

ME26 Analysis Area

(Campo/Lake Morena)

2012 Proposal: Change from RL20 to SR10

Requested by: Lenac

| | |
|----------------------|----------|
| Staff Recommendation | Proposed |
|----------------------|----------|

| | |
|--------------------|----------|
| CPG Recommendation | Proposed |
|--------------------|----------|

| | |
|-------------------|----------|
| PC Recommendation | Proposed |
|-------------------|----------|

Property Description

Property Owner:

PSR: Lenac

Size:

678 acres

15 parcels

Location/Description:

1.5 miles south of Interstate 8, accessed via Cameron Truck Trail and Buckman Springs Road; outside the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

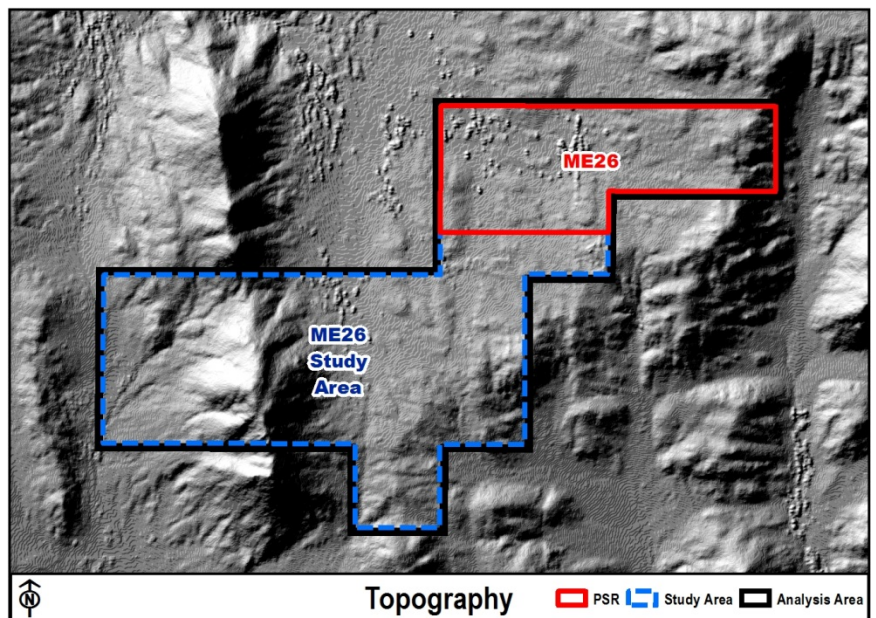
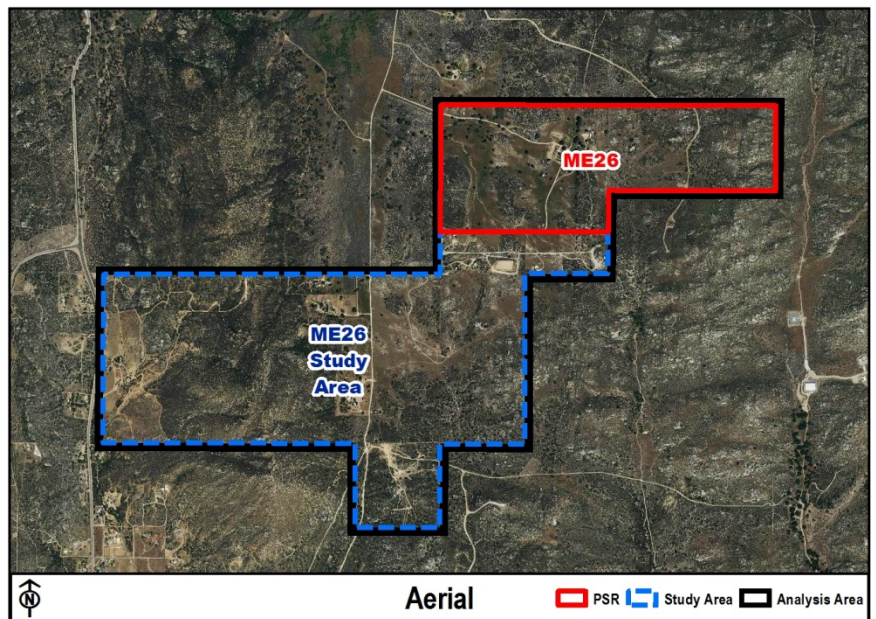
○ Floodplain

○ Wetlands

◐ Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

Mapping Consistency & Community Character (Guiding Principle 3, Policies LU-1.3, LU-2.3)

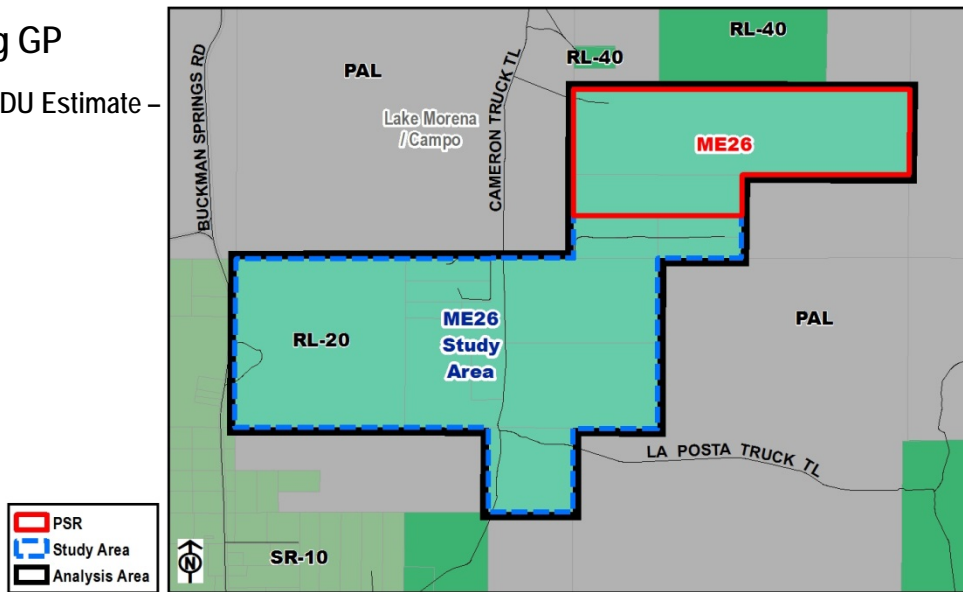
- The western portion is a half mile from the Lake Morena Village boundary, and there are areas designated SR-10 with some large parcels and some smaller parcels with no subdivision potential (similar to the Analysis Area).
- The proposal would not present any inconsistencies with Community Plan policies.

Consideration of Constraints and Feasibility (Guiding Principles 4, 5, Policy LU-1.9, LU-6.2)

- Less constrained than other Analysis Areas proposing SR-10 – no wetlands or floodplain; limited extent of upper tier habitat; eastern portion lacks substantial steep slope; western portion with mountainous area would have limited additional density potential with slope-dependent SR-10 and is closest to Village, adjacent to public road; westernmost parcel has been accepted into the Purchase of Agricultural Conservation Easements (PACE) Program since 2012 and would not have subdivision potential; Conservation Subdivision requirement
- Proposed density consistent with Groundwater Ordinance minimum lot size limitations
- Improving access through federal lands not guaranteed, but feasibility not known without a development proposal and road improvement proposal for federal agencies to review

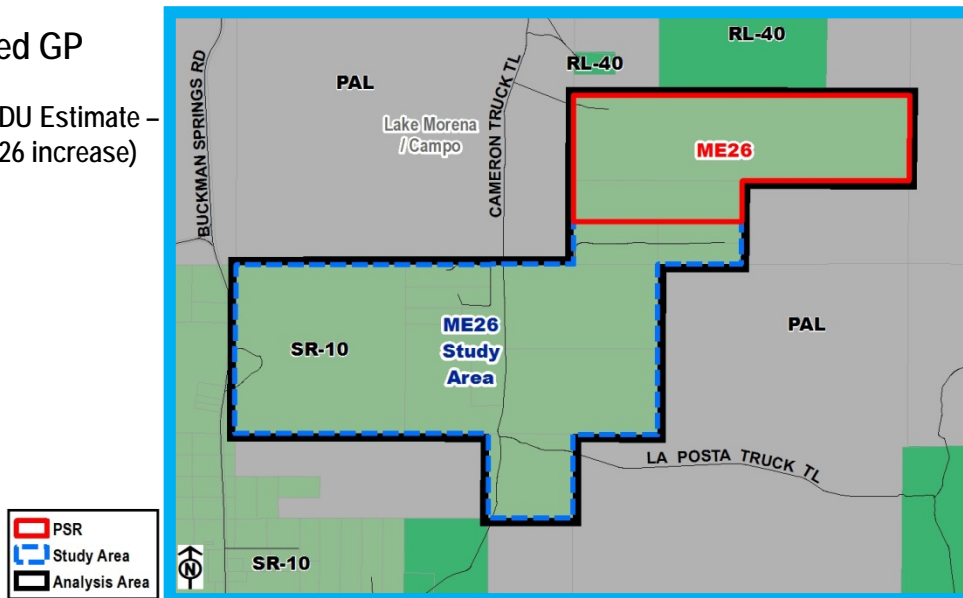
Existing GP

Potential DU Estimate –
33 Units



Proposed GP

Potential DU Estimate –
59 Units (26 increase)



Staff Recommendation

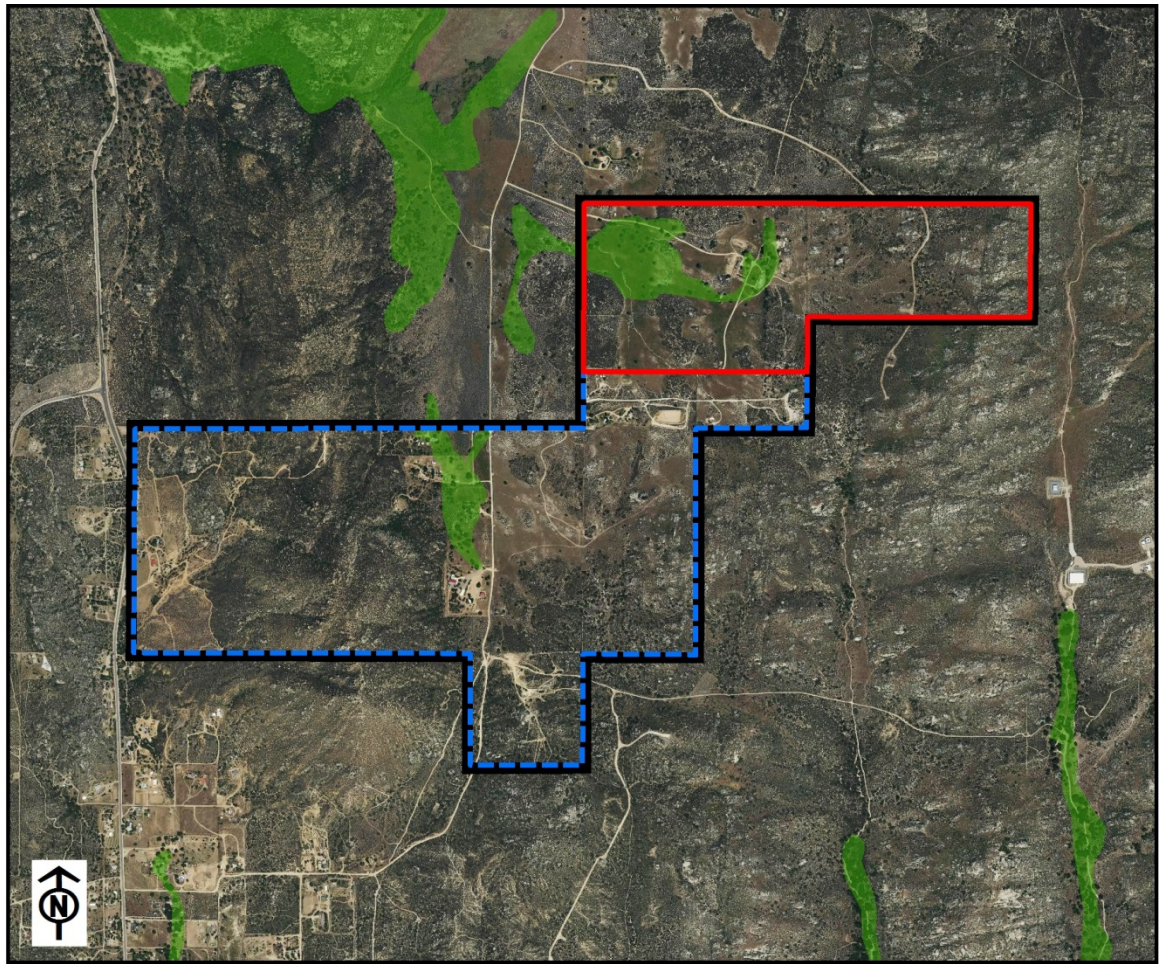
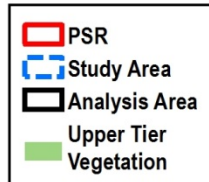
Alternative GP

Potential DU Estimate –
N/A Units

No Alternative Map

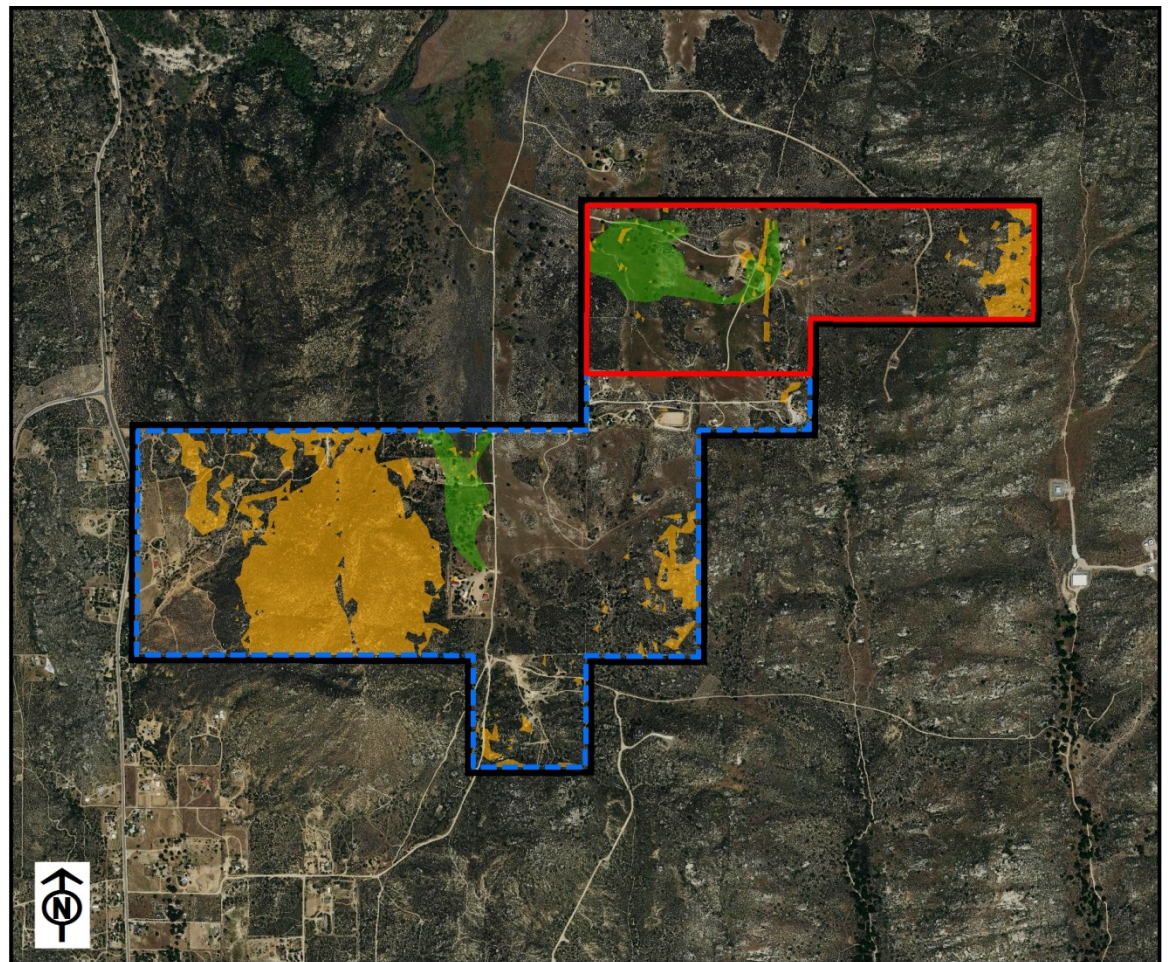
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

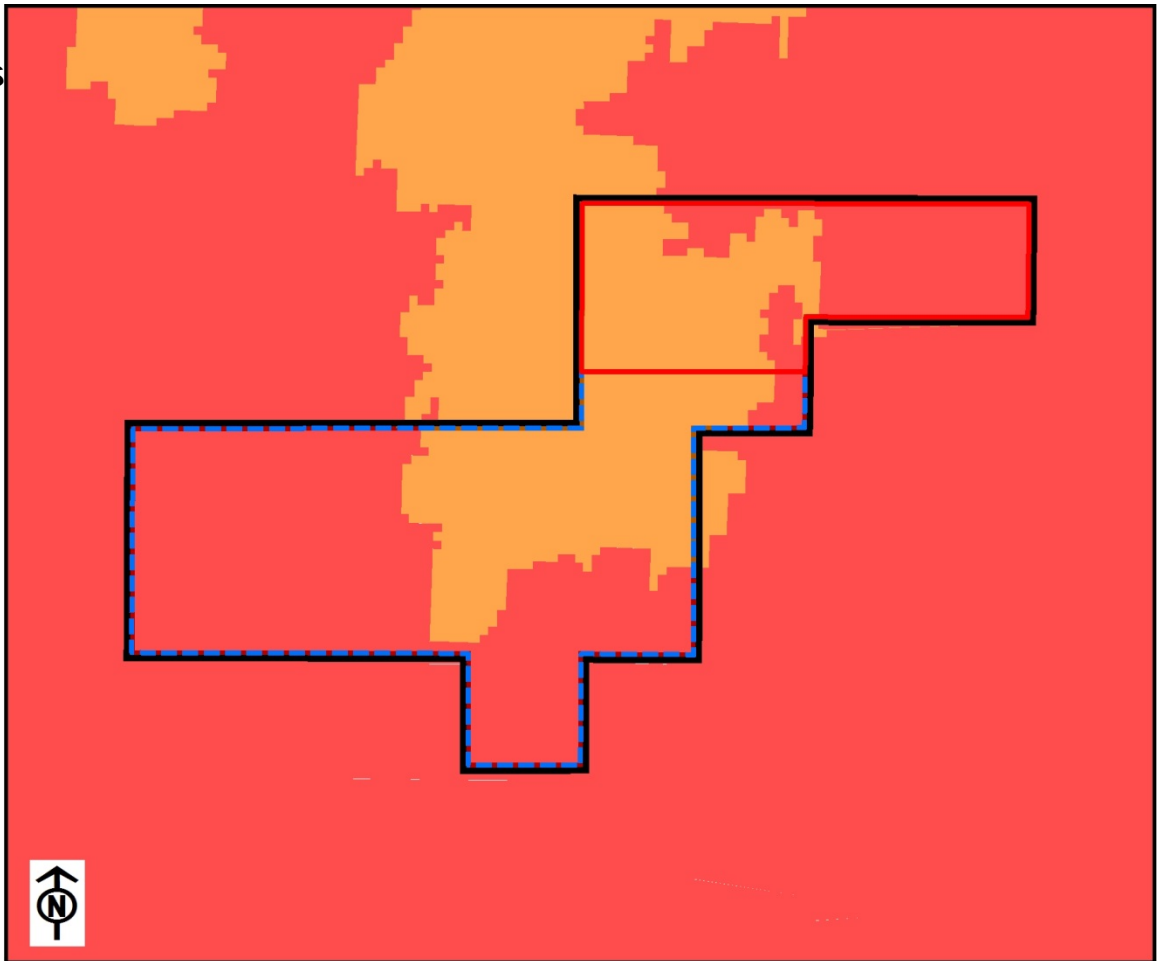
● Steep slope
 ○ Floodplain
 ○ Wetlands
 ● Sensitive Habitat



Fire Hazard Severity Zones

● Fire Hazard Severity Zone

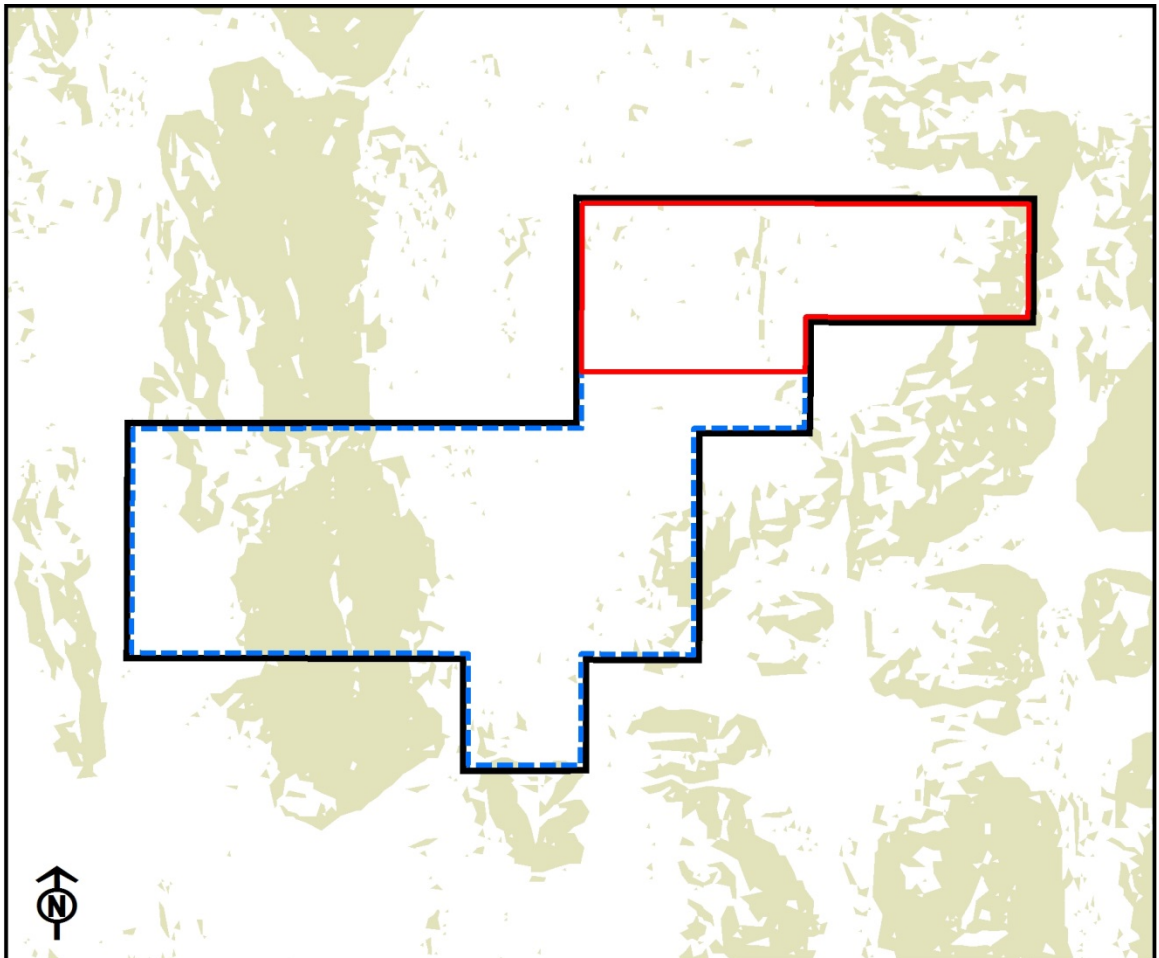
- PSR
- Study Area
- Analysis Area
- Very High
- High



Steep Slopes

Steep slope (greater than 25%)

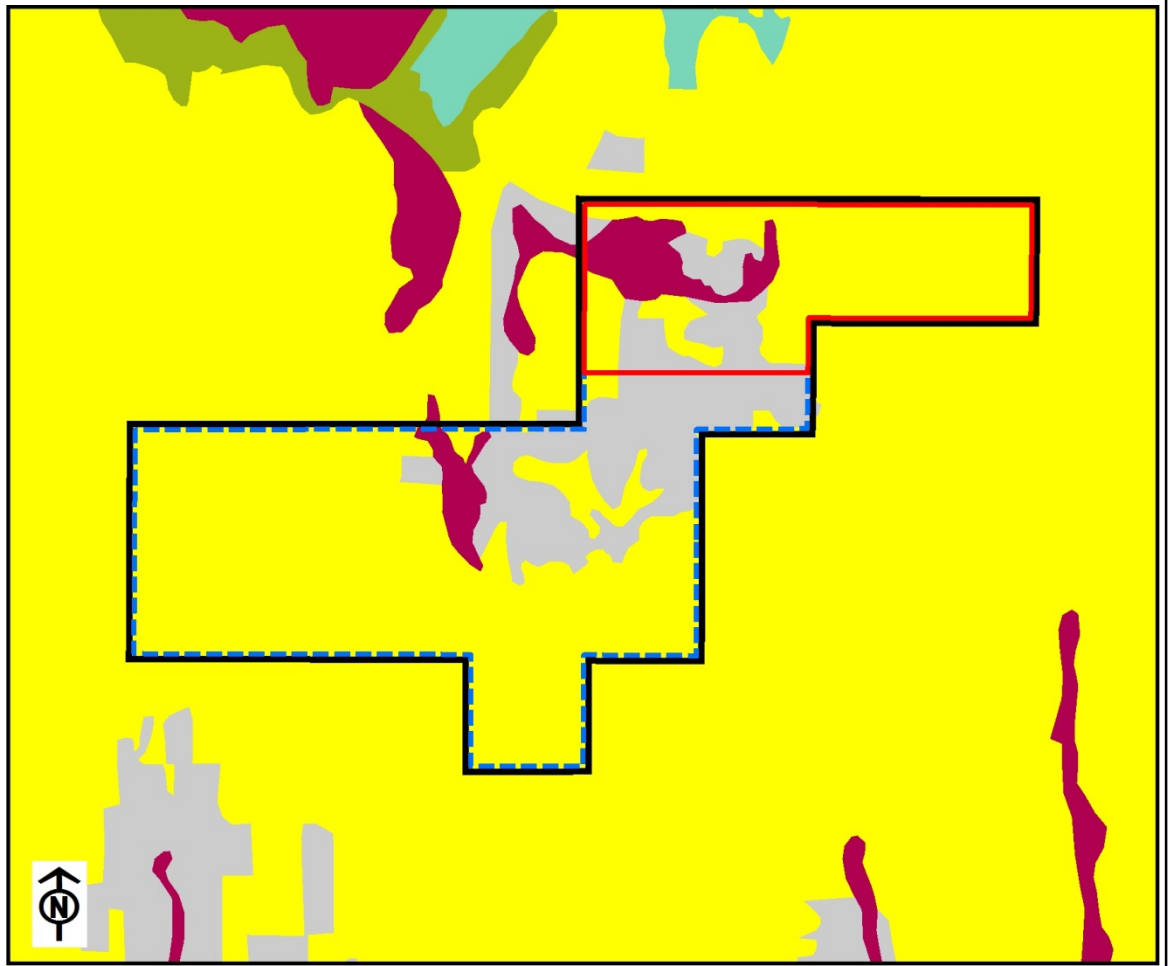
- PSR
- Study Area
- Analysis Area
- Slope GT 25%



Vegetation

☐ Sensitive Habitat

- ☐ PSR
- ☐ Study Area
- ☐ Analysis Area
- ☐ Chaparral
- ☐ Grassland
- ☐ Riparian Scrub
- ☐ Other Woodlands
- ☐ Urban,
Disturbed Habitat,
- ☐ Agriculture,
Eucalyptus,
Woodland

Prime
Agricultural
Soils

☐ Agricultural Lands

- ☐ PSR
- ☐ Study Area
- ☐ Analysis Area
- ☐ Prime Farmland
Soils
- ☐ Statewide
Significance
Soils

