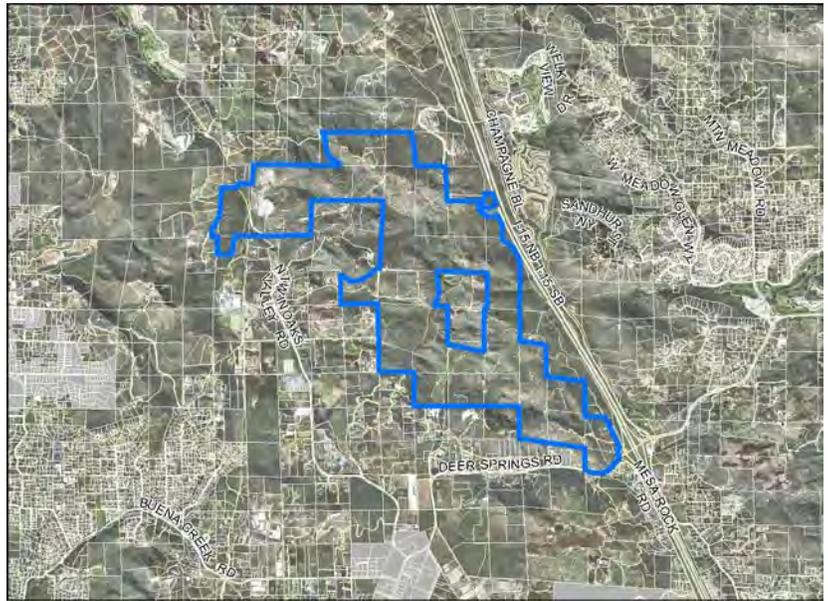


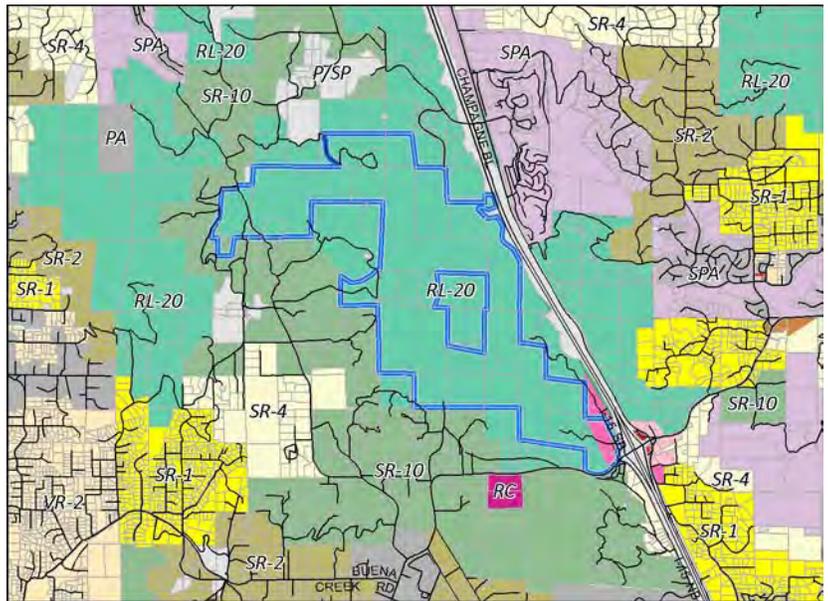
# NC42

GP (Adopted Aug 2011)	RL20
Property Specific Request: Village Residential /SR4/RL20	Various SR4/RL20
Requested by: Jeffrey Cline, Mike Rust, Doug Hagerman	
Community Recommendation	Existing GP <sup>1</sup>
Opposition Expected <sup>2</sup>	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major <sup>3</sup>

**Note:**  
 1-Refer to Twin Oaks CSG email dated 1/23/2011 (excerpt attached)  
 2-Based on Wes Pelzer (Golden Door) letter dated 11/24/2010  
 3- Possible land use alternative April 2011: Minor (attached)



Aerial



Adopted Aug 2011

Property Description	
<b>Property Owner:</b> NNP Stonegate Merriam LLC	
<b>Size:</b> 1,516.2 acres; 35 parcels	
<b>Location/Description:</b> 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	
<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>	

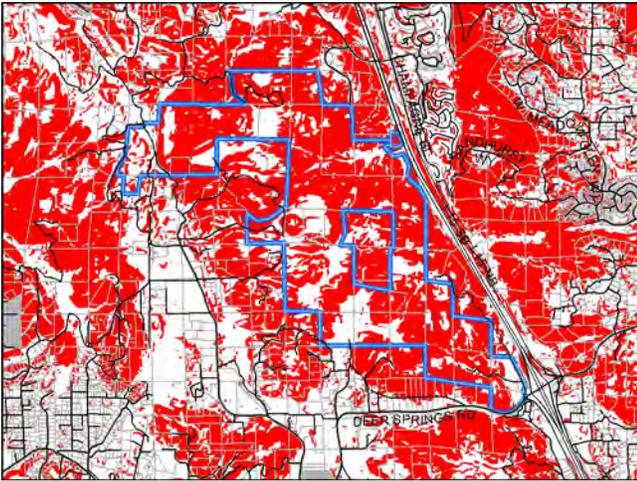
Land Use	
General Plan	
Scenario	Designation
Former GP	1 du/2,4 ac 1 du/4,8,20 ac
GP (Adopted Aug 2011)	SR10/RL20
Referral	SR/10RL20
Hybrid	
Draft Land Use	SR10/RL40
Environmentally Superior	RL20/RL40
Zoning	
Former— A70 – 4 acre minimum lot size	
Adopted Aug 2011 — RR – 4 acre min lot size	

## Discussion

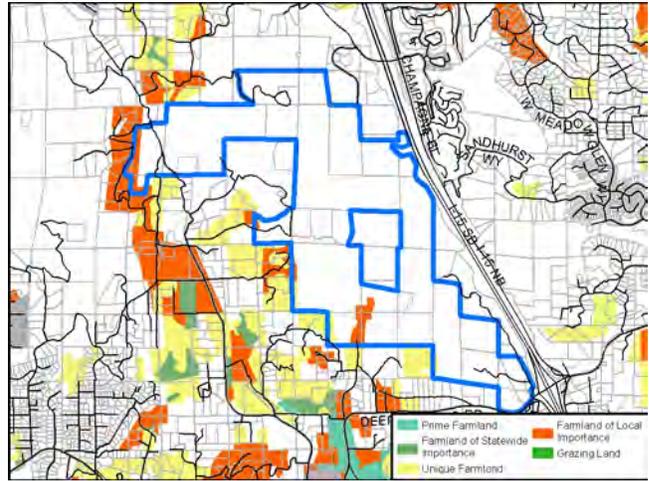
Under the former General Plan, the subject property was designated a combined General Commercial, Limited Impact Industrial, Estate Residential (1 du / 2 acres) with the majority in Multiple Rural Use (1 du / 4, 8, 20 acres). The map adopted on August 3, 2011 applied Rural Lands 20 (1 du / 20 acres) to the portion of the property designated Estate Residential and Multiple Rural Use. This is the area of the property owner's request and the area pertaining to this analysis. This area is nearly 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.

Continued on next page.

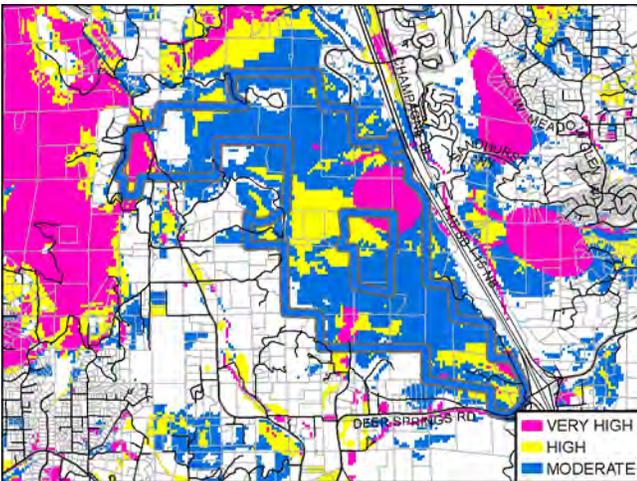
NC42 (cont.)



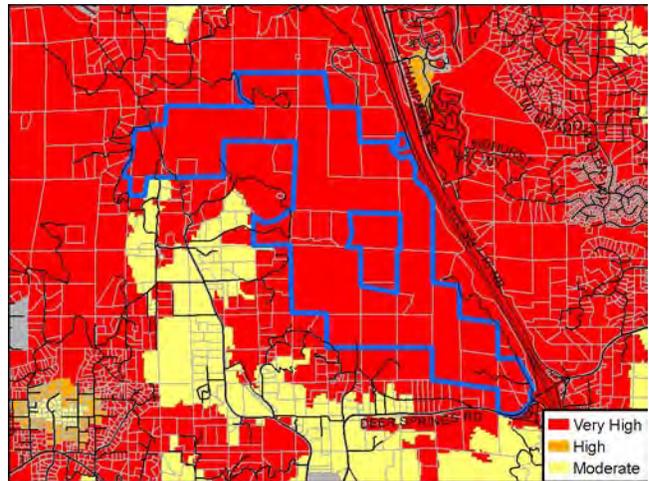
Slope



Agricultural Lands



Habitat Evaluation Model



Fire Hazard Severity Zone

**Discussion (cont.)**

The property owner's request is to add a buffer of Village Residential densities around the Office Professional and designate the remainder of the site at SR4. However, this 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.

## NC42 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Village Residential Densities Semi-Rural 4/Rural Lands 20	Semi-Rural 10 Rural Lands 20	Major

\*Note - On April 13, 2011, staff proposed an alternative to designate the subject property as a combined VR2.9, SR4 and RL20, rather than RL20 as recommended by the Planning Commission / Staff Recommendation. This alternative was not endorsed by the property owner, therefore was not considered by the Board on August 3, 2011 (see attached).

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

- This site is remote and lacks adequate access.
- 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.

### **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.
- 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:

**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.

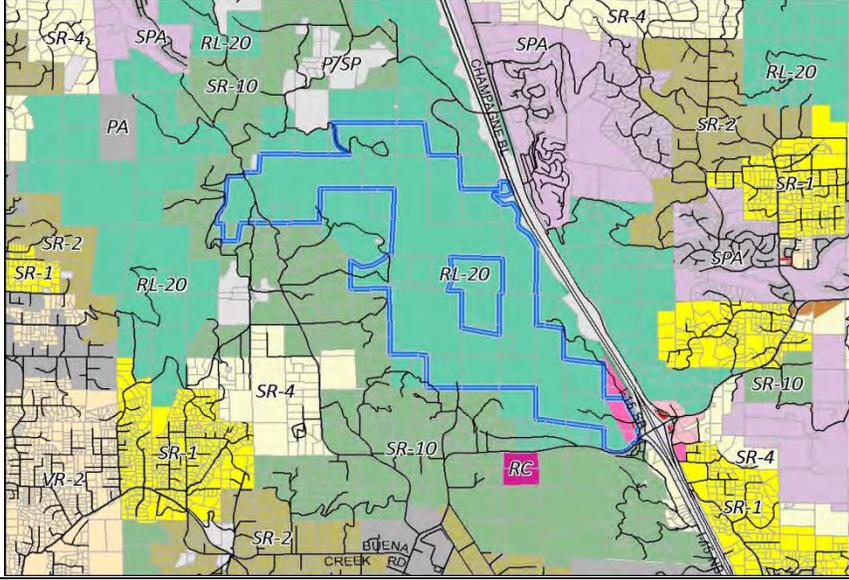
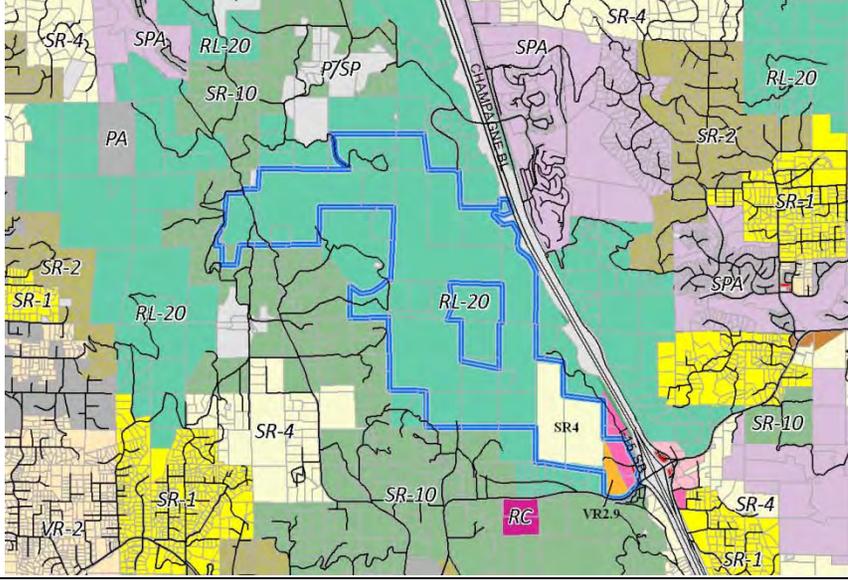
**Goal LU-6 Development-Environmental Balance.** A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.

**Policy LU-6.1 Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

**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.

### NC42 – Merriam Mountains

Property Specific Request	PC / Staff Recommendation	Possible Alternative Designation(s)	Level of Change for Alternative
Village Residential / SR4	SR10 / RL20	VR2.9 / SR4 / RL20	Moderate
			
PC / Staff Recommendation		Possible Alternative Land Use Change	

**Discussion:**

- The representatives of the property have sent correspondence in the past regarding land use requests for the area. Correspondence was received most recently in May 2010 and also during public testimony in October 2010, which clarified the property-specific request.
- There are many potential approaches to considering land use changes in this area, and this is just one alternative of many other possible options. The above land use change would designate an additional 184 acres of SR4, 25 acres of VR2.9 and the remainder of the area as RL20. This land use change would be classified as a moderate level of change to the General Plan Update project.

## Newland Merriam Mountain, LLC

Via: Email  
October 27, 2011

Eric Gibson, Director  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Re Revised NC 42 Request

Dear Mr. Gibson,

Merriam Mountains LLC owns or controls the land generally known as Merriam Mountains, located on the west side of Interstate 15 between Deer Springs Road on the south and Lawrence Welk Lane on the north except for the property owned by the Warner Lusardi Trust which is APN's 186-611-09, 186-611-07, 186-611-14 to 16 and 187-540-40 to 51. The property falls within the North County Metro Subregion of the County's General Plan.

We are requesting a revision to our earlier letter dated April 6, 2011 which was submitted to the County to be included in the review process before the GPU was approved by the County Board of Supervisors. Our current request is to change the land uses of 26 acres Office Professional on a portion of APN's 186-611-11 and 186-611-17 which have a traffic trip allocation to those uses of approximately 1300 residential equivalent dwelling units to the properties shown on the attached map which are shown as RL-20.

Consistent with your prior criteria and evaluations of Property Specific Requests and discussions with Devon Muto this should be considered a moderate change and would like to have our request included in the November 9, 2011 Board hearing for consideration.

Sincerely,

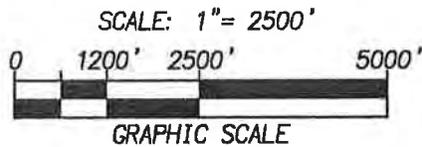
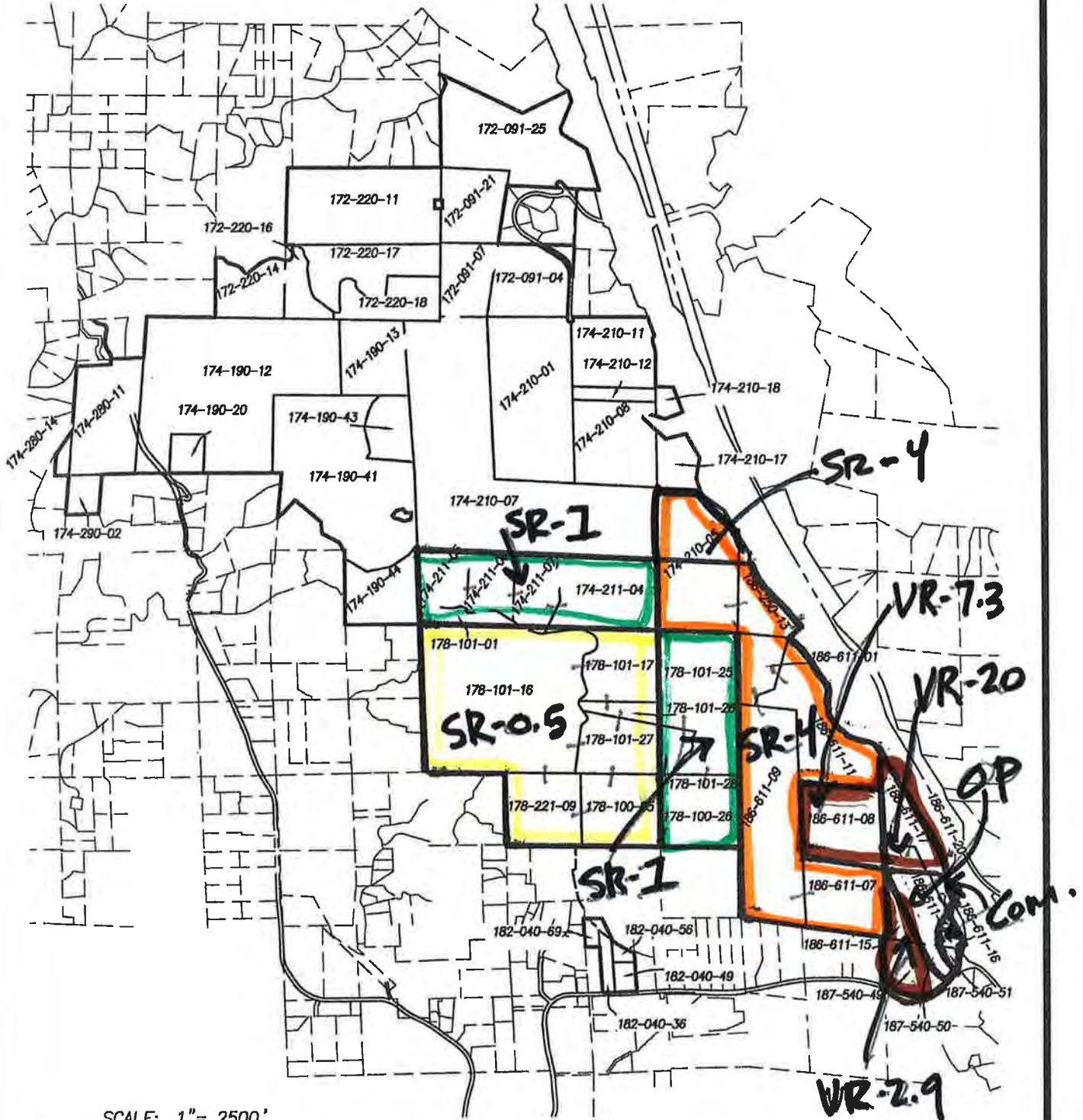
Newland Merriam Mountain LLC



Michael Rust  
Vice President

CC: Devon Muto

# MERRIAM MOUNTAINS OWNERS AND ASSESSORS PARCEL NUMBERS



FUSCOE ENGINEERING INC - SAN DIEGO  
6390 GREENWICH DR. STE. 170  
SAN DIEGO, CA 92122  
PHONE (858) 554-1500

## NC42 Additional Information: Correspondence Received

**From:** [Royalviewranch@aol.com](mailto:Royalviewranch@aol.com)  
**To:** [Horn, Bill](#); [Jacob, Dianne](#); [Cox, Greg](#); [Ron-Roberts](#); [Slater, Pam](#); [DPLU, gpupdate](#); [DPLU, gpupdate](#)  
**Subject:** GPU 187 Property Specific Requests comments  
**Date:** Thursday, September 29, 2011 3:10:11 PM

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September 29, 2011

Karen Binns  
2637 Deer Springs Place  
San Marcos, CA 92069-9761  
760-744-5916  
[royalviewranch@aol.com](mailto:royalviewranch@aol.com)

### **RE: 187 Property Specific Requests**

Dear Chairman Horn and Board of Supervisors:

I have real concerns with the 187 Property Specific Requests that are Moderate and Major changes. The General Plan Update was approved on August 3, 2011 and then it immediately was reopened to have a Workshop pertaining to these 187 Moderate and Major Property Specific Requests. These projects are being downgraded in order to not have to recirculate the GPU EIR.

I do not believe that these projects should be downgraded in their categories nor do I believe that these requests should be granted. I am especially speaking of **NC42 the Merriam Mountains** project. They were declared Major for a reason. Staff has spent a lot of time and research on this and they feel that their request is a Major change to the GPU. Do not downgrade them to Moderate. Do not grant their request for an upzone!

This GPU Update has taken over 13 years and now it is being reopened and possibly recirculated. Enough is Enough! The County has spent over 16 million dollars so far.

I hope that you will not grant these 187 Property Specific Requests.

Sincerely,

Karen Binns