

LAND USE CLEAN-UP

LS203

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
Property Size:
 1 parcel (20 acres)
Location:
 Near Sycamore Canyon Road, approximately a mile north of Santee Lakes Park and approximately 2 miles west of SR-67; 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

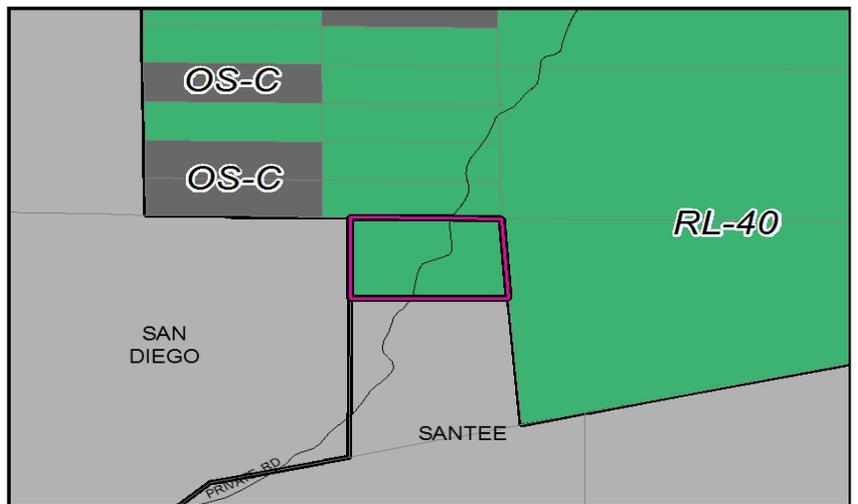
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	1
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40 & RL-80	1

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

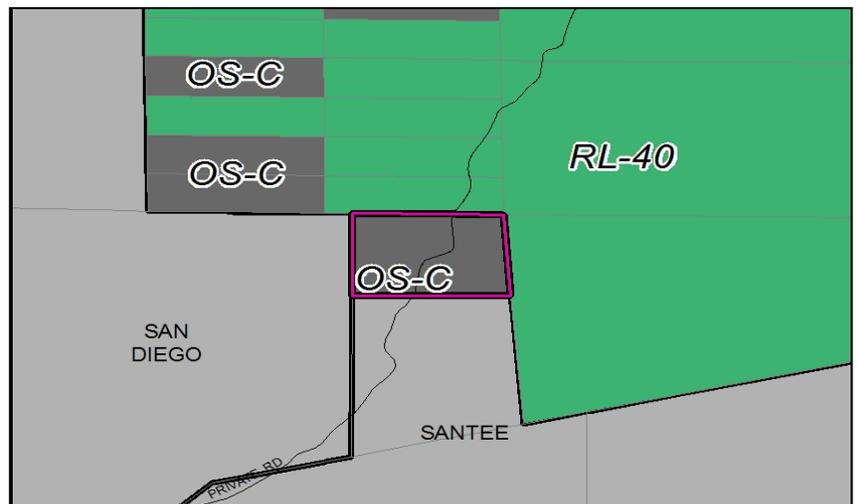
Note:
¹ Lakeside CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



General Plan



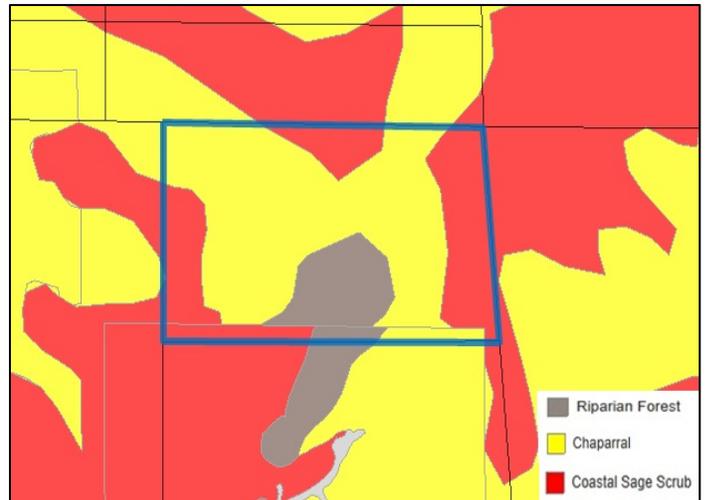
Staff Recommendation

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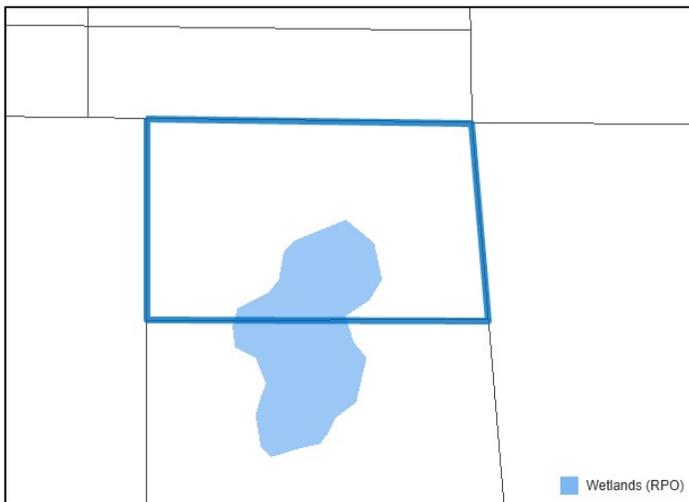
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Vicinity Map



Vegetation



Wetlands



Fire Hazard Severity Zones

Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate one parcel totaling 20 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Sycamore Canyon Preserve, providing protection for the wetlands and riparian corridor on the property that receive runoff from the Sycamore Canyon area and drain to Santee Lakes and the San Diego River.

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 entire area is in a MSCP Pre-Approved Mitigation Area (PAMA)
- This acquisition adds to the existing 2,500+ acre Sycamore Canyon Preserve

APNs

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