

ME30-A Analysis Area

(Campo/Lake Morena)

2012 Proposal: Change from RL40 to SR4/RL20

Requested by: Kemp

Staff Recommendation	Alternative
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CPG Recommendation	Proposed
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Property Description

Property Owner:

PSR: Kemp

Size:

262 acres

1 parcels

Location/Description:

Adjacent to SR-94 on the north and bisected by Sheridan Road; southeast of Cameron Corners; outside the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

◐ Floodplain

◐ Wetlands

◐ Sensitive Habitat

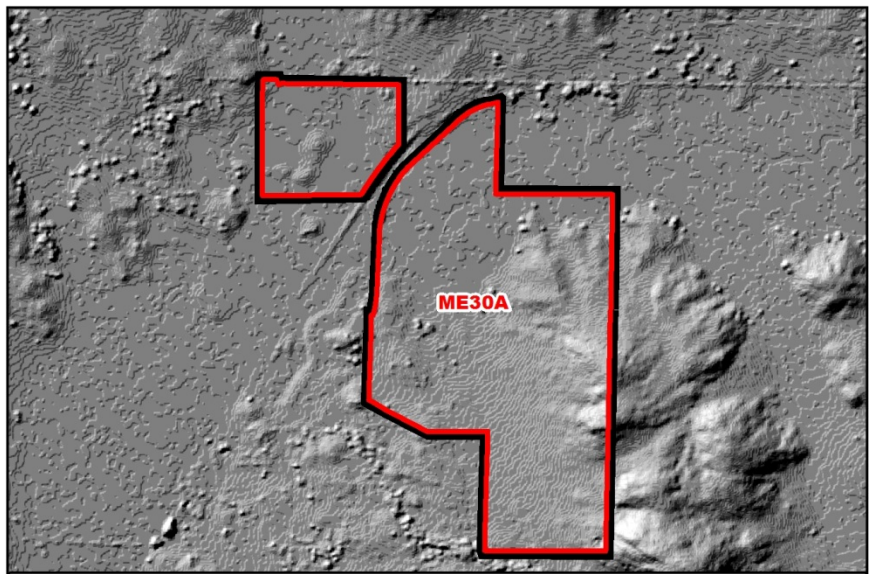
◐ Agricultural Lands

◐ Fire Hazard Severity Zones



Aerial

PSR Analysis Area



Topography

PSR Analysis Area

Staff Recommendation Rationale

Community Development Model & Existing Infrastructure/Services (Guiding Principles 2 & 9; Policies LU-1.1, LU-2.4

- Long distance to substantial job centers and limited infrastructure and transportation options limit the justification for substantial density increases outside villages in this area; PSR is not in a water or sewer service area (adjacent SR-1 is within a water and sewer service area); lack of infrastructure for alternative transportation options
- Almost all of the Community Planning Area outside Village boundaries is SR-10 or lower

Feasibility and Groundwater Limitations (Guiding Principles 4 & 5; Policies LU-1.9, LU-8.1

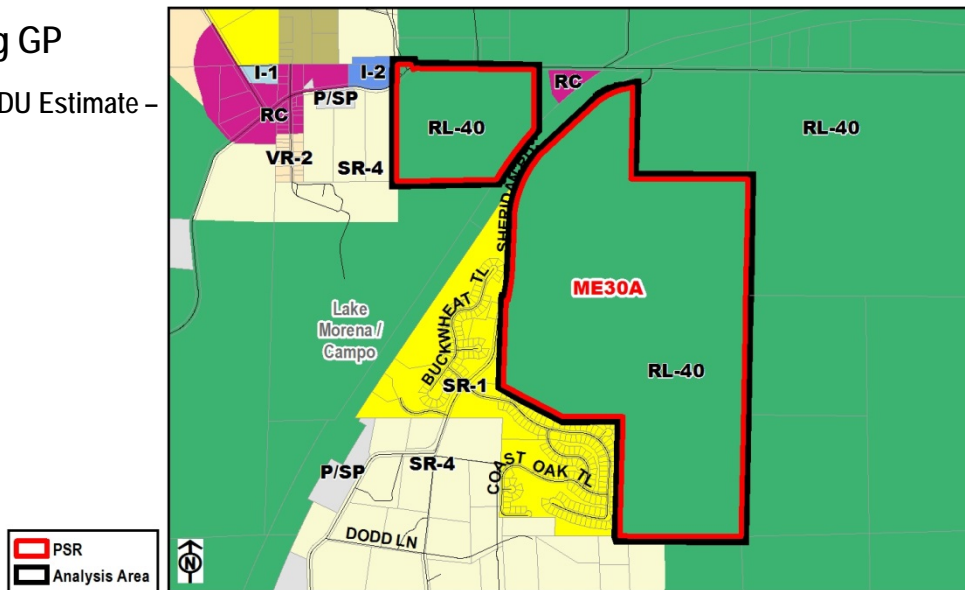
- Groundwater-dependent; average annual precipitation category (15-18 inches) requires a minimum lot size of 8 acres per the Groundwater Ordinance; SR-4 density is not feasible per this standard, but SR-10 of the Alternative Map is

Habitat/Wildlife Corridors (Guiding Principle 4, Policy LU-6.2)

- Wetlands and floodplain are limited to the portion proposed to remain RL-40; however, there is native habitat throughout and wildlife corridor opportunities to the north and east
- SR-4 would not retain the Conservation Subdivision requirement, while the SR-10 in the Alternative Map would maintain this requirement

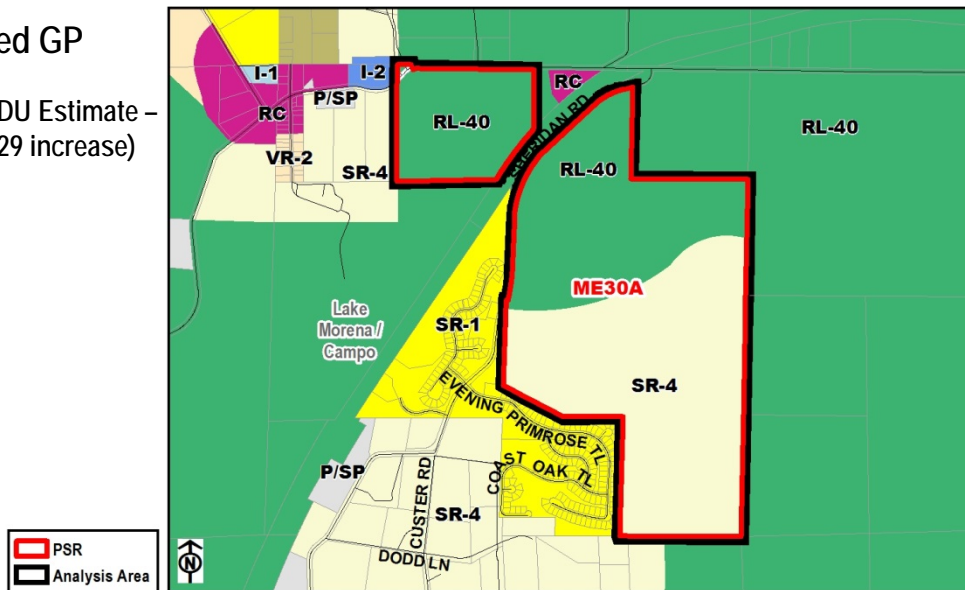
Existing GP

Potential DU Estimate –
6 Units



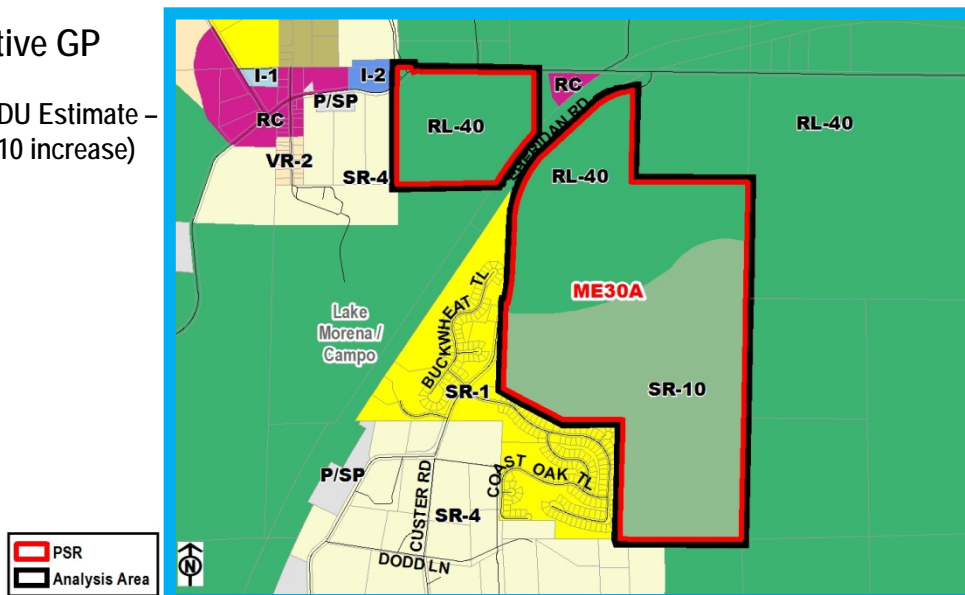
Proposed GP

Potential DU Estimate –
35 Units (29 increase)



Alternative GP

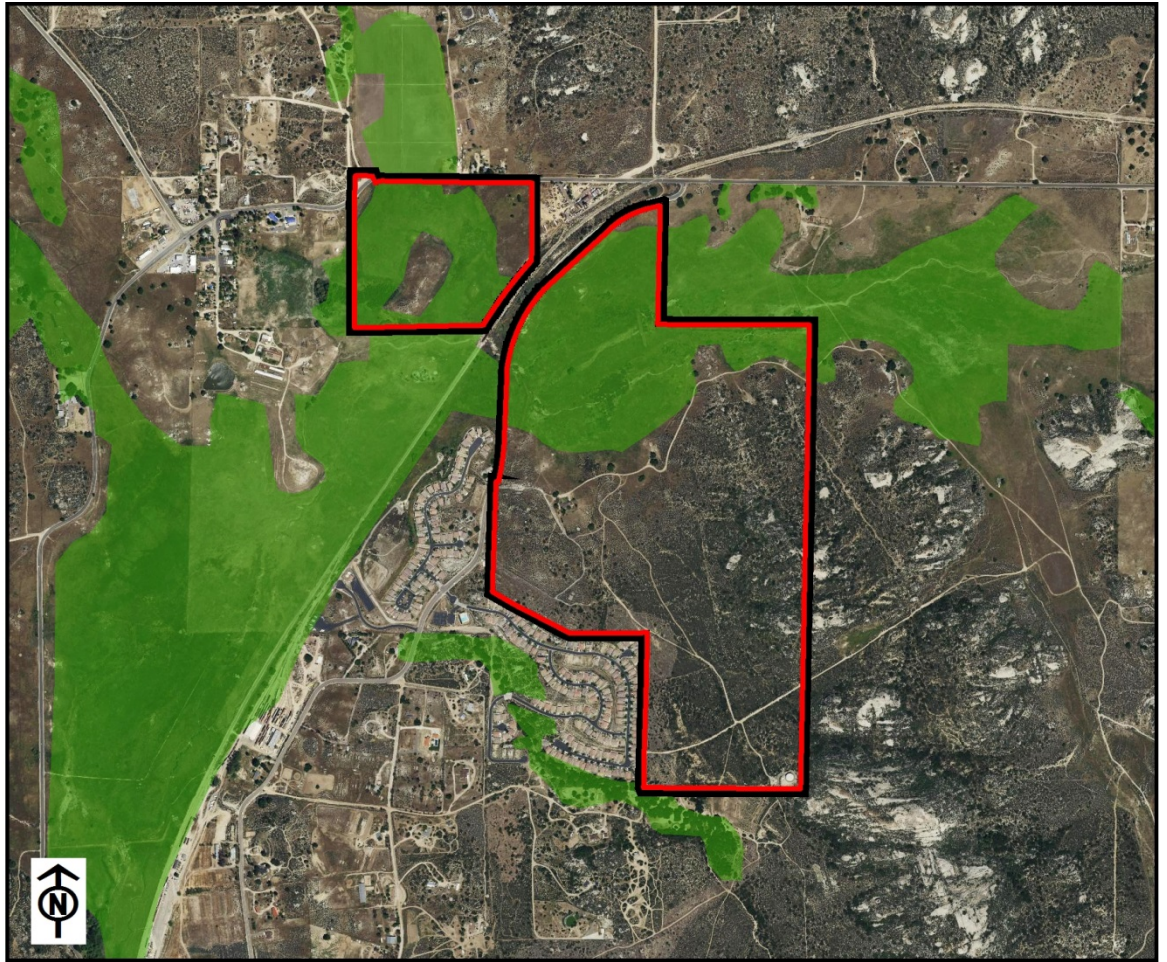
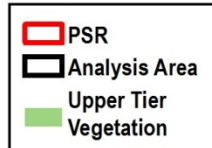
Potential DU Estimate –
16 Units (10 increase)



Staff Recommendation

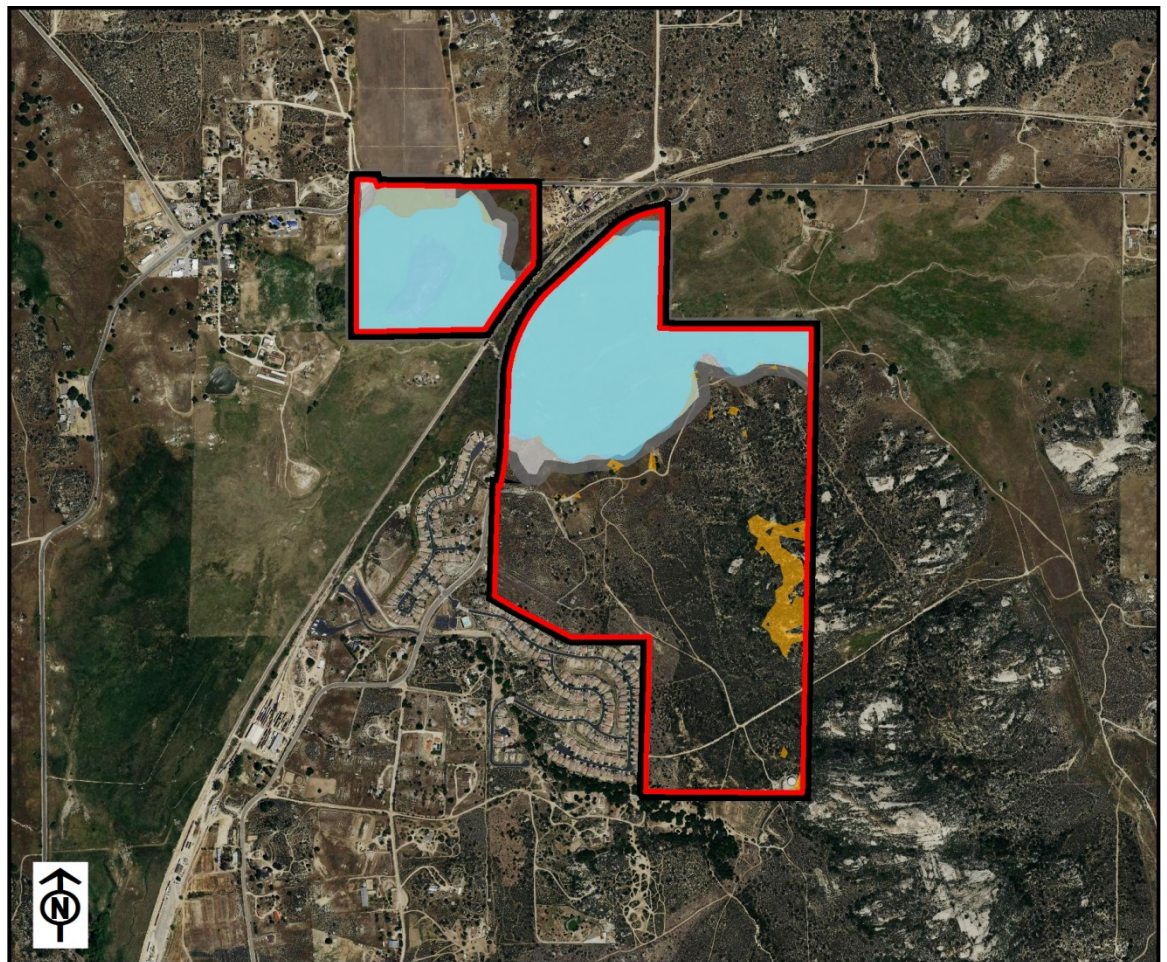
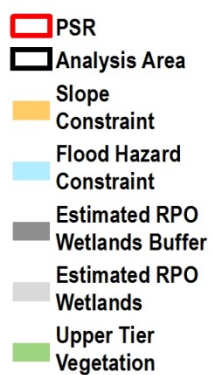
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

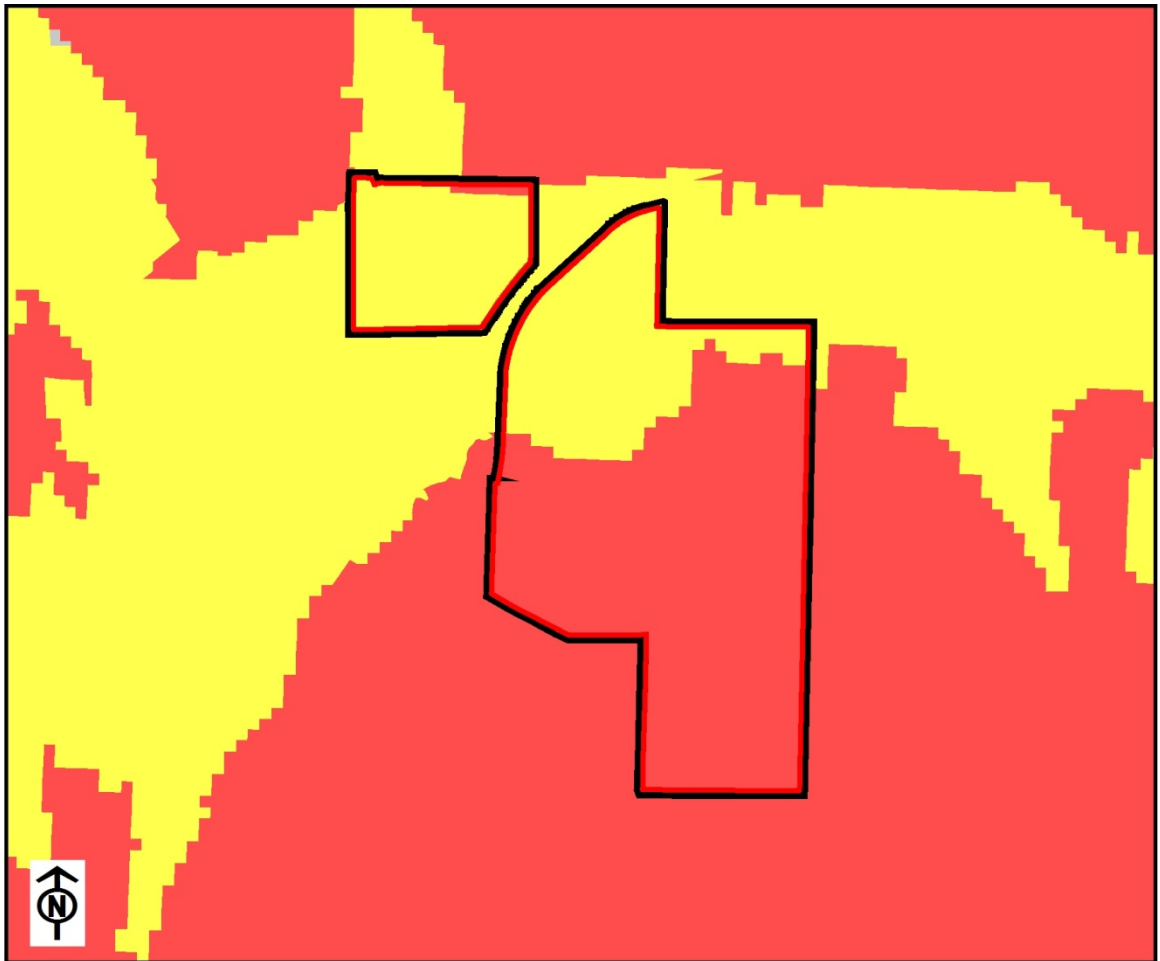
● Steep slope
 ● Floodplain
 ● Wetlands
 ● Sensitive Habitat



Fire Hazard Severity Zones

Fire Hazard
Severity Zone

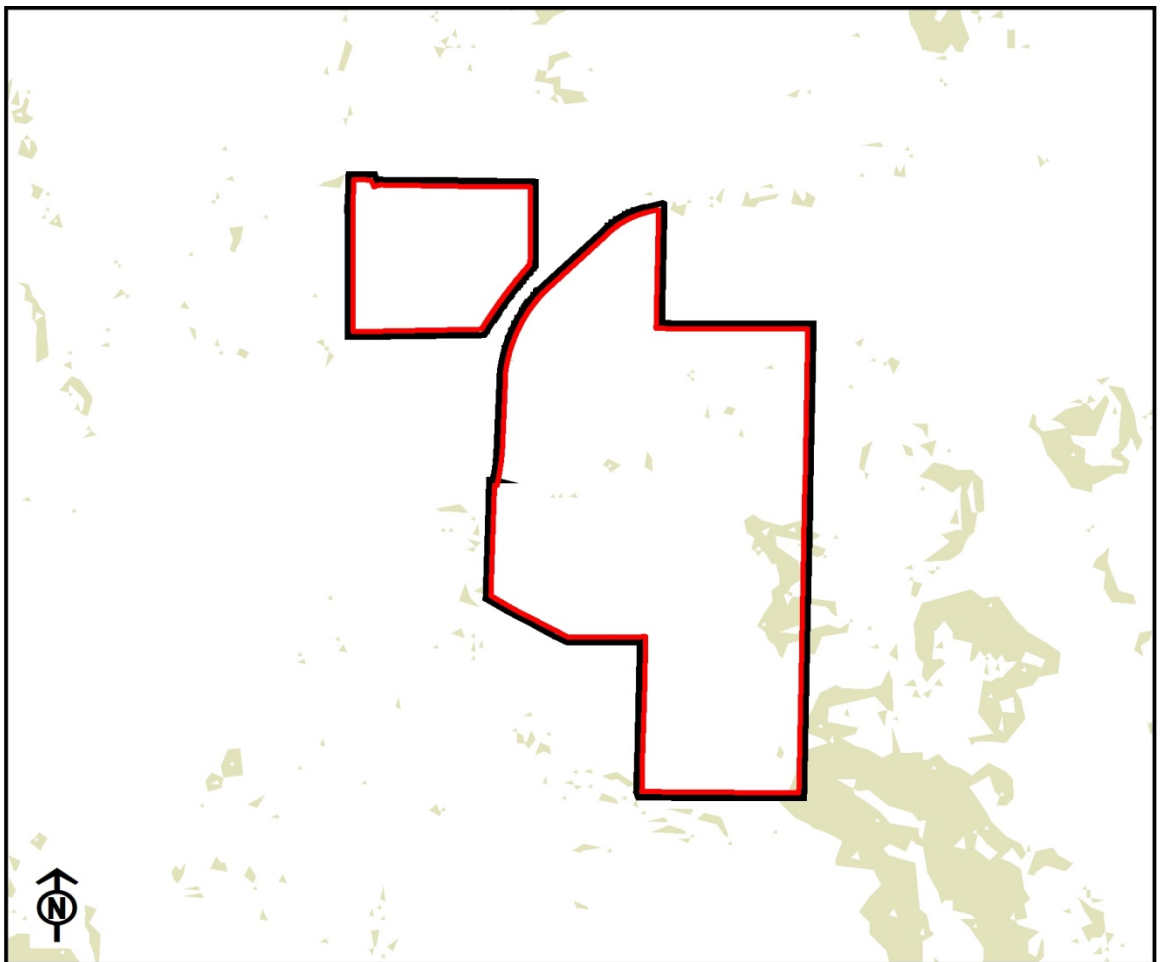
-  PSR
-  Analysis Area
-  Very High
-  Moderate
-  Non-Wildland/
Non-Urban



Steep Slopes

Steep slope
(greater than 25%)

-  PSR
-  Analysis Area
-  Slope GT 25%



Vegetation

☐ Sensitive Habitat

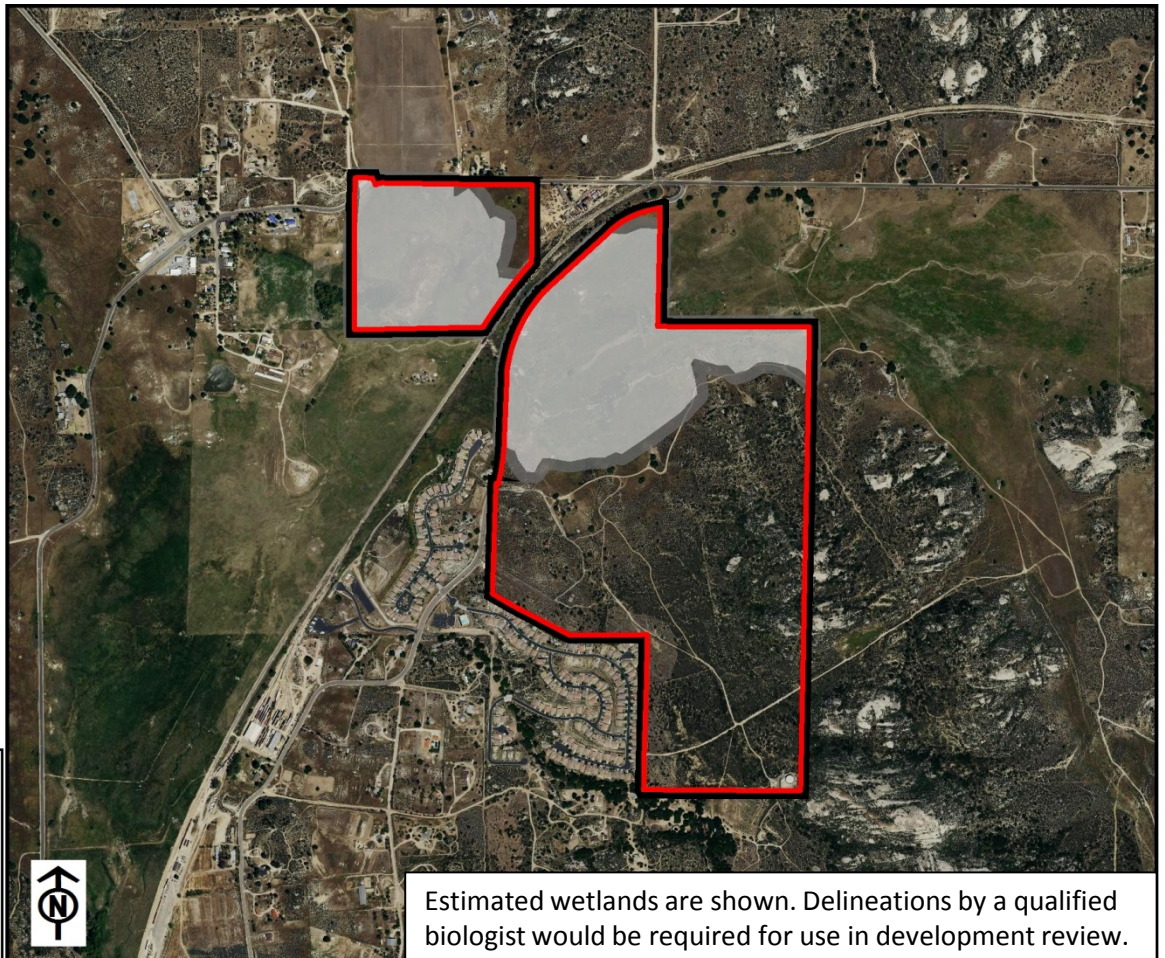
- PSR
- Analysis Area
- Chaparral
- Other Woodlands
- Vernal Pool,
Meadow and Seep
- Marsh
- Water
(incl. 11200,
13200)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



Wetlands

☐ Wetlands

- PSR
- Analysis Area
- Estimated RPO
Wetlands Buffer
- Estimated RPO
Wetlands



Estimated wetlands are shown. Delineations by a qualified biologist would be required for use in development review.