

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center at <http://www.sdcourts.ca.gov/dplu/planning/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:

Coordinates: NAD83 Feet

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

Source: County of San Diego, SANDAG
 File reference: C:\land\gis\update_map\working\generalplan\jamul\jamul_mplu.mxd

PROPERTY SPECIFIC REQUEST

JD1 [2004 Referral #110]

Property Specific Request:

Change land use designation from SR10 to RL20

Requested by: Endangered Habitat League¹

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

Note:

- 1 – Endangered Habitats League letter dated November 8, 2010
- 2 – Jamul CPG letter dated January 11, 2011
- 3 – Anticipate property owner will be opposed to decrease in density

Property Description

Property Owner:

Bratton View Partners

Size:

50 acres
1 parcel

Location/Description:

Intersection of Honey Springs Rd and Deer Horn Valley Rd;
Outside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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

Land Use

General Plan

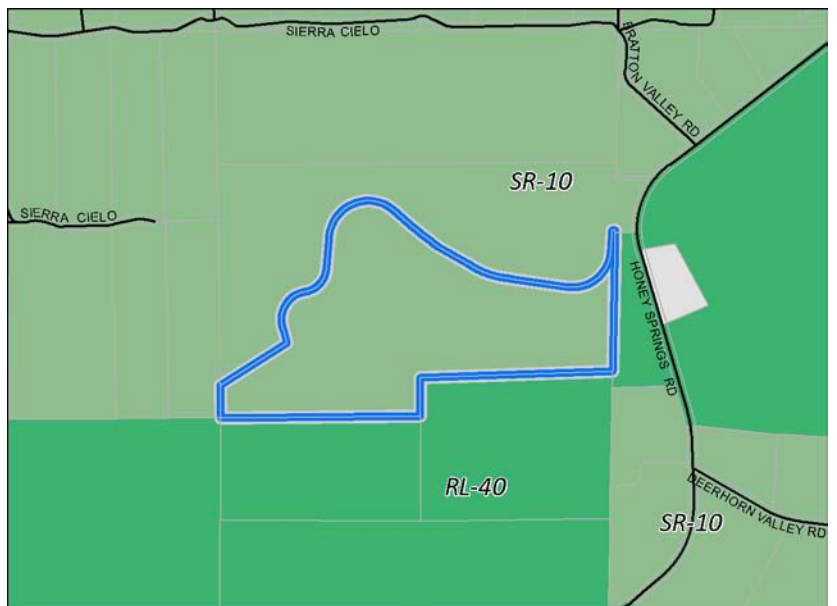
Scenario	Designation
Existing General Plan	1 du / 4, 8 20ac
PC / Staff Recommendation	SR10
Referral	SR10
Hybrid	
Draft Land Use	RL40
Environmentally Superior	RL80

Zoning

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



Aerial



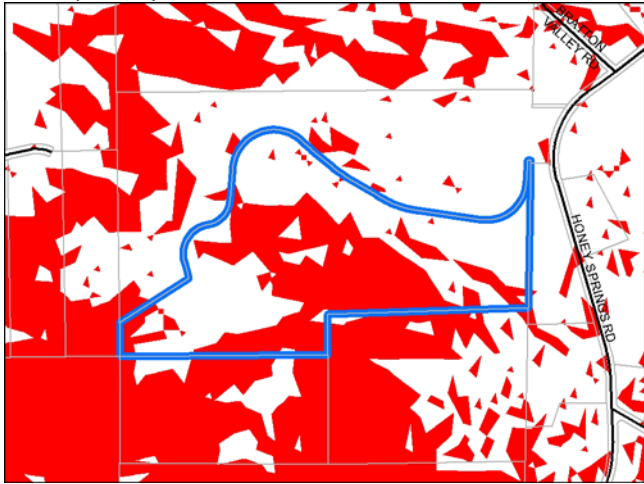
PC/Staff Recommendation

Discussion

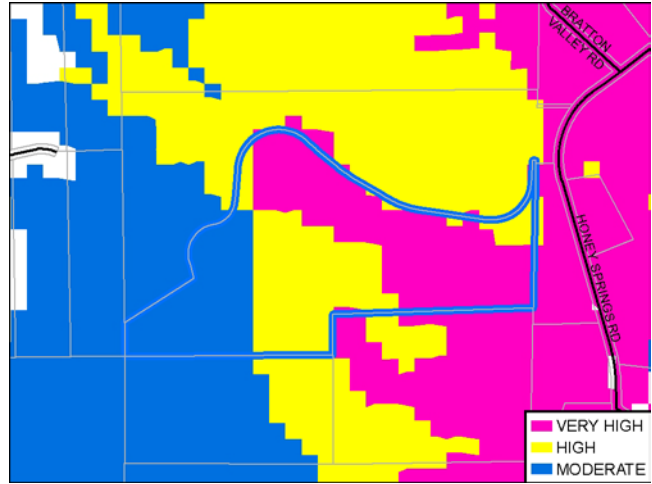
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR10 designation, which is consistent with the PC / Staff Recommendation. The request of RL20 is from the Endangered Habitat League would reduce the subdivision potential for this parcel due to the property being located outside the County Water Authority boundary, its location within a High and Very High Fire Hazard Severity Zone, the sensitive biological resources on the property, and its lack of nearby infrastructure and services.

PROPERTY SPECIFIC REQUEST

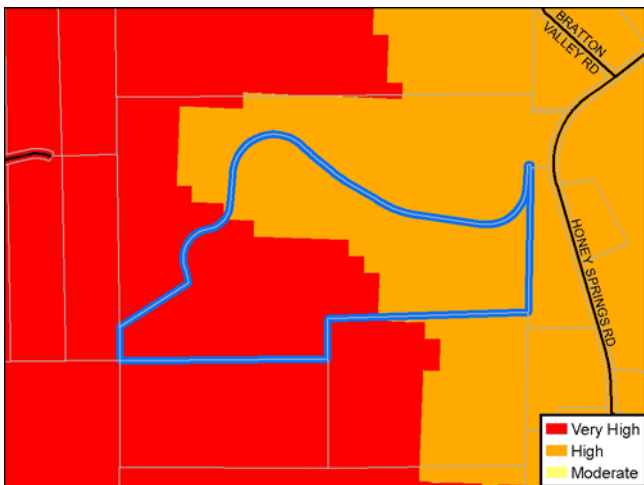
JD1 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

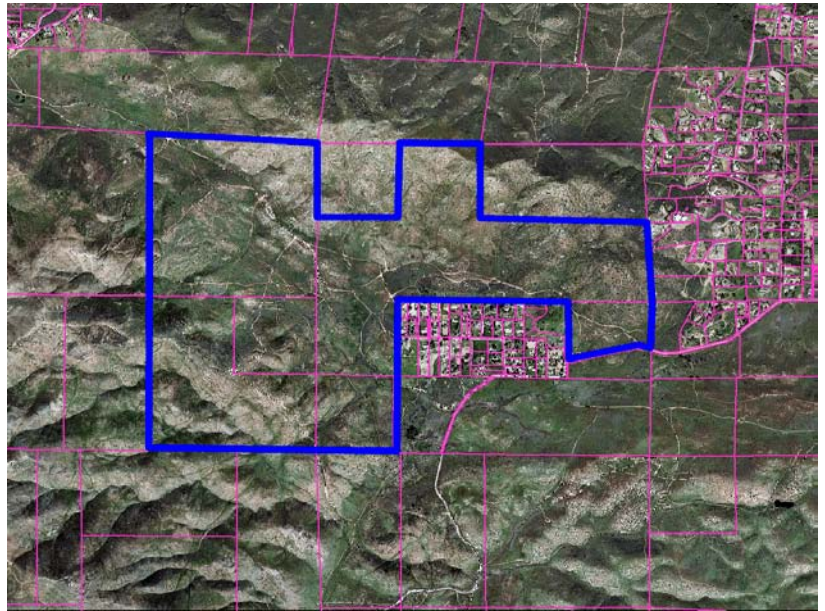
JD2

Property Specific Request: Change land use designation from RL20 to SR1/SR2/RL20 (see Referral Map on next page)	
Requested by: Richard Whitney and William Schwartz (Hidden Valley Estates)	
Community Recommendation	SR1/SR2/RL20 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

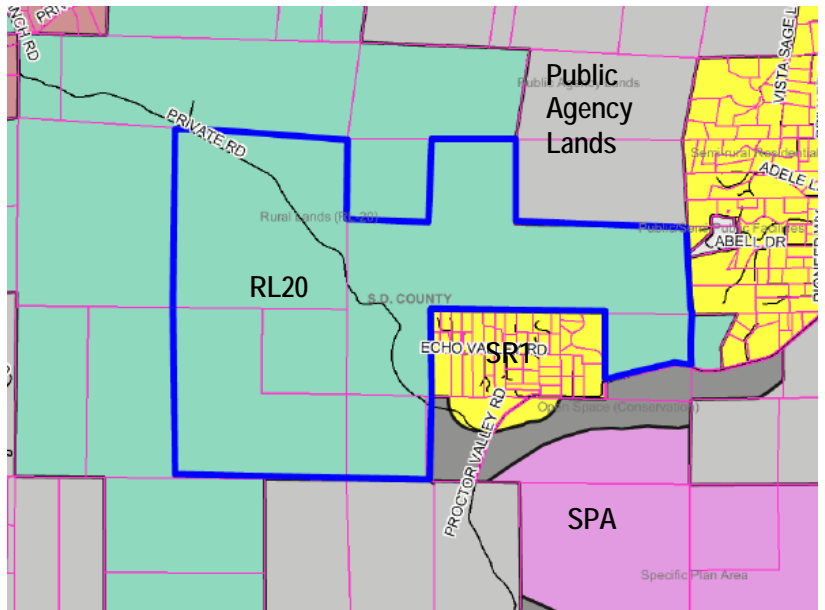
Note:
1- Jamul CPG letter dated January 11, 2011
2- Based on staff's experience

Property Description	
Property Owner: Davidson Coscan Hidden Valley Inc.	
Size: 510 acres 5 parcels	
Location/Description: 1.5 miles South of State Route 94, via Melody Road; Inside CWA boundary	
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none	
<ul style="list-style-type: 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	SPA
PC / Staff Recommendation	RL20
Referral	RL20/ SR1/ SR2
Hybrid	RL20
Draft Land Use	
Environmentally Superior	RL40
<i>Zoning</i>	
Existing —S88; 0.5-acre minimum lot size	
Proposed — Same as existing	



Aerial



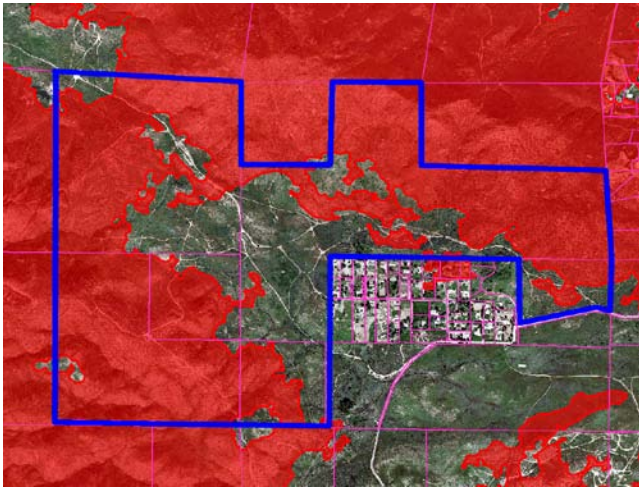
PC/Staff Recommendation

Discussion

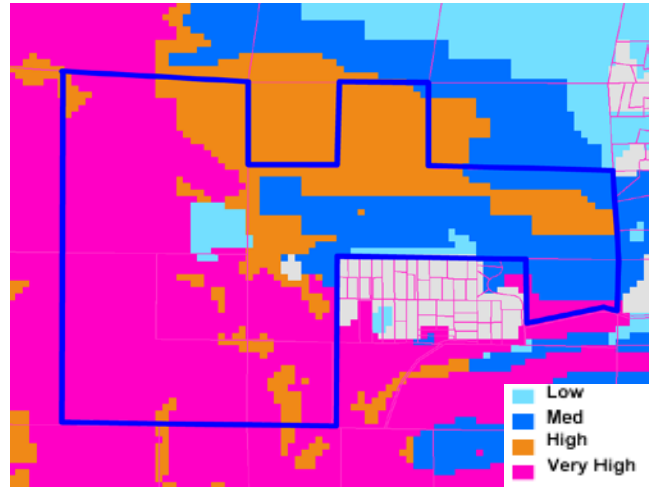
This is the site of the Hidden Valley Estates Specific Planning Area (SPA), where a Specific Plan was once approved, but has since expired. Since the Specific Plan had not yet expired prior to creation of the General Plan Update map alternatives, a SPA designation was initially applied to the area. Once the Specific Plan and Tentative Map expired, more site-specific land use designations were applied to the property, consistent with other SPAs of similar status. The PC/Staff Recommendation of RL20 recognizes the site constraints including critical habitat, steep slopes, and its location within the Very High Fire Threat Severity Zone. The property owner's request is reflected on the Referral Map. This request is not supported by Guiding Principle #5 because it would not adequately account for the physical site constraints. Since this request is not supported by GPU objectives, a revised EIR would likely need to be prepared and circulated.

PROPERTY SPECIFIC REQUEST

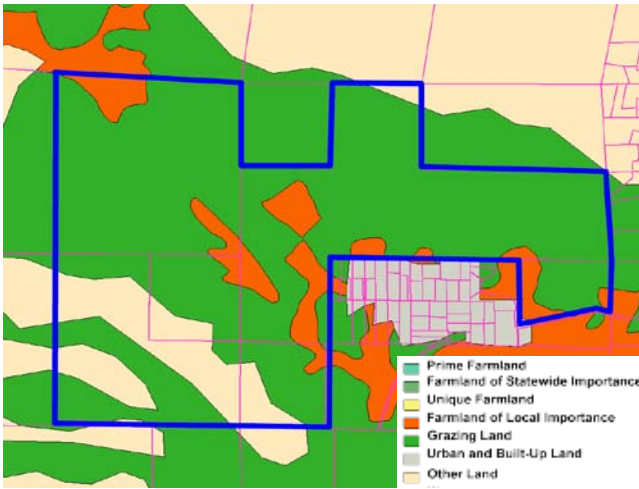
JD2 (cont.)



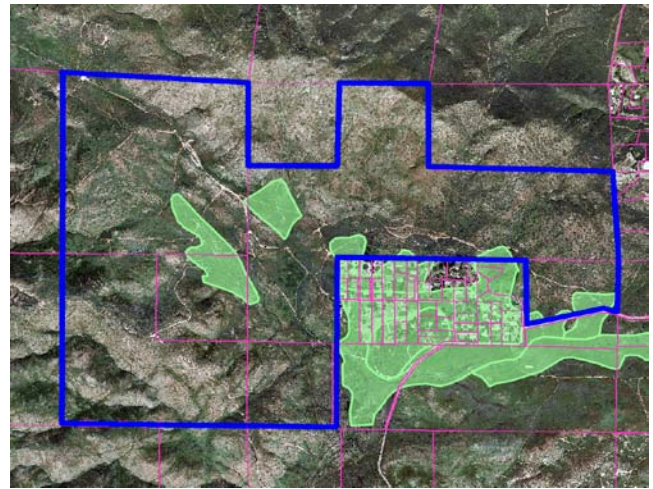
Steep Slope (Greater than 25%)



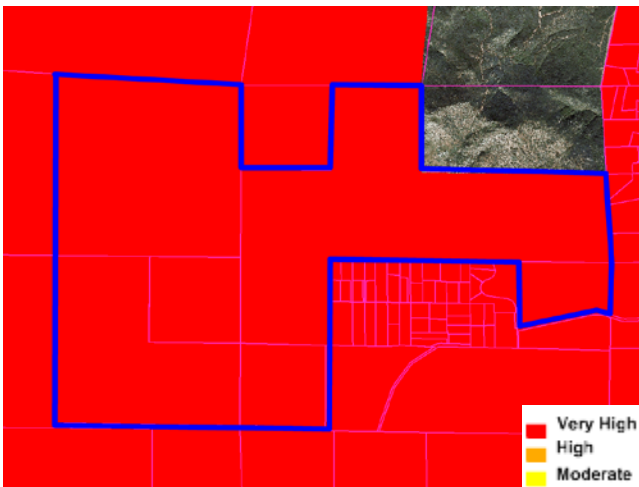
Habitat Evaluation Model



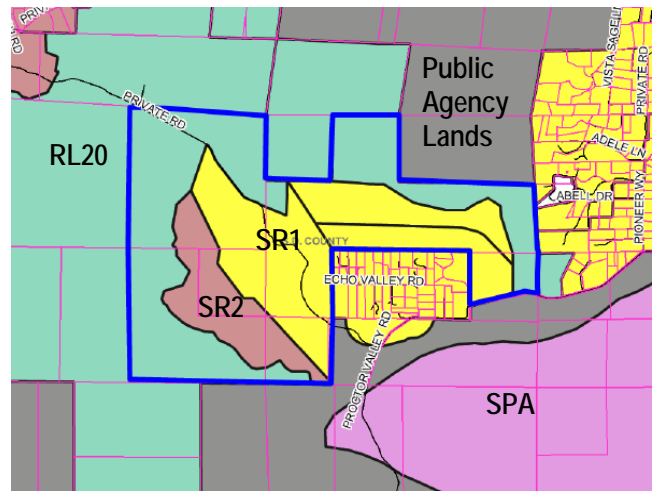
Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zone

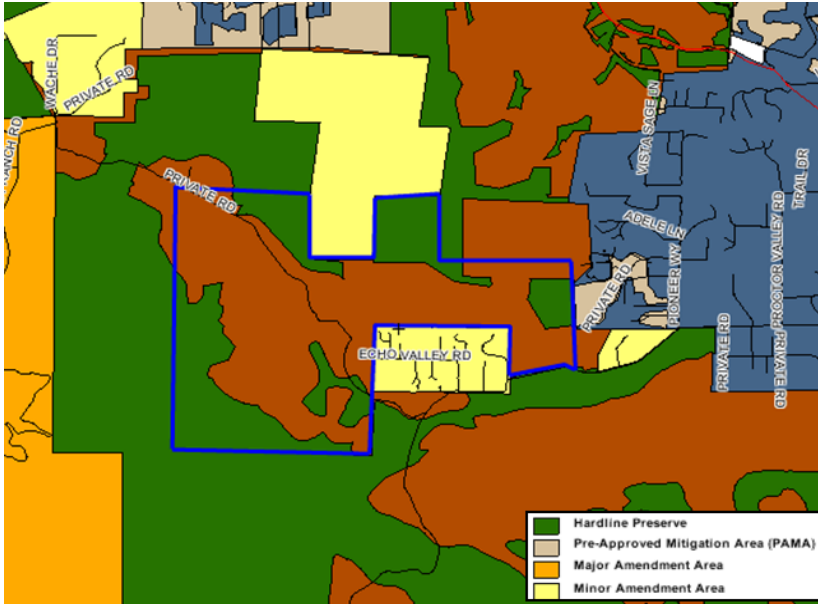


Referral Map

JAMUL / DULZURA

PROPERTY SPECIFIC REQUEST

JD2 (cont.)



MSCP Designation (Hardlined)

PROPERTY SPECIFIC REQUEST

JD3 [2004 Referral #112]

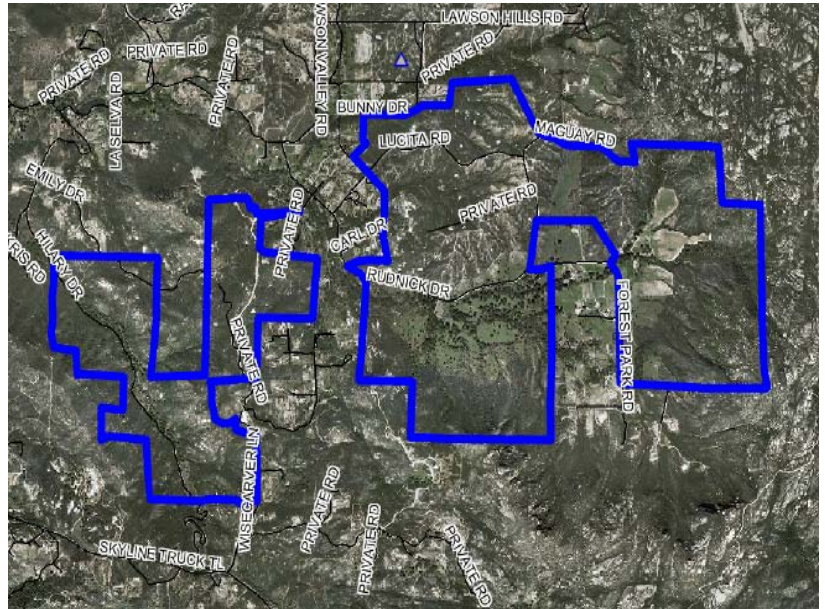
Property Specific Request: Change land use designation from RL40 to SR10/ RL20		
Requested by: Ron and Byron White		
Property Specific Request: Retain RL40 land use designation		
Requested by: Endangered Habitat League ¹		
Anticipated Consequences	White	EHL
Community Recommendation	SR10/RL20 ²	
Opposition Expected ³	Yes	Yes
Spot Designation/Zone	Yes ⁴	No
EIR Recirculation Needed	Yes	No
Change to GPU Objectives Needed	No	No
Level of Change	Major	Minor

Notes:

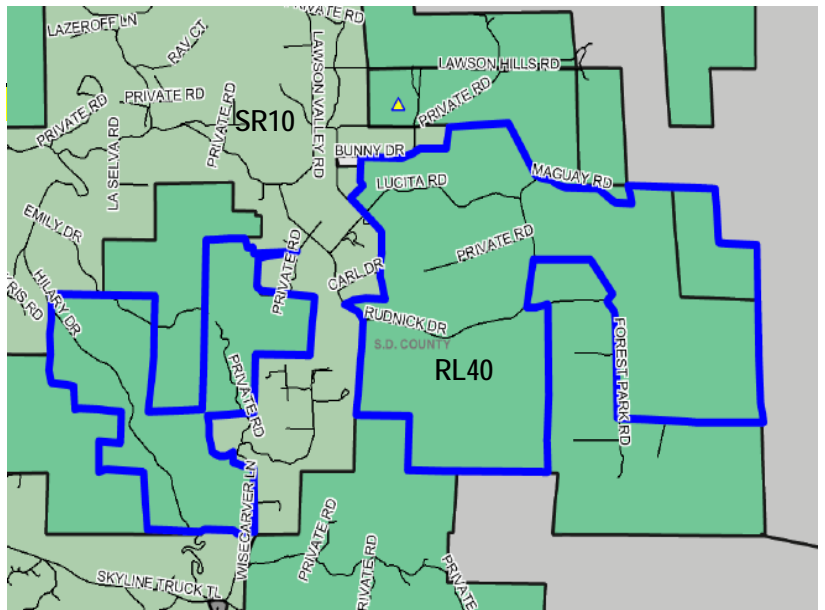
- 1 - Endangered Habitat League letter dated November 8, 2010
- 2 - Jamul CPG letter dated January 11, 2011
- 3 - Property owners are opposed to the RL40 designation
- 4 - Would place a spot designation for adjacent parcels

Property Description	
Property Owner: Ron and Byron White	
Size: Approximately 1800 acres 40 parcels	
Location/Description: 1 mile North of Skyline Truck Trail; 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	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — A72, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

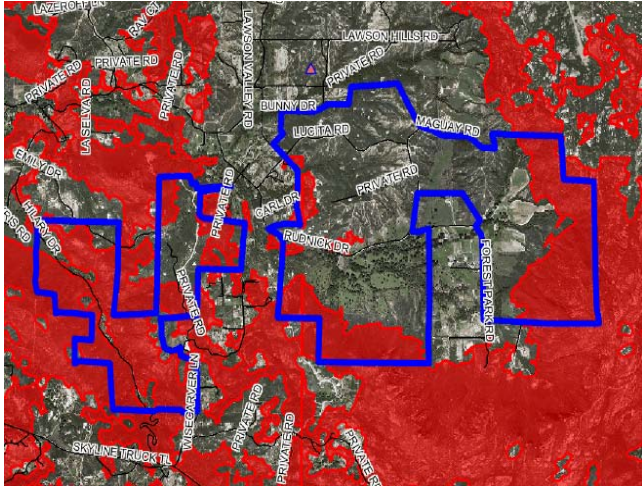
Discussion

This area is located in the Lawson Valley Area and is constrained by steep slopes and wetlands. The area is also within the Very High and High Fire Threat Severity Zone and has limited access to the properties. The property is a 2004 Residential Referral where the property owner requested a SR8 designation; however, RL20 was applied to the Referral Map. The property owner is now requesting SR10 on the eastern portion and RL20 on the western properties (see attached graphic). The request of SR10 and RL20 would require changing surrounding land use designations to avoid a spot designation. In addition, the SR10 designation is more intensive than the range of alternatives analyzed in the EIR and would not be supported by the project objectives, particularly Guiding Principles #5 and #9.

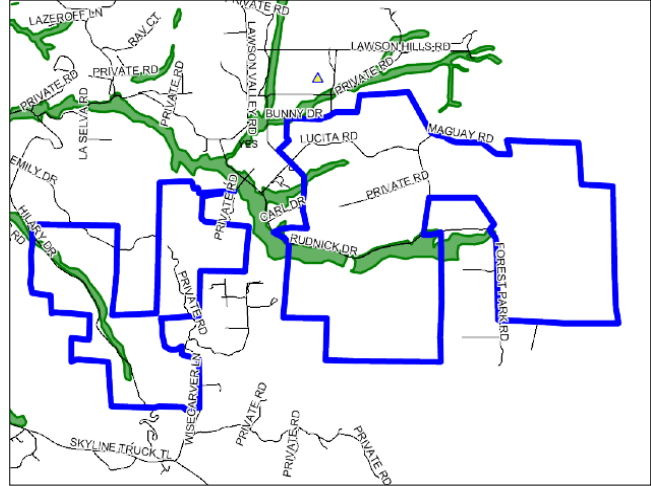
Continued on next page.

PROPERTY SPECIFIC REQUEST

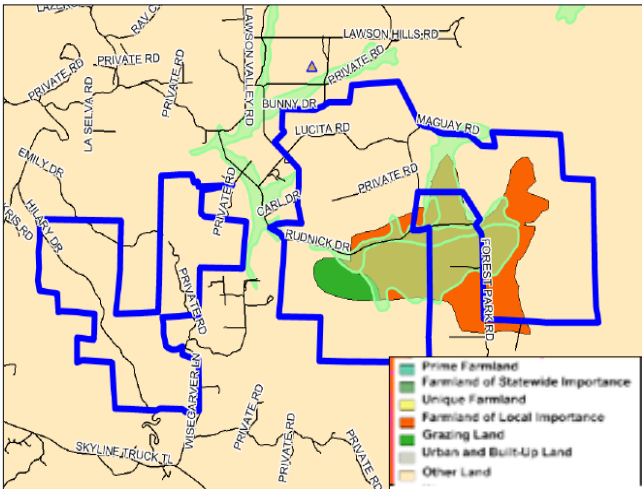
JD3 (cont.)



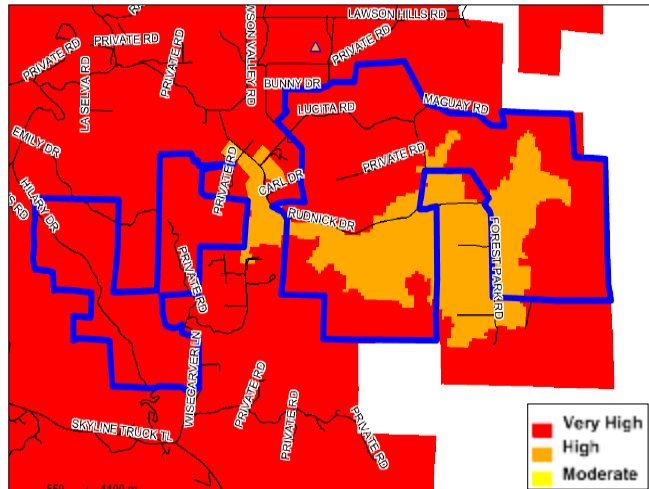
Steep Slope (Greater than 25%)



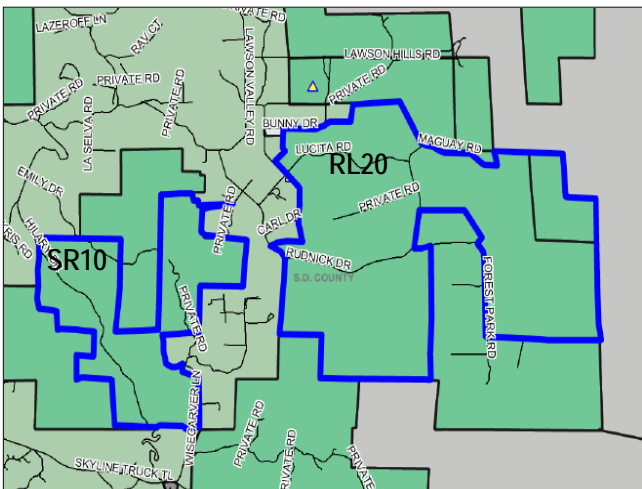
Wetlands



Agricultural Lands



Fire Hazard Severity Zones



Property Owner Request

Discussion (cont.)

The RL40 designation recommended by the Endangered Habitat League recognizes the remoteness of this area, its location outside the County Water Authority boundary, lack of infrastructure and services, and sensitive biological resources. The RL40 designation provides continuity with similar parcels to the west and east.

PROPERTY SPECIFIC REQUEST

JD10

Property Specific Request: Change land use designation from RL40 to SR4	
Requested by: Victor Esparza ¹	
Community Recommendation	SR4 ²
Opposition Expected ³	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Notes:

- 1 - Property owner request dated February 14, 2011
- 2 - Jamul CPG letter dated January 11, 2011
- 3 - Based on staff's experience

Property Description

Property Owner:
Victor Esparza

Size:
118.0 acres
2 parcels

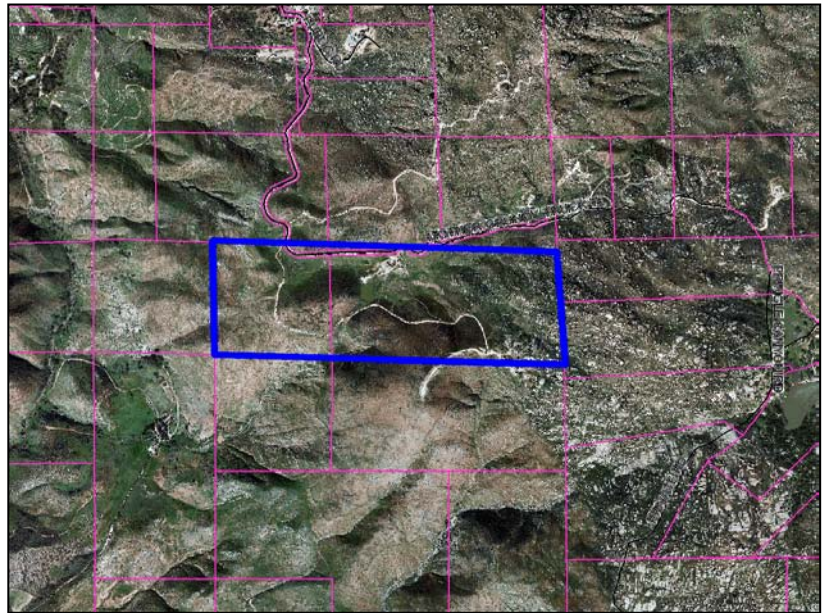
Location/Description:
0.7 miles south of Honey Springs Road, via
Mother Grundy Truck Trail;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

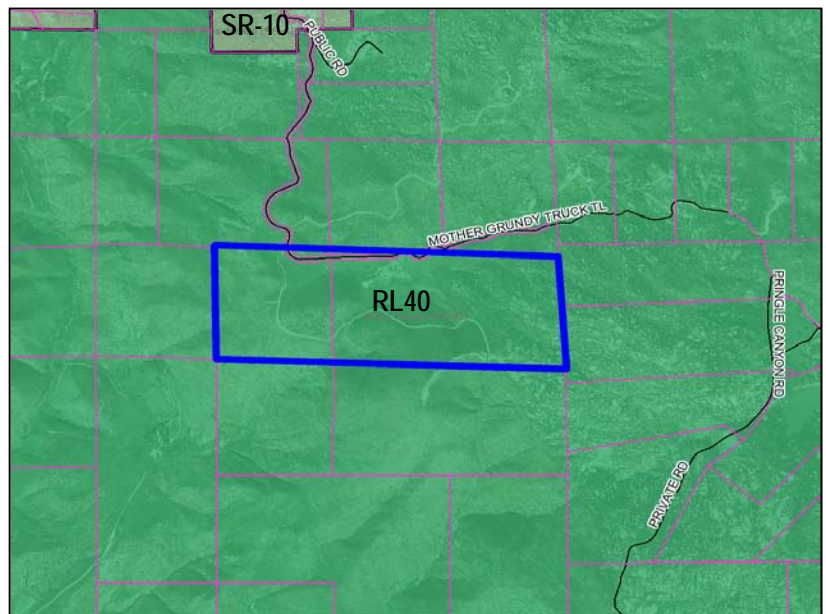
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing —A72; 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



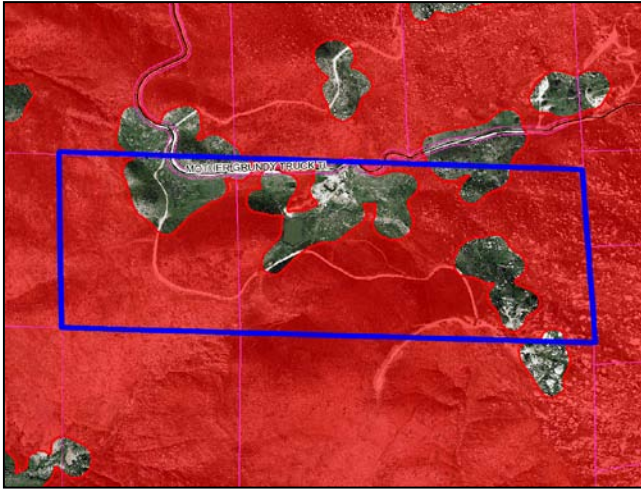
PC/Staff Recommendation

Discussion

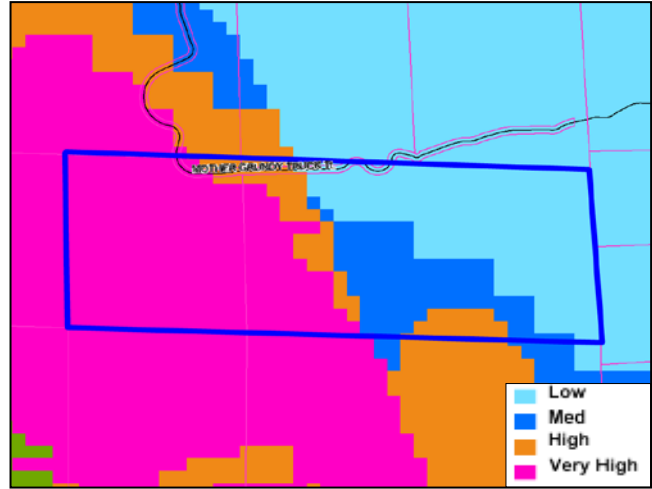
The site is highly constrained by either steep slopes or critical habitat and is located within the Very High Fire Threat Severity Zone, which is consistent with the project recommendation of RL40. The property owner's request of SR4 has not been analyzed under any General Plan Update EIR alternative and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location. Also, a Semi-Rural designation in this area would result in a spot designation. In addition, a Semi-Rural designation is not supported by Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner's request, which is more intensive than those analyzed in the EIR, is clarified on the next page. Therefore, the request would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

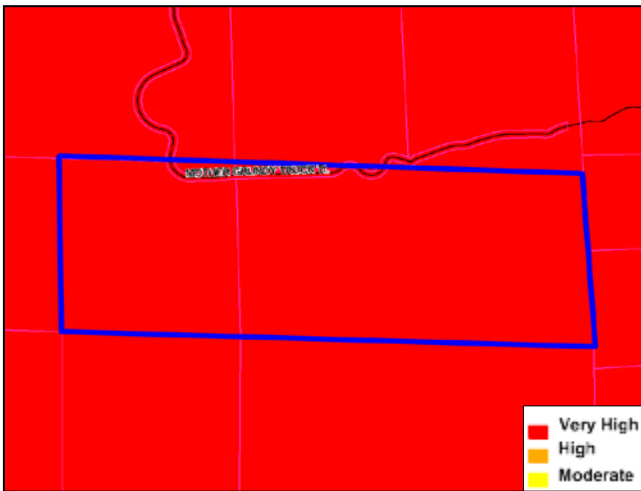
JD10 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Property Request:

1. On parcel 600-110-0700 (78 acres) split into 2 parcels, 38/40.
2. From this new split (request #1), grandfather in the ability to split the most eastern parcel into 2 separate parcels, 19/19.
3. Also from this new split (request #1), grandfather in the ability to split the other parcel, where our present house sits, into 4 separate parcels, 10 acres each.
****Note: Parcel 600-110-0700's Biological Habitat Evaluation Model is located in a Low/Med Zone.
4. On parcel 600-110-0800 (39 acres) grandfather in the ability to split into 4 parcels, 9.5/9.5/9.5/9.5.
***Note: Existing Zoning – 8-acre minimum lot size

JAMUL / DULZURA

PROPERTY SPECIFIC REQUEST

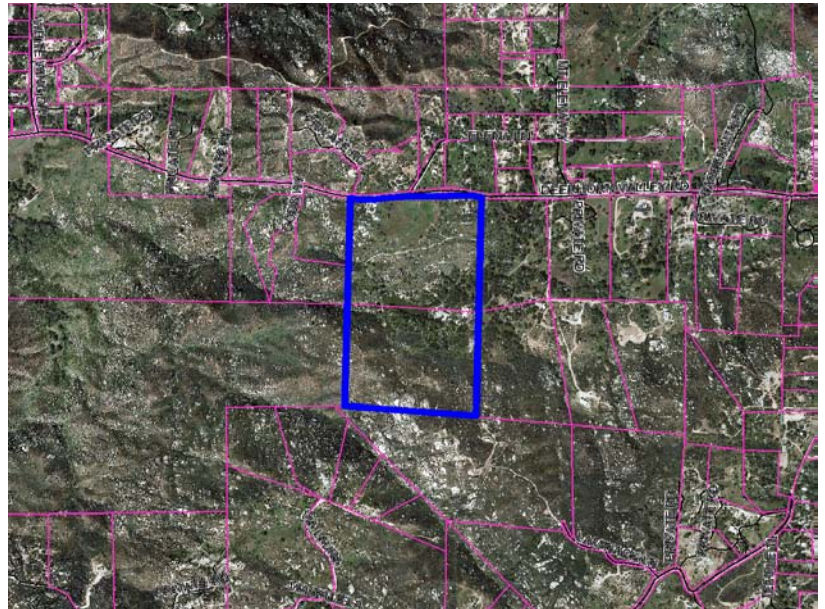
JD11

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

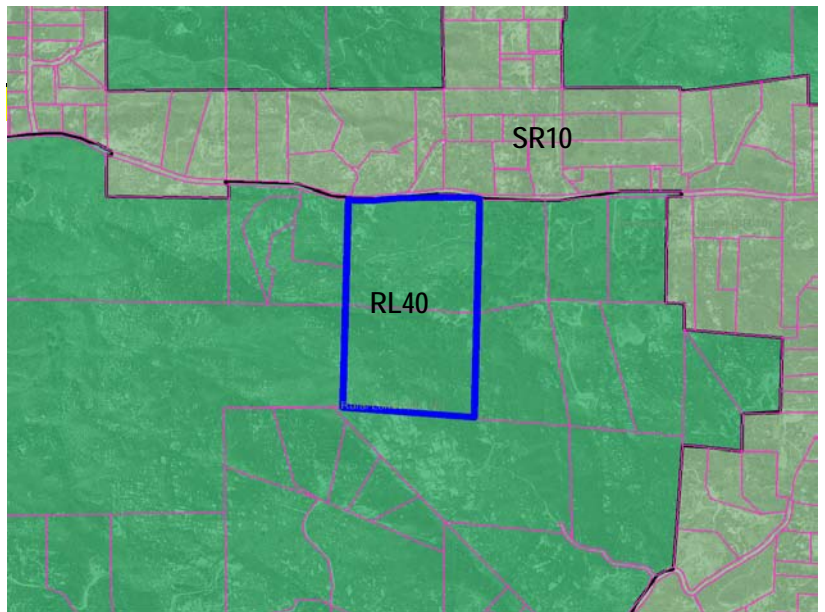
Note:
1- Jamul CPG letter dated January 11, 2011
2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Ralph and Connie McNeil	
<u>Size:</u> 96.9 acres 3 parcels	
<u>Location/Description:</u> 0.98 miles west of Honey Springs Road, via Deerhorn Valley Road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - 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	1 du/4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Draft Land Use	
Hybrid	
Environmentally Superior	RL160
<i>Zoning</i>	
Existing —A72; 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



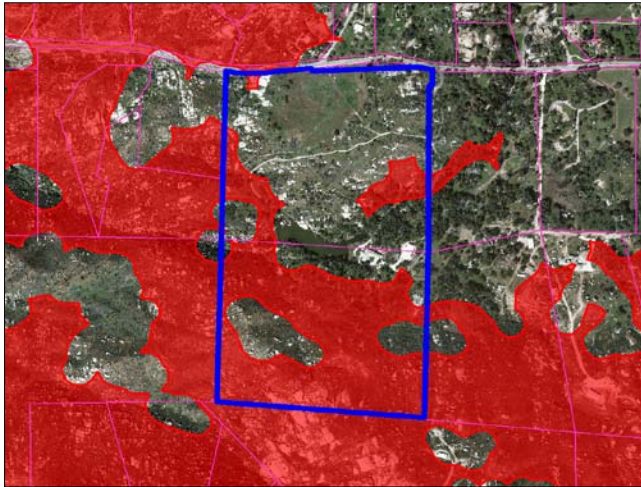
PC/Staff Recommendation

Discussion

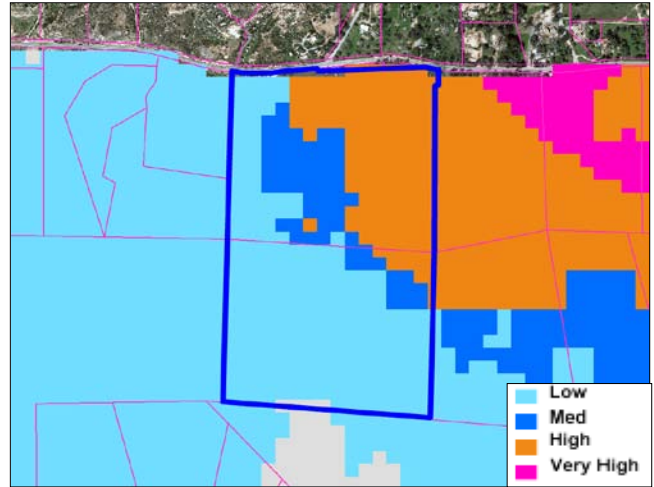
The site is completely constrained by steep slopes, critical habitat and is located within a Very High Fire Threat Severity Zone, which is consistent with the project recommendation of RL40. The property owner request of SR4 has not been analyzed under any General Plan Update alternative and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location and would result in a spot designation of a higher Semi-Rural designation than any parcels in the vicinity. Also, a Semi-Rural designation does not support Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner's request of SR4 is more intensive than those analyzed in the EIR. Therefore, the request would likely require revised project objectives and recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

JD11 (cont.)



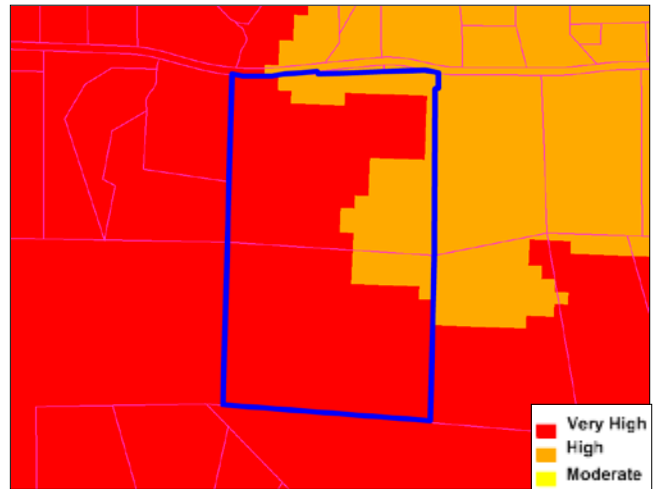
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zone

PROPERTY SPECIFIC REQUEST

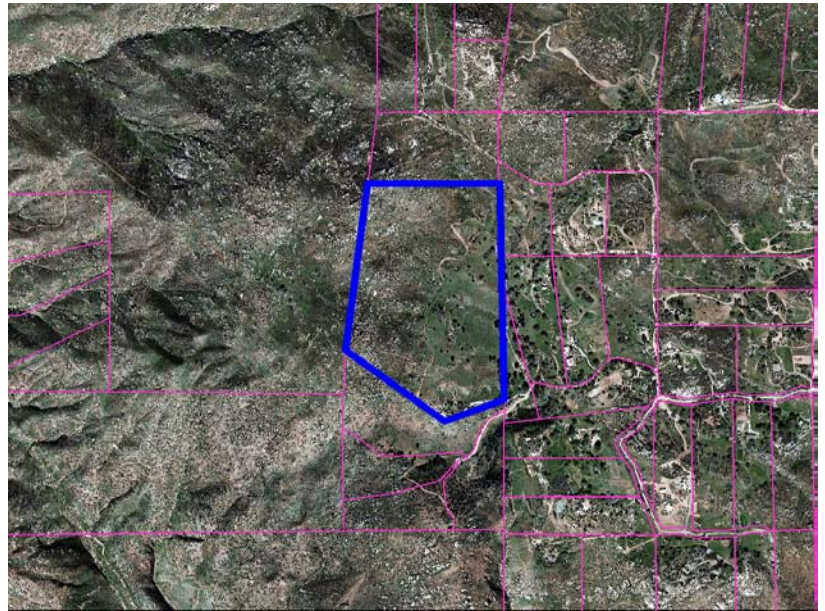
JD12

Property Specific Request: Change land use designation from RL40 to SR4	
Requested by: Verna Craig	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

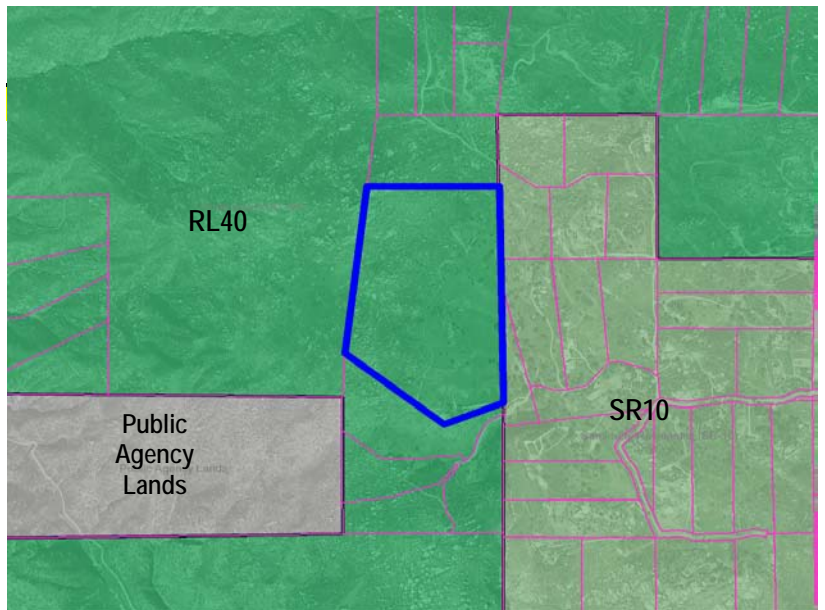
Note:
 1- Jamul CPG letter dated January 11, 2011
 2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Donald and Jan Maxted	
<u>Size:</u> 59.0 acres 1 parcel	
<u>Location/Description:</u> 0.2 miles west of Sierra Cielo, via a private road; Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zone 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing —A72; 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



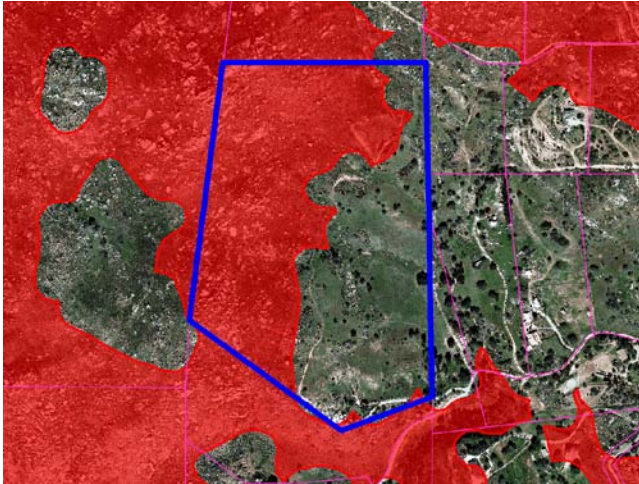
PC/Staff Recommendation

Discussion

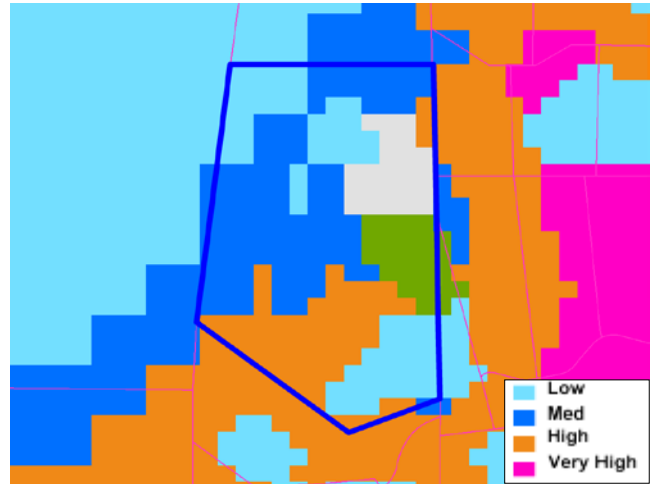
The site is completely constrained by steep slopes, critical habitat and is located within the Very High Fire Threat Severity Zone, which is consistent with the project recommendation of RL40. The property owner's request of SR4 has not been analyzed under any General Plan Update EIR alternative and would result in a spot designation. The request is also not supported by the Community Development Model due to its remote location and spot designation. Also, a SR 4 designation is not supported by Guiding Principle #5 due to the steep slopes and critical biological habitat. The property owner's request of SR4 is more intensive than those analyzed in the EIR. Therefore, the request would likely require revised project objectives and recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

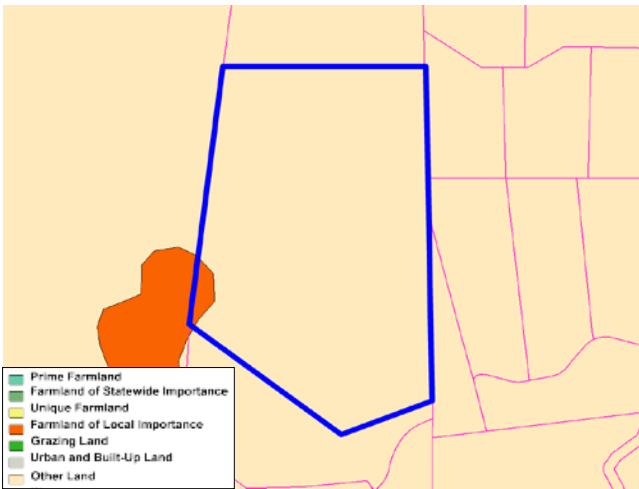
JD12 (cont.)



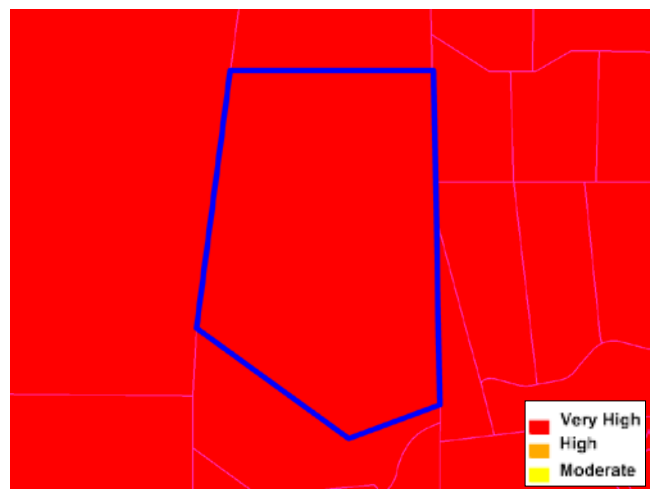
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

JAMUL / DULZURA

PROPERTY SPECIFIC REQUEST

JD13

Property Specific Request: Change land use designation from SR10 to SR4	
Requested by: Susan Mercia-Jones	
Community Recommendation	SR4 ¹
Opposition Expected ²	No
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

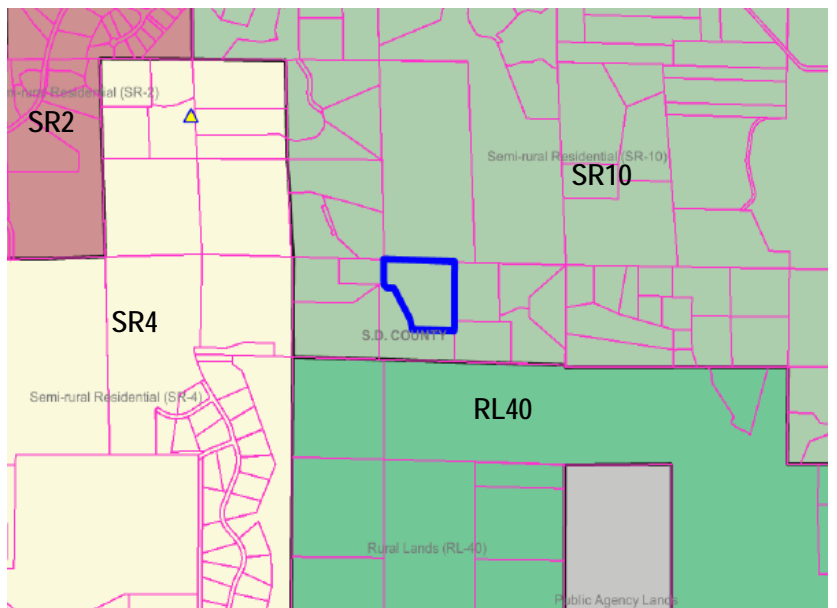
Note
 1- Jamul CPG letter dated January 11, 2011
 2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Mercia-Jones Family Trust	
<u>Size:</u> 17.5 acres 1 parcel s	
<u>Location/Description:</u> Approximately 1.2 miles south of Lyons Valley Road; Outside the 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	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Existing — A72, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



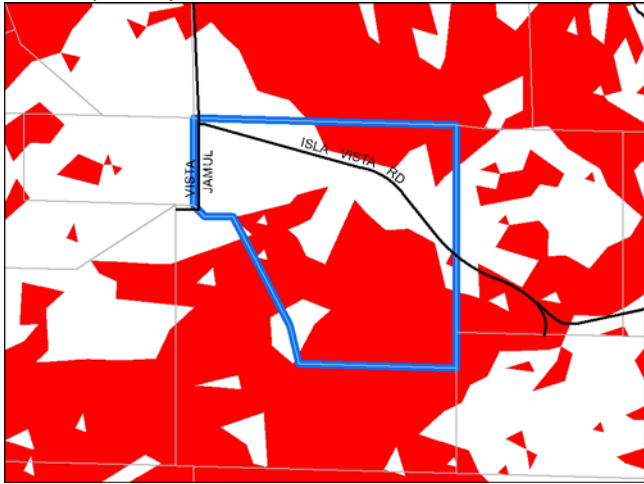
PC/Staff Recommendation

Discussion

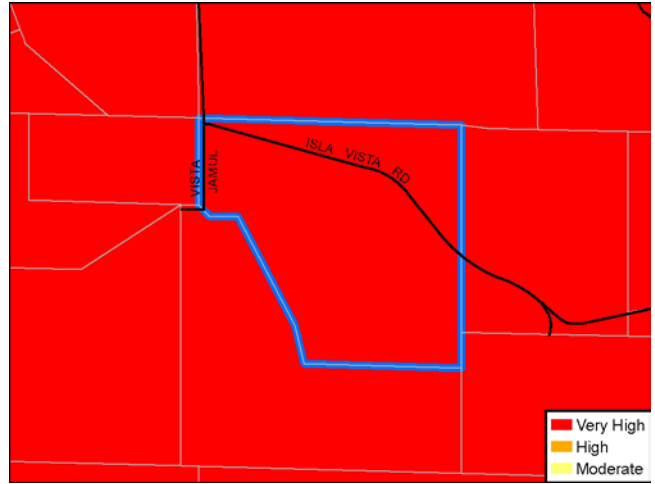
The PC / Staff Recommendation of SR10 recognizes the site constraints which include steep slopes and its location within the Very High Fire Hazard Severity Zone. The property owner's request of SR4 is more intensive than those analyzed under the EIR. The request is also less supported by Guiding Principle #5 due the steep topography of the land and the Community Development Model because it would place a spot designation of SR4 in any area dominated by SR10 and Rural Lands designations. The request would likely require recirculation of the EIR.

PROPERTY SPECIFIC REQUEST

JD13 (cont.)



Steep Slope (Greater than 25%)



Fire Hazard Severity Zones

PROPERTY SPECIFIC REQUEST

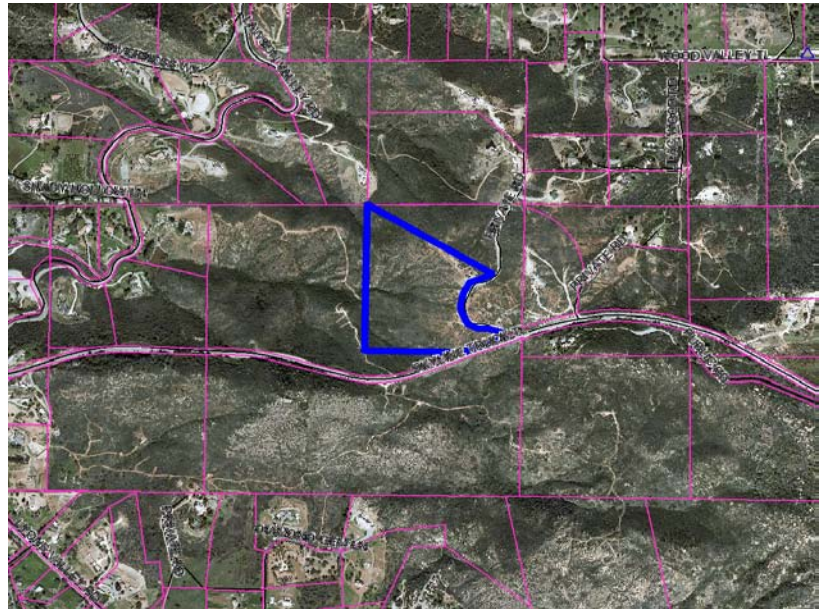
JD15

Property Specific Request: Change land use designation from RL40 to SR4.	
Requested by: Julia and Christopher Allen	
Community Recommendation	SR4
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

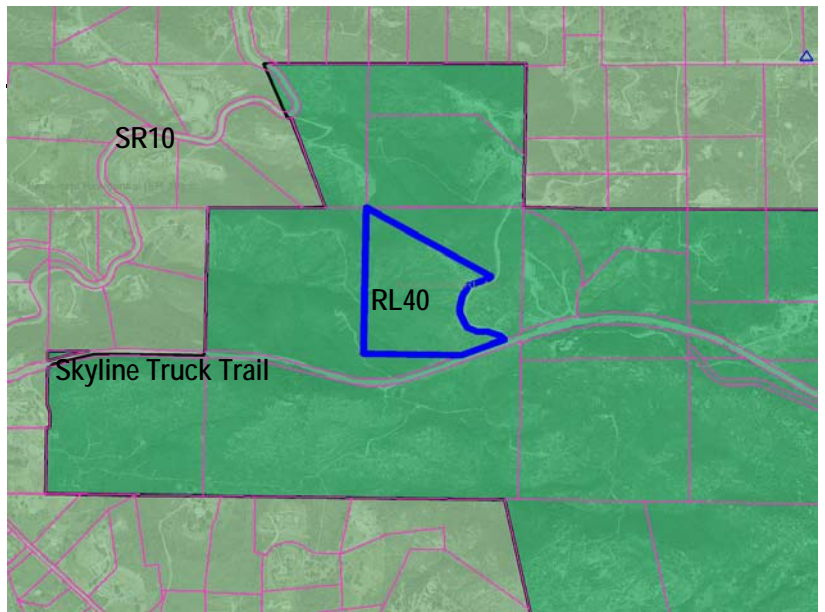
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Julia and Christopher Allen	
<u>Size:</u> 24.1 acres 1 parcel	
<u>Location/Description:</u> Adjacent to the north of Skyline Truck Trail; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● - high; ◐ - partially; ○ - none	
● Steep slope (greater than 25%)	
○ Floodplain	
○ Wetlands	
● Habitat Value	
○ Agricultural Lands	
● Fire Hazard Severity Zones	

Land Use	
General Plan	
Scenario	Designation
Existing General Plan	1 du/ 4,8,20 ac
PC / Staff Recommendation	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — A72, 8-acre minimum lot size	
Proposed — Same as existing	



Aerial



PC/Staff Recommendation

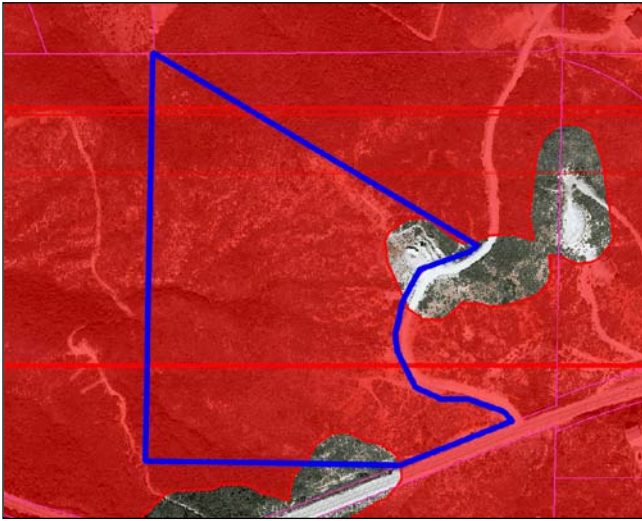
Discussion

A Tentative Parcel Map (TPM) 21045 for a two-lot split was submitted December 21, 2006 and is currently in Idle Status. A Semi-Rural (SR) designation in this area would not be consistent with the Community Development Model and would result in a spot designation of SR4. To avoid this spot designation would require an expanded application of SR4 to the area, allowing for additional subdivision and likely requiring recirculation of the EIR.

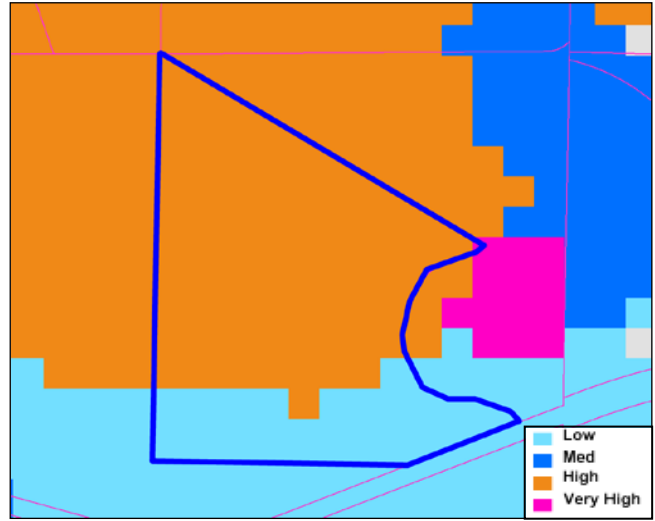
JAMUL DULZURA

PROPERTY SPECIFIC REQUEST

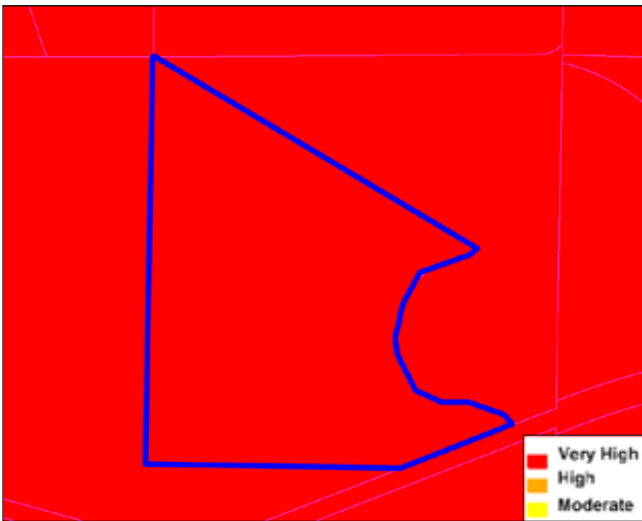
JD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

JAMUL DULZURA