

ME26 Analysis Area

(Campo/Lake Morena)

2012 Proposal: Change from RL20 to SR10

Requested by: Lenac

Staff Recommendation	Proposed
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CPG Recommendation	Proposed
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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%)

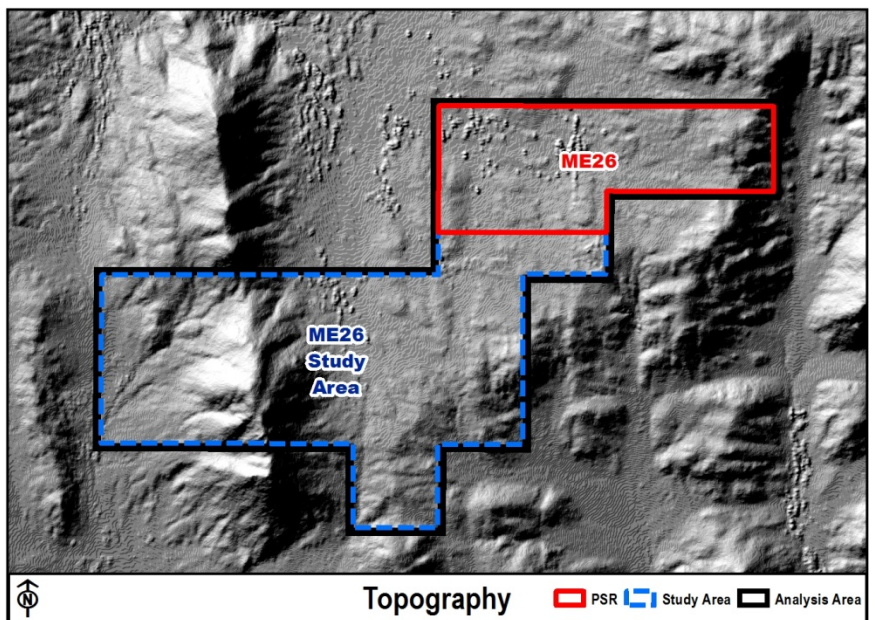
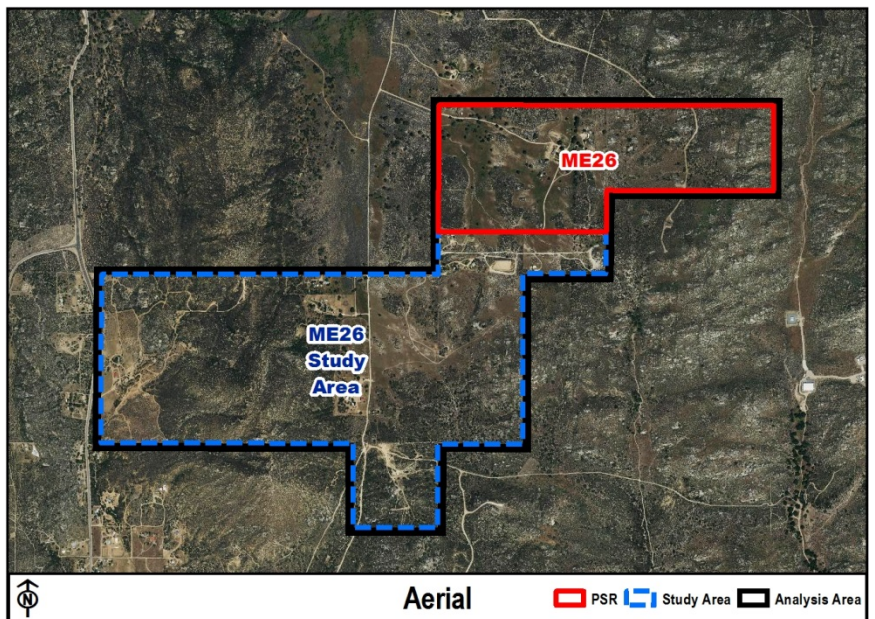
○ Floodplain

○ 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)

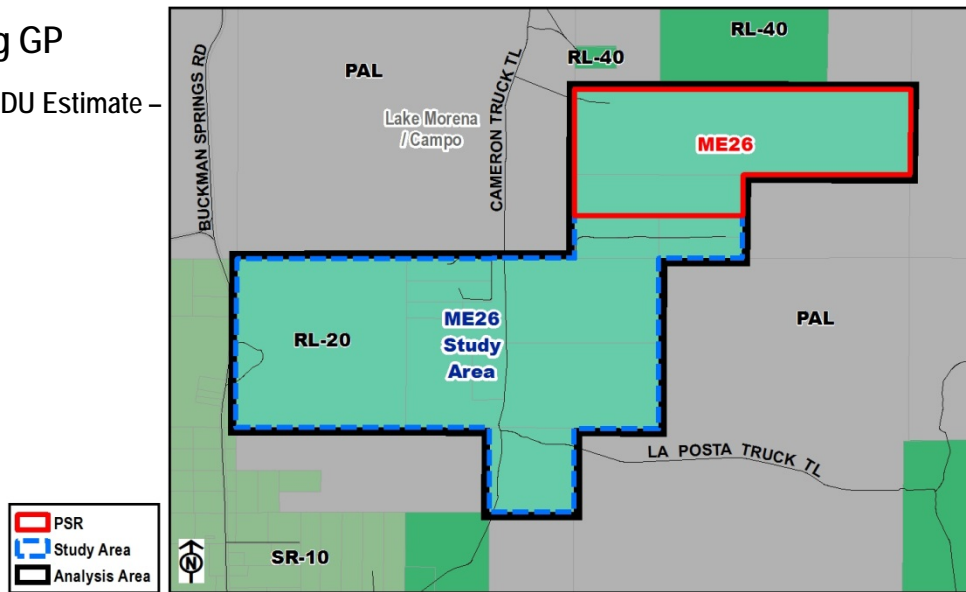
- The western portion is a half mile from the Lake Morena Village boundary, and there are areas designated SR-10 with some large parcels and some smaller parcels with no subdivision potential (similar to the Analysis Area).
- The proposal would not present any inconsistencies with Community Plan policies.

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

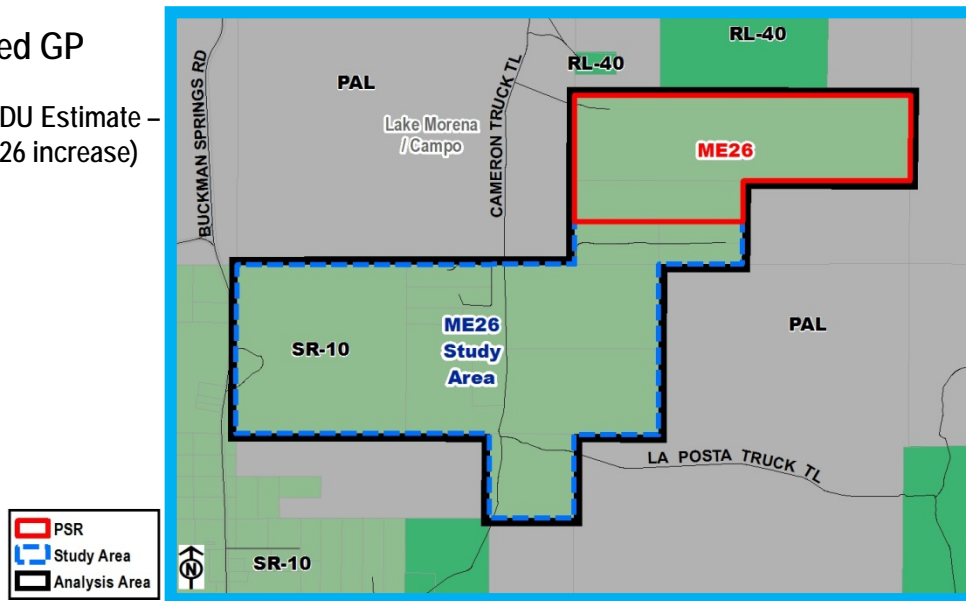
Existing GP

Potential DU Estimate –
33 Units



Proposed GP

Potential DU Estimate –
59 Units (26 increase)



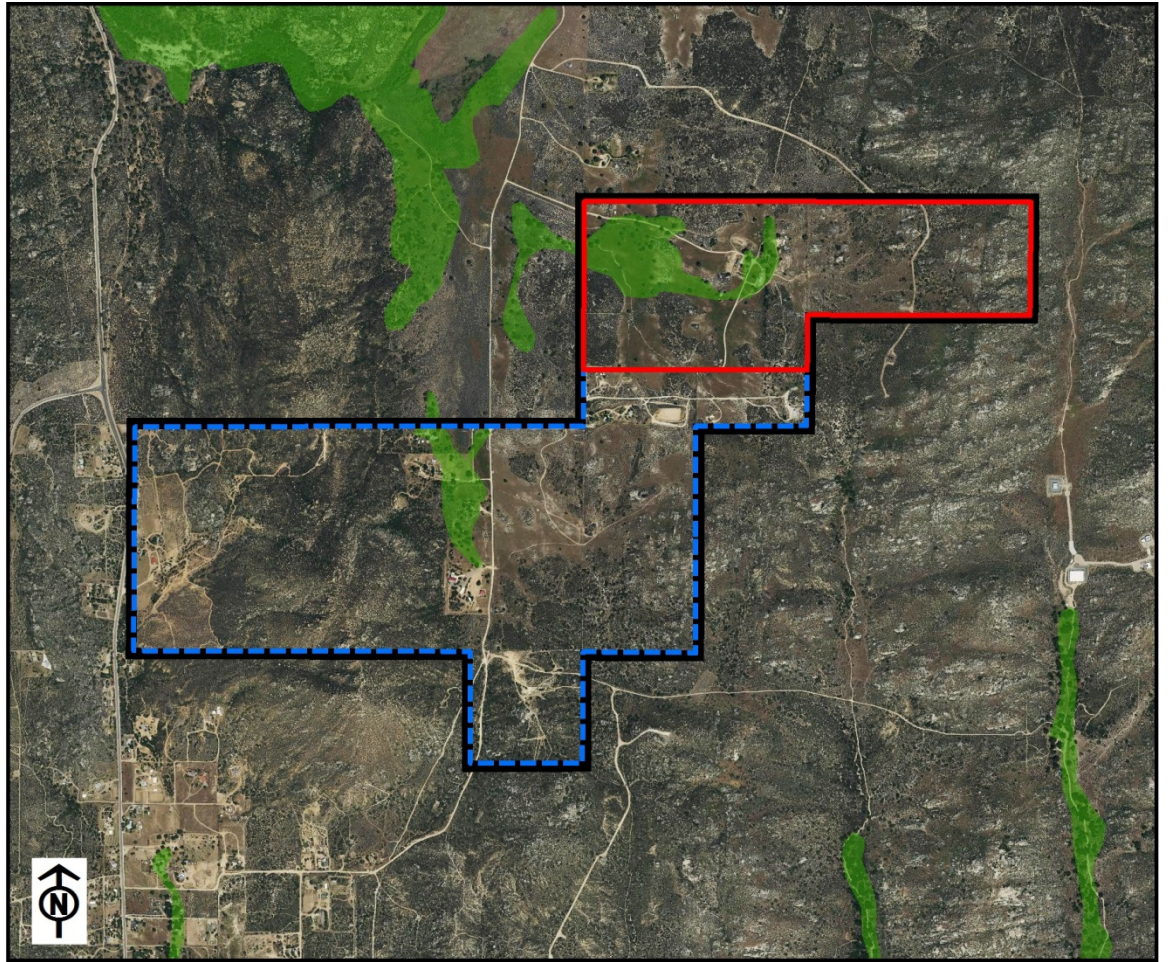
Staff Recommendation

Alternative GP





Potential DU Estimate –
N/A Units

No Alternative Map

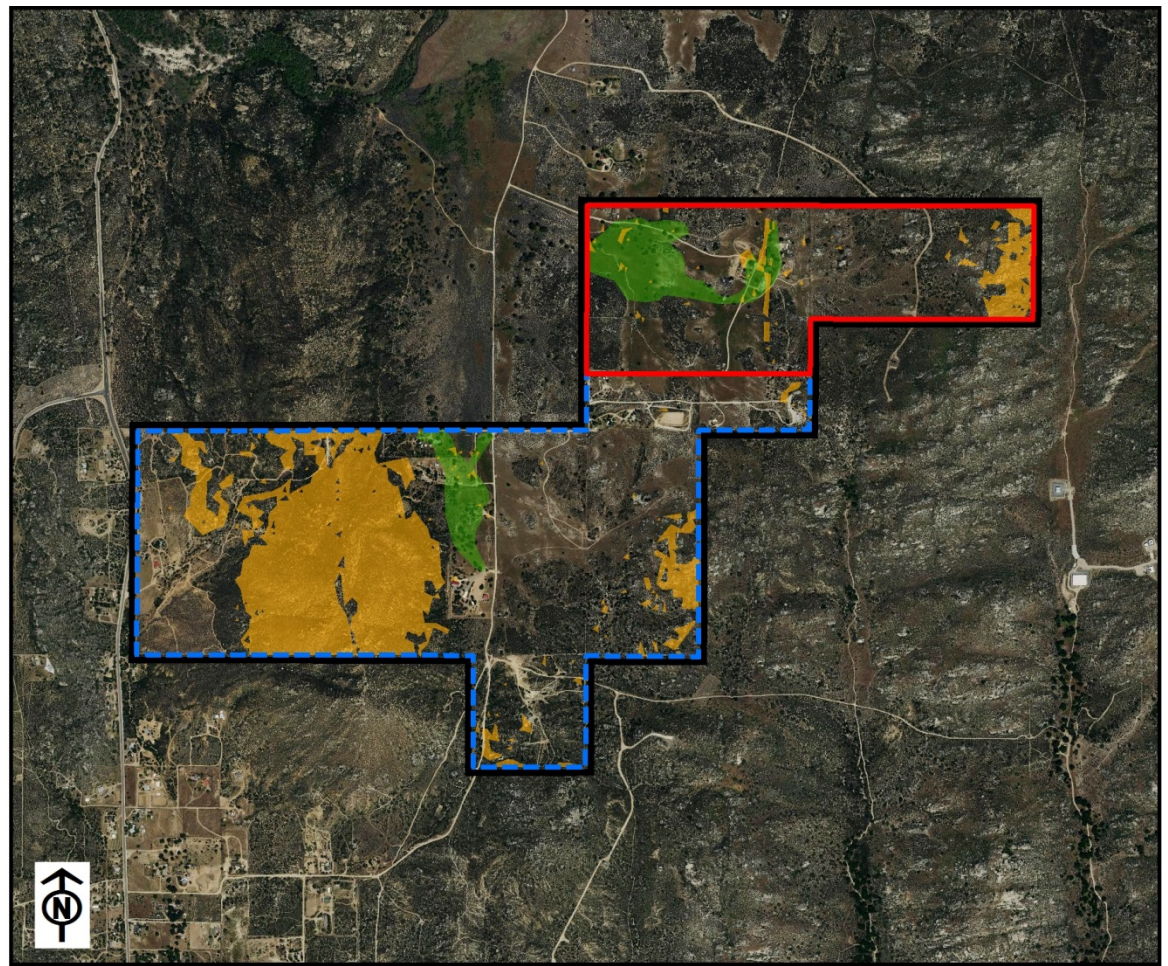
Upper Tier Vegetation








● Sensitive Habitat

-  PSR
-  Study Area
-  Analysis Area
-  Upper Tier Vegetation

Composite Constraints



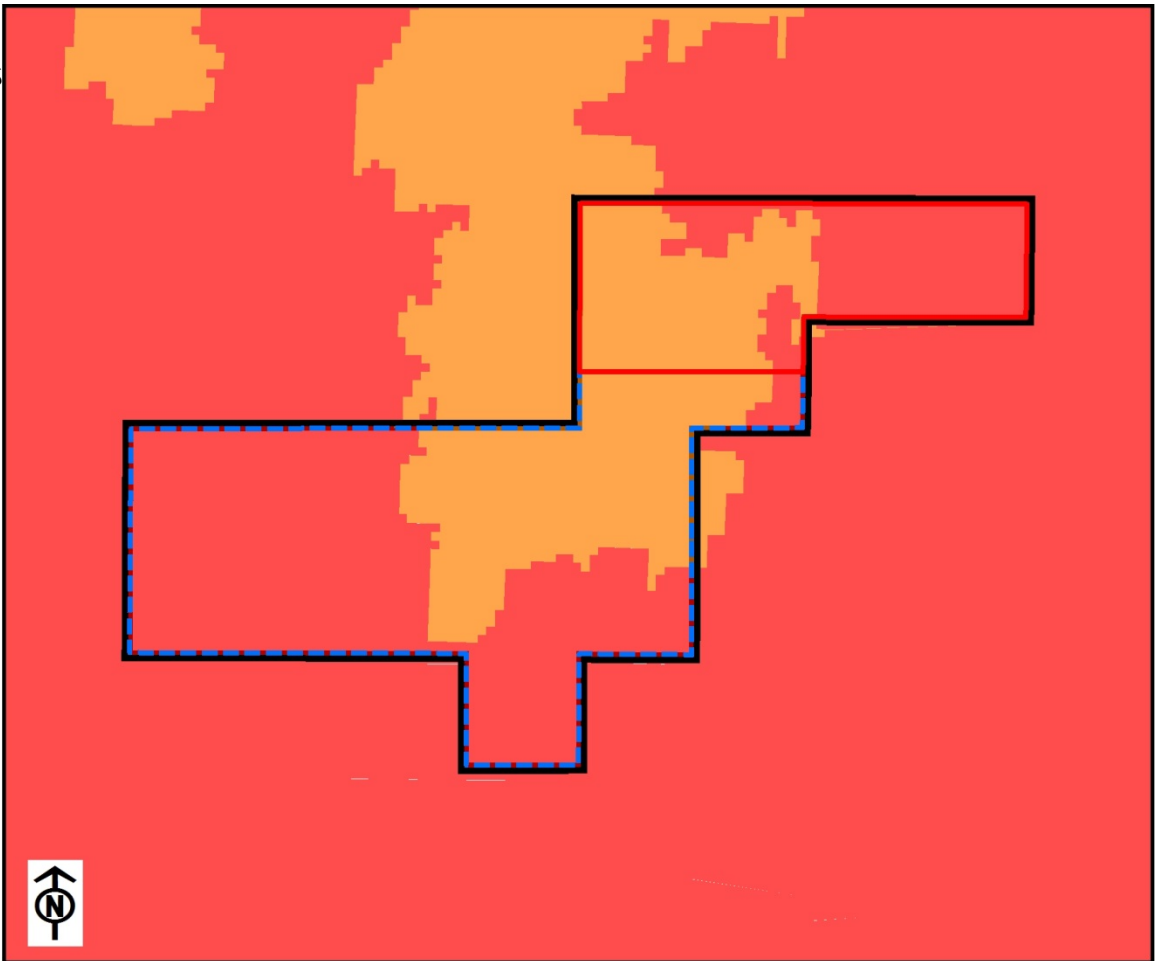
- Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat

-  PSR
-  Study Area
-  Analysis Area
-  Slope Constraint
-  Upper Tier Vegetation

Fire Hazard Severity Zones

● Fire Hazard Severity Zone

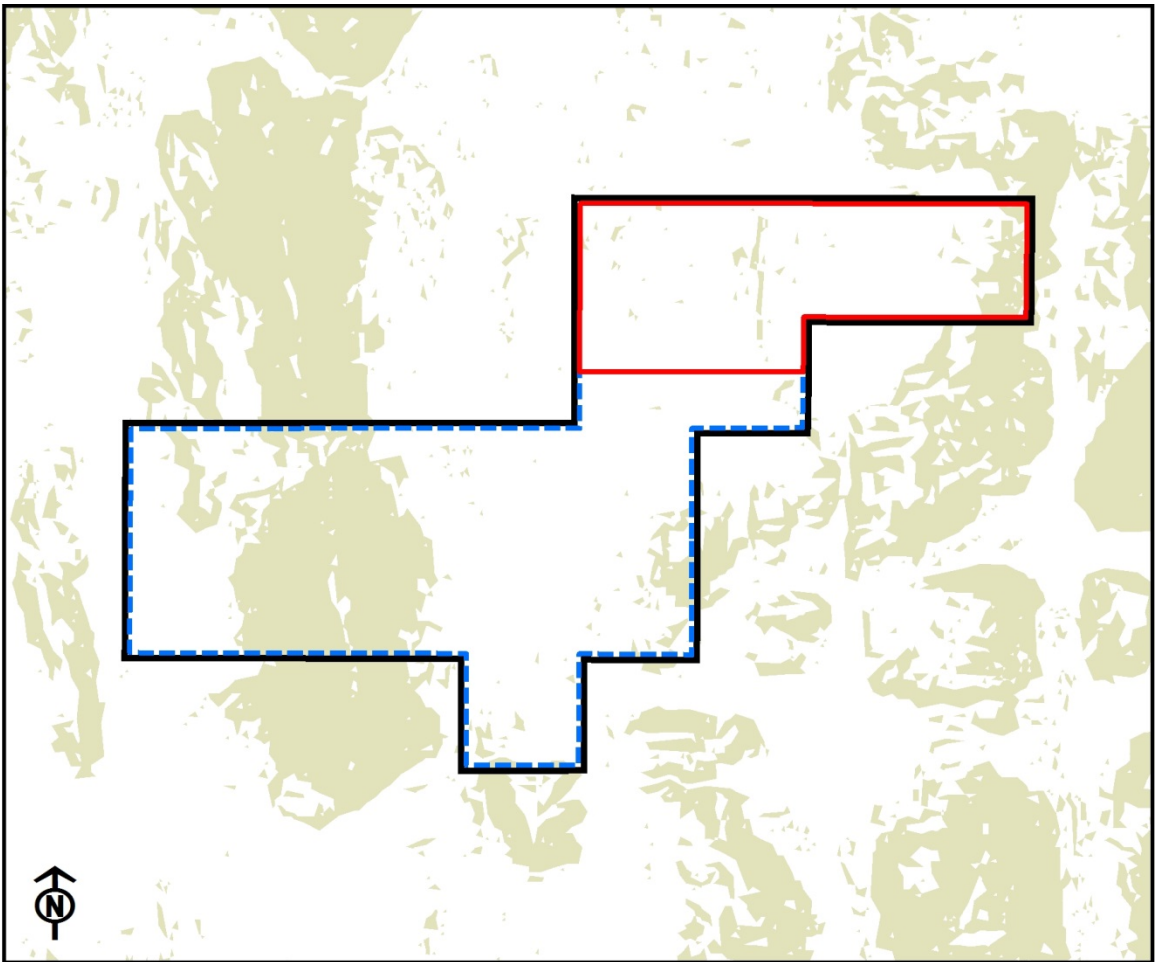
- PSR
- Study Area
- Analysis Area
- Very High
- High



Steep Slopes

▼ Steep slope (greater than 25%)

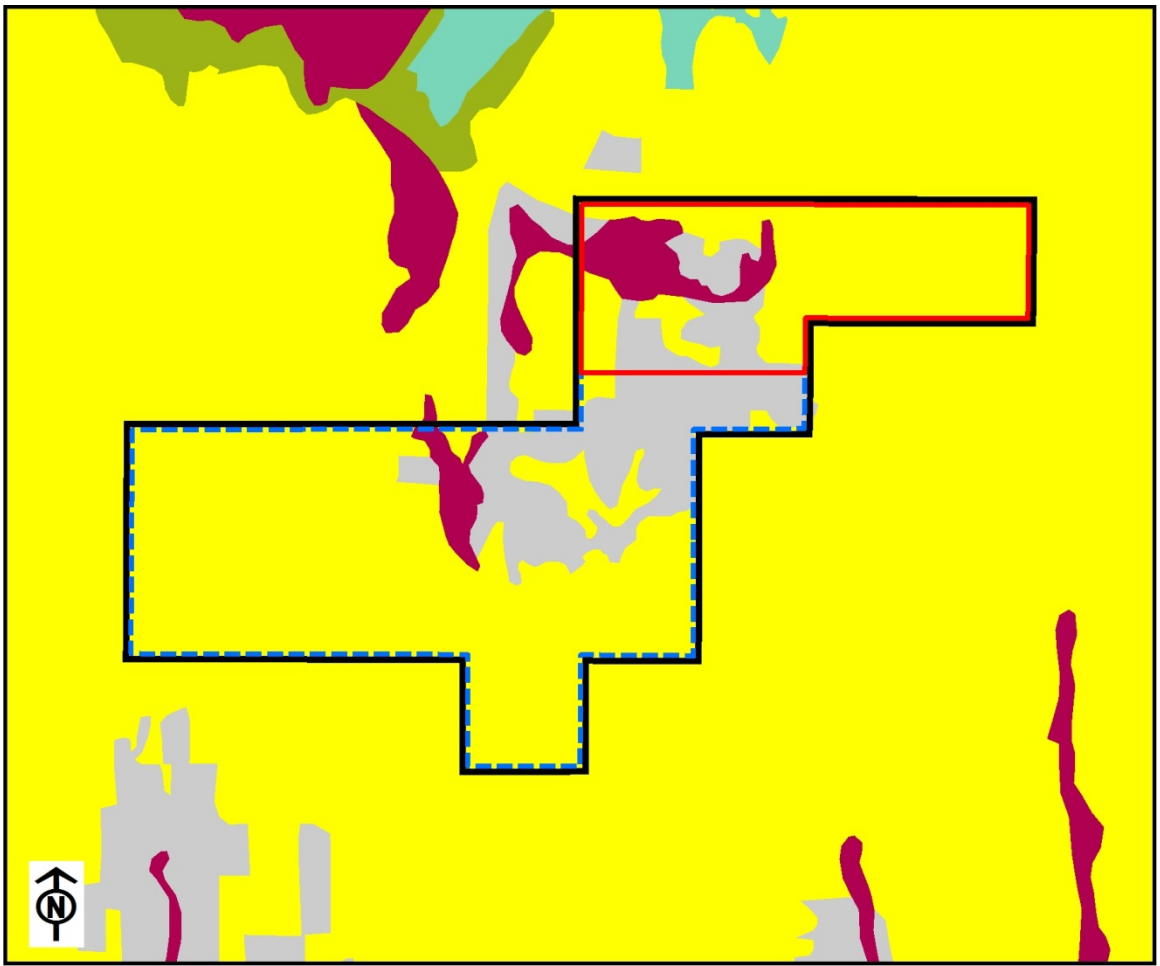
- PSR
- Study Area
- Analysis Area
- Slope GT 25%



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

