

Property Specific Requests Index

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

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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 draft map and should be distributed upon completion of subsequent versions.

Source: County of San Diego, SANDAG. File reference: S:\land_use\gis\update_map\lansmap\alternat\planning\complan_08_2008_0810.mxd

PROPERTY SPECIFIC REQUEST

DS8

Property Specific Request:

Change land use designation from VR2 to VR4.3

Requested by: Ken Decenza (Wright Family)

Community Recommendation	VR4.3 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Notes:

- 1- Borrego Springs CSG meeting minutes of February 3, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Sonora Desert Palms LLC

Size:

33.8 acres

1 parcel

Location/Description:

Borrego Spring Subregional Group Area
0.7 miles north of Palm Canyon Drive, via Di Giorgio 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	4.3 du/ acre
PC / Staff Recommendation	VR2
Referral	VR4.3
Hybrid	VR2
Draft Land Use	SR4
Environmentally Superior	SR10

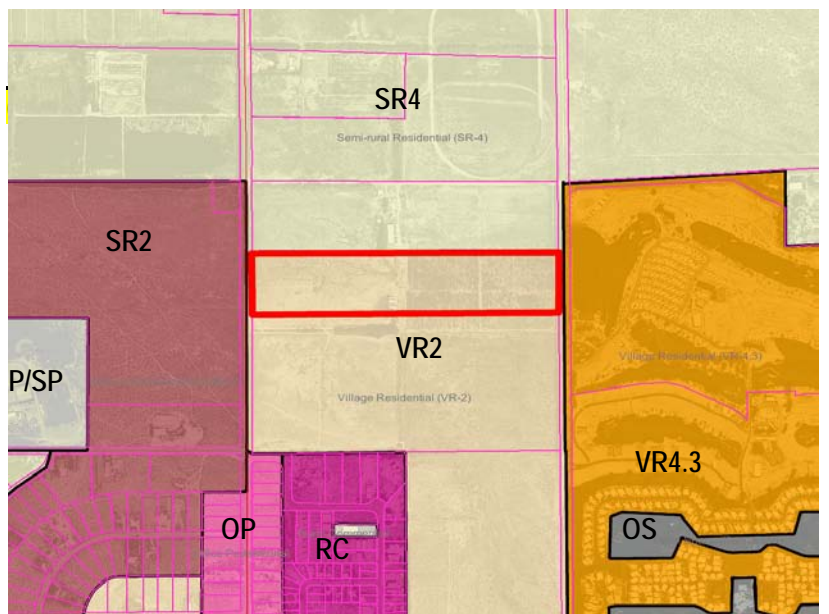
Zoning

Existing — RS4; 6,000-sq. ft. minimum lot size

Proposed — Same as existing



Aerial



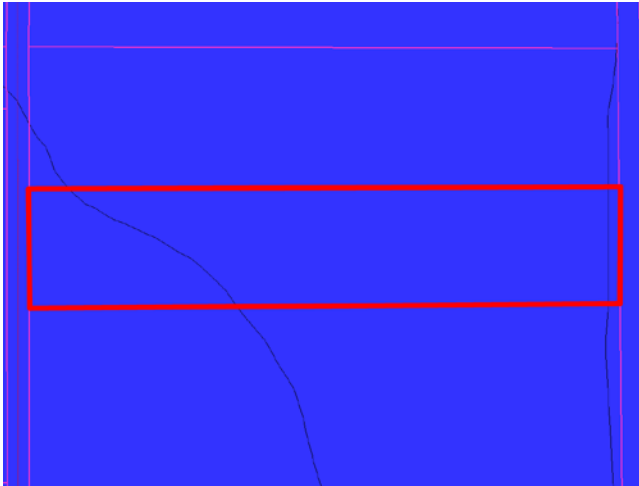
PC/Staff Recommendation

Discussion

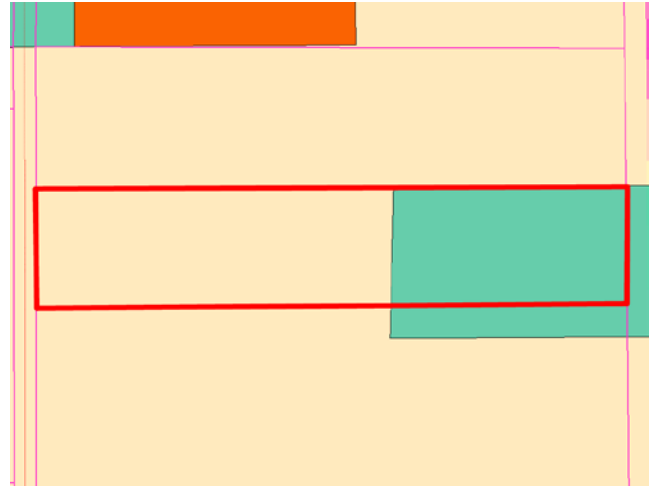
Subject parcel is surrounded by proposed designations SR2, SR4, VR4.3 and VR2; however, changing this parcel to a VR4.3 designation would create an island of VR2 designated land to the south. To resolve this island of spot designation would require also designating this area as VR4.3, resulting in approximately 390 additional units. This would most likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

DS8 (cont.)



Floodplain (100-year)



Prime Agricultural Lands



Fire Hazard Severity Zones

DESERT [BORREGO SPRINGS]

PROPERTY SPECIFIC REQUEST

DS11 [#159a Green]

Property Specific Request:

Change land use designation from RL40 to RL20

Requested by: None [2004 Referral]

Community Recommendation	N/A
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:

Green Dallas M & Roberta H

Size:

150.2 acres
3 parcels

Location/Description:

In the Shelter Valley, a community in the Desert Subregion, along the Great Southern Overland Stage Route of 1849.

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

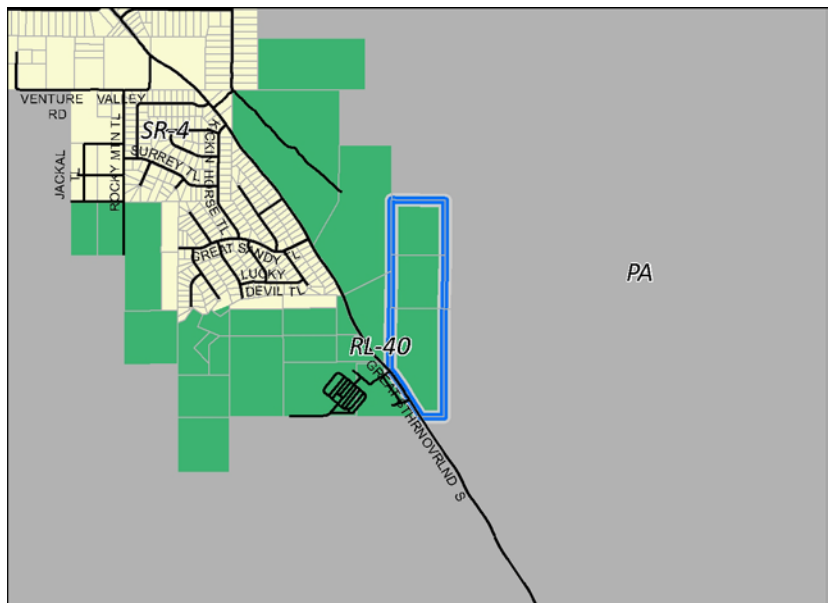
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80

Zoning

Existing — S92; 4-acre minimum lot size
Proposed — Same as existing



Aerial



PC/Staff Recommendation

Discussion

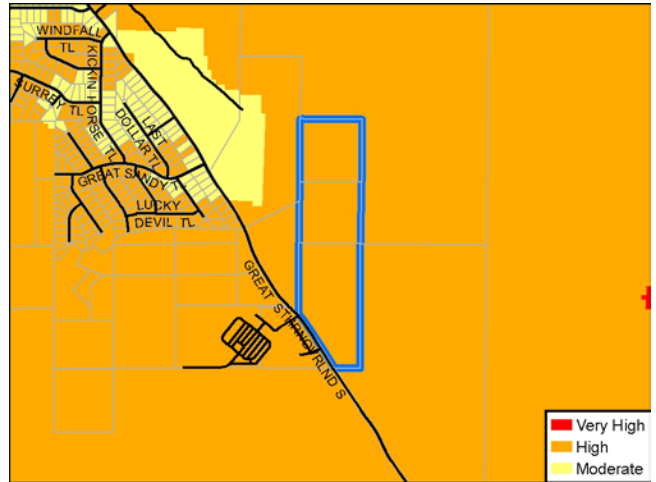
This property is a 2004 Residential Referral where the property owner requested a SR4 designation; however, the Board of Supervisors directed staff to apply a RL20 designation to the property. This property did not come up in testimony during the 2010 Board hearings. The Referral is in the remote Shelter Valley desert community, where significant growth would not be supported by the Community Development Model or project objectives, such as Guiding Principle #9 since the higher density is not in an area near existing infrastructure and jobs. The property is likely also in an alluvial floodplain due to the mapped wetland on the property. The requested designation would result in a spot designation that would require increasing the density of an additional 250 acres. This would most likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

DS11 (cont.)



Wetlands



Fire Hazard Severity Zones

DESERT

PROPERTY SPECIFIC REQUEST

DS12

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

Requested by: Ronald Richardson

Community Recommendation	N/A
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:
Ronald Richardson

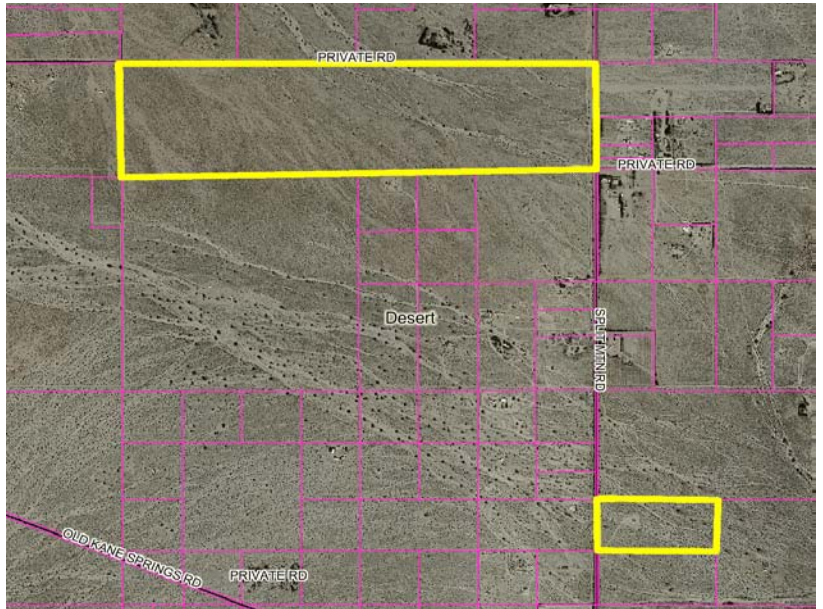
Size:
179.6 acres (160 and 19.6 acres)
2 parcels

Location/Description:
South of Ocotillo Wells, approximately one mile south of SR-78 via Split Mountain Road (larger parcel);
Outside CWA boundary

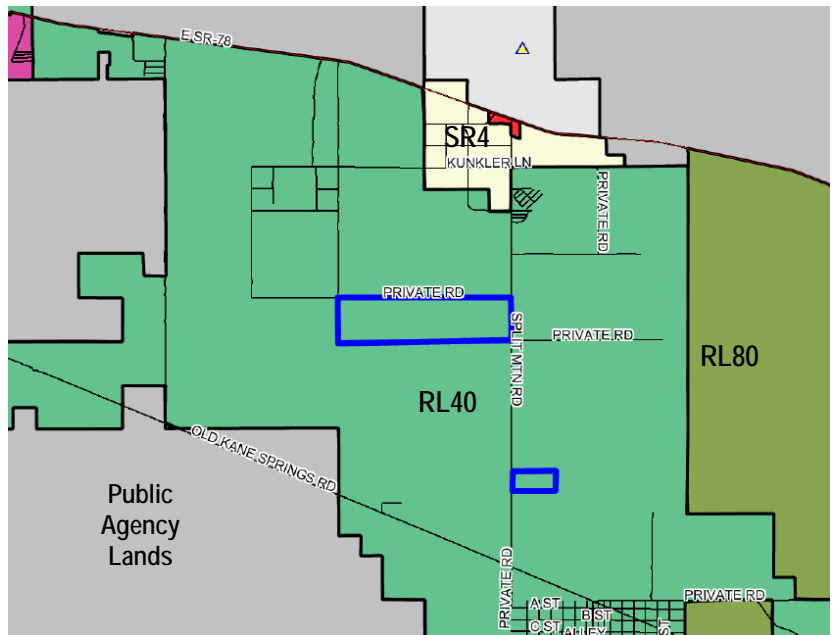
- Prevalence of Constraints (See following page):**
● - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - Habitat Value
 - Agricultural Lands
 - ◐ Fire Hazard Severity Zone

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Existing — S92; 4- / 8-acre minimum lot size	
Proposed — same as existing	



Aerial



PC/Staff Recommendation

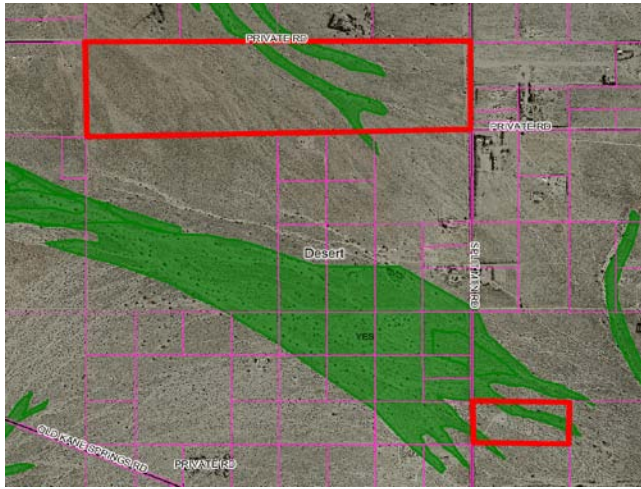
Discussion

Subject area comprises two non-adjacent parcels is remote eastern area of the unincorporated county near the Imperial County line. This area is parcelized into lots ranging in size from 20 to 160 acres. Requested Semi-Rural designation would be a significant spot designation and to resolve the spot designation would require applying Semi-Rural designations to an area that is approximately two square miles in size. This would require changing the GPU project objectives, particularly Guiding Principle #9 since it would add development in an area without sufficient infrastructure and services. Additionally, due to the small amount of rainfall (3 - 6 inches) experienced in this area, the existing minimum lot size required by the Groundwater Ordinance is 20 acres.

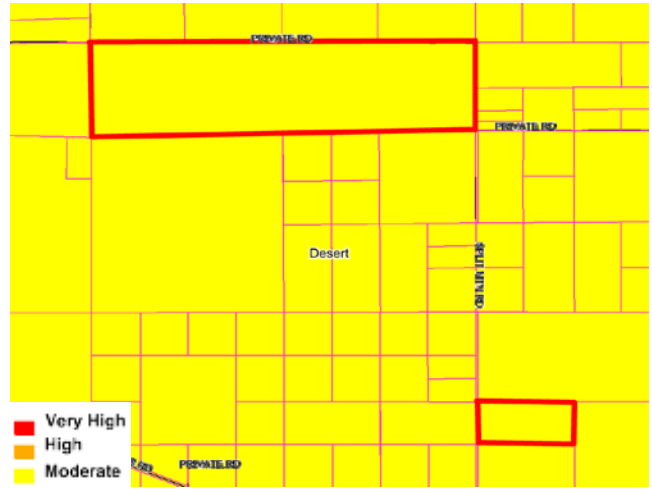
DESERT

PROPERTY SPECIFIC REQUEST

DS12 (cont.)



Wetlands



Fire Hazard Severity Zones

DESERT

PROPERTY SPECIFIC REQUEST

DS19

Property Specific Request:

Change land use designation from Rural Commercial to Village Residential 10.9
 Change Zoning from C42: Visitor Serving Commercial to RC: Residential – Commercial

Requested by: Alexis Gevorgian

Community Recommendation	RC 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 - Borrego Springs CSG meeting minutes of February 3, 2011
- 2 - The Community Sponsor Group is opposed to the request.

Property Description

Property Owner:

Affordable Housing Land Consultants LLC

Size:

8.96 acres
 3 parcels

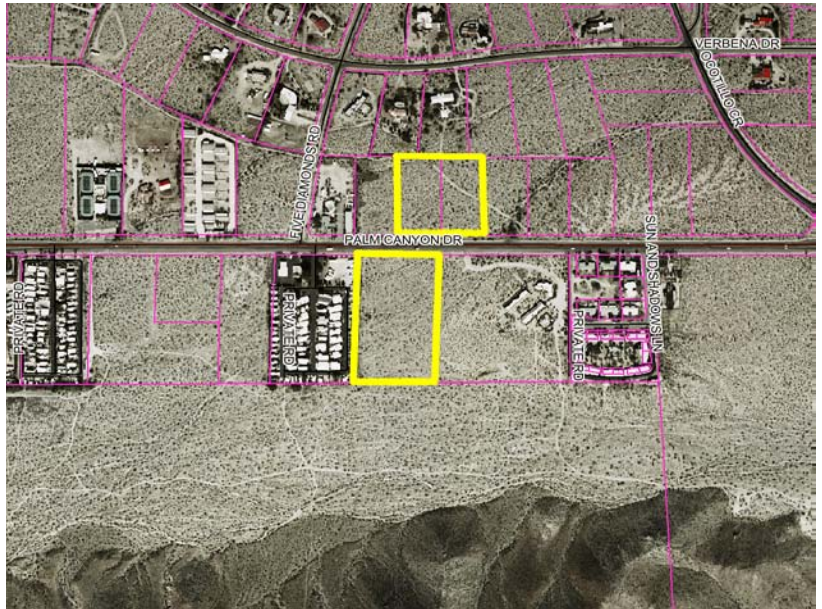
Location/Description:

Borrego Springs Subregional Group Area
 Palm Canyon Drive, nearly one mile west of Christmas Circle;
 Outside County Water Authority boundary

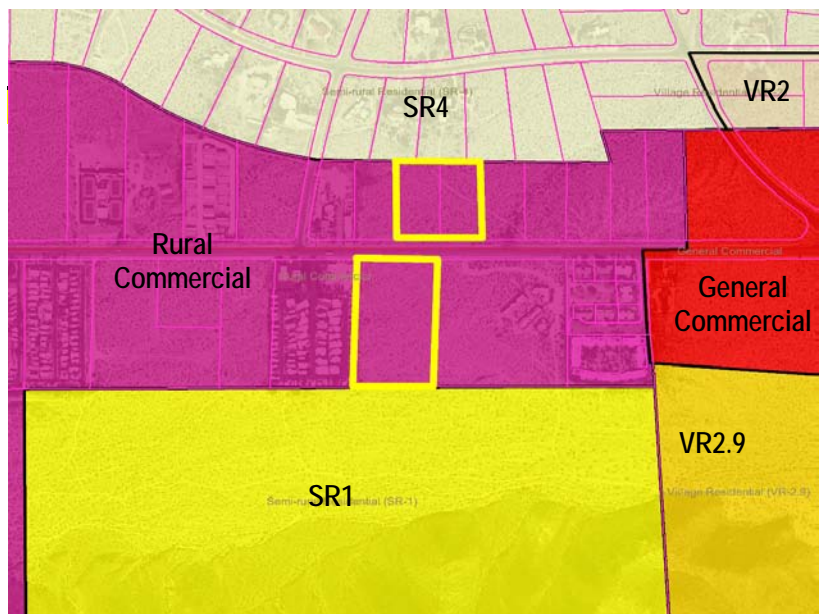
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial



PC/Staff Recommendation

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	10.9 du/acre
PC / Staff Recommendation	Rural Commercial
Referral	Rural Commercial
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — RC; 6,000 sq. ft. minimum lot size	
Proposed — C42; 6,000 sq. ft. minimum lot size	

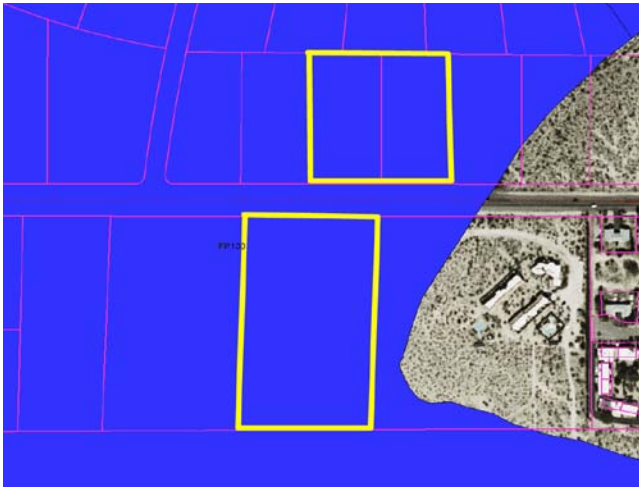
Discussion

Tentative Map 5512 is currently in process for 122 apartments for seniors on the three parcels, with the existing residential density 10.9 dwelling units per acre. Family Residential, or attached dwelling units, are not allowed, except as a secondary use, under the proposed C42 Visitor Serving, to a primary commercial use. The property owner is requesting both a change in land use designation to Village Residential 10.9 and a Zoning changing to RC: Residential – Commercial. The RC: Residential-Commercial Use Regulation allows for the “Family Residential” or attached residential units by-right. While the request is a spot designation, it would be adjacent to other residential development.

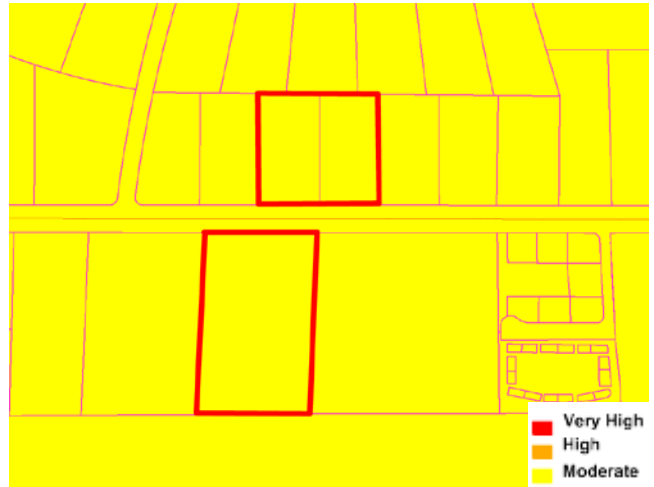
See next page for another alternative to address the property owner’s request.

PROPERTY SPECIFIC REQUEST

DS19 (cont.)



Floodplain (100-year)



Fire Hazard Severity Zones

Discussion (cont.)

An alternative to the property owner's request that would achieve the same objective would be to retain the Rural Commercial land use designation proposed by the PC / Staff Recommendation, but to change the zoning to C34: Commercial-Residential zone with a density of 10.9 dwelling units per acre. This zone is allowed with a Rural Commercial land use designation and allows for residential-only development such as the proposed senior apartments.

PROPERTY SPECIFIC REQUEST

DS20

Property Specific Request:

Change land use designation from VR2 to VR4.3¹

Requested by: Alexis Gevorgian

Community Recommendation	VR2 ²
Opposition Expected ³	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:

- 1 - AMG Associates letter dated October 19, 2010
- 2 - Borrego Springs CSG meeting minutes of February 3, 2011
- 3 - The Community Sponsor Group is opposed to the request.

Property Description

Property Owner:

Inland Development LLC

Size:

144.3 acres
2 parcels

Location/Description:

Borrego Springs Subregional Group Area;
Adjacent to Palm Canyon Road and Borrego Valley Road;
Outside County Water Authority boundary

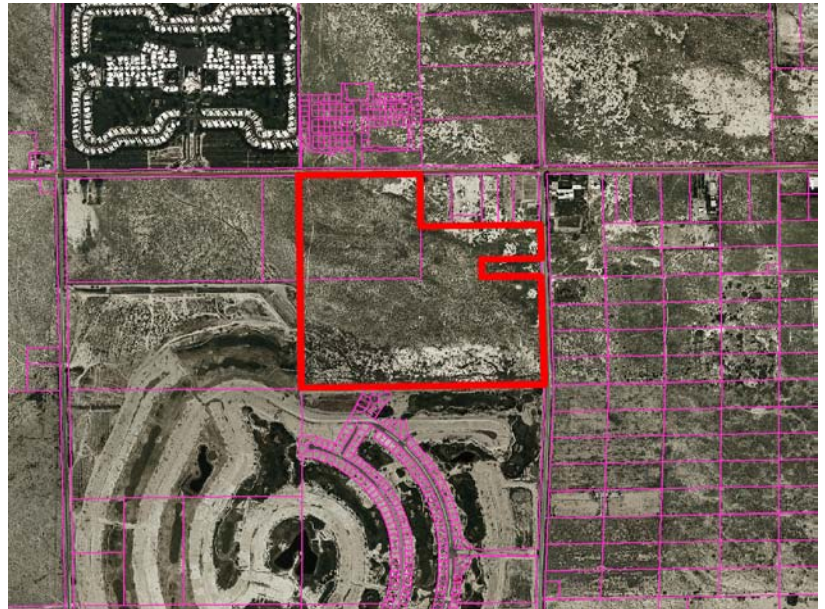
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

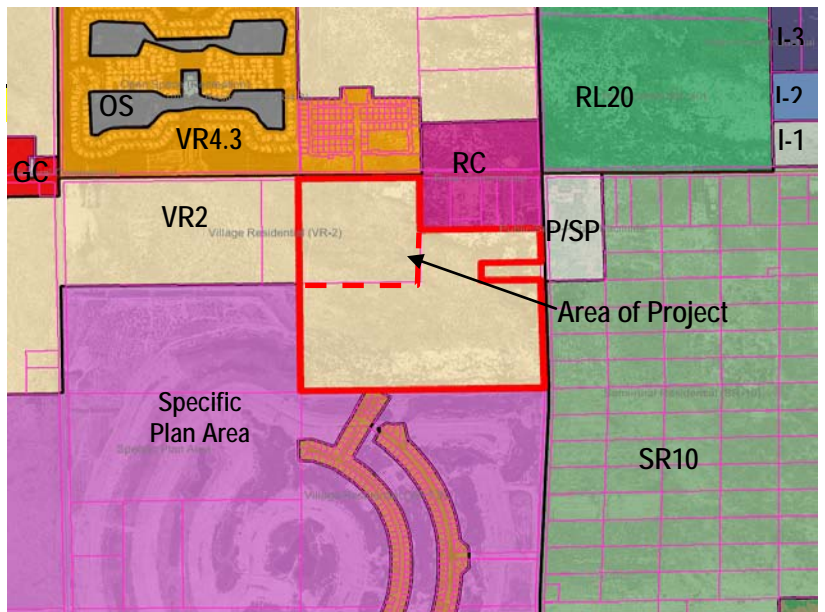
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zone

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	4.3 du/ acre 2 du/acre
PC / Staff Recommendation	VR2
Referral	VR2
Draft Land Use	
Hybrid	
Environmentally Superior	SR10
<i>Zoning</i>	
Existing — RS2/ RS4 6,000 sq. ft./0.5-acre minimum lot size	
Proposed — RS; same as existing	



Aerial



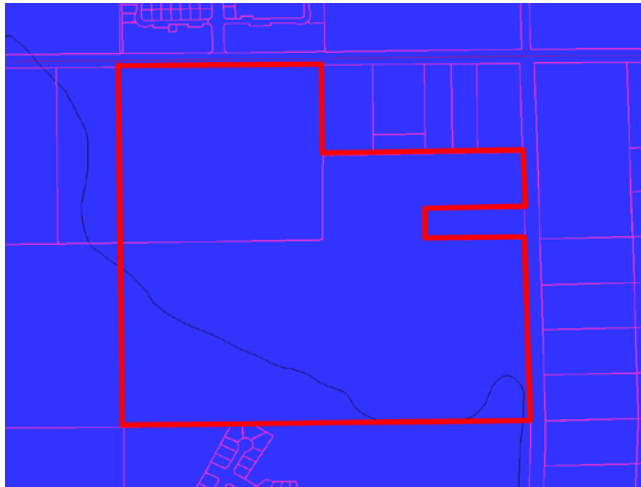
PC/Staff Recommendation

Discussion

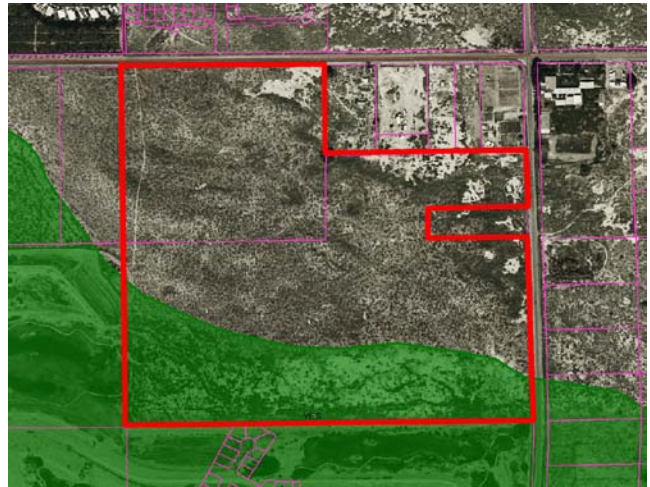
The discussion on this property centers around the designation of the 40-acre parcel, which is currently designated at a density of 4.3 dwelling units per acre, and the PC / Staff Recommendation proposes VR2 or two dwelling units per acre. The remaining 104-acre property is staying at VR2, which is equivalent of the existing General Plan and consistent with the applicant's request. Tentative Map (TM) 5528, currently in process on the property, proposes 287 units, which would be allowed under the VR2 designation; however, the project's original submittal of 331 units would not be allowed with the VR2 designation. This parcel has consistently been designated as VR2 since 2003. Changing to the higher density would likely require a recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

DS20 (cont.)



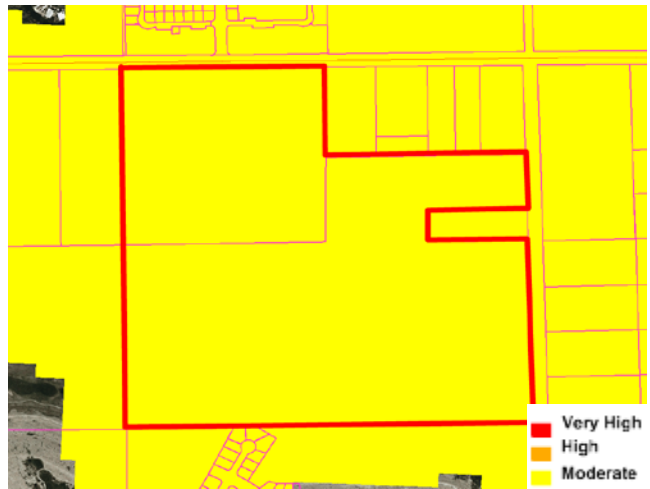
Floodplain (100-year)



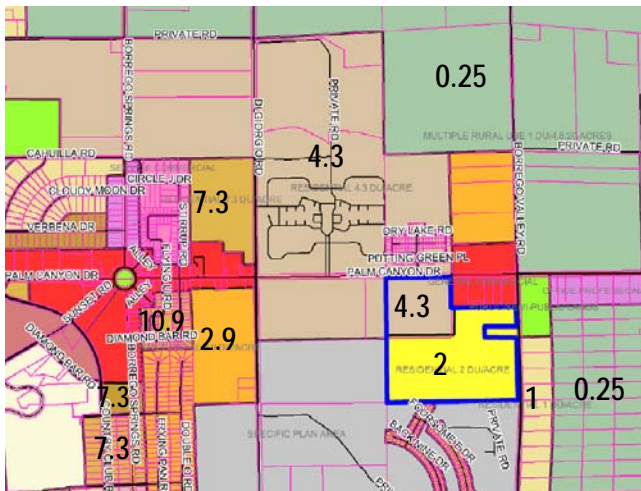
Wetlands



Prime Agricultural Lands



Fire Hazard Severity Zones



Existing General Plan (Dwelling Units / Acre)

DESERT [BORREGO SPRINGS]

PROPERTY SPECIFIC REQUEST

DS22 [See also TM5373]

Property Specific Request: Change land use designation from SR10/RL80 to Specific Plan Area	
Requested by: Doug Wilson	
Community Recommendation	SPA 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- Borrego Springs CSG meeting minutes of February 3, 2011
- 2- Based on staff's experience

Property Description

Property Owner:

Basara LLC/ Plote Raymond E Living Trust

Size:

287.5 acres; 10 parcels

Location/Description:

Borrego Springs Subregional Group Area;
Approximately 1.5 miles south of Palm Canyon Drive via Borrego Valley 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

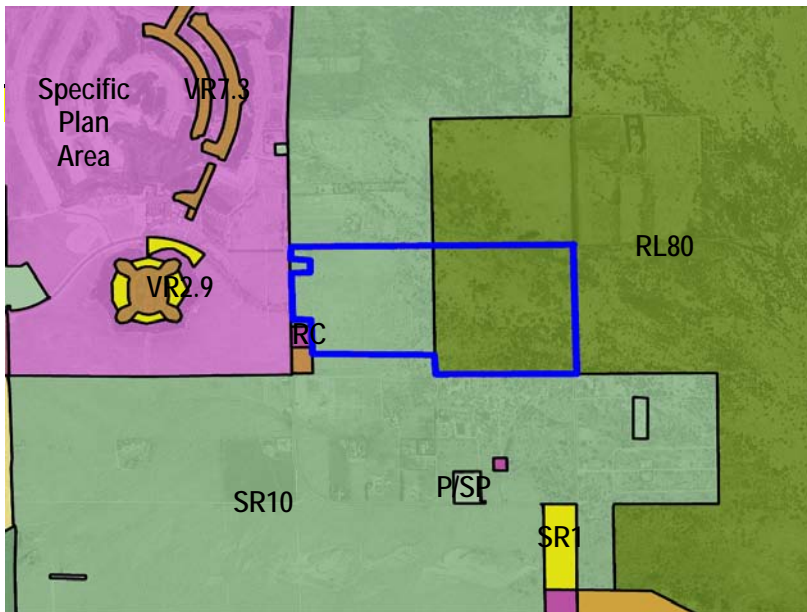
Scenario	Designation
Existing General Plan	Specific Plan Area
PC / Staff Recommendation	SR10 / RL80
Referral	SR10 / RL80
Draft Land Use	SR10 / RL80
Hybrid	
Environmentally Superior	RL20 / RL80

Zoning

Existing — S88; 1,500 sq. ft. minimum lot size RS1; 1-acre minimum lot size
Proposed — S88; 1,500 sq. ft. minimum lot size RS1; 1-acre minimum lot size S92; 1-acre minimum lot size



Aerial



PC/Staff Recommendation

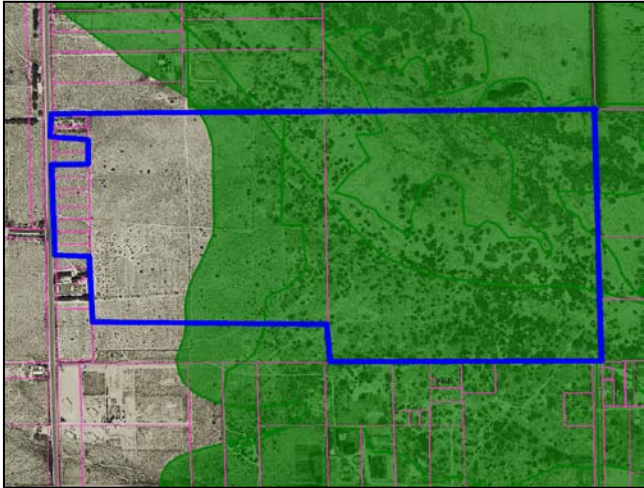
Discussion

This property has an approved Mesquite Trails: TM5373 and an adopted Specific Plan with the (21) Specific Plan Area designation that is applied under the existing General Plan. The Tentative Map for the property has been extended to September 2014 with the automatic time extensions by the State of California, and it would be consistent with the Goals and Policies in the General Plan Update to retain this as a Specific Plan Area.

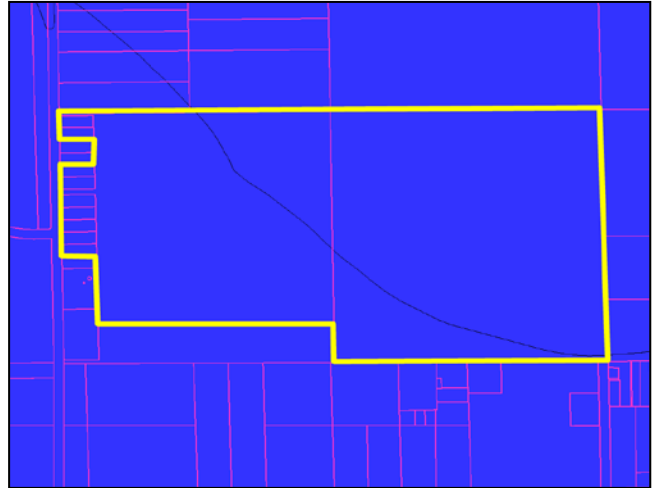
DESERT [BORREGO SPRINGS]

PROPERTY SPECIFIC REQUEST

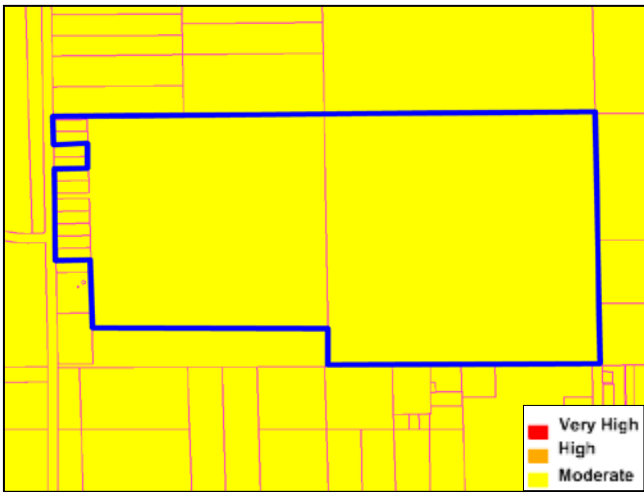
DS22(cont.)



Wetlands



Floodplain (100-year)



Fire Hazard Severity Zones

DESERT [BORREGO SPRINGS]

PROPERTY SPECIFIC REQUEST

DS23

Property Specific Request:

Change Zoning from C36 / RS to C34: General Commercial / Residential and RV: Variable Family Residential

Requested by: Jim Engelke

Community Recommendation	C34 / RV ¹
Opposition Expected ²	No
Spot Designation/Zone	No
EIR Recirculation Needed	No ³
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

- 1 - Based on staff's experience
- 2 - Based on staff's experience
- 3 - Assuming the Village Core Mixed Use intensity of development is generally consistent with the PC/Staff Recommendation

Property Description

Property Owner:

Dennis G. & Sharon L. Nourse

Size:

54.4 acres; 1 parcel

Location/Description:

Borrego Springs Subregional Group Area
 South side of Palm Canyon Drive, approximately one-half mile west of Christmas Circle
 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

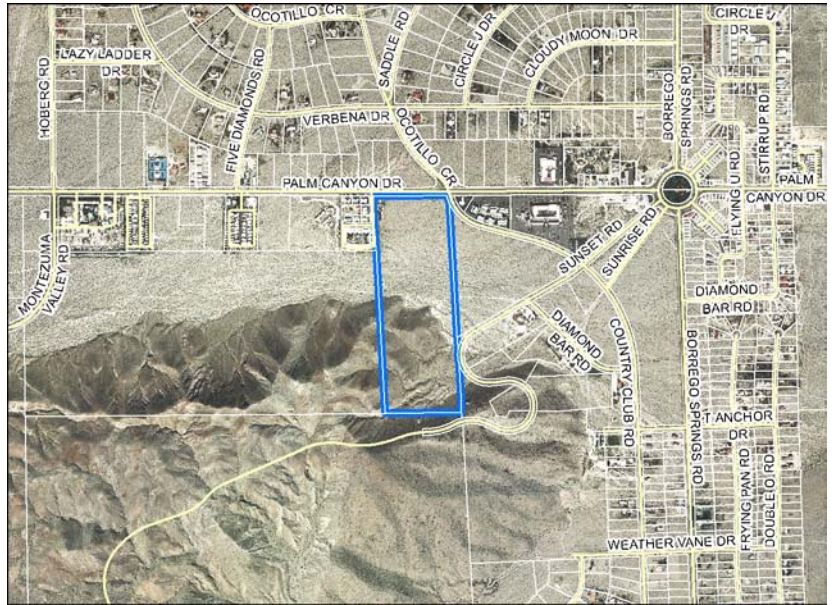
Land Use

General Plan

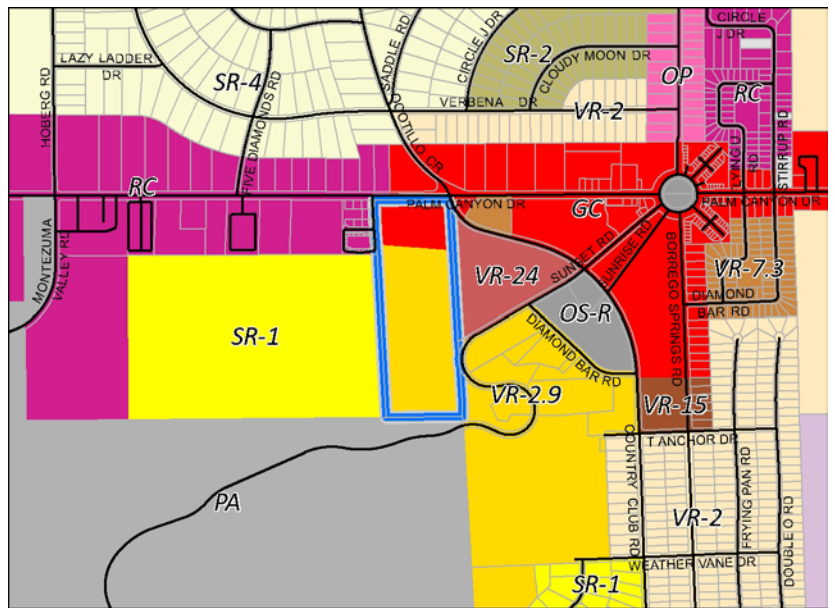
Scenario	Designation
Existing General Plan	General Comm. 1 du/1,2,4, ac. 1 du/4,8,20 ac.
PC / Staff Recommendation	GC/VR2.9
Referral	GC/VR2.9
Hybrid	
Draft Land Use	
Environmentally Superior	GC/SR10

Zoning

Existing — C36, RR, S87 1-acre, 2.5-acre minimum lot size
Proposed — C36, RS 15,000 sq. ft. minimum lot size



Aerial



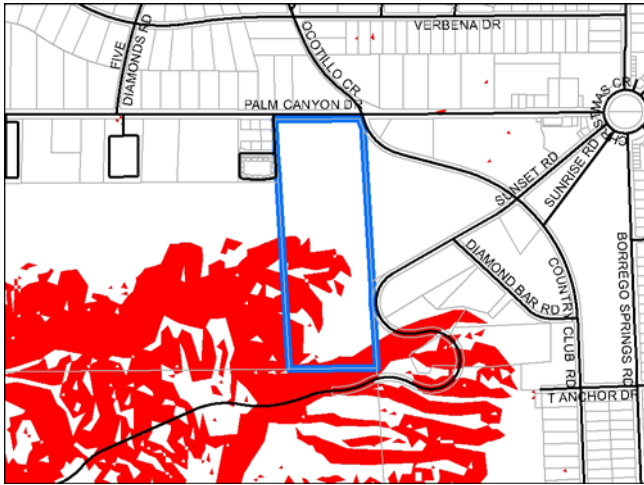
PC/Staff Recommendation

Discussion

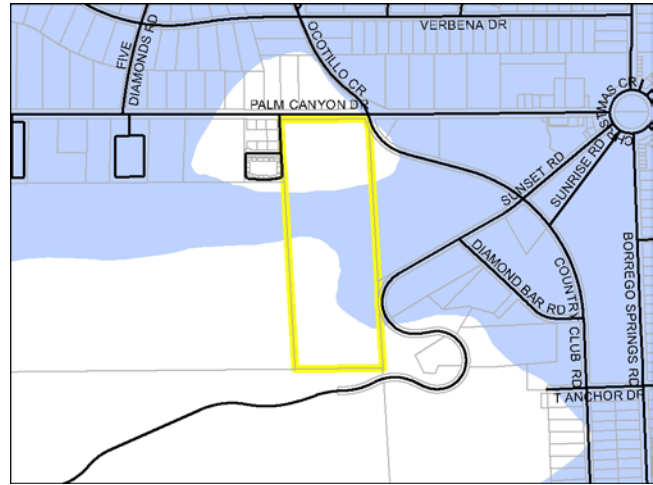
Proposed General Commercial/VR2.9 split designation for subject property would allow approximately 120 dwelling units with 11.5 acres of Commercial; however, this zone would not allow for multi-family residential housing and would typically result in single family development. During the initial project consultation with Department of Planning and Land Use, the applicant requested a mixed use development that would require a C34: General Commercial / Residential Zone along with an associated building type that allows for attached units. Since the applicant is not trying to construct more units than would be allowed by a VR2.9 density recirculation of the EIR is not anticipated to be necessary.

PROPERTY SPECIFIC REQUEST

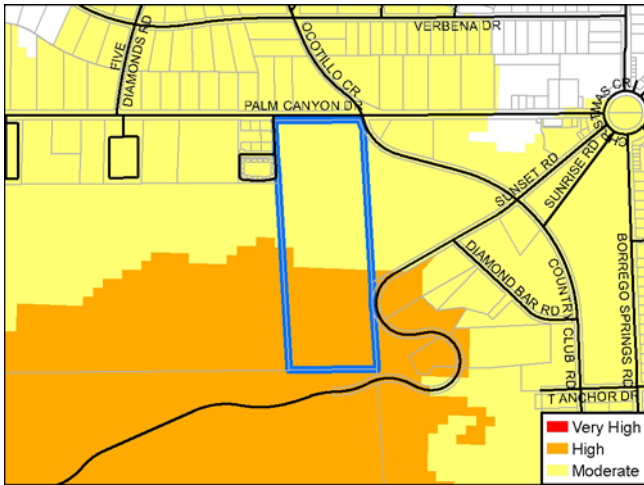
DS23 (cont.)



Steep Slope (Greater than 25%)



Floodplain (100-year)



Fire Hazard Severity Zones

Discussion

Proposed General Commercial/VR2.9 split designation for subject property would allow approximately 120 dwelling units with 11.5 acres of Commercial. The applicant has requested an initial consultation with Project Planning staff, and through that process has requested a mixed use development that would only be accommodated with a C34: General Commercial / Residential Zone instead of C36: General Commercial and the RV: Variable Family Residential and an associated building type that allows for attached units. The Land Use designation is one that would typically result in single family development, so a multi family density is not required. The back portion of the property is constrained by steep slopes. Additionally, the requestor contends that there are inconsistencies with the Draft Borrego Spring Community Plan and the land use designations applied, which is based on a misunderstanding of the Special Study Area proposed for the Town Center.

PROPERTY SPECIFIC REQUEST

DS24

Property Specific Request:

Change land use designation from SR10 to SR1

Requested by: Chris Brown

Community Recommendation	SR10 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 - Borrego Springs CSG meeting minutes of February 3, 2011
- 2 - The Community Sponsor Group is opposed to the request.

Property Description

Property Owner:

Borrego Country Club Estates LLC

Size:

172.9 acres

2 parcels

Location/Description:

Borrego Springs Subregional Group Area
North of County Club Road, approximately two miles south of Christmas Circle;
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

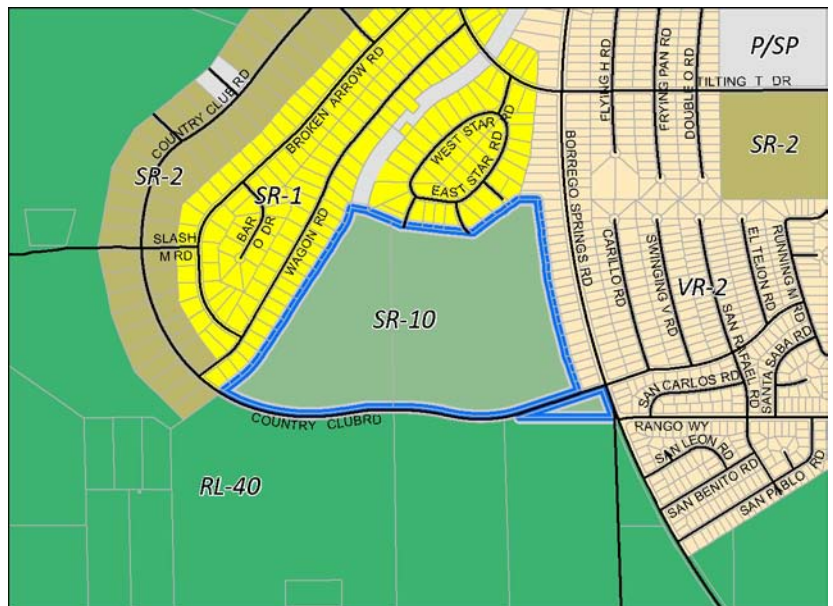
Scenario	Designation
Existing General Plan	1 du / ac
PC / Staff Recommendation	SR10
Referral	SR10
Draft Land Use	
Hybrid	
Environmentally Superior	RL20

Zoning

Existing — RS1; 1-acre minimum lot size
Proposed — S92; 1-acre minimum lot size



Aerial



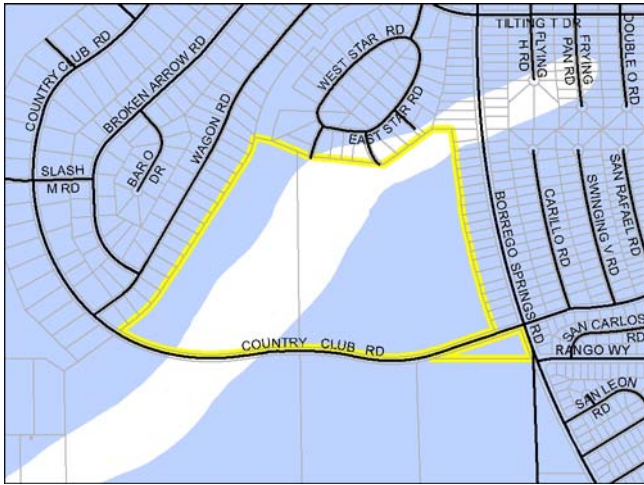
PC/Staff Recommendation

Discussion

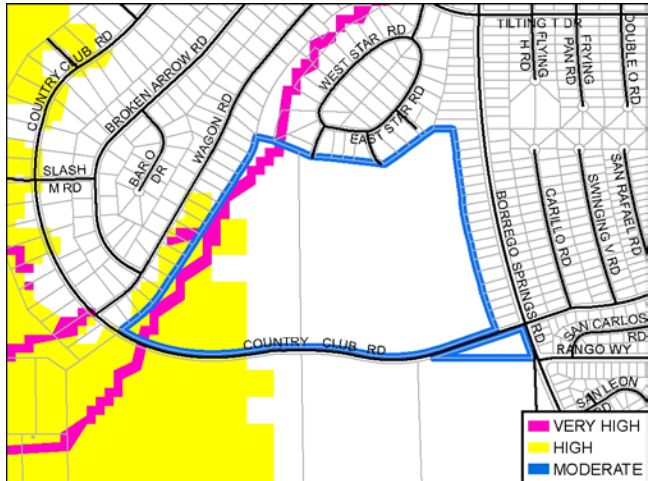
While the subject property request would be consistent with the project objectives, it would allow ten times the number of dwelling units of the Draft EIR Proposed Project; therefore, a recirculation of the EIR would likely be required.

PROPERTY SPECIFIC REQUEST

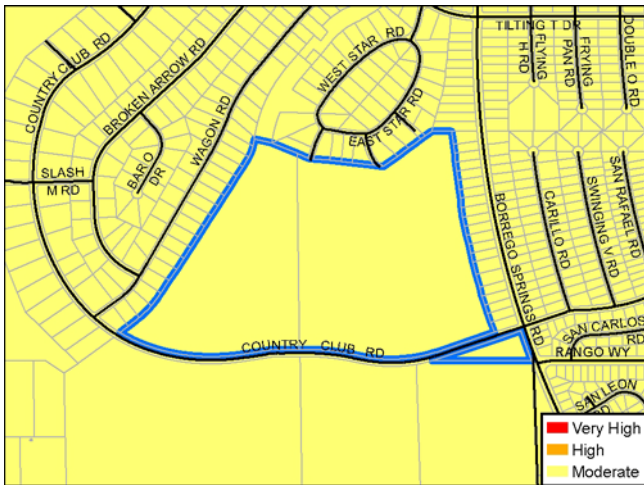
DS24 (cont.)



Floodplain (100-year)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

DS25

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

Requested by: Larry Clement

Community Recommendation	RL40 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1 - Borrego Springs CSG meeting minutes of February 3, 2011
- 2 - The Community Sponsor Group is opposed to the request.

Property Description

Property Owner:
Larry Clement

Size:
288.3 acres
1 parcel

Location/Description:
0.4 miles to the north of Palm Canyon Drive
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

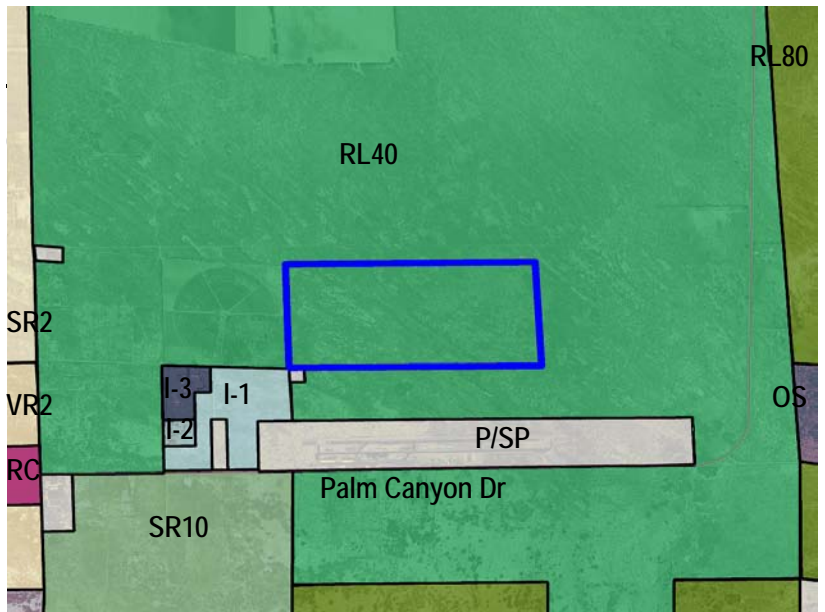
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- ◐ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	RL80
Environmentally Superior	
Zoning	
Existing — S92, 4-acre minimum lot size	
Proposed — Same as existing	



Aerial



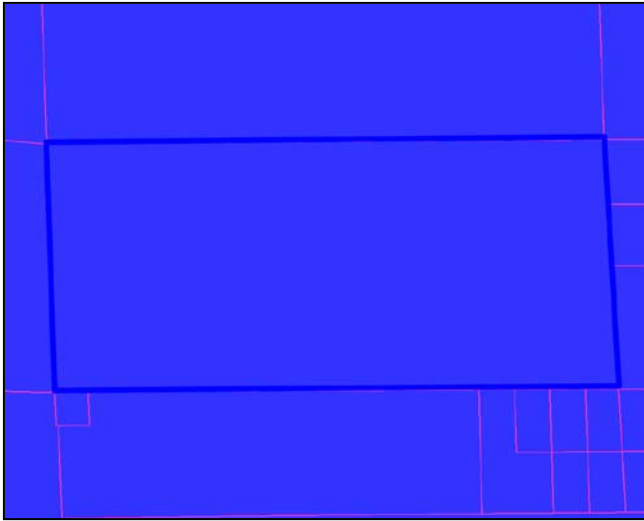
PC/Staff Recommendation

Discussion

The property owner's request is significantly higher than the draft General Plan alternatives and would not support project objectives such as the Community Development Model. Also, recirculation of the EIR would likely be required. Additionally, a Major Use Permit 09-012 for a Solar Farm, Eurus Energy Borrego LLC was approved by the County Board of Supervisors (Item #1) on January 12, 2011.

PROPERTY SPECIFIC REQUEST

DS25 (cont.)



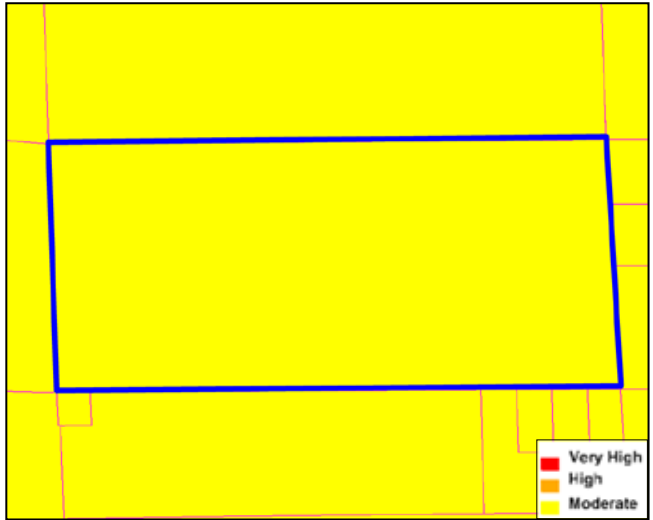
Floodplain (100-Year)



Wetlands



Prime Agricultural Lands



Fire Hazard Severity Zones

DESERT [BORREGO SPRINGS]

PROPERTY SPECIFIC REQUEST

DS26

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

Requested by: Mara Penick

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

Note:
1- Based on staff's experience

Property Description

Property Owner:
Mara Penick

Size:
10 acres
1 parcel

Location/Description:
1 mile west of Split Mountain Road via a private road
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

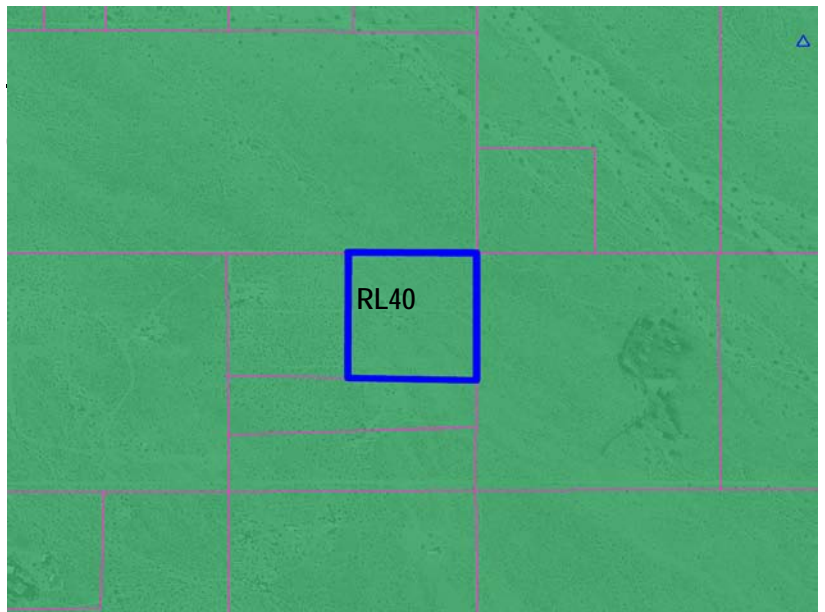
- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Habitat Value
 - Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL80
Hybrid	RL40
Draft Land Use	RL80
Environmentally Superior	
<i>Zoning</i>	
Existing — S92, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



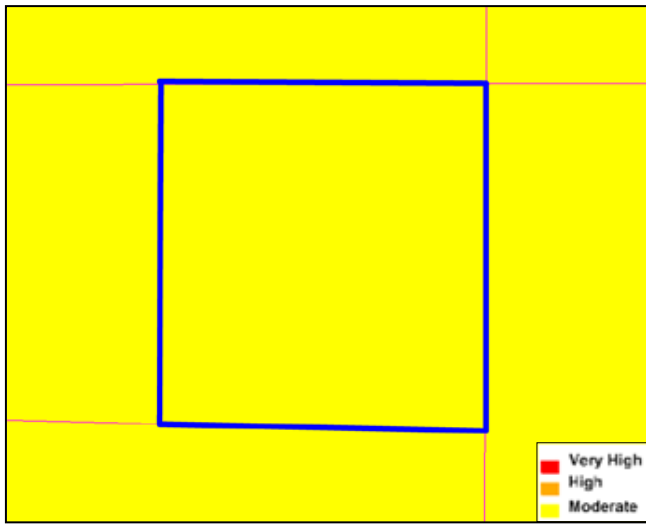
PC/Staff Recommendation

Discussion

This 10-acre property would not be able to subdivide further under the existing General Plan designation, since it currently has a minimum lot size of 8 acres, as well as the Groundwater Ordinance that currently requires a minimum parcel size of 20 acres in this area. The application of Semi-Rural 4 in this area would be a spot zone that would not support the Community Development Model and would require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

DS26 (cont.)



Fire Hazard Severity Zones

Desert