

LAND USE CLEAN-UP

SD202

Proposed Change: Rural Lands 20 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 (35 acres)

Location:
The properties are along Harmony Grove Road, approximately ¾ mile north of the Olivenhain Reservoir and 3 ½ miles west of I-15; 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

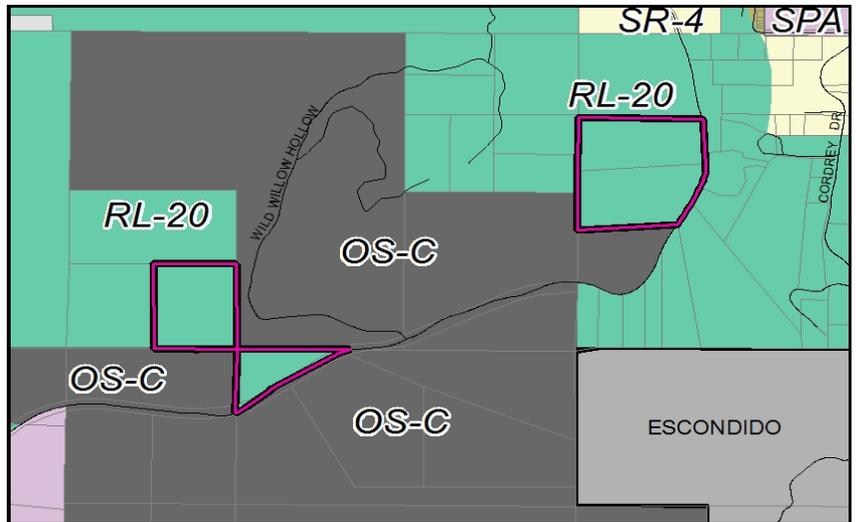
General Plan		
Scenario	Designation	DU's
Existing General Plan	Rural Lands 20	4
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-20 only	4

Zoning		
Scenario	Designation	Min. Lot Size
Existing	A70, RR, S80	8 acres
Proposed	S80	8 acres

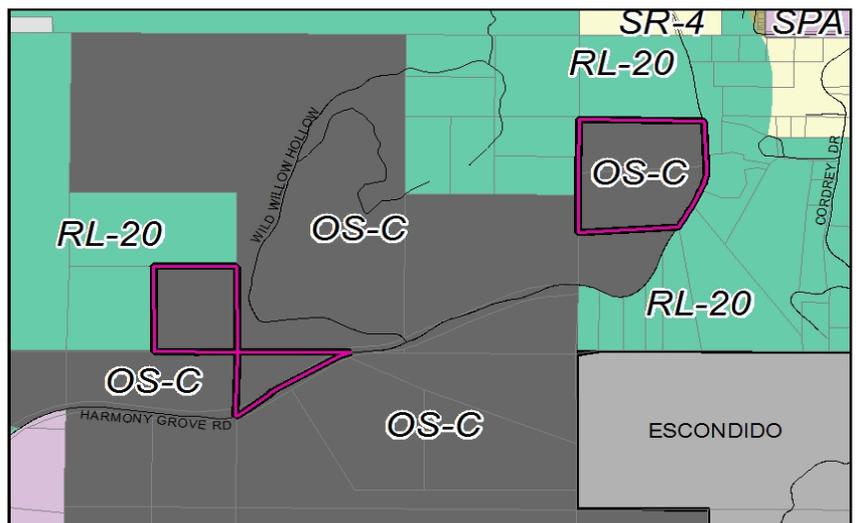
Note:
¹ San Dieguito CPG Minutes of _____ (to be attached after CPG review)



Aerial Photo



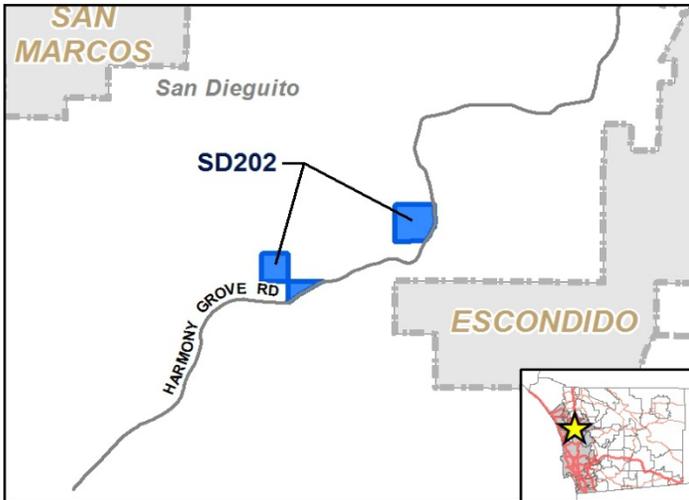
General Plan



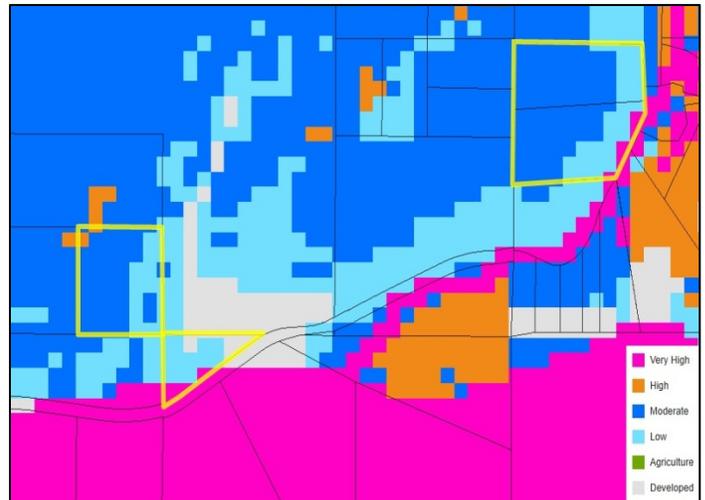
Staff Recommendation

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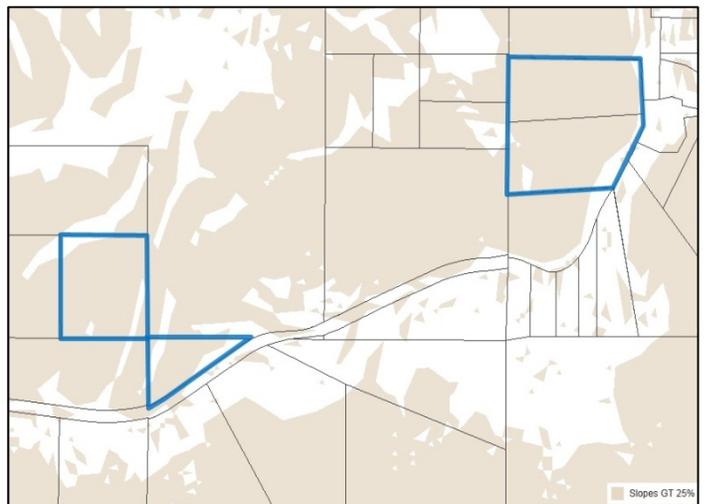
Vicinity Map



Habitat Evaluation



Wetlands



Steep Slope (greater than 25%)

Context

These properties were recently acquired by the County Department of Parks and Recreation for open space. The proposed change is to re-designate four parcels totaling 35 acres from RL-20 to Open Space-Conservation. This purchase adds to the County's Escondido Creek Preserve, providing protection for portions of the creek's riparian corridor and surrounding hillsides of chaparral vegetation communities.

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 to the wildlife corridor of Escondido Creek.
- Acquisitions in this area have been a coordinated effort between the County and the Escondido Creek Conservancy and this acquisition adds to the existing 500+ acre Escondido Creek Preserve.

APNs

6791300400, 6791400700, 23801049, 2380111700