



**November 9, 2011 Workshop**  
**Property Specific Requests**

Land Use Map Adopted: August 2011

Land Use Designations

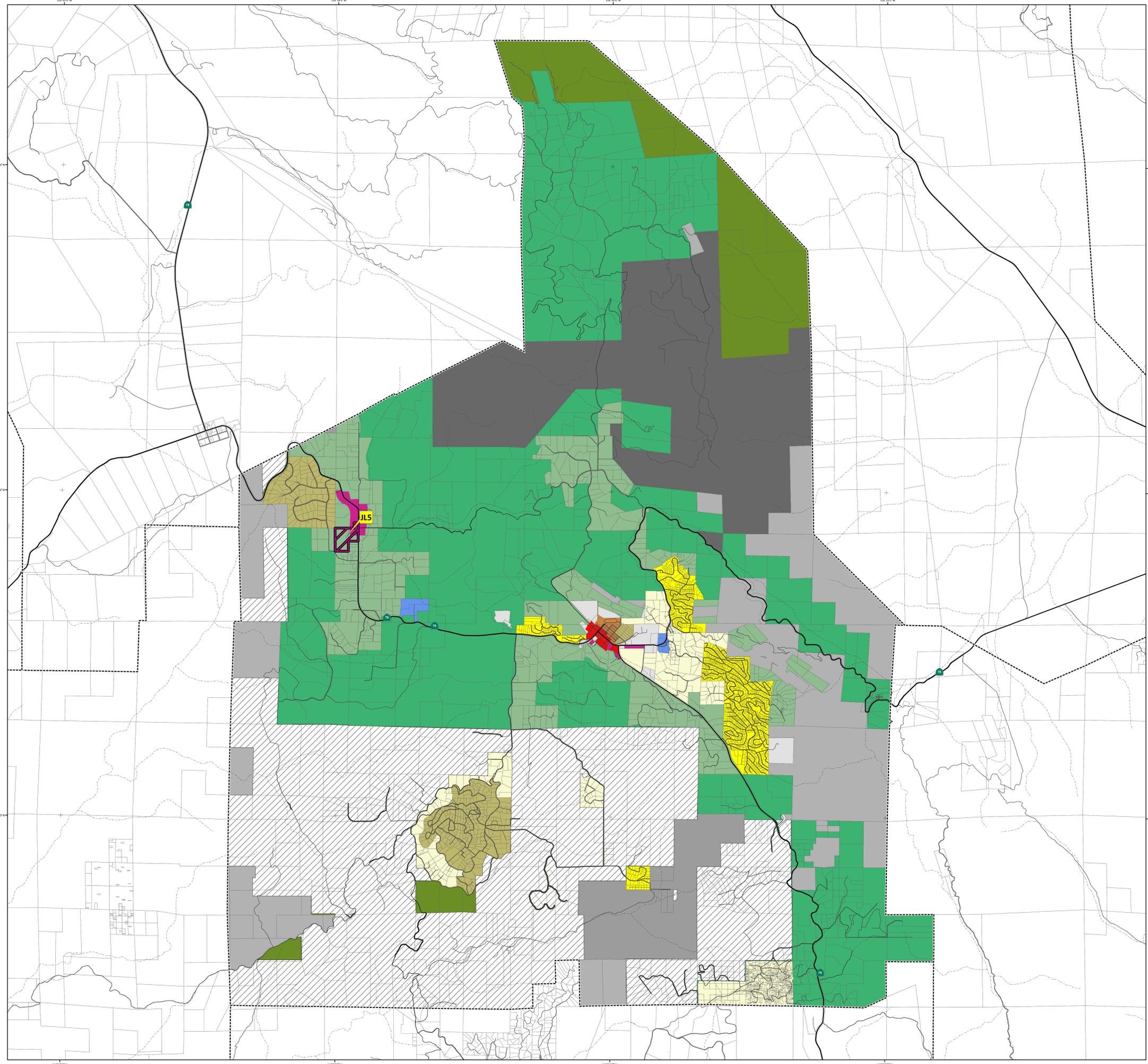
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)
- Forest Conservation Initiative Overlay
- Community Planning Area Boundary

Property Specific Request

- Property Owner
- Others

Level of Change

- MAJOR
- MODERATE
- MINOR



Additional information is available at the County's Department of Planning and Land Use Project Processing Center or <http://www.sdcourty.gov/561/gpupdate/index.html>.

Map Prepared By:



Coordinates: NAD83 Feet  
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This is a draft map and should be destroyed upon submission of subsequent versions.

Source: County of San Diego, SanGIS, SANDAG  
File reference: S:\land\_use\gpupdate\_map\arcmap\hatch\_map\20111109workshop\med\_k\gp20110110512\_change5map\_output



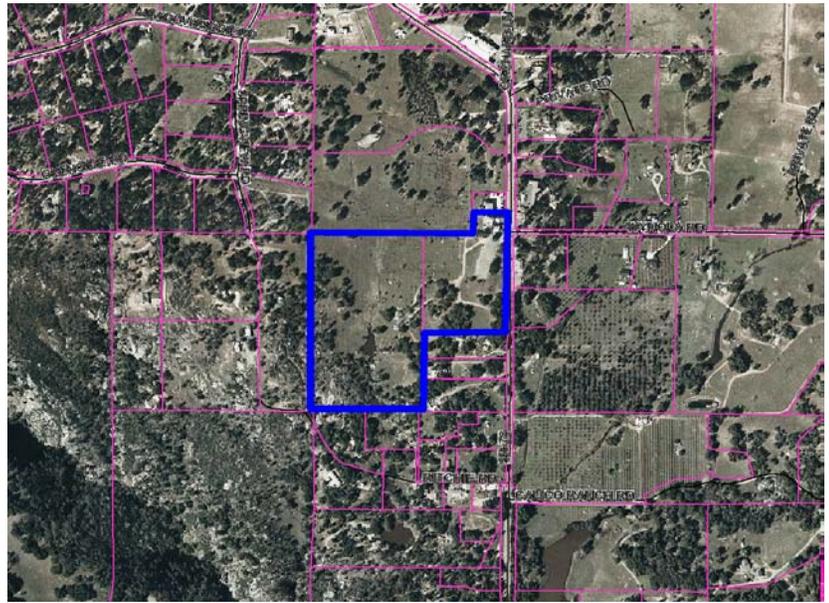
**JL5**

General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR4
Requested by: Harry Horner	
Community Recommendation	Unknown
Opposition Expected <sup>1</sup>	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change	Moderate

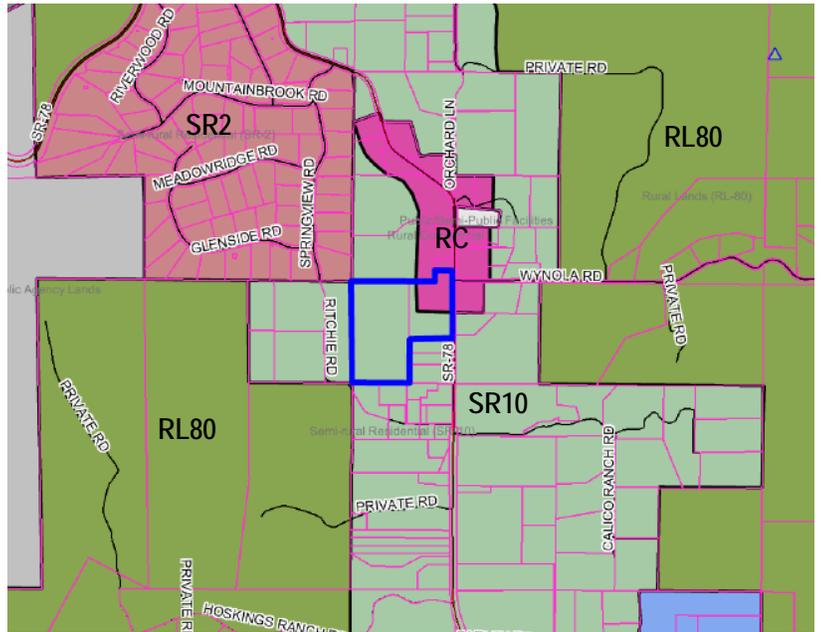
Note:  
 1 – Based on staff’s experience

Property Description	
<u>Property Owner:</u> Harry Horner	
<u>Size:</u> 32.4 acres 2 parcels (three APNs)	
<u>Location/Description:</u> Intersection of Wynola Road and Old Julian Road (SR78); Outside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u> ● – high; ◐ – partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ○ Habitat Value ○ Agricultural Lands ● Fire Hazard Severity Zones	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
<i>Zoning</i>	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	



Aerial

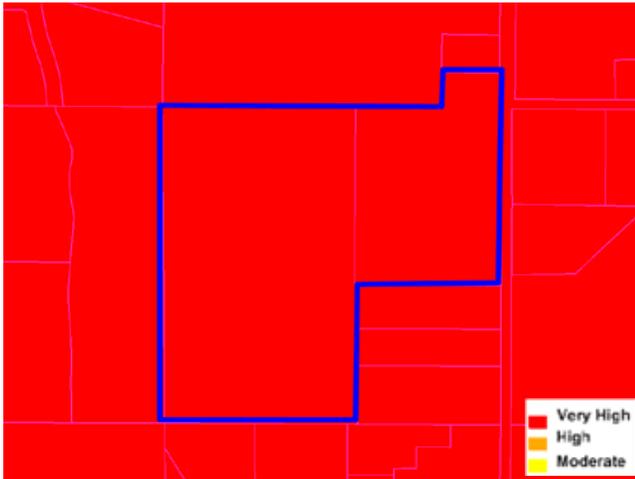


Adopted Aug 2011

**Discussion**

Outside of the Village of Julian, the primary mapping principles were to recognize existing parcelization, but to limit the potential for additional subdivision, concentrating future development in and near the Julian Rural Village. An SR4 designation is outside the range of alternatives evaluated in the General Plan Update DEIR and would result in a spot designation. To resolve the spot designation would require designating approximately 56 additional acres as SR4.

JL5 (cont.)



Fire Hazard Severity Zones

# JL5 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Semi-Rural 10	Moderate

## Rationale for Moderate Category Classification

The request for a SR4 density (one dwelling unit per four acres) 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 one dwelling unit per ten acres. Therefore, additional environmental documentation would be necessary in order to comply with State law.

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

To ensure that the SR4 designation is assigned consistently, an additional 56 acres around the property would require a change in designation from SR10 to SR4, which would result in a potential increase of five dwelling units.

## Impact to Forest Conservation Initiative Remapping Timeline

None

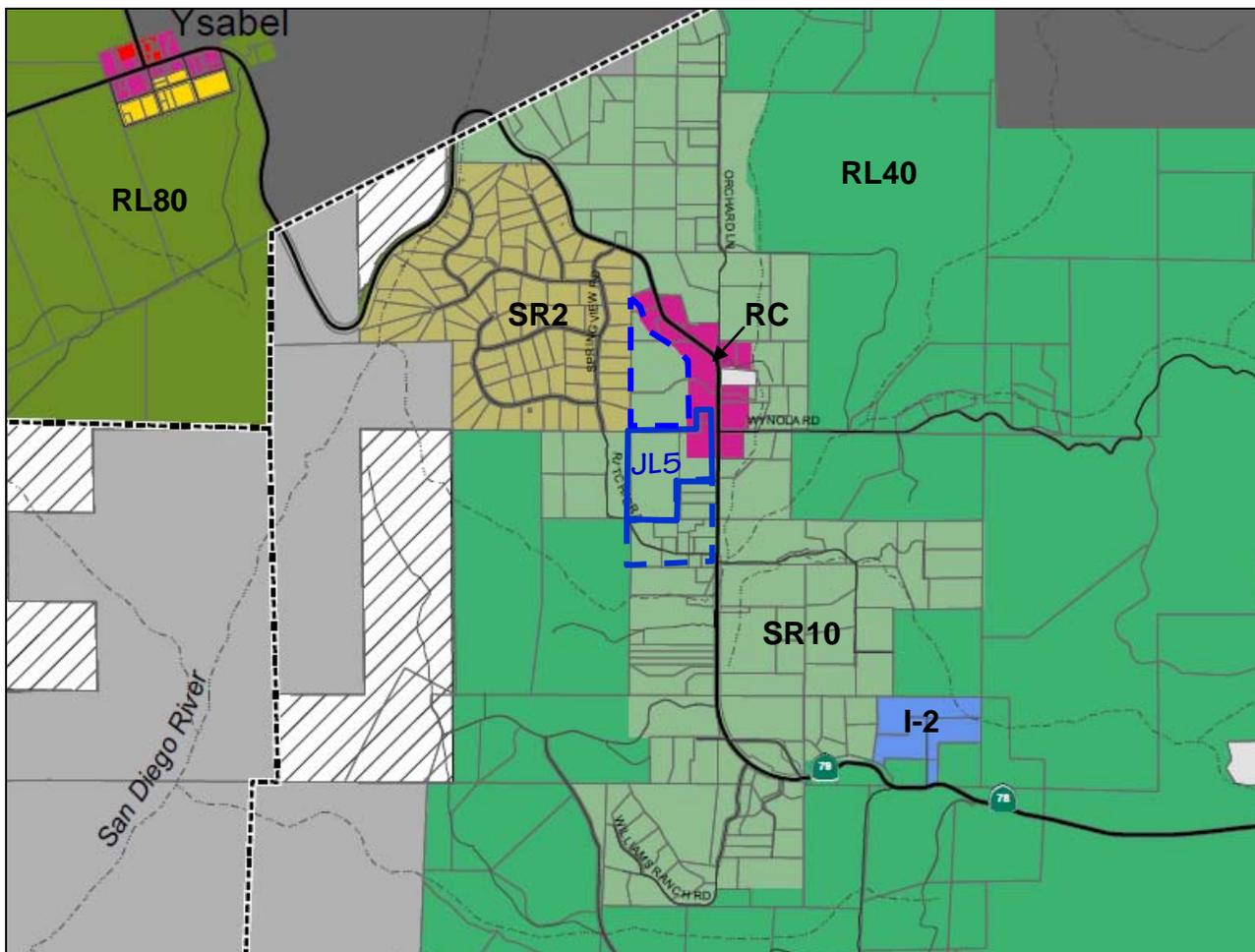


Figure 1: Property Specific Request ——— Additional Remapping Necessary for Change - - - -