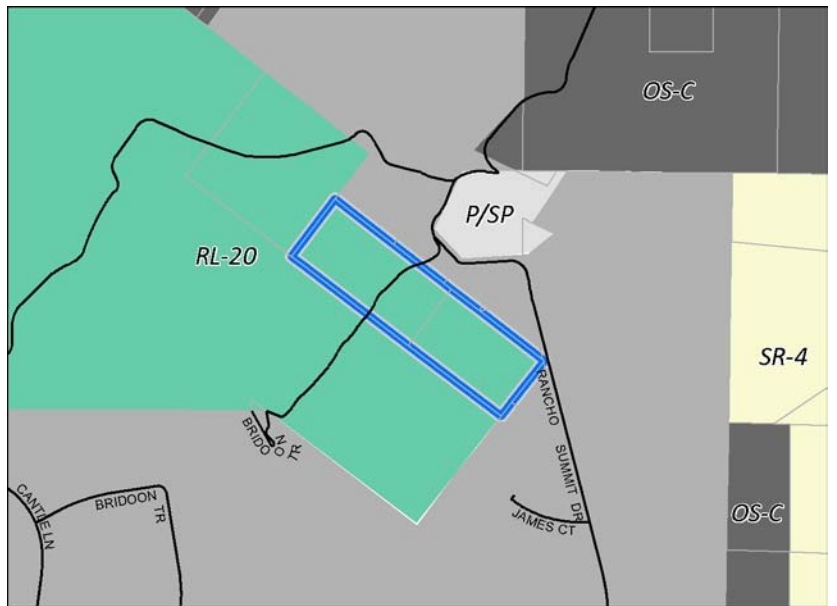
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

### Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	RL20
Referral	SR4
Hybrid	SR10
Draft Land Use	RL20
Environmentally Superior	
Zoning	
Existing —RR.5, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



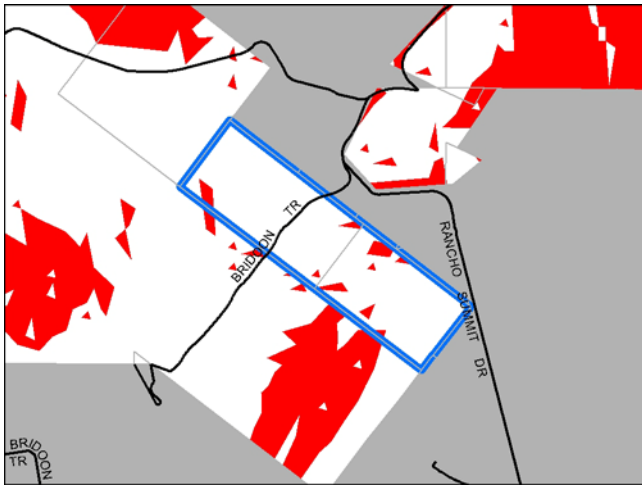
PC/Staff Recommendation

### Discussion

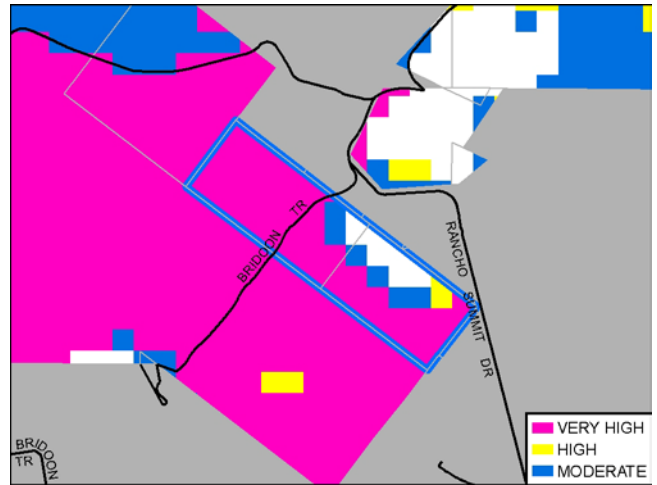
The property is within the City of Encinitas Sphere of Influence and consists of two parcels that are seven acres each. The requested designation would be consistent with the City of Encinitas designation, which allows for one dwelling unit per two acres. SR2 was intended to be placed on the Referral Map. Application of SR2 would allow for subdivision of these properties, where retention of SR 4 would not. The request is a higher density than any of the alternatives evaluated in the EIR; therefore, it is likely that the EIR will require recirculation.

# PROPERTY SPECIFIC REQUEST

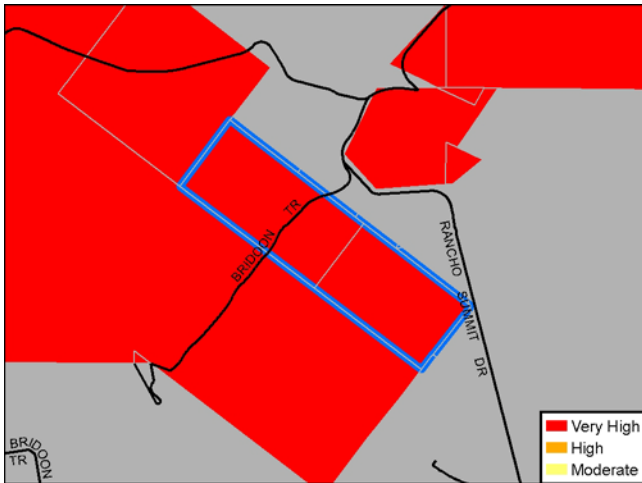
SD20 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

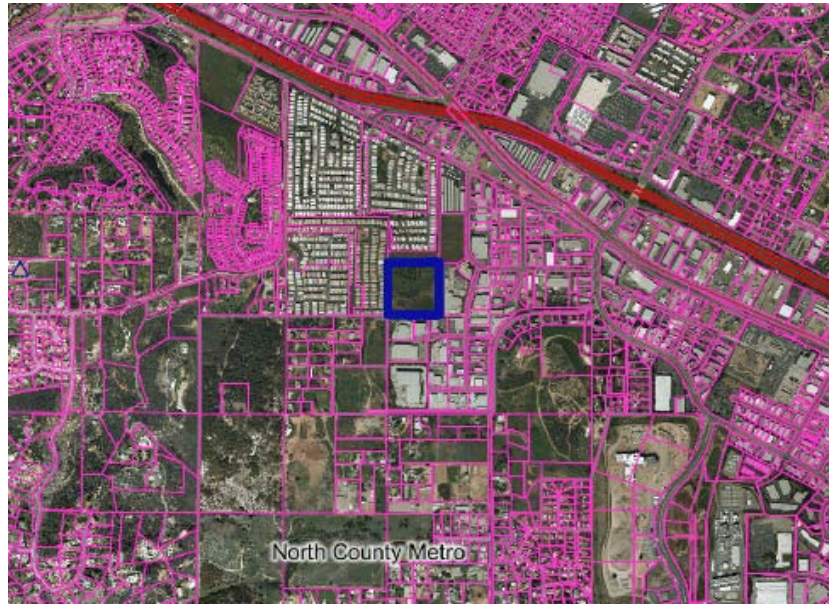
## SD21

<b>Property Specific Request:</b> Change land use designation from SR1 to Limited Impact Industrial (I-1)	
Requested by: City of San Marcos <sup>1</sup>	
Community Recommendation	I-1
Opposition Expected	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

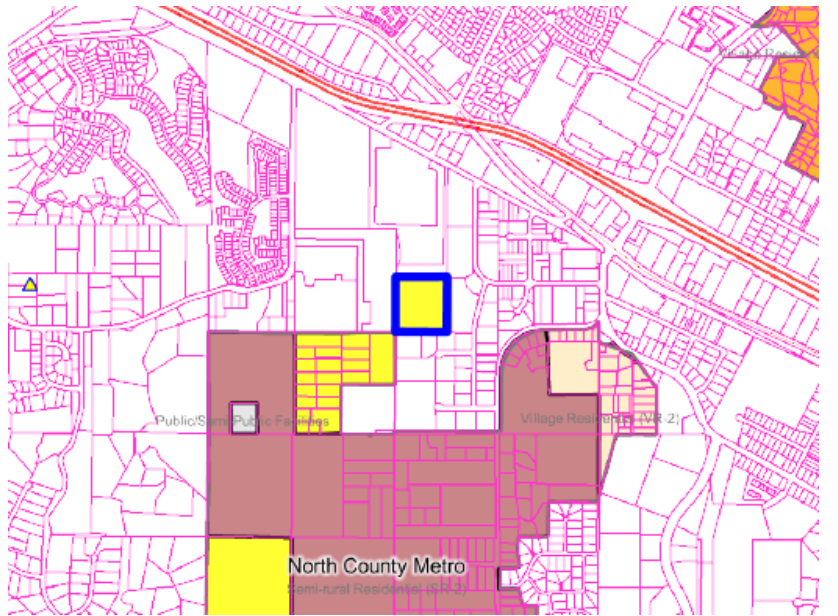
**Note:**  
1- City of San Marcos letter dated October 19, 2010

<b>Property Description</b>	
<u>Property Owner:</u> ORIX Pacific San Marcos LLC	
<u>Size:</u> 10.8 acres 1 parcel	
<u>Location/Description:</u> South of intersection of SR78 and Mission Rd; Access is via private rd; Inside CWA boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
<input type="radio"/> Steep slope (greater than 25%) <input type="radio"/> Floodplain <input type="radio"/> Wetlands <input type="radio"/> Habitat Value <input type="radio"/> Agricultural Lands <input checked="" type="radio"/> Fire Hazard Severity Zones	

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



Aerial



PC/Staff Recommendation

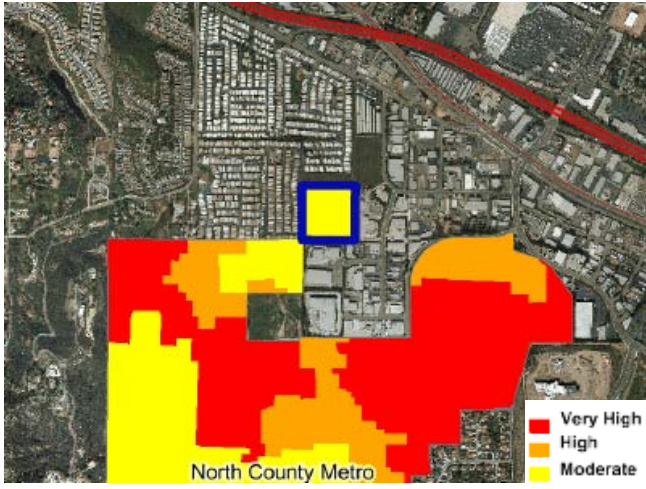
### **Discussion**

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City states that these areas are inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site. While these non-residential facilities may be in close proximity to the area in question, the areas surrounding SD21 also include large areas of single-family residential uses, which are consistent with the General Plan Update SR-1 land use designation and is incompatible with the request of Limited Impact Industrial.



# PROPERTY SPECIFIC REQUEST

SD21 (cont.)

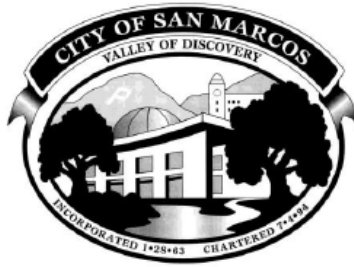


Fire Hazard Severity Zones

# PROPERTY SPECIFIC REQUEST

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Development Services  
1 Civic Center Drive  
San Marcos, CA 92069-2918



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Tel: 760.744.1050  
Fax: 760.591.4135  
Web: [www.San-Marcos.net](http://www.San-Marcos.net)

October 19, 2010

County of San Diego  
Board of Supervisors  
San Diego County Administration Center  
1600 Pacific Highway, Room 402  
San Diego, CA 92101

Subject: County of San Diego Comprehensive General Plan Update  
EIR Response to Comments  
LOG No. 02-ZA-001; SCH NO. 2002111067

- SM13: The City of San Marcos has designated this area as Light Industrial. County staff states the site is surrounded by single-family residential. A mobile-home park is located to the west of SM 13, but Meyers Industrial Park in the City of Escondido is located to the south and east. In past City discussions with the mobile-home park residents, the residents expressed that single-family residential in SM13 would not be consistent with the area, and that development on the property would more appropriately serve as a continuation of light industrial uses to the east and south. The site is more oriented to San Marcos and its development goals in the area. To this end, the property owner for this area has discussed with City staff development of a light industrial project, not residential uses, on the property, and future City annexation. During our recent General Plan update workshops there were no concerns raised by residents for the City to retain the Light Industrial designation on the property. All this said, low density residential would be unacceptable at this location and the site should be designated for Light Industrial adjacent to, and a continuation of, existing light industrial uses in the area.