

Descanso DE-3

Staff Recommended Designation

Semi-Rural 10 (SR-10)

Property Description

Property Owner:

Various

Property Size:

171 acres; 16 parcels

Location/Description:

Descanso Community Plan Area;

One-quarter mile south of the Village;

Outside the County Water Authority boundary

Existing General Plan:

National Forest State Parks (1 DU/4,8,20 ac)

Lot Size: 2 and 4 acres

Minimum Lot Size (Groundwater Ordinance)

4 acres

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

Closest Fire Station — 10 minutes

Prevalence of Constraints (See following page):

● - high; ◐ - partially; ○ - none

◐ Steep Slope (Greater than 25%)

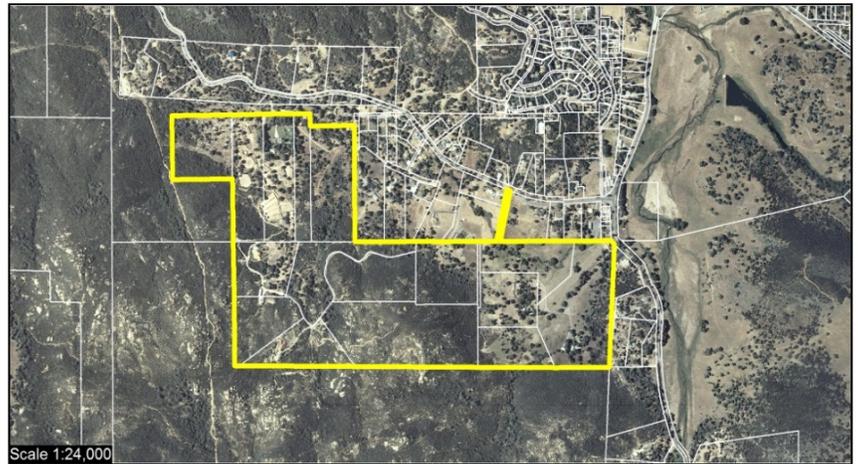
○ Floodplain

○ Wetlands

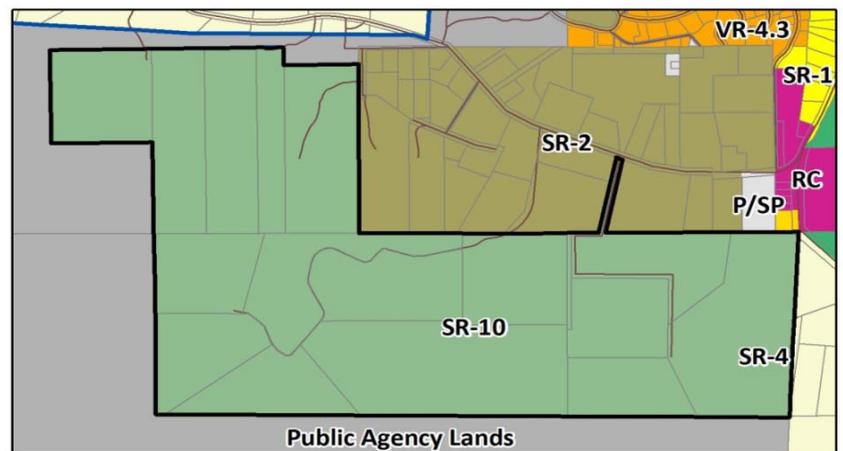
◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

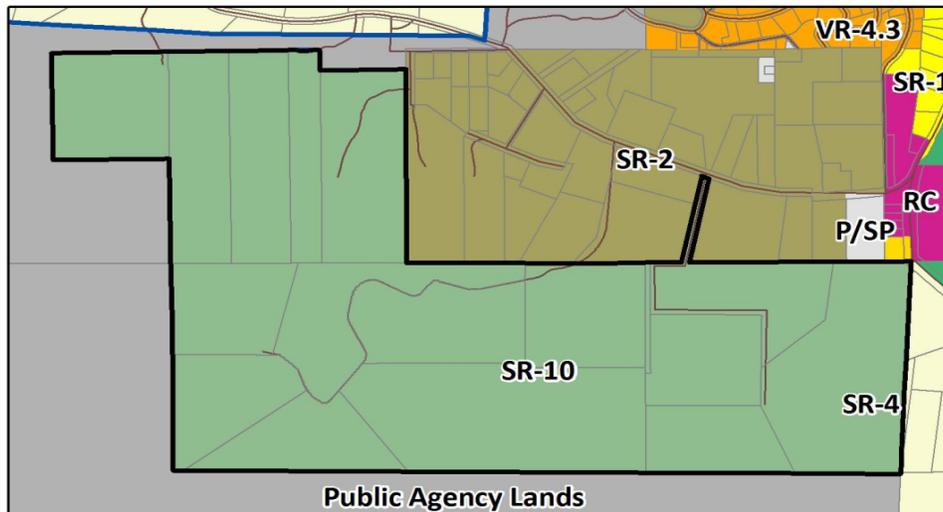


Staff Recommendation Land Use Map

Rationale for Staff Recommendation

- No additional subdivision would be allowed by either the Semi-Rural 10 or Rural Lands 20 designations.
- Descanso Community Planning Group recommends a Semi-Rural 10 designation.
- Assigning the Semi-Rural 10 designation is consistent with the General Plan Community Development Model and existing parcel sizes.

Land Use Maps for Consideration



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

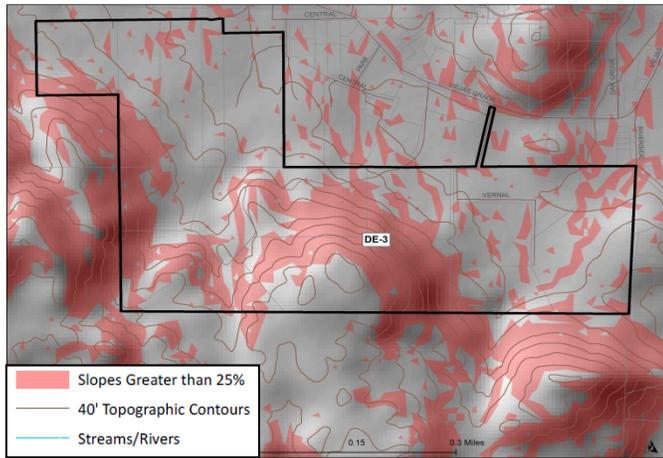
Same as EIR Analyzed Map

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 EIR Analyzed Map

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

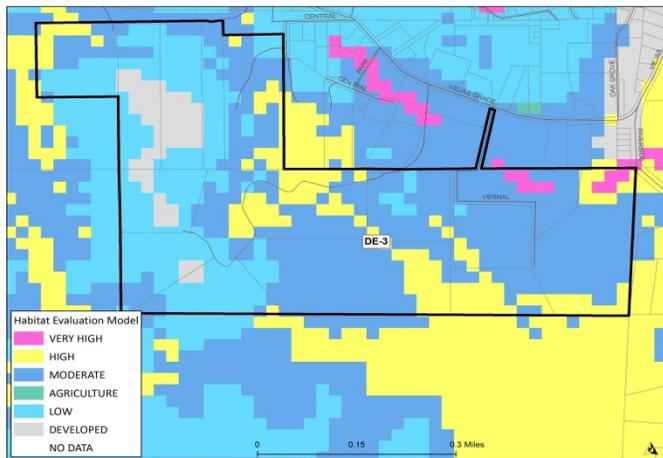
Constraints



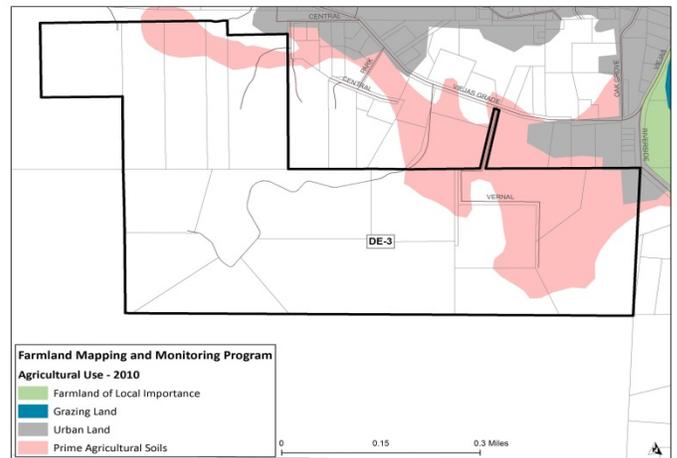
1-Step Slope (Greater than 25%)



2-Fire Burn Frequency



3-Habitat Evaluation Model



4- Agricultural Lands

Context

Descanso DE-3 contains 16 parcels that total approximately 171 acres. The parcels are located in the Descanso Community Planning Area south of Viejas Grade Road and west of Riverside Drive. The area, which is located approximately one-quarter mile south of the Descanso Village, is generally developed with rural residences. The properties are outside the County Water Authority boundary with the Cleveland National Forest located to the south and west. About 25% percent of DE-3 is constrained by steep slopes (see Figure-1) with areas burning up to three times in the past 90 years (see Figure-2). Most of the area is constrained by sensitive habitat (see Figure-3) which is primarily oak woodlands and portions of the area contain prime agriculture lands (see Figure-4). DE-3 is located within a Very High Fire Hazard Severity Zone, 10 minutes travel time from the nearest fire station.

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	171	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Maximum Dwelling Units		16	16	16
Zoning Use Regulation	A70-Limited Agriculture		Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)	2 and 4			
Spot Designation/Zone	No			
Community Consensus for Land Use Map				
Support	Descanso CPG (03/15/13 minutes) USFS (03/18/13 letter)		EHL (10/11/13 letter)	Same as 2012 Initial Draft Map
Opposed	EHL (03/18/13 letter)			

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 and Planning Commission Recommendation Land Use Maps: Rationale for Consistency	
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 and Planning Commission Recommendation Land Use Maps assign a Semi-Rural 10 designation, which is generally consistent with existing parcel sizes for the area.
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	The Semi-Rural 10 designation would not allow any of the parcels to be subdivided further.
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, both the Staff and PC Recommendation Land Use Maps would assign a Semi-Rural 10 designation that would not allow any additional subdivision within this area.