

RM22

General Plan (Adopted Aug 2011)	RL80
Property Specific Request:	RL40
Requested by: Jeanine Hawkins	
Community Recommendation	Unknown
Opposition Expected ¹	No
Spot Designation/Zone	No
Impacts to FCI Timeline	Major
Change to GPU Principles Needed	Yes
Level of Change (March 2011)	Major

Note:

1- Based on staff's experience

Property Description

Property Owner:

Jeanine Hawkins

Size:

200.0 acres

3 parcels

Location/Description:

One mile south of Old Julian Highway via Little Page Road;

Outside County Water Authority boundary

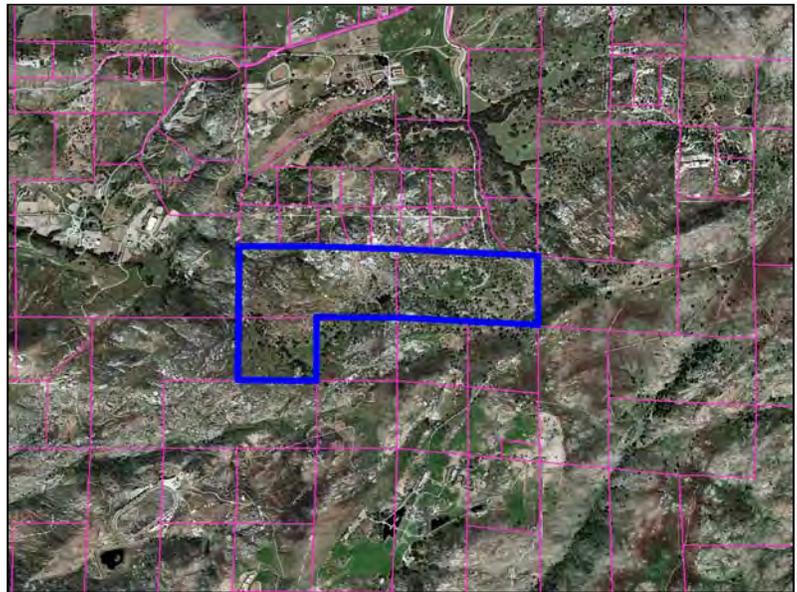
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

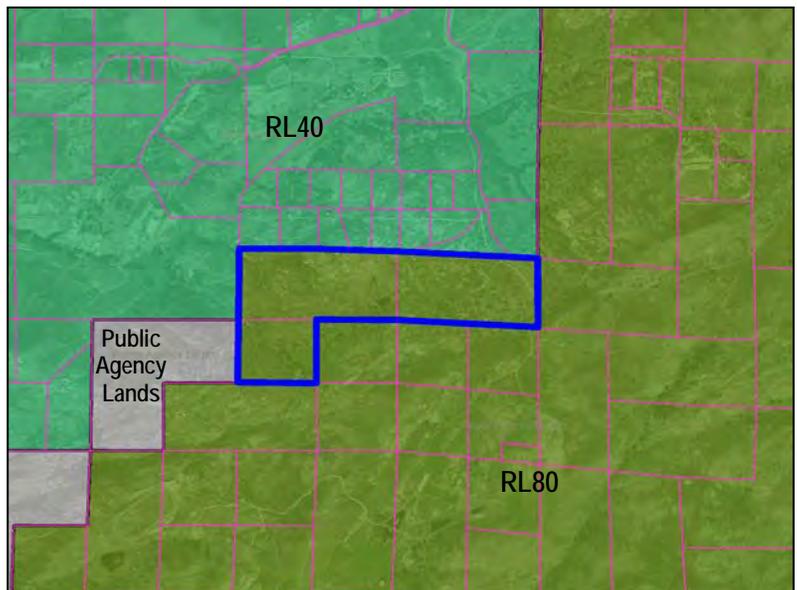
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Habitat Value
- Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan	
Scenario	Designation
Former GP	1 du/ 40 ac
GP (Adopted Aug 2011)	RL80
Referral	RL40
Hybrid	RL80
Draft Land Use	
Environmentally Superior	
Zoning	
Former — A72, 40-acre minimum lot size	
Adopted Aug 2011 — A72, 8-acre minimum lot size	



Aerial

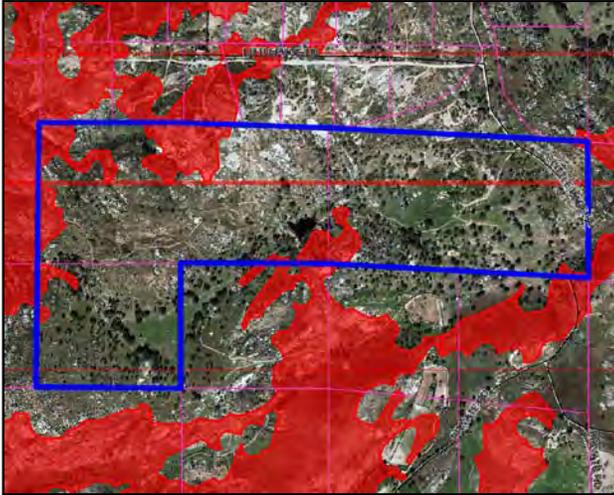


Adopted August 2011

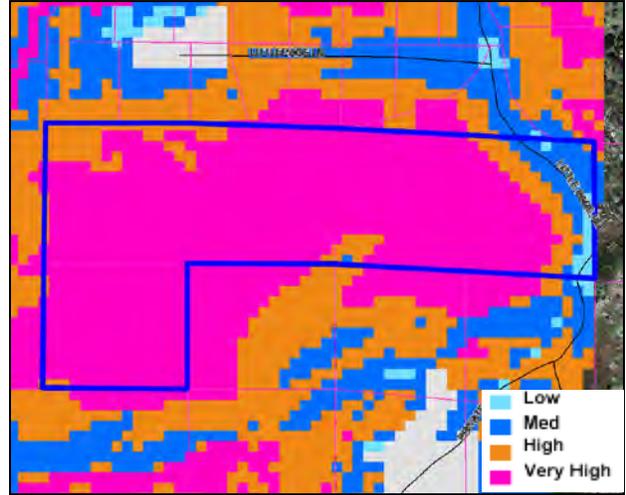
Discussion

Property request consists of three parcels in a holding of 200 acres on the eastern side of the Ramona Planning Area. It is adjacent to the RM5 referral, which is also a request to change the land use designation to Rural Lands 40. Like RM5, it is remote, has very high biological value and is within the Very High Fire Hazard Severity Zone. The additional development in this remote, constrained area would not support the Community Development Model or Guiding Principle #9.

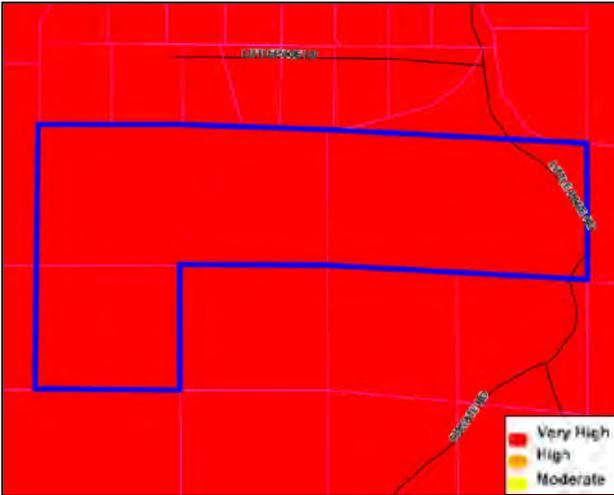
RM22 (cont.)



Steep Slope (Greater than 25%)



Habitat Evaluation Model



Fire Hazard Severity Zones

RM22 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Rural Lands 40	Rural Lands 80	Major

Rationale for Major Category Classification

- The General Plan Community Development Model does not support increased development in remote locations lacking adequate access.
- The General Plan principles and policies do not support increased development in areas with sensitive environmental resources.

Guiding Principles/General Plan Changes Necessary to Support the Request

- The fundamental approach to designating Rural Lands would require reconsideration. The General Plan land use map would need to be revised substantially in the method used to assign RL40 and RL80 densities, which considered existing parcelization and the potential for future subdivision.
- The General Plan Guiding Principles and policies would require revisions to deemphasize reduced development potential in remote locations.
- Revisions may also be necessary to Guiding Principles and policies that relate to reducing densities in areas with sensitive environmental resources and fire hazard zones.
- 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-6.2 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 9. Minimize public costs of infrastructure and services and correlate their timing with new development.