

# Appendix B-1 – PSR Analysis Worksheets

# PROPERTY SPECIFIC REQUESTS

## NM16

**Proposed Change:** RL-20 and RL-80 to SR-10 and OS-C

**Basis for Change:** PSR – Board directed

Spot Designation/Zone	No
Community Recommendation	N/A <sup>1</sup>
Opposition Expected	Yes <sup>2</sup>

### Property Description

Property Owner:

United States of America, GLM Trust and Adams Richard C Jr. Separate Property Trust

Property Size:

5 parcels (599 acres)

Study Area Size:

None

Location/Description:

Five miles east of SR-79, bisected by Chihuahua Valley Road; outside 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

*General Plan*

Scenario	Designation	DU's
Existing General Plan	Rural Lands 20 (RL-20) & Rural Lands 80 (RL-80)	19
Proposed Change	Semi-Rural 10 (SR-10) & Open Space-Conservation	18
GP Update Analyzed	RL-20, RL-80, & SR-10	47 <sup>3</sup>

*Zoning*

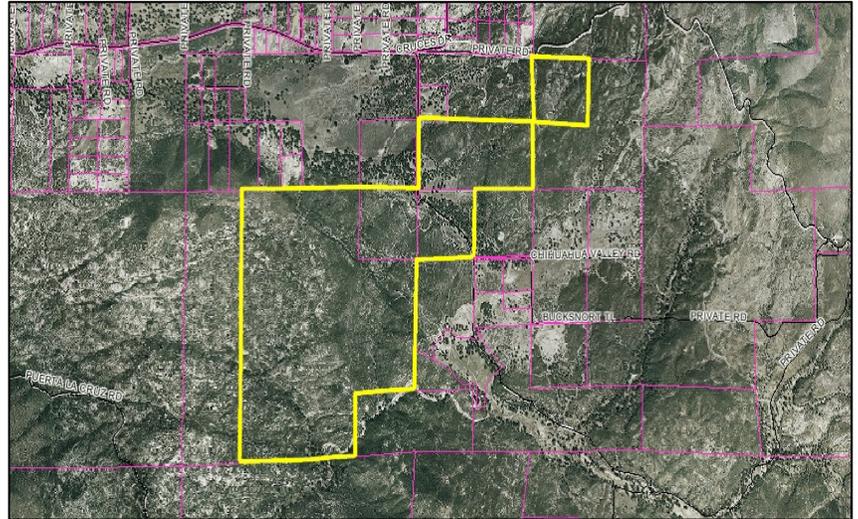
Scenario	Designation	Min. Lot Size
Existing	A70 and A72	8 acres
Proposed	S80, A70, & A72	8 acres

Note:

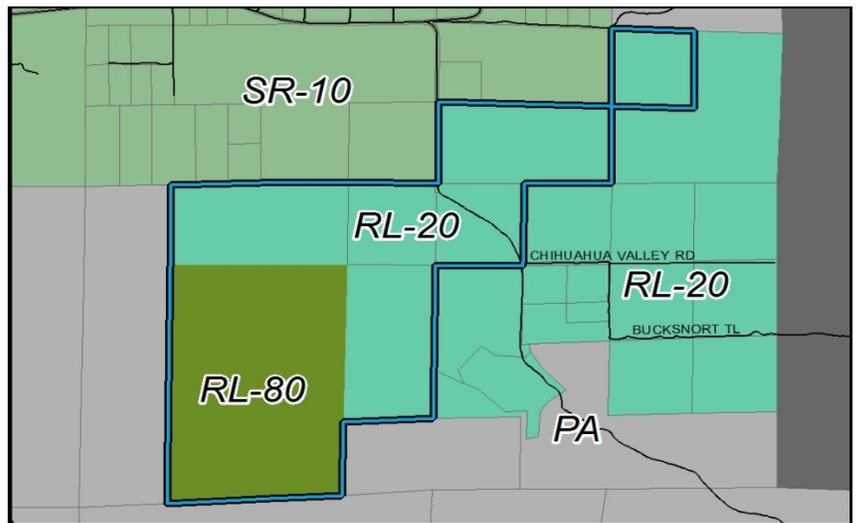
<sup>1</sup> This area is not represented by a planning group

<sup>2</sup> Endangered Habitats League letter, dated 5/17/13

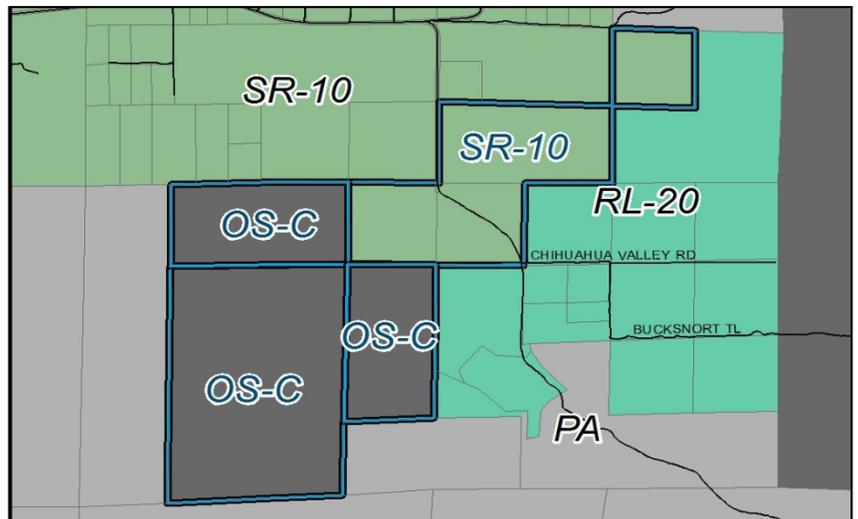
<sup>3</sup> Based on most intensive designations analyzed



Aerial Photo



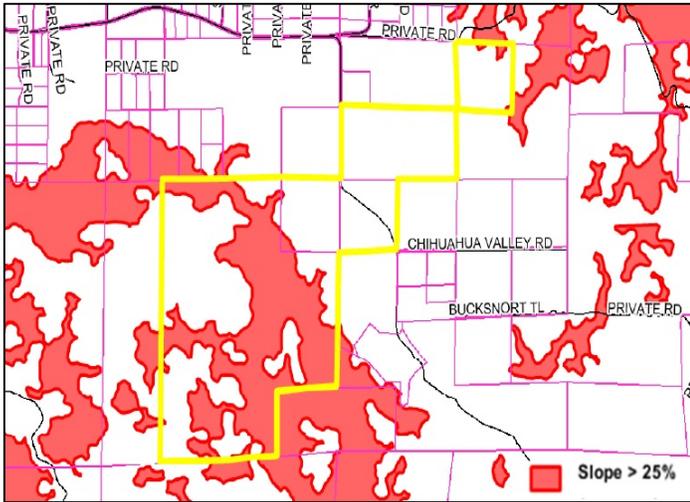
General Plan



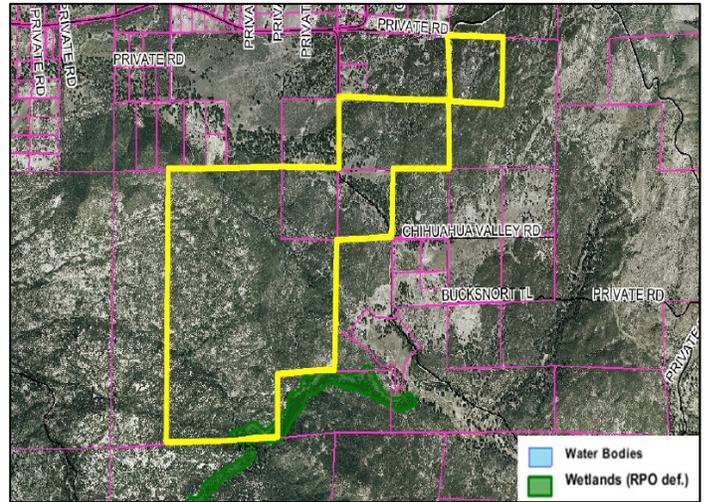
Staff Recommendation

# PROPERTY SPECIFIC REQUESTS

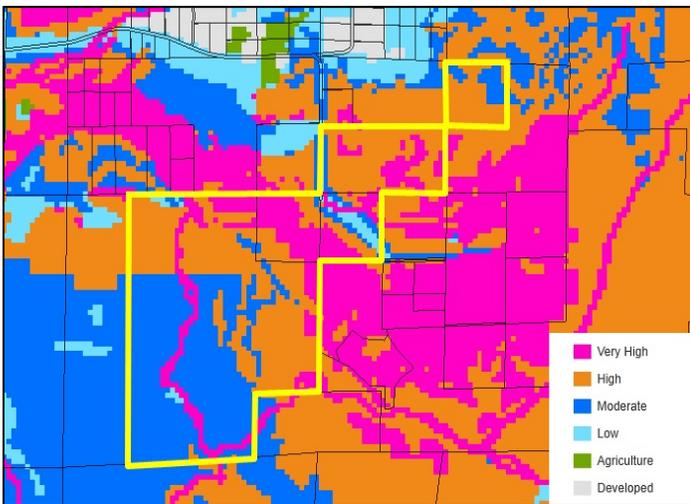
NM16



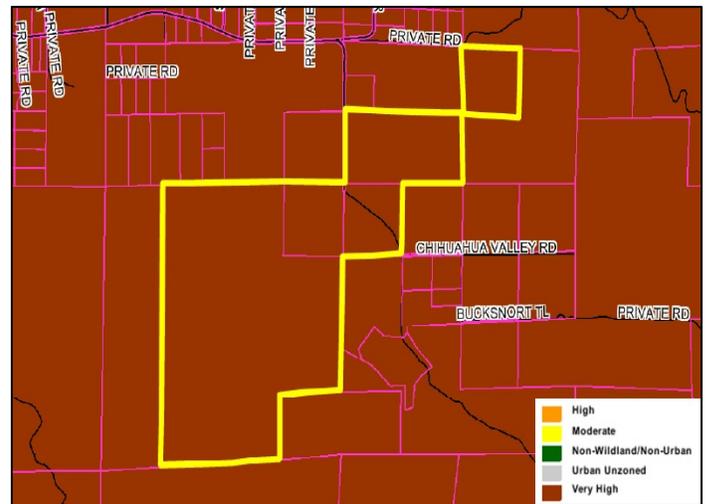
Steep Slope (greater than 25% in red)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

## Context

For this PSR, the GPA involves a proposed change to Semi-Rural 10 (SR-10) and Open Space-Conservation (OS-C) for properties that are currently designated Rural Lands 20 (RL-20) and Rural Lands 80 (RL-80). The property owner has sold a 400-acre parcel to the federal government for conservation. This parcel is currently designated RL-20 and RL-80. The request would essentially shift the planned density from that parcel to four parcels to the east that total 199 acres, and are currently designated RL-20. With the proposed changes, the designation on the 400-acre parcel would change to OS-C. The General Plan designation on the eastern four parcels would change to SR-10.

## APNs

1160401600, 1160402500, 1152200300, 1152203000, and 1160401700

# PROPERTY SPECIFIC REQUESTS

## RM15

<b>Proposed Change:</b> RL-40 to SR-4	
<b>Basis for Change:</b> PSR – Board direction	

Spot Designation/Zone	No
Community Recommendation	Support <sup>1</sup>
Opposition Expected	Yes <sup>2</sup>

### Property Description

**Property Owner:**  
Teyssier L&M Family Trust, Mason Miranda, etc.

**Property Size:**  
22 parcels (348 acres)

**Study Area Size:**  
65 acres

**Location/Description:**  
Adjacent to SR-78 and approximately 2 miles north of SR-67; outside the County Water Authority boundary

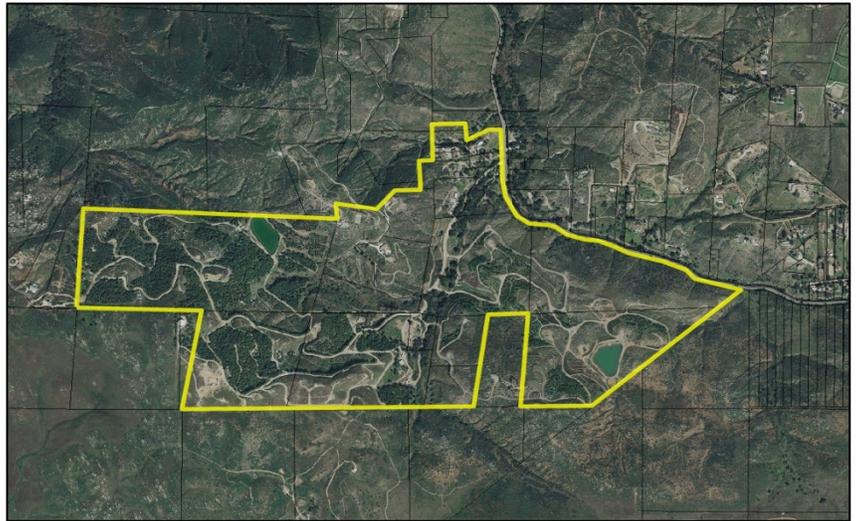
- Prevalence of Constraints (See following page):
- – high; ◐ – partially; ○ - none
  - ◐ Steep Slope (Greater than 25%)
  - Floodplain
  - ◐ Wetlands
  - ◐ Sensitive Habitat
  - ◐ Agricultural Lands
  - Fire Hazard Severity Zones

### Land Use

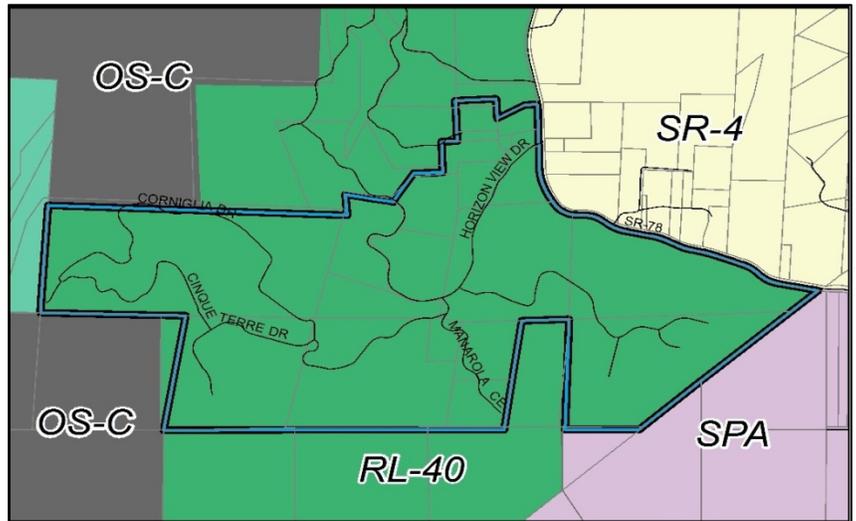
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	Rural Lands 40 (RL-40)	23
Proposed Change	Semi-Rural 4 (SR-4)	50
GP Update Analyzed	Rural Lands 40 (RL-40) only	23

<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	A70	4, 8 acres
Proposed	A70	4 acres

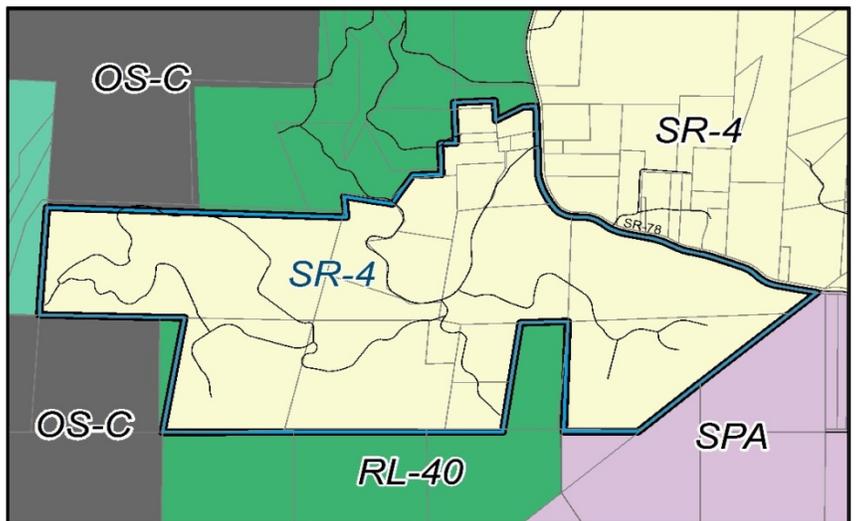
**Note:**  
<sup>1</sup> Ramona CPG minutes of 5/2/13 (attached)  
<sup>2</sup> Endangered Habitats League letter, dated 5/17/13



Aerial Photo



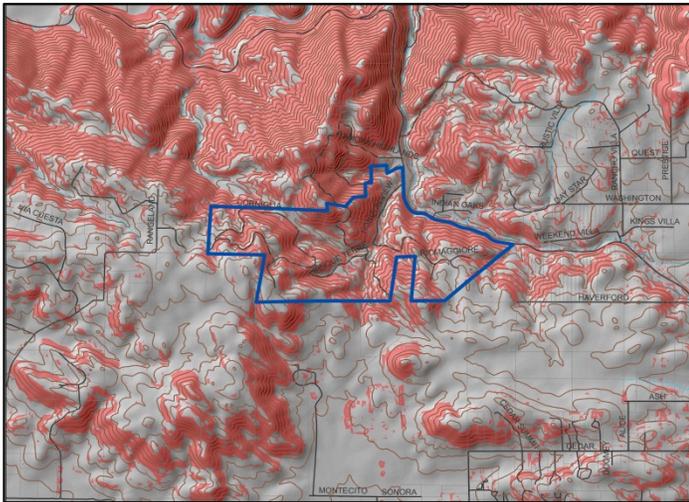
General Plan



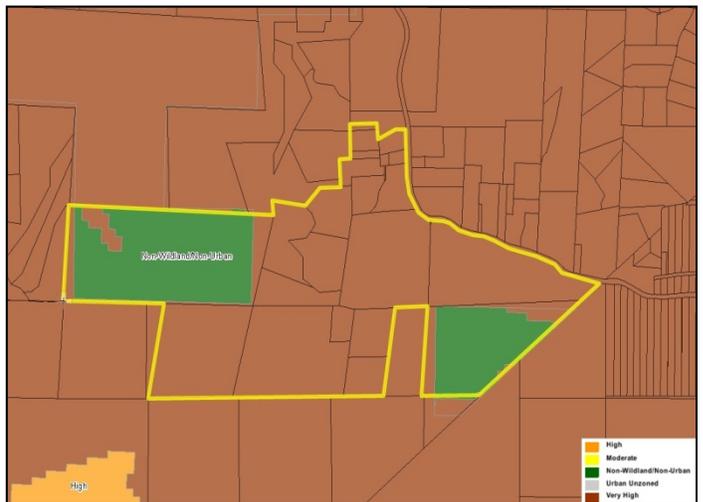
Staff Recommendation

# PROPERTY SPECIFIC REQUESTS

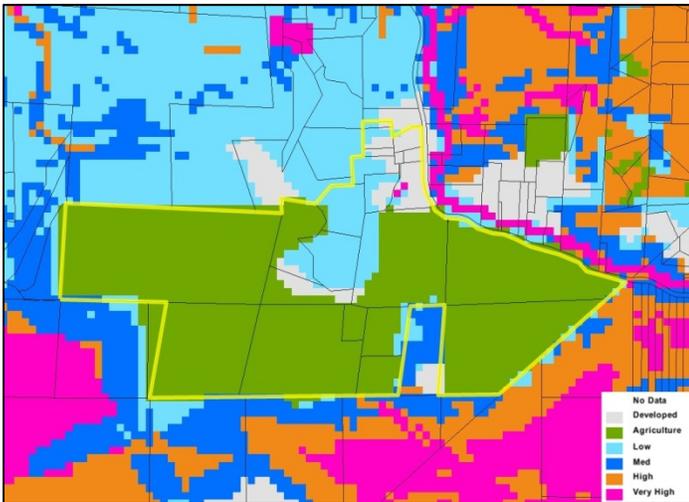
## RM15



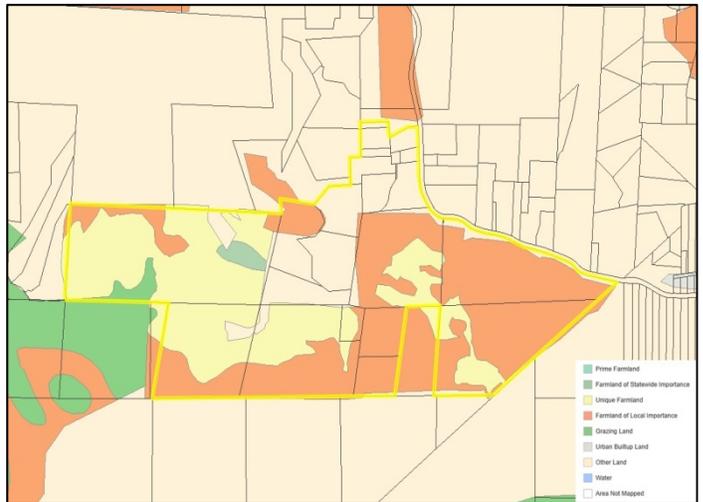
Steep Slope (greater than 25% in red)



Fire Hazard Severity Zones



Habitat Evaluation Model



Agricultural Lands

### Context

The RM15 PSR is comprised of 22 parcels totaling 348 acres, in the Ramona Community Planning Area. The PSR includes eight parcels totaling 283 acres, which are associated with the original property owner request, and 14 parcels totaling 65 acres that make up the study area (added for mapping consistency). For this PSR, the GPA involves a proposed change from Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) for the entire PSR area and study area.

### APNs

2790101600, 2790100900, 2790300600, 2790300900, 2790206500, 2790301000, 2790206400, 2790204500, 2790204600, 2790201500, 2790204300, 2790203900, 2790209000, 2790208000, 2790300200, 2790204200, 2790204100, 2790202500, 2790208100, 2790300700, 2790300800, and 2790301100

# PROPERTY SPECIFIC REQUESTS

## CPG Minutes

**County of San Diego  
Ramona Community Planning Group  
FINAL MEETING MINUTES  
May 2, 2013  
7:00 PM @ Ramona Community Library, 1275 Main Street**

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 2, 2013, at 7 p.m., at the Ramona Community Library.

**ITEM 1: ROLL CALL (Piva, Chair)**

In Attendance:	Torry Brean	Jim Cooper	Matt Deskovick
	Scotty Ensign	Carl Hickman	Eb Hogervorst
	Kristi Mansolf	Donna Myers	Jim Piva
	Dennis Sprong	Paul Stykel (Arr. 7:12)	Richard Tomlinson
	Kevin Wallace		

Excused Absence: Chad Anderson, Barbara Jensen

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**B. Draft 2013 General Plan Cleanup that Includes 2 Referrals with a Change in Former Salvation Army Property Land Use Designation to Open Space (portion Purchased by County Parks) (RM 101); Change in Land Use Designation from RL 40 to RS 4 for Teyssier Property With Approved Tentative Map 5194 (RM 15). Comments Due 5-20-13**

Ms. Mansolf said the Draft 2013 General Plan Cleanup (DGPC) includes the Teyssier property and the addition of the Salvation Army property which has been purchased recently by County Parks. The RCPG had requested the Teyssier property be a referral since it had already been an approved Tentative Map while the General Plan Update was occurring. The County considered this and said there were already parcels designated 4 acres in the area, so the change would fit in.

The Salvation Army land will become open space and will be part of the Boulder Oaks open space. The part of the Salvation with the camping facilities was sold to the Mormon Church. No change is proposed for that piece of land.

The last item on the DGPC is they are changing the part of Highland Valley Road, our only local TIF road, to be 2 lanes with intermittent turn lanes from the City limits to Archie Moore Road, and the median has been eliminated from the plan.

**MOTION: TO SUPPORT GPA 12-007, DRAFT 2013 GENERAL PLAN CLEANUP.**

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 12-0-1-0-2**, with Matt Deskovick abstaining, and Chad Anderson and Barbara Jensen absent.

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# PROPERTY SPECIFIC REQUESTS

**SD2**

<b>Proposed Change: SR-4 to SR-2 and SR-4</b>	
<b>Basis for Change: PSR – Board direction</b>	

Spot Designation/Zone	No
Community Recommendation	Support <sup>1</sup>
Opposition Expected	Yes <sup>2</sup>

**Property Description**

Property Owner:  
Anderson Albert H Trust, Maue Howard Irrevocable Gift Trust, etc.

Property Size:  
11 parcels (52 acres)

Study Area Size:  
33 acres

Location/Description:  
Approximately 2 miles west of Olivenhain Reservoir; accessed via Elfin Forest Rd; 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	Semi-Rural 4 (SR-4)	13
Proposed Change	Semi-Rural 2 (SR-2) and Semi-Rural 4 (SR-4)	15
GP Update Analyzed	Semi-Rural 4 (SR-4) only	13

<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	RR	2, 4 acres
Proposed	RR	2 acres

Note:  
<sup>1</sup> San Dieguito CPG minutes of 5/23/13 (attached)  
<sup>2</sup> Endangered Habitats League letter, dated 5/17/13



Aerial Photo



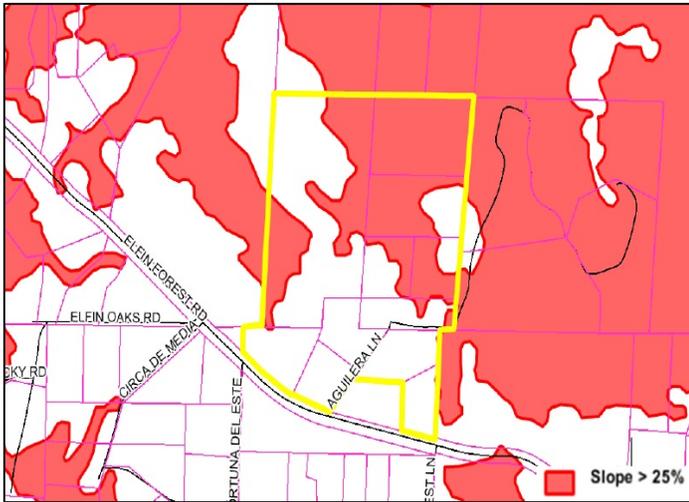
General Plan



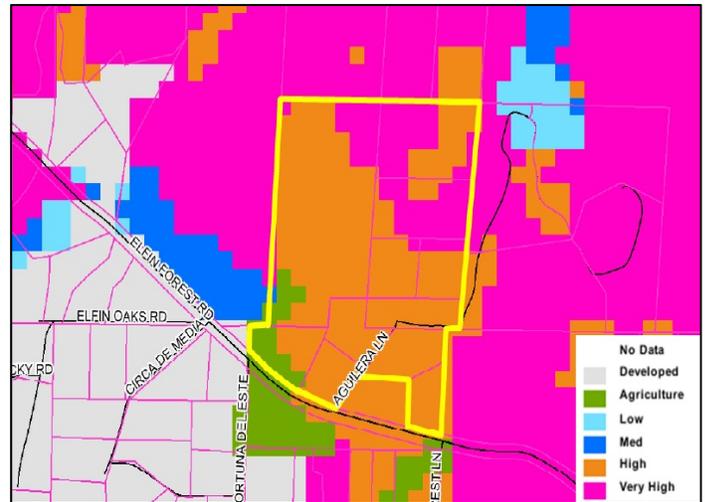
Staff Recommendation

# PROPERTY SPECIFIC REQUESTS

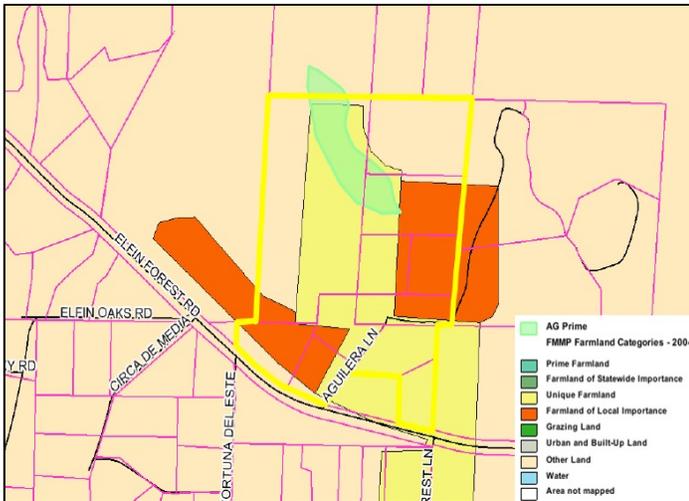
SD2



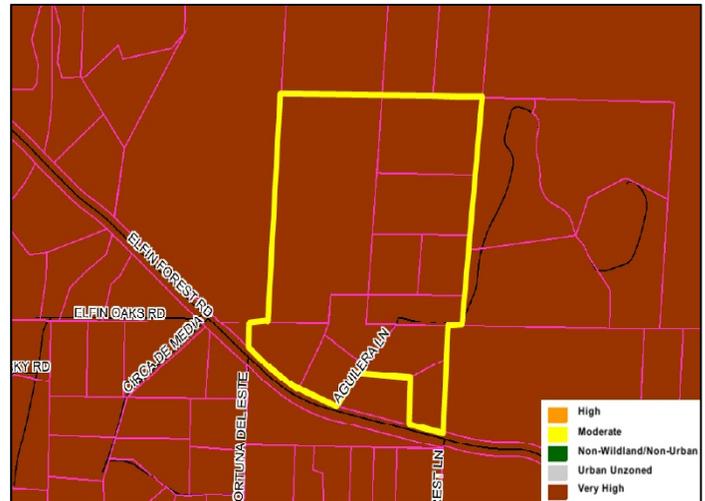
Steep Slope (greater than 25% in red)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

## Context

SD2 includes a 19-acre PSR parcel and 10 study area parcels that are all currently designated SR-4. With the proposed project, 11 acres in the southern portion of the 19-acre parcel would change to Semi-Rural 2 (SR-2), and the remaining eight acres (area of one of the proposed parcels in the approved TM associated with the PSR parcel) would remain SR-4. In the study area, nine parcels would change to SR-2 and the northernmost parcel would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4 and the adjacent parcels to the east and north, which are also SR-4. In total, 37.5 acres would change to SR-2 and 14.5 acres would remain SR-4.

## APNs

6791001200, 6791000700, 6791000800, 6791000900, 6791001000, 6791001100, 2640427900, 2640428500, 2640428000, 2640427700, and 2640428600

# PROPERTY SPECIFIC REQUESTS

## CPG Minutes

### SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

#### MINUTES OF MEETING

MAY 23, 2013

1. CALLED TO ORDER 7:10 P.M. PLEDGE OF ALLEGIANCE  
present: Willis, Clotfelter, Lemarie, Dill, Jones, Liska, Epstein, Hoppenrath, Osborn, Christenfeld  
absent: Barnard, Arsivaud-Benjamin
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- B. Community & General Plan Update - *Continued from 5-9-2013*** Review of proposed draft changes for submittal of comments and corrections to DPLU. Advance Planner: Kevin Johnston, 858.694.3084; SDPG Planner: Lois Jones 760-755-7189 The subject covers:
- the Introduction describes the GP Clean-Up purpose and process – p. 1-1, 1-2 (p. 8-9 in the pdf page counter)
  - brief text descriptions of the proposed Land Use Map changes are on p. 2-1 and 2-3 (11 & 13 in the pdf page counter)
  - page 3-2 and 3-3 (20 & 21 in the pdf page counter) have additional information on proposed Land Use Map changes (# of parcels, acreage, existing/proposed designations, estimates of change in potential dwelling units, descriptions of Land Use designations and zoning information links)
  - the community map of San Dieguito with proposed Land Use Map changes outlined is on p. 3-33 (p. 51 in the pdf page counter)
  - zoomed in maps of each proposed Land Use Map change for San Dieguito are on 3-34 through 3-37 (p. 52 – 55 in the pdf page counter)
  - proposed corrections/clarifications for countywide General Plan policies/references are on 4-1 through 4-6 (p. 69 – 74 in the pdf page counter)
  - proposed policy revisions for the Elfin Forest/Harmony Grove portion of the San Dieguito Community Plan are on 4-20 (p. 88 in the pdf page counter)

**MOTION** by Lois Jones to recommend approval of the proposed "alternative Policy Language" presented as well as the other changes presented at last meeting. Seconded: Christenfeld

Ayes = 9                      nos = 0                      abstain = 0

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# PROPERTY SPECIFIC REQUESTS

## SV17

**Proposed Change:** SR-1 & VR-2.9 to VR-4.3 & VR-7.3

**Basis for Change:** PSR – Board direction

Spot Designation/Zone	No
Community Recommendation	Support <sup>1</sup>
Opposition Expected	No

### Property Description

Property Owner:

William & Kathleen Massey

Property Size:

8 parcels (6.4 acres)

Study Area Size:

None

Location/Description:

One mile East of SR-125, accessed via Grand Ave.; 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

*General Plan*

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 1 (SR-1) & Village Residential 2.9 (VR-2.9)	9
Proposed Change	Village Residential 4.3 (VR-4.3) & Village Residential 7.3 (VR-7.3)	30
GP Update Analyzed	VR-24, VR-7.3, VR-2.9, and SR-1	61 <sup>2</sup>

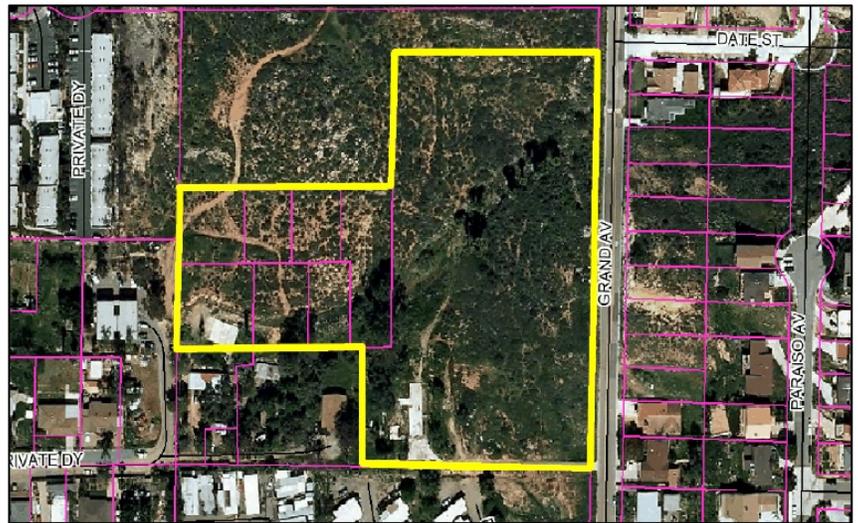
*Zoning*

Scenario	Designation	Min. Lot Size
Existing	RV, RR & RU	1 acre, 15,000 s.f. & 6,000 s.f.
Proposed	RV	6,000 s.f.

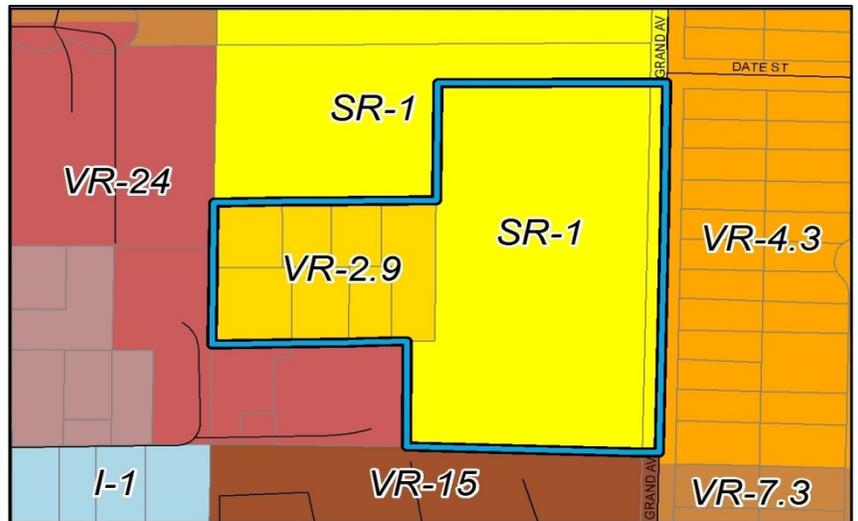
Note:

<sup>1</sup> Spring Valley CPG recommendation form from 6/11/13 meeting (attached)

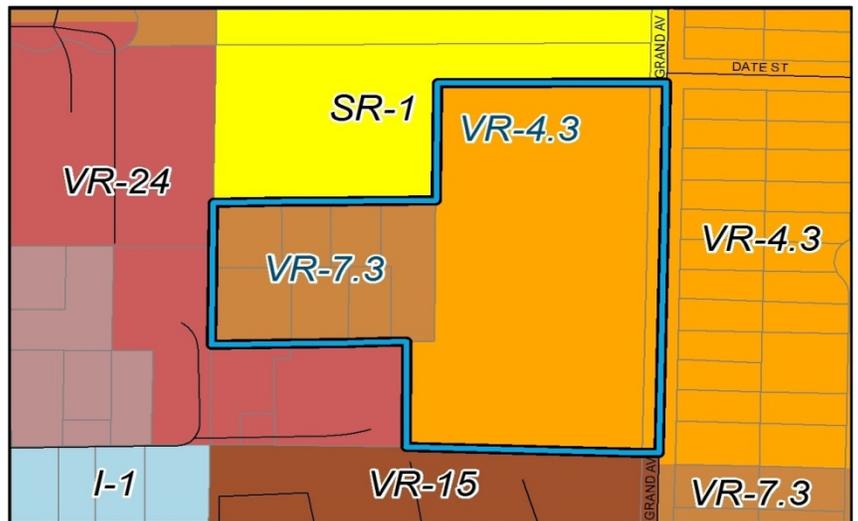
<sup>2</sup> Based on most intensive designations analyzed



Aerial Photo



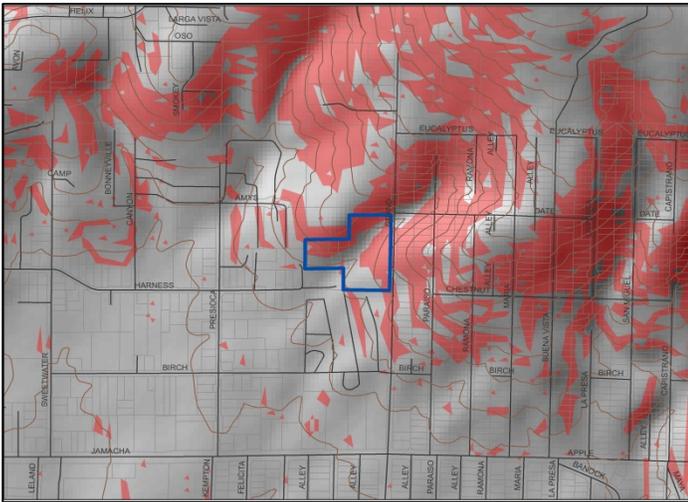
General Plan



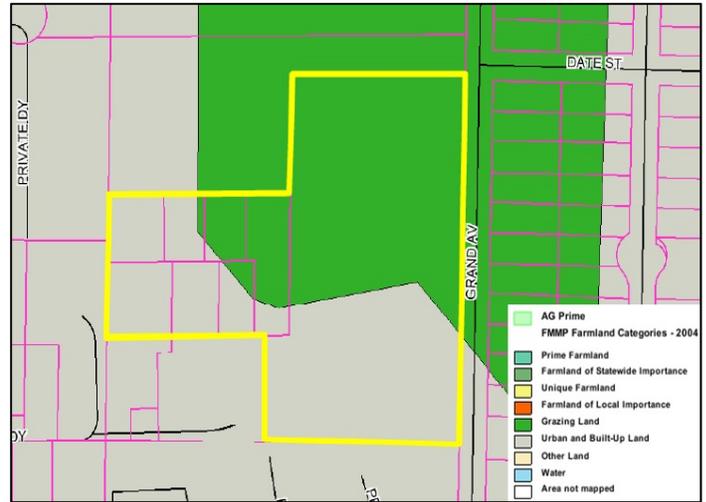
Staff Recommendation

# PROPERTY SPECIFIC REQUESTS

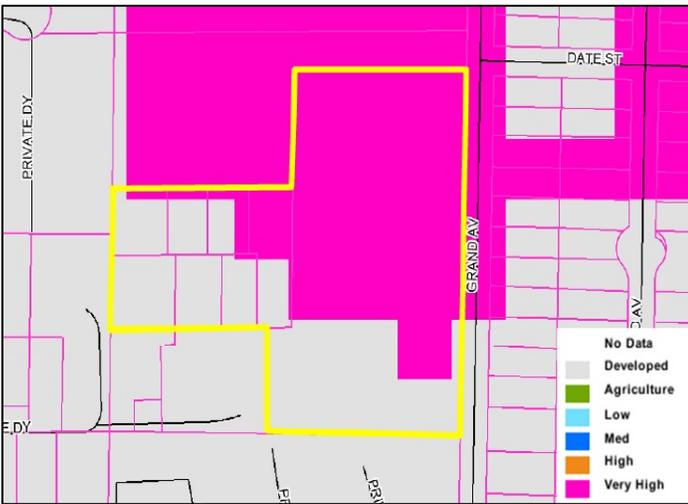
SV17



Steep Slope (greater than 25% in red)



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zones

## Context

As can be seen in the maps, SV17 consists of one larger, 4.6-acre parcel, and seven smaller parcels that total 1.8 acres. For this PSR, the current project includes a Land Use designation change for the 4.6-acre eastern parcel from Semi-Rural 1 (SR-1) to Village Residential 4.3 (VR-4.3). In addition, the seven western parcels are proposed to change from Village Residential 2.9 (VR-2.9) to Village Residential 7.3 (VR-7.3).

## APNs

5781604200, 5781605700, 5781605800, 5781606100, 5781606200, 5781606300, 5781606600, and 5781606900

# PROPERTY SPECIFIC REQUESTS

CPG Recommendation Form



## County of San Diego, Planning & Development Services COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION ZONING DIVISION

Record ID(s): NONE

Project Name: 2013 GENERAL PLAN CLEAN UP

Planning/ Sponsor Group: SPRING VALLEY CPG

Results of Planning/ Sponsor Group Review

Meeting Date: 6/11/2013

A. Comments made by the group on the proposed project.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. **Advisory Vote:** The Group  **Did**  **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
  - Approve with recommended conditions
  - Deny
  - Continue

**VOTE:** 11 Yes 0 No 0 Abstain

C. Recommended conditions of approval:

SPRING VALLEY CPG IS OK WITH THE MOBILITY ELEMENT &  
LAND USE MAP REVISIONS FOR SPRING VALLEY.

Reported by: [Signature] Position: 2 Date: 6/11/2013