

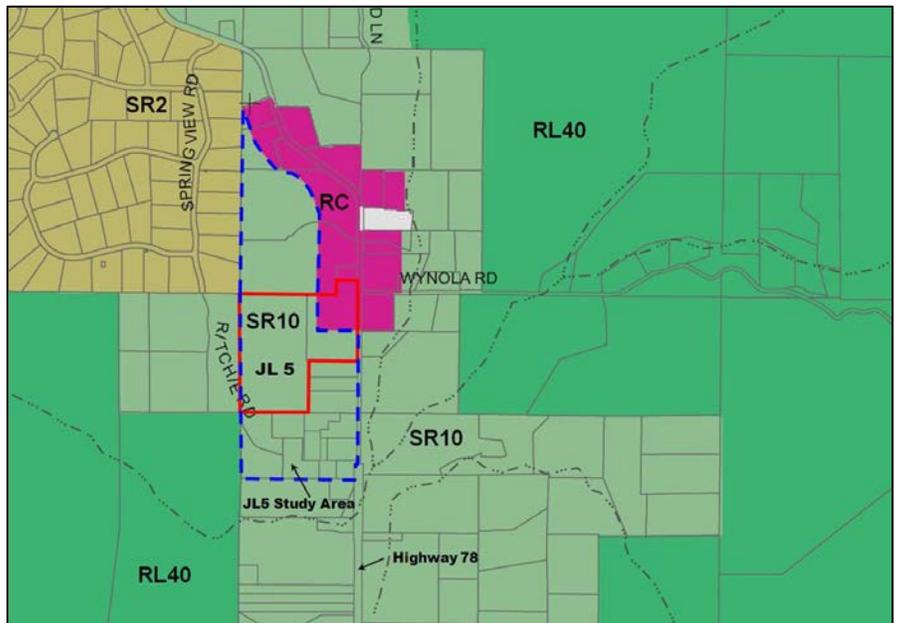
JL5 and Study Area

Existing GP Designation(s)	SR10
Requestor(s) Position: Support workplan designations	
Area (acres): 84.1 [32.4 PSR, 51.7 study area]	
# of parcels: 21	

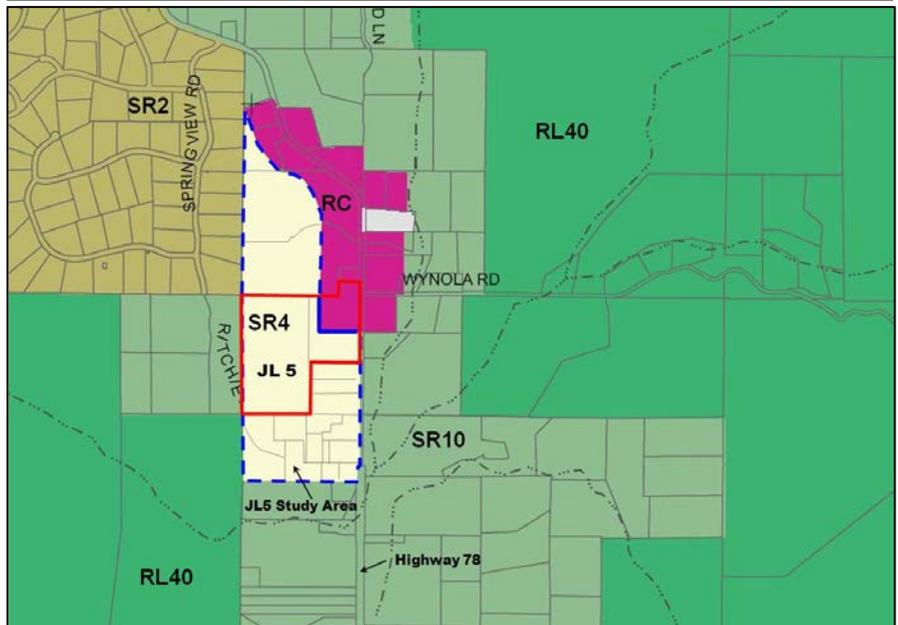
Workplan Designation(s) Evaluated	SR4
CPG Position	Support
Opposition Expected	Yes
# of Additional Dwelling Units	7
Complexity	Low

Discussion: This request is to change the designation from SR10 to SR4, which has been determined to be consistent with the Guiding Principles due to its locale in the small community of Wynola and the fact that surrounding lands are already parcelized. An additional area is recommended to be included with the change for consistency. Some concern has been voiced by nearby property owners because of potential impacts to groundwater. Staff has received correspondence (attached) from property owners Cristi Lewis and Richard Sparks opposing changes based on groundwater and traffic concerns. Any future subdivision would require compliance with the County's groundwater ordinance and a groundwater study. The Julian Community Planning Group voted to support this request on February 13, 2012.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

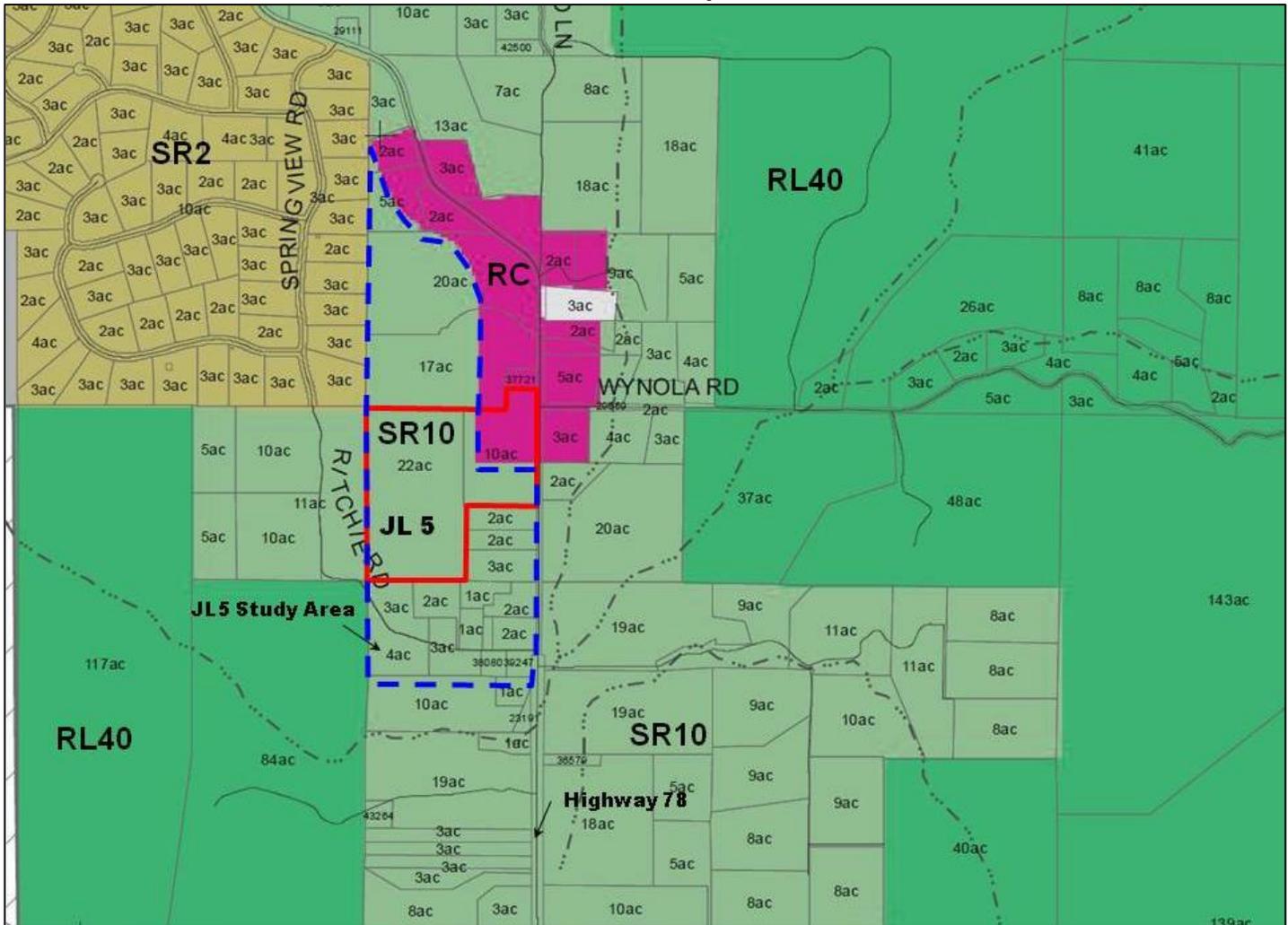


JL5 and Study Area

Rationale for Low Complexity Classification:

- The change will result in few additional dwelling units. Many of the parcels in the study area would not be able to subdivide under the workplan designation. This is in keeping with the mapping principles used in the General Plan Update outside of the Julian Village.
- There are significant stands of oak woodlands in the study area, but these could be preserved through avoidance and/or conservation easements through the subdivision process.
- The area is within the sub-community of Wynola, located between a residential development to the northwest and the commercial district along Highway 78. An increase in density would not be out of character for the area.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [JL5](#)

Dear Mr. Johnston.

Regarding The letter and map we recieved about The possible change To The General Plan in The Julian area, Study Area 1. I believe The Ten acre minimum is good due To ground water concerns.

We have lived on Ritchie Road in The Wynola valley since May of 1976. Our property is a few hundred Feet South of The property in question.

I was a well driller from 1970 Thru 1994. I have been monitoring The well situation in The valley since 1970. Well depths have radically gone deeper in The last Twenty years.

Until The 1990's a deep well was 300 to 400 feet deep. AT present on Ritchie Road we have two 1200 foot, two 1000 foot and three 800 to 900 foot deep wells. Two of The deep wells make only three gallons per minute or less. The other usable wells are 300 to 400 FT deep.

The population density in The valley is quite high with Wynola Estates just Northwest of The property in question. In The past I have seen signs in Wynola Estates That said "Tanks Low - No Outside Watering." They deepened Their wells to 1400 ± feet and added new wells. Two wells on Ritchie Road To The South and Southwest of Wynola Estates went dry and had to be deepened.

A well I drilled on Highway 78 in 1972 has had to be deepened at least Twice and I believe a Third Time. This well is a few hundred feet Southeast of The Property in question.

I am very concerned about The long Term effects of more wells and/or water usage here.

On The matter of extending The commercial property to The South on Highway 78 I have The same water concerns. If The restaurant business was to be expanded water usage would increase. I'm sure The neighbors would not enjoy The noise and parking next to Their property.

Thank you for Taking The Time to consider These concerns.

Richard Sparks

Richard Sparks

PO Box 283

Santa Ysabel, CA

92070

760-550-8669

April 23, 2012

Department of Planning and Land Use
ATTN: Advance Planning
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

To the Staff of the Advance Planning Division,

My name is Cristi Lewis, and I am a landowner who lives at 4062 Ritchie Road, Santa Ysabel, 92070. My property is included in Study Area 1 of the Julian Community Study Area being considered for a land use designation change as specifically requested by Mr. Harry Horner. This change is being considered at the upcoming May 2nd meeting. I am writing to let you know that I OPPOSE the proposed changes, and support the County's decision of August 3, 2011 to make the designated study zone an SR-10 in the General Plan as opposed to an SR-4.

There are several reasons why I oppose the changes requested by Mr. Horner, all of which are listed below:

- 1) I believe the water table will not support an increase in housing density in this area. This was one of the reasons the County decided to change the land use designation last year from an SR-4 to an SR-10. All of the properties in this area rely on groundwater supplied by owner-dug wells. My property is directly adjacent to Harry Horner's property to the south, and my well lies directly downstream from any potential wells that would be dug on his property due to the land use designation change. Instead of the maximum of 2 wells Mr. Horner can currently have on his property, this change would allow him to have a maximum of 5. This would compromise the integrity of my well, potentially causing it and my neighbors' wells to run dry. The wells in this study property are already anywhere from 500' - 1000' deep, and run anywhere from 3 gal/min. to a maximum of 20-30 gal/min. Considering the precarious rainfall we have had in recent years and the population density of the area already, I believe the water table is at its maximum to what it can support. It would be a substantial cost to the surrounding homeowners to have to relocate or deepen their wells due to new wells being dug directly to the north (and upstream) of us.
- 2) Mr. Horner has also requested an extension of the commercial zoning for the property directly adjacent to Hwy. 78. I oppose this request as well. As it stands, his commercial zoning only extends partway to the next adjacent residential property, leaving a buffer zone between the commercial zone and the residence on the next property. If the commercial zone were to be

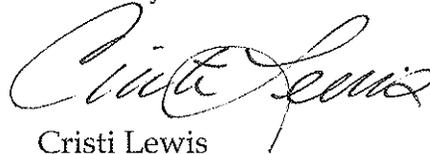
extended, this buffer zone goes away. This could potentially affect land values due to increased noise, traffic, and activity that a commercial zone brings. Plus, this commercial zone would also rely upon groundwater and a septic system for its water needs, exacerbating the same groundwater problem I mentioned before. Since the existing commercial zones in this area are mostly undeveloped, and given the drop in tourism, jobs, and population in recent years in our area due to the economy, I see little need to expand the commercial zone at this time.

- 3) Mr. Horner's property and the existing business which operates on it are currently for sale. I believe his request to the County was made based on maximizing the profit Mr. Horner could receive for his property without regard to the effects it would have to the surrounding community. Given that this is the only benefit I can see for the proposed changes (a benefit for only one landowner), and given the expensive and negative effects this change may have on his neighbors, I cannot support this proposal.

When the current designation of SR-10 was applied to our lands in August of last year by the County, I believe the County did so for good reasons. I support the County's assessment of the situation, and I ask that the Board members oppose the proposed change from SR-10 to SR-4 on May 2nd for the good of my community, and the good of the environment in which we live.

Thanks you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Cristi Lewis". The signature is fluid and cursive, with the first name "Cristi" being larger and more prominent than the last name "Lewis".

Cristi Lewis

4062 Ritchie Rd.
Santa Ysabel, CA 92070
(760) 877-9939

Johnston, Kevin

From: jack@cableusa.com
Sent: Tuesday, April 03, 2012 11:04 AM
To: Johnston, Kevin
Subject: Horner request

Kevin; At the February 13 meeting of the Julian Community Planning Group the Horner request for General Plan revision of his and adjoining property on Hwy 78/79 was considered and the Group voted unanimously to support the requested change. We noted that properties to the southeast consisted of parcels smaller than what was requested and the large property to the northwest could not likely be divided due to topographic and road access considerations. Therefore we determined that the requested change would not significantly alter the neighborhood. Jack Shelver, Chair - Julian Community Planning Group.