

Property Specific Requests Index

Property Specific Requests

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

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

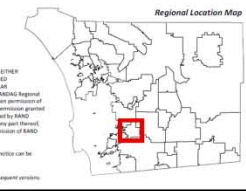
NOTES:

- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
- 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:



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Source: County of San Diego, SanGIS, SANISAC. File reference: \\sdcgis\gis\workspace\gmap\community\update\community_plan_1008_0101.mxd

PROPERTY SPECIFIC REQUEST

CD2 [2004 Referral #100]

Property Specific Request: Change land use designation from SR4 to RL20	
Requested by: Endangered Habitat League ¹	
Community Recommendation	SR4 ²
Opposition Expected ³	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- Crest / Dehesa Planning Group letter dated February 16, 2011
- 3- Anticipate property owners will be opposed to lower density

Property Description

Property Owner:

Walls Family Trust

Size:

38 acres

1 parcel

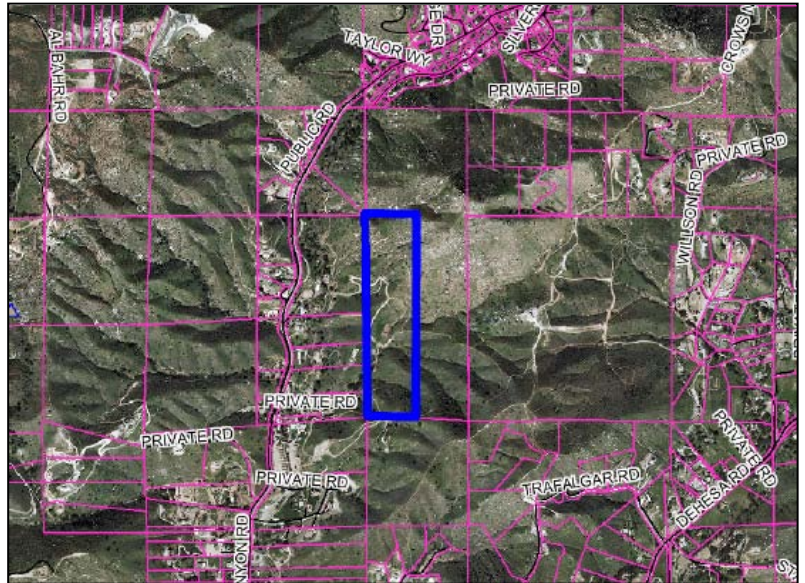
Location/Description:

Approximately ¼ mile from Harbison Canyon Rd., access via private road;
Inside the County Water Authority boundary

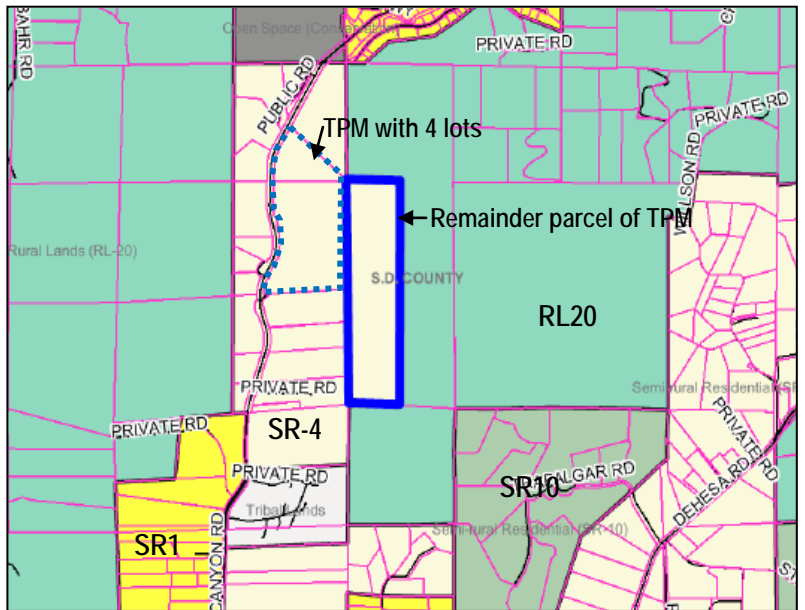
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

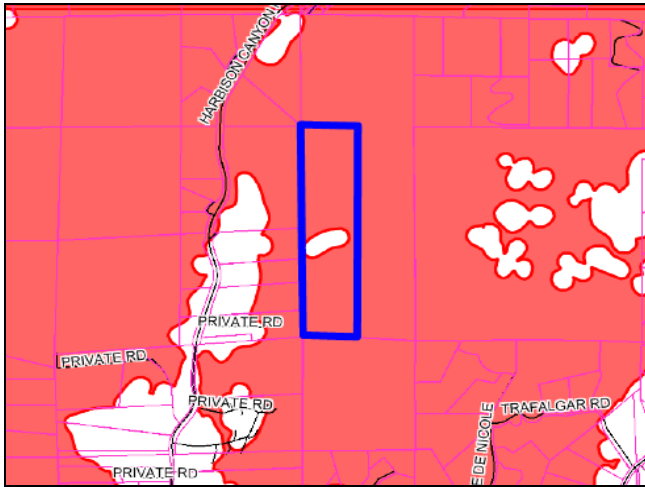
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du / 4, 8, 20 ac
PC / Staff Recommendation	SR4
Referral	SR4
Hybrid	
Draft Land Use	RL20
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — A72, 4-acre minimum lot size	
Proposed — Same as existing	

Discussion

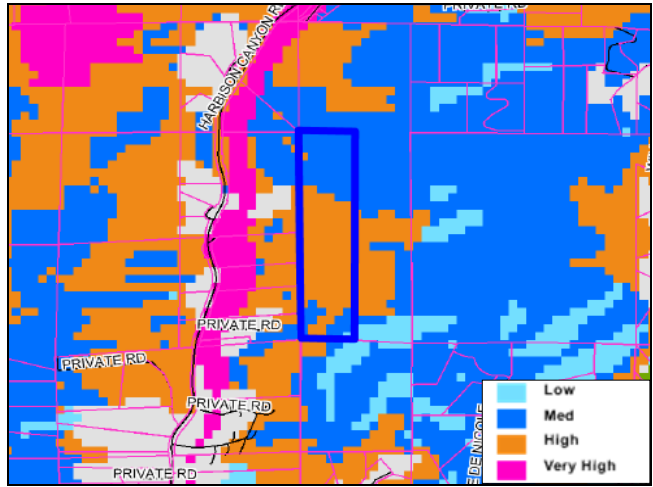
This property was a 2004 Residential Referral (#100 Walls) where the property owner request of SR4 is consistent with the PC / Staff Recommendation. There is also an approved TPM (21008) for four lots plus a remainder parcel that was approved December 31, 2009. The applicant has at a minimum of three years to final the map by December 2012. The Endangered Habitat League is requesting RL20 be applied to the remainder parcel of TPM 21008 due to the steep slopes, high fire threat of the area, and sensitive biological resources. The request of RL20 has been analyzed under the General Plan Update EIR and is reflected on the Draft Land Use Map alternative.

PROPERTY SPECIFIC REQUEST

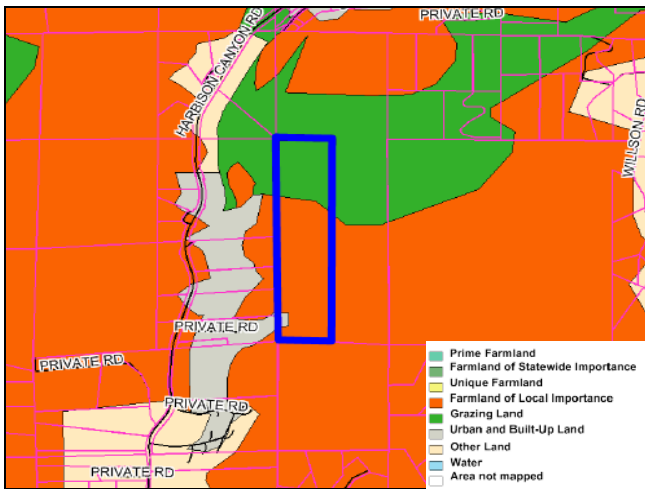
CD2 (cont.)



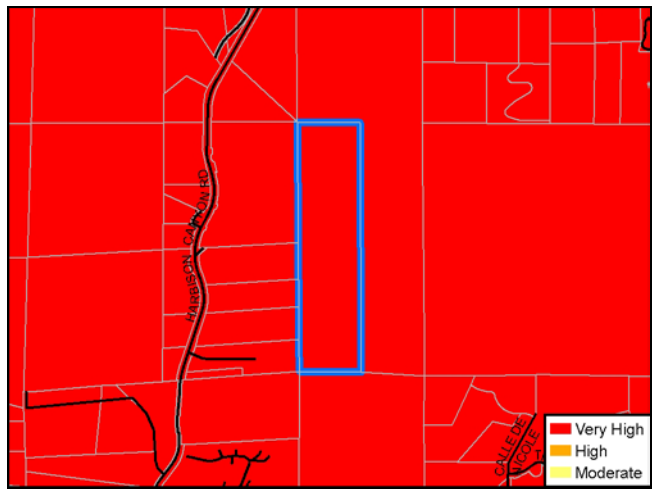
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands (Unique Farmland)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

CD3 (2004 Referral #101)

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

Notes:

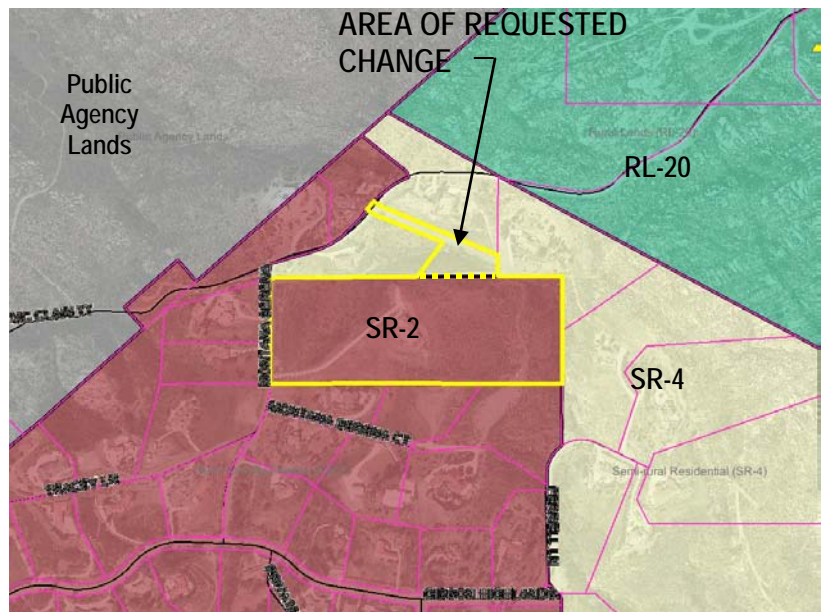
- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description	
Property Owner: Bongiovanni Living Trust	
Size: 16.8 acres (requested change area is 1.5 acres) 1 parcel	
Location/Description: 1.2 miles south of Interstate 8 via Montana Serena 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	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	(17) 1 du/2, 4 ac
PC / Staff Recommendation	SR2/SR4
Referral	SR2/SR4
Hybrid	
Draft Land Use	SR4
Environmentally Superior	
<i>Zoning</i>	
Existing — A70; 2-acre minimum lot size	
Proposed — Same as existing	



Aerial



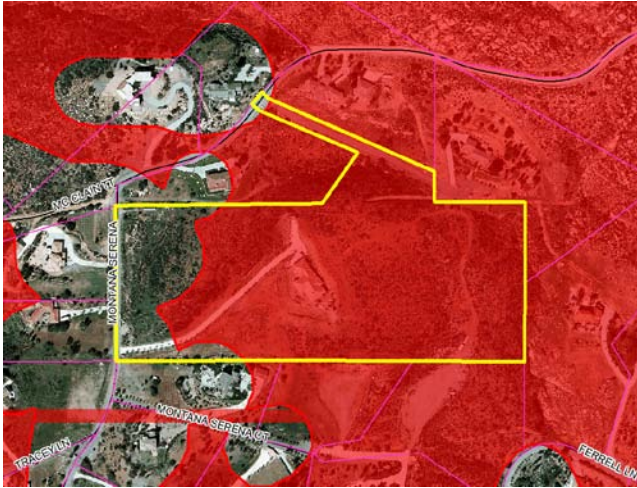
PC/Staff Recommendation

Discussion

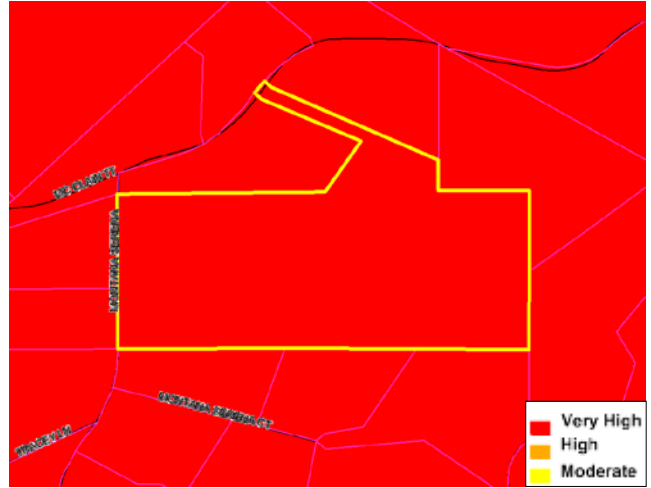
This is a request to change the designation for only 1.5 acres of the parcel from SR4 to SR2. This property is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. Property owner's request is Tentative Parcel Map (TPM) 21080 for four lots. The property is nearly entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Under the PC / Staff Recommendation, the 16-acre parcel has a split designation of SR2 and SR4. Due to steep slope constraints, the entire parcel would need an SR2 designation to yield a four-lot subdivision. Recirculation of the EIR is not anticipated to be necessary if the designation for only 1.5 acres is changed from SR4 to SR2.

PROPERTY SPECIFIC REQUEST

CD3 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

CREST / DEHESA

PROPERTY SPECIFIC REQUEST

CD4 [2004 Referral #102]

Property Specific Request: Change land use designation from RL20 to SR10 / RL20	
Requested by: None [2004 Referral]	
Community Recommendation	SR10 RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

John Gibson, Luke Gibson, Robert Davison

Size:

352 acres
5 parcels

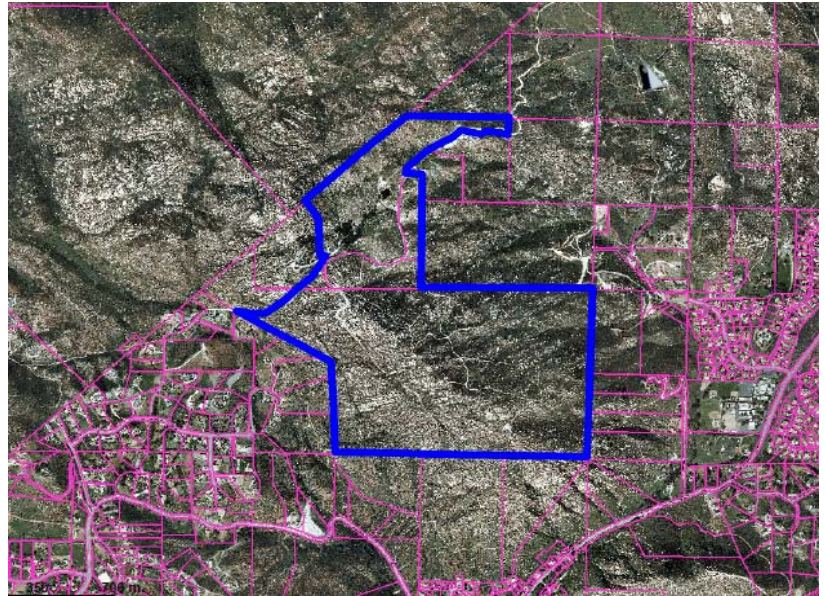
Location/Description:

½ mile west from Harbison Canyon Rd; Access via Montana Serena;
Inside County Water Authority boundary

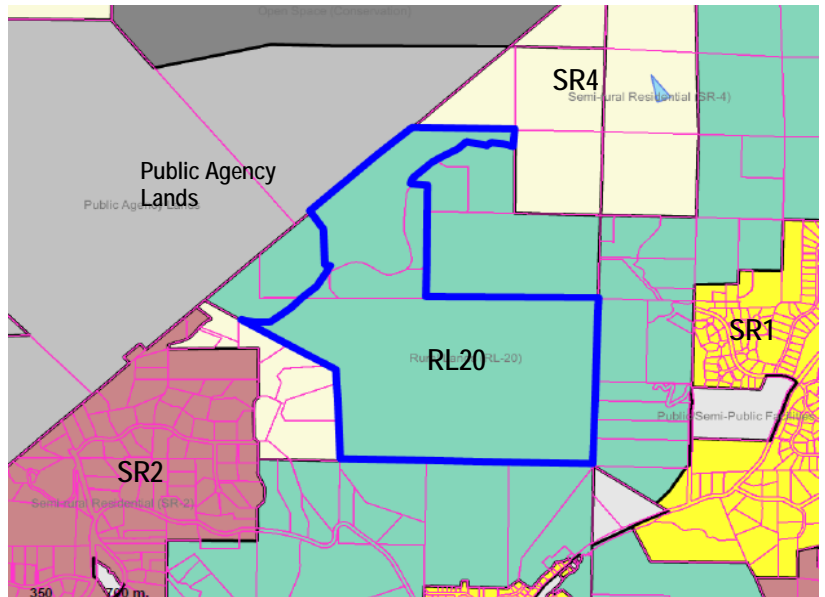
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

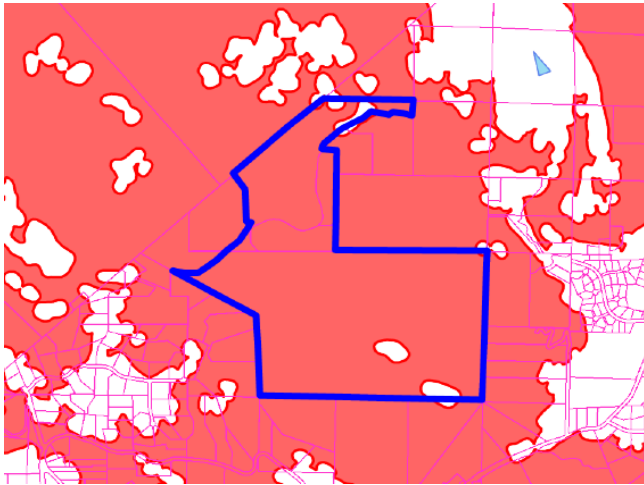
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	SR10 (107 ac) RL20
Hybrid	RL20
Draft Land Use	SR10 (2 ac) RL20
Environmentally Superior	RL40
<i>Zoning</i>	
Existing — S92 A72, 8- or 4-acre minimum lot size	
Proposed — Same as existing	

Discussion

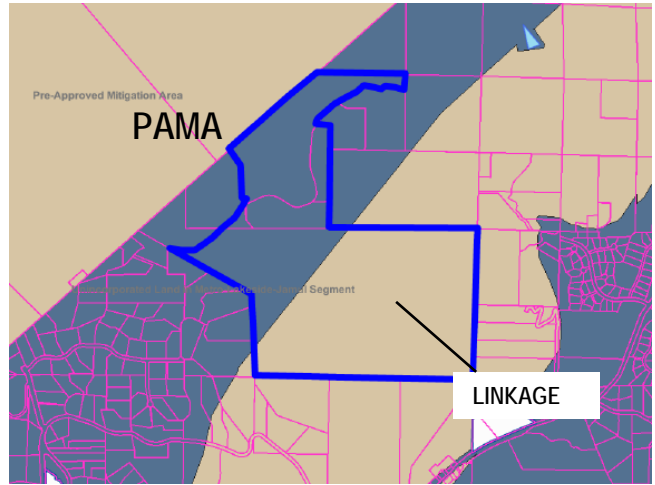
This property is a 2004 Residential Referral (#102 Gibson) where 107 acres of SR10 with a RL20 designation applied to the remainder on the Referral Map alternative. This property did not come up in testimony during the 2010 Board hearings. The subject property is a tenuous connection between the Crestridge Mitigation bank to the northwest and the Dehesa/EI Capitan Habitat Linkage identified in the Multiple Species Conservation Program (MSCP). [See MSCP map on next page showing the linkage crossing the southeast portion of the property]. The property is entirely constrained by steep slopes and is within the Very High Fire Hazard Severity Zone. Due to steep slope constraints, the SR10 and RL20 designations result in the same subdivision potential, therefore the request does not result in any increase in subdivision yield.

PROPERTY SPECIFIC REQUEST

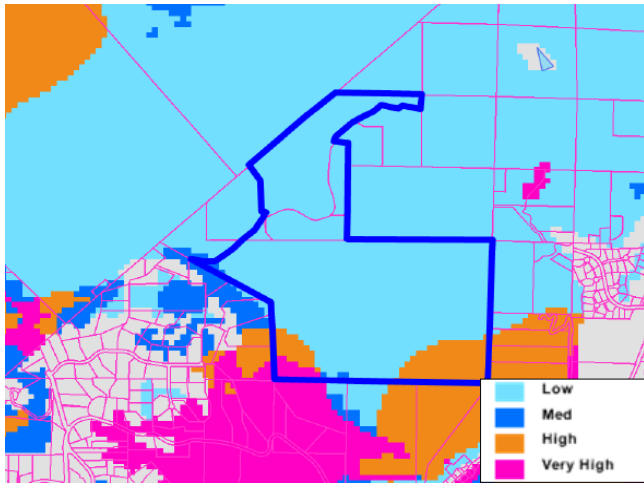
CD4 (cont.)



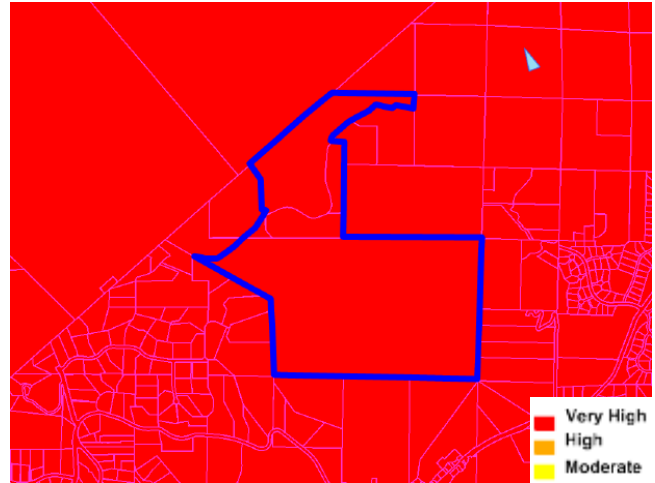
Steep Slope (Greater than 25%)



MSCP Pre-Approved Mitigation Area (PAMA)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

CD12

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Leonard Tessyier

Community Recommendation	RL80 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Muirlands Investments LLC

Size:

80 acres

1 parcel

Location/Description:

0.3 miles southeast of Sloane Canyon Road
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

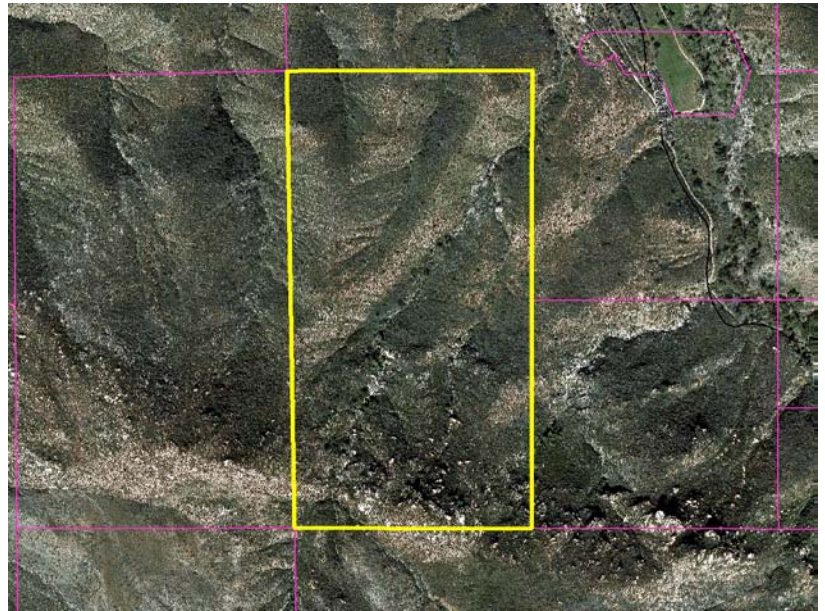
Land Use

General Plan

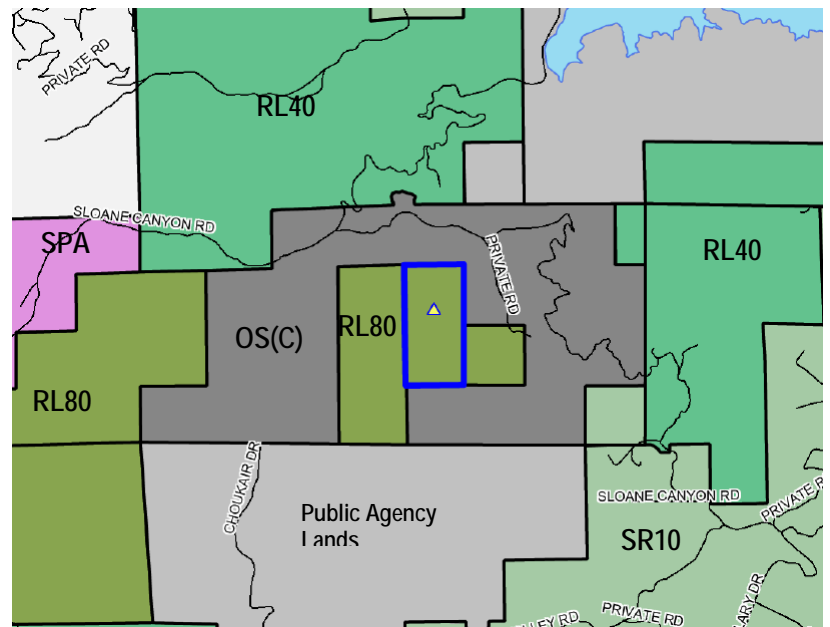
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL80
Referral	RL80
Hybrid	
Draft Land Use	
Environmentally Superior	

Zoning

Existing — A72; 8-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

Discussion

Property is located in an isolated island surrounded by Open Space Conservation and Public Agency Lands. Property does not appear to be accessible via road and would not meet the Dead-End Road length criteria. In addition, the request for Semi-Rural designation would not be consistent with the Community Development Model and is not supported by Guiding Principle #5 and other project objectives to ensure that development accounts for the physical constraints and natural hazards of the land. Any development project on this property would need to meet Fire Access requirements, as well as deal with the prevalence of steep slopes and sensitive habitat on the site.

PROPERTY SPECIFIC REQUEST

CD13

Property Specific Request:

Change the land use designation from RL20 to SR4

Requested by: Robert Davidson

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

Notes:

- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Robert Davidson

Size:

40.4 acres

3 parcels

Location/Description:

1.2 miles south of Interstate 8 via Montana
Serena;

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

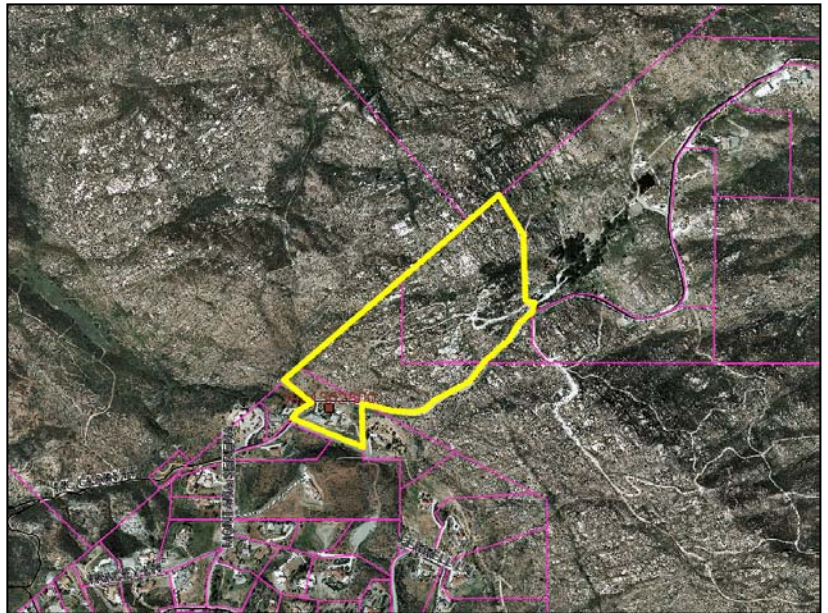
General Plan

Scenario	Designation
Existing General Plan	1 du/2,4 ac/ 1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	SR10
Hybrid	RL20
Draft Land Use	RL10
Environmentally Superior	RL40

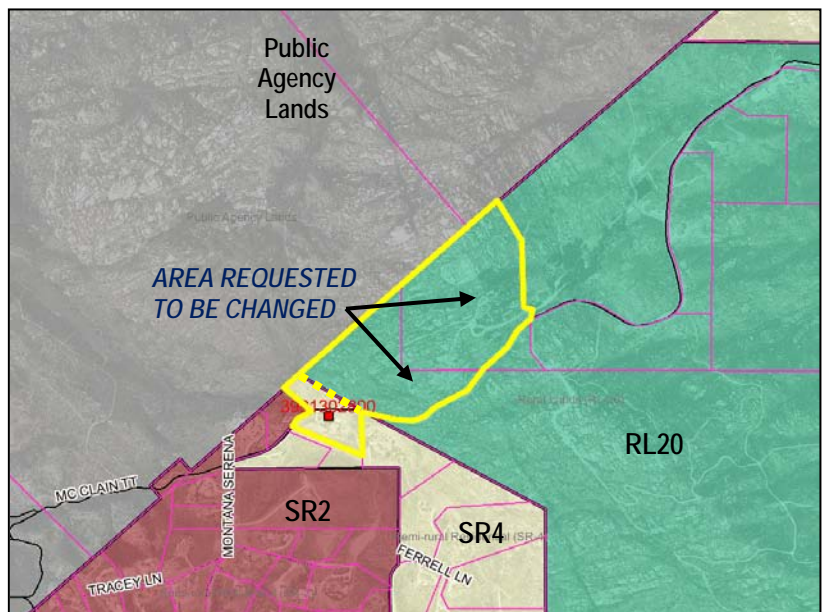
Zoning

Existing — A70; 2-acre minimum lot size/
A72; 4-acre minimum lot size

Proposed — Same as existing



Aerial



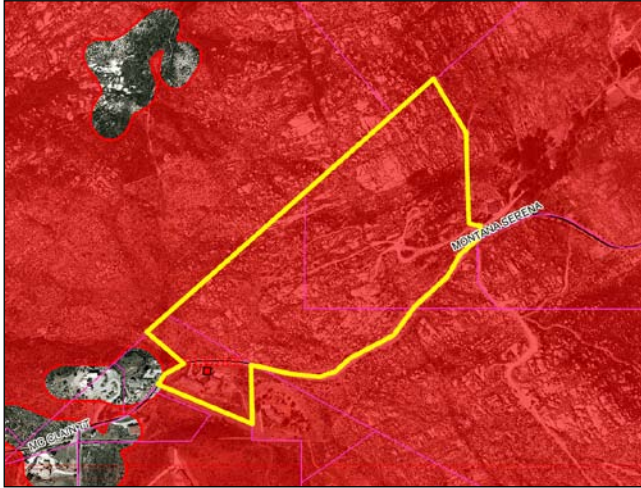
PC/Staff Recommendation

Discussion

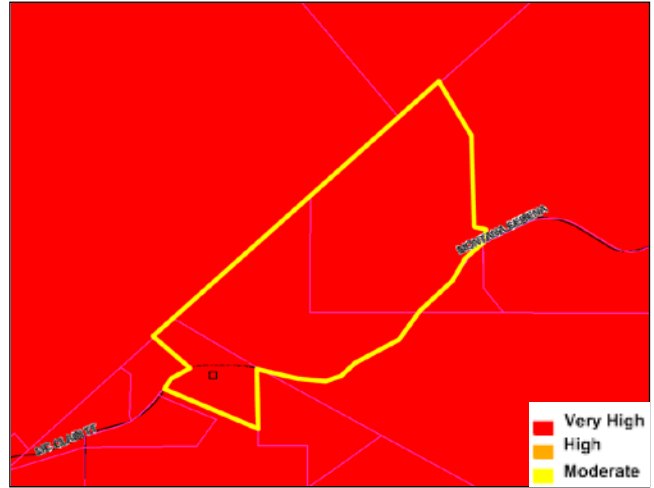
The property owner has applied for a four-lot Tentative Parcel Map 21172 and is requesting a density that will accommodate the project. The application is in the middle of the subdivision process and the First Iteration Letter was issued by the Department of Planning and Land Use in December 2010. The property is entirely constrained by steep slope and is within the Very High Fire Hazard Severity Zone. The project would not be consistent with the PC / Staff Recommendation, which would only allow two lots. A SR4 designation would allow three to five parcels, depending upon the extent of the property with slopes that exceed 50%. A SR4 designation on the entire property would be outside the range of alternatives evaluated by the EIR, which would most likely require recirculation with the EIR.

PROPERTY SPECIFIC REQUEST

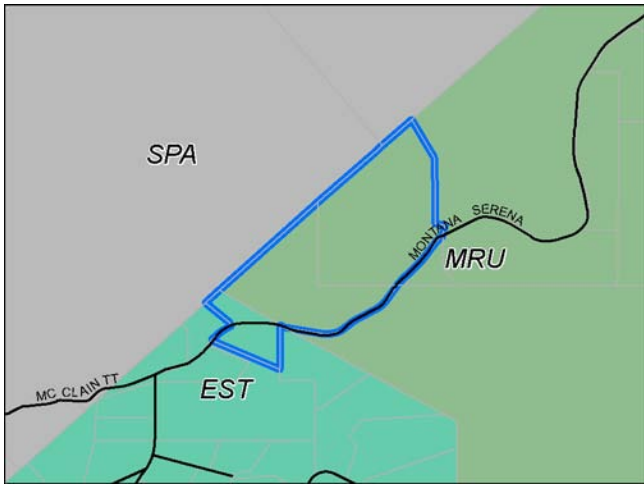
CD13 (cont.)



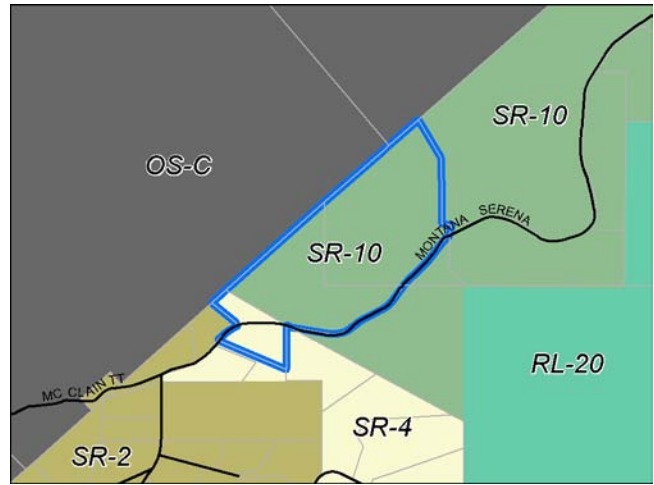
Steep Slope (Greater than 25%)



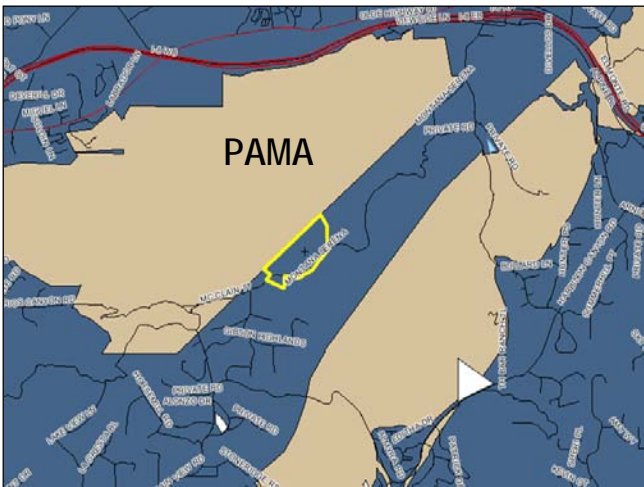
Fire Hazard Severity Zones



Existing General Plan



Referral Map Alternative



MSCP Pre-Approved Mitigation Area (PAMA)

CREST / DEHESA

PROPERTY SPECIFIC REQUEST

CD14

Property Specific Request:

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

Requested by: Sam Gazallo

Community Recommendation	SR2/RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

- 1- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Sam Gazallo

Size:

102.2 acres

6 parcels

Location/Description:

Eastern Portion of Granite Hills;

0.2 miles east of Valley View Blvd, via Euclid Ave;

Ave;

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

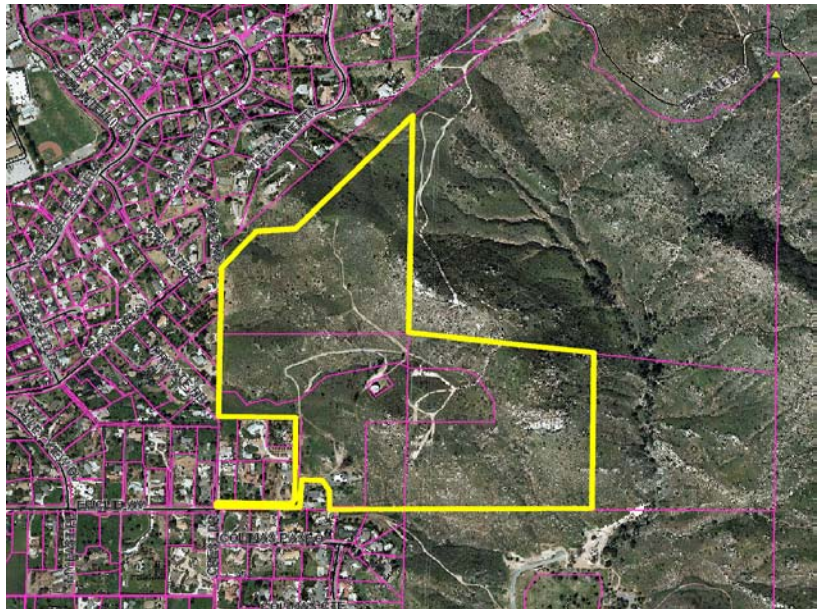
General Plan

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

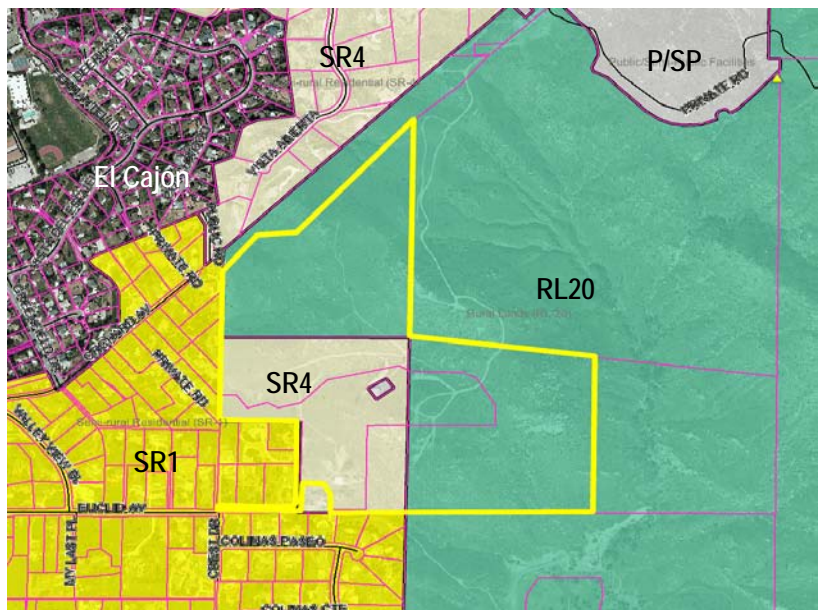
Zoning

Existing — A70; 2- / 4- acre minimum lot size

Proposed — Same as existing



Aerial



PC/Staff Recommendation

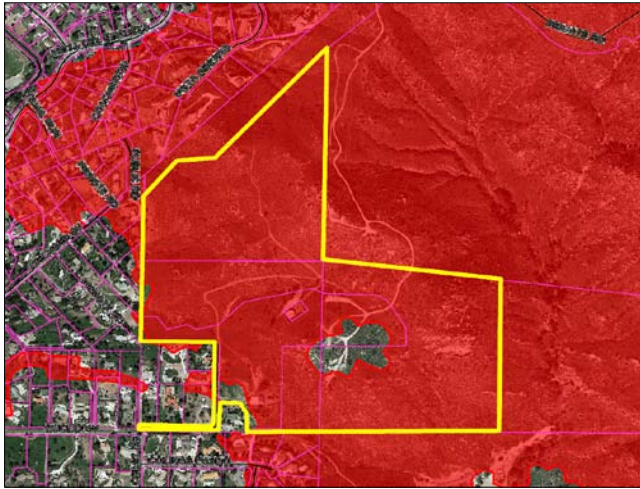
Discussion

A Pre-Application Meeting was held to subdivide this 102.2-acre site into 14 residential lots and one 51.4-acre open space lot. The owner requests SR2 and SR4 land use designations to yield 14 lots. Tentative Map approval prior to adoption of the General Plan update is not likely to be feasible given the biological, visual and fire-related issues that need to be resolved with the proposed design. No application has yet been submitted.

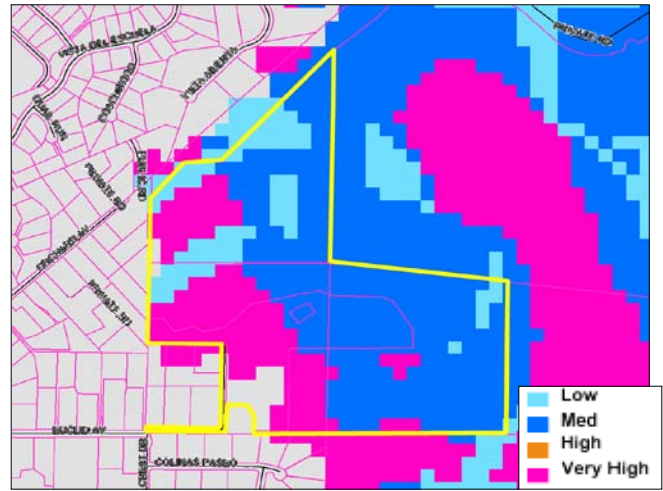
Property is almost totally constrained by steep slopes, is located entirely within the Very High Fire Hazard Severity Zone and has a large area with sensitive biological resources. Based on nearly the entire property being constrained by steep slopes, if 86 acres of SR4 and 16.2 acres of SR2 were assigned, this would yield 14 lots plus an open space lot. A preferred option would be to assign 56 acres as SR2 and 46.2 acres as RL20. This would yield the same number of lots, but better reflect the intent to achieve a large area for open space.

PROPERTY SPECIFIC REQUEST

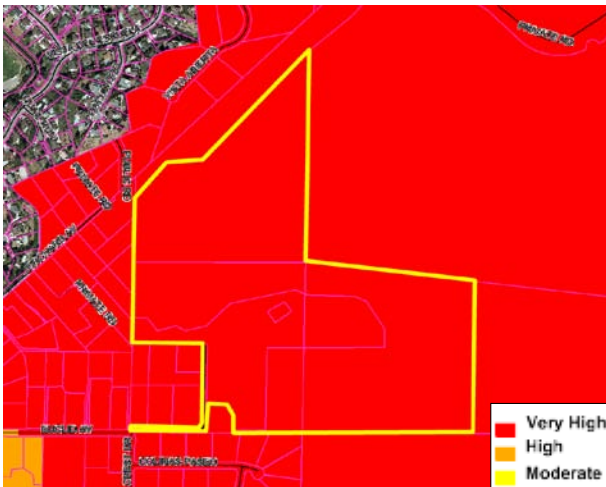
CD14 (cont.)



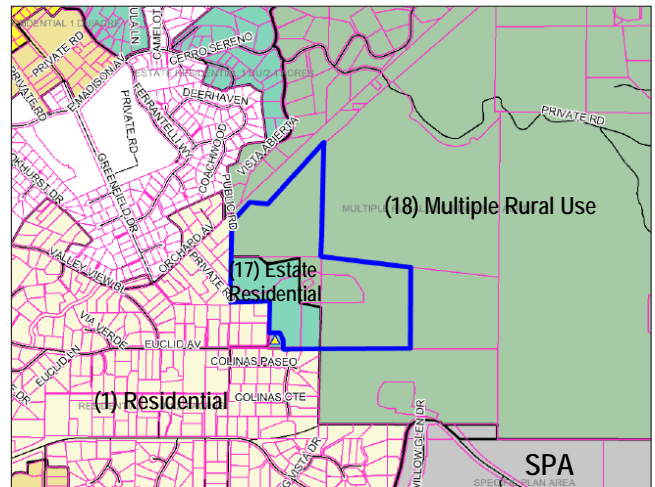
Steep Slope (Greater than 25%)



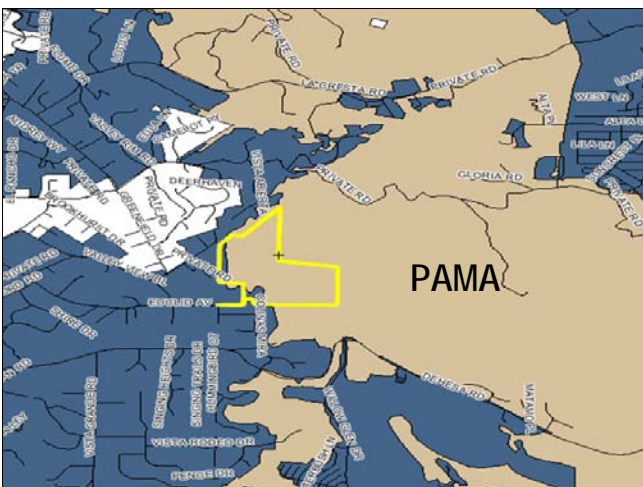
Habitat Evaluation Model



Fire Hazard Severity Zones



Existing General Plan



MSCP Pre-Approved Mitigation Area (PAMA)

Discussion (cont.)

Since these options are more intensive than those evaluated by the EIR, recirculation of the EIR is likely to be necessary.

CREST / DEHESA

PROPERTY SPECIFIC REQUEST

CD15

Property Specific Request: Change land use designation from SR4 to SR2	
Requested by: Diana Beron	
Community Recommendation	SR4 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- Crest / Dehesa Planning Group letter dated February 16, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Wallace and Diana Beron

Size:

2.5 acres
1 parcel

Location/Description:

Adjacent to the Alpine Community Planning Area;
Intersection of Willits Road and Bremen Way;
Inside County Water Authority boundary

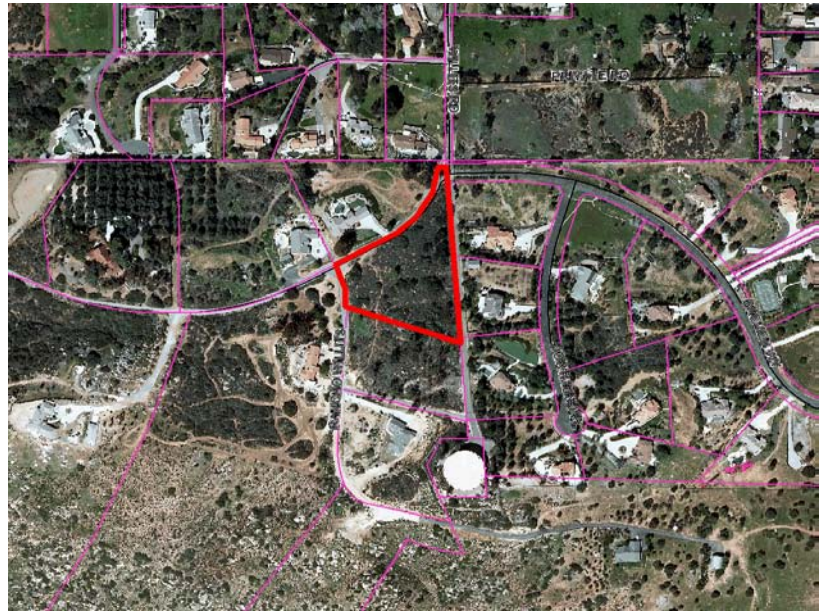
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

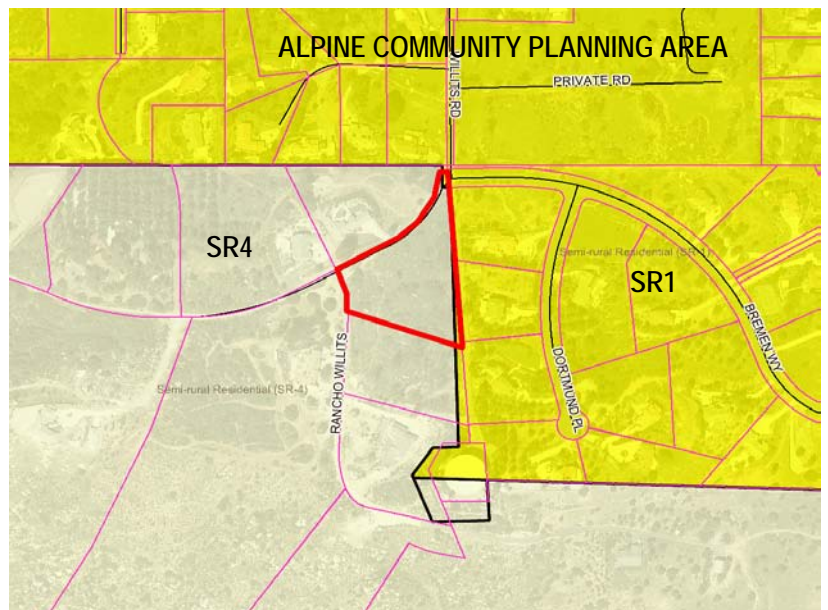
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	(17) 1 du/ 2,4 ac
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

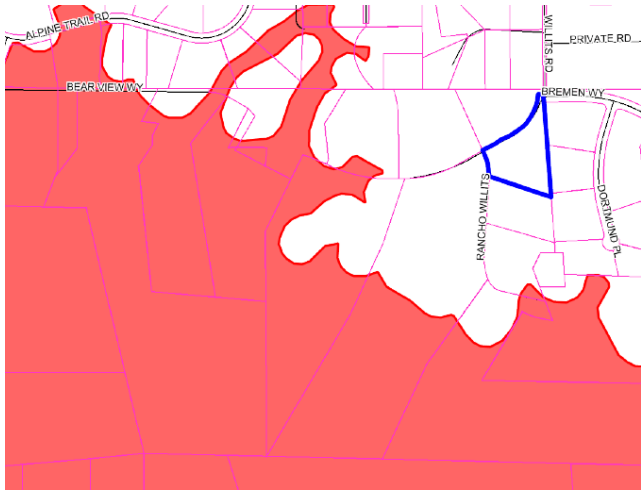
Discussion

Since the subject parcel is less than four acres in size, neither a SR2 nor SR4 designation would allow for further subdivision of the parcel.

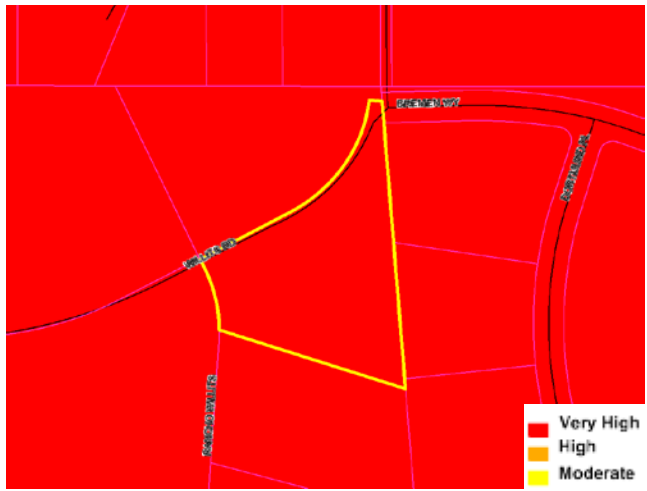
A SR2 designation would result in a spot zone; however, other similar sized parcels are adjacent and could also be designated SR2 to resolve the spot designation.

PROPERTY SPECIFIC REQUEST

CD15 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

CREST / DEHESA