

# NC18-A Analysis Area

## (North County Metro)

2012 Proposal: Change from SR2 to SR1/SR2

Requested by: Hillebrecht, Prior and Pozzi

Staff Recommendation	Alternative
CPG Recommendation	Unrepresented
PC Recommendation	Existing

### Property Description

Property Owner:

PSR: Hillebrecht, Prior, and Pozzi

Size:

93 acres

5 parcels

Location/Description:

The PSR is located within an unincorporated County island just southeast of Escondido, approximately ¾ mile east of Bear Valley Parkway and ¾ mile north of San Pasqual Valley Road

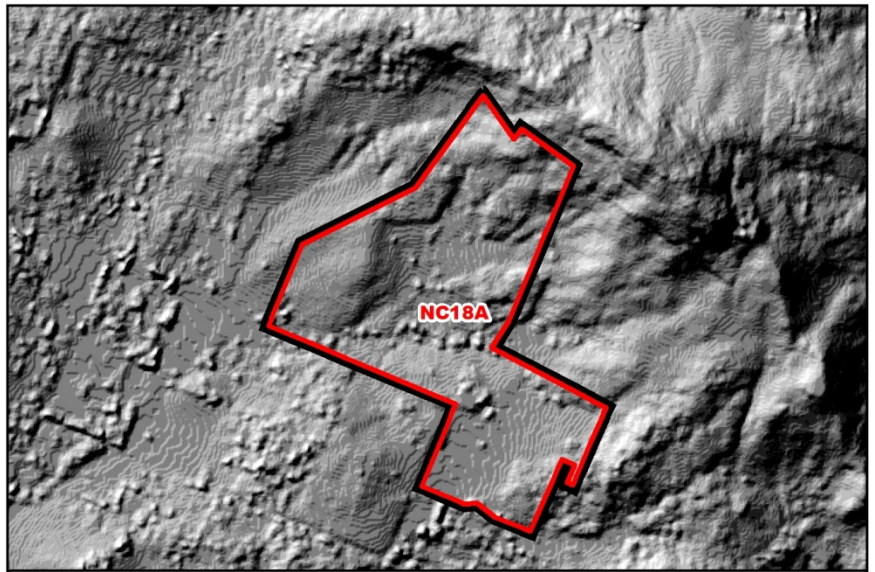
### Prevalence of Constraints

● - 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 and Community Character/ Mapping Consistency (Guiding Principles 2 & 3; Policies LU-1.1, LU-1.3, LU-2.3)

- To the west, the character is suburban (just outside Escondido); transitions to semi-rural/agricultural to the east
- Extensive public road network to the west, in addition to close proximity to jobs, commercial centers, and transportation networks

### Infrastructure/Services/Fire Protection (Guiding Principles 2, 5, and 9; Policies LU-1.1, LU-1.9, LU-6.11, S-1.1)

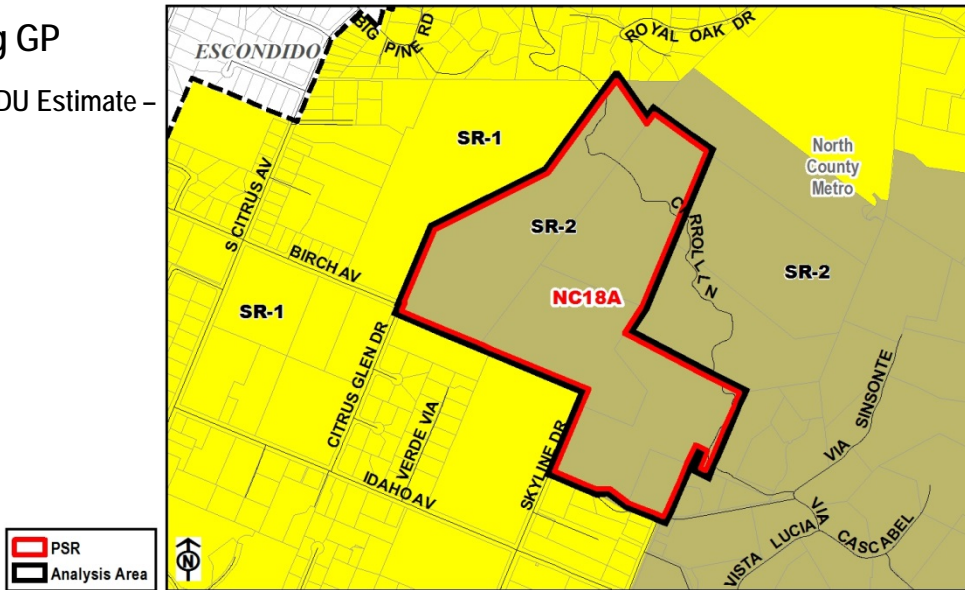
- Within a water service area with infrastructure on 3 of the parcels, but no existing service; not in a sewer service area (sewer service extension would require annexation into the City of Escondido)
- Fire response travel time was discussed in the 2012 review; only the western parcel (to SR-1 in Alternative) is partially within the 0-5 minute estimated response time required for SR-1

### Agricultural Preservation (Guiding Principle 8, Policy LU-7.1)

- Multiple agricultural operations and a large area of prime agricultural soils; proposal would go higher density than SR-2 threshold for preserving agriculture (see the review of Policy LU-7.1 for NC18A in Attachment C)
- Most of the western parcel (to SR-1 in Alt) is not in agriculture; land use consistency rating in Local Agricultural Resource Assessment (LARA) Model was low due to smaller surrounding parcels, which are mostly to the west

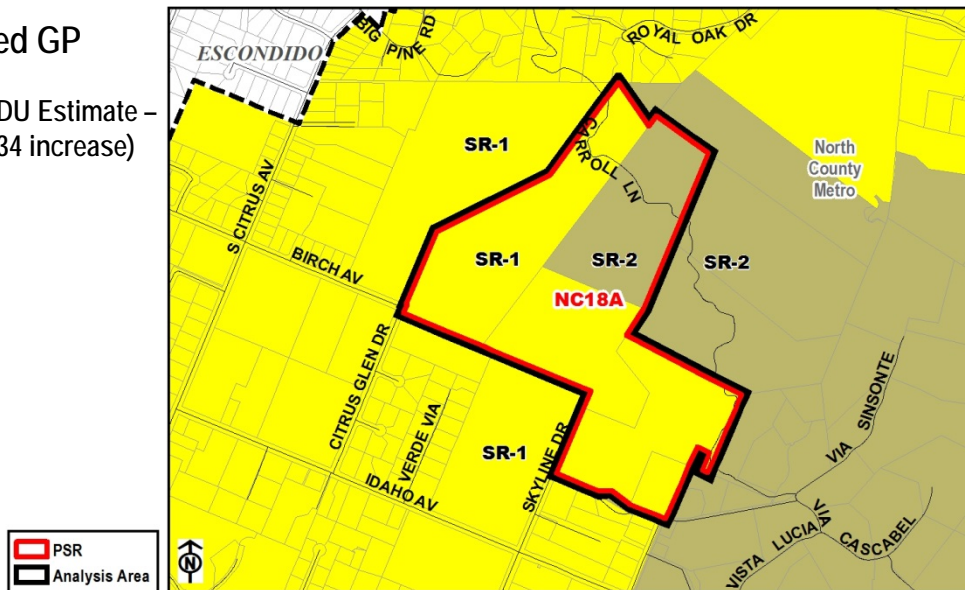
### Existing GP

Potential DU Estimate –  
43 Units



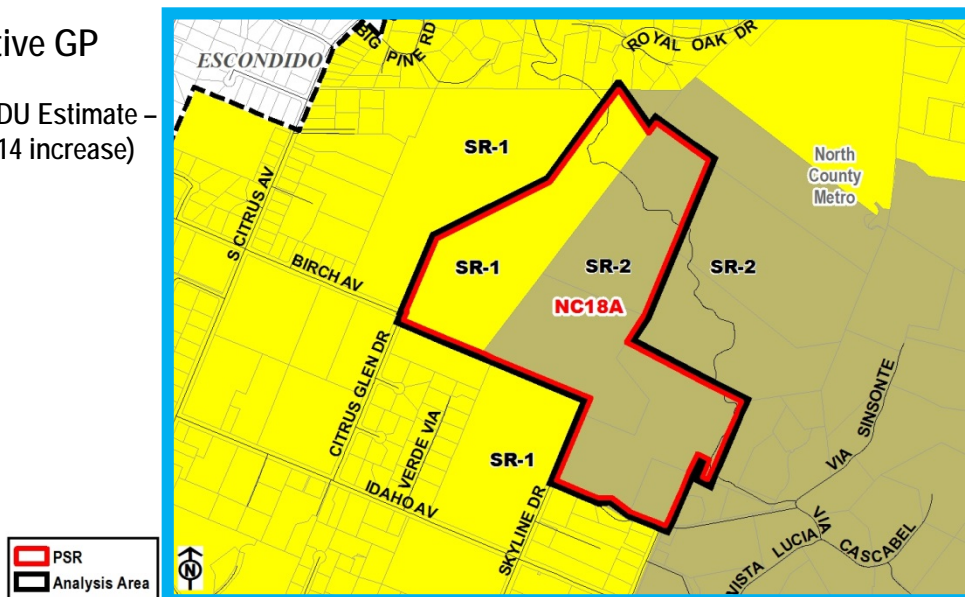
### Proposed GP

Potential DU Estimate –  
77 Units (34 increase)



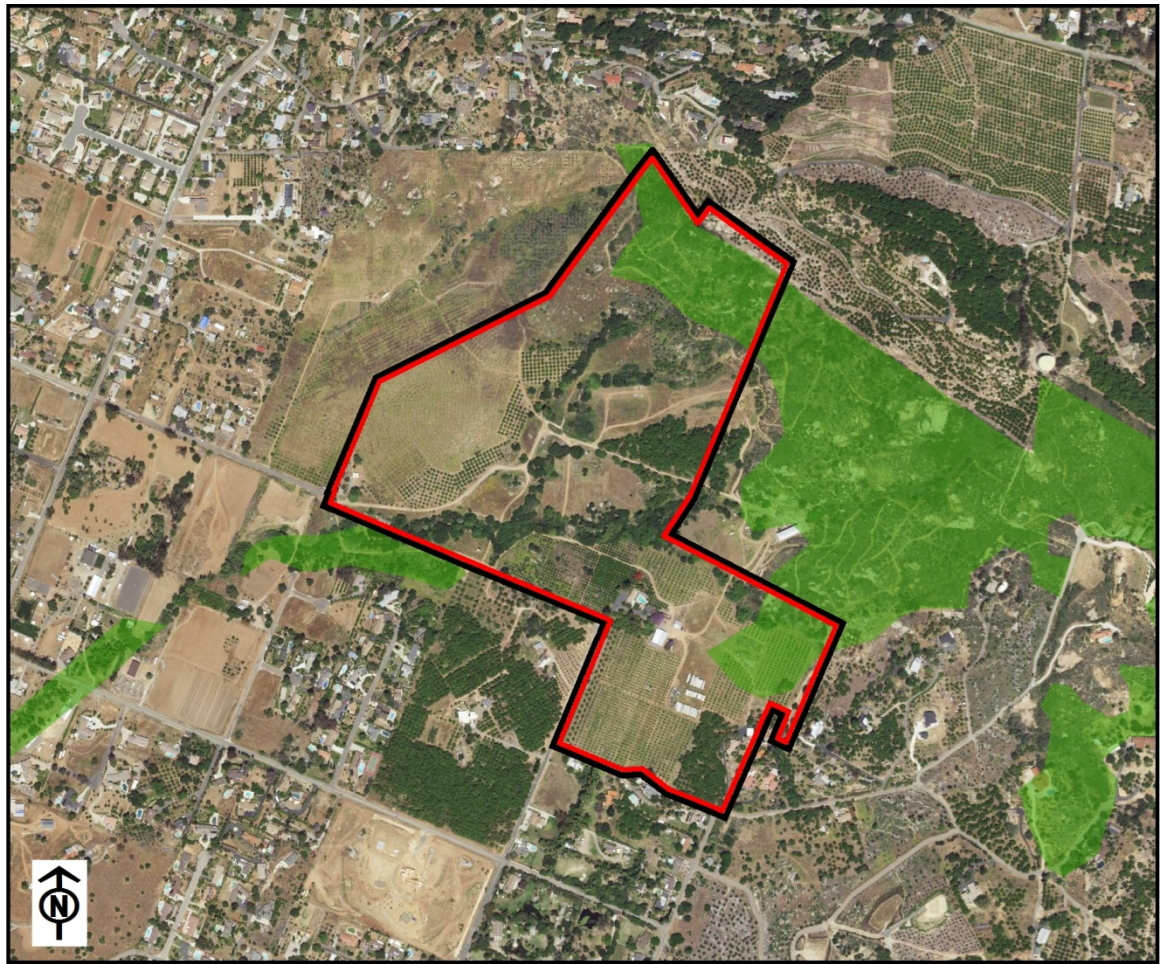
### Alternative GP

Potential DU Estimate –  
57 Units (14 increase)

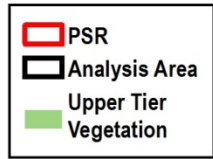


Staff Recommendation

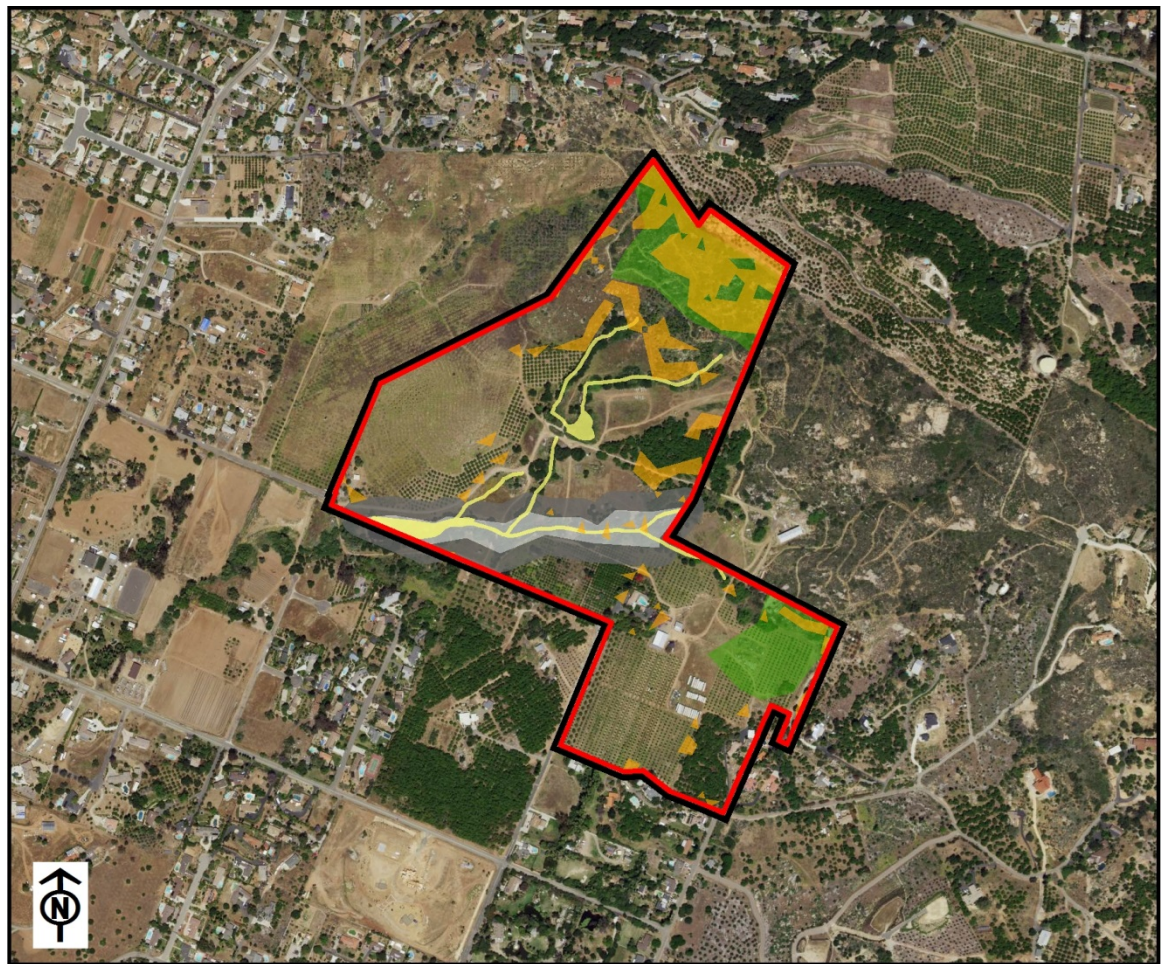
### Upper Tier Vegetation



☛ Sensitive Habitat



### Composite Constraints



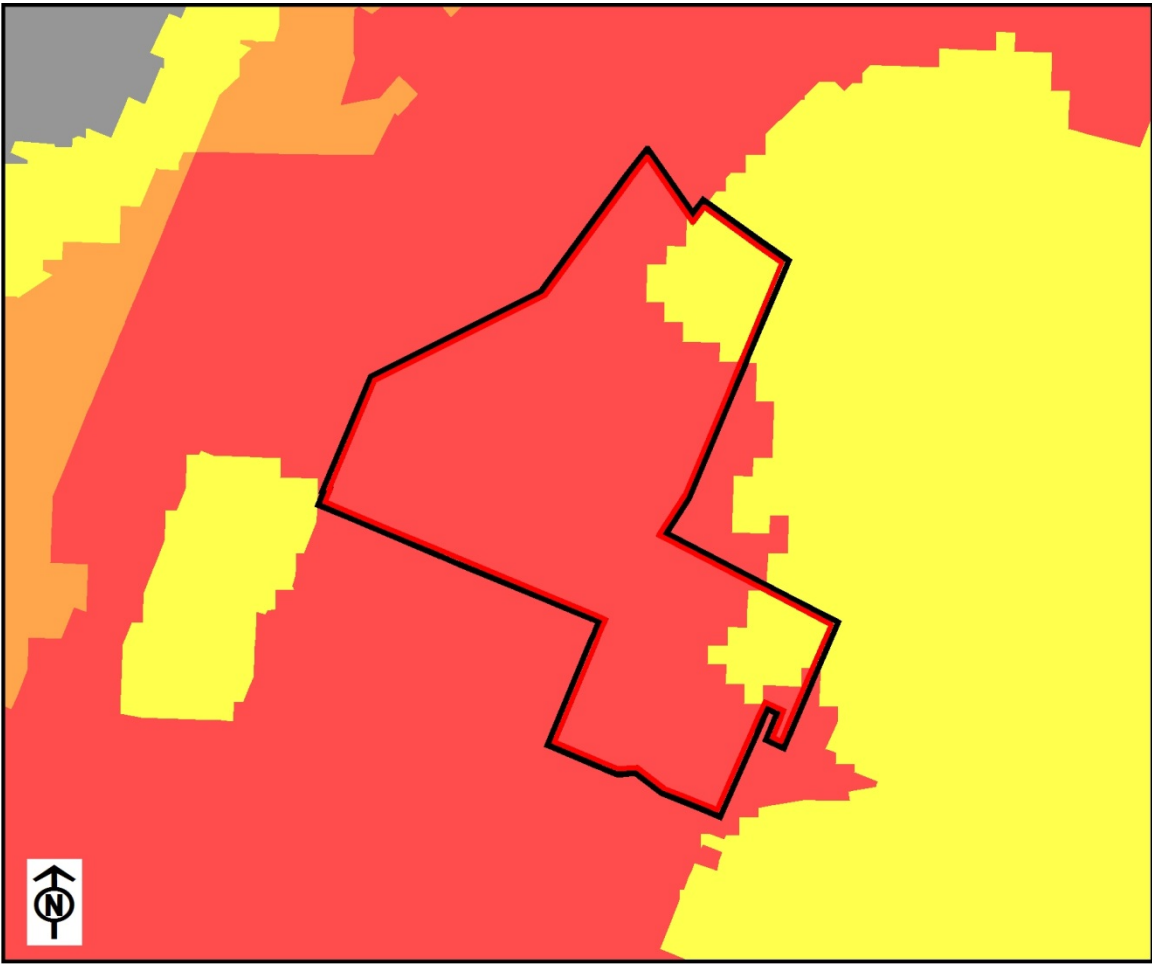
☛ Steep slope  
 ○ Floodplain  
 ☛ Wetlands  
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### Fire Hazard Severity Zones

Fire Hazard Severity Zone

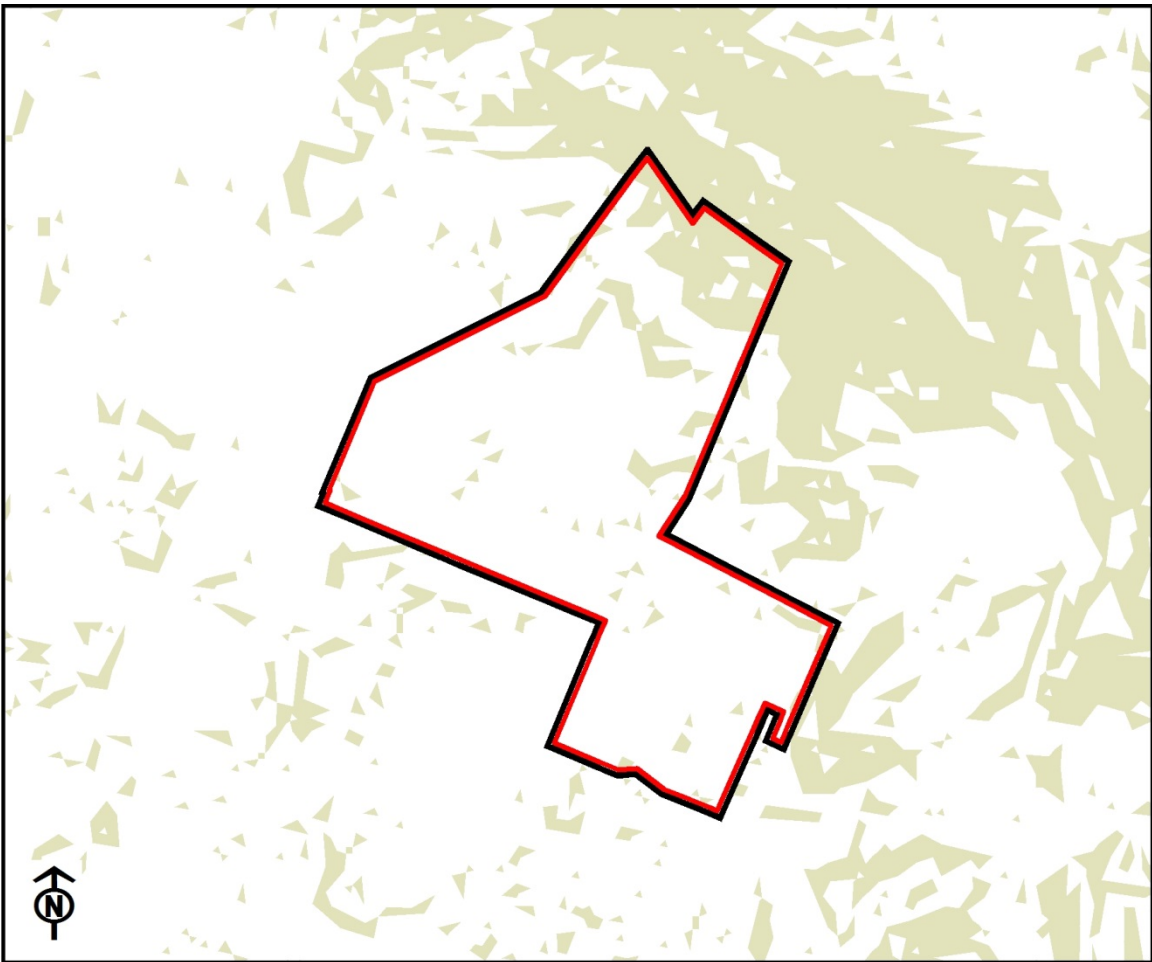
- PSR
- Analysis Area
- Very High
- High
- Moderate
- Urban
- Unzoned



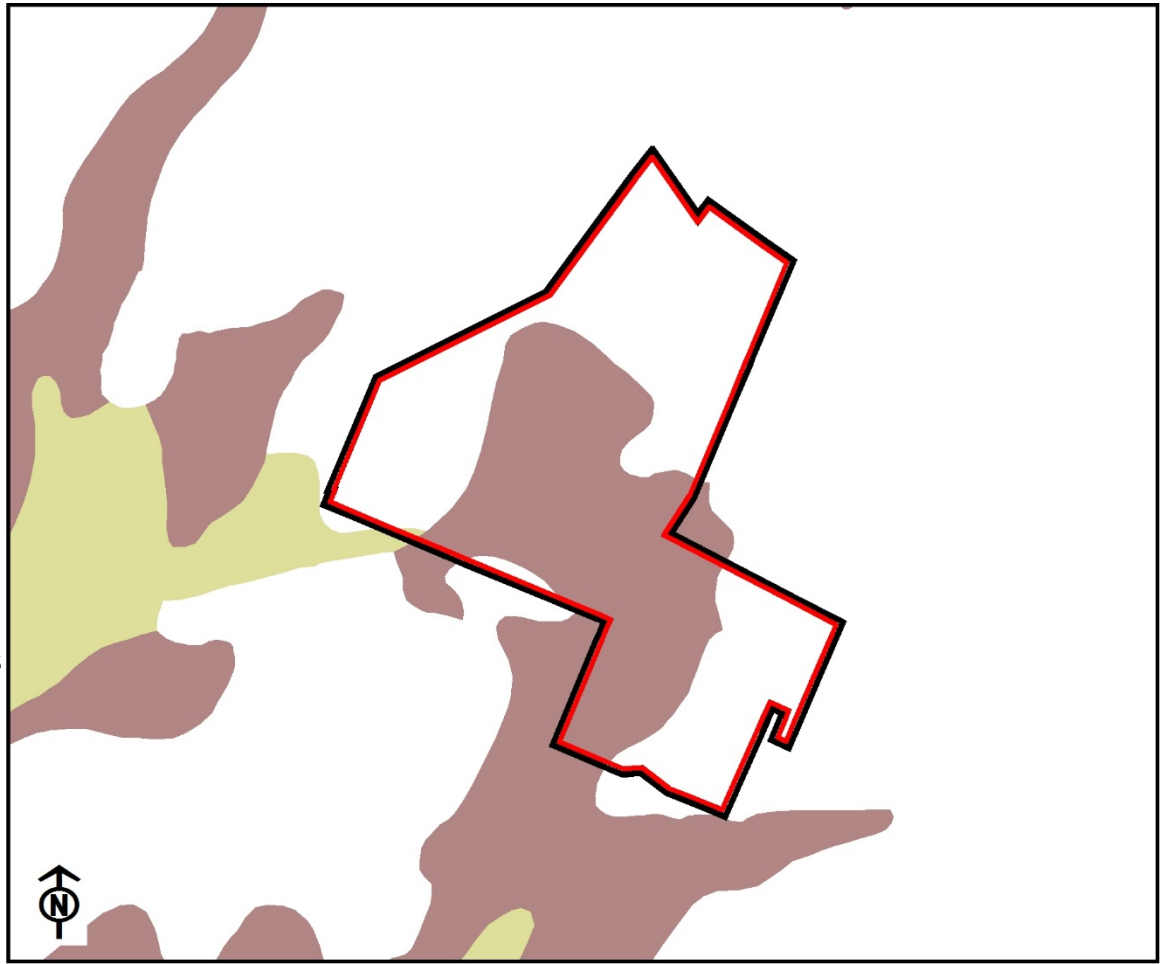
### Steep Slopes

Steep slope (greater than 25%)

- PSR
- Analysis Area
- Slope GT 25%



### Prime Agricultural Soils



### Wetlands

