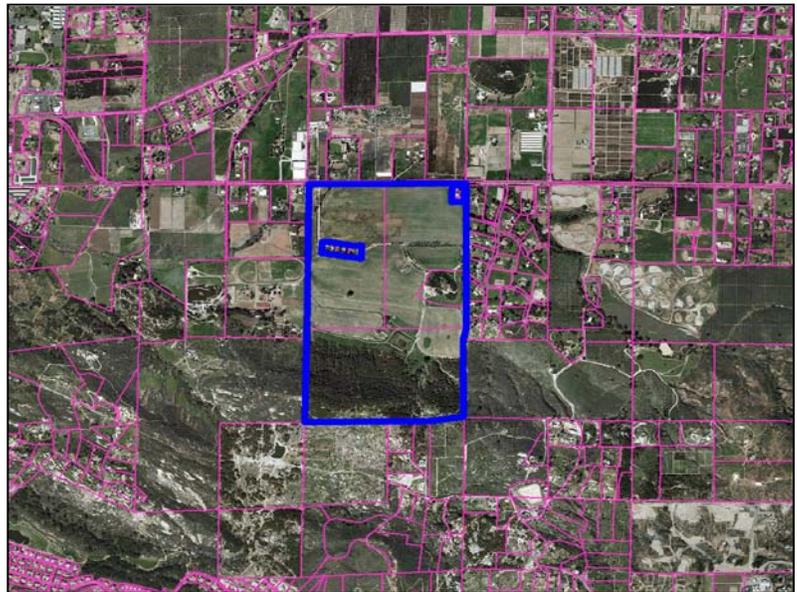


VC64

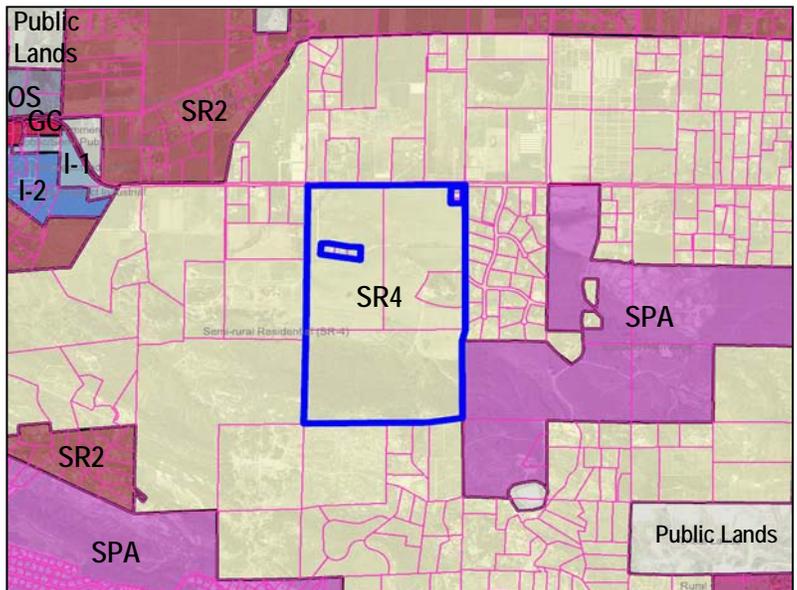
General Plan (Adopted Aug 2011)	SR4
Property Specific Request	SR2
Requested by: Teymur Tuluie	
Community Recommendation	SR4 ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impacts to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

- 1 – Valley Center CPG minutes January 31, 2011
- 2 – Anticipate property owners will be opposed to lower density



Aerial



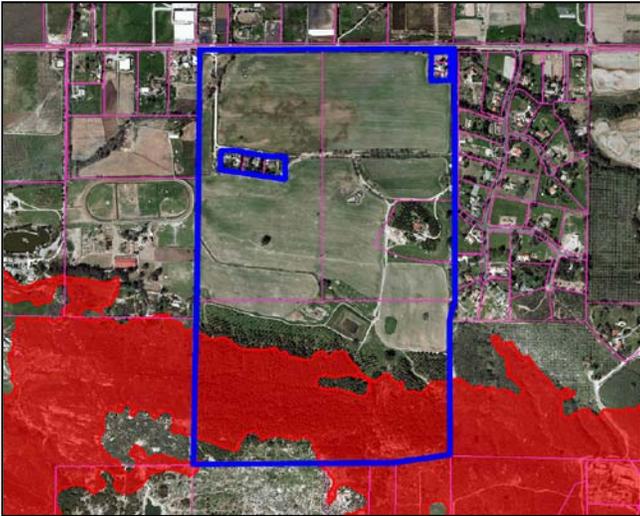
Adopted Aug 2011

Discussion

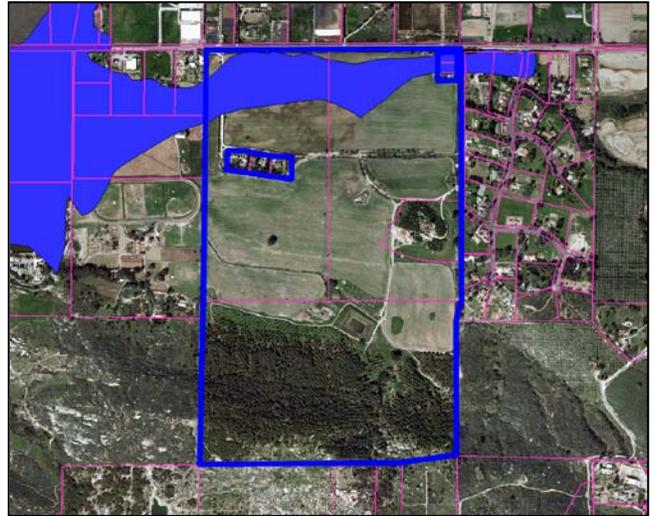
This property is located within a Semi-Rural area, and the spot zone would allow for additional development, therefore additional environmental documentation would likely be required. The properties to the immediate east are two to four acres in size and could be included in a Semi-Rural 2 area, resulting in little additional development. Further, the site is within an agriculture preserve and has constraints that will need to be addressed during a development process under either the proposed Semi-Rural 4 designation or requested Semi-Rural 2 designation.

Property Description	
<u>Property Owner:</u> Teymur Tuluie	
<u>Size:</u> 250.2 acres 4 parcels	
<u>Location/Description:</u> Adjacent to the south of Valley Center Road Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none	
<ul style="list-style-type: none"> ◐ Steep slope (greater than 25%) ◐ Floodplain ◐ Wetlands ◐ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

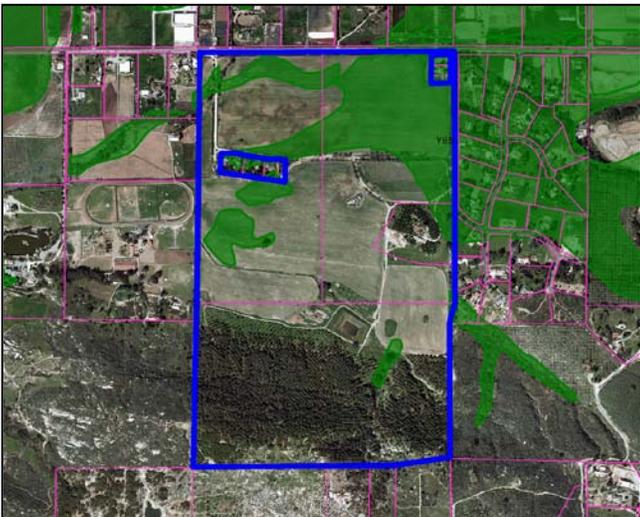
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/ 2, 4 ac
GP (Adopted Aug 2011)	SR4
Referral	SR4
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70, 2 & 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



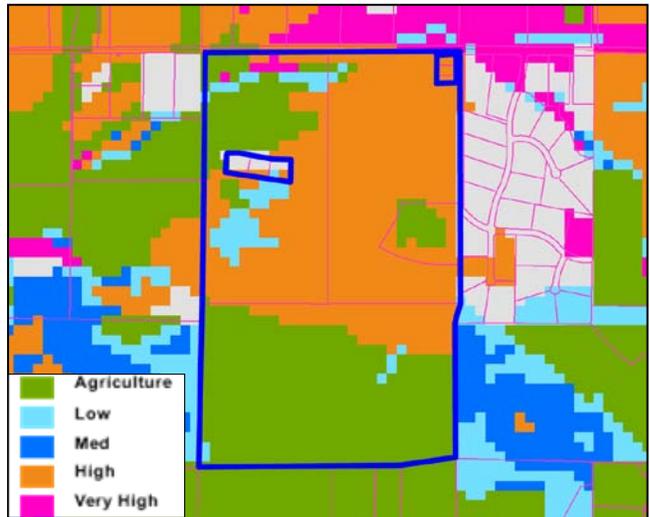
Steep Slope (Greater than 25%)



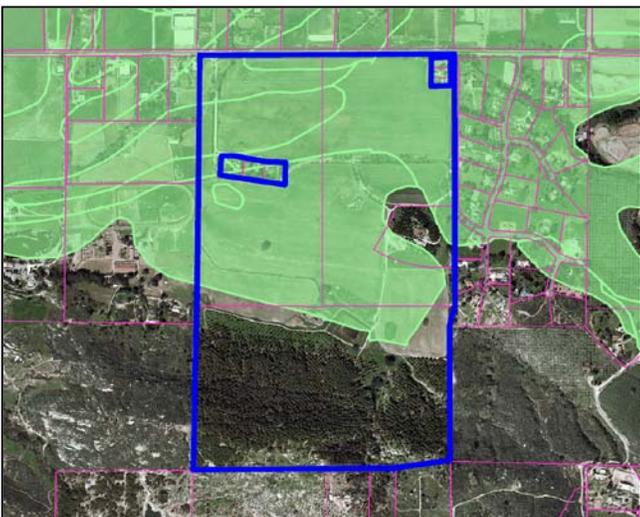
Floodplains (100-Year)



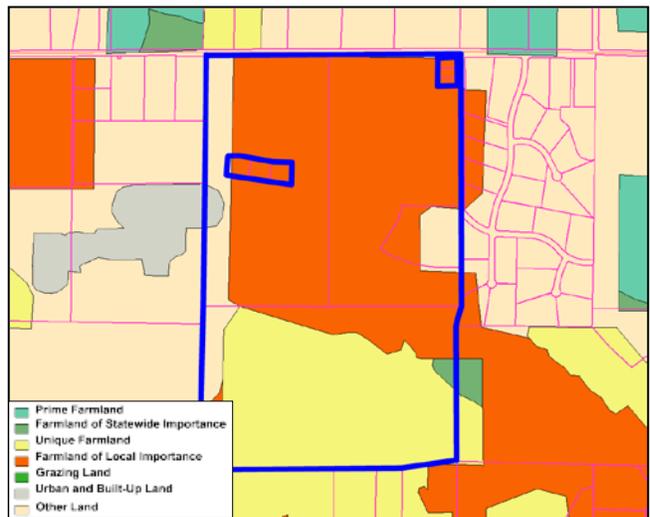
Wetlands



Habitat Evaluation Model

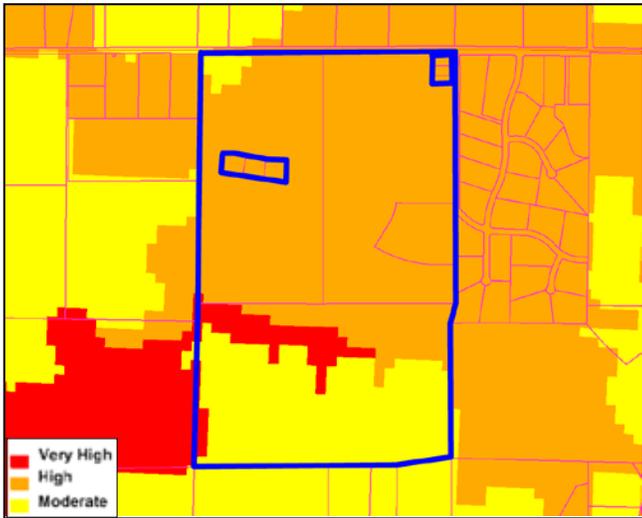


Prime Agricultural Land



Agricultural Lands

VC64 (cont.)



Fire Hazard Severity Zones

VC64 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 not included in the Environmental Impact Report for the General Plan Update. To avoid the spot designation, additional area would also need to be remapped as SR2. This would require additional environmental analysis in order 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 470 acres of land surrounding the property will need to be changed from SR4 to SR2 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

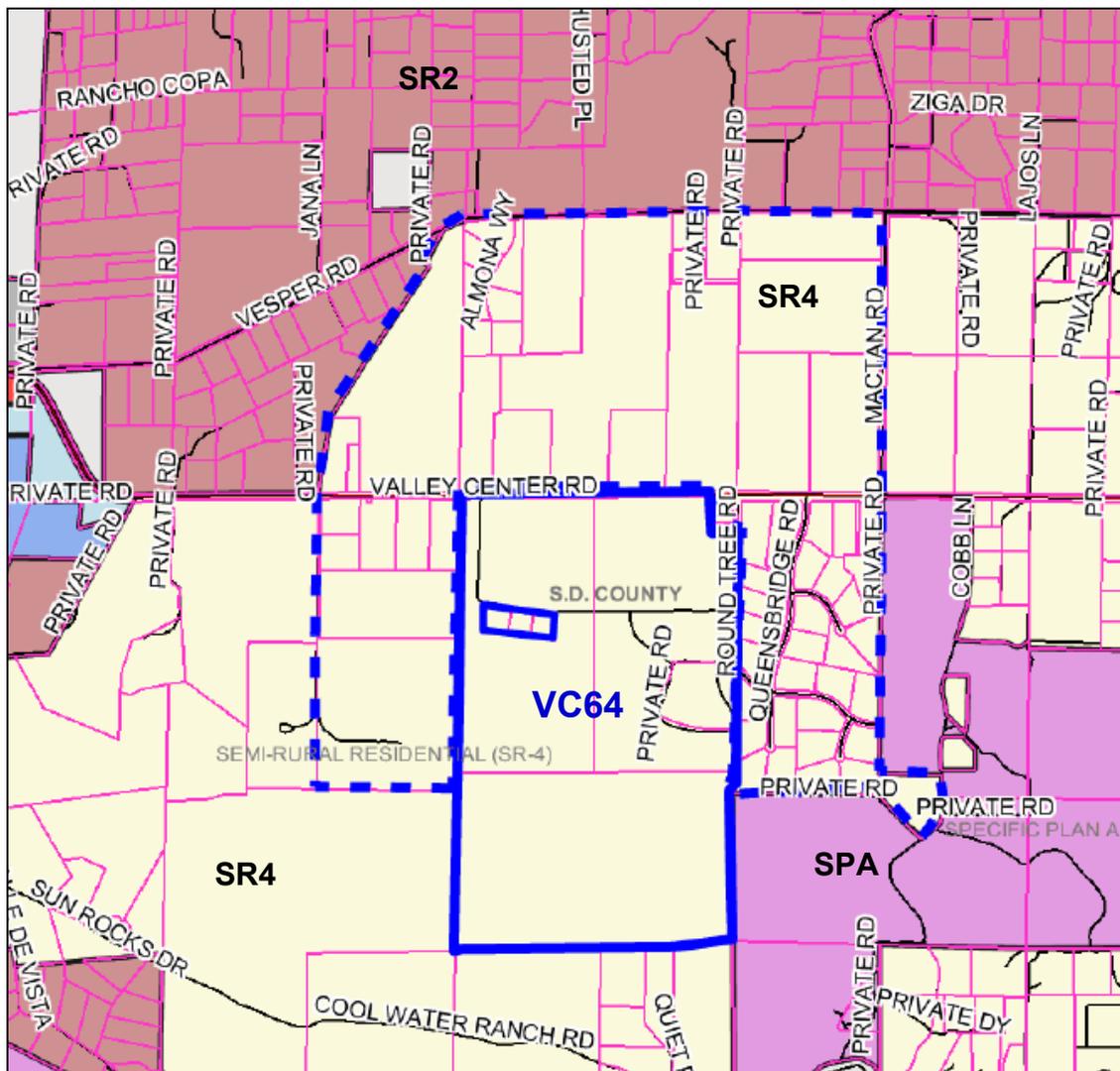
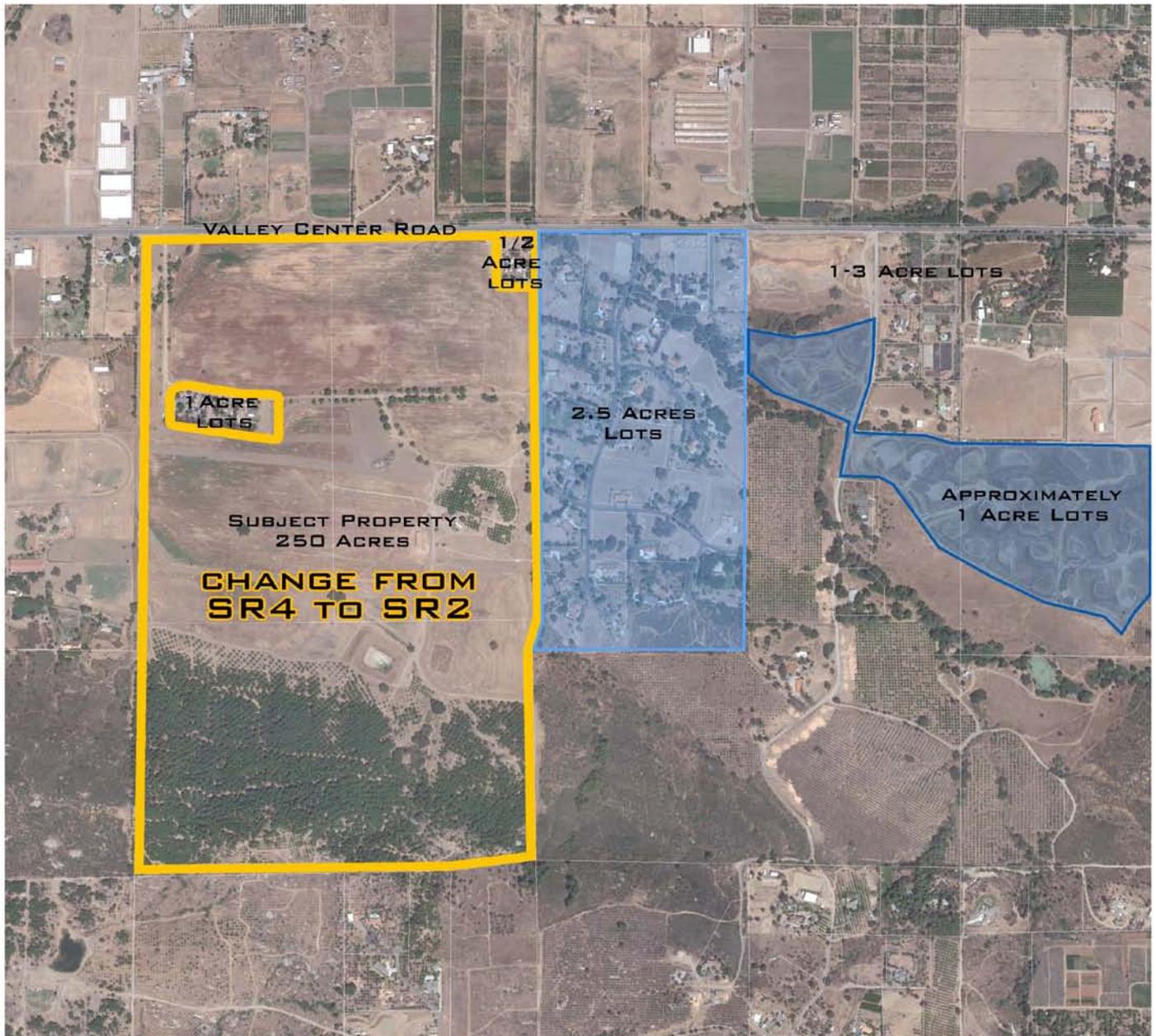


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - - -

TULUIE PROPERTY (VC64) VALLEY CENTER



PROPERTY SPECIFIC REQUEST:

- CHANGE LAND USE DESIGNATION FROM SR4 TO SR2. (MODERATE)

REASONS FOR REQUEST:

- RECENTLY ADOPTED GENERAL PLAN DESIGNATION OF SR4.
- IDENTIFIED AS A "MODERATE" LEVEL OF CHANGE
- INSIDE COUNTY WATER AUTHORITY BOUNDARY
- ADJOINING DEVELOPMENT WITH LOT SIZES OF 2.5 AC LOTS
- SIMILAR SITE CONSTRAINTS AS ADJOINING PROPERTIES DESIGNATED SR-2 OR DEVELOPED WITH 2.5 AC LOTS
- WITHIN APPROXIMATELY 1/4 MILE OF DEVELOPMENT WITH EXISTING SEWER AND LOT SIZES OF APPROXIMATELY 1 ACRE.
- PREVIOUS GENERAL PLAN DESIGNATION OF SR-2 ACCOUNTED FOR SLOPE DEPENDENT DENSITY CALCULATIONS. NO NEED TO CHANGE TO SR-4.
- FRONTING VALLEY CENTER ROAD WHICH HAS BEEN RECOGNIZED AS THE APPROPRIATE AREA TO LOCATE REQUESTED DENSITY.
- EXISTING SITE CONSTRAINTS WOULD CONTINUE TO BE PROTECTED WITH SR-2.
- SUBSTANTIAL AND UNNECESSARY FINANCIAL DAMAGE CAUSED BY DOWN ZONING FROM SR-2 TO SR-4.