

## VC11 [2004 Referral # 79]

General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Jim Chagala	
Community Recommendation	SR4
Opposition Expected <sup>1</sup>	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:

1 – Based on staff's experience

### Property Description

Property Owner:

Covey Farms

Size:

79.1 acres

3 parcels

Location/Description:

Adjacent to the south side of Covey Lane, approximately ½ mile west of West Lilac Road; Inside 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

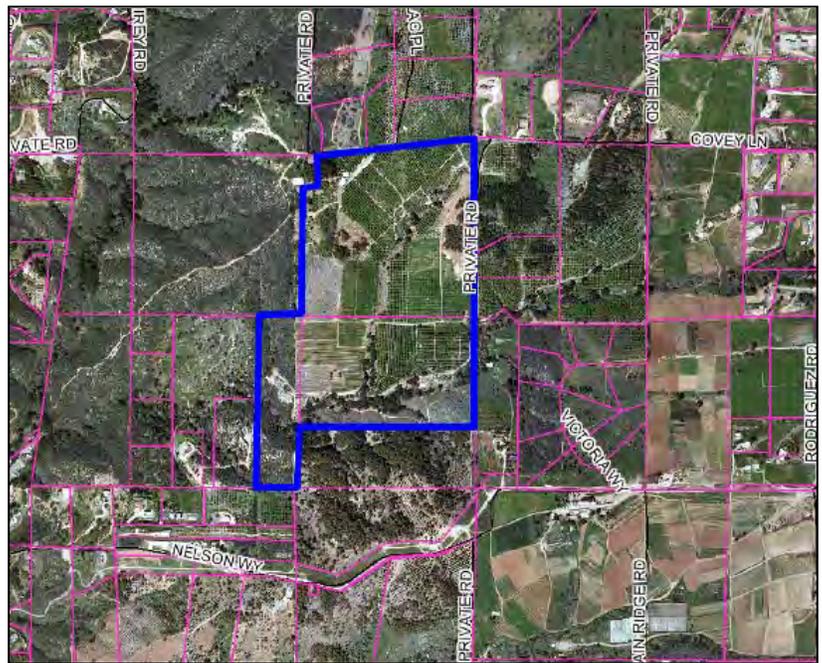
### Land Use

*General Plan*

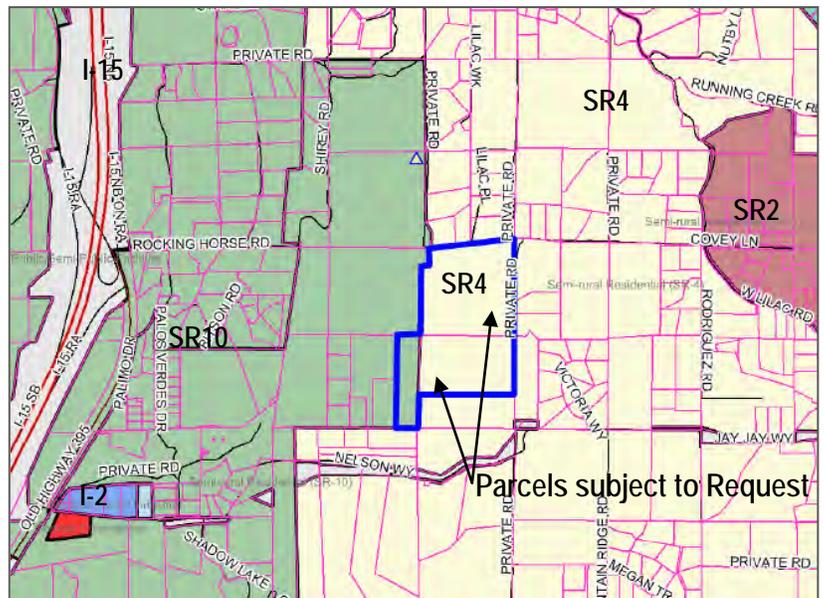
Scenario	Designation
Former GP	1 du/2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR2
Hybrid	SR4
Draft Land Use	
Environmentally Superior	RL20

*Zoning*

Former — A70, 2-acre minimum lot size  
 Adopted Aug 2011 — Same as existing



Aerial

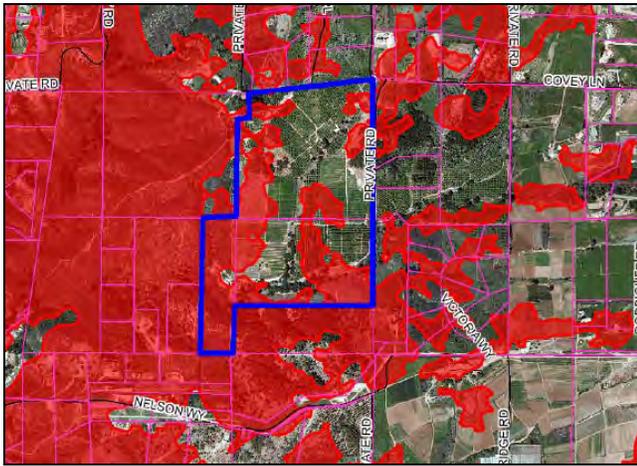


Adopted Aug 2011

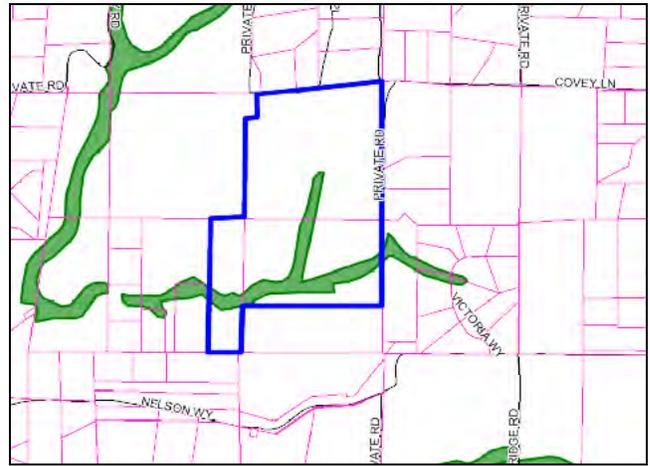
### Discussion

This is a 2004 Residential Referral where a SR2 designation was applied to the two parcels. A SR2 designation would result in a spot designation that would likely require an additional area to also be redesignated SR2.

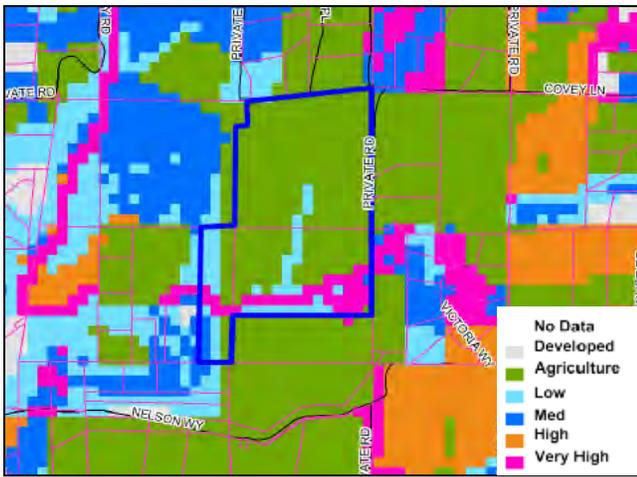
VC11 (cont.)



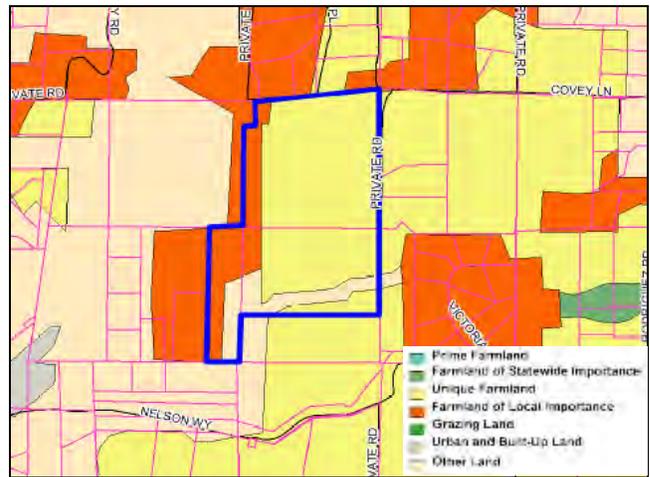
Steep Slope (Greater than 25%)



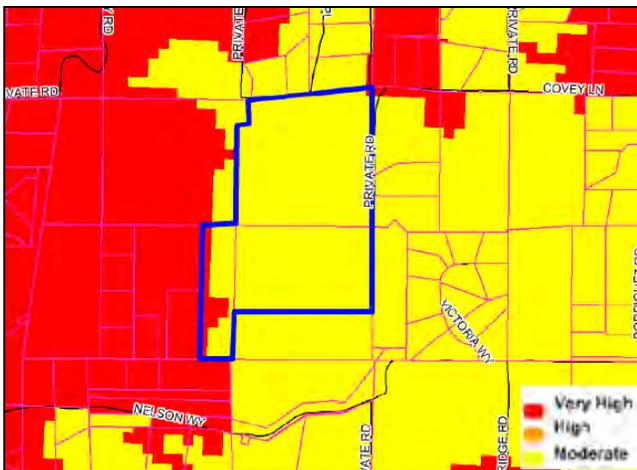
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

# VC11 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2	Semi-Rural 4	Moderate

## Rationale for Moderate Category Classification

The SR2 designation was included on the Referral Map and analyzed in the Environmental Impact Report for the General Plan Update. However, to avoid the spot designation, approximately 2,415 additional acres would also need to be remapped as SR2. This would require additional environmental analysis to comply with State law.

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

To ensure consistency when applying the SR2 land use designation, an additional 2,415 acres surrounding the property would need to be changed from SR4 to SR2 (see Figure 1).

## Impact to Forest Conservation Initiative Remapping Timeline

None

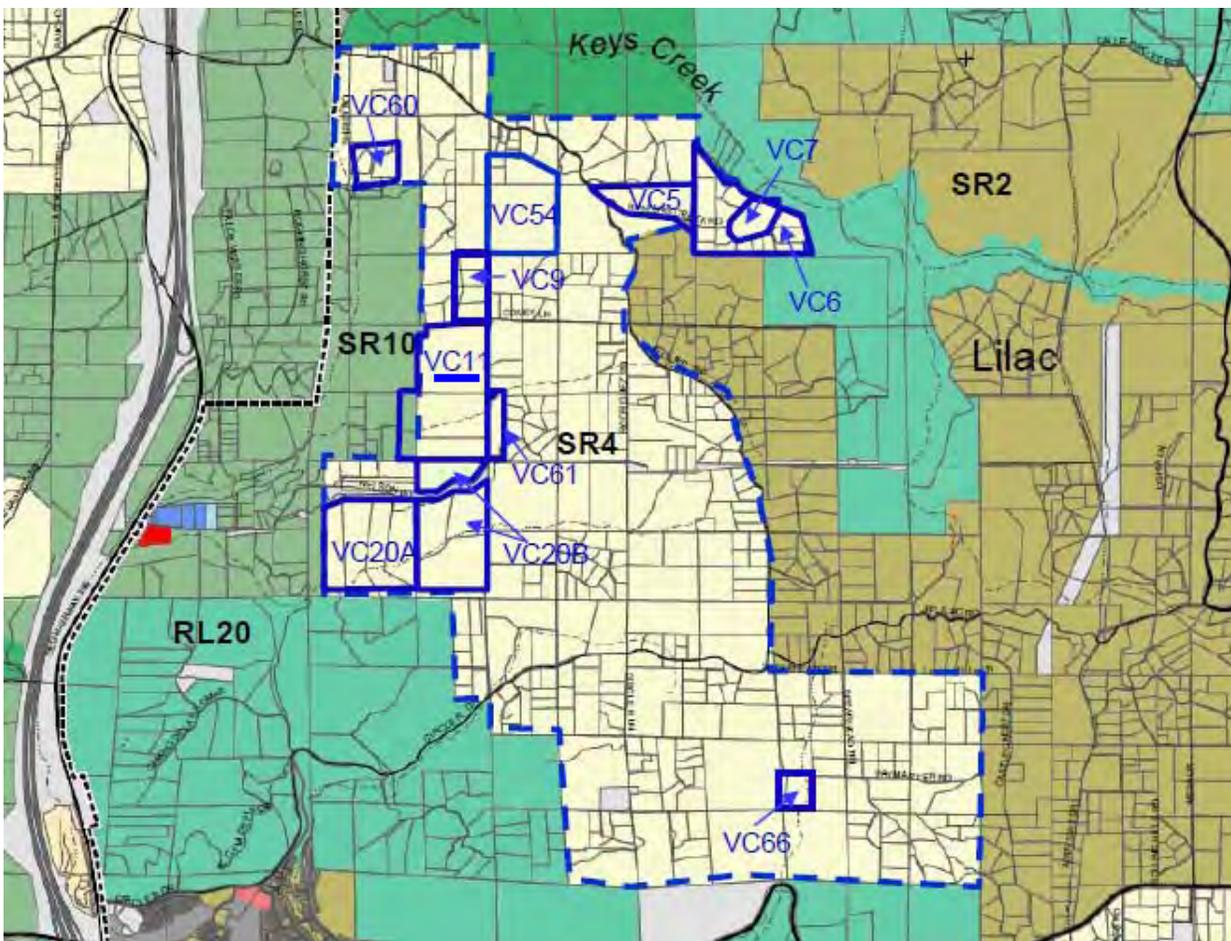


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

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Bill Horn, Chairman  
San Diego County Board of Supervisors  
1600 Pacific Highway  
San Diego, CA 92101

Devon Muto, Chief  
San Diego County Department of Planning and Land Use  
5201 Ruffin Road  
San Diego, CA 92123

Re: APN's 129-300-16, 46, and 48 and APN 129-010-58  
Valley Center Change Area VC11

Dear Chairman Horn and Mr. Muto,

I am writing on behalf of the owner of the above-mentioned parcels. These parcels together constitute 79 acres and are located south of Covey Lane in the Valley Center Area. This property was previously in the (17) Estate Plan Designation and the Estate Development Area Regional Category, and was zoned A70 with a permitted density of .5 dwelling units per acre and a minimum lot size of 2 acres. This property was previously considered at the Board of Supervisors when the Board Referral Map was assembled, and was a Specific Property Request presented to the Board at the November 10, 2010 hearing. This property is directly north of VC20A, directly south of VC9, and directly east of VC61.

The Board Referral Map designated the properties as Semi-Rural 2 (SR2) with a density of 1 dwelling unit per 2 acres with the exception of the panhandle. The staff recommended the subject property as SR4 with a density of 1 dwelling unit per 4 acres except for a 10 acre panhandle, which is recommended for 1 dwelling unit per 10 acres. The staff classified this request as a "Moderate" change, which was defined generally as a change which meets the objectives of the General Plan Update, but would require recirculation of the EIR.

The primary reason that staff has given for not supporting the SR2 on this property is that this would be a "spot designation" and, in order to grant this request, an extensive area to the east that is RS4 and would also have to change to RS2.

There are 7 other requests in this area to change from SR4 to SR2, all of which have been classified as "Moderate." As stated, the rationale for each of these is that it would be a "spot designation." However, taken as a whole, these requests involve 354 acres of which 328 acres are contiguous. The areas and their acreages are shown on Table 1, while the locations are shown on Figure 1. Thus these areas combined would not constitute a spot designation.

The following are reasons why we feel the SR2 would be appropriate.

1. The request would be consistent with the Board Referral Map. The Board of Supervisors designated this property as SR2 when the Board Referral Map was compiled.
2. The request would be consistent with the Guiding Principles of the General Plan. Staff has stated in their discussion of this request that it would be a "Moderate" change, meaning that the change

was in compliance with the Objectives of the General Plan, but was not recommended for approval because it would involve a recirculation of the General Plan Update EIR.

3. The requested change would result in no change to what existed under the previous General Plan Designation: This property was designated as (17) Estate on the previous General Plan. Since the average slope of the property is less than 25%, this Plan Designation would have permitted 2 acre parcels. The corresponding General Plan Update designation for (17) Estate is Semi-Rural Residential 2, and thus this request would not result in any increase in density over what the previous General Plan permitted.
4. Access to Transportation Facilities: One of the fundamental principles of "Smart Growth" is to concentrate development in areas where there is access to transportation facilities. Within one mile there are two Circulation Element Roads which lead to a Major Road and Boulevard and which lead to a full Freeway Interchange, with another interchange within 2 miles (See Figure 2). Additionally, there is a large area which lies east of West Lilac Road which is considerably farther from the Major Road, Boulevard, and Freeway than this property and is designated SR2.
5. There is access to other public facilities: This property is within the Valley Center Municipal Water District and is served by an 8 inch water line.

In addition, the property is served by the Deer Springs Fire Protection District, with the nearest fire station 2.77 miles away and a response time, traveling at 35 mph, of 4.75 minutes. The Safety Element of the General Plan requires a response time of 5 minutes for areas with a density of 1 dwelling unit per 2 acres.

6. A large majority of the subject property is used for agriculture and has limited biological resources: This property has been cultivated for many years and has only limited biological resources. According to the County GIS Vegetation Map, approximately 75% of the property is in Agriculture, 8% in Chaparral, 12% in Wetlands, and 5% in grasslands.
7. The two acre parcels requested will still be able to maintain agriculture. The County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources states on page 10 that:

*In 1997, the Agricultural Commissioner issued a memo, discussing the commercial viability of agriculture on two acre lots, indicating that 671 citrus farms of two acres or less existed in the County. The memo concludes "the cost of land in the County makes it prohibitive to many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County." To date, the conclusions of this memo still apply; land costs have continued to rise, making the ability to farm small parcels vital to continued agricultural productivity in the County.*

Thus, according to the County's Guidelines for Significance for Agricultural Resources, the increase in density requested should not impact the viability of agriculture on this property.

This property has been in this family's ownership for many years, during which time they have maintained an agricultural presence. They do not have plans to develop this property, but need the density to provide an equity base for the agricultural operations. We would appreciate your consideration of SR2 for this property.

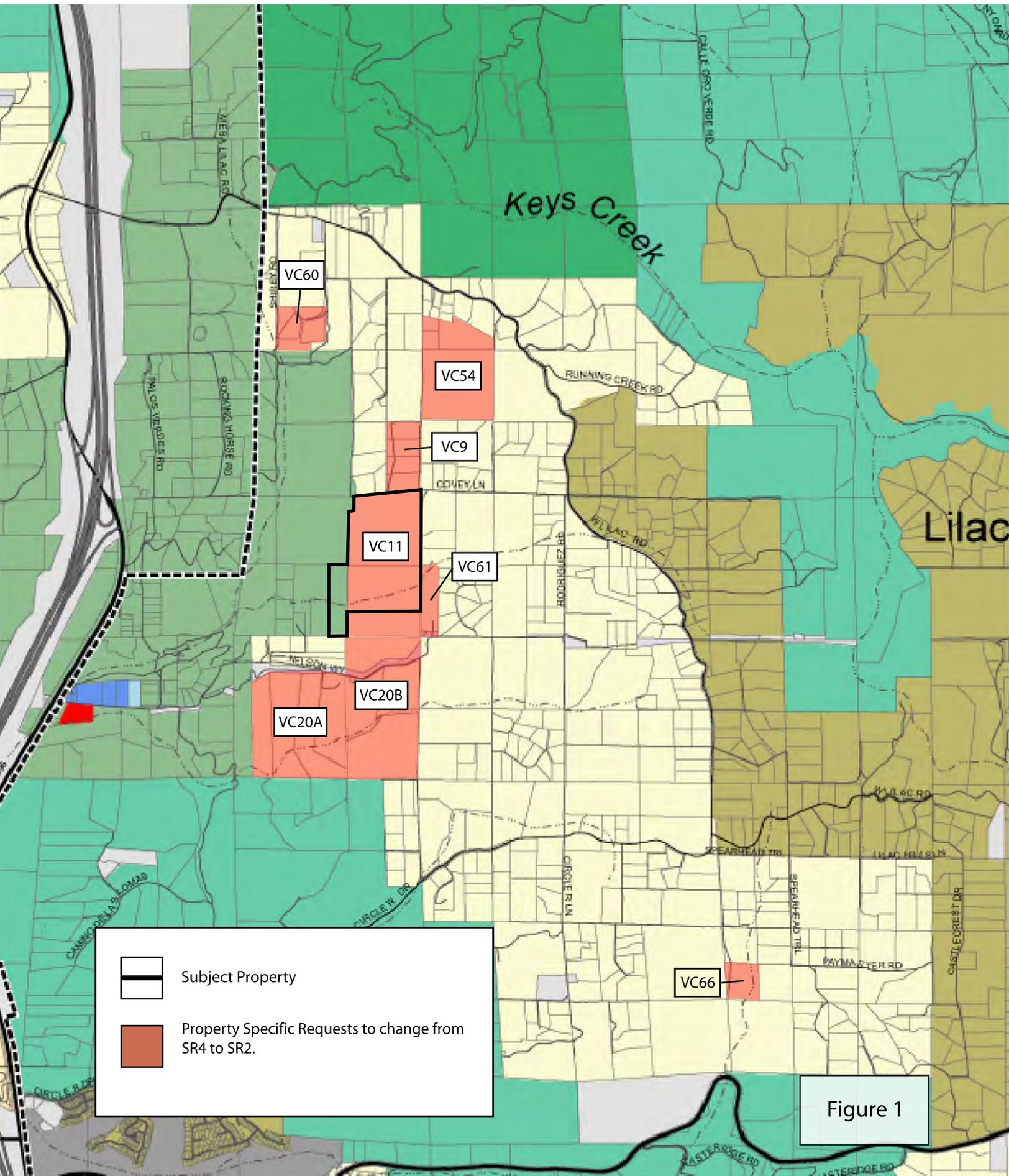
If there are any questions, please call me at (760) 751-2691.

Sincerely,

  
James Chagala, Ph.D., Principal

Table 1

SPR Number	Acreage	Request	Adopted	Classification
VC20A	70	SR2	SR4	Moderate
VC20B	93.39	RS2	RS4	Moderate
VC11	79.1	RS2	RS4	Moderate
VC9	20.1	RS2	RS4	Moderate
VC54	55.8	SR2	SR4	Moderate
VC60	16.9	SR2	SR4	Moderate
VC61	9.5	SR2	SR4	Moderate
VC66	9.6	SR2	SR4	Moderate
Total Acreage	354.39			
Contiguous Acreage	327.89			



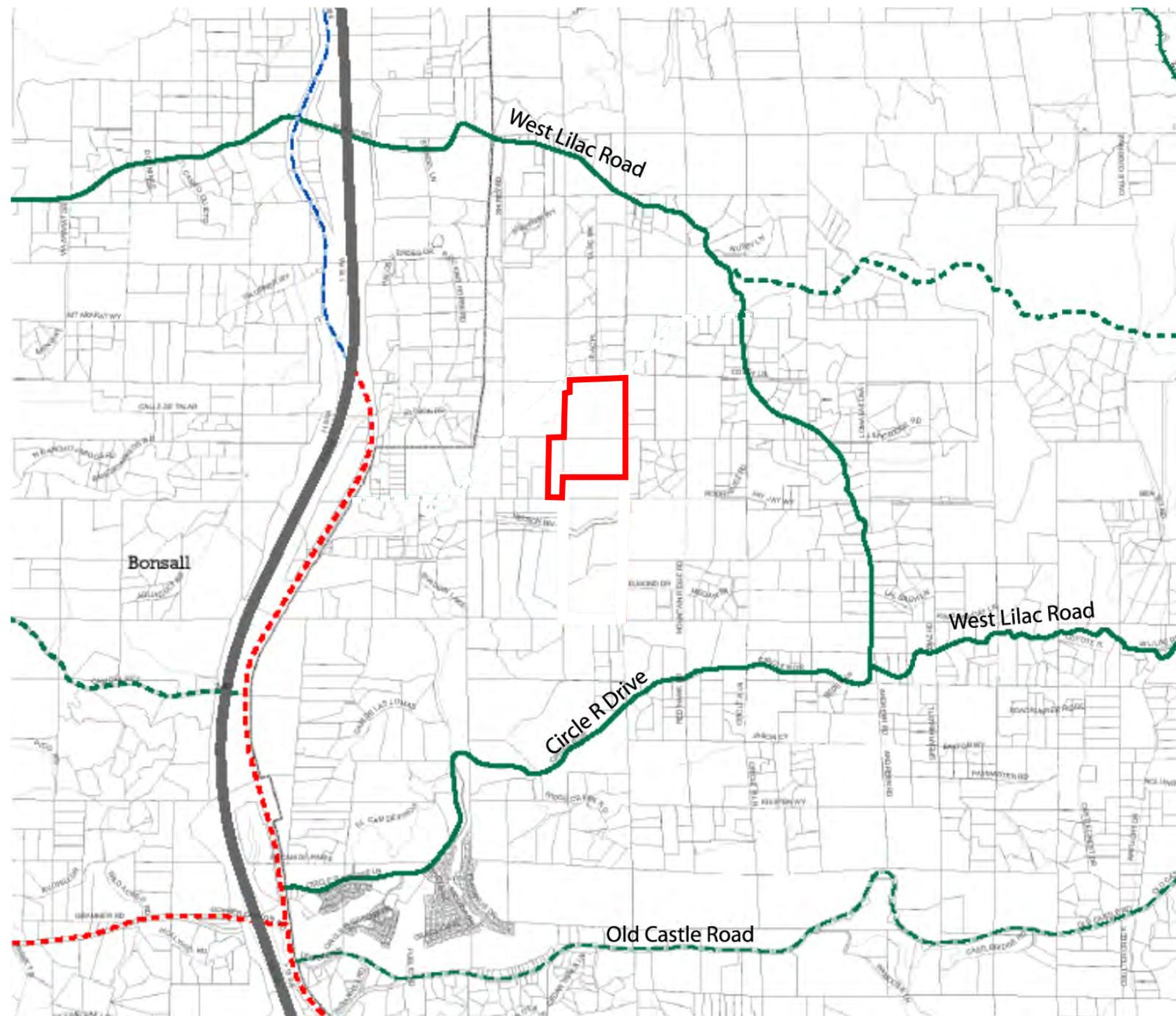
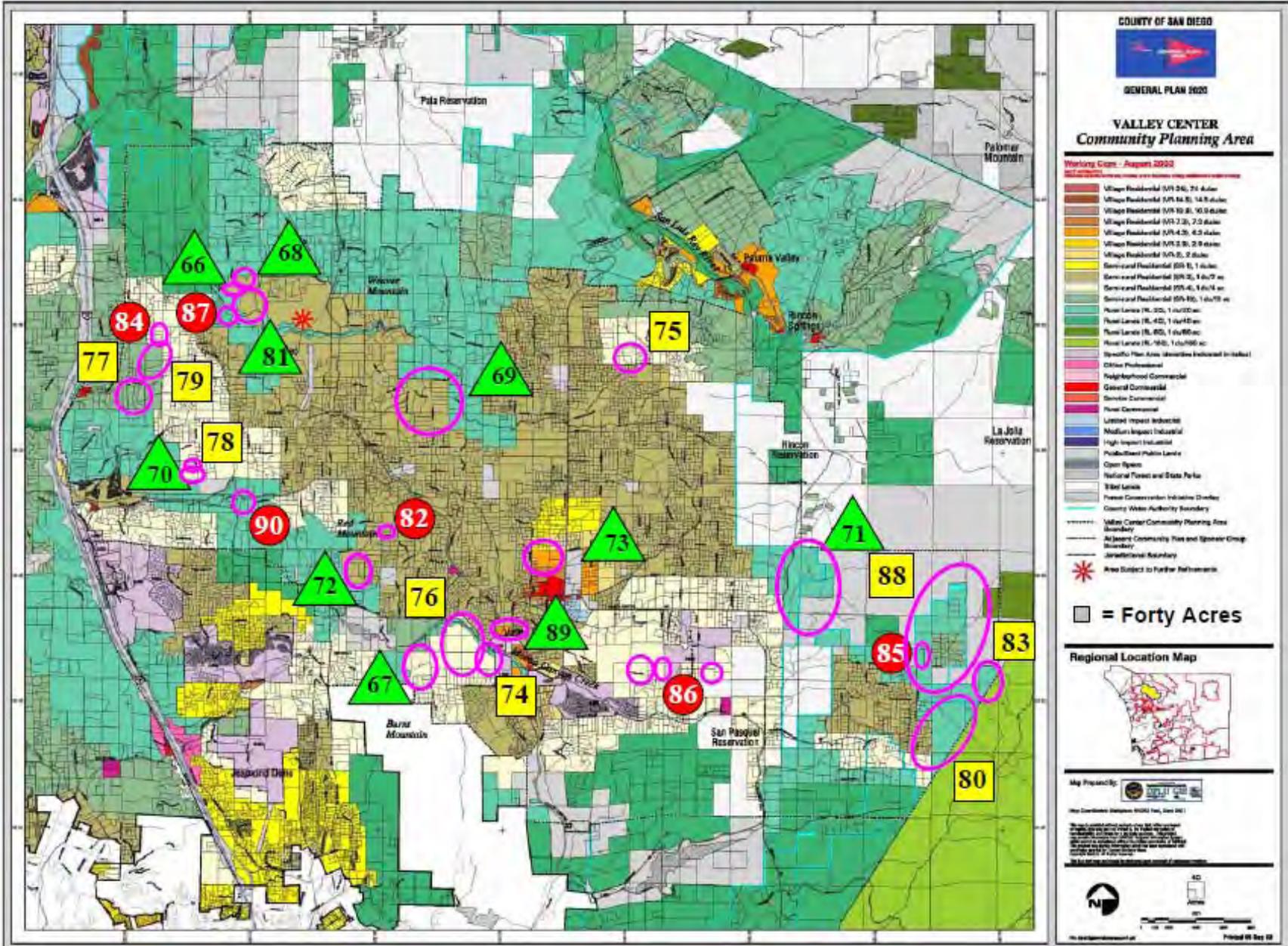


Figure 2

## GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVOWICK LLC and Jennifer Hom)</p> <p>Located south of Circle R Dr. and west of Circle R Lane western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Semi-Rural category</li> </ul> <p>APNs: 129-390-73, 74</p>	1 du/2,4 acres	1 du/20 acres	1 du/2 acres	None	<p>COMPROMISE of <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> <li>▪ Active case (TPM 20685)</li> <li>▪ Consistent with adjacent development pattern</li> <li>▪ Access and infrastructure available</li> </ul>
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Located between Covey Ln. and Nelson Way, east of I-15; western portion of planning area.</p> <ul style="list-style-type: none"> <li>▪ Approximately 79 acres total</li> <li>▪ Rural Lands</li> </ul> <p>APN: 129-010-21,57, 61</p>	1 du/2,4 acres	1 du/20 acres	1 du/4 acres	None	<p>COMPROMISE of <u>1 du/10 acres</u></p> <p>Only 2% of parcels contain slopes &gt;25%</p> <ul style="list-style-type: none"> <li>▪ Majority of parcels in vicinity &lt;20 acres in size</li> <li>▪ 75% of parcels in active agricultural use</li> </ul>
80	<p><i>Bill Fisher</i></p> <p>Located adjacent to Gueijito Ranch in the Paradise Mt. Area.</p> <ul style="list-style-type: none"> <li>▪ 250 acres</li> <li>▪ Rural Lands</li> </ul> <p>APN: 191-180-05,07,08</p>	1 du/4,8,20 acres	1 du/40 acres	1 du/4 acres	1 du/4 acres	<p>COMPROMISE of <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> <li>▪ Slopes of &gt;25% located in northern portion of parcel</li> <li>▪ Potential "edge effects" to adjacent sensitive habitats from residential development</li> <li>▪ 1 du/4 acres not consistent with Rural Lands</li> <li>▪ Adjacent to large undeveloped area</li> <li>▪ Deficient infrastructure and services warrant Rural Lands designation</li> </ul>





GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
78	<p><i>Hadley Johnson</i> (representing AVONWICK LLC and Jennifer Hom)</p> <p>Inside CWA boundary. South of Circle R Drive and west of Circle R Lane in western portion of planning area. Pipelined TPM.</p> <ul style="list-style-type: none"> <li>• 12.03 acres</li> <li>• Existing General Plan: 1 du/2.4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with existing parcelization in the area</li> <li>· Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries</li> </ul> </li> <li>• <i>Create a model for community development</i> <ul style="list-style-type: none"> <li>· Provides a transition of densities and assists in facilitating a more coherent development pattern compatible with site constraints</li> <li>· Requested density would create an isolated pocket of 1 du/2 acres in a larger area designated as 1 du/4 acres</li> </ul> </li> </ul>
79	<p><i>Jim Chagala</i> (representing Pardee)</p> <p>Inside CWA boundary. Between Covey Lane and Nelson Way, western portion of planning area.</p> <ul style="list-style-type: none"> <li>• 79 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</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></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Compromise recommendation is consistent with existing parcelization in the area</li> <li>· Consistent with densities applied to the County's most productive agricultural areas along Bonsall/Valley Center boundaries</li> </ul> </li> <li>• <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern</li> </ul>

78	<b>Hadley Johnson (representing Avonwick LLC and Jennifer Hom)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Create a model for community development</li> </ul>		<p>The referral request would introduce an isolated pocket of 1 du/2 acres within a larger area designated 1 du/4 acres. The density recommended by staff reflects existing parcelization in the adjacent areas located to the north and east and provides a transition between adjacent semi-rural areas designated at 1 du/2 acres. Community character in the area could be affected if the operating capacity of the road were increased to allow more traffic on the local road network. Levels of service based on the existing General Plan indicate that Old Castle Road operates at an LOS E. Old Castle Road provides access to the referral area and is currently constructed with two lanes.</p>	
79	<b>Jim Chagala (representing Pardee)</b>			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Assign densities based on the characteristics of the land</li> </ul>		<p>The semi-rural designations reflect the characteristics of the property. The two larger contiguous parcels (1 du/4 acres) contain active agriculture and are traversed by riparian drainage areas. The recommended density is also consistent with the development pattern in the adjoining areas. The smaller western parcel (1 du/10 acres) is constrained by slopes (greater than 25 percent) and contains some active agriculture. A riparian drainage area bisects the parcel.</p>	