

Lake Morena LM-1

Recommendation

CPG – Semi-Rural 10 (SR-10)

Staff – 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:

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 ac)

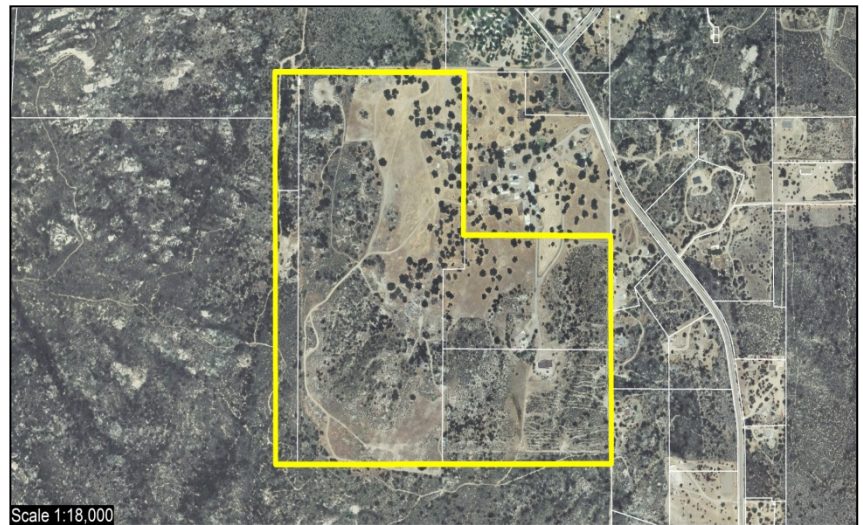
Travel Time (See Safety Element Table S-1):

Closest Fire Station — 0 to 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

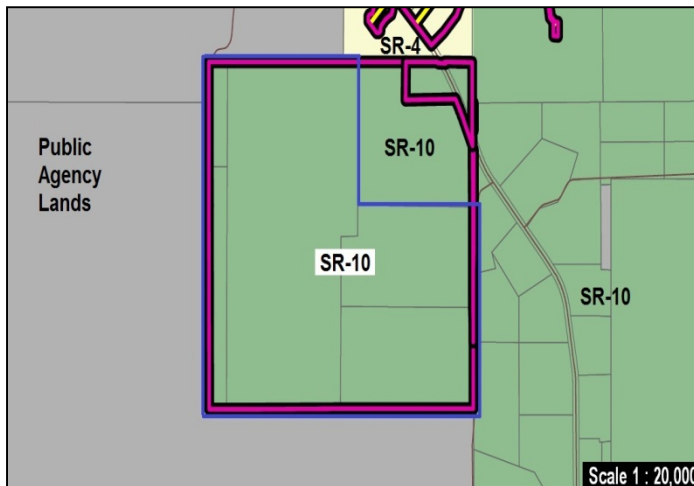
Category	Recommendation	
	CPG	Staff
Designation	SR-10	RL-20
Density	1 DU/10, 20ac	1 DU/20ac
Maximum Potential Dwelling Units	13	7
Zoning Use Regulation	S92	S92
Lot Size (acres)	4	4
Spot Designation/Zone	No	No
Opposition Expected	Yes ¹	Yes ²

Note:

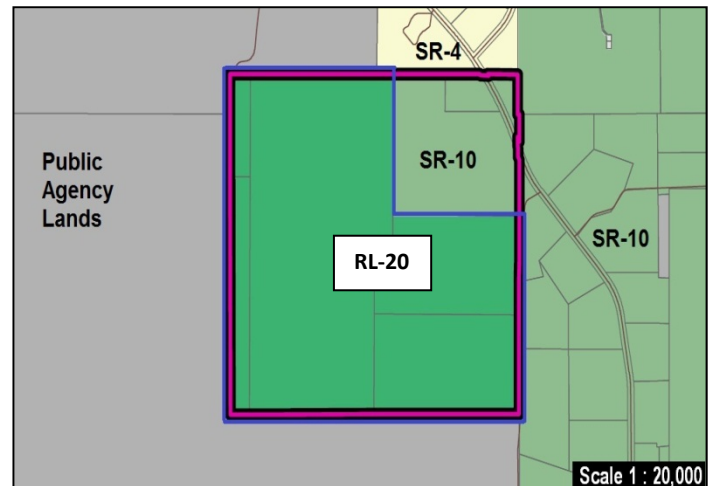
1) Endangered Habitats League (Email dated September 19, 2012)

2) Community Planning Group, property owner

Recommendations

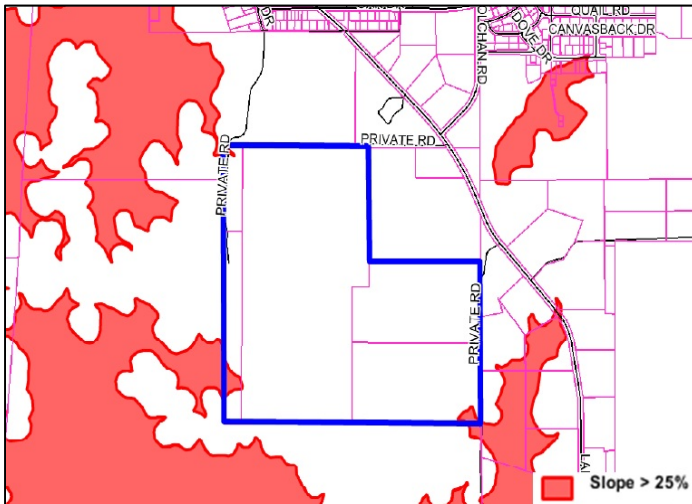


Draft Plan

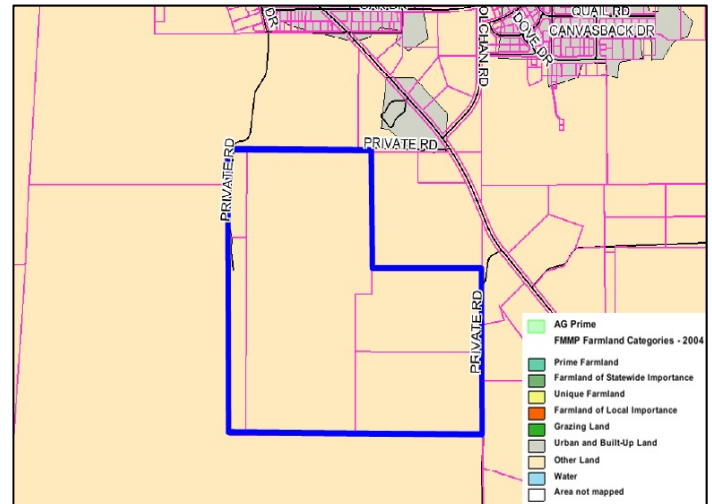


Staff Recommendation

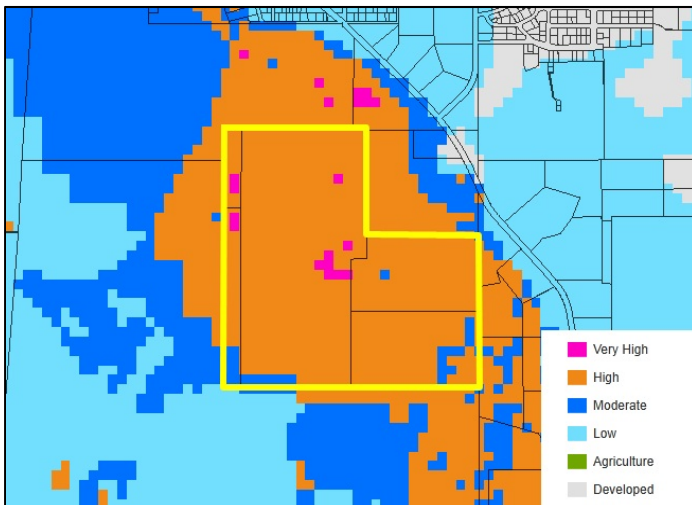
Lake Morena LM-1



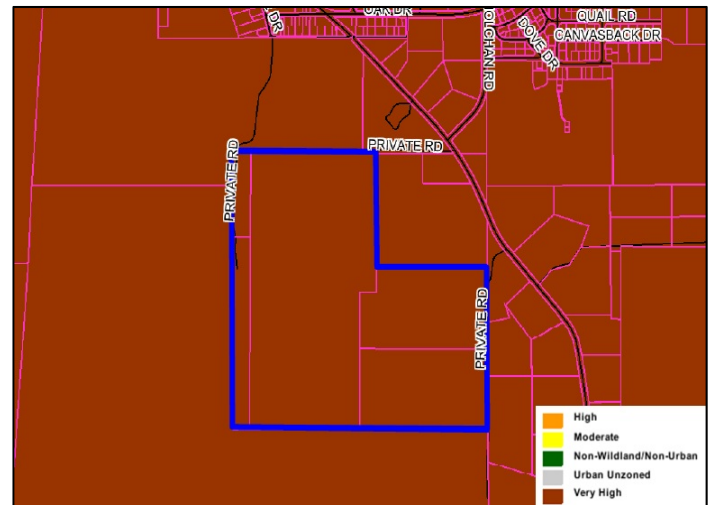
Steep Slope (Greater than 25%)



Agriculture



Habitat Evaluation Model



Fire Hazard Severity Zones

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 Lake Morena/Campo 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 property is outside of the County Water Authority boundary and is mostly surrounded on three sides by the Cleveland National Forest. The parcels are composed of with high value habitat and are located entirely in the Very High Fire Hazard Severity Zone within 10 minutes from the closest available fire services. This area is groundwater dependent with a five-acre minimum lot size per the County Groundwater Ordinance.

Staff Review: Rationale for RL-20 Designation

- Existing parcels sizes are generally 20 acres or larger
- Parcels are not directly accessible from a public road
- High Value Habitat is present throughout nearly the entire area
- Area is mostly surrounded by National Forest lands

Lake Morena LM-1: Correspondence Received

Endangered Habitats League recommendation for Rural Lands 20

September 19, 2012

BY ELECTRONIC MAIL ONLY

Mindy Fogg
Dept of Planning and Land Use
5201 Ruffin Rd Suite B
San Diego, CA 92123

RE: Notice of Preparation for the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA)

Dear Ms Fogg:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA) NOP. It is our expectation that the amendment will fully conform to the Guiding Principles of the General Plan and its objectives of *reducing* fire hazard, impacts to habitat, and infrastructure and service costs.

Forest inholdings are generally remote locations, removed from urban services and urban infrastructure, with high ecological integrity and high fire risk. Therefore, intensities of use (as reflected in assigned densities) should be at the *lowest* levels the Land Use Element allows, consistent with underlying parcelization. In other words, the number of potential new parcels should rarely increase above the baseline number of parcels, and then only in locations already substantially committed to such parcelization, so as to avoid "spot zoning." Mere adjacency to areas of existing higher density, or proximity to a roadway, is *not* sufficient rationale for up-planning. The needs to reduce fire hazard, preserve the environmental, and reduce service costs remain paramount. The current General Plan's limits of estate, semi-rural, and village development should be respected. Absent a demonstrable objective need to increase the housing capacity of the General Plan, there should be *no* expansion of Village or Semi-Rural densities into the former FCI lands. A density of 1:40 or less dense should be the default unless unique circumstances compel otherwise.

After reviewing maps produced by the Community Planning Groups (CPGs) and labelled as "May 2012 Draft Land Use Maps" on the DPLU FCI documents page, we are concerned over potential inconsistencies with the General Plan and its objectives. These mainly involve areas given a 1:10 density when 1:20 (or occasionally less) is more appropriate. SR-10 will inevitably produce a high degree of habitat fragmentation and habitat loss, especially considering the mandatory vegetation clearing – often acres – around each structure.

Lake Moreno/Campo: The "square" immediately south of the town center, labelled SR-10, should be RL-20.

In conclusion, the "May 2012 Draft Land Use Maps" maps contain unwarranted expansion of estate and ranchette parcelization. In the context of the DEIR, the May 2012 Draft Land Use Maps should be considered an alternative with greater impacts than the proposed project, which should better conform to the General Plan.

It is our privilege to work with DPLU toward a successful FCI Lands Amendment. Also, it would be appreciated if you could acknowledge receipt of these comments by a reply to this message.

Yours truly,
Dan

Dan Silver, Executive Director
Endangered Habitats League
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