

# NC3-A Analysis Area

## (Hidden Meadows)

2012 Proposal: Change from RL20 to SR10

Requested by: Clark

Staff Recommendation	Proposed
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CSG Recommendation	Proposed
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PC Recommendation	Proposed
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### Property Description

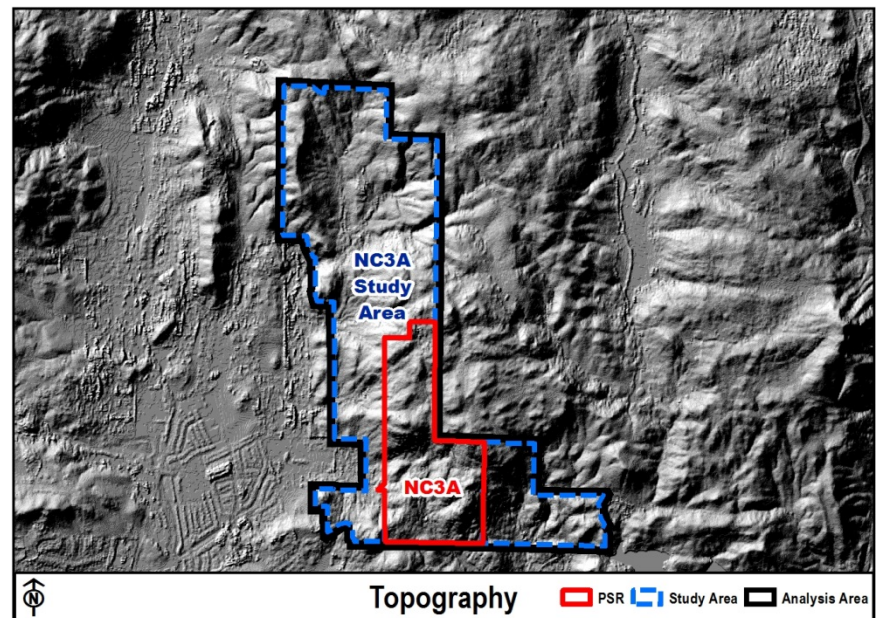
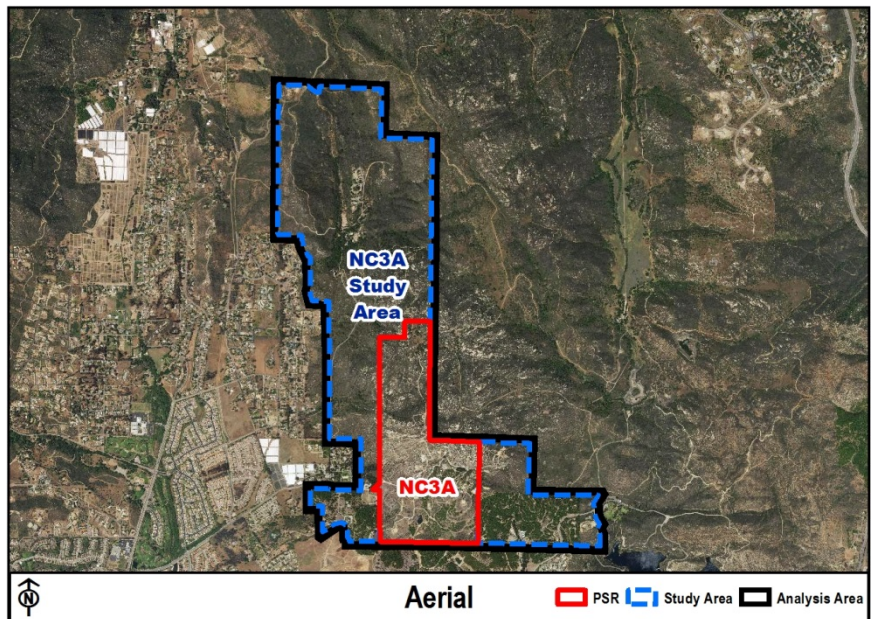
Property Owner:  
PSR: Saylor (new owner)

Size:  
1,015 acres  
48 parcels

Location/Description:  
1.7 miles east of I-15; one mile north of El Norte Parkway; adjacent to the City of Escondido; within 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

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

- Within Escondido Sphere of Influence and Escondido General Plan shows a combination of designations – all higher density than the proposed SR-10
- Short distance to job centers and transportation networks
- Rural Lands “greenbelt” buffers are very limited in North County Metro (NCM), particularly in the western, southern, and eastern portions, due to all the city SOI areas; adjacent designations are substantially higher density of SR-1, SR-2, and SR-4

### Habitat Constraints (Guiding Principle 4, Policy LU-6.2)

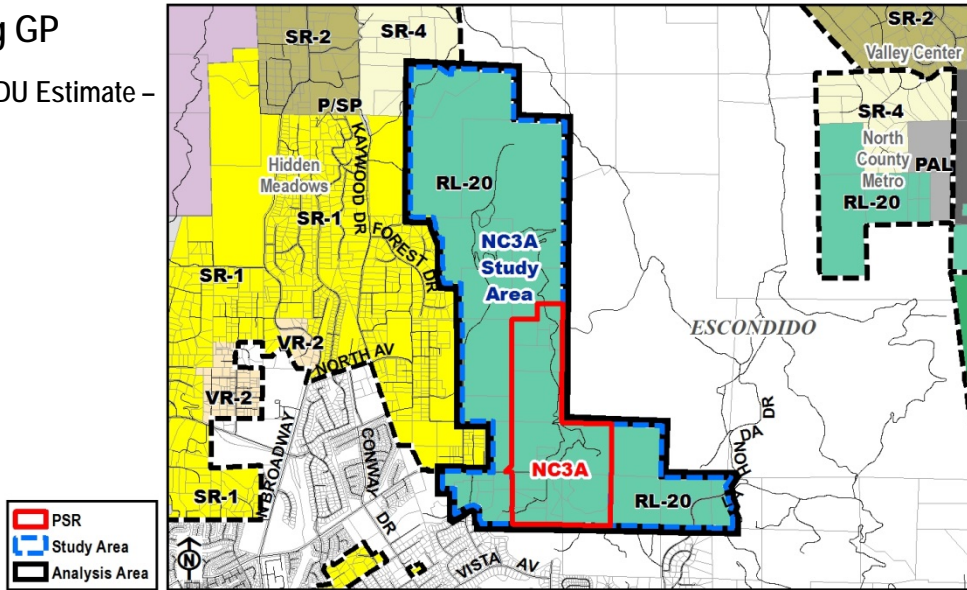
- Much of the southern portion is previously disturbed for ag or residential; coastal sage scrub, chaparral and oak woodlands in other portions; wildlife corridor opportunities with adjacent Daley Ranch preserve; SR-10 would facilitate maintaining important wildlife corridors and most sensitive vegetation areas; SR-10 is consistent with other sensitive habitat areas of NCM

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

- Currently within three fire protection districts; Deer Springs (in north) had some concern with access and improvements would be necessary; public road access is limited to Rincon Avenue in the south; limited additional density potential

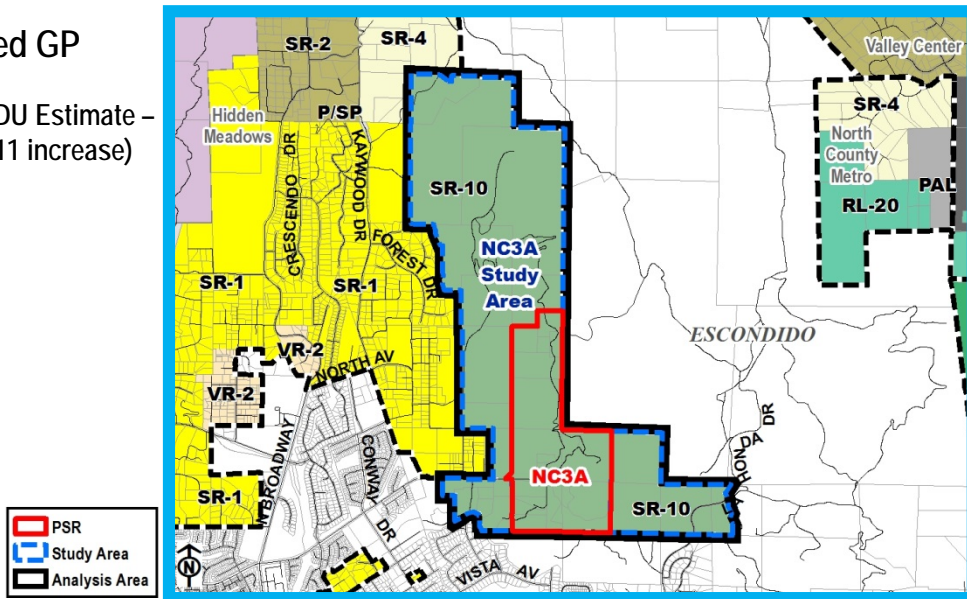
### Existing GP

Potential DU Estimate – 66 Units



### Proposed GP

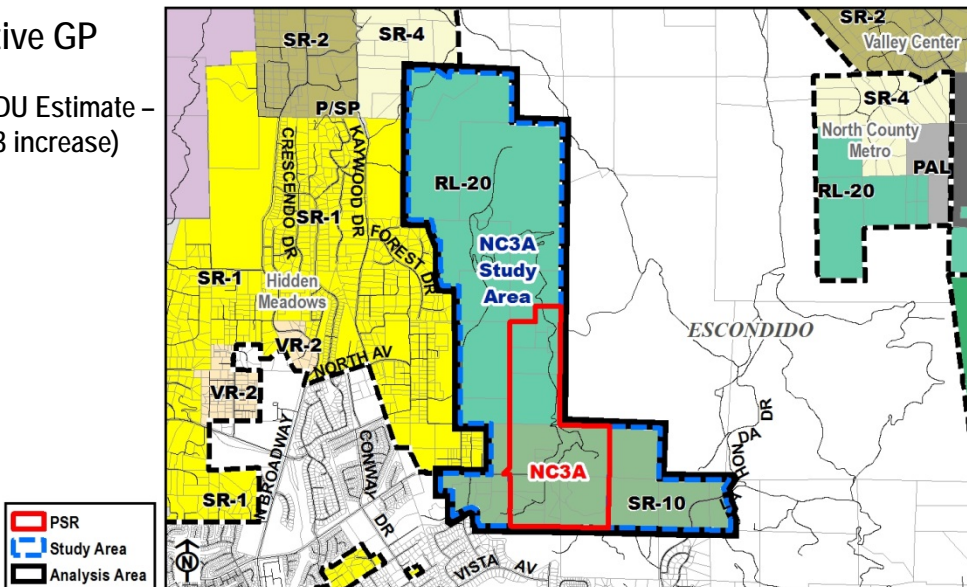
Potential DU Estimate – 77 Units (11 increase)



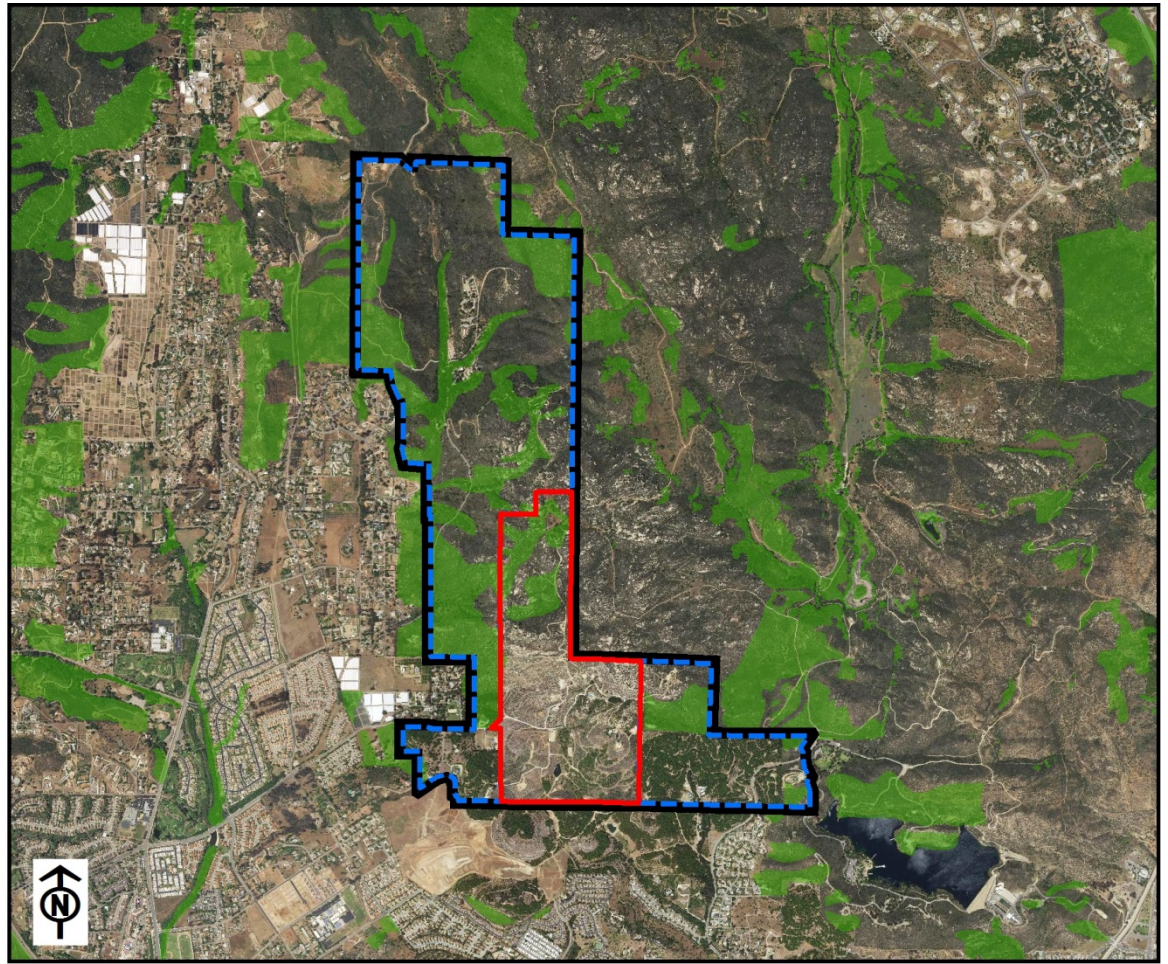
### Staff Recommendation

### Alternative GP

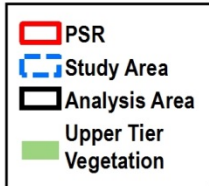
Potential DU Estimate – 69 Units (3 increase)



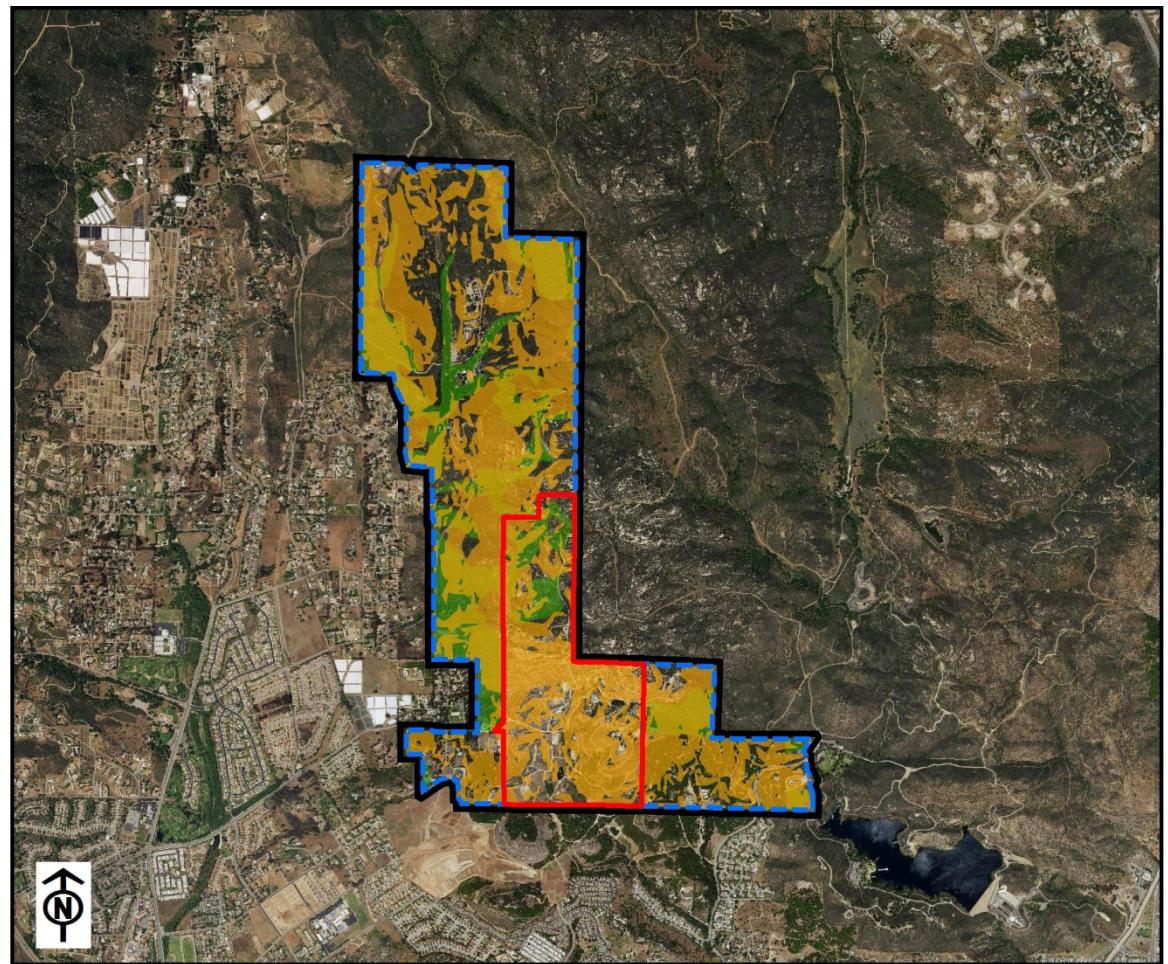
### Upper Tier Vegetation



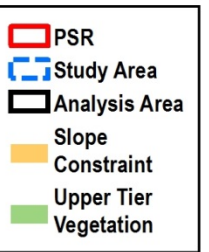
● Sensitive Habitat



### Composite Constraints

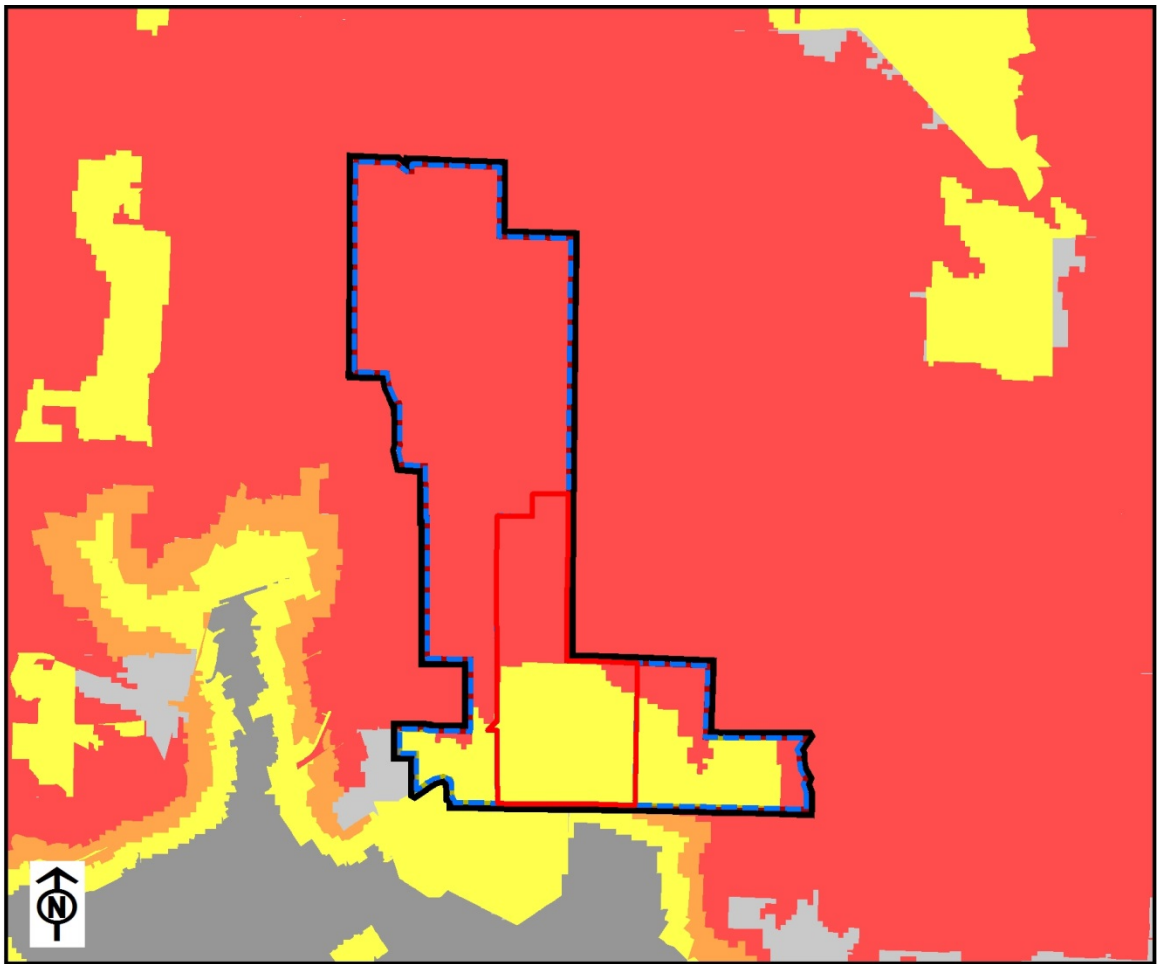
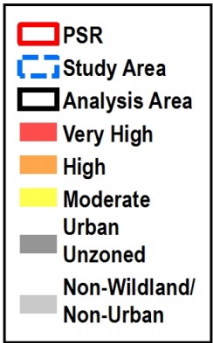


● Steep slope  
○ Floodplain  
◡ Wetlands  
● Sensitive Habitat



### Fire Hazard Severity Zones

● Fire Hazard Severity Zone



### Steep Slopes

● Steep slope (greater than 25%)

