

Cuyamaca CU-1

Staff Recommended Designation

Rural Lands 80 (RL-80)

Property DescriptionProperty Owner:

Various

Property Size:

2,148 acres; 54 parcels

Location/Description:

Unrepresented Central Mountain Subregion and Cuyamaca Subregional Plan Area;
 Approx. 3.75 miles west of Lake Cuyamaca;
 Near Penstemon Road/Stoney Lane;
 Outside County Water Authority boundary

Existing General Plan:

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

Minimum Lot Size (Groundwater Ordinance)

5 acres

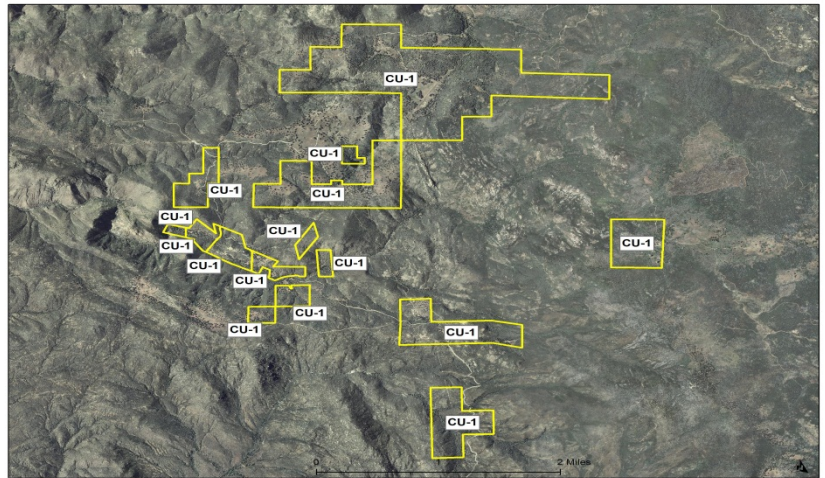
Travel Time (From Safety Element Table S-1):

Closest Fire Station — ≥20 minutes

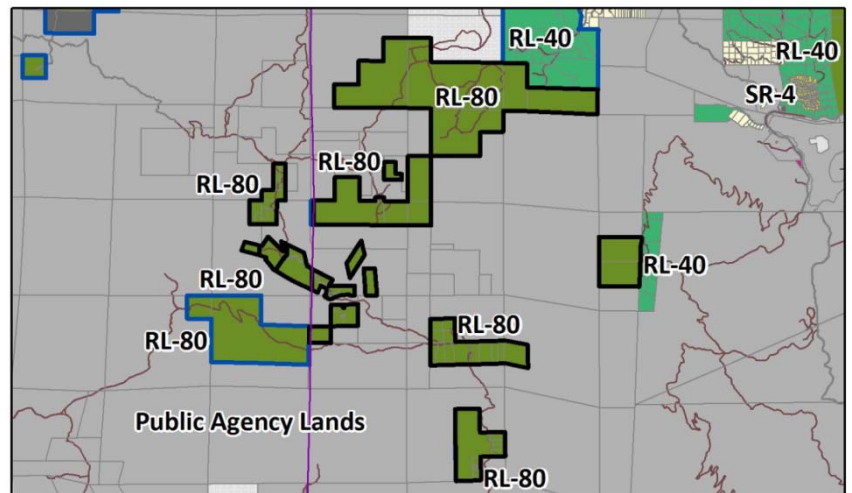
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

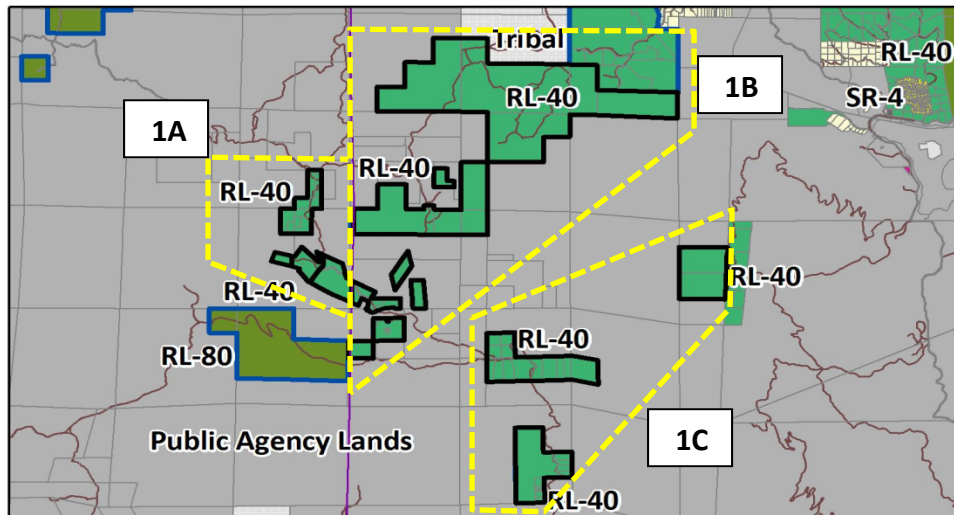


Staff Recommendation Land Use Map

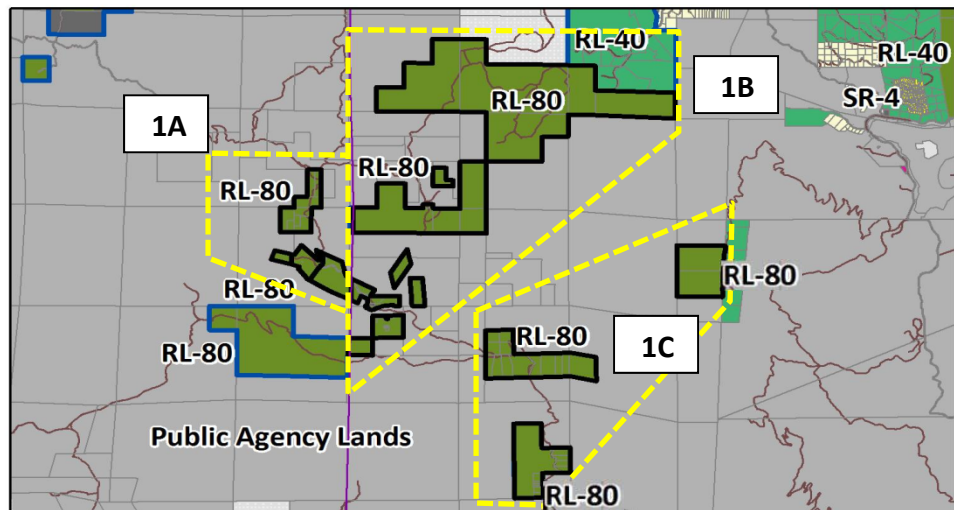
Rationale for Staff Recommendation

- Provides the lowest subdivision potential to minimize additional future development potential at interface with designated wilderness lands. Surrounded by area of Cleveland National Forest (CNF), which is proposed for a Wilderness designation.
- Area is generally fully constrained by either steep slopes greater than 25% or Very High and High Value Habitat areas.
- Much of the area is only accessible by dead-end roads that are more than one-quarter mile from a County-maintained road.

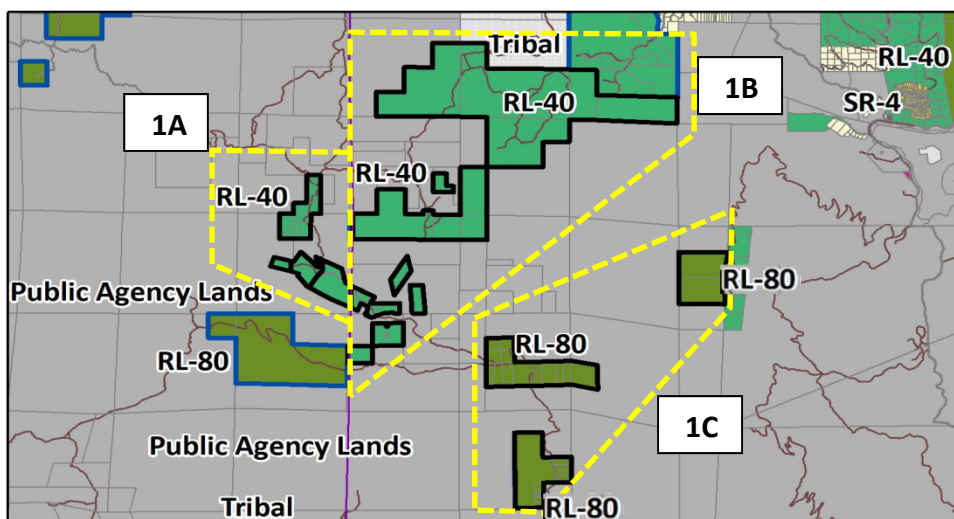
Land Use Maps for Consideration



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 Cuyamaca Community Sponsor Group

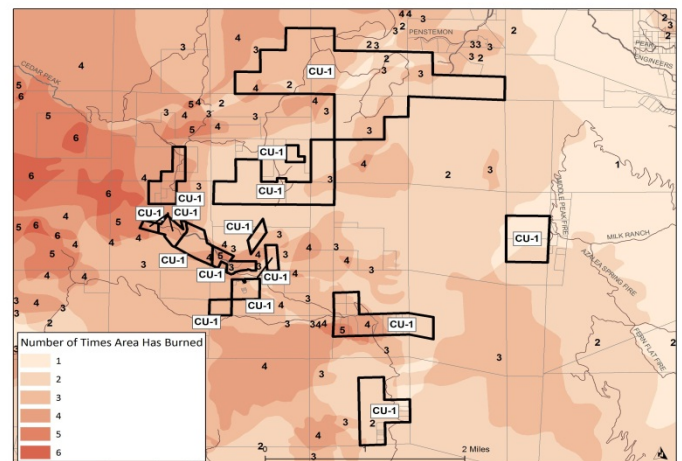
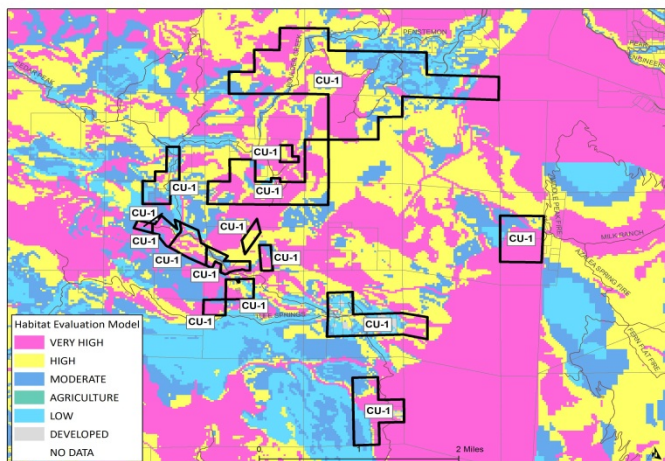
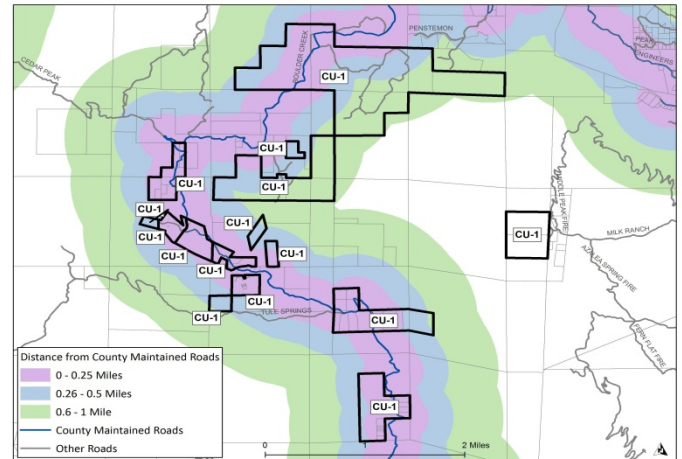
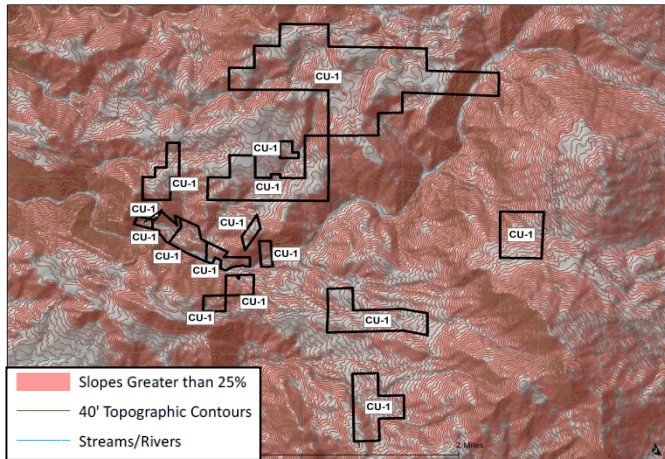


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters



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



Context

Cuyamaca CU-1 contains 54 parcels totaling approximately 2,148 acres ranging in size from approximately three to 360 acres in the Central Mountain Subregion in an area straddling the portion represented by the Cuyamaca Sponsor Group and an unrepresented area. With the exception of the northeast corner, this entire area is surrounded by the CNF or undeveloped tribal lands. Boulder Creek Road traverses a portion of the area; however, most of the area is traversed by dead-end roads that are more than one-quarter mile from a County-maintained road (refer to Figure-2). The adjacent CNF lands are Inventoried Roadless Areas proposed to be preserved as Wilderness (as part of the Southern California National Forests Land Management Plan Amendment). The area of consideration contains approximately 125 acres of wetlands and most is composed of Very High and High Value Habitat (refer to Figure-3) or slopes greater than 25 percent (refer to Figure-1). Also, nearly the entire area is located within the Very High Fire Hazard Severity Zone and is located 20 minutes or more away from the nearest fire station. As shown in Figure 4, some areas of this area burned up to five times in the past 90 years (refer to Figure-4).

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	2,148	0	1,681
	RL-80	0	2,148	468
Maximum Dwelling Units		80	61	78
Zoning Use Regulation		A70-Limited Agriculture	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)		20		
Spot Designation/Zone		No		
Community Consensus for Land Use Map				
Support	Property owner (Green) (10/12/13 letter) Cuyamaca CSG (02/14/12 minutes)		EHL (10/11/13 letter)	
Opposed	USFS (03/18/13 letter) EHL (03/18/13)		Property owner (Green) (10/12/13 letter) Cuyamaca CSG (03/11/14 minutes)	Cuyamaca CSG (03/11/14 minutes)

Description of Recommendations

Staff Recommendation Land Use Map — Assigns a Rural Lands 80 (RL-80) designation to all 54 parcels, for a possible total yield of 78 dwelling units.

Planning Commission Land Use Map — Assigns a Rural Lands 40 (RL-40) designation to 29 parcels, but assigns a RL-80 designation to 25 parcels that are located in three areas surrounded by CNF lands to the south east of the area assigned a RL-40 designation. This recommendation would result in a possible total yield of 78 dwelling units.

While both the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies; the differences in the level of consistency is discussed below.

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.	The Staff Recommendation Land Use Map is consistent with the CDM because it proposes RL-80 to a very remote area of the County lacking sufficient public infrastructure and services.	The PC Recommendation Land Use Map is also consistent with the CDM because it also proposes a very low RL-40 or RL-80 to a very remote area of the County lacking sufficient public infrastructure and services. The PC Recommendation Land Use Map would allow more subdivision potential to very large parcels within the area.
LU-6.2 Reducing Development Pressures Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	A RL-80 designation has been assigned to reflect that this area is generally constrained by either steep slopes greater than 25% or High and Very High Value Habitat.	The PC Recommendation Land Use Map is also consistent because it proposes very low densities in an area constrained by either steep slopes or high value habitat. However, the Staff Recommendation Land Use Map more fully complies with this policy because it assigns a designation that allows the lowest possible subdivision potential.

Policy	Staff Recommendation	PC Recommendation
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 very low density Rural Lands 80 designation to minimize development potential.	The PC Recommendation Land Use Map would assign a combination of low density Rural Lands 40 and 80 designations, which would minimize development potential, but not to the extent that the Staff Recommendation Land Use Map would.

Cuyamaca CU-1: Correspondence Received

Cuyamaca Community Sponsor Group reaffirmation for CSG recommendation

From: cuyamaca@nethere.com [<mailto:cuyamaca@nethere.com>]

Sent: Monday, March 18, 2013 4:52 PM

To: Fogg, Mindy

Subject: Re: FCI Lands Project

The Cuyamaca Sponsor Group at the March 15, 2013 meeting voted to reaffirm our vote regarding the draft SEIR. We support the proposed land use map for RL-40 within the Cuyamaca Sponsor Group area. The vote was 4-0.

Thank you, Kathy Goddard, Chair