

# LAND USE CLEAN-UP

**JL201**

**Proposed Change:** Rural Lands 40 to Open Space-Conservation  
**Basis for Change:** Ownership Change (DPR Open Space Acquisition)

Community Recommendation	TBD <sup>1</sup>
Opposition Expected	No

**Property Description**

Property Owner:  
 County of San Diego (recent DPR purchase)  
Property Size:  
 2 parcels (114 acres)  
Location:  
 Adjacent to SR-78; approximately one mile north of the Julian Rural Village boundary; outside the County Water Authority boundary

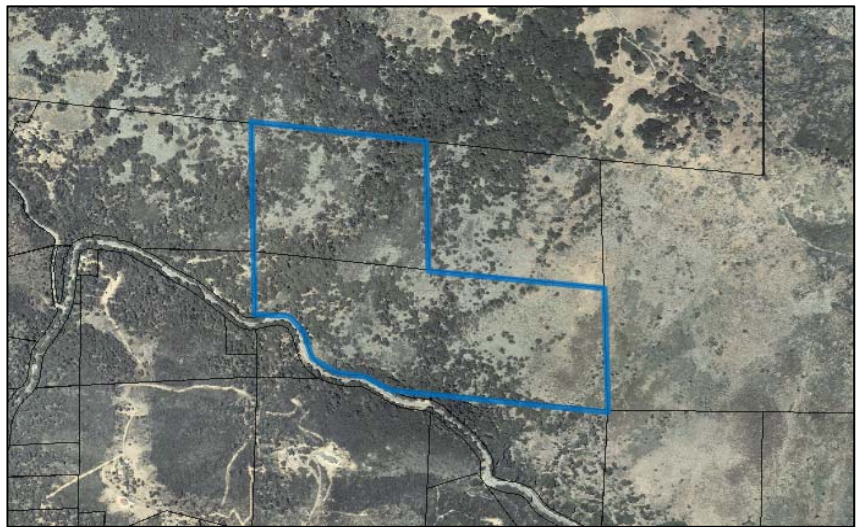
- Prevalence of Constraints (See following page):
- - high; ◐ - partially; ○ - none
  - ◐ Steep Slope (Greater than 25%)
  - Floodplain
  - ◐ Wetlands
  - Sensitive Habitat
  - ◐ Agricultural Lands
  - Fire Hazard Severity Zones

**Land Use**

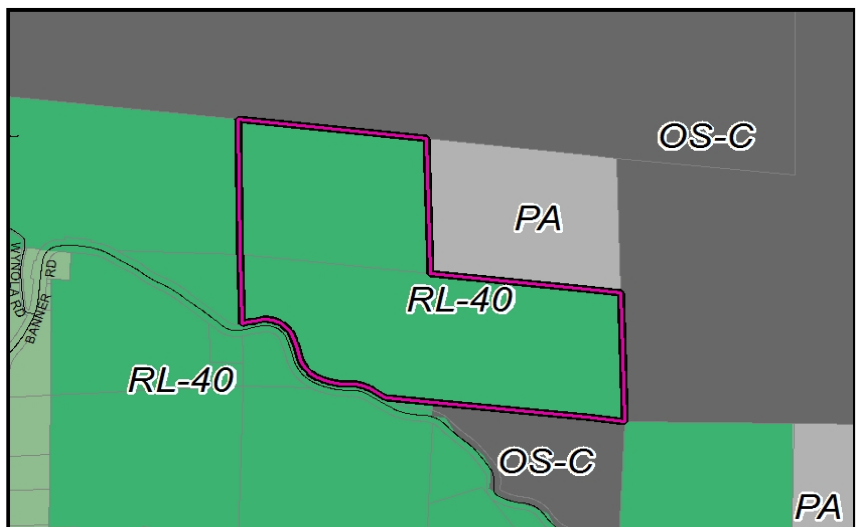
General Plan		
Scenario	Designation	DU's
Existing General Plan	RL-40	2
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-40 and RL-80	2 <sup>2</sup>

Zoning		
Scenario	Designation	Min. Lot Size
Existing	A70	20 acres
Proposed	S80	20 acres

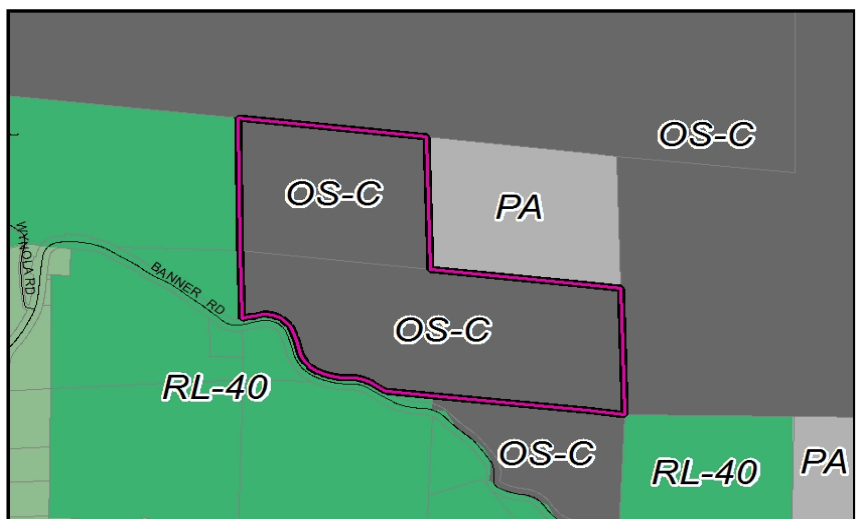
Note:  
<sup>1</sup> Julian CPG Minutes of \_\_\_\_\_ (to be attached after CPG review)  
<sup>2</sup> Based on the most intensive designation analyzed



Aerial Photo



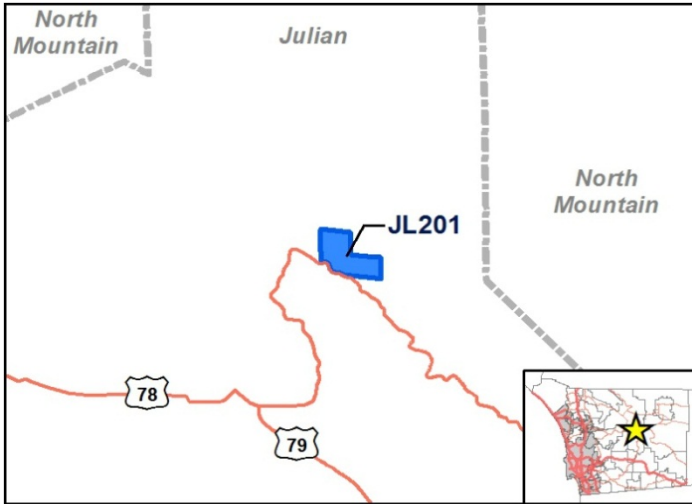
General Plan



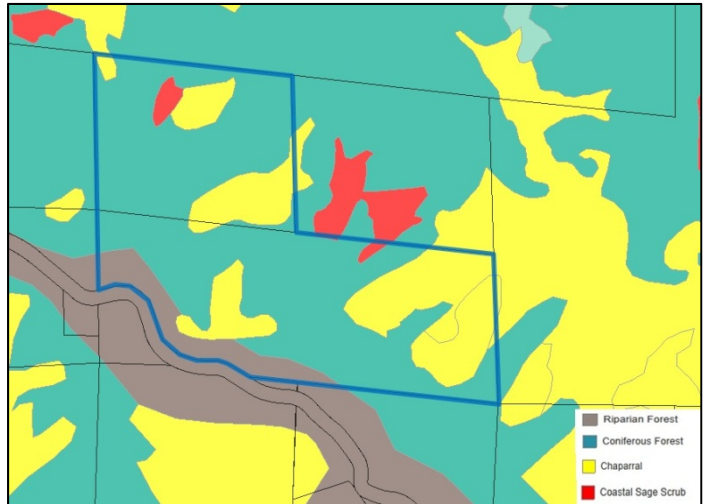
Staff Recommendation

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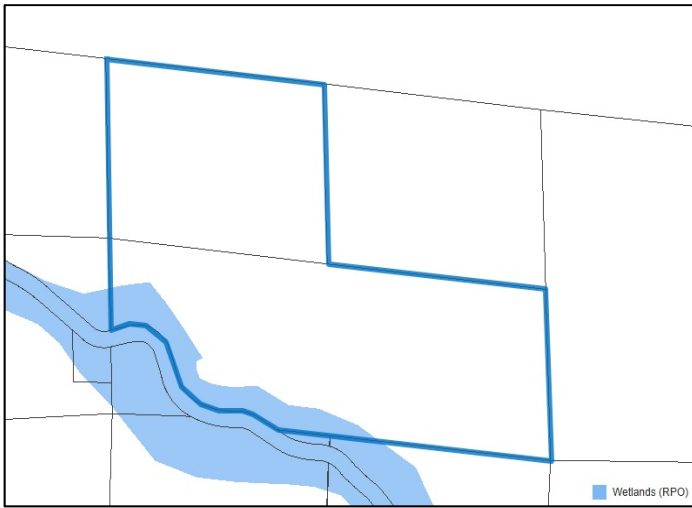
JL201



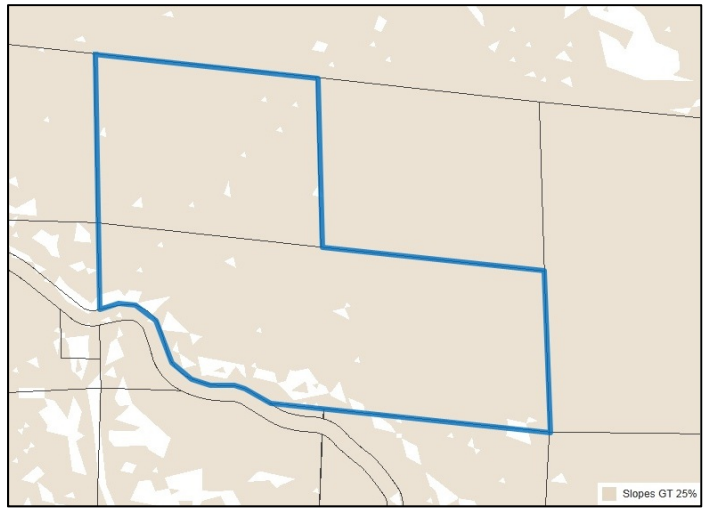
Vicinity Map



Vegetation



Wetlands



Steep Slope (Greater than 25%)

## Context

This property was recently purchased by the County Department of Parks and Recreation for open space. The proposed change is to re-designate two parcels totaling 114 acres from RL-40 to Open Space-Conservation. This purchase adds to the County's Volcan Mountain Preserve, protecting a portion of the riparian corridor associated with Banner Creek, near SR-78.

## 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 properties include a wetland and riparian woodland corridor, downhill from coniferous forests, all of which are a high priority for preservation (Tier 1 habitats)
- This acquisition adds to the existing 3,000+ acre Volcan Mountain Preserve

## APNs

2500300800, 2500300900