

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center
<http://www.co.sandiego.ca.gov/dplu/gis/index.html>

Property Specific Requests

Recommended Project (October 2010)
 Land Use Designations^{1,2}

- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)⁴
- Office Professional³
- Neighborhood Commercial³
- General Commercial³
- Rural Commercial³
- Limited Impact Industrial³
- Medium Impact Industrial³
- High Impact Industrial³
- Village Core Mixed Use
- Public/Semi-Public Facilities³
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Valley Center 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:

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This is a digital map and should be downloaded upon subscription of subsequent versions.

Source: County of San Diego, SANDAG
 File reference: C:\land\gis\map_data\general\planning\map_data\vc_3001_01a.mxd

Regional Location Map:

PROPERTY SPECIFIC REQUEST

VC2 [2004 Referral #67]

Property Specific Request:

Change land use designation from SR4 to SR10

Requested by: Endangered Habitats League¹; Valley Center Community Planning Group

Community Recommendation	SR10
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
 2- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Sharie Eastman, Mike/Steven Petter (2 parcels)
 Mountain Valley Ranch LLC
 Jim Bess
 David and Mala Matheson
 Tony and Tong Lee
 Bryan and Cathy Lee

Size:

137.3 acres; 7 parcels

Location/Description:

North of Mirar de Valle Road, traversed by Burnt Mountain Road;
 Inside County Water Authority boundary

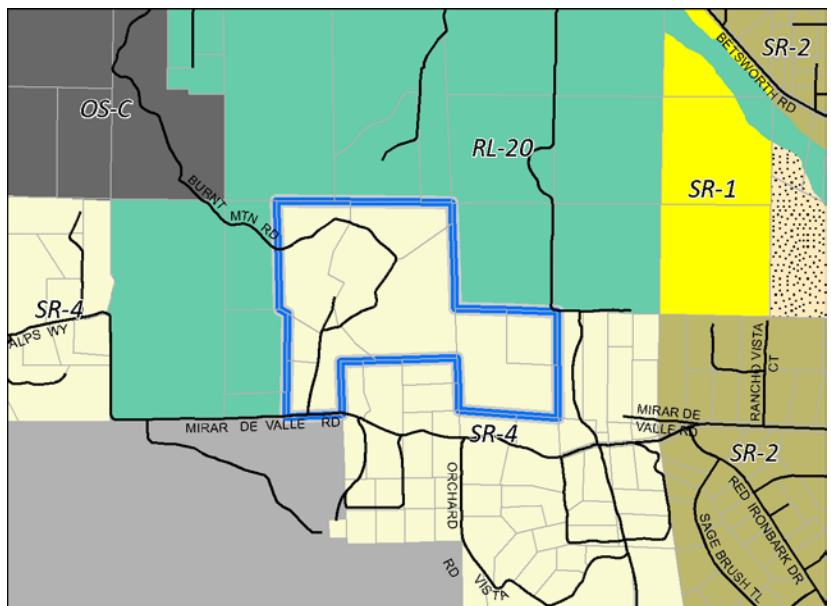
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

General Plan

Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC/Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	SR10
Environmentally Superior	RL20

Zoning

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

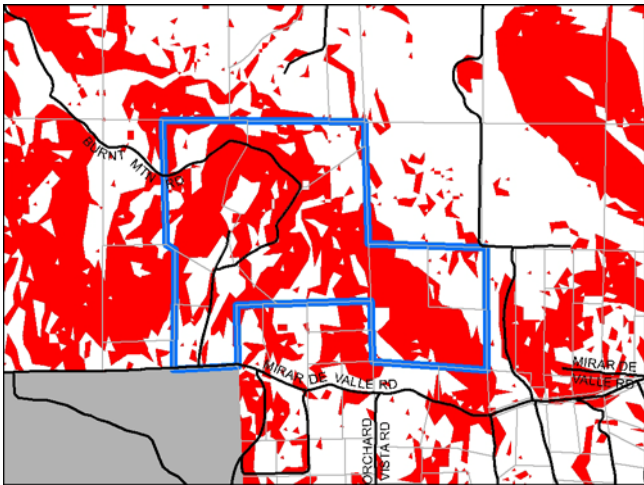
Discussion

This area includes a 2004 Residential Referral #67 (Petter) where the Board of Supervisors directed staff to apply a SR4 designation to the Referral Map, which is consistent with the PC / Staff Recommendation. The property contains significant amounts of farmlands of local importance and is significantly constrained by steep slopes and located within the Very High Fire Hazard Severity Zone.

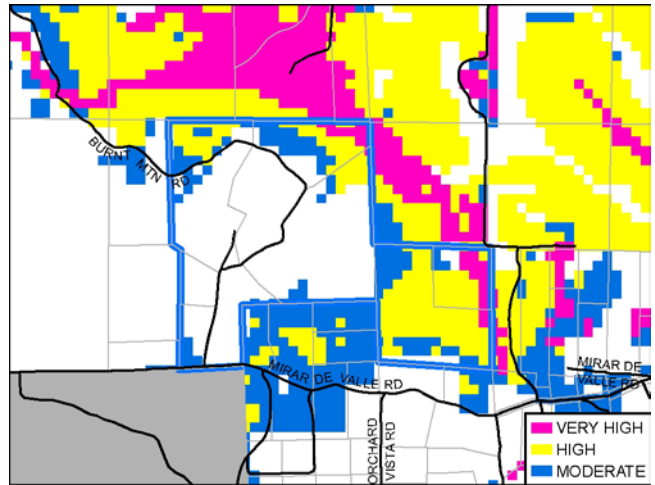
Both the Endangered Habitats League and Valley Center Community Planning Group support a lower density SR10 to limit the subdivision potential of the farmlands.

PROPERTY SPECIFIC REQUEST

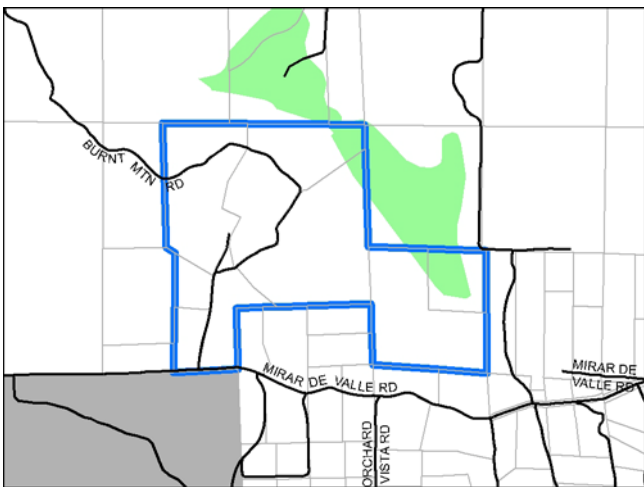
VC2 (cont.)



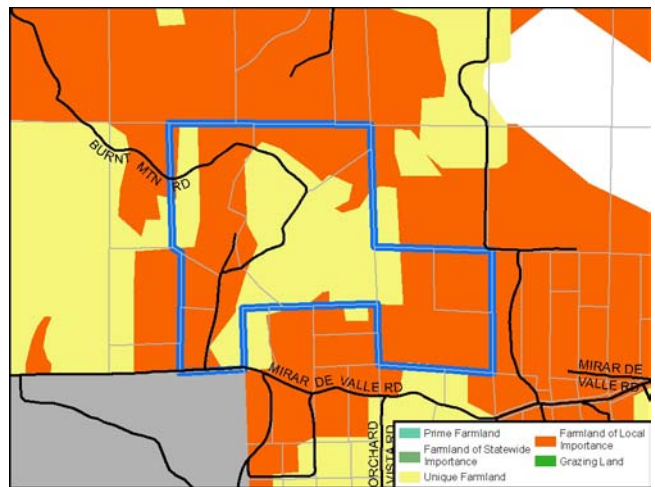
Steep Slope (Greater than 25%)



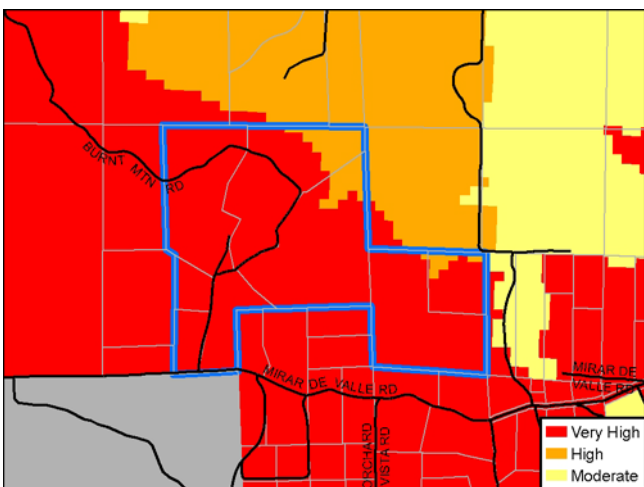
Habitat Evaluation Model



Prime Agriculture Lands



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC3

Property Specific Request:

Change land use designation from SR2 to RL20

Requested by: Endangered Habitats League¹

Community Recommendation	SR10 ²
Opposition Expected ³	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1- Endangered Habitat League letter dated November 8, 2010
- 2- Valley Center CPG minutes January 31, 2011
- 3- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:
Valley Center ILP

Size:
77.0 acres
4 parcels

Location/Description:
Intersection of Jeffrey Heights and Ricks Ranch 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

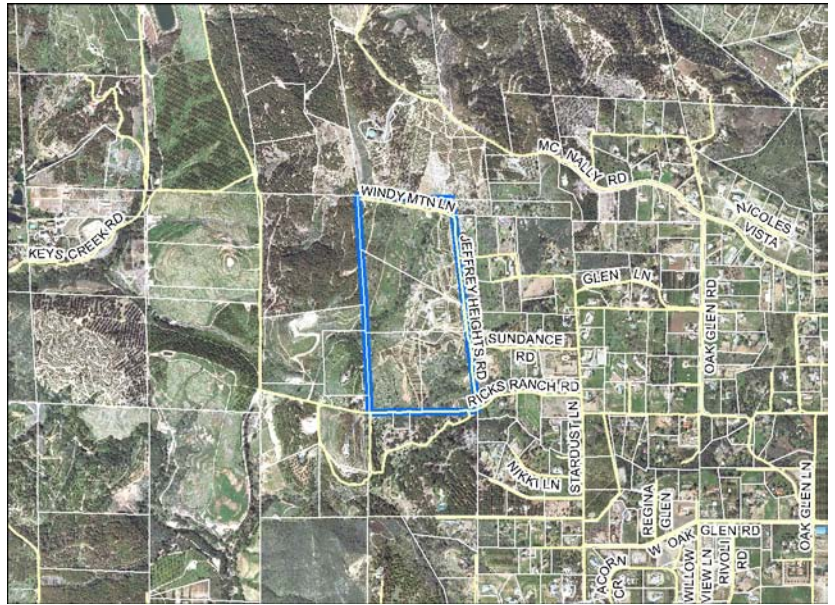
Land Use

General Plan

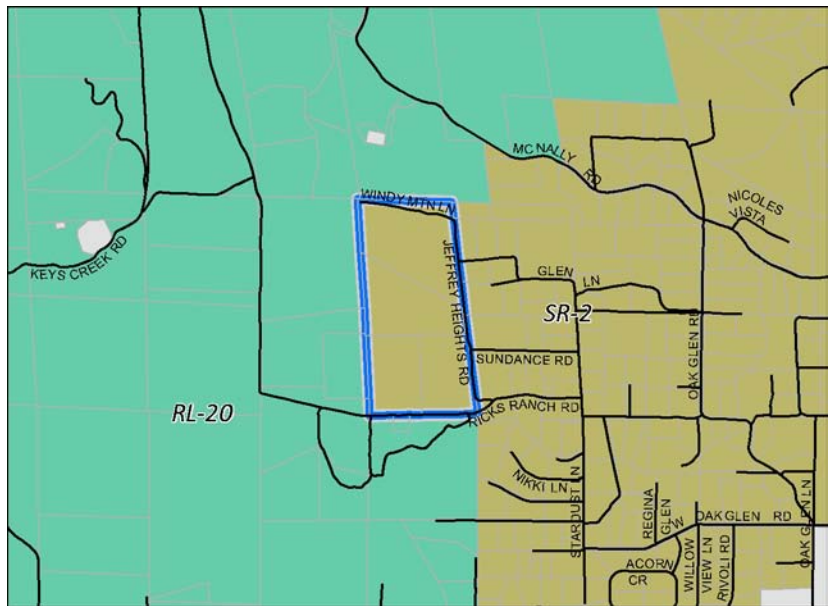
Scenario	Designation
Existing General Plan	1 du/10 ac
PC/Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	RL20
Environmentally Superior	RL40

Zoning

Existing — A72, 10-acre minimum lot size
Proposed — A72, 2-acre minimum lot size



Aerial



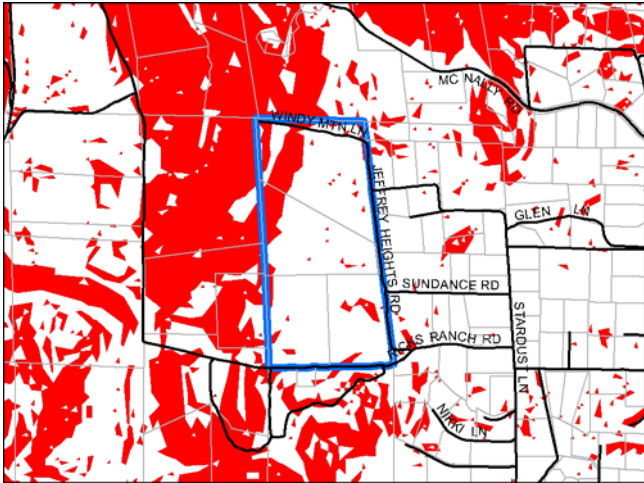
PC/Staff Recommendation

Discussion

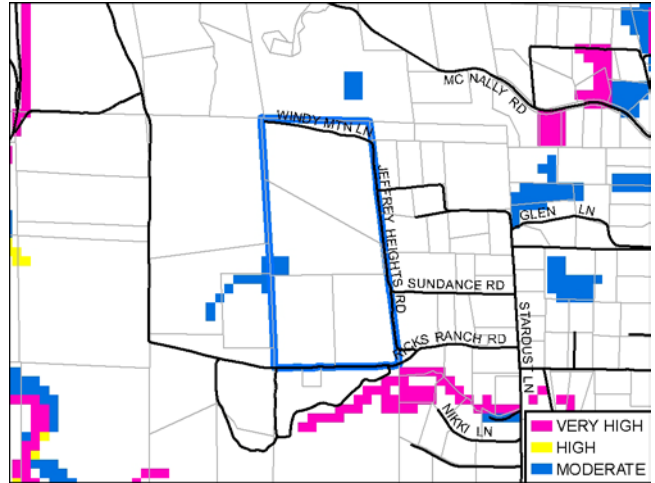
This property, under a single ownership, is designated SR2 on the PC / Staff Recommendation. The Endangered Habitats League supports the Draft Land Use Map density of RL20 to limit the subdivision potential of the farmlands. The property contains significant amounts of farmlands of local importance and is located either within or in the close vicinity of a planned new east-west road connection in Valley Center.

PROPERTY SPECIFIC REQUEST

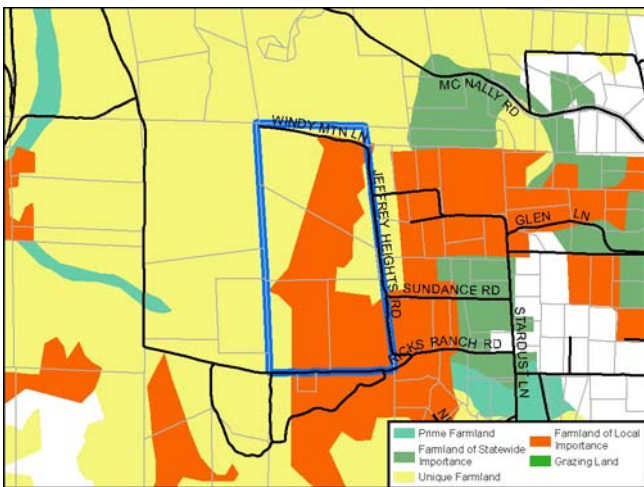
VC3 (cont.)



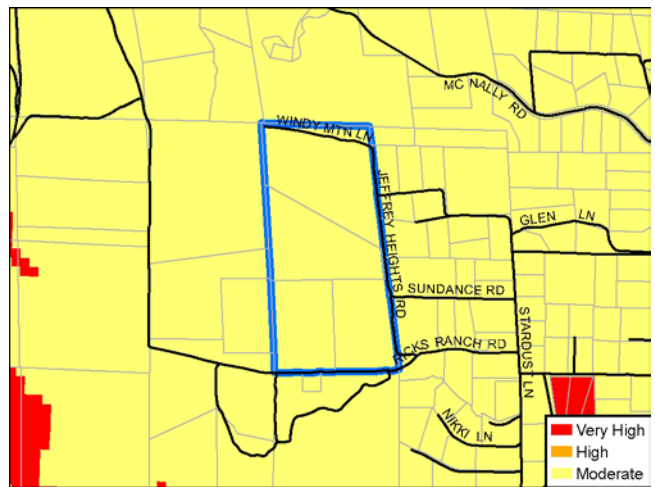
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agriculture Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC4 [2004 Referral #69]

Property Specific Request: Change land use designation from SR2 to SR10	
Requested by: Endangered Habitats League ¹ ; Valley Center Community Planning Group	
Community Recommendation	SR10
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

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

Property Description

Property Owner:
See next page

Size:
243.7 acres
14 parcels

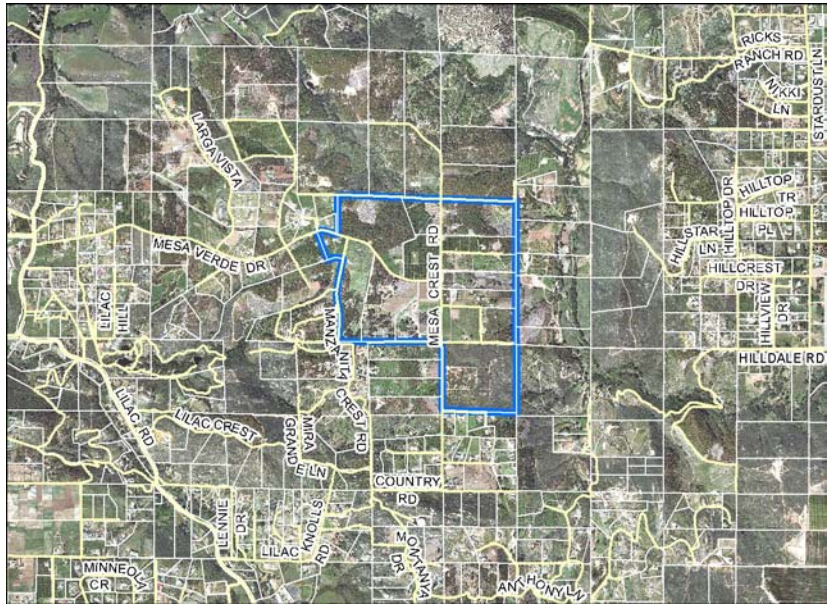
Location/Description:
At Mesa Crest Road and Mesa Verde Drive,
1.8 miles west of Cole Grade Road;
Inside CWA boundary

Prevalence of Constraints (See following page):

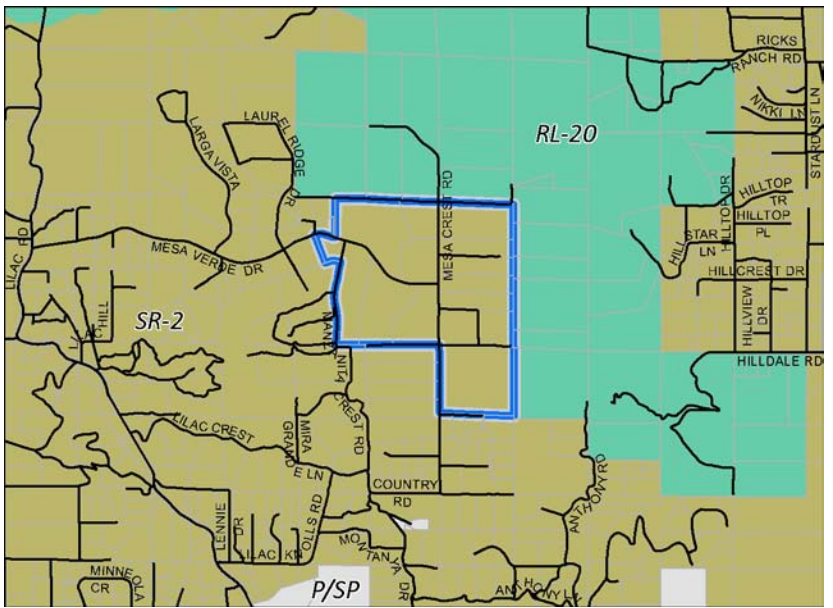
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/10 ac
PC/Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	SR10
Environmentally Superior	RL20
Zoning	
Existing — A70 / A72, 10-acre minimum lot size	
Proposed — A70 / A72, 2-acre minimum lot size	



Aerial



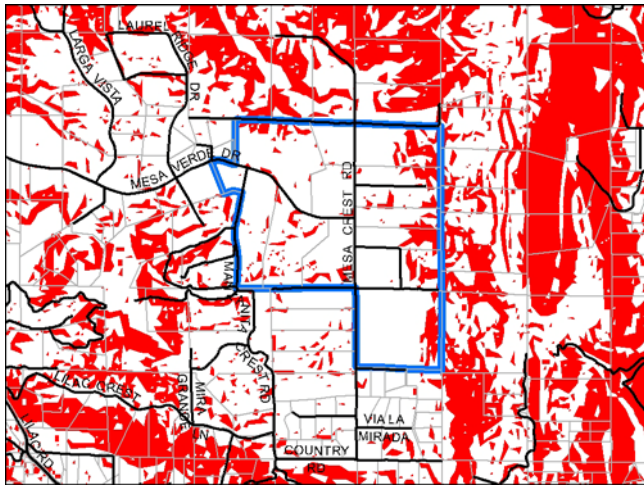
PC/Staff Recommendation

Discussion

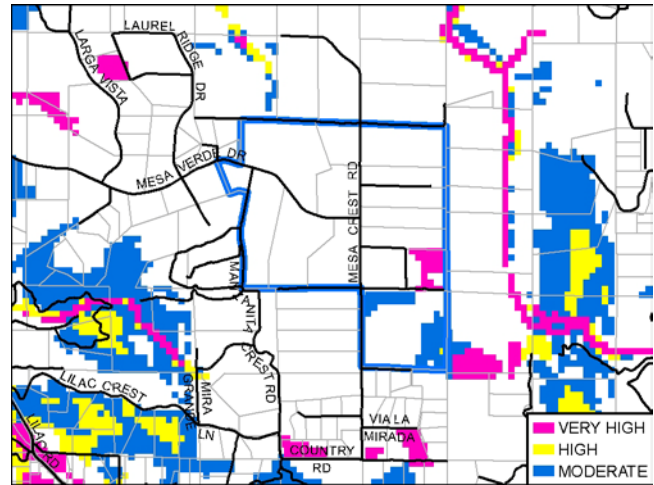
This area includes a 2004 Residential Referral #69 where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map, which is consistent with the PC / Staff Recommendation. Both the Endangered Habitats League and Valley Center Community Planning Group support retaining the existing General Plan density of SR10 to limit the subdivision potential of the farmlands. The property contains significant amounts of farmlands of statewide importance.

PROPERTY SPECIFIC REQUEST

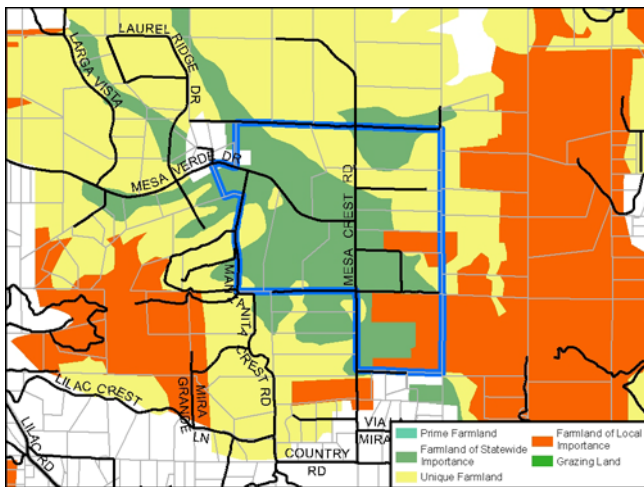
VC4 (cont.)



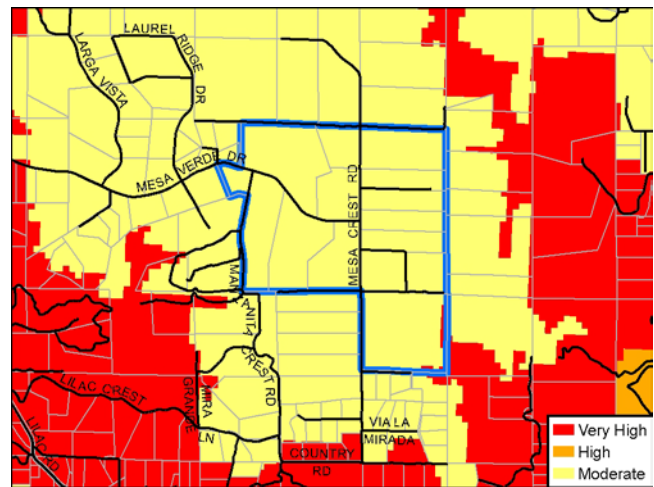
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agriculture Lands



Fire Hazard Severity Zones

Additional Information

Property owners:

- Stanton Family Trust (2 parcels)
- Paul / Jami Behneman
- Rancho Del Robles Ltd.
- Brian / Jaisa Bright
- Steven / Kathern Curt
- Sanders Family Trust
- Cook Family Trust
- John Tresch
- Peter / Kayne Schaner
- Habib Family Trust
- Moores Diane Heath Trust
- Ann Lavine
- Clayton Granger Trust

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC5

Property Specific Request:

Change land use designation from RL20 to RL40

Requested by: Endangered Habitats League¹

Community Recommendation	RL20 ²
Opposition Expected ³	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

- 1- Endangered Habitat League letter dated November 8, 2010
- 2- Valley Center CPG minutes January 31, 2011
- 3- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Robert Sadon Trust (2 parcels, 40 acres)
Curtiss Family Trust (1 parcel, 39.6 acres)

Size:

79.6 acres
3 parcels

Location/Description:

Non-contiguous parcels on the planning area's western boundary with North County Metro;
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

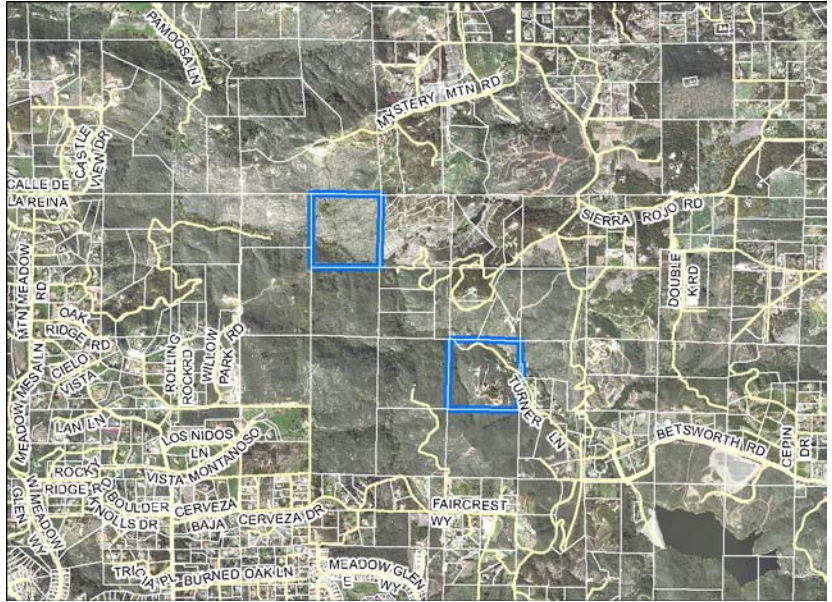
Land Use

General Plan

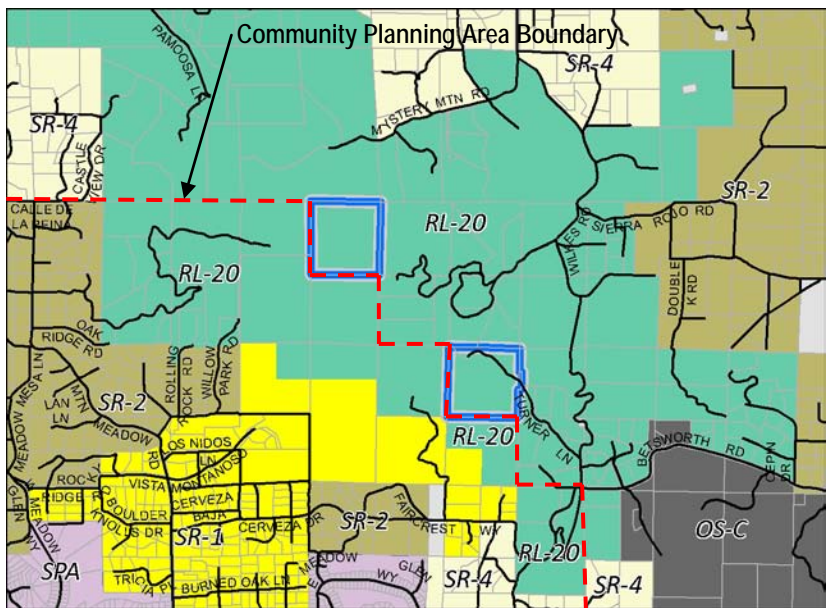
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC/Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40

Zoning

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



Aerial



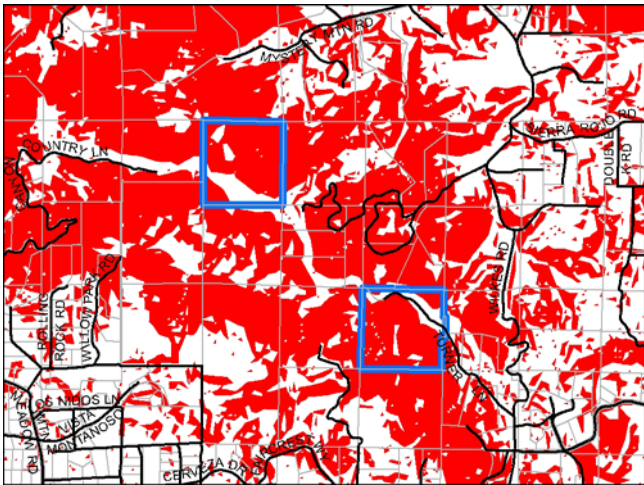
PC/Staff Recommendation

Discussion

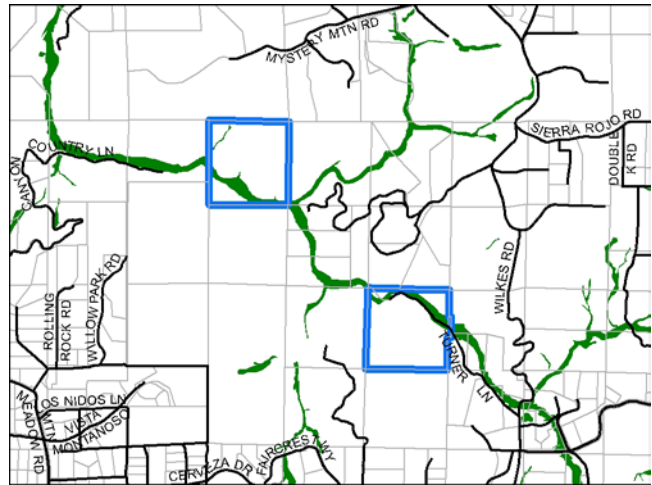
The Endangered Habitats League (EHL) supports applying the Draft Land Use Map density of RL40 to limit the subdivision potential of this property, which contains a significant amount of farmlands of local importance. The proposed change is part of a sweeping change where in 2004 the Board of Supervisors directed staff not to apply any densities less than RL20 to areas on the Referral Map within the County Water Authority boundary in specified North County communities. The EHL request for lower density represents approximately 80 acres of the 460-acre sweeping change directed by the Board. Therefore, applying this change would result in a spot designation unless all or part of the sweeping change is also applied.

PROPERTY SPECIFIC REQUEST

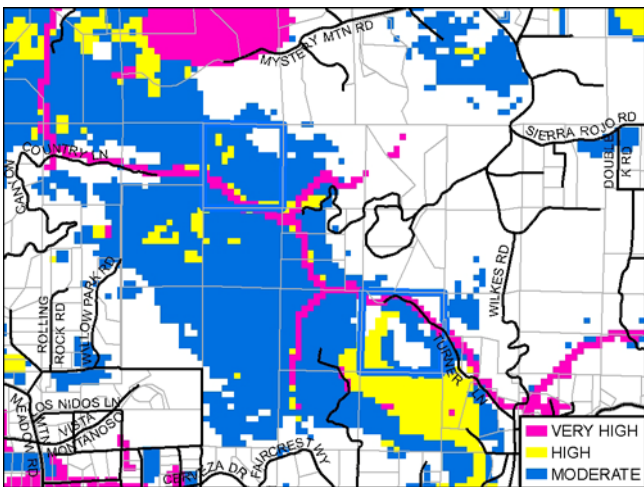
VC5 (cont.)



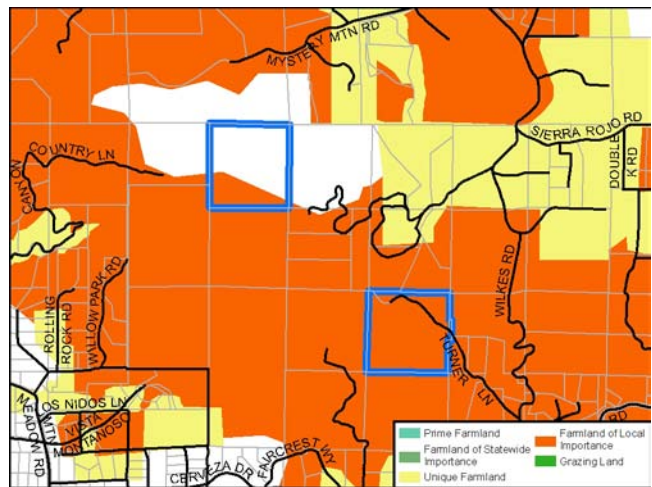
Steep Slope (Greater than 25%)



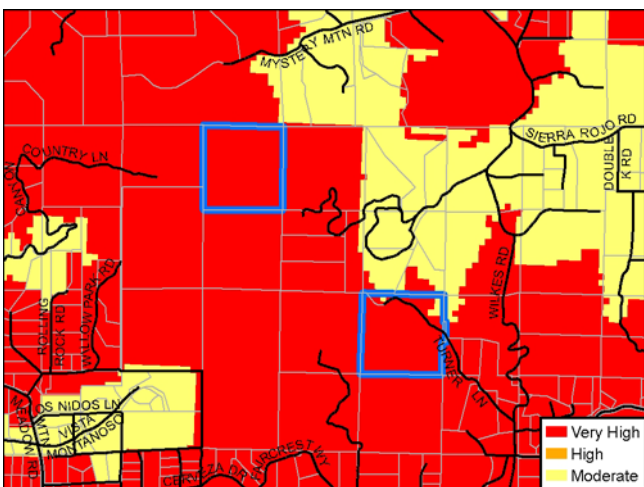
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

Under the currently proposed subdivision regulations, this change would not affect the ability of the subject property to subdivide; however, the Board is considering changes that, if implemented, would restrict two of the three parcels from further subdivision. These changes would allow certain parcels in Rural Lands to round up when calculating yield, as opposed to how it is currently proposed that all subdivisions are based on rounding down from the number of acres.

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC6 & VC7 [2004 Referral #8]

VC6 - Property Specific Request: Change land use designation from SR4 to RL20 Requested by: Valley Center CPG / EHL ³		
VC7 - Property Specific Request: Change land use designation from SR4 to SR2 Requested by: None [2004 Referral]		
Anticipated Consequences	VC6	VC7
Community Recommendation	RL20	RL20 ¹
Opposition Expected	Yes ²	Yes ³
Spot Designation/Zone	No	Yes
EIR Recirculation Needed	No	No
Change to GPU Objectives Needed	No	No
Level of Change	Minor	Minor

Notes:

- 1- Valley Center CPG minutes January 31, 2011
- 2- Anticipate property owners will be opposed to lower density
- 3- Endangered Habitat League letter dated November 8, 2010

Property Description

Property Owner:

VC6 - Various
VC7 - Lynch Family Exemption Trust

Size:

VC6 - 52.9 acres, 14 parcels
VC7 - 12.6 acres, 1 parcel

Location/Description:

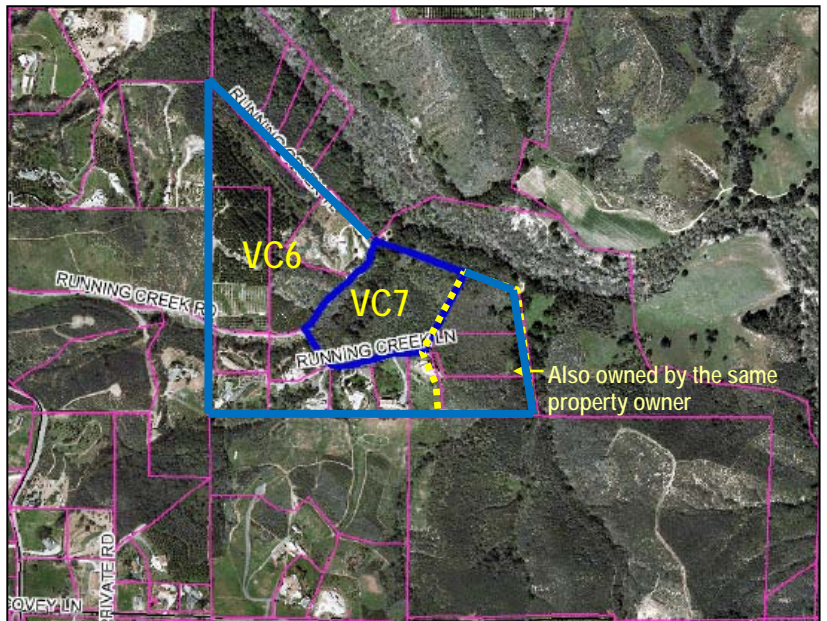
Approximately 2/3 mile east of West Lilac Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

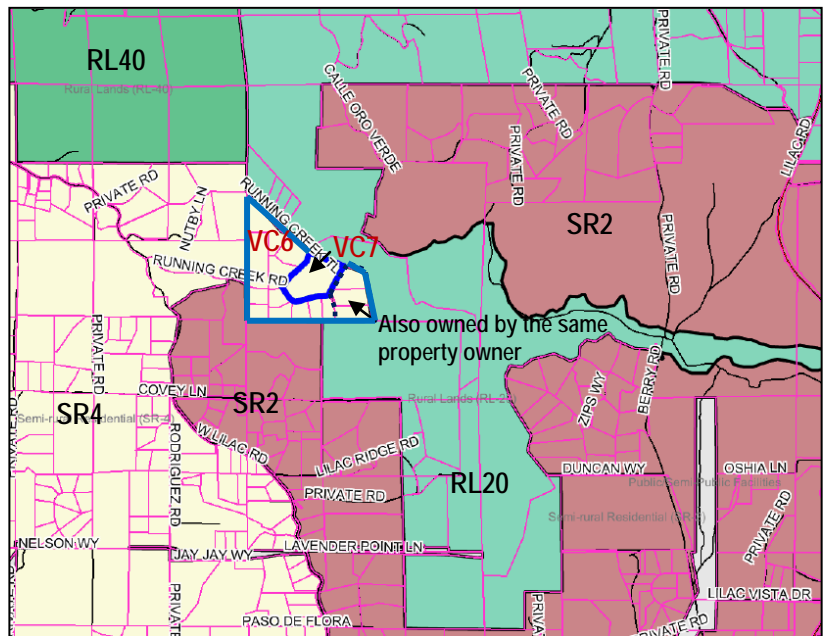
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac SPA (VC7)
PC/Staff Recommendation	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	RL20
Environmentally Superior	
Zoning	
Existing — S88, 1-acre min lot size A70, 2-acre min lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

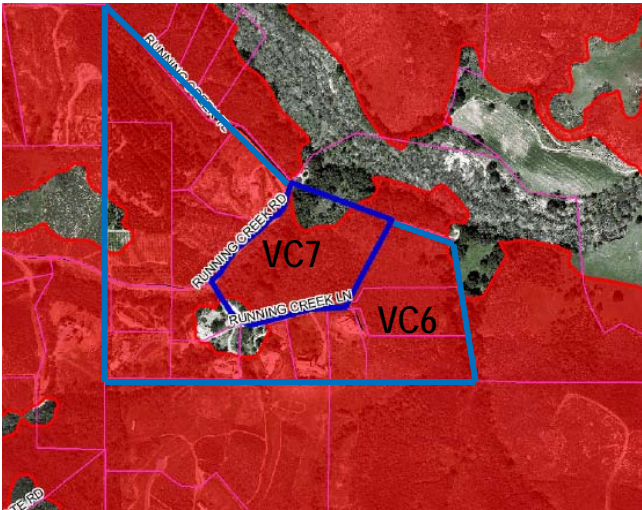
Discussion

This area is being evaluated under two circumstances due to: (1) a 2004 Referral (VC7) and (2) a recommendation by the Valley Center Community Planning Group (VCCPG) to lower the density being recommended by the PC / Staff Recommendation (VC6). The area is nearly entirely constrained by steep slopes, contains a significant amount of farmlands of local importance, and is within the Very High Fire Hazard Severity Zone. Parcel sizes range from two to twelve acres.

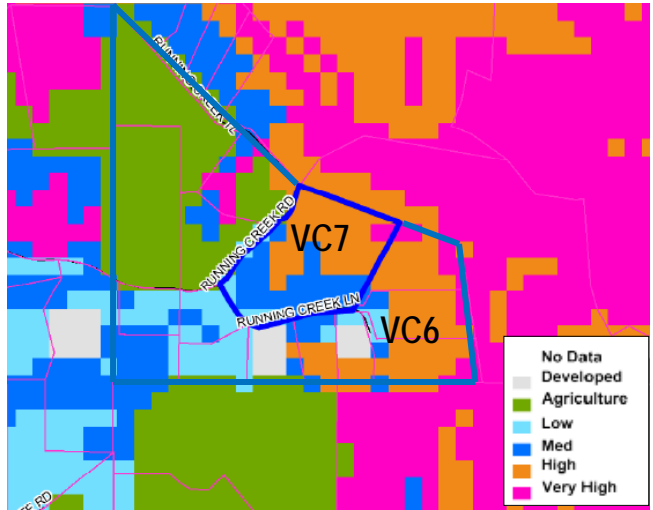
The consequences of each request are described on the next pages.

PROPERTY SPECIFIC REQUEST

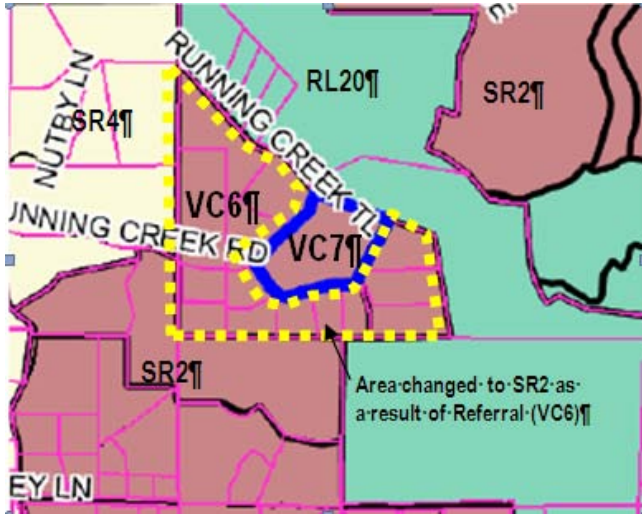
VC6 & VC7 (cont.)



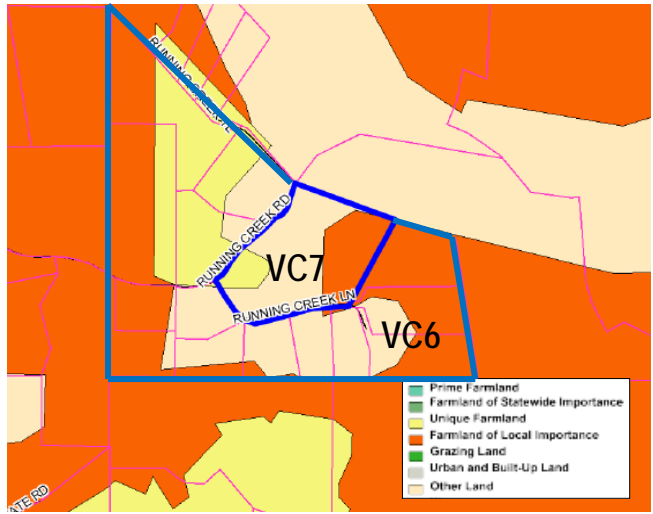
Steep Slope (Greater than 25%)



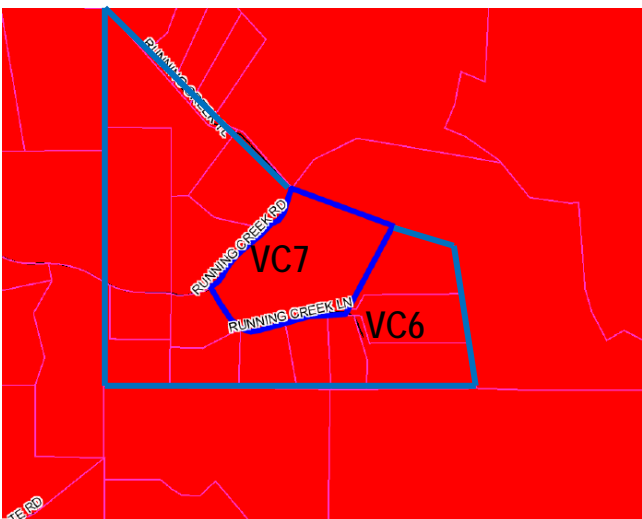
Habitat Evaluation Model



Referral Map



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC6 & VC7 (cont.)

Discussion (continued)

The consequences of each request are described below.

- (1) *VC6 - VCCPG Recommendation* – Apply the Draft Land Use Map density of RL20 to limit the subdivision potential of this property. Due the site being nearly entirely constrained by steep slopes and parcel sizes ranging from two to eight acres, further subdivision would not be feasible with the SR4 designation proposed by the PC / Staff Recommendation; therefore, the proposed change by the VCCPG would not impact its subdivision potential.
- (2) *VC7 - Lynch 2004 Request* – As a result of 2004 Residential Referral #87, 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 PC / Staff Recommendation would apply a SR4 designation. A SR2 density would result in a spot designation requiring the VC6 to also be designated SR2 designation. Also, it would be raising the density of an area identified by both the Community Planning Group and EHL as important for preserving the agricultural resources.

PROPERTY SPECIFIC REQUEST

VC9 [2003 Referral # 84]

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: None [2004 Referral]	
Community Recommendation	SR4
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1 - Based on staff's experience

Property Description

Property Owner:
Alligator Pears LP

Size:
20.1 acres
4 parcels

Location/Description:
Adjacent to Covey Lane, approximately ½ mile west of West Lilac Road;
Inside CWA boundary

Prevalence of Constraints (See following page):

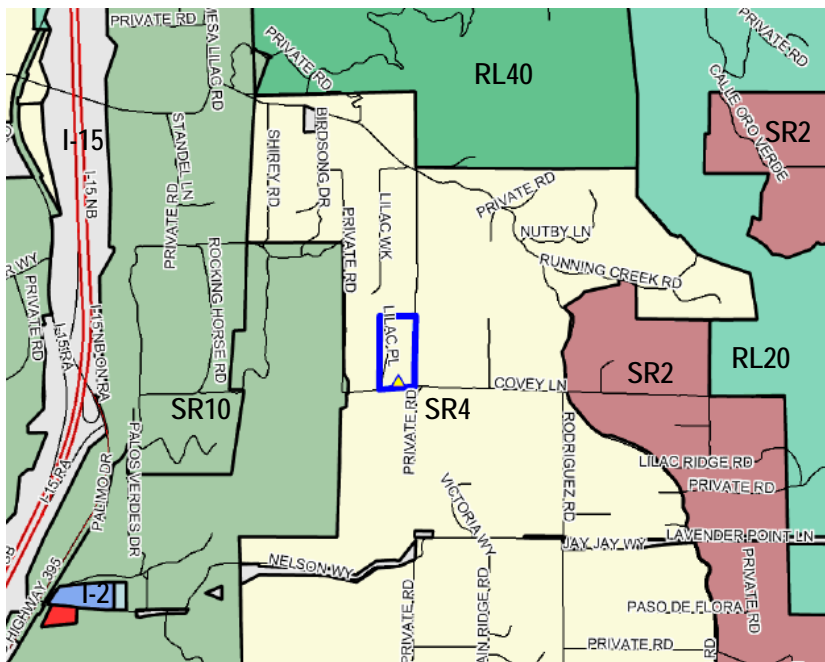
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial



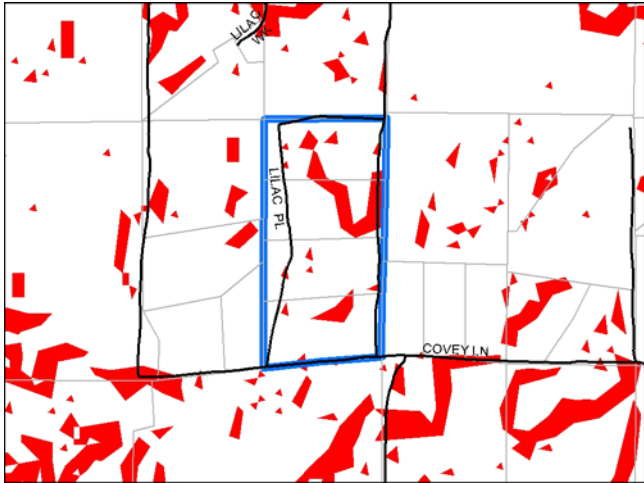
PC/Staff Recommendation

Discussion

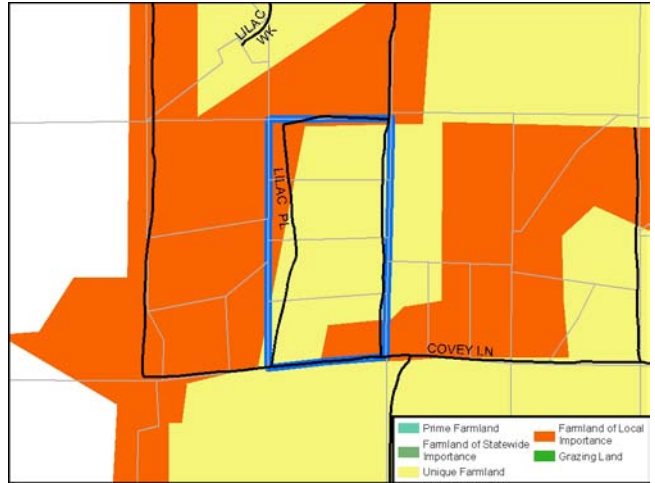
This Referral is part of an approved PAA 09-007 (Accretive). The Referral was requested prior to the formation of this project. This property did not come up in testimony during the 2010 Board hearings. The requested change in density would create a spot designation and would require an SR2 designation for at least an additional 350 acres to avoid the spot designation. Thus, the request would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

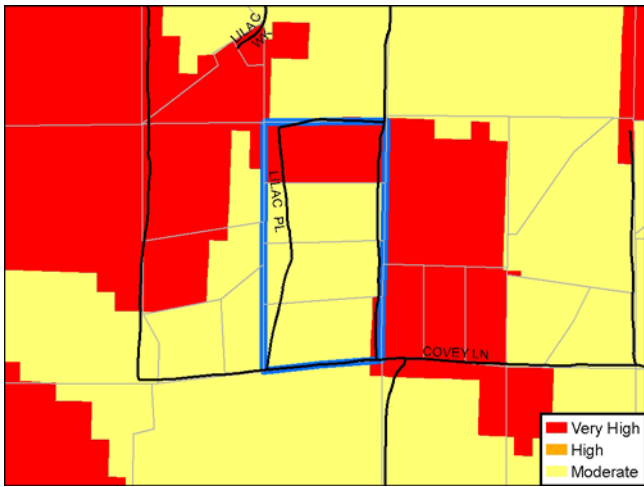
VC9 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC11 [2004 Referral # 79]

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Jim Chagala	
Community Recommendation	SR4
Opposition Expected ¹	Yes
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:

Covey Farms

Size:

79.1 acres

3 parcels

Location/Description:

Adjacent to the south side of Covey Lane,
approximately ½ mile west of West Lilac Road;
Inside County Water Authority boundary

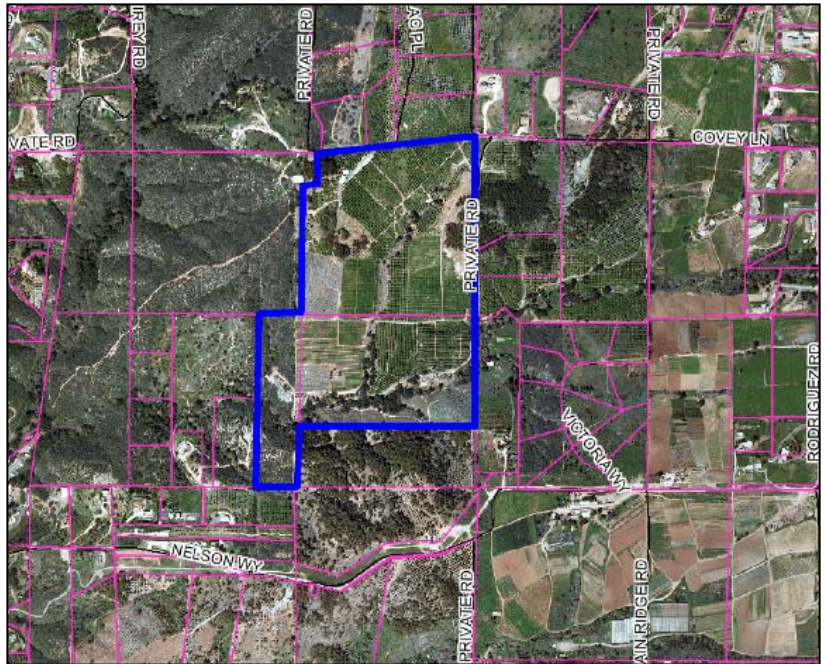
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

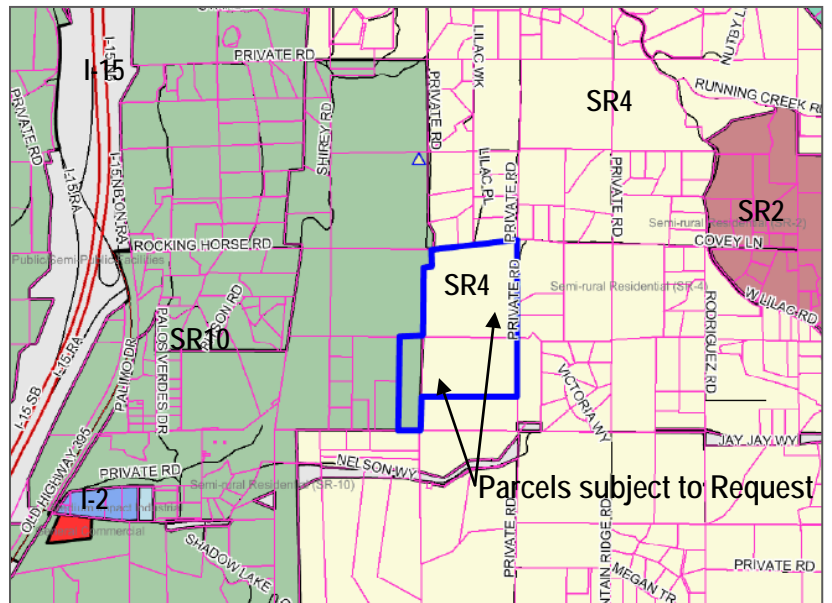
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial



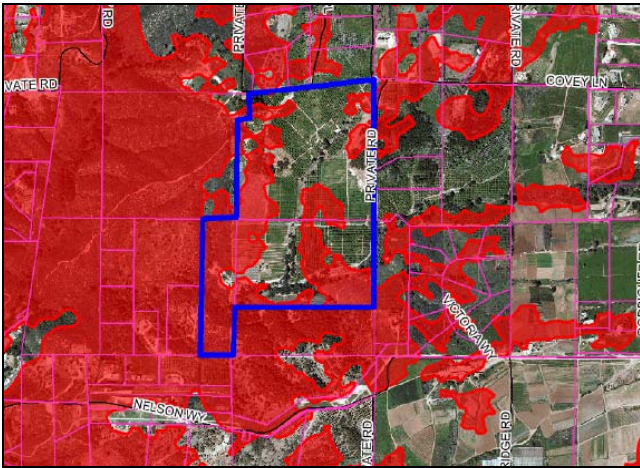
PC/Staff Recommendation

Discussion

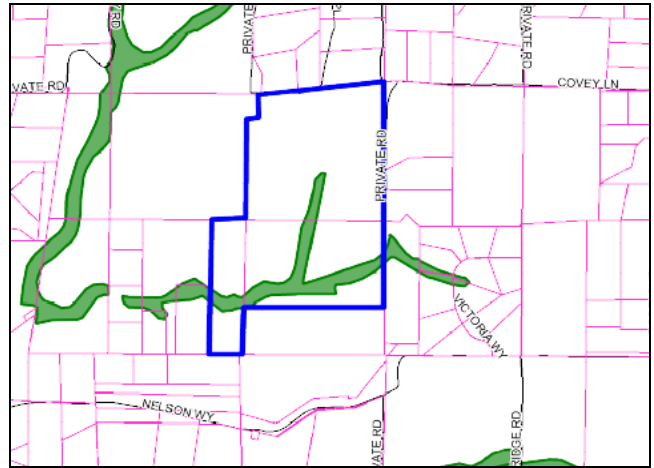
This is a 2004 Residential where a combined SR2/SR10 designation was applied to the three parcels. A SR2 designation would result in a spot designation that would likely require an additional area to also be redesignated SR2. This would likely require a recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

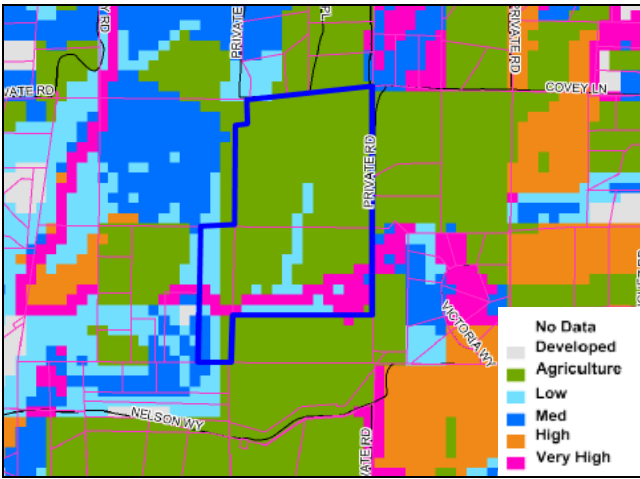
VC11 (cont.)



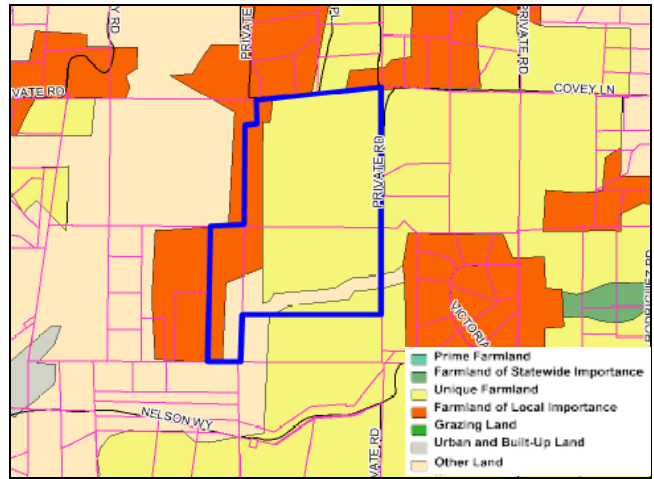
Steep Slope (Greater than 25%)



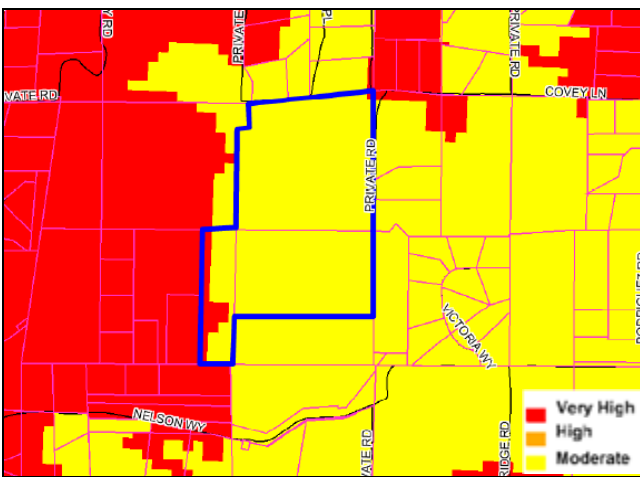
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC12 [2004 Referral: Castle Creek Country Club]

Property Specific Request: Change land use designation from SR2 / OS (R) to VR20 (see attached letter)	
Requested by: None [2004 Referral]	
Community Recommendation	SR2/OS(R) ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1 - Valley Center CPG minutes January 31, 2011
- 2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:
Josephine Development LLC

Size:
4.7 acres
1 parcel

Location/Description:
Adjacent to Circle R Drive with the Castle Creek SPA;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

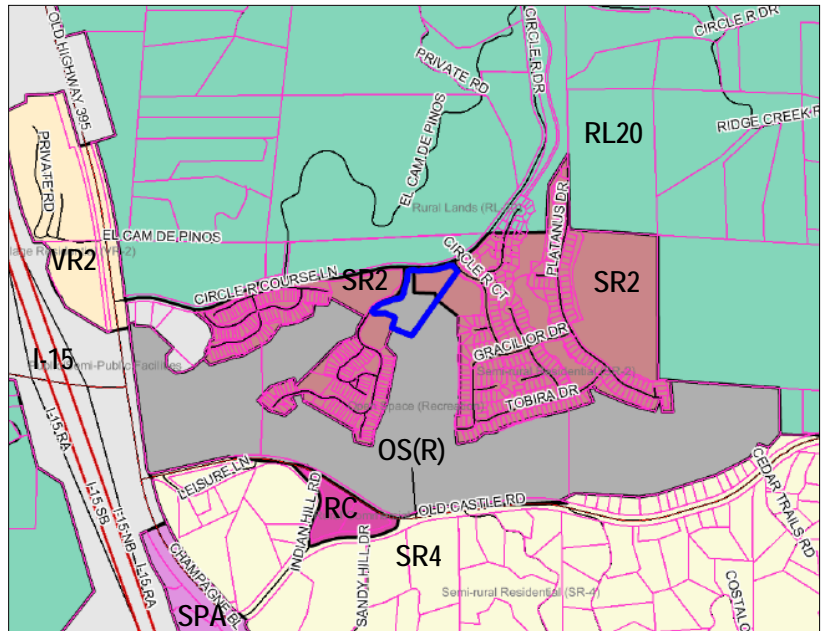
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR2 / OS(R)
Referral	VR20 / OS (R)
Hybrid	
Draft Land Use	SR2
Environmentally Superior	
<i>Zoning</i>	
Existing — C42	
Proposed — Same as existing	



Aerial



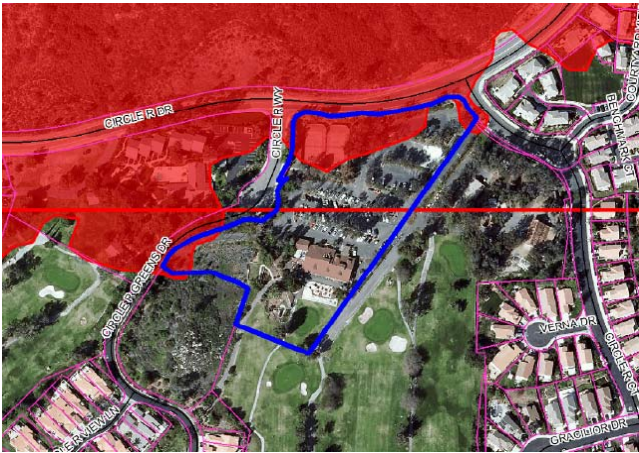
PC/Staff Recommendation

Discussion

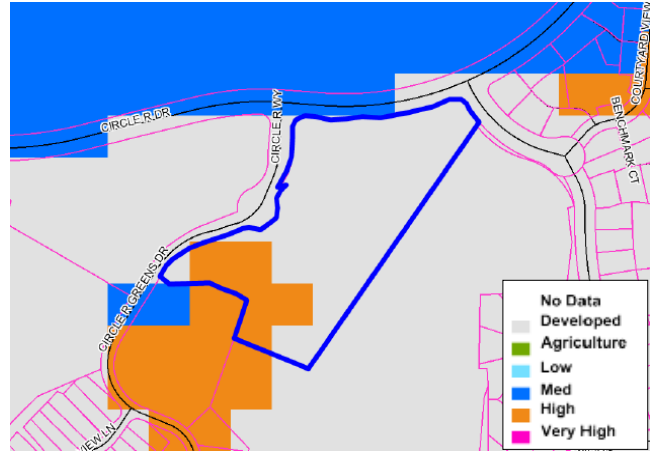
Property is part of a Plan Amendment Authorization (PAA) completed May 1, 2005 for GPA/PAA 05-004 Castle Creek Seniors. This property did not come up in testimony during the 2010 Board hearings. In 2004, the Board of Supervisors directed staff to apply a VR20 designation to the Referral Map to accommodate the construction of the senior housing units. In 2010, the Planning Commission recommended a SR2 / Open Space (Recreation) designation so that the request would process separately from the General Plan Update as a PAA/GPA.

PROPERTY SPECIFIC REQUEST

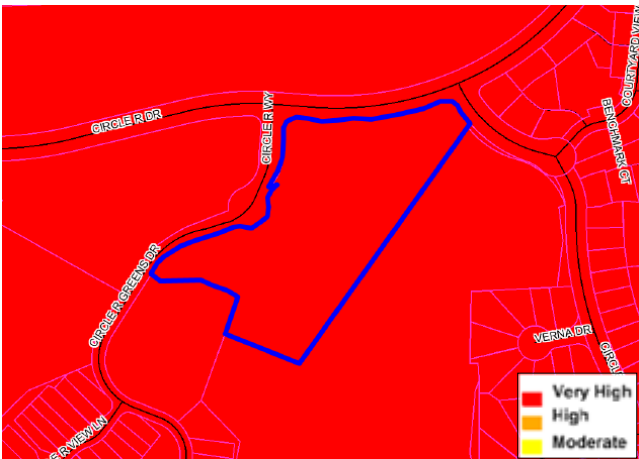
VC12 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC12 (cont.)



June 7, 2004

Supervisor Bill Horn
County of San Diego
1600 Pacific Coast Highway
Room 335
San Diego, CA 92101

Re: Redesign and Development of Castle Creek Golf Course

Dear Supervisor Horn,

It has come to our attention that the county is in the process of reviewing the general plan for the area our property is located in on June 16th. I am the general manager for the ownership team that is interested in redesigning and upgrading the Castle Creek golf course to make it a centerpiece of our local community.

In order to finance a major redevelopment of the course and the club house, we would like to re-entitle approximately seven (7) acres of the property to allow for the construction of 115 senior housing units. The re-entitlement of the property will allow us to generate the capital necessary to substantially improve the golf course and transform the current club house into a great amenity for the community. Presently, we have approximately five (5) acres of land that is a parking area and an outdoor maintenance facility that local residents would like to see relocated. The neighborhood adjacent to the maintenance facility appears to be a planned unit development featuring 3,000 to 4,000 square foot lots while the development on the western boundary of the property is a hotel and condominium complex.

The goal of our ownership group is to transform Castle Creek into a first class public golf facility with a new community center. We specifically want to target active seniors who will utilize the golf course and restaurant and not create an additional burden on the local schools.

We respectfully request that you consider a general plan designation that will support the development of approximately 115 housing units on seven (7) acres. Please give me a call if you require any additional information.

Cordially,


Larry Taylor
General Manager

PROPERTY SPECIFIC REQUEST

VC13

Property Specific Request: Change land use designation from RL20 to RL40	
Requested by: Valley Center Community Planning Group	
Community Recommendation	RL40
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
1- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:
William / Doreen Wagner

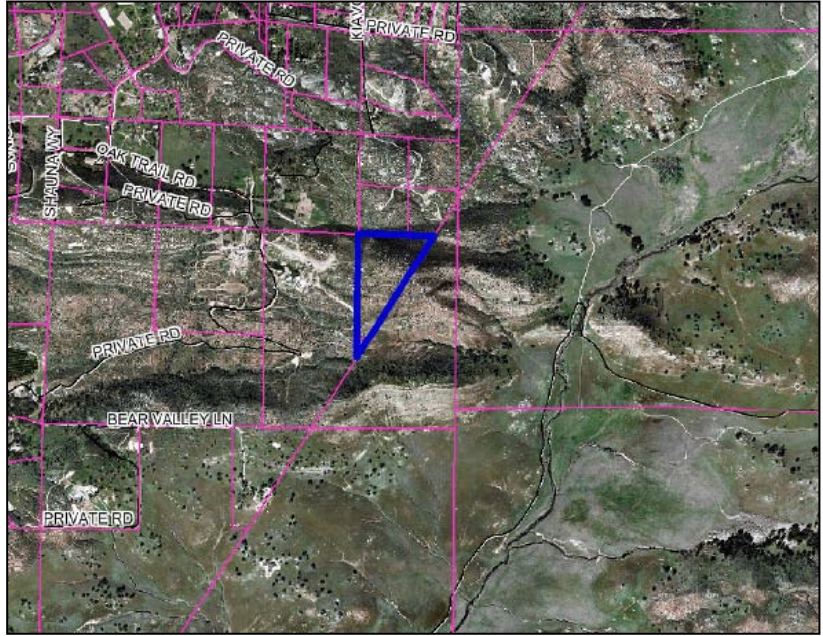
Size:
23.4 acres
2 parcels

Location/Description:
South of the Paradise Mountain area, adjacent to the Pala Pauma Subregion;
Inside CWA boundary

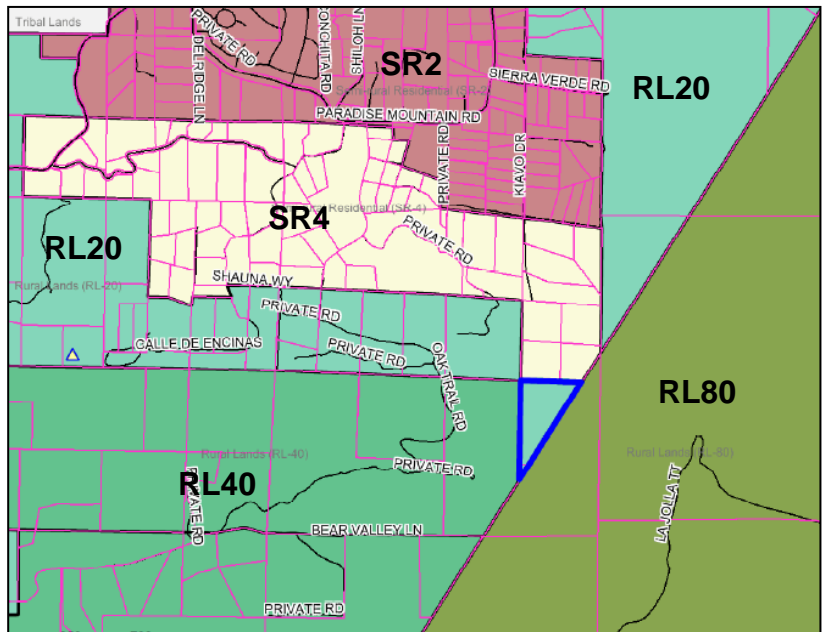
- Prevalence of Constraints (See following page):**
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

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



Aerial



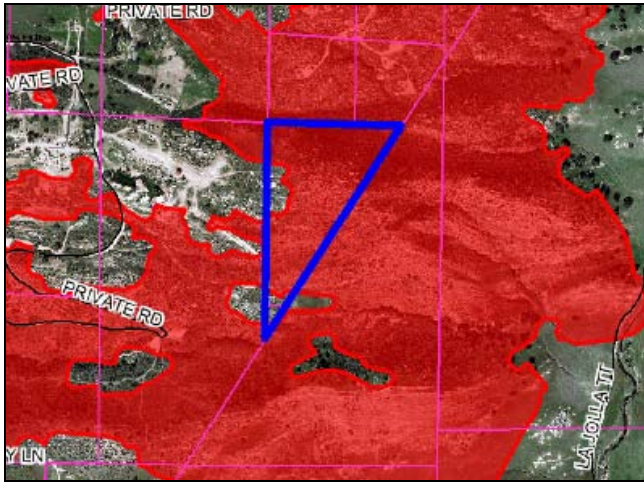
PC/Staff Recommendation

Discussion

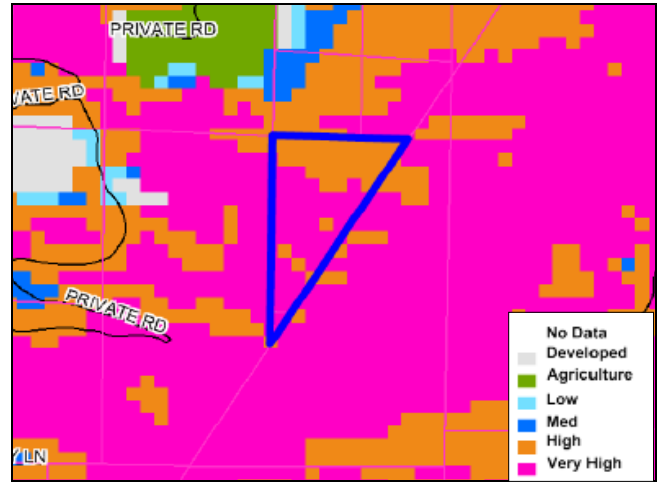
This property is part of a sweeping change where in 2004 the Board of Supervisors directed staff not to apply any densities less than RL20 to areas on the Referral Map within the County Water Authority boundary in specified North County communities. The PC / Staff Recommendation is consistent with the Referral Map; however, the Valley Center Community Planning Group supports the Draft Land Use Map density of RL40 due to the significant amount of constraints on the property and its remote location. However, since the two parcels only total 23 acres, the property is not able to subdivide further under either the RL20 or RL40 designation; therefore, changing the designation is not necessary.

PROPERTY SPECIFIC REQUEST

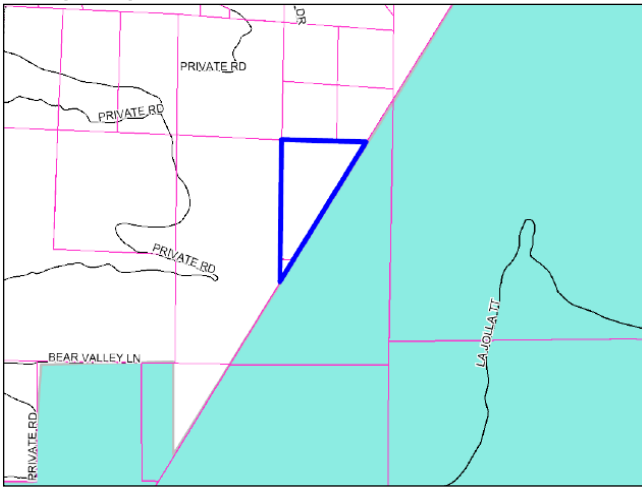
VC13 (cont.)



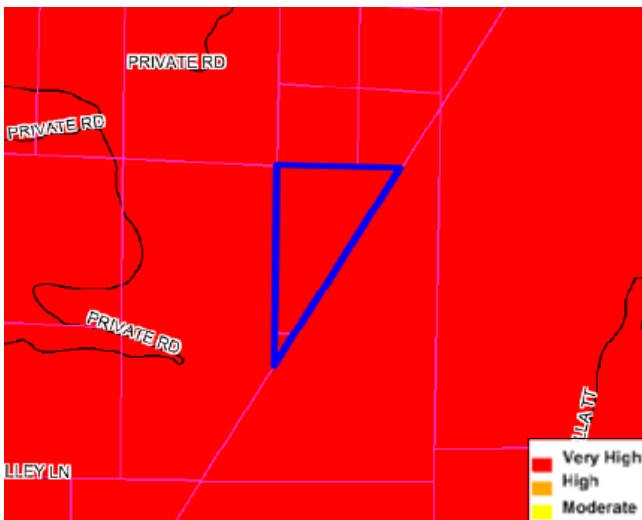
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agriculture Preserves



Fire Hazard Severity

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC14 [2004 Referral # 71]

Property Specific Request: Change land use designation from RL40 to RL20	
Requested by: None [2004 Referral]	
Community Recommendation	RL40
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:
1 - Based on staff's experience

Property Description

Property Owner:

MLSK LLC

Size:

107.8 acres

1 parcel

Location/Description:

Adjacent to other parcels under the same ownership that are adjacent to Valley Center Road;
Inside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

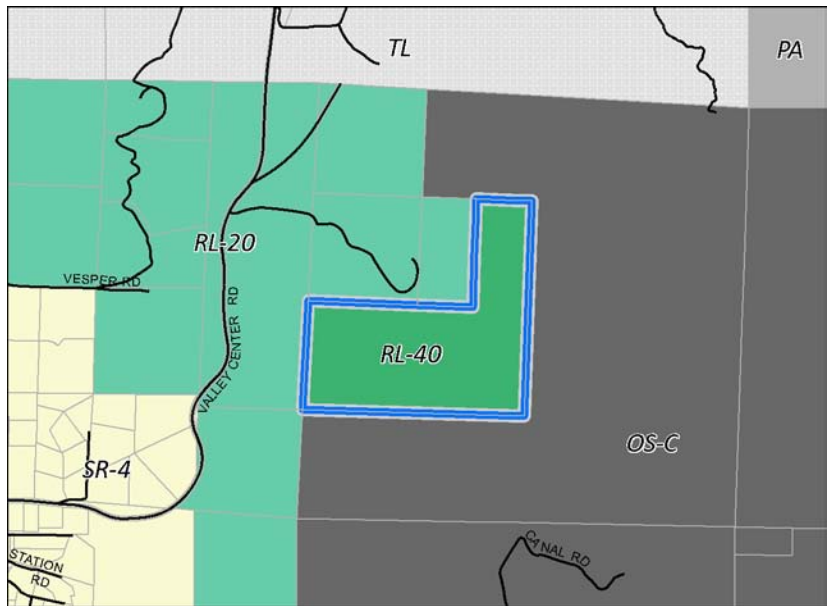
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



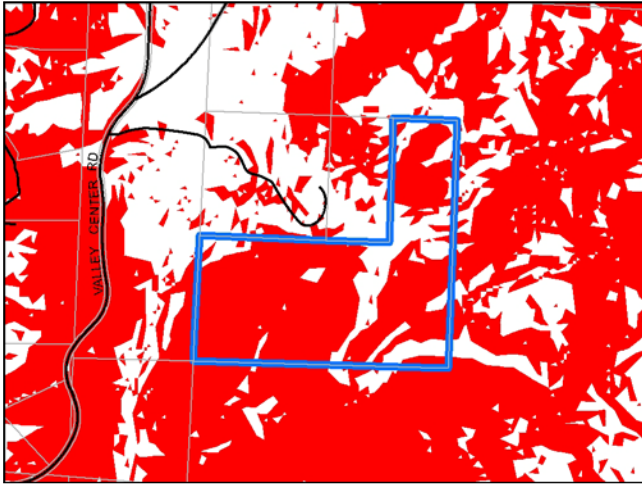
PC/Staff Recommendation

Discussion

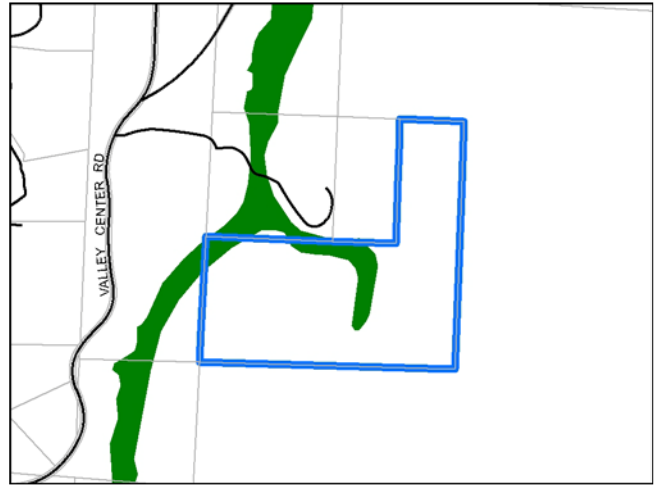
This parcel is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a RL20 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The parcel is almost totally constrained by steep slopes and sensitive habitat and is within the Very High Fire Hazard Severity Zone. Since, the parcel was designated as RL20 on the Referral Map, a recirculation of this property would likely not be required if the density were changed to RL20.

PROPERTY SPECIFIC REQUEST

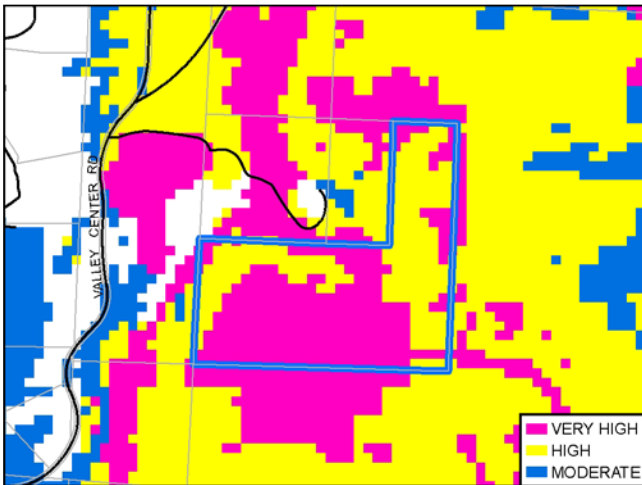
VC14 (cont.)



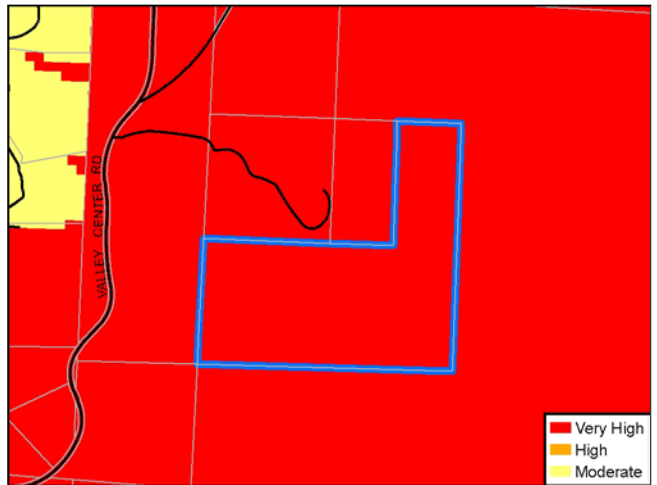
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC15 [2004 Referral # 80]

Property Specific Request: Change land use designation from RL20 to SR10	
Requested by: James Chagala	
Community Recommendation	RL40
Opposition Expected ¹	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

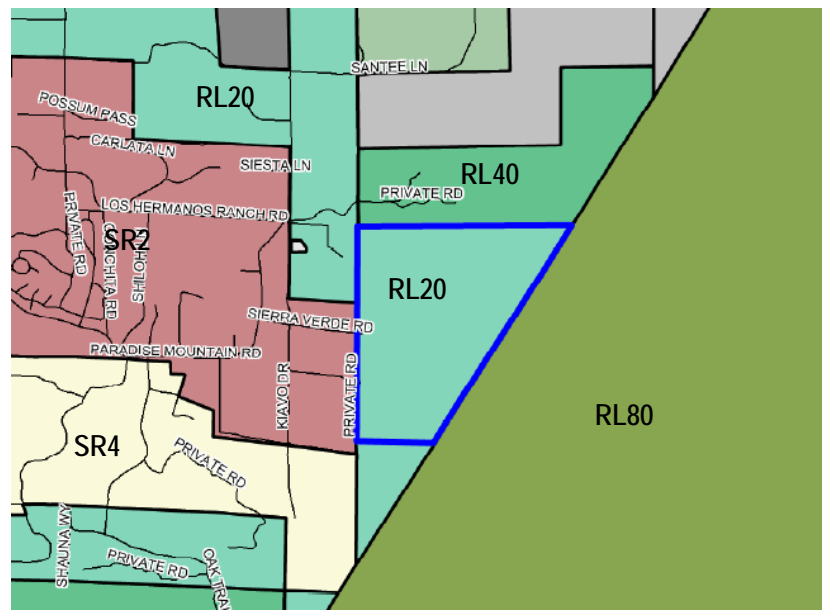
Note:
1 - Based on staff's experience

Property Description	
<u>Property Owner:</u> Paradise Mountain Ranch LLC	
<u>Size:</u> 244 acres 3 parcels	
<u>Location/Description:</u> Eastern edge of community planning area off of Sierra Verde Road, which is accessed by Paradise Mountain Road; 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	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



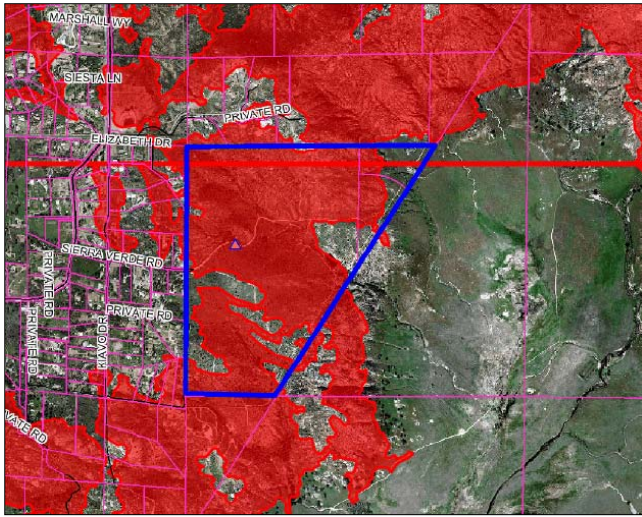
PC/Staff Recommendation

Discussion

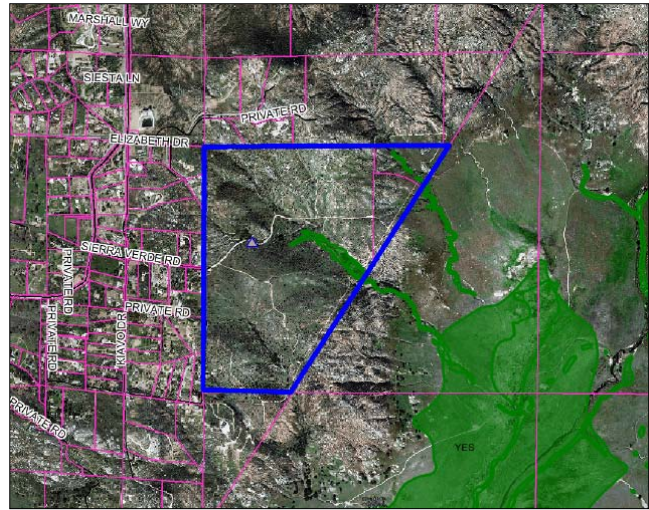
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. Property is located off Sierra Verde Road, which is accessible from Paradise Mountain Road, three miles from Lake Wohlford Road. Since both Paradise Mountain and Sierra Verde Roads are dead-end roads, this far exceeds the dead-end road requirements.

PROPERTY SPECIFIC REQUEST

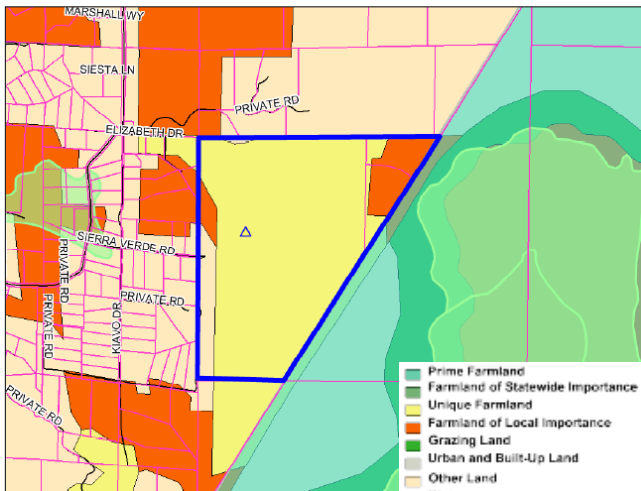
VC15 (cont.)



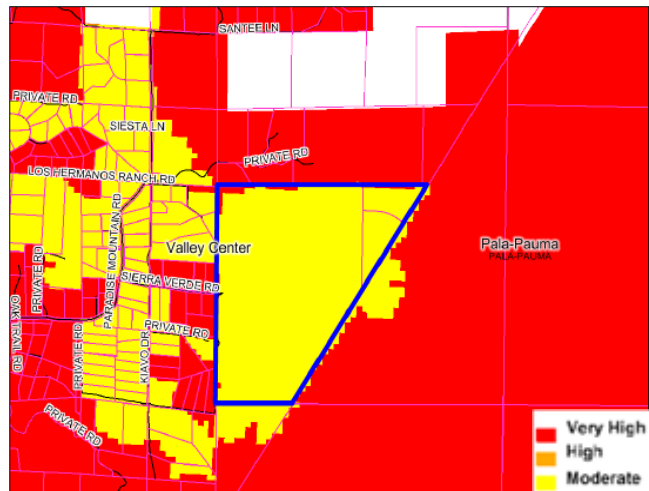
Steep Slope (Greater than 25%)



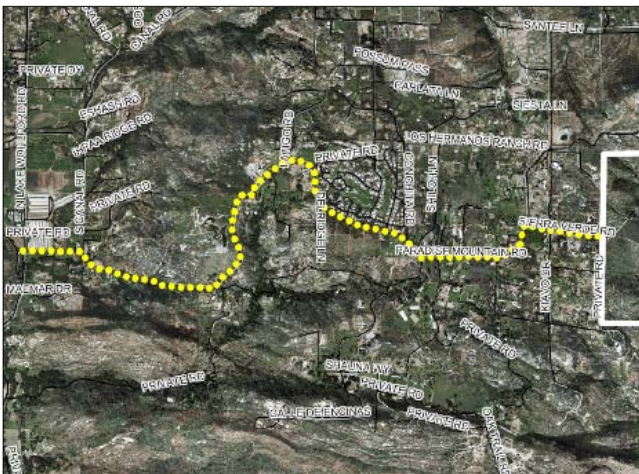
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Dead-end Road Length

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC16 [2003 Referral Ridge Ranch #2]

Property Specific Request:

Change land use designation from SR4/RL40 to RL20 / SPA (0.16)

Requested by: None [2004 Referral]

Community Recommendation	SR4/RL20
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

1 - Based on staff's experience

Property Description

Property Owner:

San Pasqual Indian Reservation (11 parcels, approximately 800 acres)
 City of Escondido (2 parcels, approx. 168 ac)
 Multiple other owners

Size:

1,520 acres (approximately 47 parcels)

Location/Description:

Southeast of the South Village
 Partially accessible via Ridge Ranch Road
 Inside County Water Authority boundary

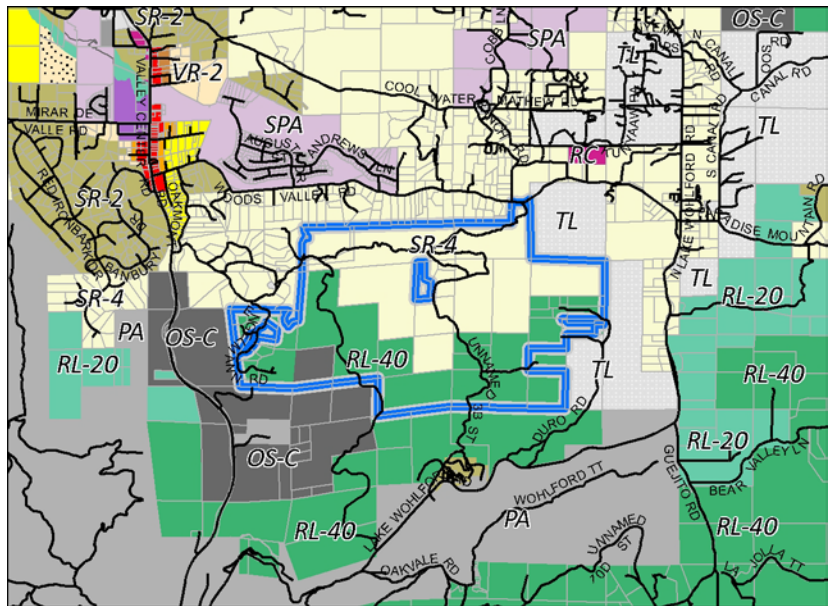
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

General Plan

Scenario	Designation
Existing General Plan	SPA; 1 du/2, 4 ac 1 du/4, 8, 20 ac
PC/Staff Recommendation	SR4/RL40
Referral	SPA/RL20
Hybrid	SR4/RL20
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A70, 4-acre min lot S88, 1 acre minimum
Proposed — Same as existing

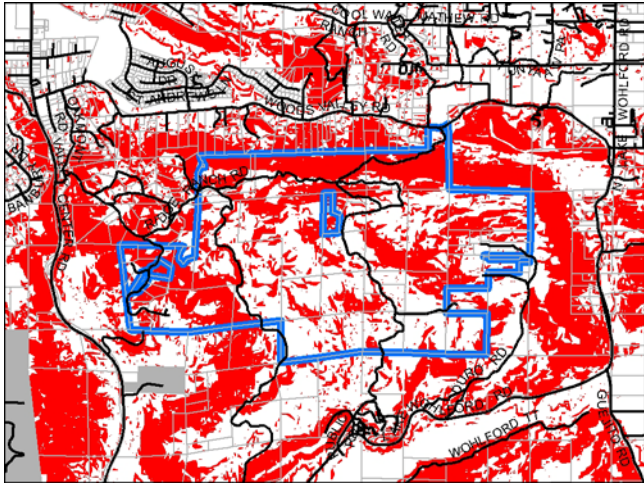
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SPA / RL20 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The PC/Staff Recommendation would place SR4 where there is currently a Specific Plan Area designation, based on the Ridge Ranch Specific Plan that was placed in this location. The SR4 designation on the PC / Staff Recommendation would yield a similar number of units as the existing General Plan. This property now has multiple owners and the Specific Plan has expired. The primary difference between the Referral and PC/Staff Recommendation is the area designated RL40 on the PC/Staff Recommendation and RL20 on the Referral Map.

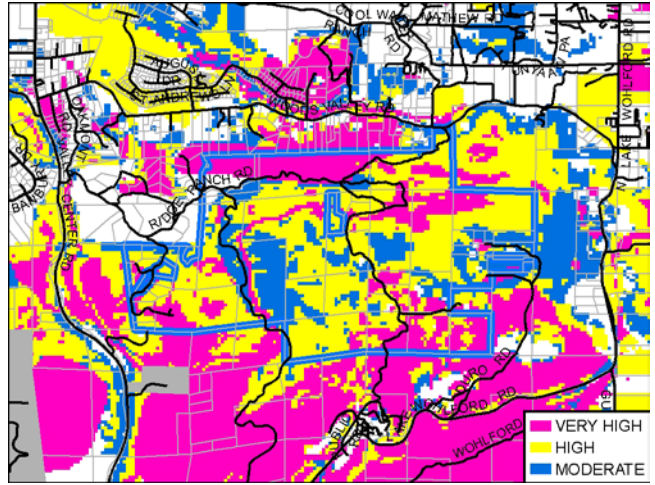
VALLEY CENTER

PROPERTY SPECIFIC REQUEST

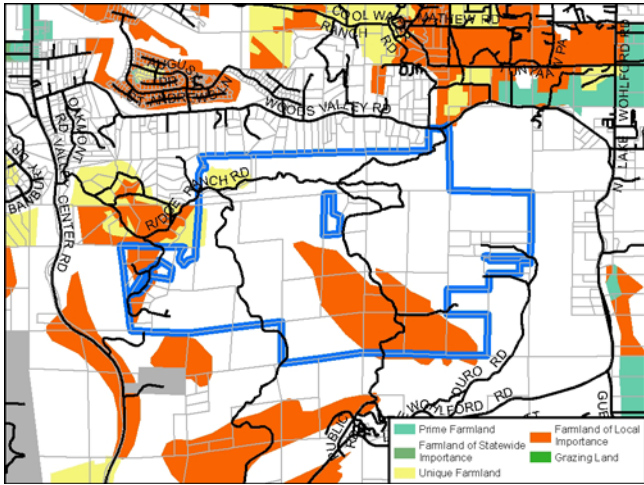
VC16 (cont.)



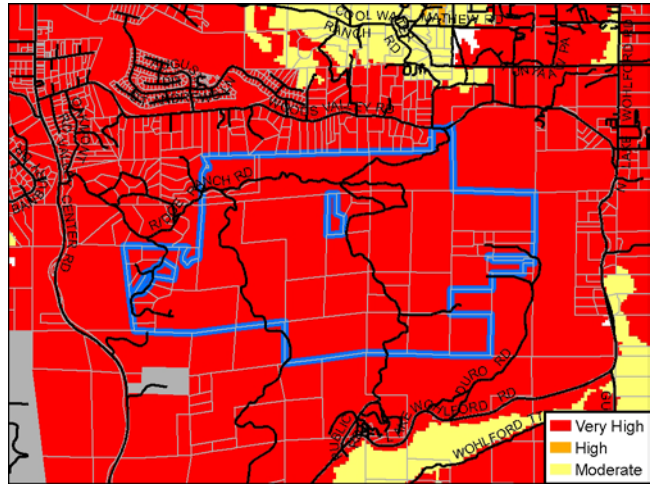
Steep Slope (Greater than 25%)



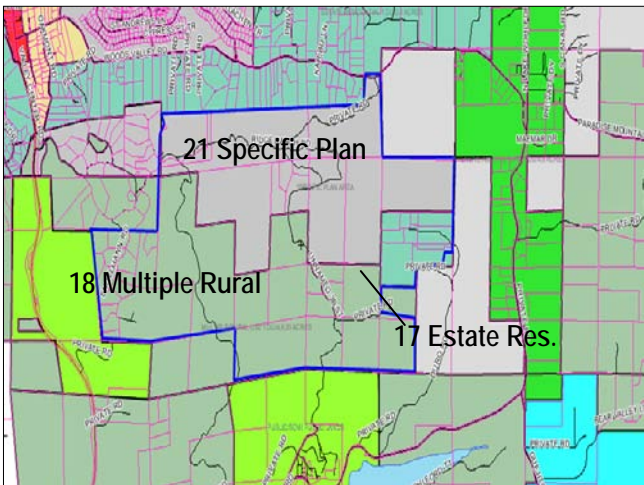
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



Existing General Plan

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC17 [2004 Referral # 86]

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: None [2004 Referral]	
Community Recommendation	SR4
Opposition Expected ¹	Yes
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:
Lynch Family Exemption Trust (2 parcels)
Malek Mansour Trust/Dale & Lyndis Webb (1 parcel)

Size:
83.4 acres
3 parcels

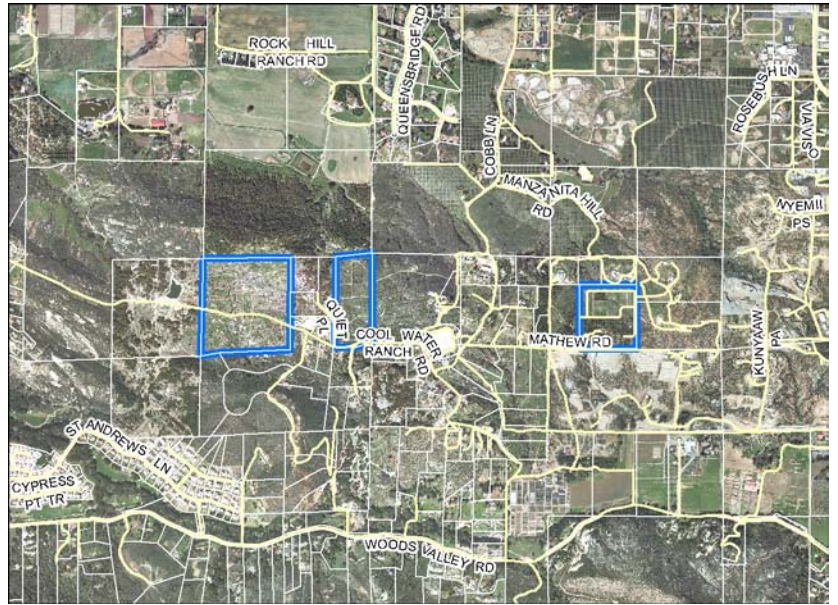
Location/Description:
Three non-contiguous parcels accessible via Cool Water Ranch Road and Matthew Road;
Inside CWA boundary

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

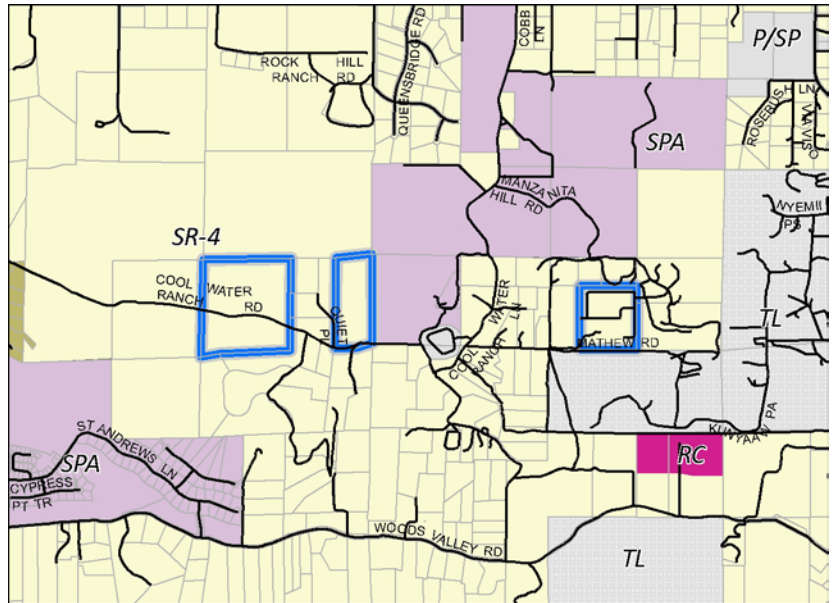
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial



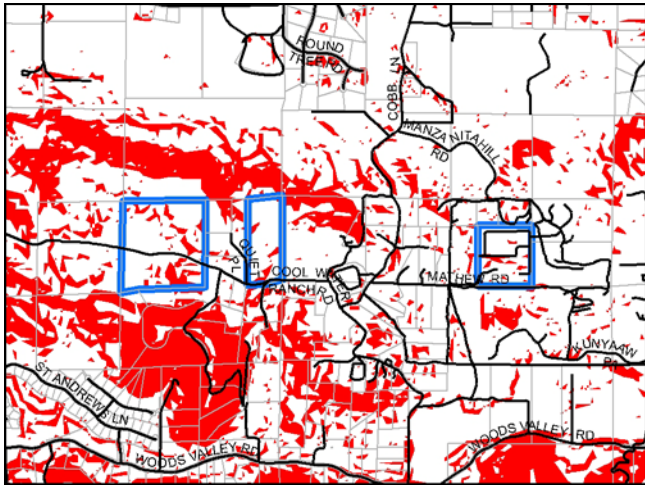
PC/Staff Recommendation

Discussion

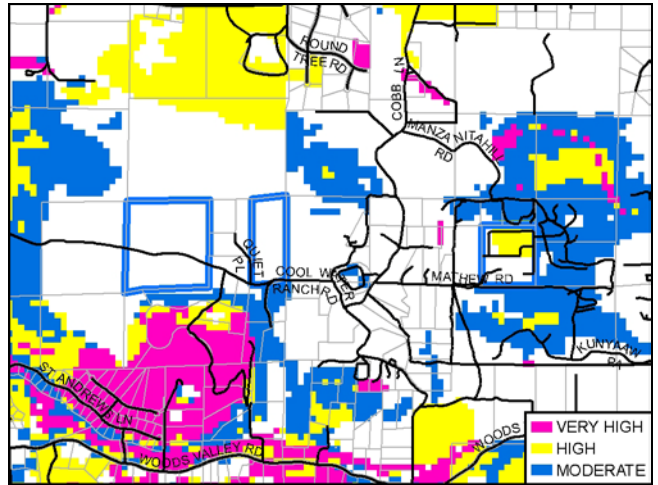
This property is a 2004 Residential Referral that the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map; however, the PC / Staff Recommendation is SR4. This property did not come up in testimony during the 2010 Board hearings. The SR2 density would result in a spot designation within an expansive area designated SR4. Changing the potential parcelization of this area from four to two acres would have an effect of the character of this rural agricultural area and would most likely result in an additional 600 acres also being redesignated at SR2. The potential for a significant amount of development at this greater density would increase the potential of encroachment of incompatible land uses to the agricultural activities in the area.

PROPERTY SPECIFIC REQUEST

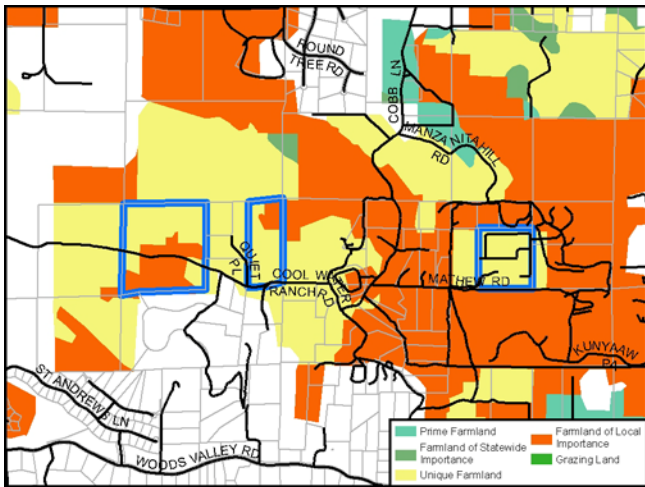
VC17 (cont.)



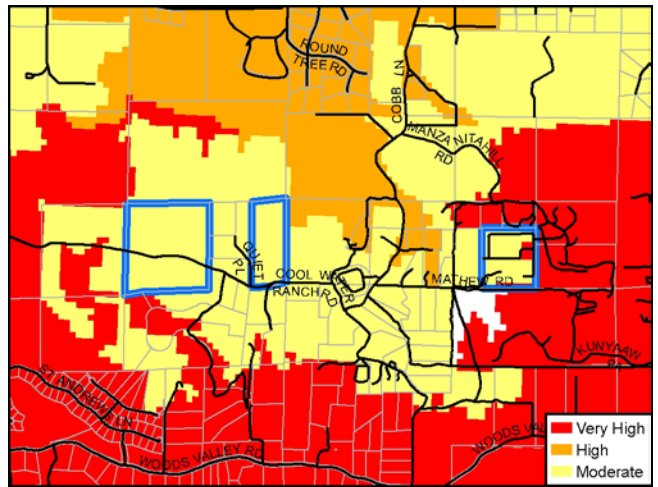
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC20-A [2003 Referral #77]

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Mike Fahr, Jim Chagala	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

- 1 - Valley Center CPG minutes January 31, 2011
- 2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Rancho Catalina LLC

Size:

76.0 acres
4 parcels

Location/Description:

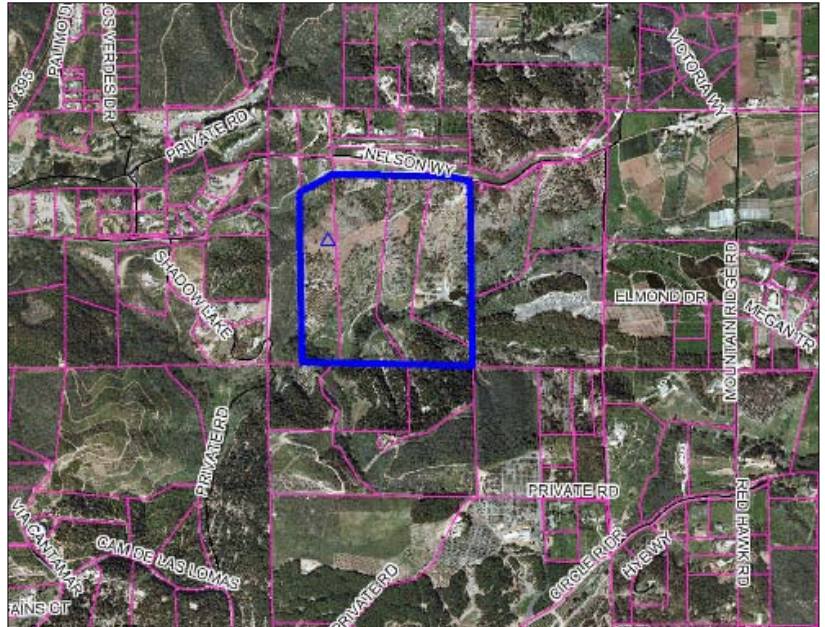
Along Nelson Way in western portion of community planning area
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

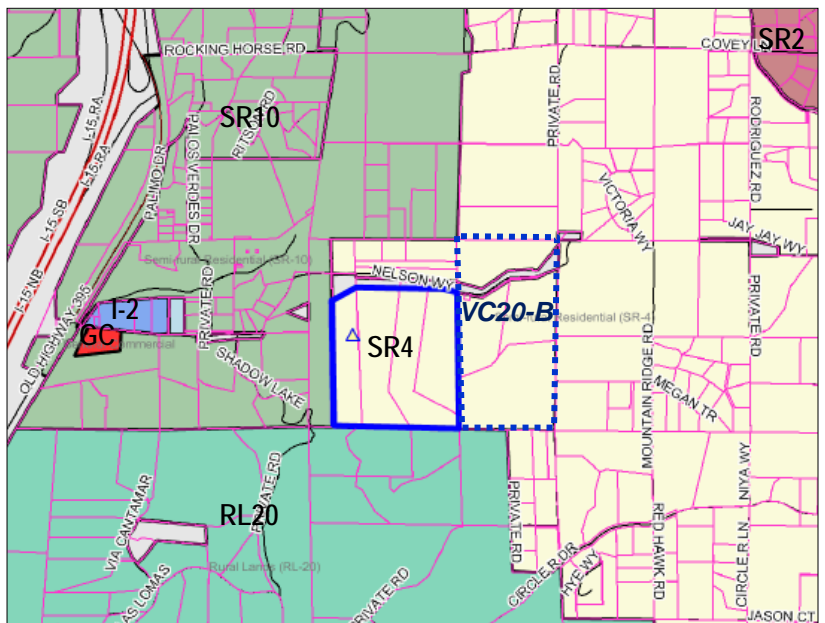
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	SR10
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



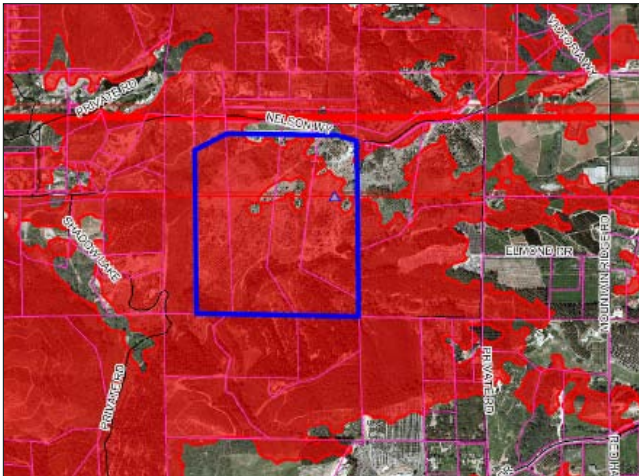
PC/Staff Recommendation

Discussion

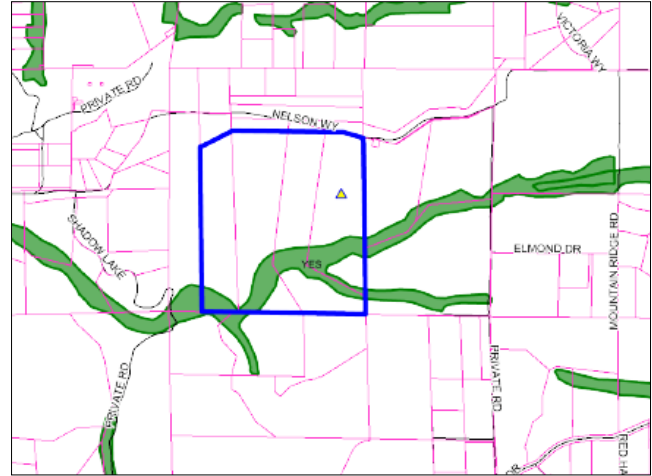
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. The PC / Staff Recommendation is a compromise between the Referral and Draft Land Use Maps. Property is almost totally constrained by steep slopes. Also, wetlands run through the southern portion of the property. The request would result in a spot designation that could require a larger area to also be designated SR2. This would likely require recirculation of the EIR. [Request is adjacent to VC20-B.]

PROPERTY SPECIFIC REQUEST

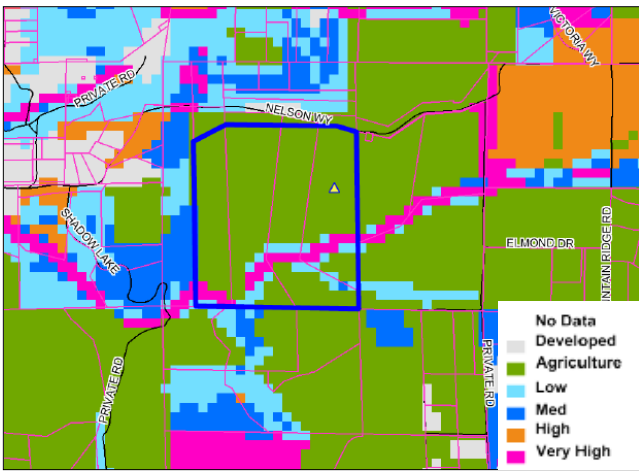
VC20-A (cont.)



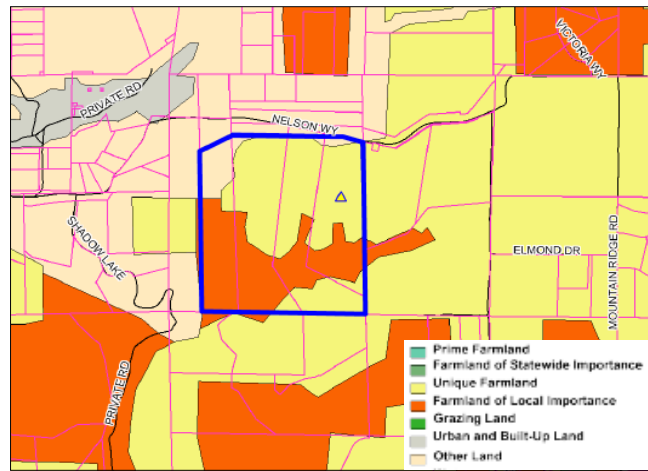
Slope (Greater than 25%)



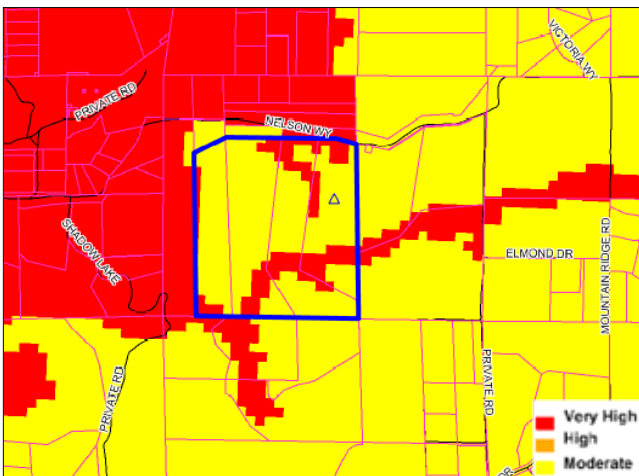
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC20-B

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Robert Crane	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

- 1 - Valley Center CPG minutes January 31, 2011
- 2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Robert & Marguerite Crane

Size:

80.3 acres
4 parcels

Location/Description:

Along Nelson Way in western portion of community planning area;
Inside County Water Authority boundary

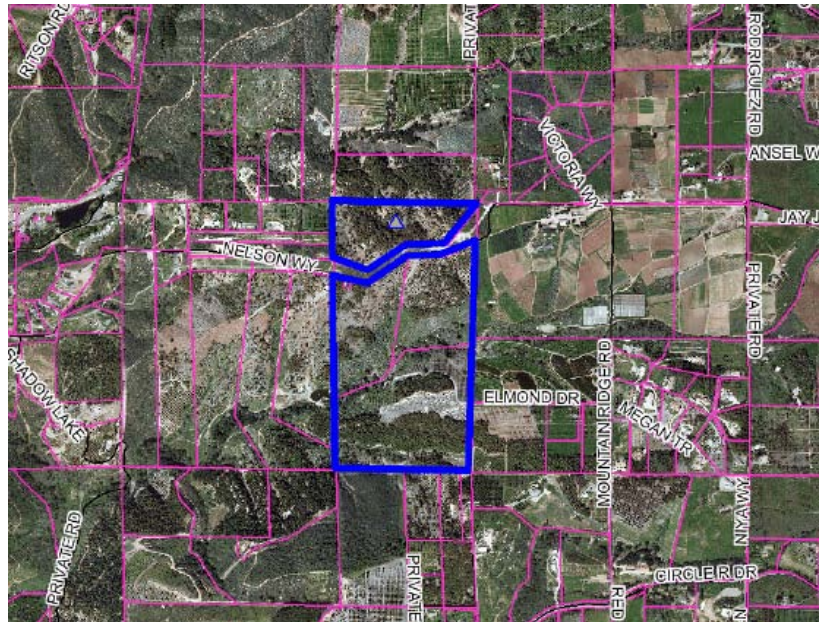
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

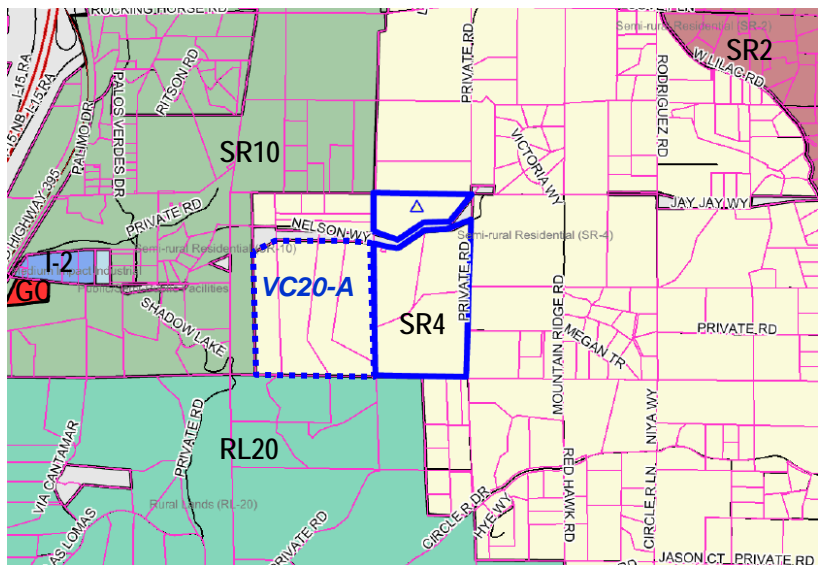
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	SR10
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

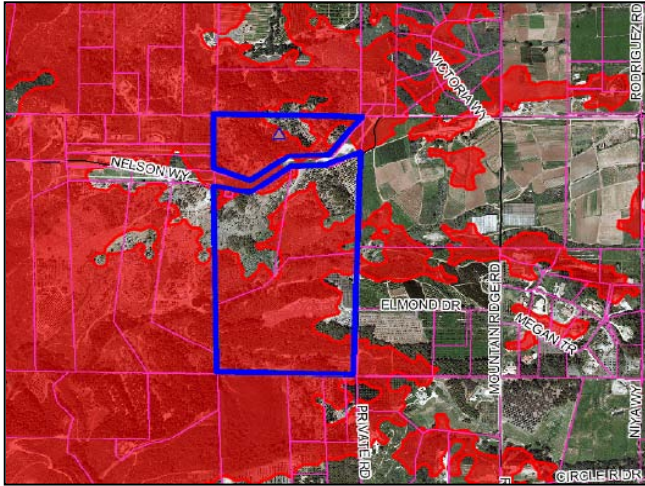
Discussion

The PC / Staff Recommended Map represents a compromise between the Referral and Draft Land Use Maps. Property is almost totally constrained by steep slopes. Also, wetlands run through the southern portion of the property. The request would result in a spot designation and would likely require a larger area to also be designated SR2. This would likely require recirculation of the EIR.

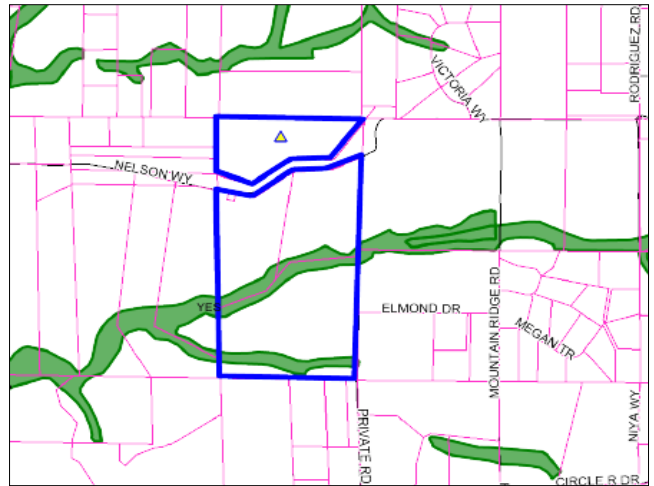
[Request is adjacent to VC20-A.]

PROPERTY SPECIFIC REQUEST

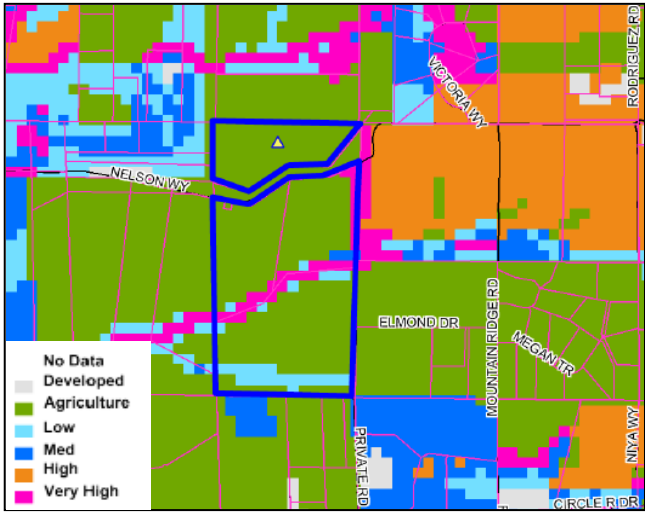
VC20-B (cont.)



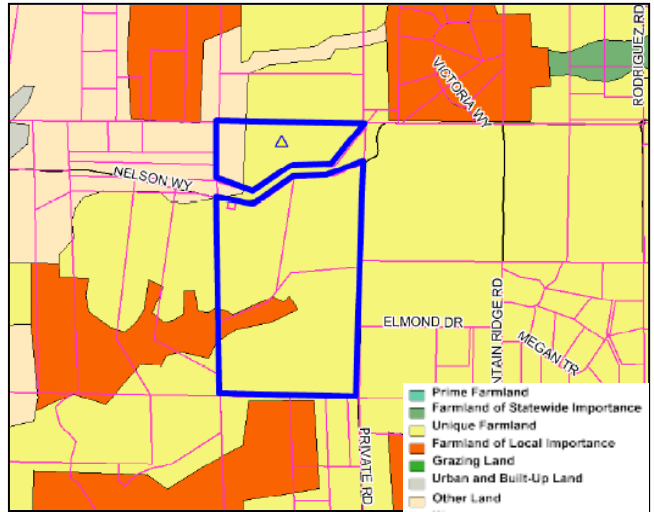
Slope (Greater than 25%)



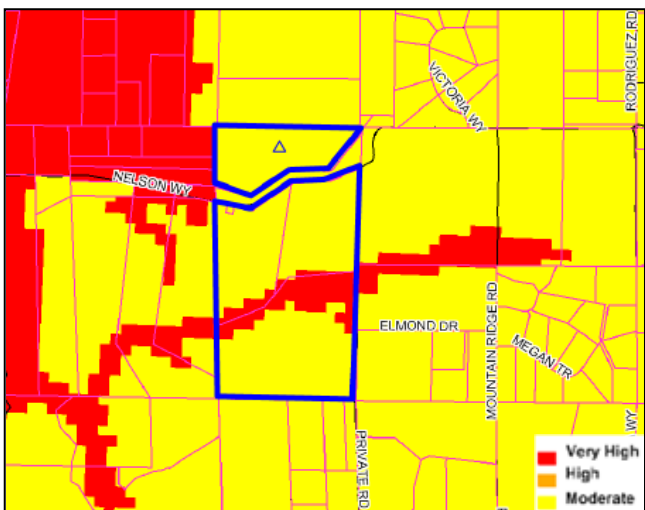
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC21 [2004 Referral # 85]

Property Specific Request: Change land use designation from RL20 to SR10	
Requested by: None [2004 Referral]	
Community Recommendation	RL20
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
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:
Ronald Andes / Michelle Chiaro

Size:
19.9 acres
1 parcel

Location/Description:
Remote location along Santee Lane, 3.8 miles east of Lake Wohlford Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

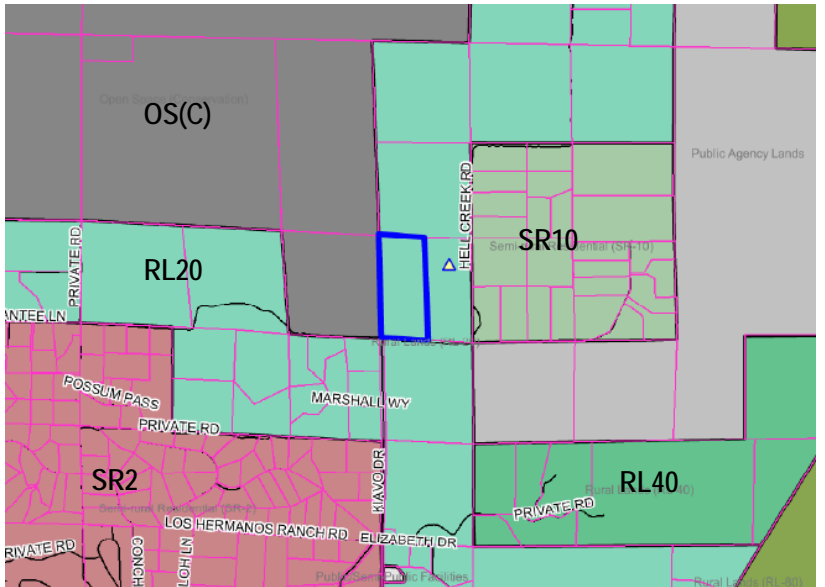
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4, 8 20 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 4-acre min lot	
Proposed — Same as existing	



Aerial



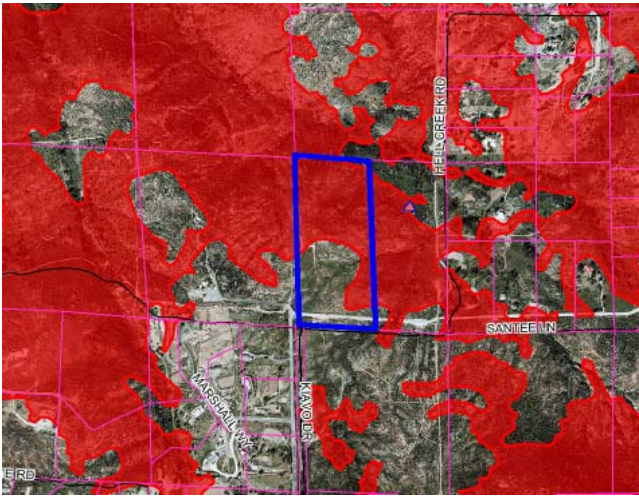
PC/Staff Recommendation

Discussion

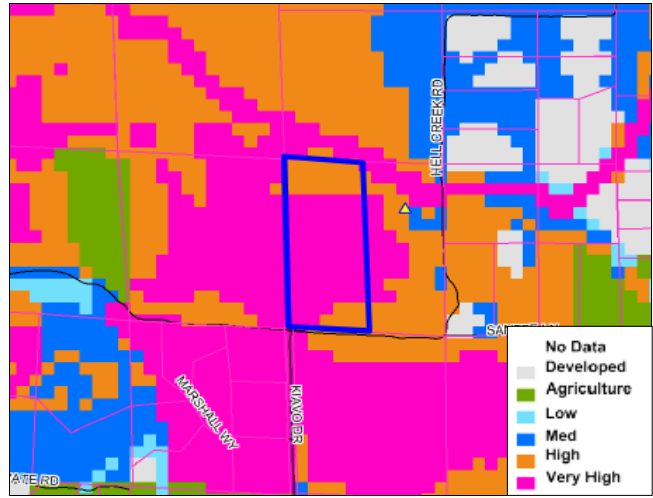
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. The Referral would create a spot designation, which could result in the parcel to the east also being designated as SR10.

PROPERTY SPECIFIC REQUEST

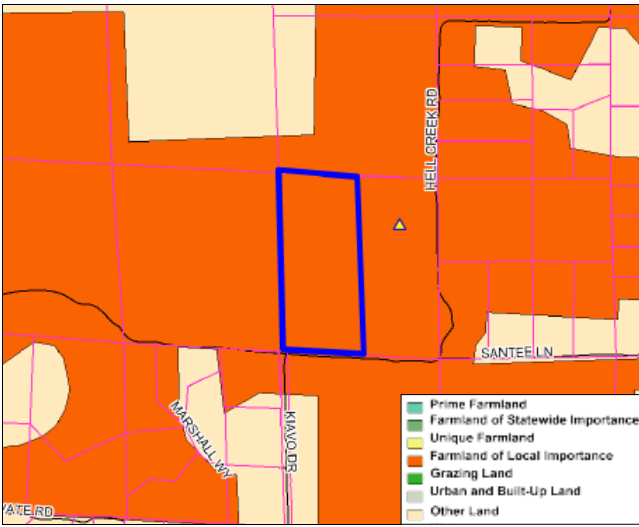
VC21 (cont.)



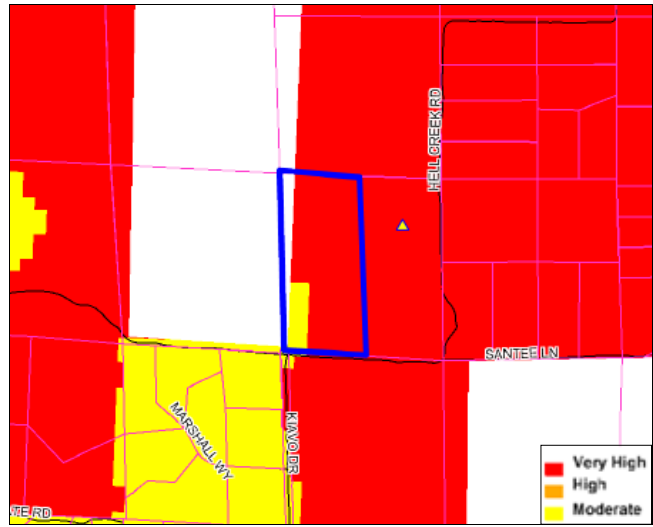
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC23 [2004 Referral # 83]

Property Specific Request:

Change land use designation from RL40 to RL20

Requested by: None [2004 Referral]

Community Recommendation	RL40
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1 - Based on staff's experience

Property Description

Property Owner:

Virginia L. Leishman

Size:

51.0 acres
2 parcels

Location/Description:

Remote location east of Hellhole Canyon Preserve;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

Land Use

General Plan

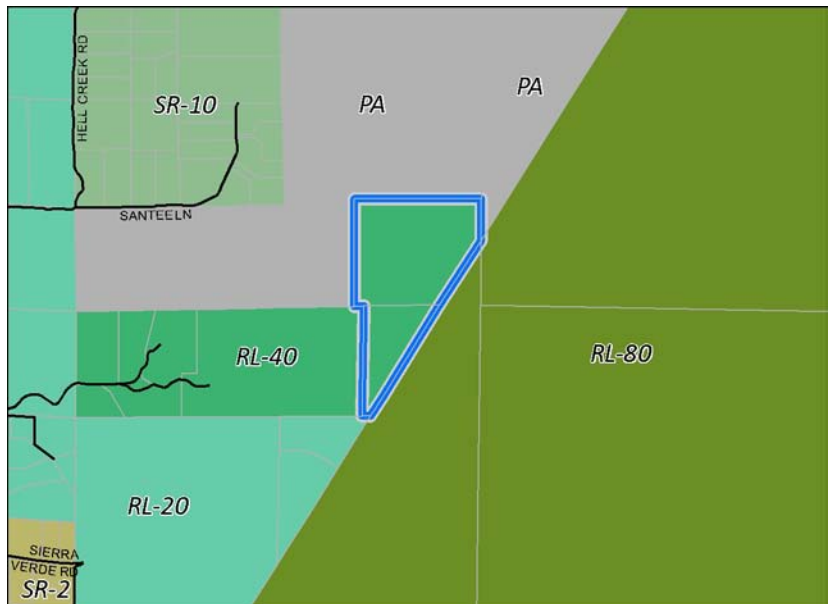
Scenario	Designation
Existing General Plan	P/SP 1 du/4, 8 20 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80

Zoning

Existing — A70, 20-acre minimum lot size
Proposed — Same as existing



Aerial



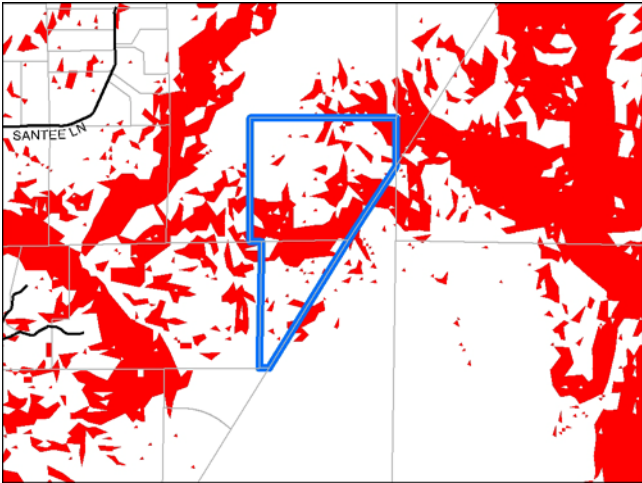
PC/Staff Recommendation

Discussion

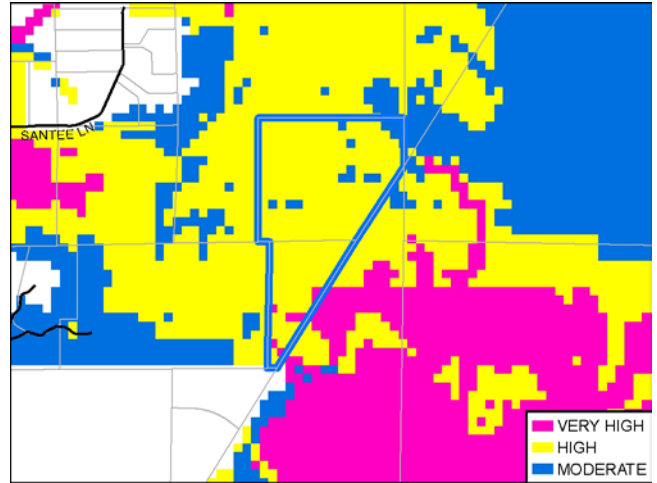
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a RL20 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. Although the PC/Staff Recommendation proposes to lower density on the property, the 20-acre minimum lot sizes under the existing General Plan already prohibit any further subdivision of the parcels. However, the requested change would create a spot designation and impact other properties. The density being requested does not support the Community Development Model or Guiding Principle #9 due to its remote location. Also, there not appear to be any road access to this property.

PROPERTY SPECIFIC REQUEST

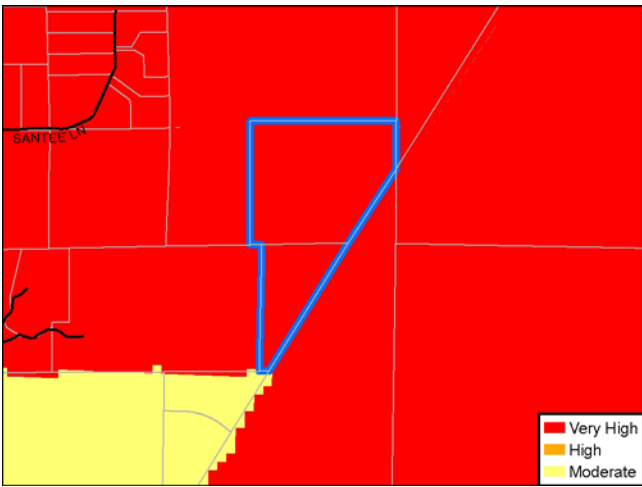
VC23 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC26 [2005 Commercial/Industrial Referral #18]

Property Specific Request:

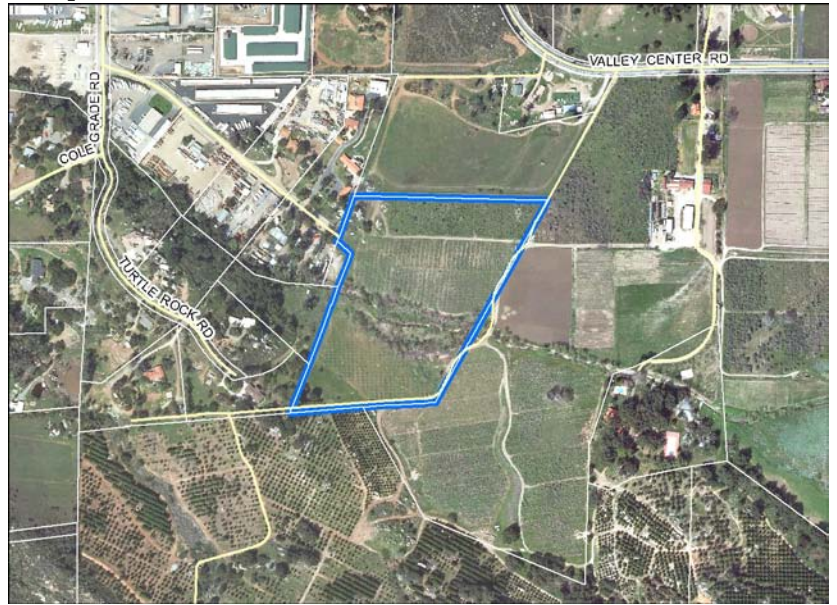
Change land use designation from SR2 to Medium Impact Industrial

Requested by: None [2005 Referral]

Community Recommendation	SR2
Opposition Expected ¹	Unknown
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

1- Based on staff's experience



Aerial

Property Description

Property Owner:
SOCALTA SA

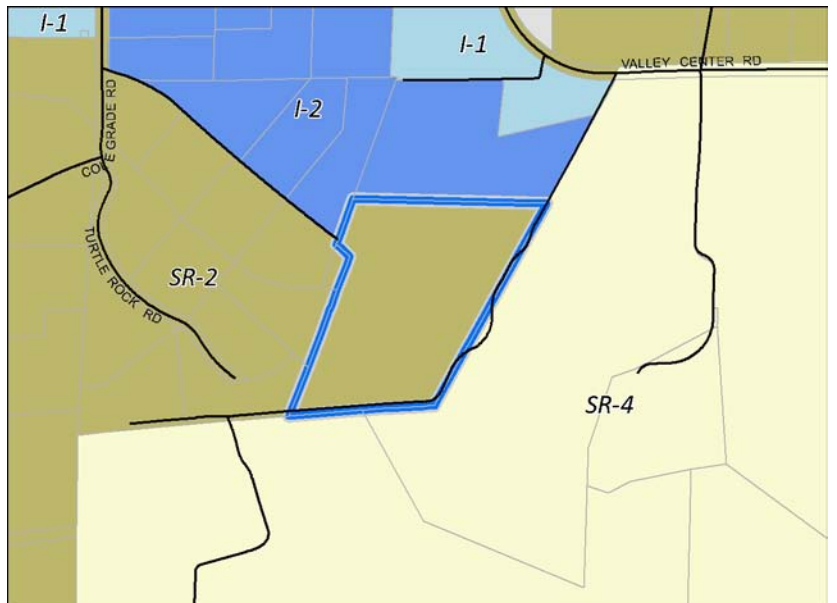
Size:
15.3 acres
1 parcel

Location/Description:
South and adjacent to the Industrial area in the Northern Village
Inside CWA boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



PC/Staff Recommendation

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	(15) Limited Impact Industrial
PC / Staff Recommendation	SR2
Referral	I-2 (7.5 ac) SR2 (7.8 ac)
Hybrid	SR2
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — M52, 6,000 SF minimum lot size RR, 2-acre minimum lot size	
Proposed — RR, 6,000 SF minimum lot size RR, 2-acre minimum lot size	

Discussion

This property did not come up in testimony during the 2010 Board hearings. Property is under different ownership since 2005 Referral. Request to allow development in a floodway / floodplain is not supported by Guiding Principle #5; however, language is included in the community plan that specifies:

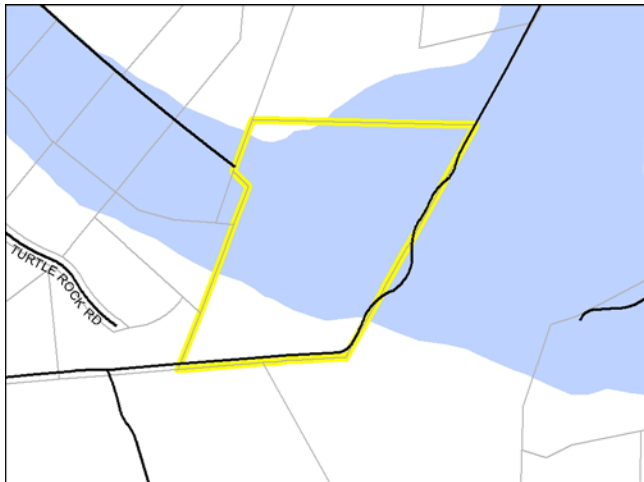
"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

Proposed revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC52 and VC53)

[See also next page for additional information]

PROPERTY SPECIFIC REQUEST

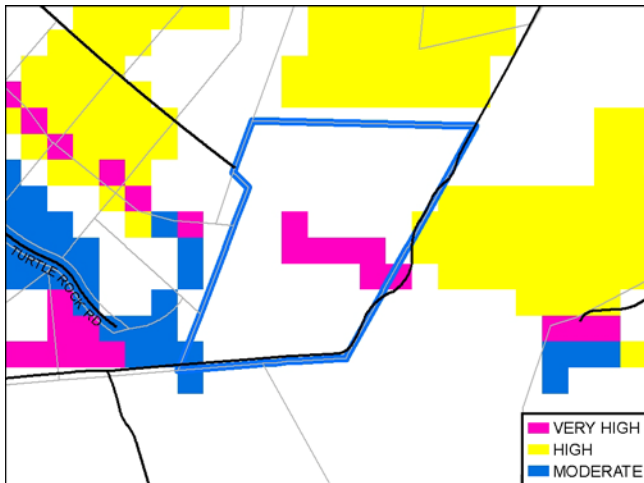
VC26 (cont.)



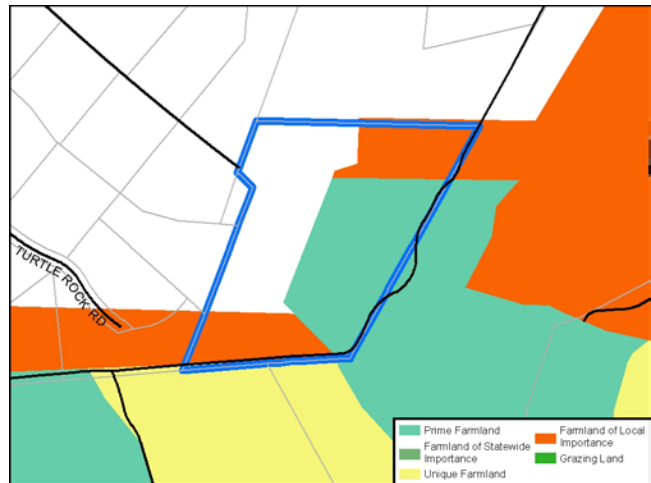
100-Year Floodplain



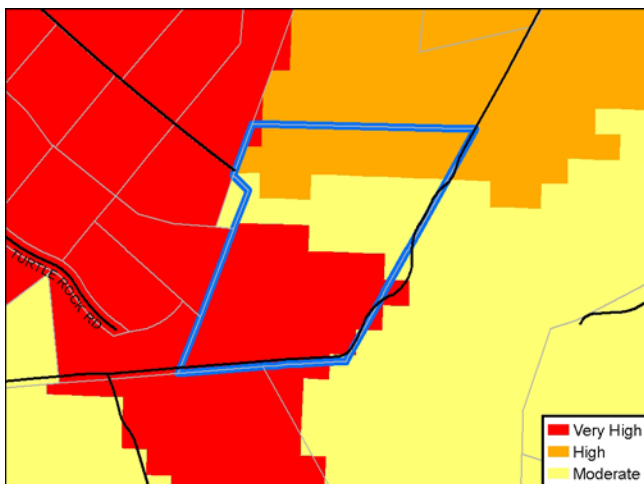
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

The Industrial designation is not appropriate considering the numerous constraints, including 100-year floodplain, wetlands, and prime agricultural lands and fire hazard.

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial). Referral Map applied a split designation; however, the Industrial designation is entirely within the 100-year floodplain.

Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

PROPERTY SPECIFIC REQUEST

Applicable Revisions to Valley Center Community Plan Text

INDUSTRIAL GOAL

- ~~1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.~~
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

~~Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non linear absorption pattern. Thus, the year-to-year absorption rate may differ significantly from the average.~~

PROPERTY SPECIFIC REQUEST

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
4. Channeling of environmentally sensitive floodplain areas is prohibited. [PP].
5. [Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.](#)

PROPERTY SPECIFIC REQUEST

VC27 [2005 Town Center Referral # 13]

Property Specific Request:

Change land use designation from SR1 to VR2.9

Requested by: None [2005 Referral]

Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Randy L. & Leigh J. Chipman

Size:

35.5 acres

2 parcels

Location/Description:

Intersection of High Point Drive and Fruitvale Road, northeast of the Northern Village; 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

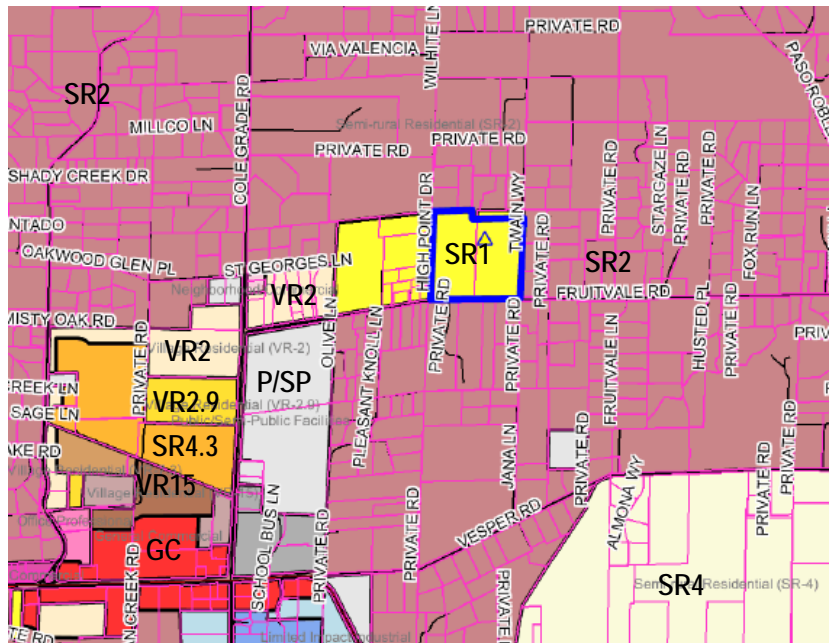
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR1
Referral	VR2.9
Hybrid	SR1
Draft Land Use	
Environmentally Superior	SR2

Zoning

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



Aerial



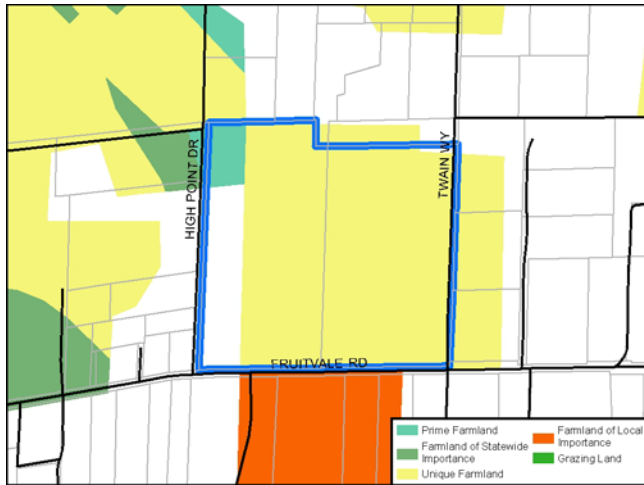
PC/Staff Recommendation

Discussion

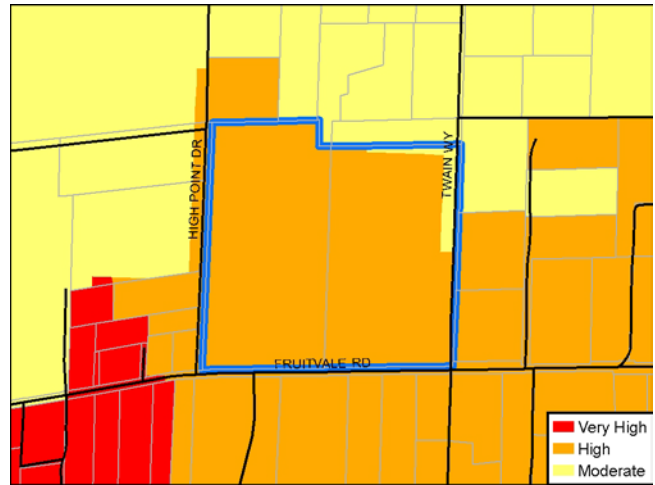
Property is a 2005 Town Center Referral where the Board of Supervisors directed staff to apply a VR2.9 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings. Approved PAA 07-001 requesting a VR2.9 density and 96 - 7,500SF lots on septic. This Referral is not supported by the Community Development Model because it is proposing Village Residential densities outside the Village Boundary and would constitute a spot-designation. The Northern Village size and density has been carefully planned in coordination with the Community Planning Group to resolve future road capacity problems that were forecast with build out of the Land Use Map. Recommended density is already two times the density of the existing General Plan. [Continued on next page]

PROPERTY SPECIFIC REQUEST

VC27 (cont.)



Agricultural Lands



Fire Hazard Severity Zones

Discussion (cont.)

The requested designation was analyzed in the EIR but was found to not support project objectives. Thus, the request would likely require revised project objectives and recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

VC28

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

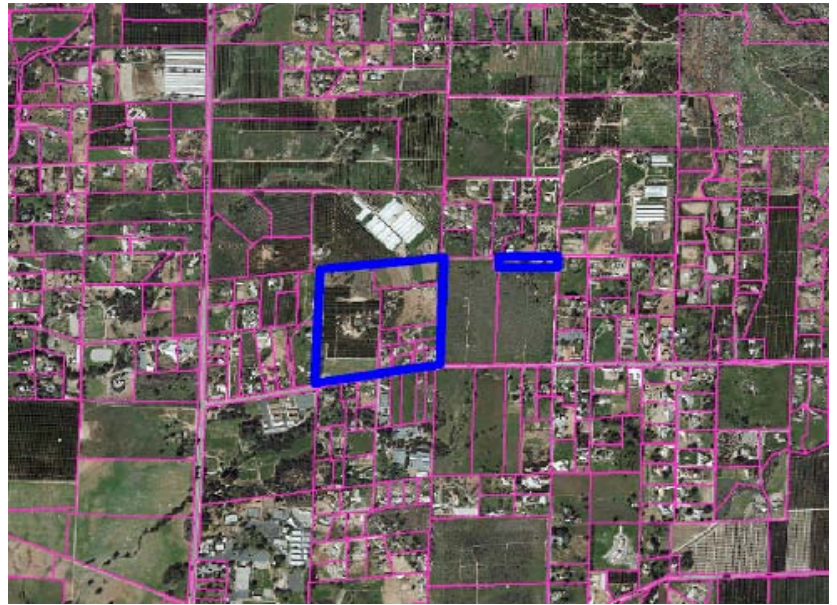
Note:
1- Anticipate the property owner will be opposed to a decrease in density

Property Description

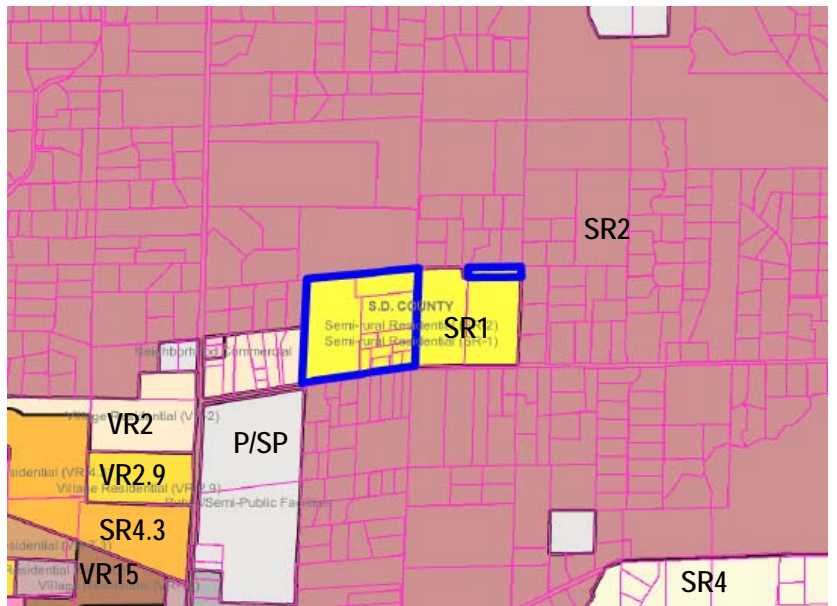
Property Owner: Multiple Owners
Size: 42 acres 14 parcels
Location/Description: Intersection of High Point Drive and Fruitvale Road, northeast of the Northern Village; Inside County Water Authority boundary
Prevalence of Constraints (See following page): ● – high; ◐ – partially; ○ - none
○ Steep slope (greater than 25%)
○ Floodplain
○ Wetlands
○ Habitat Value
◐ Agricultural Lands
◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/1,2,4 ac 1 du/2, 4 ac
PC / Staff Recommendation	SR1
Referral	VR2.9
Hybrid	SR1
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — A70, 1-acre minimum lot size	



Aerial



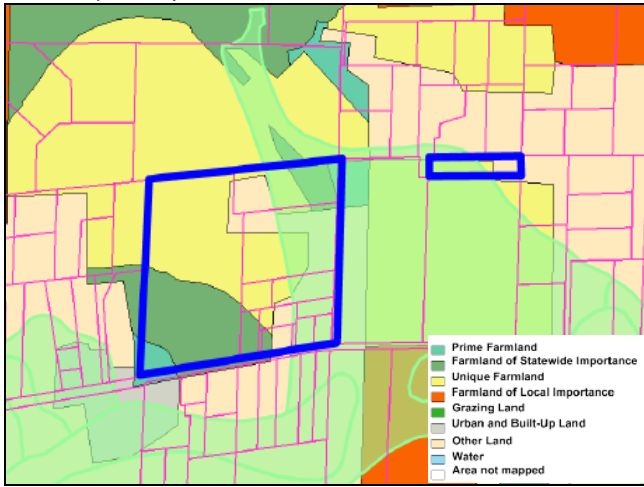
PC/Staff Recommendation

Discussion

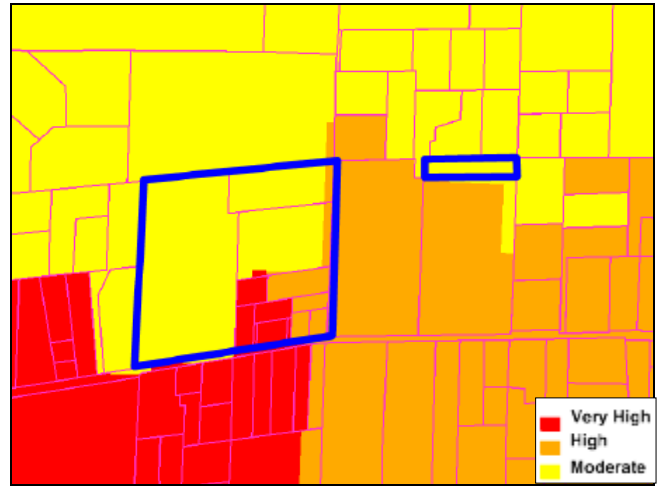
The Valley Center Community Planning Group is requesting that this area be changed to SR2 which has been similarly designated to the North, South and East. Under the designation of SR1 or SR2 only three of the parcels located in this area have adequate acreage to subdivide their land further. SR2 is reflected on the Environmentally Superior Map alternative and therefore has been analyzed under the GPU EIR.

PROPERTY SPECIFIC REQUEST

VC28 (cont.)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC29-A (2003 Referral #88)

Property Specific Request:

Change land use designation from RL20 to:
 Joe Tanalski – SR4 or SR10
 Endangered Habitat League¹ – RL40

Anticipated Consequences	Tanalski	EHL/CPG
Community Recommendation	RL20	RL20
Opposition Expected	Yes ¹	Yes ²
Spot Designation/Zone	Yes	No
EIR Recirculation Needed	Yes	No
Change to GPU Objectives Needed	Yes	No
Level of Change	Major	Minor

Notes:

- 1- EHL to Board of Supervisors dated November 8, 2010
- 2- Property owner is opposed to lower density

Property Description

Property Owner:

Joe Tanalski

Size:

43.5 acres, 4 parcels

Location/Description:

Adjacent to Hellhole Canyon Preserve in eastern portion of community planning area;
 Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

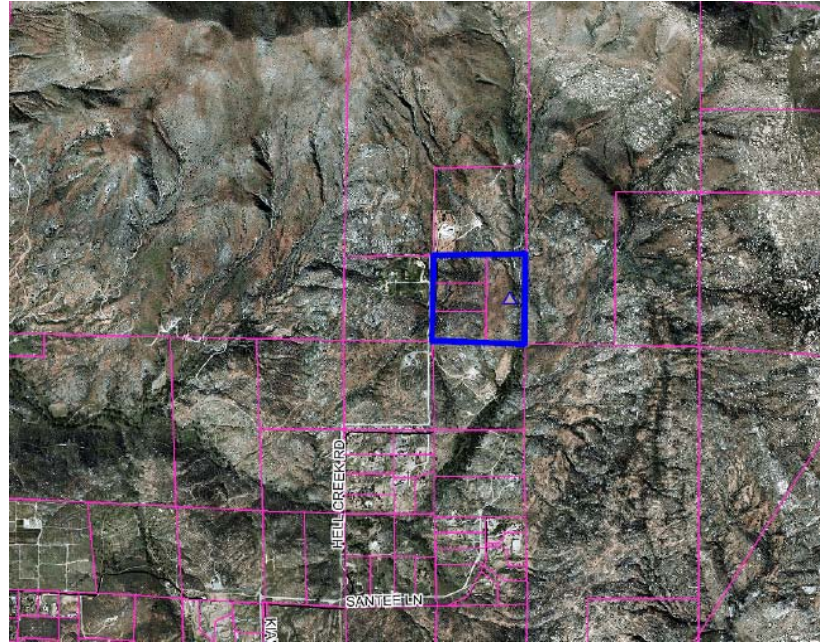
Land Use

General Plan

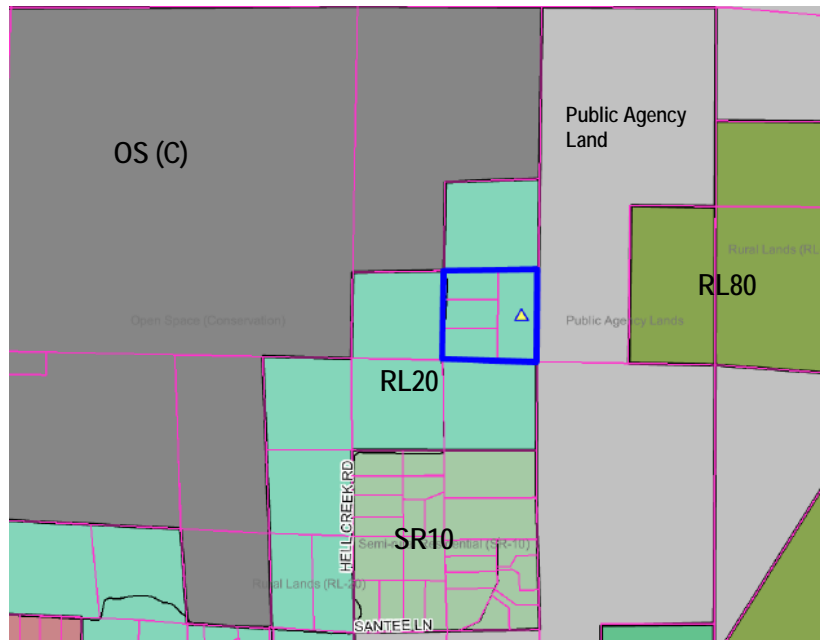
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	

Zoning

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



Aerial



PC/Staff Recommendation

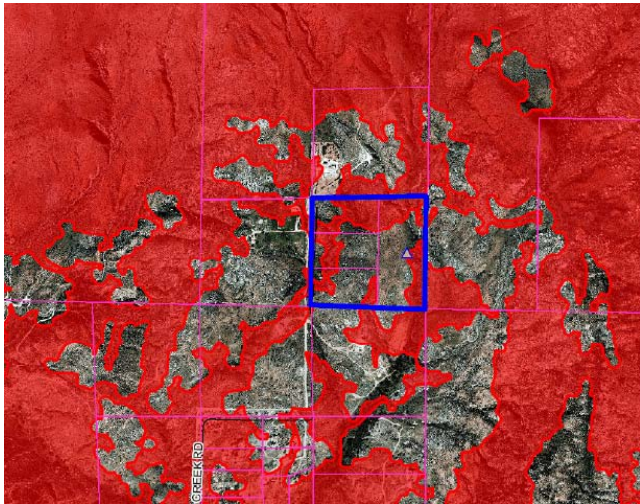
Discussion

The property owner is requesting a higher density for this property, while the Endangered Habitats League (RL40) and Valley Center Community Planning Group (RL20) are recommending lower densities. The PC / Staff Recommendation reflects compromise between the Referral and Draft Land Use Maps. Property is partially constrained by steep slopes and habitat of high values. Also the property is located along a dead-end road nearly five miles long and is within the Very High Fire Hazard Severity Zone.

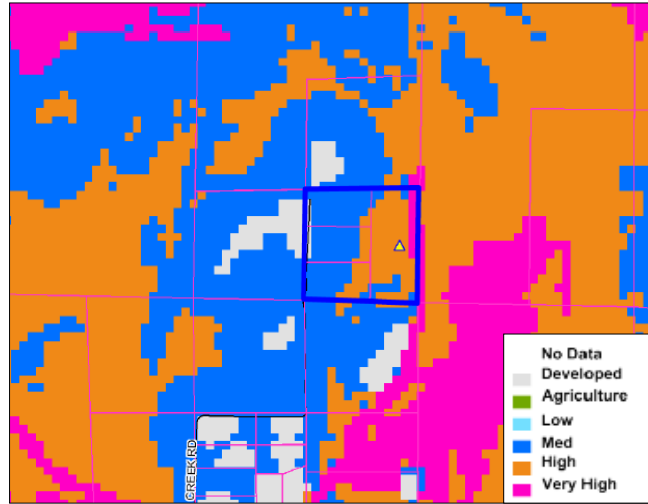
The consequences of each request are described on the next page.

PROPERTY SPECIFIC REQUEST

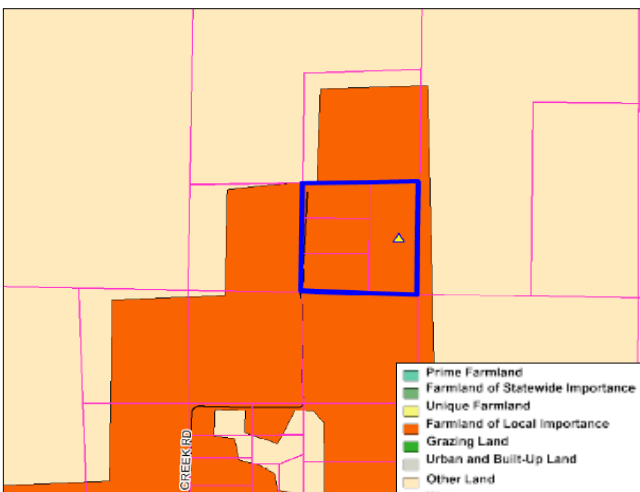
VC29-A (cont.)



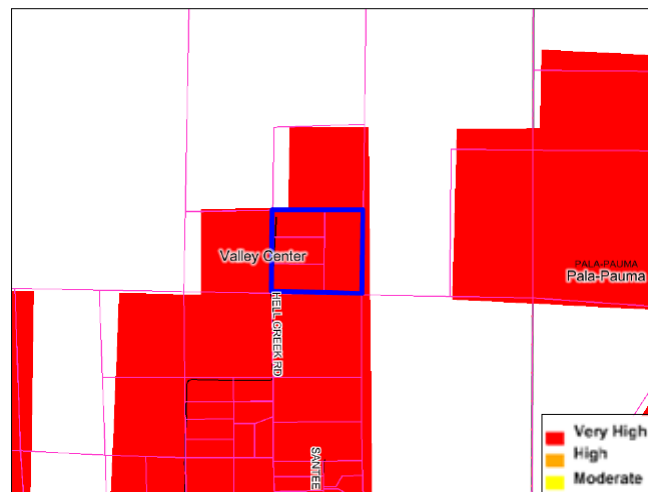
Steep Slope (Greater than 25%)



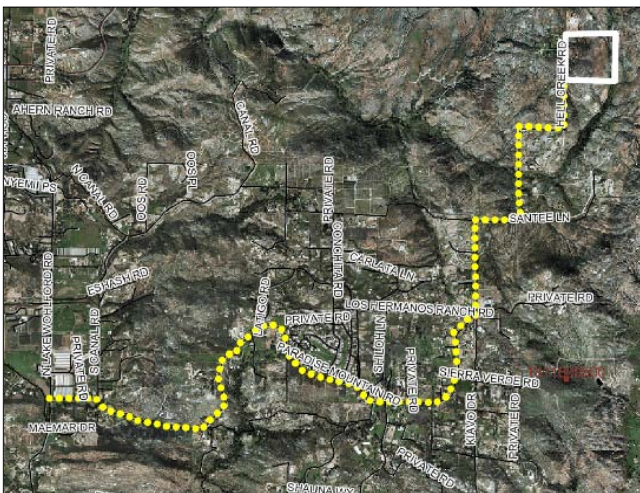
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



Dead-End Road Length (5 Miles)

Discussion (cont.)

The consequences of each request are described below.

1. Tanalski – A SR10 density would not increase the potential for these parcels to subdivide; however, would require the parcel to the south to also be designated SR10 to avoid a spot designation. That parcel would be able to subdivide with a SR10 density. An area further to the south is designated Semi-Rural only to reflect existing parcelization. Additional Semi-Rural densities in this area would not support the Community Development Model or Guiding Principle #9 due to the remote location and lack of infrastructure and access.
2. EHL / VCCPG – The RL20 density of the PC / Staff Recommendation would not allow for further subdivision of the property because all the parcels are less than 20 areas already. This recommendation is intended for VC29-B, which is the remainder of VC29 and is composed of larger parcels. (See also VC29-B)

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC29-B (2003 Referral #88)

Property Specific Request:
Change land use designation from RL20 to SR10
Requested By: None [2004 Referral]

Property Specific Request:
Change land use designation from RL20 to RL40;
Requested By: Endangered Habitat League

Anticipated Consequences	Referral	EHL
Community Recommendation	RL20	RL20
Opposition Expected	Yes ¹	Yes ²
Spot Designation/Zone	Yes	No
EIR Recirculation Needed	Yes	No
Change to GPU Objectives Needed	Yes	No
Level of Change	Major	Minor

Note:

- 1- EHL to Board of Supervisors dated November 8, 2010
- 2- Anticipate property owner will be opposed to lower density

Property Description

Property Owners:

Andes Ronald T; Keith A & Mariellena Sudak
Jacob / Carl Burkhard; Casparian Family Trust

Size:

241.3 acres, 6 parcels

Location/Description:

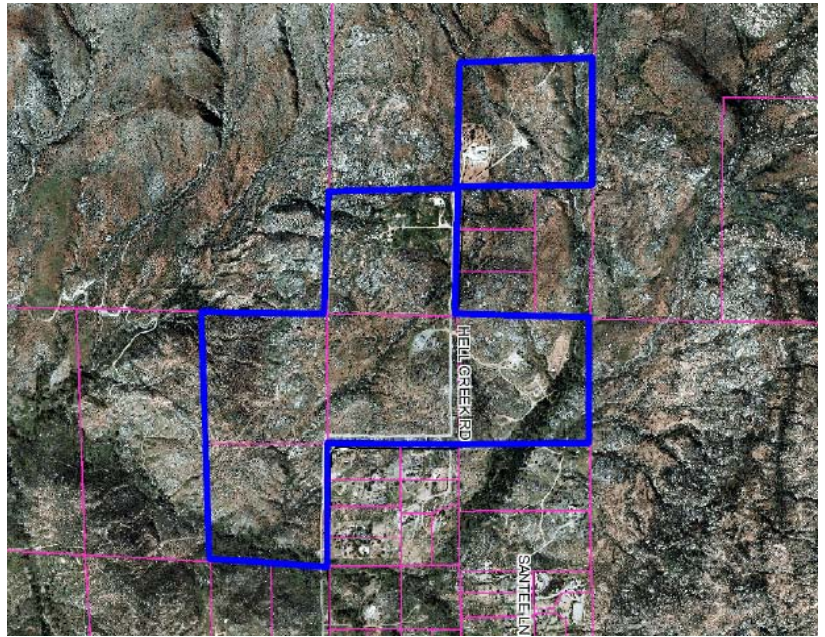
Adjacent to Hellhole Canyon Preserve in eastern portion of community planning area;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

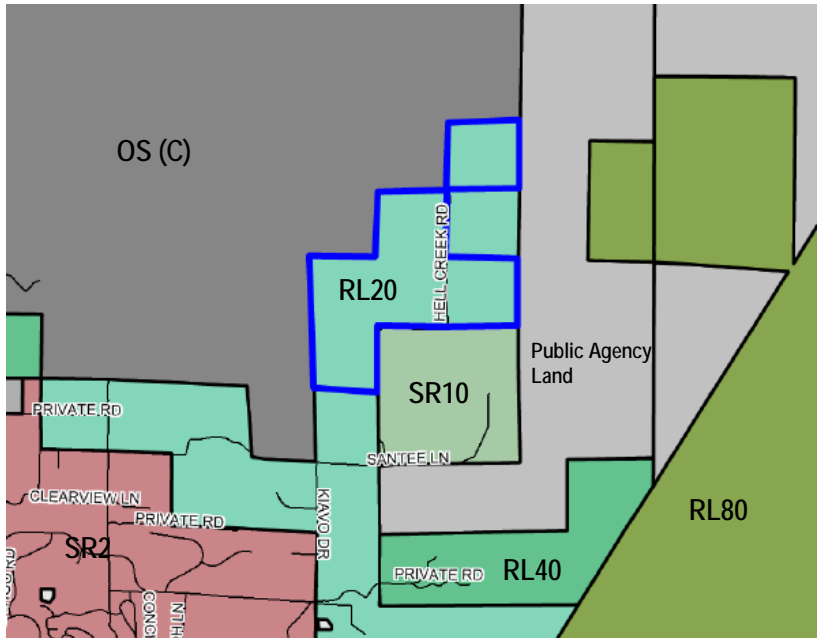
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4, 8, 20 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL40
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

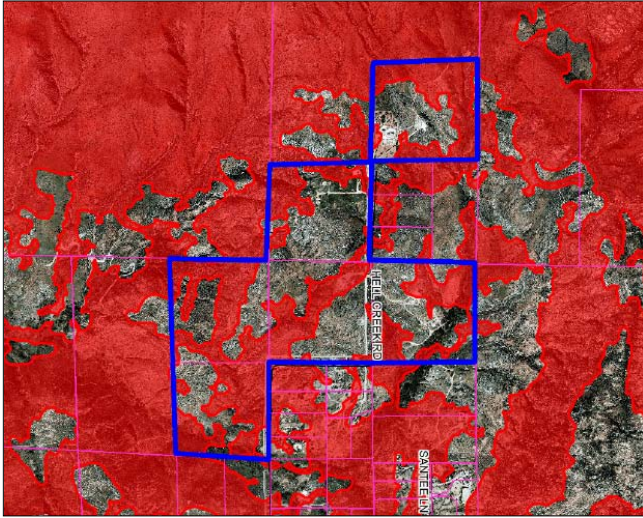
Discussion

This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings from the property owners; however, the Endangered Habitats League (RL40) and Valley Center Community Planning Group (RL20) are recommending lower densities. The PC / Staff Recommendation reflects compromise between the Referral and Draft Land Use Maps. Property is partially constrained by steep slopes and habitat of high values. Also the property is located along a dead-end road nearly five miles long and is within the Very High Fire Hazard Severity Zone.

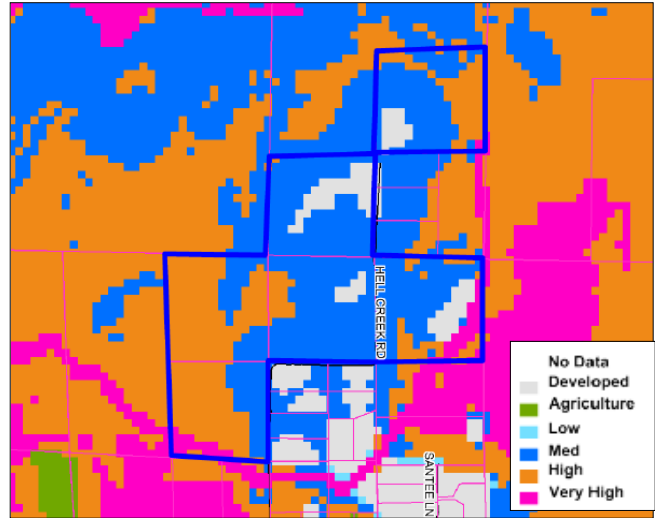
The consequences of each request are described on the next page.

PROPERTY SPECIFIC REQUEST

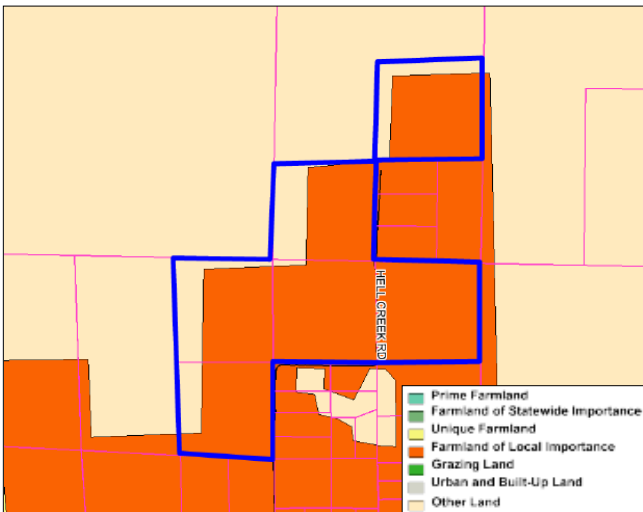
VC29-B (cont.)



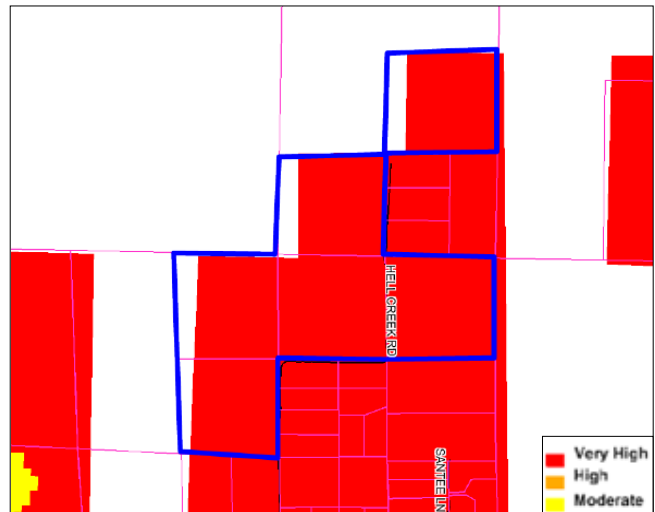
Steep Slope (Greater than 25%)



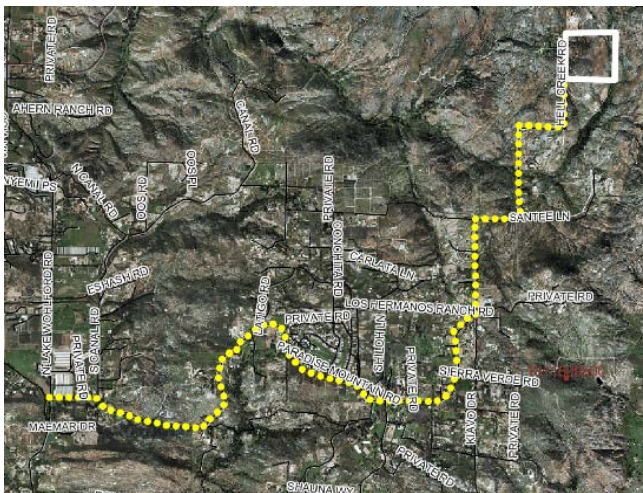
Habitat Evaluation Model



Farmlands of Local Importance



Fire Hazard Severity Zones



Dead-End Road Length (5 Miles)

Discussion (cont.)

The consequences of each request are described below.

1. Referral – These parcels are generally 40 acres in size and both a SR4 and SR10 designation would increase the subdivision potential adding the potential for additional lot in this remote area with limited access. An area further to the south is designated Semi-Rural only to reflect existing parcelization. Additional Semi-Rural densities in this area would not support the Community Development Model or Guiding Principle #9 due to the remote location and lack of infrastructure and access.
2. EHL / VCCPG – The RL20 density of the PC / Staff Recommendation would allow each of the six parcels to split. Under the EHL recommendation, the parcels would not be able to subdivide. This recommendation would avoid further subdivision in this remote are with insufficient access. (See also VC29-A)

PROPERTY SPECIFIC REQUEST

VC50

Property Specific Request:

Change land use designation from RL20 to SR2 or SR4

Requested by: Ben Bendar

Community Recommendation	RL20
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

1- Based on staff's experience

Property Description

Property Owner:

Bendar Family Trust

Size:

43.5 acres

1 parcel

Location/Description:

Approximately one mile south of Old Castle Road, adjacent to Wilkes Road

Inside CWA boundary

Inside CWA boundary

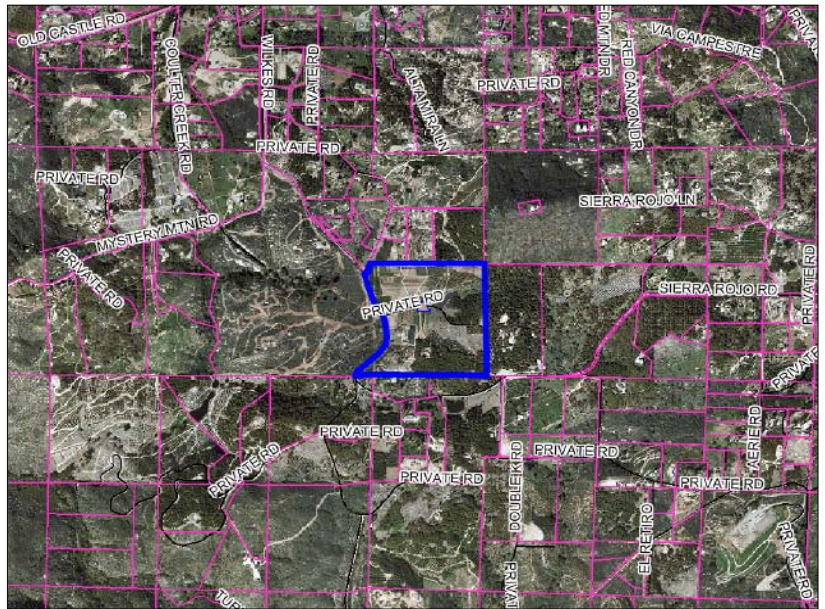
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

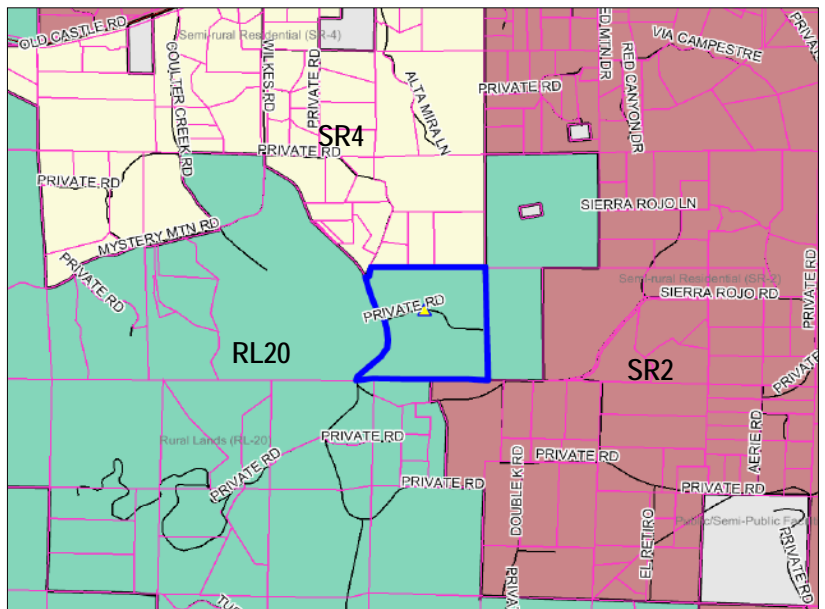
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/10 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — same as existing	



Aerial



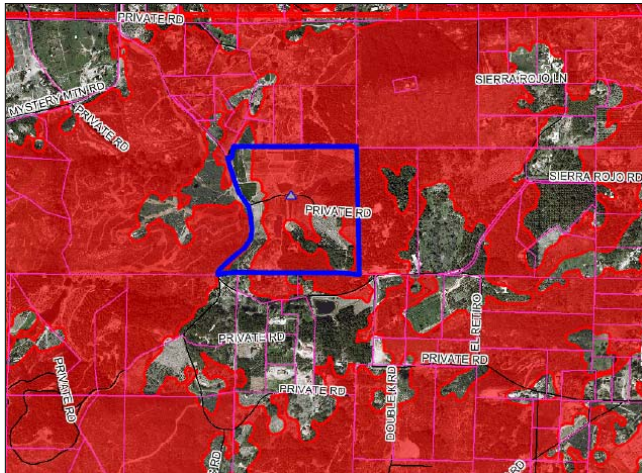
PC/Staff Recommendation

Discussion

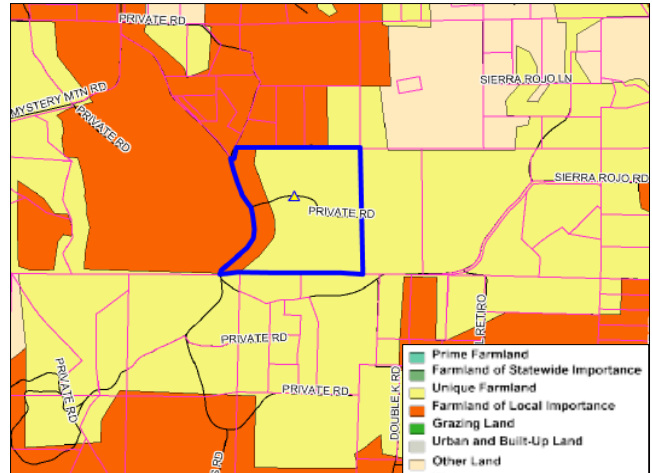
Subject property has been consistently designated as RL20 under all Draft EIR alternatives, including the Proposed Project (Referral Map). Request is an increase in density to SR2 or SR4, which is more intensive than the Draft EIR range of alternatives, where every alternative analyzed the property as RL20. Property is almost totally constrained by steep slopes.

PROPERTY SPECIFIC REQUEST

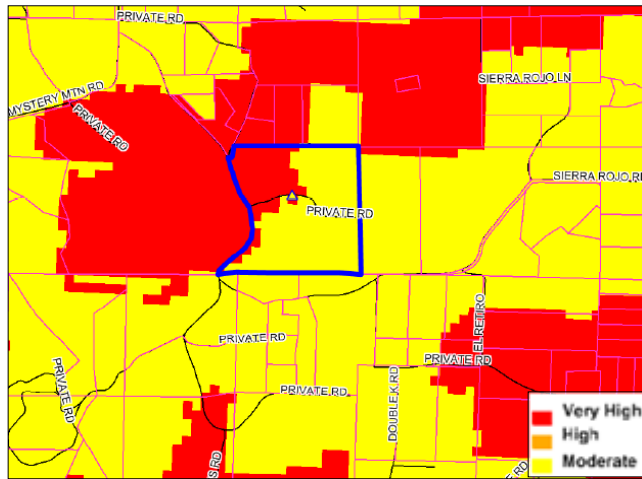
VC50 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC51

Property Specific Request:

Change land use designation from RL20 to SR4

Requested by: William Rice

Community Recommendation	RL20
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

1- Based on staff's experience

Property Description

Property Owner:

Rice Family Trust

Size:

16.0 acres

1 parcel

Location/Description:

Approximately one-third mile west of Lilac Road, via a private drive;

Inside County Water Authority boundary

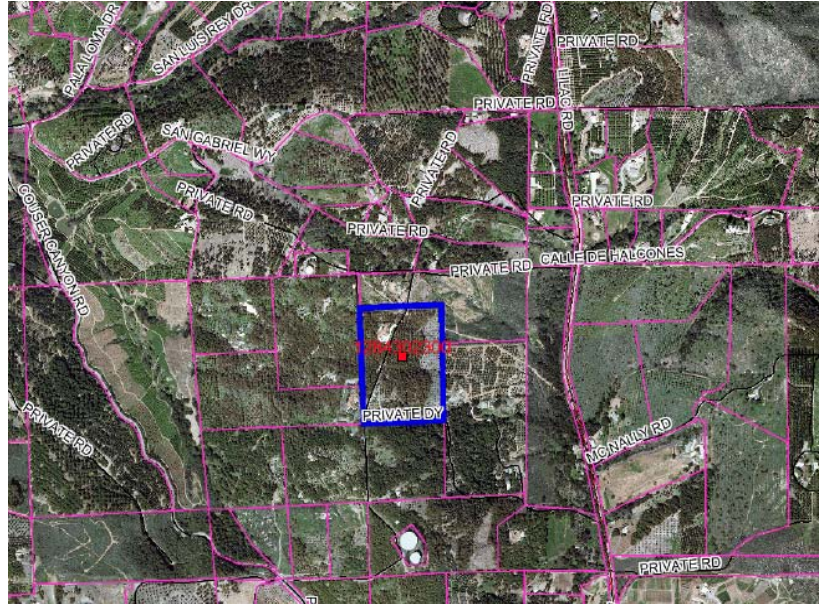
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

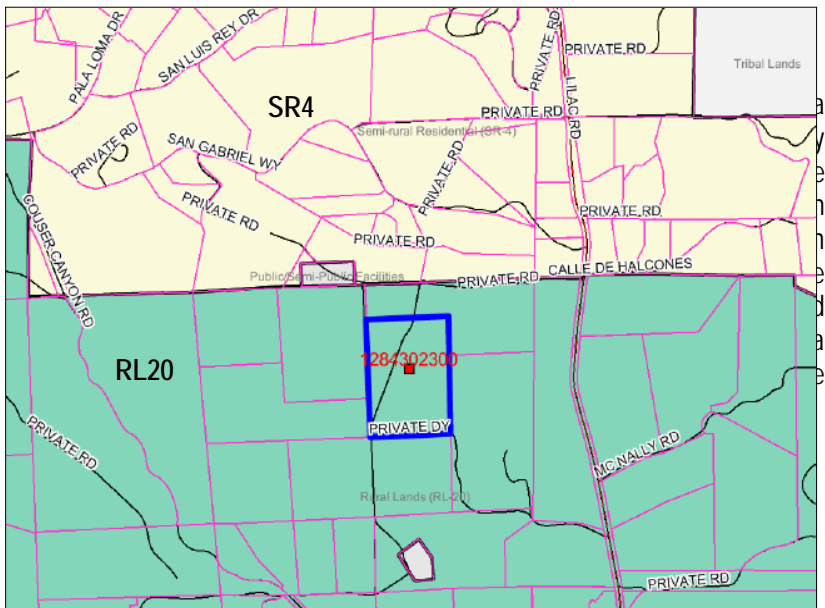
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/10 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL40
Zoning	
Existing — A70, 10-acre minimum lot size	
Proposed — Same as existing	



Aerial



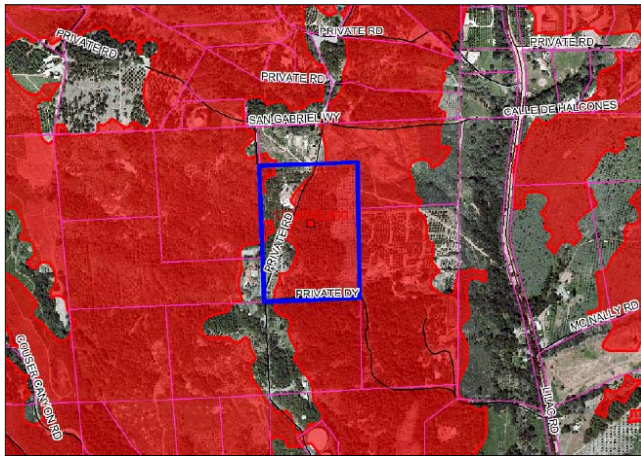
PC/Staff Recommendation

Discussion

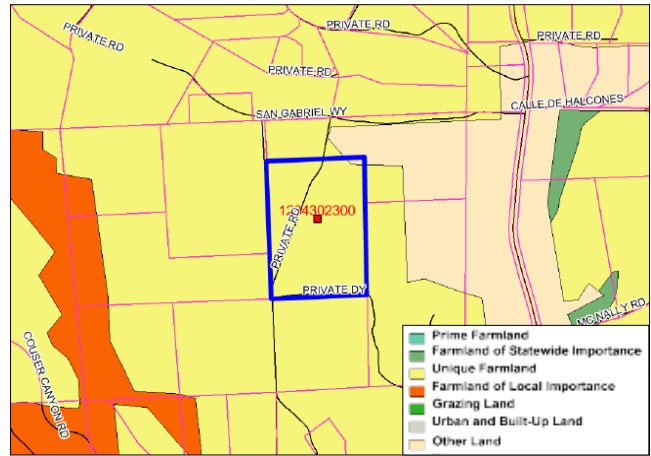
Property is almost totally constrained by steep slopes and is under a Williamson Act contract. A non-renewal application on the contract has not been filed. Subject property has been consistently designated as RL20 on all EIR alternatives, including the proposed project (Referral Map). The existing General Plan designation does not allow the property to be subdivided; therefore, the PC / Staff Recommendation would not impact the property owner's ability to subdivide the property. An increase in density to SR4 would result in a spot designation and to resolve the spot designation would require other parcels to also be designated SR4. This would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

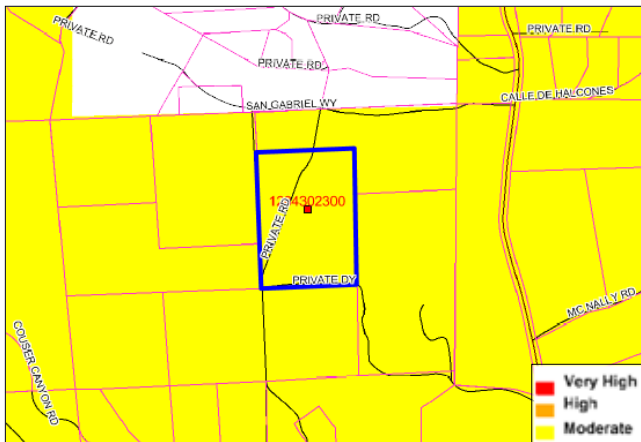
VC51 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC52 [2005 Commercial/Industrial Referral #18]

Property Specific Request:

Change land use designation from SR2 to Limited or Medium Impact Industrial

Requested by: Mary & Todd Johnston

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

Note:
1 - Based on staff's experience

Property Description

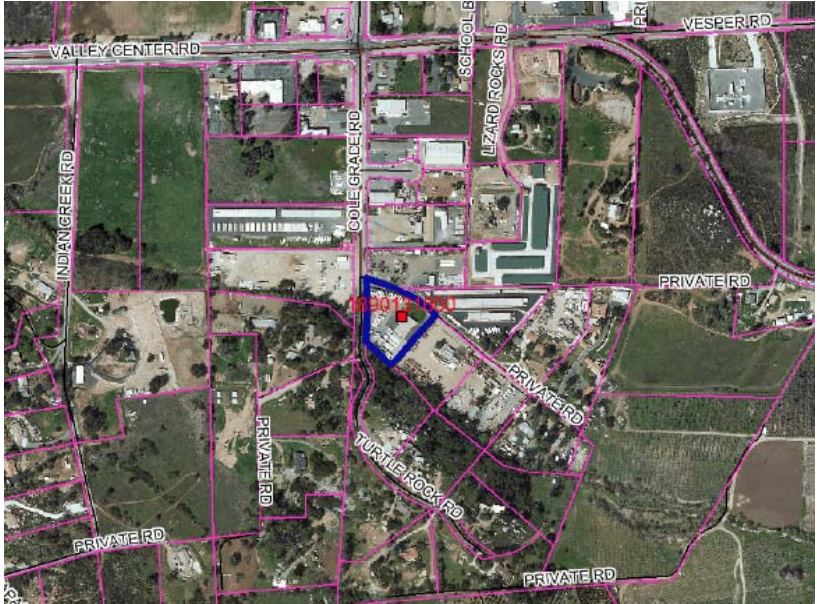
Property Owner:
Mary G. Johnston

Size:
2.1 acres
1 parcel

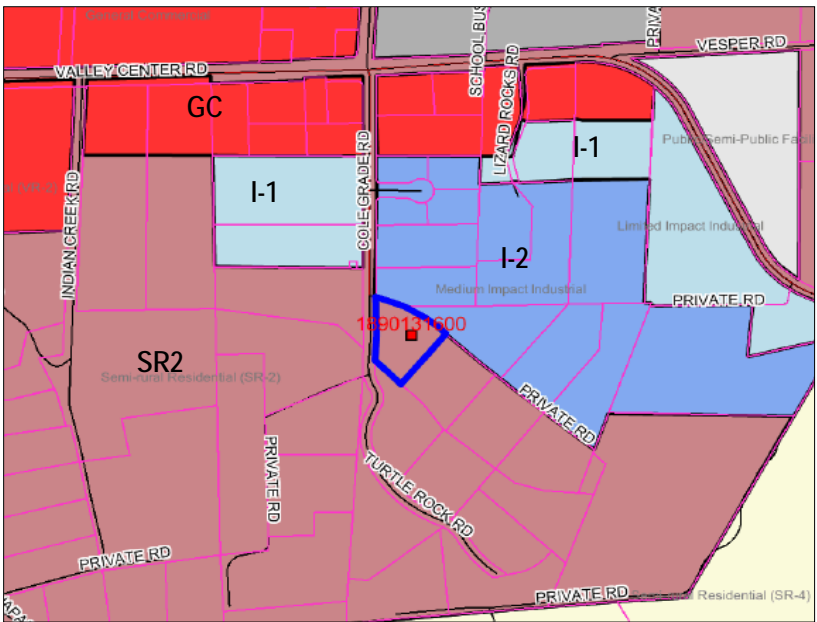
Location/Description:
South and adjacent to the Industrial area in the Northern Village
Inside County Water Authority boundary

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	I-1
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — M52, 6,000 SF minimum lot size	
Proposed — RR, 6,000 SF minimum lot size	

Discussion

Request to allow development in a floodway / floodplain does not support Guiding Principle #5; however, the property owners contend that conditions have changed since FEMA mapping. Therefore, language is included in the community plan that specifies:

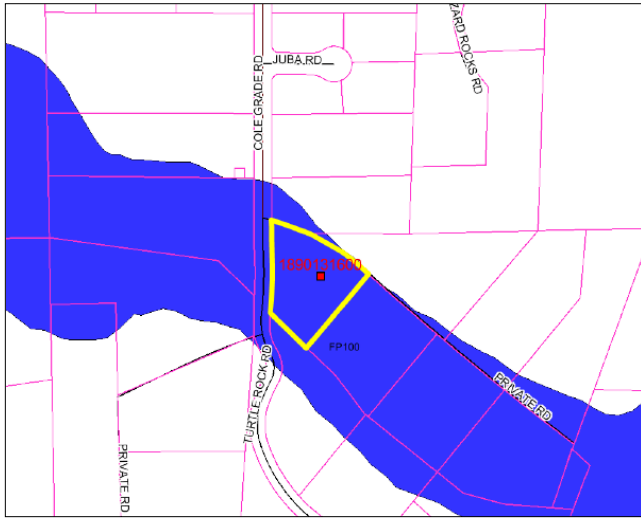
"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

Proposed revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC26 and VC53)

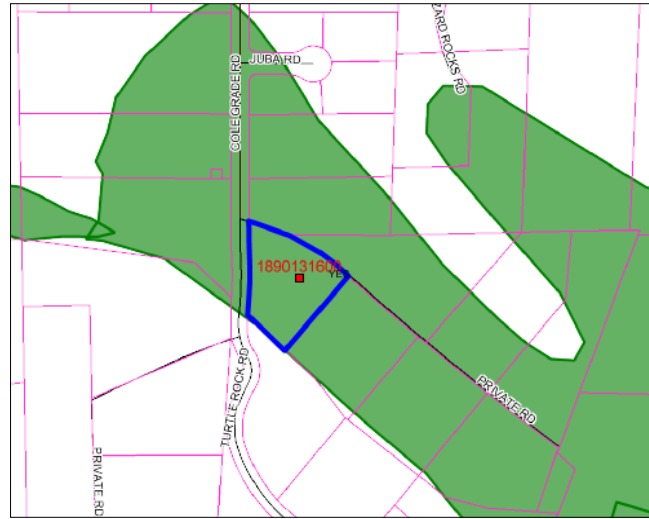
[See also next page for additional information]

PROPERTY SPECIFIC REQUEST

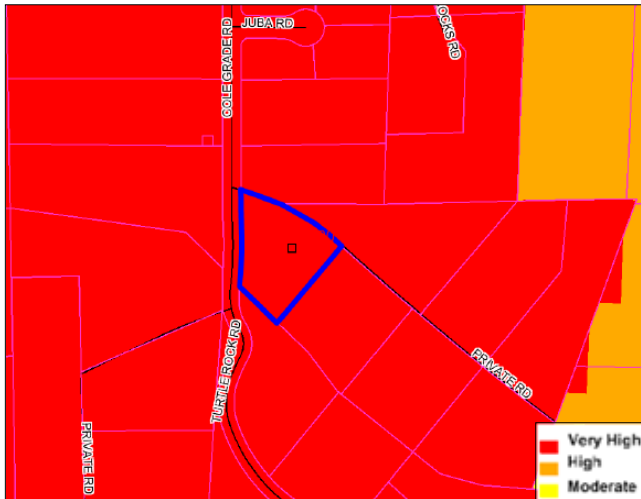
VC52 (cont.)



100-Year Floodplain



Wetlands



Fire Hazard Severity Zones

Additional Information

The Industrial designation is more intensive than the range of alternatives in the DEIR. Property request has been given specific consideration at past Planning Commission and Board of Supervisors hearings. Subject property has consistently been designated as SR2 under all DEIR alternatives, including the Proposed Project (Referral Map).

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial); however, the Semi-Rural Residential designation was endorsed by the Board of Supervisors in 2005 because the entire parcel is in the 100-year floodplain and most of the parcel is in the floodway. Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

PROPERTY SPECIFIC REQUEST

VC52 (cont.)

Applicable Revisions to Valley Center Community Plan Text

INDUSTRIAL GOAL

- ~~1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.~~
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

~~Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non-linear absorption pattern. Thus, the year to year absorption rate may differ significantly from the average.~~

PROPERTY SPECIFIC REQUEST

VC52 (cont.)

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
4. Channeling of environmentally sensitive floodplain areas is prohibited.
[DD1]
5. [Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.](#)

PROPERTY SPECIFIC REQUEST

VC53 [2005 Commercial/Industrial Referral #18]

Property Specific Request:

Change land use designation from SR2 to Limited Impact Industrial (I-1)

Requested by: James Brown

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

Note:
1- Based on staff's experience

Property Description

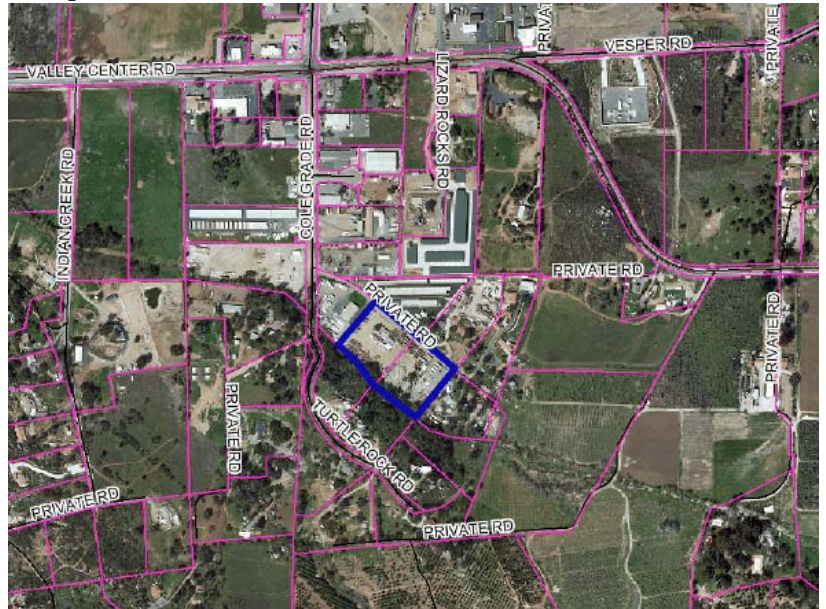
Property Owners:
John K. and James A. Brown

Size:
4.6 acres
2 parcels

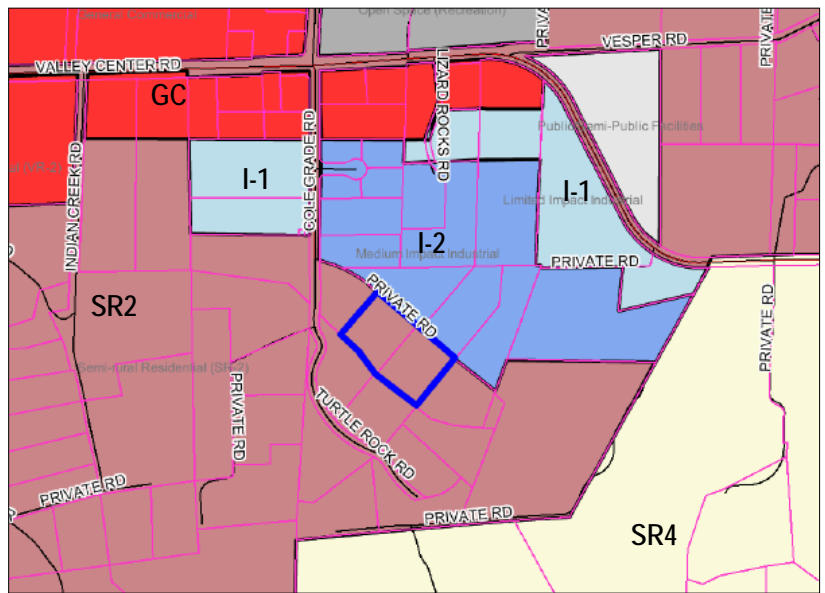
Location/Description:
South and adjacent to the Industrial area in the Northern Village;
Inside County Water Authority boundary

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	I-1
PC / Staff Recommendation	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — M52, 6,000 SF minimum lot size	
Proposed — RR, 6,000 SF minimum lot size	

Discussion

Request to allow development in a floodway / floodplain does not support Guiding Principle #5; however, the property owners contend that conditions have changed since FEMA mapping. Therefore, language is included in the community plan that specifies:

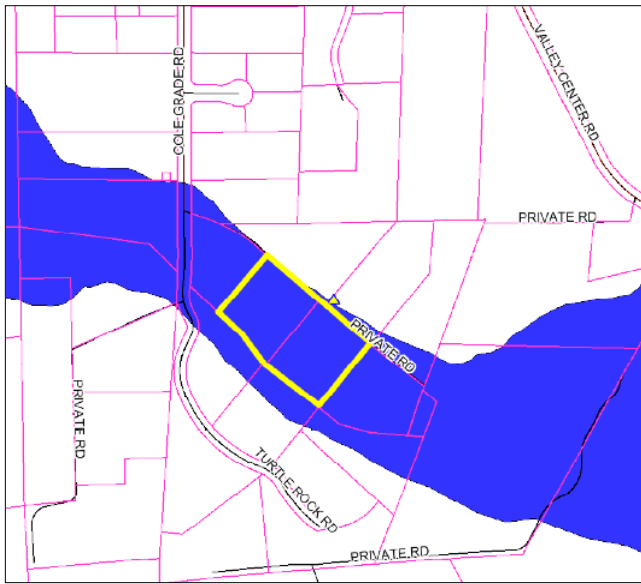
"if revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation"

Proposed revisions to the Valley Center Community Plan are provided on a subsequent page. (See also VC26 and VC52)

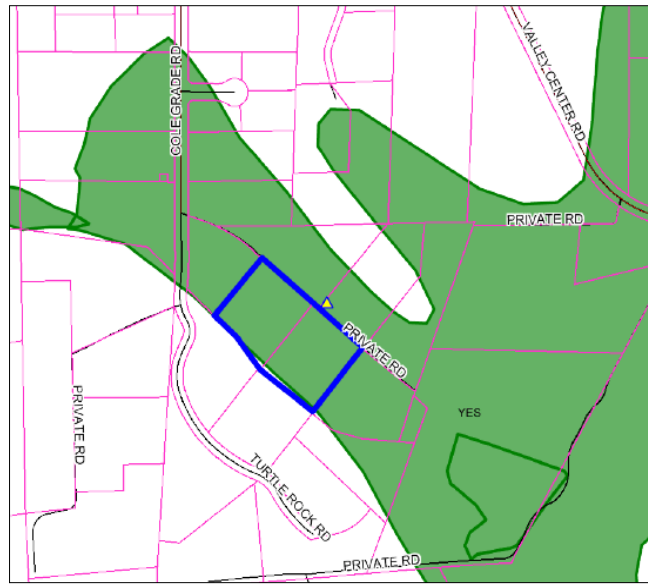
[See also next page for additional information]

PROPERTY SPECIFIC REQUEST

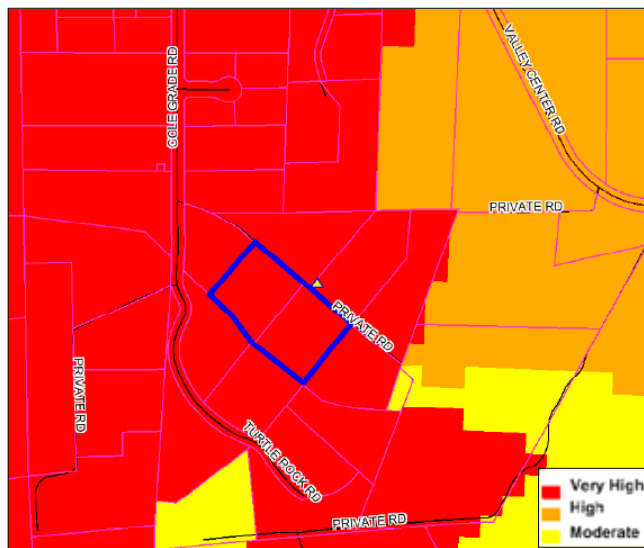
VC53 (cont.)



100-Year Floodplain



Wetlands



Fire Hazard Severity Zones

Additional Information

The Industrial designation is more intensive than the range of alternatives in the DEIR. Property request has been given specific consideration at past Planning Commission and Board of Supervisors hearings. Subject property has consistently been designated as SR2 under all DEIR alternatives, including the Proposed Project (Referral Map).

Property was a referral (18) during the Commercial/Industrial planning phase requesting I-2 (Medium Impact Industrial); however, the Semi-Rural Residential designation was endorsed by the Board of Supervisors in 2005 because the entire parcel is in the 100-year floodplain and most of the parcel is in the floodway. Residential designation is consistent with other areas in floodplains. A Residential designation would make current uses legal, non-conforming, where uses could continue indefinitely, but expansion would be precluded.

PROPERTY SPECIFIC REQUEST

VC53 (cont.)

Applicable Revisions to Valley Center Community Plan Text

INDUSTRIAL GOAL

- ~~1. PROVIDE FOR WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.~~
2. THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

Industrial development, within the Planning Area, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road. ~~Currently, (1990), there are approximately 76 acres zoned for Industrial use and of these, 49 acres (or 64%) are vacant.~~

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

~~According to the County of San Diego Industrial Landsource Book, (February 1, 1987), the Industrial Land Absorption rate for Valley Center was 1.8 acres per year. If the rate continues, this indicates that the currently vacant 49 industrially zoned acres will provide adequate industrial expansion for approximately 27 years into the future. The absorption rate represents an average over a six year period. Because industries located in Valley Center may produce items destined for other markets, exogenous factors may lead to a non-linear absorption pattern. Thus, the year to year absorption rate may differ significantly from the average.~~

PROPERTY SPECIFIC REQUEST

VC53 (cont.)

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
5. Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.

PROPERTY SPECIFIC REQUEST

VC54

Property Specific Request:

Change land use designation from SR4 to SR2

Requested by: Mark Wollam

Community Recommendation	SR4
Opposition Expected ¹	Yes
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:

Wollam Family Trust

Size:

55.8 acres

4 parcels

Location/Description:

Approximately 700 feet south of West Lilac Road

via a private drive

Inside CWA boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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

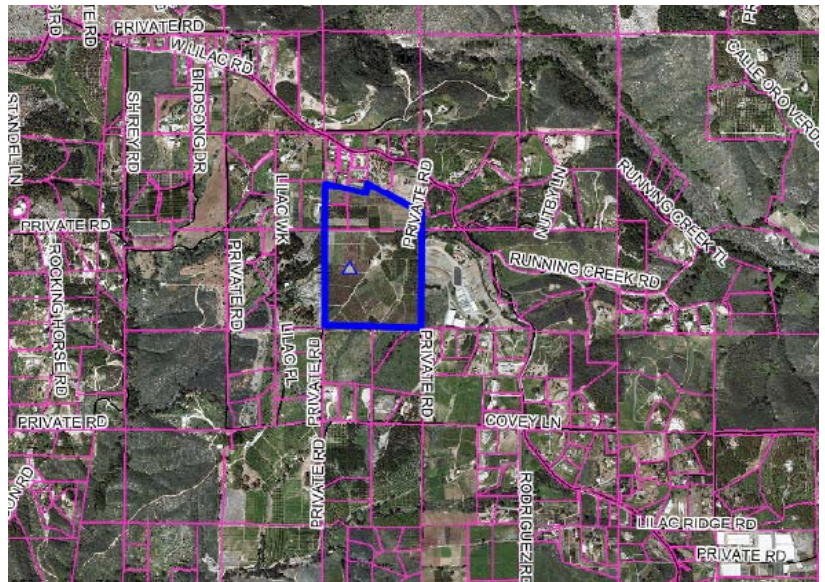
Land Use

General Plan

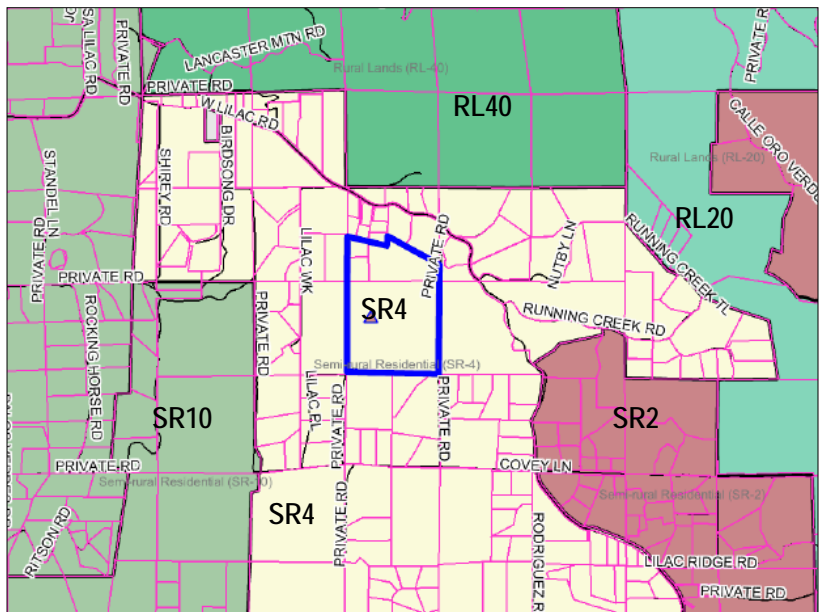
Scenario	Designation
Existing General Plan	1 du/2.4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20

Zoning

Existing — A70, 2-acre minimum lot size
Proposed — Same as existing



Aerial



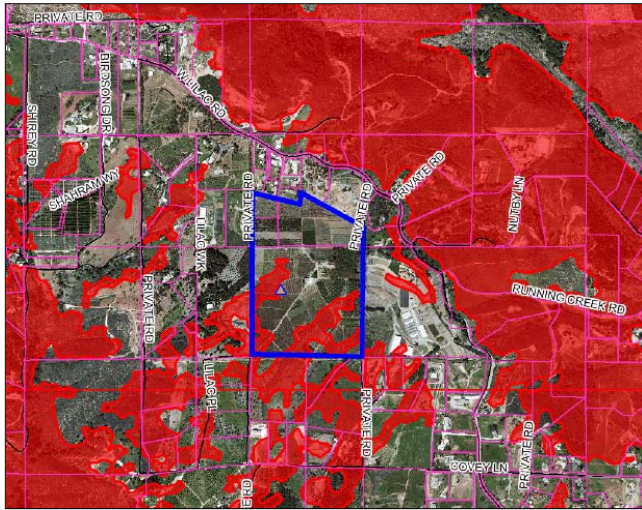
PC/Staff Recommendation

Discussion

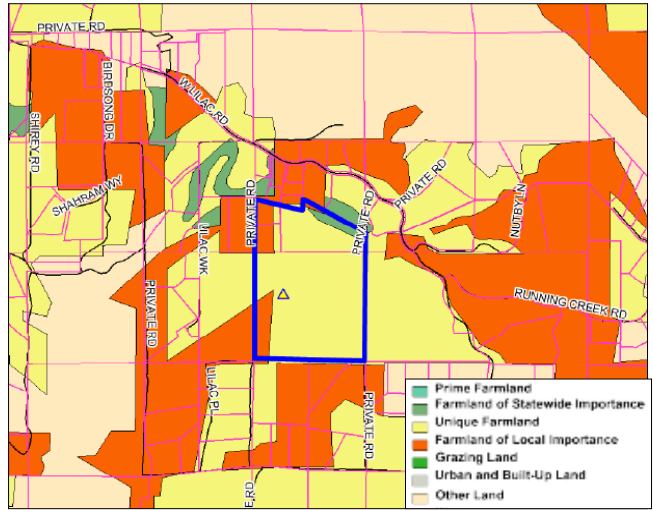
The requested change in density would create a spot designation and would require an SR2 designation for at least an additional 350 acres to avoid the spot designation. Thus, the request would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

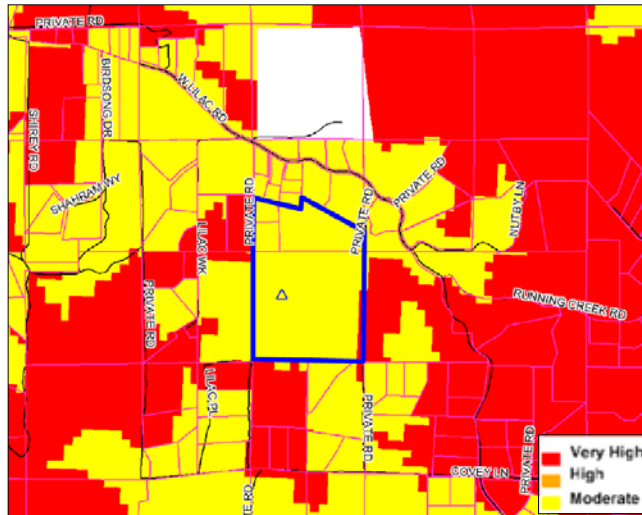
VC54 (cont.)



Steep Slope (Greater than 25%)



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC55

Property Specific Request:

Change zone from C34 to C36

Requested by: Jerry Gaughan

Community Recommendation	C36
Opposition Expected ¹	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Note:

1- Based on staff's experience

Property Description

Property Owner:

Valley Center View Properties LP

Size:

6.2 acres (area of request is 2.1 acres)

1 parcel

Location/Description:

Northeast of intersection of Valley Center and Miller Roads in Northern Village

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 Zone

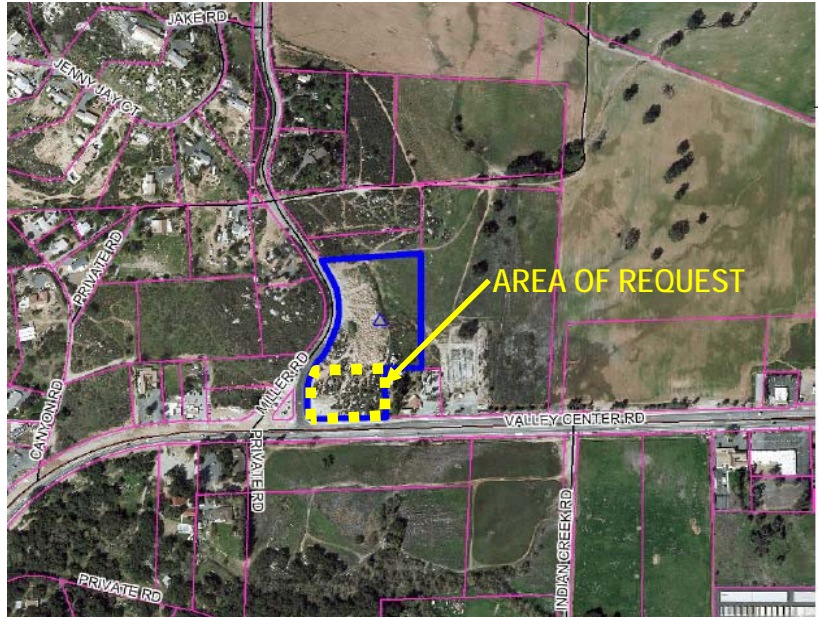
Land Use

General Plan

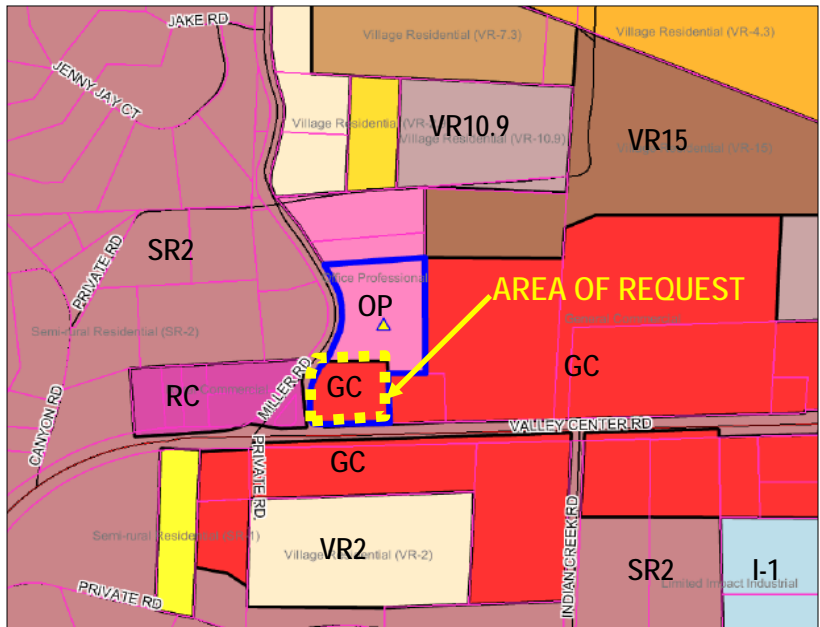
Scenario	Designation
Existing General Plan	2 du/ac Gen. Comm. (GC)
PC / Staff Recommendation	Office Profess. (OP)/ Gen. Comm. (GC)
Referral	Office Profess. (OP)/ Gen. Comm. (GC)
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Existing — RR, 0.5-acre minimum lot size C34, 0.5-acre minimum lot size
Proposed — C30, 0.5-acre minimum lot size C34, 0.5-acre minimum lot size



Aerial



PC/Staff Recommendation

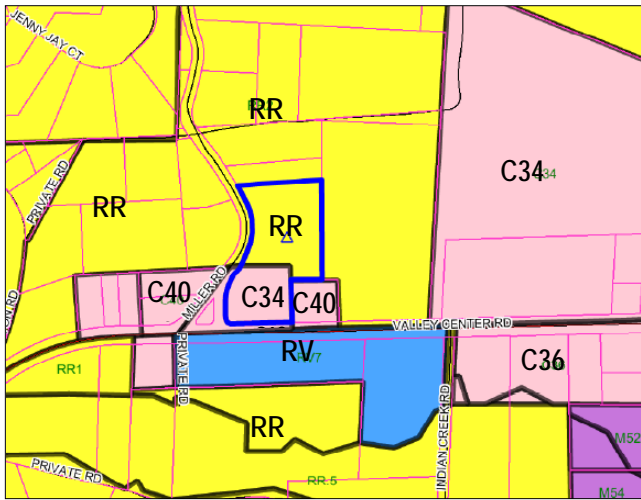
Discussion

Request for zoning change was not made in time to be included in General Plan Update PC/Staff Recommended Project. Changing 13,000 square feet from a C34 to C36 zone would still meet project objectives and not require any changes to the General Plan Update EIR. A C36 is considered an appropriate zone for the area, and the proposed car wash would require a Major Use Permit to mitigate any impacts.

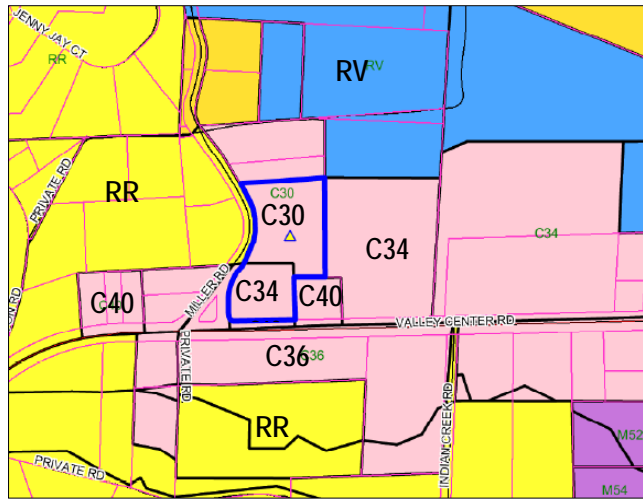
VALLEY CENTER

PROPERTY SPECIFIC REQUEST

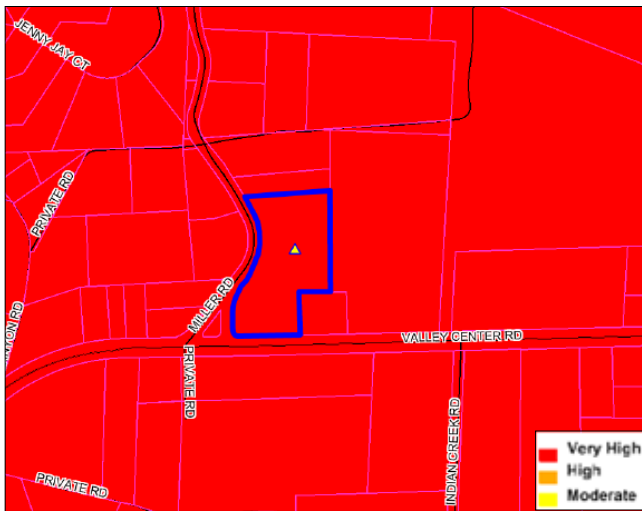
VC55 (cont.)



Existing Zoning



GP Update Proposed Zoning



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC56

Property Specific Request:

Change land use designation from RL20/SR2/SR4 to SPA

Requested by: Louis / Mark Wolfsheimer

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

Note:
1- Based on staff's experience

Property Description

Property Owner:
Salomon Irving Trust

Size:
995 acres
17 parcels

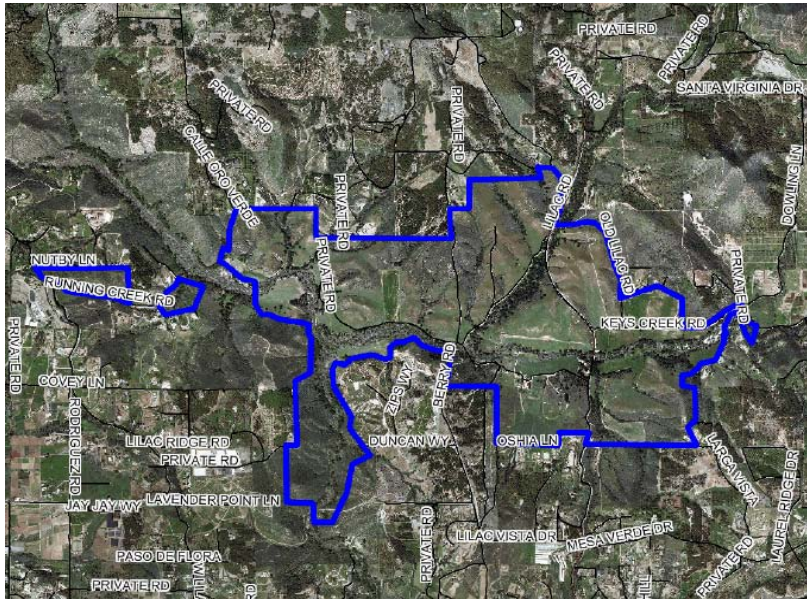
Location/Description:
Western Valley Center between West Lilac and Lilac Roads along alignment of New Road 3;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

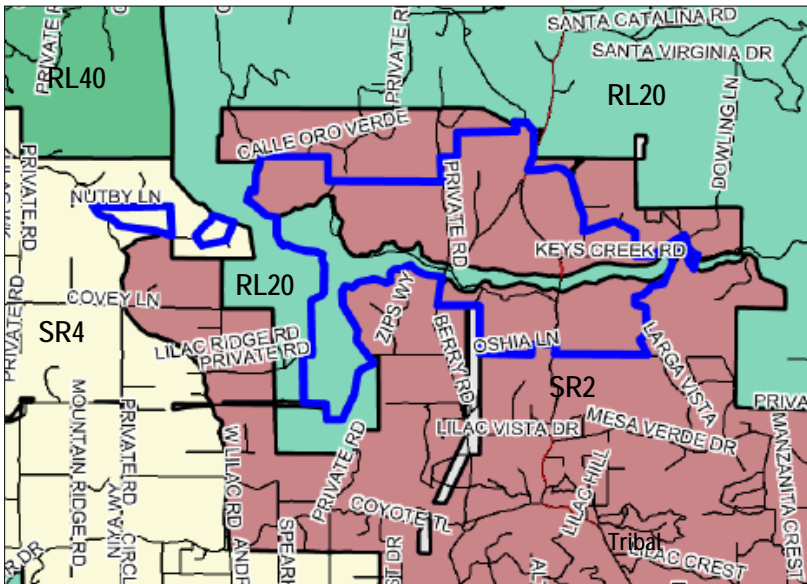
- - high; ◐ - partially; ○ - none
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	SPA (1 du/4 ac. or 262 units)
PC / Staff Recommendation	SR2/SR4/RL20
Referral	SR2/SR4/RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL20 / RL40
Zoning	
Existing — S88, 1-acre minimum lot size	
Proposed — Same as existing	



Aerial



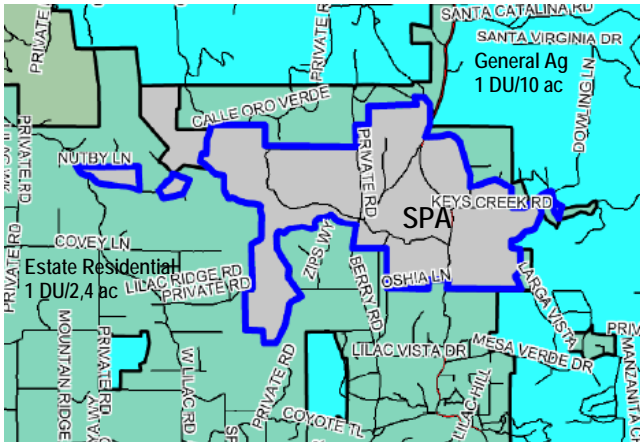
PC/Staff Recommendation

Discussion

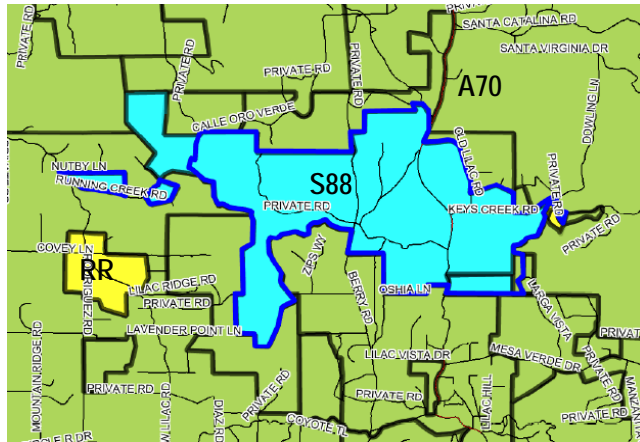
The General Plan Update is proposing to replace the SPA designation with Residential designations that allow for approximately the same number of units as the property owner's request (348 vs. 354). This is a significant increase over the 262 units allowed by the SPA in the existing General Plan. Also, by replacing the SPA designation with Residential designations, the property owner has the option of either processing a Specific Plan or subdividing the property, piecemeal as desired. This provided the property owner with additional flexibility over the SPA designation, where the property owner can only develop the property if a Specific Plan is approved. [Continued on next page.]

PROPERTY SPECIFIC REQUEST

VC56 (cont.)



Existing General Plan



Existing Zoning

Additional Information

After adoption of the GP Update, the applicant will have the ability to establish the lot size for the project area through either the Specific Plan or other planning tools such as: Planning Residential Development, Lot Area Averaging, or the proposed Conservation Subdivision Program. Therefore, the proposed changes under the General Plan Update would provide additional options to the property owner.

In addition, the application of land use designations is intended to depict a general sense for how the property will be developed. This brings the General Plan into compliance with State General Plan Guidelines, which specify that the General Plan's diagram (land use map) "should be detailed enough so that the users of the plancan reach the same general conclusion on the appropriate use of any parcel of land..."

The Rancho Lilac project includes an approved Plan Amendment Authorization (PAA), along with the processing of a Specific Plan, General Plan Amendment (GPA), Major Use Permit, Rezone, Administrative Permit and a vested Tentative Map (TM 5385). The PAA was deemed complete in July 2003, therefore qualifying the project for pipeline status.

Project Description

The Rancho Lilac Specific Plan is described in the existing General Plan; however, the scope of the Specific Plan being processed differs from the plan as described in the Community Plan. The proposed Community Plan recognizes these differences and defers to the Specific Plan currently being processed

[Refer to next page for the description of the Specific Plan in the existing Community Plan.]

PROPERTY SPECIFIC REQUEST

Community Plan (Existing and Proposed)

Existing Community Plan

Proposed Community Plan

RANCHO LILAC SPECIFIC PLAN AREA (1.0 DWELLING UNITS PER 4 ACRES)

RANCHO LILAC SPECIFIC PLAN AREA (1.0 DWELLING UNITS PER 4 ACRES)

I. DESCRIPTION OF THE SITE

The Rancho Lilac Specific Planning Area consists of approximately 1,069 acres of land located within the Valley Center Community Planning Area. The project area is approximately five miles south of the San Luis Rey River and approximately five miles northwest of the Country Town of Valley Center. The site is located east of Interstate 15 and north of Old Castle Road. Low density rural residential dwellings, extensive agricultural uses and vacant lands surround this site. Keys Canyon Creek and related minor drainages flow through the property. The site is characterized by a broad river valley surrounded by gently rolling knolls to the north and steeper ridges and side drainages to the south. Keys Creek is characterized by a high quality riparian environment; similar riparian zones occur adjacent to the tributary drainage courses. Elevations vary from approximately 620 to 1,090 feet above mean sea level. Twenty-two (22) percent of the site is comprised of slopes in excess of 25 percent. The property is crossed in a north/south direction by the San Diego Aqueduct, Lilac Road, a 300 foot wide San Diego Gas and Electric (SDG&E) transmission easement and SDG&E gas transmission lines. A number of structures, some of historical importance, as well as a number of archaeological sites are located on the property.

[The County recognizes that the Rancho Lilac Specific Plan Area has been undergoing Project Planning processing for a number of years, and therefore some of the below information may no longer be applicable to the project. For the most up to date information regarding the Rancho Lilac project area please contact the Department of Planning and Land Use.](#)

II. DESCRIPTION OF THE PROJECT

The Specific Plan for Rancho Lilac proposes a maximum of 262 single-family residential units on approximately 460 acres, and may include an 18-hole championship golf course together with a clubhouse of approximately 20,000 to 30,000 square feet, a 25 to 35 station open practice driving range, and will include a 12.2 acre equestrian facility and associated equestrian and pedestrian trails. Rancho Lilac will preserve and protect significant environmental features, including Keys Creek, oak woodlands, steep slopes and archaeological/cultural resources.

Residential lot sizes range from a minimum of 1.0 acre to approximately 6 acres. Grading on the lots will be minimized to provide building sites in the range of 10,000 to 15,000 square feet.

The project includes a new road providing a much needed connection between West Lilac Road and Lilac Road. This major connection will greatly improve circulation in this area of Valley Center with access to Interstate 15 being greatly improved.

III. OBJECTIVES

The objective of the Specific Plan is to create an environmentally-sensitive development that successfully integrates a rural residential community consistent with the community character as described in the Valley Center Community Plan Text, an 18-hole golf course, and an equestrian facility. Other objectives include preservation of approximately 57 percent of the project in open space, open space uses and dedicated easements within lots; providing a project design responsive to the opportunities and constraints that are presented by the site; conformance to the General Plan, the Regional Land Use Element, the 1990 Valley Center Community Plan, and all applicable County ordinances, regulations, and policies; and providing approximately 34 percent of the site to be set aside as separate legal commonly owned open space lots. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

PROPERTY SPECIFIC REQUEST

VC57

Property Specific Request:

Change land use designation from SR4 to SR2

Requested by: Michael Schimpf

Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

1 – Valley Center CPG minutes January 31, 2011

2 – Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Schimpf Family Trust

Size:

21.7 acres

1 parcel

Location/Description:

Southern side of Valley Center Road, approximately 1.6 miles east of the North Village; Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

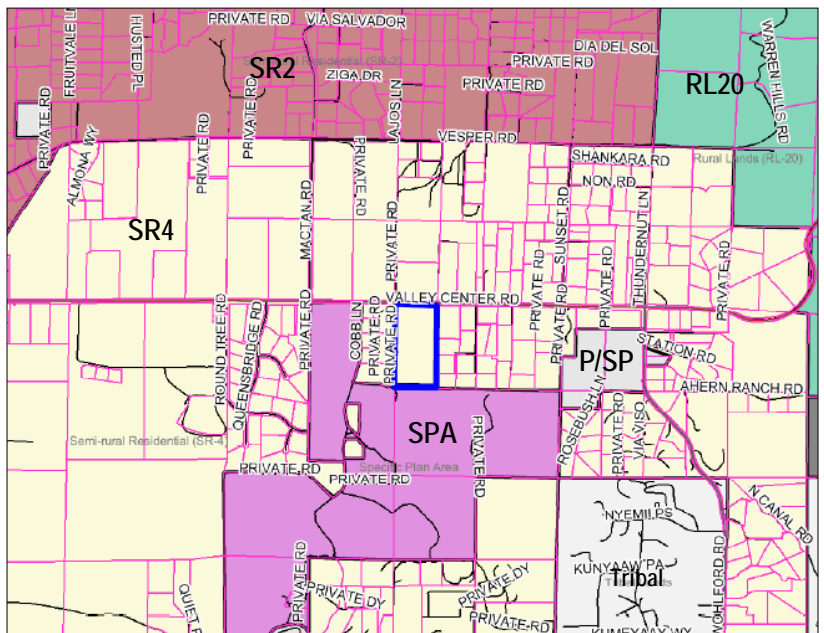
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

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 — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



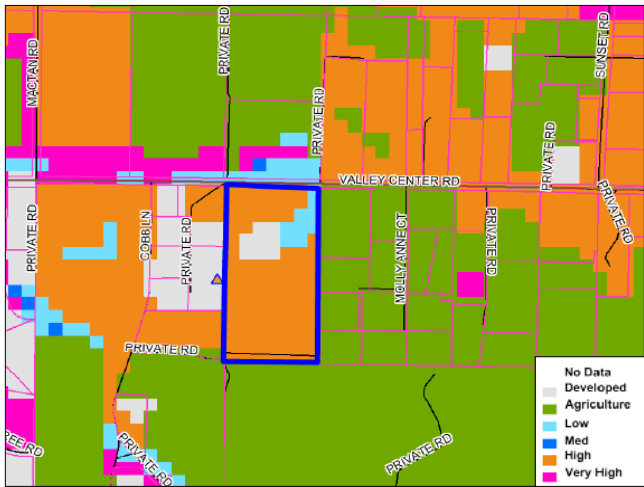
PC/Staff Recommendation

Discussion

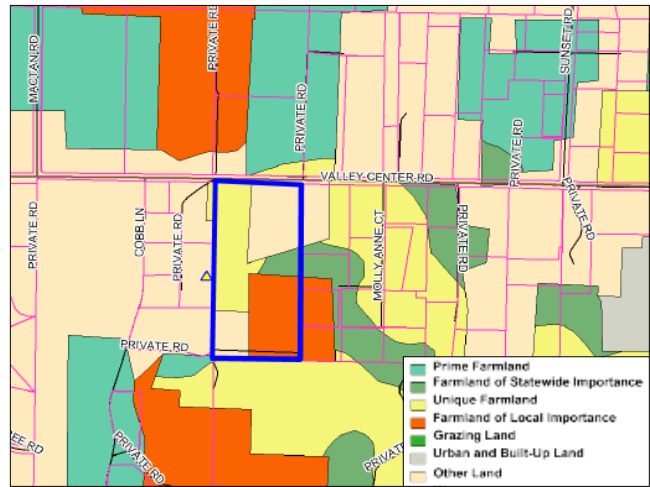
Subject property has been consistently designated as SR4 under all Draft EIR alternatives, including the Proposed Project (Referral Map); however, is adjacent to parcels two to three acres in size to the east, west, and south. Request for SR2 would result in a spot designation unless the designations of a substantial number of additional parcels are changed. Therefore, if making this change, staff recommends including additional parcels in the area to avoid a spot designation. This would not allow very much additional subdivision due to the existing parcelization in the area.

PROPERTY SPECIFIC REQUEST

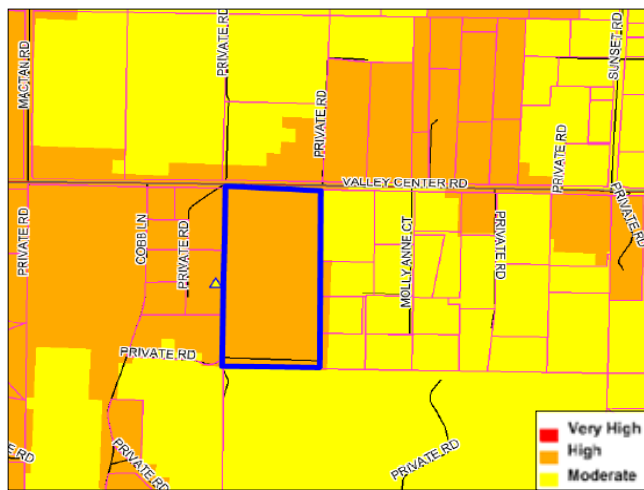
VC57 (cont.)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC58

Property Specific Request: Change land use designation from SR2 to VR 7.3	
Requested by: Terisa Konyn-Harrison	
Community Recommendation	VR4.3
Opposition Expected ¹	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:
Konyn Realty Investment Co.

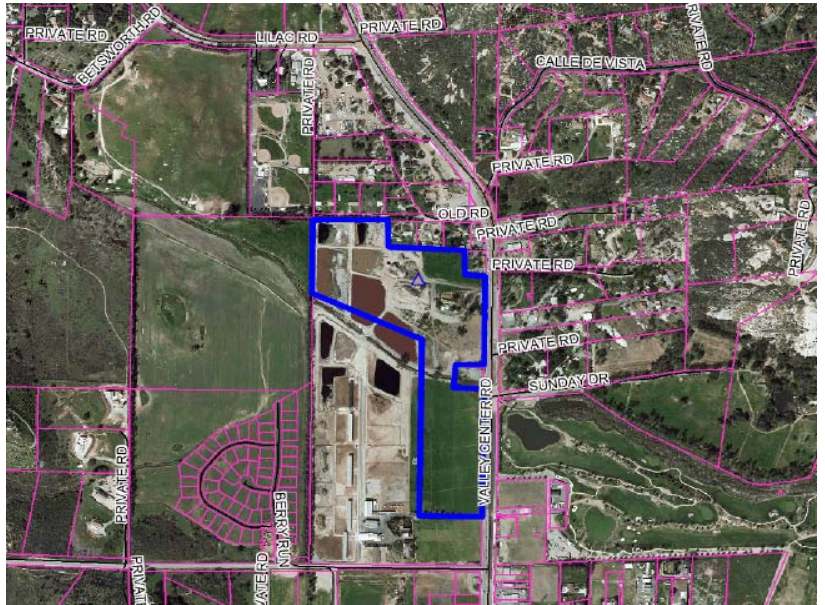
Size:
28.7 acres (area of request is 15.9 acres)
1 parcel

Location/Description:
West of Valley Center Road in Southern Village;
Inside County Water Authority boundary

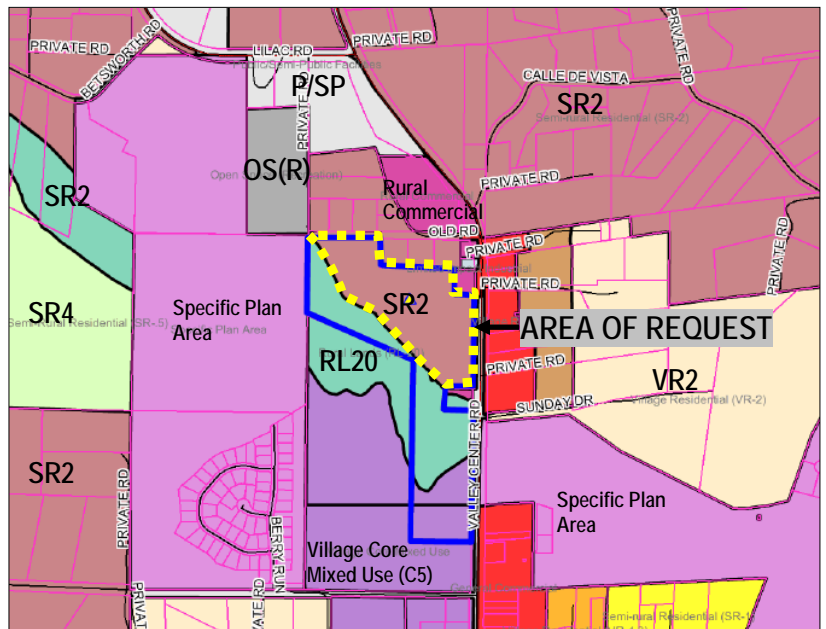
- Prevalence of Constraints (See following page):**
- – high; ◐ – partially; ○ - none
 - Steep slope (greater than 25%)
 - ◐ Floodplain
 - Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/2,4 ac
PC / Staff Recommendation	SR2
Referral	VR7.3
Hybrid	
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Existing — RR, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



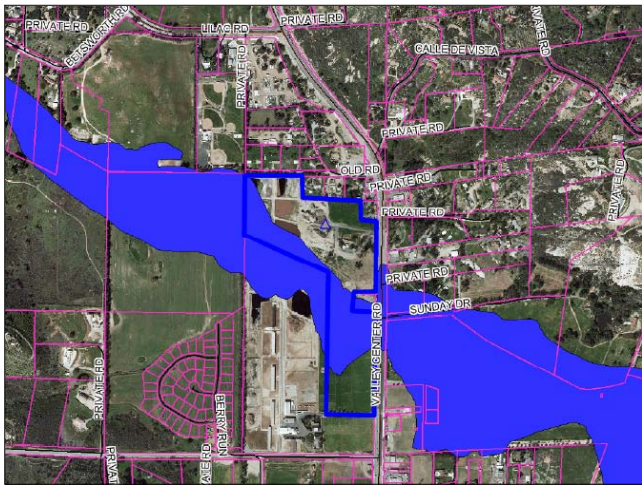
PC/Staff Recommendation

Discussion

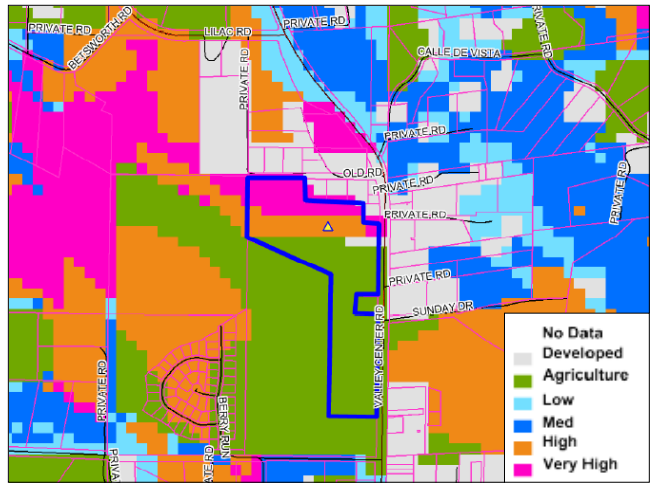
The PC / Staff Recommendation is based on the Valley Center Community Planning Group's initial position on the land use map, which was to reduce some of the increased density in the villages in an effort to reduce road congestion. Since that time the Planning Group has revised their recommendation to VR4.3. Changing the VR7.3 portion of this property to SR2 reduces the potential build-out from 115 to 8 future dwelling units. The portions of the property designated RL20 and Village Core Mixed Use are the same for every alternative, including the property owner's request.

PROPERTY SPECIFIC REQUEST

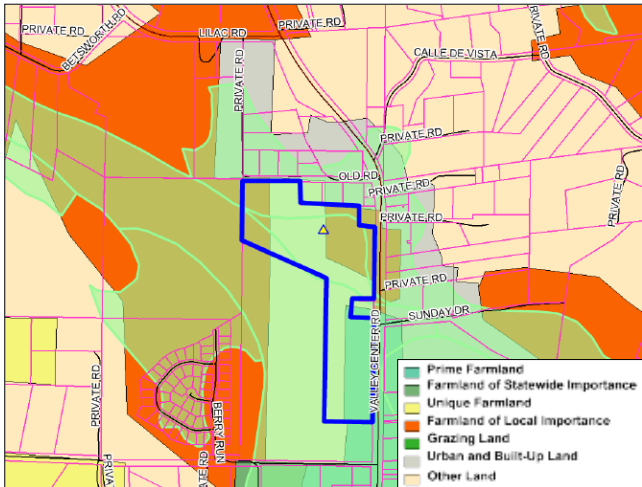
VC58 (cont.)



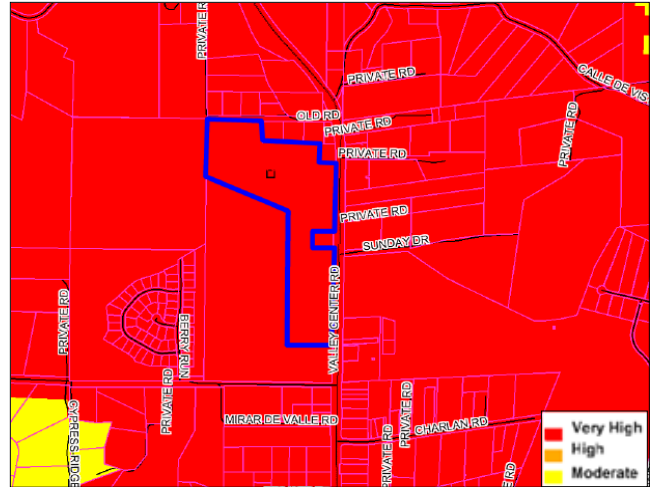
Floodplain (100-Year)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC59

Property Specific Request:

Change land use designation from RL20 to SR4

Requested by: Linda Jameison

Community Recommendation	RL20
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:
1- Based on staff's experience

Property Description

Property Owner:
Sager Ranch Partners

Size:
58.3 acres
1 parcel

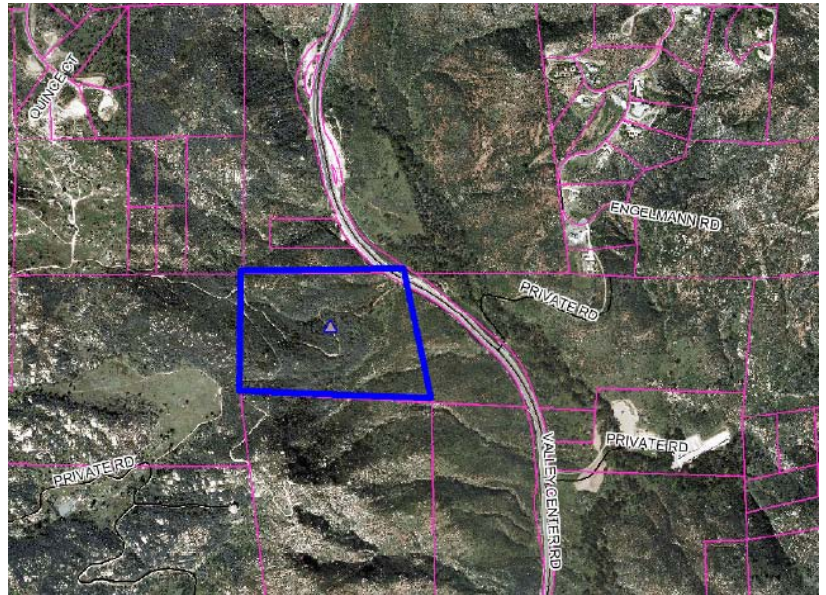
Location/Description:
Western side of Valley Center Road,
approximately 1.4 miles south of the South Village
Inside County Water Authority boundary;
Inside Escondido Sphere of Influence

Prevalence of Constraints (See following page):

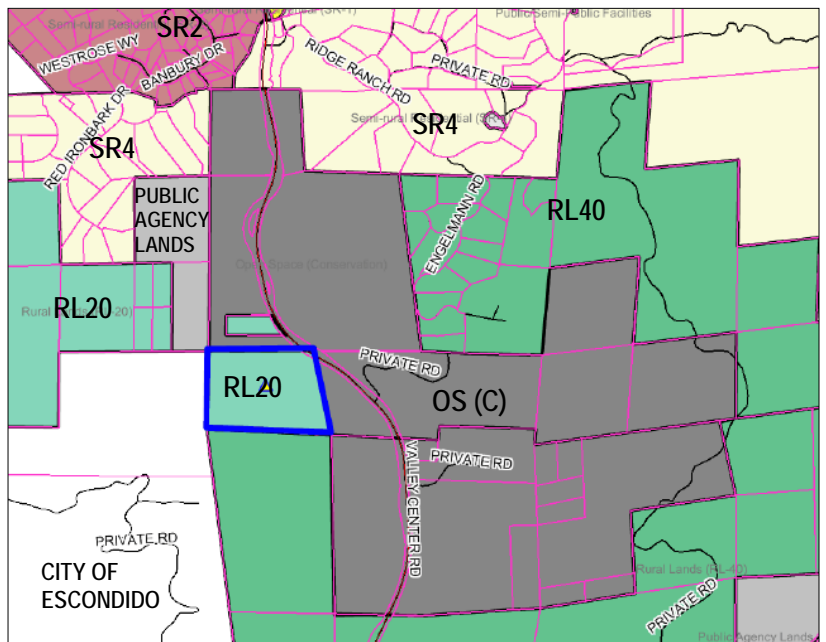
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

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



Aerial



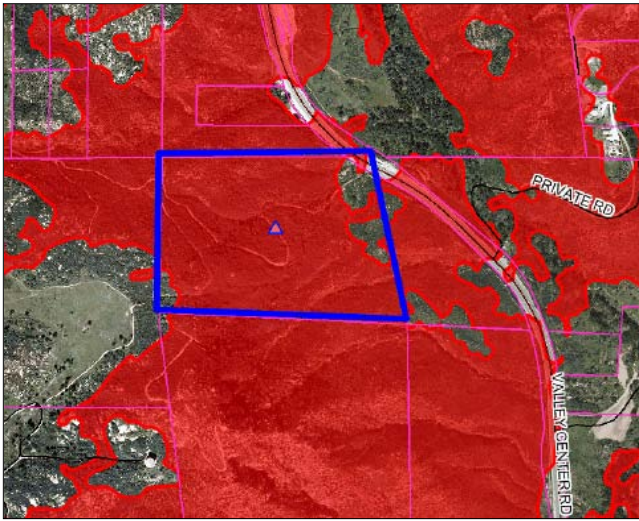
PC/Staff Recommendation

Discussion

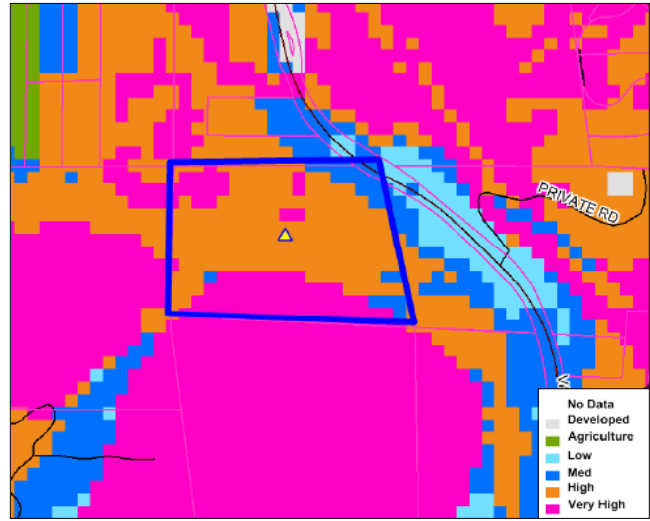
Subject property has been consistently designated as RL20 or a lower density under all Draft EIR alternatives, therefore the request for SR4 is more intensive than the range of alternatives in the Draft EIR. Request for SR4 would result in a spot designation unless other RL20 lands are redesignated or the parcel is annexed by the City of Escondido. A Semi-Rural designation in this area would not be supported by the Community Development Model.

PROPERTY SPECIFIC REQUEST

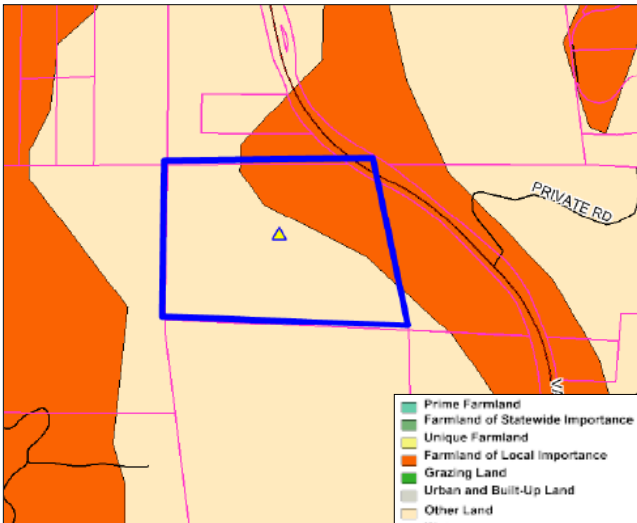
VC59 (cont.)



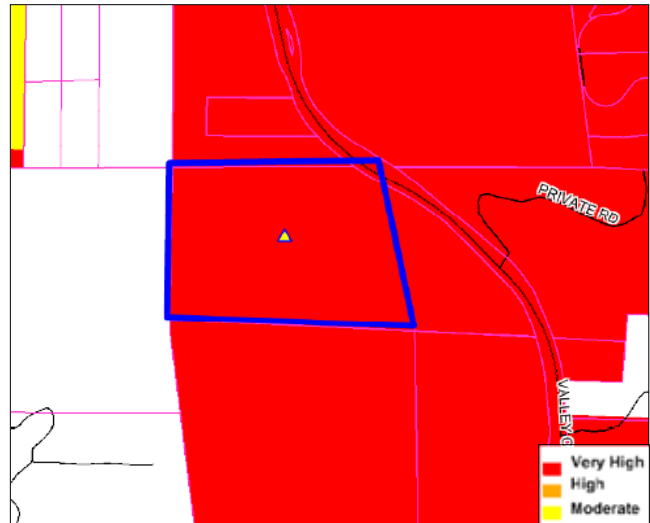
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC60

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Steve Rahimi	
Community Recommendation	SR4
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- Based on staff's experience

Property Description

Property Owner:
Shahram Way L P

Size:
16.9 acres
5 parcels

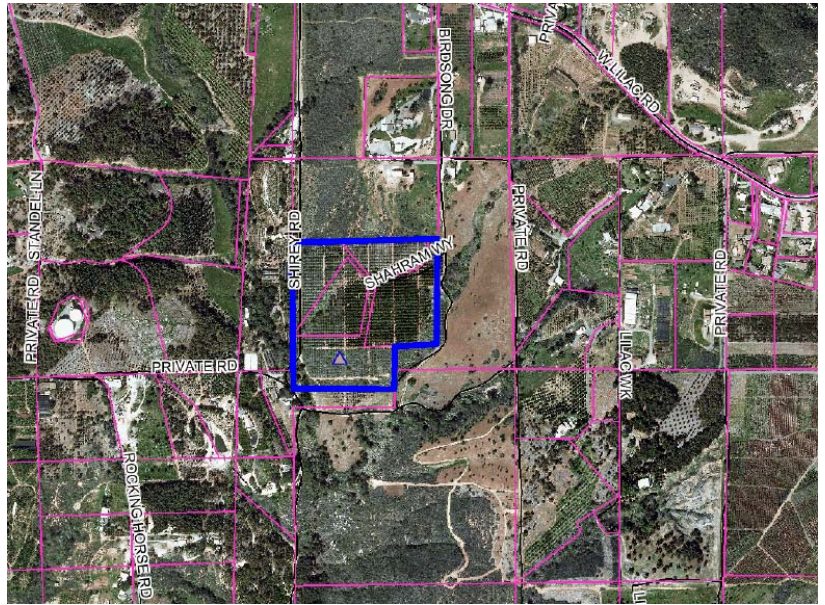
Location/Description:
Approximately 1/3 mile south of West Lilac Road
on western edge of community planning area
Inside County Water Authority boundary
Adjacent to approved PAA 09-007 [Accretive]

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

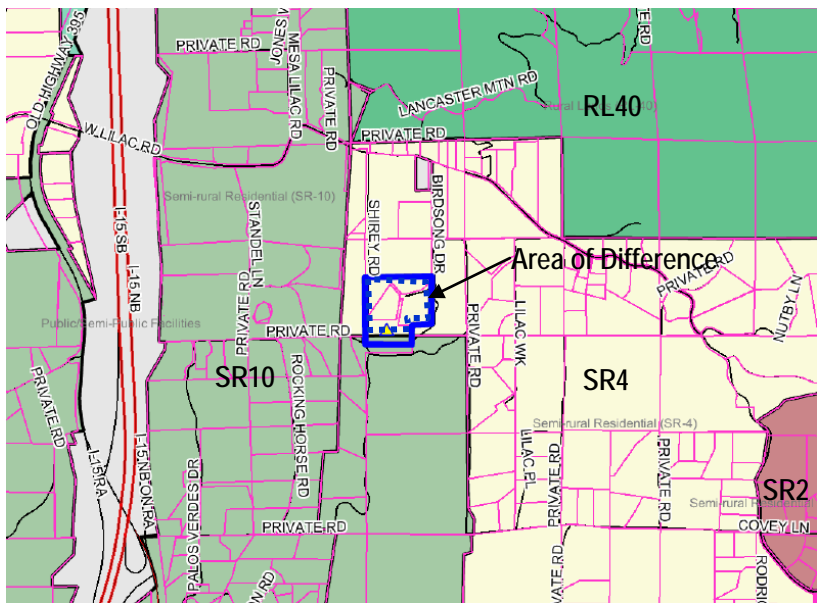
- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

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	RL20
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

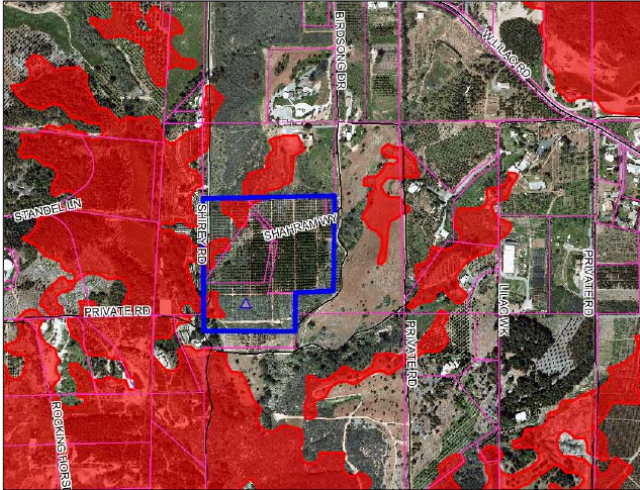
Discussion

Property consists of five parcels that have been previously subdivided into lots ranging in size from 2.2 to 4.6 acres. Request would allow for further subdivision in two of the five parcels; allowing these two parcels to be split. These two parcels are located along dead-end private drives/roads, approximately 1/3 and 0.4 miles from a public road.

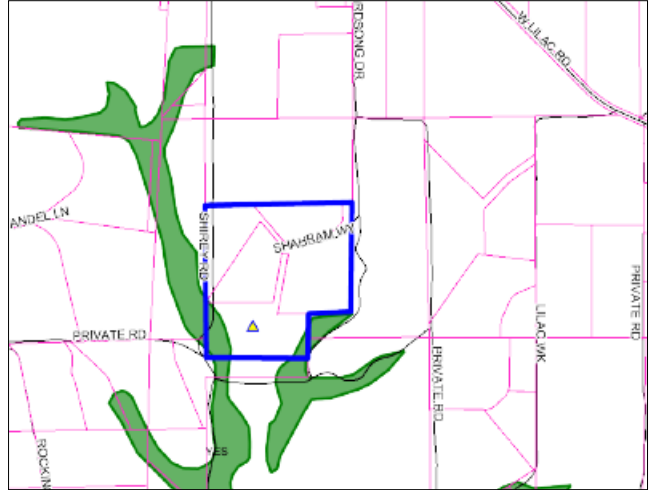
Request would result in a spot designation, which to rectify would require an additional 320 acres to also be designated at an SR2 density. This would result in additional encroachment issues in this agricultural area.

PROPERTY SPECIFIC REQUEST

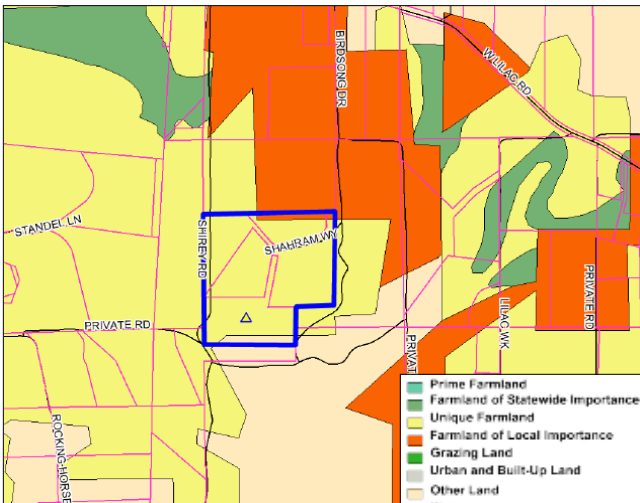
VC60 (cont.)



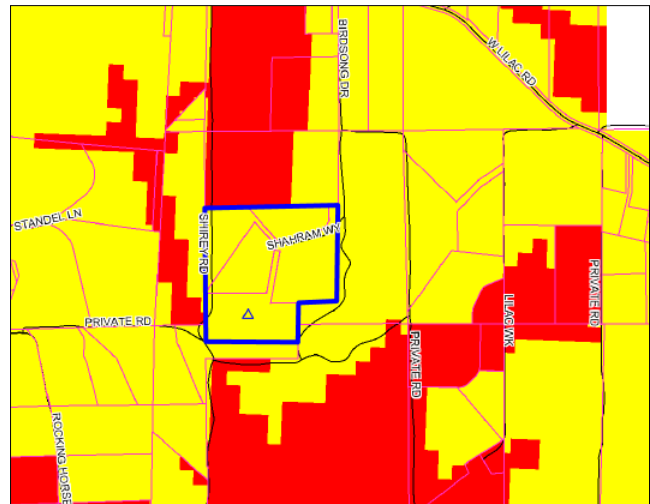
Slope (Greater than 25%)



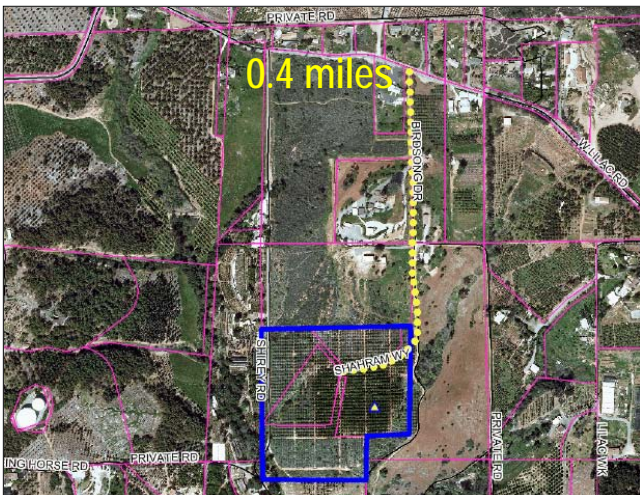
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Dead End Road

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC61

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Ronald Blair	
Community Recommendation	SR4
Opposition Expected ¹	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- Based on staff's experience

Property Description

Property Owner:
Ronald Blair / Sang Kang Family Trust

Size:
9.5 acres
1 parcel

Location/Description:
Accessible via Nelson Way/Rodriguez Road;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

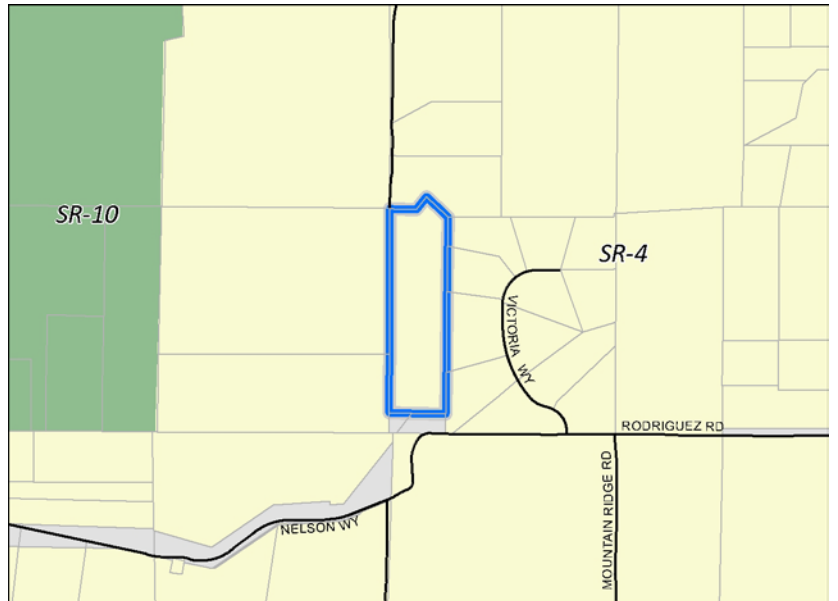
- – high; ◐ – partially; ○ - none
- ◐ Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - ◐ Habitat Value
 - ◐ Agricultural Lands
 - ◐ Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/2, 4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



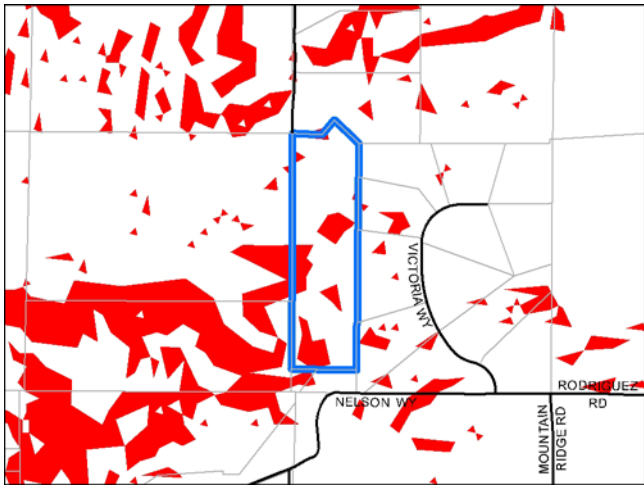
PC/Staff Recommendation

Discussion

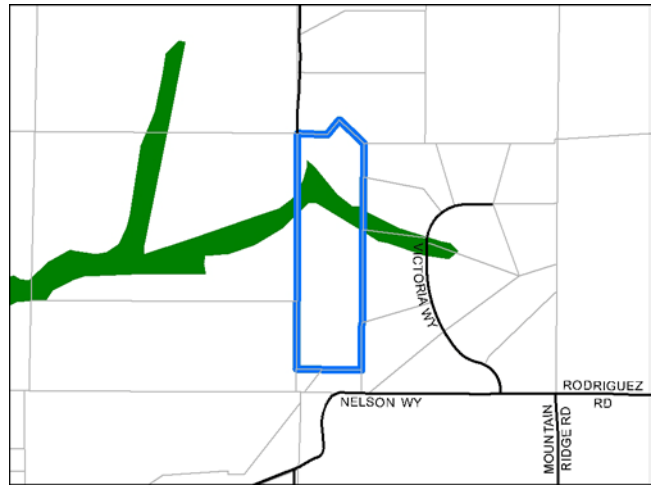
Although property is adjacent to an area that is already parcelized into two- to three-acre lots, the request would result in a spot-designation that would ultimately impact a much larger area. The SR2 designation would require an additional 200 acres to also be designated SR2 to resolve the spot designation issue. This would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

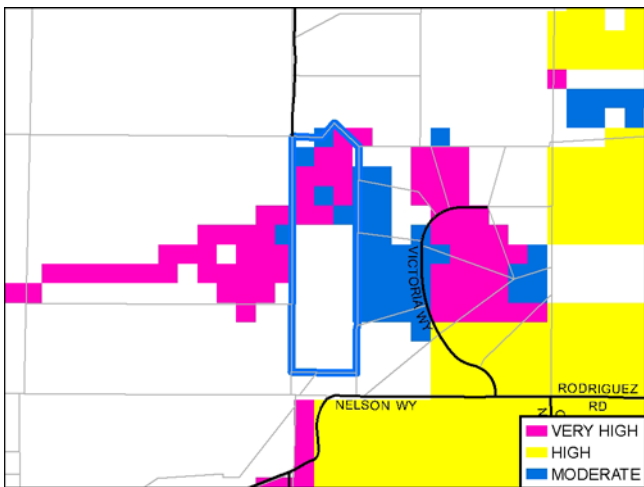
VC61 (cont.)



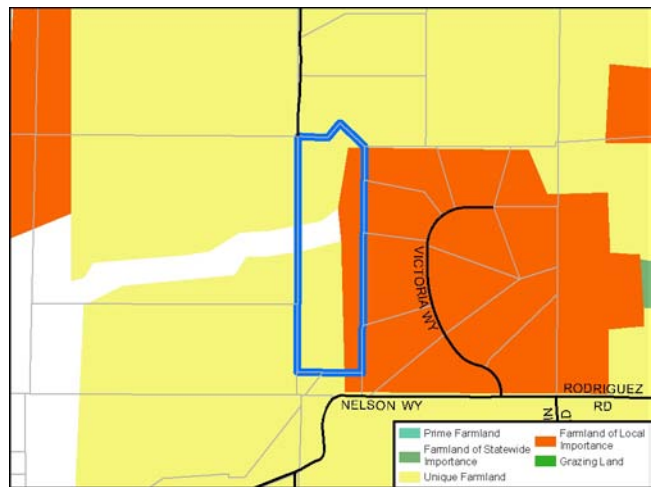
Steep Slope (Greater than 25%)



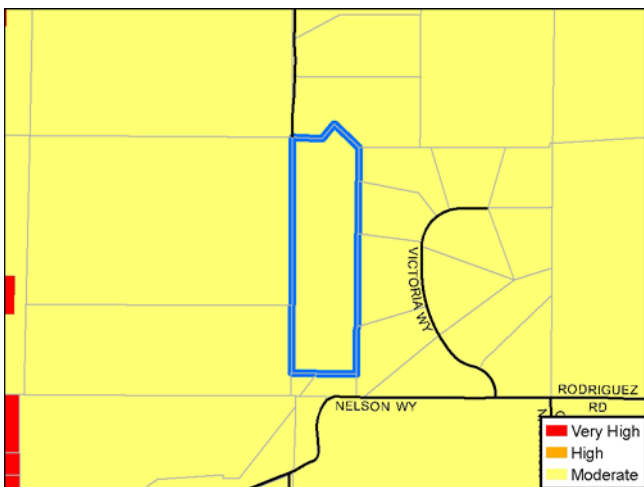
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC62

Property Specific Request:

Change land use designation from VCMU to GC and change proposed zoning from S90 to C36.

Requested by: Steve Flynn¹, John Coseo

Community Recommendation	Part GC/C36
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

1 - Steve Flynn email of October 25, 2010

2 - Based on staff's experience

Property Description

Property Owner:

Bell Holdings LLC; John & Patricia Coseo

Size:

3 acres;

3 parcels and portions of 2 additional parcels

Location/Description:

West of Valley Center Road in Southern Village;

Inside County Water Authority boundary

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

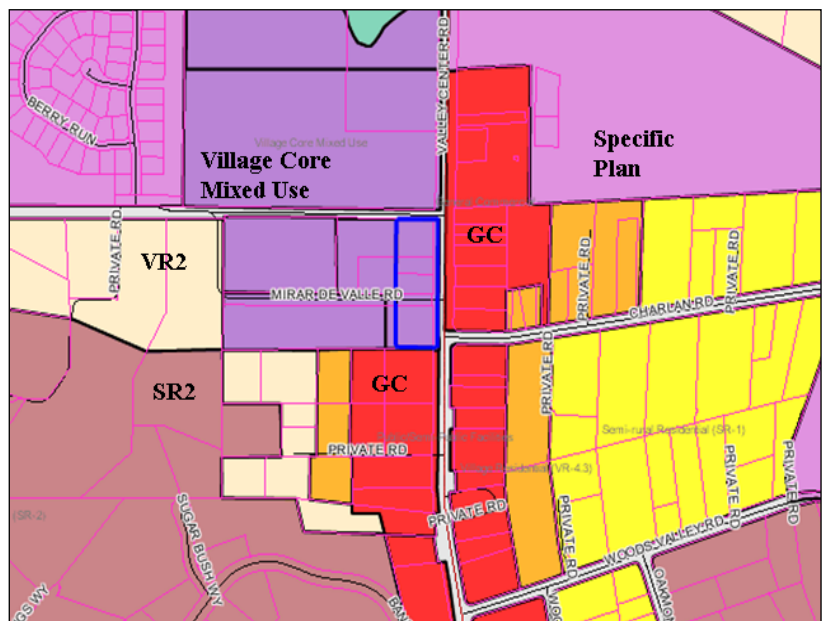
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/1,2,4 ac General Comm.
PC / Staff Recommendation	Village Core Mixed Use
Referral	Village Core Mixed Use
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RR, 1-acre min. lot size (3 parcels) C36, 6,000 SF min. lot size (1 parcel)	
Proposed — S90 1-acre min. lot size (3 parcels) 6,000 SF min. lot size (1 parcel)	



Aerial



PC/Staff Recommendation

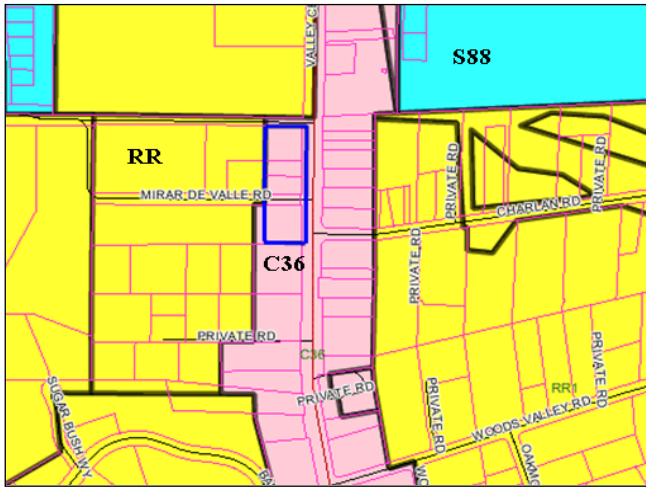
Discussion

Property owners are concerned that designating these properties as a "holding area" could result in a lengthy process that requires multiple parties to agree and would delay execution. Property owners are requesting Commercial uses for property fronting Valley Center Road and to be able to develop those uses prior to preparation of a specific plan. [Refer to October 25 email at the end of this analysis]

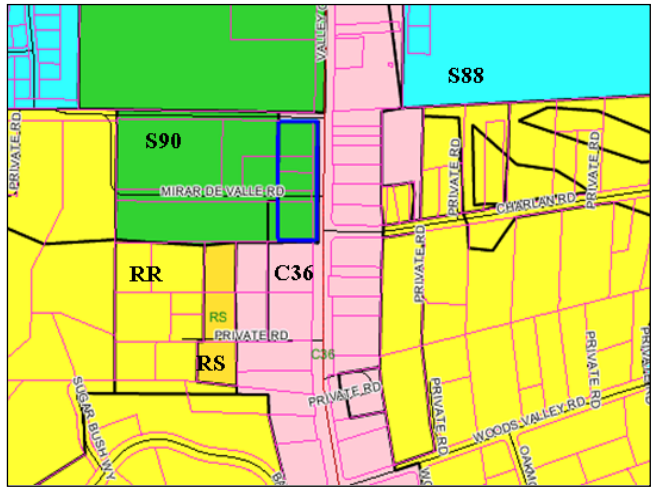
Site plan review required by C36 zone would provide opportunity to ensure major objectives for development in the Village Core Mixed Use designation are met, such as compact, pedestrian-oriented development, connective road networks, etc.

PROPERTY SPECIFIC REQUEST

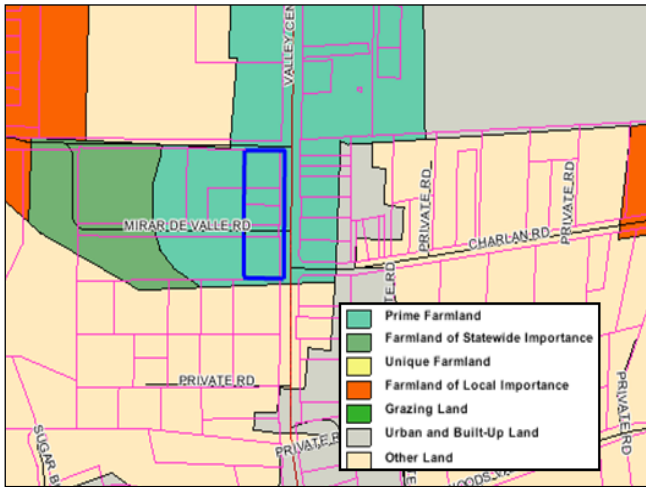
VC62 (cont.)



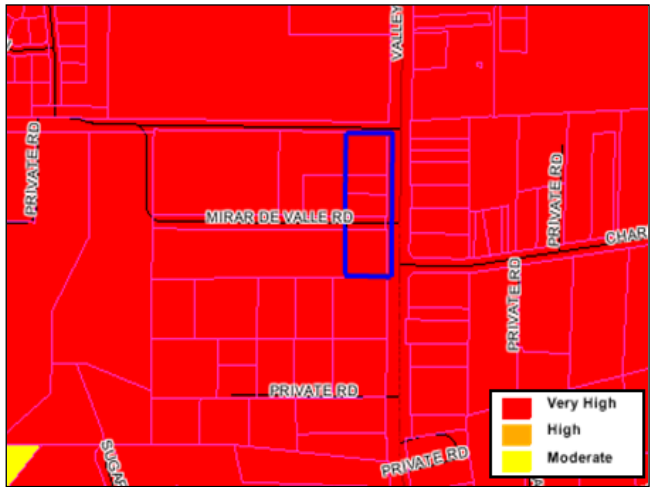
Existing Zoning



Proposed Zoning



Agricultural Lands



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC62 (cont.)

From: STEVEFLYNN@aol.com [mailto:STEVEFLYNN@aol.com]

Sent: Monday, October 25, 2010 2:48 PM

Subject: S90 Zoning

In reference to the Bell properties and our concern over the zoning overlay designation S90, the parcels involved are the following:

186-270-31
186-270-30
186-270-06
186-270-08

The S90 designation is described as a "Holding Area"... "until more precise zoning regulations are prepared".

This really concerns us. They want us to get together with all the other property owners that also have the new mixed used designation, along with the County, and come up with a plan **before** we can use the property.

Right now we are in the process of making a serious financial commitment to sewer capacity at the Woods Valley Treatment Plant that will cost us a whole lot of money to purchase in addition to annual sewer fees (which are very, very expensive). It is frightening to think we could be making this significant financial commitment for existing commercially zoned property that will be designated under the new plan as a "holding area" until lots of different parties can agree on what we can do there. That could be forever in our estimation.

Our recommendation is to allow property owners with the new mixed use land use designation and the S90 zoning overlay to use their properties in the way they are currently zoned. Then when the new mixed use plan is eventually developed the property can be used according to the new mixed use plan.

Steve

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC63

Property Specific Request: Change land use designation from SR4 to SR1	
Requested by: John H. Caston	
Community Recommendation	SR4 ¹
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1 - Valley Center CPG minutes January 31, 2011
- 2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:
John H. Caston

Size:
6.7 acres
1 parcel

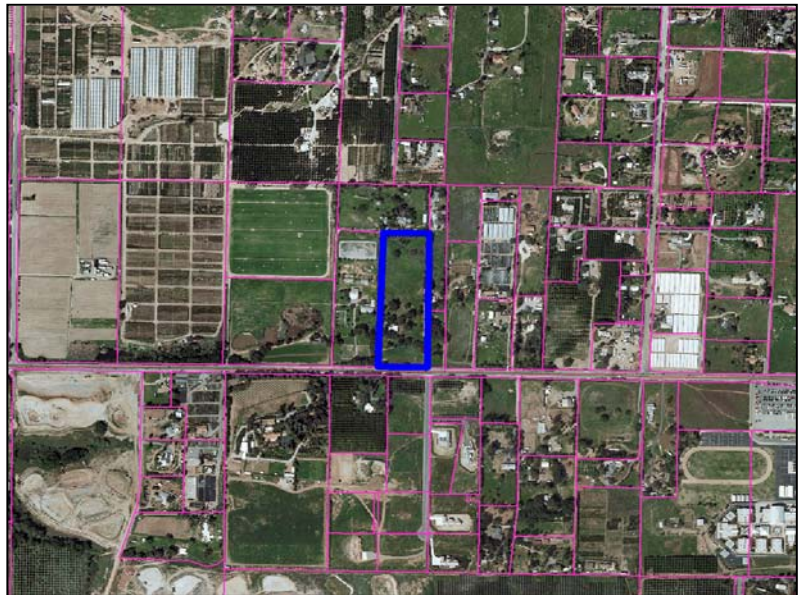
Location/Description:
North of Valley Center Road, approximately 1.8 miles west of the North Village;
Inside County Water Authority boundary

Prevalence of Constraints (See following page):

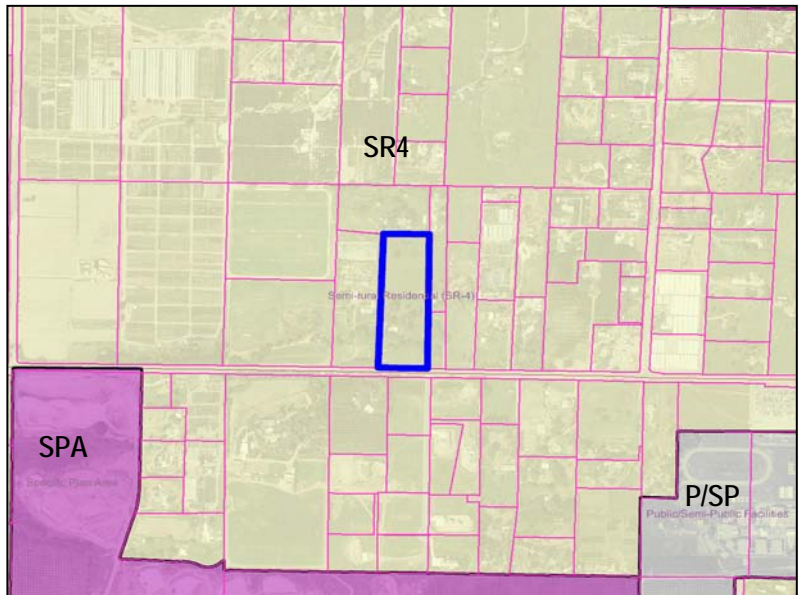
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/ 2, 4 acres
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



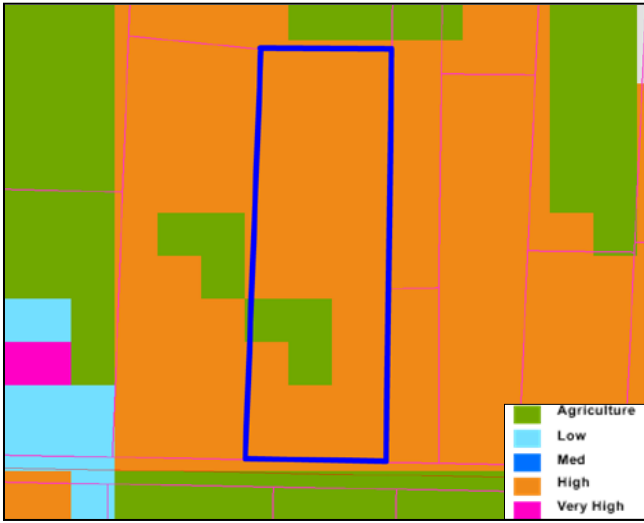
PC/Staff Recommendation

Discussion

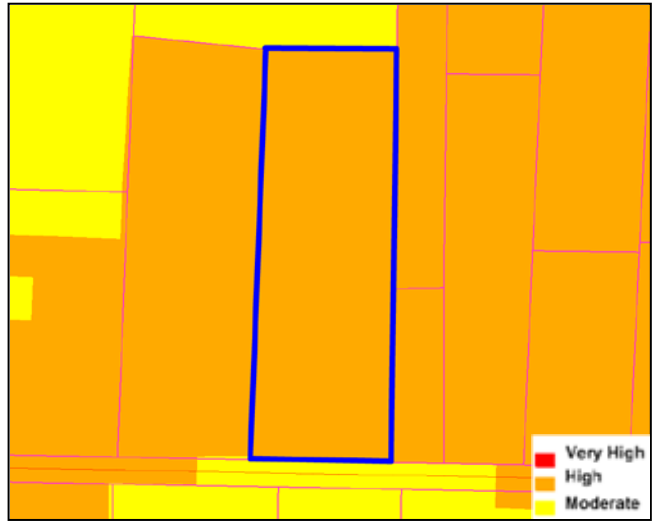
The property owner's request is to double the density allowed under the existing General Plan from one dwelling unit per two to one dwelling unit per four acres. A SR4 designation is applied to all General Plan Update alternatives. The request would be a spot designation within a large area of SR4 density. A SR1 designation in this area would not support the Community Development Model. Also, since this area has a significant amount of agriculture, the request for increased density would not support Guiding Principle #8. Additionally, most of the lots in the area are larger than two acres. A SR1 designation would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

VC63 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

VC64

Property Specific Request:
Change land use designation from SR4 to SR2

Requested by: Teymur Tuluie

Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

1 - Valley Center CPG minutes January 31, 2011

2 - Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Teymur Tuluie

Size:

250.2 acres

4 parcels

Location/Description:

Adjacent to the south of Valley Center Road

Inside County Water Authority boundary

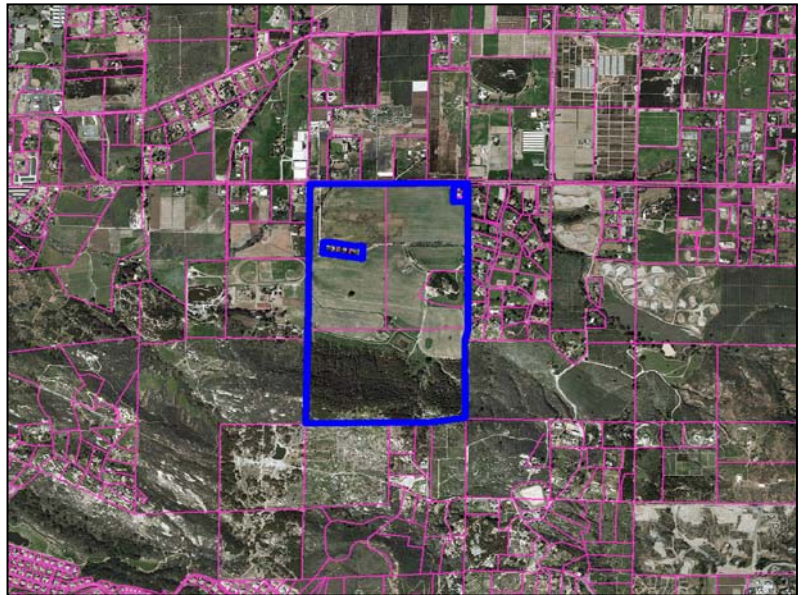
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

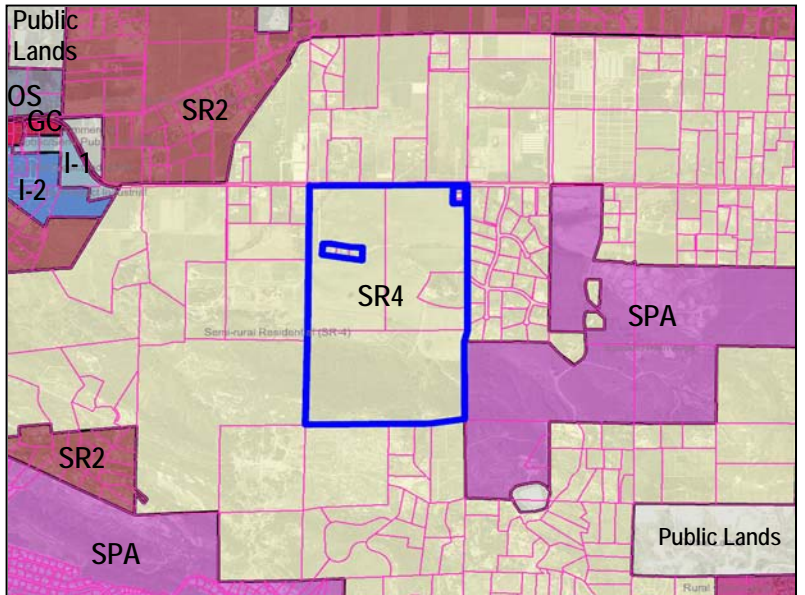
- ◐ Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Habitat Value
- ◐ Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

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



Aerial



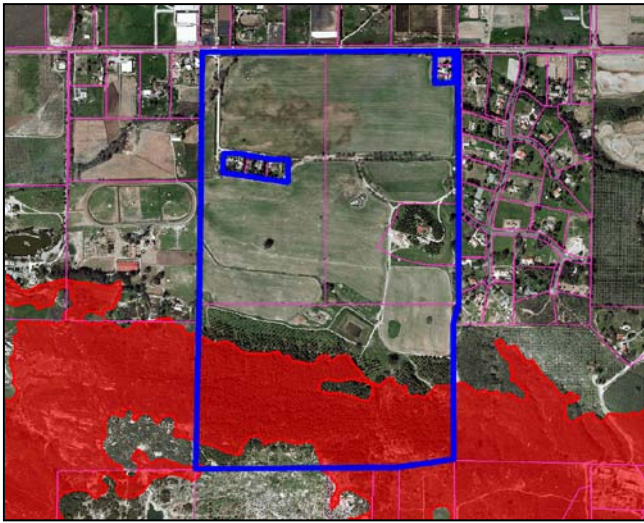
PC/Staff Recommendation

Discussion

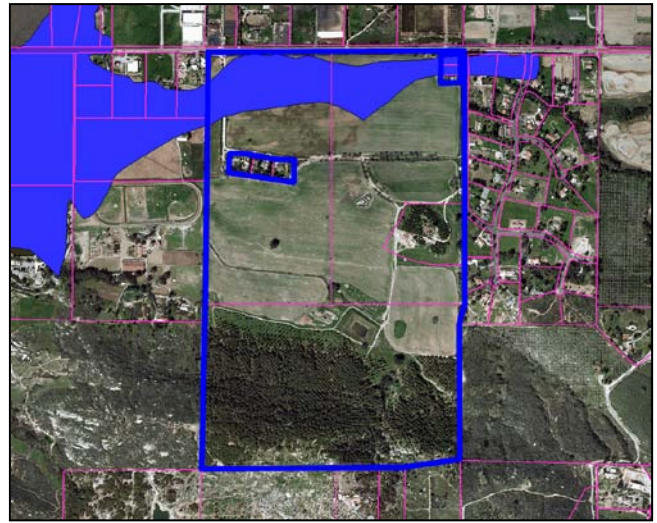
This property is located within a Semi-Rural area, and the spot zone would allow for additional development, therefore a recirculation of the EIR would likely be required. The properties to the immediate west are 2-4 acres in size and could be included in a Semi-Rural 2 area, resulting in little additional development. Further, the site is within an agriculture preserve and has constraints that will need to be addressed during a development process under either the proposed Semi-rural 4 designation or requested Semi-Rural 2 designation.

PROPERTY SPECIFIC REQUEST

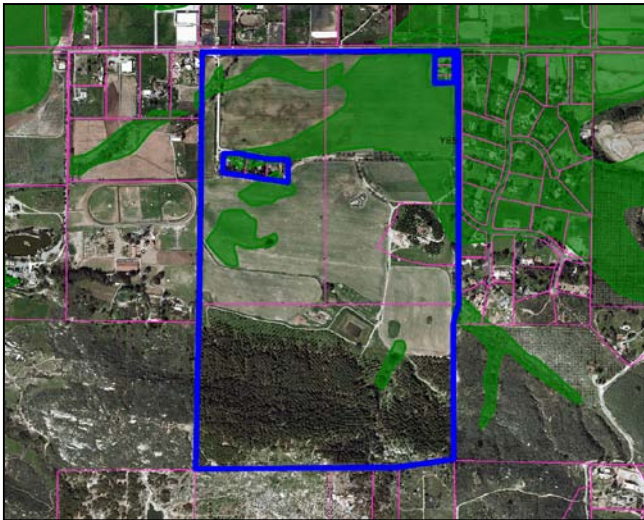
VC64 (cont.)



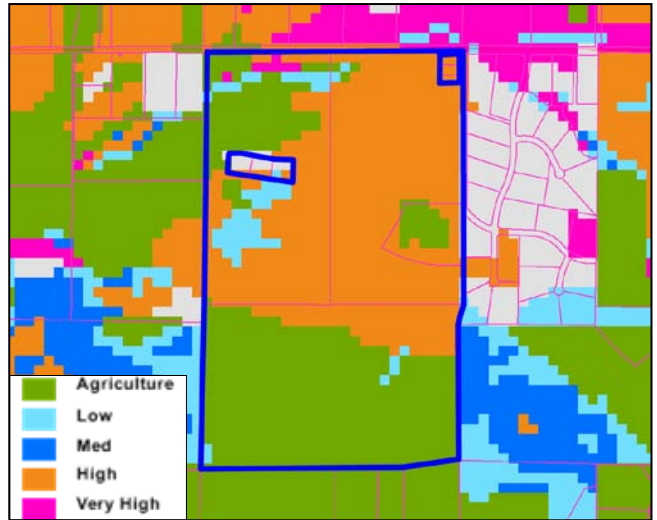
Steep Slope (Greater than 25%)



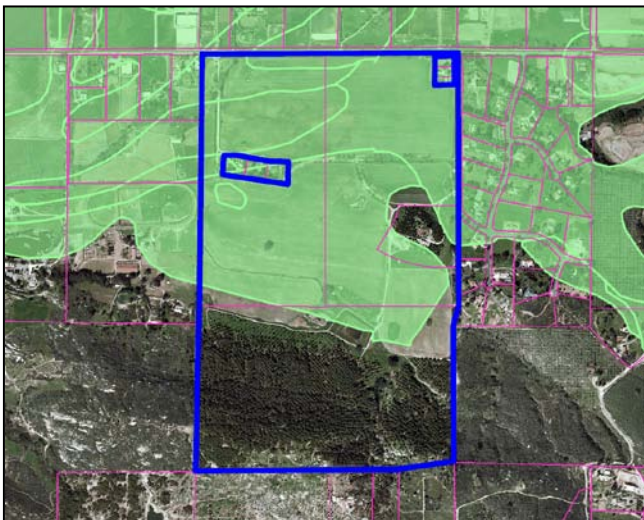
Floodplains (100-Year)



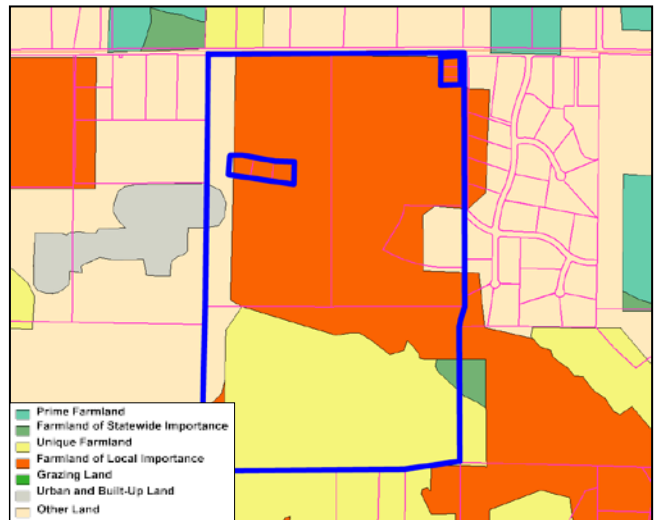
Wetlands



Habitat Evaluation Model



Prime Agricultural Land

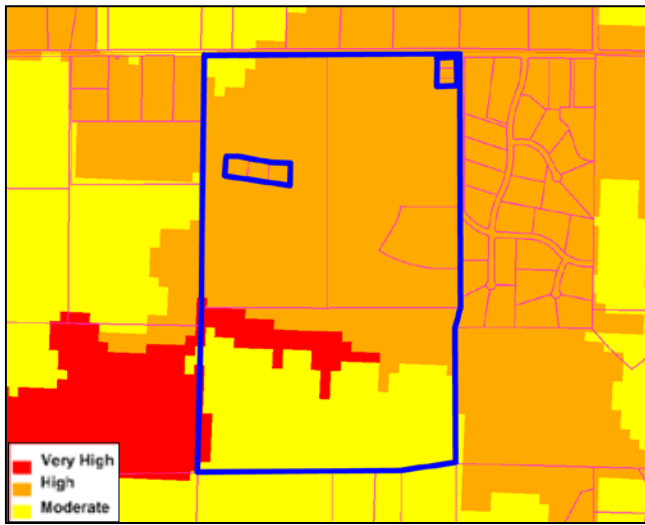


Agricultural Lands

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC64 (cont.)



Fire Hazard Severity Zones

VALLEY CENTER

PROPERTY SPECIFIC REQUEST

VC66

Property Specific Request:

Change land use designation from SR4 to SR2

Requested by: Hope Trumpeter-Guzman

Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

1 – Valley Center CPG minutes January 31, 2011

2 – Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Hope and Ignacio Guzman

Size:

9.6 acres

1 parcel

Location/Description:

0.4 miles south of Spearhead Trail via Andreen Road;

Inside County Water Authority boundary

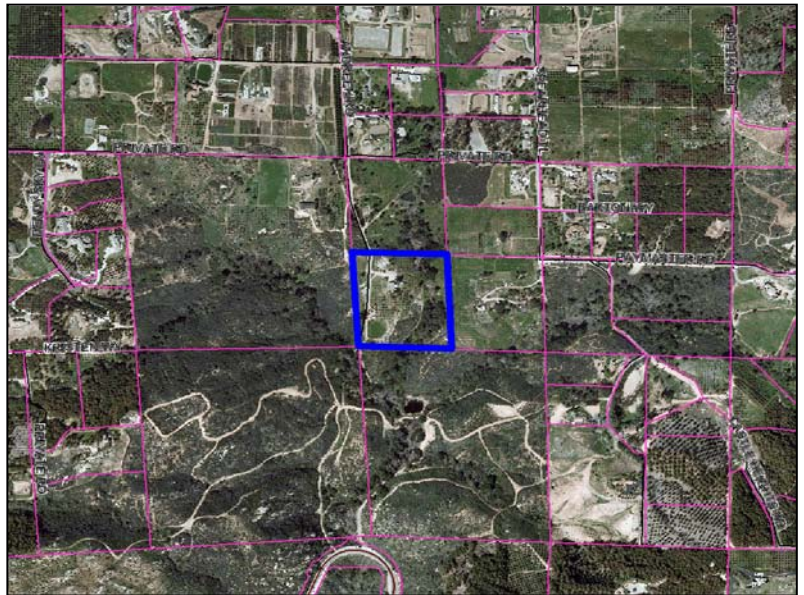
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

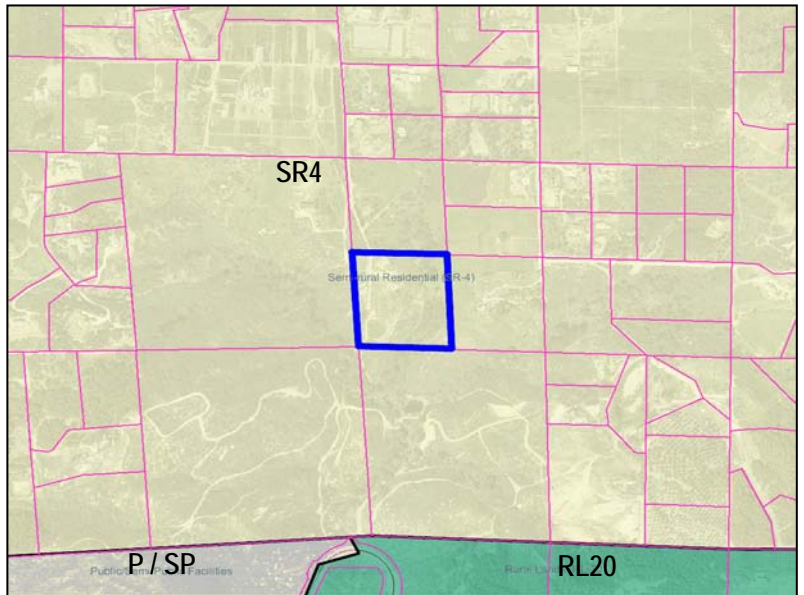
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/ 2, 4 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Existing — A70, 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

Discussion

This request is to change the land use designation from SR4 to SR2. The requested designation would allow for the property to subdivide into approximately four lots, instead of the two that would be allowed by the SR4. The request would result in a spot designation, which to avoid would require additional lots to the north and east also be designated as SR2. This would likely require the EIR to be recirculated.

PROPERTY SPECIFIC REQUEST

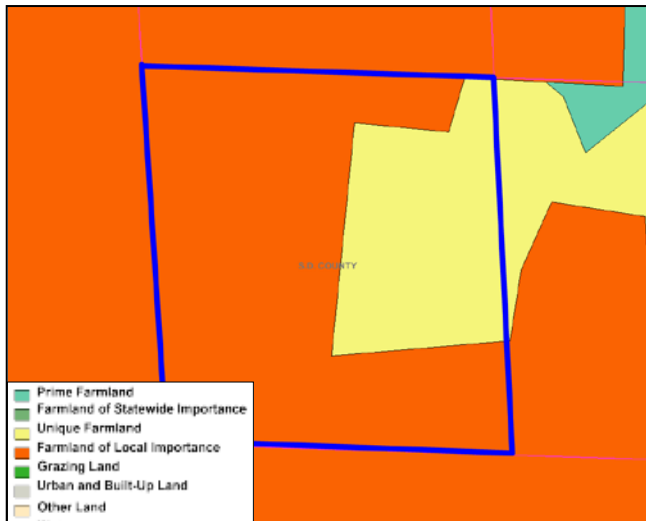
VC66 (cont.)



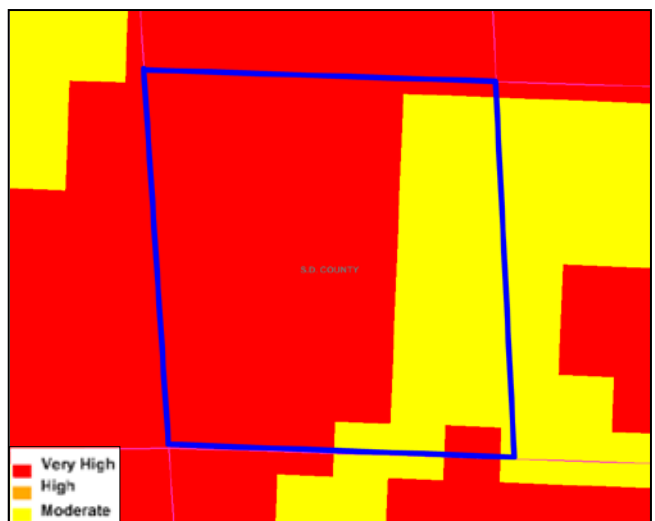
Habitat Evaluation Model



Prime Agricultural Lands



Agricultural Lands



Fire Hazard Severity Zones

VALLEY CENTER