

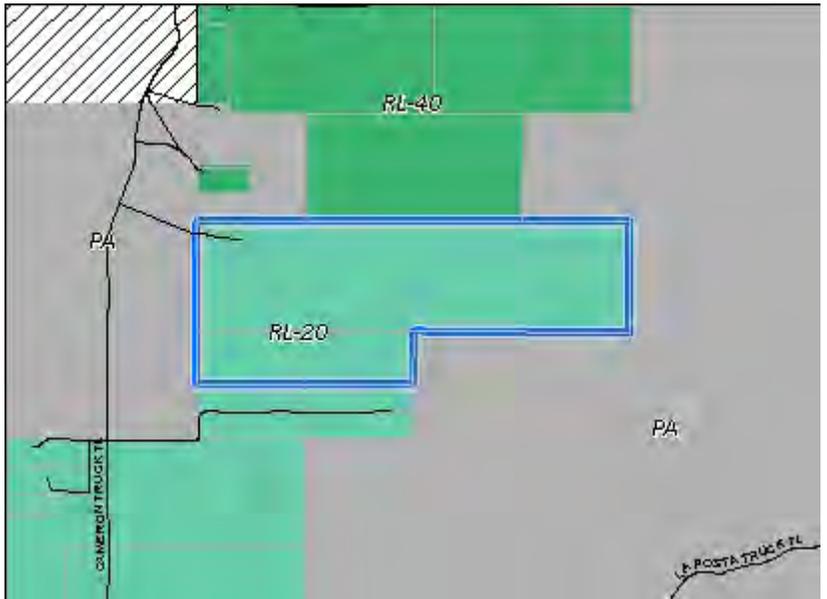
ME26

General Plan (Adopted Aug 2011)	RL20
Property Specific Request	SR10
Requested by: Randy Lenac	
Community Recommendation	SR10
Opposition Expected ¹	Yes
Spot Designation/Zone	Yes
Impact to FCI Timeline	None
Change to GPU Principles Needed	No
Level of Change (March 2011)	Moderate

Note:
1- Based on staff's experience



Aerial



Adopted Aug 2011

Discussion

The property owner is requesting a SR10 density in lieu of the RL20 designation applied to the map adopted on August 3, 2011. The property is located one-fifth mile from a public road, contains farmlands of local importance, and is within the Very High and High Fire Hazard Severity Zones. An SR10 designation would result in a spot designation that would result in an additional 478 acres to also be designated SR10. The SR10 is outside the range of alternatives evaluated by the EIR. This request for a Semi-Rural designation would not fully support the Community Development Model and Guiding Principle #9 due to the lack of infrastructure and services in this area.

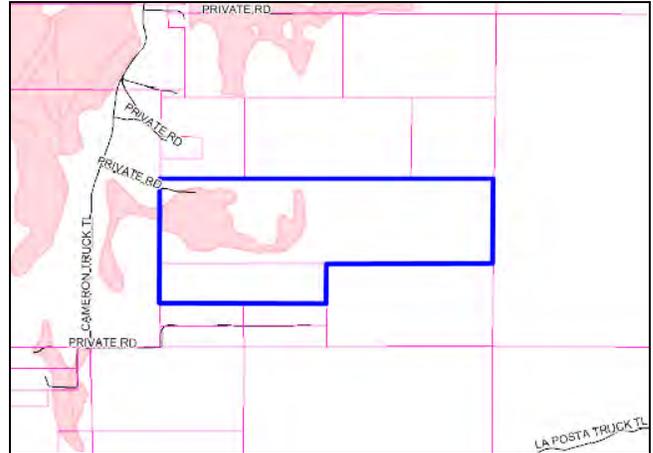
Property Description	
<u>Property Owner:</u> Randolph / Barbara Lenac	
<u>Size:</u> 200 acres 2 parcels	
<u>Location/Description:</u> Campo / Lake Morena Subregional Group Area; 1 ½ miles south of Interstate 8, one-fifth mile east of Cameron Truck Trail; Outside CWA boundary	
<u>Prevalence of Constraints (See following page):</u> <ul style="list-style-type: none"> ● - high; ◐ - partially; ○ - none ○ Steep slope (greater than 25%) ○ Floodplain ○ Wetlands ◐ Habitat Value ◐ Agricultural Lands ● Fire Hazard Severity Zones 	

Land Use	
<i>General Plan</i>	
Scenario	Designation
Former GP	1 du / 4, 8, 20ac
GP (Adopted Aug 2011)	RL20
Referral	RL20
Hybrid	
Draft Land Use	
Environmentally Superior	RL80
<i>Zoning</i>	
Former — S92, 4-acre minimum lot size	
Adopted Aug 2011 — Same as existing	

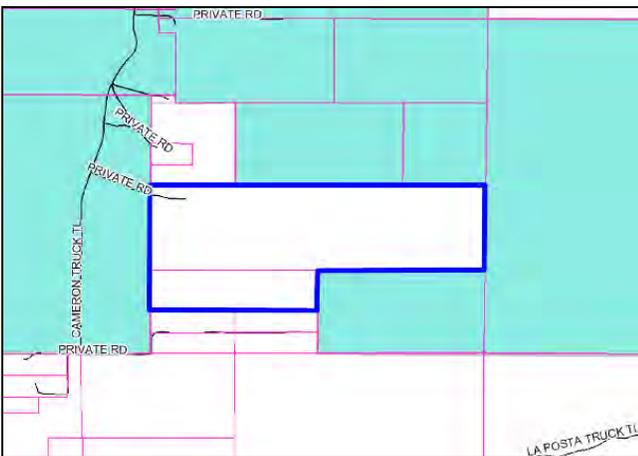
ME26 (cont.)



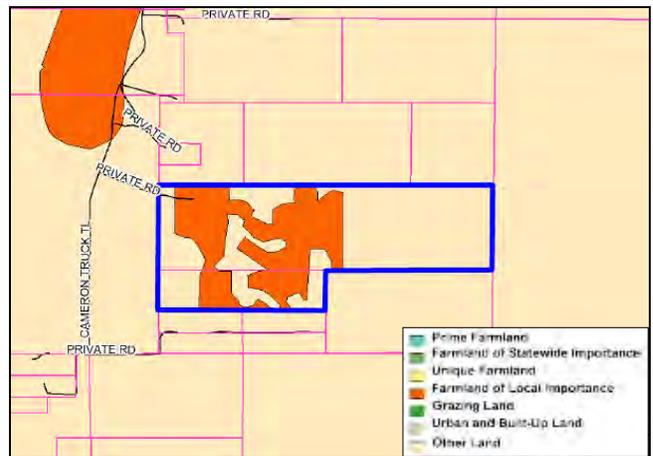
Steep Slope (Greater than 25%)



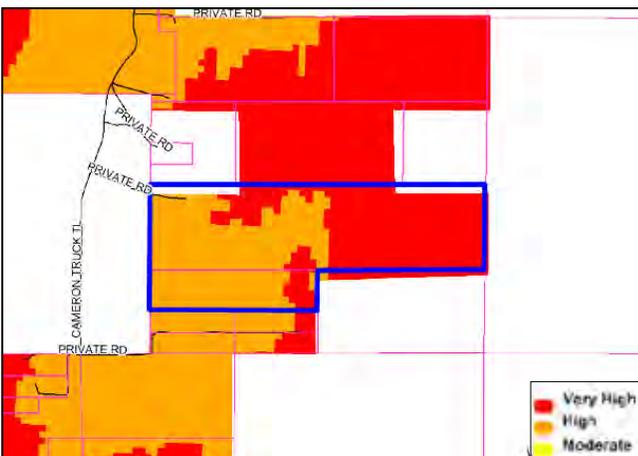
Tier 1 Habitat



Agricultural Preserves



Farmlands of Local Importance



Fire Hazard Severity Zones

ME26 SUPPLEMENT – IMPLICATIONS OF AMENDING GENERAL PLAN

Property Specific Request	August 3 Adopted Designation	Level of Change Category
Semi-Rural 10	Rural Lands 20	Moderate

Rationale for Moderate Category Classification

The request for a SR10 density (one dwelling unit per 10 acres) was not directed by the Board to be evaluated as part of the General Plan Update. The highest density for the site considered as part of the General Plan Update was one dwelling unit per twenty acres. Therefore, additional environmental documentation would be necessary in order to comply with State law. It is also important to note that the large parcels to the north designated RL40 are part of an Agricultural Preserve.

Guiding Principles/General Plan Changes Necessary to Support the Request

To ensure that the SR10 designation is assigned consistently, an additional 478 acres around the property would require a change in designation from RL20 to SR10 (see Figure 1).

Impact to Forest Conservation Initiative Remapping Timeline

None

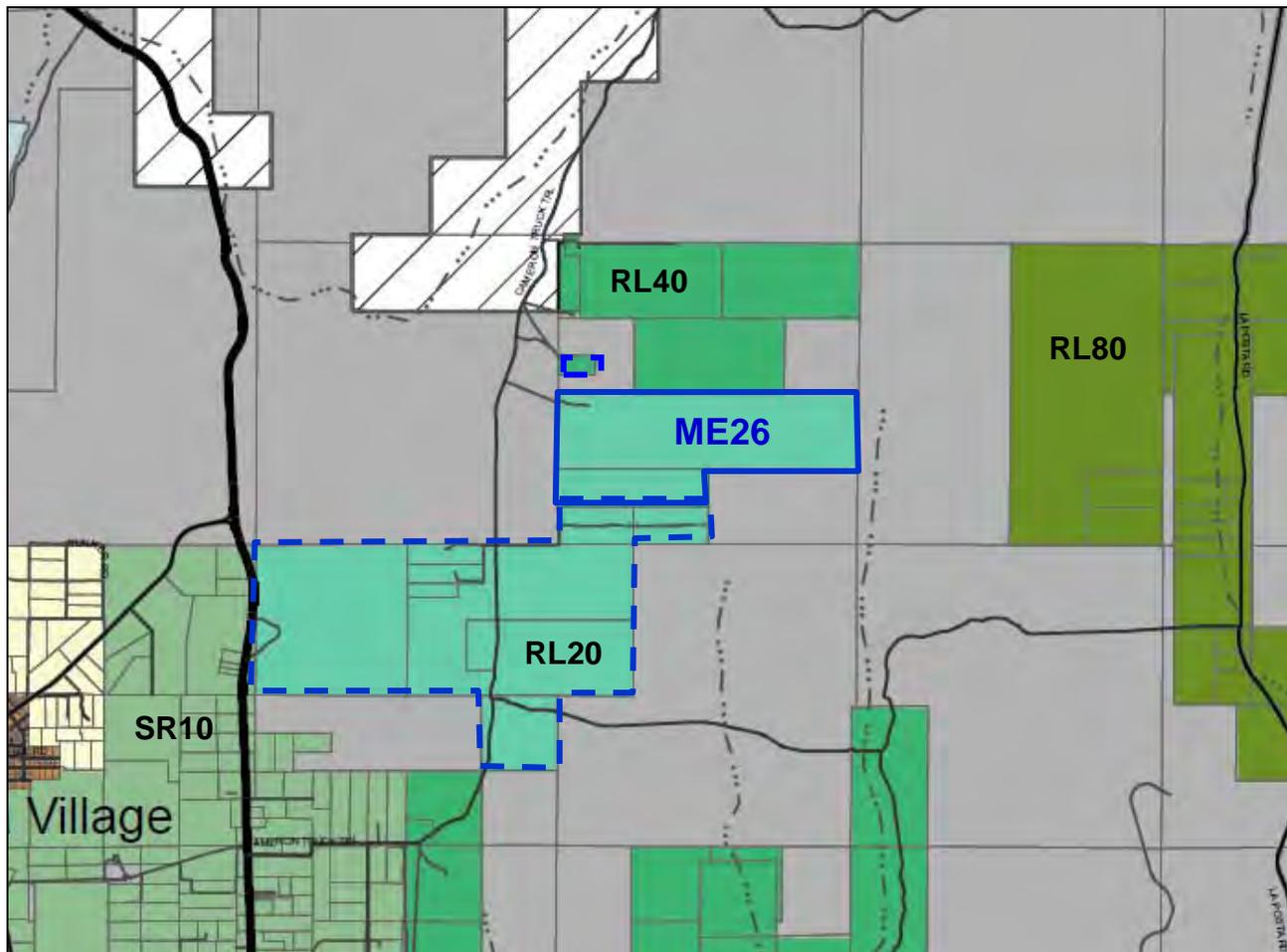


Figure 1: Property Specific Request — Refinements Necessary for Change - - -