

LAND USE CLEAN-UP

SD201

Proposed Change: City of Encinitas (proposed detachment) to SR-2

Basis for Change: Request for detachment from the City of Encinitas

| | |
|--------------------------|------------------|
| Community Recommendation | TBD ¹ |
| Opposition Expected | No |

Property Description

Property Owner:

Van Ackeren, Timothy L & Terri S

Property Size:

1 parcel (0.13 acres)

Location:

On Rancho Serena Road, just west of El Camino Real, and approximately 1 mile east of I-5; inside the County Water Authority boundary.

Prevalence of Constraints (See following page):

- - high; ◐ - partially; ○ - none
- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

| <i>General Plan</i> | | |
|-----------------------|--------------------------------------|------|
| Scenario | Designation | DU's |
| Existing General Plan | (currently in the City of Encinitas) | N/A |
| Proposed Change | Semi-Rural 2 (SR-2) | 1 |
| GP Update Analyzed | (currently in the City of Encinitas) | N/A |

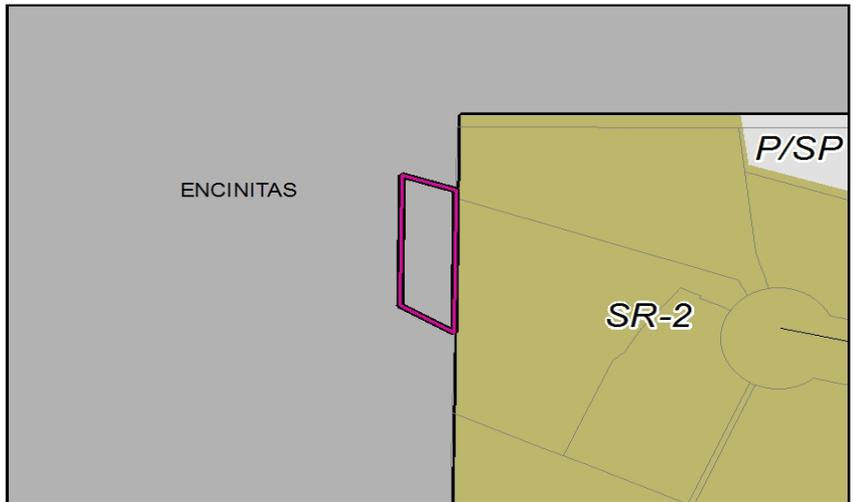
Zoning

| Scenario | Designation | Min. Lot Size |
|----------|-------------|---------------|
| Existing | N/A | N/A |
| Proposed | RV | - |

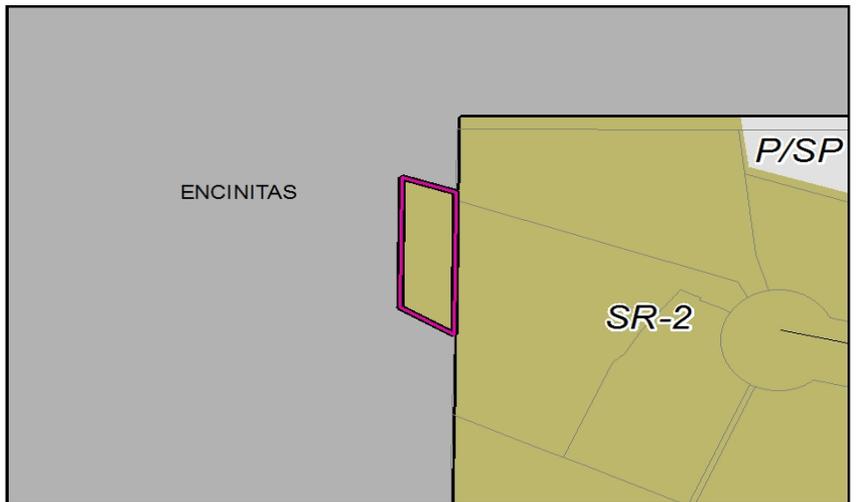
Note:
¹ San Dieguito CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



General Plan (parcel is currently within the City of Encinitas – proposed detachment)



Staff Recommendation

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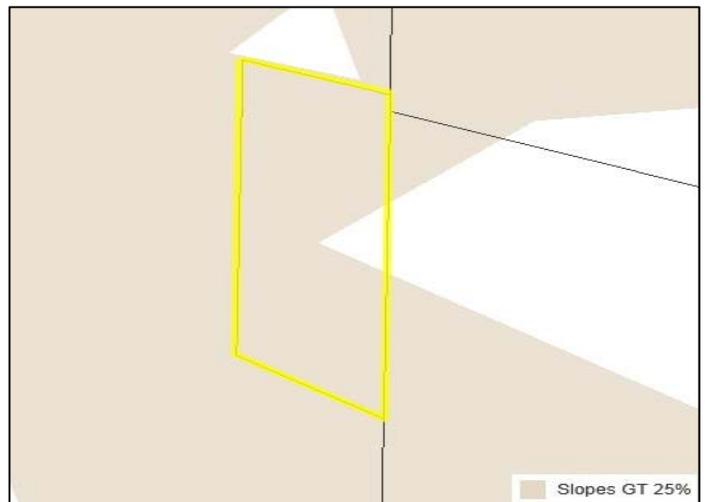
Vicinity Map



Vegetation



Fire Hazard Severity Zones



Steep Slope (greater than 25%)

Context

When the City of Encinitas incorporated in 1986, this parcel was accidentally included in the parcels incorporated into the City. The parcel was conveyed from the County to the Rancho Serena Community Association (one of the previous owners) in 1981. The parcel is used as a backyard for the single family residence located on adjacent parcel number 262-130-30. The owners discovered the situation when they applied for a merger of the lots with the County, as their purchase documents showed both parcels were within the unincorporated County. With the support of the City of Encinitas, the proposal is to detach the parcel from the City jurisdiction. The first step in the detachment process is for the County to establish a General Plan designation and zoning for the property. As part of this GPA/Rezone, the proposal is to match the General Plan designation (SR-2) and zoning (Residential Variable – RV) on the adjacent parcel and on the rest of the properties on the north side of Rancho Serena Road. In addition to the contingent General Plan and zoning designations proposed, the GPA would include a proposed Regional Category designation of Semi-Rural for the parcel.

General Plan Consistency

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The Semi-Rural 2 designation is consistent with policy LU-1.3 based on the following:

The subject parcel is within a neighborhood of many estate lots, with almost the entire area designated SR-2 (parcels in the floodplain or under public/semi-public ownership are designated RL-20 and P/SP respectively).

APNs

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