

Jamul / Dulzura JD-1

**Staff Recommended Designation**

Rural Lands 80 (RL-80)

**Property Description**

Property Owner:

Charlotte Frye [Skye Valley Ranch]

Property Size:

730 acres; 4 parcels

Location/Description:

Jamul/Dulzura Community Plan Area;

Northeast of Barrett Lake

Near Skye Valley Rd./ Forrest Route 17504;

Outside County Water Authority boundary

Existing General Plan:

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

Lot Size: 8 acres

Minimum Lot Size (Groundwater Ordinance)

4 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%)

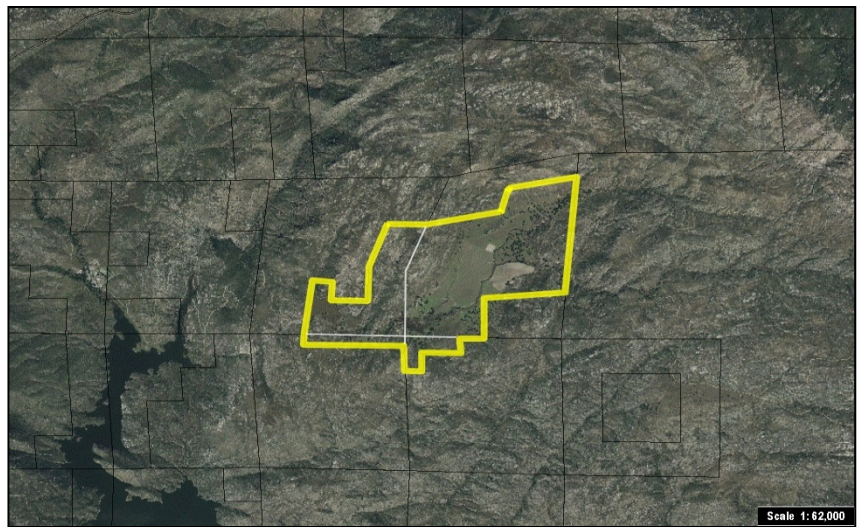
◐ Floodplain

○ Wetlands

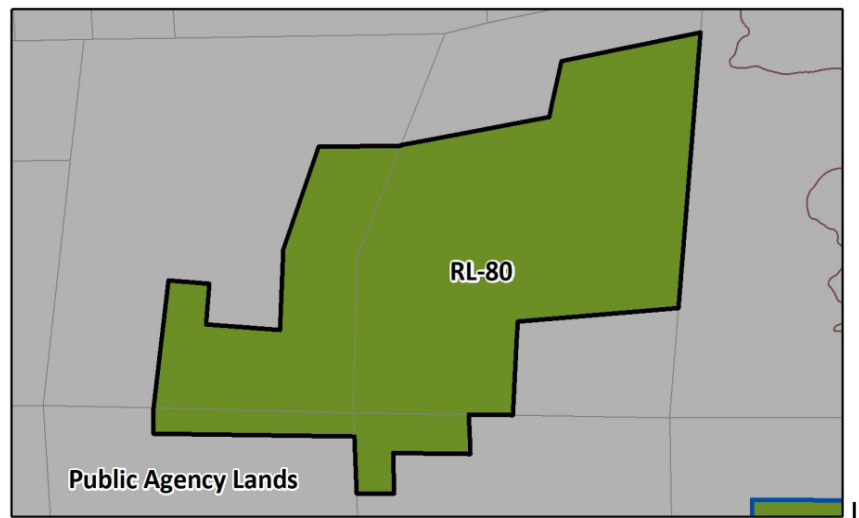
◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

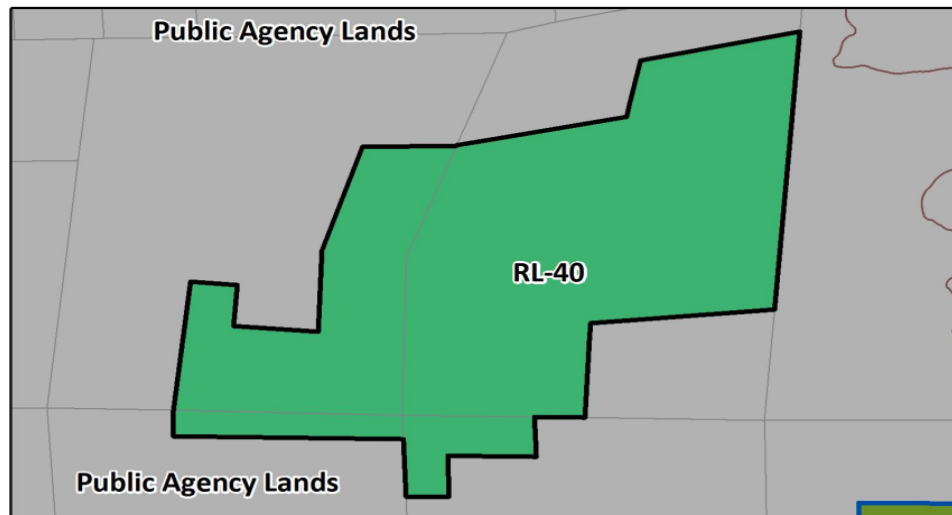


Staff Recommendation Land Use Map

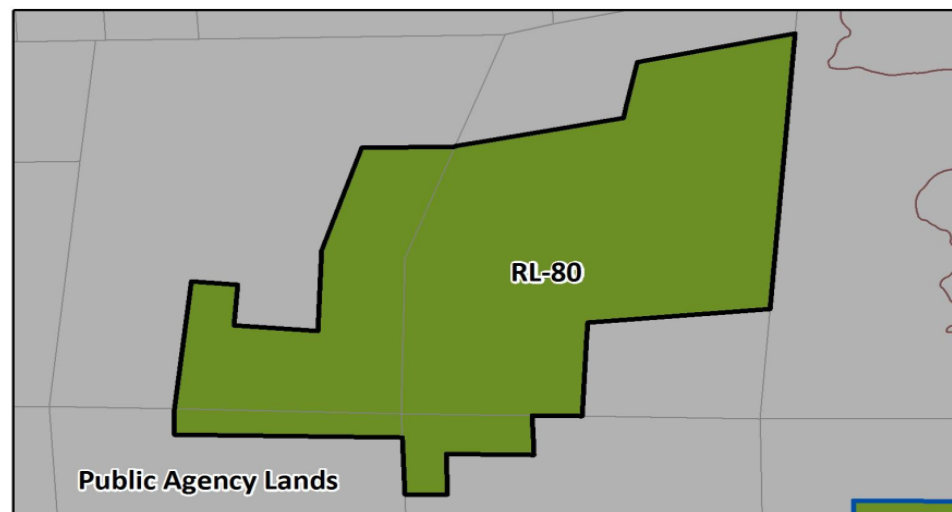
**Rationale for Staff Recommendation**

- Area is only accessible via dead-end roads with lengths that are greater than allowed by the County Consolidated Fire Code.
- This area is both remote and only accessible by traversing three to four miles through the remote Wilderness designated portion of the Cleveland National Forest.
- Minimizes development potential for parcels that border two federally-designated wilderness areas; further development in this area will have a negative impact on wilderness values and increase risk of wildland fires.
- Rural Lands 80 designation is consistent with how other similar areas are mapped, such as Mountain Empire to the east.

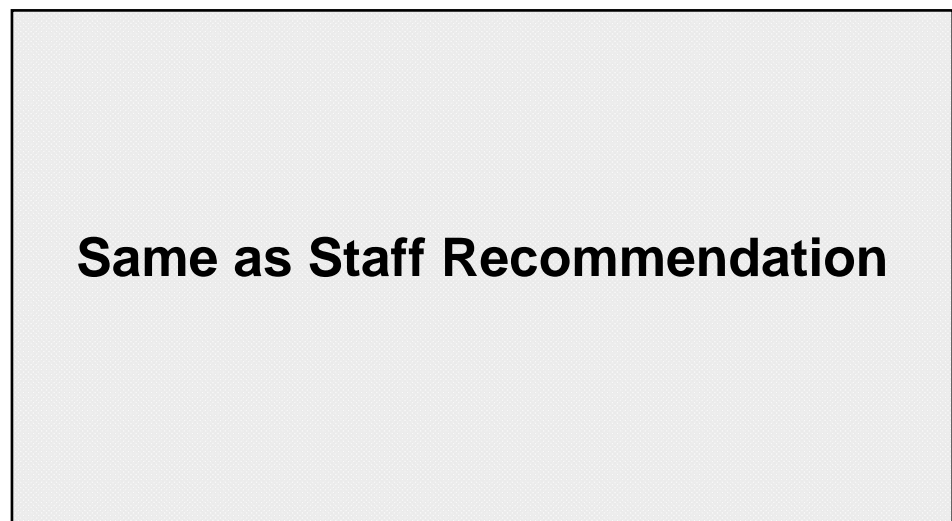
# Land Use Maps for Consideration



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



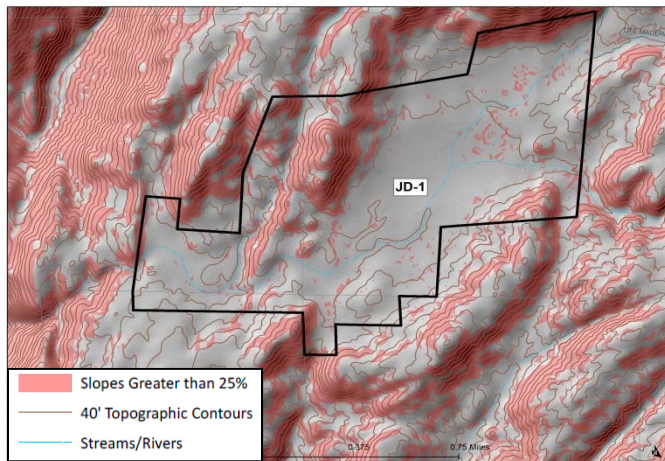
**Staff Recommendation Land Use Map (October 2013):** Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters



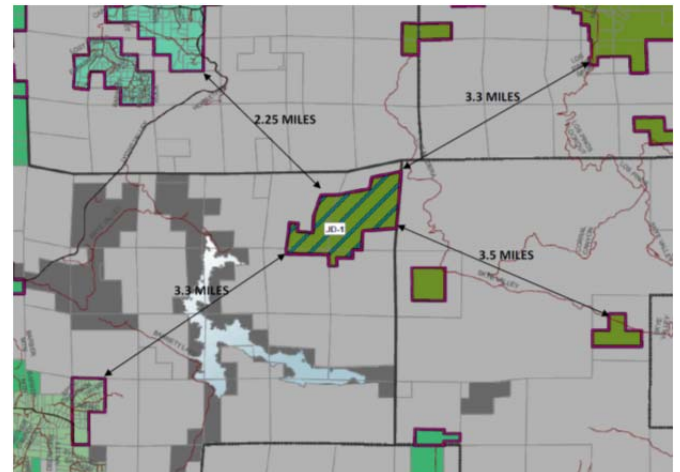
**Same as Staff Recommendation**

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

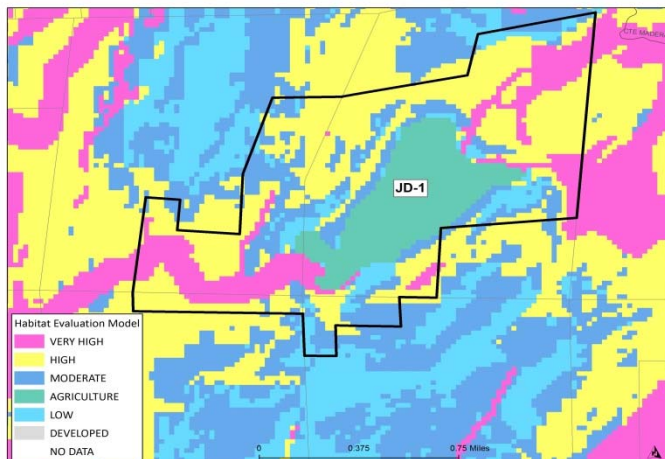
# Constraints



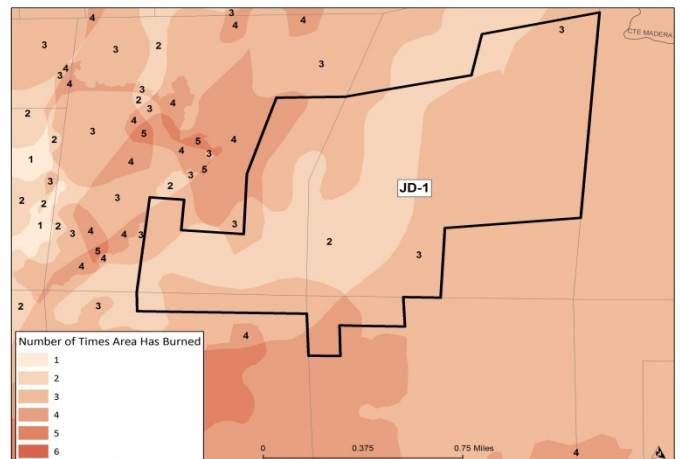
1-Steep Slope (Greater than 25%)



2- Distance to a County-Maintained Road



3-Habitat Evaluation Model



4- Burn Frequency

## Context

Jamul / Dulzura JD-1 contains four parcels under a single ownership that range in size from 20 to 480 acres for a total of 730 acres. Currently, the largest parcel contains mostly agricultural uses and a rural residence. The parcels are located in the Jamul / Dulzura Community Planning Area (CPA) approximately three-quarters mile northeast of Barrett Lake along Skye Valley Road and Forest Route 17504 on the edge of the CPA. The property is outside of the County Water Authority boundary and surrounded by the Cleveland National Forest (CNF) in a federally-designated wilderness area. The parcels contain some steep slopes (see Figure-1). The roads providing access to the property are insufficient to serve additional development, and due to their alignments through the wilderness area of the CNF, it is unlikely they would ever be improved (see Figure 2). The entire area is within an agricultural preserve. Approximately one-half of the property has Very High or High Value Habitat associated with oak woodlands (see Figure-3). The entire property is located within the Very High Fire Hazard Severity Zone and is over 20 minutes away from the nearest fire station. Areas of JD-1 have burned up to four times in the past 90 years (see Figure-4). This area is groundwater dependent with a mean annual precipitation of 21 to 24 inches, which in accordance with the San Diego County Groundwater Ordinance requires a minimum lot size of four acres.

## 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)	RL-40	730	0	Same as October 2013 Staff Recommendation
	RL-80	0	730	
Maximum Dwelling Units		18	9	9
Zoning Use Regulation		A72-General Agriculture	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)		8		
Spot Designation/Zone		No		
Community Consensus for Land Use Map				
Support		Jamul/Dulzura CPG (02/14/12 minutes)	EHL (10/11/13 letter)	Same as October 2013 Staff Recommendation
Opposed		USFS (03/18/13 letter) EHL (03/18/13 letter)	Jamul/Dulzura CPG (09/10/13 minutes)	

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

General Plan Conformance		
	Policy	PC/Staff Recommendation: Rationale for Consistency
LU-1.1	<b>Assigning Land Use Designations.</b> 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 propose a Rural Lands 80 designation, to these four very large remote parcels surrounded by the Cleveland National Forest.
LU-6.2	<b>Reducing Development Pressures.</b> Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	The Rural Lands 80 designation would minimize any further subdivision of these parcels.
LU-6.11	<b>Protection from Wildfires and Unmitigable Hazards.</b> 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 very low density Rural Lands 80 designation to minimize development potential.

Jamul/Dulzura JD-1: Correspondence Received

*CPG recommendation*

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
DRAFT MINUTES  
Tuesday, September 10, 2013  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Jean Strouf called the meeting to order at 7:30 p.m.
2. **Roll Call:** Jean Strouf, Elizabeth Kelly, Dan Neirinckx, Dan Kjongegaard, Randy White, Bill Herde, Ray Deitchman, Michael Casinelli, Judy Bohlen, Earl Katzer and Steve Wragg.  
**Excused:** Joan Kouns, Janet Mulder.  
**Absent:** Yvonne Purdy-Luxton, Preston Brown
6. **FOREST CONSERVATION INITIATIVE & SKYE VALLEY RANCH;** **Dan Neirinckx**, DPDS is moving their recommendation onto the Planning Commission. Their recommendation supports the U.S. Forest Service recommendation, that the minimum lot size be 80 acres. This is based on the property being primarily surrounded by forestland and wilderness area; there are no improvements and they are no plans to make any. **Jean Strouf**, noted from the most recent letter dated March 12, 2013, from the JDCPG to Bob Citrano at DPDS urging them to restore the property to 40 acre minimum as it had been prior to the Forest Conservation Initiative, this has been the CPG position from the start of this process.  
**Bill Herde** moved that we reissue a letter to DPDS restating our position opposing the down zoning of the property and include previous letters as attachments; motion was seconded by **Dan Neirinckx**. **The motion carried, 11 yes, 0 no, 0 abstention.**

**ADJOURNMENT:** Jean Strouf adjourned the meeting at 8:30 p.m.

Respectfully submitted (with thanks to Dan Kjongegaard for taking the meeting notes):

Janet Mulder, Secretary