

# **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**

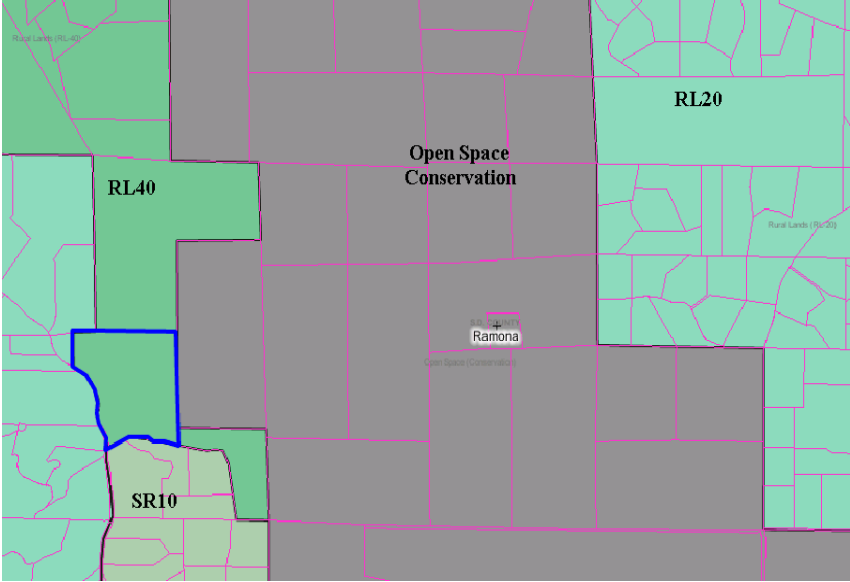
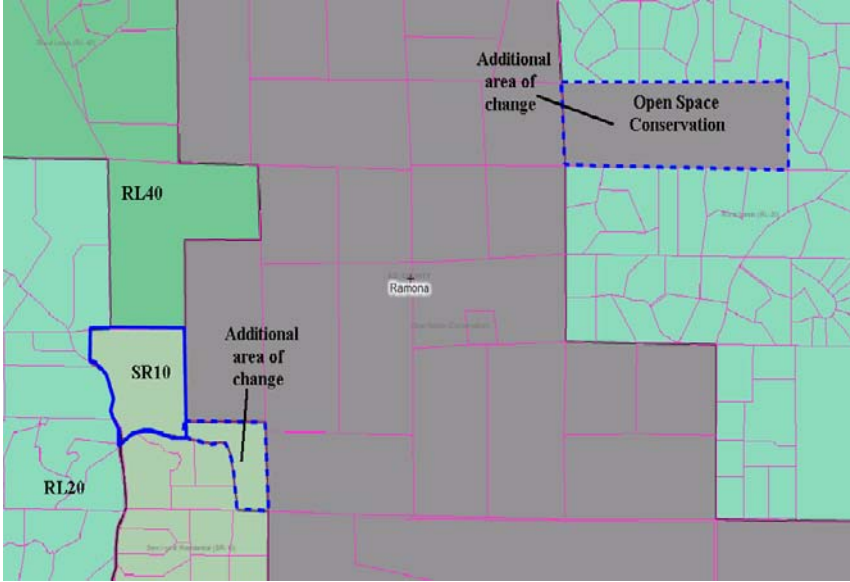
PSR#	PC/Staff Rec	Request (Category)	Highest Intensity Analyzed in EIR	Potential Alternative (Category)	Discussion	Additional Info
RM7	RL40	SR10 (Major)	RL40	none	The property is surrounded by RL40 and RL80. The request would result in a spot designation and would not be supported by the project objectives 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	<del>SR10 (Minor)</del> none	The request <del>may</del> <del>was</del> <del>be</del> found consistent with the project objectives, <u>and due to the County of San Diego purchasing extensive property in the Ramona Grasslands adjacent to this request, the new designation would not be more intensive than the alternative but was not evaluated in the EIR. Because of these purchases, and the active TPM 21176, the change would not require recirculation of 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.</u>	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

## 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>RAMONA</b>				
RM16	RL40	SR10	RL40	SR10
<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

RM16

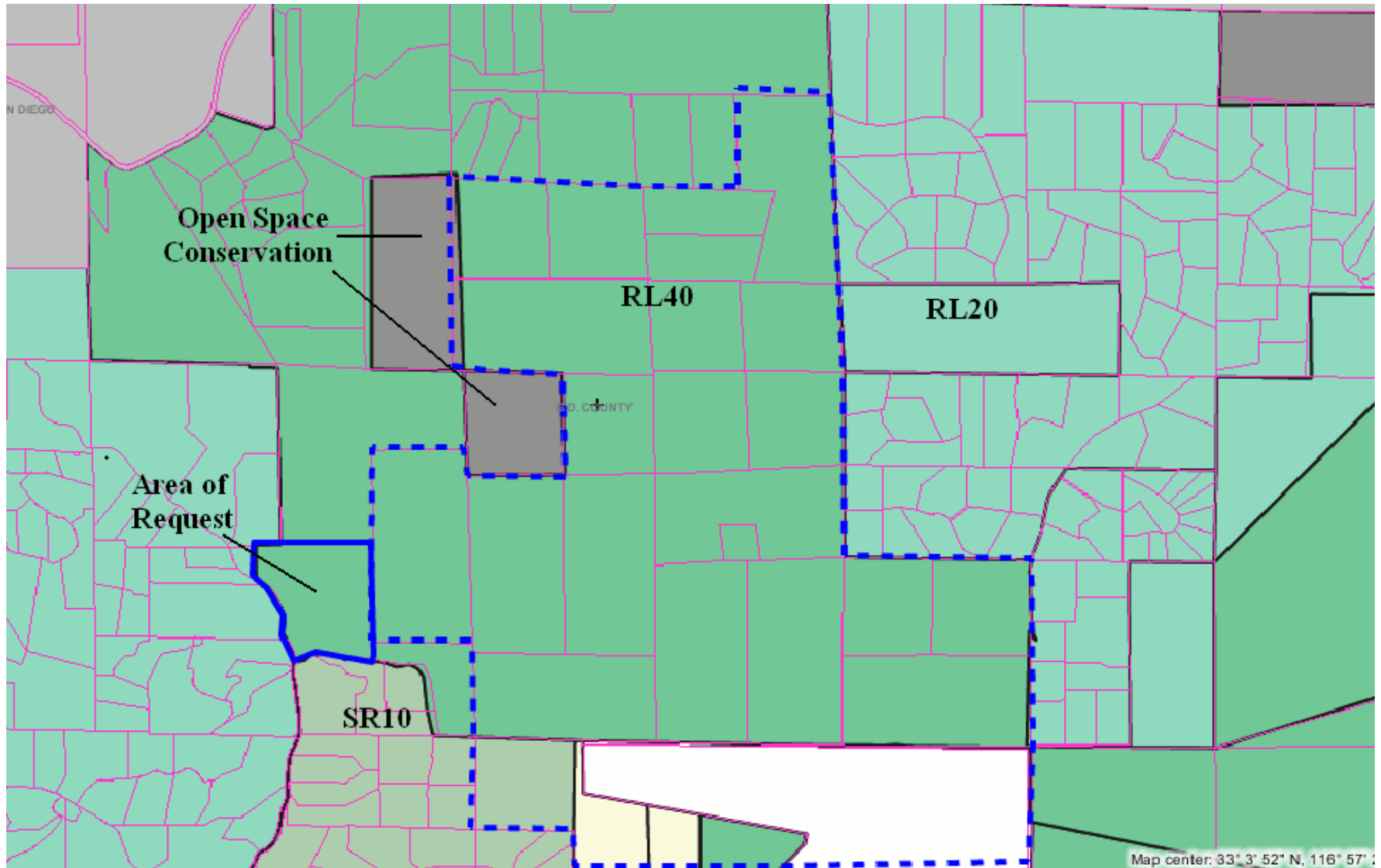
Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Semi-Rural 10	Rural Lands 40	Semi-Rural 10	Minor
 <p>This map shows the PC / Staff Recommendation. It features a central area labeled 'Open Space Conservation' in grey. To the left, there is a green area labeled 'RL40' and a smaller green area labeled 'SR10'. To the right, there is a light green area labeled 'RL20'. A pink outline indicates a parcel boundary, and a small 'Ramona' label is present near the center.</p>		 <p>This map shows the Possible Alternative Land Use Change. It features a central area labeled 'Open Space Conservation' in grey. To the left, there is a green area labeled 'RL40' and a smaller green area labeled 'SR10'. To the right, there is a light green area labeled 'RL20'. A pink outline indicates a parcel boundary, and a small 'Ramona' label is present near the center. A blue dashed box highlights an 'Additional area of change' within the 'Open Space Conservation' area.</p>	
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This area has an active Tentative Parcel Map (TPM 21176) to subdivide 53 acres into for 4 lots.
- The property is part of a larger area that had a single owner. In the EIR, the entire property was evaluated as RL40 (see attached). Since preparation of the EIR, the County of San Diego acquired the majority of the ownership for conservation. The PC/Staff recommendation reflected this change.
- Staff re-evaluated the analysis with consideration of this change. As a result, staff determined that the request for SR10 would be classified as a minor level of change because the overall development potential for the area has been substantially reduced since the EIR analysis, the EIR would have also considered that the development potential be clustered towards the edge of the ownership (such as the location of the request), and the request can be consistent with the General Plan Update guiding principles.
- Two additional parcels are recommended for inclusion in the request if the change is made. (see above)

RAMONA

Referral Map Alternative Evaluated in EIR



Area that has changed from Rural Lands 40 to Open Space Conservation - - -

