

PP30 Analysis Area

(Pala-Pauma)

2012 Proposal: Change from RL40 to SR2 and RL40

Requested by: Armstrong

Staff Recommendation	Alternative
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CSG Recommendation	Alternative
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PC Recommendation	Alternative
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Property Description

Property Owner:

PSR: Loomis and McCormick Ranch LLC

Size:

518 acres

11 parcels

Location/Description:

Near the intersection of SR-76 and Valley Center Road, just south of the Pauma Village; outside the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

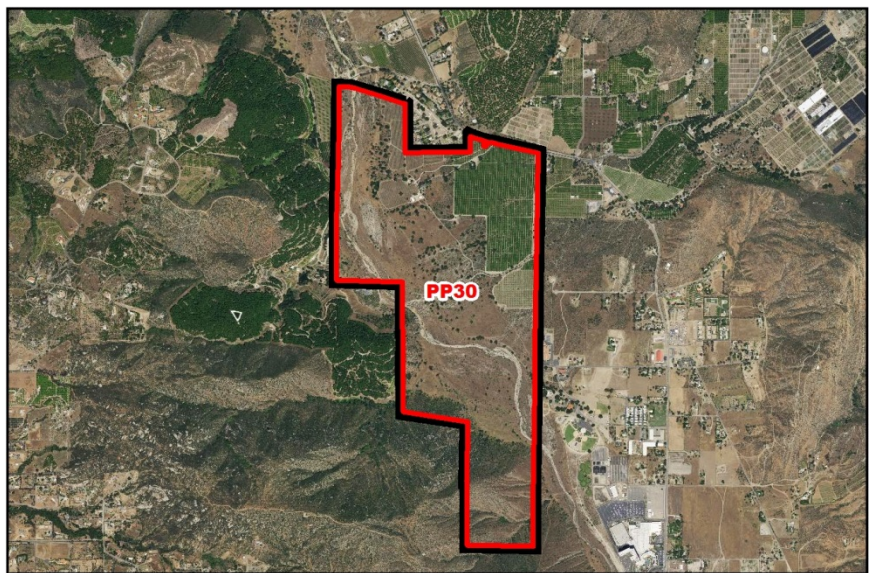
◐ Floodplain

◐ Wetlands

● Sensitive Habitat

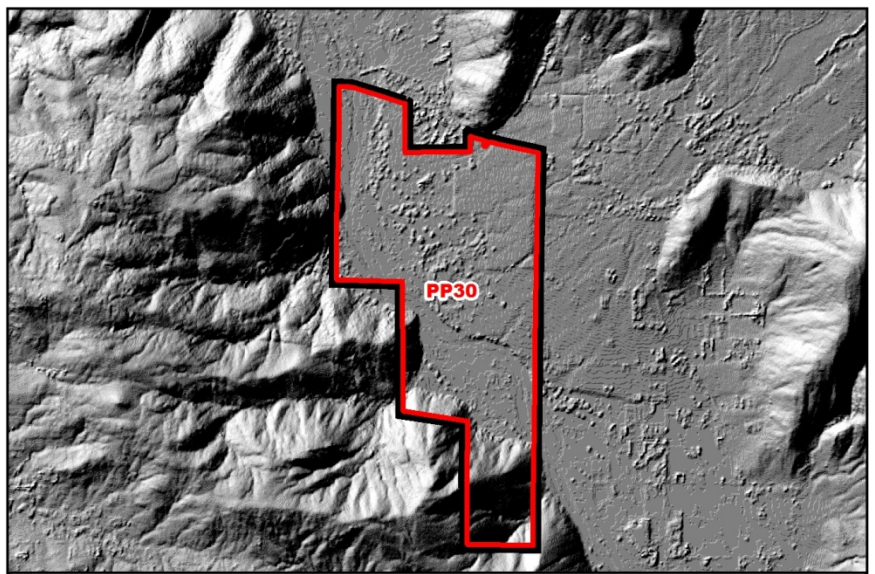
◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

PSR Analysis Area



Topography

PSR Analysis Area

Staff Recommendation Rationale

Community Development Model/ Infrastructure /Community Character (Guiding Principles 2 & 3; Policies LU-1.1, 1.3, 2.4, COS-14.1)

- Substantial density increase in rural area outside a Village is not in line with Community Development Model; nearby Village is not a job center or commercial center; septic and groundwater-dependent; almost everything outside Village boundary is SR-10 or lower
- Community Plan Policy LU-4 calls for low density in Resource Conservation Areas (San Luis Rey River RCA)

Feasibility/Groundwater/Hazards (Guiding Principle 5; Policies LU-1.9, LU-6.11, LU-8.1, S-1.1, S-9.2, S-10.1)

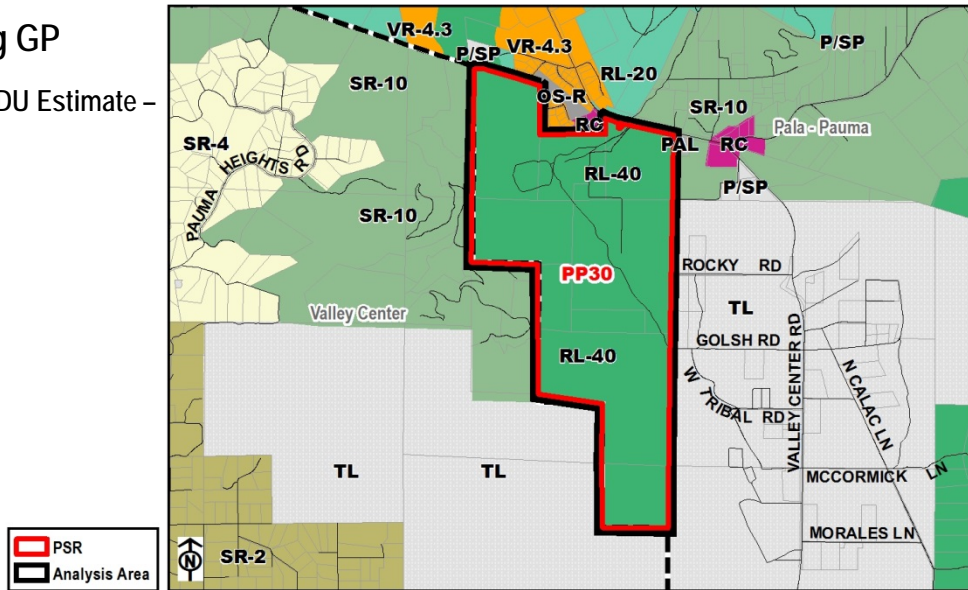
- Groundwater Ordinance minimum lot size of 5 acres per average annual precipitation category, so proposed SR-2 density isn't feasible; feedback from adjacent Yuima MWD – annexation may not be possible under limitations
- RL-40 area (under proposed) is basically undevelopable San Luis Rey River (SLR) floodplain and slopes so a transfer of density (per Policy LU-1.8) will not help the feasibility situation
- Access will be challenging and may not be feasible for SR-2 density with multiple wetland/riparian crossings (RPO very restrictive)
- Proximity to fire station helps justify SR-10 in Alternative, consistent with Safety Element Travel Times; SR-10 maintains Conservation Subdivision requirement to avoid resources

Habitat / NCMSCP (Guiding Principles 4 & 5; Policy LU-6.2)

- Almost all upper tier habitats and draft Pre-Approved Mitigation Area (PAMA) in the draft North County MSCP
- Over 200 acres of estimated wetlands; Yuima and Potrero Creeks run through SR-2 proposed area to connect to SLR River in middle
- USFWS Critical Habitat Area for arroyo toad & southwestern willow flycatcher

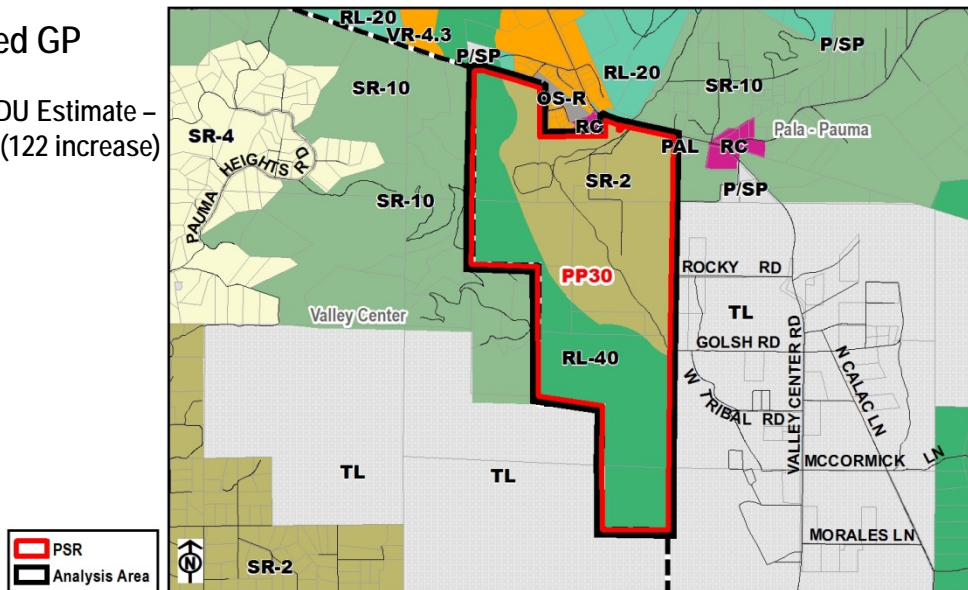
Existing GP

Potential DU Estimate –
12 Units



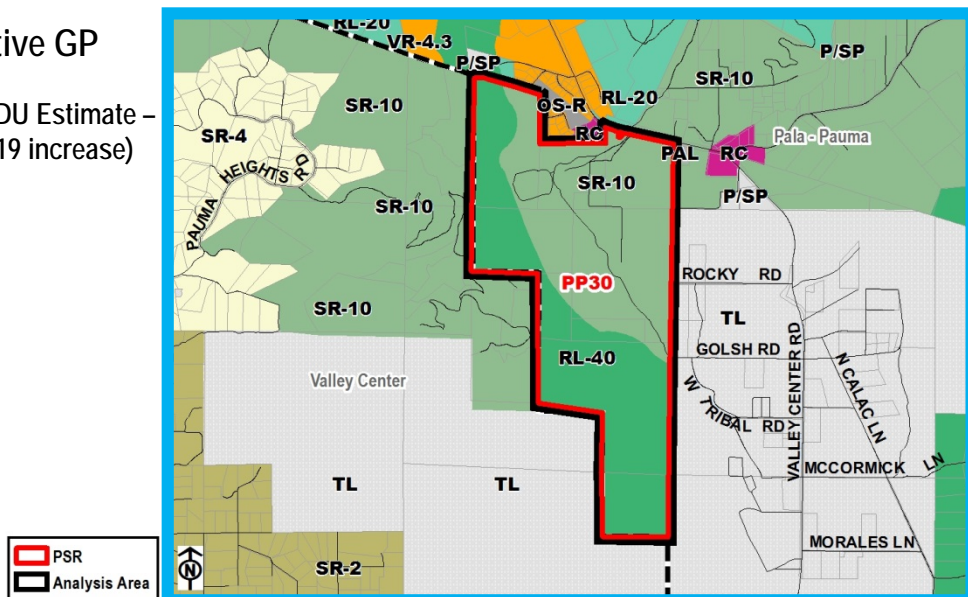
Proposed GP

Potential DU Estimate –
134 Units (122 increase)



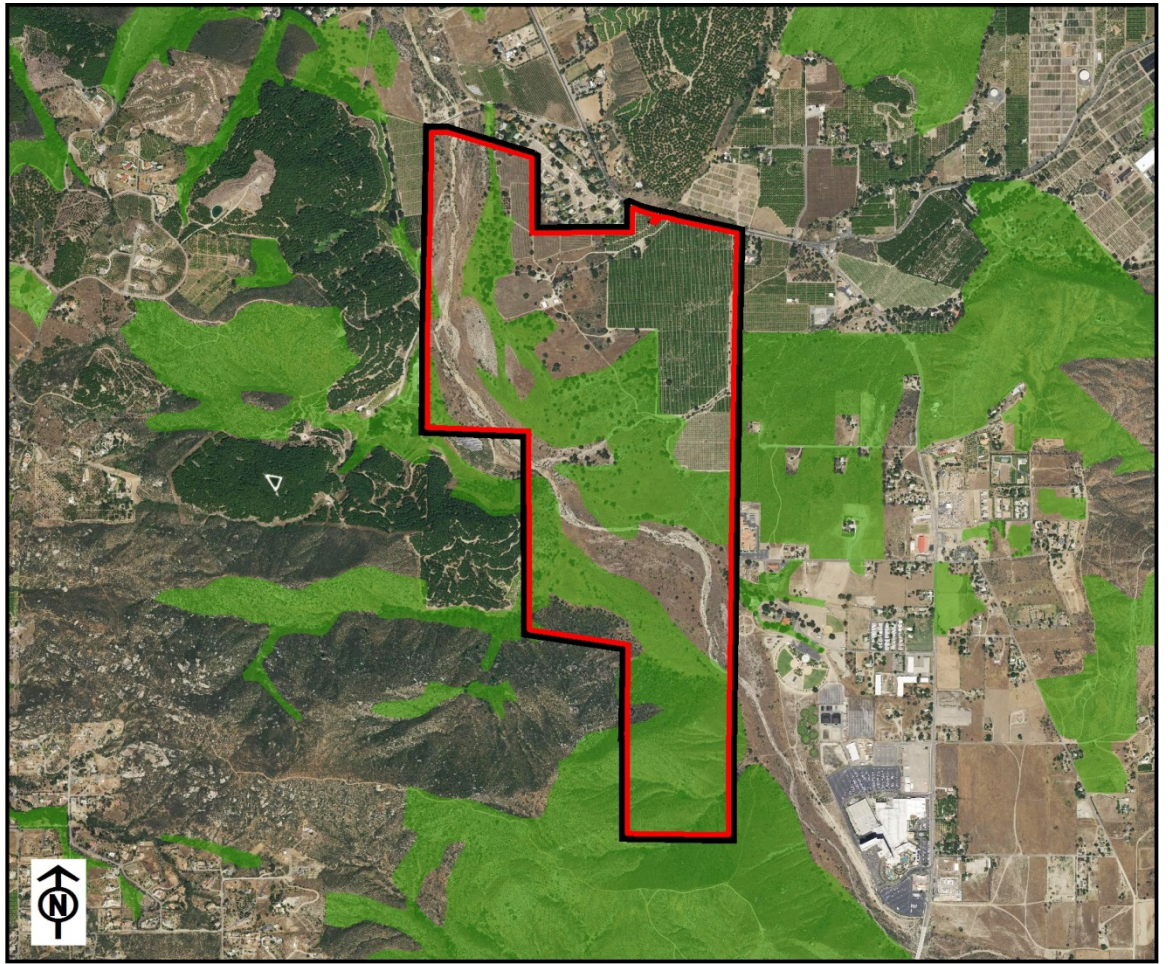
Alternative GP

Potential DU Estimate –
31 Units (19 increase)

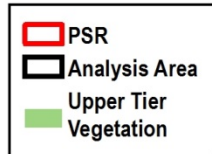


Staff Recommendation

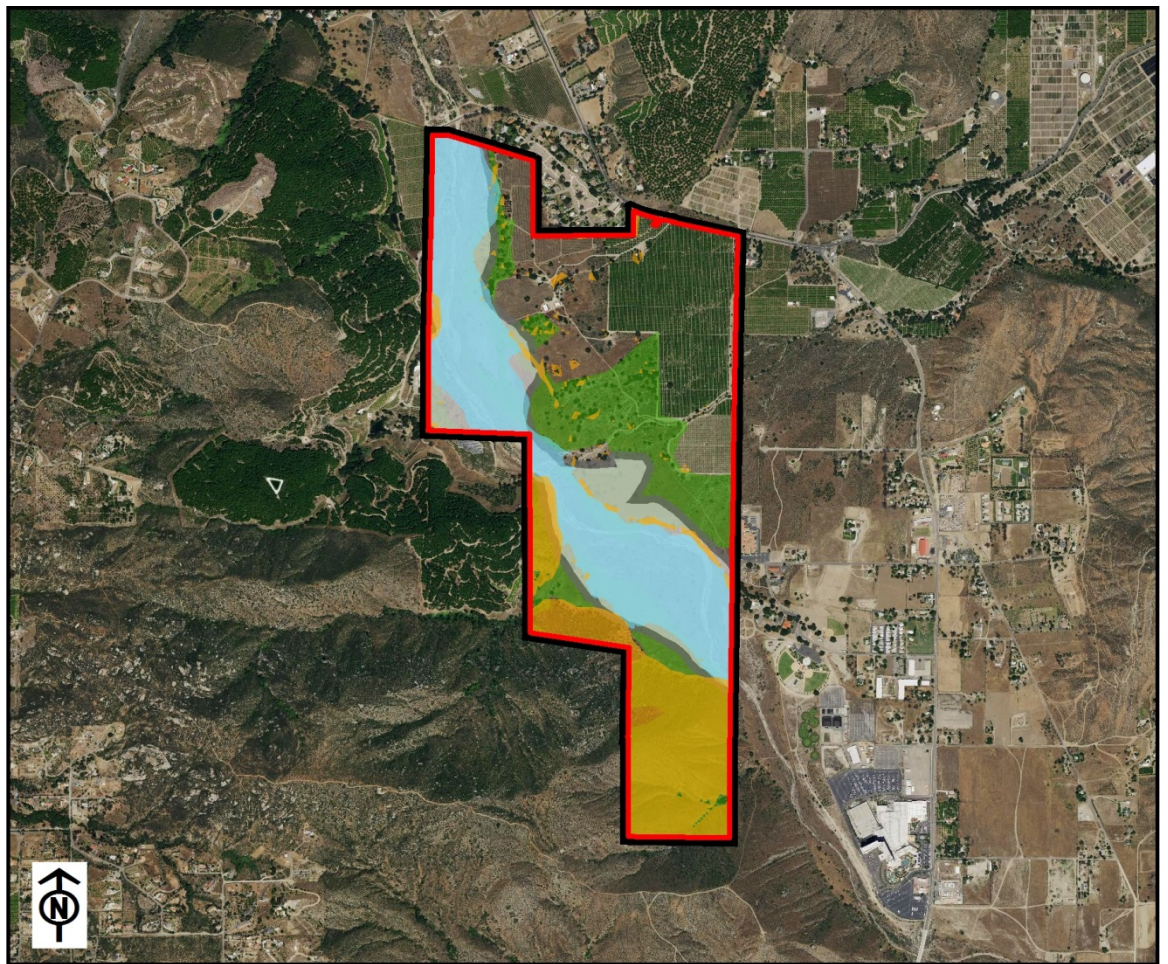
Upper Tier Vegetation



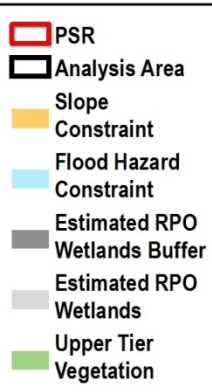
● Sensitive Habitat



Composite Constraints



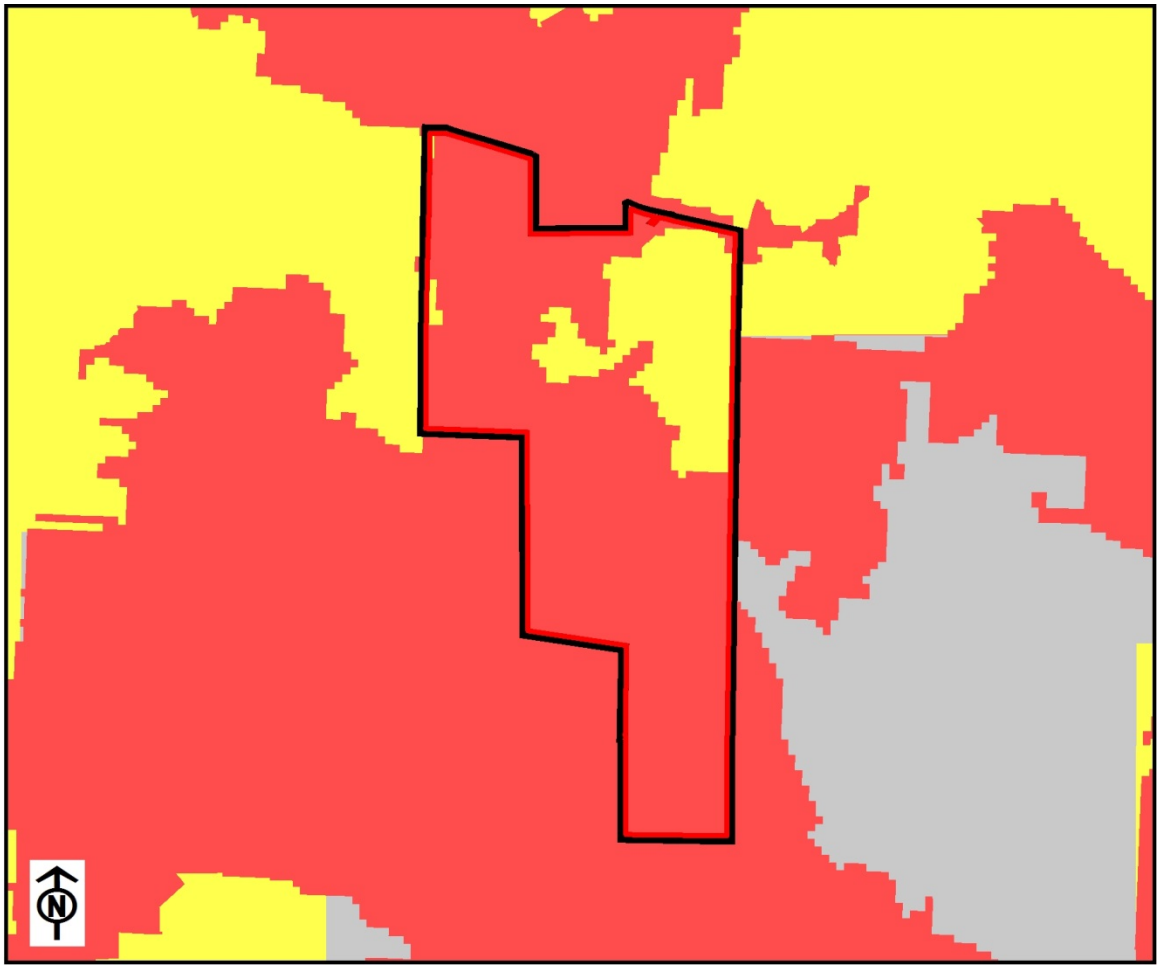
● Steep slope
 ● Floodplain
 ● Wetlands
 ● Sensitive Habitat



Fire Hazard Severity Zones

● Fire Hazard Severity Zone

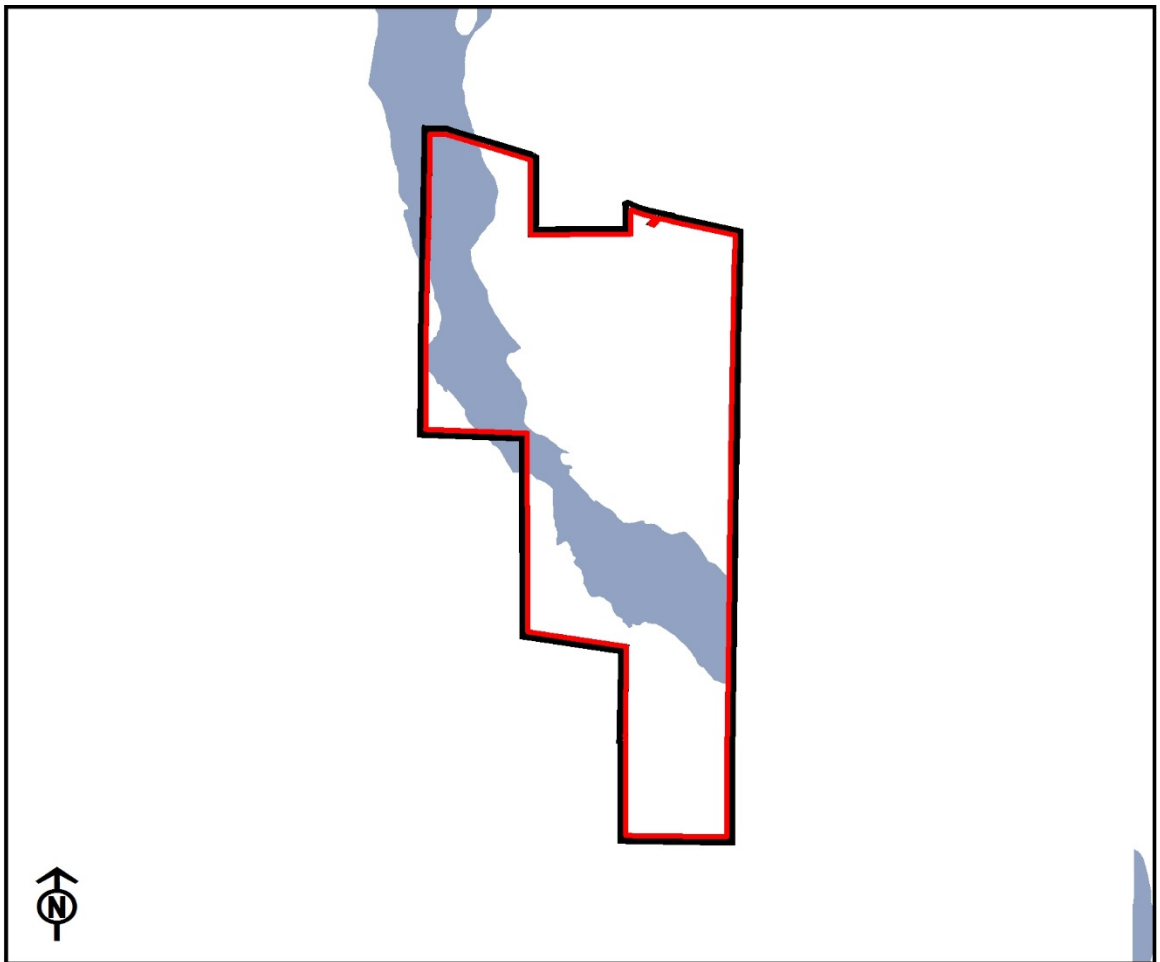
- PSR
- Analysis Area
- Very High
- Moderate
- Non-Wildland/Non-Urban



FEMA Floodplain

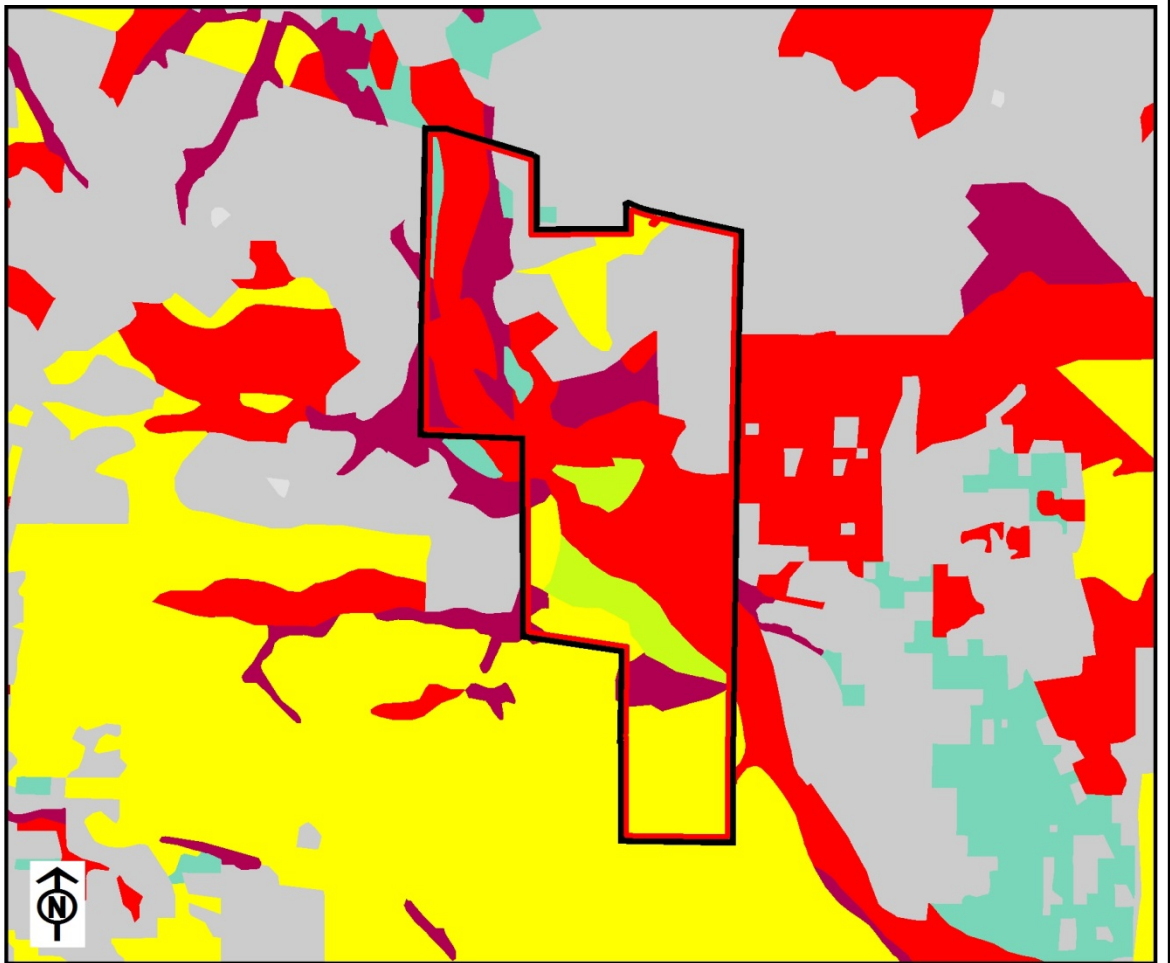
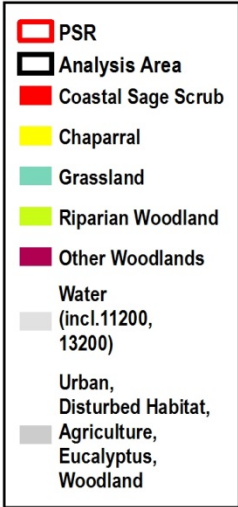
◐ Floodplain

- PSR
- Analysis Area
- FEMA Floodplain



Vegetation

● Sensitive Habitat



Step Slopes

▼ Steep slope (greater than 25%)

