

**North Mountain NM-1**

**Staff Recommended Designation**

Rural Lands 40 (RL-40)

**Property Description**

Property Owners:

Steven Clark, Raymond Malott, Earl Johnson, Carolyn Harvey, Priscilla Eldridge

Property Size:

120 acres; 5 parcels, 2 partial parcels

Location/Description:

North Mountain Subregion;  
Palomar Mountain  
Near Canfield Rd./East Grade Rd.;  
Outside County Water Authority boundary

Existing General Plan:

Multiple Rural Use (1 DU/4, 8 ac) and General Agriculture (1 DU/10, 40 ac)

Minimum Lot Size (Groundwater Ordinance)

5 acres

Travel Time (From Safety Element Table S-1):

Closest Fire Station —5 minutes

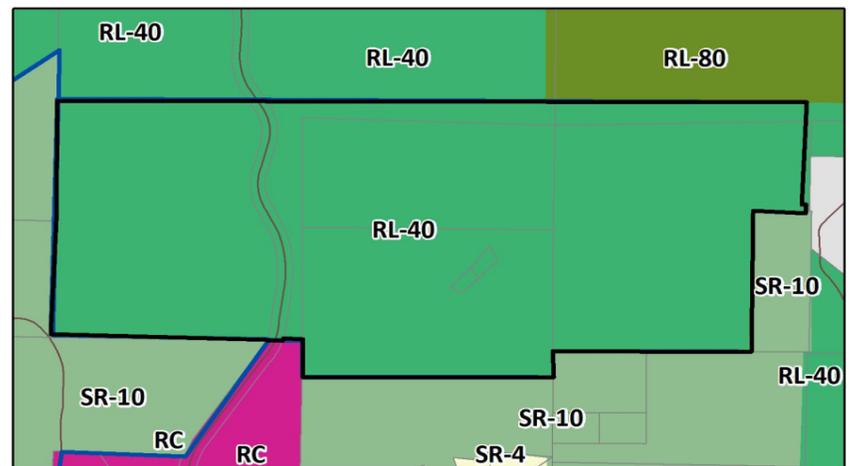
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones



Aerial

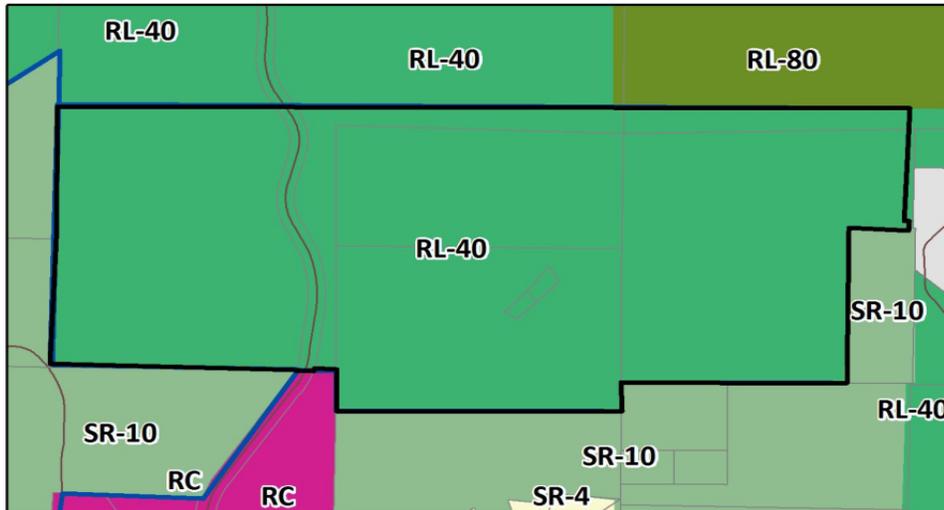


Staff Recommendation Land Use Map

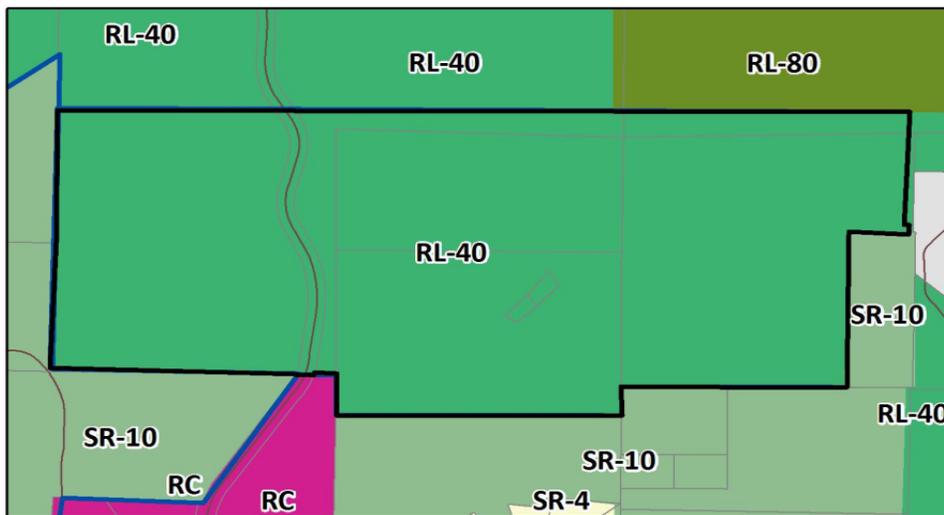
**Rationale for Staff Recommendation**

- The RL-40 designation is more consistent with the Community Development Model than a SR-10 designation because these parcels are located outside of the Village and are generally 20 acres or larger.
- With the exception of the two westernmost parcels, most of the parcels within the area are not directly accessible from a public road.
- More than one-half of the area is constrained by slopes greater than 25%.
- NM-1 is located entirely within the Very High Fire Hazard Severity Zone.

Land Use Maps for Consideration



2012 Initial Draft Map (May 2012): This map, analyzed as the proposed project in the Supplemental Environmental Impact Report (EIR), was developed based on input from property owners and the Palomar Mountain Planning Organization

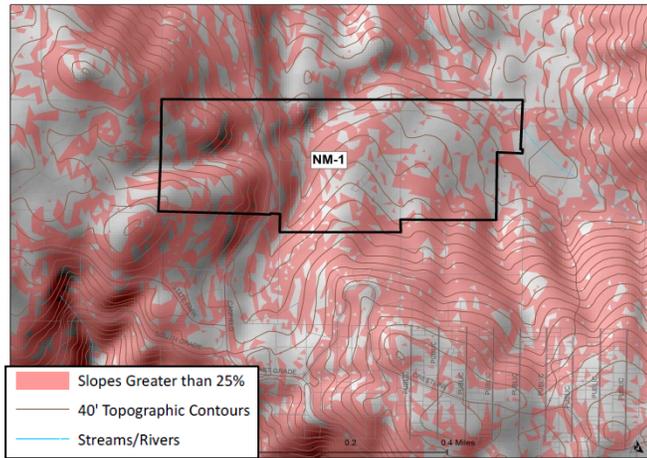


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

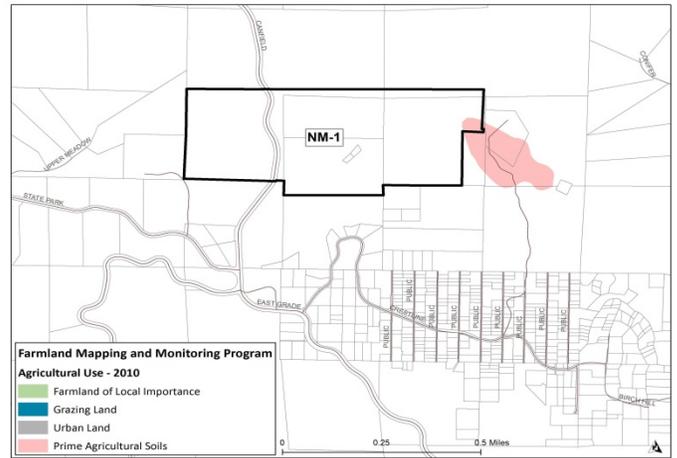
**Same as Staff Recommendation**

Planning Commission Recommendation Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

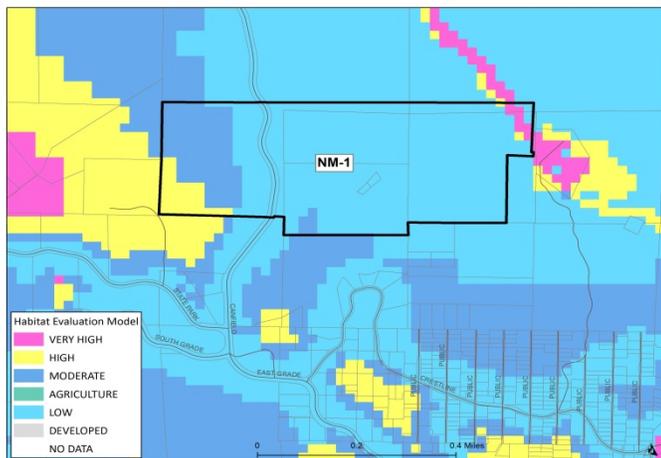
Constraints



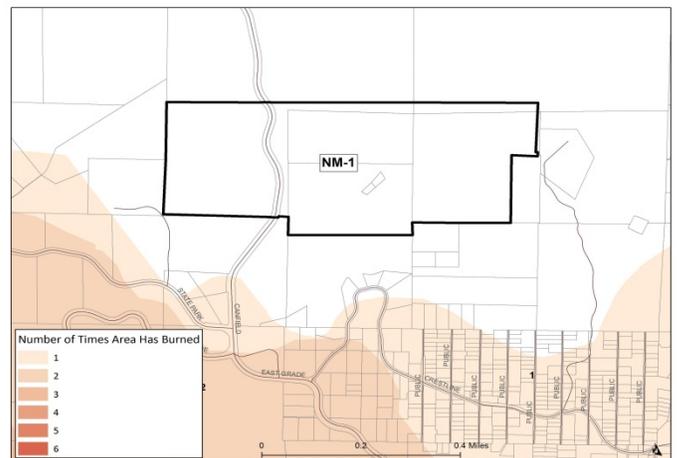
1-Step Slope (Greater than 25%)



2- Agricultural Lands



3-Habitat Evaluation Model



4-Fire Burn Frequency

Context

North Mountain NM-1 ranges in size from 0.3 to 34 acres and totals 120 acres. This area of consideration consists of five parcels and portions of two larger parcels. The portions of these two larger parcels outside FCI lands are designated Rural Lands 40. The two very small parcels are approximately 0.3 acres and are under the same ownership, but are located entirely inside a larger parcel and are only accessible through that parcel. This area is located on Palomar Mountain near the intersection of Canfield Road and East Grade Road. Currently, all of the parcels are undeveloped and located outside of the County Water Authority boundary. The majority of the area contains slopes greater than 25% (see Figure-1). Only a small portion of the area contains Very High and High Value Habitat (see Figure-3). NM-1 is also located entirely within the Very High Fire Hazard Severity Zone. This area has not burned in the past 90 years (see Figure-4). This area is groundwater dependent with a mean annual precipitation of 33 to 35 inches which, according to the San Diego County Groundwater Ordinance, requires a minimum lot size of four acres.

**Comparison of Land Use Maps**

Category		2012 Initial Draft Map (May 2012)	Staff Recommendation (October 2013)	PC Recommendation (November 2013)
Assignment of Designations (in acres)	SR-10	120	0	Same as October 2013 Staff Recommendation
	RL-40	0	120	
<b>Maximum Dwelling Units</b>		<b>10</b>	<b>7</b>	<b>7</b>
Zoning Use Regulation		A70-Limited Agriculture	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)		8		
Spot Designation/Zone		No		
<b>Community Consensus for Land Use Map</b>				
Support			EHL (10/11/13 letter)	Same as October 2013 Staff Recommendation
Opposed		EHL (03/18/13 letter)		

The analysis below has determined that the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies.

<b>General Plan Conformance</b>		
	<b>Policy</b>	<b>PC/Staff Recommendation: Rationale for Consistency</b>
LU-1.1	<b>Assigning Land Use Designations.</b> Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Consistent with the CDM, the Staff and Planning Commission Recommendation Land Use Maps propose a Rural Lands 40 designation, which is the land use designation for the parcels to the north.
LU-6.2	<b>Reducing Development Pressures.</b> Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	A Rural Lands 40 designation has been assigned to reflect that much of this area is constrained by steep slopes greater than 25 percent.
LU-6.11	<b>Protection from Wildfires and Unmitigable Hazards.</b> 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.	The area is located in a very high fire hazard severity zone. In response, both the Staff and PC Recommendation Land Use Maps would assign a very low density Rural Lands 40 designation to minimize development potential.