

PROPERTY SPECIFIC REQUEST

NC42

Property Specific Request:

Change land use designation from RL20 to add a buffer of Village Residential density around the General Commercial/Office Professional area and designate the remainder as SR4

Requested by: Jeffrey Cline, Mike Rust, Doug Hagerman

Community Recommendation	Existing GP ¹
Opposition Expected ²	Yes
Spot Designation/Zone	Yes
EIR Recirculation Needed	Yes
Change to GPU Objectives Needed	Yes
Level of Change	Major

Note:

1-Refer to Twin Oaks CSG letter dated 1/24/2011

2-Based on Wes Pelzer (Golden Door) letter dated 11/24/2010

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):

● – high; ◐ – partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

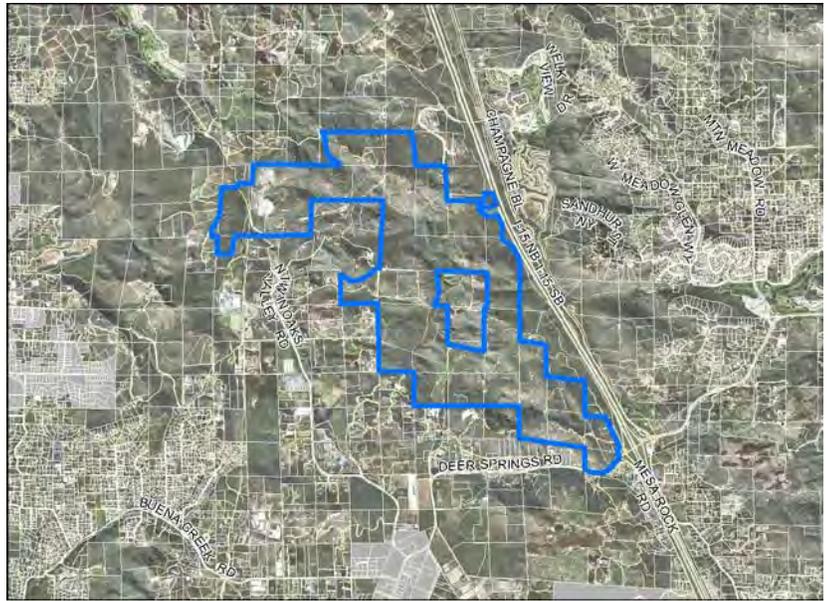
General Plan

Scenario	Designation
Existing General Plan	1 du/2,4 ac 1 du/4,8,20 ac
PC / Staff Recommendation	RL20
Referral	RL20
Hybrid	
Draft Land Use	RL40
Environmentally Superior	RL40

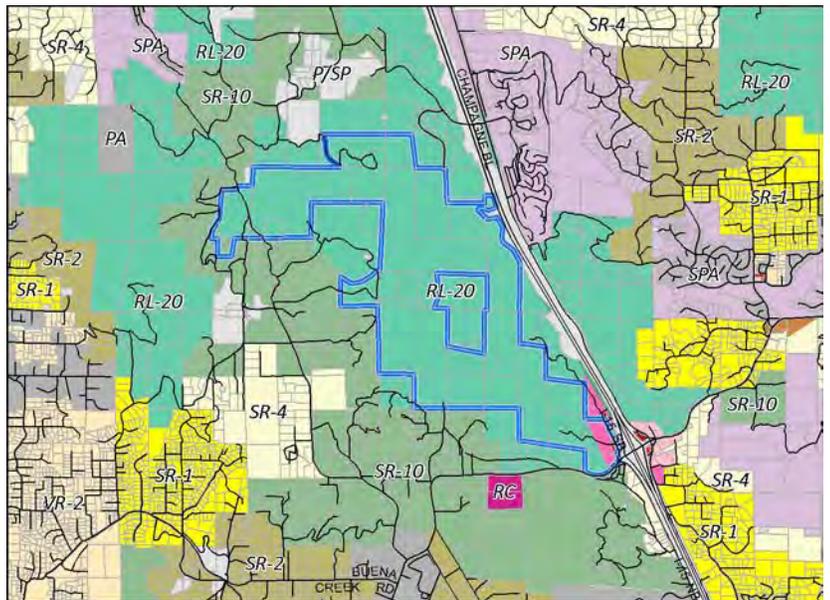
Zoning

Existing — A70 – 4 acre minimum lot size

Proposed — RR – 4 acre minimum lot size



Aerial



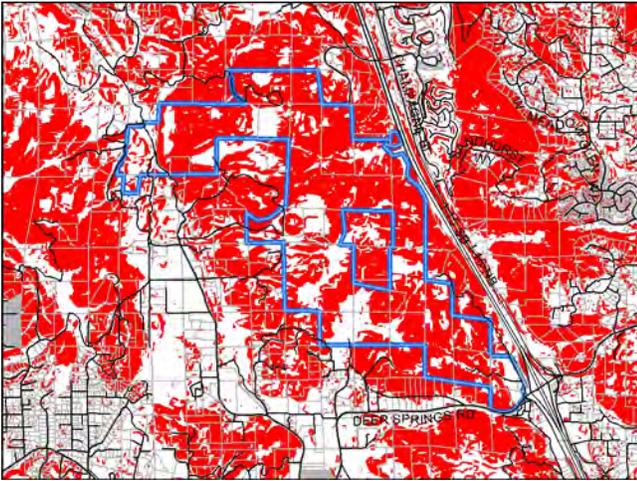
PC/Staff Recommendation

Discussion

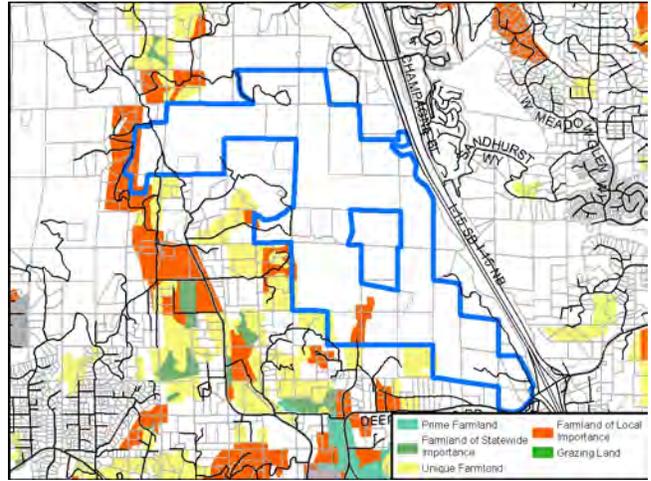
The site is entirely constrained by steep slopes, sensitive habitat and is also located within the Very High Fire Hazard Severity Zone. Because of the predominance of upland chaparral habitat, the County's habitat evaluation model qualifies the site as low value. However, a site-specific study indicated that this area supports rare plants and is conducive to wildlife movement. The property owner request is to add a buffer of Village Residential densities around the Office Professional and designate the remainder of the site at SR4 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.

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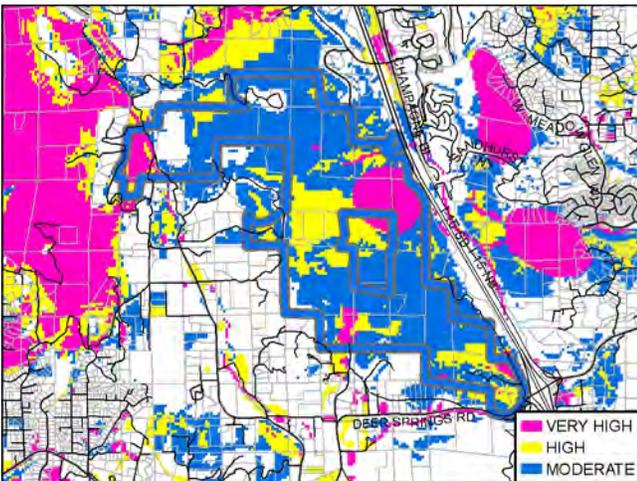
NC42 (cont.)



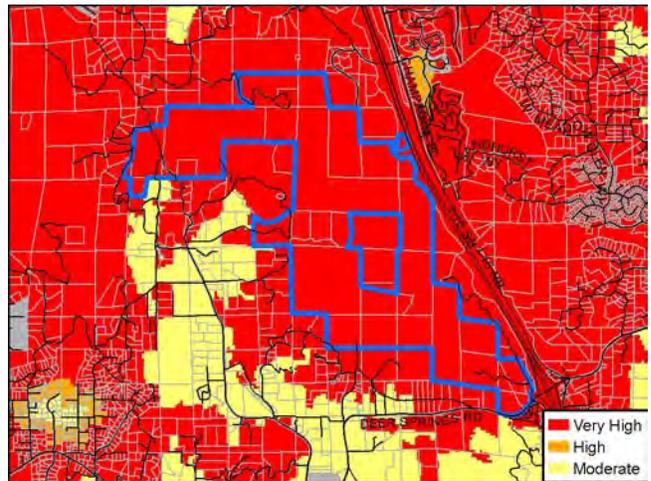
Slope



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zone