

Descanso DE-2

Staff Recommended Designation

Semi-Rural 10 (SR-10)

Property Description

Property Owner:

Various

Property Size:

384 acres; 42 parcels

Location/Description:

Descanso Community Plan Area;

Directly south of I-8 at Japatul Valley Road

Outside County Water Authority boundary

Existing General Plan:

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

Lot Size: 4 acres

Minimum Lot Size (Groundwater Ordinance)

4 acres

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

Closest Fire Station — 10 to 20 minutes

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

◐ Steep Slope (Greater than 25%)

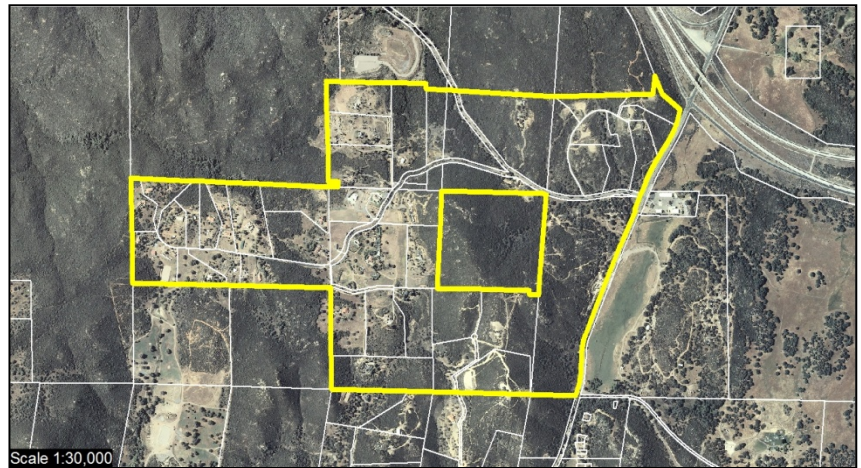
○ Floodplain

○ Wetlands

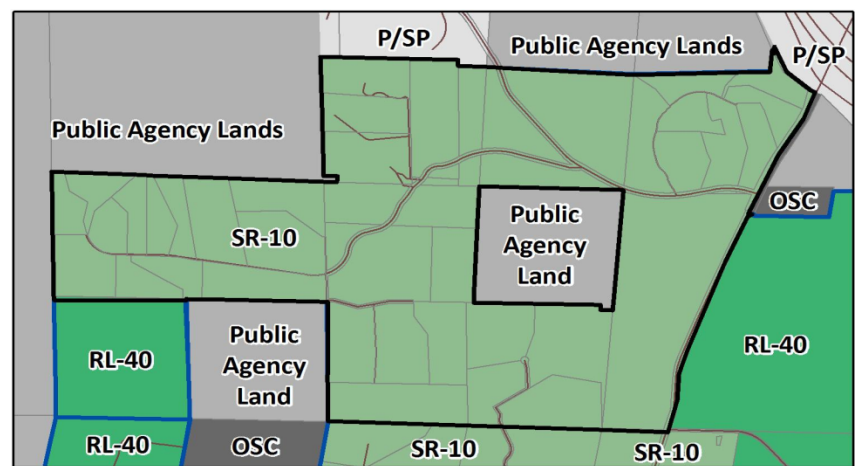
◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Aerial

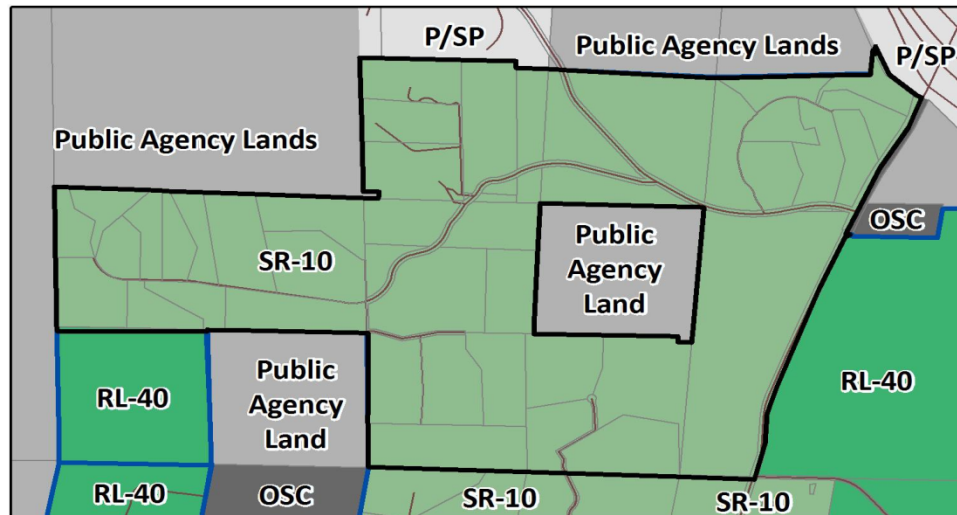


Staff Recommendation Land Use Map

Rationale for Staff Recommendation

- Based on existing parcel sizes, the Semi-Rural 10 designation would only allow two parcels to subdivide further. Both of these parcel have excellent access to Interstate 8
- Although the westernmost parcels have dead-end road issues, they are not large enough to subdivide under the SR-10 designation
- The Community Planning Group supports the Semi-Rural 10 designation
- This area is adjacent to Interstate 8 on/off ramps
- A Semi-Rural 10 designation is consistent with travel time requirements from nearest fire station as specified by Safety Element Policy S-6.4

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 input from property owners and the Community Planning Group

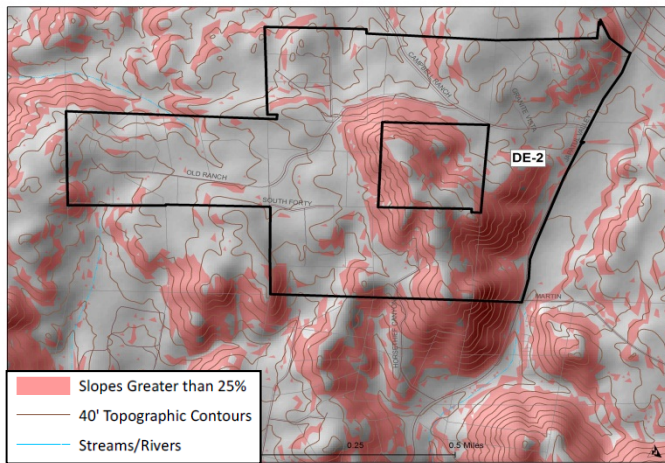
Same as 2012 Initial Draft Map

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

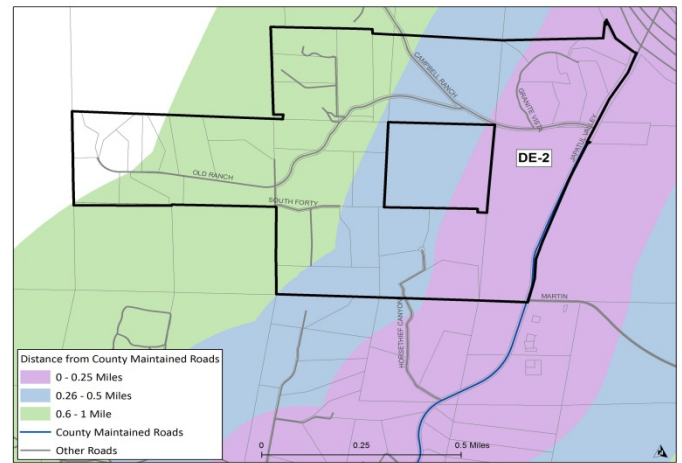
Same as 2012 Initial Map

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

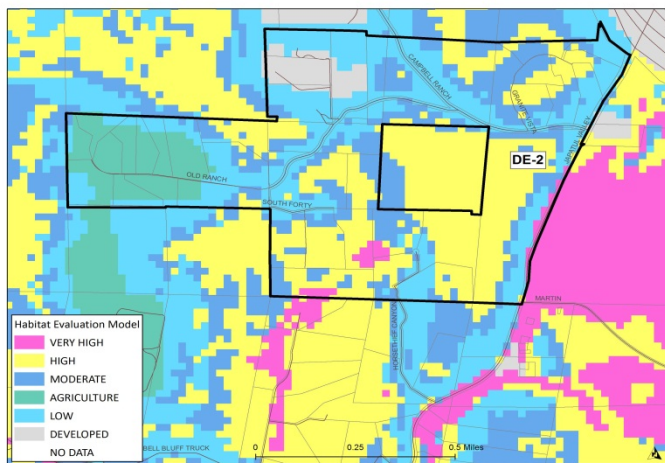
Constraints



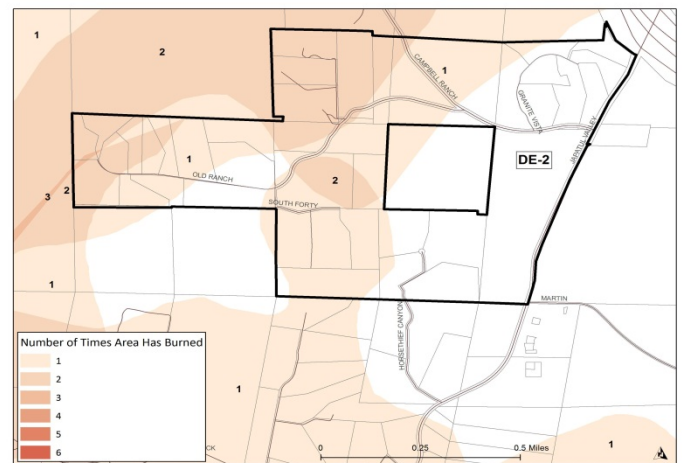
1-Steep Slope (Greater than 25%)



2- Distance from a County-Maintained Road



3-Habitat Evaluation Model



4- Burn Frequency

Context

Area of consideration DE-2 consists of 42 parcels ranging in size from less than one to 49.6 acres for a total of 384 acres. The area is located outside the County Water Authority boundary in the southern portion of the Descanso Community Planning Area at the Japatul Valley Road off-ramp for Interstate 8. Generally, most of the parcels are developed with single family residences. The area is surrounded by either the Cleveland National Forest (CNF), privately-owned lands assigned a Rural Lands 40 designation, or Interstate 8. There are some steep slopes in this area (refer to Figure-1) with some parts of DE-2 exceeding one mile to the nearest County maintained road (refer to Figure-2). Approximately one third of the area is composed of High Sensitivity Biological Habitat (refer to Figure-3). The majority of the parcels contain chaparral, and the eastern and southern regions contain woodland. This area is within the Very High Fire Severity zone with some areas not burning at all in the past 90 years (refer to Figure-4). 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)	PC Recommendation (November 2013)
Assignment of Designations (in acres)	SR-10	384	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Maximum Dwelling Units		45	45	45
Zoning Use Regulation	A70-Limited Agriculture S92-General Rural		Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)	4 and 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 2012 Initial Draft Map
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 Semi-Rural 10 designation, which is generally consistent with existing parcel sizes for the area. The Semi-Rural 10 designation also reflects that the area is adjacent to an on ramp for Interstate 8.
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources	Only two parcels within this area would have any further subdivision potential. The Semi-Rural 10 designation would require any subdivision in accordance with the Conservation Subdivision Program, which would require any High and Very High Value Habitat to be avoided.
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 Semi-Rural 10 designation that would allow only an additional three lots for the 42 parcels within this area.