

Descanso DE-1

Staff Recommended Designation

Rural Lands 40 (RL-40)

Property Description

Property Owner:

Various

Property Size:

321 acres; 10 parcels

Location/Description:

Descanso Community Plan Area;
southeast of Capitan Grande Indian Reservation;
outside the County Water Authority boundary

Existing General Plan:

General Agriculture (1 DU/4, 8, 20 ac) and
Multiple Rural Use (1 DU/4, 8 ac)

Lot Size: 8 acres

Minimum Lot Size (Groundwater Ordinance)

5 acres

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

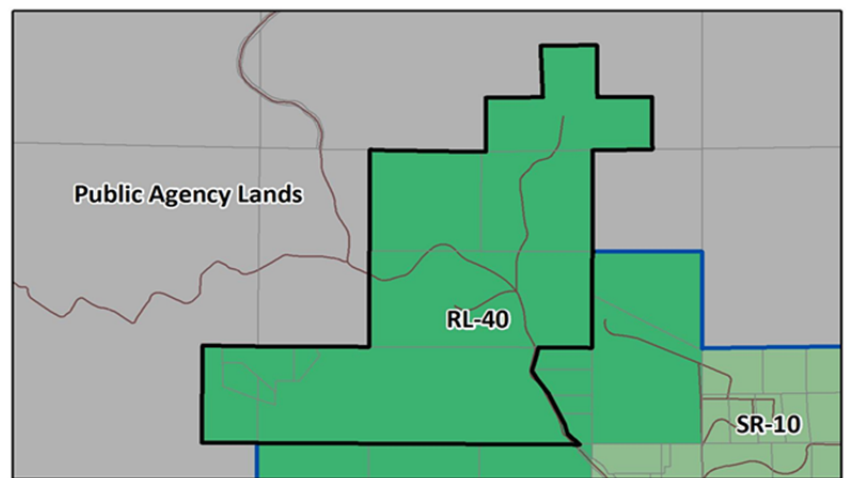
Closest Fire Station — >20 minutes

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

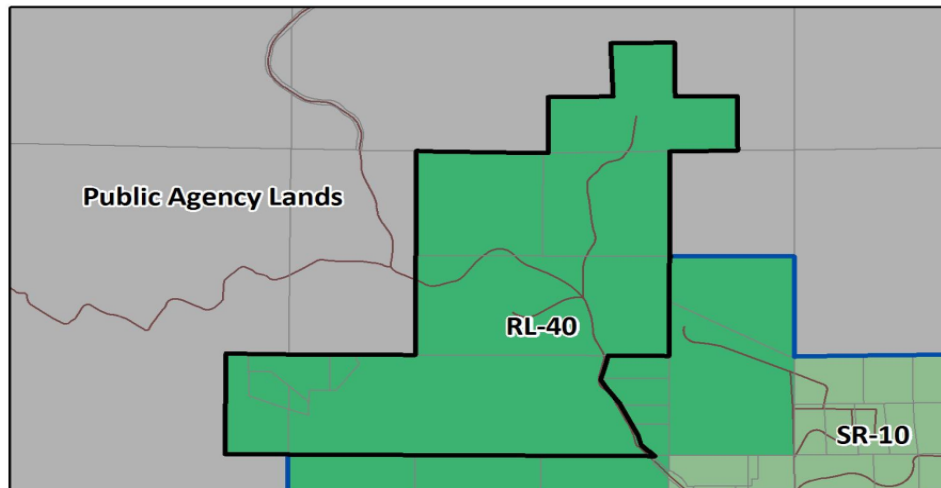


Staff Recommendation Land Use Map

Rationale for Staff Recommendation

- A Rural Lands 40 designation is generally consistent with existing parcel sizes
- Rural Lands 40 is consistent with the Community Planning Group recommendation
- Consistent with the General Plan's Community Development Model, and will serve as an essential low density buffer from federal wilderness lands
- Rural Lands 40 is an acceptable density per the U.S. Forest Service letter dated March 18, 2013

Land Use Maps for Consideration



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

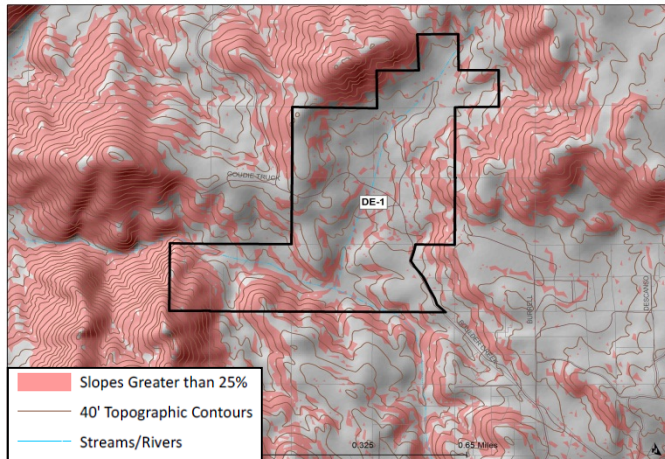
Same as 2012 Initial Draft Map

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

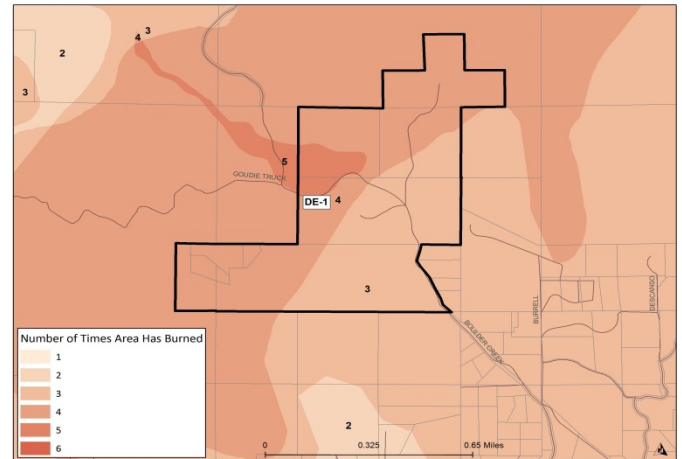
Same as 2012 Initial Draft Map

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

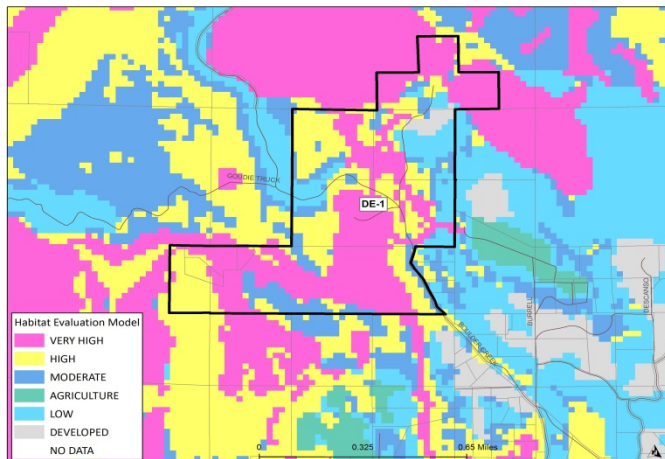
Constraints



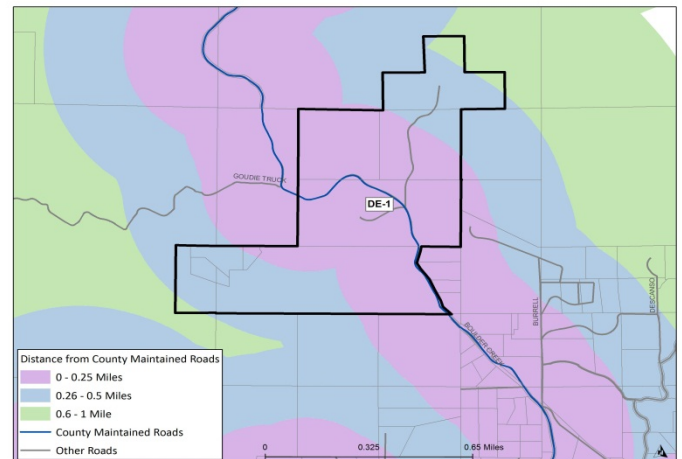
1-Steep Slope (Greater than 25%)



2-Fire Burn Frequency



3-Habitat Evaluation Model



4- Distance from a County-Maintained Road

Context

Area of consideration Descanso DE-1 contains ten parcels that total approximately 321 acres. Currently, the area contains a few rural residences. The parcels are located in the Descanso Community Planning Area, with Boulder Creek Road intersecting the area. The properties are outside the County Water Authority boundary and surrounded by the Cleveland National Forest (CNF) in a federally-designated wilderness area to the north, east, and west, and by private properties designated Rural Lands 40 to the east and south. Approximately one-third of this area is constrained by slopes greater than 25% (refer to Figure-1). Portions of this area have burned up to five times in the past 90 years (refer to Figure-2). Most of the area is constrained by Very High and High Value Habitat which is primarily Oak Woodlands (refer to Figure-3). The entire property is located within a Very High Fire Hazard Severity Zone, and is located over 20 minutes from the nearest fire station with areas being over ½ away from the nearest County Maintained Road (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	321	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Maximum Dwelling Units		12	12	12
Zoning Use Regulation		A70-Limited 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		Descanso CPG (03/15/13 minutes) USFS (03/18/13 letter)		Same as Staff Recommendation
Opposed		EHL (03/18/13 letter)	EHL (10/11/13 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	PC/Staff Recommendation: 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 Rural Lands 40 designation, which is generally consistent with the existing parcel sizes for this area.
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	A Rural Lands 40 designation is proposed to reflect that much of this area is constrained by either steep slopes greater than 25% or High and Very High Value Habitat.
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 low density Rural Lands 40 designation that would allow only an additional two lots for the ten parcels within this area.