



January 9, 2012 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

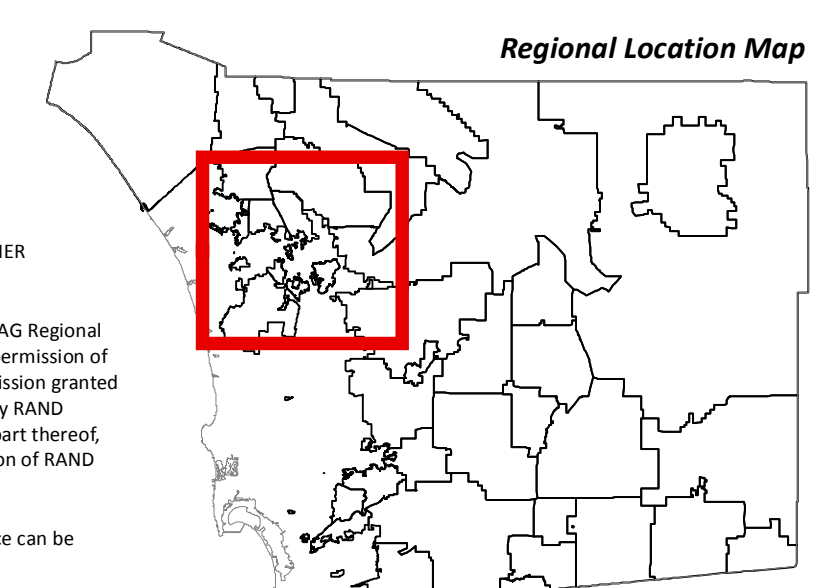
- MAJOR
- MODERATE
- MINOR

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

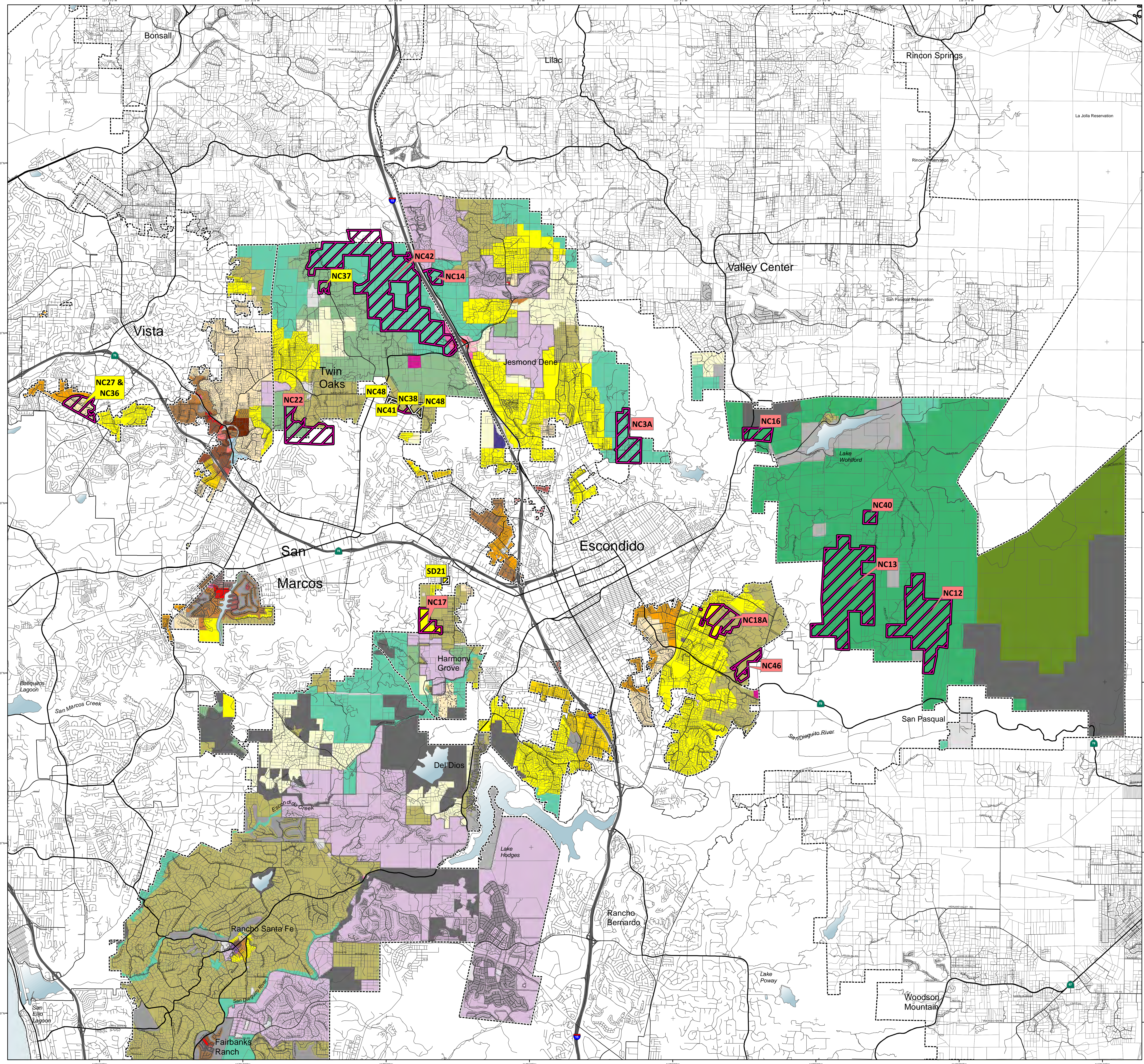
Map Prepared By:



Coordinates: NAD83 Feet
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Source: County of San Diego, SANDAG
File reference: S:\land_use\gpupdate_maps\batch_maps\2011109workshop.mxd, K:\gp2010\20110512_changes\map_output



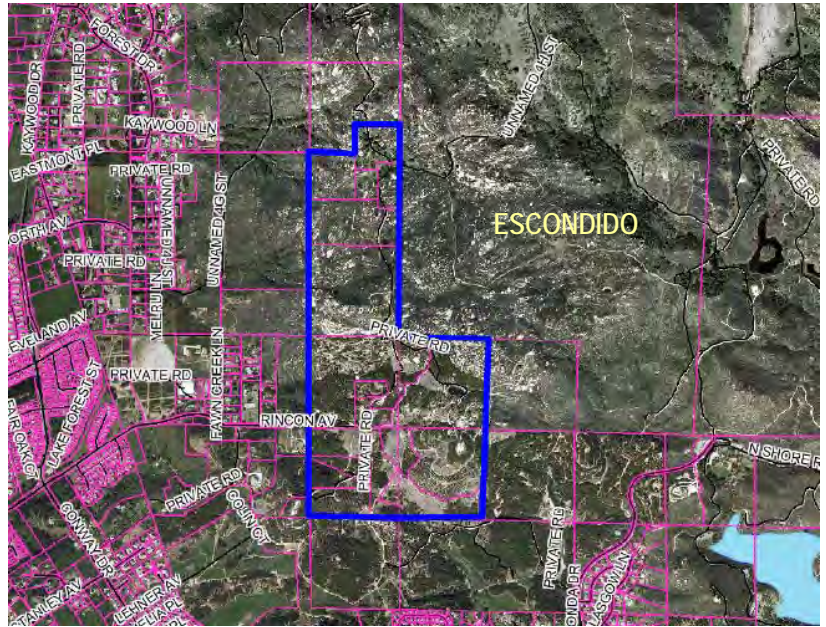
NC3-A

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	SR4
Requested by: Sylvia Clark	
Community Recommendation	N/A
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Varies
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

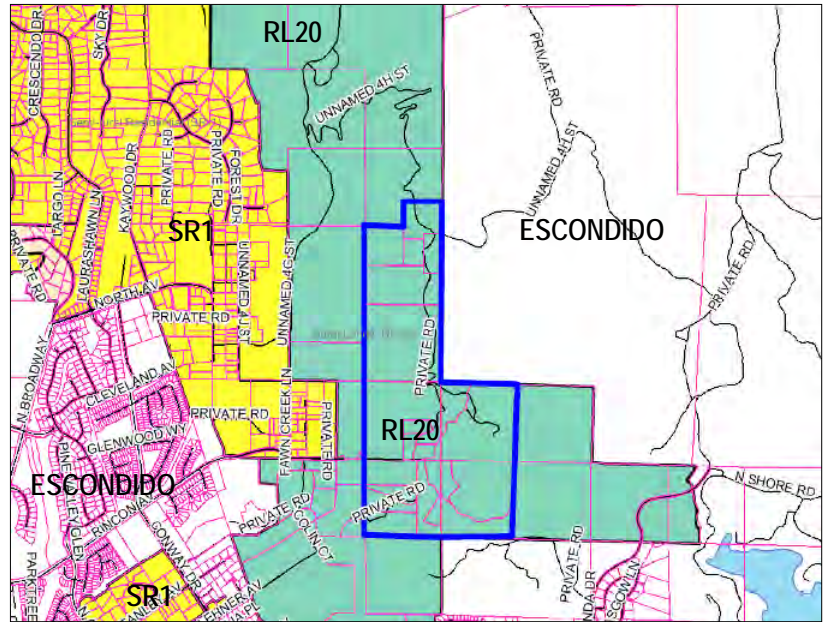
Note:
1- Based on staff's experience

Property Description	
Property Owner: Clark Family Trust Carolyn Freismuth (2 parcels, 58 acres)	
Size: 248.9 acres 24 parcels	
Location/Description: Eastern end of Rincon Avenue, with City of Escondido on the east; Inside County Water Authority boundary.	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - 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)	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	
Zoning	
Former — A70, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

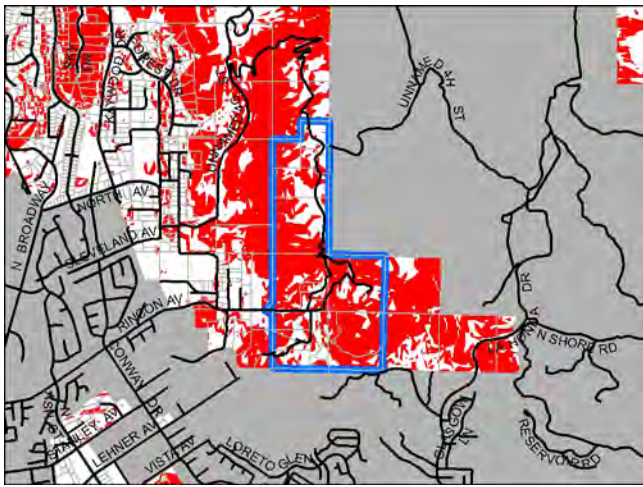


Adopted Aug 2011

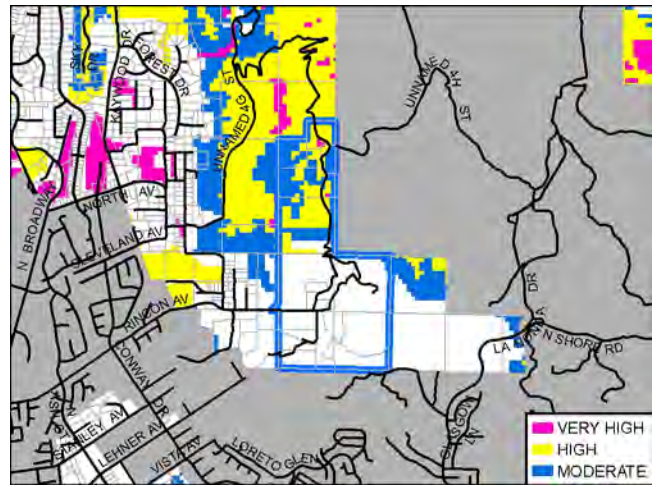
Discussion

These 24 parcels range in size from under two to 24 acres. The property owner is requesting to retain the SR4 density of the former General Plan. There is open space owned by the City of Escondido to the east of the property and the property is nearly entirely constrained by steep slopes. An SR4 designation would result in a spot designation, which to resolve would require an area of approximately 500 acres to also be changed to SR4. Also, the SR4 designation would not support project objectives due to the very steep slopes on the property and surrounding area.

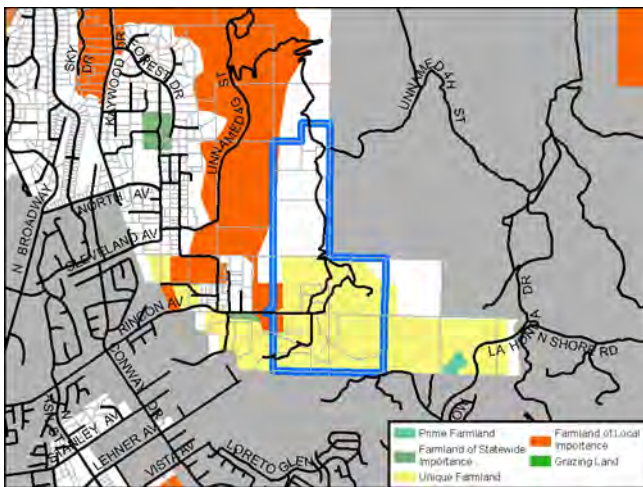
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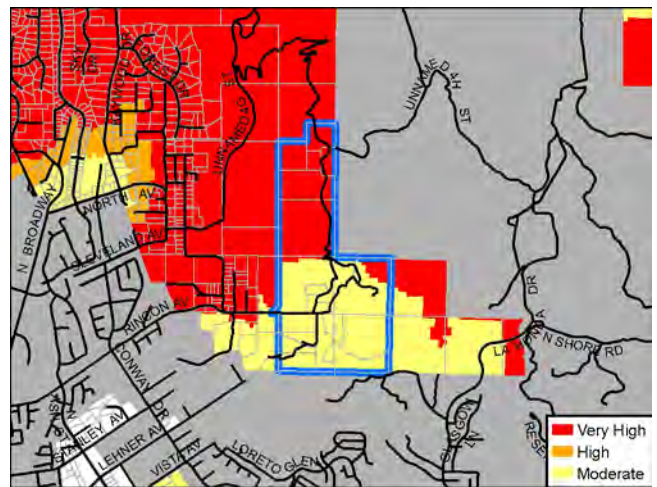
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands (Unique Farmland)



Fire Hazard Severity Zones

NC3-A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 4	Rural Lands 20	Major

Rationale for Major Category Classification

- Although this property is near the City of Escondido and existing development, it contains steep slopes and is topographically separated from the existing development to the west.
- Additionally, the property is not near a village center. The more developed portions of the City of Escondido are further to the south and the Hidden Meadows community is far to the north.
- The Rural Lands 20 designation is used for the larger parcels in this area that lie between the existing suburban/rural development to the west and open space to the east.
- The General Plan Community Development Model does not support increased development in 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 other constraints.
- To ensure the SR4 designation is assigned consistently, approximately 500 acres in the area also designated Rural Lands 20 would likely need to be designated Semi-Rural 4.
- Depending on the revisions to the principles, policies, and concepts, other lands that received designations resulting from similar circumstances would 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 (FCI) area occurs outside of the County Water Authority boundary. Therefore, if revision of policies and concepts were kept to areas within the boundary, there would be little to no affect. However, as many of the FCI area are in situations with limited access and existing parcelization, revised principles, policies, and concepts that relate to the mapping of these areas will substantially affect the FCI 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-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

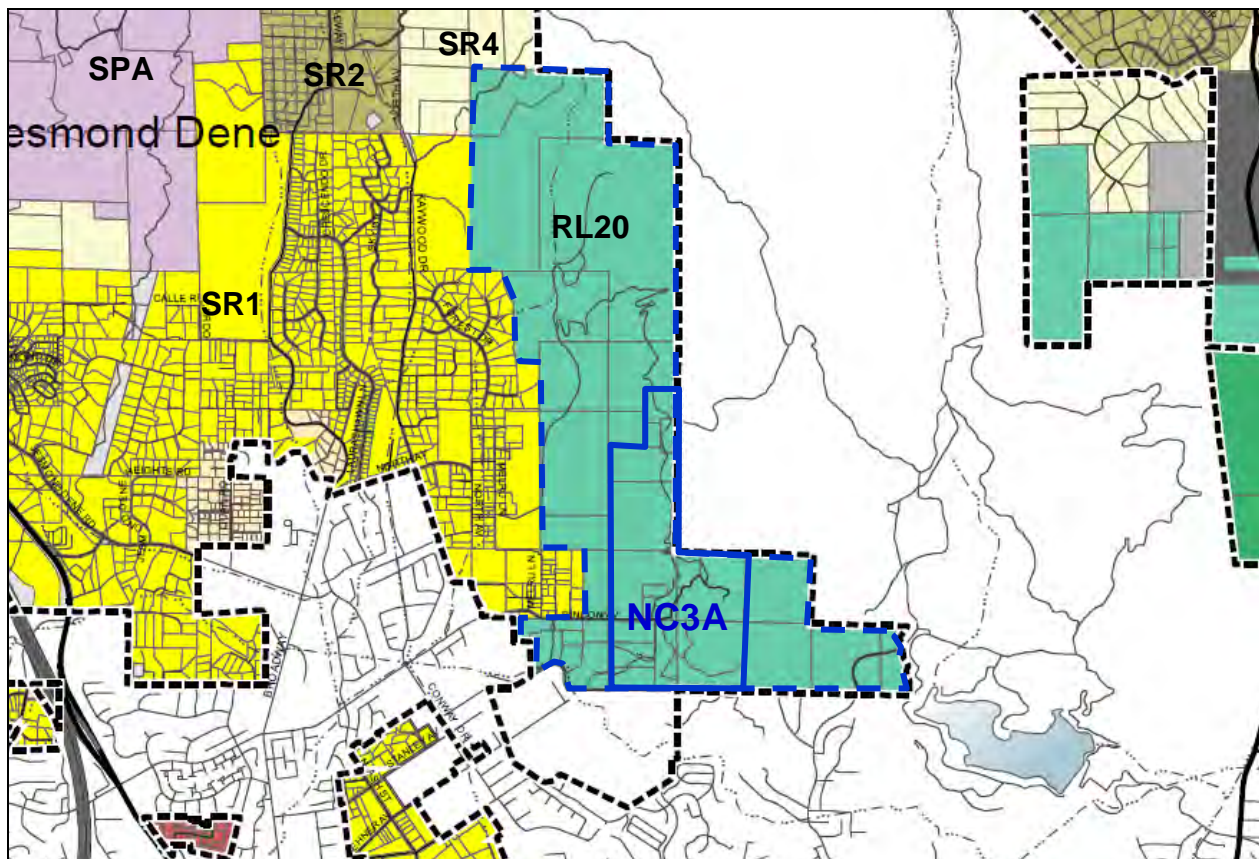


Figure 1: Property Specific Request — Additional Remapping Necessary for Change ■■■■

NC12 [2004 Referral #16]

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR10
Requested by: None [2004 Referral]	
Community Recommendation	Unknown
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Villages at Rockwood SD LLC

Size:

768 acres

9 parcels

Location/Description:

Southwestern portion of the Subregion 2/3 mile north of SR-78;

Northeast of the City of San Diego 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

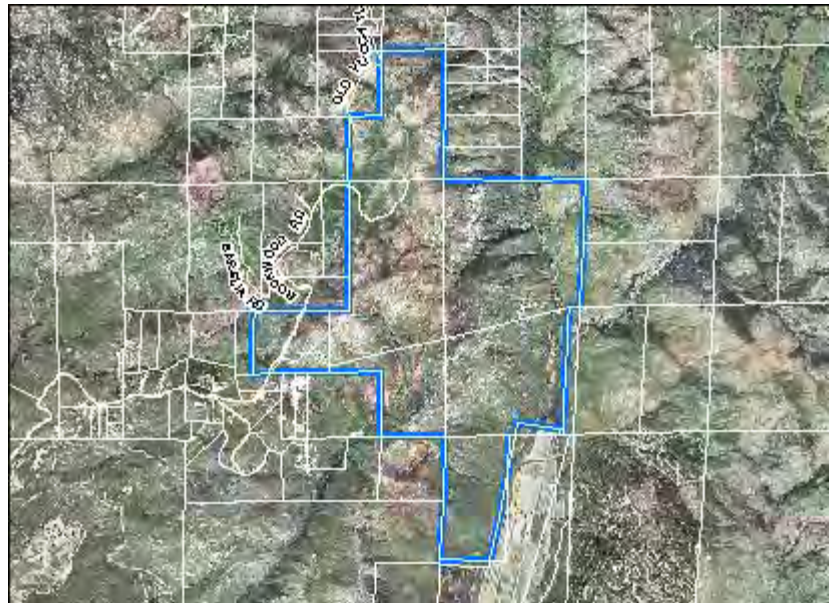
Land Use

General Plan

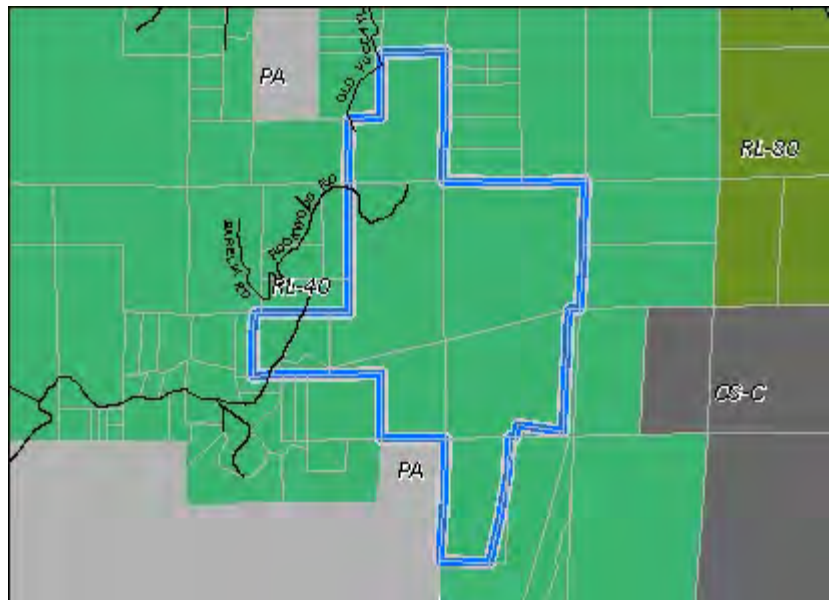
Scenario	Designation
Former GP	1 du/ 4,8,20 ac
GP (Adopted Aug 2011)	RL40
Referral	SR10
Hybrid	RL40
Draft Land Use	
Environmentally Superior	RL80

Zoning

Former — S92, 8-acre min lot size; A70, 40-acre mini lot size
Adopted Aug 2011 — A72, 10-acre min lot size



Aerial



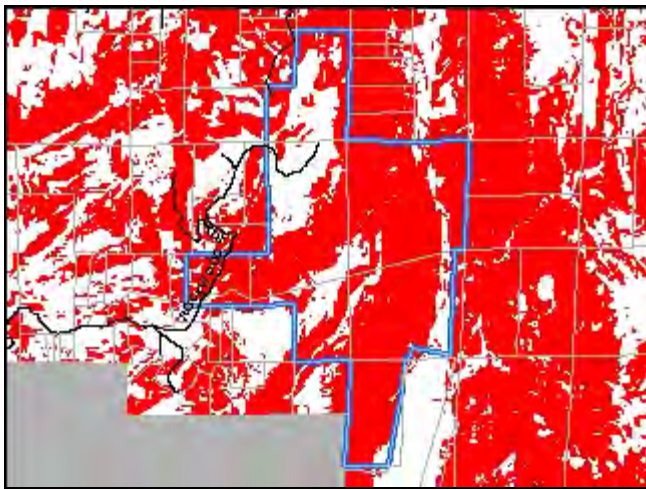
Adopted Aug 2011

Discussion

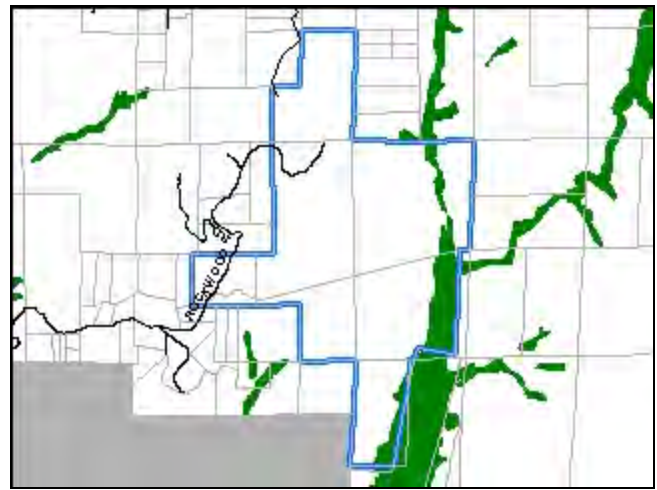
A Semi-Rural designation would result in a spot designation and would not be supported by Guiding Principles #5 and #9 due to the remote location and number of physical constraints. Also, although the Semi-Rural designation was evaluated in the General Plan Update DEIR, new project objectives would likely need to be developed that are consistent with the SR10 designation.

[Additional information is provided on next pages]

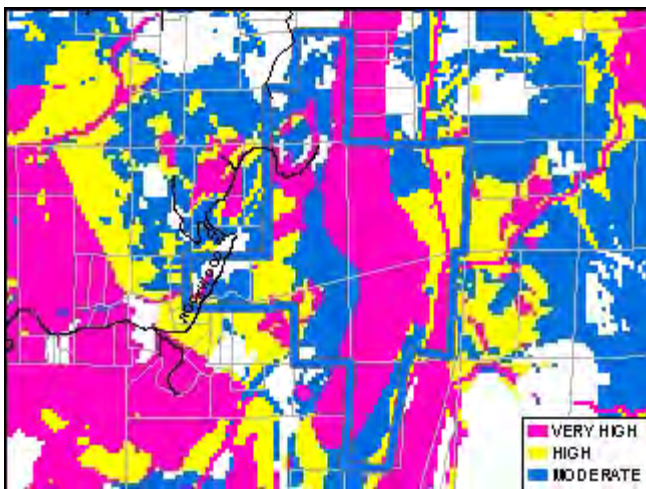
NC12 (cont.)



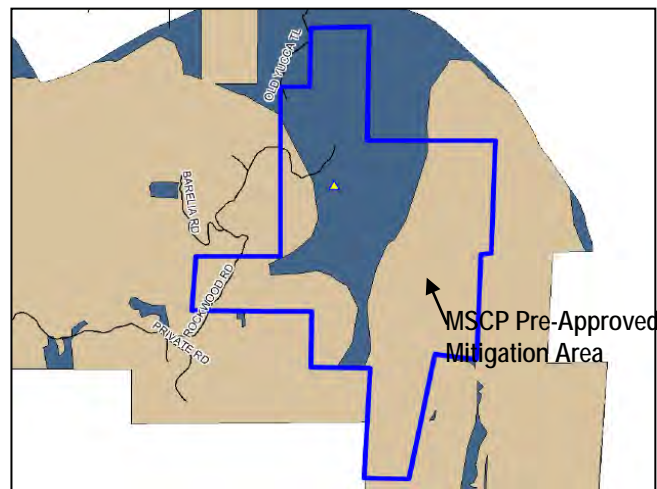
Steep Slope (Greater than 25%)



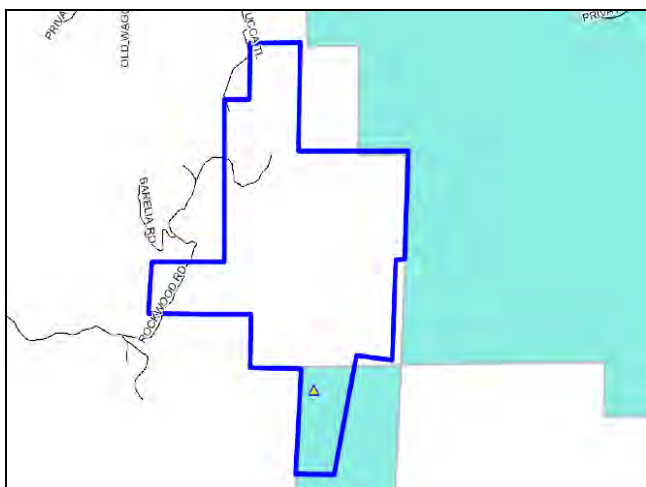
Wetlands



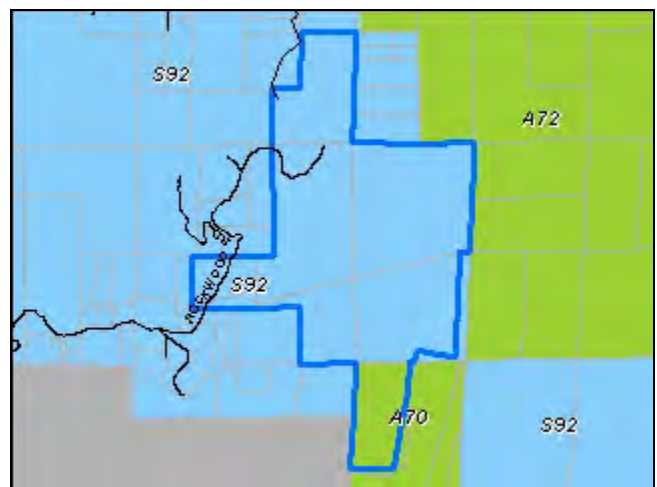
Habitat Evaluation Model



MSCP Pre-Approved Mitigation Area

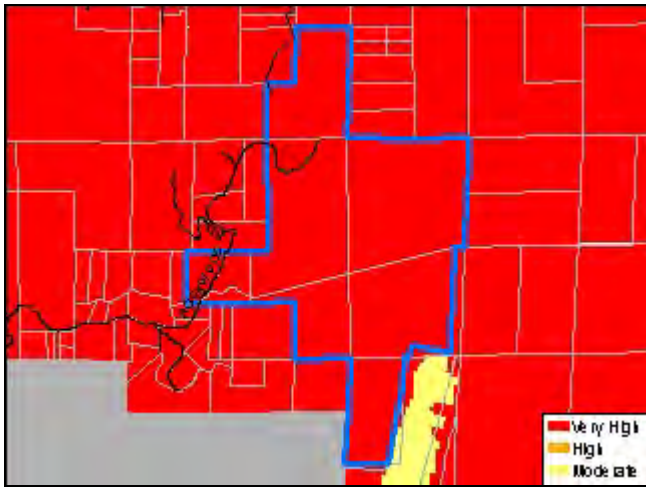


Agricultural Preserves



Existing Zoning

NC12 (cont.)



Fire Hazard Severity Zones

Additional Information

This is a 2004 Residential Referral requesting a density of one dwelling unit per eight acres, consistent with the minimum lot size specified by existing Zoning. In 2004, the Board of Supervisors directed staff to apply a SR10 designation to the Referral Map. This property did not come up in testimony during the 2010 Board hearings.

The property is comprised of several parcels over 100 acres in size, which is typical of parcels in the surrounding area; particularly the agricultural preserve to the east. Also, the property is remote, almost entirely constrained by steep slopes and high value habitat. A majority of the property within the South County MSCP Preapproved Mitigation Area and the property is located within the Very High Fire Hazard Severity Zone.

NC12 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

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

Note - See also NC13, which is located nearby to the west.

Rationale for Major Category Classification

- This large property (approximately 768 acres) lies east of the City of Escondido in a relatively undeveloped area. It is remote, rugged, and has limited access. (The property was recently purchased by the Rancho Guejito Corporation and lies immediately west of their other ownership.)
- Some existing parcelization exists but many parcels remain undeveloped and the smaller parcels are interspersed among many larger undeveloped parcels.
- 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

- Most Guiding Principles and many goals and policies would require revision to deemphasize consideration of external factors when assigning land use designations.
- The fundamental approach to designating rural lands would need to be revisited and new principles, policies, and concepts developed.
- All properties designated Semi-Rural 10 or a Rural Lands designation would need to be revisited based on the revised principles, policies, and concepts.

Impact to Forest Conservation Initiative Remapping Timeline

Major – As the majority of the Forest Conservation Initiative area will be proposed for Rural Lands, the remapping efforts would need to wait until revised principles, policies, and concepts are developed.

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-6.2 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.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
16	<p><i>Brad Gephart</i></p> <p>North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> ▪ 770 acres ▪ Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 8 acres	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Majority of property contains steep slopes (much of it greater than 50%) ▪ Within the boundaries of the South County Multiple Species Conservation Plan ▪ Groundwater dependent
17	<p><i>Thure Stedt</i></p> <p>Valley View Project located north of Hwy 78, south of Lake Wohlford</p> <ul style="list-style-type: none"> ▪ Approximately 1,200 acres ▪ Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Contains steep slopes ▪ Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area ▪ Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats ▪ Groundwater dependent
18	<p><i>Jim Whalen (representing Loranda Corporation)</i></p> <p>Located at the northwest corner of Bear Valley Pkwy and Hwy 78.</p> <ul style="list-style-type: none"> ▪ 12.54 acres ▪ Village category <p>APN: 234-291-11</p>	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	<p>DISAGREE - Retain <u>7.3 du/acre</u></p> <ul style="list-style-type: none"> ▪ Existing development consists of single family residences and active agriculture ▪ Multi-family and commercial uses are established in the adjacent city of Escondido ▪ Commercial land use referrals are deferred to future discussions

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

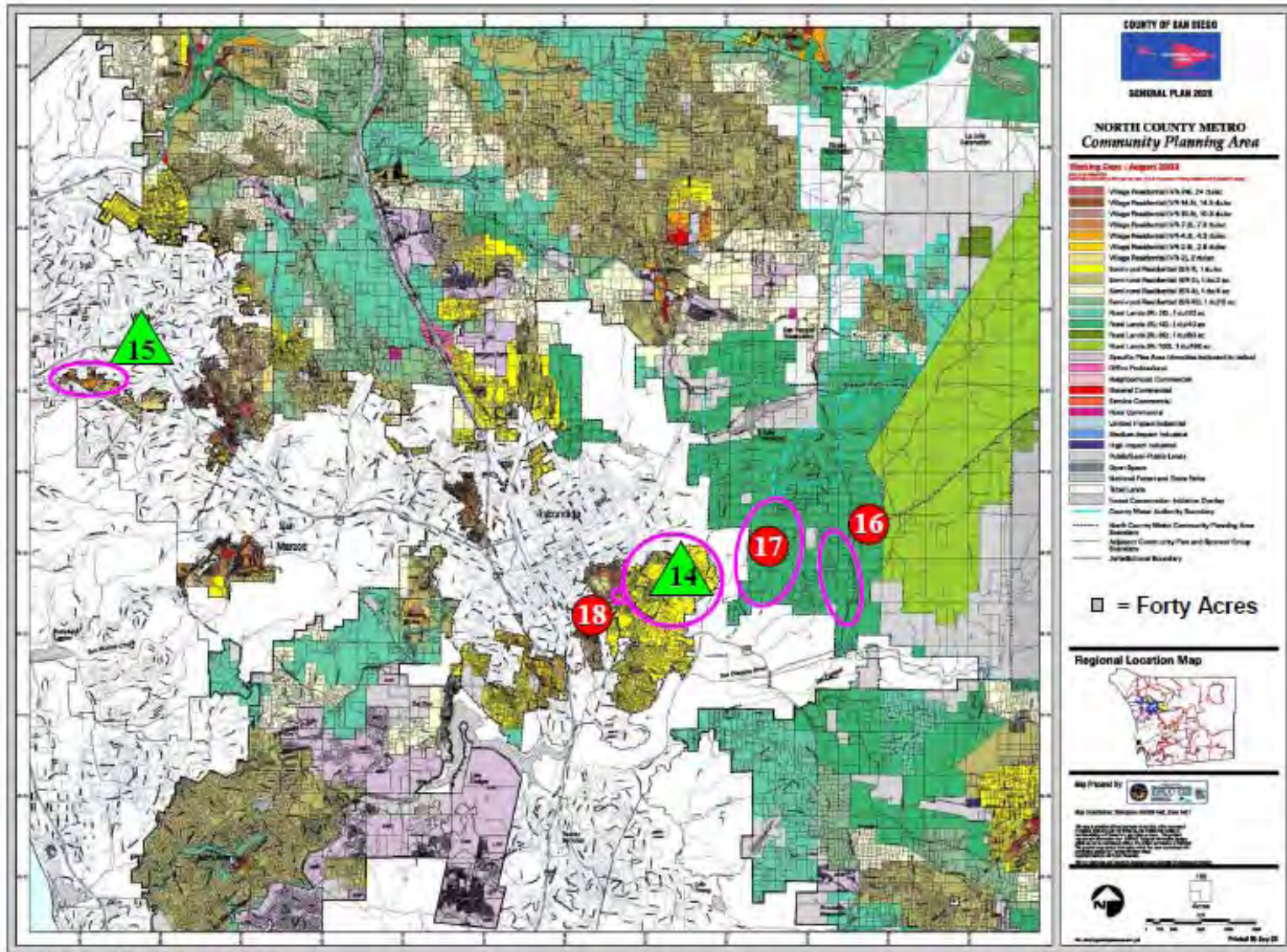
NORTH COUNTY METRO



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles
- 3 referrals do not meet the GP2020 concepts and planning principles.

One referral is in an area that has an established pattern of single- family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
14	<p><i>Ben Hillebrecht</i></p> <p>Inside CWA boundary. General area north of San Pasqual Valley Road and east of Cloverdale Road.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/2,4,8 acres and 1 du/10 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p>	<p>NO CHANGE PROPOSED</p>
15	<p><i>Boyd West</i></p> <p>Inside CWA boundary. Vicinity of Sunset Drive and Ridge Road; Sunset Island area.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/1,2,4, acres 	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: <u>4.3 du/acre</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Reduce public costs <ul style="list-style-type: none"> Located inside CWA Adequate vehicular access Assign densities based on characteristics of the land – minimal physical and environmental constraints
16	<p><i>Brad Gephart</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> 770 acres Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Assign densities based on characteristics of the land <ul style="list-style-type: none"> Majority of property contains steep slopes between 25% and 50% Majority of the property within the South County MSCP Preapproved Mitigation Area Groundwater dependent

<p>NORTH COUNTY METRO</p> <p>2000 Census Population.....29,922 Community 2020 Target.....52,967 April 2004 WC Map Population.....65,040</p>	
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APRIL 2004 WORKING COPY MAP

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

KEY COMMUNITY ISSUES

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

COMMUNITY SPECIFIC PLANNING RATIONALE

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

¹ Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.

Community Matrix

ATTACHMENT B

RESIDENTIAL PROPERTY REFERRALS

14	Ben Hillebracht	<u>December 2002 WC:</u> Semi-Rural: 1 du/acre	<u>August 2003 WC:</u> Semi-Rural: 1 du/acre	<u>October Traffic Referral:</u> Semi-Rural: 1 du/acre	<u>April 2004 WC:</u> Semi-Rural: 1 du/acre
15	Boyd West	<u>December 2002 WC:</u> Village: 2 du/acre	<u>August 2003 WC:</u> Village: 4.3 du/acre	<u>October Traffic Referral:</u> Village: 4.3 du/acre	<u>April 2004 WC:</u> Village: 4.3 du/acre
16	Brad Gephardt	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Semi-Rural: 1 du/10 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
		<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
		<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on characteristics of the land</i> 		<p>This property is groundwater dependent and lies east of the CWA boundary in the vicinity north of the Wild Animal Park. The referral has been given a density of 1 du/40 acres because the majority of this area contains steep slopes greater than 25 percent, and many of the parcels have slopes greater than 50 percent. Additionally, the majority of this land is in the proposed North County MSCP preserve area.</p>	

NC13

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR2
Requested by: Joe Crowder, Valley View Partnerships (Sam Blick)	
Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

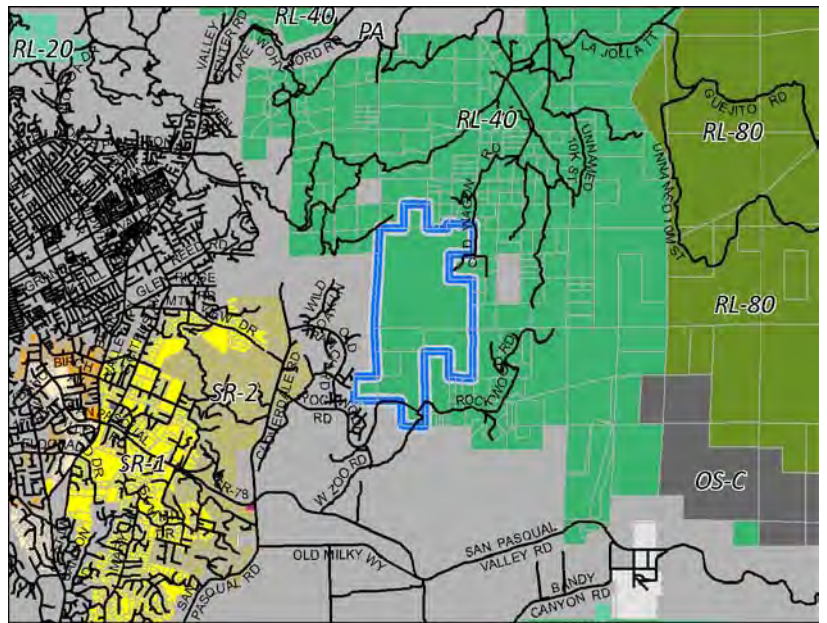
Note:
1 – Based on staff's experience

Property Description	
Property Owner: Joe Crowder, Valley View Partnerships	
Size: 1,101.01 acres 8 parcels	
Location/Description: Eastern portion of the Subregion off Rockwood Road, north of SR-78 (San Pasqual Valley Road). Immediately east of the City of San Diego Agricultural Preserve; Outside County Water Authority boundary.	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● – 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	SR4
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
Zoning	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — A72, 10-acre minimum	



Aerial

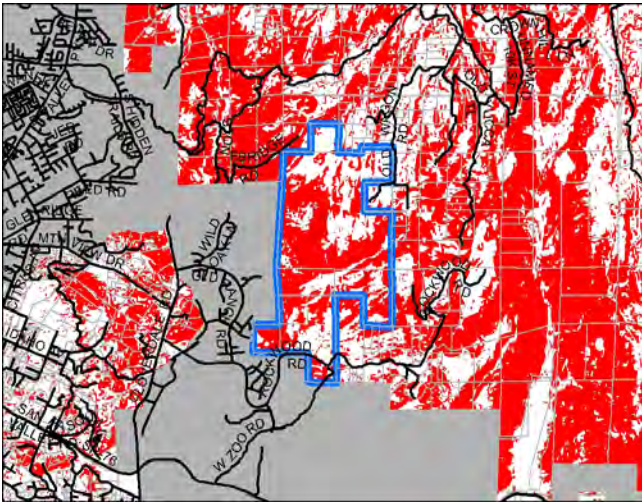


Adopted Aug 2011

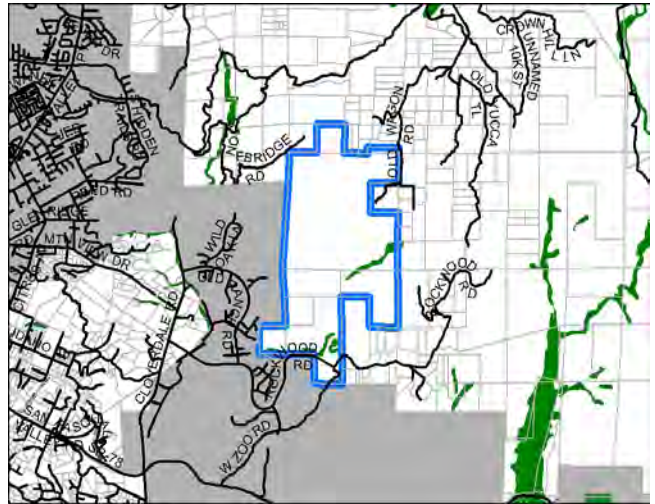
Discussion

The site is located outside of the County Water Authority boundary, contains steep slopes, wetlands, high habitat value, and agricultural lands and is within the Very High Fire Severity Zone. In 1995 and 2002 there were efforts to annex this property into the City of Escondido, with the Valley View Subdivision, which proposed 403 units, hotel and golf course facilities. Due to the slope of the property, the land use designation would have to be Semi-Rural 2 to accommodate that yield, which was not studied in the EIR and is an increase over the existing General Plan. This density is not supported by Guiding Principles #5 and #9 due to its remote location and significant amount of constraints.

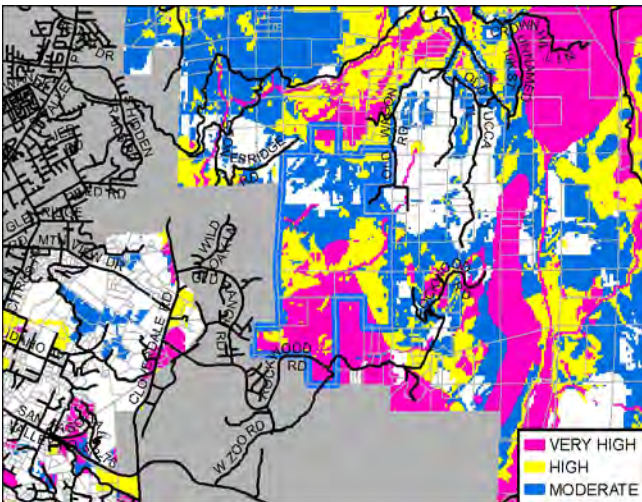
NC13 (cont.)



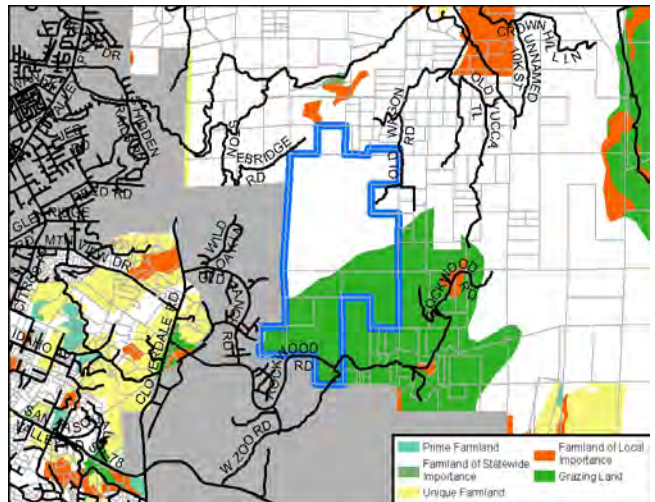
Steep Slope (Greater than 25%)



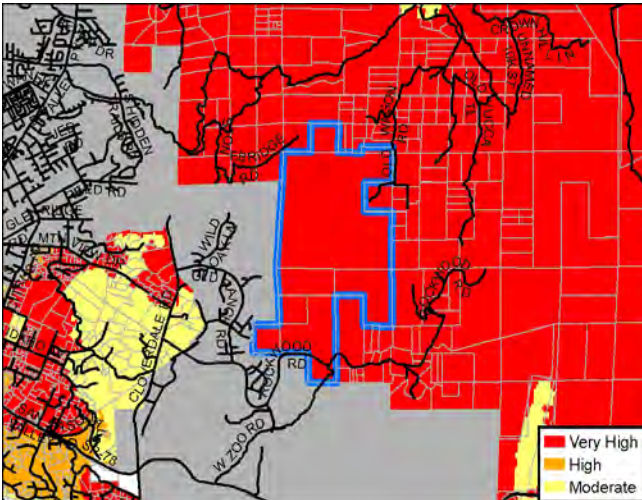
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

NC13 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2*	Rural Lands 40	Major

*Note - The requested density would be a four-fold increase over the density allowed by the former General Plan, which was restricted by an eight-acre minimum lot size (see also NC12)..

Rationale for Major Category Classification

- This large ownership (1,101 acres) lies east of the City of Escondido, north of the San Diego Safari Park (formerly the Wild Animal Park). The property has limited access, contains steep slopes, and hosts sensitive biological habitat.
- While it is somewhat near in location to existing suburban and rural development, the rugged topography has and will continue to significant limit development potential in the area.
- 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 would require reconsideration.
- Nearby lands would also require designation of Semi-Rural 2.
- All properties designated Semi-Rural 4 and less dense would need to be revisited based on the revised principles, policies, and concepts.

Impact to Forest Conservation Initiative Remapping Timeline

Major – 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-6.2 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.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
16	<p><i>Brad Gephart</i></p> <p>North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> 770 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	1 du/ 8 acres	No CPG/CSG	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Majority of property contains steep slopes (much of it greater than 50%) Within the boundaries of the South County Multiple Species Conservation Plan Groundwater dependent
17	<p><i>Thure Stedt</i></p> <p>Valley View Project located north of Hwy 78, south of Lake Wohlford</p> <ul style="list-style-type: none"> Approximately 1,200 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Reflect Escondido General Plan for this project area	No CPG/CSG	<p>DISAGREE - Retain 1 du/40 acres</p> <ul style="list-style-type: none"> Contains steep slopes Majority of the property is within the boundaries of the South County Multiple Species Conservation Plan Preapproved Mitigation Area Area outside the South County Multiple Species Conservation Plan contains Natural Upland Habitats Groundwater dependent
18	<p><i>Jim Whalen (representing Loranda Corporation)</i></p> <p>Located at the northwest corner of Bear Valley Pkwy and Hwy 78.</p> <ul style="list-style-type: none"> 12.54 acres Village category <p>APN: 234-291-11</p>	7.3 du/acre	7.3 du/acre	14.5 du/acre be considered (multifamily and commercial)	No CPG/CSG	<p>DISAGREE - Retain 7.3 du/acre</p> <ul style="list-style-type: none"> Existing development consists of single family residences and active agriculture Multi-family and commercial uses are established in the adjacent city of Escondido Commercial land use referrals are deferred to future discussions

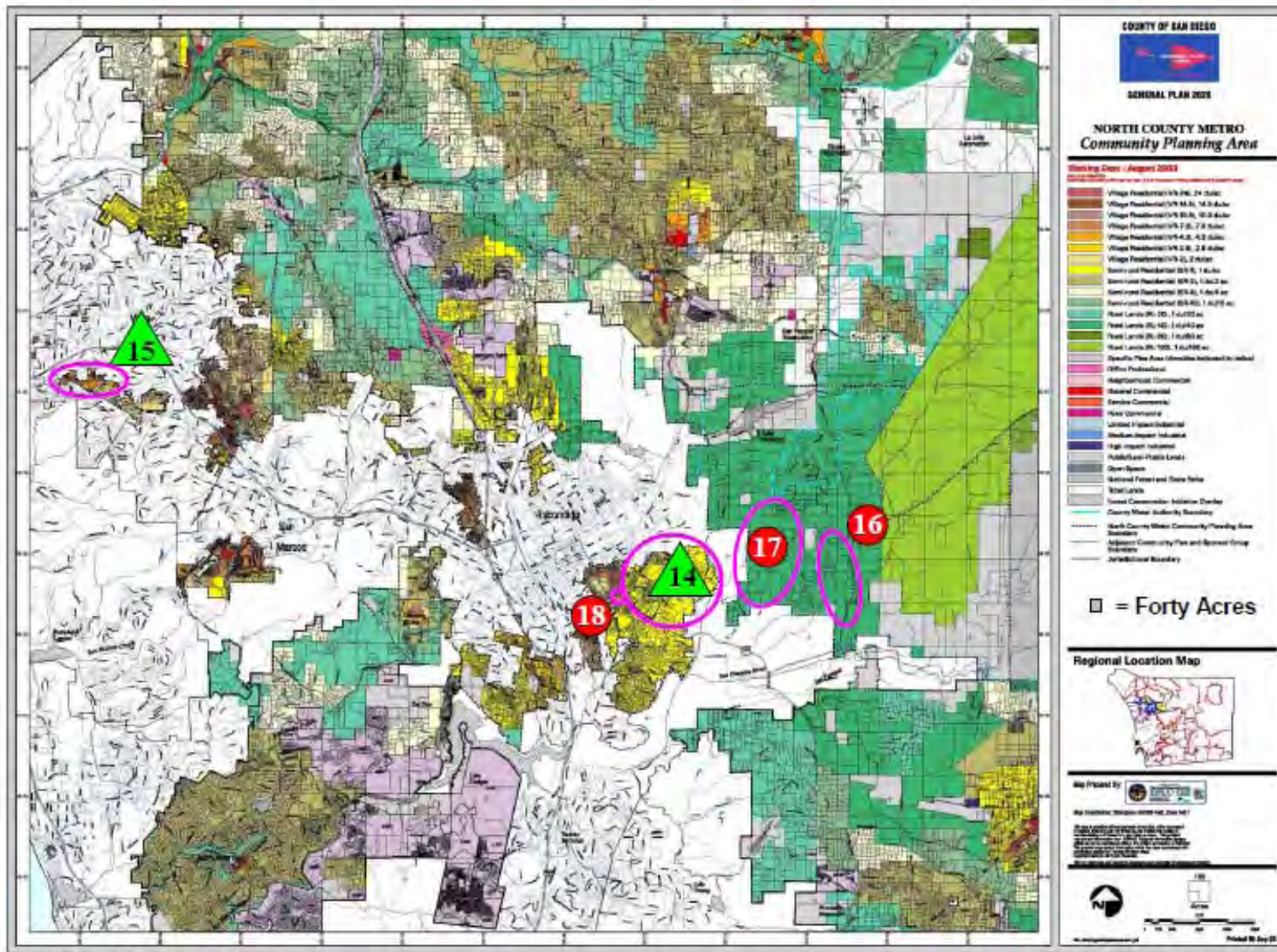
GENERAL PLAN 2020 RESIDENTIAL REFERRALS

NORTH COUNTY METRO



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
 - 3 referrals do not meet the GP2020 concepts and planning principles.
- One referral is in an area that has an established pattern of single-family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



NORTH COUNTY METRO

14

North County Communities

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
17	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> • 1,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Reflect Escondido General Plan for this project area</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Majority of the property within the South County MSCP Preapproved Mitigation Area · Groundwater dependent
18	<p><i>Jim Whalen</i></p> <p>Inside CWA boundary. Northwest corner of Hwy 78 and Bear Valley Parkway.</p> <ul style="list-style-type: none"> • 12.54 acres • Existing General Plan: 7.3 du/acre 	<p><u>GP2020 Working Copy:</u> Village: 7.3 du/acre</p> <p><u>Referral Request:</u> Village Core: 14.5 du/acre and Commercial</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village: 7.3 du/acre</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Surrounding development consists of single-family dwellings · Adjacent to active agriculture to the south and east

<p>NORTH COUNTY METRO</p> <p>2000 Census Population.....29,922</p> <p>Community 2020 Target.....52,967</p> <p>April 2004 WC Map Population.....65,040</p>	
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APRIL 2004 WORKING COPY MAP

The key objective is to increase residential densities in areas that are appropriate for higher density development, and to lower residential densities in areas that have environmental constraints and/or are located outside the CWA boundary.

located outside of the CWA boundary and contains rugged terrain and significant biological resources

- The Harmony Grove portion of North County Metro is discussed with the San Dieguito Community Planning Area

KEY COMMUNITY ISSUES

- Varying levels of sewer, water, and emergency services available
- Ensure preservation of agriculture in areas adjacent to rapidly growing cities
- Increased traffic throughout the sub-region may negatively affect the rural character of non-urbanized communities
- Annexations to the adjacent cities of Escondido, San Diego, San Marcos, Vista, and Oceanside are often inconsistent with the character of unincorporated community planning areas

TRAFFIC FORECASTS

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 52 lane-miles of roads operating at LOS E or F in North County Metro. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$138 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces about 93 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$331 million for North County Metro.

COMMUNITY SPECIFIC PLANNING RATIONALE

- Higher density development is planned west of the CWA boundary. Density designations took into account existing patterns of development as well as the surrounding character of adjacent jurisdictions.
- The eastern portion of the North County Metro community is planned for lower density development. Most of this area is

¹ Based on traffic forecasts for the August 2003 Working Copy map. Preliminary forecasts do not include Stonegate, a large proposed residential development in the Twin Oaks community.

Community Matrix

ATTACHMENT B

17	Thure Stedt			
	<u>December 2002 WC:</u> Rural Lands: 1 du/40 acres	<u>August 2003 WC:</u> Rural Lands: 1 du/40 acres	<u>October Traffic Referral:</u> Rural Lands: 1 du/20 acres	<u>April 2004 WC:</u> Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Assign densities based on the characteristics of the land • Develop an internally consistent general plan • Reduce public costs 		<u>Rationale for April 2004 WC:</u> The City of Escondido recently denied a specific plan, pre-zoning, and tentative map for this property and recommended exclusion of this area within its Sphere of Influence update. LAFCO concurred with the City of Escondido. However, the Escondido General Plan identifies a 1 du/20 acre density designation for this area. A Rural Lands density of 1 du/40 acres is proposed because the majority of this area contains slopes greater than 25 percent; it is located in an area not readily served by existing infrastructure or services; the northern portion is located within the proposed North County MSCP preserve area; and the property is groundwater dependent.	
18	Jim Whalen			
	<u>December 2002 WC:</u> Village: 7.3 du/acre	<u>August 2003 WC:</u> Village: 7.3 du/acre	<u>October Traffic Referral:</u> Village: 7.3 du/acre	<u>April 2004 WC:</u> Village: 7.3 du/acre
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • Assign densities based on the characteristics of the land • Develop an internally consistent general plan 		<u>Rationale for April 2004 WC:</u> Staff disagreed with the referral request of 14.5 du/acre because the property is surrounded by single-family residential development and it is adjacent to active agriculture in the south and east. However, it will be referred to the upcoming Commercial/Industrial review.	

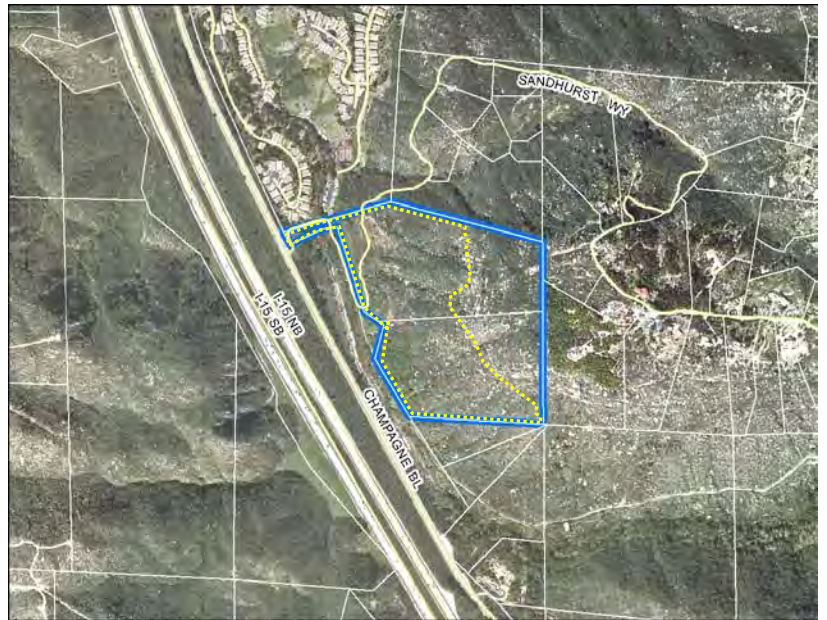
NC14

General Plan (Adopted Aug 2011)	RL20
Property Specific Request:	RC
Requested by: Welk Resort	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	Moderate
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

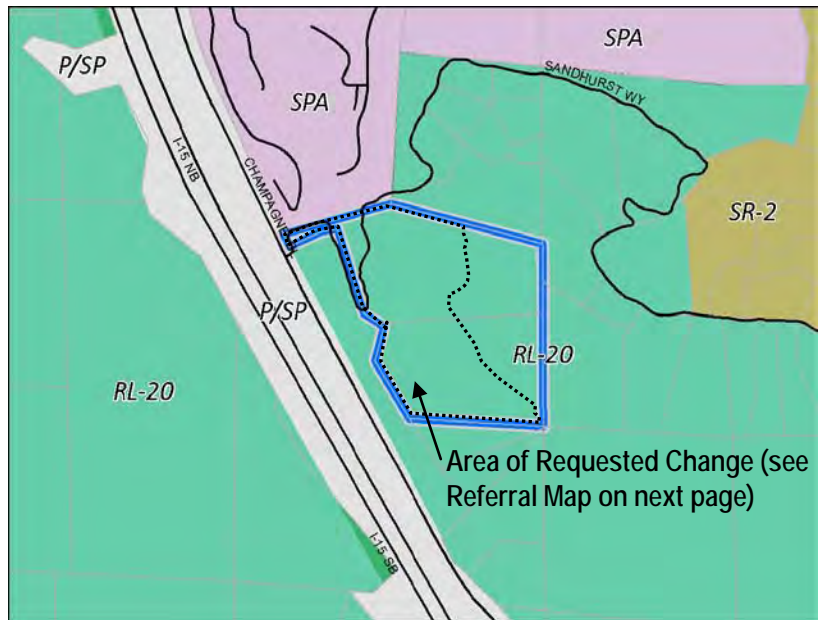
Note:
1- Based on staff's experience

Property Description	
Property Owner: Teleklew Productions Inc. (1 parcel) Welk Resort Group Inc. (1 parcel)	
Size: 48.0 acres 2 parcels	
Location/Description: Hidden Meadows Subregional Group Area; Located directly south of Welk Resort along I-15 off Champagne Boulevard.	
Prevalence of Constraints (See following page): ● - 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	
<i>General Plan</i>	
Scenario	Designation
Former GP	7.3 du/ac
GP (Adopted Aug 2011)	RL20
Referral	RC
Hybrid	RL20
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former— A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial

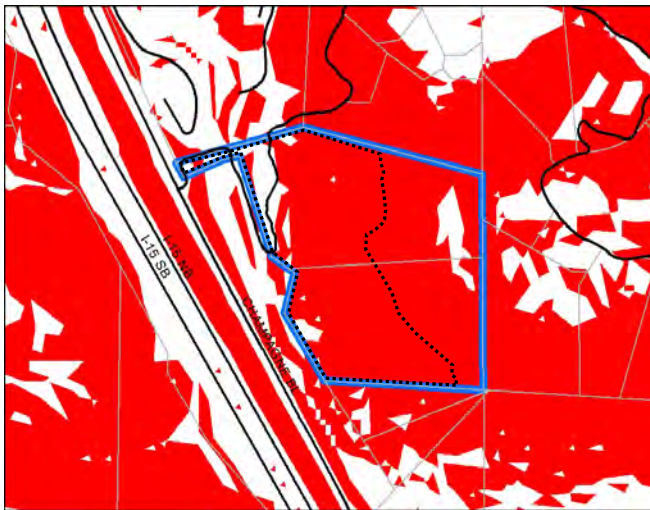


Adopted Aug 2011

Discussion

As a result of the 2005 Commercial/Industrial Board hearings, approximately 29.8 acres of Rural Commercial (RC) were applied to the Referral Map, which is what the property owner is requesting. The area is nearly entirely constrained by steep slopes and is located within the Very High Fire Hazard Severity Zone. In addition, the site contains sensitive biological habitat. Since the site is currently undeveloped, the establishment of nearly 30 acres of new Rural Commercial uses in this location does not support the Community Development Model or proposed Land Use Element Policies LU-10.4, Commercial and Industrial Development, and LU-11.1, Location and Connectivity, which limit Commercial uses to Semi-Rural and Rural Lands outside of Villages.

NC14 (cont.)



Steep Slope (Greater than 25%)



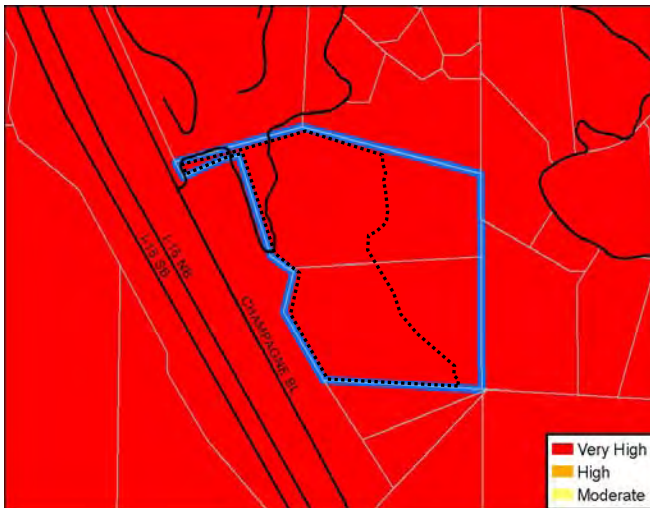
Wetlands



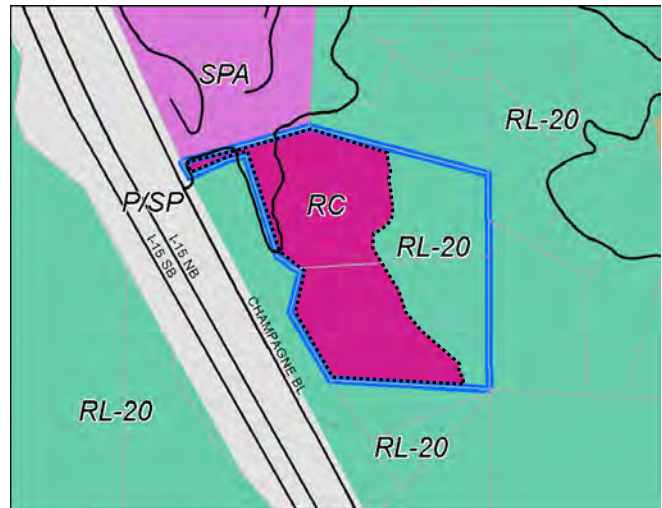
Habitat Evaluation Model



Prime Agricultural Lands



Fire Hazard Severity Zones



Referral Map

NC14 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Rural Commercial	Rural Lands 20	Major

Rationale for Major Category Classification

- The requested Rural Commercial designation is mainly only applied near existing villages and existing or already planned commercial uses based on the General Plan principles and policies. None of these cases apply to this property which also contains sensitive biological resources and steep slopes.
- The General Plan Community Development Model does not support additional commercial development 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

- Commercial use related policies would require reconsideration as they direct commercial uses to existing villages.
- The General Plan Guiding Principles and policies would require revisions to deemphasize focusing growth to existing communities that contain jobs, services, and infrastructure.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing development in areas with sensitive natural resources and certain constraints.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations may require reconsideration if they had been proposed for commercial use.

Impact to Forest Conservation Initiative Remapping Timeline

Moderate – 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 affect the Forest Conservation Initiative area remapping. However, these changes may be a bit narrower in scope as they are related to commercial uses and therefore the impact to the Forest Conservation Initiative area remapping may be less than other fundamental changes.

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.

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-6.2 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.

SUBJECT: GENERAL PLAN 2020: NON-RESIDENTIAL LAND USES AND SPECIAL STUDY AREA UPDATE (District: All)

- **Objective 3: Reduce Public Costs.** Incorporating commercial and industrial lands into growing rural communities can help reduce traffic generated by residents driving to/from work and shopping facilities located outside their community.
- **Objective 6: Locate Growth Near Infrastructure, Services, and Jobs.** Most of the proposed commercial and industrial lands are located near existing infrastructure and water and/or sewer service lines.
- **Objective 7: Assign (Land Uses) Based on Characteristics of the Land.** Both physical and environmental constraints were considered when assigning commercial and industrial designations. In some cases, existing industrial designations were removed from floodways and floodplains.
- **Objective 8: Create a Model for Community Development.** This objective provides a central town center or rural village core surrounded by low-density development and very low-density greenbelts. The model also applies to commercial and industrial uses, and most commercial and Light or Medium Impact Industrial lands are located within villages.
- **Objective 9: Obtain a Broad Consensus.** Commercial and industrial recommendations were developed in conjunction with Community Planning and Sponsor Groups, and they seek to balance community preferences, landowner requests, and the need to retain land for agriculture and sensitive habitats.

Planning Criteria

Several general criteria were incorporated into the commercial and industrial mapping process. Whenever possible, land use maps protect existing legal commercial and industrial uses. In addition, existing commercial or industrial use designations will remain unless they significantly conflict with surrounding land uses or with community planning goals and preferences, or when a property owner requested a change. Modifications to existing General Plan designations were required when the designation itself was eliminated from the land use framework. Additional review was applied to proposals for new commercial and industrial lands. In those cases, the planning principles described below were used to determine staff recommendations.

While the planning criteria are intended to be flexible, land use proposals that are inconsistent with several mapping criteria were typically not incorporated into staff recommendations. Staff recommendations are shown in each community matrix in Attachment E: Community Summary, Map, and Matrix.

General Planning Criteria

1. **Compatibility with surrounding uses.** Surrounding land uses should be considered when applying new land use designations. That is particularly true for commercial and industrial land uses, which can be in conflict with a surrounding residential use or with rural character unless located in a manner that minimizes traffic, noise, and aesthetic impacts.

NC16

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR2
Requested by: Jack Henthorn	
Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

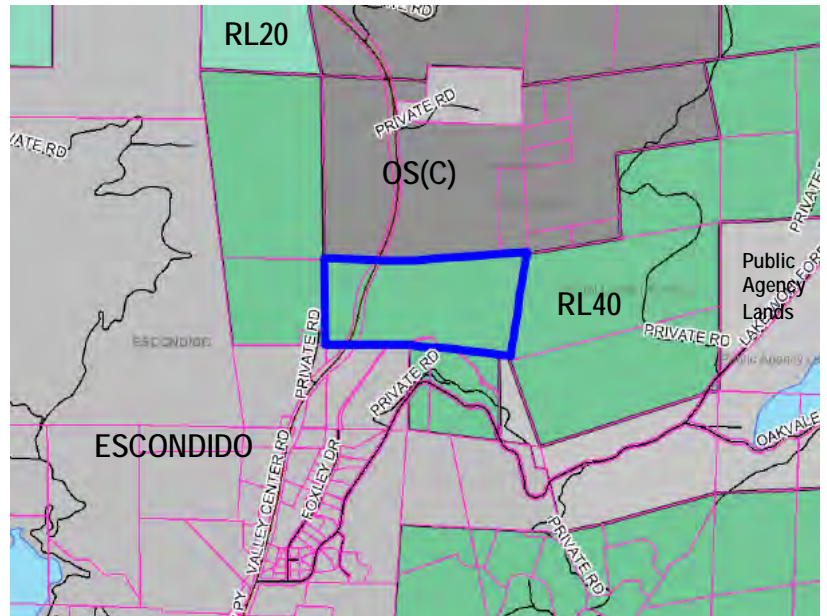
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Wohlford Trust	
<u>Size:</u> 94.6 acres 1 parcel	
<u>Location/Description:</u> Located north of the City of Escondido along Valley Center Road, west of Lake Wohlford; Inside County Water Authority boundary.	
<u>Prevalence of Constraints (See following page):</u>	
<ul style="list-style-type: none"> ● - 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/10 ac
GP (Adopted Aug 2011)	RL40
Referral	RL20
Hybrid	RL40
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Existing — A70, 10-acre minimum lot size	
Proposed — Same as existing	



Aerial



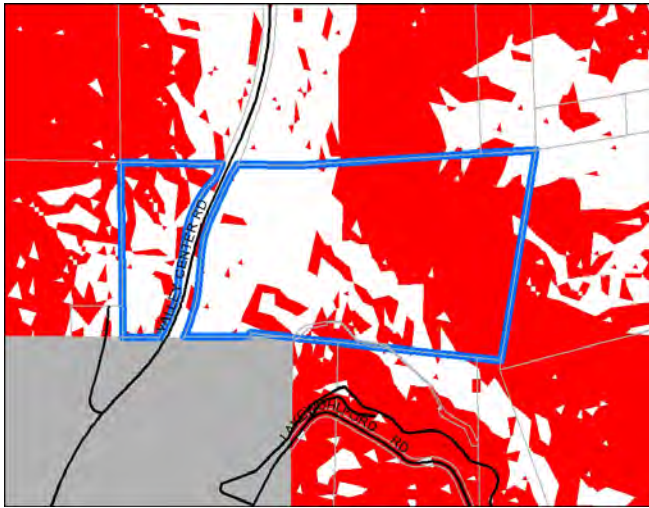
Adopted Aug 2011

Discussion

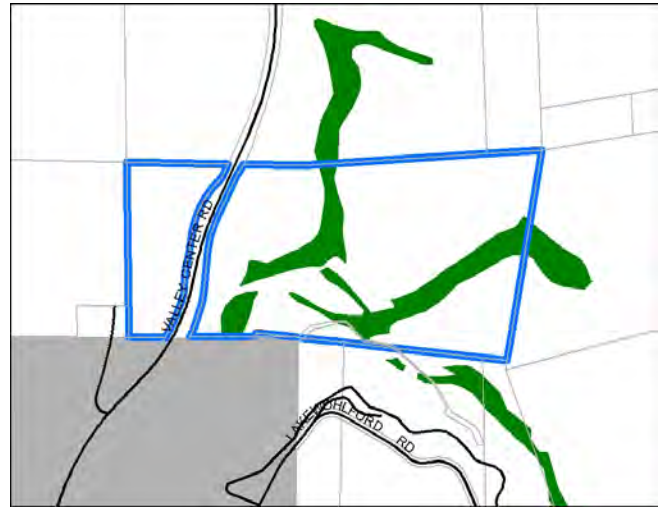
The property owner's request is to increase the density of the property from one dwelling unit per ten acres under the former General Plan to one dwelling unit per two acres. The map adopted on August 3, 2011 applied a RL40 designation. Due to the remote location of this parcel in the context of the unincorporated county communities, and the significant physical constraints, a Semi-Rural designation would not be supported by the Community Development Model or Guiding Principle #5.

[Additional information provided on next two pages.]

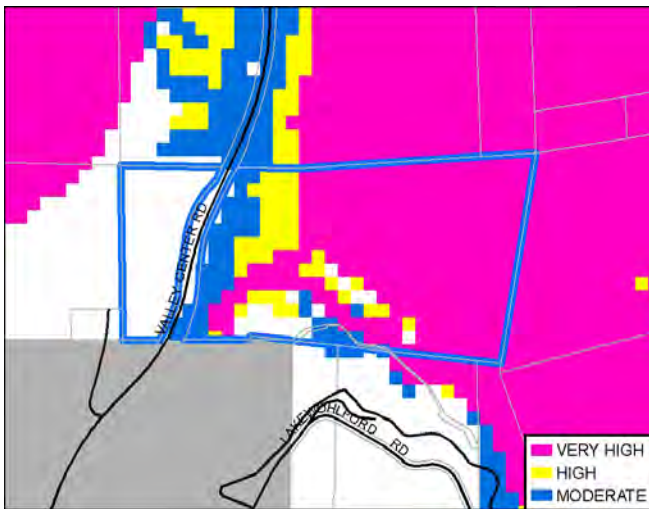
NC16 (cont.)



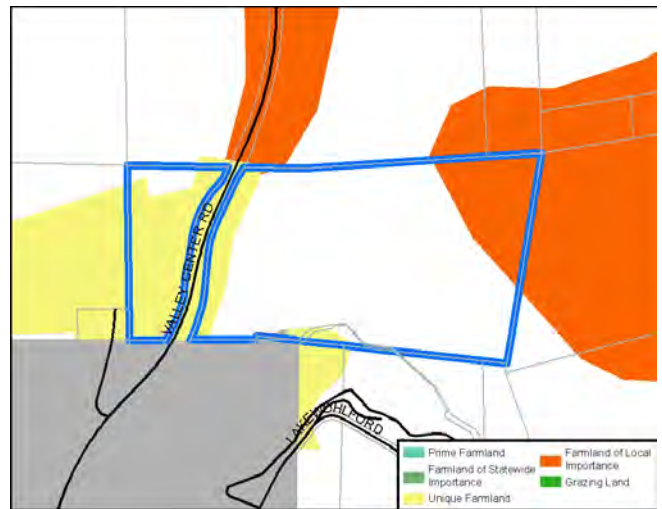
Steep Slope (Greater than 25%)



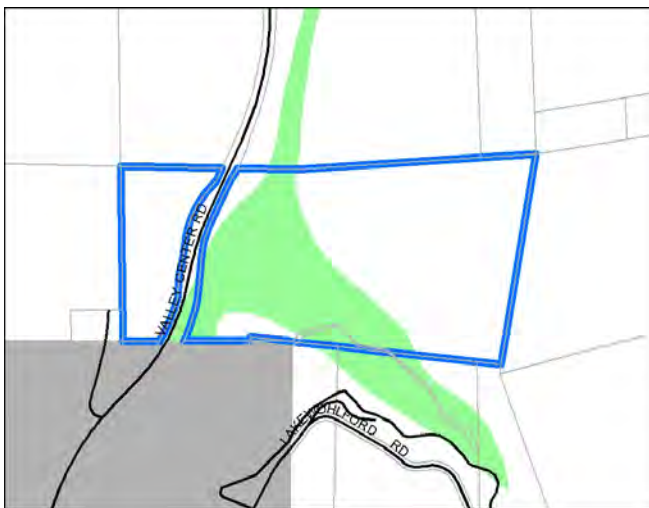
Wetlands



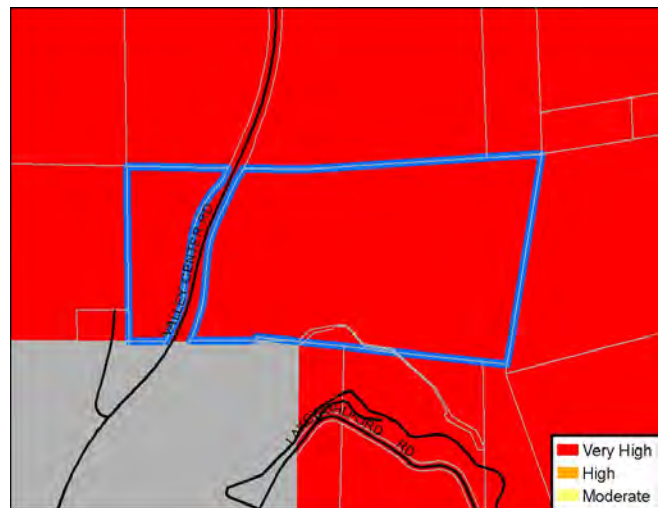
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

NC16 (cont.)

Additional Information

During the Residential Referrals in 2004, this property was part of a sweeping change to apply to the Referral Map densities no lower than a RL20 designation to all properties within the County Water Authority boundary. The project site is located within an Agricultural Preserve and contains steep slopes, wetlands, high and very high habitat value, prime agricultural lands, and is located within the Very High Fire Hazard Severity Zone.

The property owner's request, which is more intensive than the range of alternatives evaluated by the EIR, would likely result in a spot designation of Semi-Rural density on the fringe of the Subregion in an area characterized by Rural Lands and Open Space Conservation. To resolve the spot designation, additional parcels would also be redesignated, likely resulting in a requirement to recirculate the EIR.

NC16 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2*	Rural Lands 40	Major

*Note - The requested density would be a five-fold increase over the density allowed by the former General Plan, which was one dwelling unit per ten acres.

Rationale for Major Category Classification

- Although this property is located along Valley Center Road and near the City of Escondido, it is in an area of little development.
- Access to the property is constrained and because of site constraints secondary access would be difficult.
- The General Plan Community Development Model does not support increased development in areas such as this 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 would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – 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-6.2 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.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

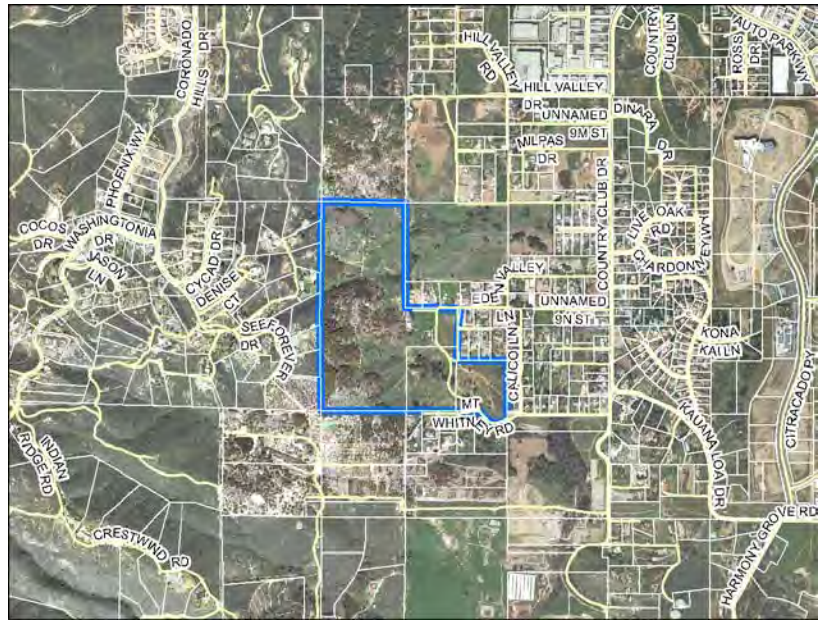
NC17 [2004 Referral #60]

General Plan (Adopted Aug 2011)	SR1 SR2
Property Specific Request:	VR2
Requested by: None [2004 Referral #60]	
Community Recommendation	SR2
Opposition Expected ¹	Yes
Spot Designation	Yes
Impact to FCI Timeline	Yes
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

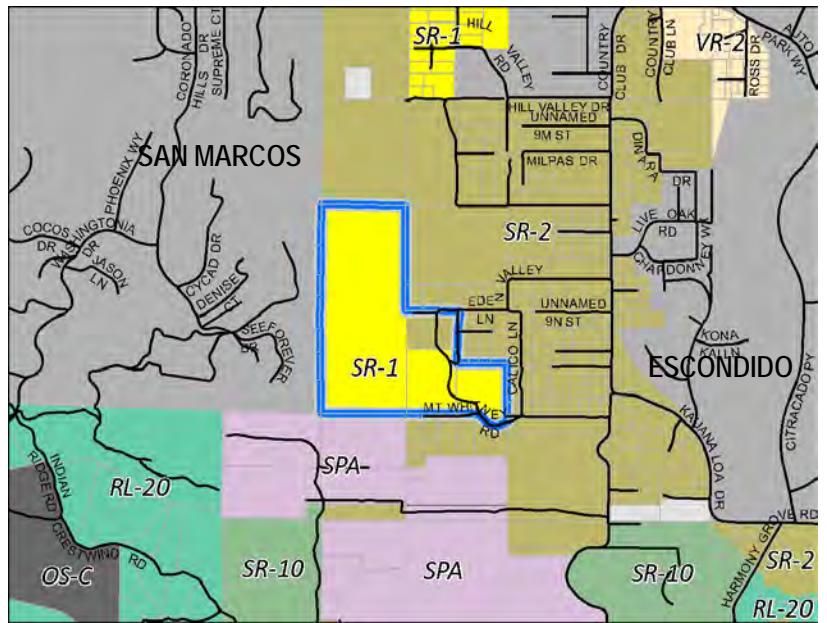
Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> Bihaghy	
<u>Size:</u> 97.6 acres 3 parcels	
<u>Location/Description:</u> Located between San Marcos and Escondido, south of SR-78 on Mount Whitney Road; Inside County Water Authority boundary	
<u>Prevalence of Constraints (See following page):</u>	
<ul style="list-style-type: none"> ● – 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/ac (31.2 ac) 1 du/2.4 ac
GP (Adopted Aug 2011)	SR1 SR2 (7.4 ac)
Referral	VR2 SR2 (7.4 ac)
Hybrid	SR1 SR2 (7.4 ac)
Draft Land Use	SR2
Environmentally Superior	
Zoning	
Former — A70, 1- and 2-acre minimum lot size	
Adopted Aug 2011 — A70, 1-acre min lot size	



Aerial

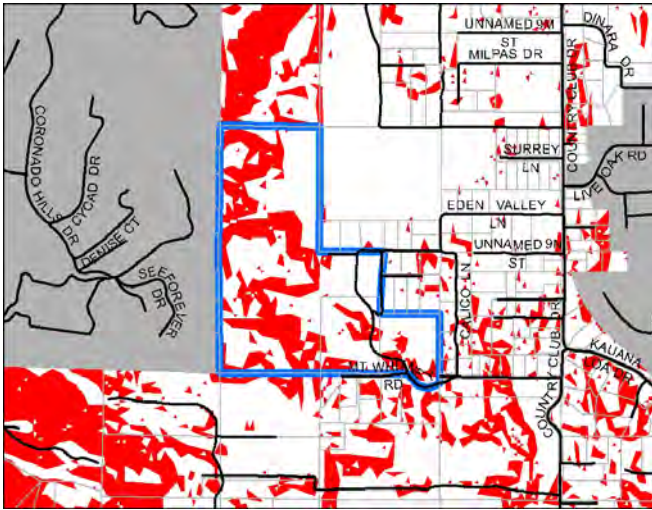


Adopted Aug 2011

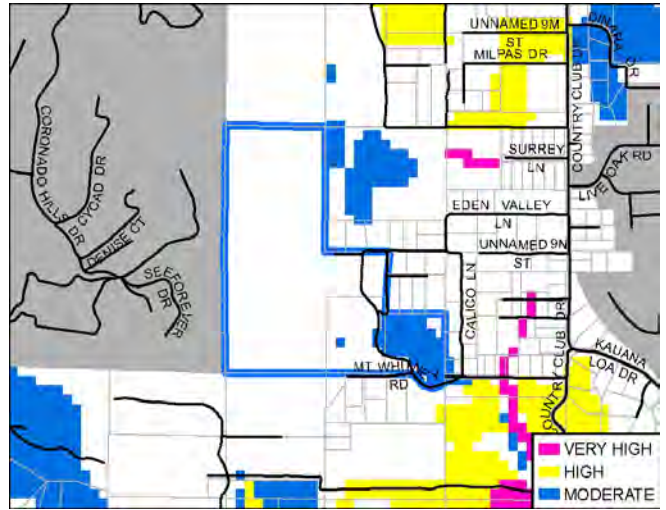
Discussion

This is a 2004 Residential Referral requesting a density similar to that of surrounding lots. This property did not come up in testimony during the 2010 Board hearings. Parcel sizes surrounding the subject property range from 0.5 acres to three acres and larger (see figure on next page). In 2004, the Board of Supervisors directed staff to apply a VR2 designation to the Referral Map, which was an increase in the former General Plan's density of one dwelling unit per acre. The SR1 density applied to the map adopted on August 3, 2011 reflects a compromise between the Referral Map density of VR2 and the Draft Land Use Map density of SR2. This recommendation more closely matches surrounding parcelization than the Referral Map density. [See next page for additional information.]

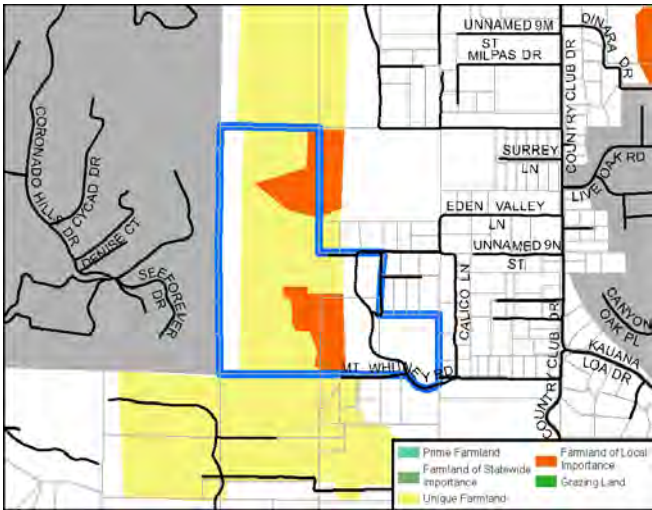
NC17 (cont.)



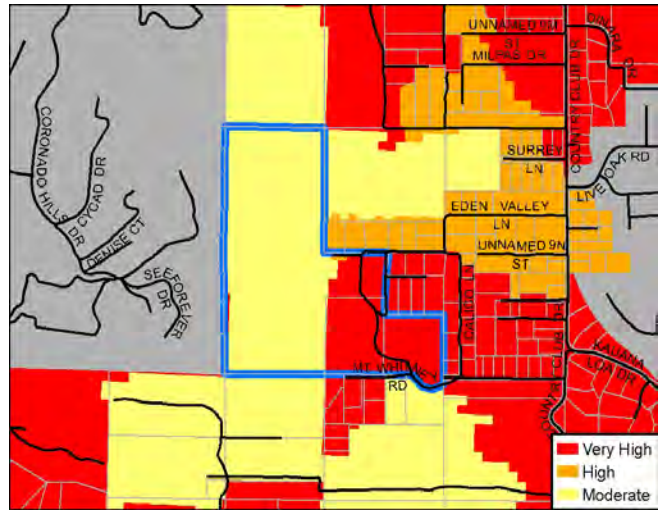
Step Slope (Greater than 25%)



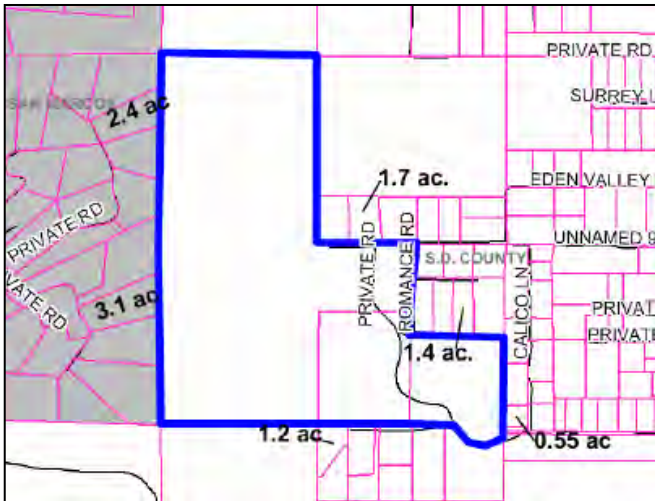
Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones



Typical Sizes of Surrounding Parcels

Additional Information

The subject property is on the Semi-Rural periphery of the proposed Village of Harmony Grove. Staff worked closely with the community to design the proposed Harmony Grove Village and surrounding Semi-Rural densities.

NC17 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 2*	Semi-Rural 1/Semi-Rural 2	Major

*Note - The request is for a Village Residential designation, which is higher than the one- and two-acre minimum lot size imposed by the former General Plan.

Rationale for Major Category Classification

- This request is for a Village Residential designation in an area that is not near other Village designations.
- The General Plan Community Development Model does not support increased development away from existing villages.

Guiding Principles/General Plan Changes Necessary to Support the Request

- Either a larger village area would need to be defined for this area or the approach to applying Village designation would need to be modified.
- The General Plan Guiding Principles and policies would require revisions to deemphasize compact communities.
- Depending on the revisions to the principles, policies, and concepts, other lands would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

None

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

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.



November 10, 2011

Department of Planning and Land Use (DPLU)
Attention: Jimmy Wong
5201 Ruffin Road, Suite B
San Diego, CA 92123

RE: NC17 (2004 Referral #60) North County Metro

Dear Mr. Wong and DPLU staff,

This letter is pursuant to a conversation with DPLU staff concerning NC17 referral request and the upcoming workshop. It is our desire to have staff consider changing the PSR from VR2 to SR 0.5 as it is currently designated as SR 1, and include our project in the proposed General Plan Amendment. In addition, we would request staff consider a larger property size from the original 97.6 acres to approximately 219 total acres (APN's 232-013-02, 03, 232-020-55, 169-180-07, 232-013-01, 232-492-02, 232-492-01, and 228-313-13).

The basis for the request is the current PSR's level of change was determined by staff to be "Major". It is our understanding that the "Major" category would require a change or revision to the General Plan's guiding principles but a "Moderate" categorization does not because it meets the guiding principles. With this in mind, we feel the SR 0.5 is more appropriate and meets the General Plan's guiding principles. The rationale for SR 0.5 and a "moderate" level of change is set forth below:

PROJECT/PROPERTY DESCRIPTION:

The property is located in North County Metro approximately 1 mile south of the Highway 78 and the Nordahl exit. It is south of Nordahl to Country Club Drive and west from Country Club. The total project area is approximately 219 total acres as depicted on the attached aerial. Located to the northeast of the property within 1000 feet is an industrial business park, to the west are single family homes, to the east is semi-rural single family homes and small equestrian facilities, and to the south is the 740 residential unit (1.58 du/ac) Harmony Grove Village Specific Plan.



GUIDING PRINCIPLE COMPLIANCE

GUIDING PRINCIPLE 1 “Support a reasonable share of projected regional population growth”

SR 0.5 will supply future housing to meet the projected population growth that is in close proximity to existing roads, public transportation, employment centers, and other services. As stated above in the Project/Property Description, the property is located in close proximity to Escondido, south of Highway 78, and west of Interstate 15.

GUIDING PRINCIPLE 2 “Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development”

Considering a Community Development Model, we see our project situated between a future Village planned as part of the Harmony Grove Village Specific Plan (Village SP) to the south and an existing Village to the north the City of Escondido with its intensive urban uses.

Located just to the south of our project is the Village SP that was approved for 740 residential units, 40,000 sf of commercial/retail on 468 gross acres. The net density is 1.58 dwelling units per acre which is consistent with the SR 0.5 designation taking into account slope deductions. Further out and to the south of the Village SP, a project called Harmony Grove Meadows just had its GP designation changed to SR 0.5 in the General Plan Update approved August 3, 2011. This project is further out from ours and is adjacent to rural lands and open space whereas our project is next to semi-rural residential uses and urban cores.

We see Semi-Rural 0.5 consistent with and complimentary to the existing surrounding character of semi-rural being juxtaposed to Escondido’s more intense urban uses. The original PSR proposed VR2 which may have initially been thought appropriate with pending projects. However, now that the Village SP has been approved, a more congruent designation of SR 0.5 seems appropriate. With two Villages on either side of us (one to the south and one to the north), having a semi-rural character would fit well and be compatible with the areas character, creating a nice transition between the two Villages.

The SR 0.5 designation provides housing where housing is needed: in close proximity to existing infrastructure, public transportation, retail, and employment centers. Our project is located within 1 mile of the Sprinter Station along Mission Road. There is also a major employment center that starts within a 1 mile radius of the property. The employment center includes the new PPC Palomar Regional Hospital which is planned to open in 2012 and is expected to supply hundreds if not thousands of local jobs. Finally, there will be southern connection to Interstate 15 via the Citracado extension also planned for 2012. Our project is ideally located to supports smart-growth principals and goes a long way in satisfying AB 32 reducing vehicle trip generation.



GUIDING PRINCIPLE 3 “Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities”

By utilizing a clustered land plan, there will be lands for open space, trails, and parks that are set back from sensitive habitat. It also allows for the preservation of some agricultural land while providing housing for an array of income levels. This sensitive approach considers the adjacent existing semi-rural character and future needs of the area.

GUIDING PRINCIPLE 4 “Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance”

We believe a more compactly designed land plan with smaller lots (less than 10,000 sf) would satisfy not only Guiding Principle 4, but the other six Guiding Principles as well. The design would take into account sensitive habitat and resources, avoiding where possible. We see this approach as an enhancement to the plan and future residents of this community.

Contained within the boundaries of the property are a high percentage of developable lands which strengthens the reasoning of having SR 0.5 in this location versus pushing development further out into more sensitive biological areas of the County in the future.

GUIDING PRINCIPLE 5 “Ensure that development accounts for physical constraints and the natural hazards of the land”

In order to protect life and property from hazards, a clustering designed land plan will give setbacks that increase protection from hazards such as fire. The clustered land plan avoids development in the steepest areas, provides more direct access to emergency vehicles, and emergency exit for residents.

GUIDING PRINCIPLE 6 “Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation”

The property is in close proximity to existing transportation networks. It is less than 1 mile from the Highway 78/Nordahl exit, as well as the Sprinter Station along Mission Road that connects to coastal employment centers and both Palomar College and San Marcos State University. Also, because the property is close to the cities of San Marcos and Escondido, there are shorter travel distances to jobs, schools, parks, and shopping (“live where you work, shop, and play”).



For comparative purposes, I would like to discuss the Harmony Grove Meadows (HGM) property that is located a couple of miles south of our property. The HGM property's designation was just changed to SR 0.5 with the General Plan Update on August 3, 2011. It was changed from 1,2,4 du/acre. The Meadows is further south and is further away from transportation networks and services. ***Because the Meadows project met the criteria of the Guiding Principles, we strongly believe that our request for SR 0.5 is congruent with the Guiding Principles.***

GUIDING PRINCIPLE 7 "Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change"

The project's location to existing infrastructure as described above in Guiding Principle 6 not only reduces travel distances but also reduces Green House Gas emissions and other pollutants. Couple this semi-rural living with opportunities for outdoor activities along trails and open space and the project will be beneficial to its residents and the public.

A compact designed land plan will provide opportunities to capture rainfall and runoff on site to lessen impacts offsite while recharging the underground water supply. In addition, the utilization of drought-tolerant landscaping material and natural plant materials in open space will reduce demands on water use.

GUIDING PRINCIPLE 8 "Preserve agriculture as an integral component of the region's economy, character, and open space network"

Because there are existing agriculture uses on site, there may be an opportunity to preserve some of these resources as stated in this principle. Consideration will be given to agriculture resources when planning the site.

GUIDING PRINCIPLE 9 "Minimize public costs of infrastructure and services and correlate their timing with new development"

Because the property is so close to existing and planned infrastructure and services, it is an excellent candidate for SR 0.5. Within a 2 to 3 mile radius of the property there are schools, parks, employment centers, retail and shopping, public transportation, State Route 78, and Interstate 15. Having some well planned increased density in this area goes a long way in meeting our future housing needs without compromising other principles.



GUIDING PRINCIPLE 10 “Recognize community and stakeholder interests while striving for consensus”

We feel reducing the proposed VR2 to SR 0.5 is a good compromise and strikes a balance between area residents and community groups while meeting the needs of a greater whole. With creative land planning and design a cohesive project that fits well with the surrounding character can be achieved. It will be important to work with the local community to gather input and opinions in order to accomplish a well planned compatible community.

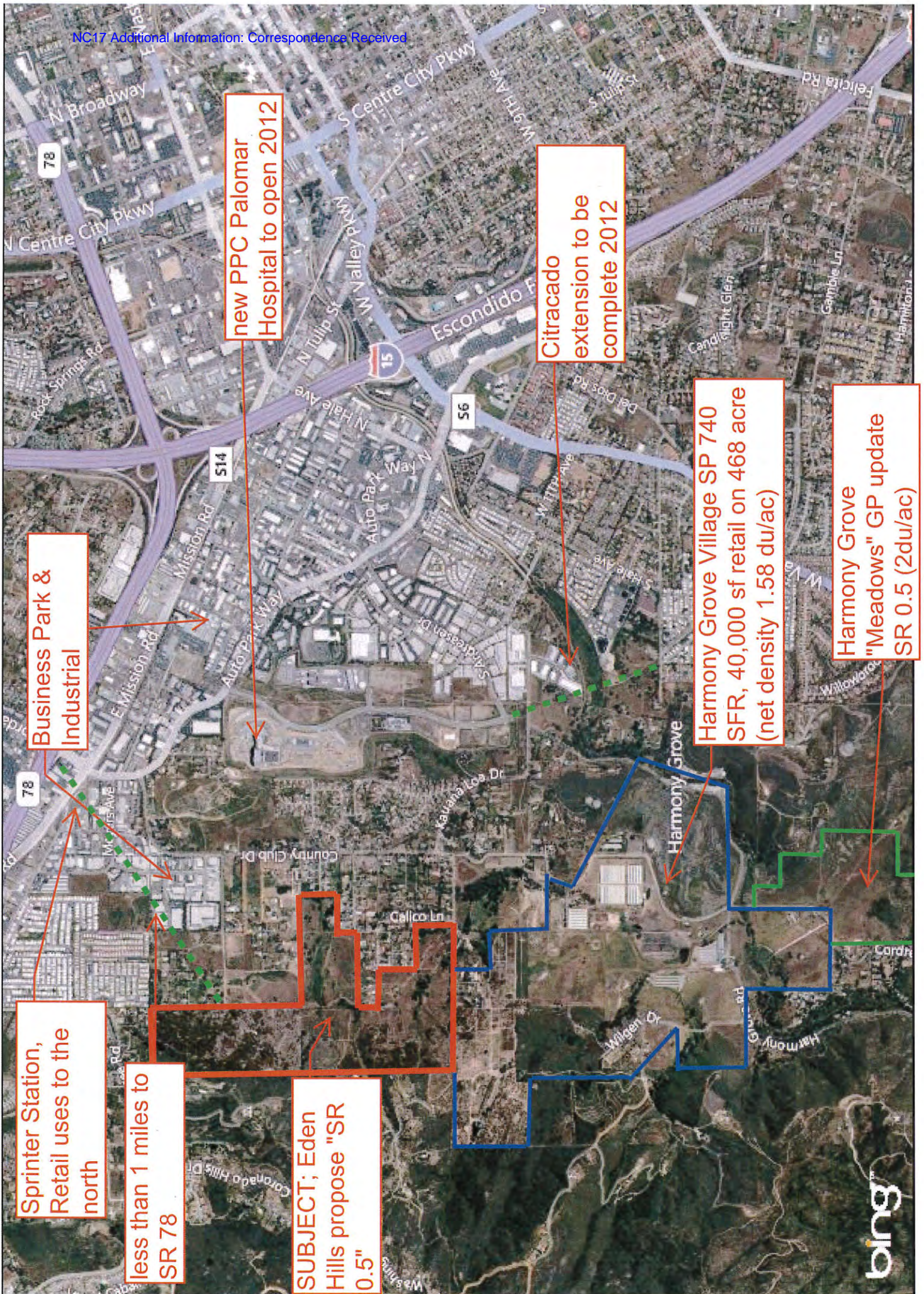
We appreciate your consideration of our request and look forward to your support. Should you have any questions, please feel free to call me to discuss.

Respectfully,



Lance Waite, Principal
Integral Communities

cc: Jim Bartell, Bill Lundstrom, Suzy Scarborough, Gil Miltenberger



Sprinter Station,
Retail uses to the
north

less than 1 miles to
SR 78

SUBJECT; Eden
Hills propose "SR
0.5"

Business Park &
Industrial

new PPC Palomar
Hospital to open 2012

Citracado
extension to be
complete 2012

Harmony Grove Village SP 740
SFR, 40,000 sf retail on 468 acre
(net density 1.58 du/ac)

Harmony Grove
"Meadows" GP update
SR 0.5 (2du/ac)

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
59	<p><i>Ray Gray</i></p> <p>Located south of Country Club Rd, Escondido Creek, and the Harmony Grove Village.</p> <ul style="list-style-type: none"> ▪ 160 acres total ▪ Semi-Rural category <p>APNs: 238-021-08 to 10 235-011-06, 02, 01</p>	1 du/4 acres	1 du/10 acres	1 du/acre	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u>, <u>1 du/10 acres</u>, and <u>1 du/20 acres</u></p> <ul style="list-style-type: none"> ▪ Densities include 1 du/2 acres (northwest), 1 du/10 acres (most of property), and 1 du/20 acres (southwest) ▪ Portion of the property that is flat and is nearest to the Village has been assigned 1 du/2 acres (this is higher than the existing General Plan) ▪ The surrounding area has some 25-50% slope and is biologically sensitive (natural upland habitat) ▪ Higher density is not desirable in this area due to limited access ▪ Additional roadways to accommodate density south of Escondido Creek are opposed by the community (SC 1375) and would have to cross the Creek, creating a potential conflict with existing regulations ▪ Some changes have been made in the overall revision of Harmony Grove to create a more fluid potential development pattern
60	<p><i>Tony Baihaghy</i></p> <p>Area located off of Country Club, north of the Harmony Grove Village, within the Eden Valley community.</p> <ul style="list-style-type: none"> ▪ Semi-Rural category 	1 du/2 acres	1 du/10 acres	Reconsider based upon surrounding lots	Retain Working Copy designations	<p>COMPROMISE of <u>1 du/2 acres</u> and <u>1 du/4 acres</u></p> <ul style="list-style-type: none"> ▪ Close to the Industrial area that is within the City of Escondido ▪ Densities include both 1 du/2 acres and 1 du/4 acres to fit into surrounding development pattern and to create a more fluid lower density transition away from the Village and into the Eden Valley and incorporated areas

NC18-A

General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Mike/Ben Hillebrecht	
Community Recommendation	N/A
Opposition Expected ¹	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

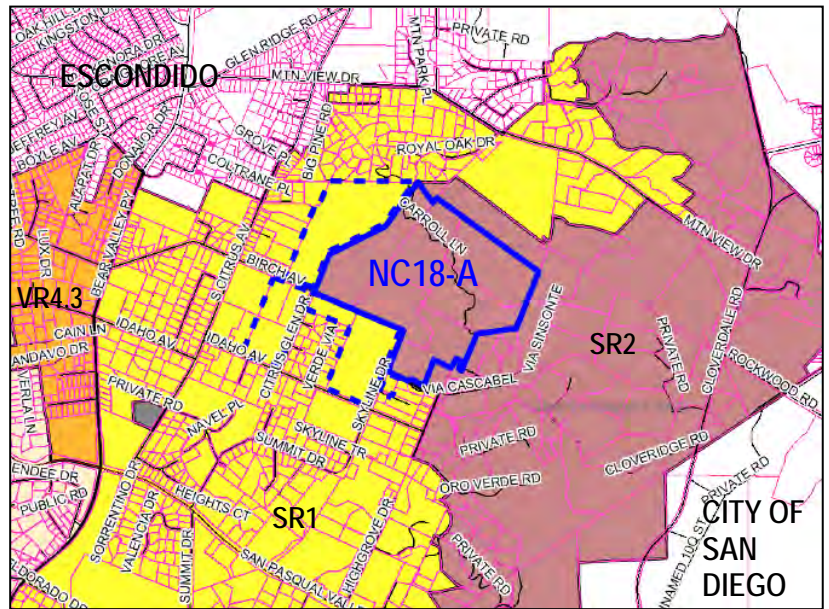
Note:
1- Based on staff's experience

Property Description	
Property Owner: Mike/Ben Hillebrecht	
Size: 136.6 acres 6 parcels	
Location/Description: County island located south of Escondido and west of the City of San Diego off of Birch Avenue in unrepresented area of Subregion; Inside County Water Authority boundary	
Prevalence of Constraints (See following page):	
<ul style="list-style-type: none"> ● – 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/10 ac
GP (Adopted Aug 2011)	SR2
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Former — A70, 10-acre minimum lot size	
Adopted Aug 2011 — A70, 1-acre min lot size	



Aerial

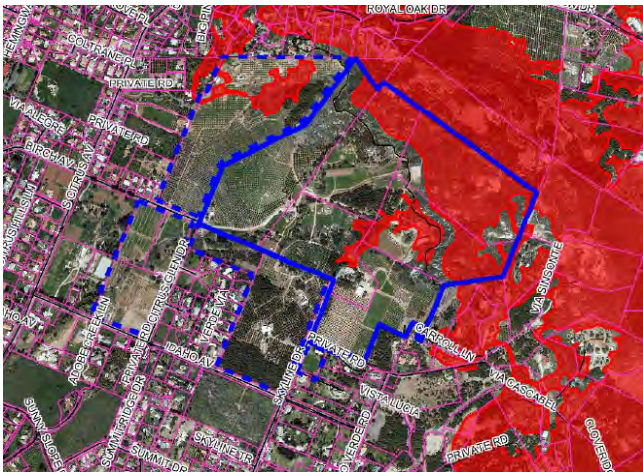


Adopted Aug 2011

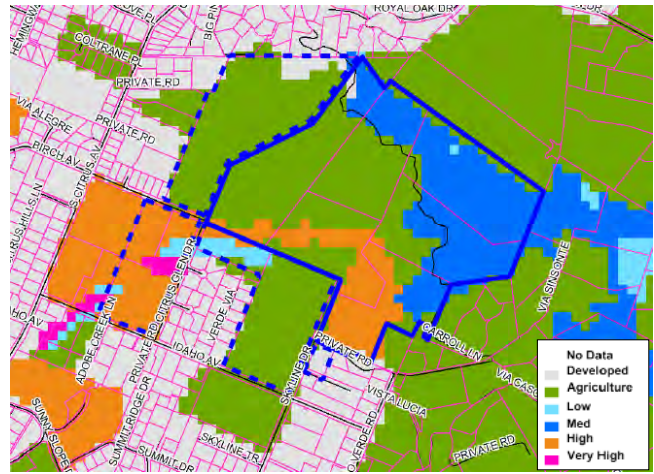
Discussion

This request for an increase in density to the SR1 designation includes several parcels that are already proposed to have a SR1 designation under the map adopted on August 3, 2011; therefore, they are shown inside the dashed line and their acreage is not included in the total. There are six parcels ranging from 18 to 30 acres in size that are designated a SR2 designation by the adopted map, but the property owners are requesting a SR1 designation. The SR1 designation is consistent with both the Referral and Draft Land Use Maps; however, during the Planning Commission hearings the issue of fire response time was raised. Proposed Safety Element Policy S-6.4, Fire Protection Services for Development, requires a five-minute travel time for the SR1 densities. [See following pages for additional information.]

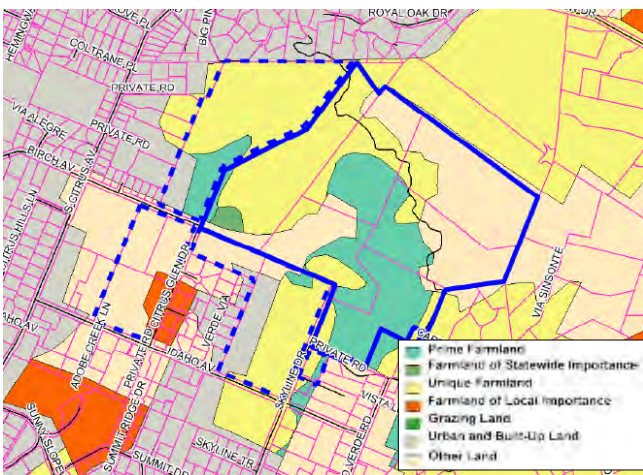
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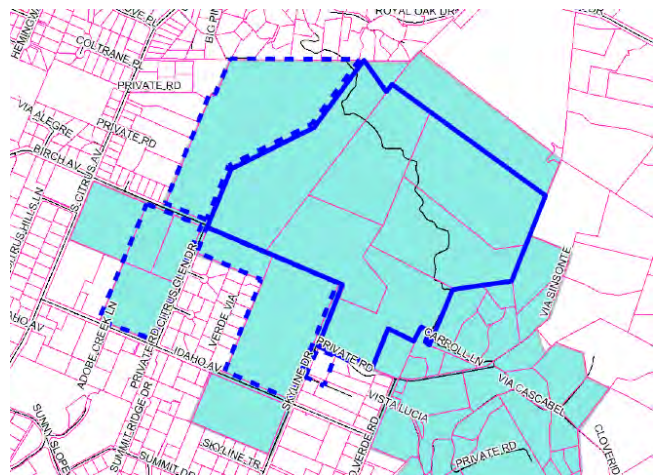
Steep Slope (Greater than 25%)



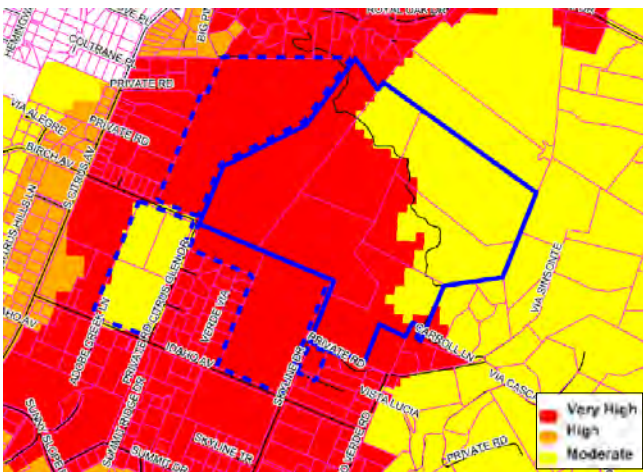
Habitat Evaluation Model



Agricultural Lands



Agricultural Preserve

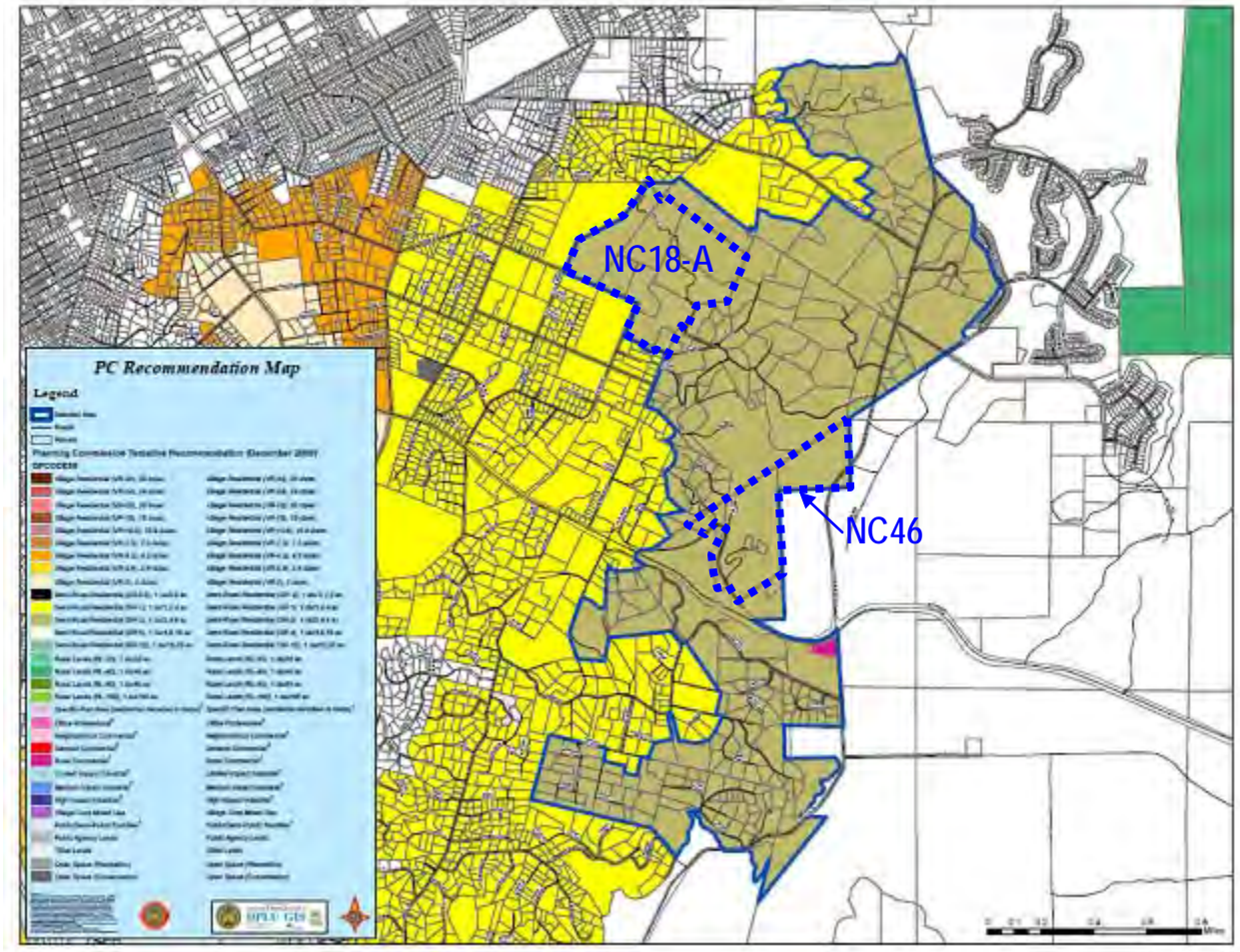


Fire Hazard Severity Zones

NC18-A (cont.)

Additional Information

County Fire Authority staff in conjunction with Escondido Fire have reviewed the area's emergency response time information and have provided staff additional guidance for future development. Staff in coordination with the local Fire Marshal have revised the boundary of SR1/SR2 and has recommended that these properties identified in NC18 retain the SR2 designation. *It is important to note that the proposed SR2 (1 du/2,4,8 ac) is still an increase in density from the former General Plan of General Agricultural 1du/10 ac and Intensive Agriculture 1 du/4,8 ac.*



NC18-A SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Major

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development 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.
- The General Plan principles and project objectives do not support increased development in areas with inadequate response times.

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.
- Revisions to the Land Use Map would be necessary to consider the allowable densities that do not meet emergency response times.

Impact to Forest Conservation Initiative Remapping Timeline

None

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-6.2 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.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

Principle 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

Goal S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.

Policy S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).

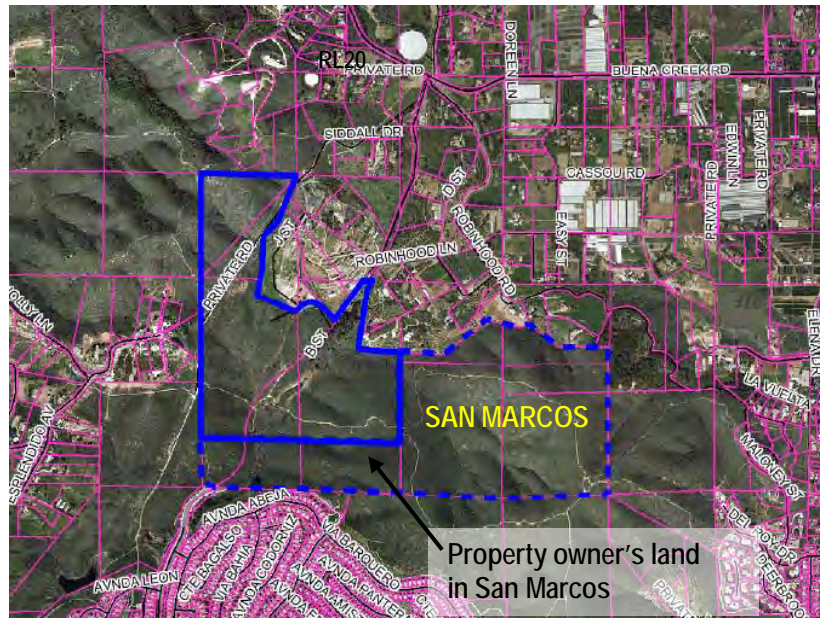
NC22

General Plan (Adopted Aug 2011)	SR10
Property Specific Request: SR2 ² Requested by: Jim Simmons, Farouk Kubba	
Property Specific Request: SR1 Requested by: City of San Marcos	
Community Recommendation	Unknown
Opposition Expected ³	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

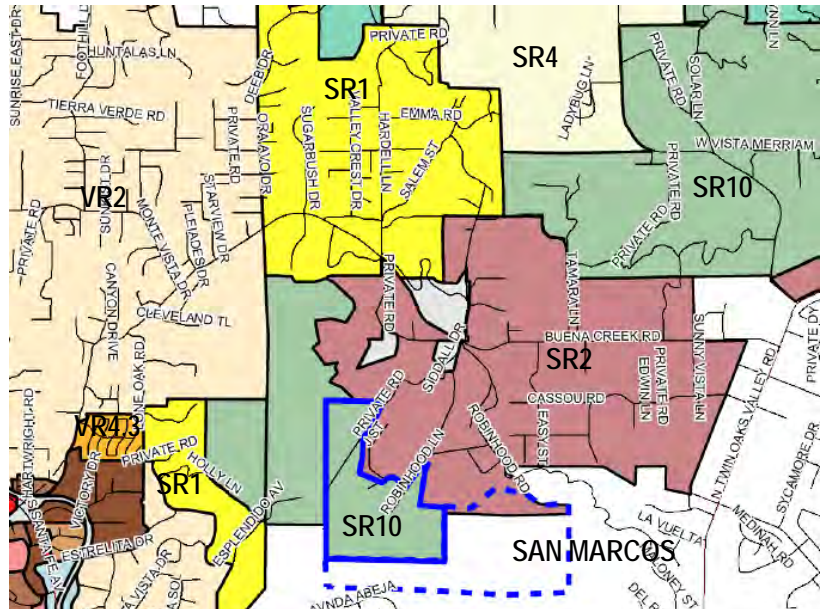
Note:
 1- See Vista San Marcos letter dated October 18, 2010 (attached)
 2- See City of San Marcos letter dated February 17, 2011
 3- See DPLU letter dated April 2, 2002 (attached)

Property Description	
Property Owner: Vista San Marcos LTD.	
Size: 130.9 acres; 6 parcels	
Location/Description: Twin Oaks Subregional Group Area; South of Buena Creek Road off of Blue Bird Canyon Road; Within City of San Marcos Sphere of Influence	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - 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)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former— A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	



Aerial



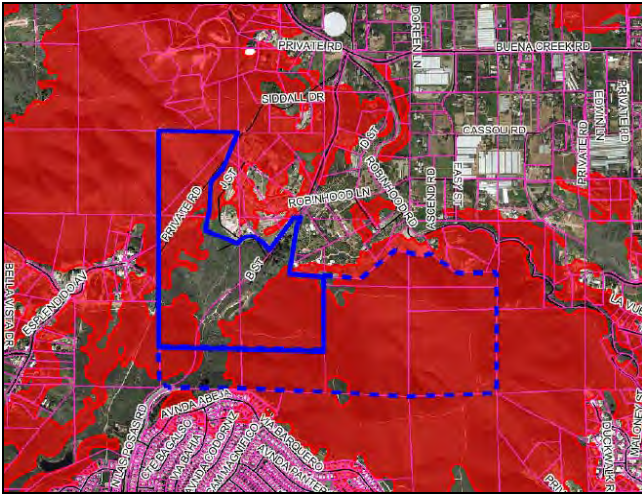
Adopted Aug 2011

Discussion

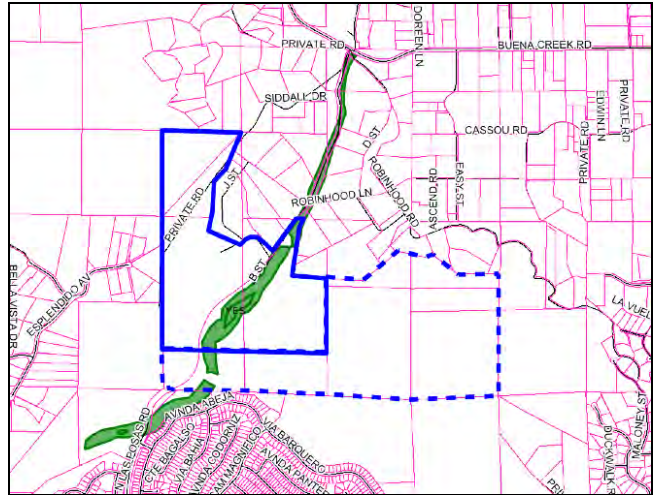
This analysis is based only on the portion of the subject property assigned a SR10 designation on the map adopted on August 3, 2011. Other portions are either within the City of San Marcos or are designated as SR2.

The site contains steep slopes, high and very high habitat value, and is located within the Very High Fire Hazard Severity Zone. However, the site is also located within the San Marcos Sphere of Influence (SOI). The property owner is requesting to retain the former General Plan density and for the City of San Marcos to annex the property; however, the County previously notified San Marcos of its objections to the annexation (See *additional information on next page and attachments*).

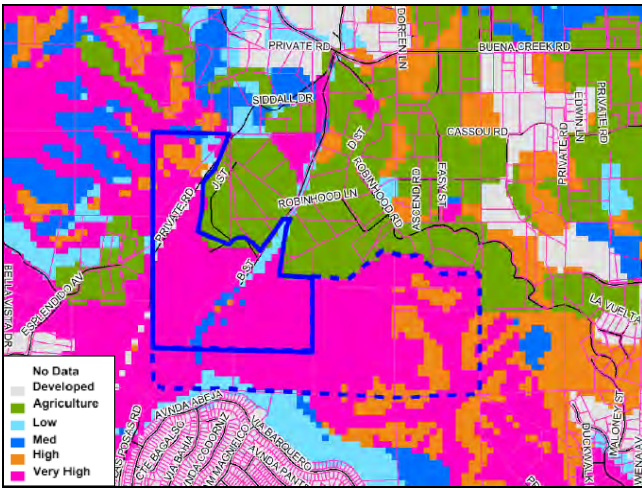
NC22 (cont.)



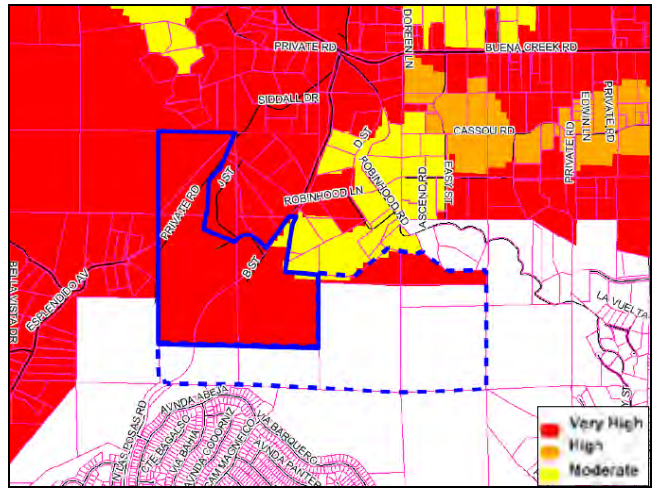
Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

Additional Information

The City of San Marcos approved a Specific Plan for this property in July 1992 and the number of units for that Plan was subsequently reduced to 191 units after negotiations with wildlife agencies. The property owner intends to process a Tentative Map with the City of San Marcos later this year and is requesting to remove the portion of the project within the SOI from the General Plan Update (see attached letter from Vista San Marcos Ltd., dated October 18, 2010). Since, this property is still within the unincorporated county, the area must be included in the General Plan Update; however, if the Board of Supervisors were to support the property owner’s request, this could be achieved by assigning a density consistent with the existing General Plan (SR2).

However, in 2002, the County notified the City of San Marcos of the General Plan Update’s proposed reduction in density to SR10 for this area, and that since the proposed project “far exceeds this density”, the proposed annexation would create a negative impact to the County’s North County MSCP Subarea Plan (see attached DPLU letter dated April 2, 2002). In February 2011, the City of San Marcos revised their recommended designation from SR1 to SR2.

NC22 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
SR2 (Simmons) SR1 (City of San Marcos)	Semi-Rural 10	Major

Rationale for Major Category Classification

- As early as 2002, the County has been on record that the property owner's request is in conflict with the General Plan Guiding Principles.
- While this property is near incorporated areas and existing development, it includes very steep and biologically sensitive terrain.
- Additionally, while suburban development is nearby no existing villages or community centers are in the vicinity.
- The General Plan Community Development Model does not support increased development 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 would also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and certain constraints.
- The other nearby areas designated as SR10 could be reconsidered.
- Depending on the revisions to the principles, policies, and concepts, other lands with Semi-Rural Lands designations may require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

None

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.

NC22 ADDITIONAL INFORMATION — CORRESPONDENCE

DIVERSIFIED PROJECTS, INC.
7021 Leeward Street, Carlsbad, CA 92011
Tel. (949) 922-3070 / Fax. (949) 831-8901

October 18, 2010

HAND DELIVERED

San Diego County Board of Supervisors
1600 Pacific Coast Highway
San Diego, CA 92101

RE: SAN MARCOS HIGHLANDS/ 2020 PLAN

Supervisors:

The purpose of this letter is to provide you with a brief history of the San Marcos Highlands Project and chronology of events leading to a Tentative Map and securing all of the required environmental permits. Unfortunately I was not notified by the County of the pending hearing and therefore cannot attend due to previously arranged travel plans.

The Project site, encompassing approximately 297 acres located in the north central portion of the City of San Marcos and adjacent unincorporated County, was purchased by San Marcos Highlands in 1981. Soon thereafter, the City of San Marcos adopted the College Area Community Plan. That plan included approximately 4,500 residential lots and retail/shopping uses. The City Council then appointed an ad hoc committee comprised of landowners, area residents and City staff to recommend modifications to the Community Plan. After 18 months of weekly meetings, intensive discussions and studies of various alternatives, the ad hoc committee unanimously agreed on a reduced density development plan for the College Area. The plan was adopted by the City Council in 1984. The revised Community Plan reduced residential density from 4,500 to 2,700 single family lots. The subject site was allocated 300 single family residential units.

In November 1990, the City Council approved a General Plan Amendment, Rezone, Specific Plan and Tentative Map for a 275 lot subdivision, park and open space, and certified an Environmental Impact Report for the Project site consistent with the Community Plan. The development was required to participate in the College Area Public Facilities Financing Plan which ensures the financing for the provision of backbone infrastructure to serve the property. The portion of the Project site within the unincorporated County was pre-zoned by the City in November 1990 with the "Specific Plan Area" zone to reflect the land uses and densities permissible in the College Area

NC22 ADDITIONAL INFORMATION — CORRESPONDENCE

Community Plan. **Approximately 113 acres of the Project is within the LAFCO adopted sphere of influence for the City of San Marcos.** As with many projects approved during this time period, the economic recession of the early 1990's prevented its implementation. Consequently, that tentative map expired in November 1988. The balance of the approvals remained in effect.

Soon thereafter, San Marcos Highlands began processing a revised project with the City of San Marcos. The proposal included a supplemental environmental impact report, revisions to the San Marcos Specific Plan, a tentative subdivision map and the initiation of annexation proceedings. The City's process included public workshops, Planning Commission and City Council hearings. Approved by the San Marcos City in July 1992, the new Project contained 230 clustered units. Following negotiations and agreements with the US Fish and Wildlife Agency, California Department Fish and Game, California Regional Water Quality Control Board and US Army Corp of Engineers, the new Project was further reduced to 191 units (down from 275) in 2004, an easement for a minimum 400 foot wide corridor was negotiated with the adjacent property owner to facilitate wildlife movement from the northwest to the southeast of the Project and an additional 61 acres that are not a part of the College Area Community Plan but owned by Vista San Marcos were dedicated as open space. Approximately 65 acres of the site are devoted to residential development (22%) and 232 acres to open space (78%). The overall density is approximately 0.64 dwelling units per acre. The new Project is consistent with San Marcos General Plan, The Community Plan and the San Marcos Sphere of Influence. In addition the new Project includes reorganization affecting special districts, such as San Marcos Fire Protection District, Vista Fire Protection District, Vallecitos Water District, and Vista Irrigation District. Access to the property is through Las Posas Road to the South which has been finally extended to the property line and secondary access which was dedicated through the Paloma Project to the southeast. A final map was being processed for Project but was halted in late 2005 due to the severe economic recession. The San Marcos City Council denied a second extension of the Tentative Map on January 24, 2006. The environmental permit processing however was continued even after expiration of the Tentative Map since the Specific Plan was still valid. The 1602 permit from the California Fish and Game was issued in August, 2006 and the US Army Corp of Engineers issued the Section 7 Consultation Opinion and Permit in September, 2008. Both permits were based on the same foot print as the expired Tentative Map and are still valid. Our plan is to start processing a new tentative map with the City of San Marcos early next year using the same foot print as the previously expired tentative map.

In summary, San Marcos Highlands has owned the property since 1981 and has maintained ownership ever since. The delay in implementing our plans was previously hindered mainly by not extending Las Posas Road to the property line although it is in the City of San Marcos and San Diego County General Plans. This was reaffirmed by the County Board of Supervisors unanimous vote approximately 2 years ago. Las Posas Road will have to go north through the San Marcos Highlands property to connect to Buena Creek Road. At present all access roads

NC22 ADDITIONAL INFORMATION — CORRESPONDENCE

including Las Posas Road and utility needs have been negotiated with the various agencies and are at the property line. All environmental permits have been obtained and are still valid since the property has a Specific Plan approved by the City of San Marcos. The property is under the Sphere of Influence of the City of San Marcos. We have spent an enormous amount of time, money and hard work to achieve the above. I feel that including this property in the 2020 down zoning plan is totally unfair and robs property owners from their right to develop their properties. The down zoning of San Marcos Highlands by including it in the 2020 plan will result in reducing the potential property value by over 90%. I therefore object to including San Marcos Highlands in the 2020 plan and request removal of the property from the plan.

I am attaching the following documents to this letter for your information and review:

1. A map showing the foot print of the project, wildlife corridor easement and open space.
2. Chronology of events leading to a tentative map approval from the City of San Marcos for 191 dwelling units and other permits that were obtained for the project. The project has secured all of the required environmental permits including 401 Permit from the California Regional Water Quality Control Board, Wetlands Permit (1603) from the California Dept of Fish and Game, and Section 7 Consultation Permit.
3. Inventory listing of all of the documents and studies that were conducted and obtained from the various agencies to secure the tentative map and environmental permits. All of the permits and the listed documents can be reviewed at any time.



Farouk Kubba, President
Diversified Projects Inc
Vista San Marcos Ltd

NC22 ADDITIONAL INFORMATION — CORRESPONDENCE



GARY L. PRYOR
DIRECTOR
(858) 694-2962

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ - SUITE 100
SAN MARCOS, CA 92069
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. - SIXTH FLOOR
EL CAJON, CA 92020
(619) 441-4030

April 2, 2002

Jerry Backoff, Director
Planning Division
Development Services Department
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069-2949

**Re: SAN MARCOS HIGHLANDS SEIR 90-13, SPECIFIC PLAN
MODIFICATION (MOD)/SP 89/16 (98MOD) AND TENTATIVE
SUBDIVISION MAP TSM408/ND 99-503**

Dear Mr. Backoff:

On January 16, 2002 (3), the County of San Diego Board of Supervisors took an action for staff to investigate the proposed pending cities' annexations and any impacts on the General Plan process to ensure that (1) the proposed cities' annexations do not interfere with the outcome of the General Plan 2020 process; and (2) the County can preserve the integrity of the unincorporated territory through the completion of the General Plan process. The proposed San Marcos Highlands project requires the annexation of County lands into the City of San Marcos and therefore, is being reviewed by the County for conformance with the County's existing and proposed General Plan 2020 densities.

The current General Plan for the County of San Diego shows the density in the proposed development area of San Marcos Highlands as one dwelling unit per 2 or 4 acres depending on slope. The General Plan 2020 Process proposes a density of one dwelling unit per ten (10) acres for this area due to the rugged terrain and biological sensitivity. The proposed project far exceeds this density with a planned range of 2.9 - 5.5 dwelling units per acre. Therefore, this project is in conflict with the existing County General Plan and would interfere with the outcome of the General Plan 2020 process threatening the integrity of the unincorporated territory.

NC22 ADDITIONAL INFORMATION — CORRESPONDENCE

In addition, the land under consideration is a relatively large block of habitat containing sensitive biological resources including riparian and coastal sage scrub habitats that support a range of wildlife species. The development of a plan to protect these sensitive resources is currently underway; the Multiple Species Conservation Program (MSCP) North County Subarea Plan. The County believes that annexation of these lands to the City of San Marcos would create a significant negative impact to the County's North County MSCP Subarea Plan associated with habitat loss and blockage of a viable wildlife corridor.

For the reasons stated above, the County of San Diego cannot support the proposed annexation of these lands to the City of San Marcos.

If you should have questions or comments, please contact me at 858-694-2962.

Sincerely,



GARY L. PRYOR

Director, Department of Planning and Land Use

cc: Local Agency Formation Commission (LAFCO) Members
Michael D. Ott, LAFCO, 1600 Pacific Highway, Room 452, San Diego, CA 92101
Nancy Gilbert, US Fish and Wildlife Service, 2730 Loker Avenue West, Carlsbad, CA 92008
William E. Tippetts, CA Department of Fish & Game, 4949 Viewridge Avenue, San Diego, CA 92122
Twin Oaks Valley Sponsor Group, P.O. Box 455, San Marcos, CA 92079-0455
Mary H. Clarke, Friends of Hacienda Creek, 1529 El Paseo Drive, San Marcos CA 92069
Michael Beck, San Diego Director, Endangered Habitats League, P.O. Box 1509, Julian, CA 92036

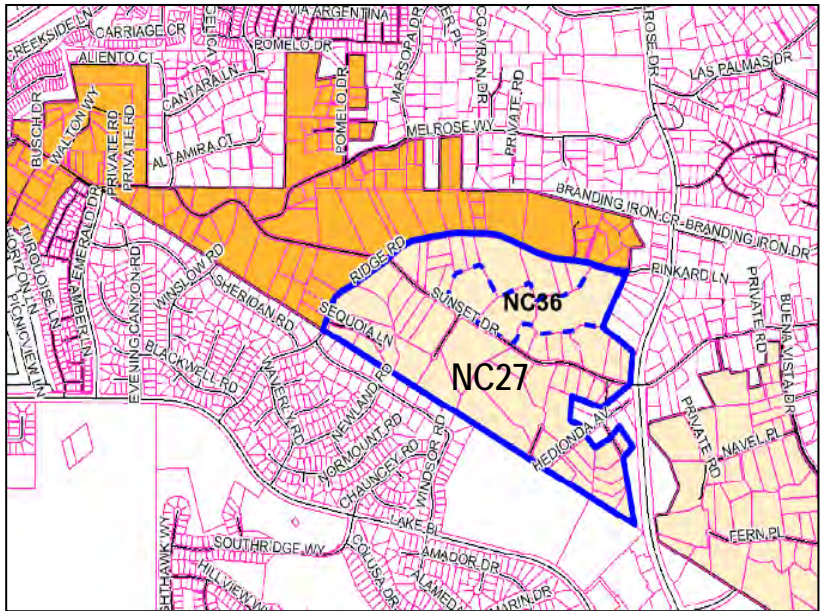
NC27, NC36

General Plan (Adopted Aug 2011)	VR2
Property Specific Request:	VR4.3
Requested by: Jeffrey Kent, City of Vista	
Community Recommendation	N/A
Opposition Expected ¹	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate ²

Note:
 1 - Based on staff's experience
 2 - Possible land use alternative April 2011: Minor (attached)



Aerial



Adopted Aug 2011

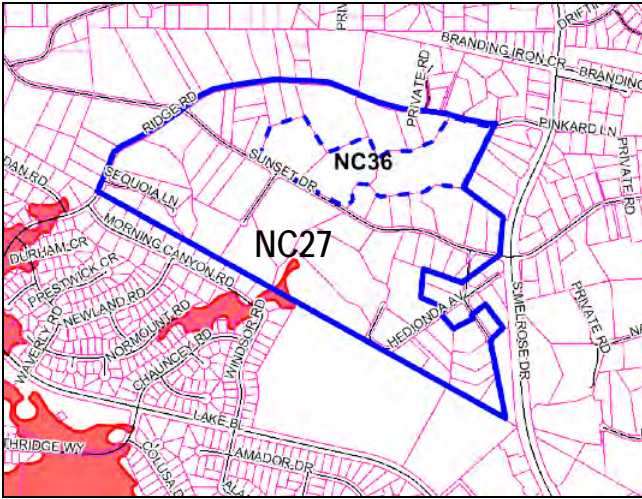
Property Description	
Property Owners: Various owners including: NC36 - Kents Bromeliad Nursery Inc. (18.4 acres, 3 parcels)	
Size: 120 acres Multiple parcels	
Location/Description: Sunset Island in western portion of the Subregion south of SR-78 and west of South Melrose Drive and south of Ridge Road; Inside County Water Authority boundary.	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - 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/1, 2 & 4 ac
GP (Adopted Aug 2011)	VR2
Referral	VR2
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 1-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

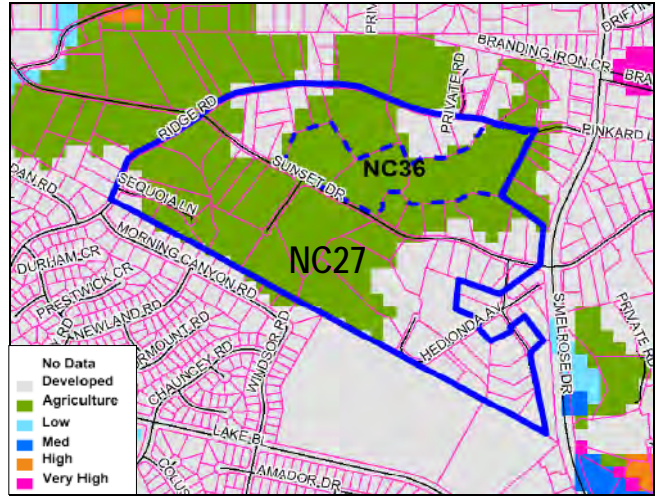
Discussion

This area was designated VR2 on all four General Plan Update DEIR land use alternatives; however, in a meeting with staff, the City of Vista asserted that there was not sufficient capacity in their wastewater system to provide sewer in this area. As a result, County staff recommended a SR1 designation, which the Planning Commission supported. Since that time, County staff was informed that the Vista City Council directed their staff to change the land use designation in the western Sunset Island area to four dwelling units per acre in the Vista General Plan Update (area west of Melrose). This is consistent with the property owners' request. Therefore, the property owners are requesting a VR4.3 designation. However, this density is more intensive than the range of alternatives evaluated by the DEIR. The VR2 designation was applied to the map adopted on August 3, 2011 because it did not require recirculation of the EIR.

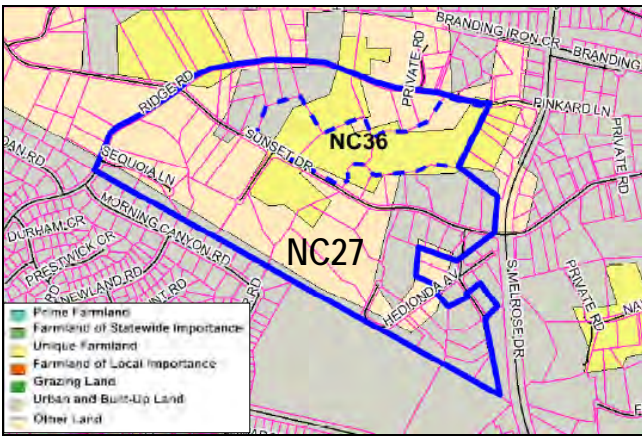
NC27, NC36 (cont.)



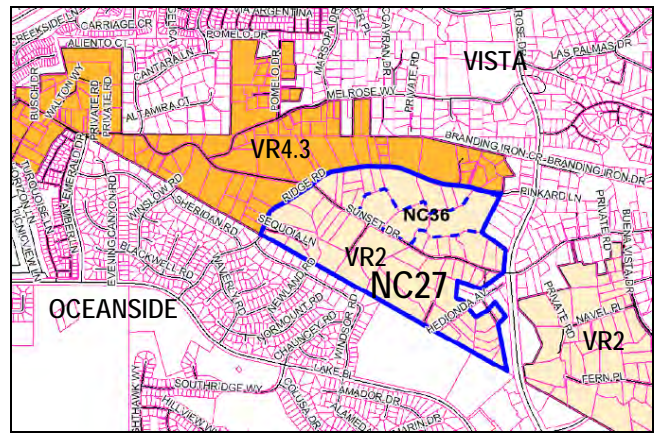
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands (Unique Farmlands)



Referral / Draft Land Use Maps

NC27 and NC36 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential 4.3	Village Residential 2	Moderate

*Note: - An alternative land use plan proposed by staff on April 13, 2011 was adopted by the Board on August 3, 2011 that changed the designation from SR1 (Planning Commission / Staff Recommendation) to VR2, consistent with the Referral Map (see attached).

Rationale for Moderate Category Classification

The request for a VR4.3 density (4.3 dwelling units per acre) 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 two dwelling units per acre. The request could potentially result in 79 dwelling units compared to 36 dwelling units allowed under the adopted General Plan. Therefore, additional environmental documentation would be necessary in order to comply with State law.

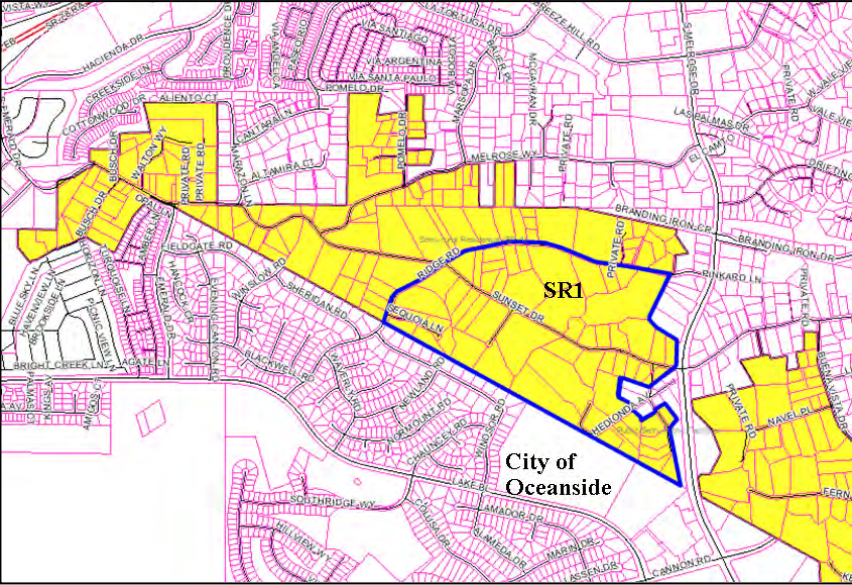
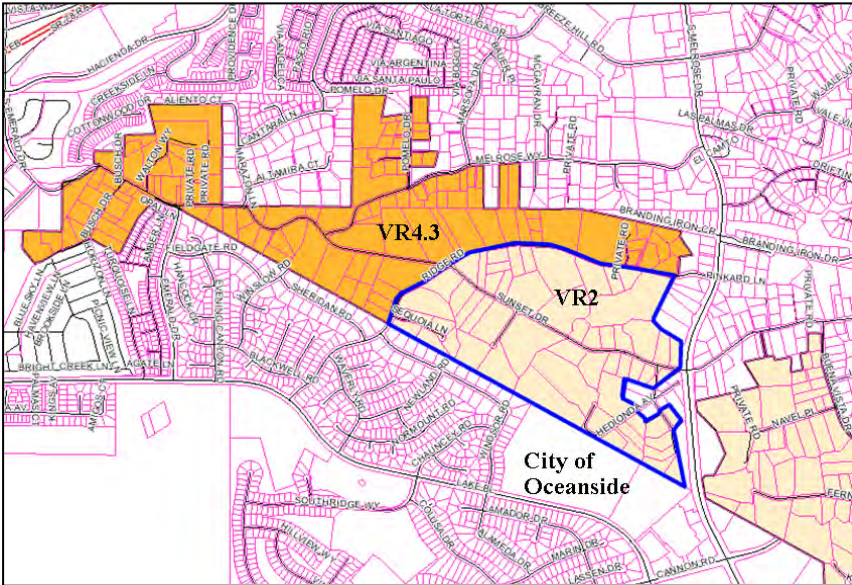
Guiding Principles/General Plan Changes Necessary to Support the Request

None

Impact to Forest Conservation Initiative Remapping Timeline

None

NC27, NC36 – City of Vista & Jeffrey Kent

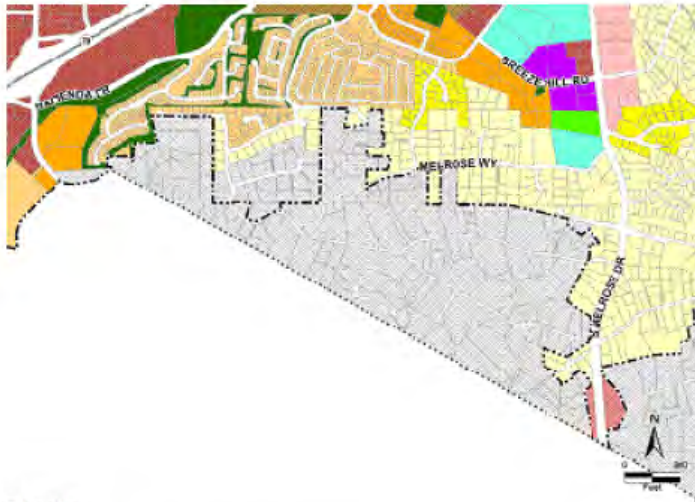
Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential 4.3	Semi-Rural 1	Village Residential 2	Minor
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- This area was proposed to be VR2 in the Referral Map and all EIR alternatives. The SR1 designation was later proposed at the Planning Commission on April 16, 2010 due to information provided by the City of Vista.
- This potential land use change for NC27 and NC36 to VR2 as was analyzed in the EIR. The City of Vista recently agreed that a higher density in this area would be consistent with their plans.
- The unincorporated land west of NC27 and NC36 was reviewed in Property-Specific Requests NC26, NC32, NC33, NC34 and NC35. Those requests were for a VR4.3 designation, which can be applied with a minor revision to the General Plan Update documents.

From: John Conley [<mailto:jconley@ci.vista.ca.us>]
Sent: Tuesday, October 05, 2010 3:29 PM
To: Muto, Devon
Cc: Rod Bradley; Boyd West
Subject: Sunset Island Area, Vista

Devon,
FYI, our City Council directed staff to change the land use designation in the western Sunset Island area to 4 units/acre in our GP update (area west of Melrose only). I realize it's likely too late to make any changes on the County's plan at this time, but wanted you to know in case any questions come up about it during the public hearings. Please feel free to e-mail or call me with any questions.



Thanks,

*John Conley
Community Development Director
City of Vista
200 Civic Center Drive
Vista, CA 92084
(760) 639-6100
F (760) 639-6101*

NC37

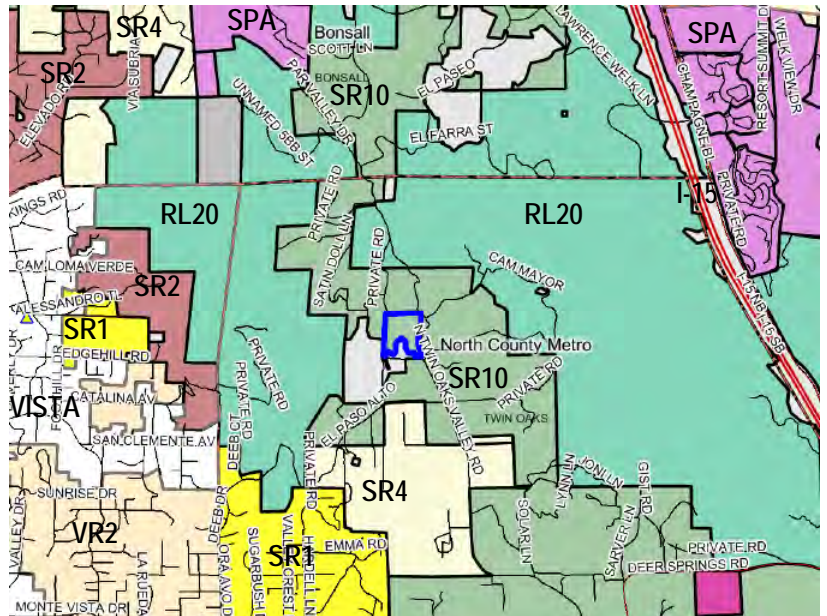
General Plan (Adopted Aug 2011)	SR10
Property Specific Request:	SR4
Requested by: John Driessen	
Community Recommendation	SR10
Opposition Expected ¹	No
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:
1- Based on staff's experience

Property Description	
<u>Property Owner:</u> John Driessen	
<u>Size:</u> 26.3 acres 1 parcel	
<u>Location/Description:</u> Northern portion of the Subregional Plan Area west of North Twin Oaks Valley Road; Twin Oaks Subregional Group Area; Inside County Water Authority boundary.	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ◐ Steep Slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	



Aerial



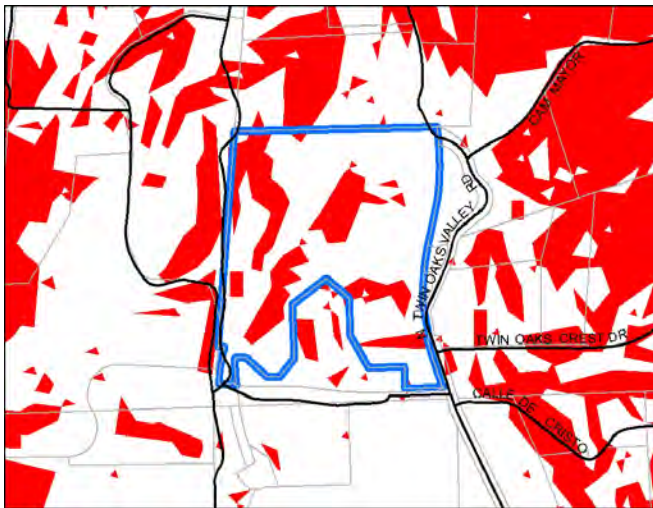
Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 2,4,8 ac
GP (Adopted Aug 2011)	SR10
Referral	SR10
Hybrid	
Draft Land Use	
Environmentally Superior	RL20
Zoning	
Former — RR, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

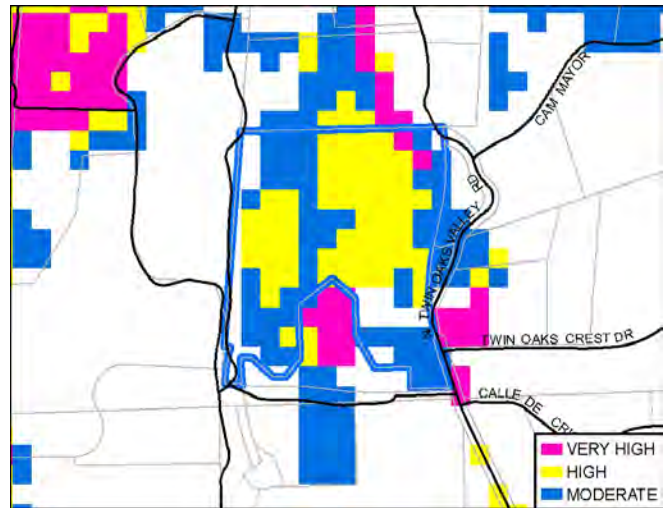
Discussion

The subject property is located on North Twin Oaks Valley Road and contains some steep slopes, high habitat value, and is located within the Very High Fire Hazard Severity Zone. While the property owner's request would not conflict with the project objectives, it would create a spot designation, that to resolve would require increasing the density of additional parcels. Also, this request is more intensive than the range of alternatives evaluated in the General Plan Update DEIR.

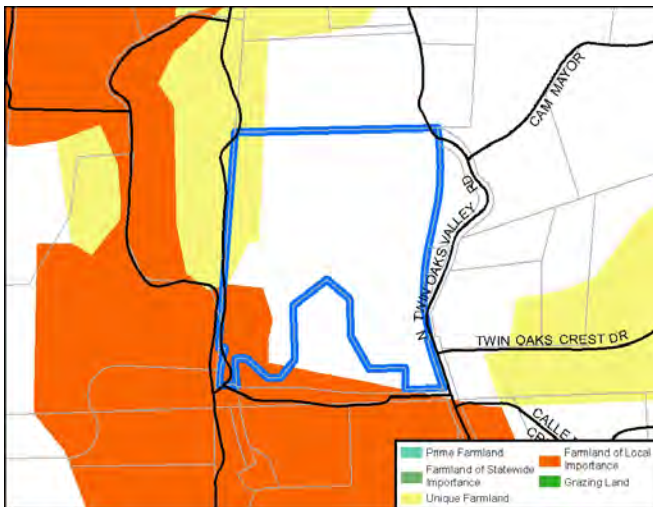
NC37 (cont.)



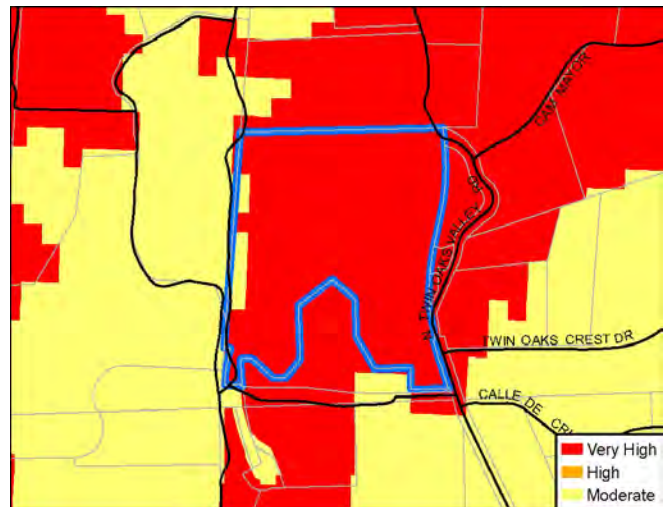
Steep Slope (Greater than 25%)



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

NC37 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 units per ten acres. The request could potentially result in six dwelling units compared to two dwelling units allowed under the adopted General Plan. 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 mapped consistently, an additional 130 acres around the property would require a change in designation from SR10 to SR4 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

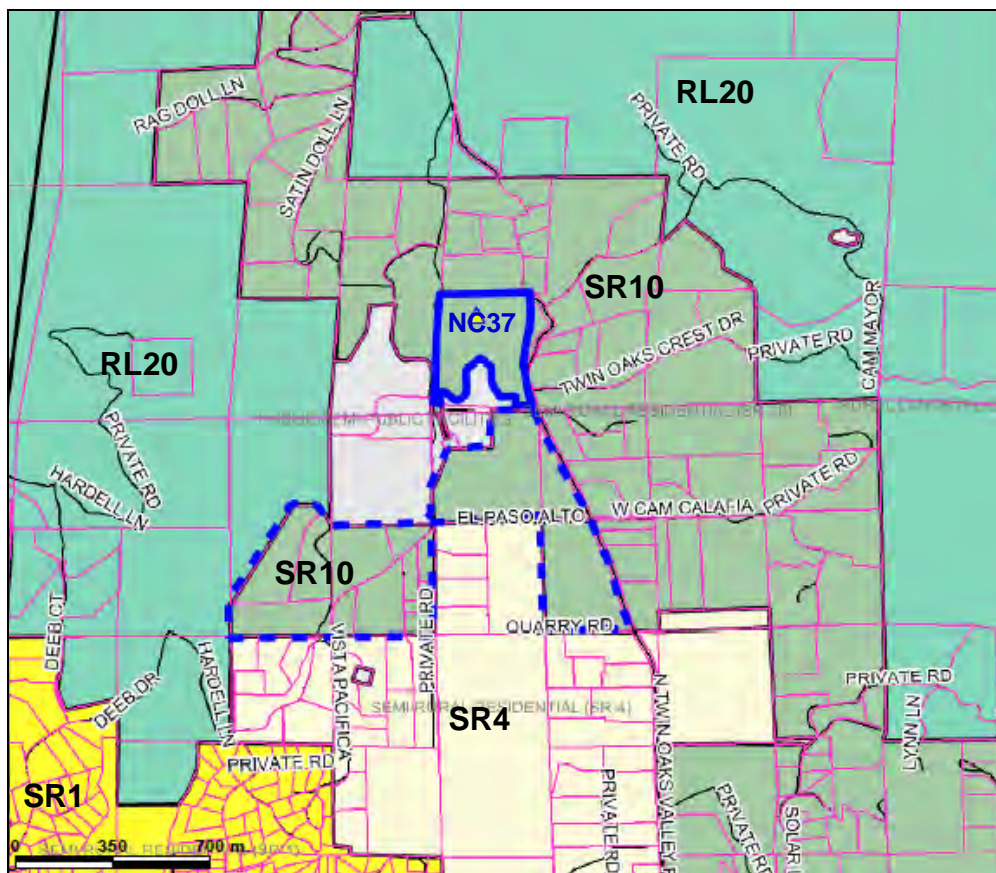


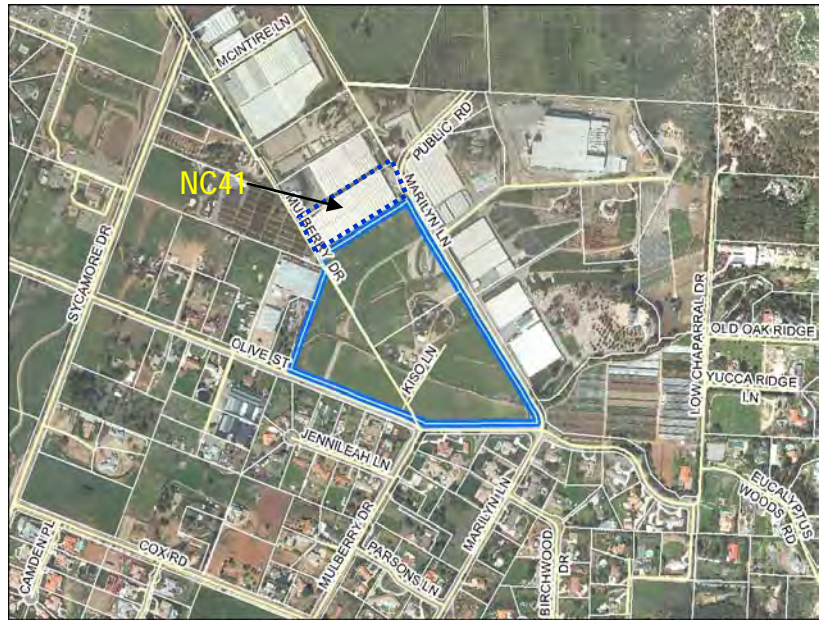
Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -

NC38

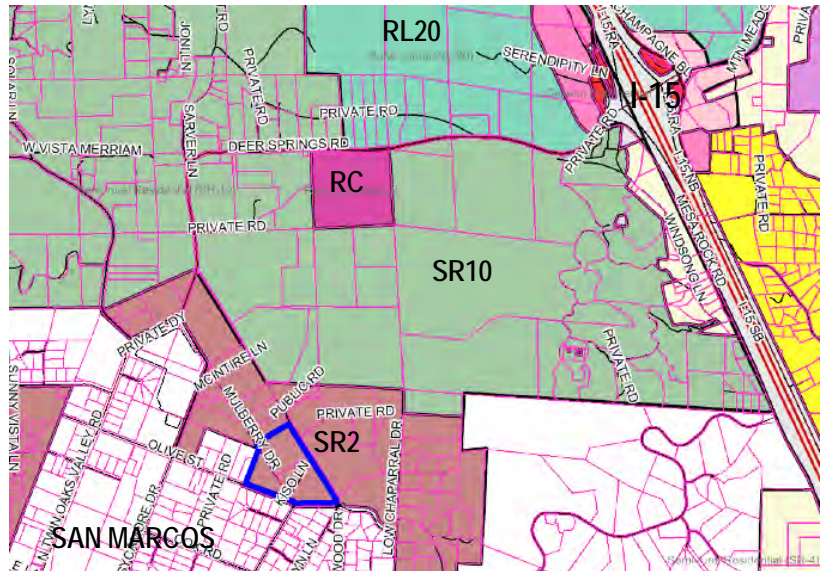
General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Rod Bradley, Twin Oaks Sponsor Group ¹ (See also NC48)	
Community Recommendation	SR1
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:

- 1- Twin Oaks Valley Community letter dated October 18, 2010
- 2- Based on staff's experience



Aerial



Adopted Aug 2011

Property Description	
<u>Property Owner:</u> Yasukochi Family Trust	
<u>Size:</u> 28.4 acres 3 parcels	
<u>Location/Description:</u> Mulberry Drive, one-half mile southwest of Deer Springs Road (adjacent to NC41); Twin Oaks Valley Sponsor Group Area; Adjacent to City of San Marcos; Inside County Water Authority boundary.	
<u>Prevalence of Constraints (See following page):</u>	
<ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ○ Steep slope (greater than 25%) ● Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ◐ Fire Hazard Severity Zones 	

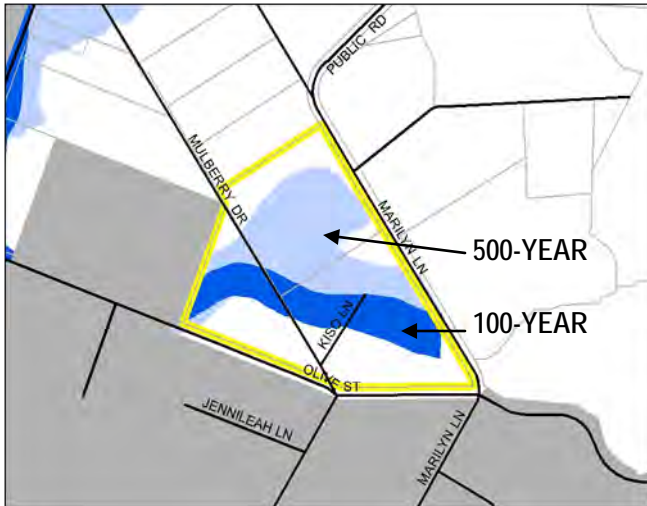
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former— A70, 4-acre minimum lot size	
Adopted Aug 2011 — A70, 2-acre minimum lot size	

Discussion

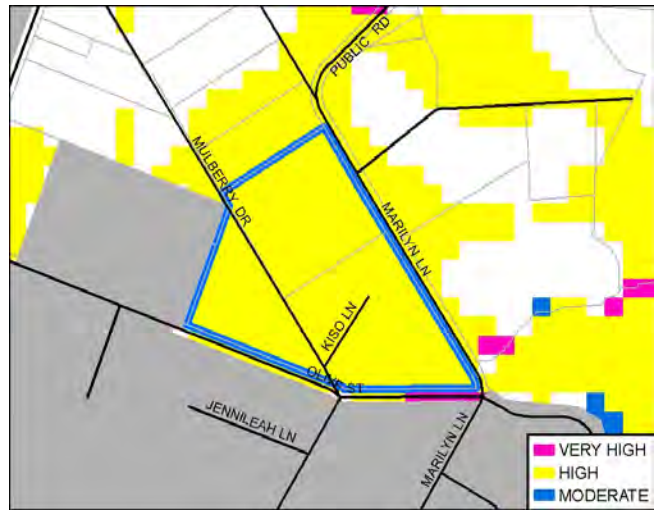
The property owner's and Sponsor Group's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres (SR2) to one dwelling unit per acre (SR1). This request is consistent with adjacent lot sizes in the City of San Marcos.

However, the SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR and would double to subdivision yield from 14 to 29 dwelling units. The requested density would also result in a spot designation that would require the density of additional parcels to also be increased. In addition, nearly all of this property is composed of prime agriculture lands. The request would not fully support Guiding Principle #8 because the increased density would potentially impact existing agriculture activities in the area. (See also NC41 and NC48.)

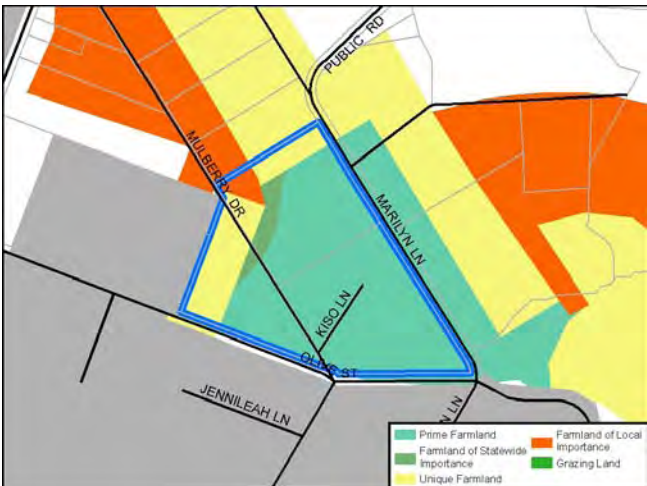
NC38 (cont.)



Floodplain



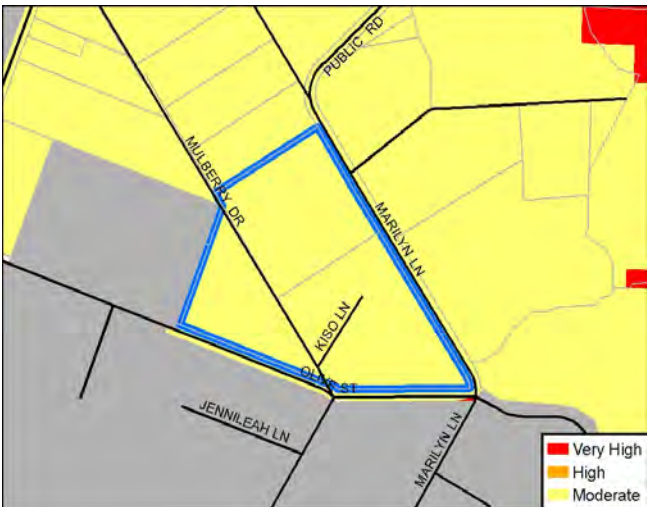
Habitat Evaluation Model



Agricultural Lands



Prime Agricultural Lands



Fire Hazard Severity Zones

NC38 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for a SR1 density (one dwelling unit per acre) 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 units per two acres. The request could potentially result in 28 dwelling units compared to 14 dwelling units allowed under the adopted General Plan. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

This request is in a 295-acre area designated SR2. One additional property specific request and a request by the Community Sponsor Group, are also requesting a change to a SR1 designation. Therefore, the entire area, or as a minimum, the 84 acres with property specific requests should be considered concurrently with this request. [See Figure 1 below and NC41 and NC48.] For NC49 in the eastern portion of this area, the Community Sponsor Group is requesting a decrease in density to SR4 (one dwelling unit per four acres).

Impact to Forest Conservation Initiative Remapping Timeline

None

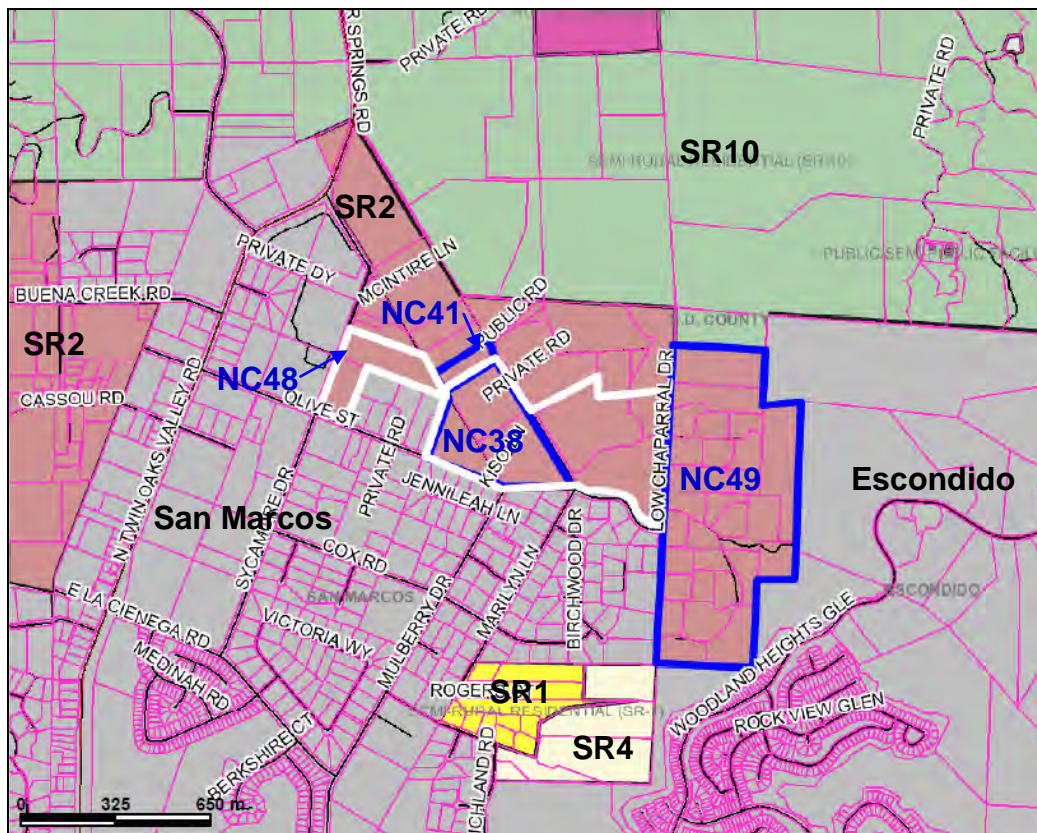


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - -

NC40

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR4
Requested by: Sherry Folsom	
Community Recommendation	N/A
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

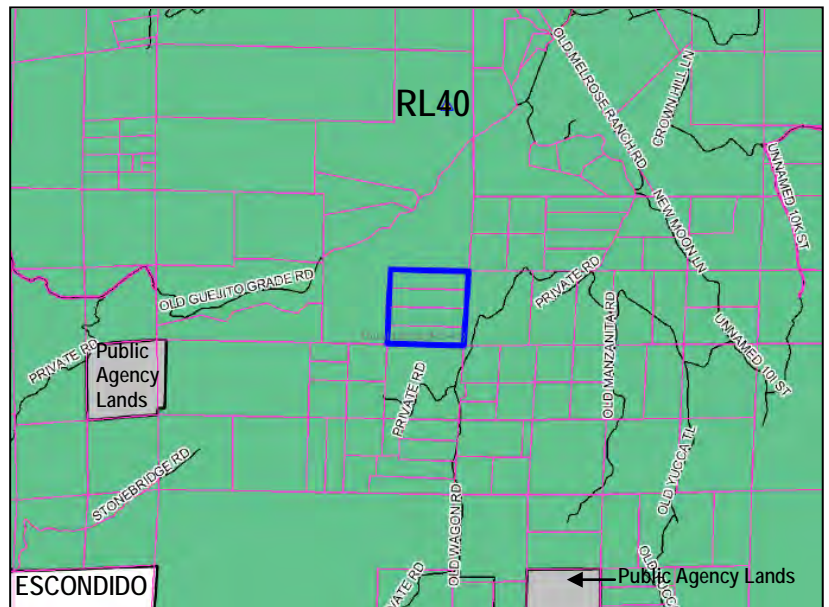
Note:
1- Based on staff's experience

Property Description	
Property Owner: Sherry Folsom, Timothy and Patrick Riley	
Size: 40 acres 4 parcels	
Location/Description: Between Old Wagon Road and Old Guejito Road, approximately two miles south of Lake Wohlford in unrepresented of portion of Subregion; Outside CWA boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - 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)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Former — S92, 8-acre minimum lot size	
Adopted Aug 2011 — A72, 10-acre minlot size	



Aerial

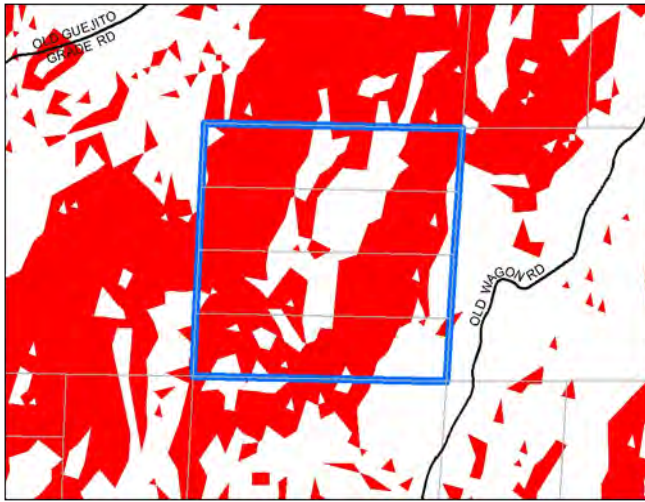


Adopted Aug 2011

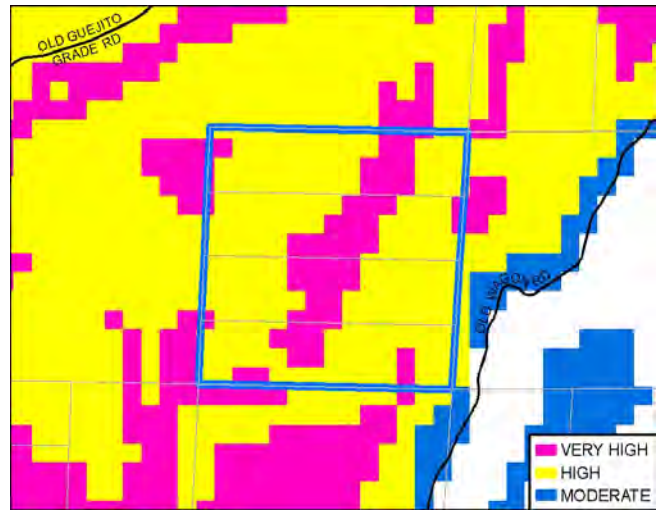
Discussion

Property owner's request is to retain existing General Plan designation of SR4. An SR4 is more intensive than the range of alternatives evaluated in the EIR. Most of the property is constrained by steep slopes, has high or very highly sensitive habitat, and is within the Very High Fire Hazard Severity Zone. Also, the property is surrounded by RL40-designated lands; therefore the request would be a spot designation that would not support the Community Development Model. Also, due to the remote location of this area and lack of infrastructure and services, a Semi-Rural designation would not support Guiding Principle #9.

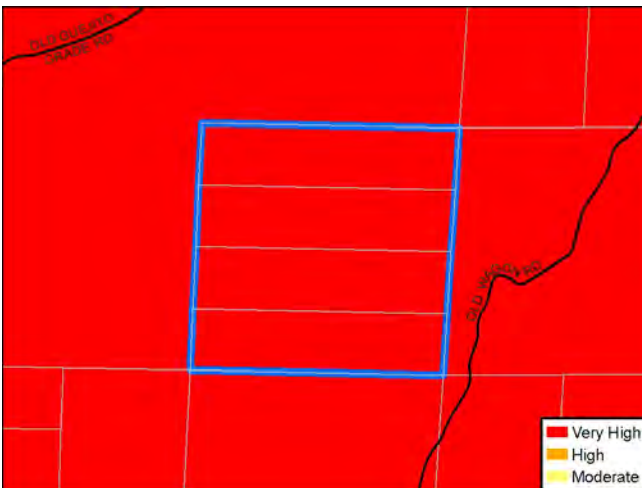
NC40 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zone

NC40 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

- This site is remote and lacks adequate access. There are several parcels less than 40 acres in the area but the majority of them have not been developed.
- The General Plan Community Development Model does not support increased development 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 would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – 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.

NC41

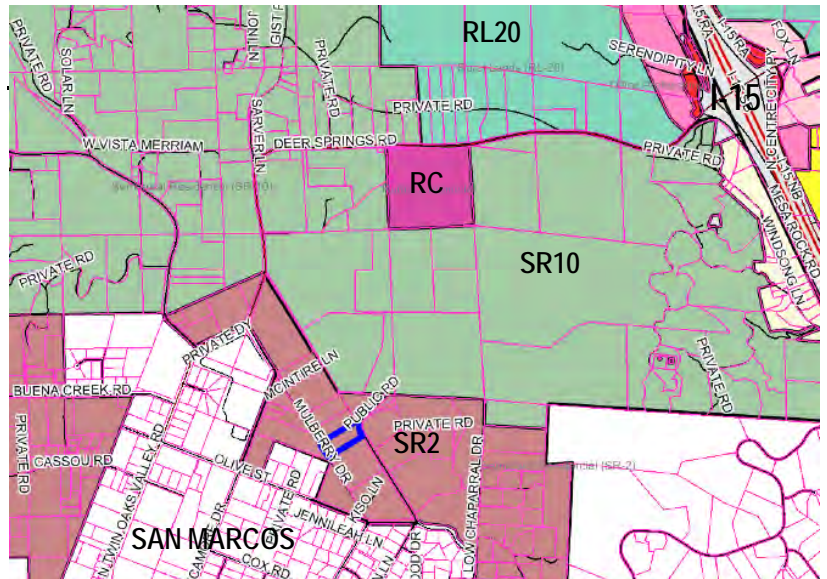
General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Jeffrey Kent	
Community Recommendation	SR2
Opposition Expected ¹	No
Spot Designation/Zone	No ²
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Notes:
 1- Based on staff's experience
 2- If combined with NC38

Property Description	
Property Owner: Kent Brothers LLC	
Size: 4.1 acres 1 parcel	
Location/Description: Mulberry Drive, one-half mile southwest of Deer Springs Road (adjacent to NC38); Twin Oaks Subregional Group Area; Adjacent to City of San Marcos; Inside County Water Authority boundary.	
Prevalence of Constraints (See following page): ● - high; ◐ - partially; ○ - none <input type="radio"/> Steep slope (greater than 25%) <input type="radio"/> Floodplain <input type="radio"/> Wetlands <input checked="" type="radio"/> Habitat Value <input checked="" type="radio"/> Agricultural Lands <input type="radio"/> Fire Hazard Severity Zones	



Aerial



Adopted Aug 2011

Discussion

The property owner's request is to increase the density allowed by the existing General Plan from one dwelling unit per two acres (SR2) to one dwelling unit per acre (SR1). The SR1 designation is more intensive than the SR2 designation analyzed in the Draft EIR and would double to subdivision yield from two to four dwelling units. The requested density would also result in a spot designation that would require the density of additional parcels to also be increased.

Nearly all of this property is composed of prime agriculture lands. (See also NC38 and NC48.)

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du/ 2, 4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
<i>Zoning</i>	
Former — A70, 2-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

NC41 (cont.)



Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of Local Importance



Fire Hazard Severity Zone

NC41 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for a SR1 density (one dwelling unit per acre) 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 units per two acres. The request could potentially result in four dwelling units compared to two dwelling units allowed under the adopted General Plan. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

This request is in a 295-acre area designated SR2. One additional property specific request and a request by the Community Sponsor Group, are also requesting a change to a SR1 designation. Therefore, the entire area, or as a minimum, the 84 acres with property specific requests should be considered concurrently with this request. [See Figure 1 below and NC38 and NC48.] For NC49 in the eastern portion of this area, the Community Sponsor Group is requesting a decrease in density to SR4 (one dwelling unit per four acres).

Impact to Forest Conservation Initiative Remapping Timeline

None

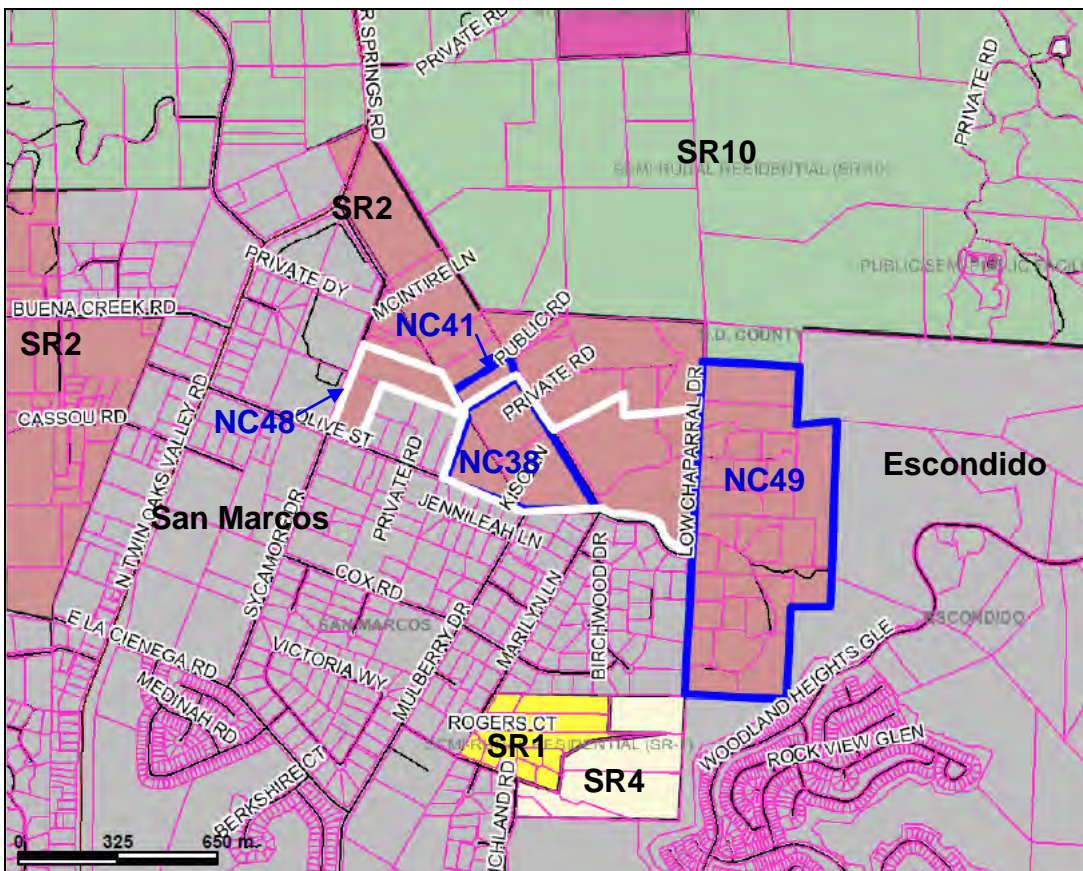


Figure 1: Property Specific Request — Additional Remapping Necessary for Change ■■■■

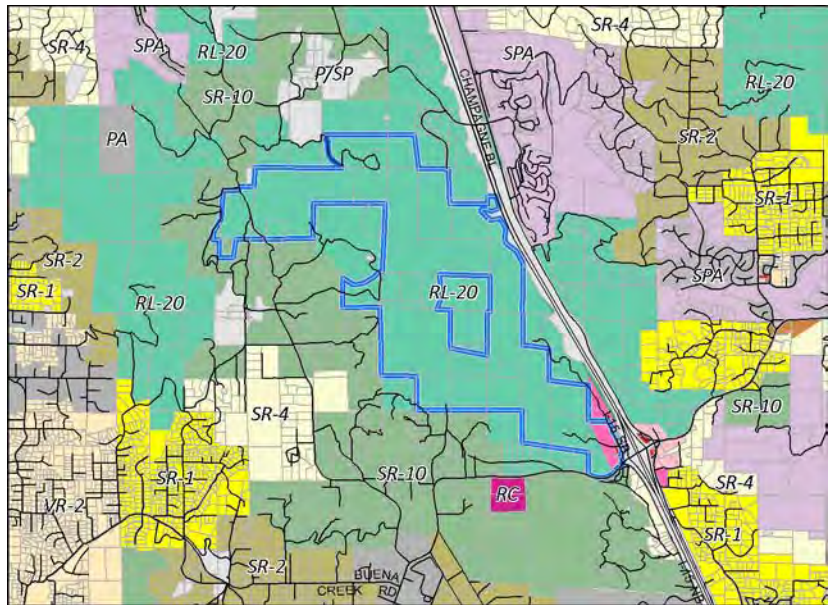
NC42

GP (Adopted Aug 2011)	RL20
Property Specific Request: Village Residential /SR4/RL20	Various SR4/RL20
Requested by: Jeffrey Cline, Mike Rust, Doug Hagerman	
Community Recommendation	Existing GP ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major ³

Note:
 1-Refer to Twin Oaks CSG email dated 1/23/2011 (excerpt attached)
 2-Based on Wes Pelzer (Golden Door) letter dated 11/24/2010
 3- Possible land use alternative April 2011: Minor (attached)



Aerial



Adopted Aug 2011

Property Description	
Property Owner: NNP Stonegate Merriam LLC	
Size: 1,516.2 acres; 35 parcels	
Location/Description: North of Deer Springs Rd and west of I-15. The site is in the Twin Oaks Sponsor Group Area in North County Metro and the Bonsall CPA. Within San Marcos Sphere of Influence, Inside County Water Authority boundary	
Prevalence of Constraints (See following page): <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ● Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ● Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	

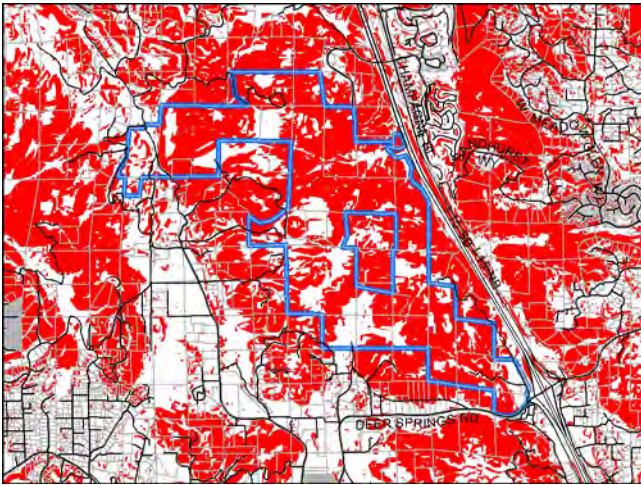
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac 1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR10/RL20
Referral	SR/10RL20
Hybrid	
Draft Land Use	SR10/RL40
Environmentally Superior	RL20/RL40
Zoning	
Former— A70 – 4 acre minimum lot size	
Adopted Aug 2011 — RR – 4 acre min lot size	

Discussion

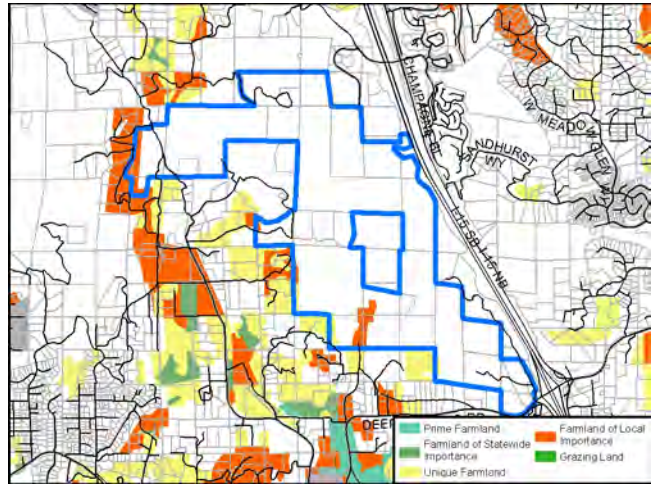
Under the former General Plan, the subject property was designated a combined General Commercial, Limited Impact Industrial, Estate Residential (1 du / 2 acres) with the majority in Multiple Rural Use (1 du / 4, 8, 20 acres). The map adopted on August 3, 2011 applied Rural Lands 20 (1 du / 20 acres) to the portion of the property designated Estate Residential and Multiple Rural Use. This is the area of the property owner's request and the area pertaining to this analysis. This area is nearly entirely constrained by steep slopes, sensitive habitat, and is also located within the Very High Fire Hazard Severity Zone. Because of the predominance of upland chaparral habitat, the County's habitat evaluation model qualifies the site as low value. However, a site-specific study indicated that this area supports rare plants and is conducive to wildlife movement.

Continued on next page.

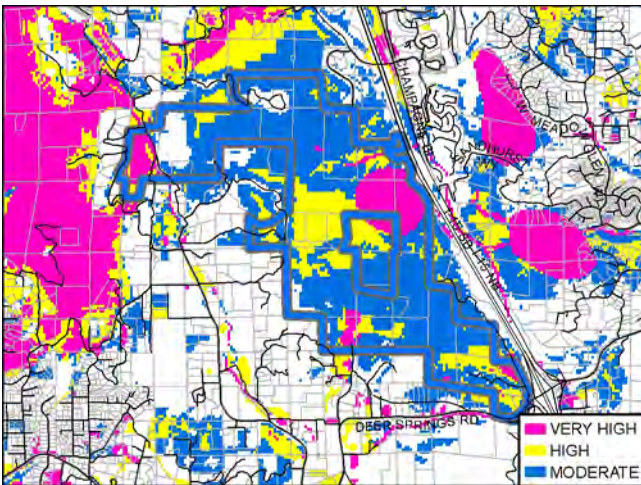
NC42 (cont.)



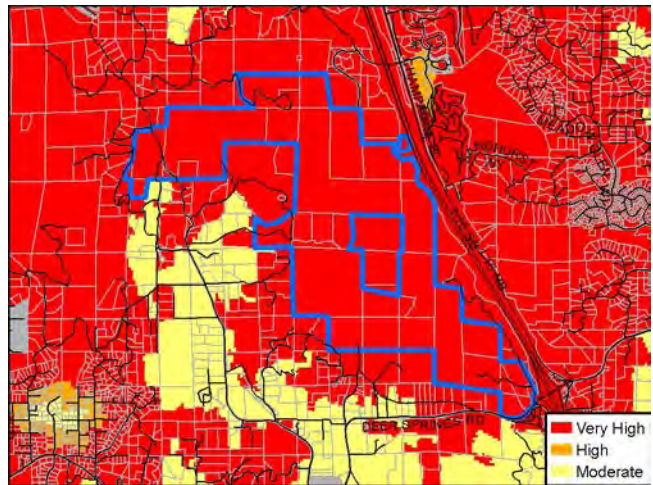
Slope



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zone

Discussion (cont.)

The property owner's request is to add a buffer of Village Residential densities around the Office Professional and designate the remainder of the site at SR4. However, this would be more intensive than any of the GPU mapping alternatives which would likely require recirculation of the EIR and not support project objectives. Specifically the request does not support Guiding Principle #5 due to the steep topography of the land and sensitive habitat.

However, a buffer of Village Residential and a small area of SR4 would likely support General Plan Update project objectives, but would also likely require recirculation of the EIR.

NC42 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential Densities Semi-Rural 4/Rural Lands 20	Semi-Rural 10 Rural Lands 20	Major

*Note - On April 13, 2011, staff proposed an alternative to designate the subject property as a combined VR2.9, SR4 and RL20, rather than RL20 as recommended by the Planning Commission / Staff Recommendation. This alternative was not endorsed by the property owner, therefore was not considered by the Board on August 3, 2011 (see attached).

Rationale for Major Category Classification

- This site is remote and lacks adequate access.
- The General Plan Community Development Model does not support increased development 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 would require reconsideration.
- Depending on the revisions to the principles, policies, and concepts, other lands with Rural Lands designations would require reconsideration.

Impact to Forest Conservation Initiative Remapping Timeline

Major – 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.

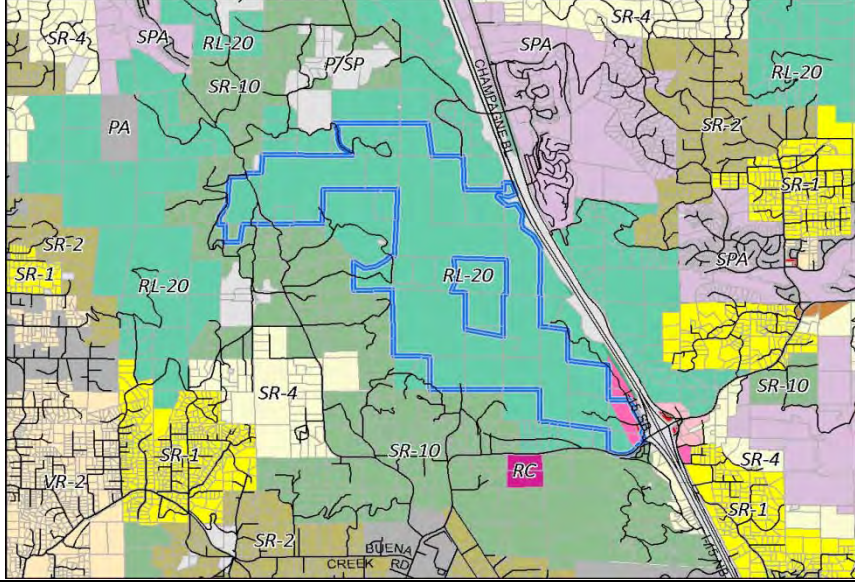
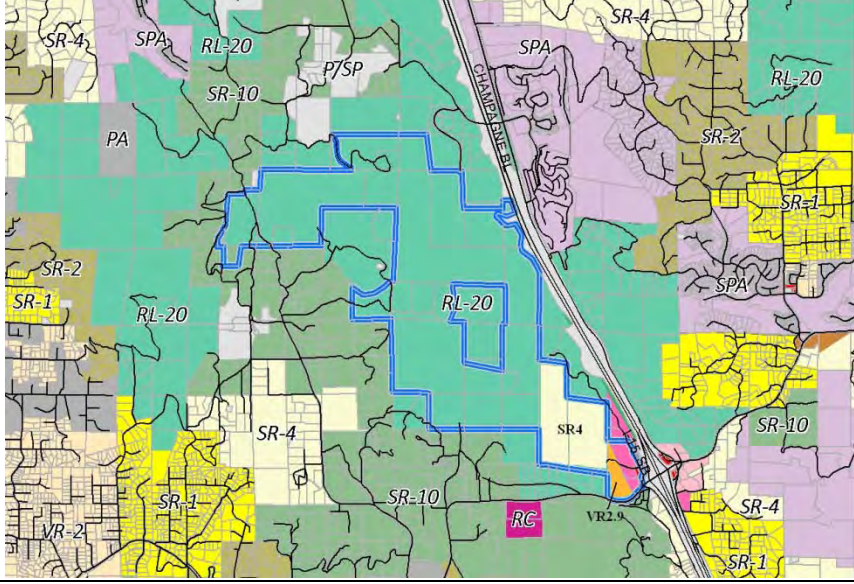
Goal LU-6 Development-Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

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.

NC42 – Merriam Mountains

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential / SR4	SR10 / RL20	VR2.9 / SR4 / RL20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

Discussion:

- The representatives of the property have sent correspondence in the past regarding land use requests for the area. Correspondence was received most recently in May 2010 and also during public testimony in October 2010, which clarified the property-specific request.
- There are many potential approaches to considering land use changes in this area, and this is just one alternative of many other possible options. The above land use change would designate an additional 184 acres of SR4, 25 acres of VR2.9 and the remainder of the area as RL20. This land use change would be classified as a moderate level of change to the General Plan Update project.

Newland Merriam Mountain, LLC

Via: Email
October 27, 2011

Eric Gibson, Director
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Re Revised NC 42 Request

Dear Mr. Gibson,

Merriam Mountains LLC owns or controls the land generally known as Merriam Mountains, located on the west side of Interstate 15 between Deer Springs Road on the south and Lawrence Welk Lane on the north except for the property owned by the Warner Lusardi Trust which is APN's 186-611-09, 186-611-07, 186-611-14 to 16 and 187-540-40 to 51. The property falls within the North County Metro Subregion of the County's General Plan.

We are requesting a revision to our earlier letter dated April 6, 2011 which was submitted to the County to be included in the review process before the GPU was approved by the County Board of Supervisors. Our current request is to change the land uses of 26 acres Office Professional on a portion of APN's 186-611-11 and 186-611-17 which have a traffic trip allocation to those uses of approximately 1300 residential equivalent dwelling units to the properties shown on the attached map which are shown as RL-20.

Consistent with your prior criteria and evaluations of Property Specific Requests and discussions with Devon Muto this should be considered a moderate change and would like to have our request included in the November 9, 2011 Board hearing for consideration.

Sincerely,

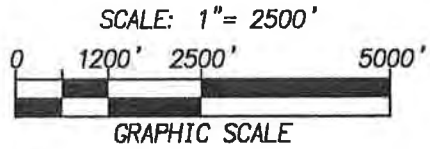
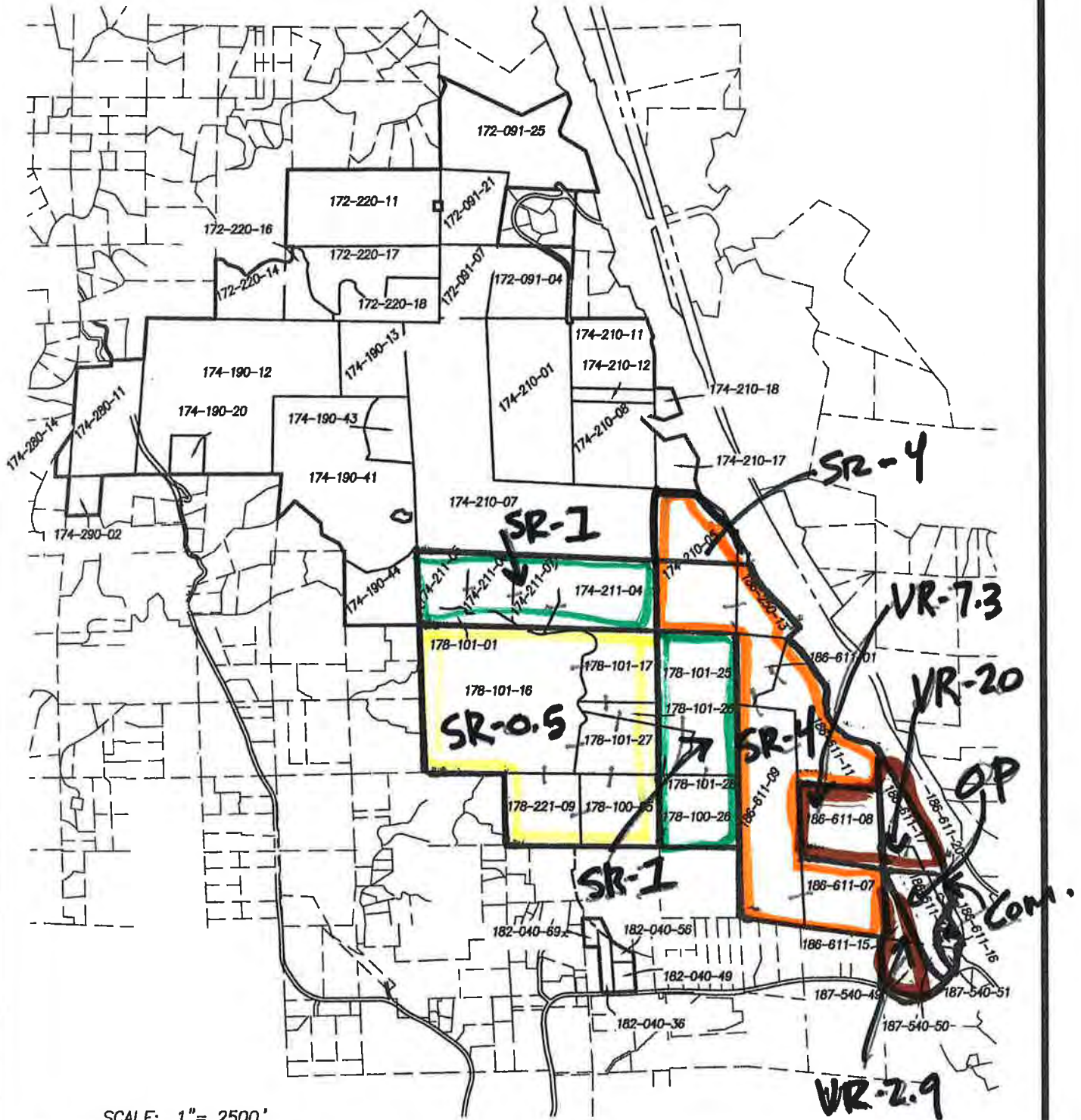
Newland Merriam Mountain LLC



Michael Rust
Vice President

CC: Devon Muto

MERRIAM MOUNTAINS OWNERS AND ASSESSORS PARCEL NUMBERS



FUSCOE ENGINEERING INC - SAN DIEGO
6390 GREENWICH DR. STE. 170
SAN DIEGO, CA 92122
PHONE (858) 554-1500

NC42 Additional Information: Correspondence Received

From: Royalviewranch@aol.com
To: [Horn, Bill](#); [Jacob, Dianne](#); [Cox, Greg](#); [Ron-Roberts](#); [Slater, Pam](#); [DPLU, gpupdate](#); [DPLU, gpupdate](#)
Subject: GPU 187 Property Specific Requests comments
Date: Thursday, September 29, 2011 3:10:11 PM

September 29, 2011

Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761
760-744-5916
royalviewranch@aol.com

RE: 187 Property Specific Requests

Dear Chairman Horn and Board of Supervisors:

I have real concerns with the 187 Property Specific Requests that are Moderate and Major changes. The General Plan Update was approved on August 3, 2011 and then it immediately was reopened to have a Workshop pertaining to these 187 Moderate and Major Property Specific Requests. These projects are being downgraded in order to not have to recirculate the GPU EIR.

I do not believe that these projects should be downgraded in their categories nor do I believe that these requests should be granted. I am especially speaking of **NC42 the Merriam Mountains** project. They were declared Major for a reason. Staff has spent a lot of time and research on this and they feel that their request is a Major change to the GPU. Do not downgrade them to Moderate. Do not grant their request for an upzone!

This GPU Update has taken over 13 years and now it is being reopened and possibly recirculated. Enough is Enough! The County has spent over 16 million dollars so far.

I hope that you will not grant these 187 Property Specific Requests.

Sincerely,

Karen Binns

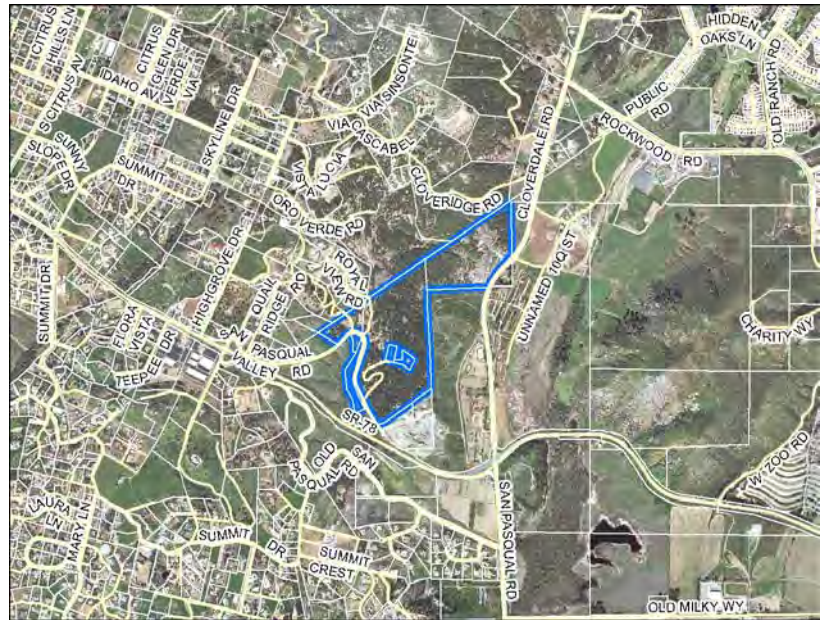
NC46

General Plan (Adopted Aug 2011)	SR2
Property Specific Request:	SR1
Requested by: Rick Opel	
Community Recommendation	SR1
Opposition Expected ¹	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

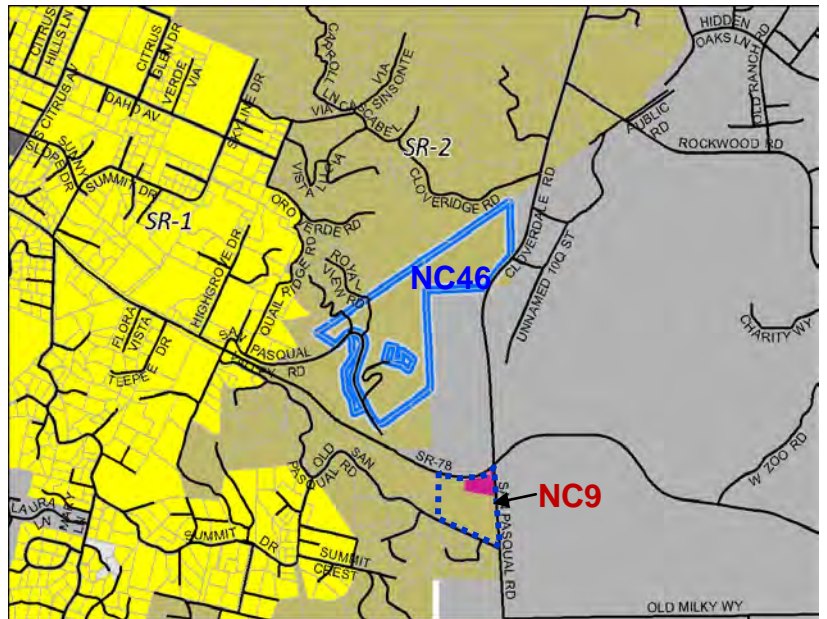
Note:
1- Based on staff's experience

Property Description	
Property Owner: San Pasqual Bar B Ranch Rancho Bravo	
Size: 87.9 acres 4 parcels	
Location/Description: Off of Royal View Road, north of State Route 78 and West of Cloverdale Road; Immediately west of the City of San Diego line; Inside County Water Authority boundary	
Prevalence of Constraints (See following page):	
<ul style="list-style-type: none"> ● - 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 (7 ac) 1 du/10 & 40 ac (26 ac)
GP (Adopted Aug 2011)	SR2
Referral	SR1
Hybrid	
Draft Land Use	
Environmentally Superior	SR2
Zoning	
Former — A70, 2- and 10-acre minimum lot size	
Adopted Aug 2011— A70 1- and 2-acre min lot size	



Aerial



Adopted Aug 2011

Discussion

Property is located in a Semi-Rural area, next to an agricultural preserve of the City of San Diego. The property is constrained by steep slopes and contains unique farmland. The property is not adjacent to other SR1 designated properties and would require an additional area to be designated SR1 to avoid spot designation. SR1 is reflected on the Referral, Hybrid, and Draft Land Use Map alternatives; however, these designations did not take into account travel time for emergency service providers. This information emerged later in the process and the map adopted on August 3, 2011 reflects the travel time requirements in Safety Element Policy S-6.4, Fire Protection Services for Development, which requires a five-minute travel time for the SR1 densities. [See following pages for additional information.]

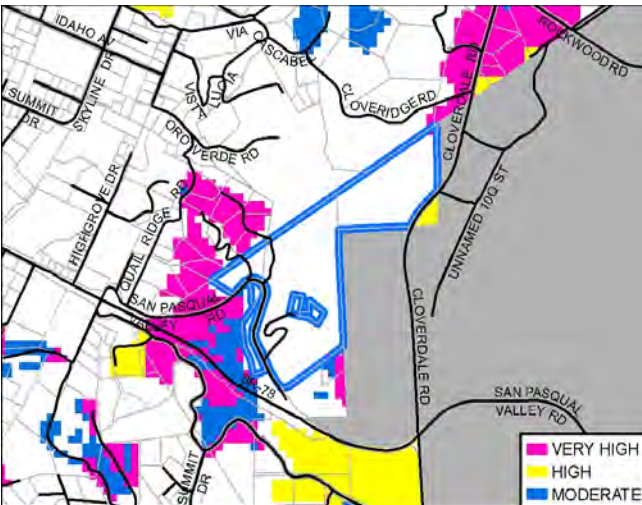
NC46 (cont.)



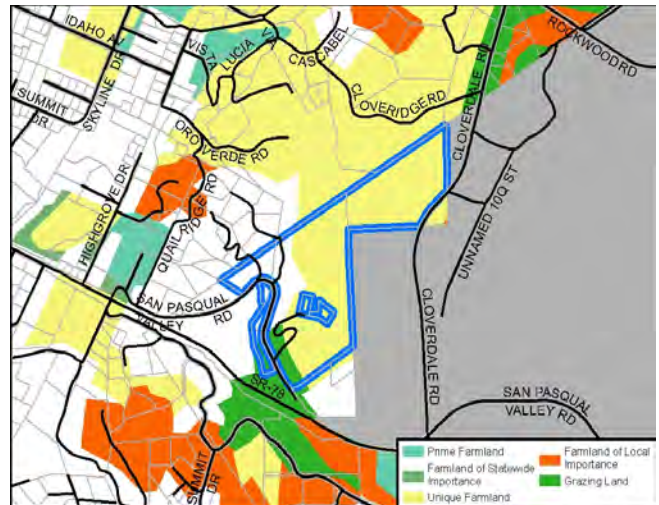
Steep Slope (Greater than 25%)



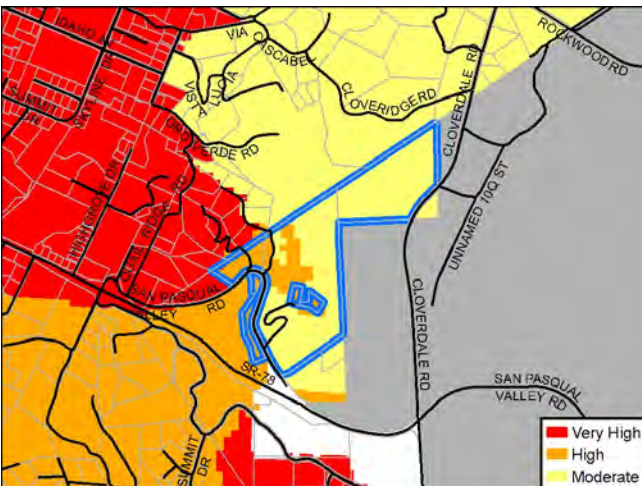
Wetlands



Habitat Evaluation Model



Agricultural Lands



Fire Hazard Severity Zones

Additional Information

See next page.

NC46 (cont.)

Additional Information

County Fire Authority staff in conjunction with Escondido Fire have reviewed the area's emergency response time information and have provided staff additional guidance for future development. Staff in coordination with the local Fire Marshal have revised the boundary of SR1/SR2 and has recommended that these properties identified in NC46 retain the SR2 designation. *It is important to note that the proposed SR2 (1 du/2,4,8 ac) is still an increase in density for 26 acres of this request from the former General Plan of General Agricultural 1du/40 ac.*

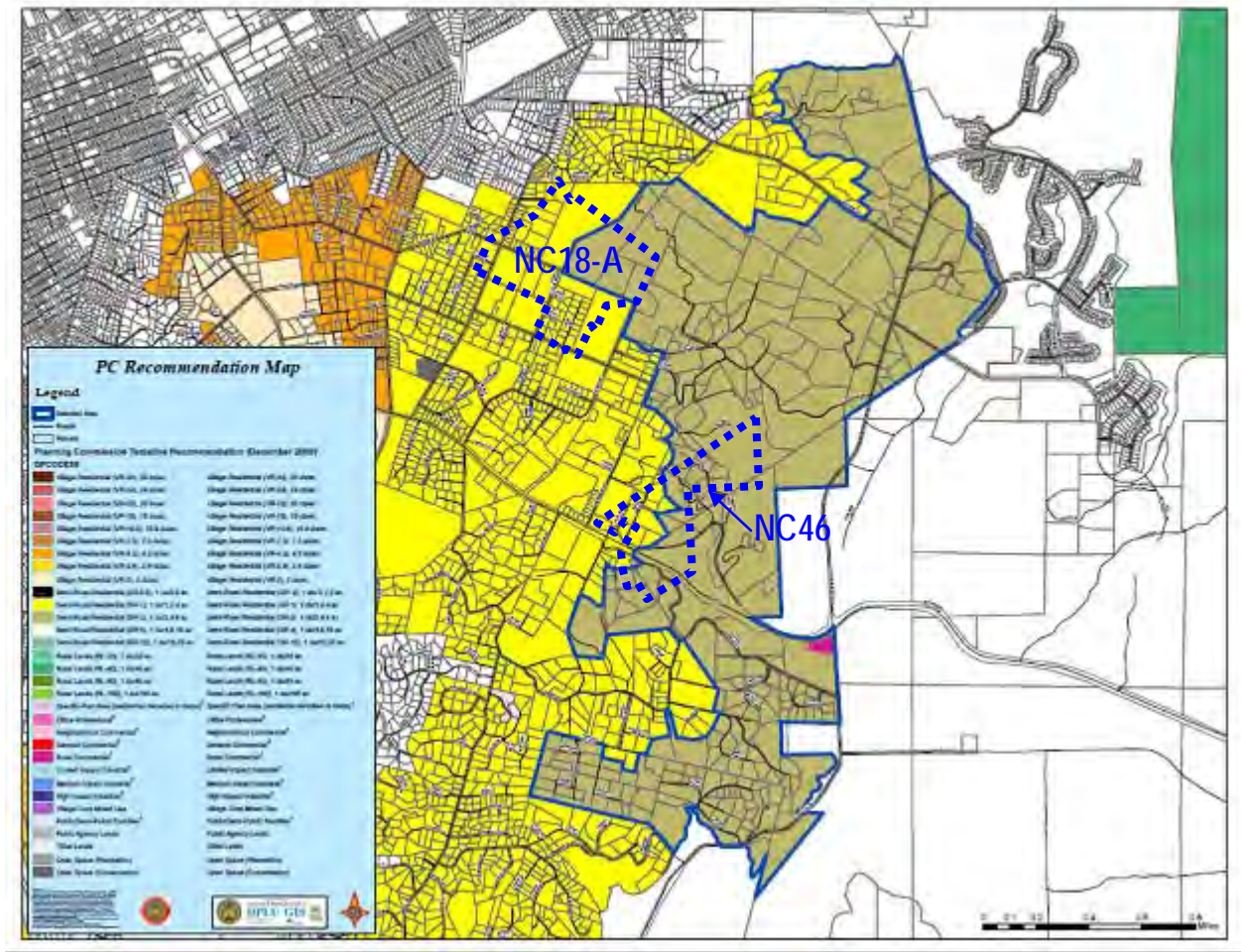


Figure 1: Land use designations according to emergency response time

NC46 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Major*

*Note - Request was incorrectly identified as a Moderate level of change in the March 16, 2011 staff report; however, the analysis did not recognize the emergency response travel time required to the site (see Figure 1 on the previous page).

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development 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.
- The General Plan principles and project objectives do not support increased development in areas with inadequate response times.

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.
- Revisions to the Land Use Map would be necessary to consider the allowable densities that do not meet emergency response times.

Impact to Forest Conservation Initiative Remapping Timeline

None

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.

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-6.2 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.

Principle 8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

Goal LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

Principle 9. Minimize public costs of infrastructure and services and correlate their timing with new development.

Goal S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.

Policy S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).

NC48

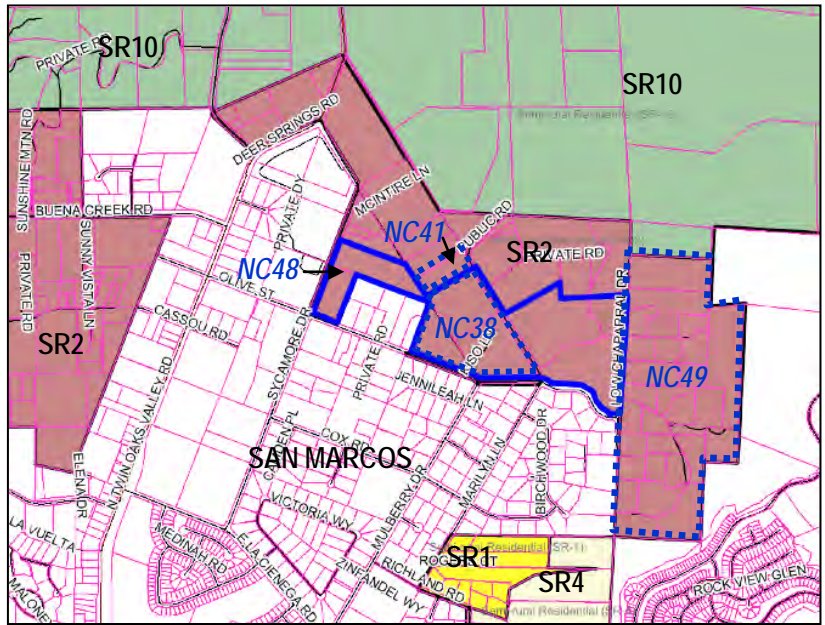
General Plan (Adopted Aug 2011)	SR2
Property Specific Request	SR1
Requested by: Twin Oaks Valley Sponsor Group ¹	
Community Recommendation	SR1
Opposition Expected ²	No
Spot Designation/Zone	No
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:
 1- Twin Oaks Valley Community letter dated October 18, 2010
 2- Based on staff's experience

Property Description	
<u>Property Owner:</u> Yasukochi Trust (3 parcels, 30.4 acres) Denbrauer Trust (1 parcel, 16.9 acres) Palmer Trust (1 parcel, 14.7 acres) Wayne Settles Trust (2 parcels, 13.7 acres) H. Ray LLC (1 parcel, 4.7 acres)	
<u>Size:</u> 79.6 acres; 8 parcels	
<u>Location/Description:</u> Twin Oaks Subregional Group Area; Southern edge of the Sponsor Group area, adjacent to the City of San Marcos, north of Olive Street; Within San Marcos Sphere of Influence Inside 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	



Aerial



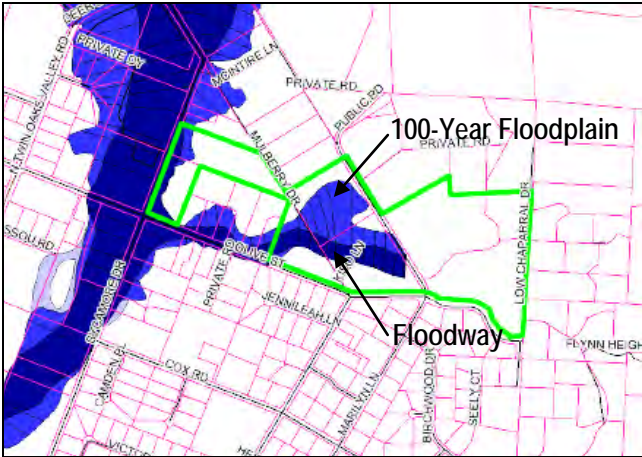
Adopted Aug 2011

Land Use	
General Plan	
Scenario	Designation
Former GP	1 du / 2,4 ac
GP (Adopted Aug 2011)	SR2
Referral	SR2
Hybrid	
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A70; 10- and 4-acre minimum lot size	
Adopted Aug 2011 — A70; 2-acre minimum lot size	

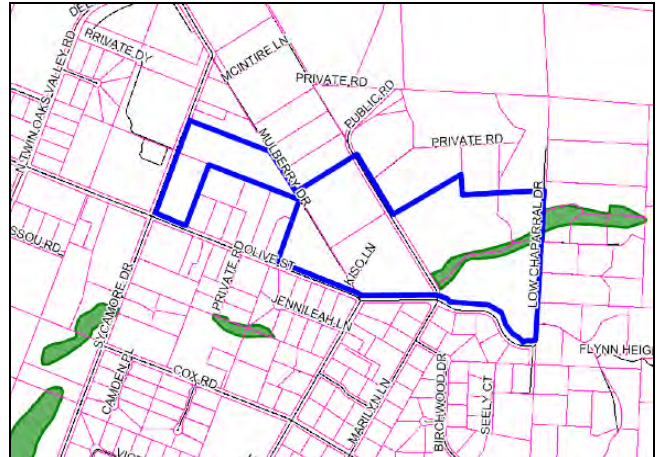
Discussion

The Twin Oaks Valley Sponsor Group supports increasing the density of this area from SR2 to SR1 to match the character of existing development to the south and to provide a transition buffer with the adjacent area of San Marcos. Much of the area also contains prime agricultural lands and high value habitat. Parcel sizes in this area range from five to 17 acres. [See also NC38]

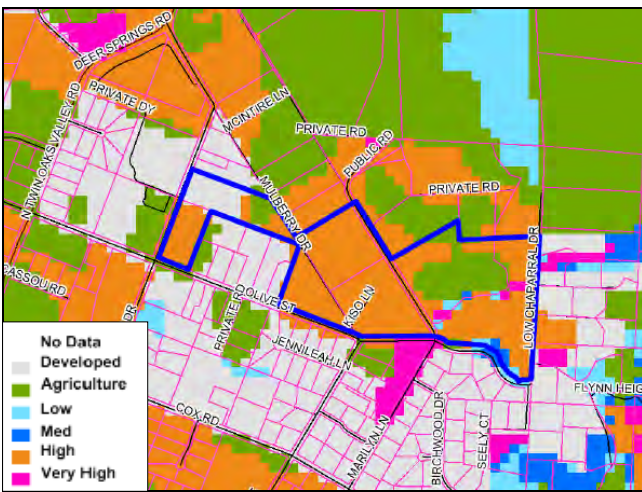
NC48 (cont.)



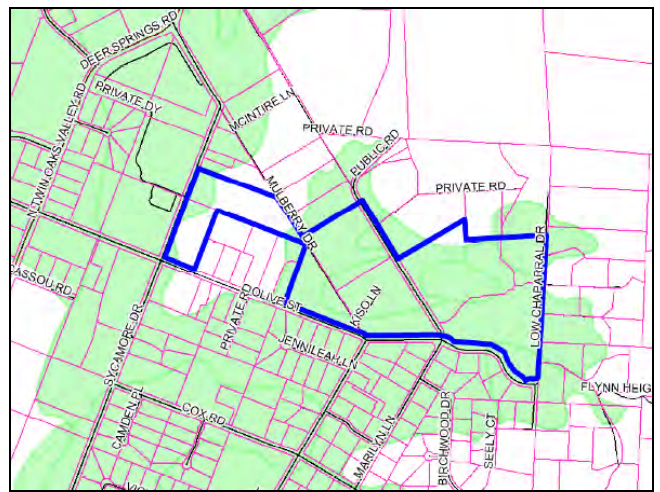
Floodplain



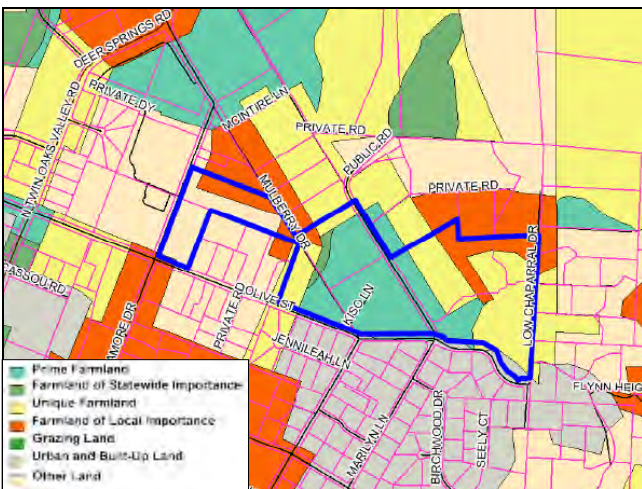
Wetlands



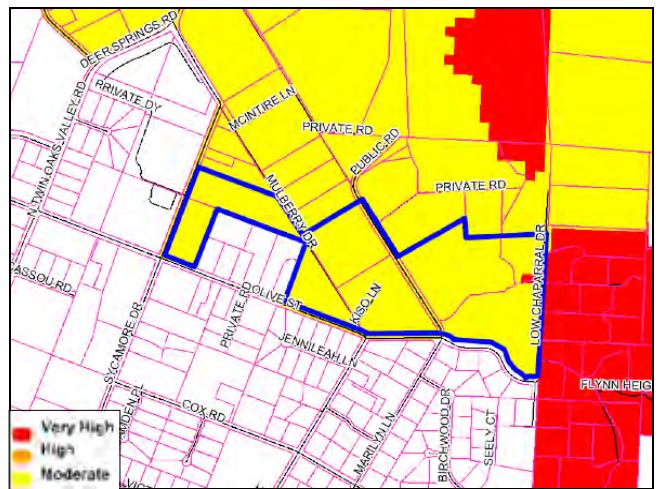
Habitat Evaluation Model



Prime Agricultural Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones

NC48 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 1	Semi-Rural 2	Moderate

Rationale for Moderate Category Classification

The request for a SR1 density (one dwelling unit per acre) 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 units per two acres. The request could potentially result in 78 dwelling units compared to 39 dwelling units allowed under the adopted General Plan. Therefore, additional environmental documentation would be necessary in order to comply with State law.

Guiding Principles/General Plan Changes Necessary to Support the Request

This request is in a 295-acre area designated SR2. Two property specific requests in this area are also requesting a SR1 designation. Therefore, the entire area, or as a minimum, the 84 acres with property specific requests should be considered concurrently with this request (See Figure 1 below and NC38 and NC41). For NC49 in the eastern portion of this area, the Community Sponsor Group is requesting a decrease in density to SR4 (one dwelling unit per four acres).

Impact to Forest Conservation Initiative Remapping Timeline

None

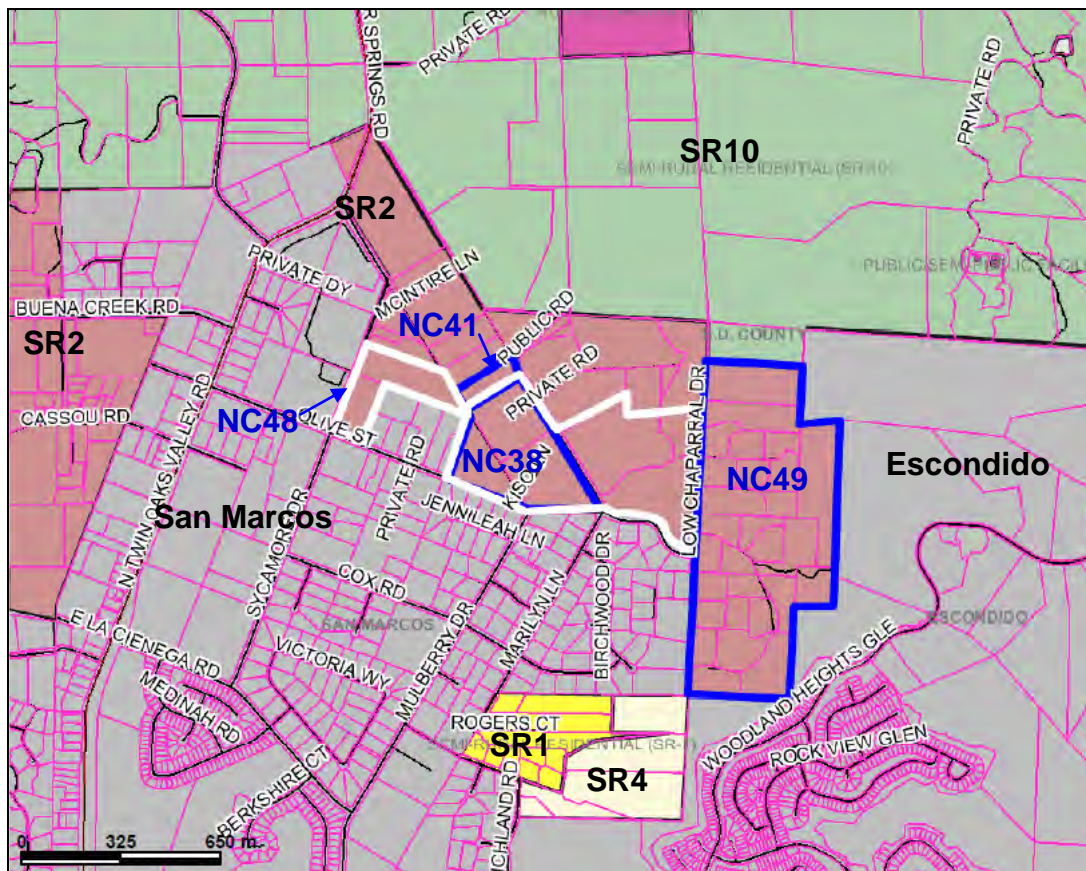


Figure 1: Property Specific Request — Additional Remapping Necessary for Change - - - -