

LAND USE CLEAN-UP

CD202

Proposed Change: Semi-Rural 1 to Open Space-Conservation	
Basis for Change: Ownership Change (DPR Open Space Acquisition)	

Community Recommendation	TBD ¹
Opposition Expected	No

Property Description

Property Owner:
County of San Diego (recent DPR acquisition)

Property Size:
1 parcel (0.7 acres)

Location:
The parcel is accessed via St. George Drive and is located approximately 1/3 mile west of Harbison Canyon and four miles southeast of I-8; inside the County Water Authority boundary

- Prevalence of Constraints (See following page):
- - high; ◐ - partially; ○ - none
 - ◐ Steep Slope (Greater than 25%)
 - Floodplain
 - ◐ Wetlands
 - Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones

Land Use

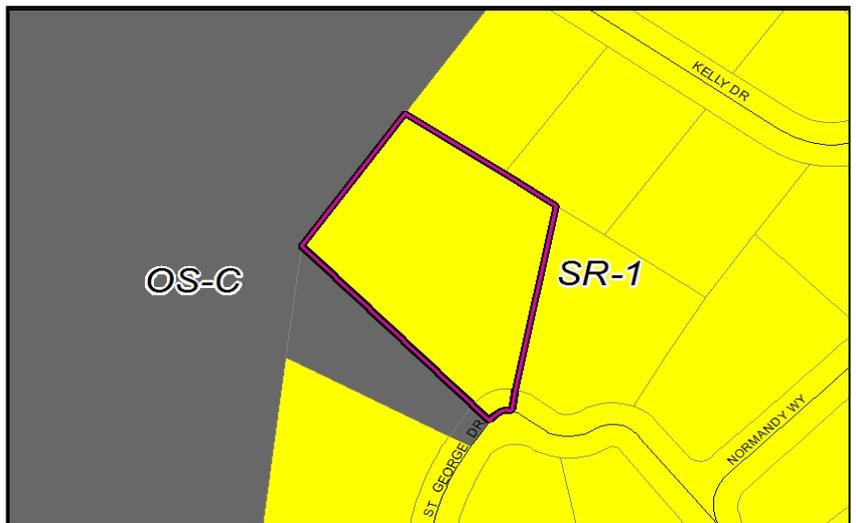
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	Semi-Rural 1	1
Proposed Change	Open Space-Conservation	0
GP Update Analyzed	SR-1 only	1

<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	RS	10,000sf
Proposed	S80	-

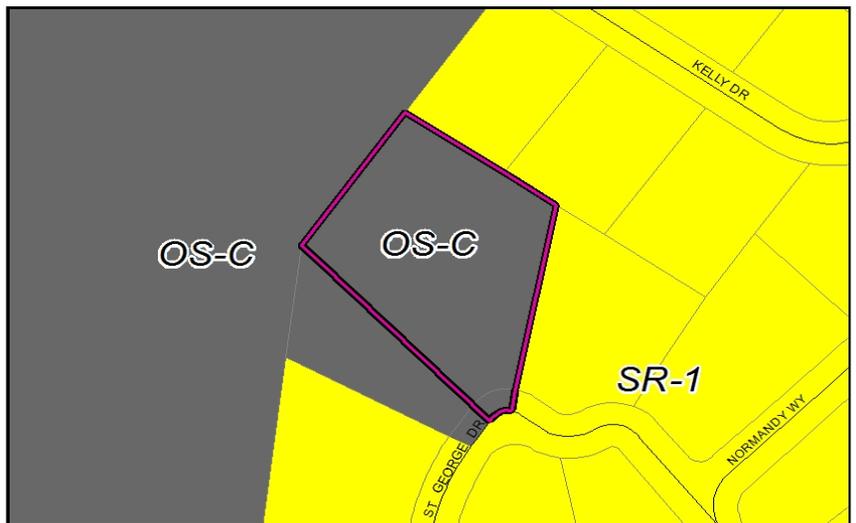
Note:
¹ Crest-Dehesa CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



General Plan



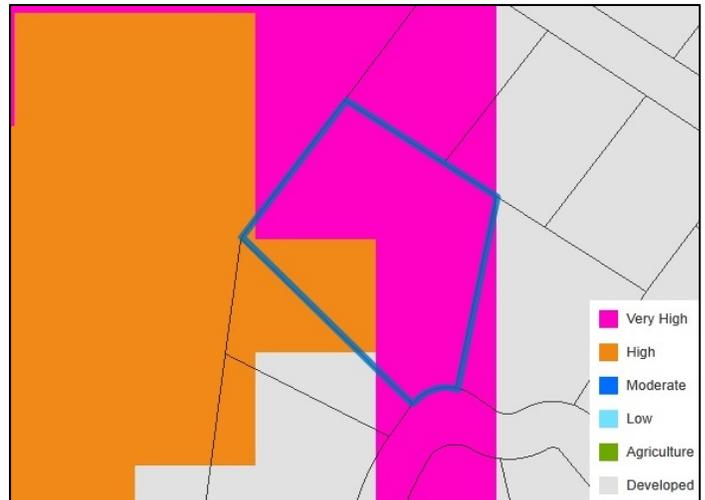
Staff Recommendation

LAND USE CLEAN-UP

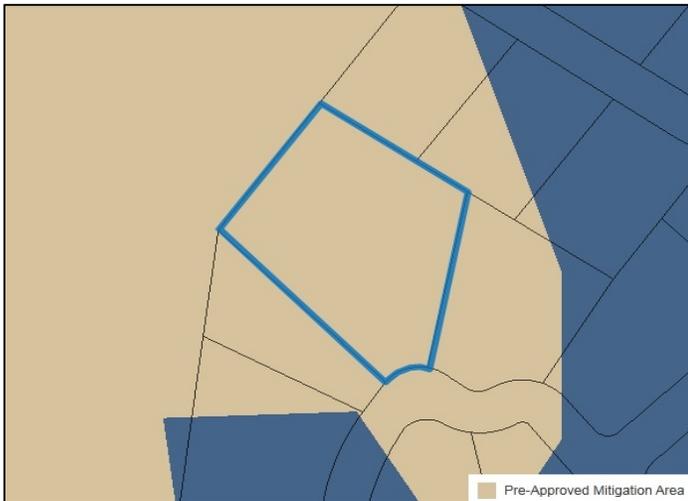
CD202



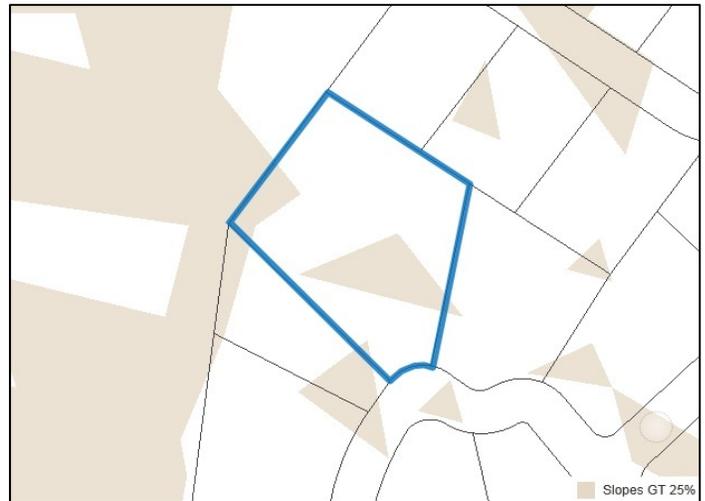
Vicinity Map



Habitat Evaluation Model



MSCP Designation



Steep Slope (Greater than 25%)

Context

This property was recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one parcel totaling 0.7 acres from SR-1 to Open Space-Conservation. This purchase adds to the County's 260-acre Stoneridge Preserve, expanding protection for the hillsides and canyons of coastal sage scrub, chaparral, and oak woodland vegetation in the area.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The acquisition and proposed OS-C designation provide additional protection for the sensitive habitats of Harbison Canyon.
- The subject parcel is within a Pre-Approved Mitigation Area of the adopted South County Sub-Area MSCP.

APNs

3992900300