

# Pendleton-DeLuz-1

## Staff Recommended Designations

Rural Lands 40 (RL-40)  
Rural Lands 80 (RL-80)

## Property Description

### Property Owner:

16 different owners

### Property Size:

1,009 acres; 17 parcels

### Location/Description:

Pendleton-DeLuz Community Plan Area;  
North of Camp Pendleton near Orange  
County;  
Near Santa Margarita Road/Tanaja Truck  
Trail;  
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

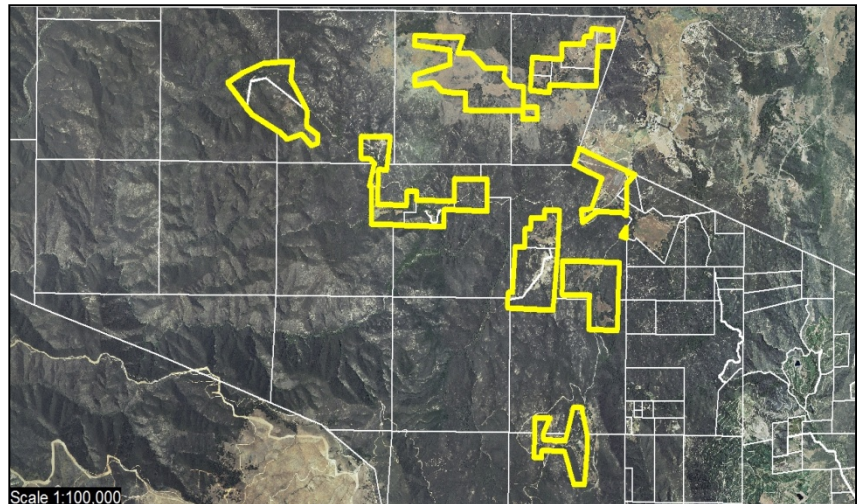
### Travel Time (*See Safety Element Table S-1*):

Closest Fire Station — >20 minutes

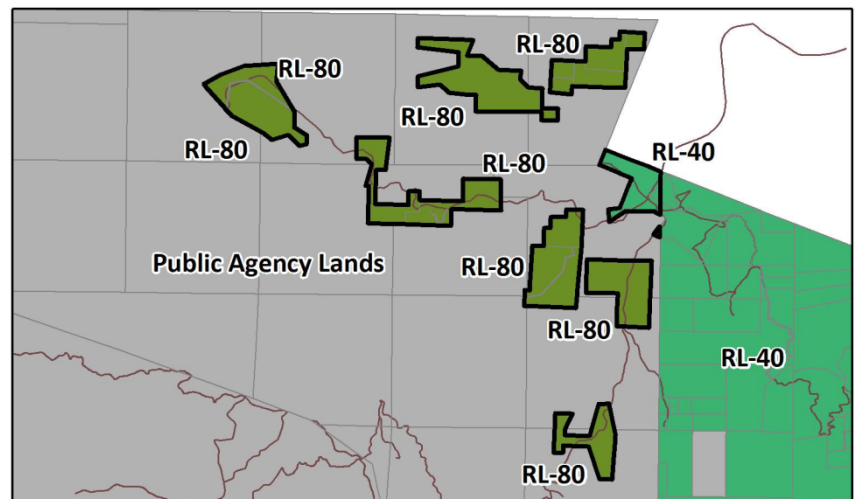
### Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

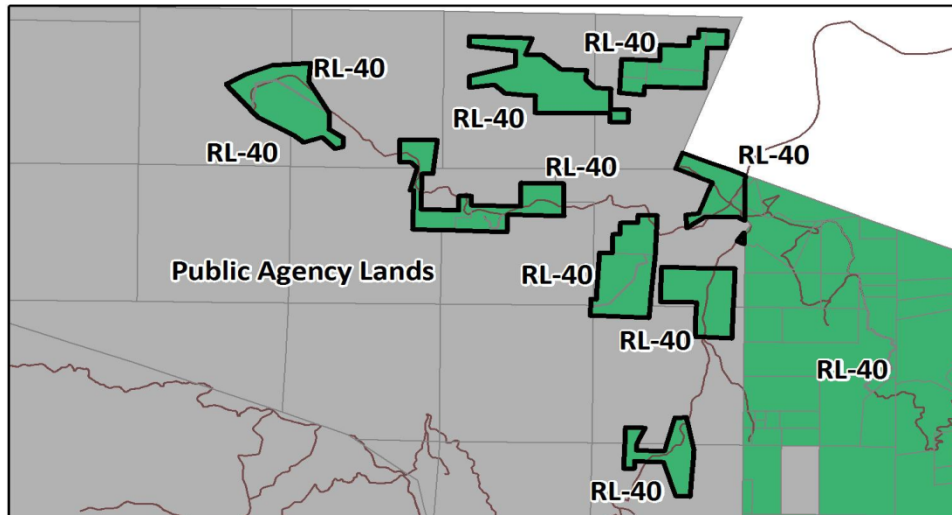


Staff Recommendation Land Use Map

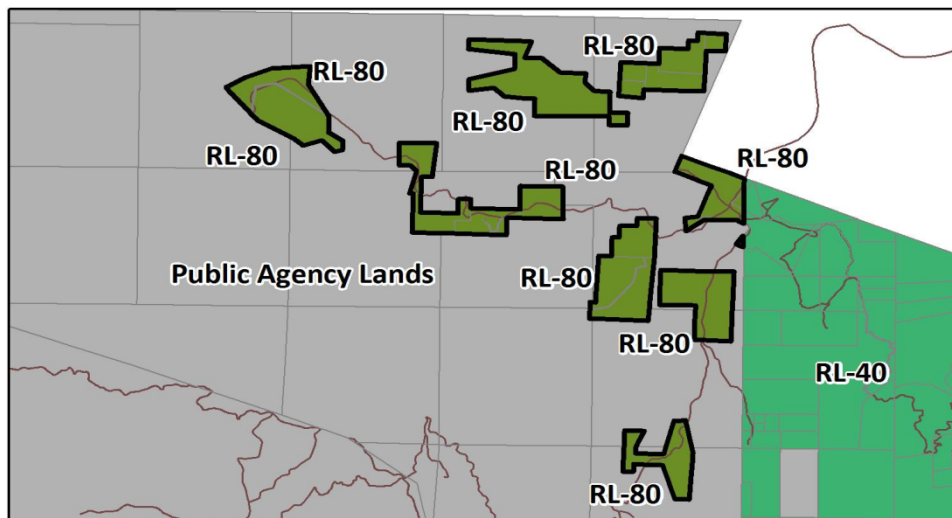
## Rationale for June 2014 Staff Recommendation

- The initial Staff Recommendation (October 2013) is revised to reflect the November 2013 PC Recommendation to avoid a split designation for one of the parcels. Therefore, staff now concurs with the PC Recommendation to assign two of the 17 parcels within this area as Rural Lands 40 (RL-40), rather than Rural Lands 80 (RL-80) in the initial staff recommendation.
- The proposed designations are consistent with the Community Development Model. A RL-80 designation is assigned to the most remote parcels that are surrounded by Cleveland National Forest (CNF) lands. RL-40 designation is assigned to parcels that are accessible without going through the CNF and via non-dead-end roads.
- Many of the areas assigned the RL-80 designation are only accessible by dead-end roads that exceed the minimum lengths allowed by the County Fire Code
- Parcels proposed for the RL-80 designation are nearly entirely constrained by either slopes greater than 25% or high value biological resources
- Parcels proposed for RL-80 are generally surrounded by remote Wilderness-designated portion of the CNF.

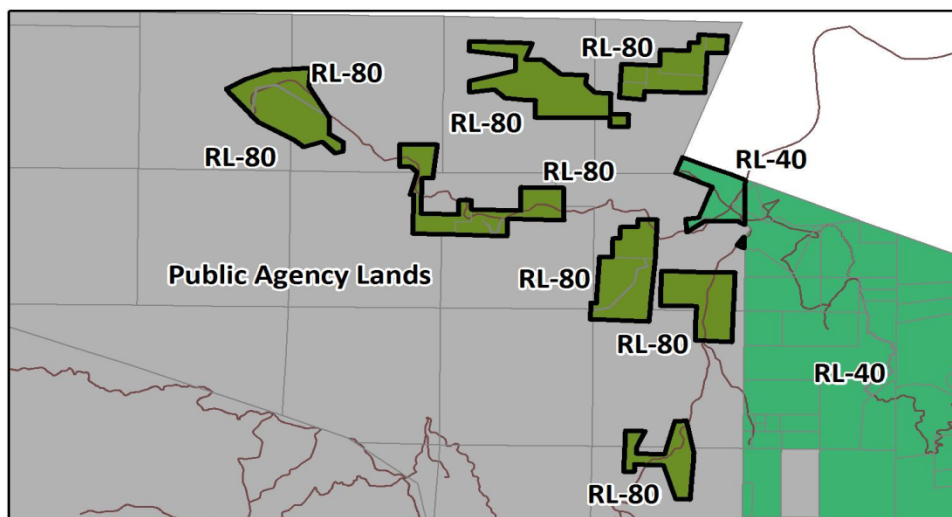
Land Use Maps for Consideration



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



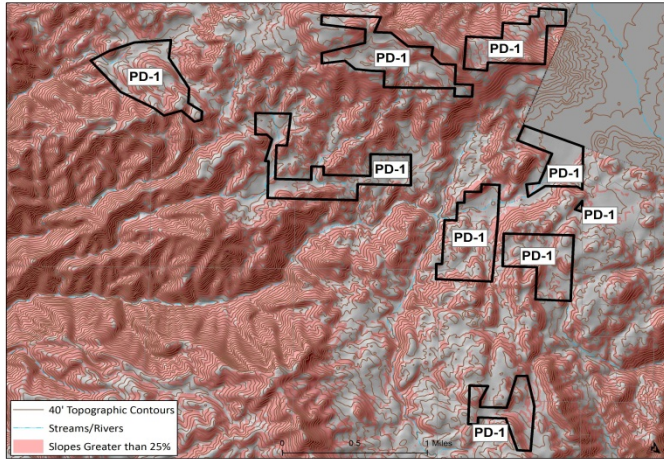
Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters



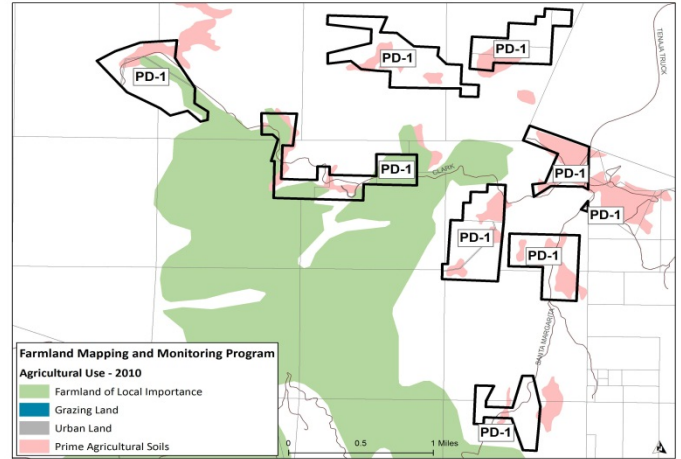
Planning Commission Recommendation Land Use Map (November 2013) / Staff Recommendation (June 2014): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings



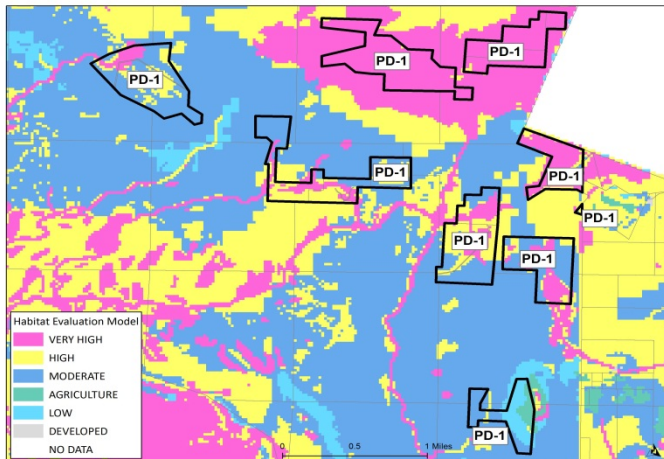
# Constraints



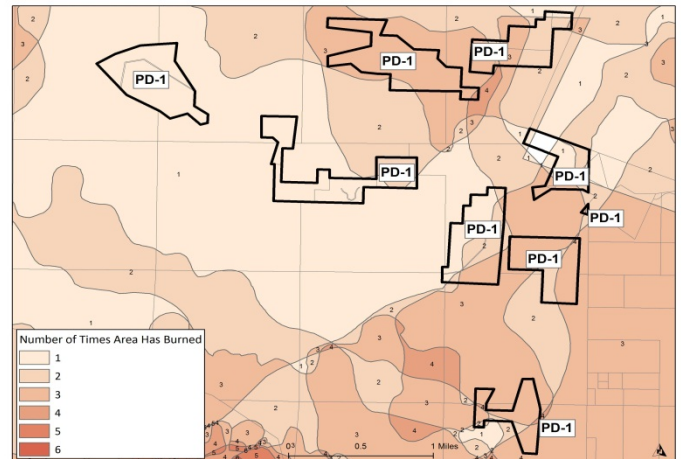
1-Steep Slope (Greater than 25%)



2- Agricultural Lands



3- Habitat Evaluation Model



4-Fire Burn Frequency

## Context

Pendleton-DeLuz-1 includes 17 privately-owned parcels within eight islands surrounded by the Cleveland National Forest (CNF) that total approximately 1,000 acres, ranging in parcel sizes between just under five to 160 acres. The parcels, located near the intersection of Santa Margarita Road and Teneja Truck Trail, are outside of the County Water Authority boundary in a federally-designated wilderness area of the National Forest. These properties are composed of approximately 1,000 acres of Very High and High Value Habitat associated with oak woodlands. The area also includes about 190 acres of prime agricultural lands. Slopes greater than 25% cover most of the area. These properties are primarily located within the Very High Fire Hazard Severity Zone and are over 20 minutes away from the nearest fire station. The roads providing access are insufficient to serve additional development and would require road improvements through wilderness-designated CNF lands. This area is groundwater dependent with a four-acre minimum lot size per the County Groundwater Ordinance.

## Comparison of Land Use Maps

Category		2012 Initial Draft Map (May 2012)	PC Recommendation (November 2013)	Staff Recommendation (June 2014)
Assignment of Designations (in acres)	RL-40	1,009	84	Same as PC Recommendation
	RL-80	0	925	
Maximum Dwelling Units		25	19	19
Zoning Use Regulation		A70-General Agriculture	Same as 2012 Initial Draft Map	Same as 2012 Initial Draft Map
Zoning Minimum Lot Size (acres)		4		
Spot Designation/Zone		No		
Community Consensus for Land Use Map				
Support				
Opposed		USFS (03/18/13 letter) EHL (03/18/13 letter)		

## Description of Recommendations

October 2013 Staff Recommendation Land Use Map — Rural Lands 80 (RL-80) for all 17 parcels, which would only allow one 160-acre parcel to subdivide.

Planning Commission Land Use Map — RL-80 for 15 of the 17 parcels, and Rural Lands 40 (RL-40) for the remaining two parcels, which would result in a potential yield of 19 dwelling units with build-out.

June 2014 Staff Recommendation Land Use Map — Same as the Planning Commission Recommendation Land Use Map.

The analysis below has determined that the Staff and Planning Commission Recommendation Land Use Maps would be consistent with the General Plan Goals and Policies.

General Plan Conformance		
Policy	Staff Recommendation (June 2014)	PC Recommendation (Nov. 2013)
<b>LU-1.1 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 PC Recommendation Land Use Map assigns a combination of RL-40 and RL-80 designations to PD-1, which is located in a remote area of the unincorporated county adjacent to the CNF. A RL-80 designation is assigned to the most remote parcels that are surrounded by CNF lands. A RL-40 designation is assigned to parcels that are accessible without going through the CNF and via non-dead-end roads.	Same as June 2014 Staff Recommendation
<b>LU-6.2 Reducing Development Pressures</b> Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Rural Lands Regional Category designations have been assigned to reflect that much of PD-1 is constrained by either steep slopes greater than 25% or High and Very High Value Habitat.	Same as June 2014 Staff Recommendation
<b>LU-6.11 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, the Staff Recommendation Land Use Map would assign a very low density Rural Lands 80 designation to minimize development potential to parcels that are accessible only through the CNF and Rural Lands 40 to the remaining two parcels.	Same as June 2014 Staff Recommendation