

North Mountain NM-2

Staff Recommended Designation

Semi-Rural 10 (SR-10)

Rural Lands 40 (RL-40)

Property Description

Property Owners:

29 different owners

Property Size:

440 acres; 37 parcels

Location/Description:

North Mountain Community Plan Area;
Near State Park Rd./Bailey Meadow Rd.;
Outside County Water Authority boundary

Existing General Plan:

General Agriculture (1 DU/4, 8, 20 ac) and
Multiple Rural Use (1 DU/4, 8 ac)

Minimum Lot Size (Groundwater Ordinance)

4 acres

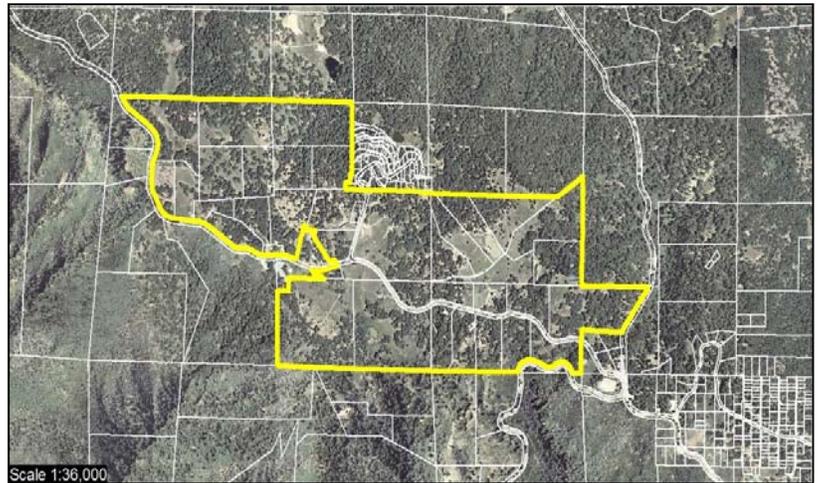
Travel Time (From Safety Element Table S-1):

Closest Fire Station —5 to 10 minutes

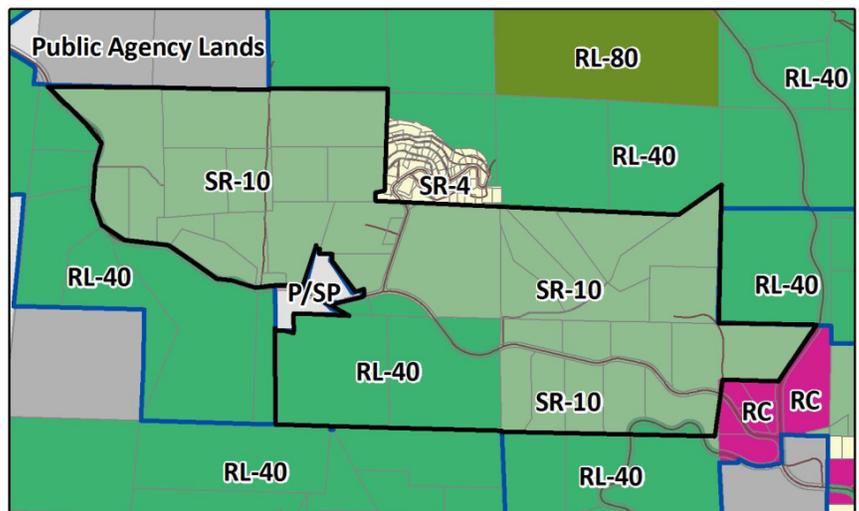
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

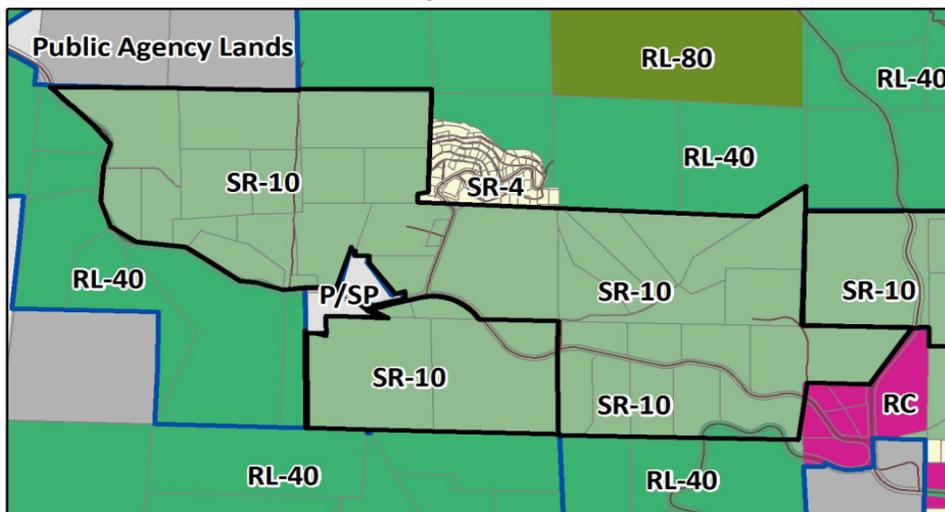


Staff Recommendation Land Use Map

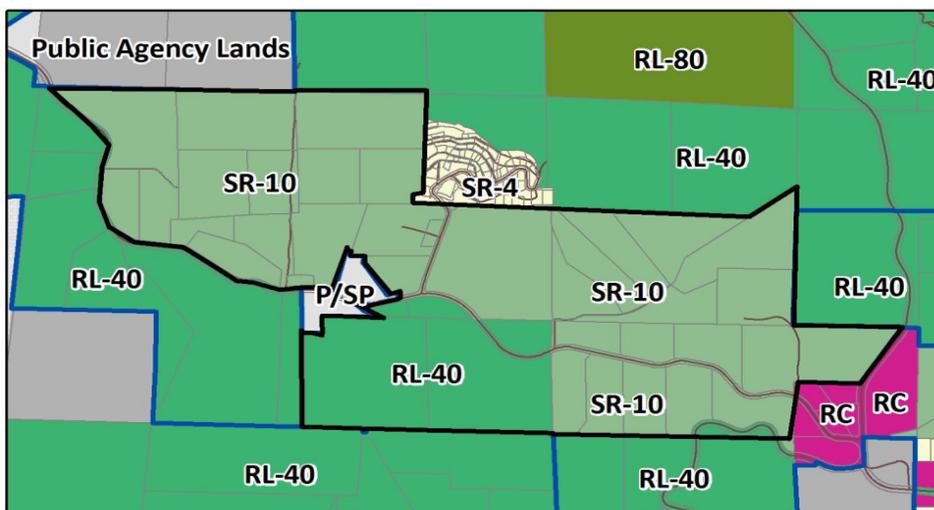
Rationale for Staff Recommendation

- The Staff Recommendation Land Use Map is consistent with the Community Development Model because it proposes SR-10 for 33 of the 37 parcels. SR-10 is generally consistent with existing parcel sizes. Two larger parcels approximately 40 acres each are proposed for a RL-40 designation.
- The SR-10 would only allow for the subdivision of one parcel within NM-2.
- Much of NM-2 is constrained by steep slopes greater than 25% or Very High and High Value Habitat, only one additional parcel would be allowed with the designations proposed by the Staff Recommendation Land Use Map.
- Area proposed for Rural Lands 40 had three wildland fires in the past 90 years.

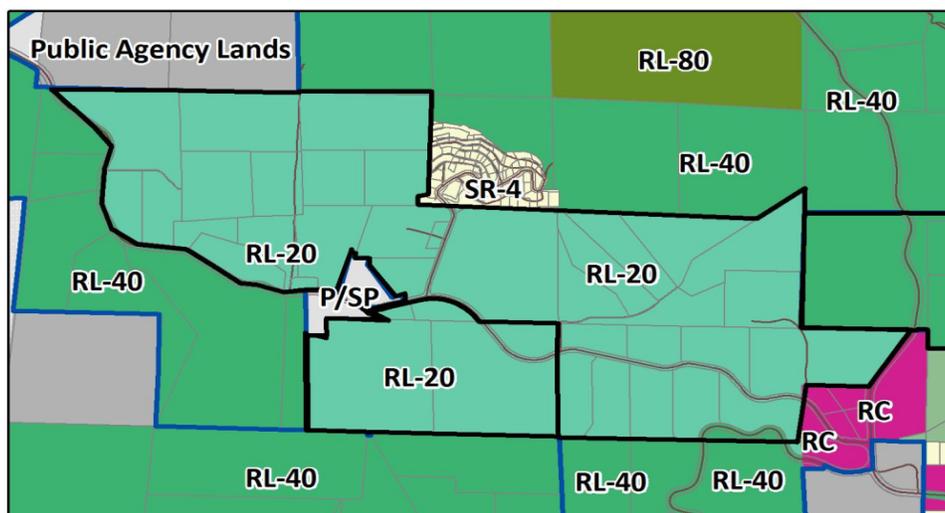
Land Use Maps for Consideration



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

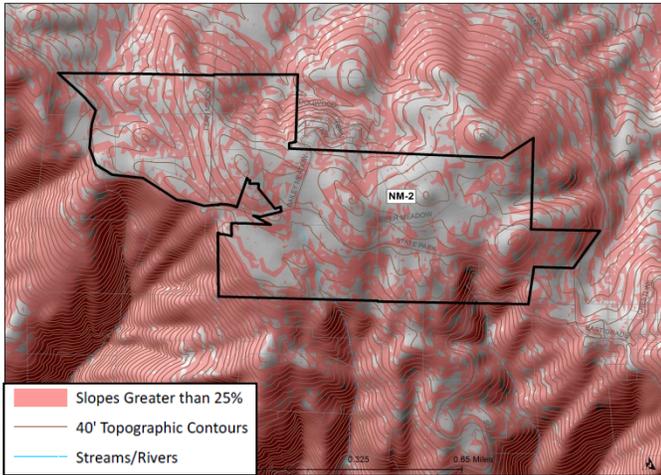


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

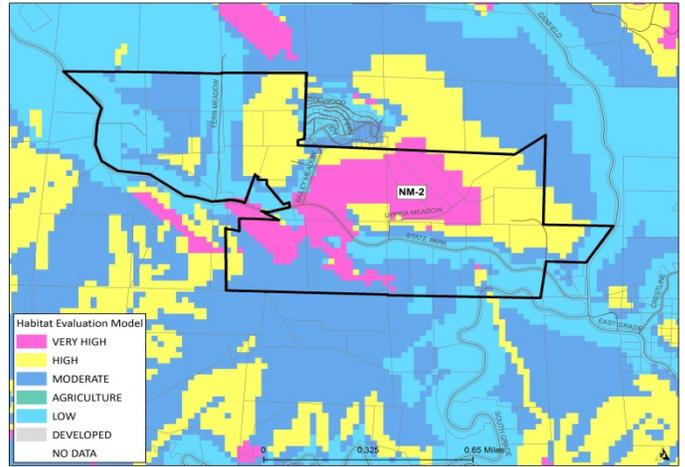


Planning Commission Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

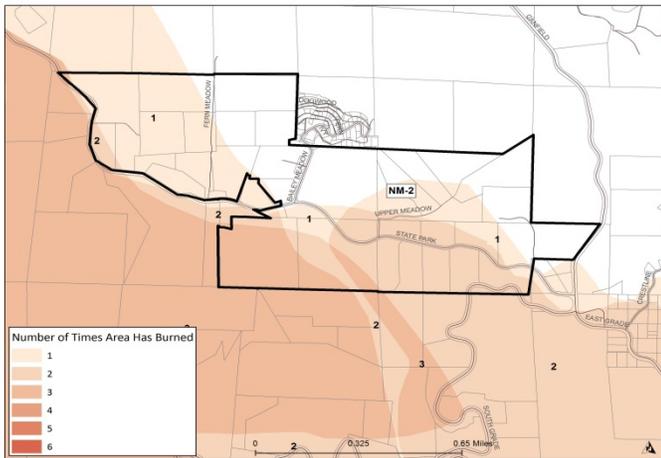
Constraints



1- Steep Slope (Greater than 25%)



2- Habitat Evaluation Model



3- Burn Frequency

Context

North Mountain NM-2 consists of 37 parcels ranging in size from less than one acre to 39 acres for a total of 440 acres located in the eastern portion of the North Mountain Community Planning Area near the intersection of State Park Road and Bailey Meadow Road. Currently, the site is mostly undeveloped with a few rural residences located outside of the County Water Authority boundary. The site is mostly covered by about 200 acres of slopes greater than 25% (see Figure-1). Approximately one-half of the area contains Very High and High Value habitat associated with coniferous forest (see Figure-2). The center and western portion of the parcels contain grassland and chaparral with forest areas distributed throughout the whole region. The property is located entirely within the Very High Fire Hazard Severity Zone and is five to ten minutes away from the nearest fire station. Portions of NM-2 have burned up to 2 times in the past 90 years (see Figure-3). NM-2 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	441	347	0
	RL-20	0	0	441
	RL-40	0	94	0
Maximum Dwelling Units		40	38	37
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			
Community Consensus for Land Use Map				
Support				EHL (10/11/13 letter)
Opposed		EHL (03/18/13 letter)	EHL (10/11/13 letter)	

Description of Recommendations

Staff Recommendation Land Use Map — Assigns a Semi-Rural 10 (SR-10) designation to all but four of the 37 parcels, for a possible total yield of 38 dwelling units. A Rural Lands 40 (RL-40) is proposed for the four parcels on the south side of East Grade Road.

Planning Commission Land Use Map — Assigns a Rural Lands 20 (RL-20) designation to all 37 parcels of the area of consideration, for a possible total yield of 37 dwelling units.

While both the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies; the differences in the level of consistency is discussed below.

General Plan Conformance		
Policy	Staff Recommendation	PC Recommendation
LU-1.1 Assigning Land Use Designations 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.	The Staff Recommendation Land Use Map is consistent with the CDM because it proposes SR-10 for 33 of the 37 parcels, which is generally consistent with existing parcel sizes. Two larger parcels approximately 40 acres each are proposed for a RL-40 designation.	Consistent with the CDM, the PC Recommendation Land Use Map proposes a RL-20 designation, which would not allow any further subdivision to the 37 parcels. The area is located outside the existing Village area and a RL-20 designation reflects the prevailing parcel sizes.
LU-6.2 Reducing Development Pressures Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	The Staff Recommendation Land Use Map is consistent with this policy. Although much of NM-2 is constrained by steep slopes greater than 25% or Very High and High Value Habitat, only one additional parcel would be allowed with the designations proposed by the Staff Recommendation Land Use Map.	A RL-20 designation is proposed to reflect that much of NM-2 is constrained by steep slopes greater than 25% or Very High and High Value Habitat.
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.	The area is located in a very high fire hazard severity zone. In response, the Staff Recommendation Land Use Maps would assign a combination of Rural Lands 40 and Semi-Rural 10 designations, which would allow for only one more lot.	The PC Recommendation Land Use Map would assign a Rural Lands 20 designation, which would not allow for any further subdivision within this area.