

Central Mountain CM-1

**Staff Recommended Designation**

Rural Lands 80 (RL-80)

**Property Description**

Property Owner:

Doris Dungan

Property Size:

120 acres; 1 parcel

Location/Description:

Central Mountain Community Plan Area;

1.4 miles northwest of Eagle Peak Road;

Outside County Water Authority boundary

Existing General Plan/Zoning:

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

Use Regulation: A72

Lot Size: 20 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

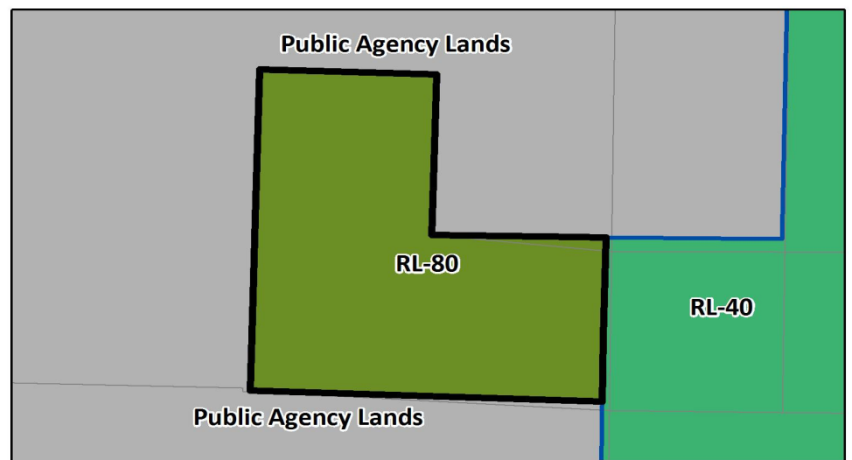
● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

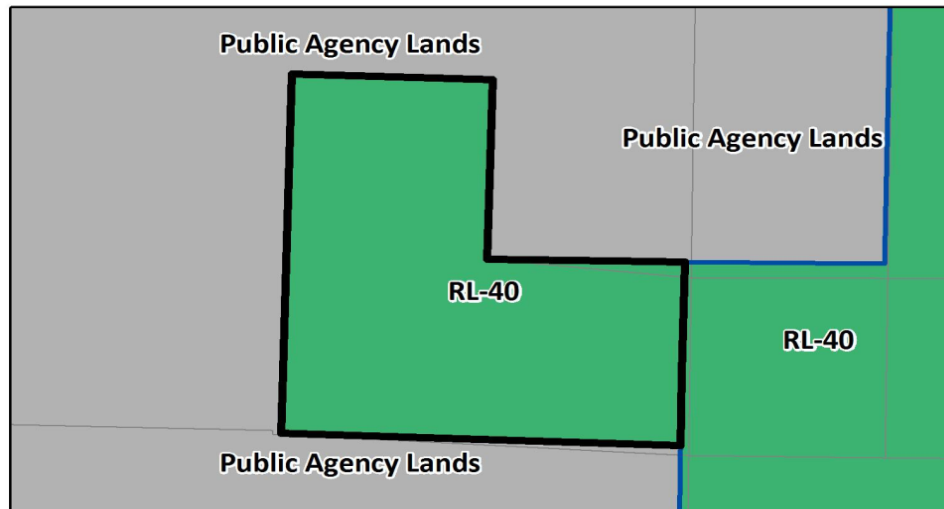


Staff Recommendation Land Use Map

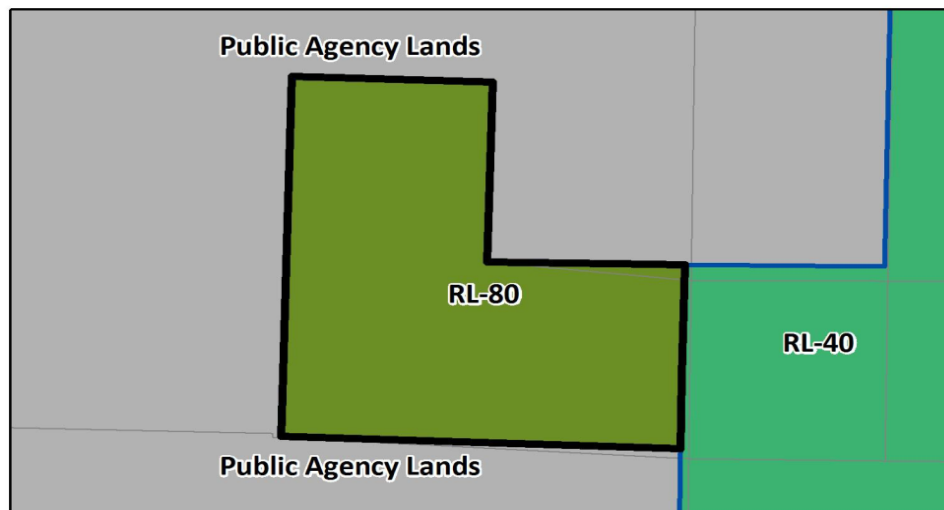
**Rationale for Staff Recommendation**

- There is no road access to the parcel, which is located approximately 1.4 miles from the nearest public road
- More than two-thirds of the parcel is constrained by slopes greater than 25%
- Parcel is almost entirely composed of Very High and High Value habitat
- Nearly surrounded by Cleveland National Forest (CNF) lands proposed for Wilderness status in the Southern California National Forests Land Management Plan Amendment project

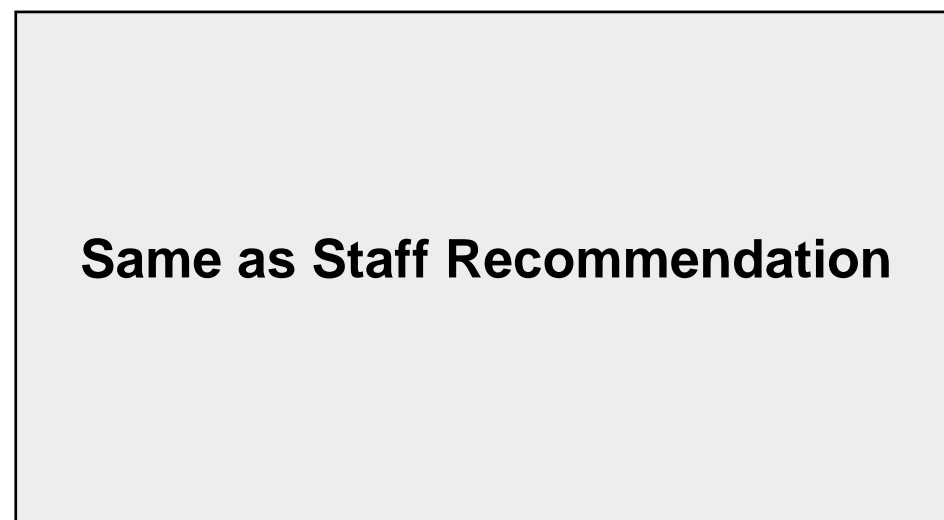
# Land Use Maps for Consideration



2012 Initial Draft Map (May 2012): This map, analyzed as the proposed project in the 2012 Supplemental Environmental Impact Report

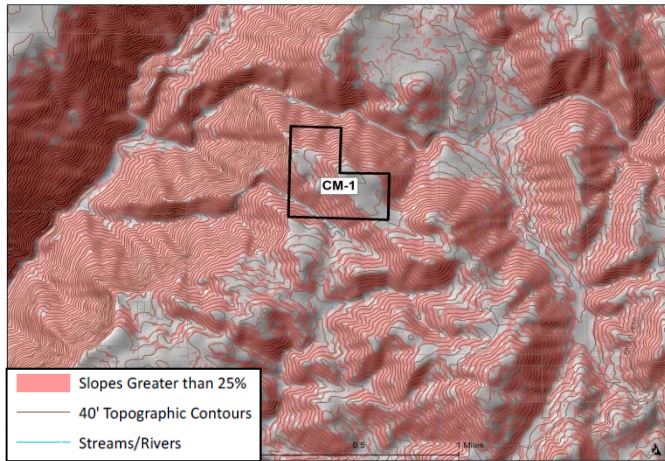


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters



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

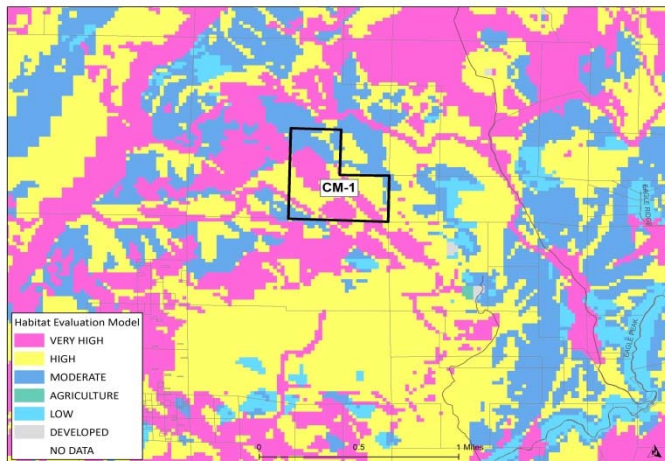
## Constraints



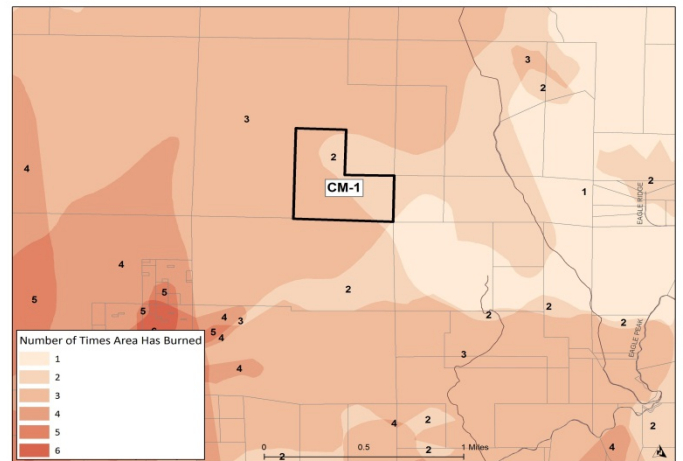
1-Steep Slope (Greater than 25%)



2-Distance from a County-Maintained Road



3-Habitat Evaluation Model



4-Fire Burn Frequency

## Context

Central Mountain CM-1 consists of a single 120-acre undeveloped parcel located in the portion of the Central Mountain Subregion that is not represented by a planning or sponsor group. The parcel, located approximately 1.4 miles northwest of Eagle Peak Road in Julian, is outside of the County Water Authority boundary and is nearly entirely surrounded by the CNF. Steep slopes greater than 25% occur on approximately two-thirds of the parcel (refer to Figure-1), which is almost entirely composed of Very High and High Value Habitat (refer to Figure-3). The parcel is entirely within an Agricultural Preserve and the Very High Fire Hazard Severity Zone with areas of this parcel burning up to three times in the past 90 years (refer to Figure-4). Also, the parcel is located more than 20 minutes away from the nearest fire services. This area is groundwater dependent with a mean annual precipitation of 21 to 24 inches which, requires a four-acre minimum lot size in accordance with the San Diego County Groundwater Ordinance.

## Comparison of Land Use Maps

Category		2012 Initial Draft Map (May 2012)	Staff Recommendation (October 2013)	Staff Recommendation (November 2013)
Assignment of Designations (in acres)	RL-40	120	0	Same as October 2013 Staff Recommendation
	RL-80	0	120	
Maximum Dwelling Units		3	1	1
Zoning Use Regulation		A72-General Agriculture	A72-General Agriculture	Same as October 2013 Staff Recommendation
Zoning Minimum Lot Size (acres)		20	20	
Spot Designation/Zone		No	No	
Community Consensus for Land Use Map				
Support			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 & Planning Commission Recommendation Land Use Maps: 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 assigns a Rural Lands 80 designation to the parcel, which is located in a remote area of the unincorporated county adjacent to the CNF.
LU-6.2	<b>Reducing Development Pressures.</b> Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	A Rural Lands 80 designation is proposed to reflect that the entire parcel is constrained by either steep slopes greater than 25% or High and Very High Value Habitat, which would prevent any further subdivision of this parcel.
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 prevent this parcel from further subdividing.