

# PP30

General Plan (Adopted Aug 2011)	RL40
Property Specific Request:	SR2 SR4 <sup>1</sup>
Requested by: Donald Armstrong	
Community Recommendation	RL40/SR10
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	No
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major <sup>3</sup>

Note:  
 1- See existing General Plan map on next page  
 2- Based on staff's experience  
 3- Possible land use alternative April 2011: Moderate (attached)

## Property Description

### Property Owner:

Robert L. Loomis / Frances M. Armstrong  
 McCormick Ranch LLC

### Size:

524.6 acres  
 13 parcels

### Location/Description:

Parcels are on south side of SR-76, just west of Valley Center Road;  
 Adjacent to Tribal Lands  
 Outside, but adjacent to, the CWA 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

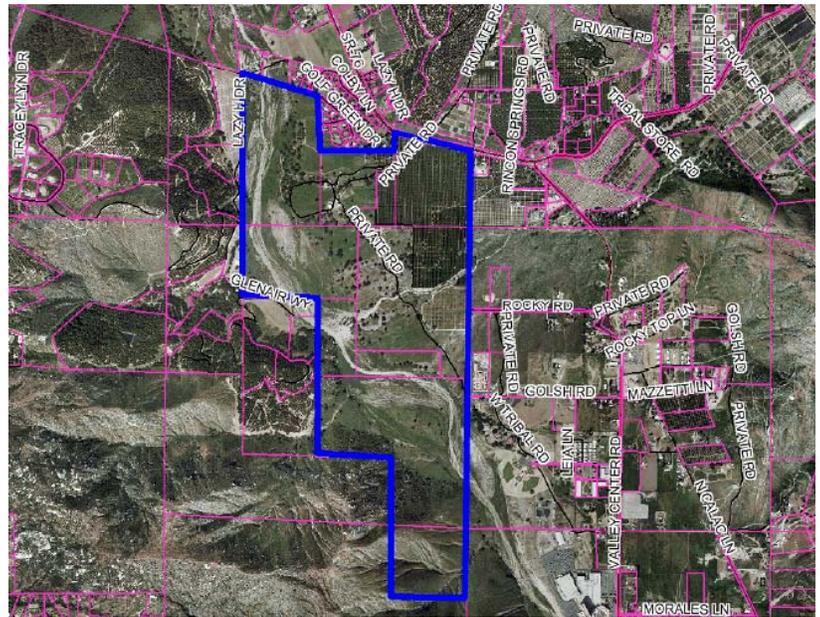
## Land Use

### General Plan

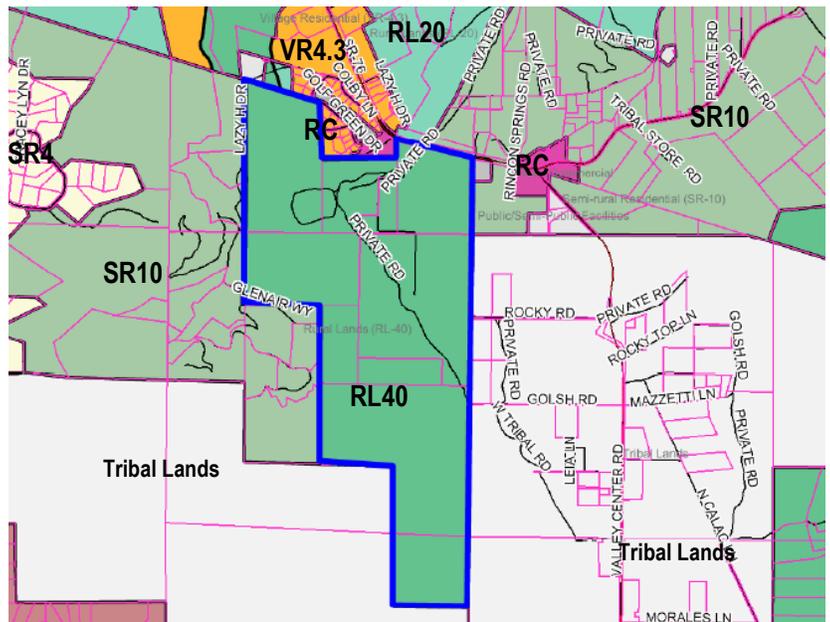
Scenario	Designation
Former GP	1 du/2,4 ac. 1 du/4,8,20 ac.
GP (Adopted Aug 2011)	RL40
Referral	RL40
Hybrid	
Draft Land Use	
Environmentally Superior	RL80

### Zoning

Former — RR, 2-acre minimum lot size  
 A70, 8-acre minimum lot size  
 Adopted Aug 2011— Same as existing



Aerial

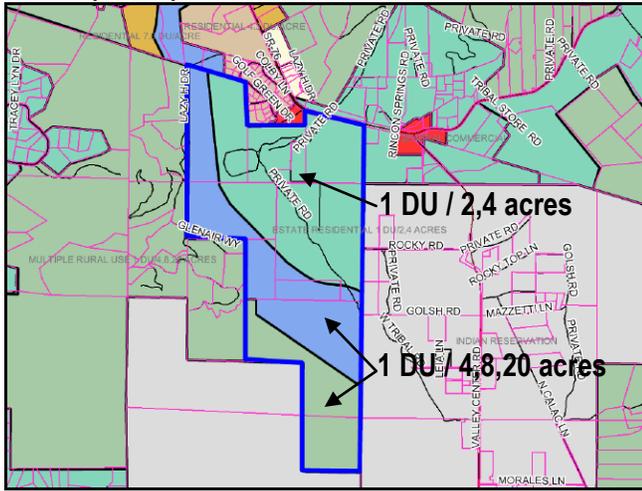


Adopted Aug 2011

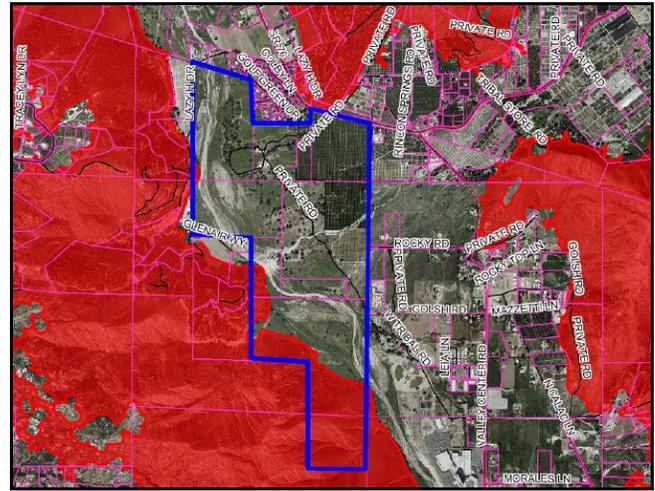
## Discussion

The property owner is requesting to retain former General Plan densities. Under the existing Zoning, the minimum lot sizes are two and eight acres. The property is nearly entirely constrained by steep slopes, floodplain, wetlands, or sensitive environmental habitat. Also, much of this property is within the Very High Fire Hazard Severity Zone. Tribal Lands surround the eastern and southern portions of the property. Adjacent areas are generally designated SR10 to reflect their existing parcelization; however, this property has large parcels, up to 100 acres. The RL40 designation recognizes the property's constraints and location next to Tribal Lands.

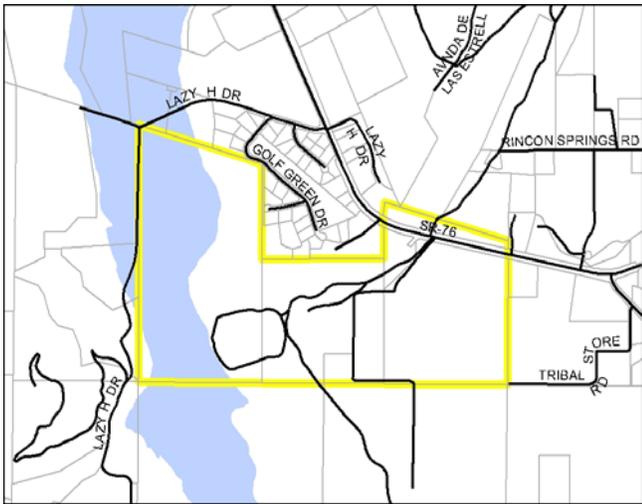
PP30 (cont.)



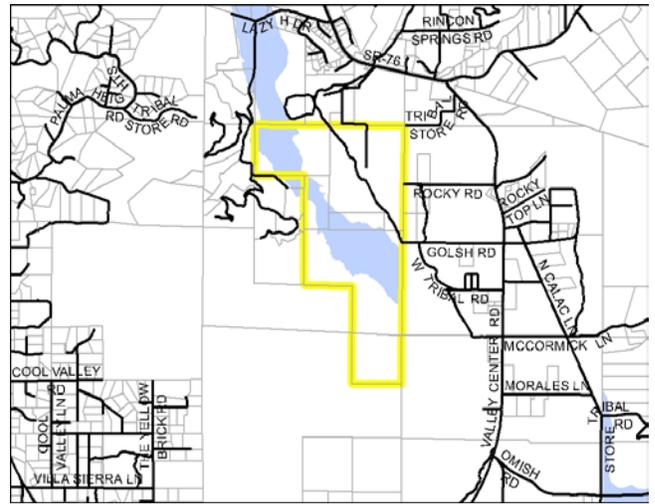
Existing General Plan



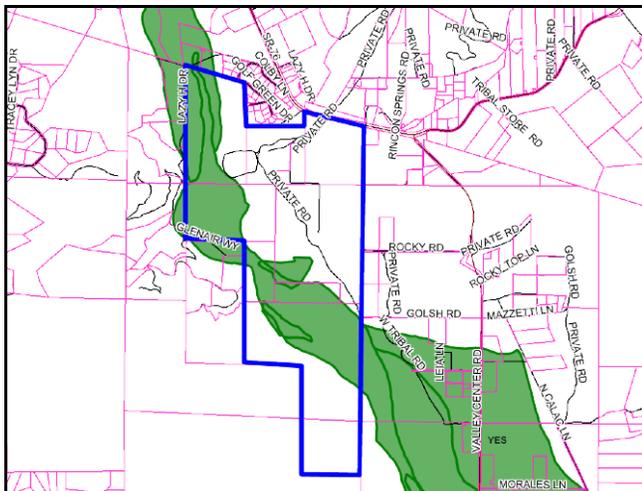
Steep Slope (Greater than 25%)



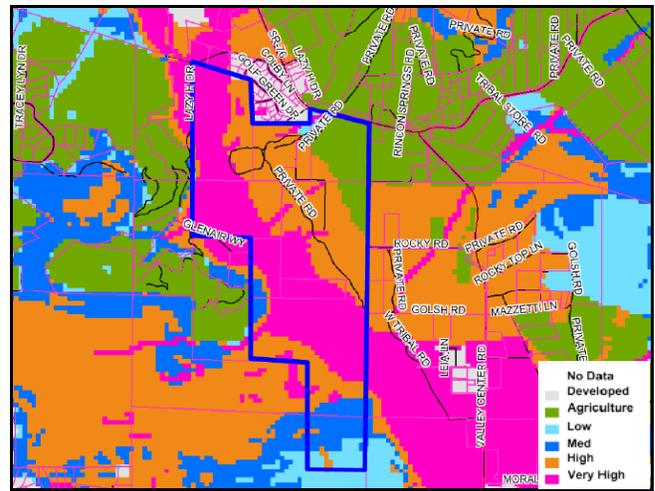
Floodplain (100-year)



Floodplain (100-year)

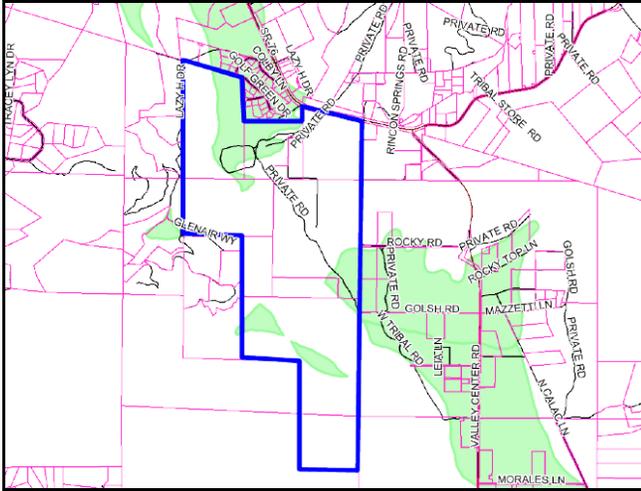


Wetlands

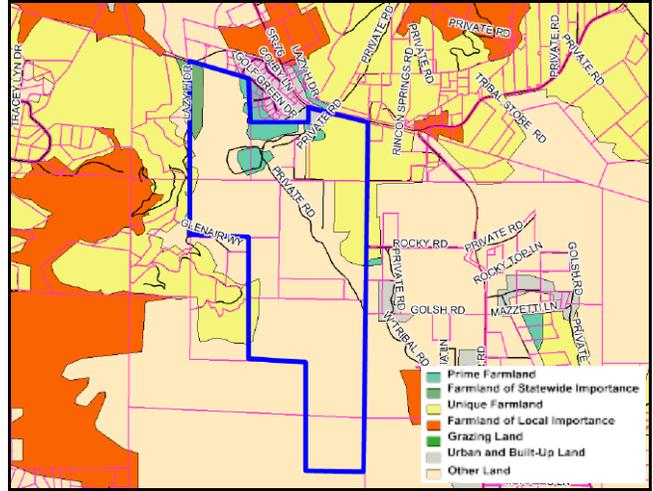


Habitat Evaluation Model

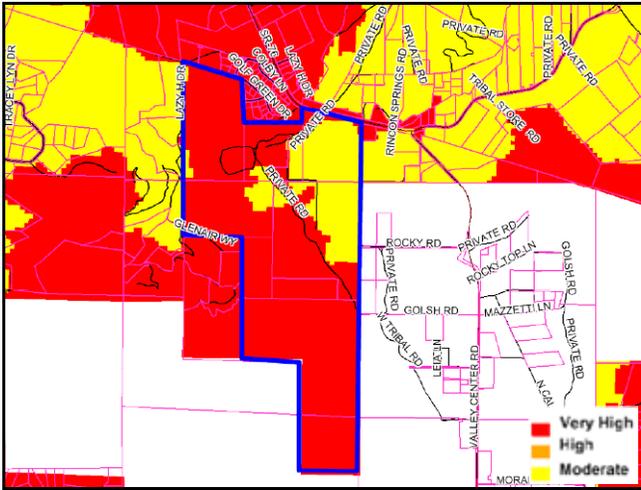
PP30 (cont.)



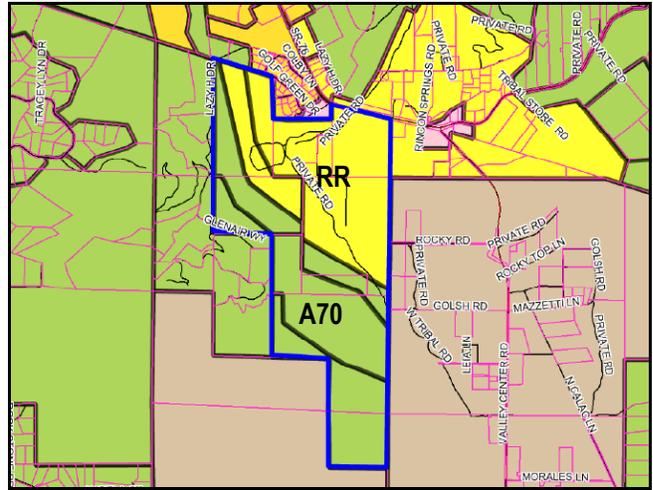
Prime Agriculture Lands



Farmlands of State and Local Importance



Fire Hazard Severity Zones



Existing / Proposed Zoning

## PP30 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 2 or Semi-Rural 4	Rural Lands 40	Major

Notes: 1) In April 2011, staff proposed a compromise of RL20 for this request, which changed the subdivision potential from 23 to 26 lots and would result in a Moderate level of change.

2) On November 29, 2011, an alternate request was provided by property owner's representative requesting a change to SR2/SR10 and a Moderate level of change. (This request was not analyzed by staff).

### **Rationale for Major Category Classification**

- Property is generally entirely constrained by wetlands, 100-floodplain, prime agricultural lands, high and very high value habitat, and/or steep slopes greater than 25 percent.
- While the request is located adjacent to the Pauma Village boundary, the Rural Lands densities are assigned to recognize the sensitive environmental resources and physical constraints identified above. The General Plan principles and policies do not support increased development in areas with sensitive resources and physical constraints.
- Property is mostly located within the Very High Fire Hazard Severity Zone.

### **Guiding Principles/General Plan Changes Necessary to Support the Request**

- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive natural resources and physical 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:

**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.

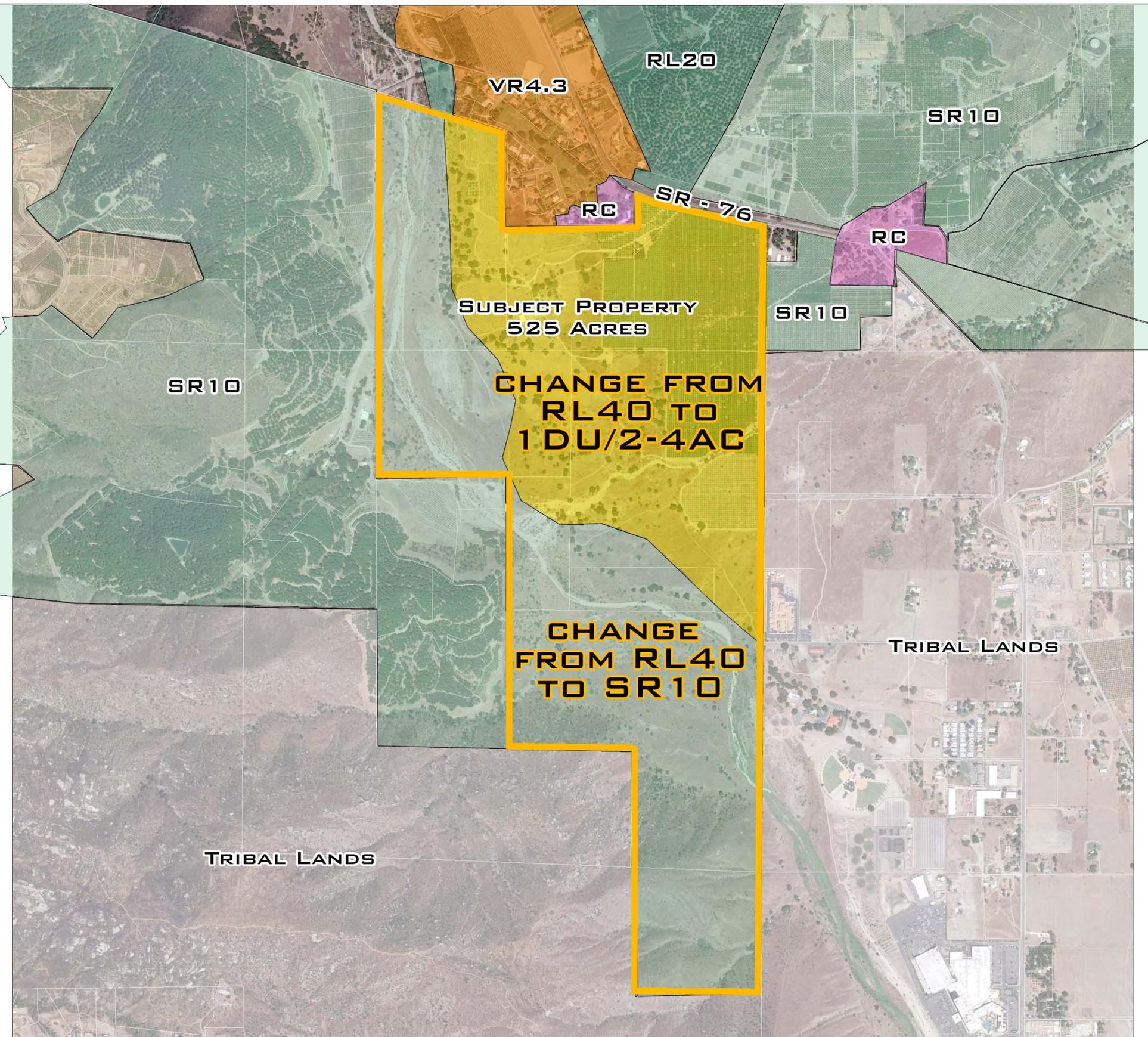
**Policy LU-6.11 Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

**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.

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

# ARMSTRONG PROPERTY (PP30) PALA/PAUMA



## **PROPERTY SPECIFIC REQUEST:**

**- CHANGE LAND USE DESIGNATION FROM RL40 TO SR-10 ON STEEPER AND FLOODWAY AREAS, AND FROM RL40 TO 1 DU/2-4AC ON FLATTER DEVELOPABLE AREAS. ALSO CHANGE FROM A MAJOR TO MODERATE CATEGORY.**

## **REASONS FOR REQUEST:**

- RECENTLY ADOPTED GENERAL PLAN DESIGNATION OF RL40.
- IMMEDIATELY ADJACENT TO PROPERTIES DESIGNATED VR 4.3; RC AND SR10 IN RECENTLY ADOPTED GENERAL PLAN.
- PREVIOUSLY EXISTING GENERAL PLAN ACCURATELY ACCOUNTED FOR SITE CONSTRAINTS WITH DESIGNATIONS OF 1 DU/2, 4 ACRES ON FLATTER PORTIONS; 1 DU/4, 8, 20 ACRES ON STEEPER, AND FLOODPLAIN PORTIONS. NO NEED TO CHANGE.
- RECENTLY ADOPTED GENERAL PLAN DESIGNATIONS, IGNORES ACTUAL SITE CHARACTERISTICS AND TREATS LARGE 545 ACRES PROPERTY UNIFORMLY, WHEN, IN FACT, A SUBSTANTIAL PORTION OF THE SITE IS FLAT AND DEVELOPABLE.

- DEVELOPABLE PORTION OF PROPERTY FRONTS SR-76 WITH EXISTING PATTERN OF HIGHER DENSITY DEVELOPMENT.
- IMMEDIATELY ADJACENT TO COUNTY WATER AUTHORITY BOUNDARY.
- SUBSTANTIAL AND UNNECESSARY FINANCIAL DAMAGE CAUSED BY DOWNZONING FROM SR-2 AND SR 4, 8, 20 TO RL 40.