

## **General Plan 2020**

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# **RESIDENTIAL PROPERTY REFERRALS ERRATA SHEET (2)**

*Board of Supervisors Hearing  
October 1, 2003*

**GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

Errata Sheet (2) – October 1, 2003

*The following reflects corrected Planning Group recommendations for the Jamul/Dulzura subregion.*

<b>REF</b>	<b>PROPERTY</b>	<b>DENSITY RECOMMENDATIONS</b>		<b>STAFF RATIONALE</b>
<b>108</b>	<p><i>Bill Schwartz</i></p> <p>Inside CWA boundary. Within subdivision of 1 to 4-acre lots. Portion of subdivision is designated at 1 du/acre.</p> <ul style="list-style-type: none"> <li>• 1.88 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2,4 acres</p> <p><u>Planning Commission:</u> CPG Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Semi-Rural: <u>1 du/2 acres</u></p> <p>(revised after consideration of Planning Commission and planning group recommendations)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Recognizes established context</li> <li>· Consistent with area to the south that has similar physical/environmental constraints</li> </ul> </li> <li>• <i>Reduce public costs</i> – located inside CWA with vehicular access</li> <li>• <i>Assign densities based on characteristics of the land</i> – area is relatively flat with no major environmental constraints</li> <li>• <i>Obtain a broad consensus</i> – consistent with planning group recommendation</li> </ul>
<b>110</b>	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. East of proposed Rancho Miel Specific Plan</p> <ul style="list-style-type: none"> <li>• 144.81 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres (northern two parcels) Rural Lands: 1 du/20 40 acres (southern parcel)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (northern two parcels) Rural Lands: <u>1 du/40 acres</u> (southern parcel)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context</li> <li>• <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands density is physically constrained by steep slopes</li> </ul>

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111	<p><i>Chuck Bantier</i></p> <p>Outside CWA boundary. Skyline Truck Trail runs through the southern portion</p> <ul style="list-style-type: none"> <li>• 101.71 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>COMPROMISE</b></p> <p>Semi-Rural: <u>1 du/10 acres</u> (southern parcel)</p> <p>Rural Lands: <u>1 du/20 acres</u> (northern parcel)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Recognizes established context</li> <li>· Potential environmental impacts are similar to adjacent parcels assigned higher density</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat</li> <li>· Parcel assigned Semi-Rural category has direct vehicular access</li> </ul> </li> <li>• <i>Locate growth near infrastructure, services, and jobs</i> – located outside CWA boundary away from existing settlements</li> </ul>
113	<p><i>John Pynenburg</i></p> <p>Outside CWA boundary. Located in southeastern portion of community, bisected by SR94.</p> <ul style="list-style-type: none"> <li>• 76.41 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p><b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Slopes greater than 25% on majority of parcel</li> <li>· Environmental constraints include coastal sage scrub</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands</li> </ul>

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160	<p><u>Planning Group Chair:</u>  <i>Gene Helsel, Bonnie Gendron, Gail Tucker, Virginia Moran, Susan Carey, and Maureen Brantly (representing the Julian Planning Group)</i></p> <p>Entire area of community assigned density of 1 du/40 acres (Working Copy – December 2002 map)</p> <ul style="list-style-type: none"> <li>• 16,400 acres</li> <li>• Existing General Plan:  1 du/40 acres  1 du/4,8,20 acres  1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u>  Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u>  Rural Lands: 1 du/80 acres</p> <p><u>CPG/CSG:</u>  Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u>  Staff Recommendation</p>	<p><u>County Staff:</u>  <b>AGREE</b> with Referral  Rural Lands: 1 du/80 acres</p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development – higher density development would be detrimental to existing community character (i.e. open space, dark skies, agricultural activities, abundant plant and animal life)</i></li> <li>• <i>Reduce public costs – growth is directed away from these remote areas</i></li> <li>• <i>Obtain a broad consensus – incorporates preference of community planning group and individual landowners</i></li> </ul>
163a	<p><i>Dallas Green</i></p> <p>South of the historic Town Center.</p> <ul style="list-style-type: none"> <li>• 621 acres</li> <li>• Existing General Plan:  1 du/40 acres (FCI)  1 du/2,4,8 acres (underlying density)</li> </ul>	<p><u>GP2020 Working Copy:</u>  Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u>  Semi-Rural: 1 du/8 acres  Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u>  Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u>  Staff Recommendation</p>	<p><u>County Staff:</u>  <b>DISAGREE</b> with Referral  Retain Rural Lands:  <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development – referral would expand sprawl to the south with additional Semi-Rural densities in area categorized as Rural Lands</i></li> <li>• <i>Reduce public costs – growth is directed away from these remote areas</i></li> <li>• <i>Obtain a broad consensus – incorporates preference of community planning group</i></li> </ul>