

Property Specific Requests Index

Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sandiego.gov/planning/landuse/psri/index.html>.

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- Recommended Project (October 2010)**
 Land Use Designations^{1,2}
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
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- Rural Lands (RL-20)
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- Specific Plan Area (residential densities in italics)⁴
- Office Professional³
- Neighborhood Commercial³
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- Public/Semi-Public Lands (Solid Waste Facility)
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- Forest Conservation Initiative Overlay
- Central Mountain Community Planning Area Boundary

NOTES:

- 1: The type and intensity of development depicted on the map must be implemented in accordance with General Plan goals and policies and other County regulations which may further affect the type and intensity of use.
- 2: Land Use Element, Table LU-1 indicates the applicable Regional Category for each designation.
- 3: Maximum development intensity for non-residential designations is provided in Land Use Element, Table LU-1.
- 4: Refer to Community Plan for general land uses and intensities allowed in Specific Plan area (SPA).

Map Prepared By:

Contributor: NAD83 Feet
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 This is a draft map and should be destroyed upon completion of subsequent versions.

PROPERTY SPECIFIC REQUEST

CM10

Property Specific Request:

Change land use designation from RL80 to SR4

Requested by: Kenyon Trust

Community Recommendation	Opposed
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	No
Level of Change	Moderate

Note:
1- Based on staff's experience

Property Description

Property Owner:
Kenyon Family Trust

Size:
21.95 acres
2 parcels

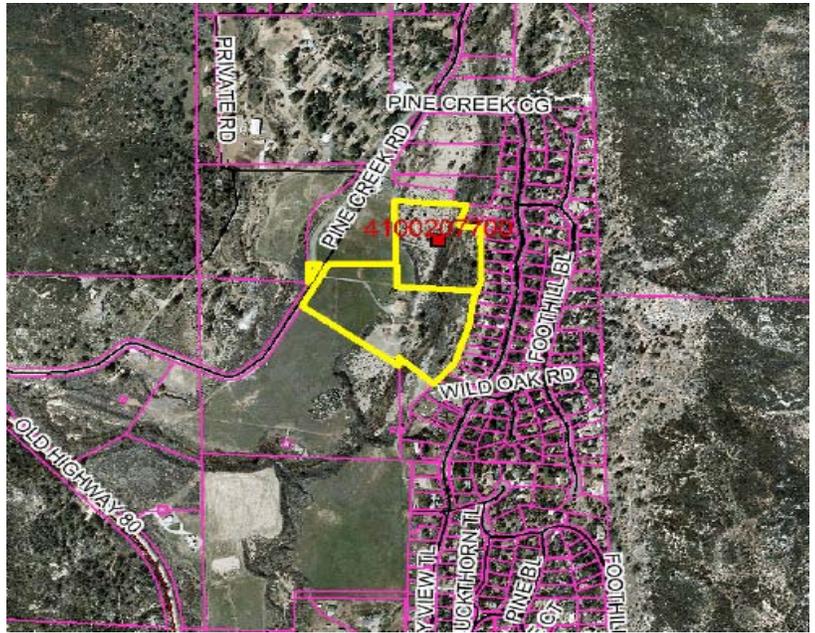
Location/Description:
Pine Valley Subregional Group Area;
Approximately one-half mile north of Old Highway 80, via Pine Creek Road;
Outside County Water Authority boundary

Prevalence of Constraints (See following page):

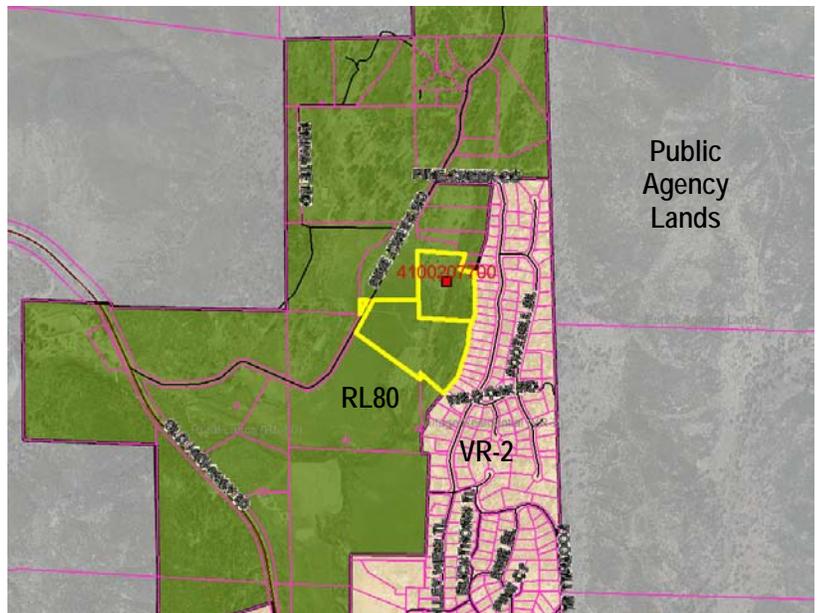
- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/1, 2, 4 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Existing — RS.4/RR.4, 2.5-acre minimum lot size	
Proposed — RS/RR; 8 acre minimum lot size	



Aerial



PC/Staff Recommendation

Discussion

This site currently has a non-pipelined project that is nearing approval from the Department of Planning and Land Use. The original Tentative Parcel Map 20857 was for four lots. However, due to concerns of the Planning Group, which center around concerns for visual impacts to the meadow, groundwater quality and capacity, and community character, the project is being approved as a three-lot subdivision. The project is not consistent with the PC / Staff Recommendation of RL80 and would require a designation of SR4. In addition to the groundwater issues for Pine Valley, nearly half of this site is constrained by wetlands and the entire site is within the Very High Fire Hazard Severity Zone.

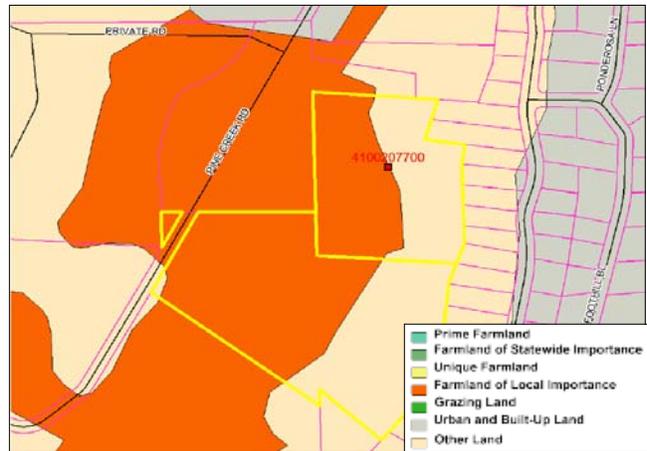
Continued on next page.

PROPERTY SPECIFIC REQUEST

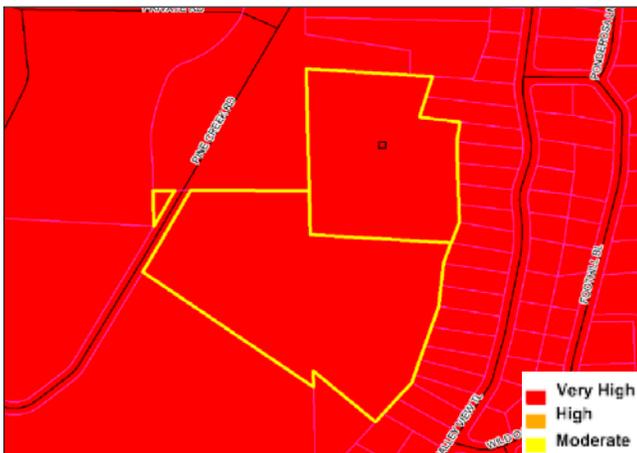
CM10 (cont.)



Wetlands



Farmlands of Local Importance



Fire Hazard Severity Zones

Discussion (cont.)

The RL80 designation would not allow for additional subdivision in the sensitive meadow area and would limit additional growth in the community that is near groundwater capacity. While highly opposed by the Community Planning Group due to concerns over community character, a SR4 density could be justified based on adjacent parcels with VR2 designations.

PROPERTY SPECIFIC REQUEST

CM12 (2004 Referral #150)

Property Specific Request:

Change land use designation from VR2/RL20 to SR4¹

Requested by: Fred Oliver

Community Recommendation	RL80
Opposition Expected ²	Yes
Spot Designation/Zone	No
EIR Recirculation Needed	No
Change to GPU Objectives Needed	No
Level of Change	Minor

Notes:

1 - Fred Oliver email dated January 25, 2011

2 - Based on staff's experience, opposition is expected from both the Pine Valley CPG and Endangered Habitats League (EHL)

Property Description

Property Owner:

Oliver Family Trust

Size:

158.3 acres

2 parcels

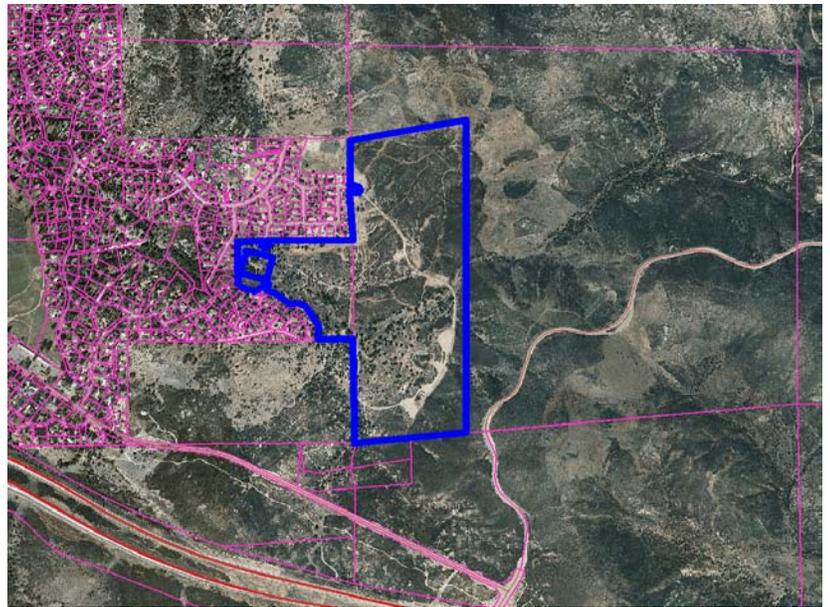
Location/Description:

Pine Valley Subregional Group Area;
North of Interstate 8 and Old Highway 80
adjacent to the Rural Village's eastern boundary,
Assessable via Rua Alta Vista;
Outside County Water Authority boundary

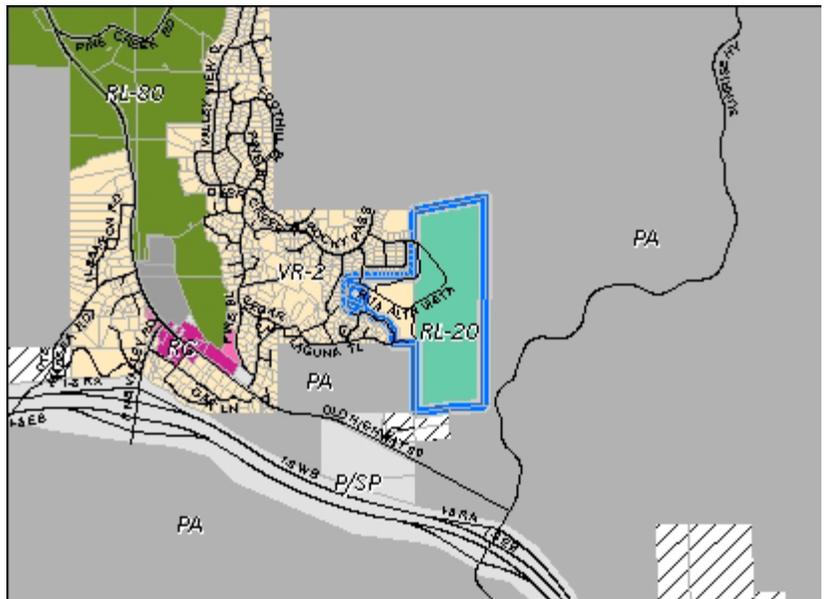
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zone



Aerial



PC/Staff Recommendation

Land Use

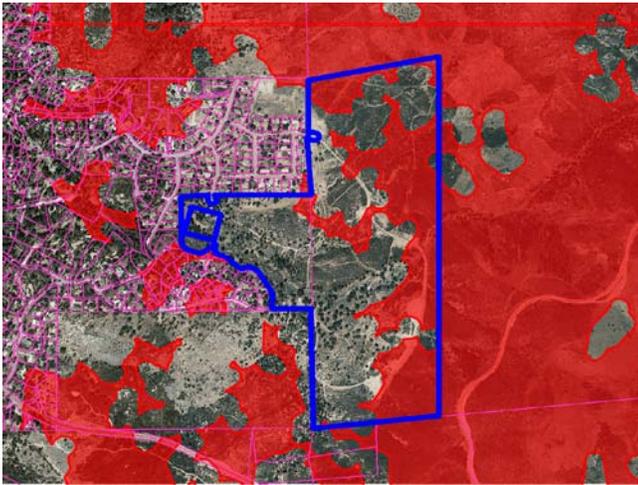
<i>General Plan</i>	
Scenario	Designation
Existing General Plan	1 du/1,2,4 ac
PC / Staff Recommendation	VR2/RL20
Referral	VR2/SR2
Hybrid	
Draft Land Use	
Environmentally Superior	VR2/RL80
<i>Zoning</i>	
Existing — RR; 1-acre minimum lot size	
Proposed — RR; 0.5 & 1-acre minimum lot size	

Discussion

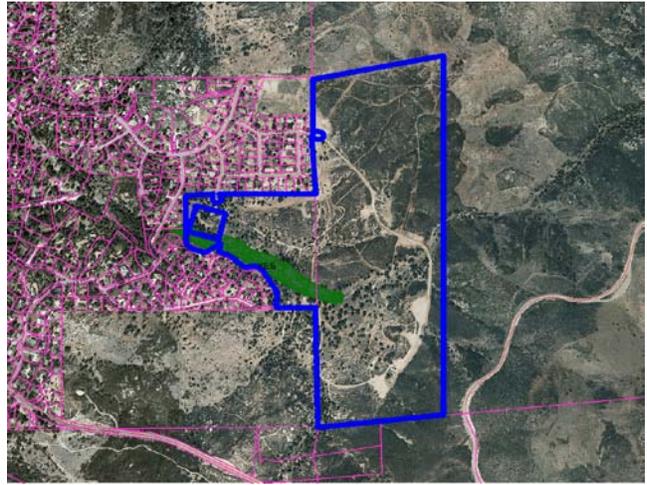
A Groundwater Study for Pine Valley was prepared to evaluate the DEIR alternatives. This study concluded that all of the alternatives would exceed the groundwater in storage threshold for the Pine South Basin of 50% or more at any time as a result of groundwater extraction over a 34-year period. The Environmentally Superior Alternative would come closest to meeting the threshold with a minimum groundwater in storage estimated in any given month of 43% of maximum storage. The Staff/PC Recommendation would only be slightly worse than the Environmental Superior Alternative; however, the property owner's request would allow approximately 26 to 56 additional dwelling units, and could significantly exceed the in water usage threshold.

PROPERTY SPECIFIC REQUEST

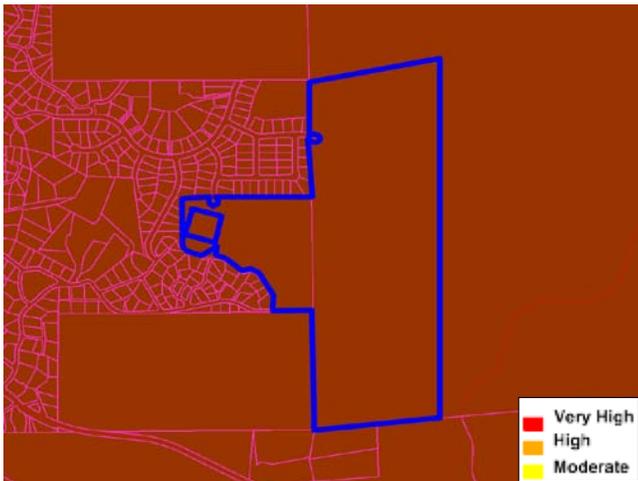
CM12 (cont.)



Steep Slope (Greater than 25%)



Wetlands



Fire Hazard Severity Zones

Discussion (cont.)

Staff is of the understanding that the property owner now wants a SR4 designation for the entire 158 acres that are proposed for a split designation with VR2 and RL20 by the PC / Staff Recommendation. Since the PC / Staff Recommendation would yield approximately 54 dwelling units and a SR4 designation over the entire 158 acres would yield less than 38 units, the property owner's request could be accommodated without recirculation of the EIR and would be more appropriate due to the groundwater constraints in Pine Valley.

PROPERTY SPECIFIC REQUEST

CM15

Property Specific Request:

Change land use designation from RL80 to SR1

Requested by: Robert Unger

Community Recommendation	RL80
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Robert F & Alice R Unger Family Trust

Size:

7.3 acres

1 parcel

Location/Description:

Pine Valley Subregional Group Area;
Northeast of Intersection of Old Highway 80 and Pine Creek Rd;
Outside 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 Zone

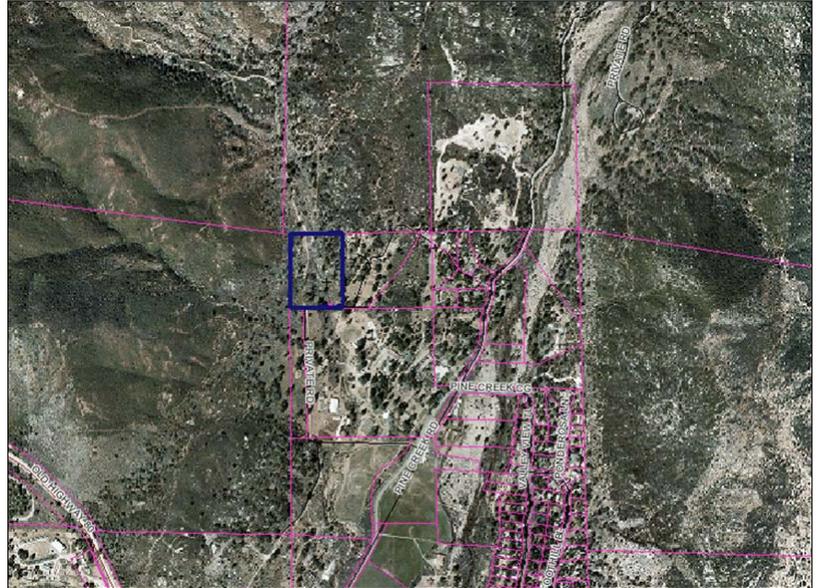
Land Use

General Plan

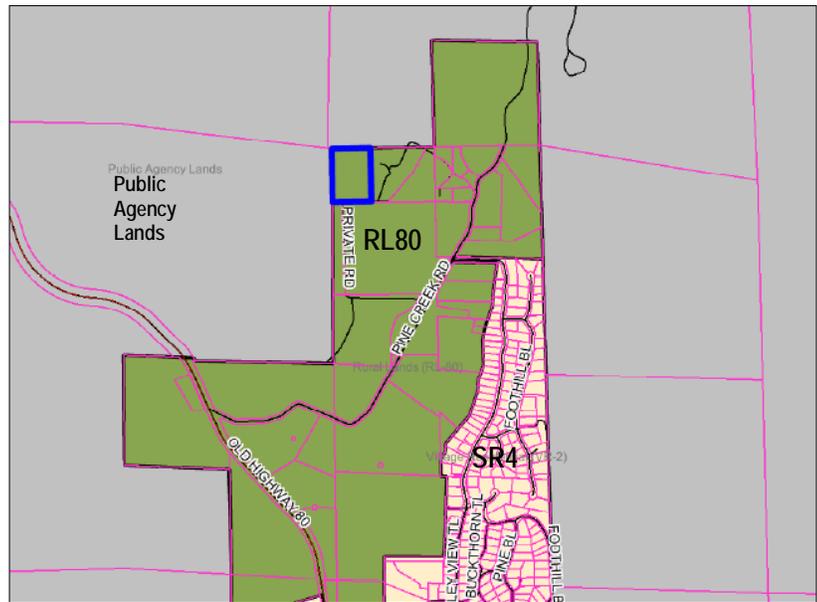
Scenario	Designation
Existing General Plan	1 du/1,2,4 ac
PC / Staff Recommendation	RL80
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

Zoning

Existing — RR; 2.5-acre minimum lot size
Proposed — RR; 8-acre minimum lot size



Aerial



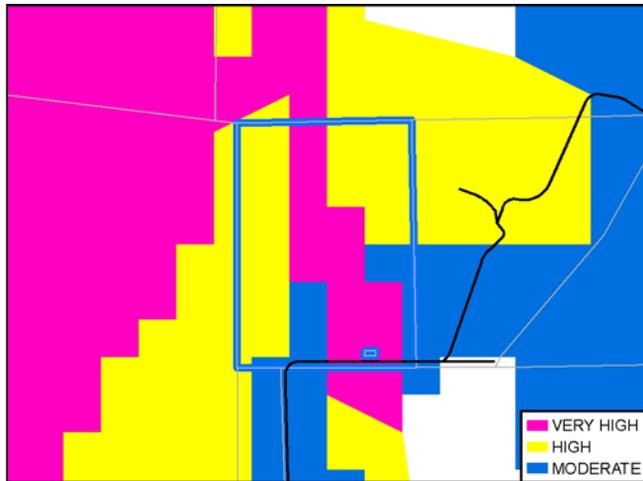
PC/Staff Recommendation

Discussion

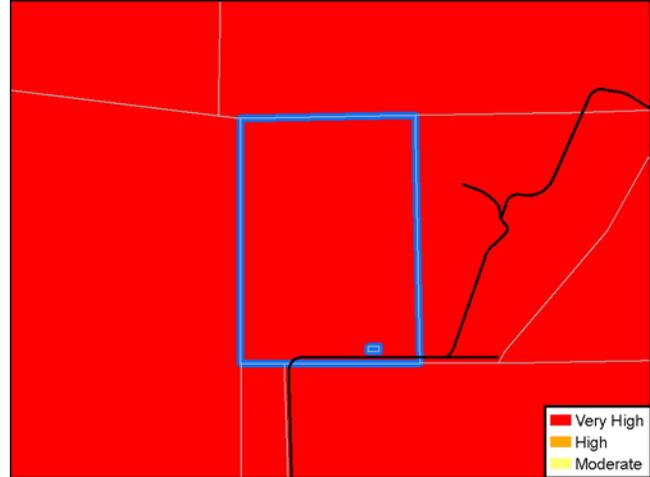
Subject property is a 7.3-acre parcel that is requesting a density of one dwelling unit per acre. This request would not be supported by the Community Development Model due to the property's location outside of the Rural Village boundary. In addition, the groundwater issues in this area also make this request unrealistic since, due to limitations in groundwater availability, the minimum lot size in Pine Valley is four acres (see also information on next page concerning groundwater studies prepared as part of the General Plan Update). As such, the property owner would not be able to subdivide even under the existing regulations. However, if a Semi-rural designation is assigned, additional parcels would also need to be designated as SR1. These parcels would be able to subdivide and recirculation of the EIR would likely be necessary.

PROPERTY SPECIFIC REQUEST

CM15 (cont.)



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

A Groundwater Study for Pine Valley was prepared to evaluate the DEIR alternatives. This study concluded that all of the alternatives would exceed the groundwater in storage threshold for the Pine South Basin of 50% or more at any time as a result of groundwater extraction over a 34-year period. The Environmentally Superior Alternative would come closest to meeting the threshold with a minimum groundwater in storage estimated in any given month of 43% of maximum storage. The Staff/PC Recommendation would only be slightly more impactful than the Environmental Superior Alternative.