

Alpine AL-9

Staff Recommended Designation

Rural Lands 20 (RL-20)

Property Description

Property Owner:

Various

Property Size:

1,458 acres; 209 parcels

Location/Description:

Alpine Community Plan Area;
Southeast of Loveland Reservoir
Near Lyons Valley Road/ Cons Valley Road;
Outside County Water Authority boundary

Existing General Plan:

General Agriculture (1 DU/4, 8, 20 ac) and
Multiple Rural Use (1 DU/4, 8 ac)
Lot Size: 8 acres

Minimum Lot Size (Groundwater Ordinance)

5 acres

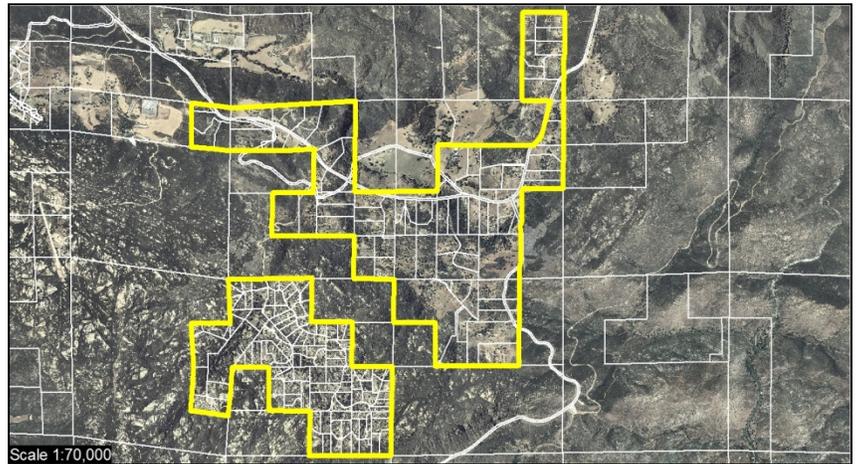
Travel Time (From Safety Element Table S-1):

Closest Fire Station — ≥20 minutes

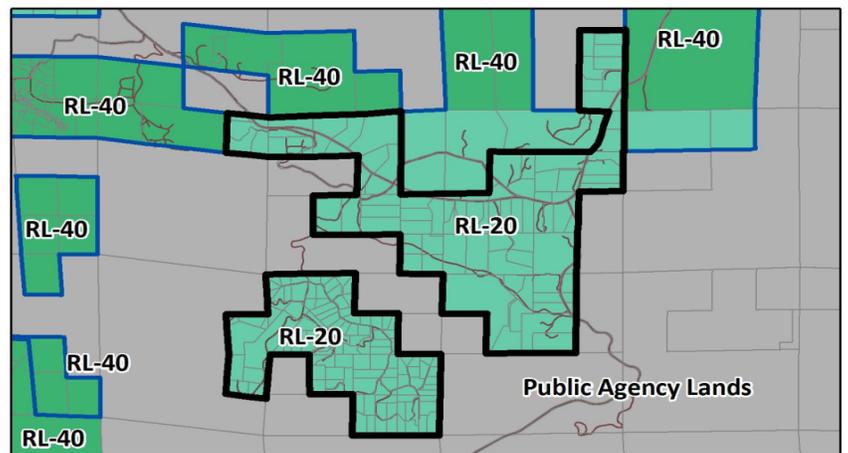
Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

- ◐ Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones



Aerial

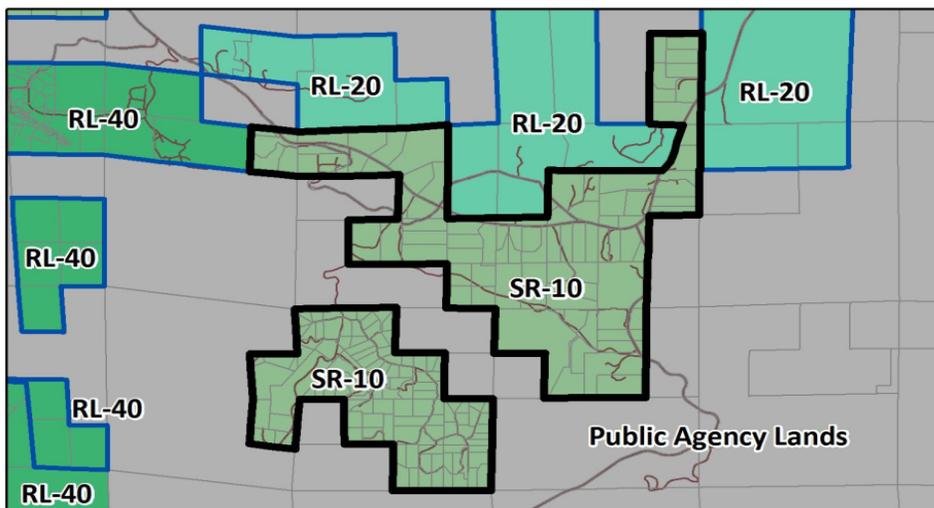


Staff Recommendation Land Use Map

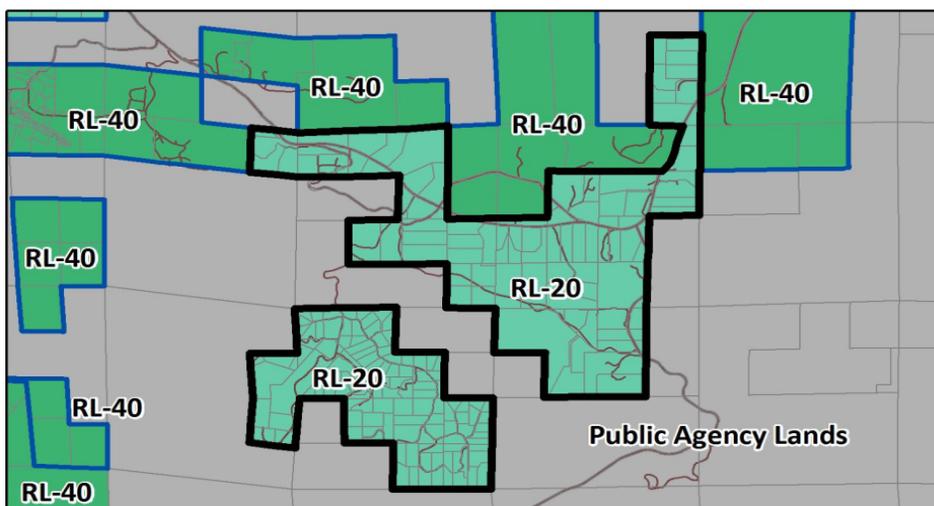
Rationale for Staff Recommendation

- The Rural Lands 20 designation generally reflects existing parcel sizes and limits the subdivision potential to only four additional parcels.
- The southern section of properties is only accessible by dead-end roads that exceed the maximum lengths allowed by the County Fire Code.
- Some of the larger parcels with subdivision potential contain undisturbed stretches of high value Coast Live Oak woodlands.
- A Rural Lands 20 density would minimize the potential for future subdivisions, along with the potential for additional dwelling units in remote, constrained areas, and avoid negative impacts to surrounding wilderness areas.

Land Use Maps for Consideration



2012 Initial Draft Map (May 2012): This map, analyzed as the proposed project in the 2012 Supplemental Environmental Impact Report (EIR), developed based on initial input from property owners and the Community Planning Group

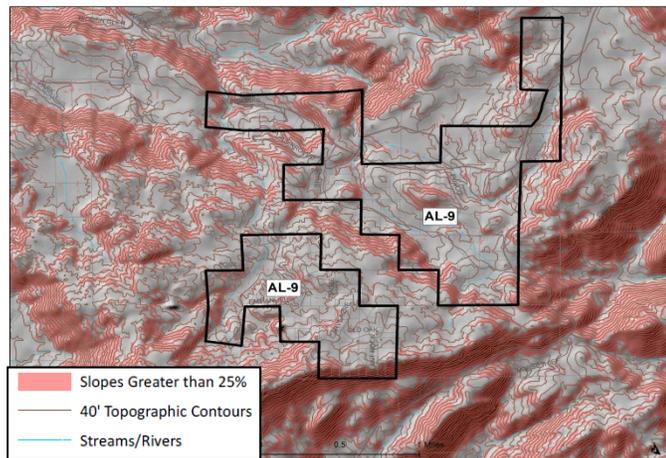


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

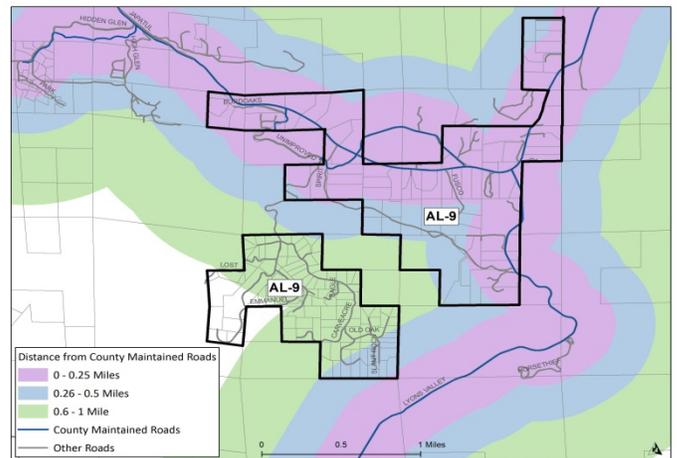
Same as Staff Recommendation

Planning Commission Recommendation Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

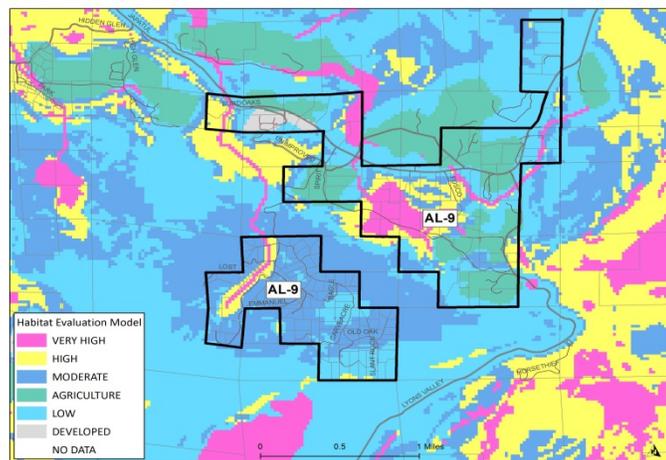
Constraints



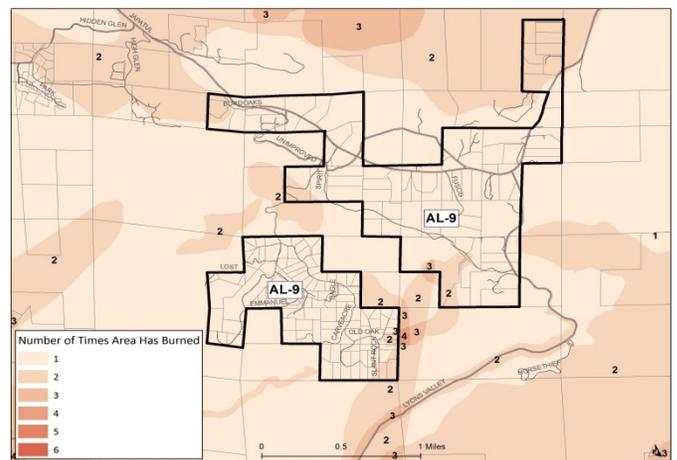
1-Step Slope (Greater than 25%)



2-Distance from County Maintained Road



3-Habitat Evaluation Model



4-Burn Frequency

Context

Alpine AL-9 contains 209 parcels in two separate areas with parcels that range in size from approximately one to 71 acres for a total of 1,458 acres. The areas are located in the Alpine Community Planning Area approximately one mile southeast of Loveland Reservoir along Lyons Valley Road and Japatul Road outside the County Water Authority boundary. One area is an island surrounded by the Cleveland National Forest (CNF) and the other is adjacent to the CNF on three sides. Most parcels have been developed with a residence. The area surrounded by the CNF is only accessible via dead-end roads that traverse the CNF. The area contains some scattered areas with steep slopes (refer to Figure-1 above) and approximately 150 acres of Agricultural Preserves. There are some areas with high value habitat (see Figure-3 above) which are mostly Oak Woodland habitat and the entire area is located within the Very High Fire Hazard Severity Zone approximately 20 minutes or greater from the nearest fire station. This area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

Comparison of Land Use Maps

Category		2012 Initial Draft Map (May 2012)	Staff Recommendation (October 2013)	PC Recommendation (November 2013)
Assignment of Designations (in acres)	SR-10	1,464	0	0
	RL-20	0	1,464	1,464
Maximum Dwelling Units		224	213	213
Zoning Use Regulation		A72-General Agriculture	A72-General Agriculture	Same as October 2013 Staff Recommendation
Zoning Minimum Lot Size (acres)		4	4	
Spot Designation/Zone		No	No	
Community Consensus for Land Use Map				
Support		Alpine CPG (04/26/12 minutes)	Alpine CPG (09/19/13 minutes) EHL (10/11/13 letter)	Same as October 2013 Staff Recommendation
Opposed		USFS (03/18/13 letter) EHL (03/18/13)		

The analysis below has determined that both the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies.

General Plan Conformance		
Policy	Staff Recommendation	PC Recommendation
LU-1.1 Assigning Land Use Designations Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Consistent with the CDM, the Staff Recommendation Land Use Map assigns a Rural Lands 20 designation to the entire area, due to its remote location outside of the Alpine Village. A portion of the area is more than 20 minutes from the nearest fire station, which requires very low densities. The Rural Lands 20 designation does not allow any further subdivision in this area.	Same as Staff Recommendation Land Use Map
LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.	The area is located in a very high fire hazard severity zone. In response, the Staff Recommendation Land Use Map would assign a low density Rural Lands 20 designation that would allow only an additional four lots for the 209 parcels within this area.	Same as Staff Recommendation Land Use Map