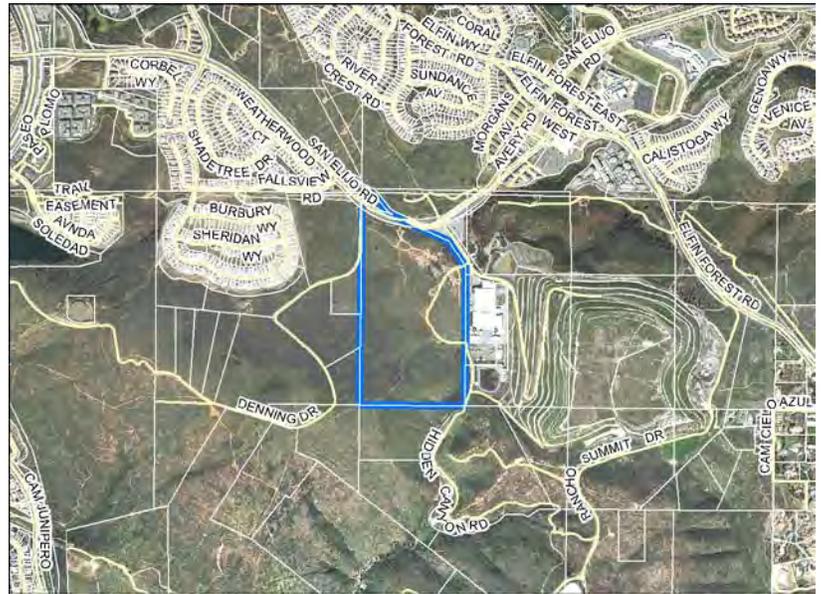


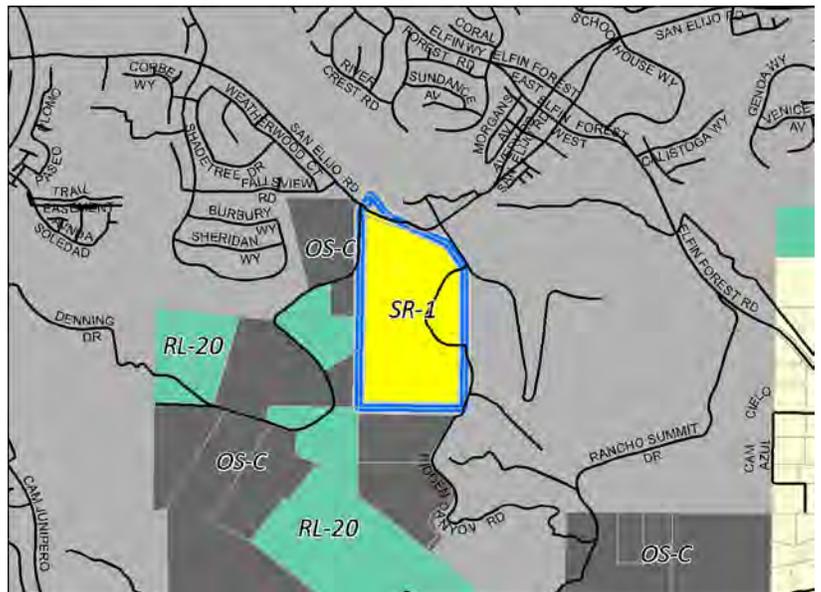
SD15

General Plan (Adopted Aug 2011)	SR1	
Property Specific Request	GC	
Requested by: Piro/Bieri ²		
Property Specific Request	I-1	
Requested by: City of San Marcos ²		
	Bieri	SM
Community Recommendation	Unknown	
Opposition Expected ³	Yes	Yes
Spot Designation/Zone	Yes	Yes
Impacts to FCI Timeline	None	None
Change to GPU Principles Needed	No	No
Level of Change (March 2011)	Moderate	

Note:
 1- Piro Engineering letter dated October 19, 2010
 2 - City of San Marcos letter dated October 19, 2010
 3 - Based on Staff's experience



Aerial



Adopted Aug 2011

Property Description	
Property Owner:	Rancho Santalina LLC
Size:	42.4 acres; 2 parcels
Location/Description:	Adjacent to San Elijo Road; Within San Marcos SOI; Inside County Water Authority boundary
Prevalence of Constraints (See following page):	<ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ◐ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ○ Agricultural Lands ● Fire Threat

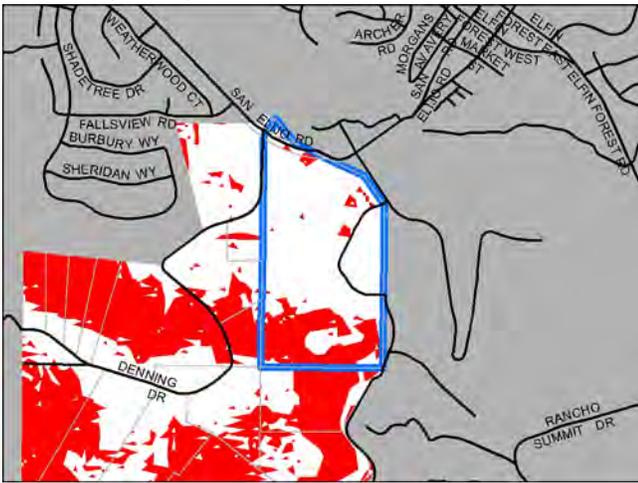
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 2, 4 ac
GP (Adopted Aug 2011)	SR1
Referral	SR1 / SR4
Hybrid	SR1 / RL10
Draft Land Use	SR1 / SR20
Environmentally Superior	RL20
Zoning	
Former	RR, 2-acre minimum lot size
Adopted Aug 2011	RR, 1-acre minimum lot size

Discussion

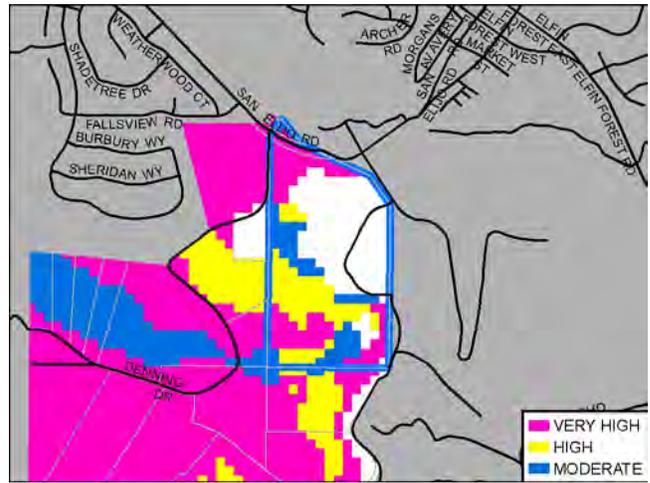
The property owner's request is to change the land use designation to General Commercial and the Zoning to C34: General Commercial / Residential to allow for a mixed use development. This zone would allow for both General Commercial and Residential development by-right; however, would not require both. The attached Piro Engineering letter also notes that the PC / Staff Recommendation Map incorrectly depicts the portion of the site which has been placed in a biological / conservation easement; however, that error was corrected and the correction is reflected in the map adopted on August 3, 2011.

(Discussion is continued on next page).

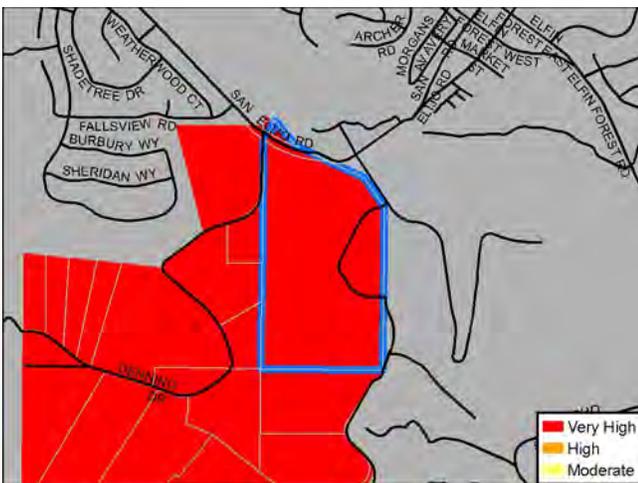
SD15 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

Discussion (cont.)

The property request is more intensive than the range of alternatives evaluated in the General Plan Update EIR and would also result in a spot zone. The property is either surrounded by open space or the City of San Marcos.

This area is located within the City of San Marcos Sphere of Influence and is designated Light Industrial within the City's jurisdiction. The City requests a Limited Impact Industrial designation to be consistent with their General Plan and contends that this area is inconsistent with the SR1 designation because of the close proximity to the Escondido Meyers Industrial Park and a closed landfill site.

See attachments on next page.

SD15 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Requestor	Property Specific Request	August 3 Adopted Designation	Level of Change Category
Piro/Bieri	General Commercial	Semi-Rural 1	Moderate
City of San Marcos	Limited Impact Industrial		Moderate

Rationale for Moderate Category Classification

The requests for commercial or industrial uses were not directed by the Board to be evaluated as part of the General Plan Update and are more intense than the most intense designation for the site considered as part of the General Plan Update — Semi-Rural (one dwelling unit 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

No additional area surrounding the site could be modified since the property is surrounded by City lands and open space.

Impact to Forest Conservation Initiative Remapping Timeline

None

SD15 (cont.)

PIRO ENGINEERING
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING
930 BOARDWALK (SUITE D), SAN MARCOS, CALIF. 92078
Phone: (760) 744-3700 Cell: (760) 889-3170 Fax: (760) 744-3750

Office of Supervisor Bill Horn
Board of Supervisors
County of San Diego
1600 Pacific Highway, Room 335
San Diego, Ca. 92101

Date: October 19, 2010
W.O. : 2865 (B)

Re: Assessor's Parcel 223-080-46 AND 47;
Change Proposed Zoning SR-1 to General Commercial; modify Open Space Cons. Line
Change Proposed Zoning from RR to C-34
Board Referral Item: none

Dear Supervisor Horn,

It has only recently come to our attention that there is a major error on the General Plan designation put on our property. On May 10, 2010, we received a letter from the County saying that this lot was to be SR-1 and yesterday I spoke with Eric Lardy who also advised me that it is SR-1. This morning, however I reviewed the proposed map and see that nearly ½ of the property is put into a General Plan classification of Open Space Conservation. Although we agree that there is approximately 28 acres of this property has been put into biological and steep slope open space, however that area differs from the proposed General Plan line for the open space.

Secondly, the SR-1 is NOT what we had discussed with County staff. We have been working on a proposed "smart growth/mixed use" designation on Assessor's Parcel 223-080-46 AND 47, and Mr. Ivan Holler had indicated to us that staff was supportive of "attached residential units" and, in fact have not been able to find areas like this which has all utilities and high density and industrial neighborhoods in the area

We therefore request that the alignment of the Open Space Conservation be revised to follow the open space easement already granted on this property.

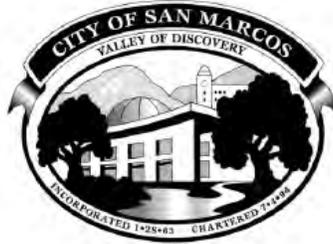
We ask that the remainder of the property be changed to General Commercial (see letter for the City of San Marcos supporting a higher density.

We ask that the zoning of this portion of the property be changed to C-34 with a density of 24 units per acre, and a building type T.

We ask that you direct your staff to study this proposed change.

Very truly yours - Gary Piro, Piro Engineering

Development Services
1 Civic Center Drive
San Marcos, CA 92069-2918



Tel: 760.744.1050
Fax: 760.591.4135
Web: www.San-Marcos.net

October 19, 2010

County of San Diego
Board of Supervisors
San Diego County Administration Center
1600 Pacific Highway, Room 402
San Diego, CA 92101

Subject: County of San Diego Comprehensive General Plan Update
EIR Response to Comments
LOG No. 02-ZA-001; SCH NO. 2002111067

- SM14: The City of San Marcos has designated this area as Light Industrial (Specific Plan). County staff states the site is surrounded by single-family residential. SM14 is directly adjacent to the closed San Marcos Landfill site and recycling plant approved as part of a Film Studio Specific Plan Area, and is in proximity to the La Costa Meadows Industrial Park in the City of San Marcos. A low density residential designation adjacent to a closed landfill site is incompatible with the surrounding land uses. Higher density residential uses as part of the Old Creek Ranch are located to the west of the site with intervening open space located between the homes and SM 14. At the time of the public notification for the SM 14 Prezone proposal to Light-Industrial (LM), there were no protests made by County residents. During our recent General Plan update workshops there continues to be no concerns raised by County residents regarding the Light Industrial designation on the property. Through the City's General Plan update, the current property owner for the site has discussed with City staff a mixed-use designation (Business Park, retail and higher density residential) for future development and City annexation. This said, the site should be designated for Light Industrial, or a SPA designation allowing greater flexibility in the County General Plan Update.