

North Mountain NM-3

Recommendation

Draft Plan – Specific Plan Area (SPA)

Staff – Same as Draft Plan

Property Description

Property Owner:

Warner Springs Trust

Property Size:

22 acres; 1 parcel

Location/Description:

North Mountain Subregional Plan Area;

0.1 miles north of Cam Moro Road and ½ mile east of SR-79;

Outside County Water Authority boundary

Existing General Plan/Zoning:

Public/Semi-Public

Use Regulation: S88

Lot Size: 200 acres

Travel Time (See Safety Element Table S-1):

Closest Fire Station — 5 to 10 minutes

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

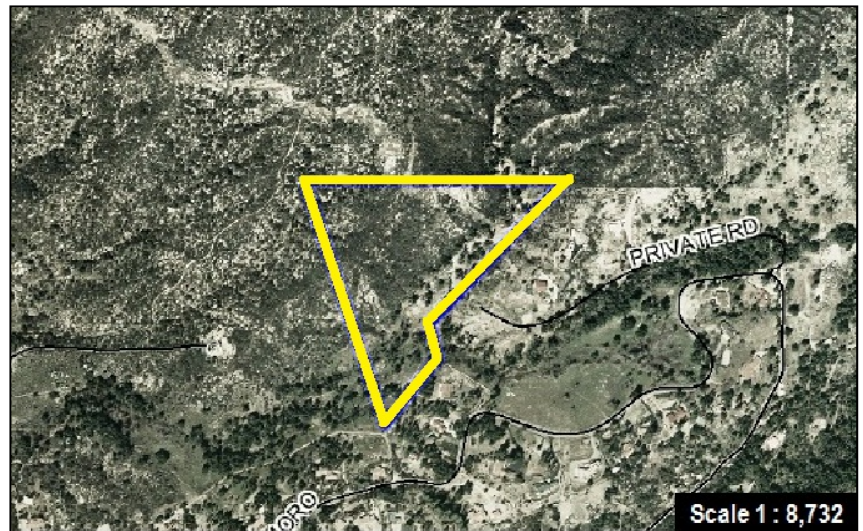
○ Floodplain

◐ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



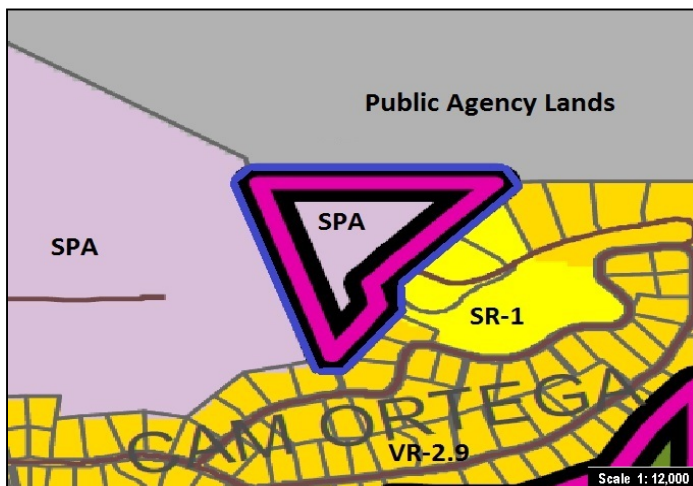
Aerial

Category	Recommendation	
	Draft Plan	Staff
Designation	SPA	Same as Draft Plan
Density	N/A	
Maximum Potential Dwelling Units	0	
Zoning Use Regulation	S88	
Lot Size (acres)	200	
Spot Designation/Zone	No	
Opposition Expected	No	

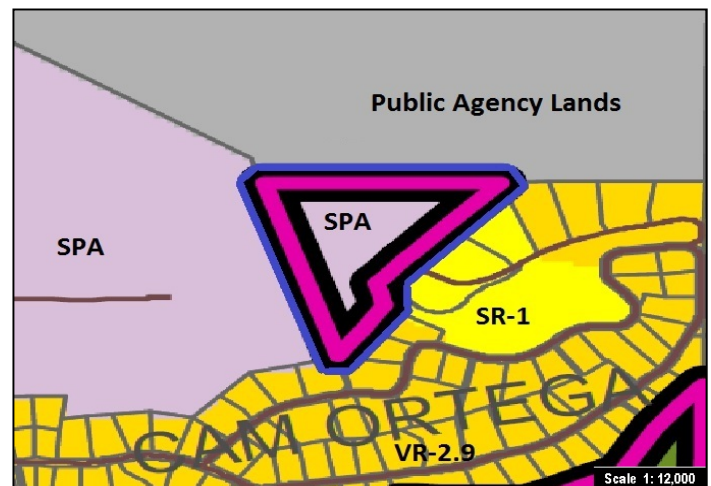
Note:

1) U.S. Forest Service (letter dated March 18, 2013)

Recommendations

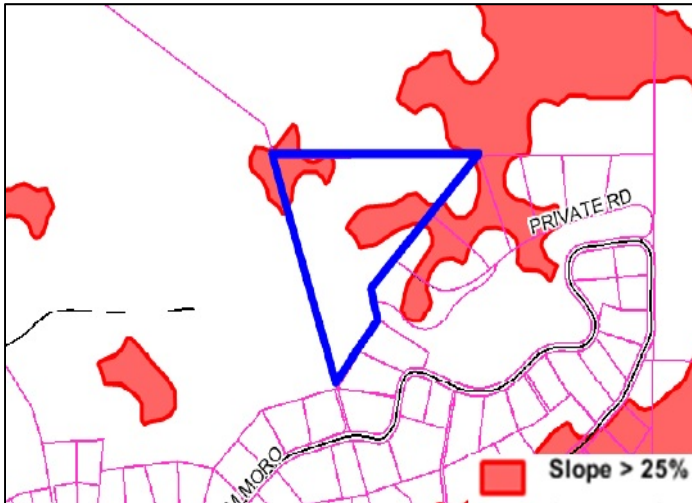


Draft Plan

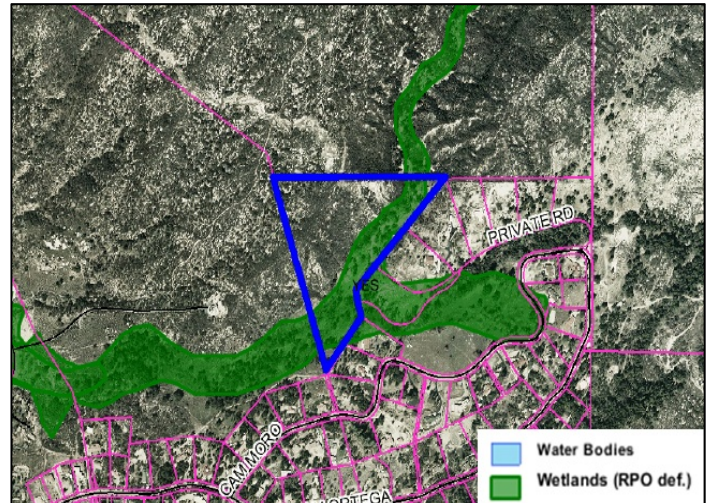


Staff Recommendation

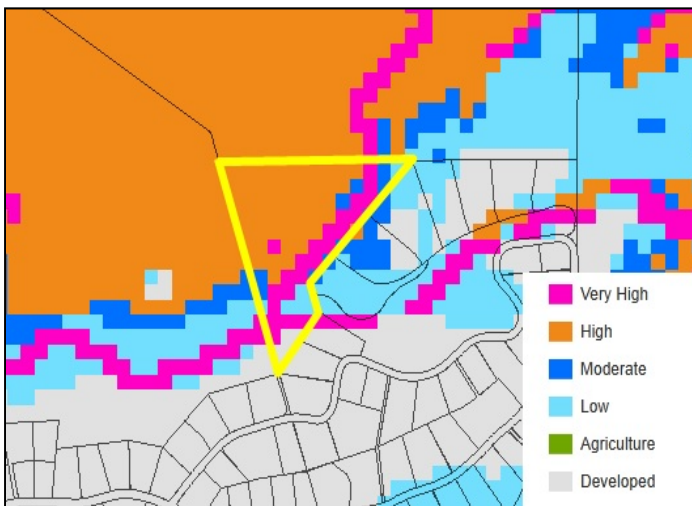
North Mountain NM-3



Steep Slope (Greater than 25%)



Wetlands



Habitat Evaluation Model



Fire Hazard Severity Zones

Context

North Mountain NM-3 consists of one 22-acre parcel that is undeveloped and located in the North Mountain Subregion. The parcel is located in the Warner Springs area, just north of Cam Moro Road about a half mile east of SR-79, outside of the County Water Authority boundary. Most of the parcel is composed of High and Very High Value habitat. The parcel is part of a cultural resources preserve, associated with the Warner Springs Ranch Specific Plan. The purpose of this designation is to preserve the historic, cultural and archaeological resource values, and specifically, the existing church, burial grounds and archaeological resources onsite. The Specific Plan does not allow for any new residential development within this preserve.

Staff Review: Rationale for SPA Designation

- The property will be held to the regulations specified in the approved Warner Springs Ranch Specific Plan (SP 83-04)
- This property is part of an area set aside as a cultural/historic resources preserve in the Specific Plan. This area, which includes the St. Francis Chapel and Native American cemeteries, is to remain undisturbed.

North Mountain NM-3: Correspondence Received

Comments from the U.S. Forest Service

United States
Department of
Agriculture

Forest
Service

Cleveland National Forest
SO

10845 Rancho Bernardo Rd.
Suite 200
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File Code: 1560

Date: March 18, 2013

Mindy Fogg
County of San Diego, Planning and Development
Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

To the County of San Diego:

The Cleveland National Forest appreciates the opportunity to comment on the potential impacts of the proposed General Plan Amendment for the former Forest Conservation Initiative (FCI) lands. The Forest's comments include comments previously submitted during the scoping period, on the basis of a meeting with San Diego County staff and review of the proposed land use maps, as well as comments on the recently released Draft Supplemental Environmental Impact Report (SEIR). We will begin by highlighting key issues and management challenges related to urbanization that were described in detail in our 2005 Forest Land Management Plan. These issues are common to all former FCI lands and are central to the potential environmental and public health and safety issues associated with increasing population density within and adjacent to the Cleveland National Forest. Next, issues particular to specific mapped areas of the plan are addressed. Finally, comments specific to the SEIR are addressed at the end of this letter.

Altogether, we are concerned about the potential environmental and public health and safety impacts that would be associated with increases in population density on former FCI lands, and we feel that these impacts are neither adequately disclosed in the Draft SEIR nor consistent with the objectives of the County of San Diego General Plan. Finally, we feel that the best way to protect both the environment and public health and safety on these lands would be to select the Modified Project Alternative along with a provision that buffer zones be set aside between private lands and the Cleveland National Forest.

- **North Mountain CPAs.** The Forest supports the current extent of RL-80 zoning in the North Mountain CPA and encourages the county to retain this zoning through the planning process. We are uncertain of the proposed density for the triangular parcel on the north side of Warner Springs, which abuts the Caliente Inventoried Roadless Area proposed for wilderness designation in the Southern California National Forests Land Management Plan Amendment project. Reducing the density for this parcel to the RL-80 zoning would better buffer the proposed recommended wilderness area from adjacent land uses.