

# **Attachment C**

## **Review of Moderate and Major Property-Specific Requests (PSR)**

- 1. Introduction**
- 2. Mapping Principles**
- 3. Review of Moderate and Major Requests**
- 4. Potential Land Use Map Changes**
- 5. Background Information**

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# 1. Introduction

On March 16, 2011 the Board directed that staff review property specific requests under the Moderate and Major categories to seek opportunities that would move a request to the Minor category. Property specific requests originated from written and verbal testimony during the October 20, November 10, and December 8, 2010 hearings. At the December 8, 2010, the Board directed staff to evaluate all property specific requests and report back on the process necessary to include them in the General Plan Update. There were 232 total requests, with 60 of them being Moderate and 89 being Major. Moderate requests were those that may be found consistent with the General Plan Update guiding principles but were not evaluated in the General Plan Update Environmental Impact Report (EIR). Major requests were those that were not consistent with the General Plan Update guiding principles. Staff analysis of the PSRs was provided to the Board at hearings in draft form on February 9, 2011 and as final analysis on March 16, 2011. The PSR analyses are provided in Attachment C of the March 16, 2011 staff report, which can be accessed on the project web site at the following link:

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS\\_March\\_2011/C1\\_Intro\\_Table.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS_March_2011/C1_Intro_Table.pdf)

There were 232 total requests, with 60 of them being Moderate and 89 being Major. Staff's analysis of the 149 Moderate and Major requests is summarized in Section 3 of this attachment. There is an inherent difficulty in finding alternatives to these requests because of the reasons they were first categorized as Moderate or Major. For example, for most of these requests there was no higher density evaluated in the Environmental Impact Report than what was recommended by staff and the Planning Commission. Therefore, in most cases, any alternative that increases overall density above what was recommended would at least be a Moderate. There were also a number of requests where revisions to the recommended project (referred to as compromises) had already been made in response to the request. Therefore, this posed limitations to finding any further movement in densities while maintaining conformance with the guiding principles.

In summary, of the 149 Moderate and Major requests reviewed, **16** possible Minor options that partially address the request were identified, **6** Moderate options were identified for Major requests, and there were **26** instances counted where compromises had already been incorporated into the Staff/Planning Commission Recommendation. Around **56** requests were determined to possibly meet guiding principles but were not evaluated in the EIR because they were not a part of a project alternative directed to be studied by the Board. While these requests could not be considered without modifying the current General Plan Update EIR, it is possible that they could be considered as part of future general plan amendments with supplemental analysis.

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## 2. General Mapping Principles

The mapping principles of the General Plan Update have been applied consistently since early in the planning process. These mapping principles have evolved into the Guiding Principles, discussed in the Vision and Guiding Principles chapter of the draft General Plan Update. The Guiding Principles used most often to develop the Land Use Map are identified below. A complete description of all project Guiding Principles is discussed in the draft General Plan Update document at the following link:

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos\\_oct2010/B1\\_01\\_intro\\_vision.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos_oct2010/B1_01_intro_vision.pdf)

While any changes to land use mapping should be consistent with the Guiding Principles, these changes should also be consistent with how similar situations are mapped in other areas of the unincorporated County. Therefore, any potential land use map changes are intended to be consistent with General Plan Update mapping principles to ensure that land use designations are applied in a consistent manner to the Land Use Map.

The following sections provide an overview of the mapping conducted for the General Plan Update. A significant amount of additional detail can be found in past Planning Commission and Board of Supervisor staff reports.

### 2.1 Guiding Principles and Relevant Policies

This section lists the guiding principles that were most influential in the mapping process. It provides a description on how these principles have been interpreted relevant to the mapping. Draft policies that are contained in the General Plan Update that relate to the principle and the mapping are also listed.

*#2 – Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development*

The Community Development Model is an overarching principle used for the development of the Planning Commission / Staff Recommended Land Use Map. The Community Development Model was initially presented to the Board of Supervisors in the May 21, 2003 staff report as a Project Issue titled “Community Development” [See Pages 5-4 to 5-5 under Background Information]. The Community Development Model is part of Guiding Principle #2, which is discussed on Page 2-8 of the draft General Plan Update document. An excerpt of Guiding Principle #2 is provided below, along with a link on the web site for the pertinent section of the draft General Plan Update.

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos\\_oct2010/B1\\_01\\_intro\\_vision.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos_oct2010/B1_01_intro_vision.pdf)

*A model of compact development begins with a central core, referred to as a “Village” or, in very rural communities, a “Rural Village” in which the highest intensities of development are located. ...the central core is surrounded by areas of lesser intensity including “Semi-Rural” and “Rural Lands.” ... Outside of the “Village,” “Semi-Rural” areas would contain low-density residential neighborhoods, small-scale agricultural operations, and rural commercial businesses. In turn, these would be surrounded by “Rural Lands” characterized by very low density residential areas that contain open space, habitat, recreation, agriculture, and other uses associated with rural areas.*

These concepts were again presented in the September 22, 2003 staff report under the “Basis for Staff Recommendations” for the Land Use Map as Objective 6 – Locate Growth near Infrastructure, Services and Jobs and as Objective 8 – Create a Model for Community Development [See also Pages 5-16 and 5-17 under Background Information].

General draft policies that relate to Guiding Principle #2 include:

- Assign land use designations in accordance with the Community Development Model
- Prohibit leapfrog development (Village development outside established Villages or water and sewer service boundaries) that is inconsistent with the Community Development Model and Community Plans.
- Assign Rural Lands designations in areas remote from Villages (generally, RL20 inside the County Water Authority boundary and RL40 outside the boundary).
- Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.
- Permit new Village-designated land uses only where contiguous with an existing or planned Village and where the development would be compatible with environmental conditions and constraints, such as topography and flooding.
- Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

*#4 – Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.*

This principle requires new development to set aside and protect critical lands and habitat through lower density development. Maintenance of viable and healthy habitats and biological resources not only sustains sensitive plant and animal species, but also contributes to the economic value, character, and identity of the County.

These concepts were presented in the September 22, 2003 staff report under the “Basis for Staff Recommendations” for the Land Use Map as Objective 7 – Assign Densities Based on the Characteristics of the Land [See also Pages 5-16 to 5-17 under Background Information].

General draft policies that relate to Guiding Principle #4 include:

- Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

*#5 – Ensure that development accounts for physical constraints and the natural hazards of the land*

New development should be located to protect life and property from these and similar hazards. In high risk areas, development should be prohibited or restricted in type and/or density.

The concepts for this Guiding Principle were initially presented to the Board of Supervisors in the May 21, 2003 staff report as a Project Issue titled “Development Capacity” [See Page 5-4 under Background Information]. These concepts were again presented in the

September 22, 2003 staff report under the “Basis for Staff Recommendations” for the Land Use Map as Objective 7: Assign Densities Based on Characteristics of the Land [See also Pages 5-16 to 5-17 under Background Information].

General draft policies that relate to Guiding Principle #5 include:

- Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.
- Assign land uses and densities in a manner that minimizes development in extreme, very high, and high hazard fire areas or other unmitigable hazardous areas.
- Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.
- Assign Village land use designations in a manner consistent with the Community Plan, community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.
- Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts.
- Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.
- Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities.
- Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain.
- Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.
- Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses that do not include habitable structures, and do not substantially harm the environmental values of the floodway area.

*#8 – Preserve agriculture as an integral component of the region’s economy, character, and open space network*

The principle directs development to areas so as to protect opportunities for continued agricultural production. Development of compact communities, as defined by the Community Development Model, will contribute to this objective. Reduce permitted densities in prime agricultural areas to sustain sufficient parcel size for viable agricultural activities. Prohibit land uses from major agricultural areas that are incompatible with agricultural uses.

These concepts were presented in the September 22, 2003 staff report under the “Basis for Staff Recommendations” for the Land Use Map as Objective 4: Balance Competing Interests [See also Page 5-15 under Background Information].

General draft policies that relate to Guiding Principle #8 include:

- Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

**#9 – Minimize public costs of infrastructure and services and correlate their timing with new development**

Locate new development located near existing and planned infrastructure and services to require less extensive roads and infrastructure. This could reduce the need to build and operate new road networks, emergency and law enforcement facilities, libraries, schools, parks, and other public services needed to support residential development in remote areas.

The concepts for this Guiding Principle were initially presented to the Board of Supervisors in the May 21, 2003 staff report as a Project Issue titled “Future Growth Areas” [See Page 5-4 under Background Information]. These concepts were again presented in the September 22, 2003 staff report under the “Basis for Staff Recommendations” for the Land Use Map as Objective 3 – Reduce Public Costs. [See Pages 5-14 to 5-15 under Background Information].

General draft policies that relate to Guiding Principle #9 include:

- Require that development be located to reduce vehicular trips by utilizing compact regional and community-level development patterns.
- Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.
- Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

## **2.2 Additional Information on Mapping**

Additional information is available through the General Plan Update record that describes how the General Principles were being interpreted and applied to the map on a consistent basis. This is evident after review of the Planning Concepts discussed in Attachment C of the May 21, 2003 staff report. Some examples are provided from this report to show how Semi-Rural and Rural Lands would be mapped [See also Background Information Pages 5-8 to 5-9].

Semi-Rural Areas:

- *Semi-Rural uses are residential and small farm*
- *An appropriate density, such as 1du/acre, will be assigned*
- *Clustering is encouraged to preserve contiguous open space, landforms and agriculture, as well as provide flexibility in lot size design*
- *Semi-Rural is limited to locations where existing construction has already committed a well-defined area to this pattern of development. Appropriate criteria should guide the demarcation of these zones. The presence of parcelization in and of itself does not mean that a Semi-Rural District will be created.*
- *Sewer service, where appropriate, may be used to support clustered projects*



## Rural Lands:

- *Here the goal is to retain resources, agriculture, a rural appearance, and atmosphere, with little development and no new small-lot subdivisions.*
- *Maximum density will be 1 dwelling unit/80 or 160 acres.*
- *Permitted development of any type will be resource-based.*
- *Existing rural atmosphere to be maintained.*
- *Existing buildable lots, regardless of size, are grandfathered.*

The Land Use Framework presented in Attachment E of that same staff report also provides specific direction for how the Regional Categories would be mapped. For example, circumstances for mapping Rural Lands, both west and east of the County Water Authority boundary, are addressed as follows: West of CWA – 1 du / 20 or 40 acres and East of CWA – 1 du / 40, 80 or 160 acres [see also Background Information on Page 5-11]. Mapping guidelines in special circumstances are also addressed:

- *East of CWA – 1 du / 40 acres should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1du/20 acres may be applied.*
- *West of CWA – In limited circumstances with existing parcelization, 1 du/10 acres may be applied.*

The mapping principles in these early staff reports were also used by staff in their analysis of residential property referrals. The September 22, 2003 staff report describes consideration of the referrals at that time and explains why a number of them were not incorporated into the draft map. [See Background Information Pages 5-18 to 5-24]. Some specific examples for North County are provided below.

- **Productive agriculture** – Densities were retained within the County’s most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/Valley Center border near Lilac Road and I-15.
- **Highly constrained land** – Within the CWA boundary, property referrals located in areas categorized as Rural Lands typically contain steep slopes, significant environmental constraints, and limited access to infrastructure or services. In most of these areas, a compromise solution was recommended or densities were retained. In three locations, high expectations for growth conflict with the physical characteristics of the land: Elfin Forest in San Dieguito, Hellhole Canyon in Valley Center, and properties along the Pala Pauma/Valley Center border. These areas contain multiple referrals in highly constrained locations.
- **Semi-Rural** – Original densities were retained when property referrals were located in isolated pockets surrounded by constrained land with lower densities.

**Outside CWA boundary** – Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth –

densities were retained. Exceptions were made for referrals that were adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while remaining consistent with project concepts and objectives.

### 3. Review of Moderate and Major Property Specific Requests

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
<b>ALPINE</b>						
AL24	VR2	VR2.9 (Moderate)	VR2	VR2.9 / RL20 (Minor)	The request was for an increase in density that was not evaluated in the EIR and, therefore, considered a Moderate level of change category. A potential alternative would be to increase the density on the more developable portion of the site near the access road while decreasing the density on the rest of the parcel so that there isn't a substantial change in overall density.	4-3
AL27	VR2	VR2.9 (Moderate)	VR2	none	This request for an increase in density was not evaluated in the EIR and, therefore, is a Moderate level of change. An alternative similar to AL24 was considered, but AL27 is more constrained and the developable portion of the site is adjacent to a two-acre lot neighborhood to the south. Therefore, an alternative similar to AL24 is not recommended for this property.	N/A
<b>BONSALL</b>						
BO3-A	SR10	SR2 (Major)	SR2	SR4 (Minor)	The request of SR2 is not supported by the project objectives due to the significant farmland, high quality habitat, and steep slopes found onsite. Because of these characteristics, the project site is different than the surrounding area that has designations of SR1 and SR2. The surrounding designations of SR1 and SR2 reflect existing parcelization that occurred from development decades ago. A potential alternative would be SR4, which was evaluated in the EIR and was the staff recommendation prior to the Planning Commission recommendation of SR10. The density of 1du/4ac is considered appropriate for maintaining commercial agricultural operations, whereas a density of 1du/2ac would likely result in more substantial conversion of agricultural lands.	4-4, 5-25 to 5-27
BO18	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
BO20	SR10	SR2 (Major)	SR10	SR4 (Moderate)	The property is surrounded by SR10. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because the site and surrounding areas contain significant agricultural lands. A alternative designation of SR4 is possible for this and the surrounding area, but is more intensive than any alternative in the EIR. [Combined with BO29 and BO33]	4-5

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
BO21	SR2	General Commercial (Moderate)	SR2	Residential Commercial Zoning (Minor)	The SR2 designation is the only designation that was analyzed for this site; therefore, a General Commercial designation would require EIR revision and recirculation. A potential alternative would be to apply the Residential Commercial zone within the SR2 designation. Residential Commercial zoning allows for limited commercial use types in combination with residential uses.	4-6
BO22	SR10/RL40	SR4/RL40 (Moderate)	SR10/RL40	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. The property owner suggested that a possible Minor alternative would be to designate only the northern portion of the property as SR4. However, this does not address the fact that the highest density considered for the site in the EIR was SR10. Additionally, if any portion of the site is designated as SR4, similar consideration should be given to the similar properties surrounding this property and a larger change to SR4 may be necessary for consistent treatment.	N/A
BO29	SR10	SR2 (Moderate)	SR10	SR4 (Moderate)	The property is surrounded by SR10. The request of SR2 was incorrectly listed as a Moderate change and should be a Major level of change because it would result in a spot designation and would not be supported by the project objectives or the Community Development Model since the site and surrounding areas contain significant agricultural lands. An alternative designation of SR4 is possible for this and the surrounding area but is more intensive than any alternative in the EIR. [Combined with BO20 and BO33]	4-5
BO32	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
BO33	SR10	SR2 (Major)	SR10	SR4 (Moderate)	The property is surrounded by SR10. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because the site and surrounding areas contain significant agricultural lands. An alternative designation of SR4 is possible for this and the surrounding area. However, this is still more intensive than any alternative in the EIR and therefore requires recirculation of the EIR. [Combined with BO20 and BO29]	4-5

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
<b>CENTRAL MOUNTAIN</b>						
CM10	RL80	SR4 (Moderate)	RL40	SR4 (Minor)	The potential alternative designation is proposed subject to approval of Tentative Parcel Map (TPM) 20857 for this property. A preliminary notice of approval has been issued for a three-lot TPM; however, the approval is still subject to appeal. The potential alternative designation of SR4. The request may be recategorized as a Minor level of change if the TPM receives final approval prior to the adoption of the General Plan Update. The density of SR4 was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board; however, it was considered as a cumulative project and once TPM 20857 receives final approval, the map will be able to finalize regardless of the General Plan designation. Therefore, showing the property as SR4 would simply be reflecting the parcelization that will result from TPM 20857. This is similar to the treatment of other tentatively approved subdivisions as discussed in Issue 25 of the March 16 staff report. However, should the TPM not be approved prior to adoption of the General Plan Update, it is suggested that the site continue to be designated at RL80 unless the EIR is modified.	4-7
CM15	RL80	SR1 (Major)	RL40	none	The property is surrounded by RL80. The request would result in a spot designation, an inconsistency with the Groundwater Ordinance, and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat and high wildfire risk.	N/A
<b>CREST DEHESA</b>						
CD12	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80 and open space. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area and increase development potential in a remote location with no road access, very high fire risk, high quality habitat, and steep slopes.	N/A
CD13	RL20	SR4 (Moderate)	SR10	SR10 (Minor)	<b>Already compromised.</b> The original recommendation on this property was RL40 and SR10. The request may be found consistent with the project objectives but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. SR10 could be considered as an alternative and would be preferred if CD4 is recommended by the Board. However, it should be noted that due to steep slopes on the site this designation may not result in a different yield than the recommended RL20.	4-8, 5-28 to 5-31

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
CD14	SR4/RL20	SR2/SR4 (Moderate)	SR4/RL20	SR1/RL20 (Minor)	The request may be found consistent with the project objectives, but was not evaluated in the EIR. Any higher unit yield than what is being recommended would likely require recirculation of the EIR. Therefore, a possible alternative would be a change in designations, but in a manner that does not substantially increase overall unit yield.	4-9
<b>DESERT</b>						
DS8	VR2	VR4.3 (Moderate)	VR4.3	none	<b>Already compromised.</b> The original recommendation on this property was SR4. The request may be found consistent with the project objectives and was evaluated in the EIR. However, similar parcels are not proposed for the same density. Therefore, to provide consistent mapping, additional parcels would be required to receive the same designation and those were not evaluated in the EIR. The original mapping principles mainly applied Village densities in Borrego to existing parcelization. In a few cases, VR2 was applied to undeveloped land adjacent to village densities but in no locations was a density as high as VR4.3 applied to undeveloped land.	5-32
DS11	RL40	RL20 (Major)	RL20	none	The property is surrounded by RL40 and public lands. The request would result in a spot designation that is not consistent with similar lands and would not be supported by the project objectives because of its remoteness. In general RL20 is not used east of the CWA except when reflecting existing parcelization.	5-33 to 5-37
DS12	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in an inconsistency with the Groundwater Ordinance, create a spot designation, and would not be supported by the project objectives or the Community Development Model because of its remoteness.	N/A
DS20	VR2	VR4.3 (Moderate)	VR2	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. In general, village densities were only applied areas of existing parcelization. In a few cases such as this, VR2 was applied to undeveloped land adjacent to village densities. VR4.3 was not used for any of these areas so application of VR4.3 in this circumstance may necessitate reviewing all areas proposed as VR2 and other undeveloped land adjacent to village areas. As a result, any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
DS24	SR10	SR1 (Moderate)	SR10	SR2/RL40 (Minor)	The request may be found consistent with the project objectives but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. Therefore, a possible alternative would be a change in designations but in a manner that does not substantially increase overall unit yield.	4-10, 5-38

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
DS25	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area and increase development potential in a remote location.	5-39
DS26	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in an inconsistency with the Groundwater Ordinance, create a spot designation, and would not be supported by the project objectives or the Community Development Model because of its remoteness.	N/A
<b>FALLBROOK</b>						
FB2	RL20	SR2 (Major)	RL20	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The property is surrounded by RL40 and RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat and steep slopes.	N/A
FB3-B	Various	Reflect proposed project (Moderate)	Various	Limited Impact Industrial to General Commercial (Minor)	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Additionally, a project is currently being processed for this site with DPLU and should the General Plan Update be revised to reflect that project, CEQA requires evaluating the whole of the action. An alternative would be limiting the change to replacing the Industrial designated area with a Commercial designation.	4-11
FB4	SR10	VCMU (Moderate)	VCMU	General Commercial (Minor)	<b>Already compromised.</b> The original recommendation on this property was for the entire area to be SR10. General Commercial was subsequently included in the Staff Recommendation. The request for an additional area of VCMU may be found consistent with the project objectives, but not the current text of the General Plan and implementation of the Village Core Mixed Use designation. A further land use change would be an expanded General Commercial designation and some residential uses could be allowed through zoning. However, additional commercial uses are not supported by the Fallbrook Community Planning Group.	4-12, 5-40 to 5-44

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
FB8	RL40	SR10/RL20 (Major)	SR10/RL20	RL20 (Minor)	The property is surrounded by RL20, SR10, and SR2. The request would provide designations consistent with the adjacent designations, but the 530-acre site has substantially different characteristics than the surrounding area, such as larger parcels, very high quality habitat, steep slopes, and constrained access. A pipelined Tentative Map for this area had to be withdrawn due to these constraints. The entire site meets the criteria for Rural Lands and because it is within the CWA, the use of RL20 is fairly common. Additionally, higher densities were considered as part of the Referral Map in the EIR; therefore, recirculation of the EIR is not considered necessary.	4-13, 5-45 to 5-51
FB16	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
FB17	SR2	SR1 (Moderate)	SR2	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
FB18	RL40	SR10 (Major)	RL40	none	The property is surrounded by RL40 and RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would result in an "upzone" compared to the current zoning accommodating more intensive development compared with the surrounding area. The current zoning of the property has a 40-acre minimum lot size. Therefore, even RL20 could be an increase, and such an increase would not be consistent with the mapping for this area which is intended to reduce development potential.	N/A
FB19	RL20	SR10 (Moderate)	RL20	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely affect additional parcels and require recirculation of the EIR.	N/A
FB20	RL20	SR4 (Moderate)	RL20	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely affect additional parcels and require recirculation of the EIR.	N/A



PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
FB21	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote, Rural designated area.	5-52 to 5-54
FB22	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote, Rural designated area.	5-55 to 5-57
FB23	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote, Rural designated area.	5-58 to 5-60
FB24	RL40	SR4 (Major)	RL20/RL40	none	The property is surrounded by RL40. The request would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in an area disconnected from other semi-rural areas and not adjacent to a Village. The site is constrained by biological resources on the north half and steep slopes on the southern half. Existing zoning for the site has minimum lot sizes of 8 and 10 acres. Therefore, the request would be inconsistent with the mapping of this area which was intended to reduce development potential due to the factors already mentioned.	N/A
FB25	RL20	SR10 (Major)	RL20	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote, Rural designated area.	N/A
FB26	RL20	SR1 (Major)	RL20	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would result in an "upzone" compared to the current zoning, accommodating more intensive development compared with the surrounding area.	N/A
FB27	SR2	SR1 (Moderate)	SR2	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would result in a spot designation and likely require recirculation of the EIR.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
<b>JAMUL DULZURA</b>						
JD2	RL20	RL20/SR1/ SR2 (Major)	RL20/SR1/ SR2	Limited SR1 (Minor)	The property is surrounded by RL20, SR1, and open space. The request would not be supported by the project objectives or the Community Development Model because it would expand on an island of development that is distant from any village, jobs, and services in an area that has high biological value. An alternative is possible where the adjacent SR1 could be extended onto the property in a manner that connects the existing development rather than extending the development pattern further into the rural lands.	4-14
JD3	RL40	SR10/RL20 (Major)	RL20	none	The property is surrounded by RL40 and SR10 and encompasses approximately 1800 acres. The request would not be supported by the project objectives because it would result in greater development potential in a remote area with limited access (including a long dead end road), steep slopes, and very high quality habitat. The property is located outside the CWA where properties meeting the description of Rural Lands are typically given RL40, rather than RL20. The surrounding properties that received the SR10 designation are existing parcels of that size. Approximately 42 acres under the same ownership have been designated SR10 on the PC/Staff Recommended land use map.	5-61 to 5-66
JD10	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has high wildfire risk, and is highly constrained by steep slopes.	N/A
JD11	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40 and SR10. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has high wildfire risk, and is constrained by steep slopes. The area nearby that received the SR10 designation has existing parcels much smaller than those of the request area.	N/A
JD12	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40 and SR10. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has high wildfire risk, and is constrained by steep slopes. The area nearby that received the SR10 designation has existing parcels much smaller than those of the request area.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
JD13	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely affect additional parcels and require recirculation of the EIR.	N/A
JD15	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has high wildfire risk, and is constrained by steep slopes. The area nearby that received the SR10 designation has existing parcels smaller than the request area.	N/A
<b>JULIAN</b>						
JL5	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
<b>LAKESIDE</b>						
LS6	SR2	SR1/RL20 (Moderate)	SR2	SR1/RL20 (Minor)	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher unit yield than what is being recommended would likely require recirculation of the EIR. Therefore, a possible alternative would be a change in designations, but in a manner that does not increase overall unit yield.	4-15
LS7-A	SR4	Medium Impact Industrial (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
LS24	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40 and public lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that is not near other development, has high wildfire risk with limited to no access on a dead-end road, and is constrained by steep slopes.	N/A
LS25	SR4	VR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
LS26	SR10	SR4 (Major)	SR10	none	The property is surrounded by SR10 and RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would retain development potential in area that has high wildfire risk with access on a dead-end road. In this area of the recommended map, some SR2 is found. However, this is reflecting existing parcelization and is not for future development potential. Similarly, the SR10 on the request area and surrounding properties is recognizing the existing parcelization.	N/A
LS27	VR4.3	VR7.3 (Moderate)	VR4.3	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
LS28	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40 and public lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has very high wildfire risk, and is constrained by steep slopes.	N/A
LS29	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL20 and public lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, has high wildfire risk, and is constrained by steep slopes.	N/A
<b>MOUNTAIN EMPIRE</b>						
ME3	RL20	SR10 (Major)	RL20	none	<b>Already compromised.</b> The original recommendation on this property was RL80. The property is surrounded by tribal and public lands. The request would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation distant from any other Semi-Rural lands or Village. SR10 is only used east of the CWA to reflect existing parcelization.	5-67 to 5-72
ME14	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
ME16	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area. Designations in the area of this request are mainly reflecting existing parcel patterns and sizes.	N/A
ME17	RL80	SR4/RL40 (Major)	RL80	none	The property is surrounded by RL80 and public lands. The request would not be supported by the project objectives or the Community Development Model because it would place additional development potential away from the Village Center, distant from jobs and infrastructure. Application of the SR4 designation would be inconsistent for areas east of the CWA where semi-rural designations are only applied to reflect existing parcels. RL40 is proposed for land to the southwest of this request. However, these properties are smaller in size and located closer to the community center.	N/A
ME18	RL40	RL20 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation, would be different from the designation given to similar nearby properties, and would not be supported by the project objectives or the Community Development Model because of its remoteness, high quality habitat, high wildfire risk, and steep slopes. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles. RL20 is mainly only used east of the CWA to reflect existing parcelization.	5-73 to 5-78
ME19	RL80	Neighborhood Commercial (Major)	RL80	none	The property is surrounded by RL40 and RL80. The request would not be consistent with the project objectives, but most of the desired uses by the property owner are likely achievable by retaining the current zoning.	N/A
ME20	S90 Zoning	M54 Zoning (Moderate)	RL40	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The area is now shown to retain its Industrial designation but is given a S90 holding designation because the site is in a Special Study Area and the Industrial designation was not evaluated as part of the EIR on this property. The request may be found consistent with the project objectives but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any different zoning than Rural Residential or S90 would likely require recirculation of the EIR.	N/A
ME21	RL80	SPA/SR4 (Major)	RL80	none	The property is surrounded by RL80 and public lands. The request would not be supported by the project objectives or the Community Development Model because it would place additional development potential away from the Village Center, distant from jobs and infrastructure. The Request was also identified in the September 24, 2003 Board Report and subsequent reports as inconsistent with the General Plan Concepts and Planning Principles.	5-79 to 5-85

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
ME22	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80 and public lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area.	N/A
ME23	SR10	SR1 (Moderate)	SR10 / General Commercial	none	<b>Already compromised.</b> The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. However, this property is included in a Special Study Area and will likely be reevaluated through that process.	N/A
ME24	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area.	N/A
ME25	RL80	SR4 (Major)	RL80	none	The property is surrounded by RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area.	N/A
ME26	RL20	SR10 (Moderate)	RL20	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would result in a spot designation and likely require recirculation of the EIR.	N/A
ME27	RL40	SR10 (Moderate)	RL40	none	The request may be found consistent with the project objectives but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
ME28	SR10	SR4 (Major)	SR10	none	The property is surrounded by SR10 and public lands. The request would be inconsistent with the Groundwater Ordinance, result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would increase development potential in an area distant from an existing Village.	N/A
ME29	SR10	SR4 (Major)	SR10	none	The property is surrounded by SR10, RL80 and public lands. The request would be inconsistent with the Groundwater Ordinance, result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would increase development potential in an area distant from an existing Village.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
ME30-A	RL40	SR4 (Moderate)	RL40	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
ME30-B	RL40/SR10	SR4 (Major)	RL40/SR10	none	The property is surrounded by SR10, RL40 and public lands. The request would not be supported by the project objectives or the Community Development Model because it would result in a spot designation and increase development potential in an area distant from an existing Village.	N/A
<b>NORTH COUNTY METRO</b>						
NC3-A	RL20	SR4 (Major)	RL20	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The property is surrounded by RL20 and open space. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains steep slopes. While SR1 appears nearby, the property is separated from that area by a prominent ridgeline.	N/A
NC12	RL40	SR10 (Major)	SR10	none	The property is surrounded by RL40. The request would result in a spot designation, would be different from the designation given to similar nearby properties, and would not be supported by the project objectives or the Community Development Model because of its remoteness, high quality habitat, high wildfire risk, and steep slopes. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-86 to 5-91
NC13	RL40	SR2 (Major)	SR4	none	The property is surrounded by RL40 and public lands. The request would be different from the designation given to similar nearby properties and would not be supported by the project objectives or the Community Development Model because of its remoteness, high quality habitat, high wildfire risk, and steep slopes. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-92 to 5-97
NC14	RL20	Rural Commercial (Major)	RC	none	The property is surrounded by RL20 and SPA. The request would not be supported by the project objectives to assign land uses according to the characteristics of the land. The site is entirely constrained by either wetlands or steep slopes. Also, new commercial land uses would be assigned away from Village areas, which is not consistent with the Community Development Model. With the steep terrain on the property, the provision of nearly 30 acres of commercial land uses would require extensive grading, complicating compliance with the I-15 design guidelines.	5-98

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
NC16	RL40	SR2 (Major)	RL20	none	The property is surrounded by RL40 and open space. The request would result in a spot designation, would be different from the designation given to similar nearby properties, and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area.	N/A
NC17	SR1	VR2 (Major)	VR2	none	<b>Already compromised.</b> The original recommendation on this property was SR10. SR1 is an "upzone" over the existing General Plan. The property is surrounded by SR2. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would increase development potential away from the Village, which is inconsistent with anything surrounding it.	5-99
NC18-A	SR2	SR1 (Major)	SR1	none	The property is surrounded by SR1 and SR2. The request would be inconsistent with the County's fire response travel time standard and would not be supported by the project objectives. The property was originally recommended at SR1 but after analysis of the fire travel time and consultation with the local fire district, the recommended designation was changed to SR2. It should be noted that the existing designation has a 1du/10ac density so the property is receiving a substantial "upzone" in either case.	See March 16 Report
NC22	SR10	SR2 (Major)	SR10	none	The property is surrounded by SR10 and SR2. The adjacent SR2 areas are already parcelized at that density. The request includes an area with much larger parcels and SR2 would be inconsistent with the designation given to similar nearby parcels. The request would not be supported by the project objectives because it would place additional development potential away from the Village Center, in an area with steep slopes and high quality habitat. On April 2, 2002, the DPLU Director wrote a letter to San Marcos explaining that this proposal was not consistent with the County's General Plan Update.	See March 16 Report
NC27/ NC36	SR1	VR4.3 (Moderate)	VR2	VR2 (Minor)	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. A possible alternative is VR2 which is consistent with alternatives evaluated in EIR. The recommendation of SR1 resulted from earlier correspondence from the City of Vista that indicated that they would prefer a lower density due to limited sewer capacity. The City Council later heard from the property owners in the area and supported their request for 4 du/ac.	4-16, 5-100



PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
NC37	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
NC38	SR2	SR1 (Moderate)	SR2	none	The request may be found consistent with the project objectives but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. The designation currently recommended is consistent with the existing designation on the property. The request is for an "upzone."	N/A
NC40	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, and is highly constrained by steep slopes.	N/A
NC41	SR2	SR1 (Moderate)	SR2	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. The designation currently recommended is consistent with the existing designation on the property. The request is for an "upzone."	N/A
NC42	SR10/RL20	VR/SR4 (Major)	SR10/RL20	Various (Moderate)	<b>Already compromised.</b> The original recommendation on this property was SR10/RL40. The property is 1,516 acres recommended now at SR10/RL20. A potential land use change to allow for some village residential and SR4 could be applied; however, this approach has not been evaluated in the EIR.	4-17
NC46	SR2	SR1 (Moderate)	SR1	none	This request should have been classified as a Major change because it does not meet County fire response travel time standards. The property is surrounded by SR1 and SR2. The request would be inconsistent with the County's fire response travel time standard and not be supported by the project objectives. The recommended density of SR2 still results in some "upzoning" of this property.	See NC18-A
NC48	SR2	SR1 (Moderate)	SR2	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR. The designation currently recommended is consistent with the existing designation on the property. The request is for an "upzone."	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
<b>NORTH MOUNTAIN</b>						
NM8	RL80	SR4 (Major)	SR10	none	The property is surrounded by tribal lands. The request would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that had no access, contains high quality habitat, is not near other development, has high wildfire risk, and is constrained by steep slopes. The property request was also identified in the September 24, 2003 Board Report and subsequent reports as inconsistent with the General Plan Concepts and Planning Principles.	5-101 to 5-106
NM15	RL80	RL40 (Major)	RL40	none	The property is surrounded by RL80 and open space. The request would not be consistent with the treatment of similar nearby lands and would not be supported by the project objectives because it would place additional development potential away from the Village Center, distant from jobs and infrastructure. The property is adjacent to Santa Ysabel but this is mainly a tourist supported crossroads with no significant community infrastructure. Therefore, RL80 has been applied to all of the larger land holdings in this area with other designations only used to recognize existing parcels and development.	N/A
NM16	RL20/RL80	SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL80. The request would not be consistent with the treatment of similar nearby lands and would not be supported by the project objectives because it would place additional development potential away from the Village Center, distant from jobs and infrastructure. A portion of this property request was also identified in the September 24, 2003 Board Report as being inconsistent with the General Plan Concepts and Planning Principles.	5-107 to 5-114
<b>PALA PAUMA</b>						
PP1	RL40/RL80	SR10 (Major)	RL40/RL80	none	<b>Already compromised.</b> The original recommendation on this property was RL80. The property is surrounded by RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, and is highly constrained by steep slopes. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-115 to 5-119

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
PP12	RL40	RL20 (Major)	RL20	none	The property is surrounded by RL40 and RL20. The nearby RL20 recognizes existing smaller parcels. The request would not be supported by the project objectives because it would increase development potential on a remote property that is highly constrained by steep slopes and contains high quality habitat. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles. In addition, this property had an associated pipelined Tentative Map (TM 5321) which was denied by the Planning Commission on 1/8/2010.	5-120 to 5-124
PP15	RL40	SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL80. The property is adjacent to RL80, SR10, and tribal lands. The nearby SR10 recognizes existing smaller parcels. The request would not be supported by the project objectives because it would increase development potential on a remote property that is highly constrained by steep slopes and contains high quality habitat.	5-125 to 5-131
PP16	RL20	SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The property is surrounded mostly by RL40. The request would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote rural designated area. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-132 to 5-136
PP17	SR10	SR4 (Major)	SR10	none	The property is surrounded by SR10, RL40 and tribal lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would increase development potential in an area distant from an existing village. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles. In addition this site is currently processing a Tentative Map application (TM 5223) submitted December 18, 2009 for 44 residential lots.	5-137 to 5-141
PP18	RL40	SR10 (Major)	SR10	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains high quality habitat.	N/A
PP19-A	RL40	SR10 (Major)	SR10	none	The property is surrounded by RL40 and tribal lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains steep slopes, has limited access, and high wildfire risk. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-142 to 5-146

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
PP19-B	RL40	SR4 or SR10 (Major)	SR10	none	The property is surrounded by RL40 and tribal lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains steep slopes, has limited access, and high wildfire risk. Adjacent to PP19-A, which is similar to this property, was a 2003 Residential Referral.	N/A
PP23	RL80	RL40 (Major)	RL40	none	<b>Already compromised.</b> This property was initially recommended at RL160. The request encompasses 15,500 acres of remote ranching land with extremely high biological value, high wildfire risk, limited access, and some steep slopes. Therefore, the request would not be supported by the project objectives and it would be inconsistent to provide this property with RL40 while others receive RL80. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-147 to 5-152
PP29	RL40	RL20 (Major)	RL40	none	<b>Already compromised.</b> Property was initially recommended as RL80 but changed to RL40 in 2003. The property is surrounded by SR10, open space, and tribal lands. The request would not be supported by the project objectives because it would be an "upzone", increasing development potential in a remote rural designated area. This property was a 2003 Residential Referral where the same property owner requested a RL40 designation, which was ultimately recommended by staff.	5-153 to 5-157
PP30	RL40	SR2/SR4 (Major)	RL40	RL20 (Moderate)	The property is surrounded mostly by SR10 and tribal lands. The request would not be supported by the project objectives or the Community Development Model because it would increase development potential in an area distant from an existing village and in excess of the surrounding lands. An alternative designation of RL20 may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board.	4-18
PP31	RL40	SR4/SSA (Major)	RL20/RL40	SSA only (Minor)	The property is surrounded by RL40 and tribal lands. The request would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural-designated area that contains steep slopes and high habitat value. The request included application of a Special Study Area (SSA). The SSA only could be applied, but the intent of the SSA would need to be written differently (see draft language on Page 4-20).	4-19 and 4-20

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
PP33	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL20 and tribal lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains steep slopes, has limited access, high habitat value and high wildfire risk.	N/A
PP34	RL40	SR4 (Major)	RL20	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains steep slopes.	N/A
<b>PENDELTON DELUZ</b>						
PD1	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains high quality habitat and has limited access.	5-158
PD4	RL40	SR4 (Major)	RL40	none	The property is surrounded by RL40. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains high quality habitat.	5-158
<b>RAMONA</b>						
RM1	RL80	SR4 (Major)	RL40	none	The property is surrounded by RL80. The request would result in inconsistent treatment of similar parcels and a spot designation. It would not be supported by the project objectives because it would increase development potential in a remote area with steep slopes and high wildfire risk.	N/A
RM5	RL80	RL40 (Major)	RL40	none	The property is surrounded by RL80 and public lands. The request would result in inconsistent treatment of similar parcels and a spot designation. It would not be supported by the project objectives because it would increase development potential in a remote area with steep slopes, high value habitat and high wildfire risk. The property is near RL40 lands; however, in this area the RL40 is applied to those lands that have greater existing development and parcelization. These features serve to demarcate the transition from RL40 to RL80. Extending RL40 to the subject property blurs that demarcation and may necessitate reconsideration of most RL80 areas.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
RM7	RL40	SR10 (Major)	RL40	none	The property is surrounded by RL40 and RL80. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that has high wildfire risk and high habitat value.	N/A
RM16	RL40	SR10 (Moderate)	RL40	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
RM18	SR10/RL40	SR4 (Moderate)	SR10/RL40	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
RM20	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
RM21	SR10	SR4 (Moderate)	SR10	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher density than what is being recommended would likely require recirculation of the EIR.	N/A
RM22	RL80	RL40 (Major)	RL40	none	The property is surrounded by RL40, RL80 and public lands. The request would result in inconsistent treatment of similar parcels. It would not be supported by the project objectives because it would increase development potential in a remote area with high value habitat and high wildfire risk. Although an adjacent area is assigned a RL40 designation, this area is composed of smaller parcels. In this area the RL40 is applied to those lands that have greater existing development and parcelization. These features serve to demarcate the transition from RL40 to RL80. Extending RL40 to the subject property blurs that demarcation and may necessitate reconsideration of most RL80 areas.	N/A

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
<b>SAN DIEGUITO</b>						
SD2	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR. Any higher density than what is being recommended would likely require recirculation of the EIR. The request was identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles. However, since then most of the request area has been purchased for open space.	5-159 to 5-163
SD4	RL20	SR2 (Major)	SR2	none	The property is surrounded by RL20. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a remote Rural designated area that contains high wildfire risk and contains high habitat value. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-164 to 5-168
SD6	RL20/SR4	SR2 (Major)	SR2	none	<b>Already compromised.</b> Originally the site was designated entirely as SR10; however, the designation was changed to half as SR4 and half as RL20 as a compromise. The entire site is considered highly valuable from a biological perspective because it contains sensitive habitat and provides an important linkage between County lands and the San Marcos MHCP. The property is adjacent to RL20, SR2, open space, and the City of San Marcos. The request would not be supported by the project objectives.	5-169 to 5-172
SD8	RL20	Various (Major)	Various	none	The property is generally surrounded by RL20 and the City of San Marcos. The request would not be supported by the project objectives or the Community Development Model because it would place Village and Semi-Rural designations in a Rural designated area that serves as a buffer between other communities, contains steep slopes and provides open space and habitat.	5-173 to 5-176
SD15	SR1	General Commercial or I-1 (Moderate)	SR1	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
SD17	RL20	SR2 (Major)	RL20	Modified SR2/RL20 (Minor)	The request would place additional density in a 100-year floodplain. While the FEMA floodplain has been determined outdated, recent studies indicated that the revised floodplain is not substantially different. However, the SR2/RL20 designations could be revised to reflect the updated floodplain information.	4-21

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
SD20	RL20	SR2 (Moderate)	SR4	SR10 (Minor)	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. SR4 was studied for the area as part of the Referral Map but the area has been identified as having very high biological value. Therefore, to stay consistent with the project objectives, designations that reduce development in this area from the proposed project (SR4) must be considered. The current recommendation provides an SR2 designation in the southwest corner of this "island" while designating the remainder as RL20. This effectively clusters the development potential to a single area of the "island" and reduces potential impacts. If the remainder of the area was returned to SR4, this concept would no longer be achieved. A possible alternative designation is SR10, which is consistent with alternatives evaluated in the EIR. Application of this designation should include the surrounding area also in order to be consistent.	4-22
SD21	SR1	Limited Impact Industrial (Moderate)	SR1	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
<b>VALLEY CENTER</b>						
VC9	SR4	SR2 (Moderate)	SR2	none	The request may be found consistent with the project objectives and it was evaluated in the EIR. However, it would also result in a spot designation that is inconsistent with the treatment of other similar properties and the Community Development Model. To resolve this inconsistency, additional properties would need to receive the same designation and this was not evaluated in the EIR. The request was also identified in the September 24, 2003 Board Report as inconsistent with the General Plan Concepts and Planning Principles.	5-177 to 5-182
VC11	SR4	SR2 (Moderate)	SR2	none	<b>Already compromised.</b> Property was initially assigned a RL20 designation and the property owner originally requested SR4. The request for SR2 may be found consistent with the project objectives and it was evaluated in the EIR. However, it would also result in a spot designation that is inconsistent with the treatment of other similar properties and the Community Development Model. To resolve this inconsistency, additional properties would need to receive the same designation and this was not evaluated in the EIR.	5-183 to 5-187
VC15	RL20	SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL40. SR10 is not supported by the project objectives because it would place a semi-rural designation on a property with steep slopes, sensitive biological resources, and limited habitat.	5-188 to 5-192



PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
VC17	SR4	SR2 (Moderate)	SR2	none	The request may be found consistent with the project objectives and it was evaluated in the EIR. However, it would also result in a spot designation that is inconsistent with the treatment of other similar properties and the Community Development Model. To resolve this inconsistency, additional properties would need to receive the same designation and this was not evaluated in the EIR. The request was also identified in the September 24, 2003 Board Report and subsequent reports as being problematic for these same reasons.	5-193 to 5-196
VC20-A	SR4	SR2 (Moderate)	SR2	none	<b>Already compromised.</b> The original recommendation on this property was RL20. The request may be found consistent with the project objectives and it was evaluated in the EIR. However, it would also result in a spot designation that is inconsistent with the treatment of other similar properties and the Community Development Model. To resolve this inconsistency, additional properties would need to receive the same designation and this was not evaluated in the EIR.	5-197 to 5-201
VC20-B	SR4	SR2 (Moderate)	SR2	none	<b>Already compromised.</b> The original recommendation on this property was RL20. The request may be found consistent with the project objectives and it was evaluated in the EIR. However, it would also result in a spot designation that is inconsistent with the treatment of other similar properties and the Community Development Model. To resolve this inconsistency, additional properties would need to receive the same designation and this was not evaluated in the EIR. Adjacent to VC20-A, which is similar to this property and was a 2003 Residential Referral.	See VC20A
VC23	RL40	RL20 (Major)	RL20	none	The property is surrounded by RL40, RL80 and public lands. The request would result in a spot designation and would not be supported by the project objectives due to its remote location and limited access. The site is located close to RL20 to the south; however, a key difference between this parcel and that area is that this parcel is outside the CWA while the other area is not. In general, RL20 is only used outside the CWA to reflect existing parcelization.	5-202 to 5-205
VC26	SR2	Medium Impact Industrial (Major)	Medium Impact Industrial	none	<b>Already compromised.</b> The property is constrained by the floodway and 100-year floodplain. Additional language has been added to the Valley Center Community Plan indicating that this area could be redesignated if circumstances result in the property being outside of the floodway. Currently, the request would not be supported by the project objectives or draft goals and policies because it would designate industrial lands within the floodplain and floodway.	See March 16 Report

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
VC27	SR1	VR2.9 (Major)	VR2.9	none	The property is surrounded by SR2 and SR1. The request, which is an increase in density over the existing General Plan, would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would locate village densities in an isolated spot beyond the defined village. Also, the Village boundary has shrunken as a result of the planning process in an attempt by staff and the Valley Center Community Planning Group to "right-size" the village to accommodate forecasted traffic volumes.	5-206 to 5-212
VC29-A	RL20	SR4 or SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The property is surrounded by RL20 and public lands. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would increase development potential in a remote location with a dead-end road, very high fire risk, high quality habitat, and steep slopes.	5-213 to 5-217
VC29-B	RL20	SR10 (Major)	SR10	none	<b>Already compromised.</b> The original recommendation on this property was RL40. The property is adjacent to SR10, but the request would not be supported by the project objectives because it would increase development potential in a remote location with a dead end road, very high fire risk, high quality habitat, and steep slopes.	5-213 to 5-217
VC50	RL20	SR2 or SR4 (Moderate)	RL20	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC51	RL20	SR2 or SR4 (Moderate)	RL20	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC52	SR2	Medium Impact Industrial (Major)	SR2	none	<b>Already compromised.</b> The property is constrained by the floodway and 100-year floodplain. Additional language has been added to the Valley Center Community Plan indicating that this area could be redesignated if circumstances result in the property being outside of the floodway. Currently, the request would not be supported by the project objectives or draft goals and policies because it would designate industrial lands within the floodplain and floodway.	See March 16 Report

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
VC53	SR2	Limited Impact Industrial (Major)	SR2	none	<b>Already compromised.</b> Four of the 4.6 acres of this property are within the 100-year floodway, with the remainder within the 100-year floodplain. Additional language has been added to the Valley Center Community Plan indicating that this area could be redesignated if circumstances result in the property being outside of the floodway. The request would not be supported by the project objectives or draft goals and policies because it would designate Industrial lands within the floodway and floodplain.	See March 16 Report and 5-218 to 5-221
VC54	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC57	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC59	RL20	SR4 (Major)	RL20	none	The property is surrounded by RL40 and open space. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would place a Semi-Rural designation in a Rural designated area that contains high quality habitat, is not near other development, and is highly constrained by steep slopes.	N/A
VC60	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC61	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC63	SR4	SR1 (Major)	SR4	SR2 (Moderate)	The property is surrounded by SR4. The request would result in a spot designation and would not be supported by the project objectives or the Community Development Model because it would result in an "upzone" compared to the current plan and would result in more intensive development compared with the surrounding area. An alternative designation of SR2 is possible for this and the surrounding area but is more intensive than any alternative in the EIR.	4-23

PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
VC64	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A
VC66	SR4	SR2 (Moderate)	SR4	none	The request may be found consistent with the project objectives, but would result in a spot designation and was not evaluated in the EIR because it was not a part of a project alternative directed to be studied by the Board. Any higher intensity than what is being recommended would likely require recirculation of the EIR.	N/A

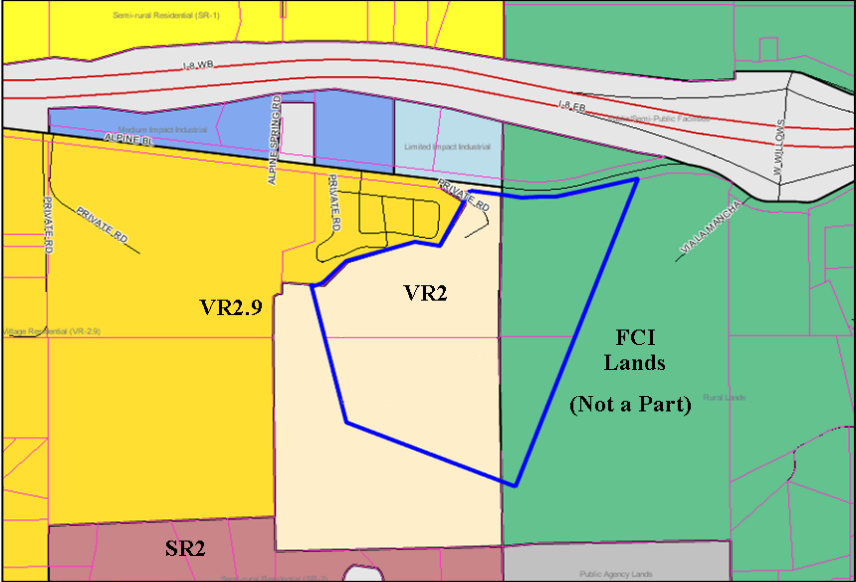
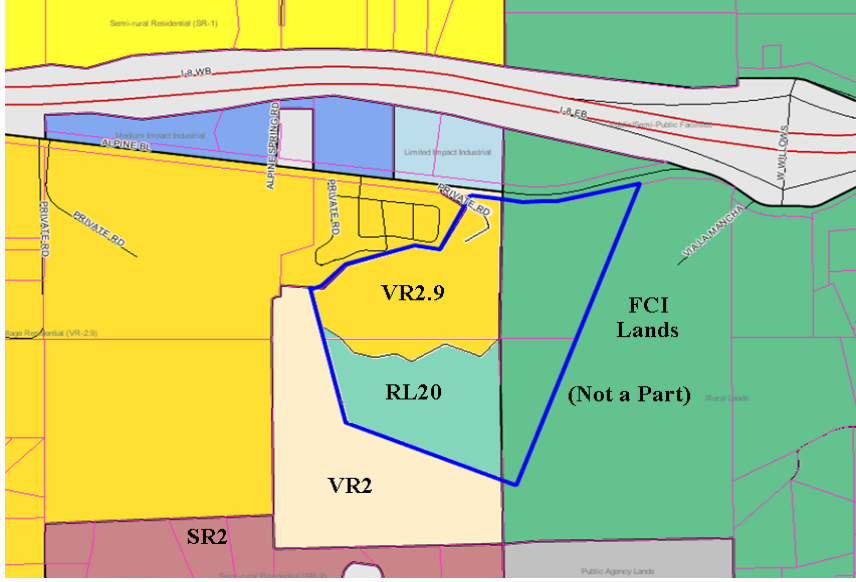
## 4. Potential Land Use Map Changes

Of the 149 Moderate and Major requests reviewed, **16** possible Minor options that partially address the request were identified. In each of these instances the property specific requests would be classified with a Minor level of change because the proposed land use change both meets project objectives and does not result in additional impacts that would require the EIR to be recirculated. Additionally, **6** Moderate options were identified for Major requests. The possible land use changes for each of the property-specific requests are described on the subsequent pages.

PSR#	PC/Staff Recommendation	Request	Highest Intensity in EIR	Potential Alternative
<b>ALPINE</b>				
AL24	VR2	VR2.9	VR2	VR2.9 / RL20
<b>BONSALL</b>				
BO3	SR10	SR2	SR2	SR4
BO20/BO29/BO33	SR10	SR2	SR10	SR4
BO21	SR2	GC	SR2	RC Zoning
<b>CENTRALL MOUNTAIN</b>				
CM10	RL80	SR4	RL40	SR4
<b>CREST-DEHESA</b>				
CD13	RL20	SR4	SR10	SR10
CD14	SR4/RL20	SR2/SR4	SR4/RL20	SR1/RL20
<b>DESERT</b>				
DS24	SR10	SR1	SR10	SR2/RL40
<b>FALLBROOK</b>				
FB3B	Various	Reflect project	Various	I-1 to Commercial
FB4	SR10	VCMU	VCMU	GC
FB8	RL40	SR10/RL20	SR10/RL20	RL20
<b>JAMUL-DULZURA</b>				
JD2	RL20	Various	Various	Limited SR1
<b>LAKESIDE</b>				
LS6&17	SR2	SR1/RL20	SR2	SR1/RL20
<b>NORTH COUNTY METROPOLITAN</b>				
NC27&36	SR1	VR4.3	VR2	VR2
NC42	SR10/RL20	VR/SR4	SR10/RL20	various
<b>PALA-PAUMA VALLEY</b>				
PP30	RL40	SR2/SR4	RL40	RL20
PP31	RL40	SR4/SSA	RL20/RL40	SSA only
<b>SAN DIEGUITO</b>				
SD17	RL20	SR2	RL20	Modified SR2/RL20
SD20	RL20	SR2	SR4	SR10
<b>VALLEY CENTER</b>				
VC63	SR4	SR1	SR4	SR2

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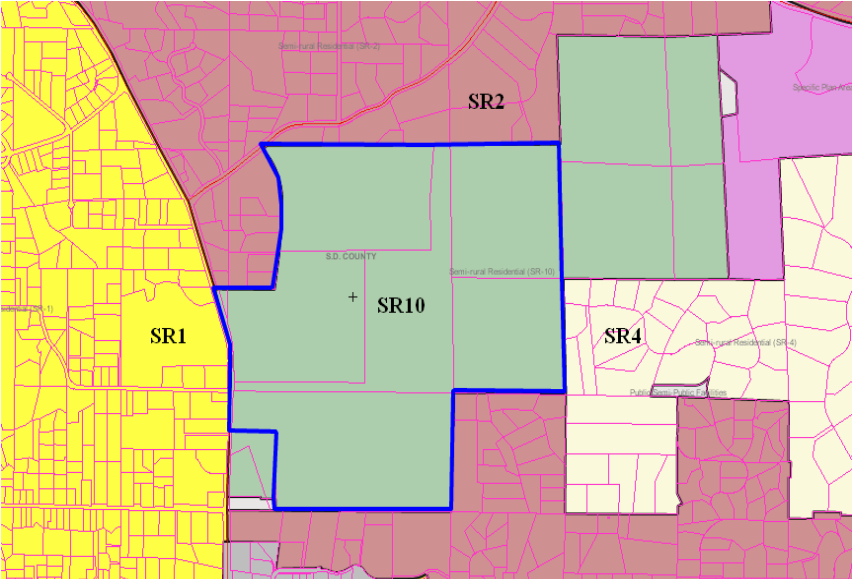
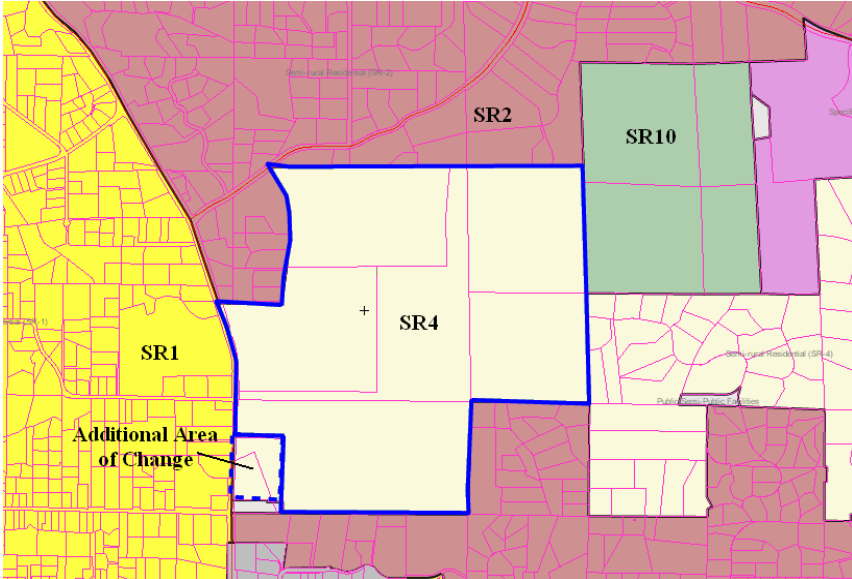
# AL24 – Collin Campbell

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential 2.9	Village Residential 2	VR2.9 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

## Discussion:

- This property-specific request was raised during testimony at the Board of Supervisors hearing on October 20, 2010.
- The alternative designation would increase the density on the portion of the site that has existing development or development potential and decrease the density on the southern portion where there is limited development potential or access due to a creek and steep slopes.
- The above-shown alternative would result in 15.7 acres of VR2.9 and 14.0 acres of RL20. The net density should be similar to that provided by the Planning Commission/Staff Recommendation.

## BO3-A – Jay Kawano and Dan Nibam

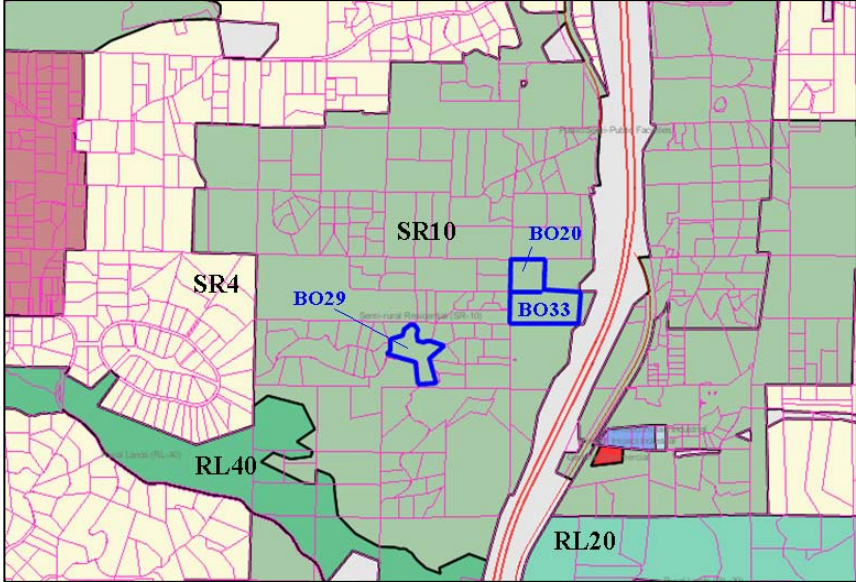
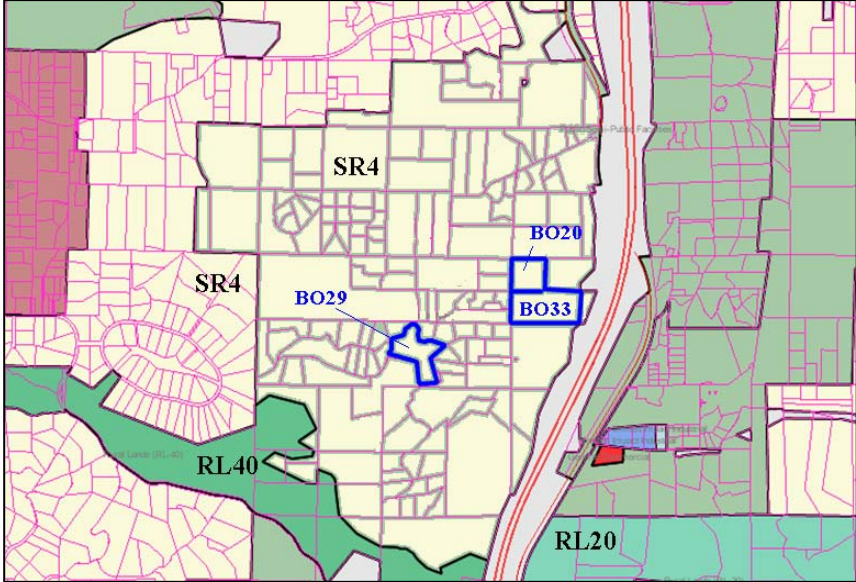
Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Semi-Rural 10	Semi-Rural 4	Minor
 <p>PC / Staff Recommendation</p>		 <p>Possible Alternative Land Use Change</p>	

### Discussion:

- The Board of Supervisors previously voted to place SR2 on the Referral Map and SR10 on the Draft Land Use Map and both were evaluated in the EIR.
- Staff consistently reported that SR2 would be inconsistent with mapping principles due to the farmlands, biological habitat, and steep slopes found on the site.
- Staff recommended an alternative designation of SR4, but the Planning Commission voted on November 19, 2010 to recommend a change in land use designation to SR10. Therefore, the current Planning Commission/Staff recommendation is SR10.
- SR4 is considered consistent with the mapping principles because the density accommodates continuation of commercial agriculture. It has been analyzed in the General Plan Update Environmental Impact report and would be classified as a Minor level of change. Also, under this possible land use change two additional parcels southwest of the property-specific request area would also be changed to SR4 for consistency purposes.



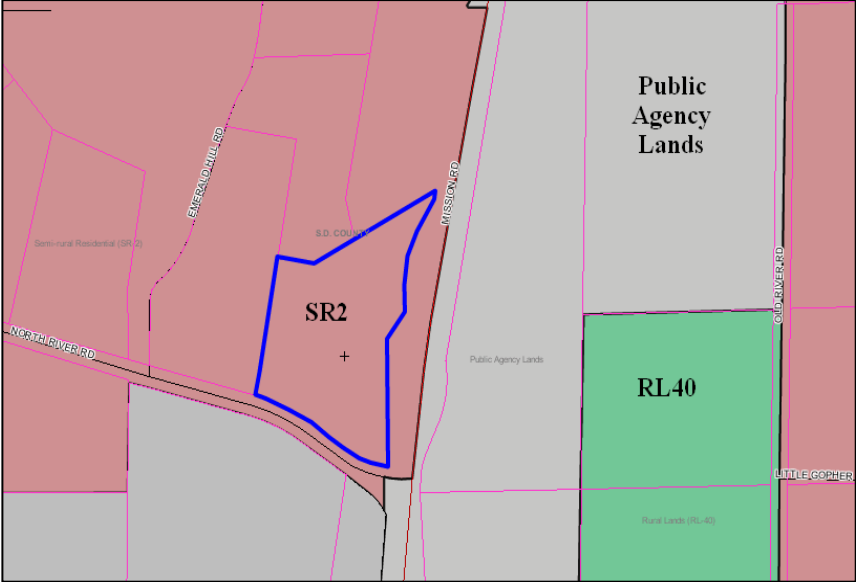
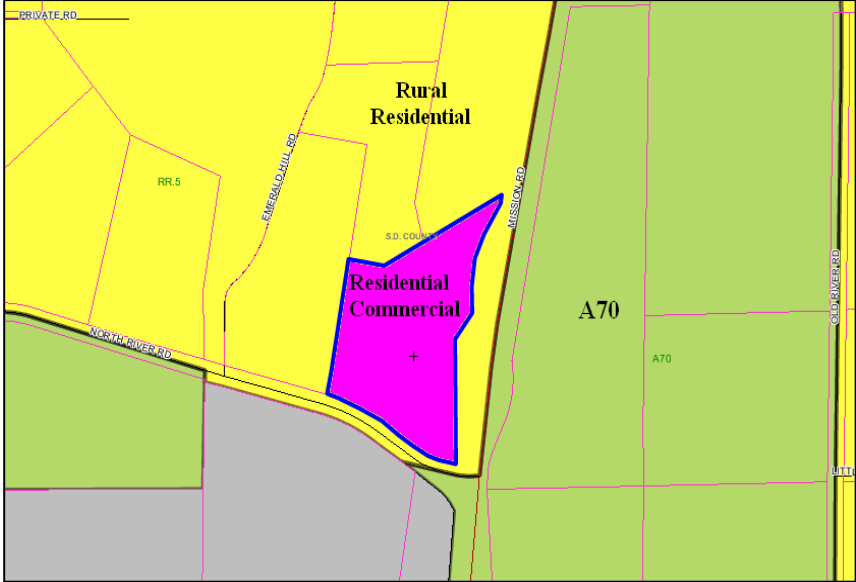
## BO20, BO29, BO33 – Gerald Church, Mark Wollam, Steve Nakai

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Semi-Rural 10	Semi-Rural 4	Moderate
 <p>PC / Staff Recommendation</p>		 <p>Possible Alternative Land Use Change</p>	

### Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- This potential alternative designation would give the SR4 designation not only to the three subject properties but also to the surrounding area north of Moosa Canyon Creek. Since the most intense designation evaluated in the EIR was SR10, the potential land use change would still require recirculation of the EIR.

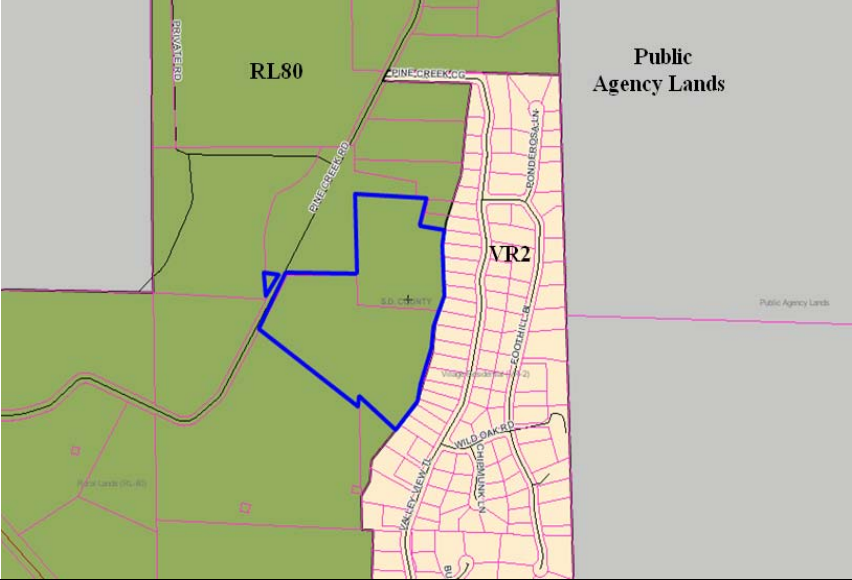
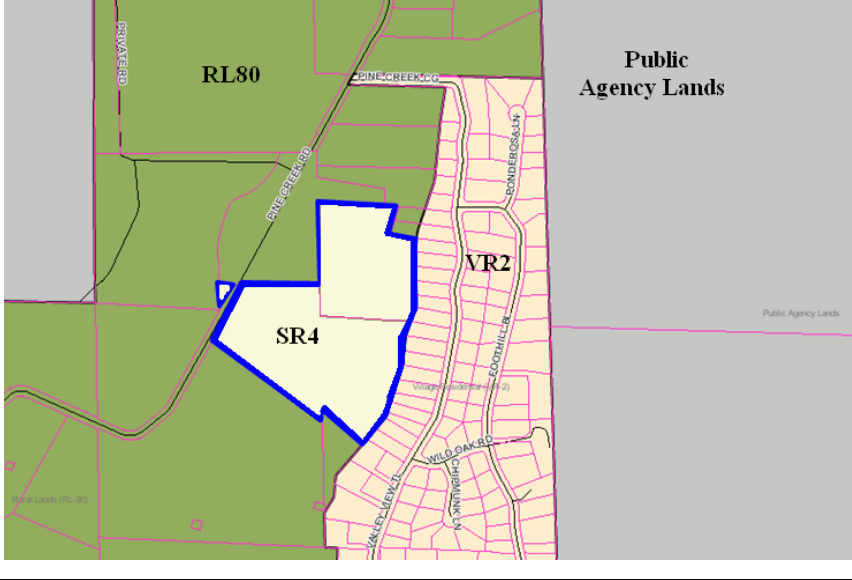
## B021 – Dorothy Parrot

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
General Commercial	Semi-Rural 2	SR2 with Residential Commercial Zoning	Minor
			
PC / Staff Recommendation		Possible Alternative Zoning Change	

### Discussion:

- This property has not been specifically discussed at previous General Plan Update Board of Supervisors and Planning Commission Hearings.
- This potential alternative designation would change only the Zoning Designation to allow for limited commercial uses concurrent with residential. Examples of uses allowed by-right under the Residential Commercial Zone include: Child Care Center, Clinic Services, Group Care.
- Examples of uses which require an additional use permit under the Residential Commercial Zone include: Animal Sales and Services, Convenience Sales, Eating and Drinking Establishments, Food/Beverage Sales, Retail Sales.

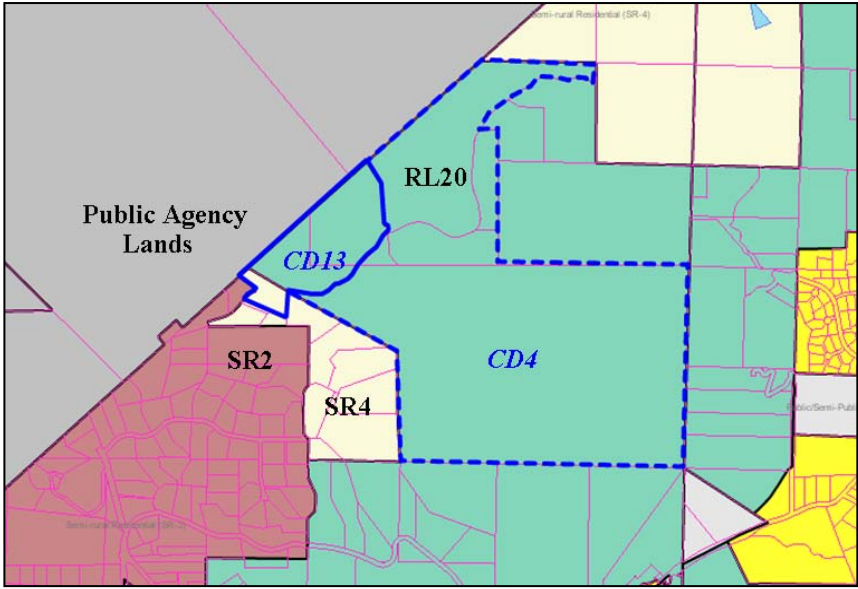
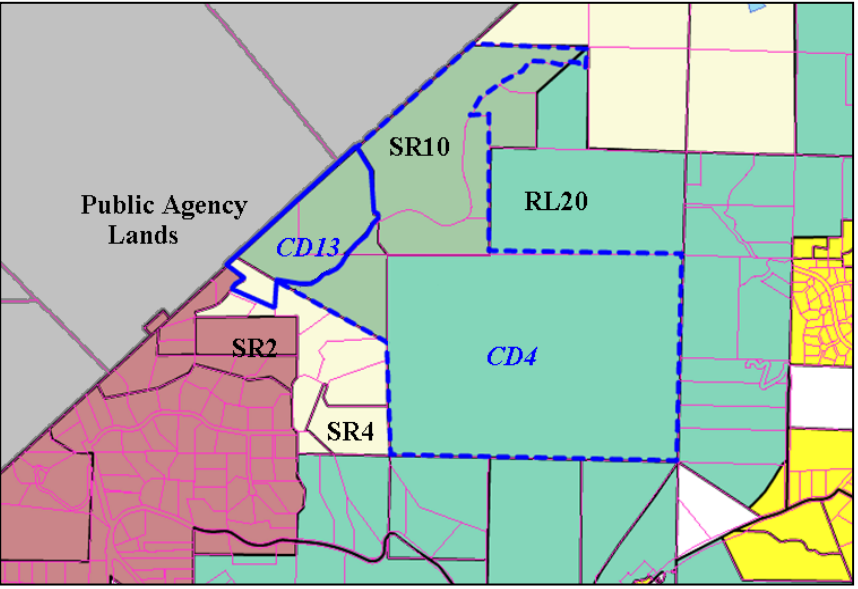
# CM10 – Kenyon Trust

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 4	Rural Lands 80	Semi-Rural 4	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

**Discussion:**

- The possible alternative designation shown above is being proposed subject to approval of Tentative Parcel Map (TPM) 20857 for this property.
- A preliminary notice of approval has been issued for a three-lot TPM; however, the approval is still subject to appeal.
- The potential alternative designation of SR4 is subject to the approved TPM on site; which is similar to the treatment of other tentatively approved subdivisions as discussed in issue 25 of the March 16 staff report.

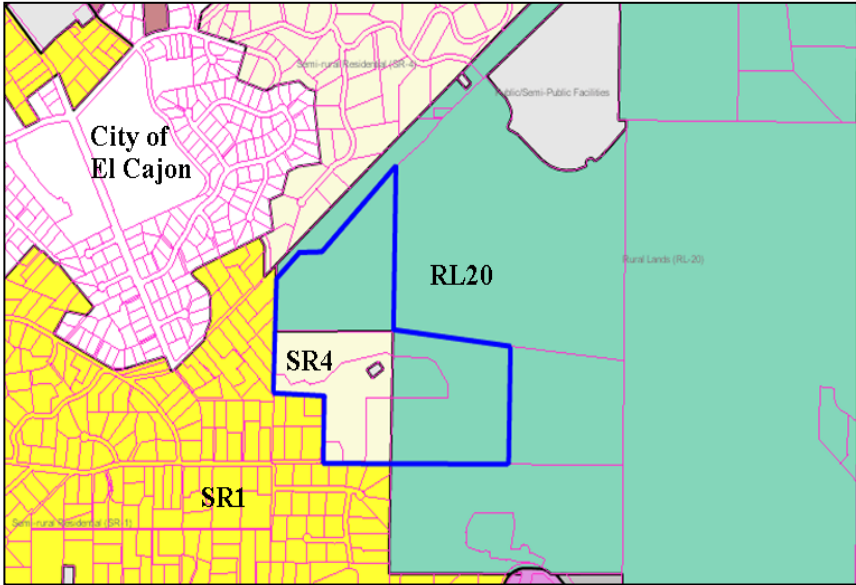
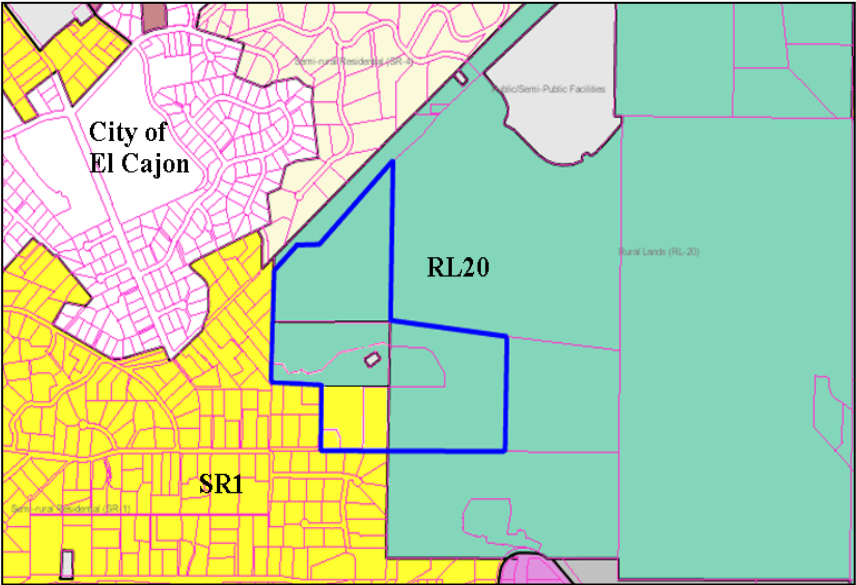
## CD13 – Robert Davidson

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 4	Rural Lands 20	Semi-Rural 10	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- This is the location of a currently processing project: TPM 21172 (4 lots plus a remainder parcel).
- On June 16, 2004 the Board of Supervisors voted for SR4 and SR10 to be placed on the Referral Map. The alternative would designate the majority of the property SR10 and leave the remaining area SR4, which is reflected on the Referral Map. The adjacent area is analyzed in CD4; a portion of which can also be designated SR10 with a minor change.
- It is important to note that the Semi-Rural designation is slope dependant and, therefore, this alternative would likely have limited change in yield of dwelling units due to the steep slopes on site.

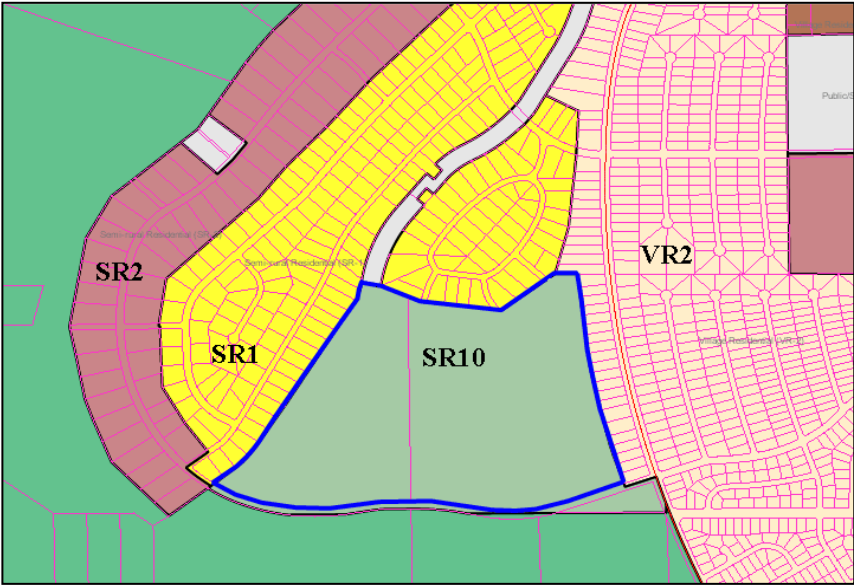
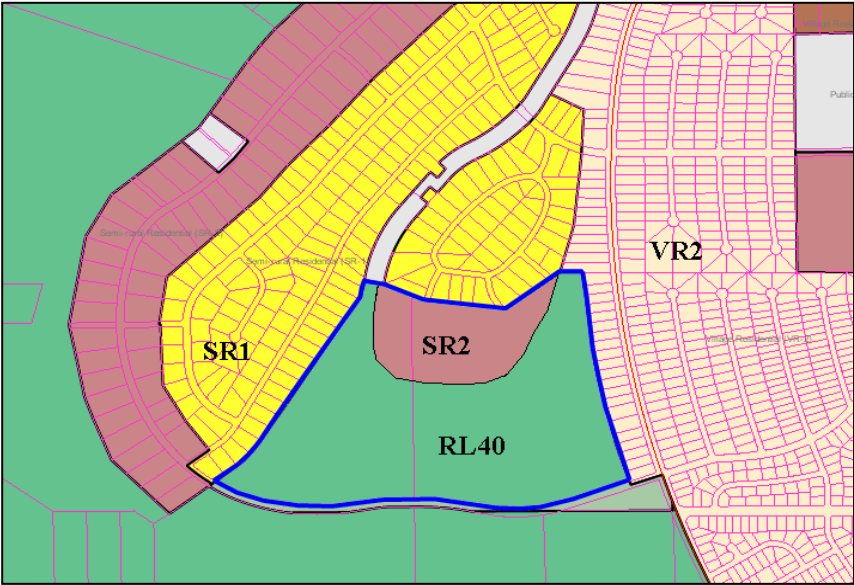
## CD14 – Sam Gazallo

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2 / Semi-Rural 4	Semi-Rural 4 / Rural Lands 20	Semi-Rural 1 / Rural Lands 20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- This property-specific request was first raised in public testimony at the December 8, 2010 Board of Supervisors hearing.
- Under the PC / Staff Recommendation, there are 31 acres of SR4 and 71 acres of RL20.
- The potential alternative would designate the southwestern area as SR1 adjacent to the densely developed area west of the site. Since the remaining area would be RL20, there would not be a substantial increase in development potential. The potential land use change would allow for 11.5 acres of SR1 and the remaining area (90.7 acres) would be RL20. The alternative also clusters the development to the southwest portion of the site because the majority of the site is designated as Pre-approved Mitigation Area (PAMA) and contains sensitive biological habitat.

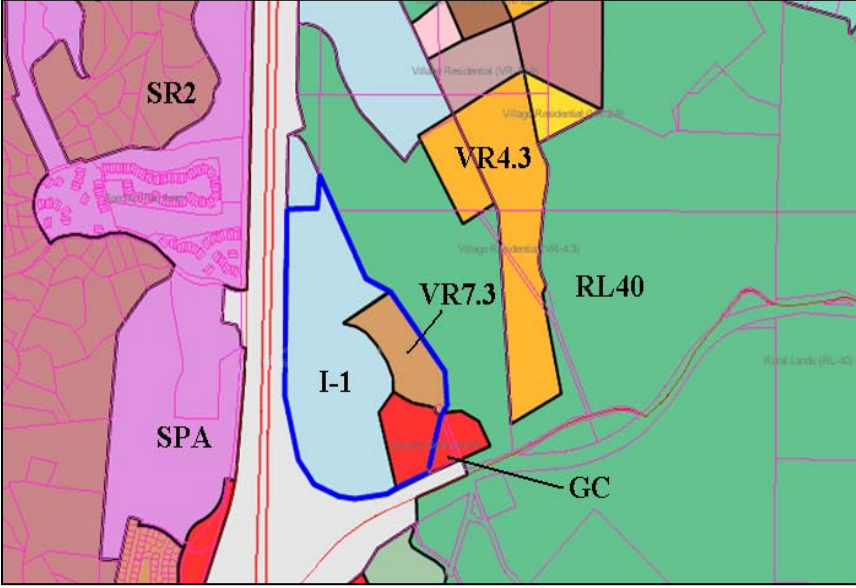
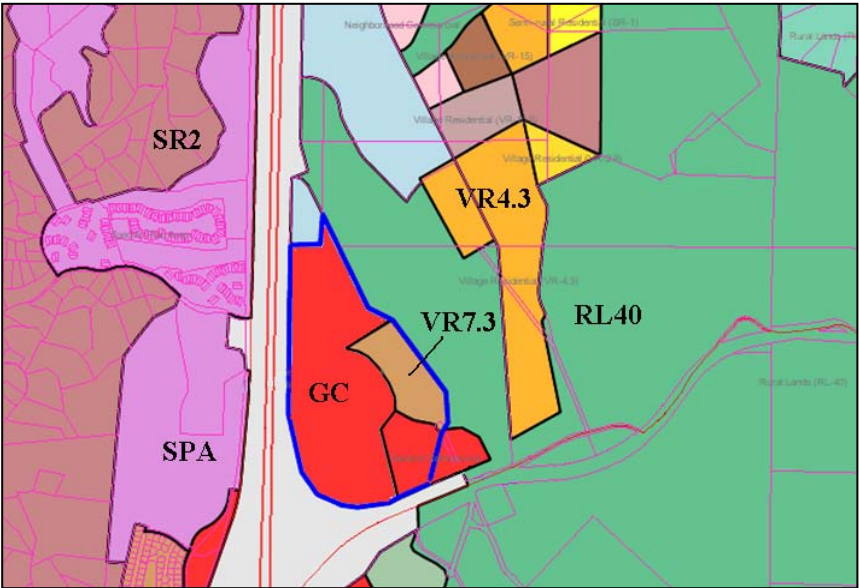
## DS24 – Borrego Country Club Estates (Chris Brown)

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 1	Semi-Rural10	SR2/RL40	Minor
 <p>PC / Staff Recommendation</p>		 <p>Possible Alternative Land Use Change</p>	

### Discussion:

- These sites were not raised as residential referrals during previous Board of Supervisors and Planning Commission Hearings prior to October 20, 2011; however, they were raised in testimony and correspondence during the Board of Supervisors hearings in the Fall of 2010.
- The PC/Staff Recommendation would designate all 172.9 acres as SR10. The potential land use change would allow for 30 acres at SR2 and the remaining 142.9 acres would be designated at RL40. As such, it would be consistent with the overall density analyzed in the EIR and provide a preferable development footprint by clustering additional lots adjacent to existing lots.

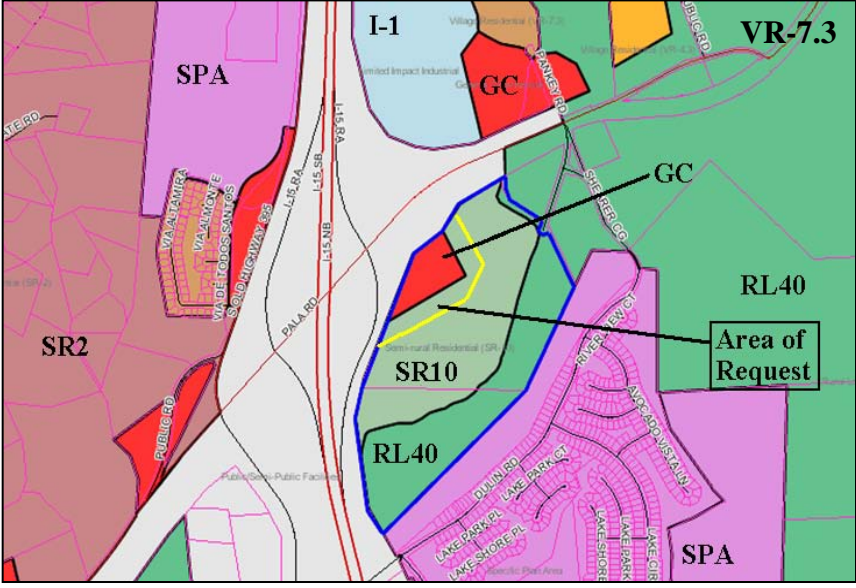
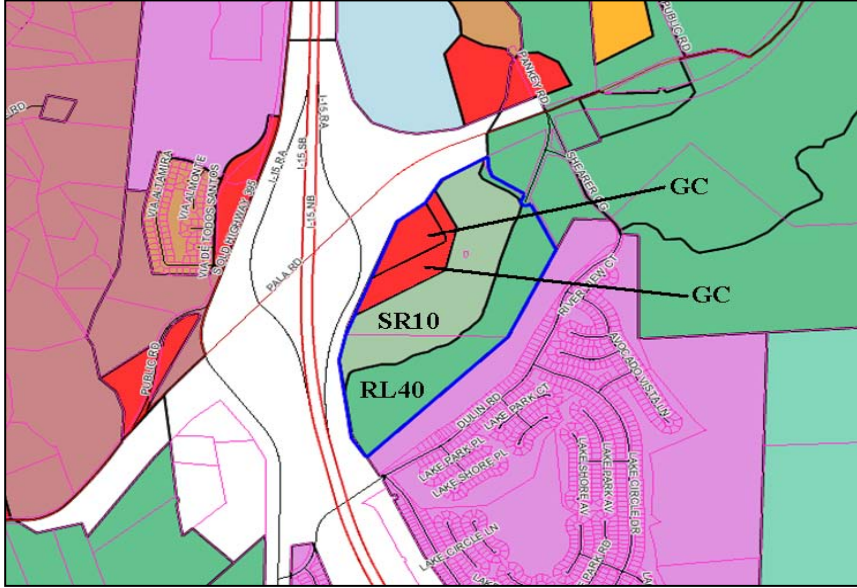
## FB3-B – Campus Park West (Steve Sheldon and Mark Dillon)

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Expanded Commercial and Village Residential	Limited Industrial, Village Residential, General Commercial	Change Medium Industrial to Commercial	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- This property-specific request was raised at the Planning Commission hearing on November 20, 2009, and again at the Board of Supervisors hearing December 8, 2010.
- Originally the site was considered part of the HP Site/3P's referral. As such, it was noted as being part of a village but subject to further mapping refinements. Ultimately, the Draft Land Use Map and the Referral Map both applied the same designations as depicted above under the PC/Staff Recommendation.
- While expanded residential use would require additional EIR review, the industrial designation could be changed to commercial without resulting in EIR recirculation. Therefore, the potential alternative would be to replace Limited Industrial with General Commercial.

## FB4 [2005 Commercial/Industrial Referral #13] – No Current Requestor

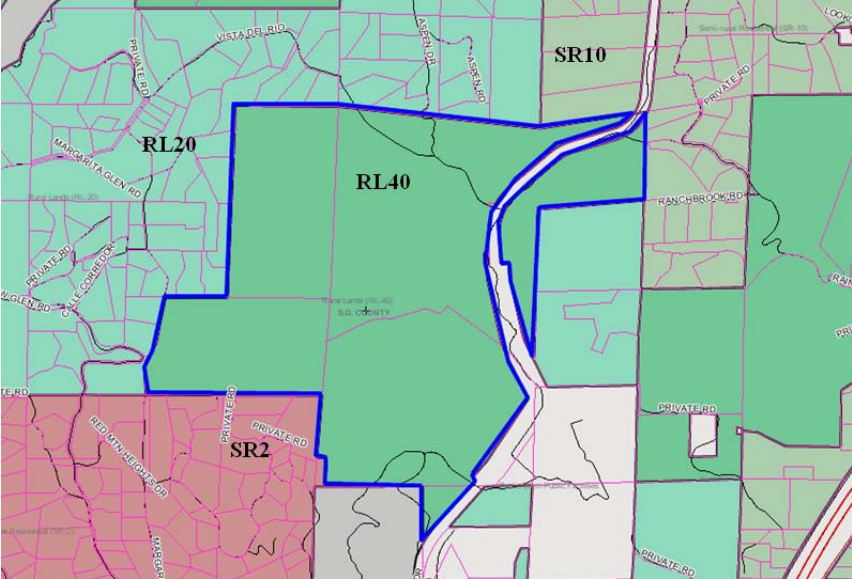
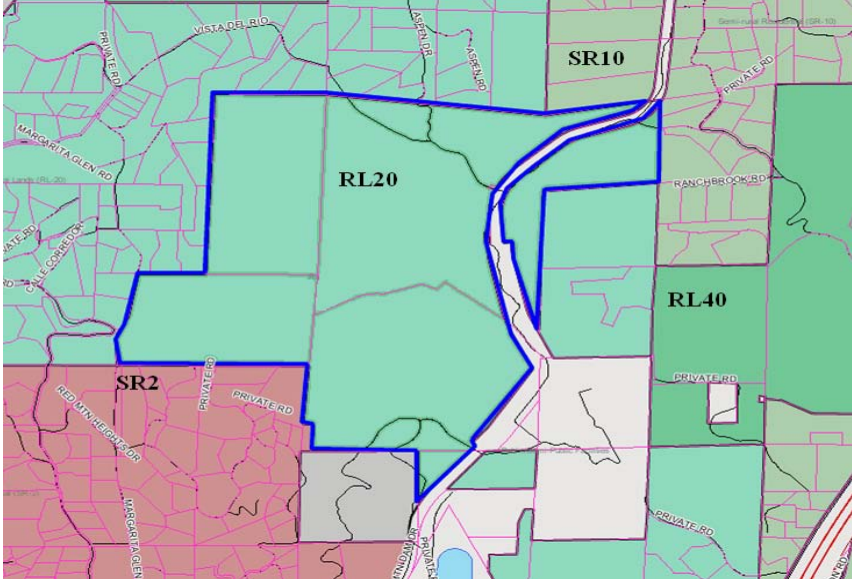
Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Core Mixed Use	Semi-Rural 10	General Commercial	Minor
			
PC / Staff Recommendation	Possible Alternative Land Use Change		

### Discussion:

- This was a 2005 Commercial/Industrial Property Referral that resulted in General Commercial (GC) and Village Core Mixed Use (VCMU) being applied to the property on the Referral Map Alternative. However, it is inconsistent with the land use framework to designation an area outside the village with VCMU.
- On August 22, 2003 Planning Commission voted to retain RL40 designation, subsequently on November 20, 2009 the Planning Commission voted for SR10 and General Commercial.
- The alternative would designate an additional eight acres of General Commercial to the site, instead of the requested VCMU. This would be a minor level of change to the project because that intensity of designation was evaluated as part of the Referral Map with the VCMU designation.



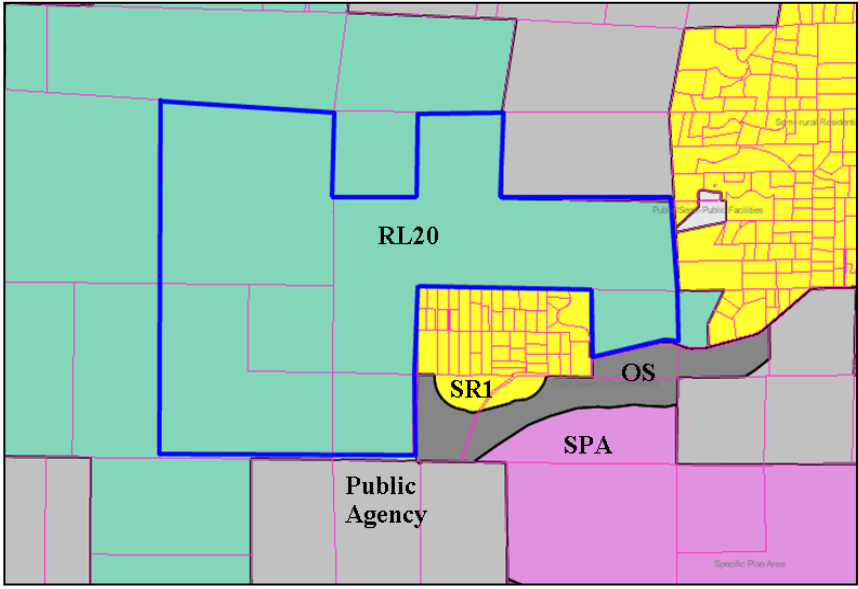
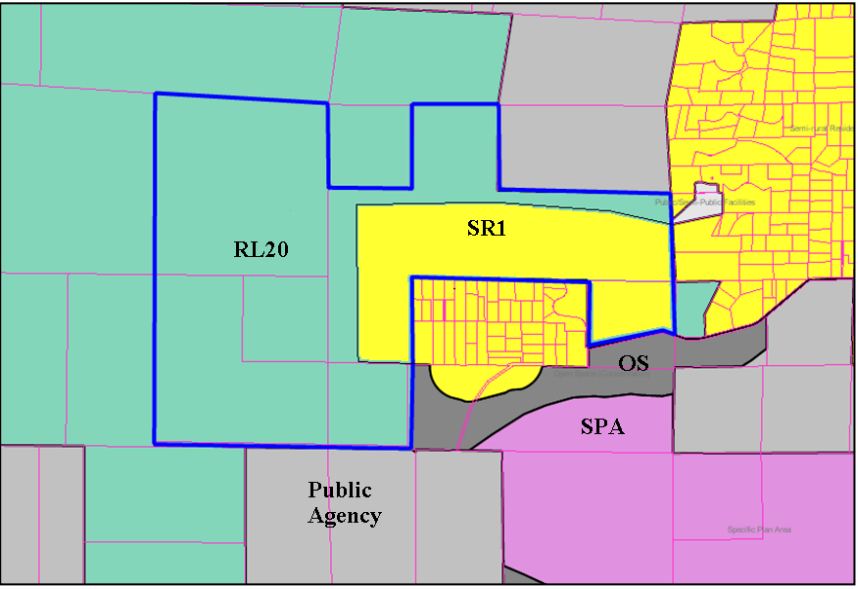
## FB8 – Chaffin

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 10/Rural Lands 20	Rural Lands 40	Rural Lands 20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- Staff has previously identified RL20 as a potential alternative designation in both the August 22, 2003 Planning Report and also the September 23, 2003 Board Letter.
- This potential land use change would designate this entire property as RL20 and would result in a minor level of change to the General Plan Update project, as higher densities were analyzed as part of the Referral Map in the EIR.

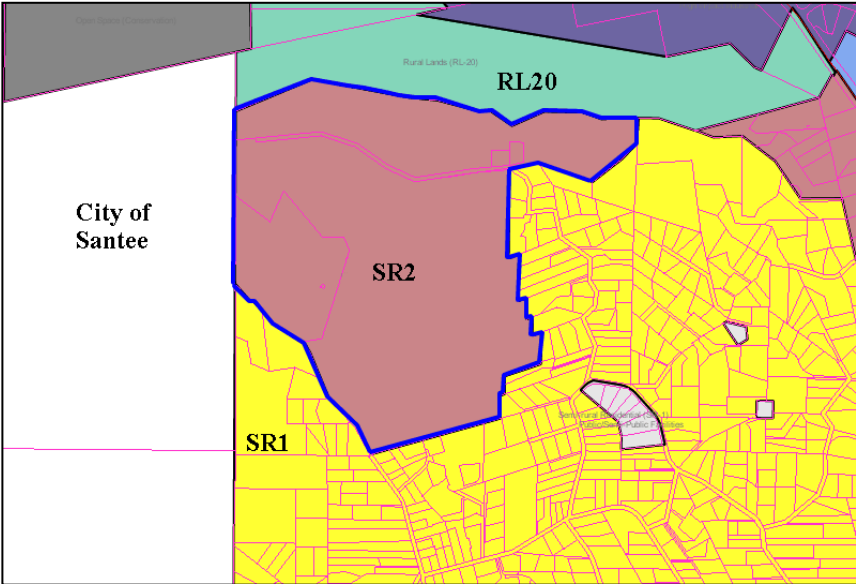
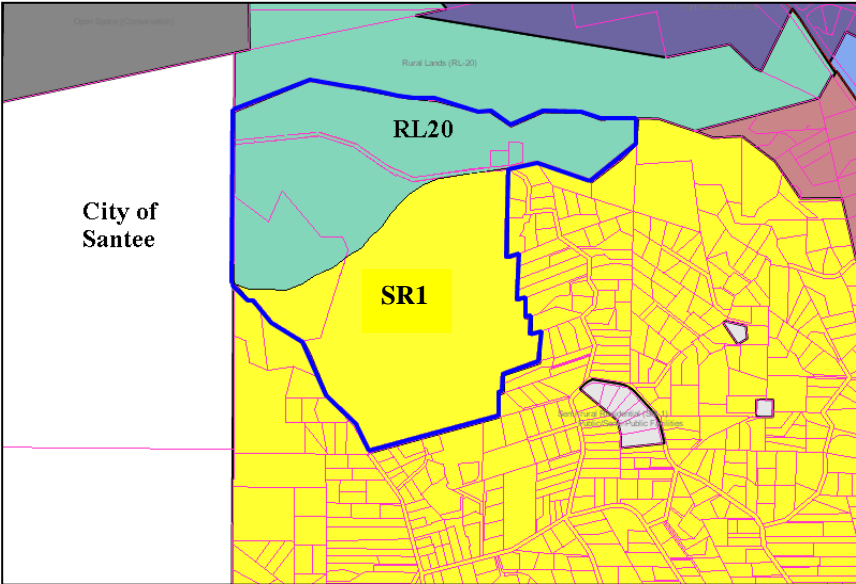
## JD2 – Hidden Valley Estates

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
SR1 / SR2 / RL20	Rural Lands 20	SR1 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- The subject property is approximately 622 acres. The property-specific request is similar to what was reflected in the Referral Map, which consisted of approximately 292 acres of RL20, 85 acres of SR2, and 245 acres of SR1.
- Staff proposed RL20 for this site in the November 2009 report to the Planning Commission based on site constraints. The Planning Commission agreed with the staff recommendation, though no specific testimony or discussion was heard regarding this property. The property-specific request was raised during testimony at the Board of Supervisor's hearing November 10, 2010.
- This potential land use change would allow for 172 acres of SR1 adjacent to the area of SR1 to the south. This allowance would still be within the range of what was analyzed in the EIR and would be more consistent with the MSCP hardline designation.

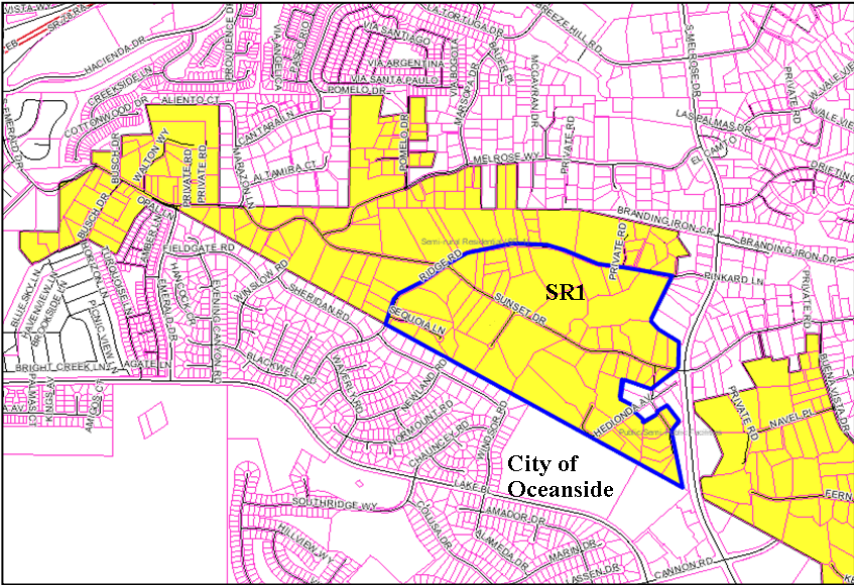
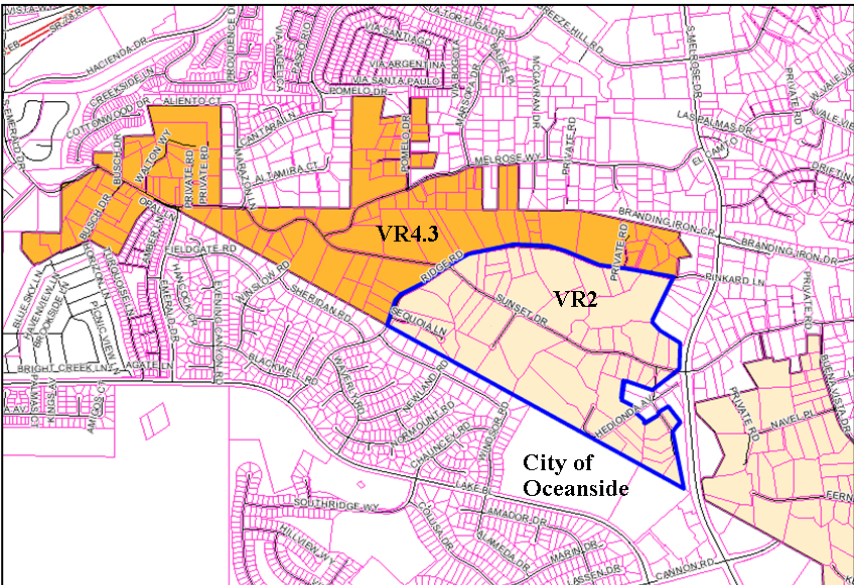
## LS6 & LS17 – Kim Cambell

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Primarily SR1 with some RL20	Semi-Rural 2	Half SR1 and half RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- This property owner request was based on public testimony at the November 10, 2011 Board of Supervisors Hearing.
- The Planning Commission voted five to one on November 19, 2009 to approve staff's recommendation of SR2; this recommendation is also supported by the Lakeside Community Planning Group.
- The potential land use change would allow for 150 acres of SR1 adjacent to SR1 designation in Eucalyptus Hills. The remaining 150 acres of the site would be designated as RL20. This would allow for nearly the same development capacity as having the entire site designated as SR2. As such, it would be consistent with the overall density analyzed in the EIR.

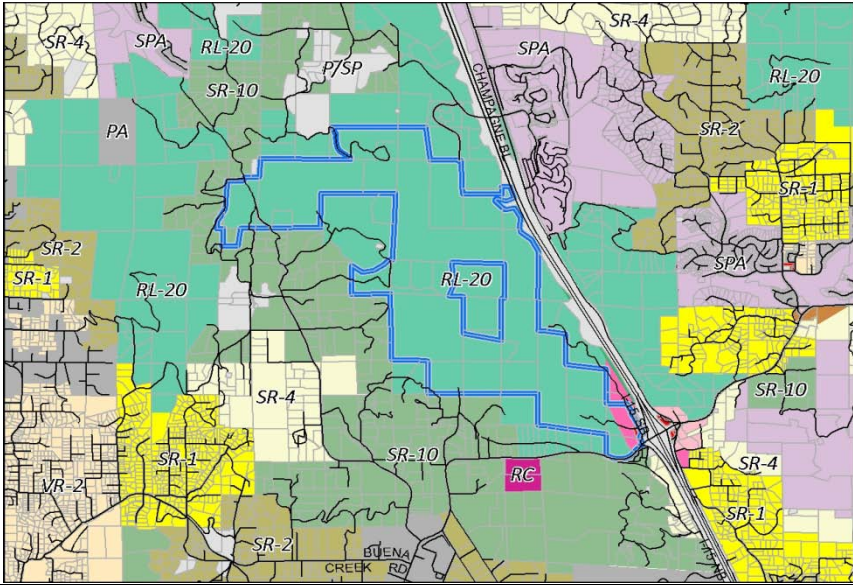
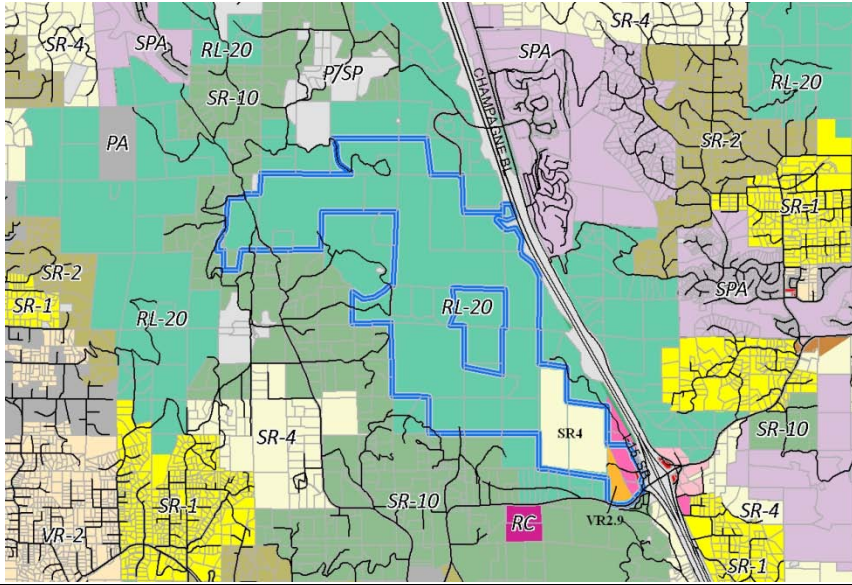
## NC27, NC36 – City of Vista & Jeffrey Kent

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential 4.3	Semi-Rural 1	Village Residential 2	Minor
 <p>The map displays the City of Oceanside area with a yellow shaded region labeled 'SR1' outlined in blue. The region is bounded by streets including Ridge Rd, Sunset Dr, Sequoialn, and Heron Dr. Other streets shown include Hacienda Dr, Alamo, Branding Iron Cr, and various residential streets like Blue Oak Ln, Bright Creek Ln, and Southridge Wy.</p>		 <p>The map displays the same City of Oceanside area with an orange shaded region labeled 'VR4.3' and 'VR2' outlined in blue. The regions are bounded by Ridge Rd, Sunset Dr, Sequoialn, and Heron Dr. Other streets shown include Hacienda Dr, Alamo, Branding Iron Cr, and various residential streets like Blue Oak Ln, Bright Creek Ln, and Southridge Wy.</p>	
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- This area was proposed to be VR2 in the Referral Map and all EIR alternatives. The SR1 designation was later proposed at the Planning Commission on April 16, 2010 due to information provided by the City of Vista.
- This potential land use change for NC27 and NC36 to VR2 as was analyzed in the EIR. The City of Vista recently agreed that a higher density in this area would be consistent with their plans.
- The unincorporated land west of NC27 and NC36 was reviewed in Property-Specific Requests NC26, NC32, NC33, NC34 and NC35. Those requests were for a VR4.3 designation, which can be applied with a minor revision to the General Plan Update documents.

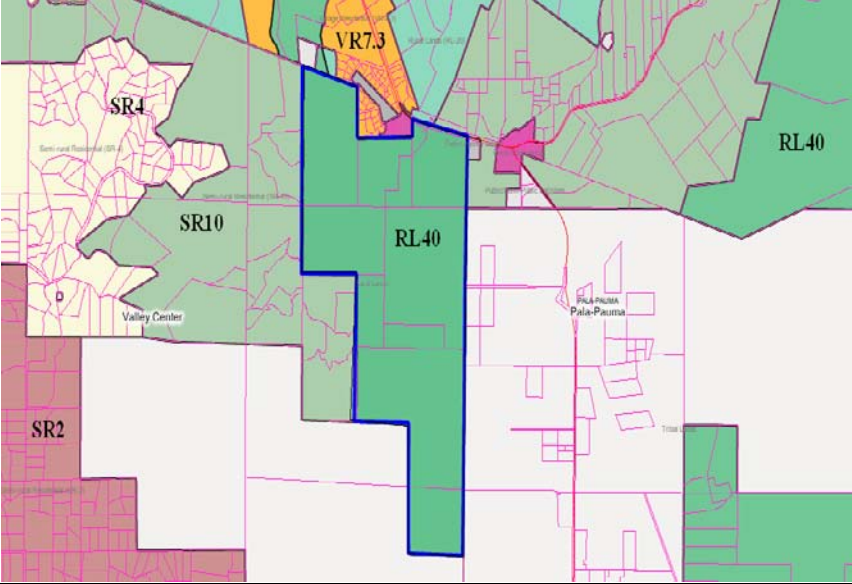
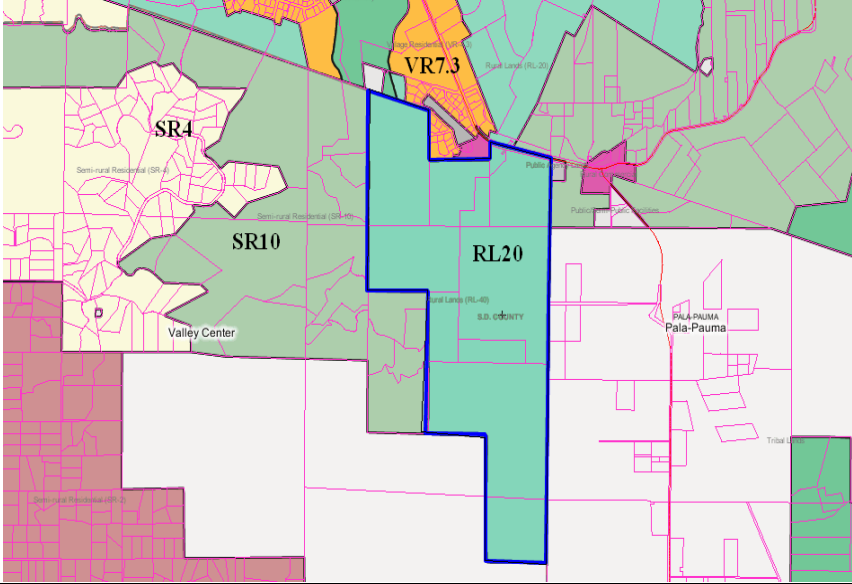
## NC42 – Merriam Mountains

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential / SR4	SR10 / RL20	VR2.9 / SR4 / RL20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- The representatives of the property have sent correspondence in the past regarding land use requests for the area. Correspondence was received most recently in May 2010 and also during public testimony in October 2010, which clarified the property-specific request.
- There are many potential approaches to considering land use changes in this area, and this is just one alternative of many other possible options. The above land use change would designate an additional 184 acres of SR4, 25 acres of VR2.9 and the remainder of the area as RL20. This land use change would be classified as a moderate level of change to the General Plan Update project.

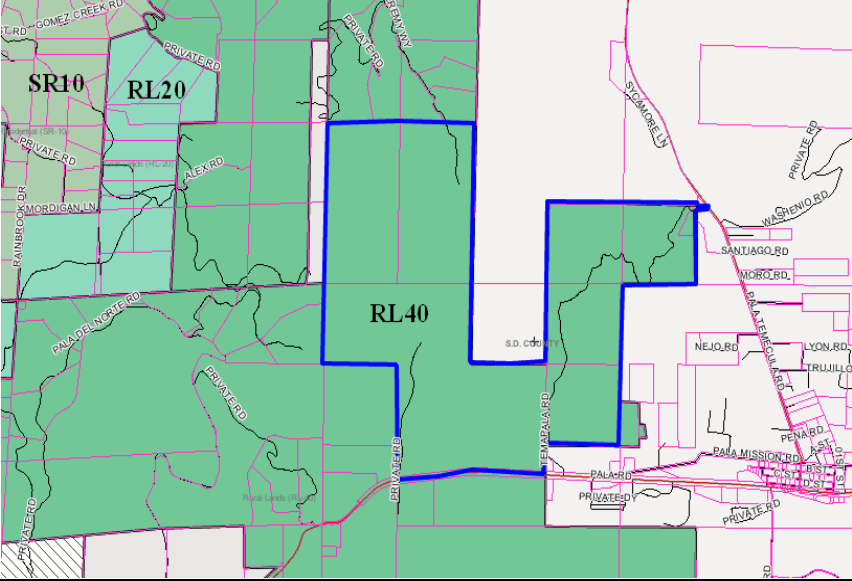
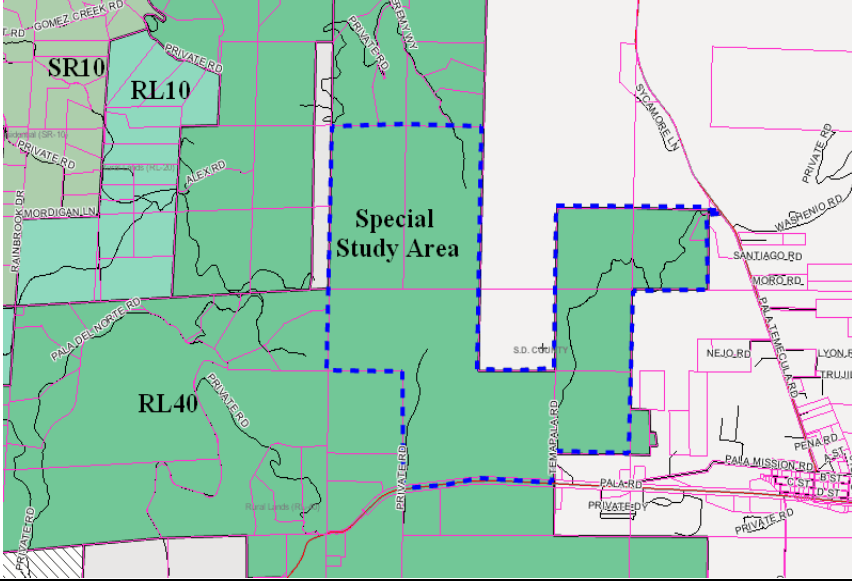
# PP30 – Donald Armstrong

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2 / Semi-Rural 4	Rural Lands 40	Rural Lands 20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

## Discussion:

- This site was not specifically discussed at previous Planning Commission or Board of Supervisors Hearings. The property-specific request was submitted to staff in the Fall of 2010.
- While a Semi-Rural designation on the site would conflict with General Plan Update project objectives, Rural-Lands 20 could be applied and still be consistent with the Community Development Model. However, since the corresponding density for the RL20 designation was not analyzed in the EIR, revision and recirculation of the EIR would still be required under this land use change.

# PP31 – Warner Ranch

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
SR4 / Special Study Area	Rural Lands 40	RL40 / Special Study Area	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

## Discussion:

- An approved Plan Amendment Authorization (2005) and an application for a General Plan Amendment (06-009) are being processed for this site.
- Correspondence regarding this property was received in August of 2009 and October 2010. Public testimony from landowner representatives was also provided during the Planning Commission hearing on November 20, 2009.
- While the request for SR4 cannot be applied without substantial changes to the General Plan Update and EIR, the request for a Special Study Area can be approved with a minor change to the Pala-Pauma Community Plan. Draft language for the Special Study Area is provided on the following page.

## **PP31 – Warner Ranch (cont.)**

### **PP31: Warner Ranch Special Study Area (*Draft Language*)**

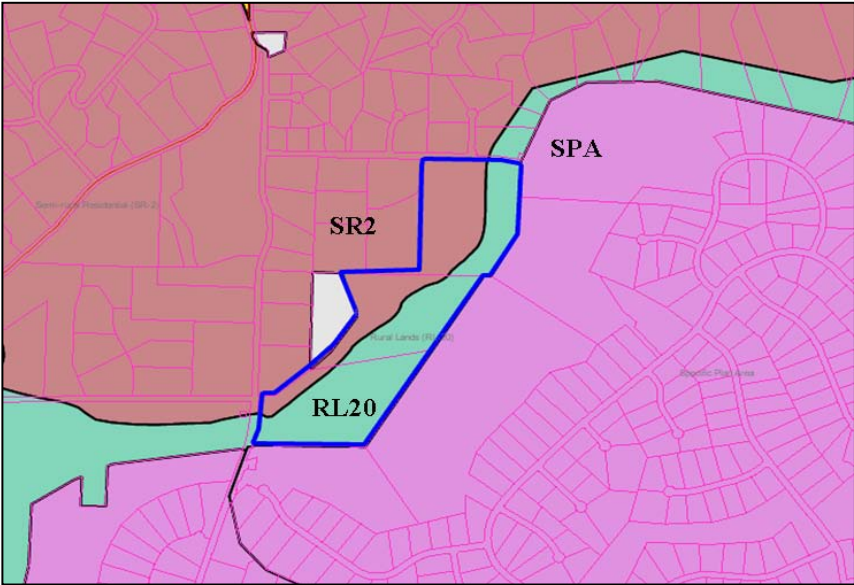
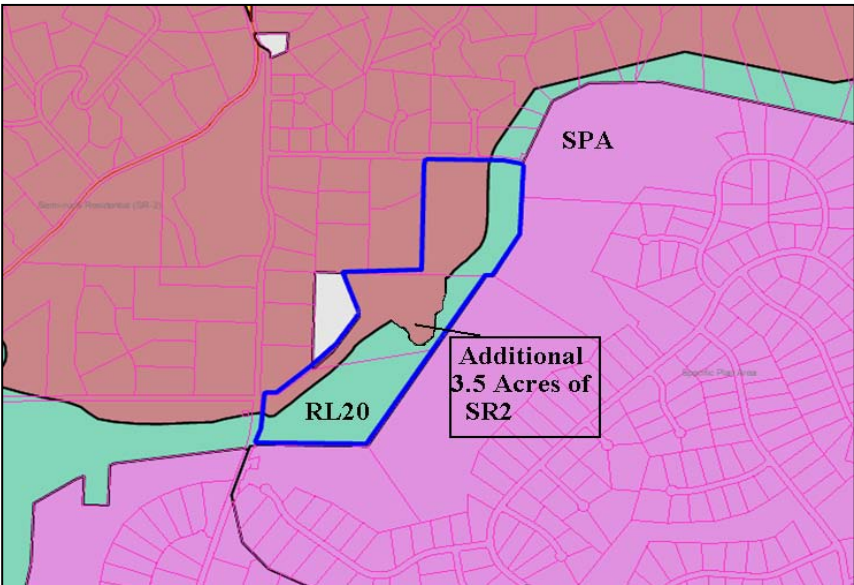
A Special Study Area is proposed for the Warner Ranch property based on the following considerations:

1. Adjacency to the existing Pala Village, Casino, Resort, and Spa;
2. Existing employment center and lack of local housing opportunities;
3. Proximity to several tribal casinos within the State Route 76 corridor;
4. Approved Plan Amendment Authorization for 2.33 DUs per acre granted on October 5, 2005;
5. Ongoing and active planning and development application since July 13, 2005;
6. Single ownership status of approximately 515 acres of property; and
7. Availability of sewer, water, fire, and educational facilities.

Considering this single ownership is surrounded on three sides by Tribal Lands, a more focused land use planning and analysis will be required to determine the most compatible and consistent land uses for this property. The Special Study Area designation will provide the appropriate planning vehicle to conduct this analysis and allow for implementing a cohesive and comprehensive land use plan.



## SD17 – Sam Blick and Steve Wragg

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi Rural 2	Rural Lands 20	SR2 / RL20	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- The property specific request for this site was raised in correspondence to the Board of Supervisors dated November 17, 2010. The request was further clarified in correspondence and meetings December 2010 through February 2011.
- The property-specific request could not be achieved due to the FEMA floodplain mapping. However, 3.5 additional acres of SR2 could be mapped as shown above based on the most recent floodplain information.

## SD20 – Stephen Perkins

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 2	Rural Lands 20	Semi-Rural 10	Minor
PC / Staff Recommendation		Possible Alternative Land Use Change	

### Discussion:

- These properties were not specifically discussed at the General Plan Update Board of Supervisors or Planning Commission Hearings. The property-specific request was raised during the Board of Supervisors hearings in Fall of 2010.
- While the requested SR2 designation would result in a Moderate level of change, applying SR10 as an alternative designation would reduce the level of change to Minor. The SR10 designation would also apply to the other non-open space properties in this area of unincorporated land.

# VC63 – John H. Caston

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 1	Semi-Rural 4	Semi-Rural 2	Moderate
PC / Staff Recommendation		Possible Alternative Land Use Change	

## Discussion:

- This site was not specifically discussed at previous Planning Commission or Board of Supervisors Hearings. This property owner request for an upzone was submitted as a form letter during Board of Supervisor hearings in Fall 2010.
- The potential land use change would allow for this property and the surrounding area to be designated SR2. Since the most intense designation evaluated in the EIR was SR4, this change would still require recirculation of the EIR.

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## 5. Background Information

<b>PSR#</b>	<b>Page(s)</b>	<b>PSR#</b>	<b>Page(s)</b>
General Planning Concepts	5-1 to 5-24	PP1	5-115 to 5-119
BO3-A	5-25 to 5-27	PP12	5-120 to 5-124
CD13	5-28 to 5-31	PP15	5-125 to 5-131
DS8	5-32	PP16	5-132 to 5-136
DS11	5-33 to 5-37	PP17	5-137 to 5-141
DS24	5-38	PP19-A	5-142 to 5-146
DS25	5-39	PP23	5-147 to 5-152
FB4	5-40 to 5-44	PP29	5-153 to 5-157
FB8	5-45 to 5-51	PD1	5-158
FB21	5-52 to 5-54	PD4	5-158
FB22	5-55 to 5-57	SD2	5-159 to 5-163
FB23	5-58 to 5-60	SD4	5-164 to 5-168
JD3	5-61 to 5-66	SD6	5-169 to 5-172
ME3	5-67 to 5-72	SD8	5-173 to 5-176
ME18	5-73 to 5-78	VC9	5-177 to 5-182
ME21	5-79 to 5-85	VC11	5-183 to 5-187
NC12	5-86 to 5-91	VC15	5-188 to 5-192
NC13	5-92 to 5-97	VC17	5-193 to 5-196
NC14	5-98	VC20-A	5-197 to 5-201
NC17	5-99	VC23	5-202 to 5-205
NC27 / NC36	5-100	VC27	5-206 to 5-212
NM8	5-101 to 5-106	VC29-A / VC29-B	5-213 to 5-217
NM16	5-107 to 5-114	VC53	5-218 to 5-221

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# PLANNING REPORT

## GENERAL PLAN 2020

### Project Update and Confirmation of Direction



**BOARD OF SUPERVISORS HEARING**

**May 21, 2003**

Prepared by Department of Planning and Land Use • County of San Diego

## May 21, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

The proposed land use designation for Supervisor Horn's properties, as well as for properties within a 500-foot radius, is based on retaining biological corridors with the lower densities, matching existing density, and recognizing properties located near major road infrastructure.

Once the two separate actions are complete, all Supervisors may take action on remaining properties contained in the December 2002 Working Copy Land Use Distribution Map.

### PROJECT ISSUES:

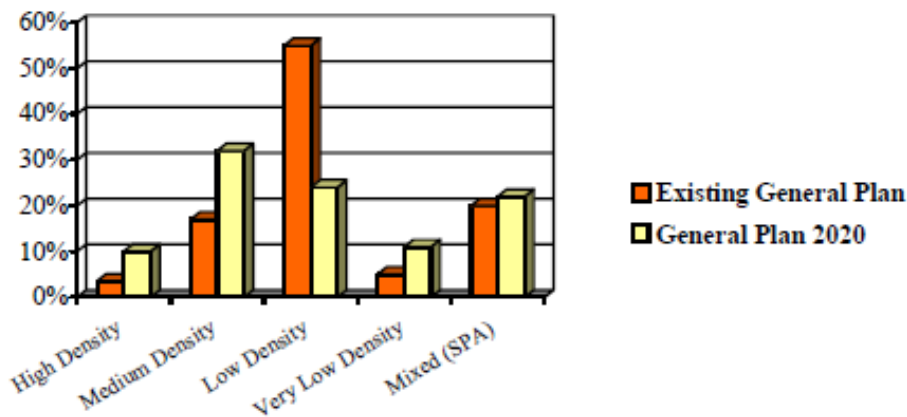
#### COMPETITION FOR LAND

San Diego County has a finite amount of land. During the past decade, the County's population growth fueled a competition for land available for housing, commerce, agriculture, recreation and wildlife habitats. This struggle became a focal point for GP 2020 discussions. Two ways the County can address this problem is by adopting a General Plan that favors more efficient development, and by following that up with building efficiency into zoning and subdivision standards.

#### Efficient Use of Land

Efficient land use means accommodating residential growth on less land. Although large lot residential development – which occurs primarily in semi-rural areas – is an important component of communities throughout the unincorporated County, vast amounts of low-density residential development make it difficult to balance the County's competing needs for land. Our existing General Plan does not accommodate future population growth in an efficient manner because 62% or 435,000 acres, of today's vacant, private land contains semi-rural densities of 1 dwelling unit per 2 or 4 acres<sup>4</sup>.

*Figure 2: Future Dwelling Units (Present – 2020)*



<sup>4</sup> They are slope dependent designations, with densities of 1 du/2, 4 or 8 and 4, 8 or 20 acres depending on slope.



## May 21, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)**

In order to reduce the competition for land, GP 2020 significantly reduces the amount of vacant, private land at these densities on the December 2002 working copy map (see Figure 2). Instead, GP 2020 applies planning concepts, formalized in Regional Categories within the land use framework, that result in more of a balance of high, medium, low and very low-density residential development in the region

GP 2020 planning concepts seek to improve the County's efficient use of land. As applied to the December 2002 Working Copy maps, they will:

- Locate 80% of the 2020 population within the County Water Authority (CWA) boundary, which can accommodate higher density development.
- Create or expand moderate to high-density residential capacity in appropriate areas within the CWA boundary.
- Reduce low-density residential capacity in semi-rural areas located outside the CWA boundary unless an area already has an established pattern.
- Reduce low-density residential capacity in semi-rural areas located inside the CWA boundary where land is highly constrained or where agricultural use is concentrated.

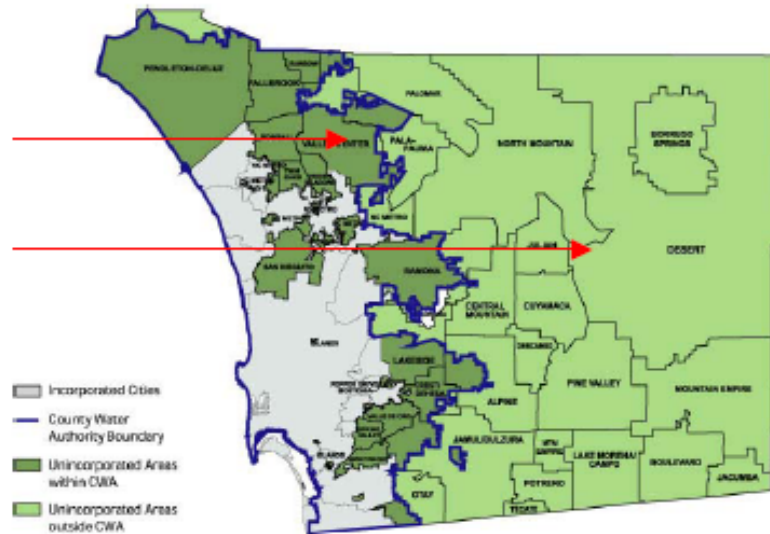
*Figure 3: Proposed Population Distribution in 2020*

Population in 2020 is focused inside the CWA boundary:

**80%** of the population in 2020 will be located inside CWA boundary.

**20%** will be located outside the CWA boundary.

The population distribution on the existing General Plan is **60%** inside and **40%** outside the CWA boundary.



These adjustments to the County's General Plan will help ensure that land will be available for population growth beyond the year 2020 and for the variety of uses we enjoy today.

## PLANNING CONCEPTS

## May 21, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

In addition to providing guidance for directing regional growth, GP 2020 planning concepts provide guidance for preparing land use maps within each community. There are three separate but interrelated concepts derived from guiding principles developed by GP 2020 advisory groups (see Attachment C).

### **Future Growth Areas**

This concept directs future growth to areas where existing or planned infrastructure and services can support growth and to locations within or adjacent to existing communities. By giving priority to growth within areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County. Most areas that are appropriate for directing future growth are located within the CWA boundary, and future development outside that boundary is limited. In order to decrease potential development outside the CWA boundary and in areas without infrastructure and services, residential densities will typically be reduced in areas where land is not already parcelized.

### **Development Capacity**

This concept assigns densities based on an analysis of existing development constraints – such as road access, available water/sewer services, topography, significant habitats, and groundwater resources. Implementing this concept required the introduction of new residential designations that produce lower density development than existing designations in the General Plan.

Recognizing environmental constraints — topography, significant habitats and groundwater resources — when applying densities to land throughout the County is consistent with the County's Strategic Initiatives<sup>5</sup> for The Environment. This concept will reduce environmental impacts caused by locating development in inappropriate locations. Density-based planning, described in the Land Use Framework section, also allows developers to avoid steep slopes and habitats while achieving their development objectives.

### **Community Development**

This concept (see Figure 4) seeks to provide a physical structure for creating communities, and it includes a village center surrounded by semi-rural or rural land. In communities located inside the CWA boundary, higher density neighborhoods and a pedestrian-oriented commercial center would provide a focal point for commercial and civic life. Medium-density, single-family neighborhoods, as well as a broad range of commercial or industrial uses, would surround the commercial core. Semi-rural neighborhoods surrounded by greenbelts, agricultural uses, or other rural lands would be located outside the more urbanized portion of the community.

Planning concepts associated with physical form are consistent with the County's Strategic Initiatives for Safe and Livable Communities:

- This concept provides a framework for communities to create a pedestrian-oriented town center, which is strongly associated with livable communities.
- Town centers provide a focal point for a community's commercial, civic and social life.

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<sup>5</sup> The County's Strategic Initiatives are broad, organization-wide goals that help prioritize specific County efforts and programs.

## May 21, 2003 Board of Supervisors Hearing Staff Report

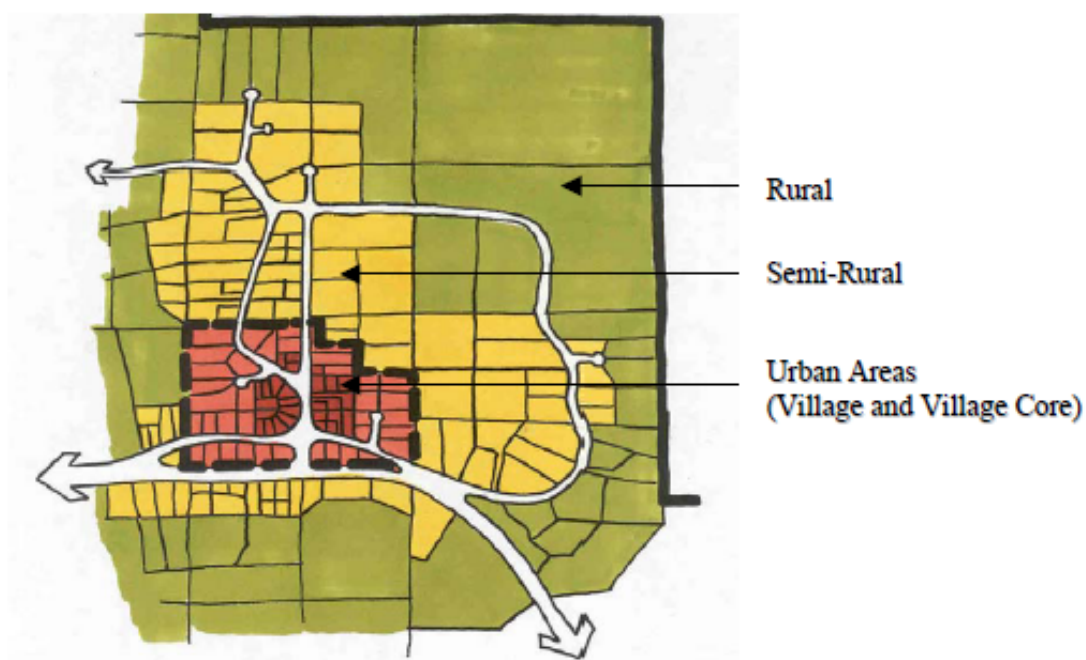
**SUBJECT:** GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

- Retaining greenbelts around communities helps establish community identity, as well as retain the rural character that contributes to quality of life within the unincorporated County.

Community development concepts include a balance of development densities, housing types, and uses within each community. This meets another County-wide Strategic Initiative of supporting Kids through the planning for housing, parks and open space.

Although the community development concept may not fit some existing communities because of historical development patterns, it provides a clear guide for future development in many communities that will benefit from retaining, enhancing or creating this type of development pattern.

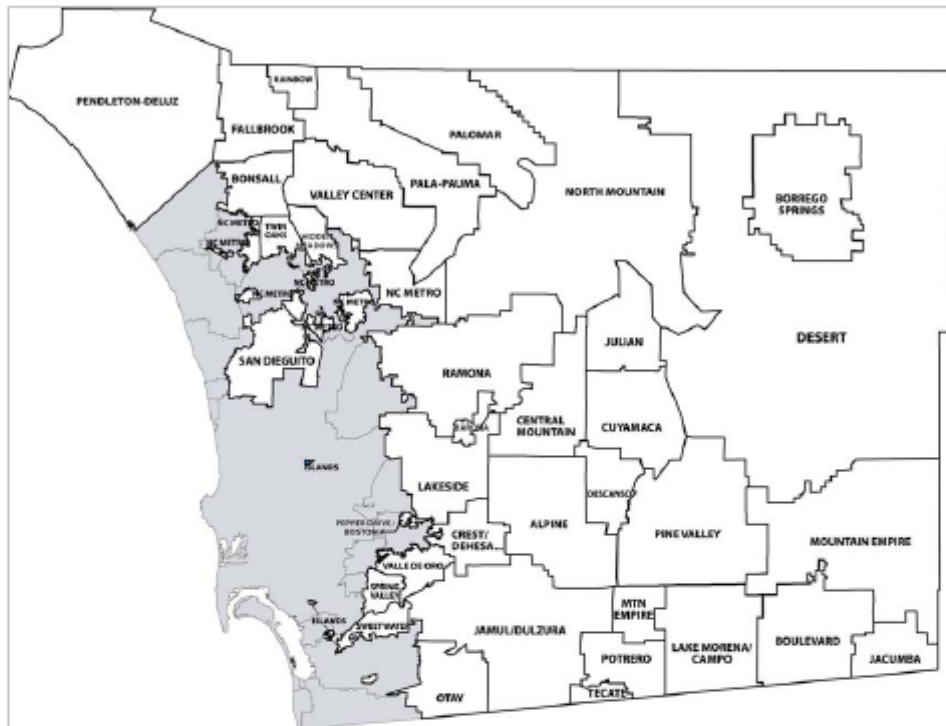
*Figure 4: Community Development Concept*



### REGIONAL GOALS AND POLICIES

The Steering Committee and Interest Group Committee prepared draft goals and policies (see Attachment D) for use as a guide during the mapping process. With few exceptions, the goal and policy statements prepared by the two advisory groups are consistent with one another and compatible with GP 2020 planning concepts. Draft goals and policies also provide a strong basis for preparing the Regional Elements, and staff and consultants will evaluate them for inclusion in that draft document. Draft Goals and Policies are being submitted to the Board of Supervisors as a work in progress, subject to future review as part of a complete package of goal and policy statements within the Draft General Plan 2020 Regional Elements.

### LAND USE FRAMEWORK



# GP2020 PLANNING CONCEPTS

This document includes planning concepts approved by the Interest Group Committee on July 9, 2001 and revised by the Steering Committee on July 28, 2001.

► CONCEPTS  
CRITERIA

**CONCEPT A -**

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<b>Village Core</b>	<ul style="list-style-type: none"><li>• High-density residential and mixed uses planned at 7.3 du/acre and denser</li><li>• Pedestrian-oriented development directed towards the core</li><li>• Regional-scale commercial uses (serving an area larger than the village)</li><li>• Access to Circulation Element Roads</li><li>• Availability/potential for public transit system</li><li>• Sewer &amp;/or CWA water available and additional infrastructure planned for additional planned population</li><li>• Restricted expansion of villages east of CWA boundary</li><li>• Densities and dimension relative to community size</li><li>• Design standards shall apply</li></ul>
<b>Core Support Area</b>	<ul style="list-style-type: none"><li>• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre</li><li>• Neighborhood-scale commercial serving local residents or village core commercial</li><li>• Industrial uses may be allowed</li><li>• Adjacent to core but configuration and densities are relative</li><li>• Residential housing scaled to employment needs</li><li>• Geographic restrictions should apply reflecting existing development patterns</li><li>• Design Standards shall apply</li></ul>
<b>Natural Resource Areas</b>	<ul style="list-style-type: none"><li>• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors</li><li>• Limited circulation access</li><li>• Reliance on groundwater and septic systems</li><li>• Keeps intact the rural landscape and results in visual separation of communities</li><li>• Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed</li></ul>

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**CONCEPT B -**

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<b>Village Core</b>	<ul style="list-style-type: none"><li>• High-density residential and mixed uses planned at 7.3 du/acre and denser</li><li>• Pedestrian-oriented development directed towards the core</li><li>• Regional-scale commercial uses (serving an area larger than the village)</li><li>• Access to Circulation Element Roads</li><li>• Availability/potential for public transit system</li><li>• Sewer &amp;/or CWA water available and additional infrastructure planned for additional planned population</li><li>• Restricted expansion of villages east of CWA boundary</li><li>• Densities and dimension relative to community size</li><li>• Design Standards shall apply</li></ul>
<b>Core Support Area</b>	<ul style="list-style-type: none"><li>• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre</li><li>• Neighborhood-scale commercial serving local residents or village core commercial</li><li>• Industrial uses may be allowed</li><li>• Adjacent to core but configuration and densities are relative</li><li>• Residential housing scaled to employment needs</li><li>• Geographic restrictions should apply reflecting existing development patterns</li><li>• Design Standards shall apply</li></ul>
<b>Semi-Rural</b>	<ul style="list-style-type: none"><li>• Semi-Rural uses are residential and small farm</li><li>• An appropriate density, such as 1 du/acre, will be assigned</li><li>• Clustering is encouraged to preserve contiguous open space, landforms and agriculture, as well as provide flexibility in lot size design</li><li>• Semi-Rural is limited to locations where existing construction has already committed a well-defined area to this pattern of development. Appropriate criteria should guide the demarcation of these zones. The presence of parcelization in and of itself does not mean that a Semi-Rural District will be created.</li><li>• Sewer service, where appropriate, may be used to support clustered projects</li><li>• Design Standards shall apply</li></ul>
<b>Natural Resource Areas</b>	<ul style="list-style-type: none"><li>• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors</li><li>• Limited circulation access</li><li>• Reliance on groundwater and septic systems</li><li>• Keeps intact the rural landscape and results in visual separation of communities</li><li>• Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed</li></ul>

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**CONCEPT C -**

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<b>Transit Node</b> (May be identified and defined.)	<ul style="list-style-type: none"><li>• Working with MTDB and NCTD, public transit stations will be identified and medium to high-density residential and mixed-uses (7.3 du/acre and higher) will be planned within ¼ mile radius</li><li>• Medium to high densities planned (2.9 du/acre to 24 du/acre) within 1-2 miles of transit station with convenient vehicular access</li><li>• Urban-level services and public facilities</li><li>• Employment opportunities for area larger than community</li><li>• Regional-scale commercial uses</li></ul>
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**CONCEPT D -**

**Primarily areas east of CWA service line and other areas of suitable historic rural character**

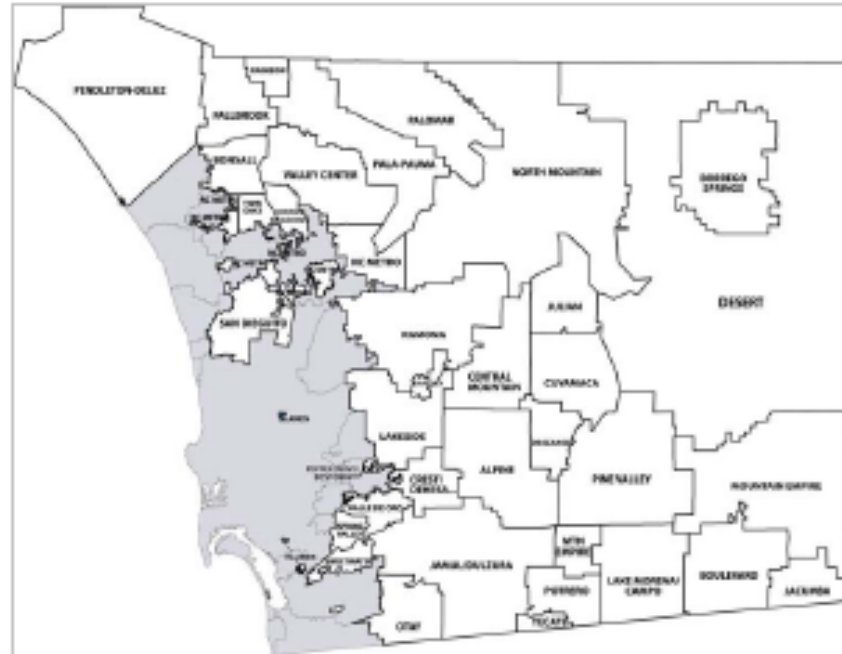
*Goal is retention of rural character and open space, and protection of regionally significant resources. All communities east of the CWA service line are to be treated as unique entities, with a goal of retaining their existing setting and rural atmosphere.*

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<b>Village Core</b>	<ul style="list-style-type: none"><li>• A development limit line will be drawn tightly around each existing village-center. It may be either a “heavy line” on the map, or be indicated by a specific GP “Village Core” category.</li><li>• Within the village core, density will reflect existing patterns.</li><li>• The development limit line will extend outward from the core no further than where existing lots of 4.3 du/acre or less cover at least 75% of the Village Core area. No existing lots &gt; than 10 acres will be included in the Core area.</li><li>• Only local commercial uses. Regional and tourist-serving commercial uses may be allowed where appropriate.</li><li>• Restricted expansion of roads.</li><li>• Permitted development of any type will be resource-based.</li><li>• Existing rural atmosphere to be maintained. (= Land Use Goal I-J)</li><li>• Existing buildable lots, regardless of size, are grandfathered</li></ul>
<b>Rural Lands Outside Village Cores</b>	<ul style="list-style-type: none"><li>• Here the goal is to retain resources, agriculture, a rural appearance, and atmosphere, with little development and no new small-lot subdivisions.</li><li>• Maximum density will be 1 dwelling unit/80 or 160 acres.</li><li>• Permitted development of any type will be resource-based.</li><li>• Existing rural atmosphere to be maintained. (=Land Use Goal I-J)</li><li>• Existing buildable lots, regardless of size, are grandfathered.</li><li>• Use of PDRs, TDRs, and other mechanisms** ** # 6 from “Guiding Principles” – to be further discussed</li></ul>

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*GENERAL PLAN 2020 Land Use Framework*



# GP2020 LAND USE FRAMEWORK

Steering Committee Draft

Changes approved as of December 14, 2002 meeting.

- ▶ Overview
- ▶ Regional Categories
- ▶ Land Use Designations

ATTACHMENT E



## REGIONAL CATEGORIES

### APPROVED: Semi-Rural Estates

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

### APPROVED: Rural Lands

Rural Lands are areas appropriate for large farms<sup>2</sup>, open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

### **Residential Density Range:**

All-County\*: 1 du/acre to 1 du/10 acre

*Special circumstances: Sewer Municipal services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.*

*Existing: Estate Development Area (EDA); Country Residential Development Area (CRDA)*

### **Residential Density Range:**

West of CWA: 1 du / 20 or 40 acre  
East of CWA: 1 du / 40, 80 or 160 acre

*Special Circumstances: East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1 du/20 acre East of CWA may be applied.*

*Existing: Rural Development Area (RDA) / Environmentally Constrained Area (ECA).*

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<sup>2</sup> Community-Specific Conditions: Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.



# **BOARD OF SUPERVISORS HEARINGS**

## **General Plan 2020**



### **RESIDENTIAL PROPERTY REFERRALS**

September 24, 2003

Prepared by Department of Planning and Land Use • County of San Diego

## September 24, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

East County sub-region had the next highest number of referrals, and those referrals are primarily located in the Lakeside/Pepper-Drive, Ramona and Crest-Dehesa/Harbison Canyon/Granite Hills communities. Staff either agreed with, or agreed to a compromise solution for, more than half of all residential referrals.

### *Residential Referrals: Summary of Staff Recommendations*

Sub-region	Agree	Compromise	Disagree	TOTAL
North County	22	30	38	90
East County	12	24	22	58
Backcountry	6	10	19	35
<b>TOTAL</b>	<b>40</b>	<b>64</b>	<b>79</b>	<b>183</b>

### **August 2003 Working Copy Maps**

Regional maps that incorporate staff recommendations for residential property referrals are located in Attachment B. The August 2003 Working Copy Structure Map illustrates the proposed distribution of regional categories (Village Core, Village, Semi-Rural, Rural Lands and Public Lands) within the unincorporated County. The August 2003 Working Copy Land Use Distribution Map illustrates the proposed distribution of residential land use designations. Community-level maps are contained in Attachment A.

All August 2003 Working Copy Maps are consistent with the GP 2020 Land Use Framework for residential properties, located in Attachment C. Staff recommendations for properties with semi-rural designations (SR-1 through SR-10), as well as population forecasts for the December 2002 Working Copy Map, assume that semi-rural residential land use designations are slope dependent.

### **BASIS FOR STAFF RECOMMENDATIONS**

Staff recommendations for residential property referrals are based on criteria directed by the Board of Supervisors and GP 2020 Objectives – which in turn are based on Board-endorsed Planning Concepts, Land Use Framework, and draft Goals and Policies. “Agree” and “Compromise” solutions are recommended whenever a request produces a change to the December 2002 Working Copy Map that is consistent with GP 2020 Objectives. Conversely, staff did not recommend a change to the December 2002 Working Copy Map (“Disagree”) whenever a request was not consistent with those objectives.

#### **► Objective 1: Develop a Legally Defensible General Plan**

This objective is primarily met by making mapping decisions that are consistent with GP 2020 concepts and policies, and that apply those concepts consistently across the region. A legally defensible General Plan is a balanced plan – where future growth is planned with public costs, traffic impacts and environmental impacts in mind.

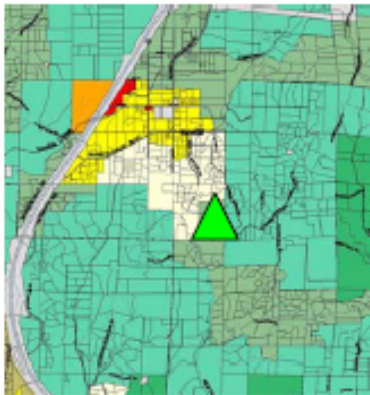
In many cases, staff accepted or compromised on property referrals where the impact of changing the density was localized. Because land use decisions must be consistently applied,

**September 22, 2003 Board of Supervisors Hearing Staff Report**

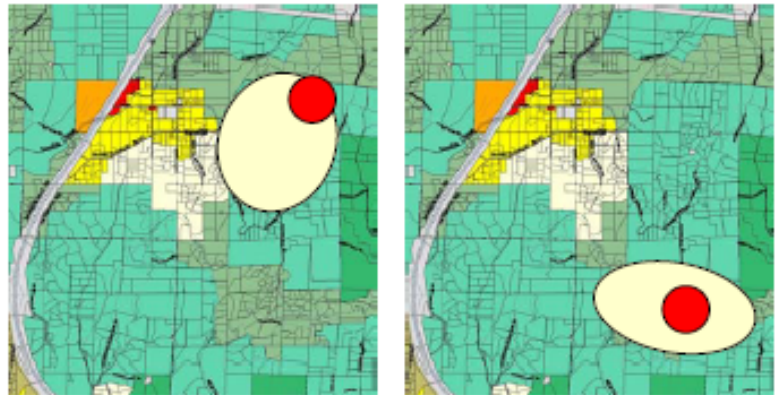
**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

staff did not agree with referrals where changing density on one parcel could produce a “domino effect” requiring a density change to many adjacent parcels with similar characteristics. The figure below demonstrates this principle.

**Location A**



**Location B**



At Location A, a request to change the density from Rural Lands (1 dwelling unit per 20 acres) to Semi-Rural (1 du per 4 acres, shown as light yellow) can be accommodated without altering the community’s overall development pattern. In this case, the GP 2020 Community Development Model (Objective 8) provides a rationale for limiting the expansion of the semi-rural densities to the referred property.

However, a request for the same change at Location B could produce a much larger impact to the community plan. Either the request will require an extension of the semi-rural development pattern into rural areas of the community, or it will produce an isolated pocket of semi-rural development within the community plan. In either case, accepting the request at Location B produces a major change to the community map, its population forecast, and the character of its settlement pattern.

**► Objective 2: Meet Growth Targets**

Property referrals meet this objective when they produce a minor increase in population capacity over the December 2002 Working Copy Map, which has a population capacity of 678,500 persons. That population forecast represents a 53% increase over the existing population, and it meets the County’s original target population of 660,000 persons. Exceptions were made in Twin Oaks and Borrego Springs, where population capacity was increased in order to meet other objectives. Property referrals that substantially expand areas of low-density residential development during this planning period were rejected because they reduce the efficient use of land and decrease the amount of land available for population growth beyond the year 2020.

**► Objective 3: Reduce Public Costs**

Meeting growth targets, and relocating the County’s future growth, reduces public costs for the roads, law enforcement, fire protection, emergency medical, and other public facilities or services needed to support the County’s future population. The following requests are not consistent with this objective:

**September 22, 2003 Board of Supervisors Hearing Staff Report**

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

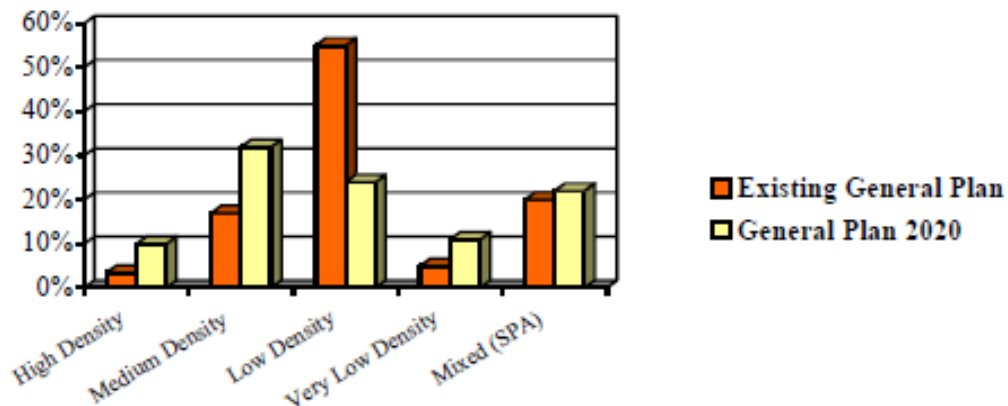


- Requests that substantially increase residential growth, which typically requires about 30% more in public expenditures for every dollar it generates in tax revenues.
- Request that generate isolated pockets of development also increase public costs because a large expenditure of funds will be needed to provide essential services to a small group of residents.
- Requests for increased residential development in backcountry communities – particularly areas located away from existing settlements.

**► Objective 4: Balance Competing Interests**

Accommodating residential growth on less land reduces the competition for land available for housing, commerce, agriculture, and habitat preservation. This was accomplished in GP 2020 by reducing the General Plan capacity for large lot residential development<sup>3</sup>, and by increasing its capacity for small lot and multi-family development.

*Future Dwelling Units (Present – 2020)*



The need to balance competing interests affects land use decisions within or near the County Water Authority (CWA) boundary where development pressures are high and the competition for land is intense. Property referrals for semi-rural densities higher than 1 dwelling unit per 10 acres do not meet this objective when they are located within the County’s most highly productive agricultural areas. Nor do property referrals for low-density residential development in areas containing physically or environmentally constrained land.

**► Objective 5: Improve Housing Affordability**

<sup>3</sup> Large lot capacity was decreased for the following slope dependent designations: 1 du/ 2,4,8 acre and 1 du/ 4,8, 16 acre.

# September 22, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

The GP 2020 Working Copy Map increases density in appropriate locations in order to provide more opportunities for constructing affordable building types – such as multi-family housing or small lot, single-family development.



Property referrals for higher density development (Village and Village Core densities) meet this objective when the request is compatible with the surrounding context. Property referrals for low-density development in remote locations and on highly constrained land do not improve housing affordability and are not consistent with this objective.

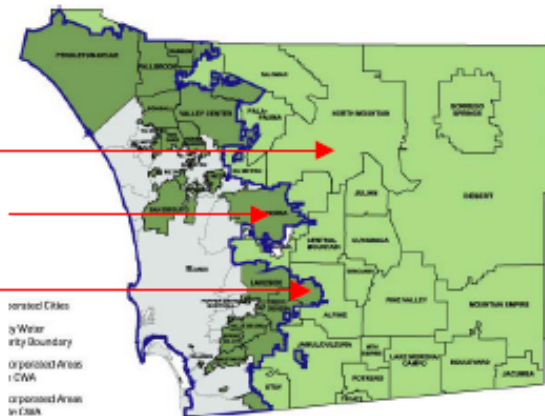
## ► Objective 6: Locate Growth near Infrastructure, Services and Jobs

This concept directs future growth to areas where existing physical infrastructure and services can support that growth and to locations within or adjacent to existing communities. Most areas that are appropriate for directing future growth are located within the CWA boundary.

Population in 2020 is focused inside the CWA boundary:

- **80%** of the population in 2020 will be located inside CWA boundary.
- **20%** will be located outside the CWA boundary.
- **CWA Boundary**

The population distribution on the existing General Plan is 60% inside and 40% outside the CWA boundary.



This objective was strongly considered when assessing residential referrals in remote locations, especially those located outside the CWA boundary and in Backcountry communities. It also affects some locations within the CWA boundary that are difficult to access and that lack essential services.

## ► Objective 7: Assign Densities Based on Characteristics of the Land

This objective affects residential referrals on highly constrained land. Assigning density based on an area's topography, habitats, road access, available services, groundwater resources and agricultural operations or contracts is a key GP 2020 Planning Concept. It produces land use maps that more accurately reflect actual development capacity when such constraints are taken into account.

For areas within the CWA boundary, the following site conditions were closely examined:

## September 22, 2003 Board of Supervisors Hearing Staff Report

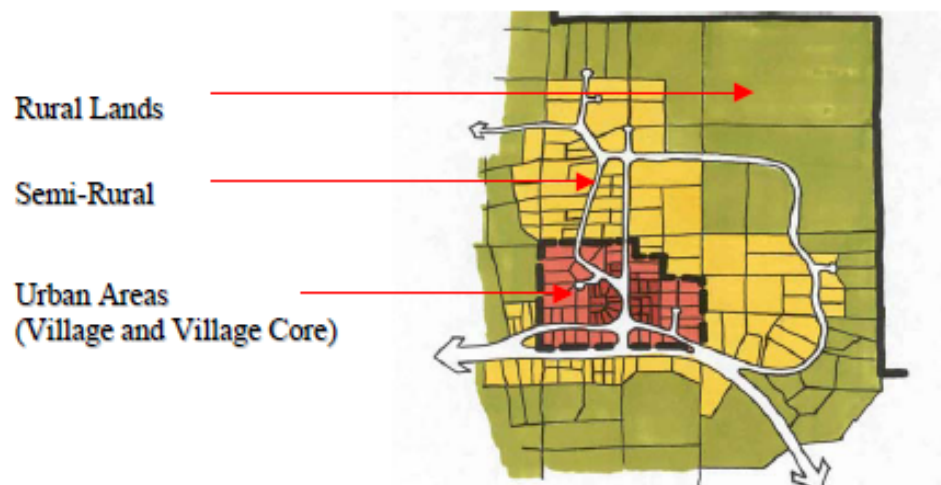
**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- *Steep slopes:* Land containing significant amounts of steep (over 25%) or very steep (over 50%) slopes was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres<sup>4</sup> on the GP 2020 Working Copy Maps.
- *Significant habitats:* Land designated as highly significant biological habitats was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map. That is particularly true for major habitat corridors located in North County and East County communities.
- *Floodways and Floodplains:* Land in major floodways or floodplains was typically not assigned semi-rural densities of 1 du/ 1, 2 or 4 acres on the December 2002 (or August 2003) Working Copy Map.

Community concerns about groundwater resources were strongly considered when evaluating referred properties outside the CWA boundary.

### ► Objective 8: Create a Model for Community Development

GP 2020 Planning Concepts provide a physical structure for creating communities. Each existing or planned community will, whenever possible, include an urbanized area surrounded by semi-rural and rural land. To meet this objective, staff recommendations are based on an area's predominant constraints and its prevailing development pattern. This will benefit the entire community while keeping a landowner's right to develop existing parcels of land.



Staff agreed with landowner requests when a density change could be made that is consistent with the community's overall development pattern. Referrals are not recommended that substantially alter a community's development pattern, or that introduce semi-rural development into an otherwise rural setting. In urbanized areas, mapping changes are recommended when requests are compatible with existing development patterns.

### ► Objective 9: Obtain a Broad Consensus

<sup>4</sup> These designations are slope-dependent in the GP 2020 Land Use Framework.

## September 22, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

Staff recommendations on property referrals are designed to retain a broad consensus for GP 2020 concepts and maps, which were produced through a long, complex planning process. At the Board's request, staff recommendations for changes to the December 2002 Working Copy Map incorporate direction provided by the Board<sup>5</sup>, as well as preferences received from the Planning Commission, Steering Committee, Interest Group, Community Planning or Sponsor Groups, and landowners. Staff also considered the following comments, listed in the Referrals Matrix, on residential property referrals:

- *Planning Commission:* Staff recommendations are consistent with the GP 2020 concepts, land use framework, and draft policies accepted by the Planning Commission earlier this year. Staff also changed eight recommendations on referred properties in response to recent Planning Commission actions taken on referred residential properties.
- *Community Planning and Sponsor Groups:* Most community preferences were incorporated into the December 2002 Working Copy Map, and property referrals that produced major changes to those maps are not recommended unless requests emerged from the community group.

Impacts to community character, and consideration of specific community issues identified during GP 2020 workshops, were also considered when making staff recommendations.

### COMMUNITY MAP REVIEW

This section summarizes proposed modifications to community maps within three sub-regions: North County Communities, East County Communities and Backcountry Communities. A summary of community issues, along with an explanation of proposed changes, is provided for each sub-region.

#### North County Communities

Of the three sub-regions, North County communities contain the most undeveloped land that is located inside the CWA boundary and near the region's employment centers. These communities also contain much of the region's agriculture, significant amounts of rugged terrain, and areas with sensitive environmental habitats. Many areas have existing road deficiencies and lack sewer service.

The combination of physical conditions, existing uses, and development pressures produces a strong competition for land in North County communities. Pressures for residential growth are particularly high in North County Metro, Fallbrook, Valley Center and San Dieguito. With the exception of Pendleton-Deluz, which is primarily occupied by a military installation, North County communities share the following objectives:



- Retain rural character while accommodating population growth.

<sup>5</sup> The Board directed staff to consider properties with infrastructure, properties next to transit, properties that could be annexed, properties adjacent to higher densities, and properties with an overriding public benefit.



## September 22, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- Balance residential growth with protections for sensitive habitats and retention of prime agricultural land.
- Density reductions should be accompanied by equity mechanisms.
- Communities located next to incorporated jurisdictions want to retain their rural character.

Existing and projected infrastructure deficiencies must be addressed to realize this area's growth potential. Also, resolving the competition for land requires developing new or expanded town centers in Harmony Grove and Valley Center. Fallbrook's Hewlett Packard site will be planned as a mixed-use employment center.

### North County Property Referrals

Substantial change in residential density is recommended for the North County Metro sub-region, which abuts incorporated communities experiencing high levels of growth. Proposed changes are primarily located in Twin Oaks – especially along its southern interface with San Marcos – and near a transit stop for the Oceanside to Escondido rail corridor. Earlier projections for the North County Metro sub-region showed that its population could double by the year 2020, and these changes would increase that growth potential.

In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern compatible with site constraints. For example, residential density was increased when the density requested was appropriate and matched adjacent densities. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.

Working Copy Map densities were retained for property referrals represented by the following situations:

- Productive agriculture: Densities were retained within the County's most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/ Valley Center border near Lilac Road and I-15.
- Highly constrained land: Within the CWA boundary, property referrals located in areas categorized as Rural Lands typically contain steep slopes, significant environmental constraints, and limited access to infrastructure or services. In most of these areas, a compromise solution was recommended or densities were retained. In three locations, high expectations for growth conflict with the physical characteristics of the land: Elfin Forest in San Dieguito<sup>6</sup>, Hellhole Canyon in Valley Center, and properties along the Pala Pauma / Valley Center border. These areas contain multiple referrals in highly constrained locations.
- Semi-Rural: Original densities were retained when property referrals were located in isolated pockets surrounded by constrained land with lower densities.

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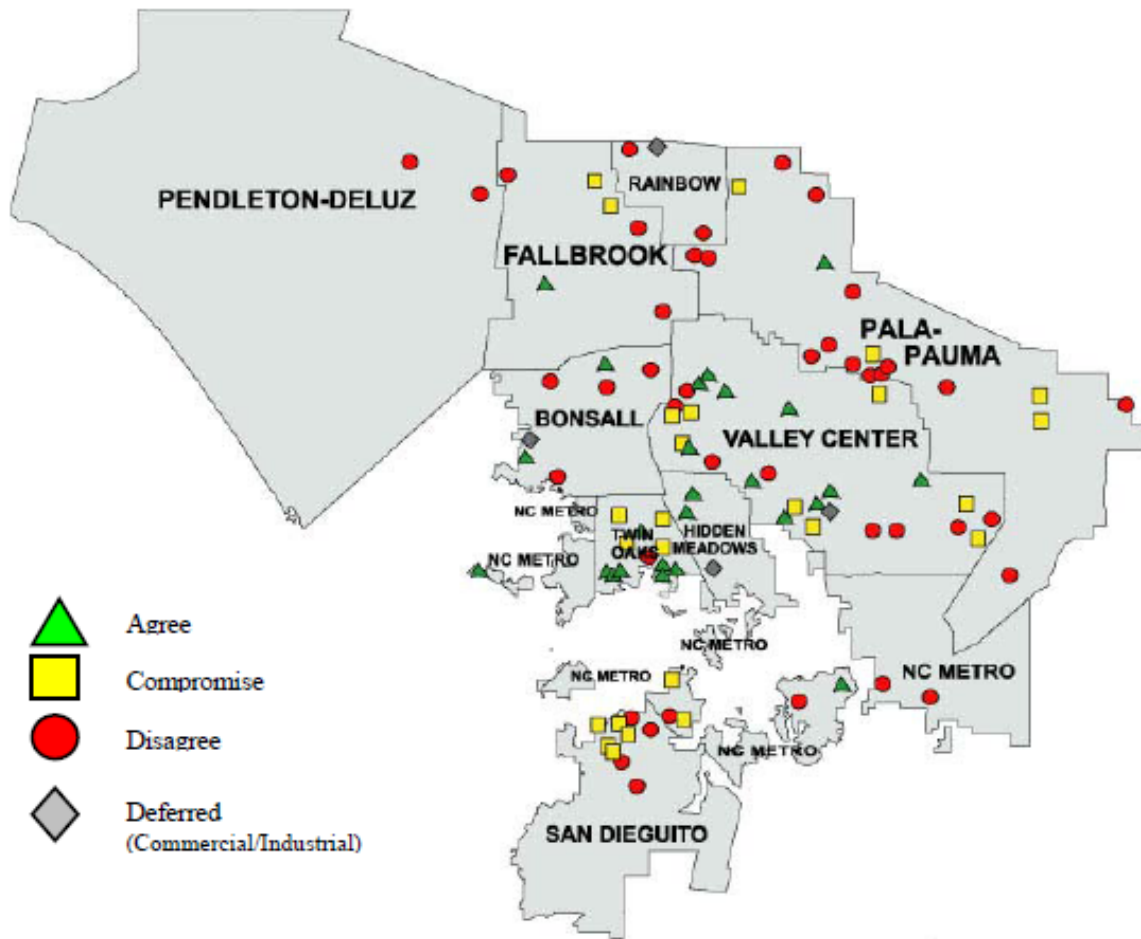
<sup>6</sup> A compromise solution is recommended for a small portion of the Elfin Forest area.

# September 22, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that were adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while remaining consistent with project concepts and objectives.

*North County Property Referrals*



## September 22, 2003 Board of Supervisors Hearing Staff Report

**SUBJECT:** GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

### East County Communities

Most East County communities have limited potential for future growth because much of their land within the CWA boundary is already developed. The exception is Ramona, which shares more characteristics with North County communities than with its East County neighbors. Lakeside, Valle de Oro, Spring Valley, and Sweetwater contain substantial existing populations and want to retain their community character and remaining open space. Some East County communities, such as Spring Valley, were built over time without a balanced community development plan and are candidates for future redevelopment.



Crest-Dehesa/Harbison Canyon/Granite Hills lies within the CWA boundary, but its population growth is restricted by rugged terrain, limited infrastructure, and environmental constraints. Jamul/Dulzura is a relatively undeveloped community, but much of its land is located outside the CWA boundary. Alpine faces growth limitations imposed by the Forest Conservation Initiative (FCI), and future growth in Otay (which contains considerable public land) is based on the East Otay Mesa and Otay Ranch Specific Plans.

### East County Property Referrals

Property referrals in East County fell into three general categories: requests for higher density in urbanized areas; requests for higher density in Semi-Rural areas within the CWA boundary; and requests for higher density in Rural Lands outside the CWA boundary.

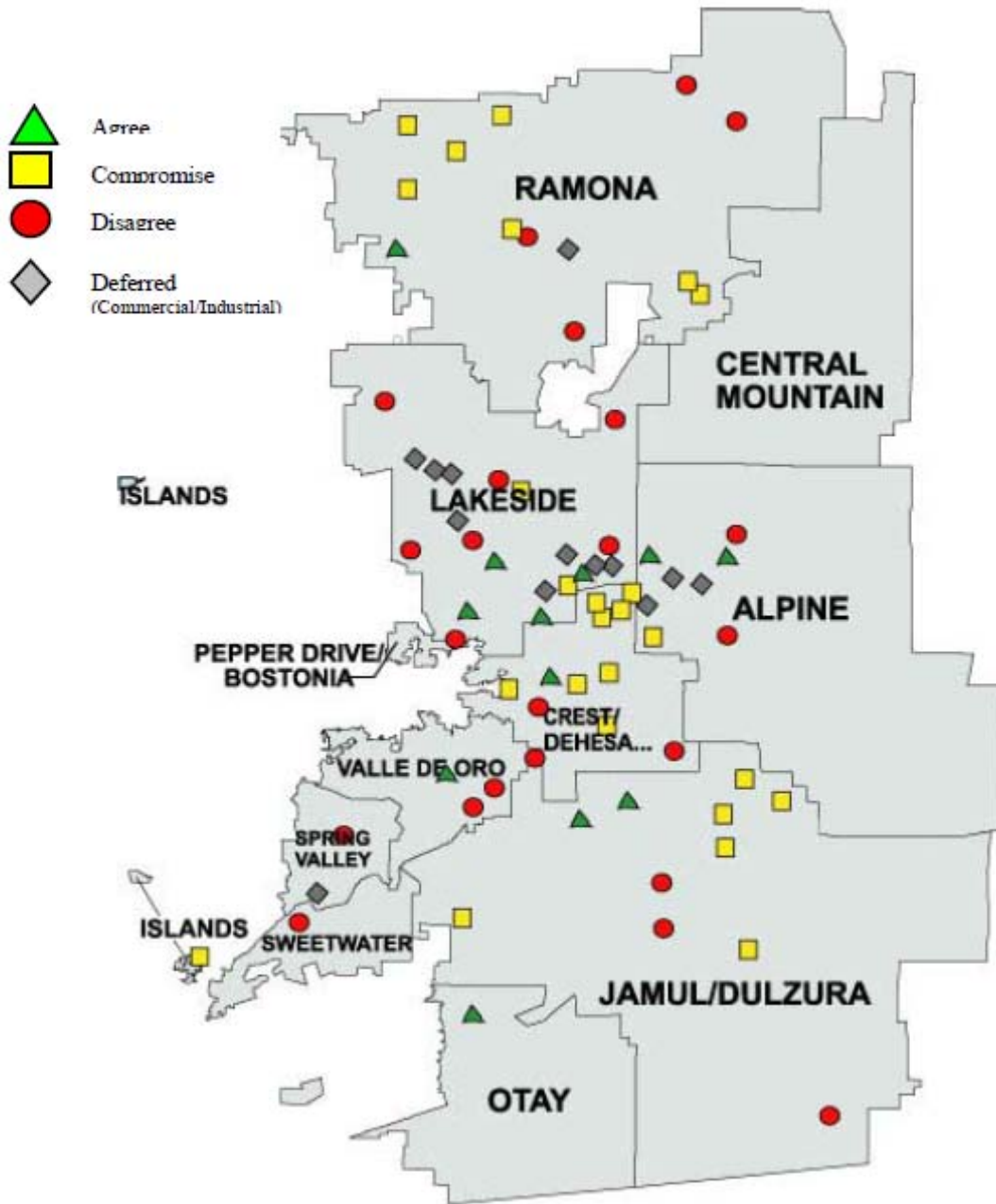
Urbanized: Staff assessments for property referrals in East County's urbanized areas focused on the character of adjacent development, combined with a detailed analysis of existing site conditions. Density was increased if the request would produce development consistent with the character of the site and surrounding development. Density was retained if those criteria were not met.

- Semi-Rural: In Semi-Rural areas inside the CWA boundary, requests for increases in residential density were mapped when it resulted in a coherent density pattern that was compatible with site constraints. In some cases, staff proposed a compromise solution that created a split designation on large parcels that contained different types of physical or environmental constraints.
- Outside CWA boundary: Most property referrals located outside the CWA boundary are located in isolated, remote areas designated as Rural Lands. Because those areas contain multiple physical constraints – and lack the infrastructure or services to support population growth – densities were retained. Exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

East County Property Referrals



## September 22, 2003 Board of Supervisors Hearing Staff Report

### Backcountry Communities

San Diego's backcountry includes Julian and four sub-regions: Palomar/North Mountain; Desert/Borrego Springs; Central Mountain (Cuyamaca, Descanso, and Pine Valley); and Mountain Empire (Jacumba, Boulevard, Lake Morena/Campo, Potrero, and Tecate). Reducing population growth in the backcountry was accomplished in the December 2002 Working Copy Map by applying Rural Lands densities to areas not developed or parcelized.

With few exceptions, backcountry communities are sparsely populated and share the following issues or characteristics:



- Communities want to preserve existing environmental resources and the rural setting.
- The area is dominated by rugged terrain and sensitive environmental habitats.
- Road networks, public services, and employment opportunities are limited.
- Without imported water, groundwater will limit future growth. Sewer service is limited to portions of Julian and Borrego.

Two areas – Borrego Springs and Tecate – contain unique groundwater and border issues that must be considered.

Backcountry communities contain a substantial amount of public land, Tribal Lands and land affected by the Forest Conservation Initiative (FCI) – where the County has minimal control over land use. Future population growth will be concentrated in Borrego Springs and Mountain Empire, which contain substantial amounts of private, undeveloped land.

### Backcountry Property Referrals

Two special cases were addressed in backcountry communities<sup>7</sup>:

- Julian: The Julian Community Planning Group voted to change Rural Lands densities in their community from 1 du/ 40 acres to 1 du / 80 acres, and that request is reflected in the August 2003 Working Copy Map.
- Borrego Springs: Landowners and the Community Sponsor Group requested that staff apply a density of 1 du/ 4 acres to a section of Borrego Springs used for agricultural purposes. The Planning Commission also referred this area to staff for further review. The requests for higher density are intended to encourage the transfer of land from agricultural to residential use, which consumes less water. In order to improve the level of consensus in Borrego Springs, this request is reflected in the August 2003 Working Copy Map.

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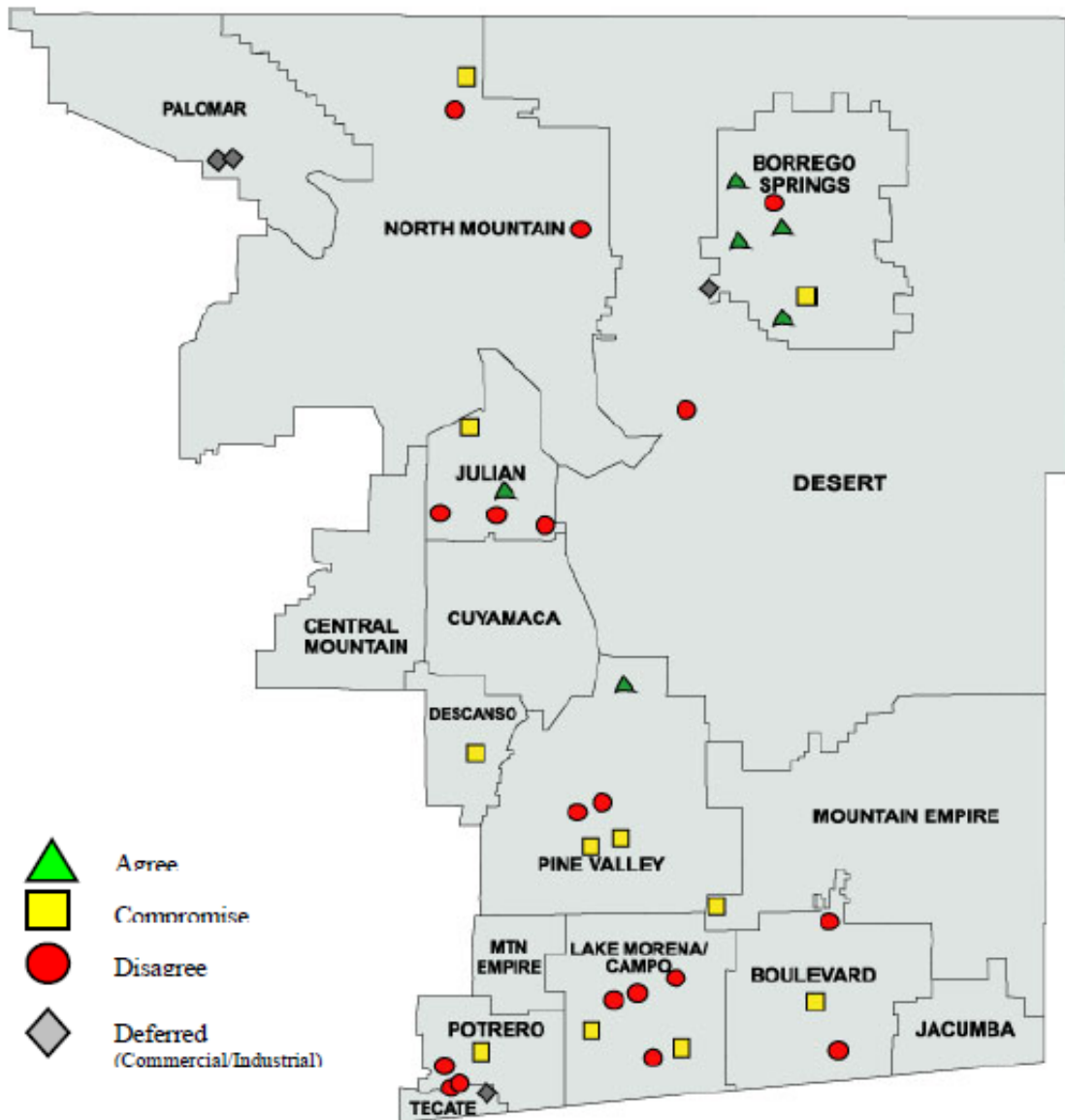
<sup>7</sup> All referrals for Tecate involve commercial and industrial use, and that discussion will be deferred until a later hearing.

September 22, 2003 Board of Supervisors Hearing Staff Report

SUBJECT: GENERAL PLAN 2020: RESIDENTIAL PROPERTY REFERRALS (District: All)

Most property referrals in backcountry communities are located in isolated, remote areas designated as Rural Lands. Staff recommended that residential designations for those properties be retained. Minor exceptions were made for referrals that are adjacent to existing settlements. In those cases, a minor change to the land use pattern could be accommodated while meeting project objectives.

*Backcountry Property Referrals*



Community Matrix

ATTACHMENT B

# BONSALL

2000 Census Population.....8,874  
 Community 2020 Target.....17,217  
 April 2004 WC Map Population.....14,570



### APRIL 2004 WORKING COPY MAP

The key objective is to reinforce the community’s rural character, predominantly consisting of low-density estate type residential and agricultural uses. Village densities are proposed within the village core, which is in proximity to sewer, existing commercial uses and higher density. Semi-rural densities reflect the existing agricultural uses and predominant residential development patterns. Floodplains and other areas with physical constraints were assigned a Rural Lands designation.

### KEY COMMUNITY ISSUES

- Ridgeline preservation
- Traffic – regional traffic commuting through community
- Maintenance of rural character – agriculture, trails, and semi-rural densities
- Impacts to community character from new development
- Lack of code enforcement and local control

### COMMUNITY-SPECIFIC PLANNING RATIONALE

- Because agriculture is a key factor in Bonsall’s rural community character, a Semi-Rural designation (1 du/10 acres) is proposed for agricultural lands

- Floodplain areas, including the San Luis Rey River and Moosa Canyon Creek, are proposed at a Rural Lands designation

### TRAFFIC FORECASTS

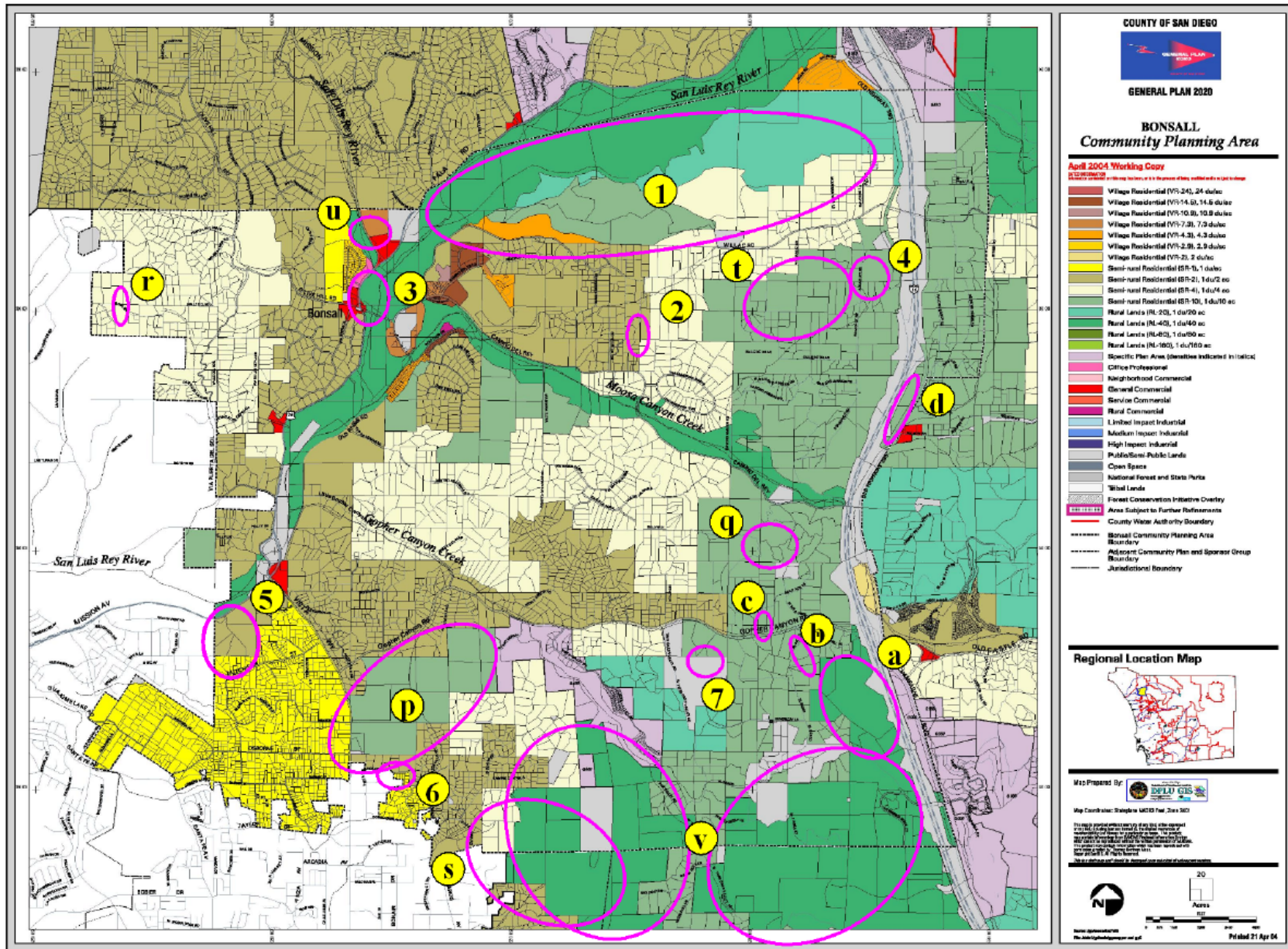
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 45 lane-miles operating at LOS E or F in Bonsall. The cost to improve those roads to an acceptable level of service (LOS D) would be at more than \$270 million. Because levels of service on roads within Bonsall are heavily affected by regional traffic, increases in residential densities within Bonsall would further impact levels of service on roads within the community.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces nearly 60 lane-miles operating at LOS E or F. A preliminary cost estimate for existing general plan road improvements is almost \$400 million for Bonsall.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

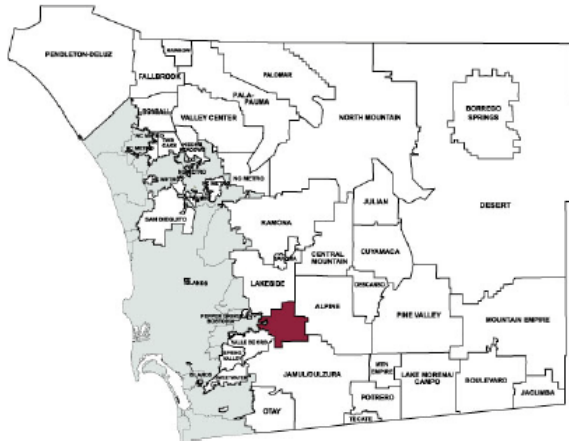




<b>p</b>	<b>Board Motion for Traffic Modeling (area south of Gopher Canyon Road – attached to referral #6)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Portions of the property are designated farmland of statewide importance and unique farmland. The recommended density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture and recognizes environmental constraints. The remaining portion is within the proposed North County MSCP preserve area with some species sensitivity. In addition, the two major roads within this area, East Vista Way and Gopher Canyon Road, have existing traffic conditions operating at an LOS F.</p>	
<b>q</b>	<b>Board Motion for Traffic Modeling (TPM 20664: Dienhart)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>This property is an active pipelined Tentative Parcel Map and is designated unique farmland with slopes greater than 25 percent covering half the site. The recommended semi-rural density is consistent with key GP2020 goals of maintaining an environment conducive to agriculture while recognizing physical constraints.</p>	

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

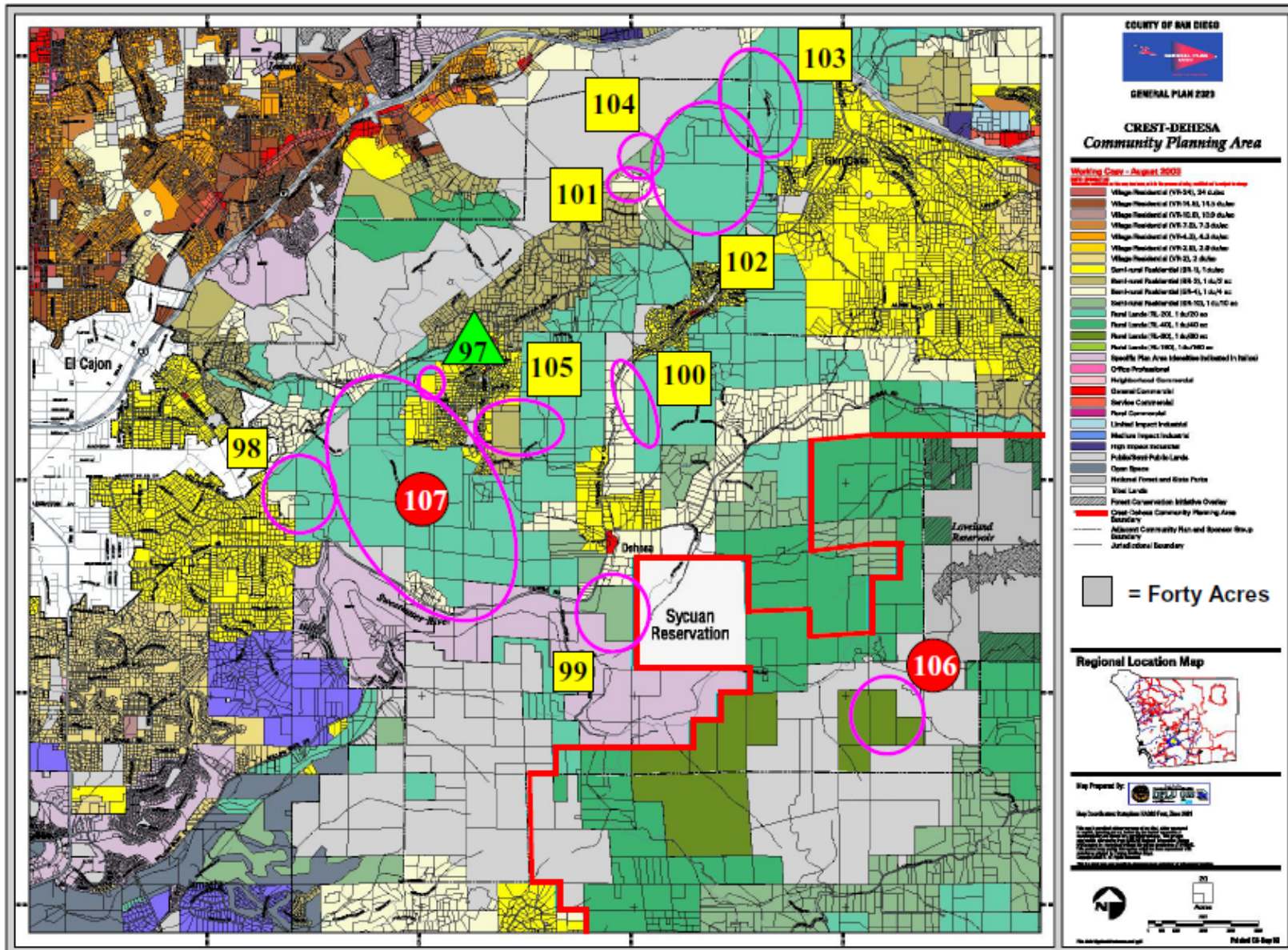
CREST/DEHESA/HARBISON CANYON/GRANITE HILLS



Crest/Dehesa/Harbison Canyon/Granite Hills had 11 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands throughout the subregion. These areas were designated as Rural Lands because of physical and environmental constraints, which are predominant characteristics of this subregion. A compromise solution was applied to areas located in proximity to existing infrastructure and services and areas adjacent to similar existing development patterns in order to improve the level of consensus in this planning group area. The compromise solutions provide density transitions for existing development patterns from the Rural Lands densities applied and maintains consistency with surrounding densities in adjacent communities and the remainder of the plan area.



CREST/DEHESA/HARBISON CANYON/GRANITE HILLS

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
104	<p><i>Robert Davison</i></p> <p>Inside CWA boundary. Located in northern portion of plan area, adjacent to preserved land.</p> <ul style="list-style-type: none"> <li>• 42 total acres</li> <li>• Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u> (southwestern parcel) Semi-Rural: <u>1 du/10 acres</u> (remainder of area)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization</li> <li>• <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations</li> <li>• <i>Assign densities based on characteristics of the land</i> – southwestern parcel is physically suitable and has no environmental constraints</li> <li>• <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner</li> </ul>
105	<p><i>Paul Ulrich</i></p> <p>Inside CWA boundary. Adjacent to existing development of Crest.</p> <ul style="list-style-type: none"> <li>• 91 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres (western portion) Semi-Rural: 1 du/4 acres (eastern portion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b> Semi-Rural: <u>1 du/2 acres</u> (western portion) Rural Lands: <u>1 du/20 acres</u> (eastern portion)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – consistent with area to the west that has similar physical/environmental constraints</li> <li>• <i>Meet growth targets</i> – increase in density may result in a population projection closer to community target populations</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• Portion assigned Semi-Rural densities is physically suitable and has adequate vehicular access</li> <li>• Portion assigned Rural Lands densities has physical/environmental constraints</li> </ul> </li> <li>• <i>Locate growth near infrastructure, services and jobs</i> – located inside the CWA boundary and in proximity to existing and planned infrastructure and services</li> <li>• <i>Obtain a broad consensus</i> – incorporates preference of community planning group and individual landowner</li> </ul>

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
103	<p><i>William Schwartz (representing Crestlake)</i></p> <p>Located in the most northerly corner of the plan area. Proposed project site is located in Lakeside, Alpine, and Crest/Dehesa plan areas. Surrounded by preserved land and 1 du/20 acres. South of I-8.</p> <ul style="list-style-type: none"> <li>Approximately 294 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 396-130-03 396-130-04 399-020-04</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing designation	Designation consistent with TM in process	<p><b>COMPROMISE of 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>Active case (TM 5082)</li> <li>0-25% slope in northeastern portion</li> <li>High biological sensitivity- partially located in Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Portions in Resource Conservation Area (Harbison Canyon)</li> <li>Adjacent to proposed 1 du/20 acres to east (Alpine)</li> </ul>
104	<p>Robert Davison</p> <p>Located in northern portion of plan area. Adjacent to the preserve on northwest side.</p> <p>APNs: 399-130-28 399-020-16 399-021-06</p>	399-130-28: 1 du/2,4 acres  399-020-16, 399-021-06: 1 du/4,8,20 acres	1 du/40 acres	Request to retain existing density designation	1 du/4 acres (based on slope)	<p><b>COMPROMISE of 1 du/4 acres on most southwestern parcel and 1 du/10 acres on remainder</b></p> <ul style="list-style-type: none"> <li>Slope &gt;25% on majority of property, minimal &gt;50% slope</li> <li>Minimal habitat value</li> <li>Southwestern parcel generally surrounded by 4 to 5 acre parcel sizes</li> </ul>

**DESERT/BORREGO SPRINGS**

2000 Census Population.....3,271  
 Community 2020 Target<sup>1</sup> .....37,871  
 April 2004 WC Map Population .....15,440



**APRIL 2004 WORKING COPY MAP**

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

**KEY COMMUNITY ISSUES**

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
- Significantly more water is taken out of the aquifer than is replenished
- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley’s annual water use
- Difficulty accessing private in-holdings within the State Park

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- Infrastructure and services are available in the community of Borrego Springs
- Although the Borrego Valley is outside the CWA boundary, limited sewer and water service are available through the local water districts (these districts are dependent upon groundwater)

- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, “Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center”

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

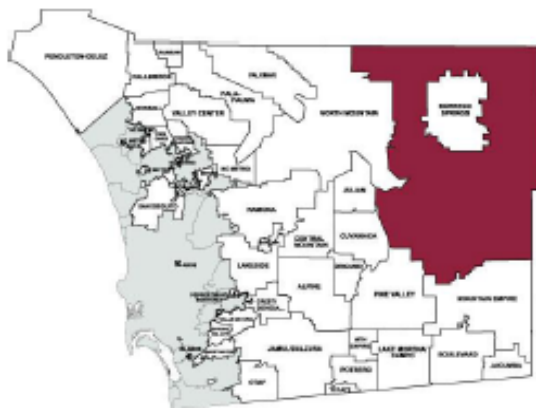
Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 12,000.

<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

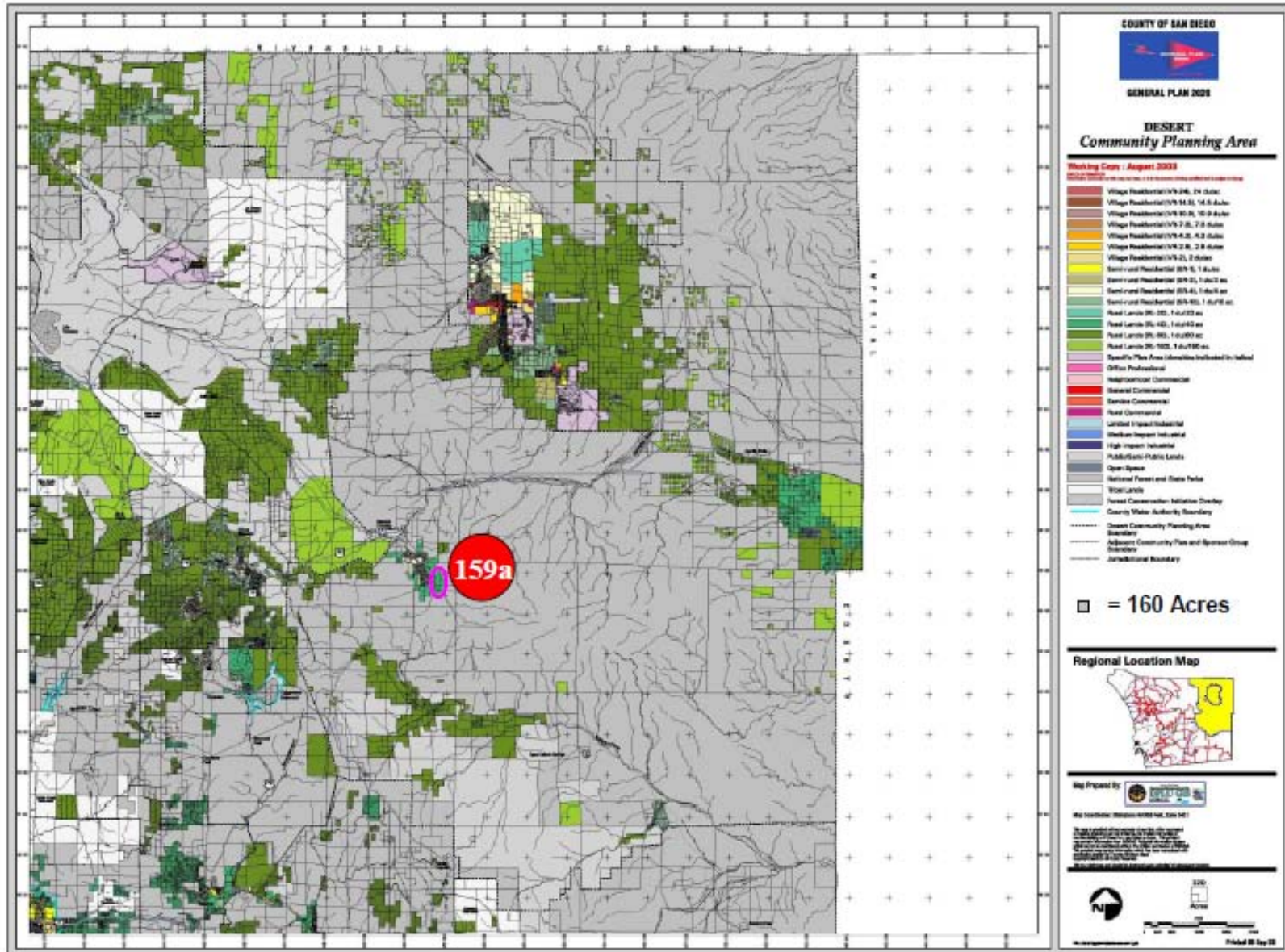
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

**DESERT**



The portion of the Desert Subregion outside of the Borrego Springs Sponsor Group area had one property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral does not meet the GP2020 concepts and planning principles.

The properties in this area are isolated. These areas were designated as Rural Lands because they lack adequate public services and infrastructure.



DESERT

12

Backcountry Communities



**GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

<b>REF</b>	<b>PROPERTY</b>	<b>DENSITY RECOMMENDATIONS</b>		<b>STAFF RATIONALE</b>
159a	<p><i>Dallas Green</i></p> <p>Located in Shelter Valley, east of and adjacent to Highway S2.</p> <ul style="list-style-type: none"> <li>• 150 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• Consistent with existing development pattern</li> <li>• Contains mapped wetland (appears to be in an unmapped floodplain)</li> <li>• Lacks services and infrastructure</li> <li>• Adjacent to State Park</li> </ul>

<p><b>DESERT/BORREGO SPRINGS</b></p> <p>2000 Census Population.....3,271</p> <p>Community 2020 Target<sup>1</sup> .....37,871</p> <p>April 2004 WC Map Population .....15,440</p>			
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**APRIL 2004 WORKING COPY MAP**

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

**KEY COMMUNITY ISSUES**

- The subregion is completely groundwater dependent; in terms of Borrego Springs, the entire valley is reliant on one aquifer
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- Disproportionate water usage—high water users in the Borrego valley include agriculture along with golf courses and commercial landscaping—accounts for approximately 90 percent of the valley’s annual water use
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**COMMUNITY-SPECIFIC PLANNING RATIONALE**

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- With the intent of providing greater flexibility for agricultural landowners, and based on community preference as well as Board of Supervisors and Planning Commission direction, semi-rural densities are applied to the existing agricultural land
- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, “Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center”

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 12,000.

<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

**RESIDENTIAL PROPERTY REFERRALS**

159a	Dallas Green			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
			<i>No action – referred to staff pending groundwater study</i>	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Locate growth near infrastructure, services and jobs</i></li> </ul>		<p>The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. New groundwater information indicated a maximum density of 1 du/20 acres. The property contains mapped wetland, which is likely an unmapped floodplain. It is also adjacent to the Anza-Borrego Desert State Park.</p>	

### DESERT/BORREGO SPRINGS

2000 Census Population.....3,271  
 Community 2020 Target<sup>1</sup> .....37,871  
 April 2004 WC Map Population .....15,440



#### APRIL 2004 WORKING COPY MAP

With approximately 5,000 vacant parcels already existing in the Borrego Valley, village and semi-rural densities are generally applied only to areas that reflect existing parcelization and development patterns. With the exception of the existing agricultural land, areas that lack a well-defined pattern of parcelization (small parcels) are proposed at Rural Lands densities.

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- Reflecting highly parcelized areas, village densities extend south, and another node southeast, of the existing town center
- Rural Lands densities are applied to reflect draft language of the Subregional Plan including, “Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center”

#### TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 12,000.

<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

### DESERT/BORREGO SPRINGS

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#### TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 4 lane-miles of roads operating at LOS E or F in Borrego Springs. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$7 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 58 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$96 million for Desert/Borrego Springs.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 12,000.  
<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

**Fallbrook**

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**Overview**

Fallbrook is characterized by low-density, semi-rural residential and agricultural uses surrounding a well-defined village area (the Fallbrook Village). Existing commercial and industrial uses are concentrated within the Fallbrook Village, an area that has been the subject of successful

revitalization efforts. The community wants to retain and continue to enhance its established commercial center, and therefore does not support property owner requests for new commercial development outside the Village area. There is a sufficient amount of commercially designated land to meet projected demand and staff supports the Planning Group position.

In terms of industrial uses, the existing industrial district is not large enough to allow for business growth and new business development. Although the Campus Park site, at the northeast corner of Interstate 15 and Highway 76, will accommodate some of the projected demand for industrial and office space, the Planning Group and staff recommend some expansion of the industrial district in the Village area.

**Key Issues**

*Fallbrook Village Revitalization*

- Considerable efforts have gone into the revitalization and continued success of the Fallbrook village area. The village area should continue to be the focus of commercial activities.
- New commercial designations should support and not compromise the goal of a successful commercial district in the village area.

*Industrial and Employment Uses*

- Currently, Fallbrook has a shortage of light industrial land to support business growth.
- The Campus Park site can help meet the need for new employment land, however additional lands may be needed if land designated for light industrial is used for other uses.

*Fallbrook-Campus Park Special Study Area*

- Staff is working on a plan alternative for the site of the former Hewlett-Packard Campus Park Specific Plan Area with land owners, and the Planning Group.

Community Summary

ATTACHMENT E

**Planning Group Direction**

- No new commercial that would compete with Village retailers
- Expand existing industrial area to the east, provided there is property owner support

**Additional Staff Analysis/ Recommendations**

- Staff supports Planning Group direction and the goals of the Fallbrook Economic Revitalization Plan.
- Staff recommends the Village Core Mixed Use designation, which allows specific zones in the Revitalization Plan. No new commercial lands have been added beyond the village area.
- Industrial has been expanded to the east of the existing district. The planning of Campus Park will be monitored to ensure enough light industrial or office lands are provided for Fallbrook.

**Planning Commission Recommendations**

The Planning Commission concurs with staff's recommendations but has directed staff to continue to refine item numbers 12 and 13 with the property owners and Planning Group.

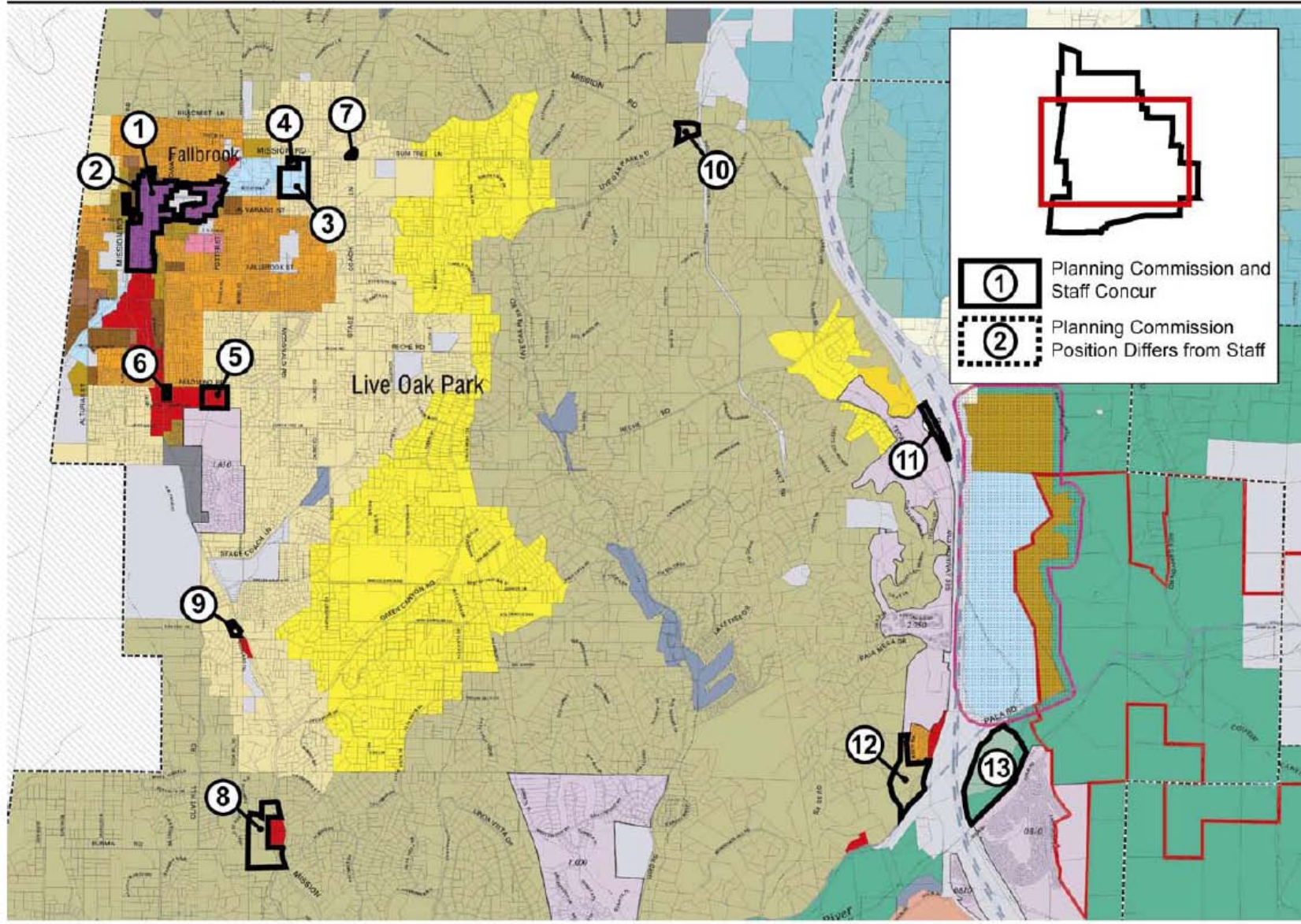
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	117	261	144	303	186
Industrial	117	191	74	534*	417*
Office	40	43	3	34	(6)

\* Includes Fallbrook-Campus Park Special Study Area (subject to change).  
Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Fallbrook (Portion of)





#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
13	<p><b>Staff</b> (SR-10) Semi-Rural Residential  (RL-40) Rural Lands</p> <p><b>Planning Commission</b> Continue to work with property owner</p>	<p>(SR-10) Semi-Rural Residential  (RL-40) Rural Lands</p>	<p>(C-1) General Commercial and (VR- ) Village Residential <b>(Pankey)</b></p>	<p><i>Total Area:</i> 62.47</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> Specific Plan Area</p>	<ul style="list-style-type: none"> <li>• Located outside the Village center area</li> <li>• Does not recognize existing agricultural use</li> <li>• Parcel large enough to support commercial that could threaten viability of existing uses in the Fallbrook Village commercial area</li> <li>• Property has significant environmental constraints (slope and San Luis Rey river floodplain)</li> </ul>

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
10	<p><i>Hadley Johnson and William Schwartz (represents J. Chandler)</i></p> <p>Located north of Camp Pendleton and west of the confluence of the Santa Margarita River and Sandia Creek.</p> <ul style="list-style-type: none"> <li>350 acres</li> <li>Rural Lands cat.</li> </ul> <p>APNs: 102-102-10, 11 102-102-07 to 09 102-084-14 to 16 102-160-02, 25</p>	<p>102-102-09, 102-102-10: 1 du/10 acres</p> <p>Remainder: 1 du/ 4,8,20 acres</p>	1 du/20 acres	1 du/10 acres or keep current TM proposal of 33 lots on 350 acres	Grant pipeline status for TM 5284	<p><b>DISAGREE - Retain 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>Active case (TM 5284 RPL)</li> <li>Agricultural area</li> <li>Covered by slopes greater than 25%</li> <li>Remote from public services</li> <li>Limited access</li> <li>Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> </ul>
11	<p><i>Ivan Fox (representing Victor Pankey)</i></p> <p>Located east of Lake Rancho Viejo Specific Plan, southeast of the I-15/SR76 interchange.</p> <ul style="list-style-type: none"> <li>300 acres</li> <li>Rural Lands cat.</li> </ul> <p>APNs: 125-063-10, 06 125-100-10, 05 128-010-09 128-070-01</p>	<p>Specific Plan and 1 du/ 4,8,20 acres</p>	1 du/10 acres and 1 du/40 acres	General Commercial and Village Residential. Change other areas from Rural to Semi-Rural.	Supports designations on GP2020 Working Copy Map	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Parcels are either covered with slopes over 25% or located in the San Luis Rey River floodplain</li> <li>Undeveloped area with some agriculture</li> <li>Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> </ul> <p>Additional Note:</p> <ul style="list-style-type: none"> <li>Property designated as 1 du/10 acres may be appropriate for mixed use development consistent with development northeast of the interchange of I-15 and SR76.</li> </ul>

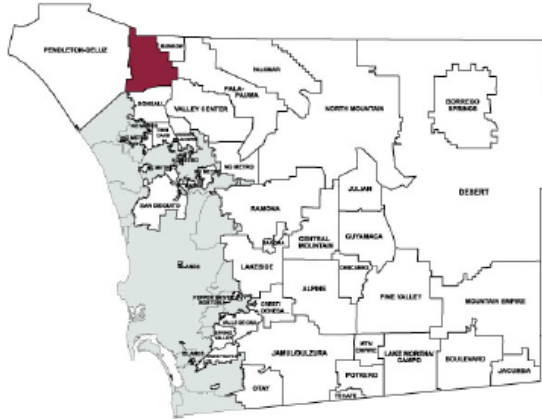
**GENERAL PLAN 2020 REFERRAL MATRIX**

**FALLBROOK**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Compromise with Property Owner Request</b>						
8	<p><i>Thure Stedt (representing Chaffin)</i></p> <p>Located in the northeast portion of planning area.</p> <ul style="list-style-type: none"> <li>450 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 102-611-01, 06 102-301-07, 08</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 10 acres	Properties and application be put in pipeline process	<p><b>COMPROMISE of 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>Active case</li> <li>Parcels are bisected by Rainbow Creek</li> <li>Slopes over 25%</li> <li>Area is largely undeveloped</li> <li>Property is covered with Coastal Sage Scrub</li> <li>Within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Limited access</li> </ul>
<b>NO CHANGE to Working Copy Map</b>						
9	<p><i>D.E. McCormac</i></p> <p>Located at Winter Haven Rd. and Green Canyon Rd. near center of plan area.</p> <ul style="list-style-type: none"> <li>88.89 acres</li> <li>Semi-Rural category</li> </ul> <p>APNs: 106-290-45, 47, 48 106-300-47</p>	1 du/acre	1 du/acre	Opposition to change from existing General Plan	None	<p><b>AGREE with 1 du/acre</b></p> <ul style="list-style-type: none"> <li>NO CHANGE PROPOSED</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

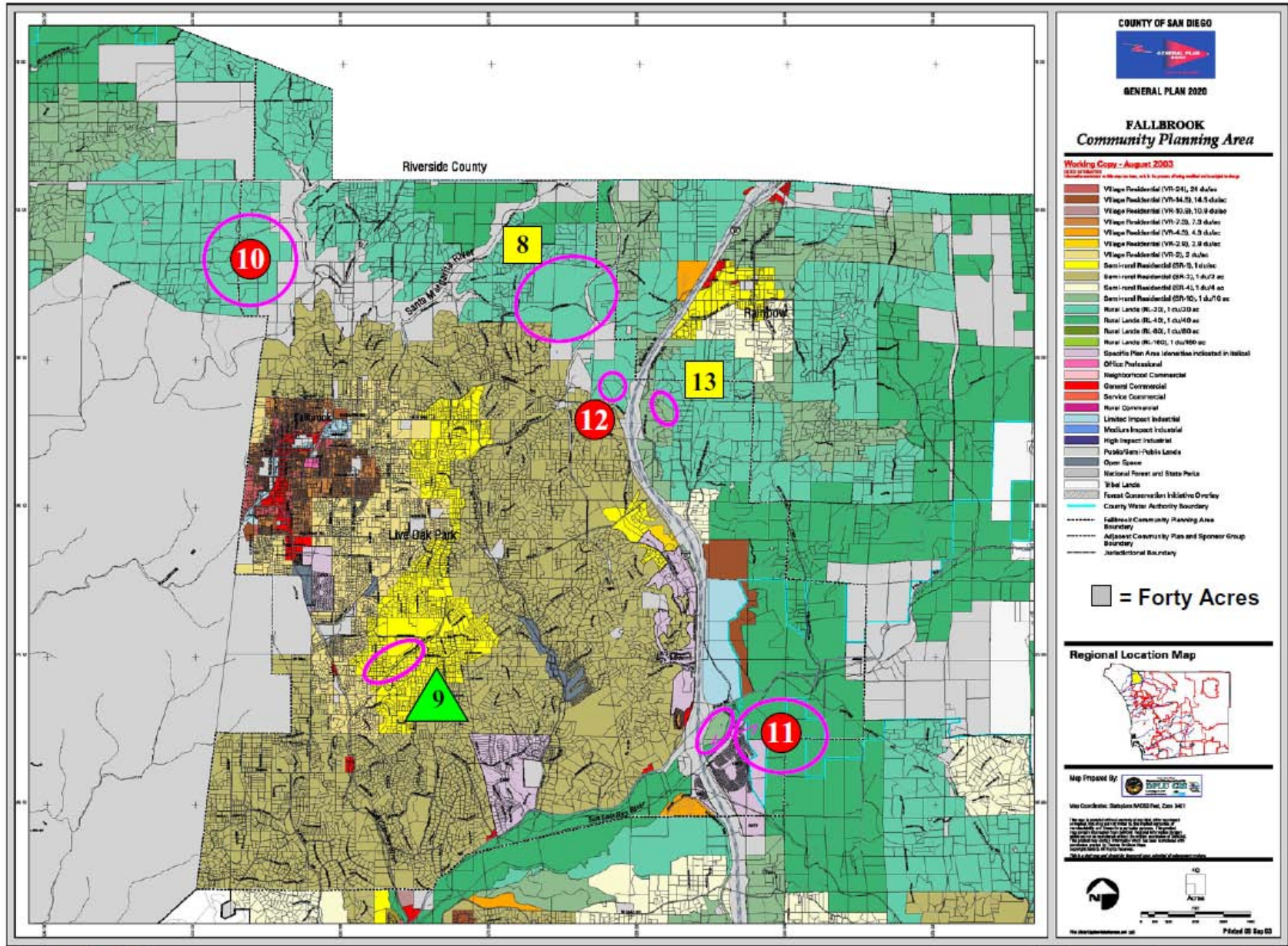
FALLBROOK



Fallbrook had six properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 2 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands on the outskirts of the community. These areas were designated as Rural Lands because they lack adequate public services and infrastructure and are separated from the community center by topography, I-15, the Santa Margarita River or the San Luis Rey River. Changing these referrals to Semi-Rural densities would produce more growth in Fallbrook than is needed, and it would result in a community development pattern devoid of rural lands, which is an integral part of their existing community character.



FALLBROOK

8

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
8	<p><i>Thure Stedt</i> (representing Chaffin)</p> <p>Inside CWA boundary. Located in the northeast portion of the plan area. Pipelined TM</p> <ul style="list-style-type: none"> <li>• 450 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Revised request at PC hearing: Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Properties and application be put in pipeline process</p> <p><u>Planning Commission:</u> Review split designations of 1 du/10 acres and 1 du/40 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> <li>• Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages</li> <li>• Assign densities based on characteristics of the land                             <ul style="list-style-type: none"> <li>• Nearly all of the area has slopes greater than 25% and 50%</li> <li>• Within proposed North County MSCP Preapproved Mitigation Area</li> <li>• Limited vehicular access</li> <li>• Consistent with Rural Lands density assigned to surrounding areas</li> </ul> </li> <li>• Reduce public costs – area is isolated with limited access to infrastructure and public services</li> </ul>
9	<p><i>D.E. McCormac</i></p> <p>Inside CWA boundary. Located near center of plan area.</p> <ul style="list-style-type: none"> <li>• 88.89 acres</li> <li>• Existing General Plan: 1 du/acre</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Semi-Rural: 1 du/acre</p>	<p><b>NO CHANGE PROPOSED</b></p>

<p><b>FALLBROOK</b></p> <p>2000 Census Population.....39,646</p> <p>Community 2020 Target.....50,000</p> <p>April 2004 WC Map Population.....60,990</p>	
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**APRIL 2004 WORKING COPY MAP**

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**KEY COMMUNITY ISSUES**

- Traffic congestion, especially though the town center
- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

**TRAFFIC FORECASTS**

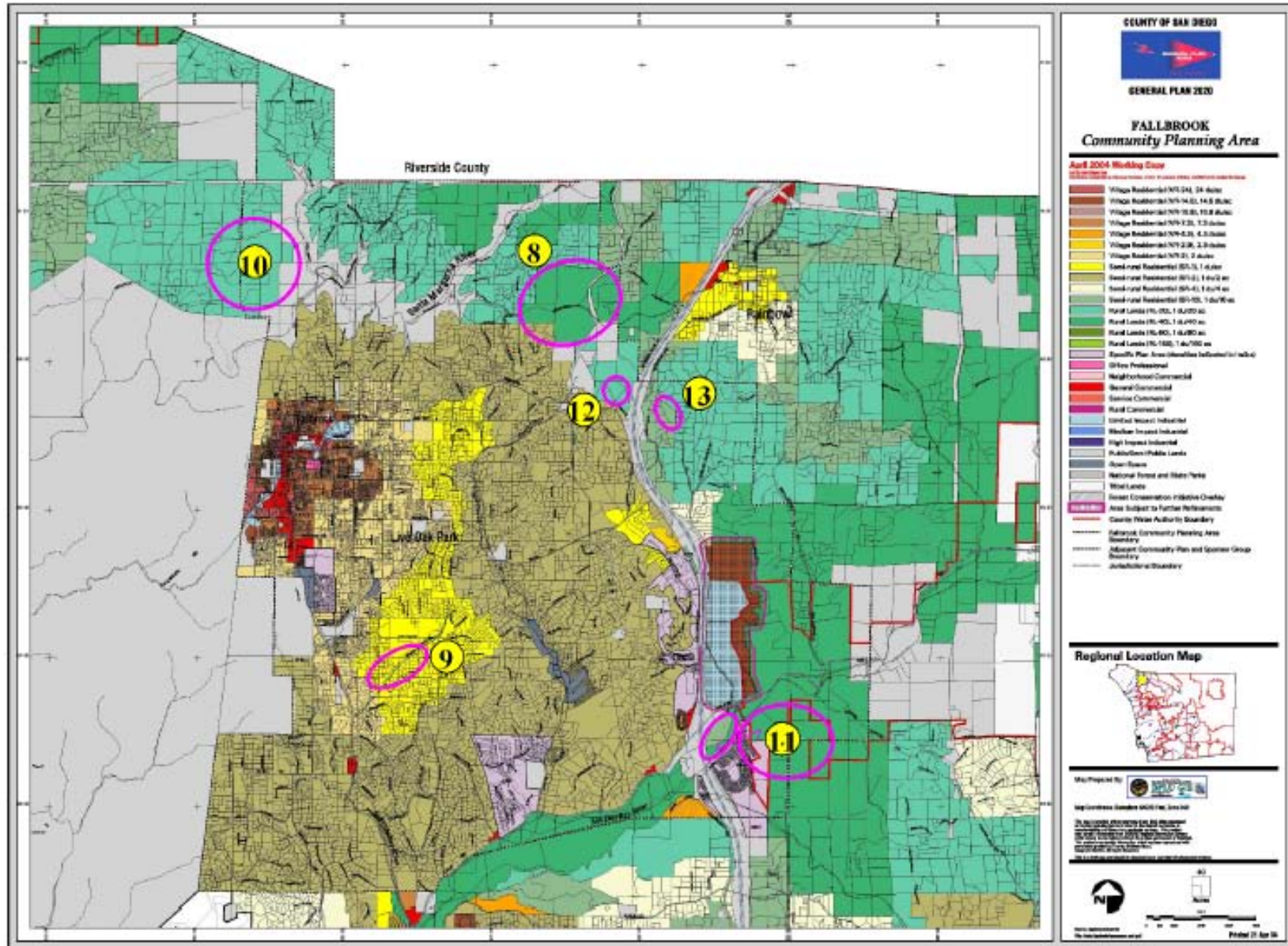
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Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B





**RESIDENTIAL PROPERTY REFERRALS**

<b>8</b>	<b>Thure Stedt (representing Chaffin)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Assign densities based on the characteristics of the land</li> <li>• Reduce public costs</li> <li>• Develop an internally consistent general plan</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>This referral is a pipelined project and will continue to be processed with the density permitted under the existing general plan. In this area of approximately 450 acres in northeast Fallbrook, the slopes are exceptionally steep with some exceeding 50 percent. It is largely undeveloped with limited vehicular access and within the proposed North County MSCP preserve area. With limited availability to public services and infrastructure, it meets all the criteria for Rural Lands. A Semi-Rural density would not be consistent with the characteristics of the area and would create an isolated pocket of semi-rural density surrounded by rural lands.</p>	

<b>9</b>	<b>D.E. McCormac</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF  
DIRECTION (District: All)

## MAPPING METHODS AND ISSUES

### Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, watershed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

### Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

Housing affordability in the San Diego region is a complex problem that cannot be resolved within a single jurisdiction nor solely through its General Plan. Nevertheless, it is important that GP 2020 take reasonable actions to ensure that affordable housing is available; an issue that will be addressed in the Housing Element. GP 2020 will impact housing affordability in three basic ways:

- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
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GENERAL PLAN 2020 Land Use Framework

## REGIONAL CATEGORIES

### **APPROVED: Semi-Rural Estates**

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

### **APPROVED: Rural Lands**

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Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

### **Residential Density Range:**

All-County\*: 1 du/acre to 1 du/10 acre

*Special circumstances: Sewer ~~Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.*

*Existing: Estate Development Area (EDA);  
Country Residential Development Area (CRDA)*

### **Residential Density Range:**

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# FALLBROOK

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- Preservation of a vibrant, prosperous town center
- Impacts to small town community character from population growth and development
- Preserving community character and the environment while protecting private property interests

### COMMUNITY-SPECIFIC PLANNING RATIONALE

- The community contains a well-defined Village that includes an existing revitalization area
- The village is surrounded by Semi-Rural lands that are already subdivided

- A large area, northeast of the interchange between State Route 76 and Interstate 15, has been identified as a possible employment center accompanied by residential designations to accommodate a mix of single family and multifamily housing
- The environmentally sensitive lands surrounding the Santa Margarita River in the north and San Luis Rey River floodplain in the south have been designated at Rural Lands densities

### TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 94 lane-miles of roads operating at LOS E or F in Fallbrook. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$305 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 114 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$590 million for Fallbrook.

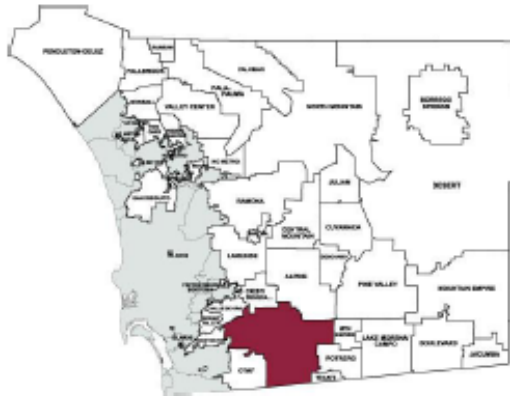
<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
112	<p><i>Byron White (representing Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, and Lyons Vista Partnerships)</i></p> <p>Five land partnerships located at the northeastern end of the Planning Area. Parcels are north of Skyline Truck Trail outside the County Water Authority boundary on septic systems and include over 100 parcels of various sizes. Parcel groundwater dependency requires 8-acre minimum lot sizes.</p> <ul style="list-style-type: none"> <li>▪ 2,800 acres total (consisting of two, large non-contiguous regions)</li> <li>▪ Rural Lands category</li> </ul>	1du/ 4,8,20 acres	1du/40 acres	Maintain present 8-acre zoning minimums	1du/ 10,20 acres	<p><b>COMPROMISE</b> of <u>1 du/10 acres</u> and <u>1 du/20 acres</u> on western portion</p> <p>1 du/10 acre area:</p> <ul style="list-style-type: none"> <li>▪ Reflects current parcelization and consistency with adjacent density pattern</li> <li>▪ 1 du/20 acres for larger parcels in area surrounded by 1 du/10 acre designation</li> </ul> <p>1 du/20 acre area:</p> <ul style="list-style-type: none"> <li>▪ Responds to significant community concerns regarding the 1 du/40 acre designation</li> </ul> <p>Retain <u>1 du/40 acres</u> in eastern portion:</p> <ul style="list-style-type: none"> <li>▪ No existing pattern of development</li> <li>▪ 1 du/40 acres retains existing rural character</li> <li>▪ Location at the furthest end (east) of the Planning Area away from existing development</li> <li>▪ Provides consistent land designation patterns and is consistent with planning concept of retaining the existing rural atmosphere</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

JAMUL/DULZURA



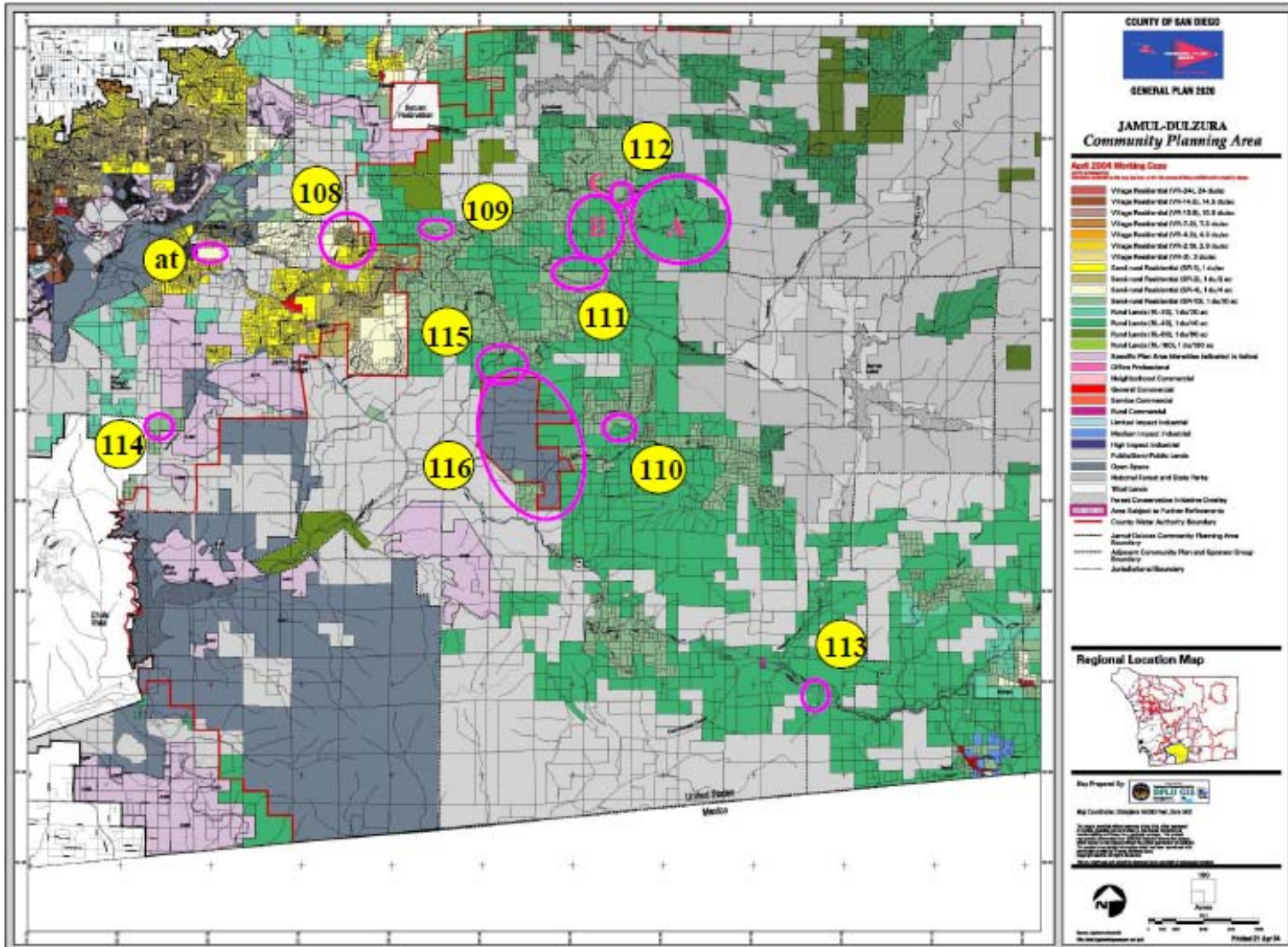
Jamul/Dulzura had nine properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 3 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 4 referrals do not meet the GP2020 concepts and planning principles.

Three of the nine referrals are located inside the CWA boundary. Referrals inside the CWA have been assigned Semi-Rural densities based on existing parcelization, vehicular accessibility, and physical suitability. Generally, referrals outside the CWA are designated as Rural Lands. The Jamul/Dulzura community does not have clearly defined boundaries that separate Semi-Rural and Rural Lands. To avoid continued sprawl of the Semi-Rural densities, the August 2003 Working Copy map generally distinguishes between Semi-Rural and Rural Lands based on the size of existing parcelization, physical suitability, and potential environmental impacts. This rationale has created a ring of Semi-Rural density designations to the east of the village of Jamul. In response to community concerns against further reductions in density, the area inside this ring was designated the Rural Lands category with the highest density (1 du/20 acres). Areas outside this ring were designated the lower density Rural Lands category of 1 du/40 acres.


Community Matrix

ATTACHMENT B



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
112	<p><i>Byron White</i> (representing Forest Park, Lawson Acres, Lawson Heights, Lawson Valley, Lyons Vista Partnerships)</p> <p>Outside CWA boundary. Located north of Skyline Truck Trail.</p> <ul style="list-style-type: none"> <li>• 2,800 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres (Staff reevaluate portion designated 1 du/40 acres)</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes existing parcelization</li> <li>- Potential environmental impacts are similar to adjacent parcels assigned higher density</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat</li> <li>• <i>Create a model for community development</i> – referral would expand sprawl to the east with additional Semi-Rural densities in area categorized as Rural Lands</li> </ul>
113	<p><i>John Pynenburg</i></p> <p>Outside CWA boundary. Located in southeastern portion of community, bisected by SR94.</p> <ul style="list-style-type: none"> <li>• 76.41 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- Slopes greater than 25% on majority of parcel</li> <li>- Environmental constraints include coastal sage scrub</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands</li> </ul>

<p><b>JAMUL/DULZURA</b></p> <p>2000 Census Population.....9,221</p> <p>Community 2020 Target.....18,641</p> <p>April 2004 WC Map Population.....21,400</p>	
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**APRIL 2004 WORKING COPY MAP**

Key objectives for the April 2004 Working Copy map are to focus semi rural patterns of development in and around the community of Jamul, within the CWA boundary. Rural land densities are proposed for the remaining areas of the subregion, and are generally determined according to existing patterns of development.

- Transitioning of development away from the village was key to establishing a pattern of development within the area of the subregion served by the CWA

**KEY COMMUNITY ISSUES**

- Maintain the historical character of the existing villages
- Maintain the rural character of the subregion
- Preserve environmental resources
- Contain traffic congestion through low density patterns of development

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- No Village densities exist within the subregion since the area is dependent on septic systems. The community uses the adjacent Valle de Oro village core area as their commercial center

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there will be more than 23 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate to improve those roads to an acceptable level of service (LOS D) is approximately \$116 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 40 lane-miles operating at LOS E or F in Jamul/Dulzura. The preliminary cost estimate for road improvements associated with the existing general plan is \$352 million in Jamul/Dulzura.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

112	Byron White			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> </ul>		<u>Rationale for April 2004 WC:</u> Referral is comprised of three nonadjacent portions totaling approximately 2,800 acres. Staff recommends 1 du/10 acres for portion C. Portion B (1 du/40 acres) is constrained by steep slopes and lacks accessibility. Portion A (1 du per 40 acres), located in the northeastern area of the subregion, is adjacent to the National Forest. This portion has been designated Rural Lands based upon GP2020 planning principles that focus lower density development in areas where there are less services and infrastructure. Added development pressure to this area would require essential services that are already deficient.	
113	John Pynenburg			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Assign densities based on characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Locate growth near infrastructure, services, and jobs</li> </ul>		<u>Rationale for April 2004 WC:</u> This referral is located outside the CWA boundary southeast of the rural village of Dulzura. The majority of the parcel has slopes greater than 25 percent. Due to its remote location, entire area is designated 1 du/40 acres. Increased density on this single parcel would create an island of higher density. Increasing density of the entire area would conflict with GP2020 planning goals and principles and would result in additional traffic to Campo Road (SR94), which is already operating at LOS F.	



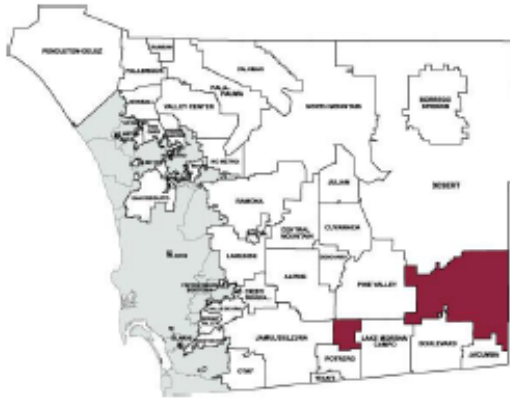
**GENERAL PLAN 2020 REFERRAL MATRIX**

**MOUNTAIN EMPIRE**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Compromise with Property Owner Request</b>						
164	<p><i>Dr. and Mr. Starkey</i></p> <p>Located 4-5 miles west of Crestwood Rd. in Boulevard along La Posta Creek, north of I-8, immediately adjacent to the La Posta Indian Reservation and the Cleveland National Forest.</p> <ul style="list-style-type: none"> <li>▪ 162 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APN: 528-170-01</p>	1 du/ 4,8,20 acres	1 du/ 80 acres	1 du/ 10 acres per proximity to I-8	No CPG/CSG	<p><b>COMPROMISE of 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ Immediately adjacent to the La Posta Indian Reservation extraction operation and the Cleveland National Forest</li> <li>▪ Rural Lands definition and concept</li> <li>▪ Semi-Rural designation is inconsistent with rural areas immediately surrounding the site</li> <li>▪ Limited access and services</li> </ul>

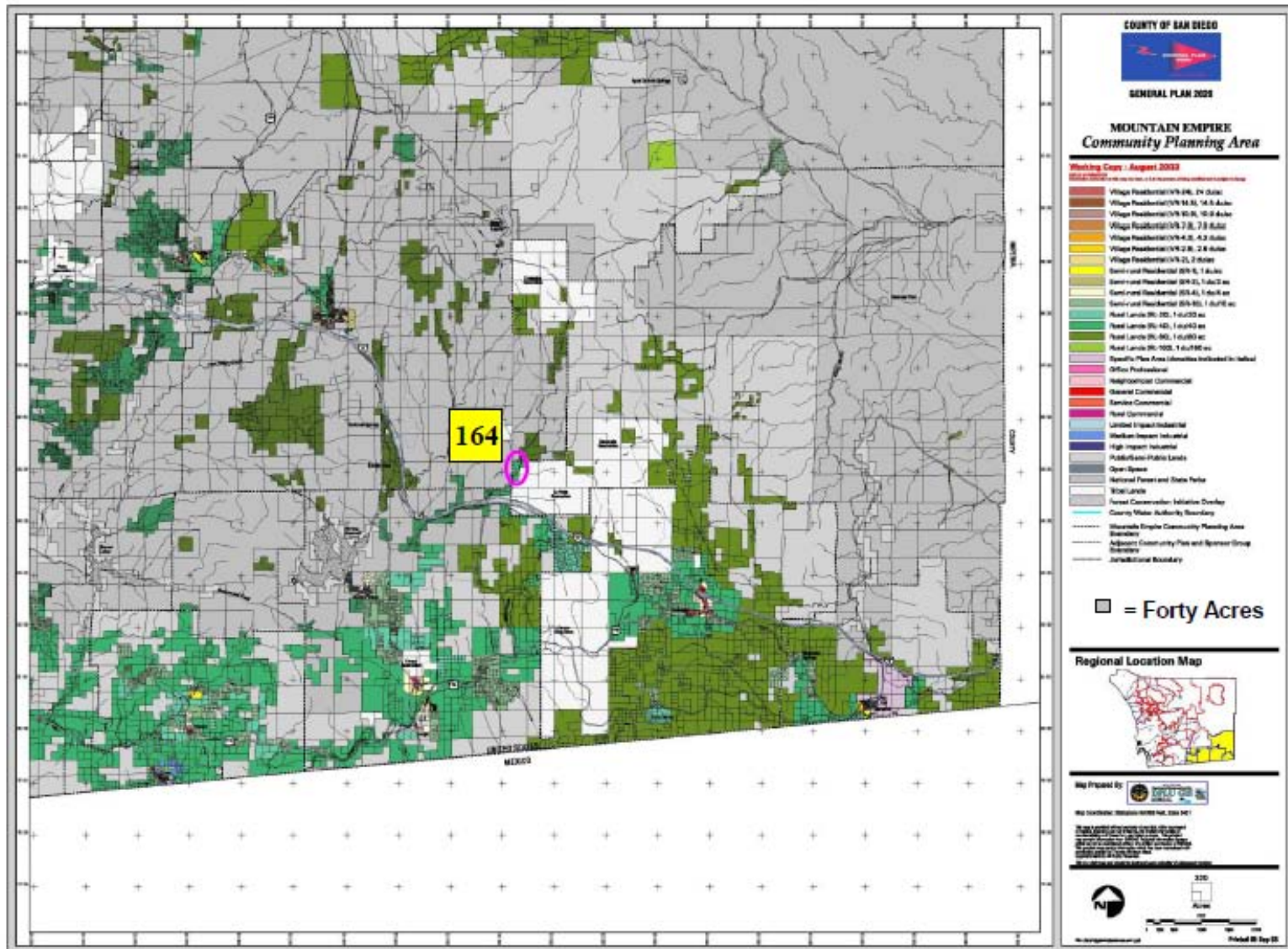
## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

### MOUNTAIN EMPIRE



The unassigned area of Mountain Empire had one residential property referred for further staff evaluation. Upon completion of additional review, staff has determined that the referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.

This 162-acre referral is located outside the CWA boundary and is groundwater dependent. A compromise solution of applying a Rural Lands density of 1 du per 40 acres to the referral was assigned due to its remote location away from existing development patterns and available infrastructure and services. Increasing density on this parcel would create an isolated pocket of development, however, the 1 du per 40 acre density is appropriate due to proximity of an Interstate 8 interchange.




MOUNTAIN EMPIRE

26

Backcountry Communities

**GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

<b>REF</b>	<b>PROPERTY</b>	<b>DENSITY RECOMMENDATIONS</b>		<b>STAFF RATIONALE</b>
164	<p><i>Dr. Starkey</i></p> <p>One parcel, located within La Posta Creek, surrounded by Cleveland National Forest, State, and Tribal Lands.</p> <ul style="list-style-type: none"> <li>• 162 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b></p> <p>Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>• Recognizes established context</li> <li>• Consistent with area to the south that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside of CWA boundary with limited vehicular access and services</li> <li>• <i>Assign densities based on characteristics of the land</i> – area is relatively steep with major environmental constraints and floodways</li> </ul>

<p><b>MOUNTAIN EMPIRE</b></p> <p>2000 Census Population.....101          Community 2020 Target.....361          April 2004 WC Map Population.....240</p>	
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**APRIL 2004 WORKING COPY MAP**

The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities. It was also important to recognize the existing patterns of development that established the rural character of the region. There were no village densities proposed within the Mountain Empire subregion balance area, and instead, only Rural Lands designations were assigned to the area.

**KEY COMMUNITY ISSUES**

- Maintaining agriculture intensity
- Utilize development patterns that are conscience of the region's topography and groundwater constraints

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- Due to the area's dependence on both groundwater and septic systems, as well as the rugged topography, significant growth is not anticipated for this area
- Village and Semi-Rural designations are only applied to the areas with historically established development

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 3 lane-miles of roads operating at LOS E or F in the entire Mountain Empire Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is about \$12 million.

Traffic forecasts for the April 2004 Working Copy map are improved over the existing general plan, which produces about 4 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$13 million for the Mountain Empire Subregion.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

164	Dr. Starkey	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>	<u>Rationale for April 2004 WC:</u>			
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on the characteristics of the land</li> <li>• Locate growth near infrastructure, services and jobs</li> </ul>	<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The Rural Lands designation is consistent with the location, context, land use framework, and GP2020 planning concepts. The property is isolated and lacks services and infrastructure. The property contains relatively steep areas with major environmental constraints and floodways. The referral is also adjacent to the La Posta Reservation, as well as large amounts of public land.</p>			

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
174	<p><i>Brian Mooney</i> <i>(representing Laura and Bill Houle)</i></p> <p>North of Hwy 94 and within Potrero Creek basin.</p> <ul style="list-style-type: none"> <li>▪ 124.23 and 80 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 651-110-03 652-051-02</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	1 du/ 8 acres	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ The site is located mostly within Rural Lands consisting of large lots</li> <li>▪ Slope, flood and sensitive habitat issues</li> <li>▪ Isolated from main road access by State and Federal lands</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## POTRERO

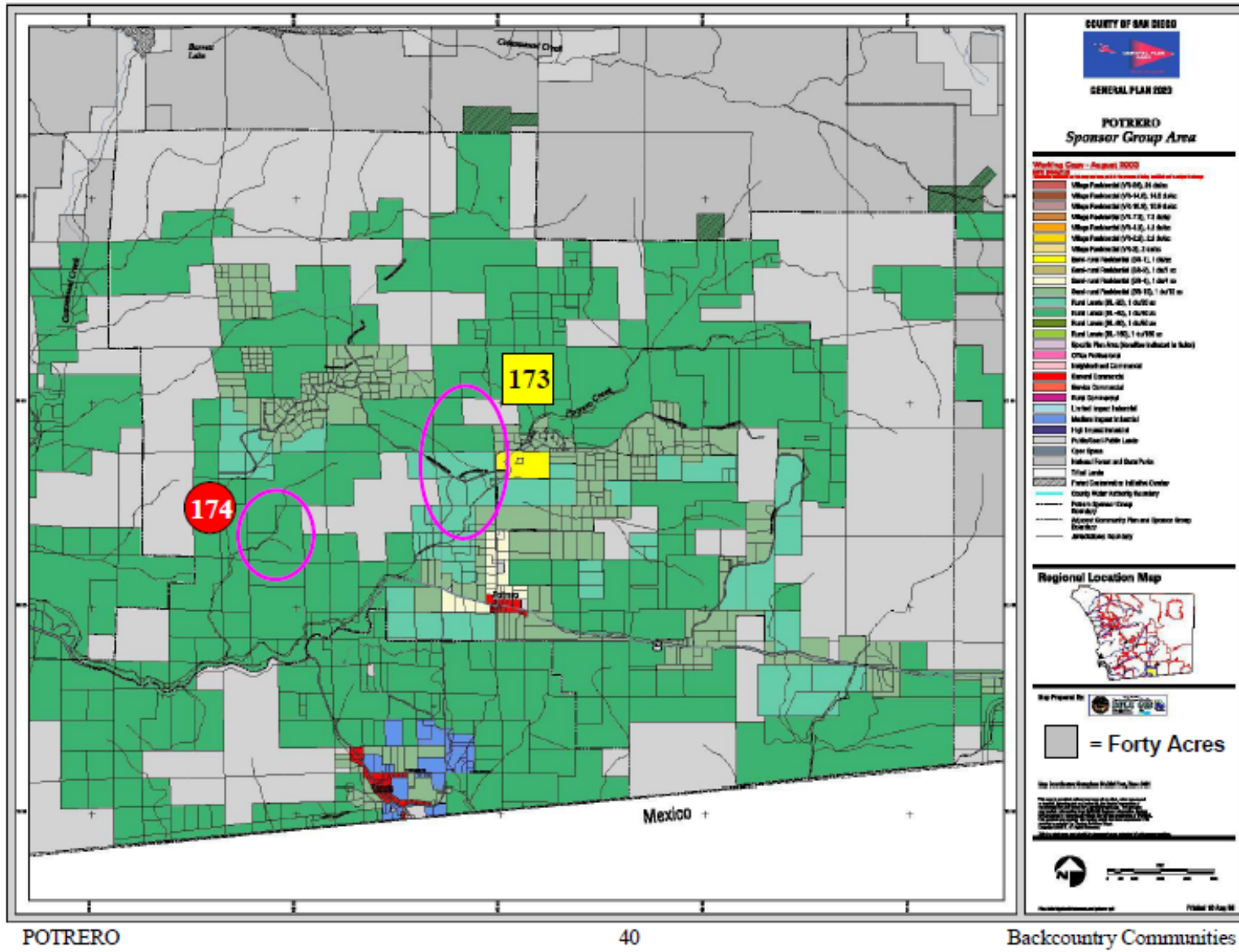


Potrero had two residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 1 referral does not meet the GP2020 concepts and planning principles.

Both referrals are located outside the CWA boundary and are groundwater dependent. These referrals range in size between 204 and 593 acres. A Rural Lands density was assigned based on physical constraints such as floodplains and sensitive habitats and a lack of vehicular accessibility and availability of infrastructure. Semi-Rural densities were assigned to areas that abut the traditional Potrero Village.





GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
173	<p><i>George Woodhead (representing Jennifer Hom)</i></p> <p>Located along Potrero Creek, Potrero Road, and Potrero Round Rd.</p> <ul style="list-style-type: none"> <li>• 593 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: 1 du/10 acres (adjacent to existing village) Rural Lands: 1 du/20 acres (adjacent to infrastructure) Rural Lands: 1 du/40 acres (in more remote areas)</p>	<ul style="list-style-type: none"> <li>• Assign densities based on characteristics of the land – area has sensitive biological habitat</li> <li>• Create a model for community development – areas designated Semi-Rural reflect the context of existing areas of Semi-Rural densities and areas designated with Rural Lands densities are located away from existing infrastructure and existing development patterns</li> <li>• Locate growth near infrastructure, services, and jobs – area is groundwater dependent, lacks vehicular access, and is located away from existing settlements</li> </ul>
174	<p><i>Brian Mooney (representing Laura Houle)</i></p> <p>Located within Potrero Creek floodway.</p> <ul style="list-style-type: none"> <li>• 125 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/8 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands</li> <li>• Assign densities based on characteristics of the land – area has sensitive biological habitat</li> </ul>

Community Matrix

ATTACHMENT B

<p><b>POTRERO</b></p> <p>2000 Census Population.....886</p> <p>Community 2020 Target<sup>1</sup> .....717</p> <p>April 2004 WC Map Population .....2,210</p>	
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**APRIL 2004 WORKING COPY MAP**

The key objective is to preserve the rural character of the community, while also recognizing the existing town center development along Highway 94. Semi-Rural densities are applied to the areas surrounding the community’s commercial center, with additional densities of 1 du/10 acres dispersed through the community to recognize existing parcelization and good access. Rural Lands designations are assigned to the remaining portions of the community planning area.

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

Due to limited sewer, water, and emergency service availability, only a small degree of growth is planned for the areas surrounding the town center

**TRAFFIC FORECASTS**

*(See Mountain Empire Section)*

**KEY COMMUNITY ISSUES**

- Potrero is a community that prefers a self-determination approach to planning. They are satisfied with a majority of the existing general plan designations
- Physical, historic structures in Potrero not only contribute to the “country-life” feel of the area, but also to its sentimental appeal and strong roots

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 1,525.

Community Matrix

ATTACHMENT B

**RESIDENTIAL PROPERTY REFERRALS**

173	George Woodhead (representing Jennifer Hom)			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres (adjacent to existing village) Rural Lands: 1 du/20 acres (adjacent to infrastructure) Rural Lands: 1 du/40 acres (more remote areas)
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Assign densities based on the characteristics of the land</li> <li>• Locate growth near infrastructure, services and jobs</li> </ul>		<p>This property has sensitive biological habitat, is groundwater dependent, lacks vehicular access, and is distant from existing infrastructure and development. The assigned designations are consistent with the location, context, land use framework, and GP2020 planning concepts.</p>	

174	Brian Mooney (representing Laura Houle)			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>This request would create an isolated pocket of Semi-Rural density in a remote area surrounded by Rural Lands with limited roads, infrastructure and services. The area also contains sensitive biological habitats. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

**GENERAL PLAN 2020 REFERRAL MATRIX**

**Boulevard**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Compromise with Property Owner Request</b>						
165	<p><i>J. Doyle</i></p> <p>Doyle Property, located 300 ft behind commercial frontage in the traditional Boulevard Village area, on Old Hwy 80, east of the Hwy 94/80 merge. Adjacent to old cottage lots (4,000 sf) and large 40 – 80 acre parcels.</p> <ul style="list-style-type: none"> <li>▪ Approx. 8 acres</li> <li>▪ Semi-Rural category</li> </ul>	10.9 du/acre	1 du/4 acres	10.9 du/acre	1 du/4 acres	<p><b>COMPROMISE of <u>1 du/acre</u></b></p> <ul style="list-style-type: none"> <li>▪ Location and context allow for semi-rural to village intensities</li> <li>▪ Entire area is groundwater dependent</li> <li>▪ This designation would allow for future services without changing the existing mobile home park to high density single family housing</li> </ul>
<b>NO CHANGE to Working Copy Map</b>						
166	<p><i>Jim Whalen</i></p> <p>Empire Ranch, located 4-5 miles south of I-8 and Ribbonwood Rd, bordering Mexico and the traditional Boulevard town within the Jewell Valley basin.</p> <ul style="list-style-type: none"> <li>▪ Approx. 4,000 contiguous acres</li> <li>▪ Rural Lands category</li> </ul>	1 du/4,8,20 acres	1 du/80 acres	Retain existing density	1 du/80 acres	<p><b>DISAGREE - Retain <u>1 du/80 acres</u></b></p> <ul style="list-style-type: none"> <li>▪ General Plan 2020 designation (Rural Lands) is consistent with surrounding context of large lots, sensitive biological habitat, and species sensitivity</li> <li>▪ Proposed intensity of development is more appropriate in surrounding Country Towns, rather than this more rural area</li> </ul>

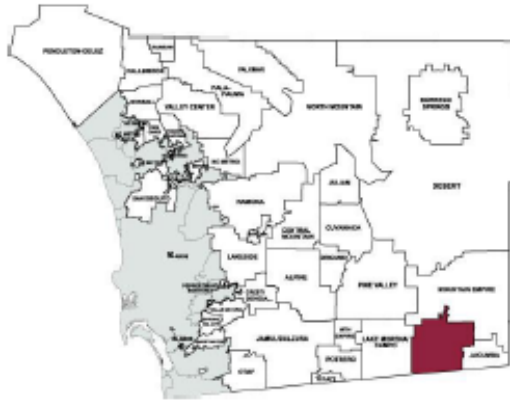
**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located 2-4 miles north of I-8 and Ribbonwood Rd. Surrounded by State Lands and Manzanita Indian Reservation Lands.</p> <ul style="list-style-type: none"> <li>▪ Approx. 2,000 acres</li> <li>▪ Rural Lands category</li> </ul>	Specific Plan	1 du/ 40 acres	Retain Specific Plan (1 du/ 32 acres)	1 du/ 80 acres	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>▪ Surrounded by State Lands and Manzanita Indian Reservation Lands</li> <li>▪ Former specific plan with existing "pipelined" specific plan in progress proposing 1 du/32 acres currently under County staff review</li> <li>▪ Rural Lands designation is consistent with location and context</li> <li>▪ Within sensitive biological habitat</li> <li>▪ Isolated from existing infrastructure</li> <li>▪ Groundwater dependent</li> </ul>

**Jacumba**  
*No referrals*

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

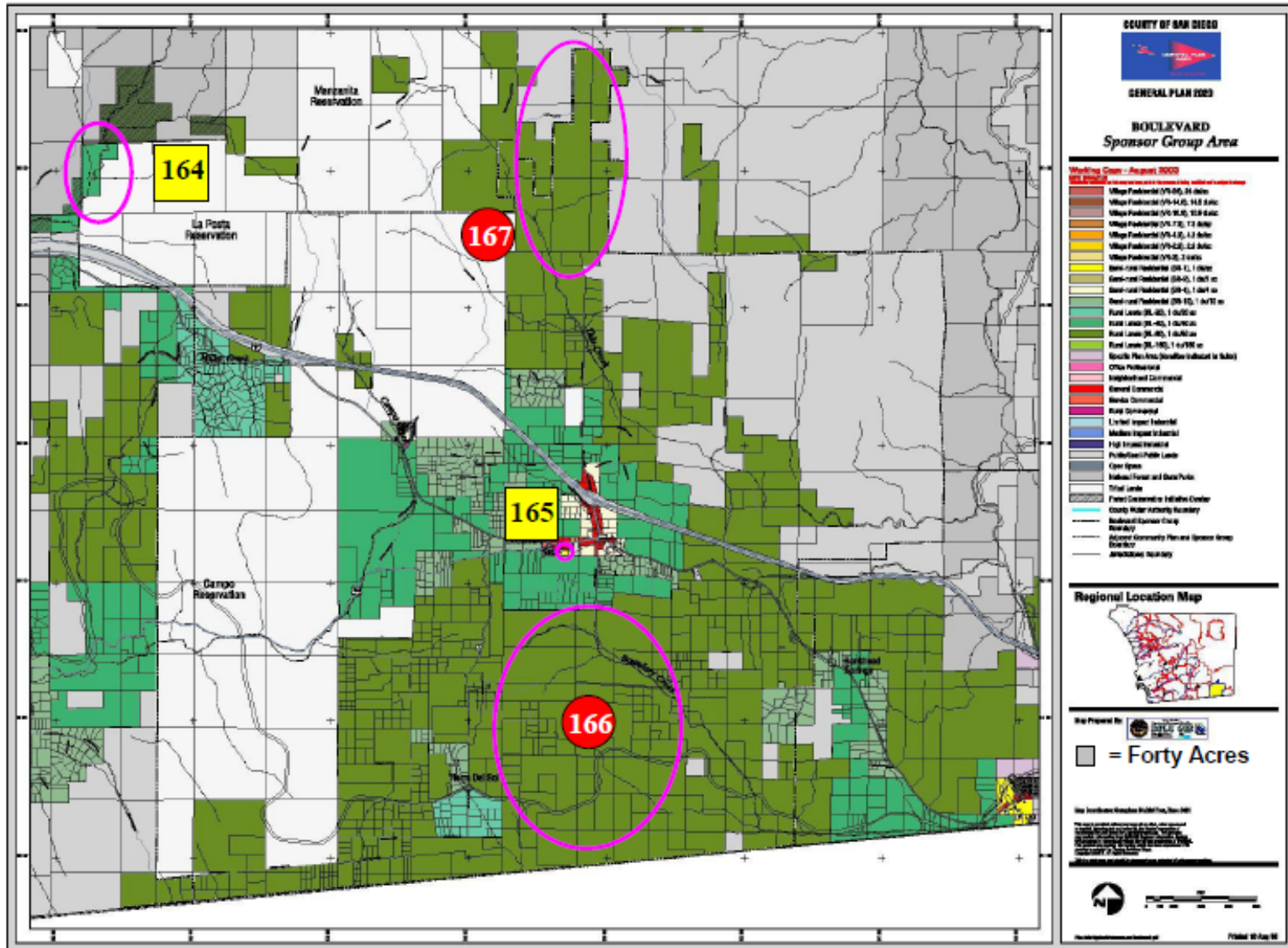
## BOULEVARD



Boulevard had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the referrals are located outside the CWA boundary and are groundwater dependent. Two referrals are between 2,000 and 4,000 acres in size and located outside the village of Boulevard. These referrals have areas consistent with Rural Lands designation because they lack adequate public services and infrastructure, are within a context of large-lot parcels, and have potential environmental impacts. Increasing the densities of these referrals would produce more growth in Boulevard and undermine its community character by contributing to a community development pattern characterized by sprawl. The remaining referral consists of a four-acre parcel located within the village. This groundwater dependent parcel was designated with a Semi-Rural density to recognize the existing legal non-conforming mobile home park that pre-dates the existing General Plan or Zoning Ordinance.





GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
165	<p><i>J. Doyle</i></p> <p>Located in traditional Boulevard Village, behind commercial land.</p> <ul style="list-style-type: none"> <li>• 8 acres</li> <li>• Existing General Plan: 10.9 du/acre</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Village Core: 10.9 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> <li>• Create a model for community development – Semi-Rural densities are consistent with land use framework concepts for a Rural Village</li> <li>• Assign densities based on characteristics of the land – area is groundwater dependent</li> <li>• Develop a legally defensible general plan – designation would allow for future services without changing the existing mobile home park to high density residential</li> </ul>
166	<p><i>Jim Whalen</i></p> <p>Located between the village of Boulevard and border with Mexico.</p> <ul style="list-style-type: none"> <li>• 4,000 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands</li> <li>• Obtain a broad consensus – consistent with planning group recommendation</li> </ul>
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located north of I-8, surrounded by State and Tribal Lands. Pipelined SPA</p> <ul style="list-style-type: none"> <li>• 2,000 acres</li> <li>• Existing General Plan: Specific Plan (0.03)</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Specific Plan (1 du/32 acres)</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• Create a model for community development – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands</li> <li>• Locate growth near infrastructure, services, and jobs – groundwater dependent, without vehicular access, and away from existing settlements</li> <li>• Assign densities based on characteristics of the land – area has sensitive biological habitat</li> <li>• Obtain a broad consensus – consistent with planning group recommendation</li> </ul>

Community Matrix

ATTACHMENT B

<p><b>BOULEVARD</b></p> <p>2000 Census Population.....1,692</p> <p>Community 2020 Target<sup>1</sup> .....3,000</p> <p>April 2004 WC Map Population .....2,840</p>	
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**APRIL 2004 WORKING COPY MAP**

The goal of the April 2004 Working Copy map is to retain Boulevard’s rural character and direct growth within the village area. Much of the land is undeveloped and lacks the needed infrastructure to facilitate development outside the village in a costly manner. The community is located entirely outside the CWA and is groundwater dependant.

**KEY COMMUNITY ISSUES**

- Rural character opens unique opportunities for the many recreational possibilities surrounding the area
- Boulevard’s natural resources are a valuable asset to its own quality of life, as well as the region
- Commercial needs are satisfied by small businesses that work to maintain the common personality of the area
- The new casino gives rise to the issue of expanding the existing Village Core and commercial areas

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- Higher densities for the community are located in the existing crossroads of Highway 80, Highway 94, Ribbonwood Road and Interstate 8
- Semi-rural areas primarily reinforce the village area of Boulevard
- Buffers are established between the communities of Tierra del Sol, Boulevard and Live Oak Springs

**TRAFFIC FORECASTS**

*(See Mountain Empire Section)*

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 4,134.

Community Matrix

ATTACHMENT B

**RESIDENTIAL PROPERTY REFERRALS**

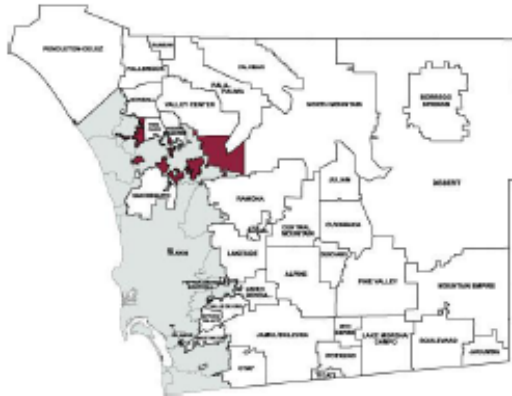
<b>165</b>	<b>J. Doyle</b>	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/acre	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acre	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acre
<b>166</b>	<b>Jim Whalen</b>	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
<b>167</b>	<b>William Schwartz (representing Bluegreen Corp.)</b>	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/80 acres <i>No action – referred to staff pending groundwater study</i>	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
16	<p><i>Brad Gephart</i></p> <p>North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> <li>770 acres</li> <li>Rural Lands category</li> </ul>	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 8 acres	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Majority of property contains steep slopes (much of it greater than 50%)</li> <li>Within the boundaries of the South County Multiple Species Conservation Plan</li> <li>Groundwater dependent</li> </ul>
17	<p><i>Thure Stedt</i></p> <p>Valley View Project located north of Hwy 78, south of Lake Wohlford</p> <ul style="list-style-type: none"> <li>Approximately 1,200 acres</li> <li>Rural Lands category</li> </ul>	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Contains steep slopes</li> <li>Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats</li> <li>Groundwater dependent</li> </ul>
18	<p><i>Jim Whalen (representing Loranda Corporation)</i></p> <p>Located at the northwest corner of Bear Valley Pkwy and Hwy 78.</p> <ul style="list-style-type: none"> <li>12.54 acres</li> <li>Village category</li> </ul> <p>APN: 234-291-11</p>	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	<p><b>DISAGREE - Retain 7.3 du/acre</b></p> <ul style="list-style-type: none"> <li>Existing development consists of single family residences and active agriculture</li> <li>Multi-family and commercial uses are established in the adjacent city of Escondido</li> <li>Commercial land use referrals are deferred to future discussions</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

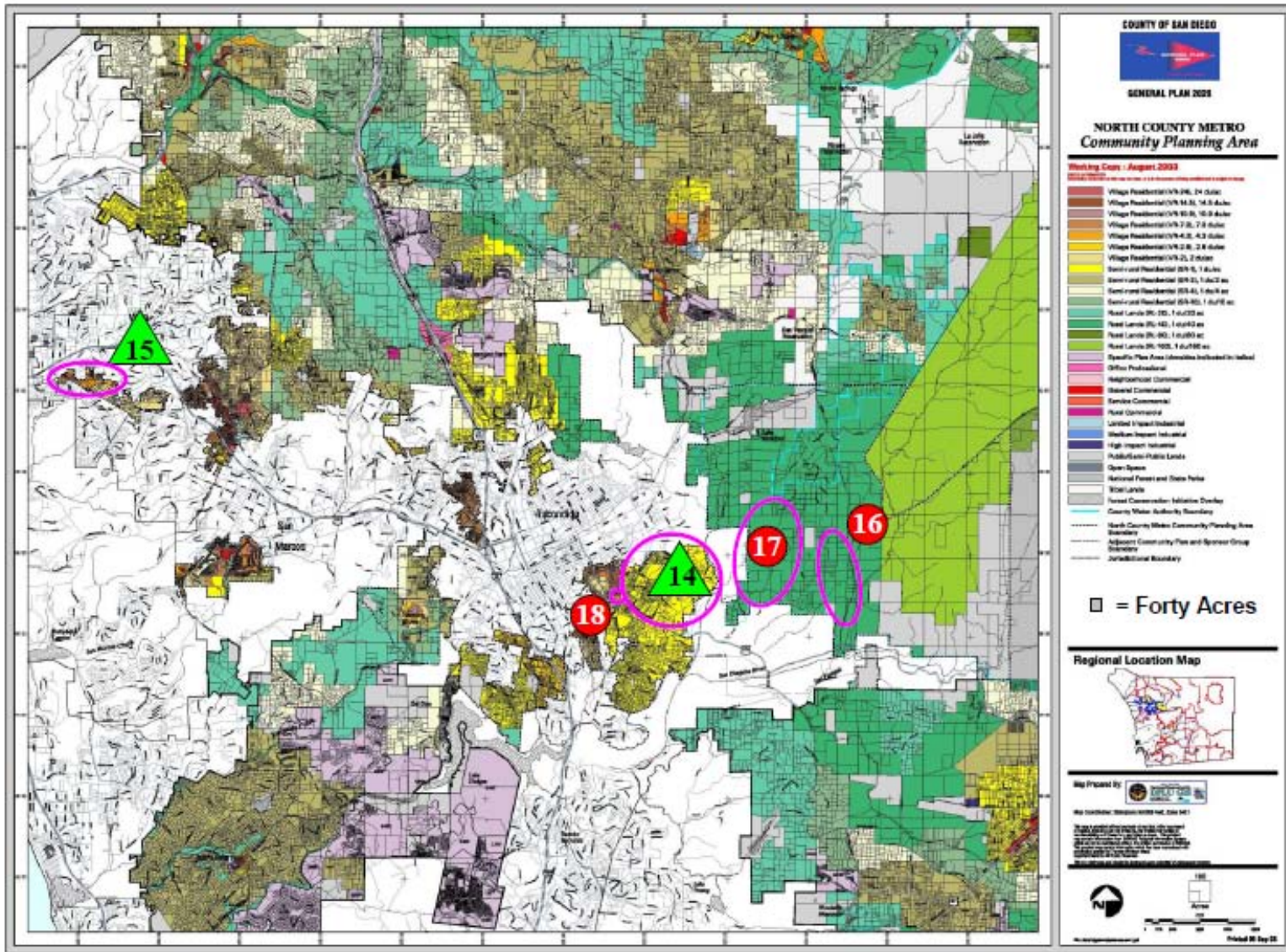
**NORTH COUNTY METRO**



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles
- 3 referrals do not meet the GP2020 concepts and planning principles.

One referral is in an area that has an established pattern of single- family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



NORTH COUNTY METRO

14

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
14	<p><i>Ben Hillebrecht</i></p> <p>Inside CWA boundary. General area north of San Pasqual Valley Road and east of Cloverdale Road.</p> <ul style="list-style-type: none"> <li>Existing General Plan: 1 du/2,4,8 acres and 1 du/10 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p>	<p>NO CHANGE PROPOSED</p>
15	<p><i>Boyd West</i></p> <p>Inside CWA boundary. Vicinity of Sunset Drive and Ridge Road; Sunset Island area.</p> <ul style="list-style-type: none"> <li>Existing General Plan: 1 du/1,2,4, acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: <u>4.3 du/acre</u></p>	<ul style="list-style-type: none"> <li>Develop a legally defensible general plan – recognizes established context</li> <li>Reduce public costs                             <ul style="list-style-type: none"> <li>Located inside CWA</li> <li>Adequate vehicular access</li> </ul> </li> <li>Assign densities based on characteristics of the land – minimal physical and environmental constraints</li> </ul>
16	<p><i>Brad Gephart</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> <li>770 acres</li> <li>Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>Develop a legally defensible general plan – recognizes established context</li> <li>Assign densities based on characteristics of the land                             <ul style="list-style-type: none"> <li>Majority of property contains steep slopes between 25% and 50%</li> <li>Majority of the property within the South County MSCP Preapproved Mitigation Area</li> <li>Groundwater dependent</li> </ul> </li> </ul>

<p><b>NORTH COUNTY METRO</b></p> <p>2000 Census Population.....29,922</p> <p>Community 2020 Target.....52,967</p> <p>April 2004 WC Map Population.....65,040</p>	
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**APRIL 2004 WORKING COPY MAP**

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

**KEY COMMUNITY ISSUES**

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

**COMMUNITY SPECIFIC PLANNING RATIONALE**

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.



Community Matrix

ATTACHMENT B

**RESIDENTIAL PROPERTY REFERRALS**

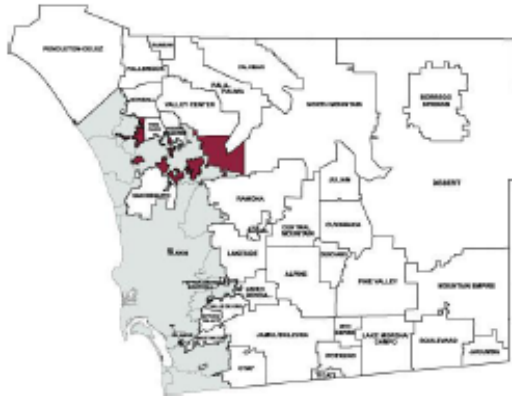
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15	Boyd West	<u>December 2002 WC:</u> Village: 2 du/acre	<u>August 2003 WC:</u> Village: 4.3 du/acre	<u>October Traffic Referral:</u> Village: 4.3 du/acre	<u>April 2004 WC:</u> Village: 4.3 du/acre
16	Brad Gephardt	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>	<p><u>Rationale for April 2004 WC:</u></p> <p>This property is groundwater dependent and lies east of the CWA boundary in the vicinity north of the Wild Animal Park. The referral has been given a density of 1 du/40 acres because the majority of this area contains steep slopes greater than 25 percent, and many of the parcels have slopes greater than 50 percent. Additionally, the majority of this land is in the proposed North County MSCP preserve area.</p>			

GENERAL PLAN 2020 REFERRAL MATRIX

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17	<p><i>Thure Stedt</i></p> <p>Valley View Project located north of Hwy 78, south of Lake Wohlford</p> <ul style="list-style-type: none"> <li>Approximately 1,200 acres</li> <li>Rural Lands category</li> </ul>	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Contains steep slopes</li> <li>Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats</li> <li>Groundwater dependent</li> </ul>
18	<p><i>Jim Whalen (representing Loranda Corporation)</i></p> <p>Located at the northwest corner of Bear Valley Pkwy and Hwy 78.</p> <ul style="list-style-type: none"> <li>12.54 acres</li> <li>Village category</li> </ul> <p>APN: 234-291-11</p>	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	<p><b>DISAGREE - Retain 7.3 du/acre</b></p> <ul style="list-style-type: none"> <li>Existing development consists of single family residences and active agriculture</li> <li>Multi-family and commercial uses are established in the adjacent city of Escondido</li> <li>Commercial land use referrals are deferred to future discussions</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

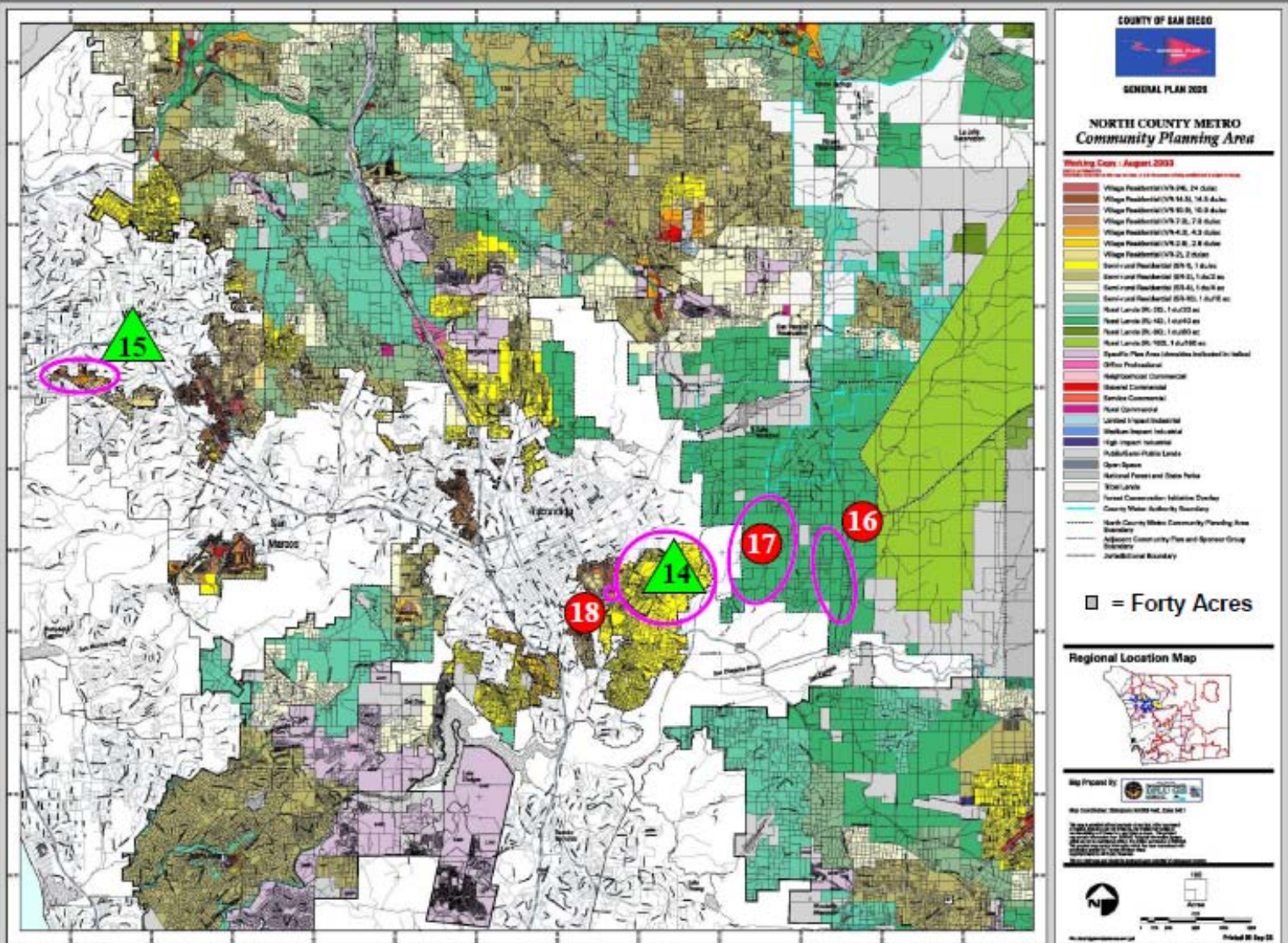
NORTH COUNTY METRO



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

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NORTH COUNTY METRO

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
17	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> <li>• 1,200 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Reflect Escondido General Plan for this project area</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – recognizes established context</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of property contains steep slopes greater than 25%</li> <li>· Majority of the property within the South County MSCP Preapproved Mitigation Area</li> <li>· Groundwater dependent</li> </ul> </li> </ul>
18	<p><i>Jim Whalen</i></p> <p>Inside CWA boundary. Northwest corner of Hwy 78 and Bear Valley Parkway.</p> <ul style="list-style-type: none"> <li>• 12.54 acres</li> <li>• Existing General Plan: 7.3 du/acre</li> </ul>	<p><u>GP2020 Working Copy:</u> Village: 7.3 du/acre</p> <p><u>Referral Request:</u> Village Core: 14.5 du/acre and Commercial</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Village: 7.3 du/acre</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – recognizes established context</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Surrounding development consists of single-family dwellings</li> <li>· Adjacent to active agriculture to the south and east</li> </ul> </li> </ul>

Community Matrix

ATTACHMENT B

<p><b>NORTH COUNTY METRO</b></p> <p>2000 Census Population.....29,922</p> <p>Community 2020 Target.....52,967</p> <p>April 2004 WC Map Population.....65,040</p>	
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**APRIL 2004 WORKING COPY MAP**

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

**KEY COMMUNITY ISSUES**

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

**COMMUNITY SPECIFIC PLANNING RATIONALE**

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.

Community Matrix

ATTACHMENT B

17	Thure Stedt			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> </ul>		<u>Rationale for April 2004 WC:</u> The City of Escondido recently denied a specific plan, pre-zoning, and tentative map for this property and recommended exclusion of this area within its Sphere of Influence update. LAFCO concurred with the City of Escondido. However, the Escondido General Plan identifies a 1 du/20 acre density designation for this area. A Rural Lands density of 1 du/40 acres is proposed because the majority of this area contains slopes greater than 25 percent; it is located in an area not readily served by existing infrastructure or services; the northern portion is located within the proposed North County MSCP preserve area; and the property is groundwater dependent.	
18	Jim Whalen			
	<u>December 2002 WC:</u> Village: 7.3 du/acre	<u>August 2003 WC:</u> Village: 7.3 du/acre	<u>October Traffic Referral:</u> Village: 7.3 du/acre	<u>April 2004 WC:</u> Village: 7.3 du/acre
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> </ul>		<u>Rationale for April 2004 WC:</u> Staff disagreed with the referral request of 14.5 du/acre because the property is surrounded by single-family residential development and it is adjacent to active agriculture in the south and east. However, it will be referred to the upcoming Commercial/Industrial review.	

**SUBJECT:** GENERAL PLAN 2020: NON-RESIDENTIAL LAND USES AND SPECIAL STUDY AREA UPDATE (District: All)

- **Objective 3: Reduce Public Costs.** Incorporating commercial and industrial lands into growing rural communities can help reduce traffic generated by residents driving to/from work and shopping facilities located outside their community.
- **Objective 6: Locate Growth Near Infrastructure, Services, and Jobs.** Most of the proposed commercial and industrial lands are located near existing infrastructure and water and/or sewer service lines.
- **Objective 7: Assign (Land Uses) Based on Characteristics of the Land.** Both physical and environmental constraints were considered when assigning commercial and industrial designations. In some cases, existing industrial designations were removed from floodways and floodplains.
- **Objective 8: Create a Model for Community Development.** This objective provides a central town center or rural village core surrounded by low-density development and very low-density greenbelts. The model also applies to commercial and industrial uses, and most commercial and Light or Medium Impact Industrial lands are located within villages.
- **Objective 9: Obtain a Broad Consensus.** Commercial and industrial recommendations were developed in conjunction with Community Planning and Sponsor Groups, and they seek to balance community preferences, landowner requests, and the need to retain land for agriculture and sensitive habitats.

#### *Planning Criteria*

Several general criteria were incorporated into the commercial and industrial mapping process. Whenever possible, land use maps protect existing legal commercial and industrial uses. In addition, existing commercial or industrial use designations will remain unless they significantly conflict with surrounding land uses or with community planning goals and preferences, or when a property owner requested a change. Modifications to existing General Plan designations were required when the designation itself was eliminated from the land use framework. Additional review was applied to proposals for new commercial and industrial lands. In those cases, the planning principles described below were used to determine staff recommendations.

While the planning criteria are intended to be flexible, land use proposals that are inconsistent with several mapping criteria were typically not incorporated into staff recommendations. Staff recommendations are shown in each community matrix in Attachment E: Community Summary, Map, and Matrix.

#### *General Planning Criteria*

1. **Compatibility with surrounding uses.** Surrounding land uses should be considered when applying new land use designations. That is particularly true for commercial and industrial land uses, which can be in conflict with a surrounding residential use or with rural character unless located in a manner that minimizes traffic, noise, and aesthetic impacts.

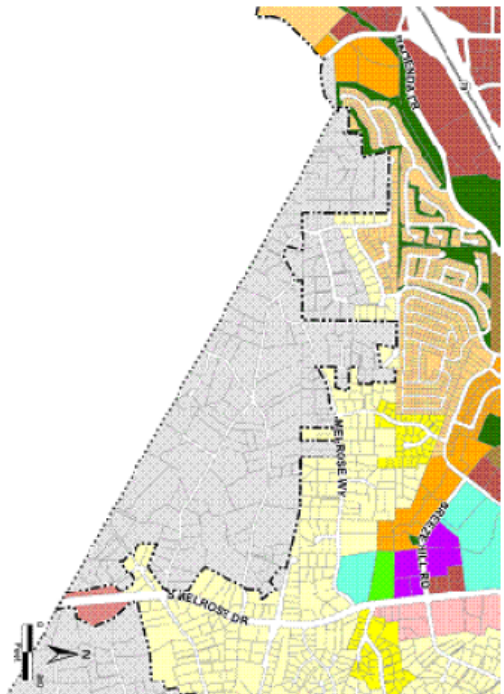


**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
59	<p><i>Ray Gray</i></p> <p>Located south of Country Club Rd, Escondido Creek, and the Harmony Grove Village.</p> <ul style="list-style-type: none"> <li>▪ 160 acres total</li> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 238-021-08 to 10 235-011-06, 02, 01</p>	1 du/4 acres	1 du/10 acres	1 du/acre	Retain Working Copy designations	<p><b>COMPROMISE</b> of <u>1 du/2 acres</u>, <u>1 du/10 acres</u>, and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> <li>▪ Densities include 1 du/2 acres (northwest), 1 du/10 acres (most of property), and 1 du/20 acres (southwest)</li> <li>▪ Portion of the property that is flat and is nearest to the Village has been assigned 1 du/2 acres (this is higher than the existing General Plan)</li> <li>▪ The surrounding area has some 25-50% slope and is biologically sensitive (natural upland habitat)</li> <li>▪ Higher density is not desirable in this area due to limited access</li> <li>▪ Additional roadways to accommodate density south of Escondido Creek are opposed by the community (SC 1375) and would have to cross the Creek, creating a potential conflict with existing regulations</li> <li>▪ Some changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern</li> </ul>
60	<p><i>Tony Baihaghy</i></p> <p>Area located off of Country Club, north of the Harmony Grove Village, within the Eden Valley community.</p> <ul style="list-style-type: none"> <li>▪ Semi-Rural category</li> </ul>	1 du/2 acres	1 du/10 acres	Reconsider based upon surrounding lots	Retain Working Copy designations	<p><b>COMPROMISE</b> of <u>1 du/2 acres</u> and <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> <li>▪ Close to the Industrial area that is within the City of Escondido</li> <li>▪ Densities include both 1 du/2 acres and 1 du/4 acres to fit into surrounding development pattern and to create a more fluid lower density transition away from the Village and into the Eden Valley and incorporated areas</li> </ul>

**From:** John Conley [<mailto:jconley@ci.vista.ca.us>]  
**Sent:** Tuesday, October 05, 2010 3:29 PM  
**To:** Muto, Devon  
**CC:** Rod Bradley; Boyd West  
**Subject:** Sunset Island Area, Vista

Devon,  
FYI, our City Council directed staff to change the land use designation in the western Sunset Island area to 4 units/acre in our GP update (area west of Melrose only). I realize it's likely too late to make any changes on the County's plan at this time, but wanted you to know in case any questions come up about it during the public hearings. Please feel free to e-mail or call me with any questions.



Thanks,

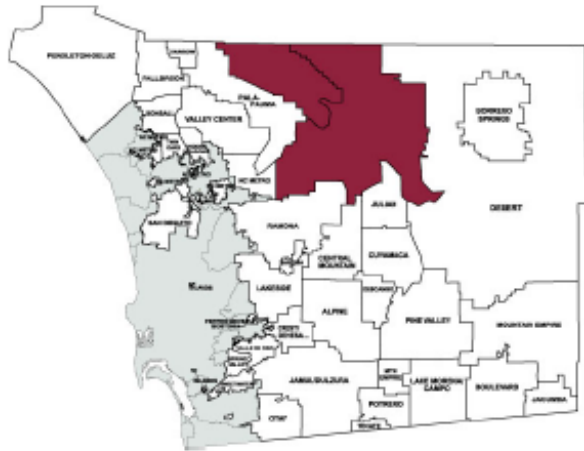
John Conley  
Community Development Director  
City of Vista  
200 Civic Center Drive  
Vista, CA 92084  
(760) 639-6100  
F (760) 639-6101

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> <li>80 acres</li> <li>Rural Lands category</li> </ul> <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>Forms an isolated island located in the middle of Tribal Land</li> <li>Distant from Village areas</li> <li>Groundwater dependent</li> <li>Covered by 50-75% slope</li> <li>Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints</li> </ul>
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> <li>1,106.96 acres</li> <li>Rural Lands category</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>Large parcels are distant from any Village Core or Village areas</li> <li>Groundwater dependent</li> <li>They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

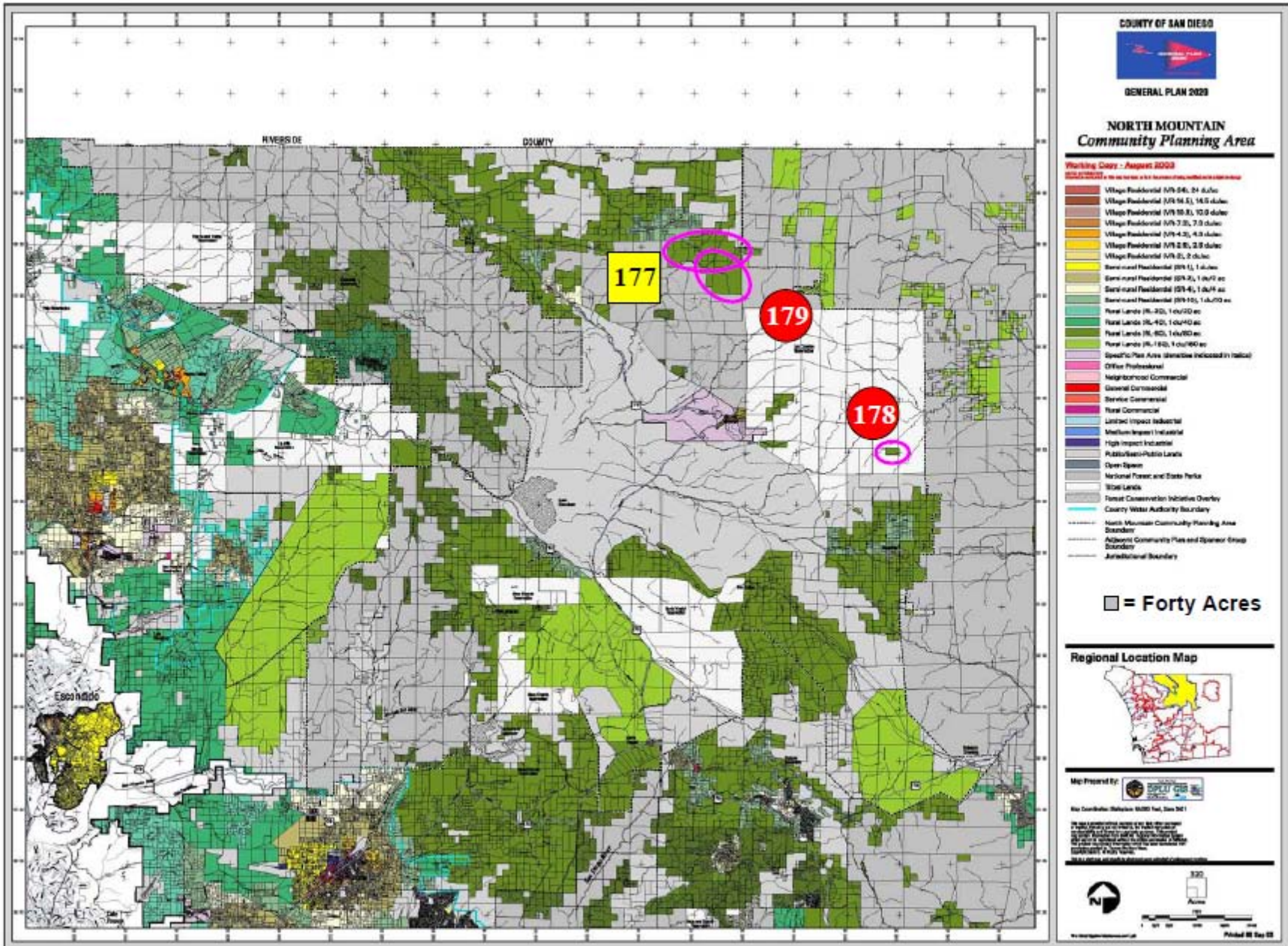
**NORTH MOUNTAIN/PALOMAR MOUNTAIN**



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.



NORTH MOUNTAIN/ PALOMAR MOUNTAIN

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> <li>• 1,100 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: <u>1 du/80 acres</u> (remainder of land)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – groundwater dependent with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.</li> </ul>
178	<p><i>Leonard &amp; Monica Tessyier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.</li> </ul>
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> <li>• 2,200 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley</li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Recognizes established context</li> <li>- Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> </ul>

### ***PALOMAR/NORTH MOUNTAIN***

2000 Census Population.....2,864  
 Community 2020 Target.....4,650  
 April 2004 WC Map Population.....5,800



#### **APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

#### **KEY COMMUNITY ISSUES**

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

#### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

#### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

<b>178</b>	<b>Leonard and Monica Tessier Family Trust</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> </ul>		<p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	
<b>179</b>	<b>Chester Mason</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Create a model for community development</li> </ul>		<p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	



**GENERAL PLAN 2020 REFERRAL MATRIX**

**NORTH MOUNTAIN/PALOMAR MOUNTAIN**

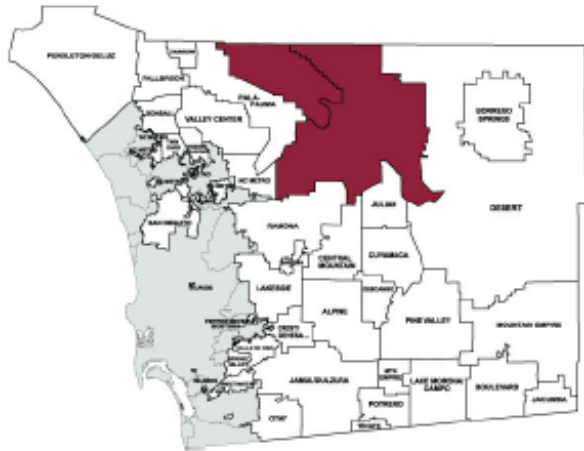
REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Compromise with Property Owner Request</b>						
177	<p><i>Richard Adams</i></p> <p>Sky Oaks &amp; W. Ranches (6 miles north of Warner Springs). Far eastern portion of the subregion. The area is within Chihuahua Valley, a recognized community with a roughly 1 du/10 acre development pattern.</p> <ul style="list-style-type: none"> <li>▪ Approx. 3,300 acres</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition not specified	No CPG/CSG	<p><b>COMPROMISE</b> of <u>1 du/10 acres</u> and <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> <li>▪ The large parcels are distant from any Village areas and are groundwater dependent</li> <li>▪ Parcels are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> <li>▪ It does have some infrastructure and is near a primary local road (Chihuahua Valley Rd in the NW portion)</li> <li>▪ The density has been increased to 1 du/10 acres on four parcels proximate to the road and adjacent to the identified developed portion of Chihuahua Valley</li> <li>▪ The inclusion of these properties allows for additional growth adjacent to the Chihuahua Valley community and is consistent with the existing development pattern</li> </ul>

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> <li>80 acres</li> <li>Rural Lands category</li> </ul> <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p><b>DISAGREE - Retain <u>1 du/80 acres</u></b></p> <ul style="list-style-type: none"> <li>Forms an isolated island located in the middle of Tribal Land</li> <li>Distant from Village areas</li> <li>Groundwater dependent</li> <li>Covered by 50-75% slope</li> <li>Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints</li> </ul>
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> <li>1,106.96 acres</li> <li>Rural Lands category</li> </ul>	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p><b>DISAGREE - Retain <u>1 du/80 acres</u></b></p> <ul style="list-style-type: none"> <li>Large parcels are distant from any Village Core or Village areas</li> <li>Groundwater dependent</li> <li>They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

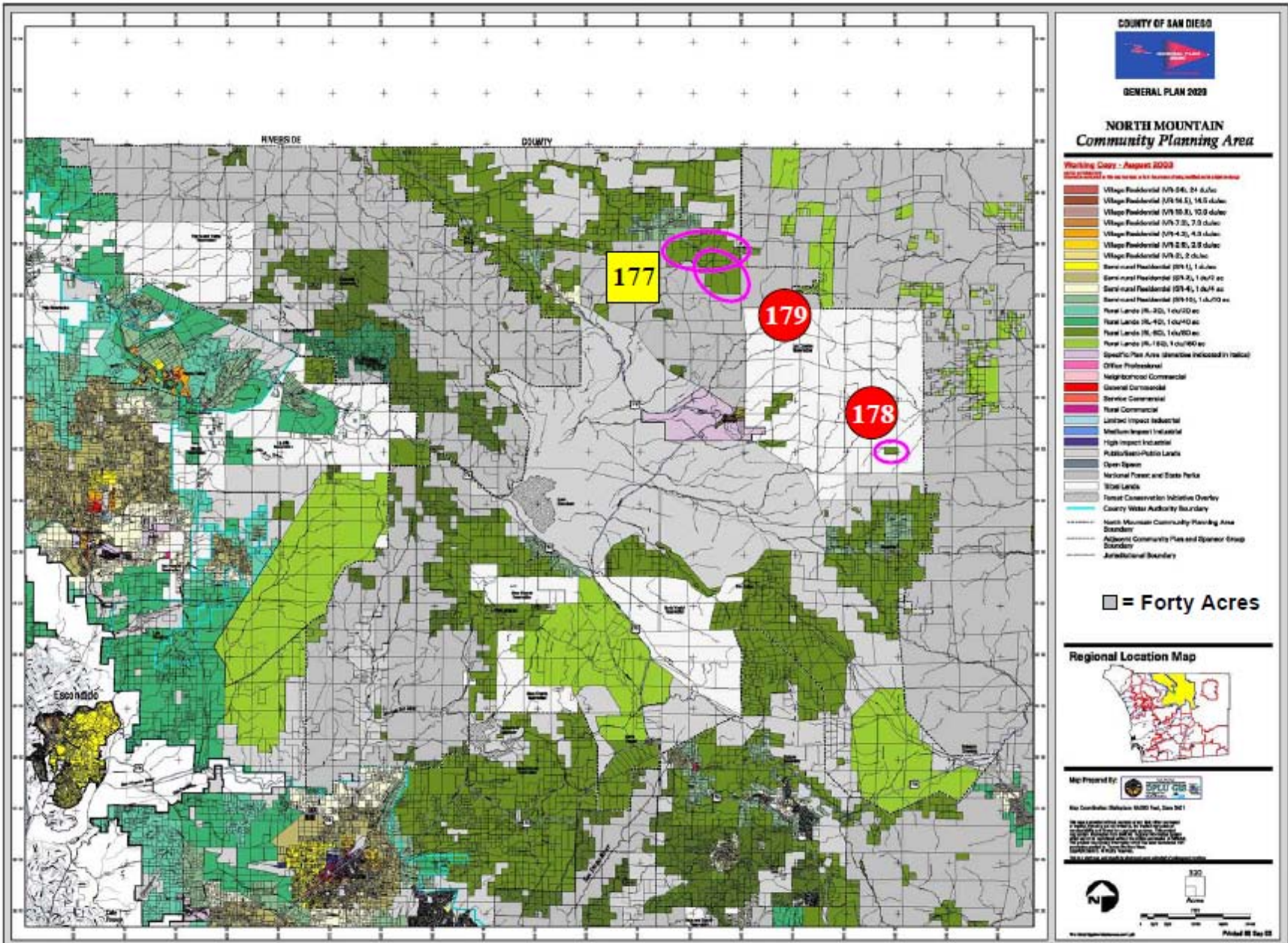
**NORTH MOUNTAIN/PALOMAR MOUNTAIN**



The North Mountain/ Palomar Subregion had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the properties are located in the far eastern portion of this backcountry subregion and have limited growth potential due to a lack of infrastructure, services, and employment opportunities, as well as an abundance of rugged terrain and sensitive environmental resources. Two of the referrals were located away from existing patterns of development. A segment of one referred property was assigned a Semi-Rural density due to its adjacency to a recognized Semi-Rural development area and associated infrastructure. Rural Lands densities of 1 du/80 acres were retained for the bulk of the referrals.



NORTH MOUNTAIN/ PALOMAR MOUNTAIN

Backcountry Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
177	<p><i>Richard Adams</i></p> <p>Portions of property adjacent to the community of Chihuahua Valley, recognized at 1 du/10 acres.</p> <ul style="list-style-type: none"> <li>• 1,100 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (280 acres adjacent to Chihuahua Valley and associated infrastructure)</p> <p>Rural Lands: <u>1 du/80 acres</u> (remainder of land)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Recognizes established context</li> <li>· Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – groundwater dependent with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – portion of area is relatively flat, with some steep slopes. The area and surrounding lands are highly environmentally constrained.</li> </ul>
178	<p><i>Leonard &amp; Monica Tessier Family Trust</i></p> <p>Adjacent to Tribal lands, surrounded by densities of 1 du/80 acres.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Recognizes established context</li> <li>· Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – the entire property contains slopes between 25 and 75%.</li> </ul>
179	<p><i>Chester Mason</i></p> <p>East of community of Chihuahua Valley. Adjacent to Rural densities (1 du/80 acres) and Public Lands.</p> <ul style="list-style-type: none"> <li>• 2,200 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – Semi-Rural densities would increase sprawl of Semi-Rural area to the south of the Chihuahua Valley</li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Recognizes established context</li> <li>· Consistent with surrounding area that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located outside CWA with limited vehicular access</li> </ul>

<p><b><i>PALOMAR/NORTH MOUNTAIN</i></b></p> <p>2000 Census Population.....2,864</p> <p>Community 2020 Target.....4,650</p> <p>April 2004 WC Map Population.....5,800</p>			
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**APRIL 2004 WORKING COPY MAP**

The key objectives in this subregion are to recognize environmental constraints and to preserve the rural character of the area. Although the Forest Conservation Initiative (FCI) covers much of the area, there is an existing pattern of residential development in North Mountain that has been recognized by assigning Semi-Rural densities. For the most part however, large areas of public land (Cleveland National Forest), steep slopes, lack of infrastructure and emergency services, and the significant presence of sensitive biology dictate a Rural Lands density throughout the majority of the area.

**KEY COMMUNITY ISSUES**

- Areas affected by the Forest Conservation Initiative (FCI)
- Protection of natural resources
- Maintaining potential for agricultural uses
- Equity mechanism for retaining property value
- Recognition of existing commercial property

**COMMUNITY-SPECIFIC PLANNING RATIONALE**

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative
- Location (inefficient for infrastructure development) and environmental constraints determined density patterns
- Recognized significant existing commercial development

**TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be less than 5 lane-miles of roads operating at LOS E or F in the Palomar/North Mountain Subregion. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$43 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 104 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$1.5 billion for the Palomar/North Mountain Subregion.

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<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.

**RESIDENTIAL PROPERTY REFERRALS**

177	Richard Adams			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<p>Applying a Semi-Rural density to this entire area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Semi-Rural 1 du/10 acres and Rural Lands 1 du/80 acres designations in this area recognize the surrounding existing parcelization and are consistent with the physical and environmental constraints of the area. The subject parcels are located outside the CWA boundary and are groundwater dependent. Emergency response times are low, due to the remote location and insufficient road access. The compromise of Semi Rural and Rural Lands designations is consistent with the land use framework and GP2020 concepts.</p>	

178	<b>Leonard and Monica Tessyier Family Trust</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Assign densities based on the characteristics of the land</li> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying higher density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This parcel is isolated, entirely surrounded by Tribal Lands and private lands proposed at 1 du/80 acres. The area is severely constrained; the entire property contains steep slopes, there is limited vehicular access, and lacks adequate infrastructure and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	
179	<b>Chester Mason</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/80 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Create a model for community development</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying a Semi-Rural density would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The Rural Lands 1 du/80 acres designation recognizes the surrounding existing parcelization and is consistent with the physical and environmental constraints contained in the area. This referral is made in conjunction with referral # 177, however, unlike a portion of the land in referral #177, it is distant from other Semi-Rural lands. The referral is groundwater dependent and lacks adequate access, infrastructure, and essential services. The Rural Lands designation is consistent with the land use framework and GP2020 concepts.</p>	

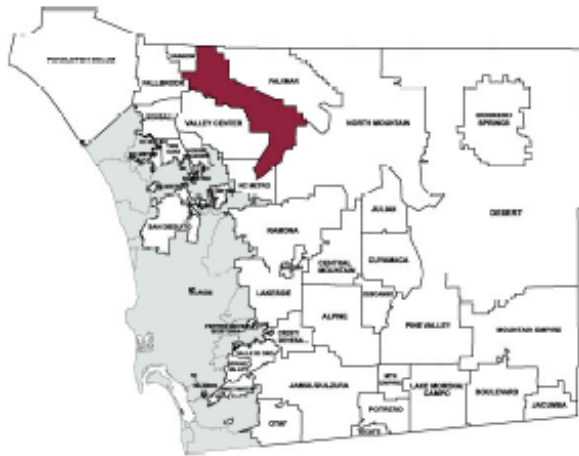


## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
45	<p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> <li>▪ 87.48 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 135-320-02 136-210-01</p>	1 du/40 acres	1 du/80 acres	No change to density (1 du/8 acres)	None *	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>▪ Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity</li> <li>▪ Request does not meet the intent of Rural Lands definition</li> <li>▪ Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east</li> <li>▪ Tribal lands create a significant buffer between subject property and existing patterns of development</li> <li>▪ Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01)</li> </ul>
46	<p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> <li>▪ 31.77 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APN: 110-071-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	1 du/ 4 acres	<p><b>DISAGREE – Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ Request not consistent with Rural Lands category</li> <li>▪ Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

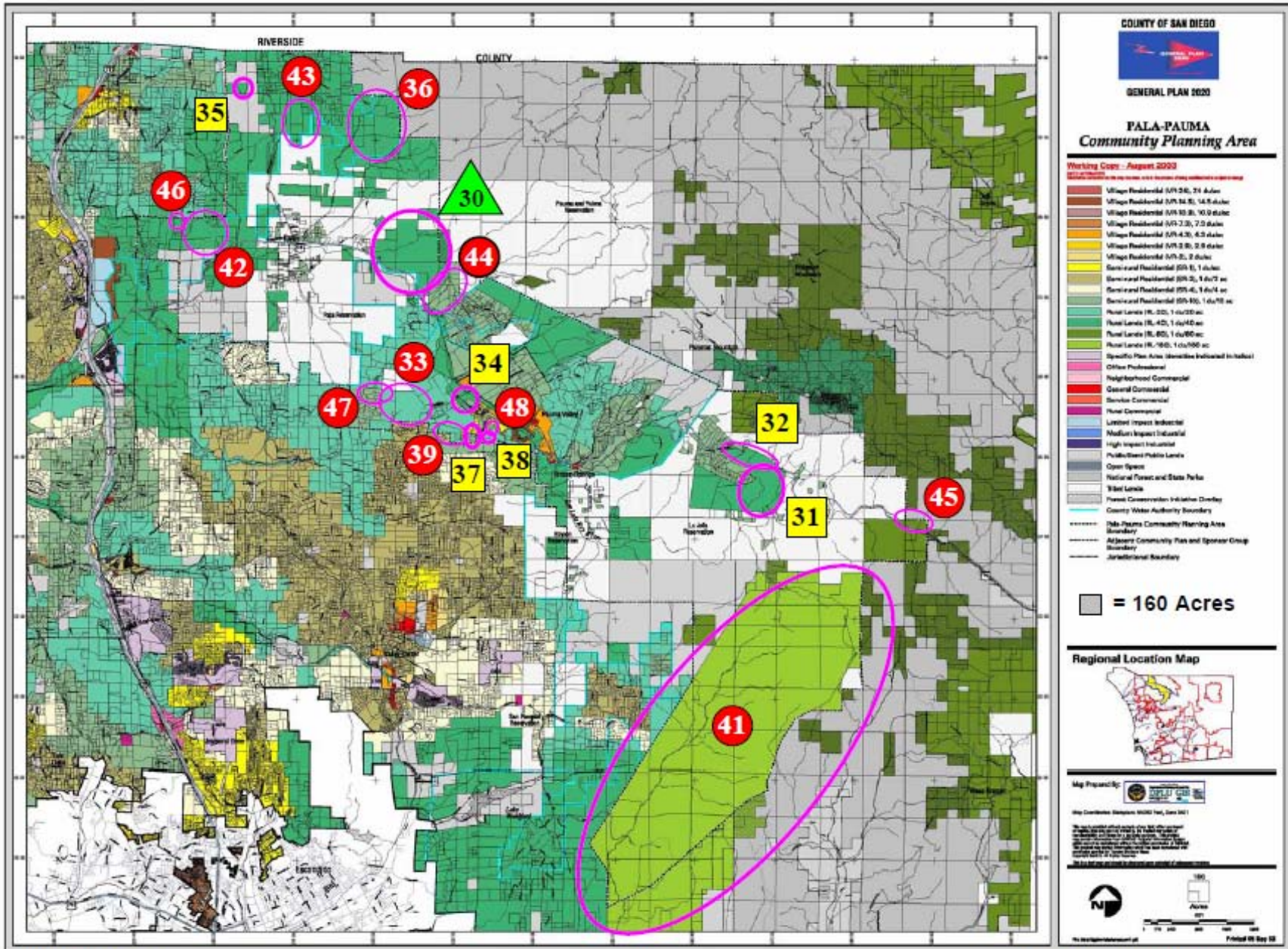
## PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
45	<p><i>Jerry Fisher</i></p> <p>Outside CWA boundary. North of Hwy. 76 in the eastern most portion of the planning area.</p> <ul style="list-style-type: none"> <li>• 87.48 acres</li> <li>• Existing General Plan: 1 du/40 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/40 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>• Consistent with application of Rural Lands densities applied to areas located outside the CWA</li> <li>• Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Reduce public costs</i> – subject parcels are located in a remote area that lacks existing infrastructure, limited vehicular access, and would further impact County services including but not limited to law enforcement, fire protection, and emergency services.</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• Majority of property contains slopes greater 25%</li> <li>• Located entirely within proposed North County MSCP Preapproved Mitigation Area</li> <li>• Located adjacent to Public/Semi-Public Lands</li> <li>• Located adjacent to riparian/wetland areas</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral requested density would introduce Semi-Rural densities into a large area designated as Rural Lands</li> </ul>

**44 Gary Piro and Thure Stedt (representing Schoepe Enterprises)**December 2002 WC:

Semi-Rural: 1 du/10 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/4 acres

April 2004 WC:

Semi-Rural: 1 du/10 acres

Key Objectives:

- Develop an internally consistent general plan
- Reduce public costs
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

Applying a density of 1 du/4 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.

This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.

**45 Jerry Fisher**December 2002 WC:

Rural Lands: 1 du/80 acres

August 2003 WC:

Rural Lands: 1 du/80 acres

October Traffic Referral:

Rural Lands: 1 du/40 acres

April 2004 WC:

Rural Lands: 1 du/80 acres

Key Objectives:

- Develop an internally consistent general plan
- Reduce public costs
- Assign densities based on the characteristics of the land
- Create a model for community development

Rationale for April 2004 WC:

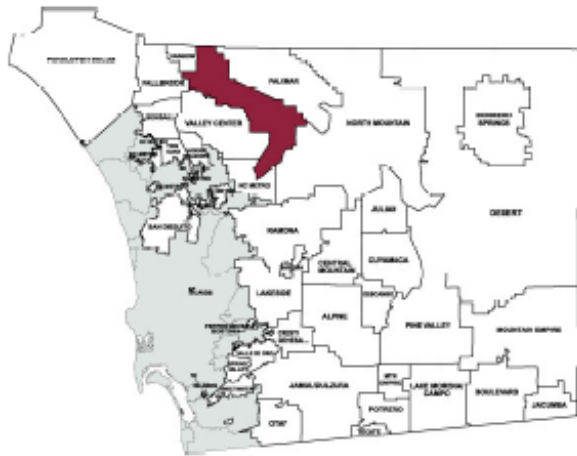
The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway 76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> <li>Approximately 23,000 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 191-180-04 192-010-01</p>	1 du/40 acres	1 du/160 acres	1 du/40 acres	None *	<p><b>DISAGREE - Retain 1 du/160 acres</b></p> <ul style="list-style-type: none"> <li>Highly constrained biologically, natural upland habitat</li> <li>Largest single property ownership in San Diego County</li> <li>Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)</li> </ul>
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> <li>Approximately 340 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 110-072-05, 13, 17</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/10 acres	None *	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Slope &gt;25% cover the majority of the parcels</li> <li>Biological sensitivity (Tier II)</li> <li>Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category</li> <li>Two southern parcels adjacent to public/semi-public lands</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

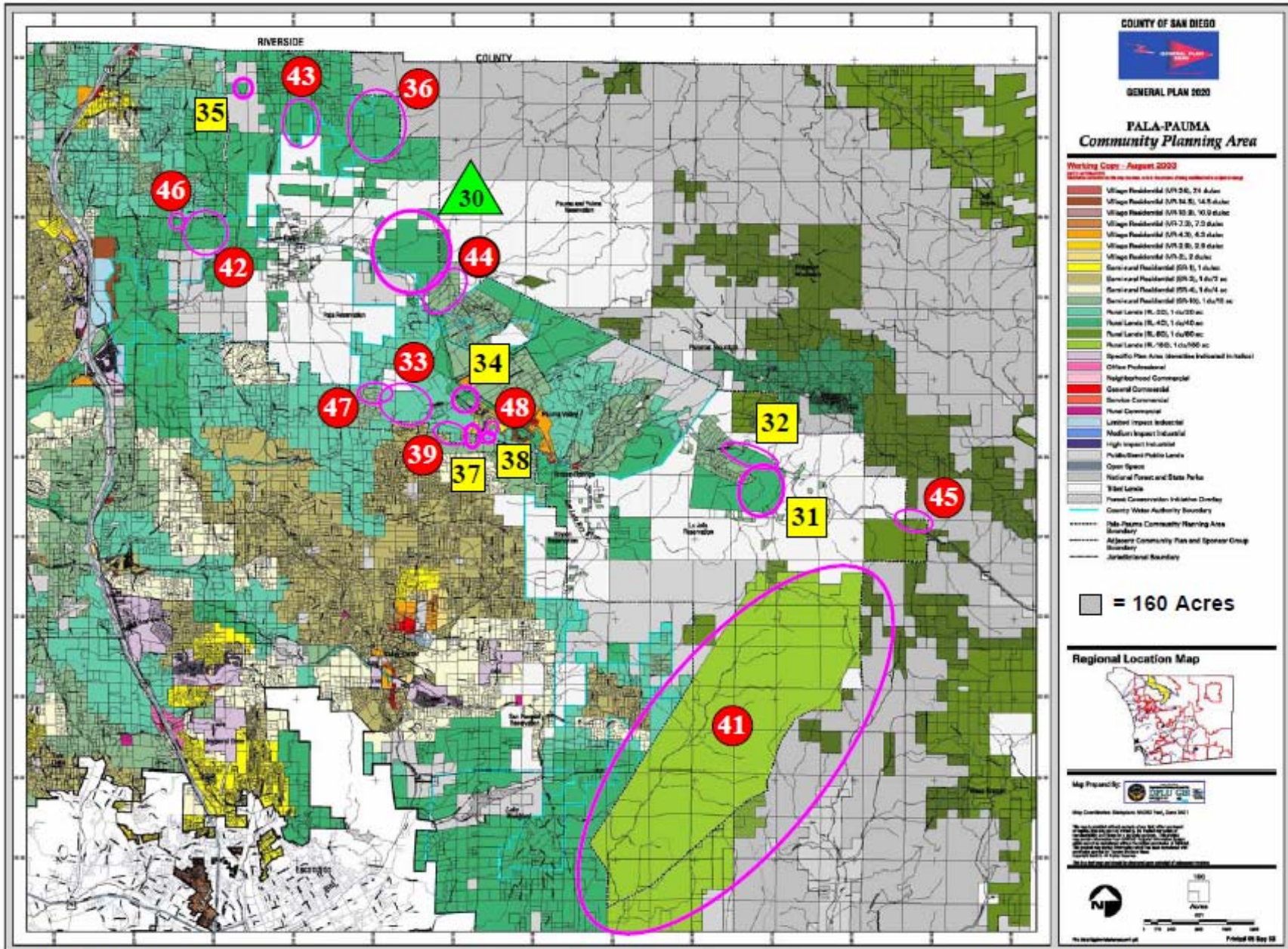
## PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS	STAFF RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> <li>• 23,000 acres</li> <li>• Existing General Plan: 1 du/40 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/160 acres</p> <ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Located entirely within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Largest single property ownership in San Diego County</li> <li>· Numerous, significant riparian drainage areas</li> </ul> </li> </ul>
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> <li>• 340 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: 1 du/40 acres</p> <ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· The referral area is physically removed from the established Village area</li> <li>· Vehicular access is limited</li> <li>· Remote location that is primarily undeveloped</li> </ul> </li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west)</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> </ul>

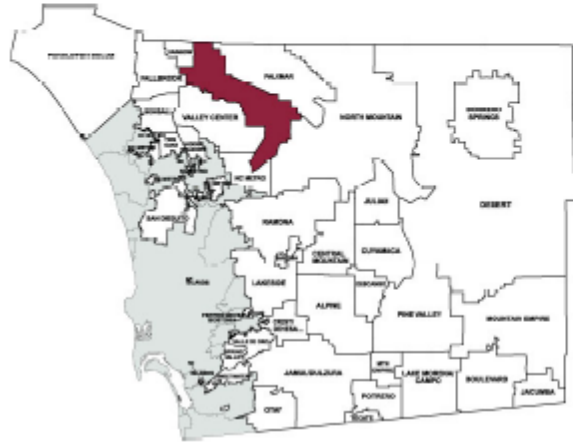
<b>42</b>	<b>Donna Recchia and Ray Grey (Pala del Norte Property Owners)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Reduce public costs</li> <li>• Develop an internally consistent general plan</li> </ul>		<p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	
<b>43</b>	<b>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> <li>• Reduce public costs</li> </ul>		<p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p>	

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>Compromise with Property Owner Request</b>						
31	<p><i>Jean Monahan</i></p> <p>Located south of Hwy 76, located within an area surrounded by tribal lands in the eastern portion of the plan area.</p> <ul style="list-style-type: none"> <li>▪ 548 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 135-230-08-00 135-230-15-00</p>	1 du/ 4,8,20 acres	1 du/80 acres	1 du/ 4 acres	None *	<p><b>COMPROMISE of 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ Within an area surrounded by tribal lands in the eastern portion of the plan area</li> <li>▪ Large parcels (100 acres +)</li> <li>▪ Groundwater dependent</li> <li>▪ Riparian Wetland/Tier 2 biological sensitivity</li> <li>▪ Slope &gt;50% along drainage areas and 25 to 50% in other areas</li> <li>▪ Property owner request is inconsistent with the GP2020 concepts and Land Use Framework Regional Categories</li> </ul>
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Located east of South Grade Rd and Hwy 76 intersection, on "island" entirely surrounded by public/semi-public lands.</p> <ul style="list-style-type: none"> <li>▪ Approx. 234.5 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 135-200-14 to 16</p>	1 du/ 4,8,20 acres	1 du/80 acres	1 du/ 10 acres	None *	<p><b>COMPROMISE of 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ 1 du/10 acres is not appropriate for lands located outside the County Water Authority boundary without existing parcelization</li> <li>▪ The subject parcels are larger in acreage than adjacent parcels located south of Hwy 76 and northwest of South Grade Rd</li> <li>▪ High biological (Tier 1) and species sensitivity</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

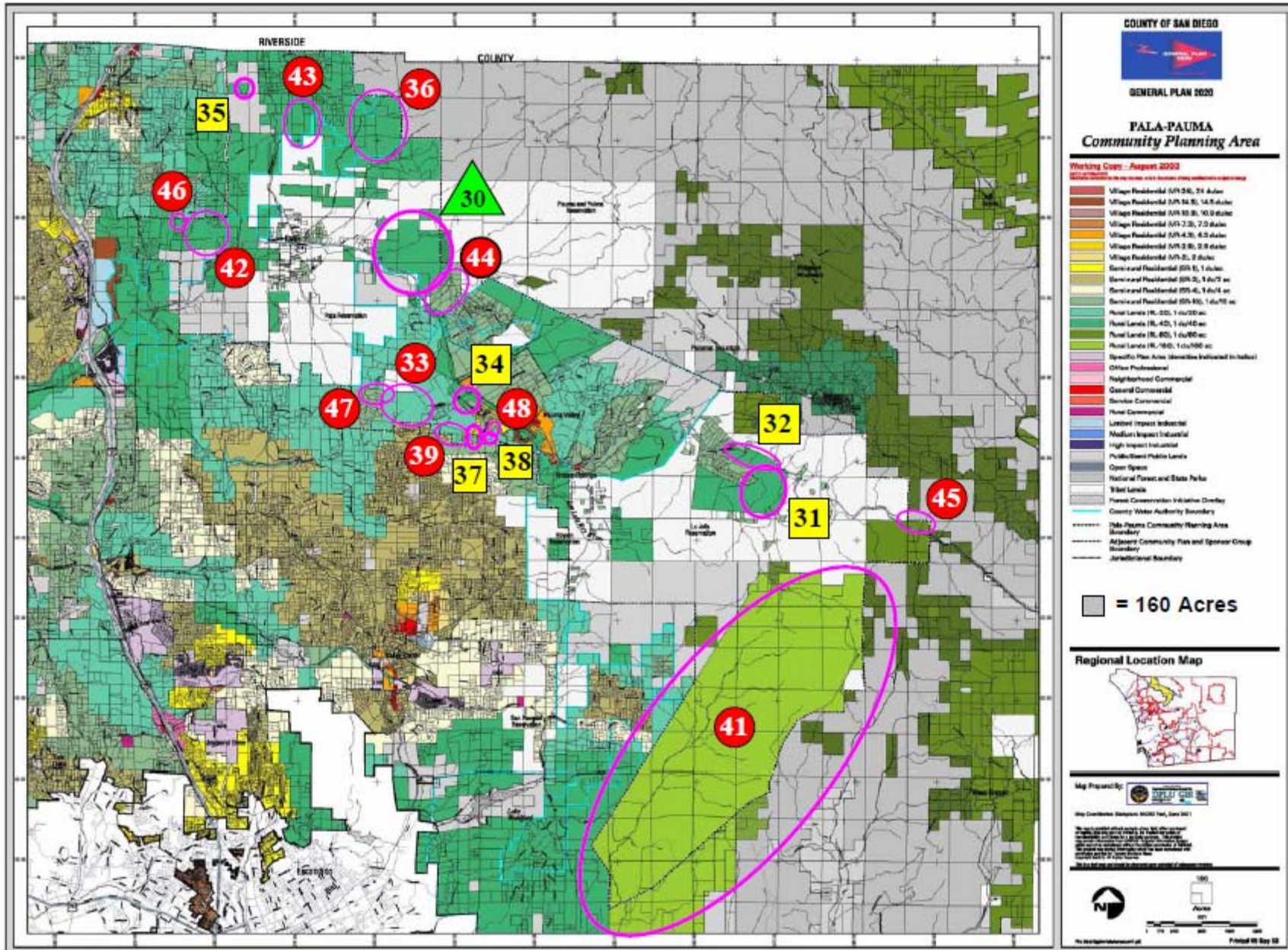
## PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> <li>• 1,300 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Consistent with the minimum lot size set by GPA 96-03</li> <li>- Proposed density is consistent with the existing pattern of development</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area</li> <li>- Large drainage area bisects the property</li> </ul> </li> </ul>
31	<p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> <li>• 548 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern</li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- More than one half of the total acreage contains slopes between 25 and 50%</li> <li>- Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>- Outside CWA, groundwater dependent area</li> <li>- General area is surrounded by Tribal Lands</li> </ul> </li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Outside CWA boundary. East of South Grade Road and Hwy. 76. "Island" surrounded by Public/Semi-Public Land.</p> <ul style="list-style-type: none"> <li>• 234.5 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern</li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Outside CWA, groundwater dependant area</li> <li>· General area is surrounded by Tribal Lands</li> </ul> </li> </ul>
33	<p><i>Arnold Veldkamp (representing Jacob Brouwer)</i></p> <p>Inside CWA boundary. Located west of Cole Grade Road, north and adjacent to Valley Center boundary.</p> <ul style="list-style-type: none"> <li>• 390 acres</li> <li>• Existing General Plan: 1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 or 10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization in the area with parcels sized 20 acres and larger</li> <li>• <i>Assign densities based on characteristics of the land</i> — the steep sloped areas (greater than 25%) located along the southern portions of the site provide a physical separation between Valley Center and Pala/Pauma</li> </ul>

**RESIDENTIAL PROPERTY REFERRALS**

**30 Jim Chagala (representing Bradford)**

<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/40 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
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**31 Jean Monahan**

<u>December 2002 WC:</u> Rural Lands: 1 du/80 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/80 acres
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Key Objectives:

- *Reduce public costs*
- *Create a model for community development*
- *Assign densities based on characteristics of the land*

Rationale for April 2004 WC:

The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.



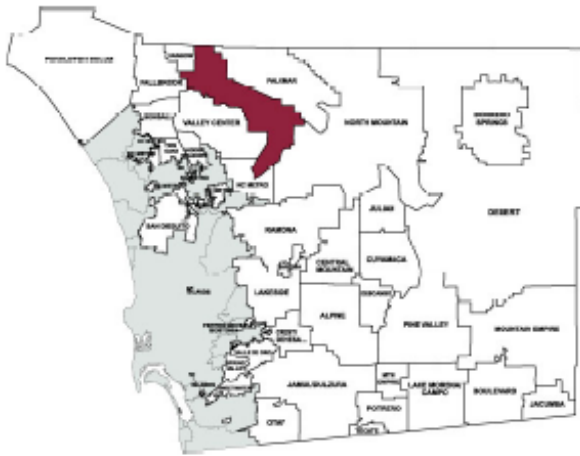
<b>32</b>	<b>Jim Chagala (representing Bell Family Trust)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Reduce public costs</li> <li>• Create a model for community development</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<p>The referral properties are located outside of the CWA boundary, and are geographically separated from the established village area. The 234-acre property has access to state highway 76 and South Grade Road. However, the general area is an enclave nearly surrounded by the La Jolla Tribal lands. Existing development is primarily concentrated in the northwestern portion of the enclave. The remaining areas contain large parcels (45 acres or greater). The entire area is located within the proposed North County MSCP preserve area with limited availability to public services and infrastructure. The staff proposed density recommendation meets all the criteria for rural lands.</p>	
<b>33</b>	<b>Arnold Veldkamp (representing Jacob Brouwer)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<p>The referral area is located east of the established Village (Country Town) area. Existing lot sizes of 20 acres or larger in this predominantly agricultural area does not support a change to a semi-rural density. Also, the referral area contains steep slopes (greater than 25 percent) on the southern portion of the site and access is limited. The Rural Lands designation provides a buffer between semi-rural residential densities in Valley Center (located to the south) and agricultural uses in Pala-Pauma.</p>	

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
45	<p><i>Jerry Fischer</i></p> <p>Located north of Hwy 76 along the easternmost portion of the plan area.</p> <ul style="list-style-type: none"> <li>87.48 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 135-320-02 136-210-01</p>	1 du/40 acres	1 du/80 acres	No change to density (1 du/8 acres)	None *	<p><b>DISAGREE - Retain 1 du/80 acres</b></p> <ul style="list-style-type: none"> <li>Multiple Species Conservation Plan Upland Habitats area, high biological sensitivity</li> <li>Request does not meet the intent of Rural Lands definition</li> <li>Parcel part of a larger area designated 1 du/80 acres; adjacent to Public/Semi-Public and FCI Lands on the north and east</li> <li>Tribal lands create a significant buffer between subject property and existing patterns of development</li> <li>Requester believes his current density is 1 du/8 acres but is actually 1 du/40 acres (GPA 96-01)</li> </ul>
46	<p><i>Peter Glusac</i></p> <p>Located south of eastern boundary with Rainbow and north of Hwy. 76.</p> <ul style="list-style-type: none"> <li>31.77 acres</li> <li>Rural Lands category</li> </ul> <p>APN: 110-071-09</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p><b>DISAGREE – Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Request not consistent with Rural Lands category</li> <li>Rural Lands typically removed from Village Core and do not have necessary infrastructure to support higher densities</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

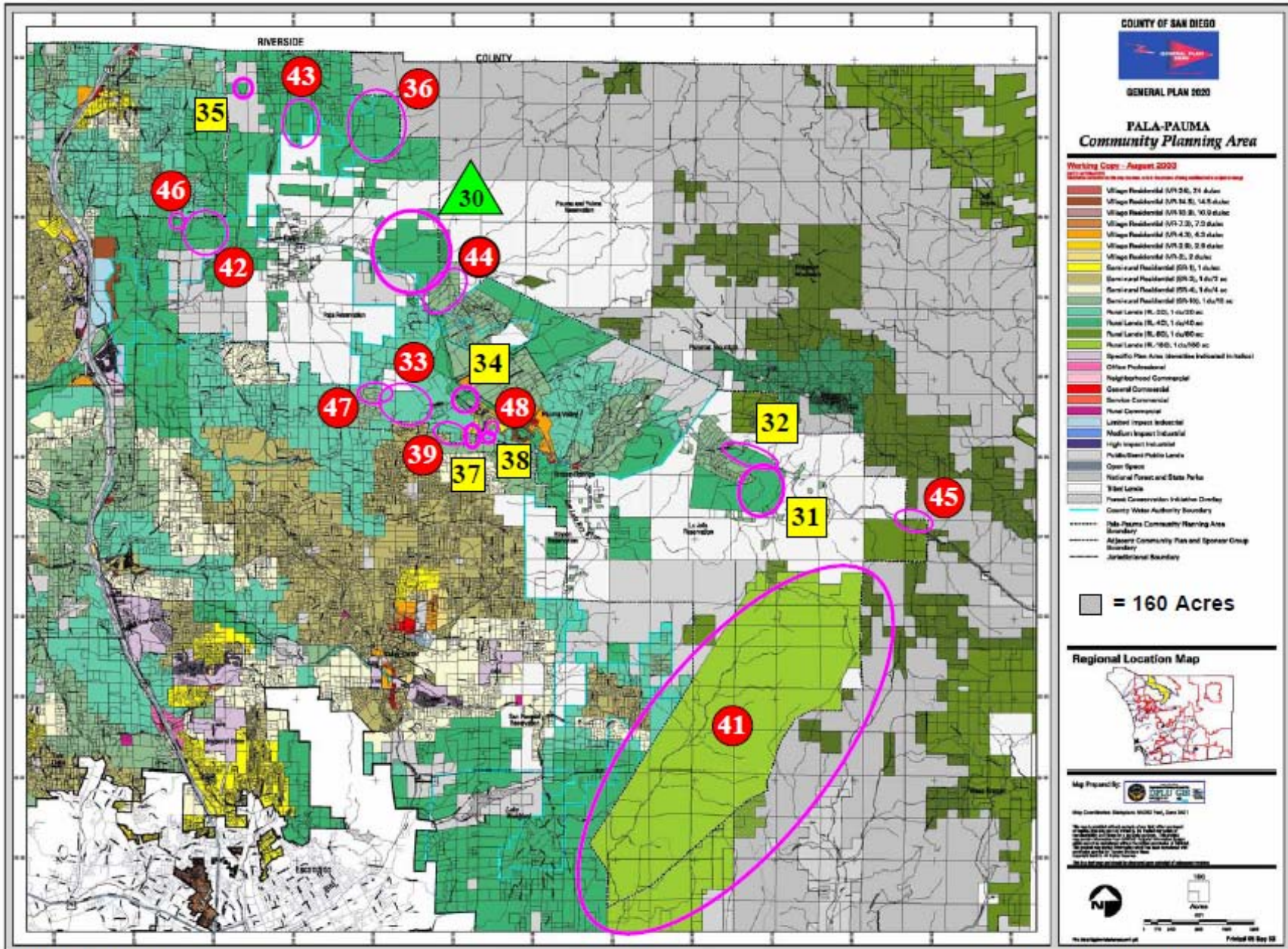
PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
46	<p><i>Peter Glusac</i></p> <p>Inside CWA boundary. North of Hwy. 76 and south of Rainbow planning area.</p> <ul style="list-style-type: none"> <li>• 31.77 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with the application of Rural Lands for areas located inside CWA, but physically removed from established communities</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· The referral area is physically removed from the established Village area</li> <li>· Limited infrastructure is available, but to sustain Semi-Rural densities in this area</li> </ul> </li> </ul>

46	Peter Glusac		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> <li>• Reduce public costs</li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or the potential compromise of 1 du/20 acres.</p> <p>The subject parcels are located in a remote area, and would create an isolated pocket of Semi-Rural densities surrounded by Rural Lands. The parcels are entirely covered with slopes greater than 25 percent, infrastructure and services in this area are limited and emergency response times are low. The Rural Lands designation meets the low density, rural character of the surrounding area and the planning concepts for GP2020.</p>	

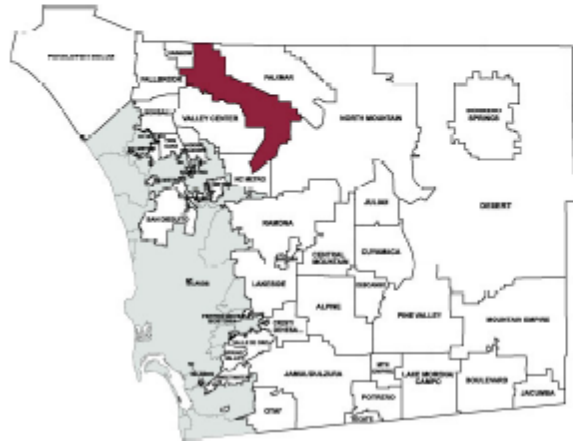
47	Cynthia Chamberlain		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres
<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> <li>• Assign densities based on the characteristics of the land</li> </ul>		<p>This referral is located outside of the Pauma village area as well as outside of the Pauma Valley Community Services District. The subject parcels designated with a Semi-Rural density reflect existing parcelization while parcels designated with a Rural Lands density are reflecting the physically and environmentally constrained areas with slopes greater than 25 percent. These Semi-Rural and Rural Lands densities maintain a natural buffer and visual separation between the communities of Pala-Pauma and Valley Center.</p>	

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson</i> (representing Rancho Heights Road Assoc.)</p> <ul style="list-style-type: none"> <li>149.85 acres total</li> </ul> <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None *	<p><b>DISAGREE - Retain <u>1 du/40 acres</u></b></p> <ul style="list-style-type: none"> <li>Request does not meet intent of Rural Lands definition</li> <li>Located in a large area designated 1 du/40 acres</li> <li>Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres</li> <li>Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Existing parcelization sporadic, not well defined</li> <li>Steep slopes &gt;25%</li> </ul>
44	<p><i>Gary Piro and Thure Stedt</i> (representing Schoepe Enterprises)</p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> <li>263.17 acres</li> <li>Semi-Rural category</li> </ul> <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	None *	<p><b>DISAGREE - Retain <u>1 du/10 acres</u></b></p> <ul style="list-style-type: none"> <li>Active case (TM 5223 RPL1)</li> <li>1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary</li> <li>Requested density not appropriate outside of the established Village area</li> <li>Physically removed from existing pattern of development, removed from the village area (Country Club)</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

PALA-PAUMA

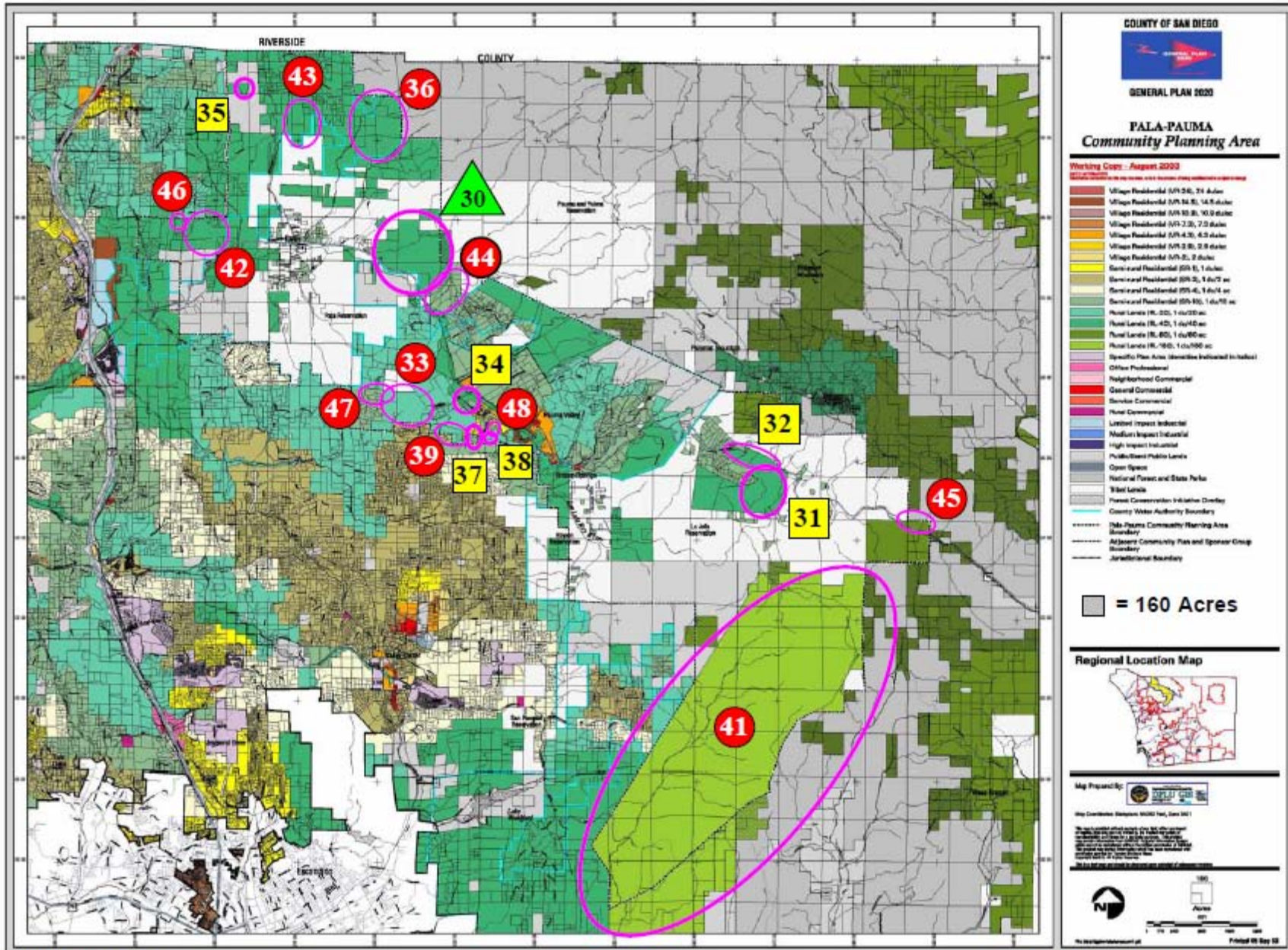


The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.





PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and west of Adams Road, eastern portion adjacent to public lands. Pipelined TM.</p> <ul style="list-style-type: none"> <li>• 263.17 acres</li> <li>• Existing General Plan: 1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Consistent with Semi-Rural densities applied to areas adjacent to and east of subject parcels</li> <li>- Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>- Area is physically removed from the established Village area</li> <li>- Groundwater dependent, possible annexation into Yuima Water District</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- Semi-Rural density appropriate for productive agricultural areas</li> <li>- Several major drainage areas located on-site and adjacent to subject parcels</li> </ul> </li> </ul>

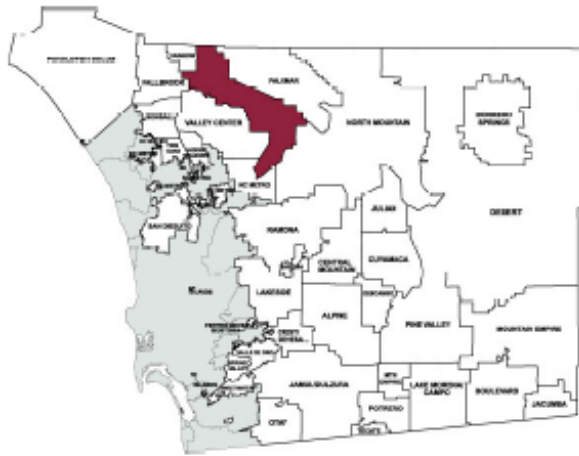
44	Gary Piro and Thure Stedt (representing Schoepe Enterprises)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on the characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> <p>Applying a density of 1 du/4 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.</p>	
45	Jerry Fisher			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on the characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<u>Rationale for April 2004 WC:</u> <p>The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway 76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.</p>	

**GENERAL PLAN 2020 REFERRAL MATRIX**

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43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <ul style="list-style-type: none"> <li>149.85 acres total</li> </ul> <p>APNs: 109-372-03 109-160-02 109-372-06 (TPM 20725)</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None *	<p><b>DISAGREE - Retain <u>1 du/40 acres</u></b></p> <ul style="list-style-type: none"> <li>Request does not meet intent of Rural Lands definition</li> <li>Located in a large area designated 1 du/40 acres</li> <li>Hadley Johnson et al. requesting several hundred acres south of the Riverside County line be changed to 1 du/10 acres</li> <li>Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Existing parcelization sporadic, not well defined</li> <li>Steep slopes &gt;25%</li> </ul>
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Located north of Hwy 76 and west of Adams Rd. Portion of eastern boundary is adjacent to public lands.</p> <ul style="list-style-type: none"> <li>263.17 acres</li> <li>Semi-Rural category</li> </ul> <p>APNs: 111-070-12, 13 111-080-06 to 10, 13 to 19</p>	1 du/ 2,4,8 acres	1 du/10 acres	1 du/ 4 acres	None *	<p><b>DISAGREE - Retain <u>1 du/10 acres</u></b></p> <ul style="list-style-type: none"> <li>Active case (TM 5223 RPL1)</li> <li>1 du/10 acres meets the intent of the Rural Lands Concepts and Land Use Framework Outside the County Water Authority boundary</li> <li>Requested density not appropriate outside of the established Village area</li> <li>Physically removed from existing pattern of development, removed from the village area (Country Club)</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

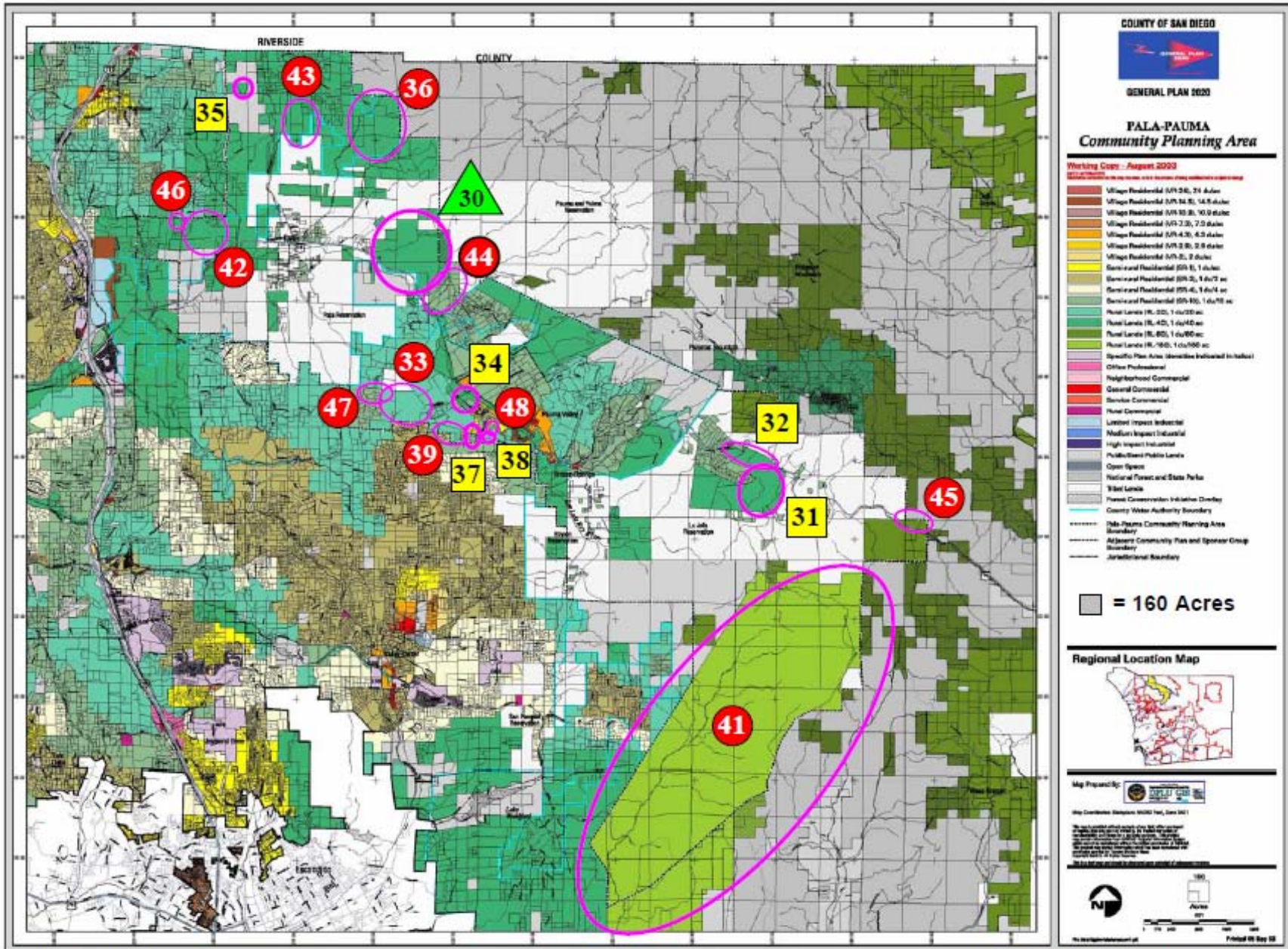
## PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <p>Inside CWA boundary. East of Pala/Temecula Road, south of Riverside County line.</p> <ul style="list-style-type: none"> <li>• 149.85 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Rural Lands densities applied in the Rainbow community to the west</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Area is physically removed from the established Village area</li> <li>· Vehicular access provided by private roads</li> <li>· Remote location that is primarily undeveloped</li> </ul> </li> </ul>

<b>42</b>	<b>Donna Recchia and Ray Grey (Pala del Norte Property Owners)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Reduce public costs</li> <li>• Develop an internally consistent general plan</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	
<b>43</b>	<b>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> <li>• Reduce public costs</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p>	

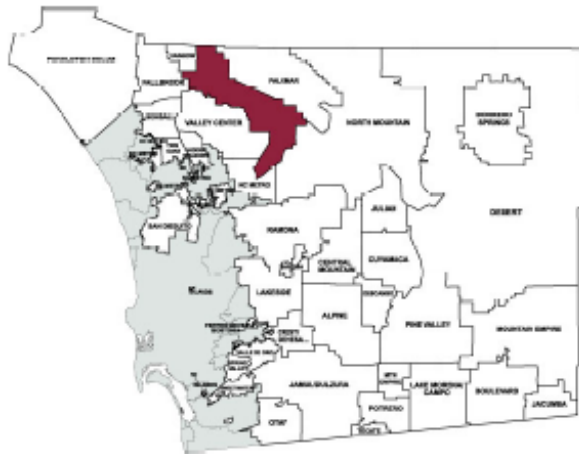


**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Rancho Guejito, located in the southeastern most portion of the planning area.</p> <ul style="list-style-type: none"> <li>Approximately 23,000 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 191-180-04 192-010-01</p>	1 du/40 acres	1 du/160 acres	1 du/40 acres	None *	<p><b>DISAGREE - Retain 1 du/160 acres</b></p> <ul style="list-style-type: none"> <li>Highly constrained biologically, natural upland habitat</li> <li>Largest single property ownership in San Diego County</li> <li>Subject parcels located within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area (Natural Upland Habitat)</li> </ul>
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (representing Pala Del Norte Property Owners)</i></p> <p>Located north of Hwy 76 and Pala del Norte Rd, south of planning boundary with Rainbow.</p> <ul style="list-style-type: none"> <li>Approximately 340 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 110-072-05, 13, 17</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/10 acres	None *	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>Slope &gt;25% cover the majority of the parcels</li> <li>Biological sensitivity (Tier II)</li> <li>Part of Natural Upland Habitat within proposed North County Multiple Species Conservation Plan Preapproved Mitigation Area</li> <li>Subject parcels are located within a large area designated 1 du/40 acres, change to density would create "island" and require a change to the Regional Category</li> <li>Two southern parcels adjacent to public/semi-public lands</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

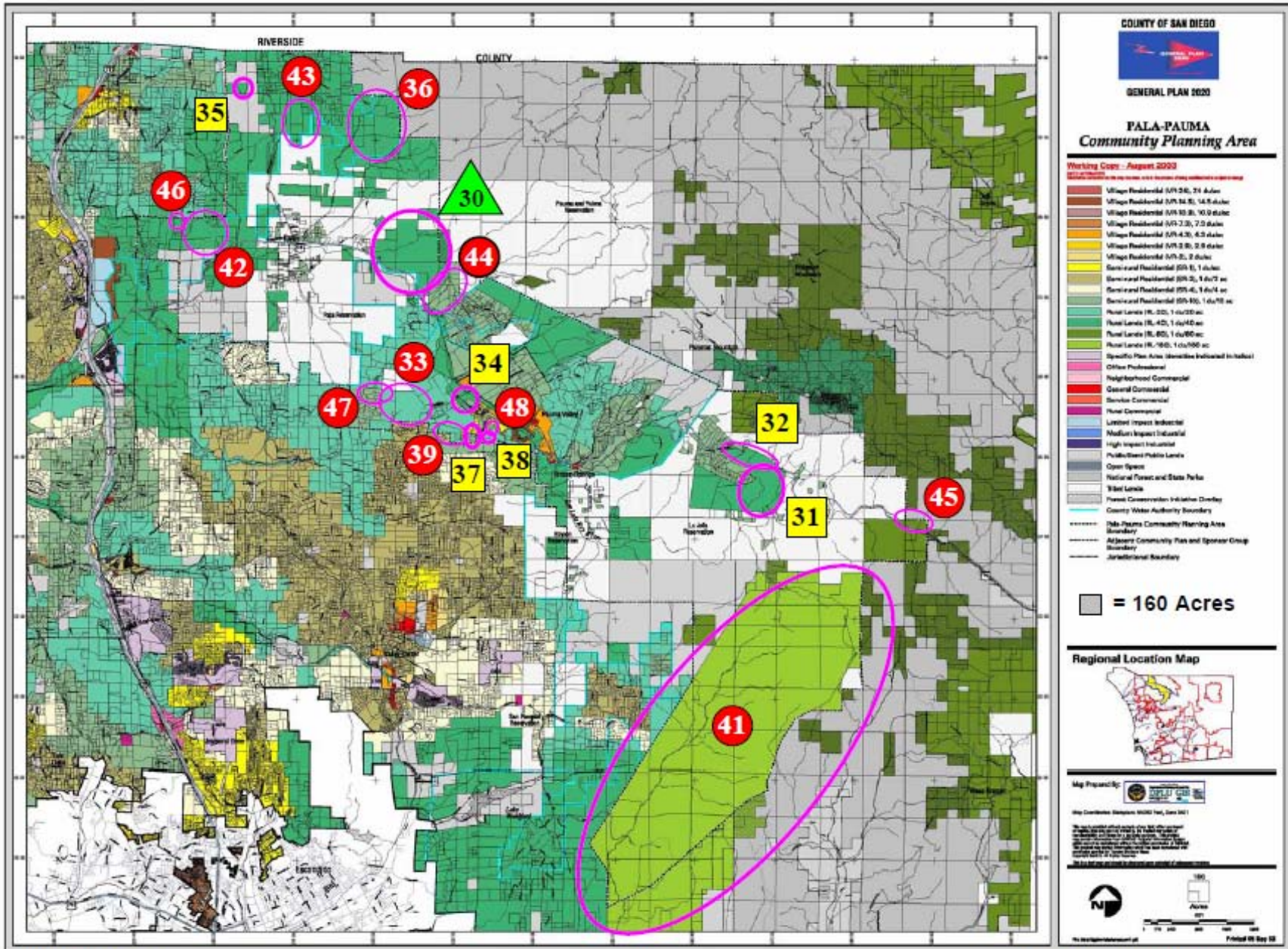
## PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary. Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> <li>• 23,000 acres</li> <li>• Existing General Plan: 1 du/40 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/160 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Located entirely within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Largest single property ownership in San Diego County</li> <li>· Numerous, significant riparian drainage areas</li> </ul> </li> </ul>
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary. North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> <li>• 340 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· The referral area is physically removed from the established Village area</li> <li>· Vehicular access is limited</li> <li>· Remote location that is primarily undeveloped</li> </ul> </li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west)</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> </ul>

39	<b>Jim Chagala (representing Beck West)</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Create a model for community development</li> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> The referral area consists of three parcels. The southern two parcels are currently located within the Country Town boundary. Based on the physical characteristics of the property, staff does not recommend that parcels be included in the Village area. More than 50 percent of the total referral area exceeds 25 percent slope and the area is highly visible. The staff recommended density of 1 du/10 acres provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The referral area is currently used for agricultural purposes. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.	
40	<b>Jim Chagala (representing Beck Rincon)</b>			
	WITHDRAWN BY PROPERTY OWNER			
41	<b>Donna Jones (representing Rancho Guejito)</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/160 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/160 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/40 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/160 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> The Rancho Guejito property ownership is one of the last remaining very large, undeveloped environmentally sensitive areas remaining in San Diego County. This unique property is a critical component of the proposed North County MSCP preserve area. Staff is currently working with the representatives of the property owner to determine potential MSCP hard-line coverage areas. The Rural Lands designation of 1 du/160 acres will assist in protecting a regional environmental resource from encroaching development on its western boundary. In addition, substantial infrastructure and service improvements would be needed for the area to develop.	

GP2020 Plan of Action: Post-Board of Supervisors Hearing – August 2, 2006

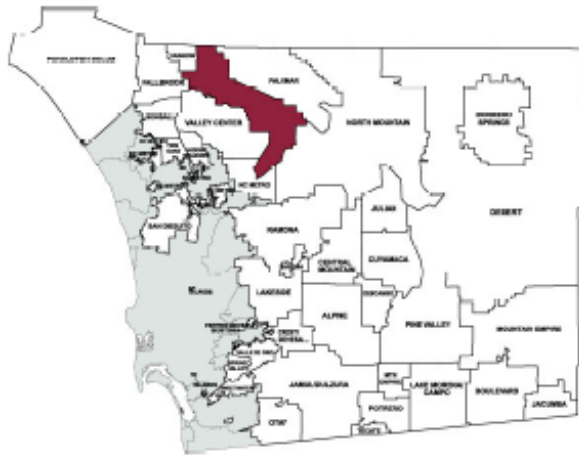
	Board Motion	Draft LU Map / Proposed CE Road Network	Board Alternative Map / Board Map CE Network	Staff Comments
9-NC Metro/ Valley Center	Work with Ranch Guejito property owners and work out a compromise	<u>Road Network</u> : No Change	<u>Road Network</u> : No change	<u>DPLU: Meeting w/ Property Owners</u> Staff met with property owners on August 30, 2006 – no further action required. Follow-up meeting was also held the week of September 11-15 to discuss traffic model results (at the property owner’s request).

**GENERAL PLAN 2020 REFERRAL MATRIX**

**PALA-PAUMA**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>CHANGE to Working Copy Map</b>						
<b>Agree with Property Owner Request</b>						
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Located north of Hwy 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> <li>1,300 total acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 110-130-02, 03 110-190-07, 11 111-050-01, 02 111-070-01, 02, 03, 09 111-080-01</p>	<p>110-190-07: 1 du/4,8,20 acres</p> <p>111-070-03: Nat'l Forest &amp; State Parks (located in North Mtn)</p> <p>Remaining parcels: 1 du/40 acres</p>	1 du/80 acres	1 du/40 acres (per GPA 96-03)	None *	<p>AGREE with <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> <li>Consistent with Rural Lands category</li> <li>1 du/40 acres is consistent with the density set by GPA 96-03</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

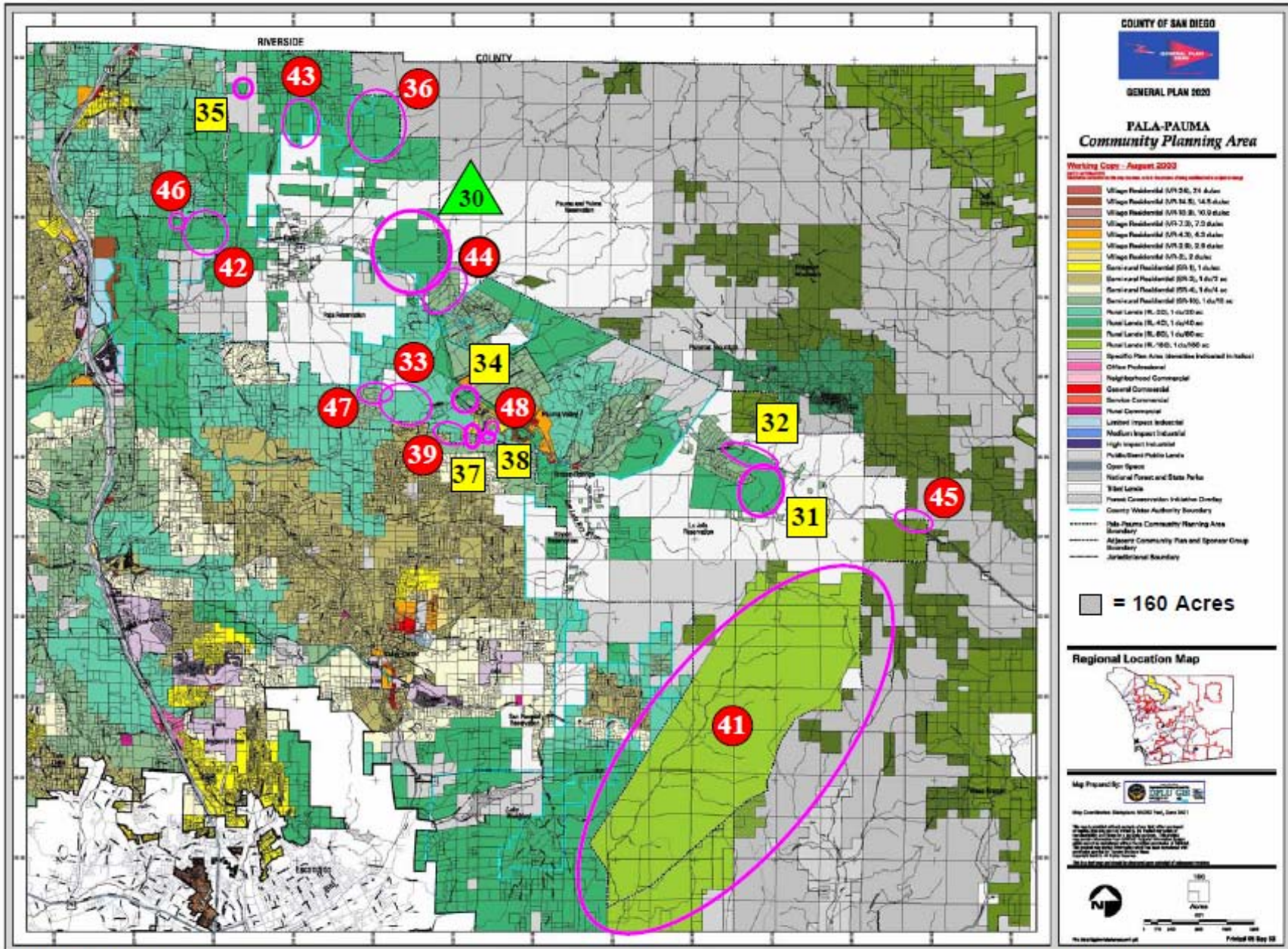
**PALA-PAUMA**

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- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
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Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.





PALA-PAUMA

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> <li>• 1,300 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Consistent with the minimum lot size set by GPA 96-03</li> <li>- Proposed density is consistent with the existing pattern of development</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area</li> <li>- Large drainage area bisects the property</li> </ul> </li> </ul>
31	<p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> <li>• 548 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern</li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- More than one half of the total acreage contains slopes between 25 and 50%</li> <li>- Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>- Outside CWA, groundwater dependent area</li> <li>- General area is surrounded by Tribal Lands</li> </ul> </li> </ul>

**RESIDENTIAL PROPERTY REFERRALS**

<b>30</b>	<b>Jim Chagala (representing Bradford)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres

<b>31</b>	<b>Jean Monahan</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres

Key Objectives:

- Reduce public costs
- Create a model for community development
- Assign densities based on characteristics of the land

Rationale for April 2004 WC:

The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.

# PENDLETON-DELUZ

2000 Census Population.....37,012  
 Community 2020 Target<sup>1</sup> .....34,976  
 April 2004 WC Map Population.....38,340



## APRIL 2004 WORKING COPY MAP

The key objective for the April 2004 Working Copy map in this community is to maintain the rural character of the region as reflected by the existing agricultural uses and low levels of development. In addition, the map applies rural densities to much of the plan area due to the limited public services, infrastructure, and the physical and environmental constraints of the area.

- Santa Margarita River, upland habitats, and watershed should be designated at rural lands densities

## KEY COMMUNITY ISSUES

- Over 75 percent of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base
- Preservation of agriculture
- Lack of public services and infrastructure

## TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be about 133 lane-miles of roads operating at LOS E or F in Pendleton-DeLuz. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is nearly \$400 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 157 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly \$840 million for Pendleton-DeLuz.

## COMMUNITY-SPECIFIC PLANNING RATIONALE

- There are no village core or village densities within the Pendleton-DeLuz planning area due to a lack of infrastructure and services
- The low-density semi-rural designation reflects agricultural land uses and the existing pattern of development

<sup>1</sup> Community target established prior to availability of 2000 Census data.

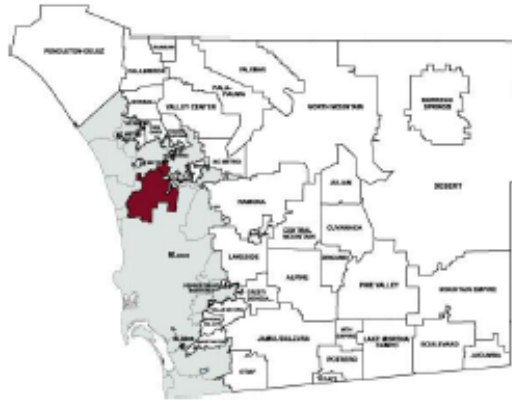
<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
61	<p><i>Eric Anderson</i> (representing Hadley Johnson &amp; Jennifer Hom)</p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p><b>DISAGREE - Retain <u>1 du/4 acres</u></b></p> <ul style="list-style-type: none"> <li>▪ Property is not significantly sloped</li> <li>▪ Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area</li> <li>▪ Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character</li> <li>▪ Proposed change in density would not affect ability of property owner to subdivide his personal property</li> </ul>
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> <li>▪ Rural Lands category</li> </ul> <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/ 4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p><b>DISAGREE - Retain <u>1 du/ 20 acres</u></b></p> <ul style="list-style-type: none"> <li>▪ Located in the Elfin Forest community within the San Dieguito CPA</li> <li>▪ Adjacent to the City of San Marcos and to the higher density San Elijo Hills area</li> <li>▪ Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character</li> <li>▪ Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope</li> <li>▪ Lower density also provides community separation from the high densities in the City of San Marcos</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



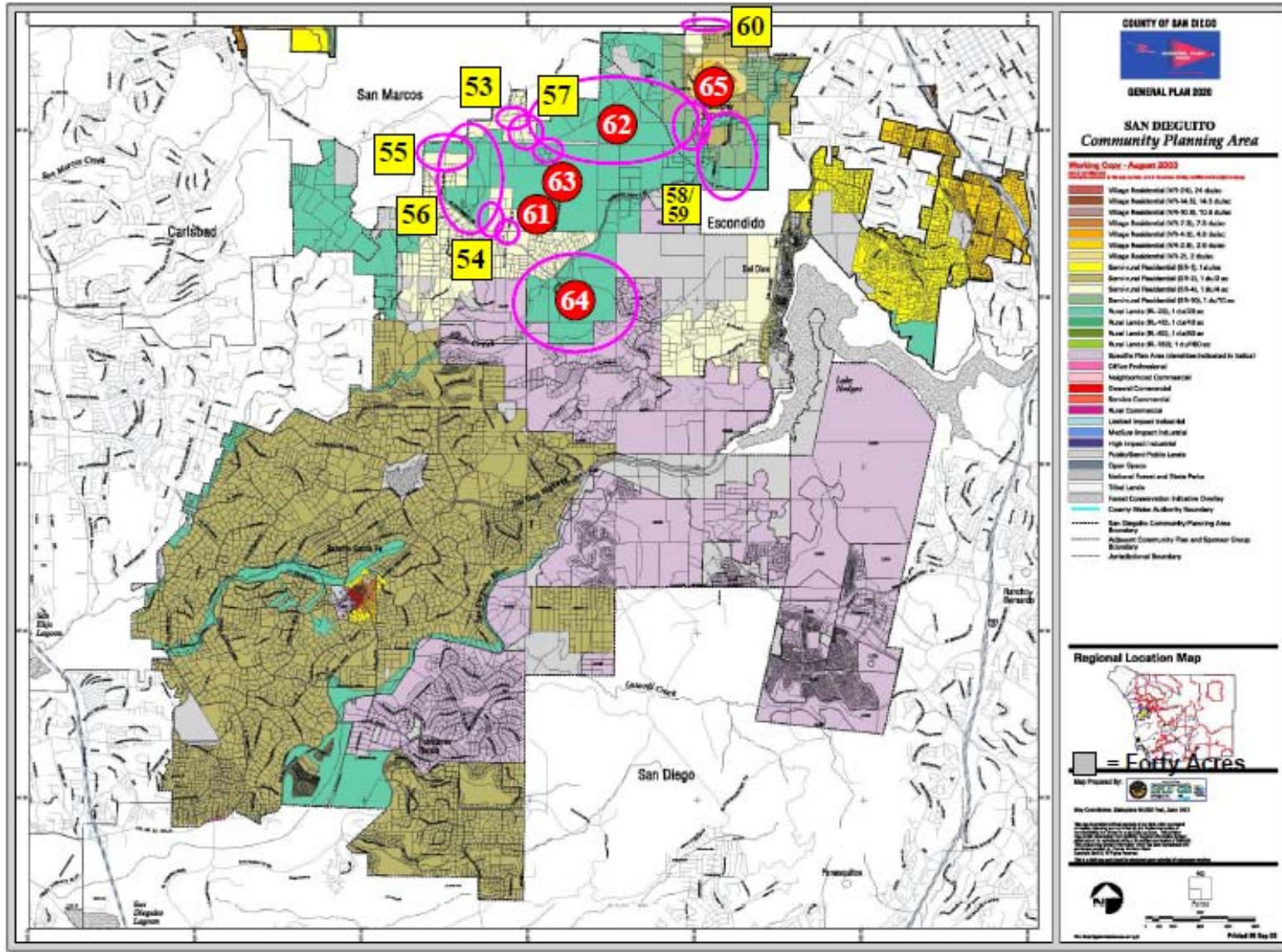
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as “Elfin Forest”. This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



SAN DIEGUITO

50

East County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
60	<p><i>Tony Baihaghy</i></p> <p>Inside CWA boundary. Area located off Country Club, Eden Valley Community.</p> <ul style="list-style-type: none"> <li>• 97.55 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Reconsider based on surrounding lots</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b></p> <p>Semi-Rural: <u>1 du/2 acres</u> (smaller parcel)</p> <p>Semi-Rural: <u>1 du/4 acres</u> (larger parcel)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Create a model for community development – property is on the Semi-Rural periphery of the proposed Village of Harmony Grove</i></li> <li>• <i>Obtain a broad consensus – staff has worked closely with the community to design the proposed Harmony Grove village and surrounding densities</i></li> </ul>
61	<p><i>Eric Anderson (representing Hadley Johnson &amp; Jennifer Hom)</i></p> <p>Inside CWA boundary. North of Elfin Forest Road.</p> <ul style="list-style-type: none"> <li>• 26.85 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with request</p> <p>Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>• Remain consistent with treatment of other Semi-Rural areas</li> <li>• Adjacent parcels range from 4 acres to 20 acres in size</li> </ul> </li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i></li> </ul>



Community Matrix

ATTACHMENT B

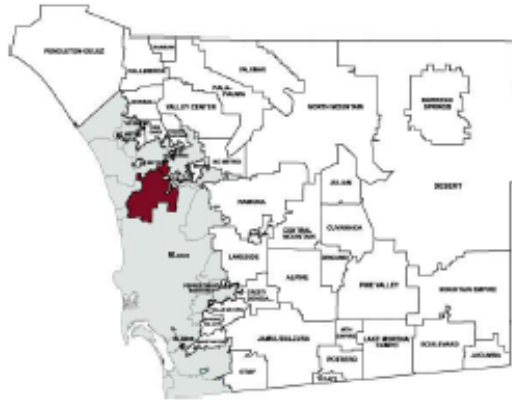
61	Eric Anderson			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/4 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/4 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Reduce public costs</li> <li>Assign densities based on characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, parcels in this area were assigned 1 du/4 acres or 1 du/20 acres. Increasing densities to 1du/2 acres in the surrounding area would reduce the level of service on Elfin Forest Road and would be inconsistent with the surrounding land use designations.	
62	Harlan Lowe			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Village: 2 du/acre Semi-Rural: 1 du/acre Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Reduce public costs</li> <li>Assign densities based on characteristics of the land</li> <li>Create a model for community development</li> <li>Obtain a broad consensus</li> </ul>		<u>Rationale for April 2004 WC:</u> Development of village nodes in steeply sloped, environmentally constrained areas is inconsistent with the GP2020 planning framework. Such development in this location would heavily impact the character of the Elfin Forest Community and would reduce the level of service on Elfin Forest Road. Low density retains the value of this area as a core wildlife area, while allowing development consistent with the existing character of the community and the physical constraints.	

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
63	<p><i>Troy Burns</i> (representing Ken Norton)</p> <p>Located in the northern part of Elfin Forest near Questhaven Rd.</p> <ul style="list-style-type: none"> <li>▪ 11.95 acres total</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 223-100-28 223-100-29</p>	1 du/2 acres	1 du/20 acres	Retain existing General Plan densities	Study area: (1) transition of density (2) retain existing General Plan density	<p><b>DISAGREE - Retain 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>▪ A significant portion of the properties (roughly 20% is covered by 50-75% slope)</li> <li>▪ The properties are 2.94 acres and 9.1 acres, requiring either a 1 du/acre or 1 du/4 acres designations, respectively, in order to allow a single subdivision</li> <li>▪ The parcels are located between large, undivided parcels within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)</li> </ul>
64	<p><i>Byron White</i></p> <p>Rancho Cielo, located north of the Rancho Cielo Specific Plan and south of Elfin Forest Road.</p> <ul style="list-style-type: none"> <li>▪ 138 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 264-120 02 264-053-10 264-051- 05</p>	1 du/2 acres and 1 du/4 acres	1 du/20 acres	Retain existing General Plan densities	Retain Working Copy designations	<p><b>DISAGREE - Retain 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>▪ Properties are large, undivided parcels with a very high level of biological sensitivity</li> <li>▪ Within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)</li> <li>▪ Property has extremely steep slopes (mostly 25-50%, also a fair amount of 50%+)</li> <li>▪ A map is in process but has not been approved</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



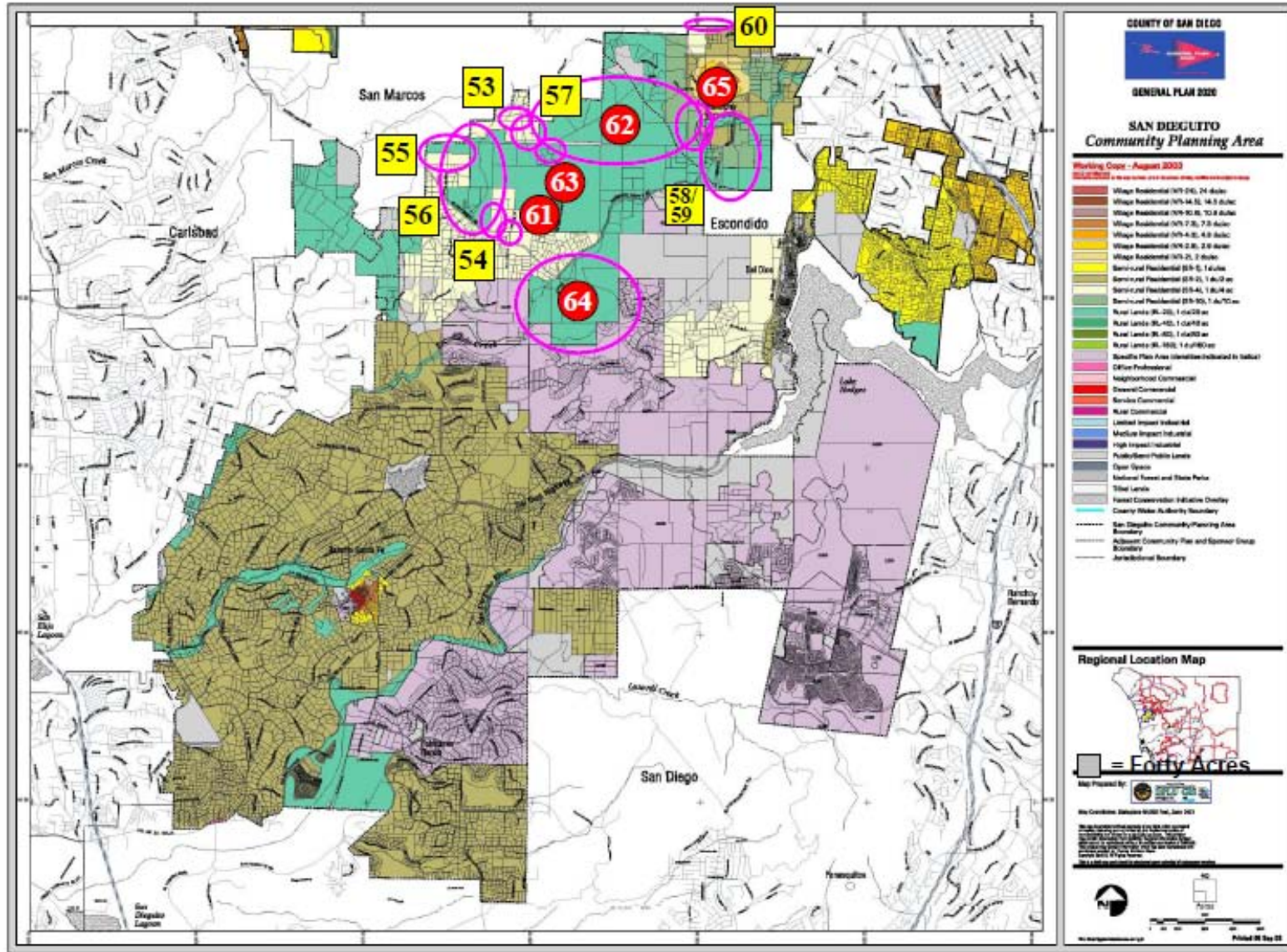
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- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as "Elfin Forest". This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



SAN DIEGUITO

50

East County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p>Harlan Lowe</p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> <li>• 453 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• Area has very steep slopes and high biological sensitivity</li> <li>• This undeveloped area is critical to maintenance of the wildlife core area</li> </ul> </li> <li>• <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</i></li> </ul>
63	<p>Troy Burns (representing Ken Norton)</p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> <li>• 11.95 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• General area has steep slopes and high biological sensitivity</li> <li>• Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos</li> </ul> </li> </ul>

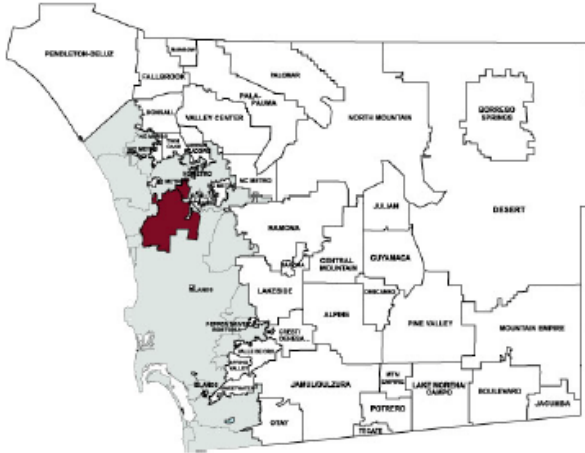
63	Troy Burns			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<u>Rationale for April 2004 WC:</u> Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. Based on general parcel size, location, and slope, land in this area was assigned 1 du/4 acres or 1 du/20 acres. The large, environmentally sensitive parcels were assigned 1 du/20 acres to maintain the viability of the biological resources and community character of the area. This smaller parcel is in the middle of the sensitive, sparsely developed area assigned 1du/20 acres. Approximately one-third of the parcel contains steep slopes.	
64	Byron White			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres	<u>April 2004 WC:</u> (21) Specific Plan Area
65	Steve Anderson			
	<u>December 2002 WC:</u> Semi-Rural: 1 du/10 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/10 acres	<u>October Traffic Referrals:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> <li>• Create a model for community development</li> <li>• Obtain a broad consensus</li> </ul>		<u>Rationale for April 2004 WC:</u> This property was assigned 1du/10 acres in order to remain consistent with the treatment of other physically constrained areas. The majority of the property contains steep slopes or is located within a floodplain. This area provides a low-density transition from the Harmony Grove Village to Rural Lands to the surrounding area.	

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>20049 Elfin Forest Ln, located in the Elfin Forest community, adjacent to the City of San Marcos.</p> <ul style="list-style-type: none"> <li>▪ 80 acres</li> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 223-090-15, 16</p>	1 du/2 acres	1 du/10 acres	1 du/2 acres or higher	Study area: (1) transition of density (2) retain existing General Plan density	<p><b>COMPROMISE</b> of <u>1 du/4 acres</u> and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> <li>▪ Active case (TM 5261)</li> <li>▪ Properties are within an extremely biologically sensitive area containing rare habitat and providing linkages to land in the San Marcos Multiple Habitat Conservation Plan (MHCP)</li> <li>▪ Properties form an island of undeveloped land between the high-density San Elijo Hills project in the City of San Marcos to the north and roughly 1 du/2 to 4 acres development pattern to the south</li> <li>▪ For continuity with the development pattern to the south along Elfin Forest Rd, 1 du/4 acres was assigned on the southern portion of the properties</li> <li>▪ In order to protect the important wildlife corridor transversing the site and linking the open space within the San Marcos MHCP, a low-density swath of 1 du/20 acres was applied in the critical location</li> </ul>

### GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## SAN DIEGUITO



San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

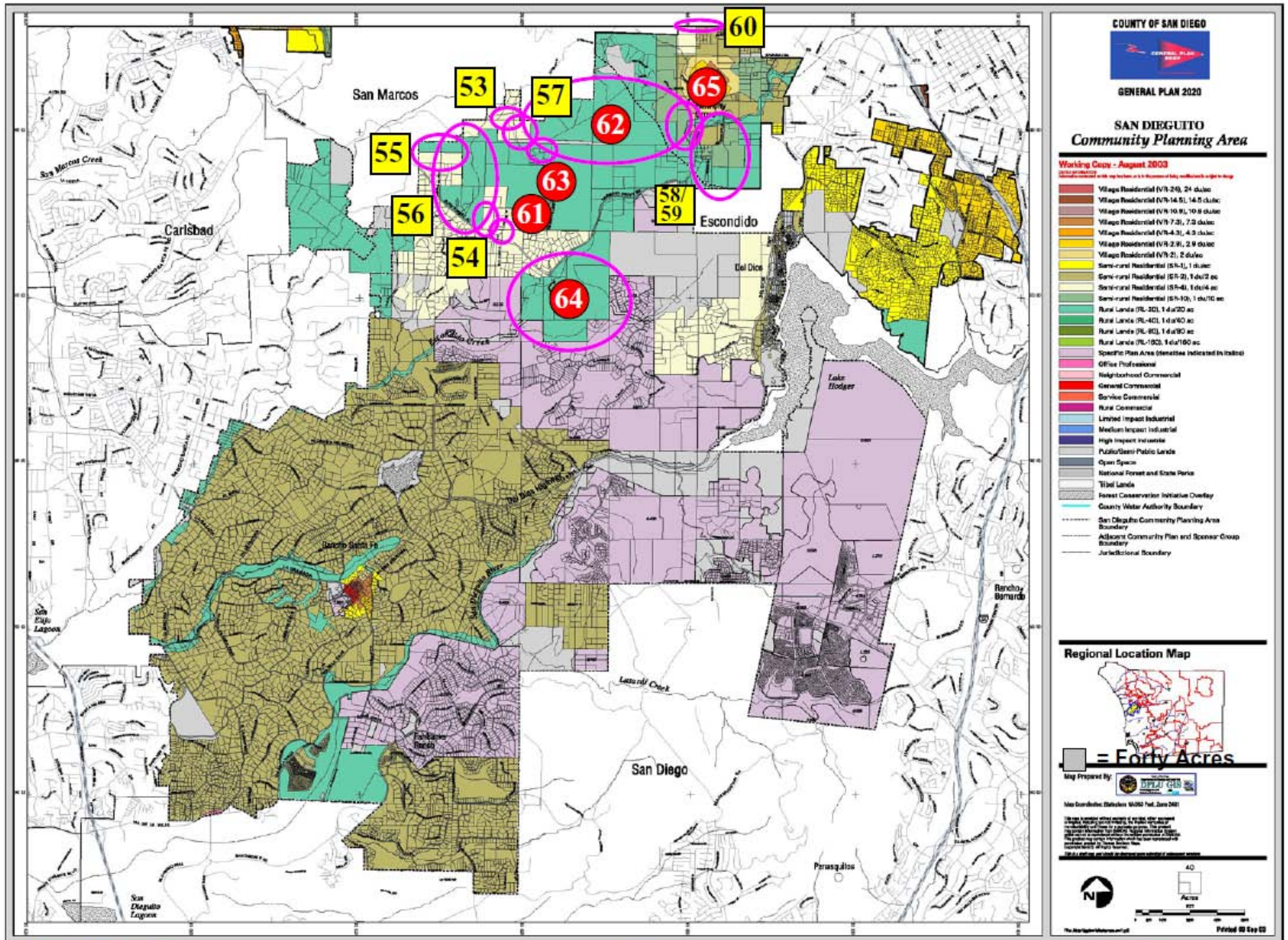
- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as “Elfin Forest”. This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.





**COUNTY OF SAN DIEGO**  
  
**GENERAL PLAN 2020**

**SAN DIEGUITO Community Planning Area**

**Working Copy - August 2003**  
Map prepared by the County of San Diego, Planning and Community Development Department

- Village Residential (VR-20), 24 du/ac
- Village Residential (VR-14.5), 14.5 du/ac
- Village Residential (VR-10.5), 10.5 du/ac
- Village Residential (VR-7.5), 7.5 du/ac
- Village Residential (VR-4.5), 4.5 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-rural Residential (SR-1), 1 du/ac
- Semi-rural Residential (SR-2), 1 du/2 ac
- Semi-rural Residential (SR-4), 1 du/4 ac
- Semi-rural Residential (SR-10), 1 du/10 ac
- Rural Land (RL-30), 1 du/30 ac
- Rural Land (RL-40), 1 du/40 ac
- Rural Land (RL-60), 1 du/60 ac
- Rural Land (RL-100), 1 du/100 ac
- Specific Plan Area (designated in brackets)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Public/State Public Lands
- Open Space
- National Forest and State Parks
- Tidal Lands
- Forest Conservation Initiative Overlay
- County Water Authority Boundary
- San Dieguito Community Planning Area Boundary
- Adjacent Community Plan and Special Group Boundary
- Jurisdictional Boundary

**Regional Location Map**

**40 = Forty Acres**

Map Prepared By:

Map Coordinate Database: MGRS (not zero 2001)

This map is a working copy and is subject to change without notice. It is not intended for use as a legal document. The County of San Diego is not responsible for any errors or omissions on this map. The County of San Diego is not responsible for any damages or losses resulting from the use of this map. The County of San Diego is not responsible for any claims or liabilities resulting from the use of this map. The County of San Diego is not responsible for any claims or liabilities resulting from the use of this map.

Printed 03 Sep 03

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

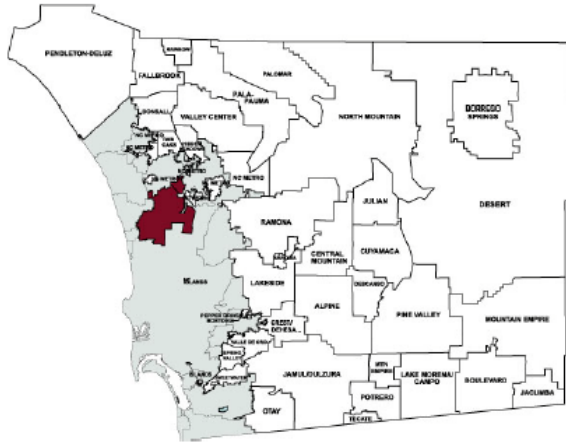
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
53	<p><i>Dave Kapich</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos and San Elijo Hills development.</p> <ul style="list-style-type: none"> <li>• 11.48 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i></li> </ul>
54	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Inside CWA boundary. North of Elfin Forest Road. Pipelined TM</p> <ul style="list-style-type: none"> <li>• 18.98 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Not specified</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land – general area has steep slopes and high biological sensitivity</i></li> </ul>
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u> (southern portion) Rural Lands: <u>1 du/20 acres</u> (northern portion)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land – general area has steep slopes and sensitive habitat; retain wildlife corridor connection with habitat plans in the City of San Marcos</i></li> </ul>

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
<b>NO CHANGE to Working Copy Map</b>						
61	<p><i>Eric Anderson (representing Hadley Johnson &amp; Jennifer Hom)</i></p> <p>Located just north of Elfin Forest Rd.</p>	1 du/2,4 acres	1 du/4 acres	Retain existing General Plan densities	Retain Working Copy designations	<p><b>DISAGREE - Retain <u>1 du/4 acres</u></b></p> <ul style="list-style-type: none"> <li>Property is not significantly sloped</li> <li>Property is currently in agricultural use and is partially disturbed, though it does still serve as a viable part of the surrounding wildlife core/corridor area</li> <li>Adjacent parcels are 1 du/4 acres and 1 du/20 acres, with relatively smaller parcels such as this one at 1 du/4 acres to reflect existing parcelization and allow for some smaller-scale development while still maintaining biological viability and community character</li> <li>Proposed change in density would not affect ability of property owner to subdivide his personal property</li> </ul>
62	<p><i>Harlan Lowe</i></p> <p>Located in the Elfin Forest community.</p> <ul style="list-style-type: none"> <li>Rural Lands category</li> </ul> <p>APNs: 222-130-06, 13 222-122-06, 08 to 10</p>	1 du/4,8,20 acres	1 du/20 acres and 1 du/40 acres	2 acre minimum lots	Retain Working Copy designations	<p><b>DISAGREE - Retain <u>1 du/ 20 acres</u></b></p> <ul style="list-style-type: none"> <li>Located in the Elfin Forest community within the San Dieguito CPA</li> <li>Adjacent to the City of San Marcos and to the higher density San Elijo Hills area</li> <li>Properties form an area of large, contiguous, undeveloped lands critical to the corridor and to the maintenance of local character</li> <li>Much of these properties are extremely steep, containing 25-50% slope with some 50-75% slope</li> <li>Lower density also provides community separation from the high densities in the City of San Marcos</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

SAN DIEGUITO



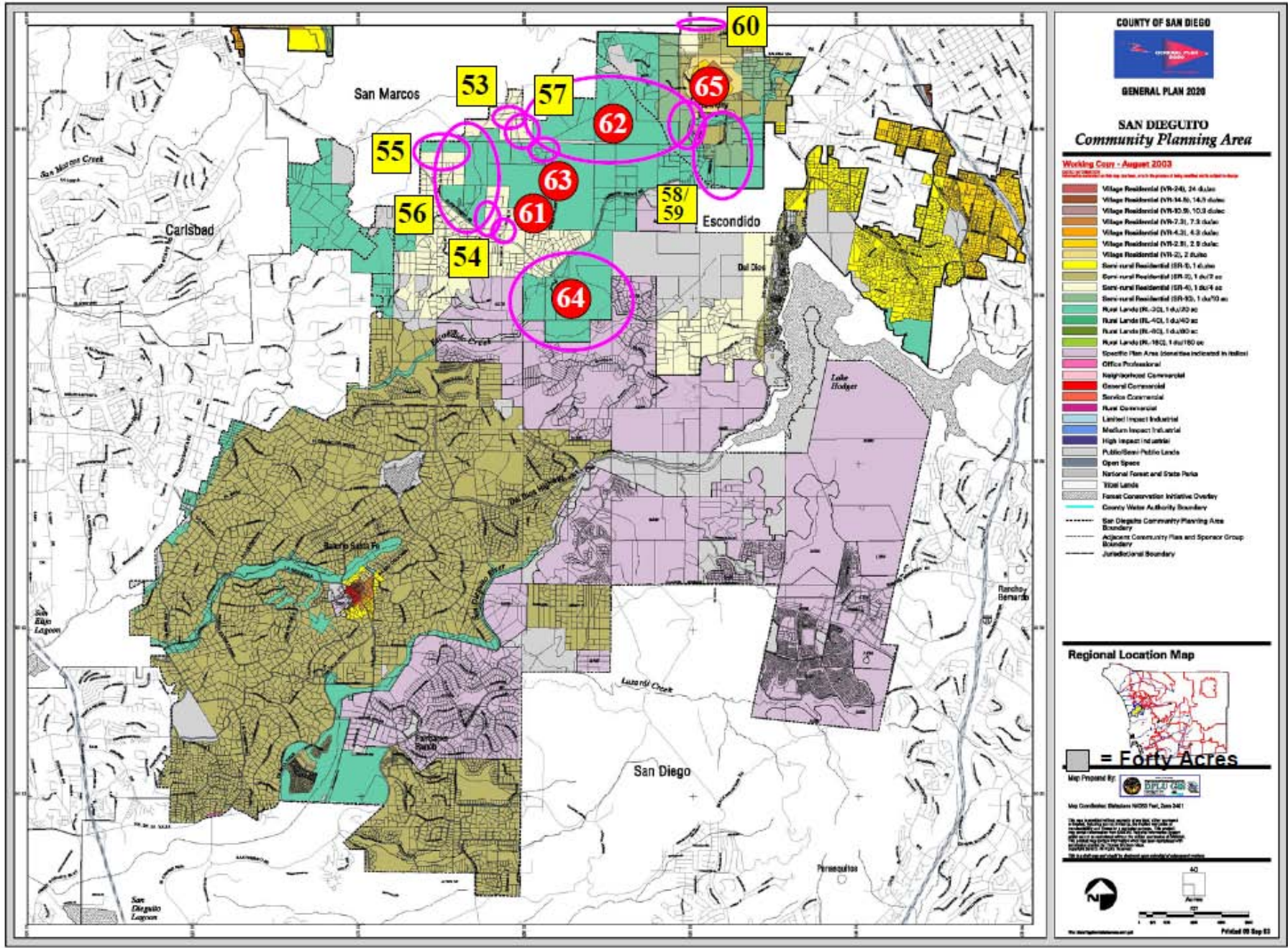
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted
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The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as “Elfin Forest”. This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

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Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

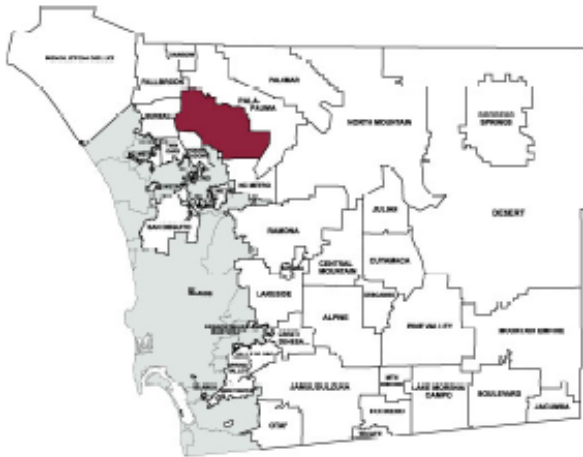
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p><i>Harlan Lowe</i></p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> <li>• 453 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• Area has very steep slopes and high biological sensitivity</li> <li>• This undeveloped area is critical to maintenance of the wildlife core area</li> </ul> </li> <li>• <i>Create a model for community development – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</i></li> </ul>
63	<p><i>Troy Burns (representing Ken Norton)</i></p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> <li>• 11.95 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – remain consistent with treatment of other Semi-Rural areas</i></li> <li>• <i>Reduce public costs – limited County roads and infrastructure in the Elfin Forest area</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>• General area has steep slopes and high biological sensitivity</li> <li>• Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos</li> </ul> </li> </ul>

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> <li>▪ 55.95 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p><b>DISAGREE</b> - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> <li>▪ Immediately adjacent to Rancho Guejito (potential edge effects from residential development)</li> <li>▪ Surrounded on three sides by Public/Semi-Public Lands (BLM)</li> <li>▪ Upland habitat area</li> <li>▪ Close to Hellhole Canyon Open Space Preserve</li> <li>▪ Located outside of the County Water Authority boundary</li> </ul>
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Approximately 20 acres total</li> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p><b>DISAGREE</b> - Retain <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> <li>▪ Slopes &gt;25% exist on the parcels</li> <li>▪ Adjacent to 1 du/20 acres on southernmost parcel</li> <li>▪ Changing density would create "island"</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## VALLEY CENTER



Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.





GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
84	<p><i>Thure Stedt</i> <i>(representing Jackson-Burgener Properties)</i></p> <p>Inside CWA boundary. South of Covey Lane in western portion of planning area.</p> <ul style="list-style-type: none"> <li>• 20 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map</li> <li>• <i>Create a model for community development</i> – referral request would create an isolated pocket of 1 du/2 acres in a larger area designated with Semi-Rural densities of 1 du/4 acres</li> </ul>

<p><b>VALLEY CENTER</b></p> <p>2000 Census Population.....15,653</p> <p>Community 2020 Target<sup>1</sup>.....33,000</p> <p>April 2004 WC Map Population.....40,680</p>			
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#### APRIL 2004 WORKING COPY MAP

One of the primary objectives of the April 2004 Working Copy map is to provide a land use framework for a town center plan that includes both the northern and southern village nodes. Staff will continue to assist the community towards the development and refinement of a town center plan that will include a gradation of village densities. Other objectives include maintaining the community's rural character while balancing the impacts of growth and other land use issues (i.e. North County tribal gaming facilities). Rural lands densities have been applied to the outlying areas of the community planning area.

#### KEY COMMUNITY ISSUES

- Maintain the rural community character and protect the environment while protecting private property rights
- Absence of equity mechanisms or incentives for affected property owners
- Lack of a municipal sewer system to support Town Center development
- Create a road network hierarchy that addresses local connectivity and safety issues, which may include both Circulation and non-Circulation Element roads
- Traffic impacts to the local road network from both existing and planned development, including existing and proposed expansion of North County Tribal gaming facilities

#### COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village densities are concentrated within the town centers
- Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes
- Rural densities reflect areas with environmental sensitivity, physical constraints, limited accessibility and general lack of public infrastructure and adequate emergency services

#### TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>2</sup> indicate there would be approximately 43 lane miles of roads operating at LOS E or F in Valley Center. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$57 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 69 lane miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$113 million for Valley Center.

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 45,853.

<sup>2</sup> Based on traffic forecasts for the August 2003 Working Copy map.

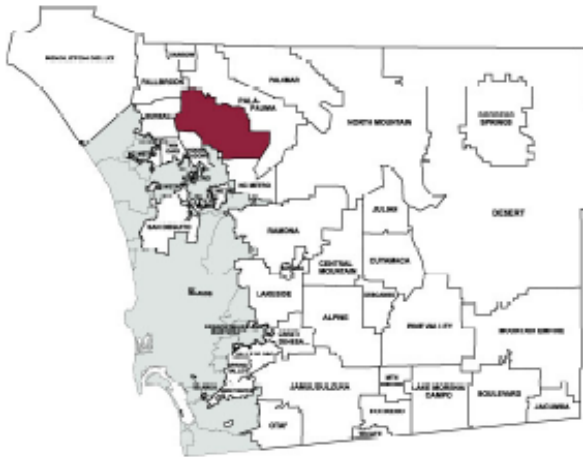
83	Thure Stedt (representing Virginia Leishman)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Reduce public costs</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	
84	Thure Stedt (representing Jackson, Burgener Properties)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> </ul>		<p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVOWICK LLC and Jennifer Hom)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> <li>▪ Active case (TPM 20685)</li> <li>▪ Consistent with adjacent development pattern</li> <li>▪ Access and infrastructure available</li> </ul>
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Approximately 79 acres total</li> <li>▪ Rural Lands</li> </ul> <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <p>Only 2% of parcels contain slopes &gt;25%</p> <ul style="list-style-type: none"> <li>▪ Majority of parcels in vicinity &lt;20 acres in size</li> <li>▪ 75% of parcels in active agricultural use</li> </ul>
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> <li>▪ 250 acres</li> <li>▪ Rural Lands</li> </ul> <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> <li>▪ Slopes of &gt;25% located in northern portion of parcel</li> <li>▪ Potential "edge effects" to adjacent sensitive habitats from residential development</li> <li>▪ 1 du/4 acres not consistent with Rural Lands</li> <li>▪ Adjacent to large undeveloped area</li> <li>▪ Deficient infrastructure and services warrant Rural Lands designation</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## VALLEY CENTER



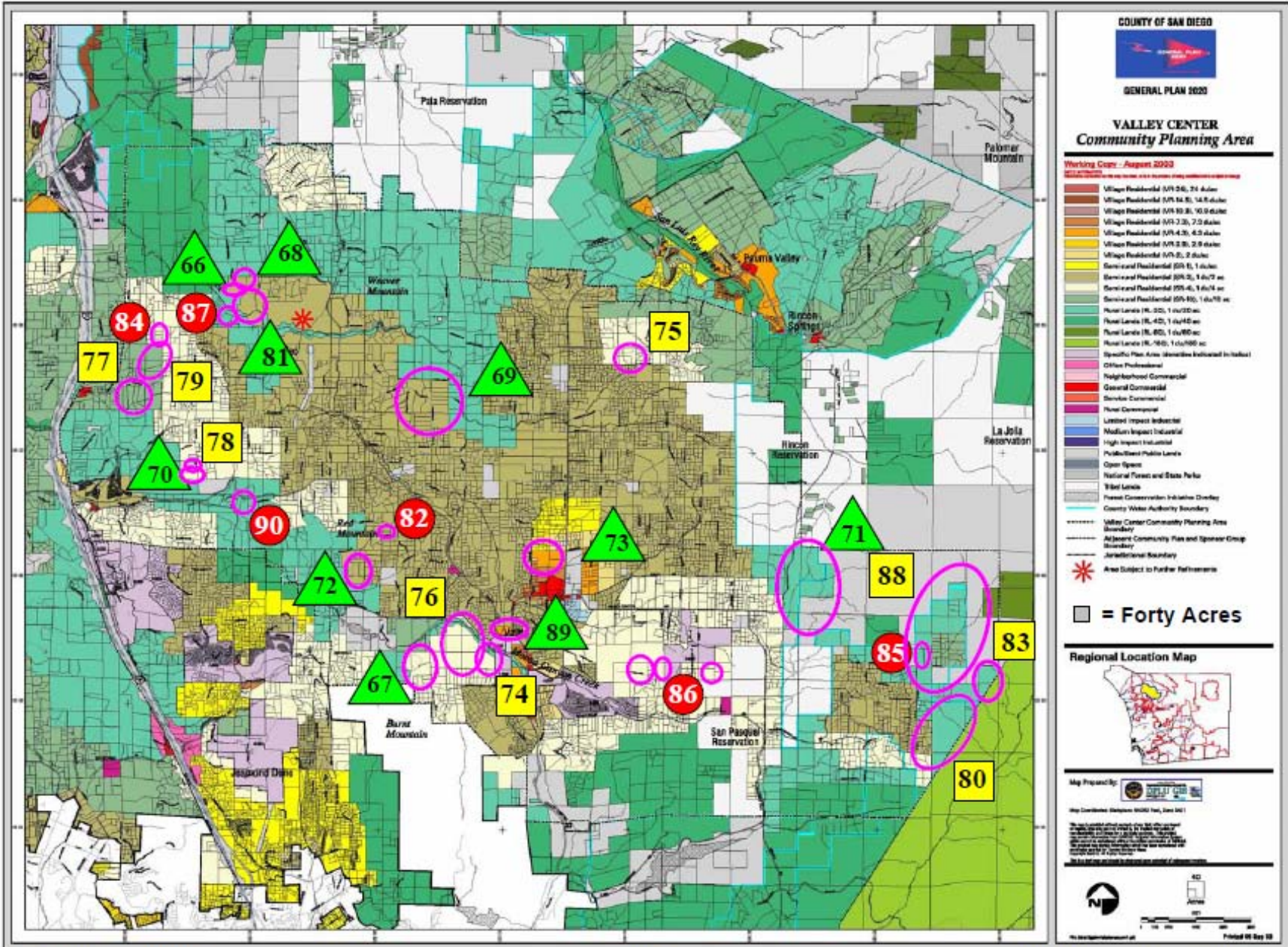
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
78	<p><i>Hadley Johnson</i> (representing <i>AVONWICK LLC and</i> <i>Jennifer Hom</i>)</p> <p>Inside CWA boundary. South of Circle R Drive and west of Circle R Lane in western portion of planning area. Pipelined TPM.</p> <ul style="list-style-type: none"> <li>• 12.03 acres</li> <li>• Existing General Plan: 1 du/2.4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Consistent with existing parcelization in the area</li> <li>- Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries</li> </ul> </li> <li>• <i>Create a model for community development</i> <ul style="list-style-type: none"> <li>- Provides a transition of densities and assists in facilitating a more coherent development pattern compatible with site constraints</li> <li>- Requested density would create an isolated pocket of 1 du/2 acres in a larger area designated as 1 du/4 acres</li> </ul> </li> </ul>
79	<p><i>Jim Chagala</i> (representing <i>Pardee</i>)</p> <p>Inside CWA boundary. Between Covey Lane and Nelson Way, western portion of planning area.</p> <ul style="list-style-type: none"> <li>• 79 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Compromise recommendation is consistent with existing parcelization in the area</li> <li>- Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries</li> </ul> </li> <li>• <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern</li> </ul>



**78 Hadley Johnson (representing Avonwick LLC and Jennifer Hom)**December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/4 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:

Semi-Rural: 1 du/4 acres

Key Objectives:

- Develop an internally consistent general plan
- Create a model for community development

Rationale for April 2004 WC:

The referral request would introduce an isolated pocket of 1 du/2 acres within a larger area designated 1 du/4 acres. The density recommended by staff reflects existing parcelization in the adjacent areas located to the north and east and provides a transition between adjacent semi-rural areas designated at 1 du/2 acres. Community character in the area could be affected if the operating capacity of the road were increased to allow more traffic on the local road network. Levels of service based on the existing General Plan indicate that Old Castle Road operates at an LOS E. Old Castle Road provides access to the referral area and is currently constructed with two lanes.

**79 Jim Chagala (representing Pardee)**December 2002 WC:

Rural Lands: 1 du/20 acres

August 2003 WC:

Semi-Rural: 1 du/10 acres

October Traffic Referral:

Semi-Rural: 1 du/2 acres

April 2004 WC:Semi-Rural: 1 du/4 acres  
Semi-Rural: 1 du/10 acresKey Objectives:

- Develop an internally consistent general plan
- Assign densities based on the characteristics of the land

Rationale for April 2004 WC:

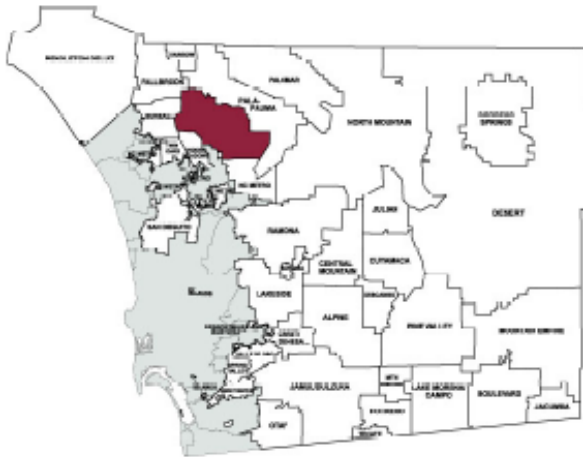
The semi-rural designations reflect the characteristics of the property. The two larger contiguous parcels (1 du/4 acres) contain active agriculture and are traversed by riparian drainage areas. The recommended density is also consistent with the development pattern in the adjoining areas. The smaller western parcel (1 du/10 acres) is constrained by slopes (greater than 25 percent) and contains some active agriculture. A riparian drainage area bisects the parcel.

## GENERAL PLAN 2020 REFERRAL MATRIX

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78	<p><i>Hadley Johnson</i> (representing AVOWICK LLC and Jennifer Hom)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> <li>▪ Active case (TPM 20685)</li> <li>▪ Consistent with adjacent development pattern</li> <li>▪ Access and infrastructure available</li> </ul>
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Approximately 79 acres total</li> <li>▪ Rural Lands</li> </ul> <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <p>Only 2% of parcels contain slopes &gt;25%</p> <ul style="list-style-type: none"> <li>▪ Majority of parcels in vicinity &lt;20 acres in size</li> <li>▪ 75% of parcels in active agricultural use</li> </ul>
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> <li>▪ 250 acres</li> <li>▪ Rural Lands</li> </ul> <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> <li>▪ Slopes of &gt;25% located in northern portion of parcel</li> <li>▪ Potential "edge effects" to adjacent sensitive habitats from residential development</li> <li>▪ 1 du/4 acres not consistent with Rural Lands</li> <li>▪ Adjacent to large undeveloped area</li> <li>▪ Deficient infrastructure and services warrant Rural Lands designation</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## VALLEY CENTER



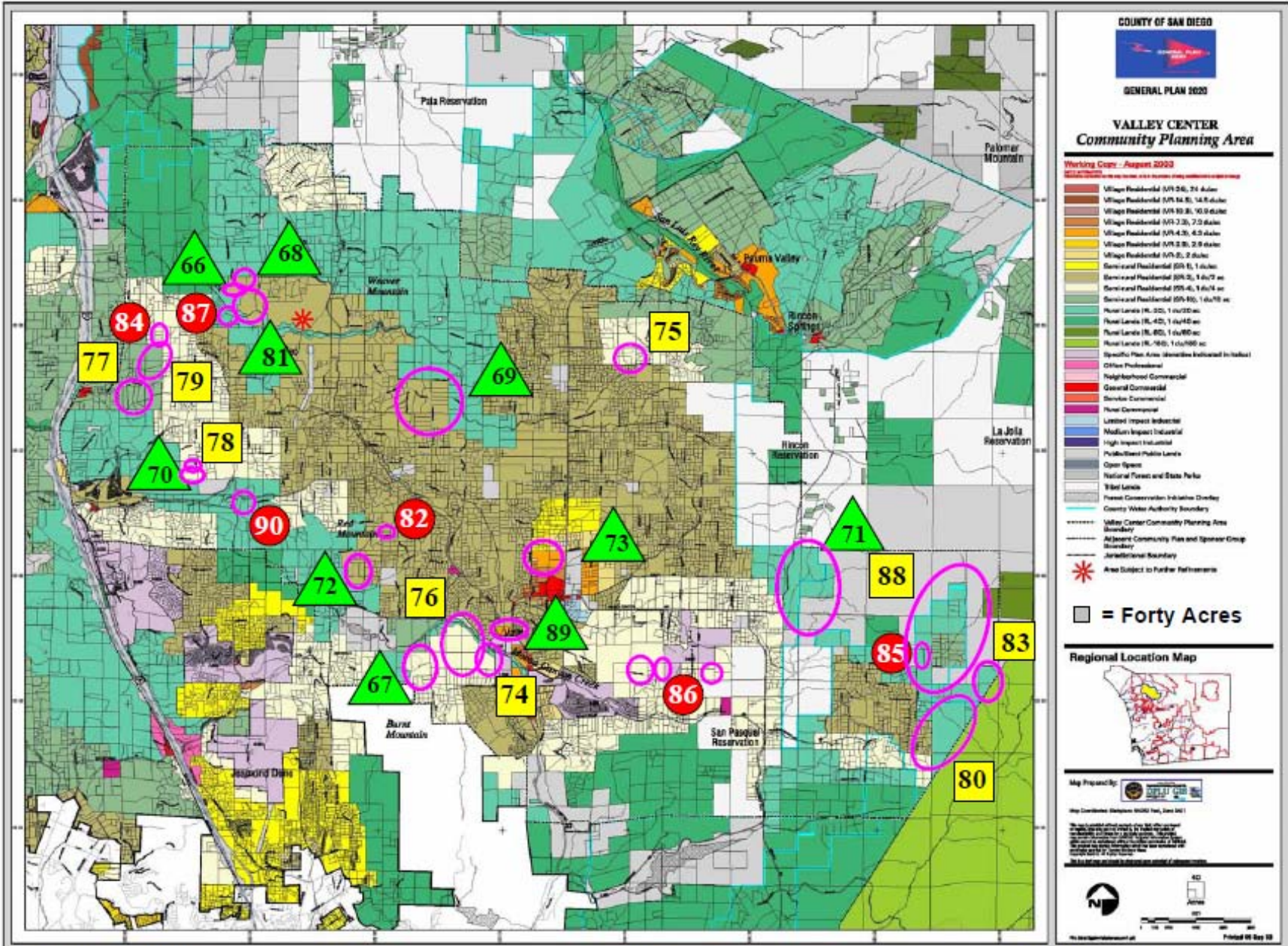
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All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



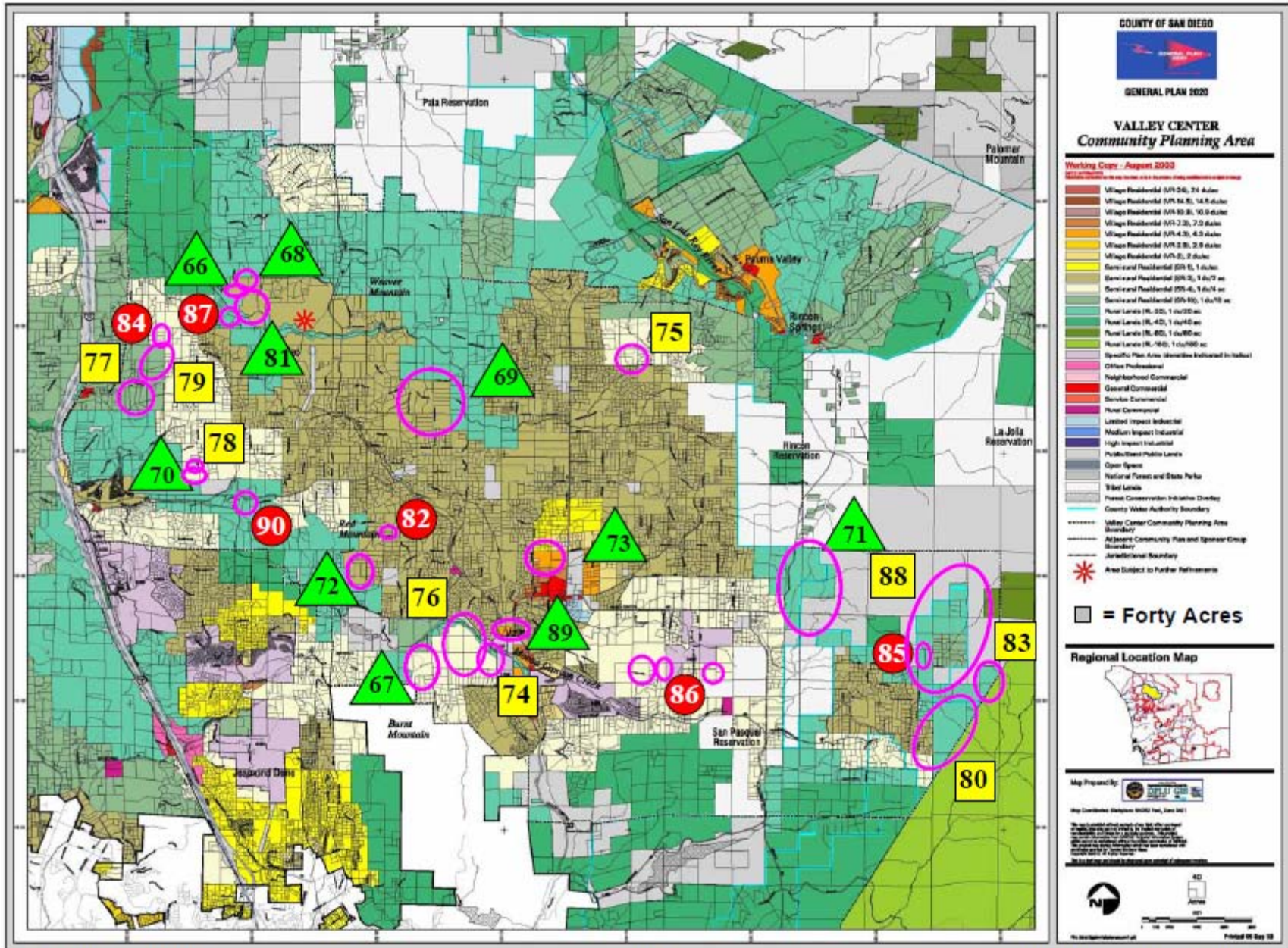
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
80	<p><i>Bill Fisher</i></p> <p>Inside CWA boundary. Adjacent to Gueijito Ranch, Paradise Mountain area.</p> <ul style="list-style-type: none"> <li>• 250 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/10 acres</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b> Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and Regional Land Use Distribution Map</i></li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Referral request would extend Semi-Rural densities further east in the Paradise Mountain area requiring increased public services</li> <li>· Deficient infrastructure and public safety concerns support Rural Lands designation</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Located within a remote area of eastern Valley Center with limited road access</li> <li>· Abuts the Rancho Guejitio (potential edge effects from residential development)</li> </ul> </li> <li>• <i>Create a model for community development – requested Semi-Rural density would spread growth into an area that is designated Rural Lands</i></li> </ul>

<b>80</b>	<b>Bill Fisher</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/4 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Reduce public costs</li> <li>• Assign densities based on characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<u>Rationale for April 2004 WC:</u> Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.  The referral area is located in the eastern Paradise Mountain area of Valley Center. Because ingress and egress into the area is limited, from a public safety standpoint, staff does not support the continuation of current general plan densities. The public cost of providing public infrastructure to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The requested residential density could result in negative "edge effects" given the proximity of residential development to the sensitive biological resources found within the Rancho Guejito property ownership. The Rural Lands designation meets the land use framework and planning concepts for GP2020.	
<b>81</b>	<b>Louis Wolfsheimer (Rancho Lilac)</b>			
	<u>December 2002 WC:</u> Rural Lands: 1 du/20 acres	<u>August 2003 WC:</u> Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres
<b>82</b>	<b>Todd Ruth</b>			
	<u>December 2002 WC:</u> Semi Rural: 1 du/2 acres	<u>August 2003 WC:</u> Semi Rural: 1 du/2 acres	<u>October Traffic Referral:</u> Semi Rural: 1 du/2 acres	<u>April 2004 WC:</u> Semi Rural: 1 du/2 acres

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
85	<p><i>Michelle Chiaro</i></p> <p>Located in the Hellhole Canyon Preserve area, on the northern portion of Kiavo Rd.</p> <ul style="list-style-type: none"> <li>▪ 19.92 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APN: 189-080-32</p>	1 du/ 4,8,20 acres	1 du/20 acres	1 du/ 4 acres or 1 du/ 10 acres	1 du/ 4 acres	<p><b>DISAGREE - Retain 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>▪ &gt;25% slope located on property</li> <li>▪ Riparian area</li> <li>▪ Natural Upland Habitat, high density development could impact unique and critical biological resources</li> <li>▪ 1 du/4 or 10 acres is not appropriate for the Rural Lands category</li> </ul>
86	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located between Valley Center Rd and Woods Valley Rd, west of Live Oak Ranch</p> <ul style="list-style-type: none"> <li>▪ 63.44 acres</li> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 189-021-06 189-021-10</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	1 du/4 acres (specific to properties east of Woods Valley Ranch)	<p><b>DISAGREE - Retain 1 du/4 acres</b></p> <ul style="list-style-type: none"> <li>▪ Existing parcelization in the area ranges from 4 acres to 20 acres in size.</li> <li>▪ Semi-Rural density of 1 du/ 4 acres provides a transition of densities between the 1 du/2 acres in the north of Vesper Road and the higher residential densities in the Village areas.</li> <li>▪ 1 du/4 acres provides a buffer between the higher densities approved for the Woods Valley Ranch and Live Oak Ranch Specific Plan Areas located to the west and east (respectively) of the subject parcels</li> </ul>



VALLEY CENTER



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
86	<p><i>Thure Stedt</i> (representing <i>Stewart Lynch</i>)</p> <p>Inside CWA boundary. Between Woods Valley and Valley Center Roads, west of Live Oak Ranch.</p> <ul style="list-style-type: none"> <li>• 63.44 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with referral Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>- Consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map</li> <li>- Consistent with adjacent development patterns</li> <li>- Provides a logical transition between Village densities to the west and Rural Lands densities to the south</li> </ul> </li> <li>• <i>Create a model for community development</i> <ul style="list-style-type: none"> <li>- Referral would produce an isolated pocket of 1 du/2 acres densities in an area designated 1 du/4 acres</li> <li>- Referral request is not consistent with parcelization in the surrounding area, which ranges from 4 to 20-acres in size</li> <li>- Semi-Rural density of 1 du/4 acres provides a buffer between approved higher densities for Woods Valley Ranch (0.62 du/acre) and Live Oak Ranch (0.46) located to the west and east respectively</li> </ul> </li> </ul>

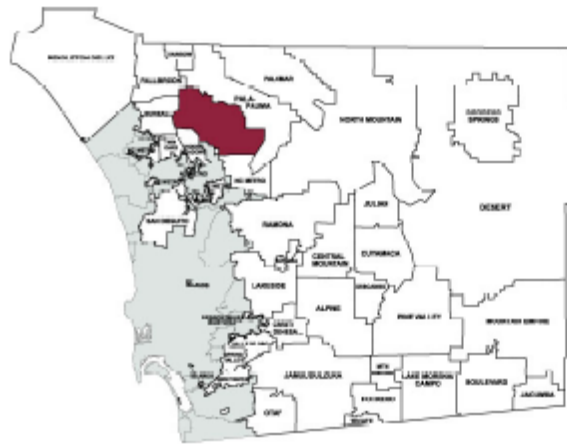
<b>85</b>	<b>Michelle Chiaro and Ron Andes</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The referral area is located in the southern portion of the Upper Hellhole Canyon area. Although road access and most public infrastructure are available, the public cost of extending Semi-Rural densities into this area cannot be justified. This area is geographically removed from the established Village areas. Emergency response times in this area are low. Permitting existing general plan densities into this relatively remote area will continue the extension of residential growth in close proximity to environmentally sensitive areas. The northern portion of the parcel contains slopes that are greater than 25 percent and the parcel is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	
<b>86</b>	<b>Thure Stedt (representing Stewart Lynch)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> </ul>		<p>The requested density would introduce an isolated picket of 1 du/2 acres within a larger area designated as Semi-Rural (1 du/4 acres). The staff recommended density would allow a logical transition of residential densities and maintain the separation between two adjacent Specific Planning Areas and the northern and southern village nodes that is desired by the community.</p>	

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Located between Betsworth Rd. and Mirar de Valle Rd., west of Orchard Run Specific Plan.</p> <ul style="list-style-type: none"> <li>Approximately 226 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 185-274-08 186-061-01 to 03, 186-210-02, 18, 70</p>	1 du/2,4 acres	1 du/20 acres	1 du/4acres	Specific Plan designation or 1 du/4 acres	<p><b>COMPROMISE</b> of <u>1 du/4 acres</u> and <u>1 du/20 acres</u> (100 year floodplain areas)</p> <ul style="list-style-type: none"> <li>Active cases (TM 5177RPL, SP 00-001, PAA 02-004)</li> <li>Maintain riparian and mapped floodplain areas (Moosa Canyon Creek) within the 1 du/20 acres designation</li> <li>Areas outside floodplain to reflect 1 du/4 acres</li> </ul>
77	<p><i>Mike Fahr</i></p> <p>Located south of Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> <li>Total of 75.99 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 129-300-39, 41, 43, 45</p>	1 du/2 acres	1 du/20 acres	1 du/2 acres	None	<p><b>COMPROMISE</b> of <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> <li>Consistent with existing parcelization in vicinity</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

## VALLEY CENTER



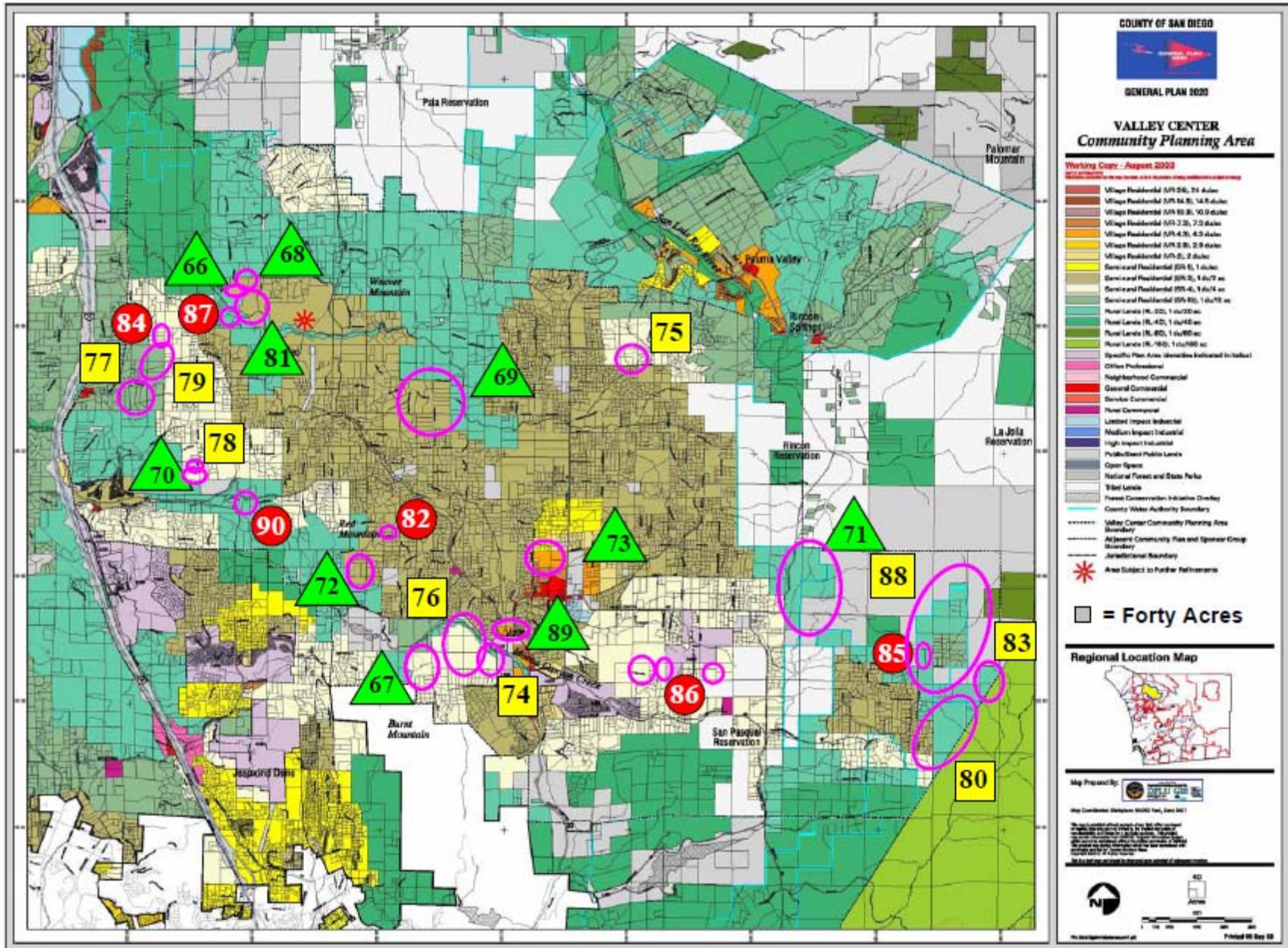
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- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



VALLEY CENTER

58

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

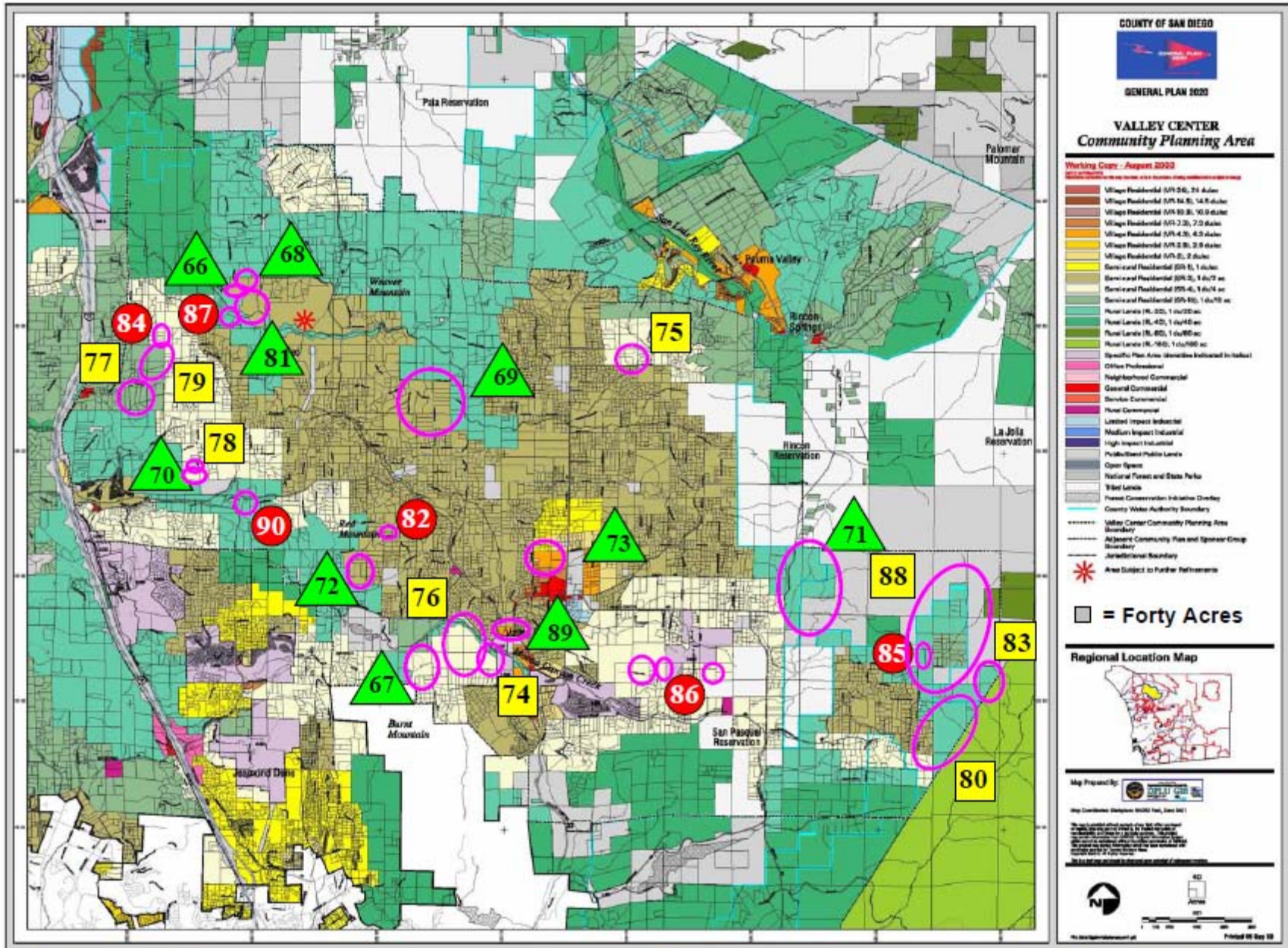
REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
76	<p><i>Thure Stedt</i> (representing Brook Forest)</p> <p>Inside CWA boundary. Between Betsworth Road and Mirar de Valle Road west of Orchard Run Specific Plan. Pipelined TM</p> <ul style="list-style-type: none"> <li>• 226 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres or Specific Plan Designation</p> <p><u>Planning Commission:</u> Staff recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u> (areas located outside of mapped floodplain) Rural Lands: <u>1 du/20 acres</u> (areas located within mapped floodplain)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with the application of Semi-Rural density (1 du/4 acres) for areas not constrained by floodplain (Moosa Creek)</li> <li>· Consistent with adjacent development patterns in the surrounding area</li> </ul> </li> <li>• <i>Reduce public costs</i> – subject parcels within close proximity to the southern Village area</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Subject parcels are generally unconstrained by steep slopes</li> <li>· All mapped floodplain areas are designated with Rural Lands Designation. These areas are generally degraded and are confined to the northern portions of the site</li> </ul> </li> <li>• <i>Create a model for community development</i> – Semi-Rural density provides a transition between the subject parcels and the Village densities located to the east</li> <li>• <i>Obtain a broad consensus</i> – consistent with the planning group recommendation</li> </ul>
77	<p><i>Mike Fahr</i></p> <p>Inside CWA boundary. South of Nelson Way, east of I-15, western portion of the planning area.</p> <ul style="list-style-type: none"> <li>• 75.99 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with existing parcelization in the area</li> <li>· Consistent with densities applied to the County’s most productive agricultural areas along Bonsall/Valley Center boundaries</li> </ul> </li> <li>• <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern</li> </ul>

76	<b>Thure Stedt (representing Brook Forest)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Reduce public costs</li> <li>Assign densities based on characteristics of the land</li> <li>Create a model for community development</li> </ul>		<p>In order to provide a cohesive gradation of densities outside the southern Village boundary, staff increased the density for the eastern portion of the referral property. The area located within the Moosa Creek floodplain retains the Rural Lands density of 1 du/20 acres. This density has been consistently applied to other floodplain areas in Valley Center and is consistent with the GP2020 planning concepts. Staff also worked with advisory groups to develop consensus on these properties.</p>	
77	<b>Mike Fahr</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Assign densities based on the characteristics of the land</li> </ul>		<p>The southern portion of the referral properties are bisected by a riparian drainage area. This density has been consistently applied to existing agricultural areas throughout the County to meet key GP2020 goals of maintaining an environment conducive to agriculture. This Semi-Rural designation is also consistent with the existing parcelization pattern in the area.</p>	

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Located in the southeastern portion of the planning area (Paradise Mountain Area).</p> <ul style="list-style-type: none"> <li>▪ 55.95 acres</li> <li>▪ Rural Lands category</li> </ul> <p>APNs: 191-111-03, 191-180-09</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 4 acres	None	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>▪ Immediately adjacent to Rancho Guejito (potential edge effects from residential development)</li> <li>▪ Surrounded on three sides by Public/Semi-Public Lands (BLM)</li> <li>▪ Upland habitat area</li> <li>▪ Close to Hellhole Canyon Open Space Preserve</li> <li>▪ Located outside of the County Water Authority boundary</li> </ul>
84	<p><i>Thure Stedt</i> (representing Jackson-Burgener Properties)</p> <p>Located south of Covey Ln, east of I-15 in the western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Approximately 20 acres total</li> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 128-290-54 to 57</p>	1 du/2,4 acres	1 du/4 acres	1 du/ 2 acres	None	<p><b>DISAGREE - Retain 1 du/4 acres</b></p> <ul style="list-style-type: none"> <li>▪ Slopes &gt;25% exist on the parcels</li> <li>▪ Adjacent to 1 du/20 acres on southernmost parcel</li> <li>▪ Changing density would create "island"</li> </ul>





VALLEY CENTER

58

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
83	<p><i>Thure Stedt</i> (representing Virginia Leishman)</p> <p>Outside CWA boundary. Southeastern portion of the planning area (Paradise Mountain).</p> <ul style="list-style-type: none"> <li>• 55.95 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> 1 du/20 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: 1 du/20 acres</p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map</li> <li>• <i>Reduce public costs</i> – retain Rural Lands designation due to:             <ul style="list-style-type: none"> <li>· Outside CWA boundary</li> <li>· Subject parcels are located in a remote area that has limited infrastructure, limited road access, and would require an extension of essential public services (i.e. law enforcement, fire protection, and emergency services)</li> <li>· Public safety concerns regarding lack of reliable secondary egress road in the event of major emergency or wildfire</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Entire area located within proposed North County MSCP Preapproved Mitigation Area</li> <li>· Proximity to Hellhole Canyon Preserve and Rancho Guejitio (potential edge effects from residential development)</li> <li>· Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region</li> </ul> </li> <li>• <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area that is designated Rural Lands</li> </ul>

83	Thure Stedt (representing Virginia Leishman)		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> <li>• Reduce public costs</li> <li>• Assign densities based on characteristics of the land</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

84	Thure Stedt (representing Jackson, Burgener Properties)		
<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
<p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Create a model for community development</li> </ul>		<p><u>Rationale for April 2004 WC:</u></p> <p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

## Valley Center Town Center

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### Key Issues

- Significant traffic congestion already exists in Valley Center, especially along Valley Center Road where a road-widening project is underway. The increased residential densities typical in village areas will most likely exacerbate traffic problems. An expanded road network needs to be an integral part of any plans to increase densities in the villages.
- The northern village and most of the southern village are not currently served by sewer, but sewer is required to achieve village densities. A comprehensive plan to provide sewer needs to be included in further planning efforts.

### Planning Process

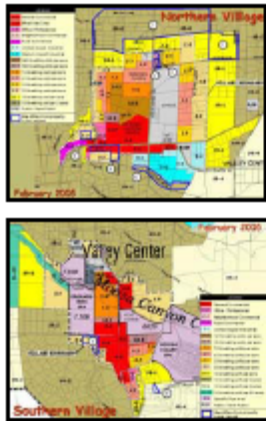


Workshop participants provided input on three different concepts for each village

The planning process that refined the special study areas followed four workshops conducted in 2003 to assist the community identify the desired character for the villages. The process included:

- *Kick-Off Meeting* — A kick-off meeting conducted last August to begin the planning process to develop a general plan level concept for each village.
- *Workshops* — Two workshops were conducted where staff presented opportunity and constraints and land use analysis, planning concepts, several concepts plans for each village. Community members provided input, enabling staff to select then refine a preferred concept.
- *Planning Group* — The Planning Group remained highly involved during the entire process. Town center planning issues were addressed during several planning group and subcommittee meetings. In addition, many planning group members attended the two workshops.
- *Other Outreach* — To inform affected property owners, village concept plans were published in the Valley Roadrunner newspaper. Separate meetings were held with interested property owners to solicit their input and develop further consensus.

Recommended Plan Maps



Over the five-month planning process staff consistently prepared map concepts reflecting community input. Staff recommended concepts for the northern and southern villages areas are shown as Figures VC-1 and VC-2. The projected buildout population figures for each village, along with the remainder of the Valley Center community are shown in Table 1 below.

Table 1: Village Population Projections

Area	Dwelling Units		Projected Population
	Existing	Future	
North Village	396	1,382	5,119
South Village	237	1,172	4,056
Remaining Community	4,081	5,231	28,887
<b>Total Community</b>	<b>4,714</b>	<b>7,785</b>	<b>38,061</b>

Planning Criteria

- Each village footprint should be compact and clearly defined, surrounded by patterns of semi-rural and rural development
- Moving away from the village center, densities should taper from high to low and the difference in densities between adjacent parcels should not be higher than 400 percent
- Avoid strip commercial development patterns while retaining values for existing commercial property owners
- Establish a road network that accommodates increased densities in the village by dispersing traffic patterns
- Provide a district to accommodate industrial land uses

Additional Information

The town center planning accomplished for Valley Center thus far is still at the general plan level. Further planning is necessary that would identify a comprehensive circulation network, required infrastructure, design guidelines, and implementation tools. The following matrices identify property owners that made specific requests during the planning process. A rationale is provided when the staff recommendation is inconsistent with property owner requests.

Valley Center – Town Center (Northern Village)

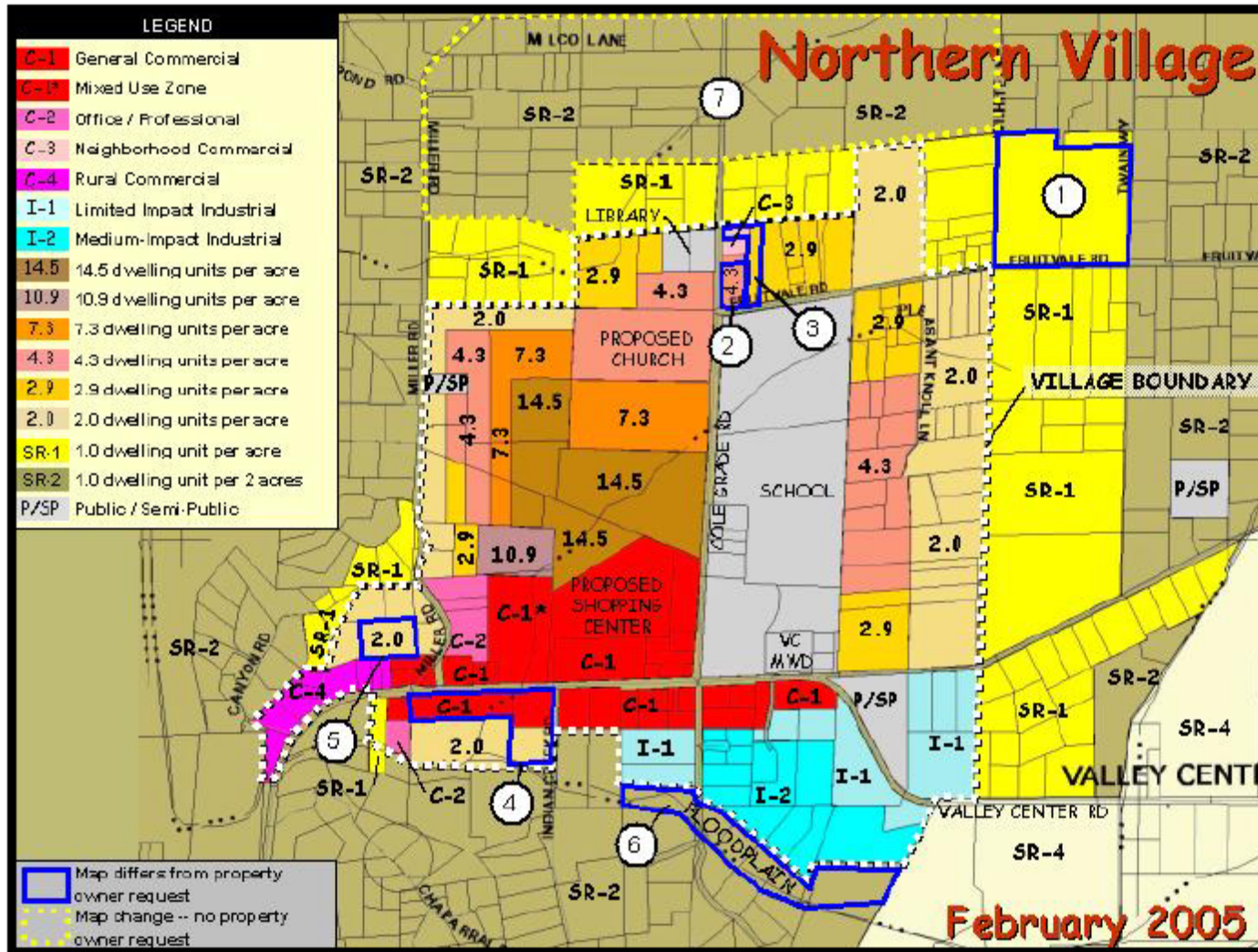


Figure VC-1

**Property Owner Requests Inconsistent with Staff Recommendations**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<p><i>Total Area:</i> 35.46 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Support community endorsed concept for concentrated village, surrounded by semi-rural land uses</li> <li>• Staff supports Planning Group recommendation</li> </ul>
2	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<p><i>Total Area:</i> 2.18 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Commercial development is concentrated in the village center, less than one mile away</li> <li>• Additional commercial not support by projected need</li> <li>• Staff supports Planning Group recommendation</li> <li>• Town center circulation plan redirects traffic away from site</li> </ul>

Valley Center Town Center (Northern Village)

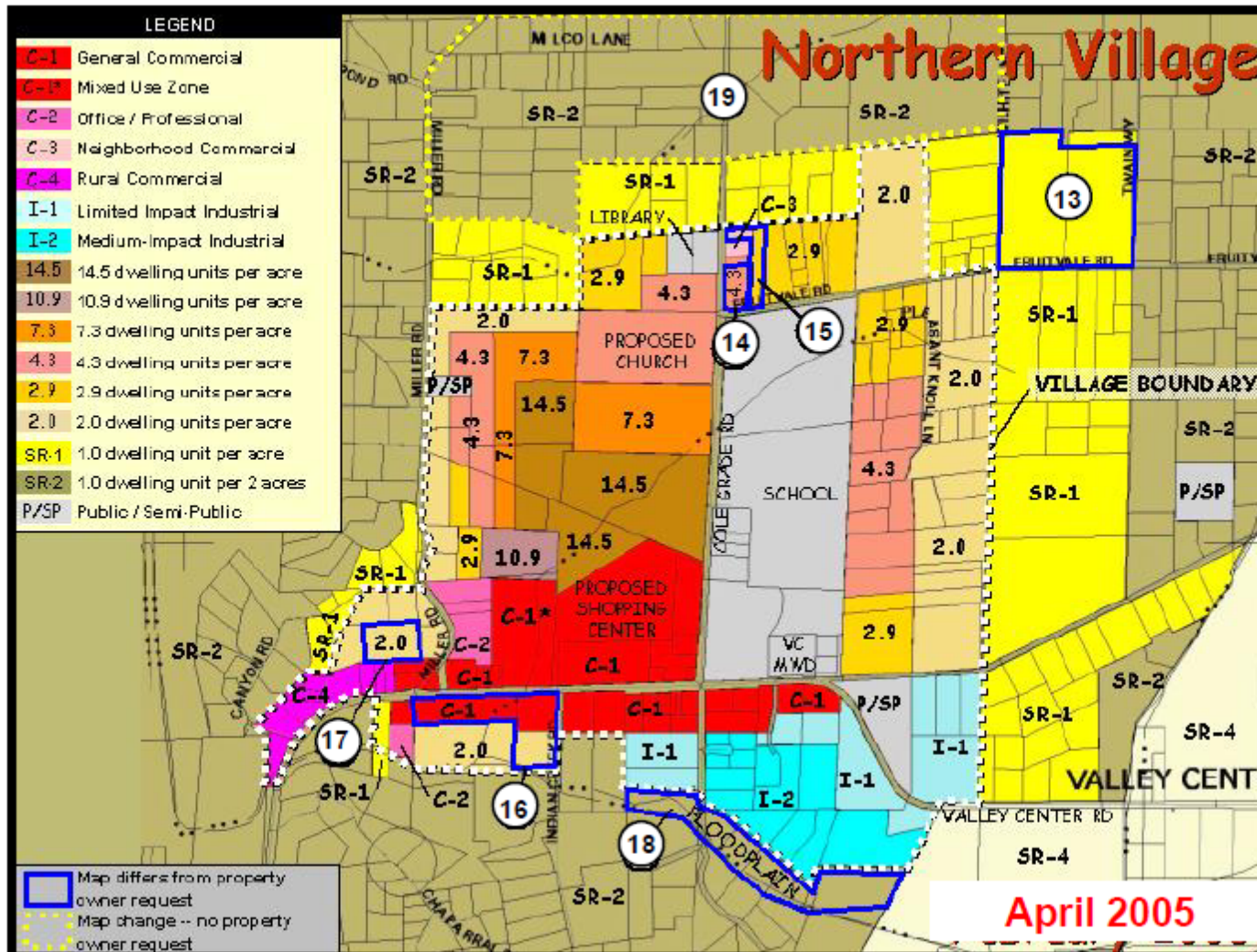
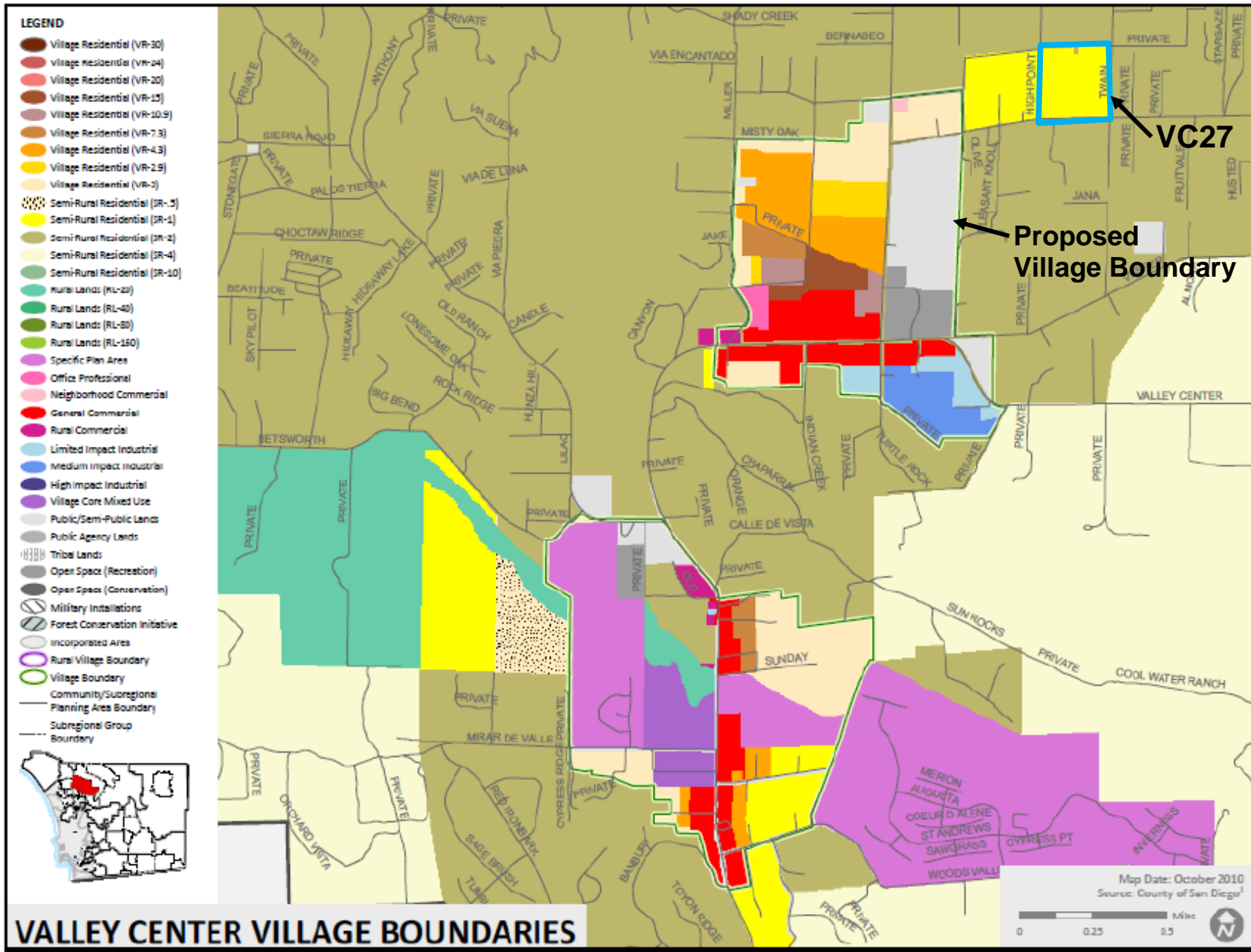


Figure VC-1



**Property Owner Requests Inconsistent with Staff Recommendations**

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
13	<p><u>Staff</u> (SR-1) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<p>Total Area: 35.46 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Support community endorsed concept for concentrated village, surrounded by semi-rural land uses</li> <li>• Staff supports Planning Group recommendation</li> </ul>
14	<p><u>Staff</u> (VR-4.3) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<p>Total Area: 2.18 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (17) Estate Residential</p>	<ul style="list-style-type: none"> <li>• Commercial development is concentrated in the village center, less than one mile away</li> <li>• Additional commercial land uses are not supported by projected needs</li> <li>• Staff supports Planning Group recommendation</li> <li>• Town center circulation plan would redirect traffic away from site</li> </ul>



San Diego County General Plan

Figure 3

**GENERAL PLAN 2020 REFERRAL MATRIX**

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
87	<p><i>Thure Stedt (representing Stewart Lynch)</i></p> <p>Located off of West Lilac and Running Creek Road; east of I-15</p> <ul style="list-style-type: none"> <li>12.60 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 128-522-30</p>	Specific Plan	1 du/20 acres	1 du/2 acres	Support 1 du/4 acres	<p><b>DISAGREE - Retain 1 du/20 acres</b></p> <ul style="list-style-type: none"> <li>Request is not consistent with Rural Lands Category</li> <li>Request would create an island within the 1 du/20 land use designation</li> <li>Proximity to Keyes Creek (riparian area)</li> <li>Natural Upland habitat</li> </ul>
88	<p><i>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</i></p> <p>Located adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> <li>Approximately 455 acres</li> <li>Rural Lands category</li> </ul> <p>APNs: 191-060-11, 12, 14 to 17 191-110-01, 02 189-080-03, 04</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 or 10 acres	1 du/4 acres	<p><b>DISAGREE - Retain 1 du/40 acres</b></p> <ul style="list-style-type: none"> <li>&gt;25% slope located on property</li> <li>Close to Riparian area</li> <li>Natural Upland Habitat, high density development could impact unique and critical biological resources</li> <li>1 du/4 or 10 acres is not appropriate for the Rural Lands category</li> </ul>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



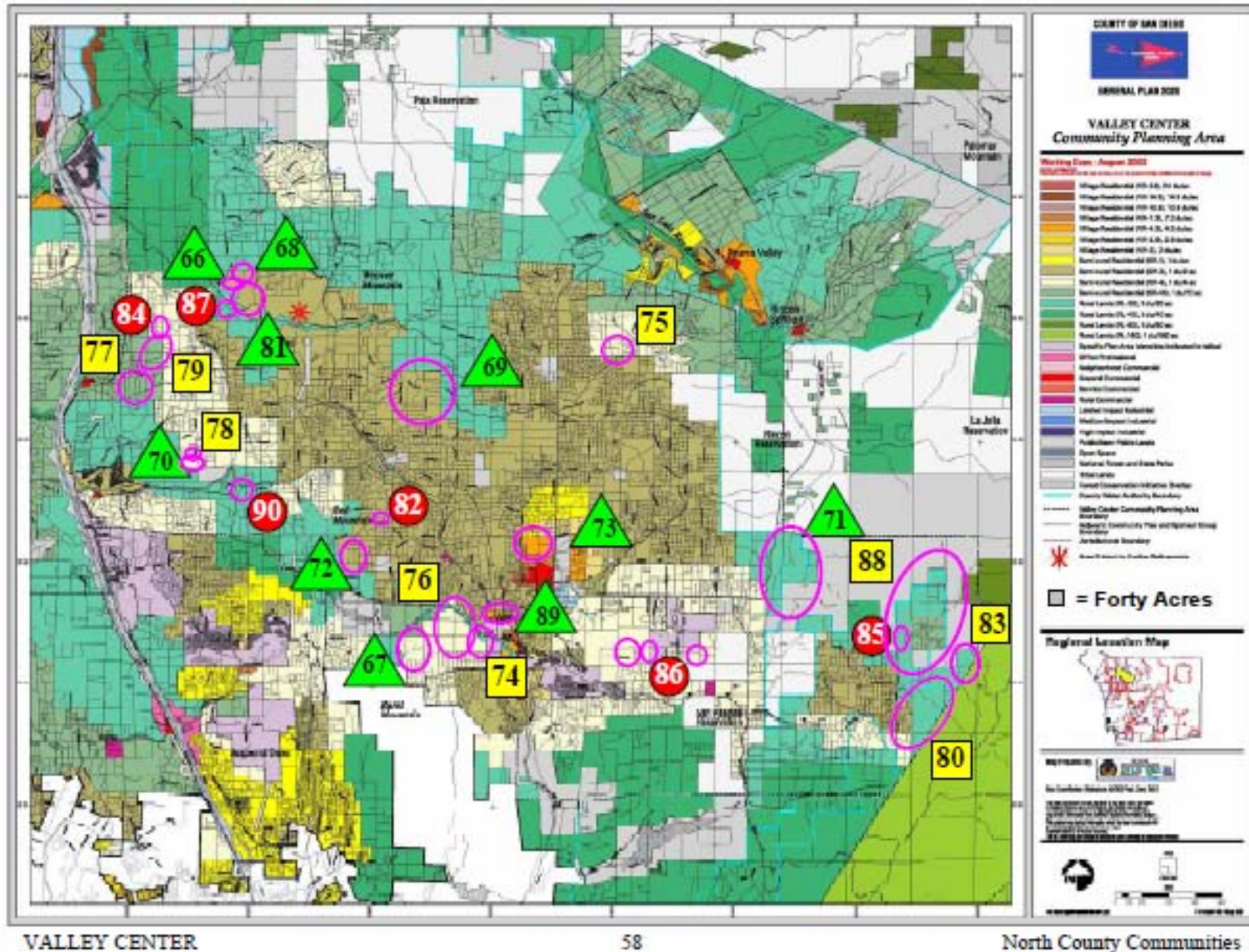
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 9 referrals meet the GP2020 concepts and planning principles.
- 9 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 6 referrals do not meet the GP2020 concepts and planning principles.

All but one of the referrals is located within the CWA boundary. These referrals are generally concentrated in the western, central and eastern portions of the planning area. Nearly all the referrals are requesting Semi-Rural densities that would be equivalent to existing General Plan densities.

For areas where there was an existing pattern of development, staff concurred with the request to change to Semi-Rural densities. Areas where Semi-Rural parcelization does not currently exist or where environmental constraints are present, staff recommends retaining Rural Lands densities.

Four of the referrals are located in the Upper Hellhole/Paradise Mountain area of eastern Valley Center. All of these referrals have requested Semi-Rural densities; staff recommends that these areas retain the Rural Lands densities of 1 du/20 or 1 du/40 acres based on public safety concerns, infrastructure deficiencies, limited vehicular access, and environmental constraints.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
88	<p><i>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</i></p> <p>Inside CWA boundary. Adjacent to and south of the Hellhole Canyon Preserve.</p> <ul style="list-style-type: none"> <li>• Approximately 320 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres or 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/40 acres (northern portion) 1 du/20 acres (southern portion)</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Retain Rural Lands for Upper Hellhole region: <u>1 du/20 acres</u></p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible plan</i> – consistent with GP2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map</li> <li>• <i>Reduce public costs</i> – retain Rural Lands designation due to:             <ul style="list-style-type: none"> <li>- Area is remote with limited infrastructure and road access, and would require an extension of essential public services (i.e.: law enforcement, fire protection, and emergency medical)</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>- Upper Hellhole is surrounded on three sides by public/semi-public lands</li> <li>- Entire area located within proposed North County MSCP Preapproved Mitigation Area</li> <li>- Proximity to Hellhole Canyon Preserve and Rancho Guejito (potential edge effects from residential development)</li> <li>- Hellhole Canyon is a critical and unique biological resource for Valley Center and the San Diego region</li> <li>- Limited road access that crosses a drainage area</li> <li>- Public safety concerns and evacuation of residents problematic due to lack of reliable secondary egress road in the event of major emergency or wildfire</li> </ul> </li> <li>• <i>Create a model for community development</i> – requested Semi-Rural density would spread growth into an area designated as Rural Lands</li> </ul>

87	<b>Thure Stedt (representing Stewart Lynch)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<p>The requested density would introduce an isolated pocket of 1 du/2 acres within a larger identified area designated as Rural Lands (1 du/20 acres). The referral area is located south of Keys Creek in an important biological corridor that is part of the proposed North County MSCP preserve area. The April 2004 Working Copy map density is consistent with the surrounding designations.</p>	
88	<b>Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>• Develop an internally consistent general plan</li> <li>• Assign densities based on characteristics of the land</li> <li>• Create a model for community development</li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>BLM Lands and the Hellhole Canyon Preserve surround the Upper Hellhole Canyon area of Valley Center on three sides. Direct road access into the area is via an unimproved road (Hell Creek Road). Although the entire area lies within the CWA boundary, public infrastructure costs to develop this area at the requested densities are not justified given the remoteness from existing infrastructure (including paved roads). Emergency response times in this area are low, and recent events have reinforced the need to provide safe fire escape routes for more remote areas. The entire referral area is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

Valley Center – Town Center (Northern Village)

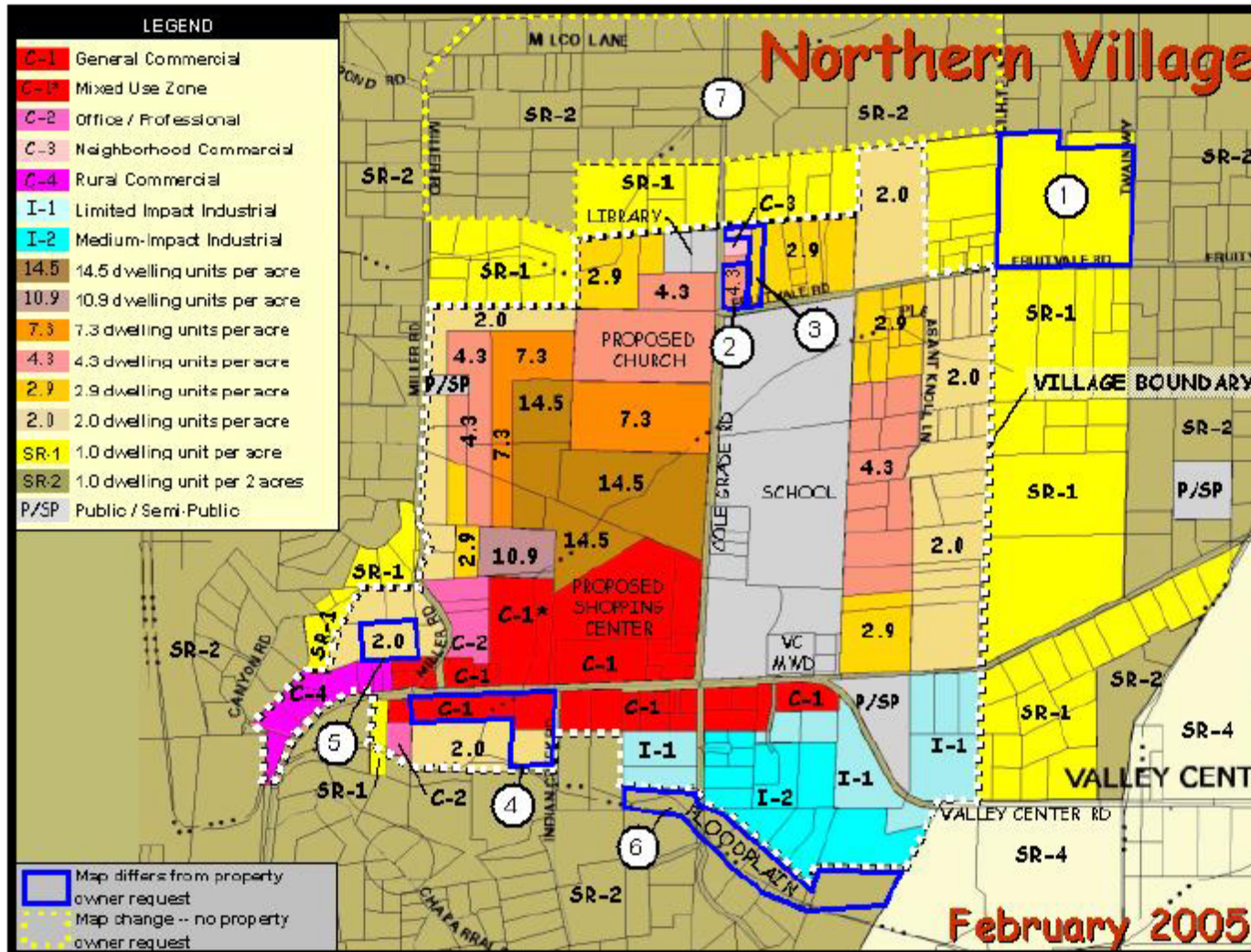


Figure VC-1



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(VR-2) Village Residential	(VR-2) Village Residential	(VR-2) Village Residential or higher density so that more affordable housing can be built <b>(Stephens)</b>	<p><i>Total Area:</i> 4.11 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> <li>• Located on fringe of village, compatible with surrounding land uses</li> <li>• Access would improve with construction of road proposed in the concept plan along southern boundary of parcel</li> <li>• Staff supports Planning Group recommendation</li> </ul>
6	(SR-2) Semi-Rural Residential	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial <b>(Tinch)</b>	<p><i>Total Area:</i> Approx. 14 acres</p> <p><i>Current Use:</i> Aggregate supply company, warehouse storage</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> <li>• Property is in the floodway/floodplain</li> <li>• Previously, County mistakenly allowed development to occur</li> <li>• Changing designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded</li> </ul>

Valley Center Town Center (Northern Village)

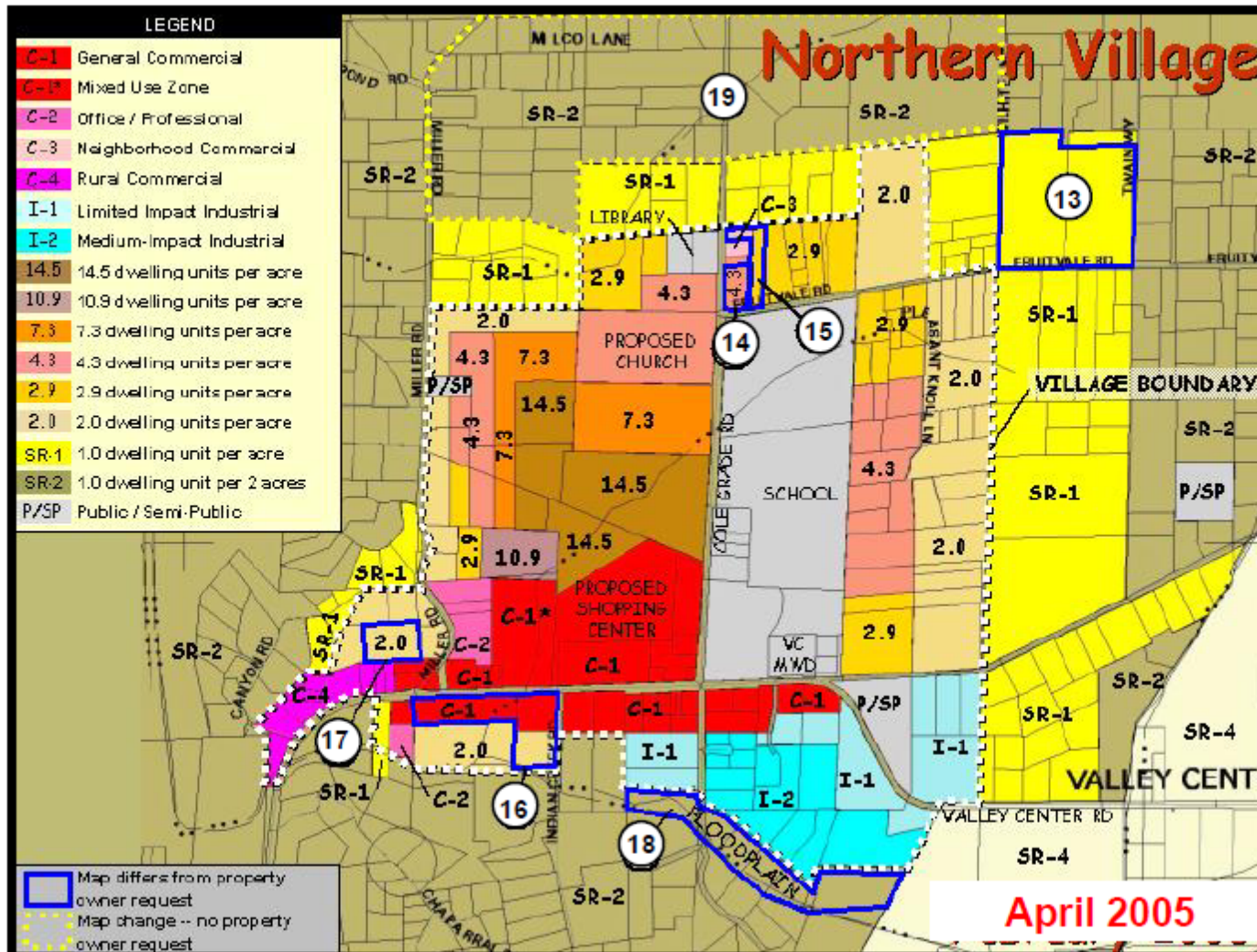


Figure VC-1

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
17	<p><u>Staff</u> (VR-2) Village Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(VR-2) Village Residential	(VR-2) Village Residential or higher density (Stephens)	<p>Total Area: 4.11 acres</p> <p>Current Use: Undeveloped</p> <p>Existing GP: (3) Residential</p>	<ul style="list-style-type: none"> <li>• Located on fringe of village, compatible with surrounding land uses</li> <li>• Access would improve with construction of a road proposed along southern boundary of parcel by the concept village circulation plan</li> <li>• Staff supports Planning Group recommendation</li> </ul>
18	<p><u>Staff</u> (SR-2) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<p>Total Area: Approx. 14 acres</p> <p>Current Use: Aggregate supply company, warehouse, storage</p> <p>Existing GP: (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> <li>• Property is in the floodway/floodplain</li> <li>• Previous County staff mistakenly approved development in this area</li> <li>• Residential designation is consistent with other areas in floodplains</li> <li>• Changing to a Residential designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded</li> </ul>