

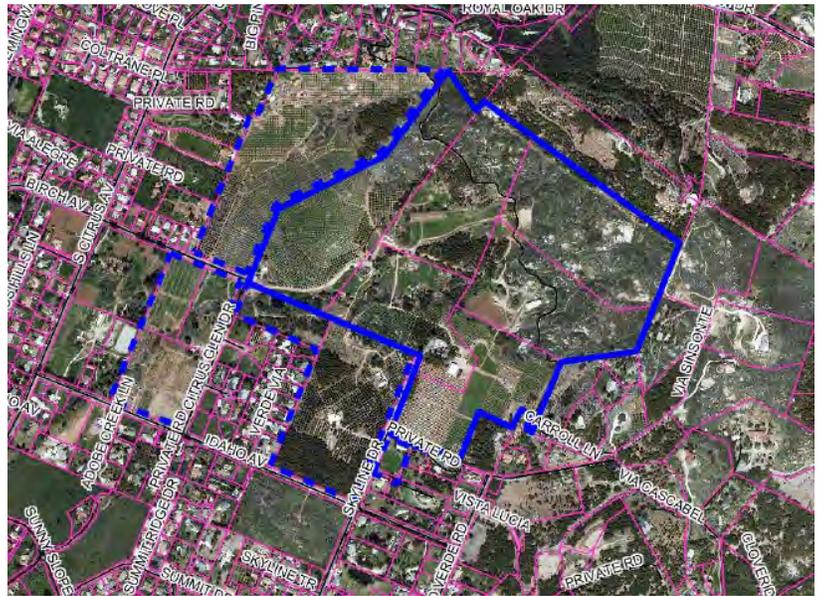
# NC18-A

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

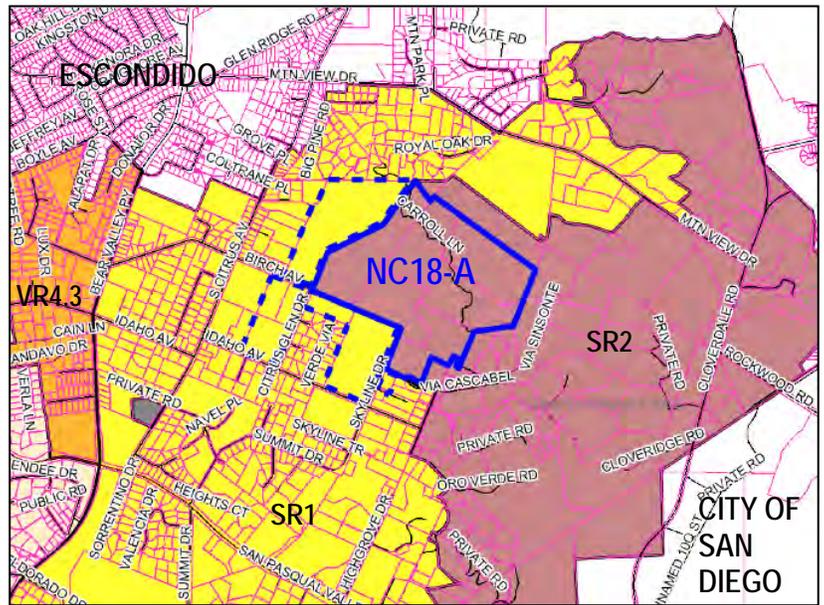
Note:  
1- Based on staff's experience

Property Description	
<b>Property Owner:</b> Mike/Ben Hillebrecht	
<b>Size:</b> 136.6 acres 6 parcels	
<b>Location/Description:</b> 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	
<b>Prevalence of Constraints (See following page):</b>	
<ul style="list-style-type: none"> <li>● – high; ◐ – partially; ○ - none</li> <li>◐ Steep Slope (greater than 25%)</li> <li>○ Floodplain</li> <li>○ Wetlands</li> <li>◐ Habitat Value</li> <li>● Agricultural Lands</li> <li>◐ Fire Hazard Severity Zones</li> </ul>	

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

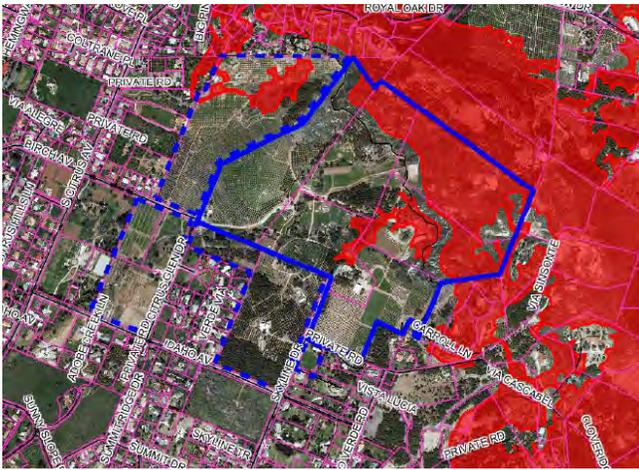


Adopted Aug 2011

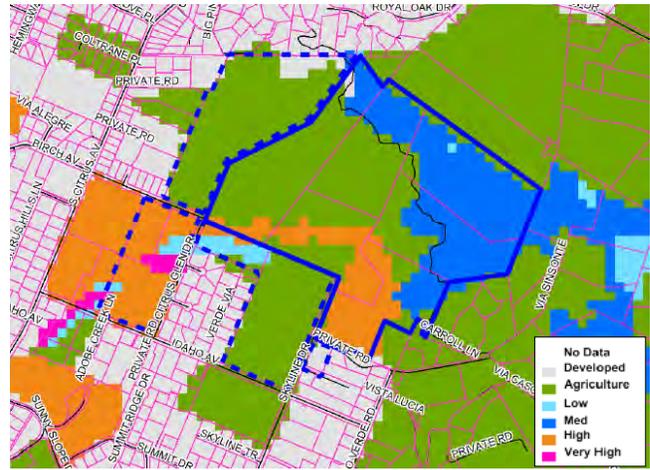
## Discussion

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.]

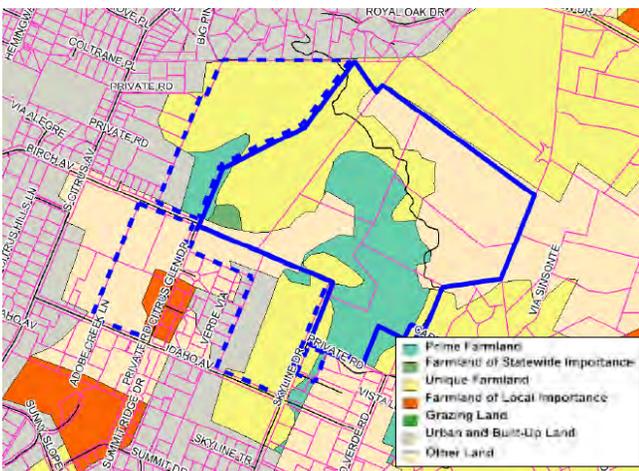
NC18A (cont.)



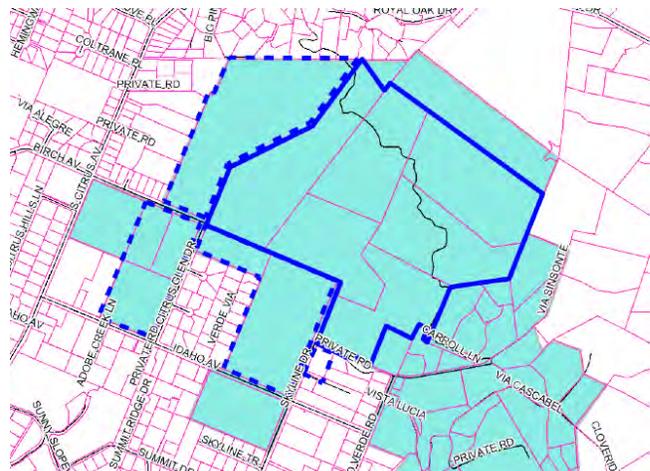
Steep Slope (Greater than 25%)



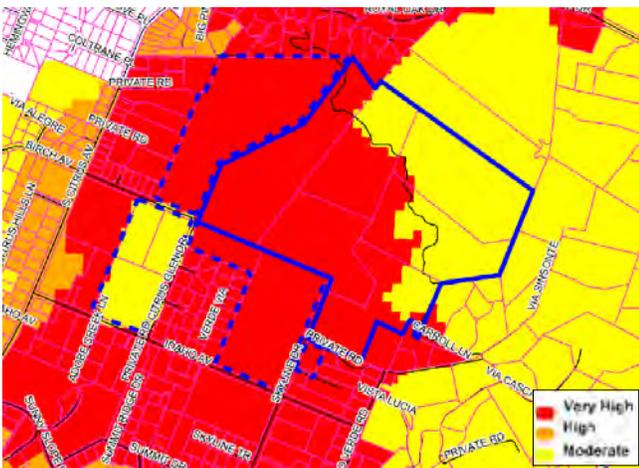
Habitat Evaluation Model



Agricultural Lands



Agricultural Preserve

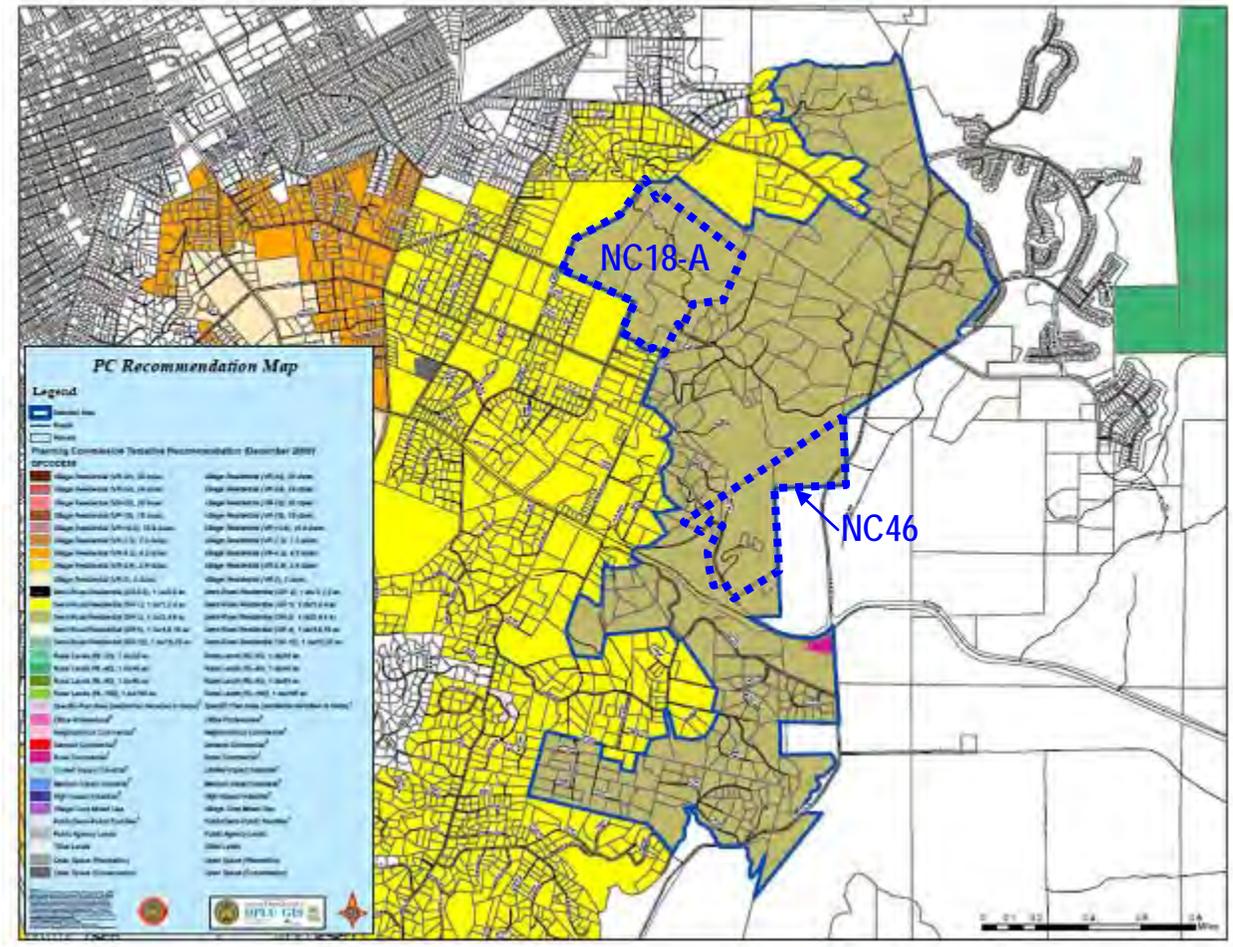


Fire Hazard Severity Zones

# 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).