

Lake Morena LM-1

Staff Recommended Designation

Rural Lands 20 (RL-20)

Property Description

Property Owners:

New Frontier Mobile Home Park, Northcote Family Trust, Herbert Wyatt, Justin Will

Property Size:

134 acres; 5 parcels

Location/Description:

Campo / Lake Morena Community Plan Area; Southeast of the Morena Reservoir; Near Lake Morena Drive/ Molchan Road; Outside County Water Authority boundary

Existing General Plan:

Multiple Rural Use (1 DU/4, 8 acres)

Minimum Lot Size (Groundwater Ordinance)

5 acres

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

Closest Fire Station — 10 minutes

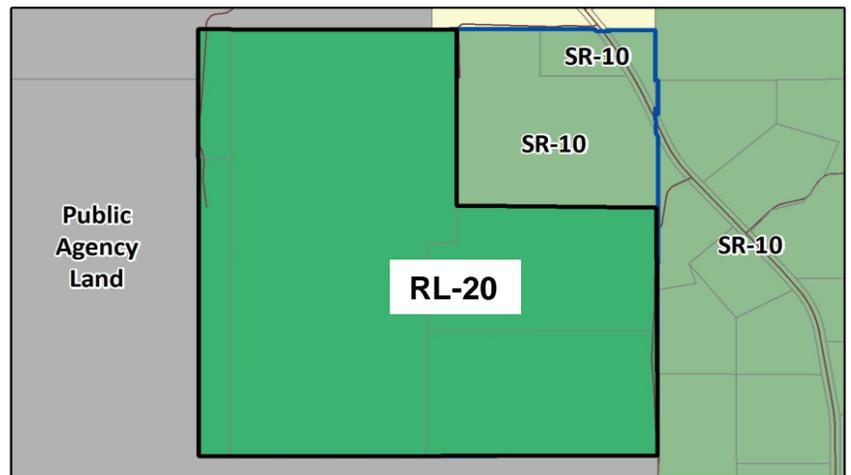
Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

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



Aerial

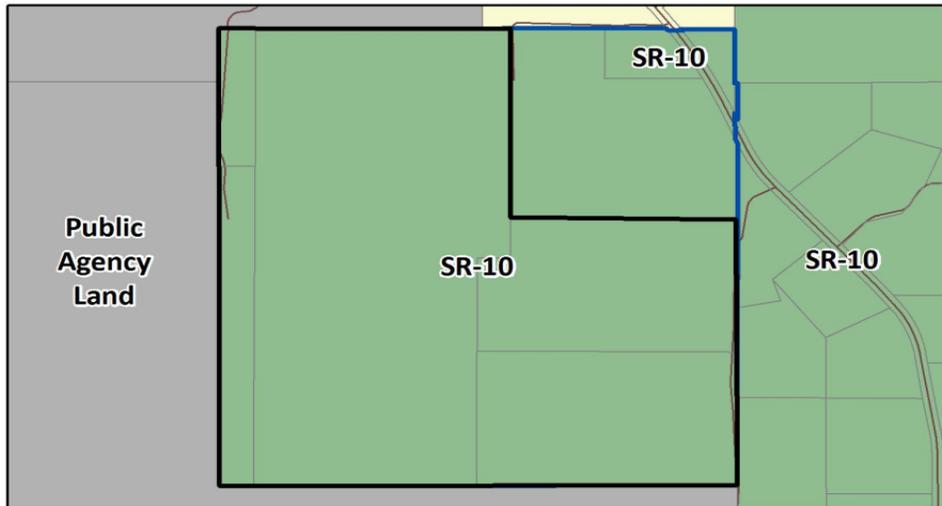


Staff Recommendation Land Use Map

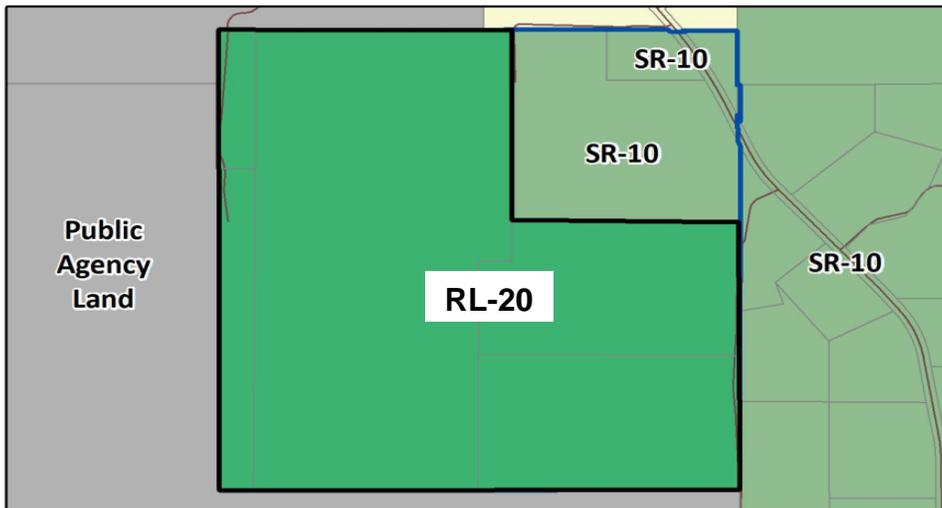
Rationale for Staff Recommendation

- Consistent with Community Development Model by applying a low density Rural Lands designation outside of the village and adjacent to the Cleveland National Forest (CNF) on three sides.
- High Value Habitat is present throughout nearly all of LM-1.
- A large portion of the area has burned three times in the last 90 years.
- None of the parcels are directly accessible from a public road.

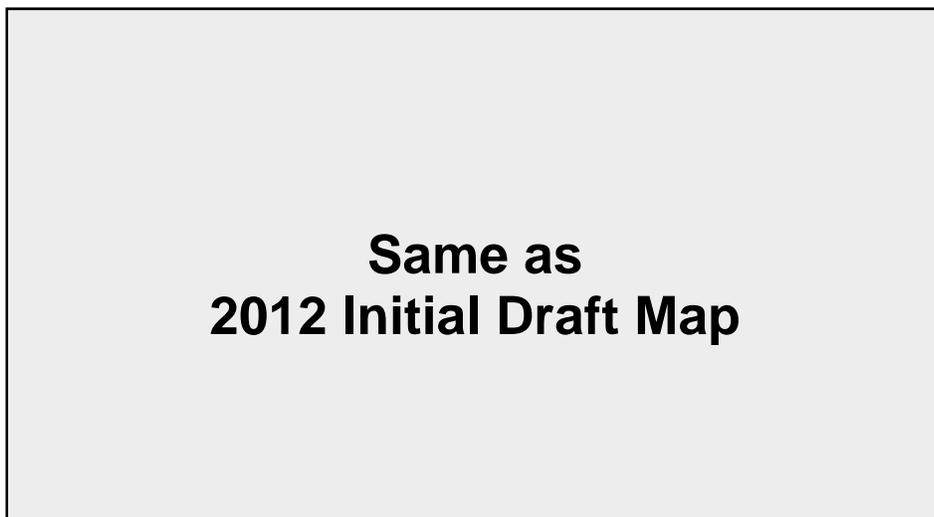
Land Use Maps for Consideration



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

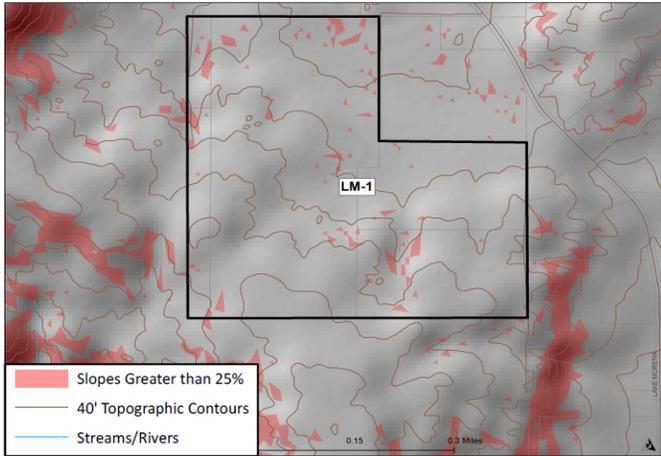


Staff Recommendation Land Use Map (October 2013): Land Use Map developed by staff for consideration by the Planning Commission after considering input provided in EIR public comment letters

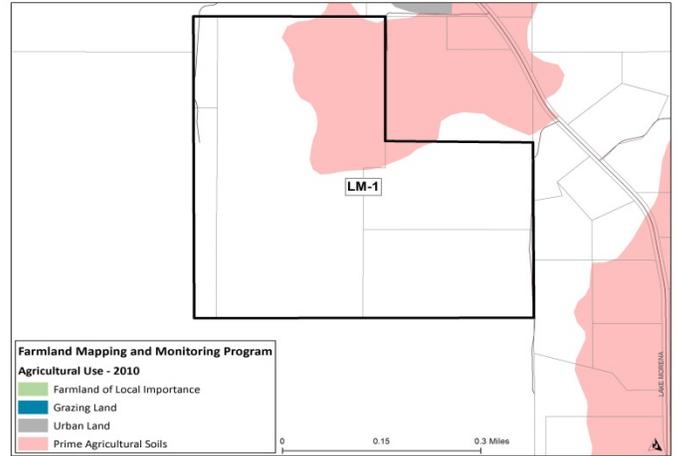


Planning Commission Recommendation Land Use Map (November 2013): Recommendation developed by the Planning Commission based on consideration of public testimony provided during the hearings

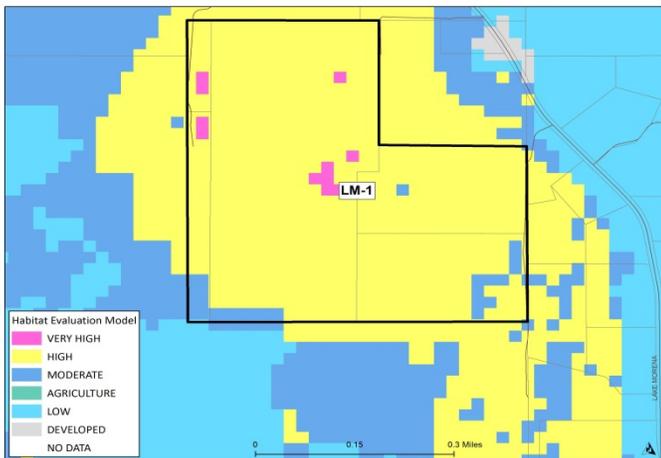
Constraints



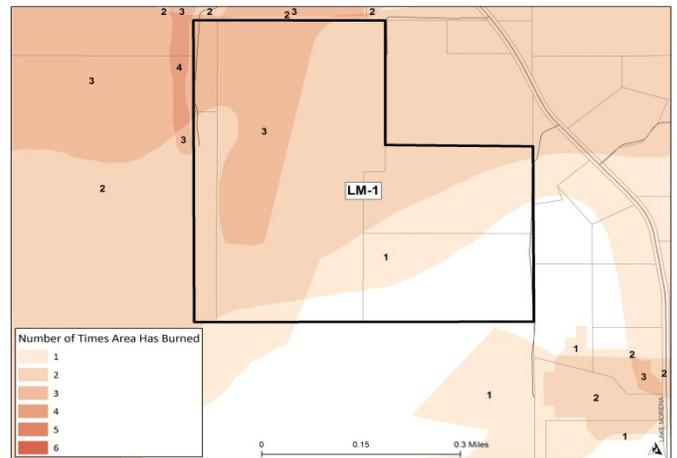
1-Step Slope (Greater than 25%)



2- Agricultural Lands



3-Habitat Evaluation Model



4-Fire Burn Frequency

Context

Lake Morena LM-1 contains five parcels that range in size from four to 78 acres for a total of 134 acres that are located in the Campo / Lake Morena Community Planning Area southeast of the Morena Reservoir near the intersection of Lake Morena Drive and Molchan Road, approximately 1,100 feet south of the Village. Currently, the parcels are each developed with a rural residence. The area is relatively flat (see Figure-1), outside of the County Water Authority boundary, and is mostly surrounded on three sides by the Cleveland National Forest. A portion of the area has prime agricultural lands (see Figure-2). LM-1 is nearly completely constrained by Very High and High Value Habitat (see Figure-3). The area is also located entirely in the Very High Fire Hazard Severity Zone within 10 minutes from the closest available fire services. As shown in Figure 4, some areas of the area have burned three times in the past 90 years. LM-1 is groundwater dependent with a five-acre minimum lot size per the 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)	SR10	134	0	134
	RL20	0	134	0
Maximum Dwelling Units		13	7	13
Zoning Use Regulation	S92-General Rural		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	Campo/Lake Morena CPG (01/23/12 minutes)	EHL (10/11/13 letter)	Same as 2012 Initial Draft Map	
Opposed	EHL (03/18/13 letter)	Campo/Lake Morena CPG (01/23/12 minutes)		

Description of Recommendations

Staff Recommendation Land Use Map — Assigns a Rural Lands 20 (RL-20) designation to all five parcels, for a possible total yield of seven dwelling units.

Planning Commission Land Use Map — Assigns a Semi-Rural 10 (SR-10) designation to all five parcels, for a possible total yield of 13 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 a RL-20 designation approximately one-fifth mile south of the Lake Morena Village and outside the County Water Authority boundary. This area is surrounded by the CNF of three sides.	SR-10 is consistent with the CDM because the area is located only one-fifth mile outside the Village and adjacent to other parcels with a Semi-Rural 10 designation.
LU-6.2 Reducing Development Pressures Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	RL-20 is consistent with this policy because subdivision of a parcel designated RL-20 requires application of the Conservation Subdivision Program, which would require that 80% of sensitive resources be avoided.	SR-10 is consistent with this policy because the area is relatively flat and subdivision of a parcel under the SR-10 designation would require the Conservation Subdivision Program, which will require that 75% of sensitive resources 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, the Staff Recommendation Land Use Map would assign a low density Rural Lands 20 designation to minimize development potential.	The PC Recommendation Land Use Map would assign a Semi-Rural 10 designation, which would minimize development potential, but not to the extent that the Staff Recommendation Land Use Map would.

Lake Morena LM-1: Planning Group Position

**CAMPO / LAKE MORENA PLANNING GROUP MEETING
MOUNTAIN EMPIRE COMMUNITY CENTER**

Unapproved Minutes
Monday January 23, 2012

1. Begin: 7:03pm meeting called to order. The Pledge of Allegiance was recited.

2. Attendance:

Present: (1) M. Sanchez, (2) J. White (3) B. Elmore (4) J. Ogle, (5) P. McAllister, (6) R. Northcote, (8) R. Hume, (9) T. Inman-Thorpe

Absent: (7) L. Shuster

7. Action:

Robert Citrano – Project Manager for FCI Lands Re-Zone

Motion to approve FCI Lands as is

M. Sanchez > T. Inman Thorpe

5-3-0