

LAND USE CLEAN-UP

JL202

Proposed Change: Rural Lands 40 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:
4 parcels (32 acres)

Location:
The parcel is accessed via Iron Springs Road, and is approximately 1.7 miles west of SR-79; outside 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

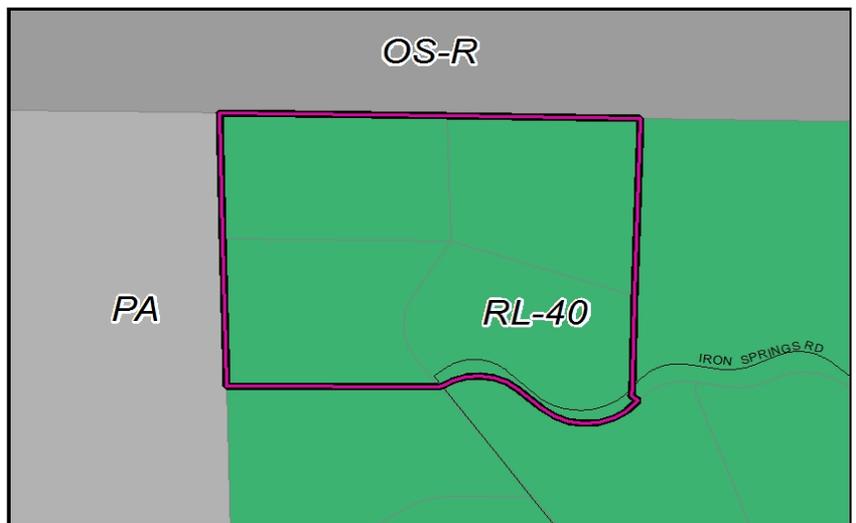
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	4
Proposed Change	Open Space-Conservation	0
GP Update Analyzed	RL-40 & RL-80	4

<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	A70	4 acres
Proposed	S80	4 acres

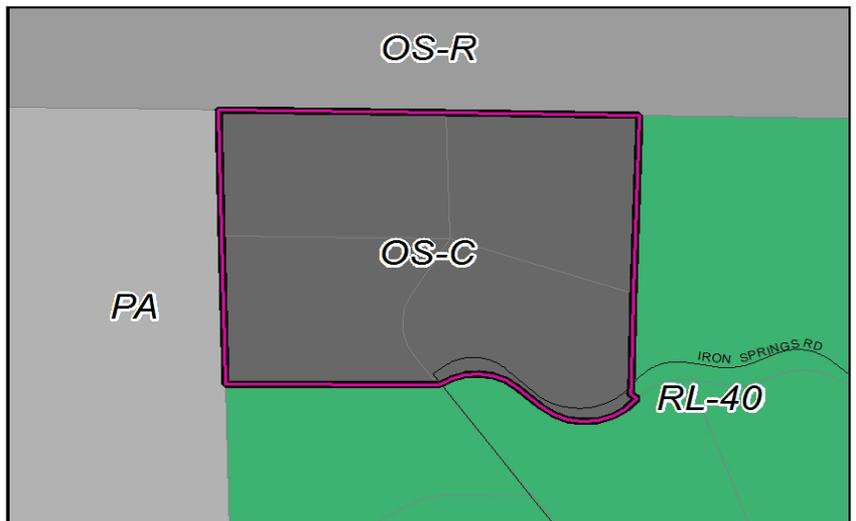
Note:
¹ Julian CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



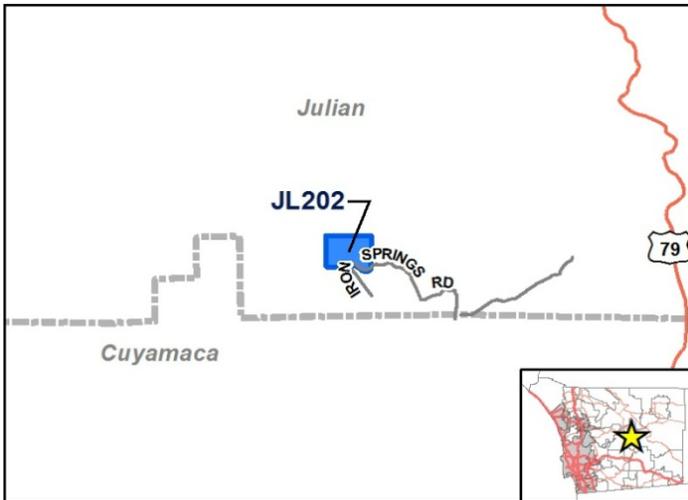
General Plan



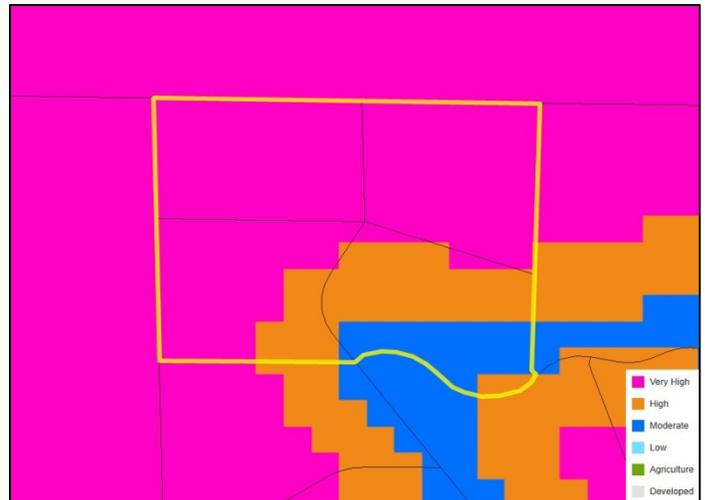
Staff Recommendation

LAND USE CLEAN-UP

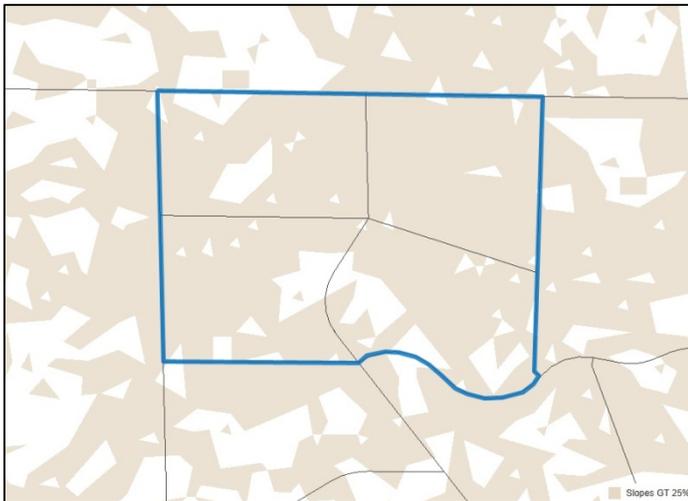
JL202



Vicinity Map



Habitat Evaluation Model



Steep Slope (Greater than 25%)



Vegetation

Context

This property was recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate four parcels totaling 32 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Heise County Park of over 1,000 acres. This particular acquisition is intended for preservation, expanding protection for the coniferous forest of this 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 coniferous forests of the Cuyamaca Mountains
- The acquisition was intended for preservation

APNs

2930203500, 2930203600, 2930203700, 2930203800