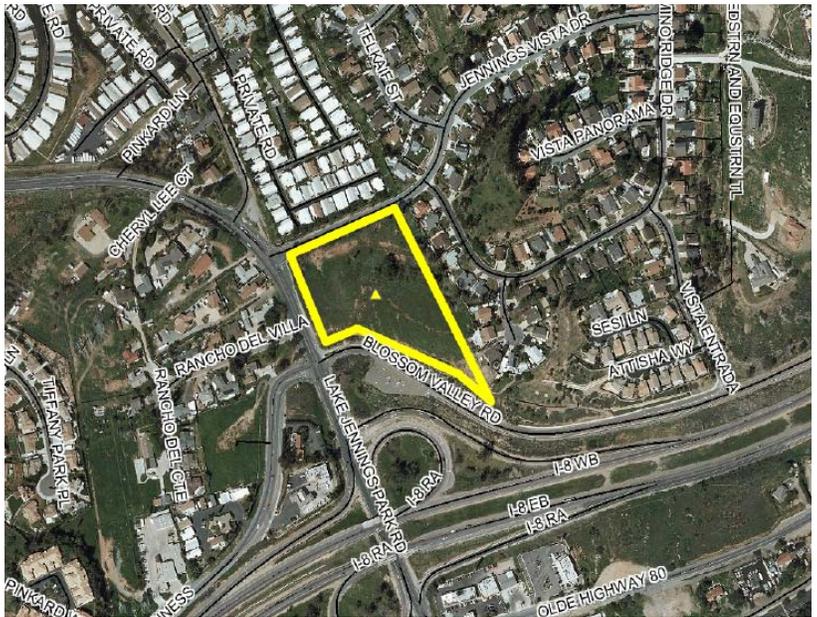


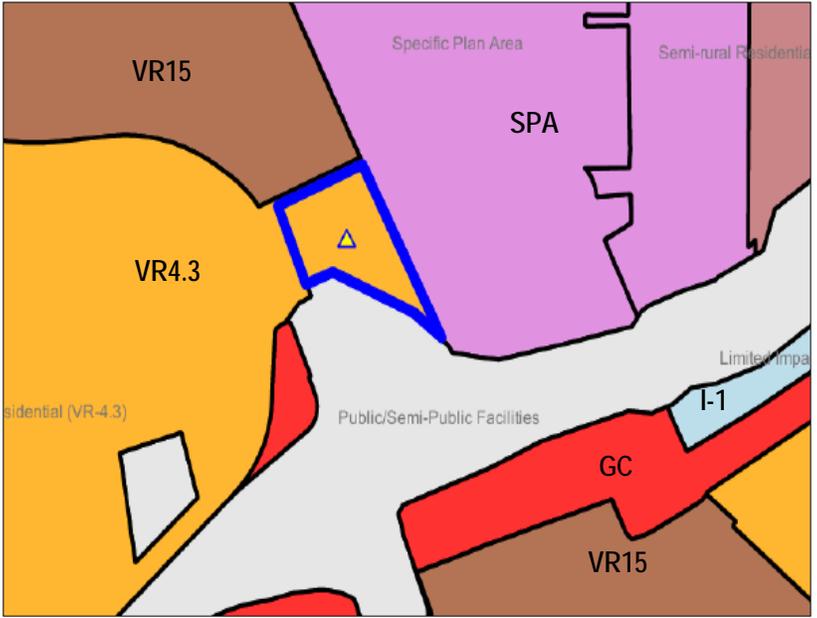
# LS27

General Plan (Adopted Aug 2011)	VR4.3
Property Specific Request:	VR7.3
Requested by: Chip Hasley	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:  
1 – Based on staff's experience



Aerial



Adopted Aug 2011

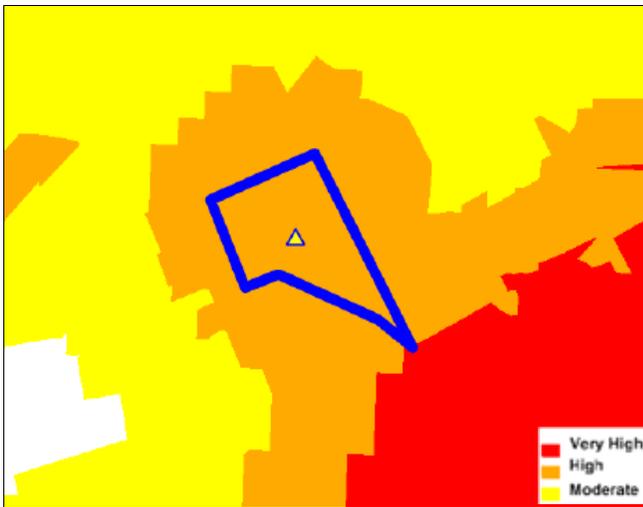
Property Description	
Property Owner:	Gordon Bush Family Trust
Size:	5.2 acres 1 parcel
Location/Description:	North of 1-8, Northeast corner of Lake Jennings Road and Blossom Valley Road Intersection; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	
<ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>○ Steep slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>○ Habitat Value</li> <li>○ Agricultural Lands</li> <li>● Fire Hazard Severity Zones</li> </ul>	

### Discussion

Property owner's request for a density increase to VR7.3 is more intensive than the former General Plan designation of 4.3 dwelling units per acre and the range of alternatives evaluated by the General Plan Update DEIR. This increased density would allow a potential increase of 15 dwelling units on the five-acre site.

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	4.3 du/ac
GP (Adopted Aug 2011)	VR4.3
Referral	VR4.3
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — RS; 10,000 sq ft min	
Adopted Aug 2011— Same as existing	

LS27 (cont.)



Fire Hazard Severity Zones

# LS27 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 7.3	Village Residential 4.3	Moderate

## Rationale for Moderate Category Classification

The request for a VR7.3 density (7.3 dwelling units per acre) 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 4.3 dwelling units per acre. Therefore, additional environmental documentation would be necessary in order to comply with State law.

## Guiding Principles/General Plan Changes Necessary to Support the Request

None

## Impact to Forest Conservation Initiative Remapping Timeline

None

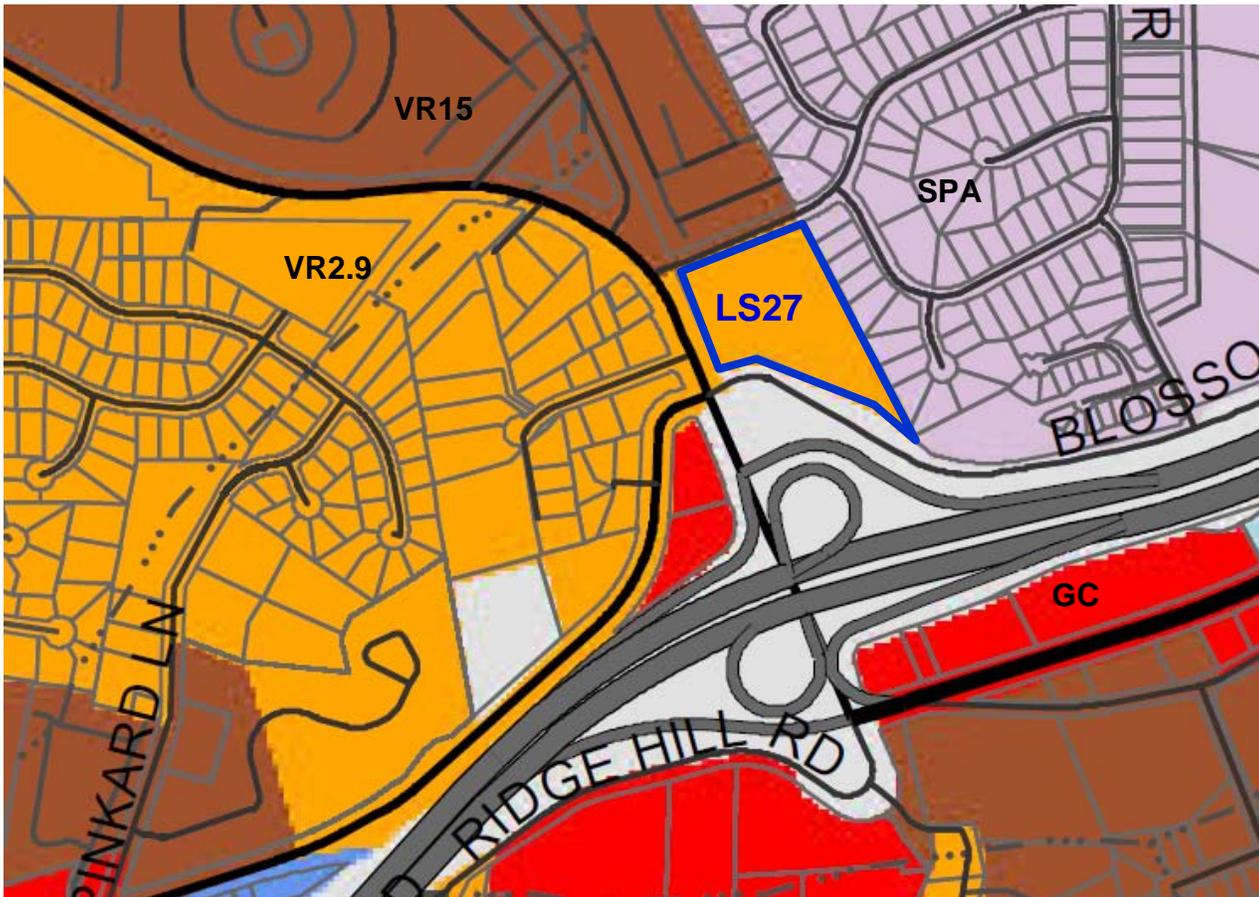


Figure 1: Property Specific Request 

## LS27 Additional Information: Correspondence Received

**From:** [Chip Hasley](#)  
**To:** [DPLU, gupdate](#)  
**Cc:** [Wong, Jimmy](#)  
**Subject:** Fw: Property Request LS27  
**Date:** Tuesday, September 20, 2011 5:42:42 PM

---

--- On **Tue, 9/20/11, Chip Hasley <cdjhasley@sbcglobal.net>** wrote:

From: Chip Hasley <cdjhasley@sbcglobal.net>  
Subject: Property Request LS27  
To: gupdate@sdcounty.ca.gov  
Date: Tuesday, September 20, 2011, 5:28 PM

We are in receipt of the County notice regarding the November workshop to consider property specific requests and plan to attend. As we have maintained for some time, we believe the land use on this property is inappropriate for the location. It is bounded by streets on 3 sides, including a major arterial to the west and is under the shadow of I-8.

We believe smart growth principles and the County's own Guiding Principles regarding development near infrastructure and transportation networks dictate a higher density is appropriate for the property. It is difficult to imagine a potential increase of some 15 units would have measurable impacts to the County wide EIR.

In addition, the density request speaks directly to Guiding Principle #10. The staff's previously authorized density of 14.5 dus/ac is not supported by the neighborhood which means it is unlikely to be approved by the PC or BOS. The density request of 7.3 dus/ac however does represent the consensus of the stakeholders and the community.

Feel free to contact me if you have any questions regarding the above or would like additional information. Your re-consideration of this matter is appreciated. Regards

Chip Hasley  
619-508-7581