

Alpine AL-10

Staff Recommended Designation

Rural Lands 20 (RL-20)

Property Description

Property Owners:

Various

Property Size:

247 acres; 17 parcels

Location/Description:

Alpine Community Plan Area;
Southeast of Loveland Reservoir
Near Japatul Road/ Abrams Ridge 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: 4-acre

Minimum Lot Size (Groundwater Ordinance)

5 acres

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

Closest Fire Station — ≤20 minutes

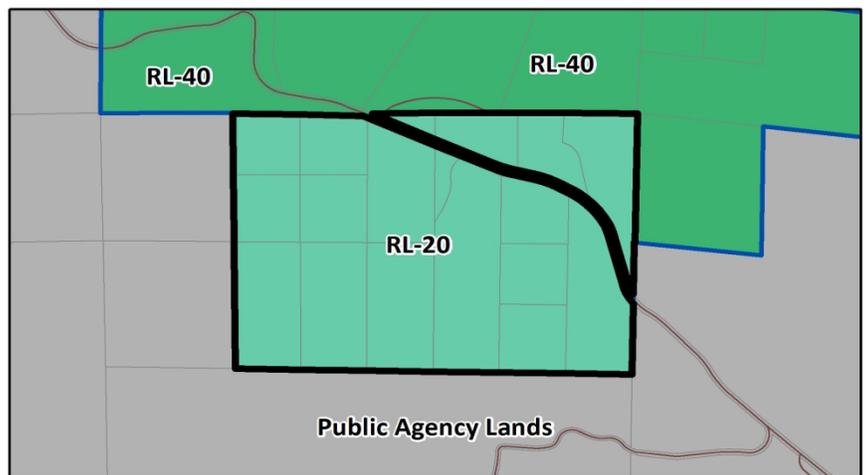
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

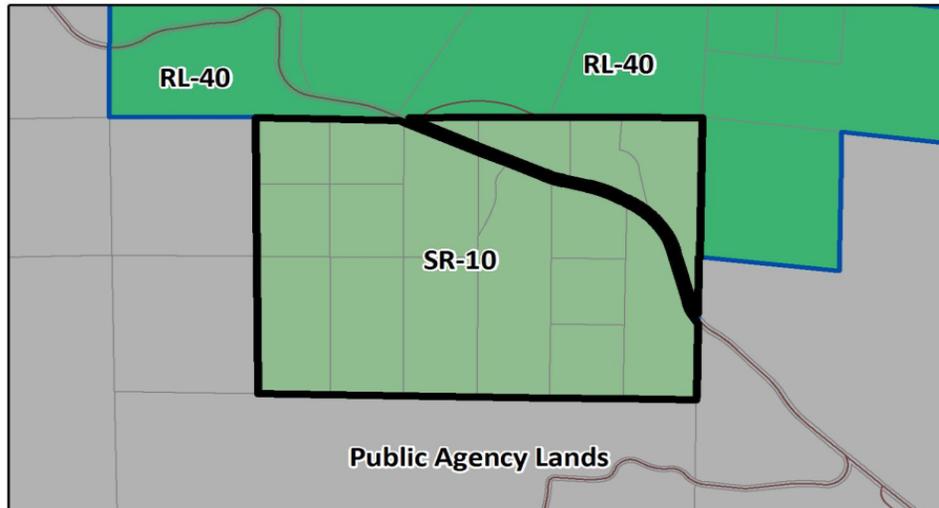


Staff Recommendation Land Use Map

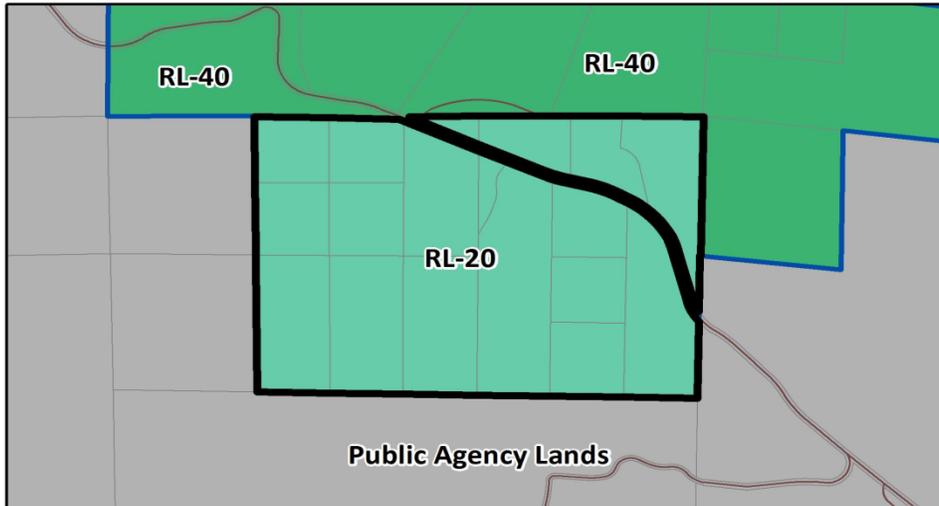
Rationale for Staff Recommendation

- The area is nearly fully constrained by Very High or High Value habitat.
- A Rural Lands 20 designation is consistent with existing parcel sizes and would not allow for any further subdivision.
- Approximately one-half of the parcels are currently undeveloped.
- Area is surrounded on three sides by National Forest lands and is adjacent to lands designated Rural Lands 40 on the remaining portions.

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

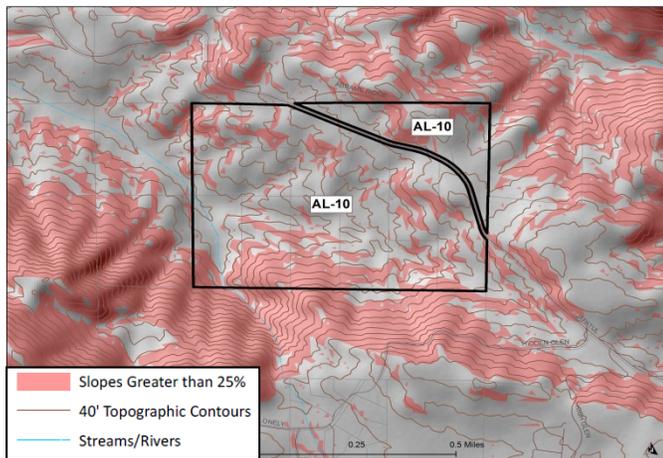


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission based in input provided in EIR public comment letters

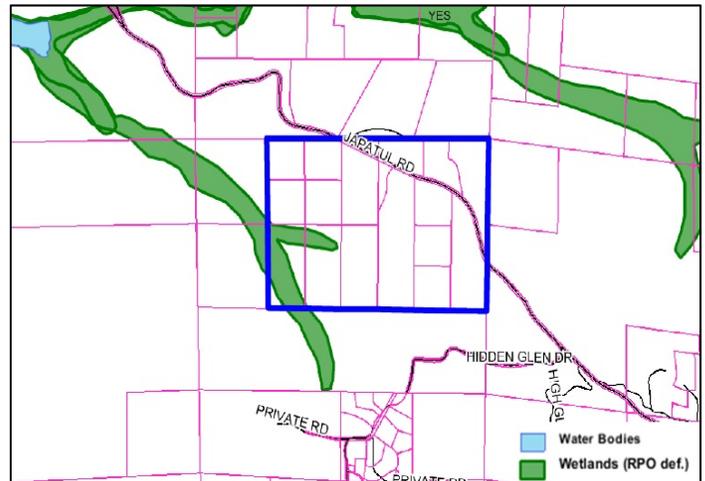
Same as Staff Recommendation

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

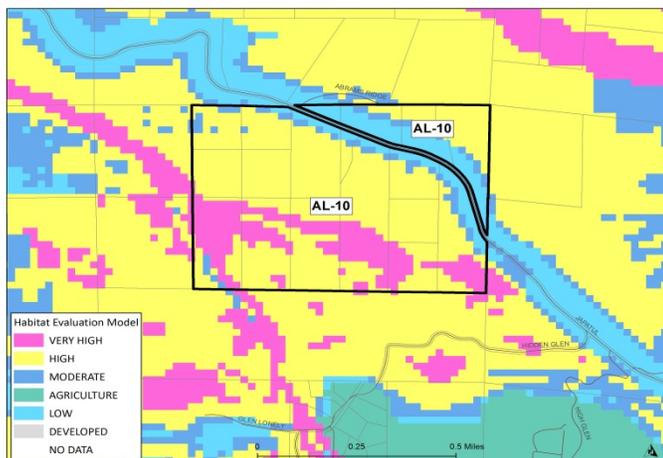
Constraints



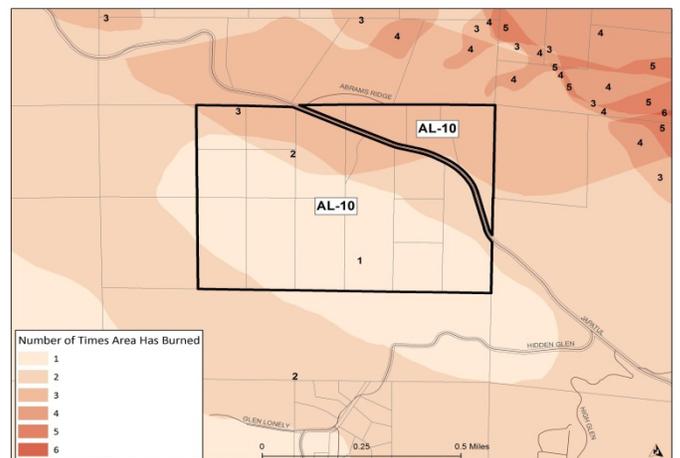
1-Step Slope (Greater than 25%)



2-Wetlands



3-Habitat Evaluation Model



4-Burn Frequency

Context

Alpine AL-10 contains 17 parcels that range in size from 1.9 to 30 acres for a total of 247 acres. The area is located in the Alpine Community Planning Area approximately one mile southeast of Loveland Reservoir along Japatul Road/ Abrams Ridge Road. Approximately one-half of the parcels are undeveloped, with the other half containing a single residence. The area is outside of the County Water Authority boundary and surrounded by the Cleveland National Forest (CNF). The parcels also contain some steep slopes (refer to Figure-1) and approximately 15 acres of wetlands (refer to Figure-2). With the exception of where the road traverses the area, the parcels are entirely composed of Very High or High Value habitat (refer to Figure-3). The property is located entirely within the Very High Fire Hazard Severity Zone and is located 20 minutes or less from the nearest fire station. AL-10 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	247	0	0
	RL-20	0	247	247
Maximum Dwelling Units		19	17	17
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 the Staff Recommendation Land Use Map.		
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	The Staff Recommendation Land Use Map would assign a Rural Lands 20 designation, which would not allow further subdivision of parcels in this area.	Same as the 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 not allow any additional subdivision of this area.	Same as the Staff Recommendation Land Use Map.		

Alpine AL-10: Correspondence Received

Comments from Endangered Habitats League

From: Dan Silver [dsilverla@me.com]
Sent: Wednesday, September 19, 2012 11:50 AM
To: Fogg, Mindy
Cc: Citrano, Robert; Farace, Joseph; Grunow, Richard; Murphy, Jeff
Subject: Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA)

September 19, 2012

BY ELECTRONIC MAIL ONLY

Mindy Fogg
 Dept of Planning and Land Use
 5201 Ruffin Rd Suite B
 San Diego, CA 92123

RE: Notice of Preparation for the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA)

Dear Ms Fogg:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) NOP. It is our expectation that the amendment will fully conform to the Guiding Principles of the General Plan and its objectives of *reducing* fire hazard, impacts to habitat, and infrastructure and service costs.

Forest inholdings are generally remote locations, removed from urban services and urban infrastructure, with high ecological integrity and high fire risk. Therefore, intensities of use (as reflected in assigned densities) should be at the *lowest* levels the Land Use Element allows, consistent with underlying parcelization. In other words, the number of potential new parcels should rarely increase above the baseline number of parcels, and then only in locations already substantially committed to such parcelization, so as to avoid "spot zoning." Mere adjacency to areas of existing higher density, or proximity to a roadway, is *not* sufficient rationale for up-planning. The needs to reduce fire hazard, preserve the environmental, and reduce service costs remain paramount. The current General Plan's limits of estate, semi-rural, and village development should be respected. Absent a demonstrable objective need to increase the housing capacity of the General Plan, there should be *no* expansion of Village or Semi-Rural densities into the former FCI lands. A density of 1:40 or less dense should be the default unless unique circumstances compel otherwise.

After reviewing maps produced by the Community Planning Groups (CPGs) and labelled as "May 2012 Draft Land Use Maps" on the DPLU FCI documents page, we are concerned over potential inconsistencies with the General Plan and its objectives. These mainly involve areas given a 1:10 density when 1:20 (or occasionally less) is more appropriate. SR-10 will inevitably produce a high degree of habitat fragmentation and habitat loss, especially considering the mandatory vegetation clearing – often acres – around each structure.

Alpine: The area of 1:10 south of Abrams Ridge should change to 1:20. South of the Commercial district and south of Old Ranch are three large blocks of unparcelized land that should be 1:40 or 1:80 rather than 1:10. In the area of Fusco, Burdoaks, Old Ranch and Granite Vista there should be a 1:20 density rather than 1:10. Note: This last area may be in Descanso. Note: There are two "Old Ranch" roads in different parts of the map.

In conclusion, the "May 2012 Draft Land Use Maps" maps contain unwarranted expansion of estate and ranchette parcelization. In the context of the DEIR, the May 2012 Draft Land Use Maps should be considered an alternative with greater impacts than the proposed project, which should better conform to the General Plan.

It is our privilege to work with DPLU toward a successful FCI Lands Amendment. Also, it would be appreciated if you could acknowledge receipt of these comments by a reply to this message.

Yours truly,
 Dan

Dan Silver, Executive Director
 Endangered Habitats League
 8424 Santa Monica Blvd., Suite A 592
 Los Angeles, CA 90069-4267