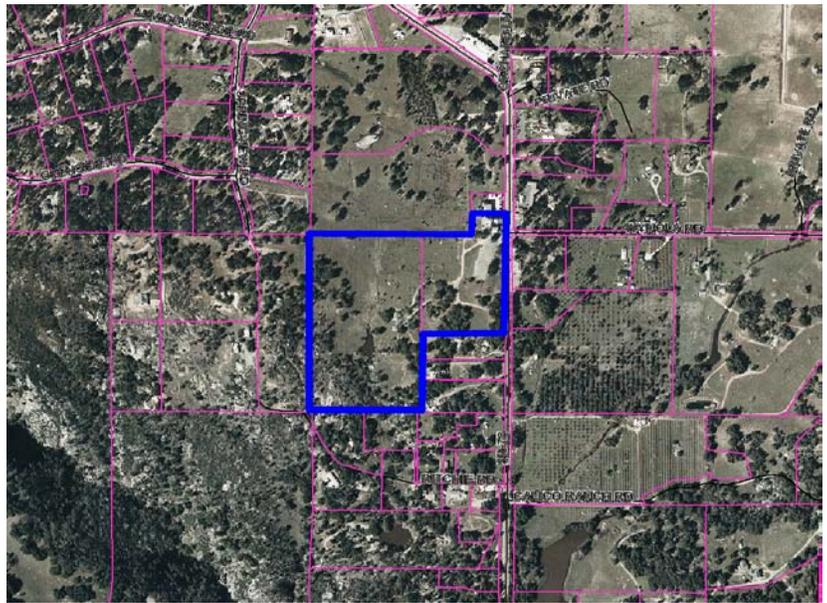


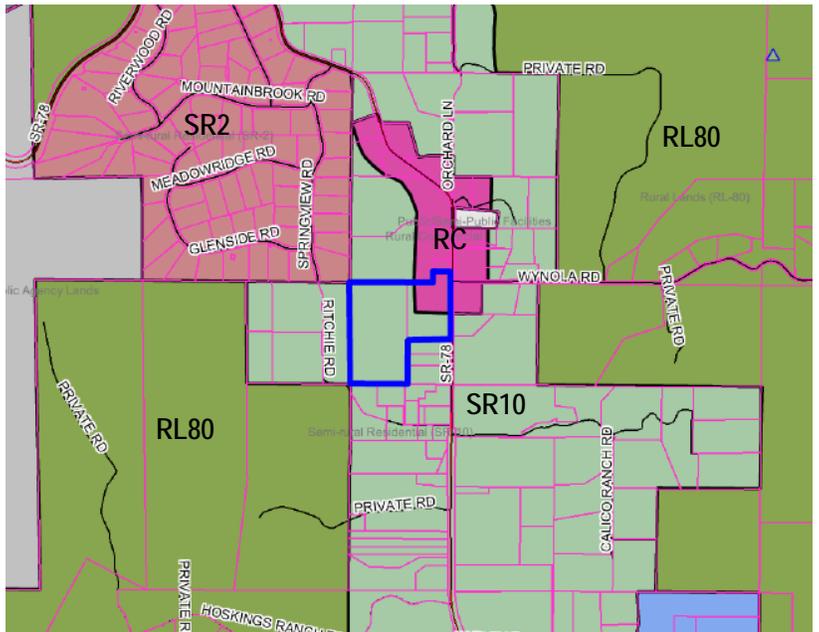
JL5

General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR4
Requested by: Harry Horner	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

Note:
1 – Based on staff's experience



Aerial



Adopted Aug 2011

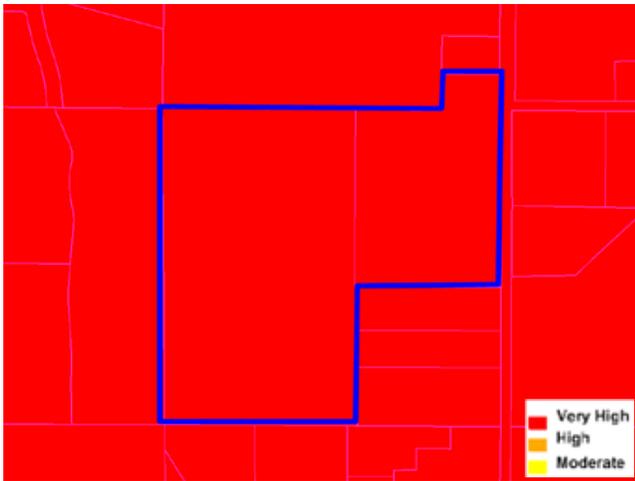
Property Description	
Property Owner:	Harry Horner
Size:	32.4 acres 2 parcels (three APNs)
Location/Description:	Intersection of Wynola Road and Old Julian Road (SR78); Outside County Water Authority boundary
Prevalence of Constraints (See following page):	<ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	

Discussion

Outside of the Village of Julian, the primary mapping principles were to recognize existing parcelization, but to limit the potential for additional subdivision, concentrating future development in and near the Julian Rural Village. An SR4 designation is outside the range of alternatives evaluated in the General Plan Update DEIR and would result in a spot designation. To resolve the spot designation would require designating approximately 56 additional acres as SR4.

JL5 (cont.)



Fire Hazard Severity Zones

JL5 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10	Moderate

Rationale for Moderate Category Classification

The request for a SR4 density (one dwelling unit per four acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per ten acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR4 designation is assigned consistently, an additional 56 acres around the property would require a change in designation from SR10 to SR4, which would result in a potential increase of five dwelling units.

Impact to Forest Conservation Initiative Remapping Timeline

None

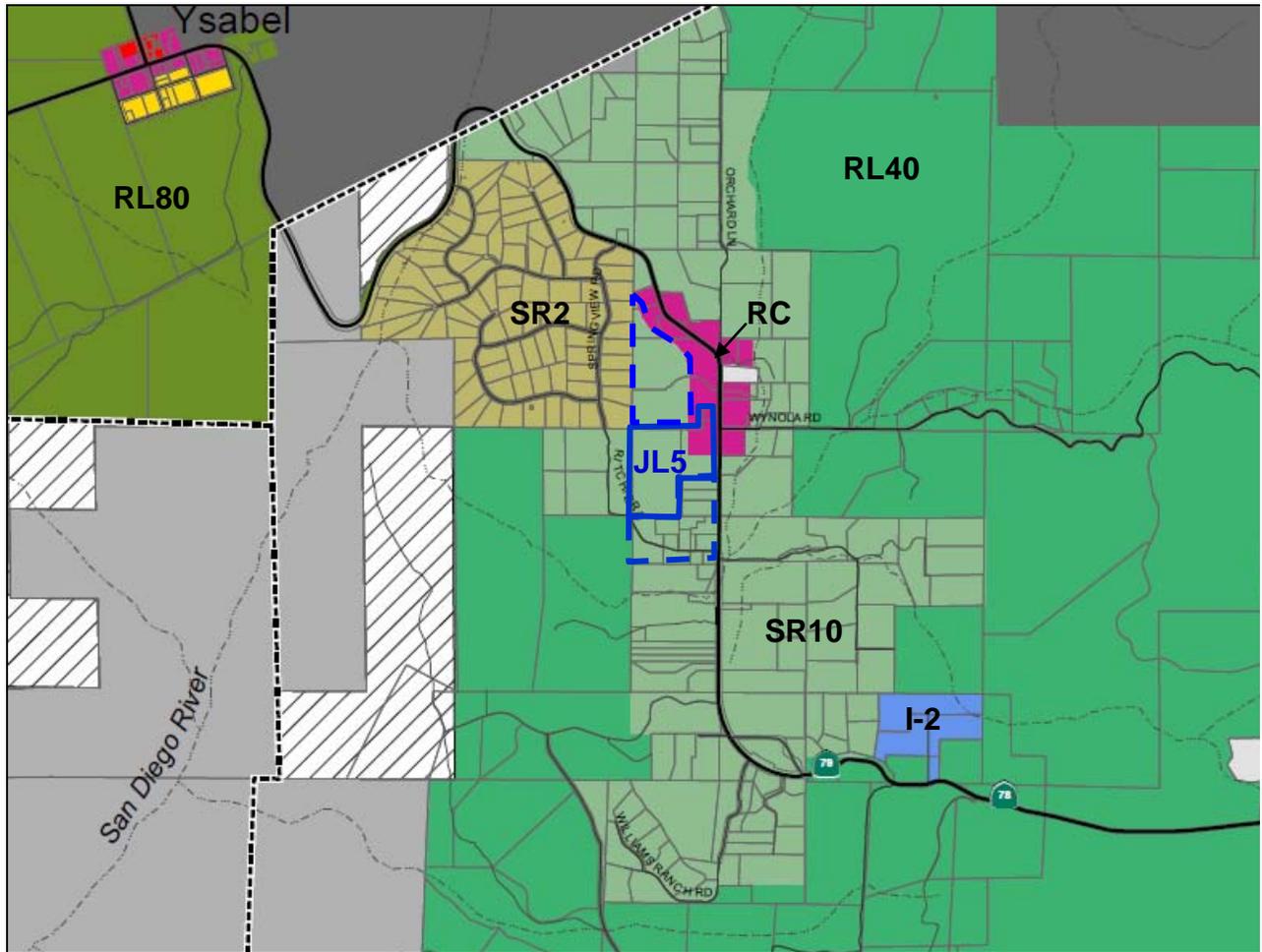


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -