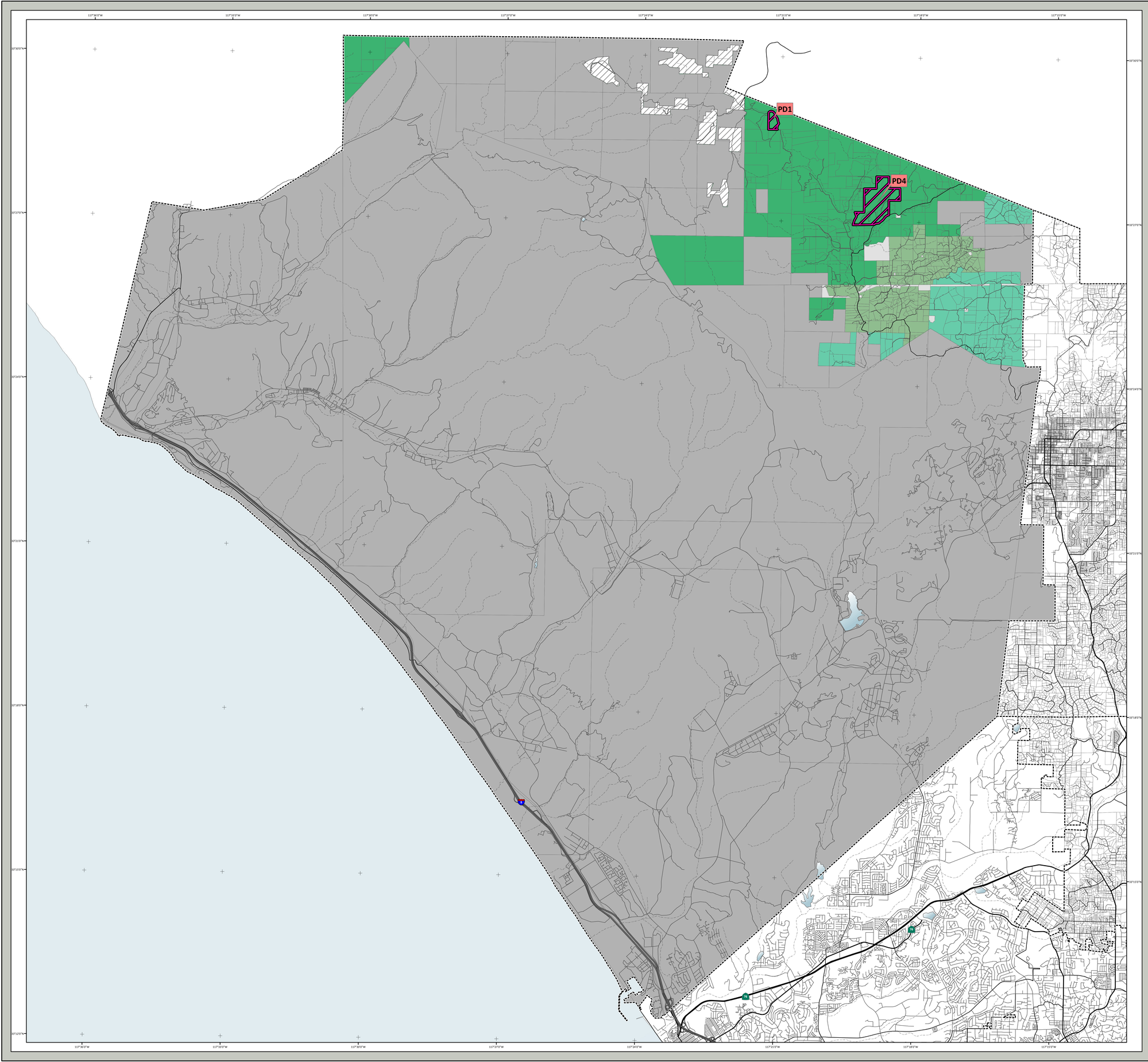

COUNTY OF SAN DIEGO

GENERAL PLAN UPDATE

Pendleton - DeLuz

Community Planning Area

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 Counter or http://www.sdcounty.ca.gov/dplu/gpupdate/index.html.

Map Prepared By:

County of San Diego
DPLU GIS
Geographic Information Systems
GIS

Coordinates: NAD83 Feet

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This is a draft map and should be destroyed upon submittal of subsequent versions.

Regional Location Map

Source: County of San Diego, SanGIS, SANDAG
File reference: S:\land_use\gpupdate_maps\arcmap\hatch_maps\20111109workshop.mxd, K:\gp2020\20110512_changes\map_output

40

ACRES

N

0.5 0.25 0
Miles

Printed: October 25, 2011

PD1

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: William Karn	
Community Recommendation	Unknown
Opposition Expected[1]	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:
1– Based on staff's experience

Property Description

Property Owner:
Roger Townsend, Sylvia Moseley,
Norman Townsend

Size:
40.4 acres
1 parcel

Location/Description:
Along Tenaja Truck Trail, 534 feet south of the Riverside/ San Diego County line;
Outside County Water Authority boundary

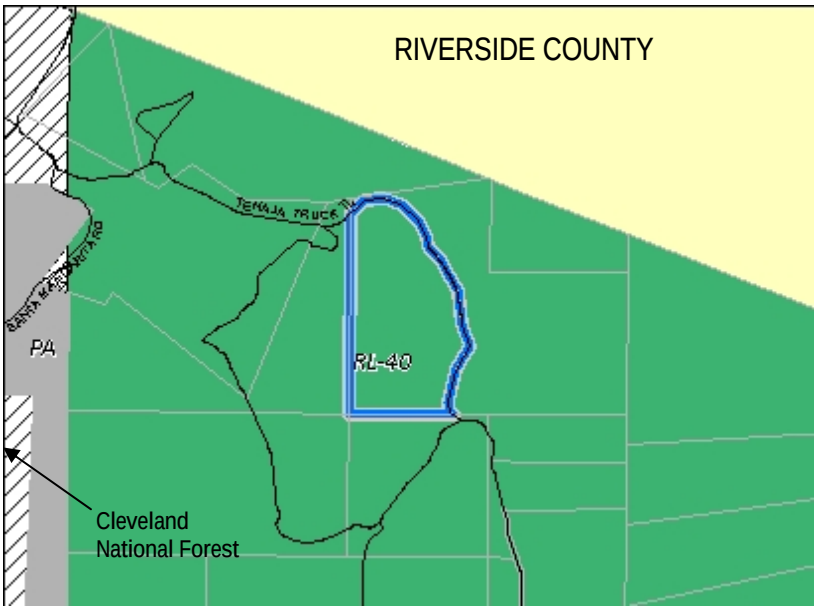
Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

- ◒ 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/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former— A72, 4-acre minimum lot size	
Adopted Aug 2011— Same as existing	

Aerial

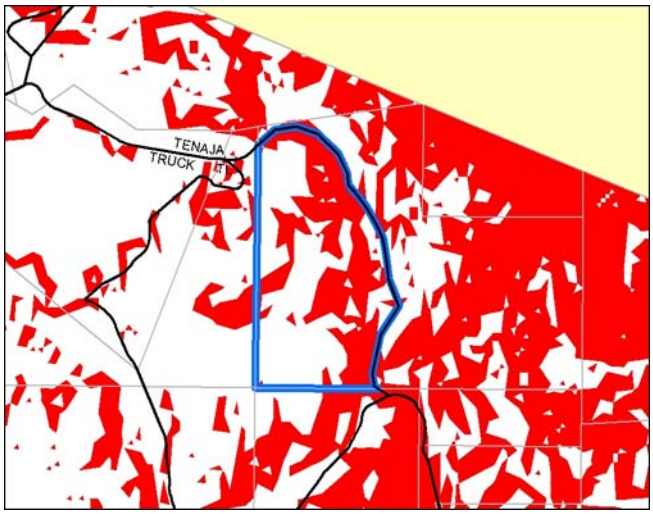


Adopted Aug 2011

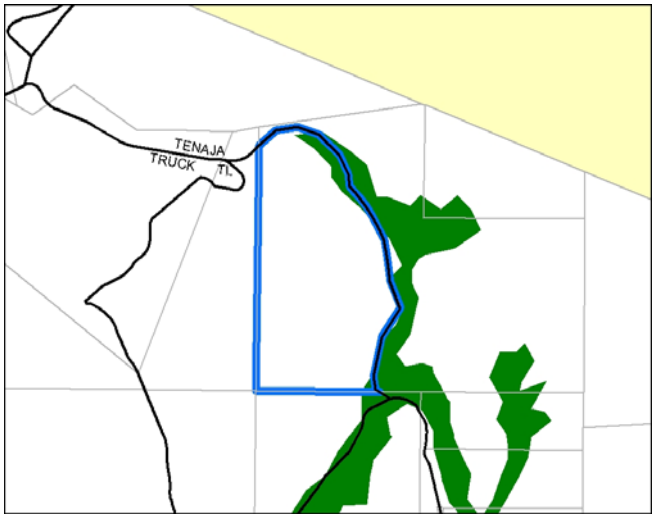
Discussion

Property is located in a rural area with no surrounding development and 4.2 miles down a road that either dead-ends or ends in MCAS Camp Pendleton. A Semi-Rural density would not support the Community Development Model or Guiding Principle #9. Also, the property is within the Very High Fire Hazard Severity Zone. The SR4 designation is more intensive than the range of alternatives analyzed in the General Plan Update EIR, where RL40 was the most intensive density.

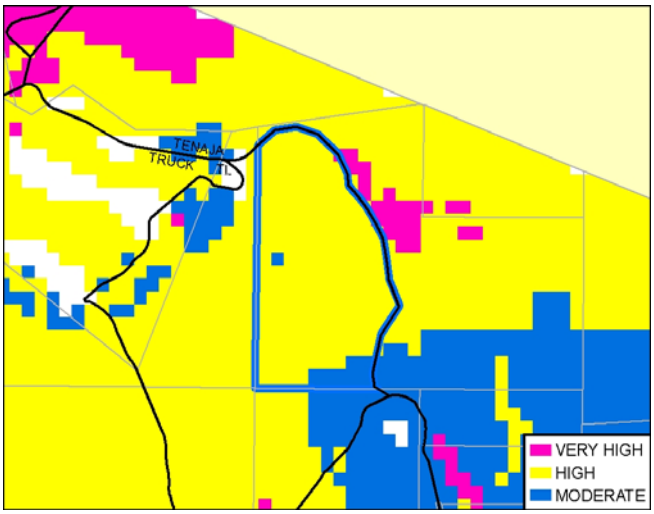
PD1 (cont.)



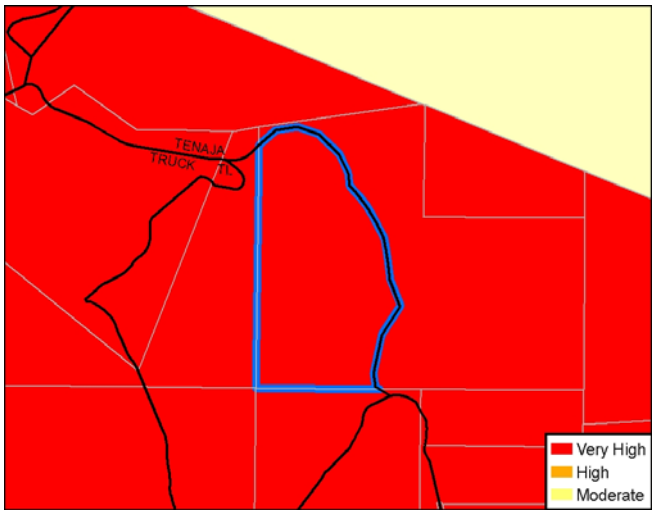
Steep Slope (Greater than 25%)



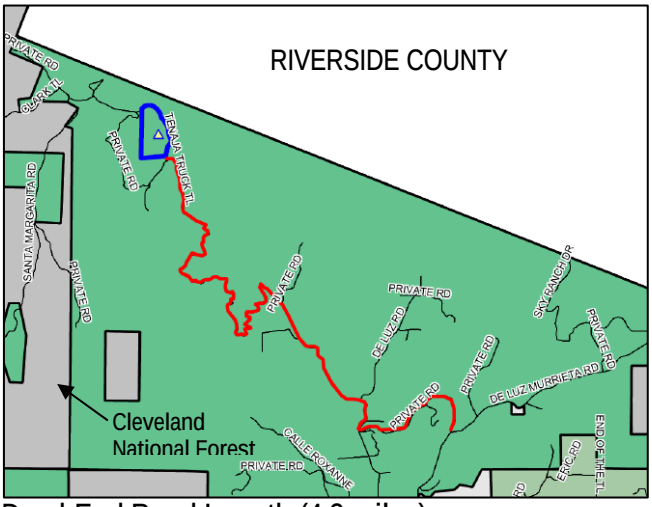
Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones



Dead-End Road Length (4.2 miles)

PD1 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 40	Major

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations away from existing villages.
- The General Plan principles and policies do not support increased development in areas with limited access, sensitive resources, and significant constraints.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The fundamental approach to designating Rural Lands 40 and possibly all Rural Lands would need to be revisited and new principles, policies, and concepts developed.
- Numerous properties in the vicinity of the site would require redesignation.
- Depending on the revisions to the principles, policies, and concepts, other lands with designation less dense than Semi-Rural 4 would also require reconsideration. It's possible that this review could be limited to the areas within the County Water Authority if the revised principles, policies, and concepts were crafted in that manner.

Impact to Forest Conservation Initiative Remapping Timeline

Minor to Major – The Forest Conservation Initiative area occurs outside of the County Water Authority. Therefore, if revision of policies and concepts were kept to areas within, there would be little to no affect. However, as the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, any revised principles, policies, and concepts that generally affect application of the Rural Lands designations will substantially affect the Forest Conservation Initiative area remapping.

Relevant General Plan Principles, Goals, and Policies

A sampling is included below:

Principle 2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Goal LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Policy LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be

achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

Goal LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.

Policy LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

Principle 4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Principle 5. Ensure that development accounts for physical constraints and the natural hazards of the land.

Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

PENDLETON-DELUZ

2000 Census Population.....37,012
Community 2020 Target[1] 34,976
April 2004 WC Map Population.....38,340

APRIL 2004 WORKING COPY MAP

The key objective for the April 2004 Working Copy map in this community is to maintain the rural character of the region as reflected by the existing agricultural uses and low levels of development. In addition, the map applies rural densities to much of the plan area due to the limited public services, infrastructure, and the physical and environmental constraints of the area.

KEY COMMUNITY ISSUES

- Over 75 percent of the planning area is under the jurisdiction of the military (Camp Pendleton) with the vast majority of the area population located on base
- Preservation of agriculture
- Lack of public services and infrastructure

COMMUNITY-SPECIFIC PLANNING RATIONALE

- There are no village core or village densities within the Pendleton-DeLuz planning area due to a lack of infrastructure and services
- The low-density semi-rural designation reflects agricultural land uses and the existing pattern of development
- Santa Margarita River, upland habitats, and watershed should be designated at rural lands densities

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts[2] indicate there would be about 133 lane-miles of roads operating at LOS E or F in Pendleton-DeLuz. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is nearly $400 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces approximately 157 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is nearly $840 million for Pendleton-DeLuz.

[1] Community target established prior to availability of 2000 Census data.
[2] Based on traffic forecasts for the August 2003 Working Copy map.

PD4

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Robert Dykhouse	
Community Recommendation	Unknown
Opposition Expected[1]	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change	Major

Note:
1– Based on staff's experience

Property Description

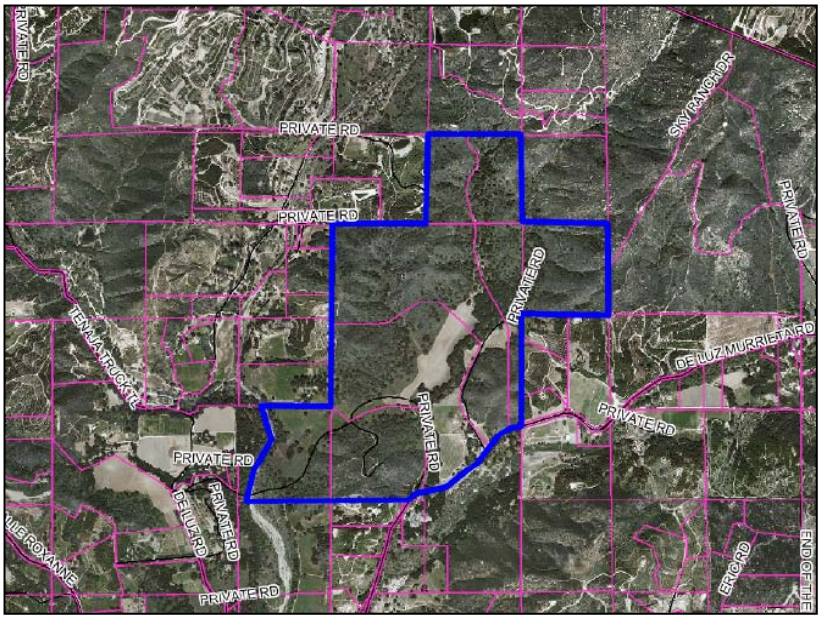
Property Owner:
Metroline Surfaces Inc. (7 parcels)
Robert J./Kathleen R. Dykhouse Trust (1 parcel)
Size:
345.1 acres
8 parcels
Location/Description:
Approx. ½ mile south of the Riverside/ San Diego County Line, off of De Luz Murrieta Road; Outside County Water Authority boundary

Prevalence of Constraints (See following page):
● – high; ◒ – partially; ○ - none

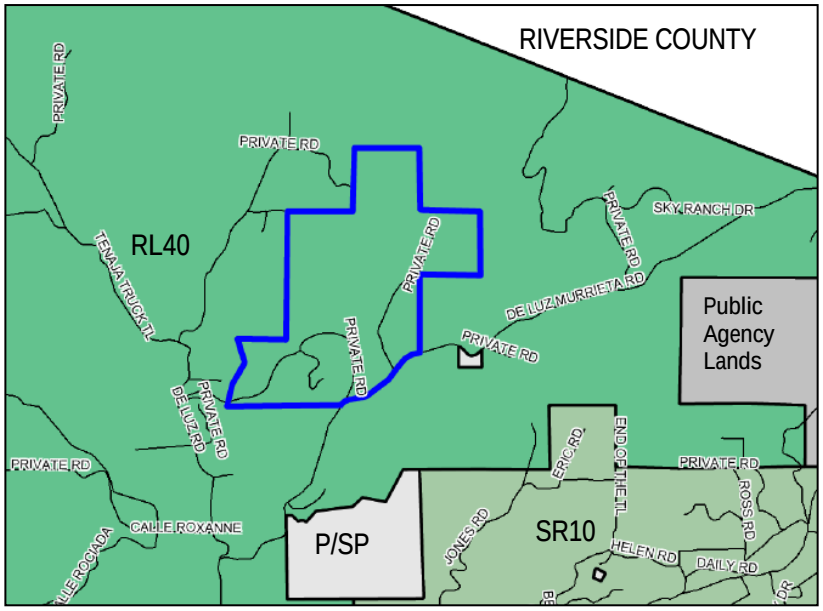
- ◒ Steep slope (greater than 25%)
- ○ Floodplain
- ◒ Wetlands
- ● Habitat Value
- ● Agricultural Lands
- ● Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
Zoning	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

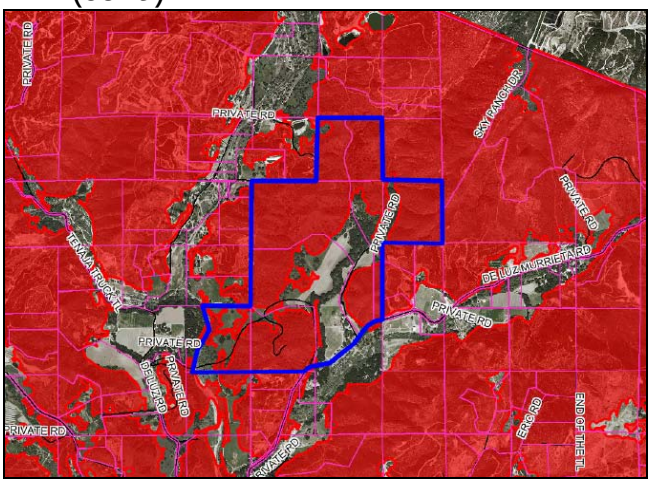


Adopted Aug 2011

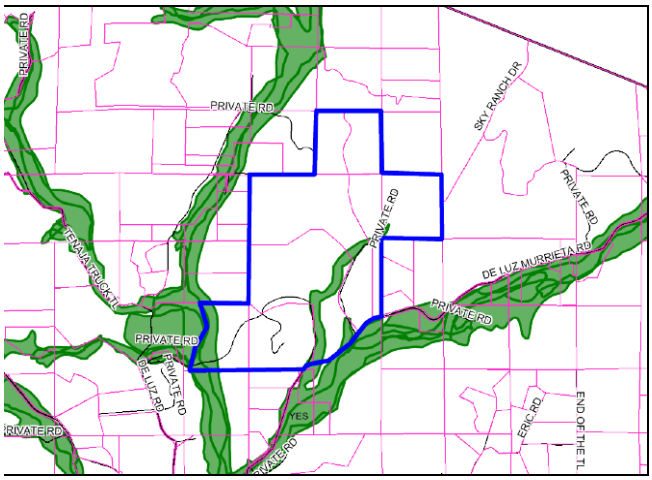
Discussion

Property is located in a remote area with no surrounding development; therefore, the Semi-Rural designation would not support the Community Development Model or Guiding Principle #9. Also, the property is almost entirely constrained by slopes greater than 25%, sensitive biological habitat, and within the Very High Fire Hazard Severity Zone. As such, the property owner's request would not be supported by Guiding Principle #5. The property also contains farmlands of local importance and prime agricultural soils. The requested SR4 designation is more intensive than the range of alternatives analyzed in the General Plan update EIR, where RL40 was the most intensive density.

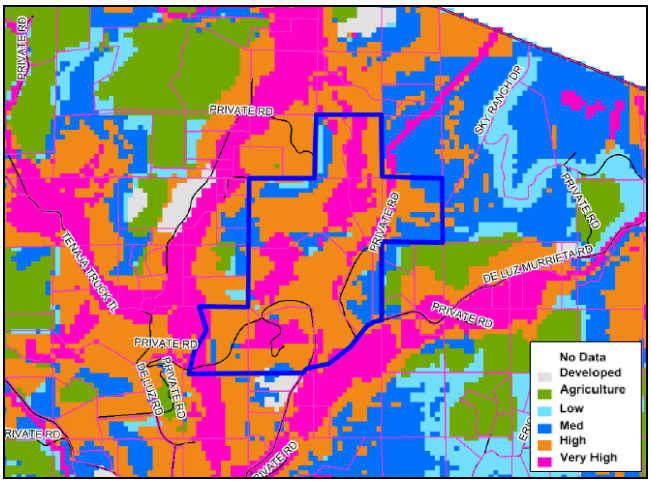
PD4 (cont.)



Steep Slope (Greater than 25%)



Wetlands



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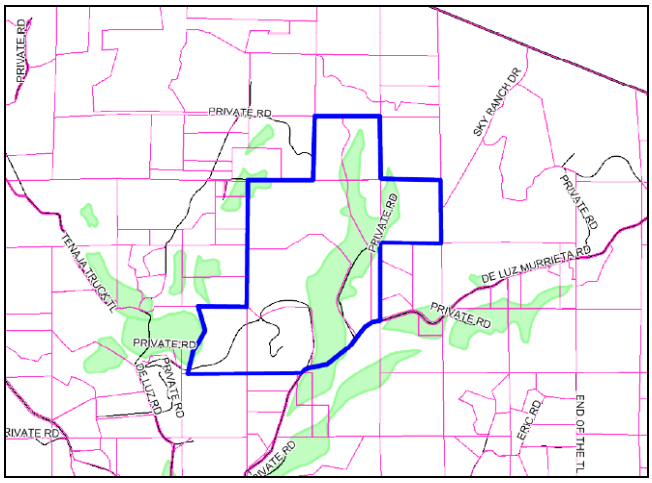
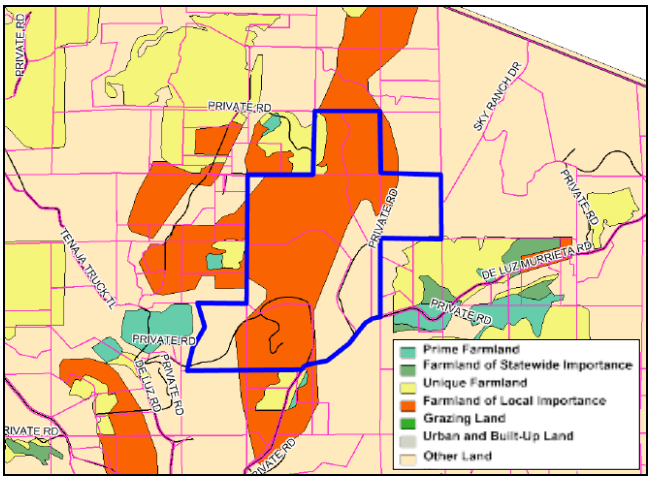
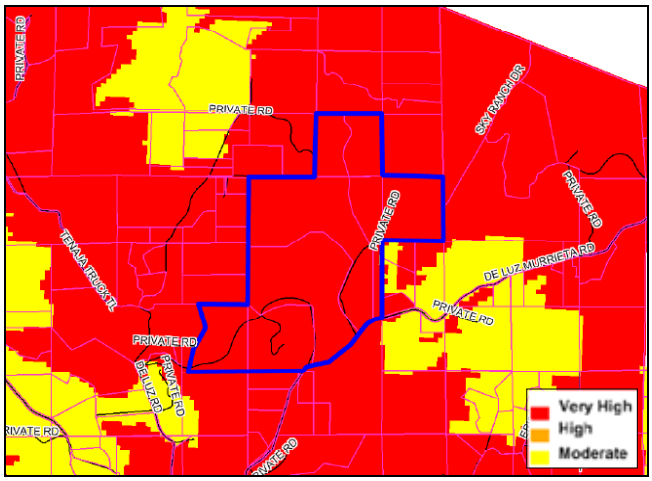


Prime Agricultural Lands



Farmlands of Local Importance



Fire Hazard Severity Zones

PD4 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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Rationale for Major Category Classification

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Community 2020 Target[1] 34,976
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