VC20-A [2003 Referral #77]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Mike Fahr, Jim Chagala	
Community Recommendation	SR4[1]
Opposition Expected[2]	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:
1 – Valley Center CPG minutes January 31, 2011
2 – Anticipate property owners will be opposed to lower density

Property Description

Property Owner:
Rancho Catalina LLC

Size:
76.0 acres
4 parcels

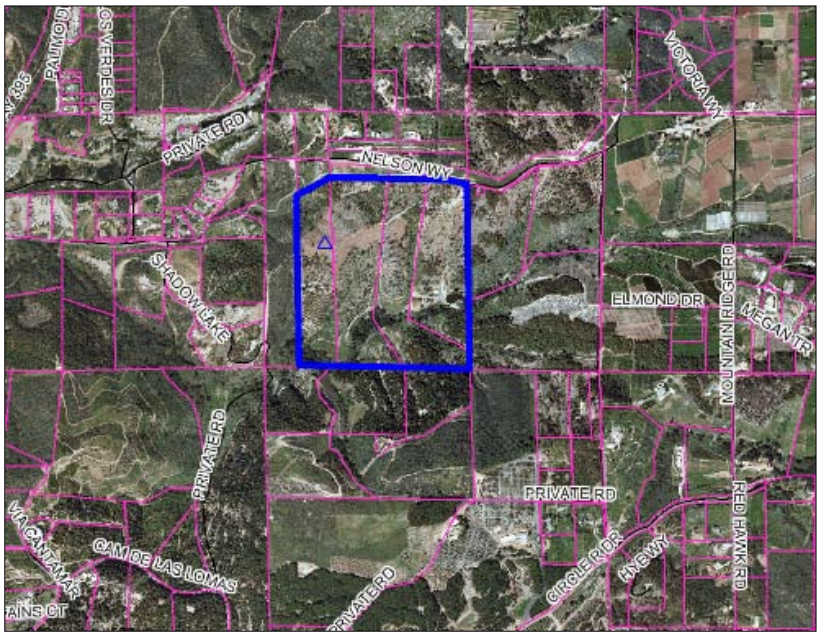
Location/Description:
Along Nelson Way in western portion of community planning area
Inside County Water Authority boundary

Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

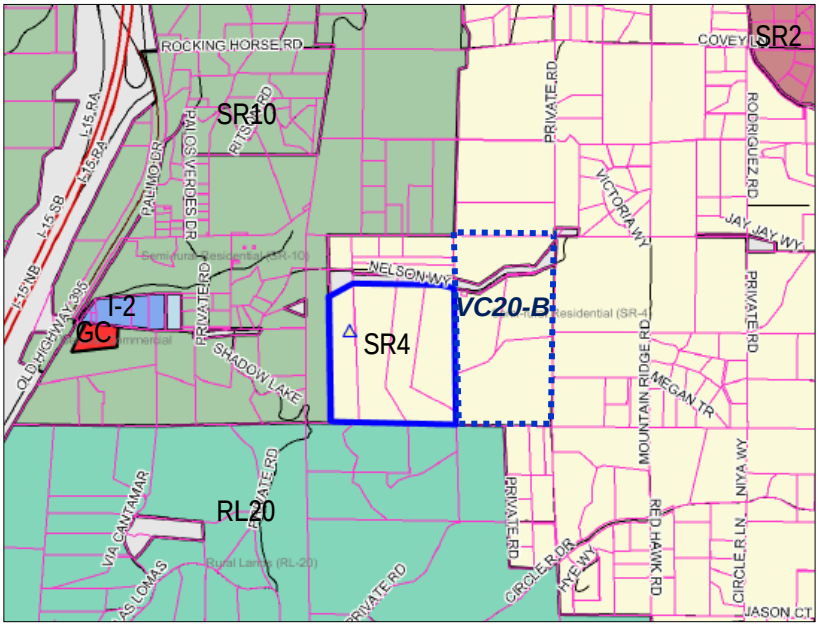
- ● Steep slope (greater than 25%)
- ○ Floodplain
- ◒ Wetlands
- ○ Habitat Value
- ◒ Agricultural Lands
- ◒ Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	SR10
Environmentally Superior	RL20
Zoning	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



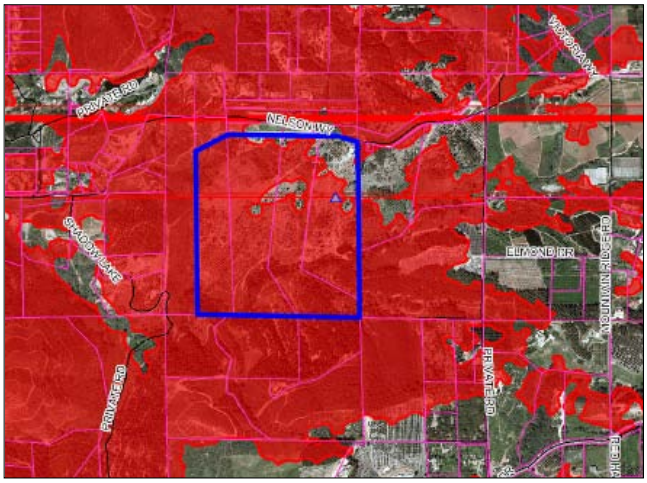
Aerial



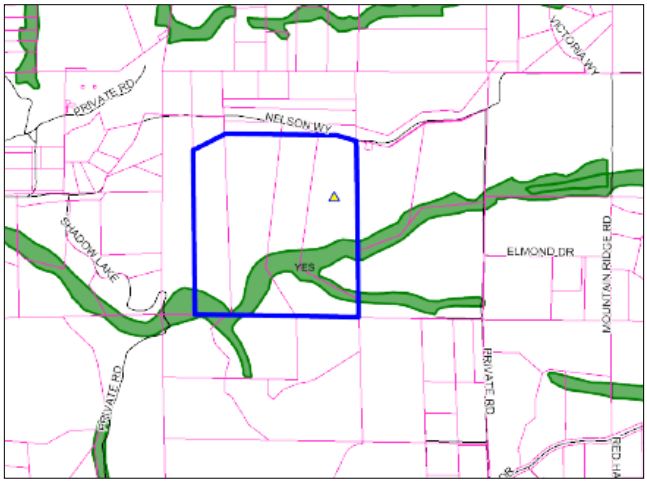
Adopted August 2011

Discussion

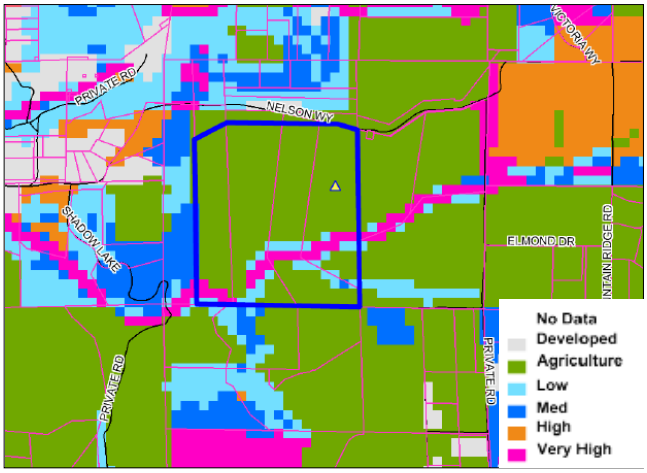
This is a 2004 Residential Referral where the Board of Supervisors directed staff to apply a SR2 designation to the Referral Map. On August 3, 2011, the Board adopted a compromise between the Referral and Draft Land Use Maps. Property is almost totally constrained by steep slopes. Also, wetlands run through the southern portion of the property. The request would result in a spot designation that could require a larger area to also be designated SR2. [Request is adjacent to VC20-B.]



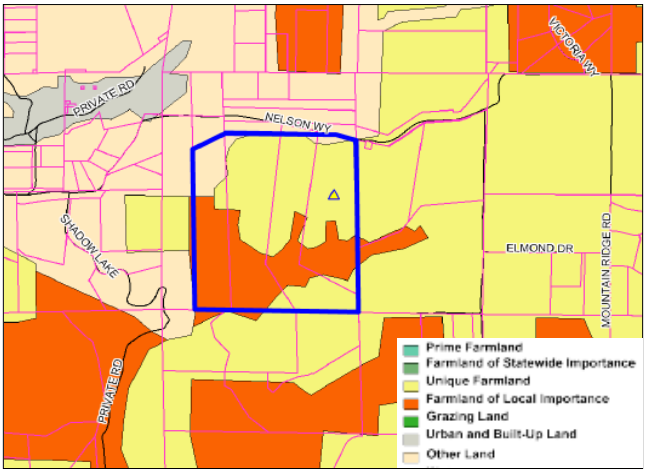
Slope (Greater than 25%)



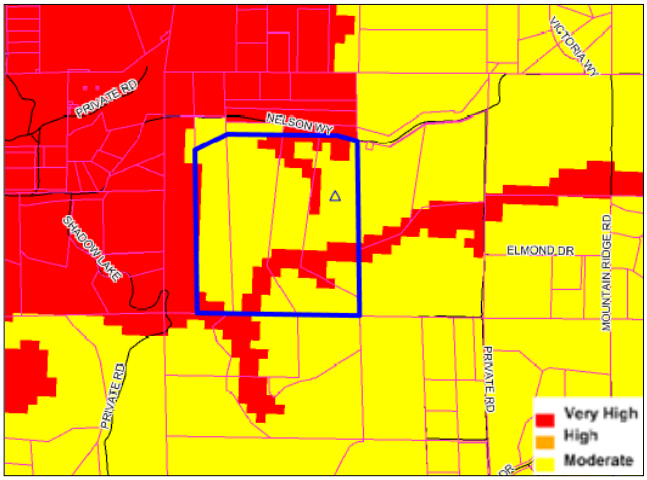
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4	Moderate

Rationale for Moderate Category Classification

The SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, an additional area would also need to be remapped as SR2. This would require additional environmental analysis in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure consistency when applying the SR2 land use designation, an additional 2,415 acres area surrounding the property (including VC20-B) will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

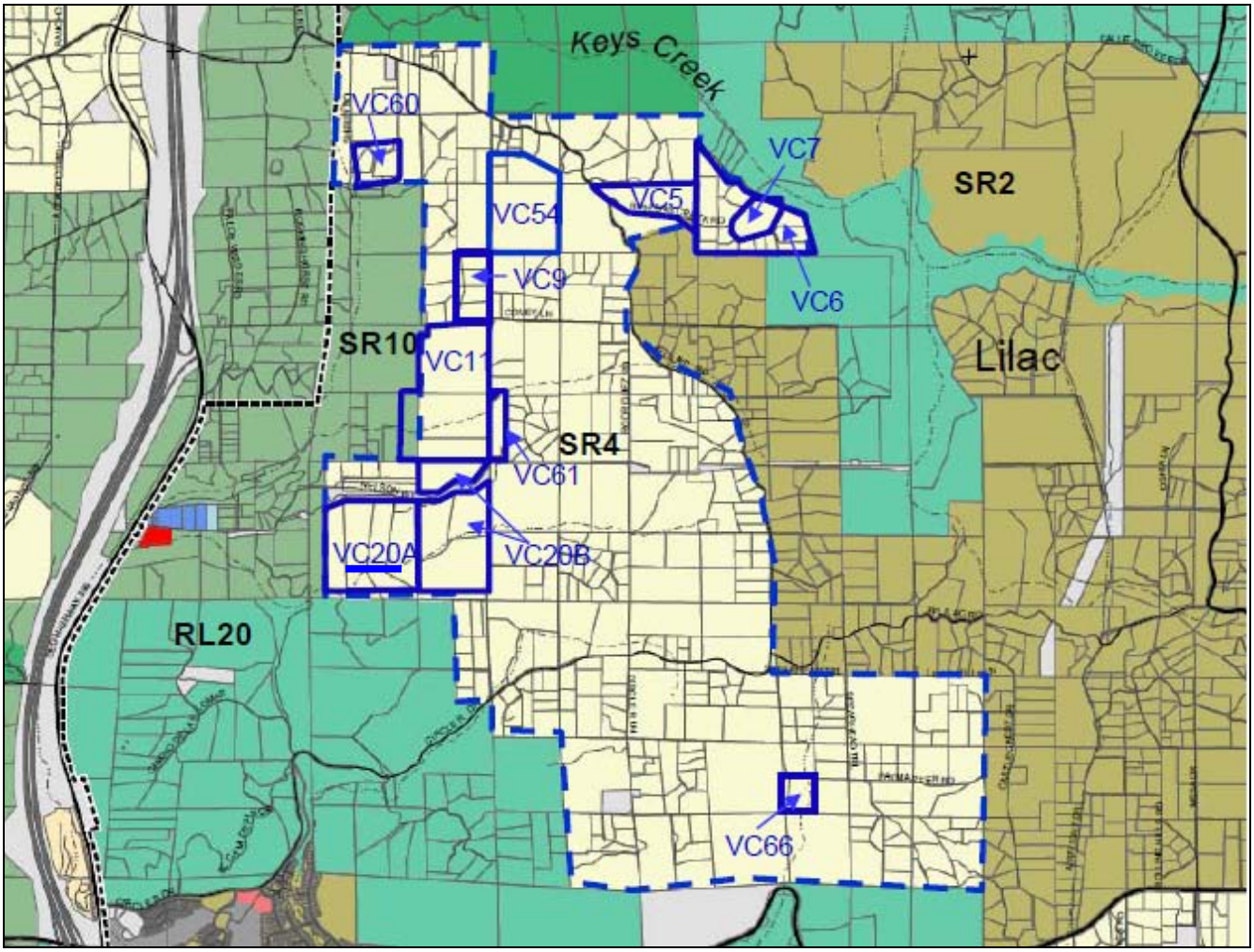


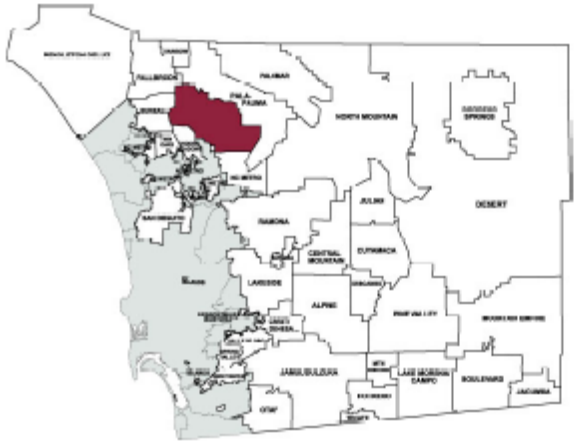
Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change ▪▪▪▪

GENERAL PLAN 2020 REFERRAL MATRIX

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

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

VALLEY CENTER



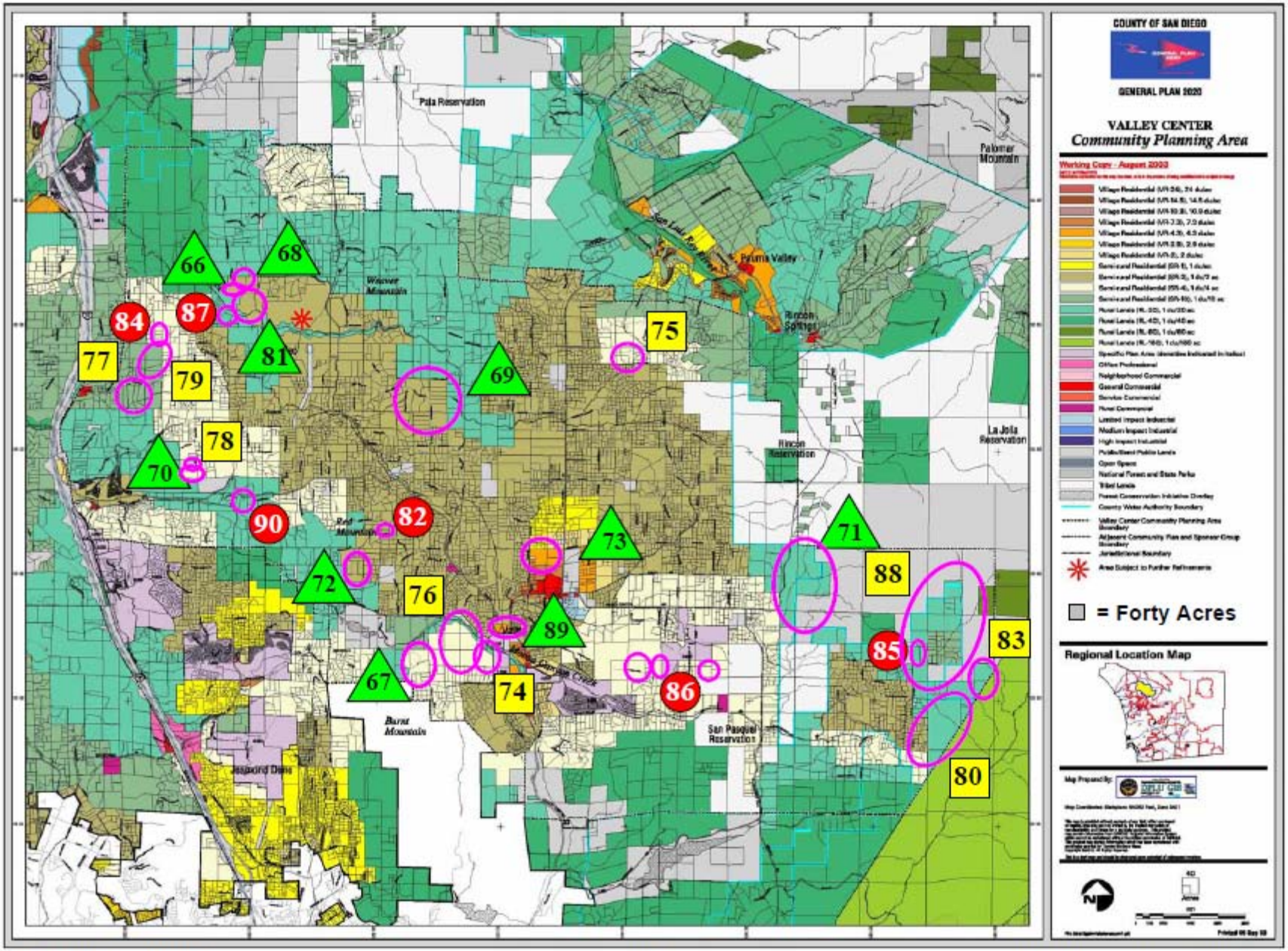
Valley Center had 24 properties referred for further staff evaluation and one that has been withdrawn. Upon completion of additional review, staff has determined that:

- 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.


COUNTY OF SAN DIEGO
GENERAL PLAN 2020
VALLEY CENTER
Community Planning Area
Working Copy - August 2003
= Forty Acres
Regional Location Map
Pala Reservation
Palomar Mountain
Pauma Valley
Rincon Springs
Rincon Reservation
La Jolla Reservation
San Pasqual Reservation
Burnt Mountain
Jeapond Dome
66
68
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GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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

76 Thure Stedt (representing Brook Forest)

December 2002 WC:	*August 2003 WC:*	*October Traffic Referral:*	*April 2004 WC:*
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

Key Objectives:

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

Rationale for April 2004 WC:

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.

77 Mike Fahr

December 2002 WC:	*August 2003 WC:*	*October Traffic Referral:*	*April 2004 WC:*
Rural Lands: 1 du/20acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres

Key Objectives:

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

Rationale for April 2004 WC:

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.