

NC18-A Analysis Area (North County Metro)

2012 Proposal: Change from SR2 to SR1/SR2

Requested by: Hillebrecht, Prior and Pozzi

Staff Recommendation	Alternative
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CPG Recommendation	N/A (unrepresented)
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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

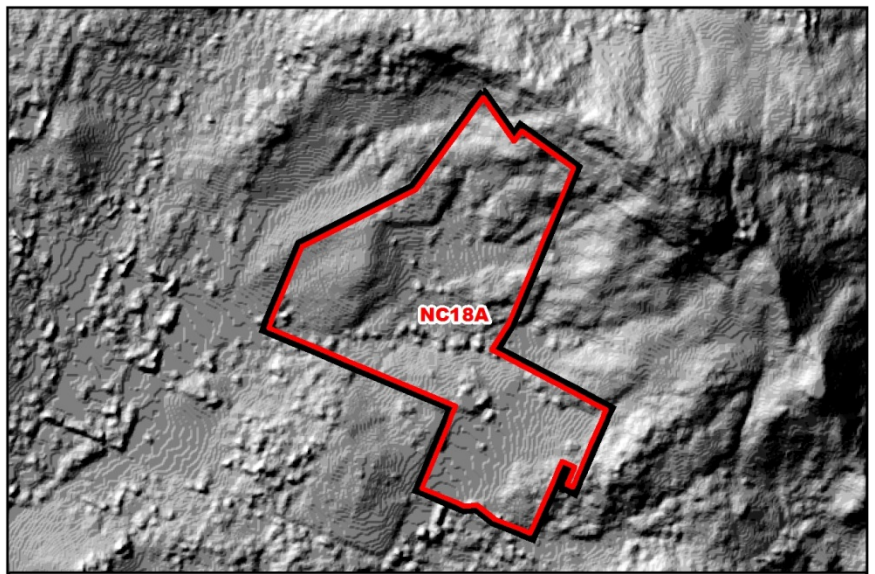
Prevalence of Constraints

● - 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)

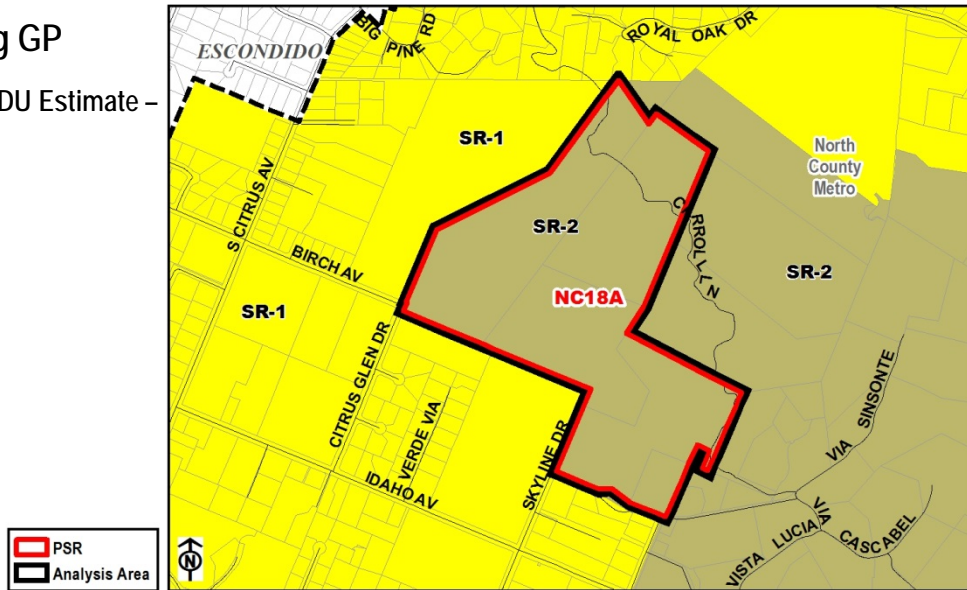
- Within a water service area with infrastructure on 3 of the parcels, but no existing service; not in a sewer service area (sewer service extension would require annexation into the City of Escondido)
- Fire response travel time was discussed in the 2012 review; only the western parcel (to SR-1 in Alternative)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

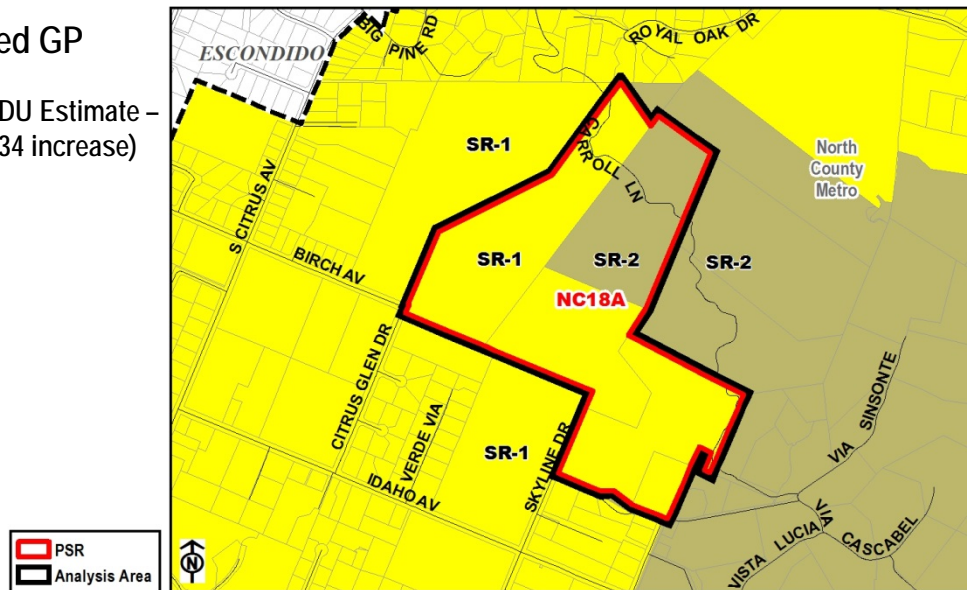
Existing GP

Potential DU Estimate – 43 Units



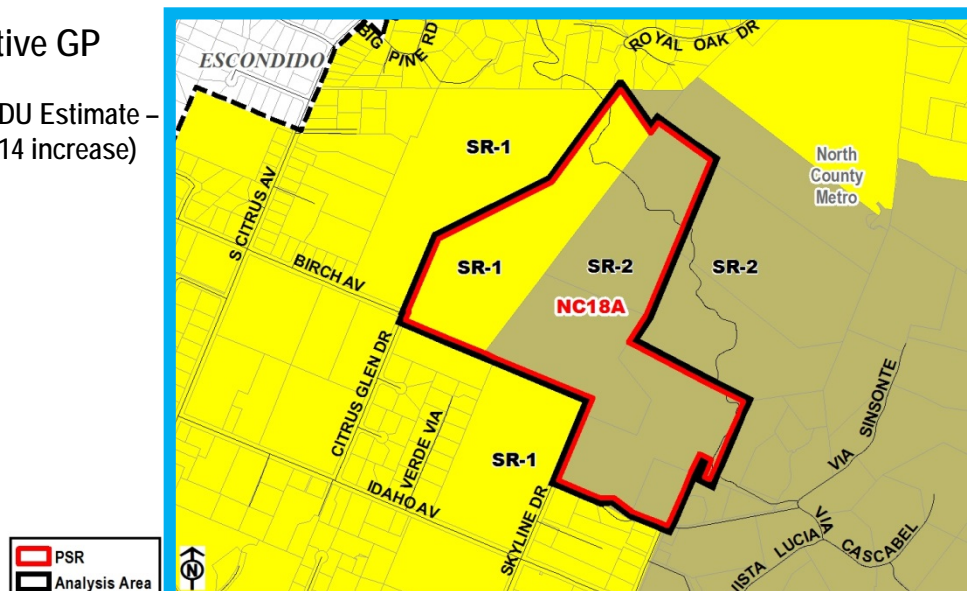
Proposed GP

Potential DU Estimate – 77 Units (34 increase)



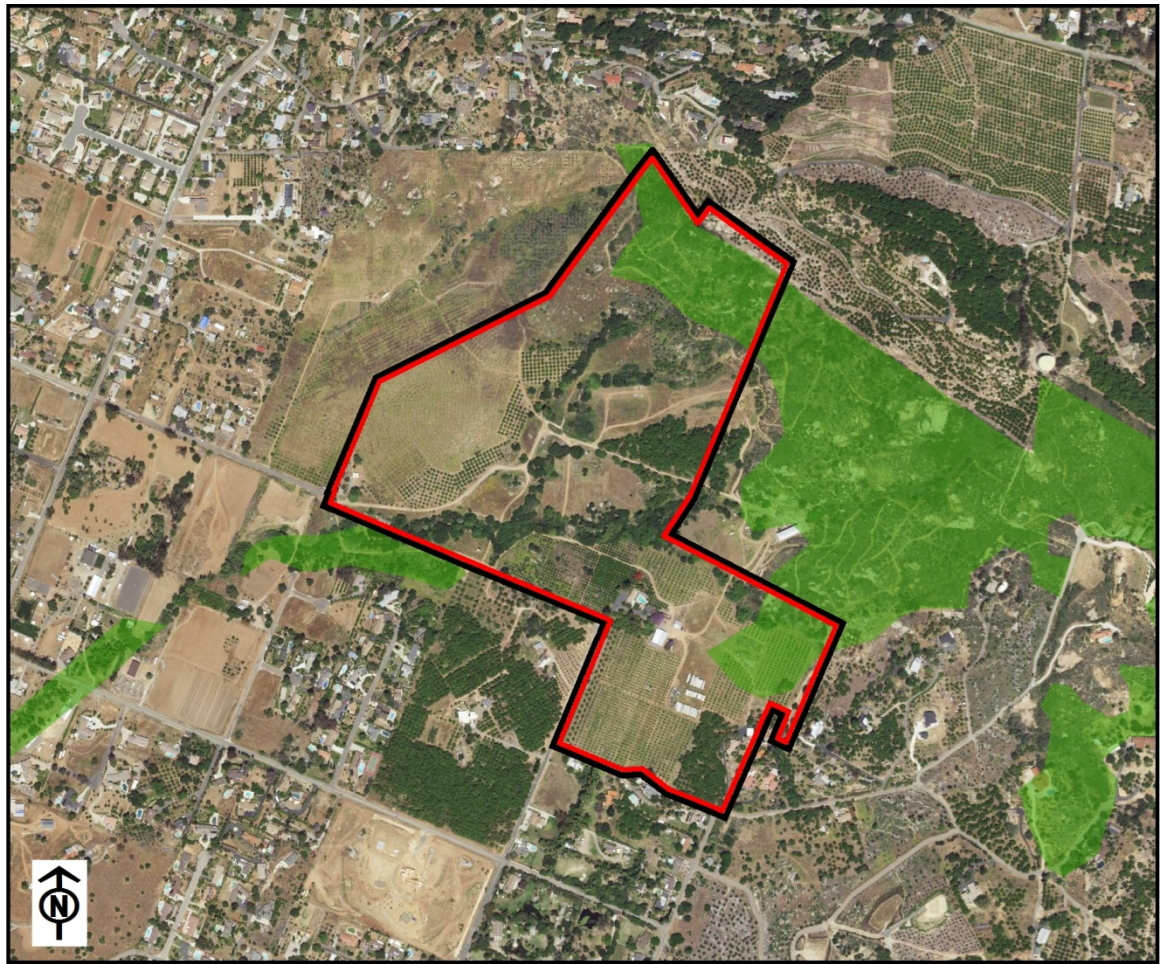
Alternative GP

Potential DU Estimate – 57 Units (14 increase)



Staff Recommendation

Upper Tier Vegetation

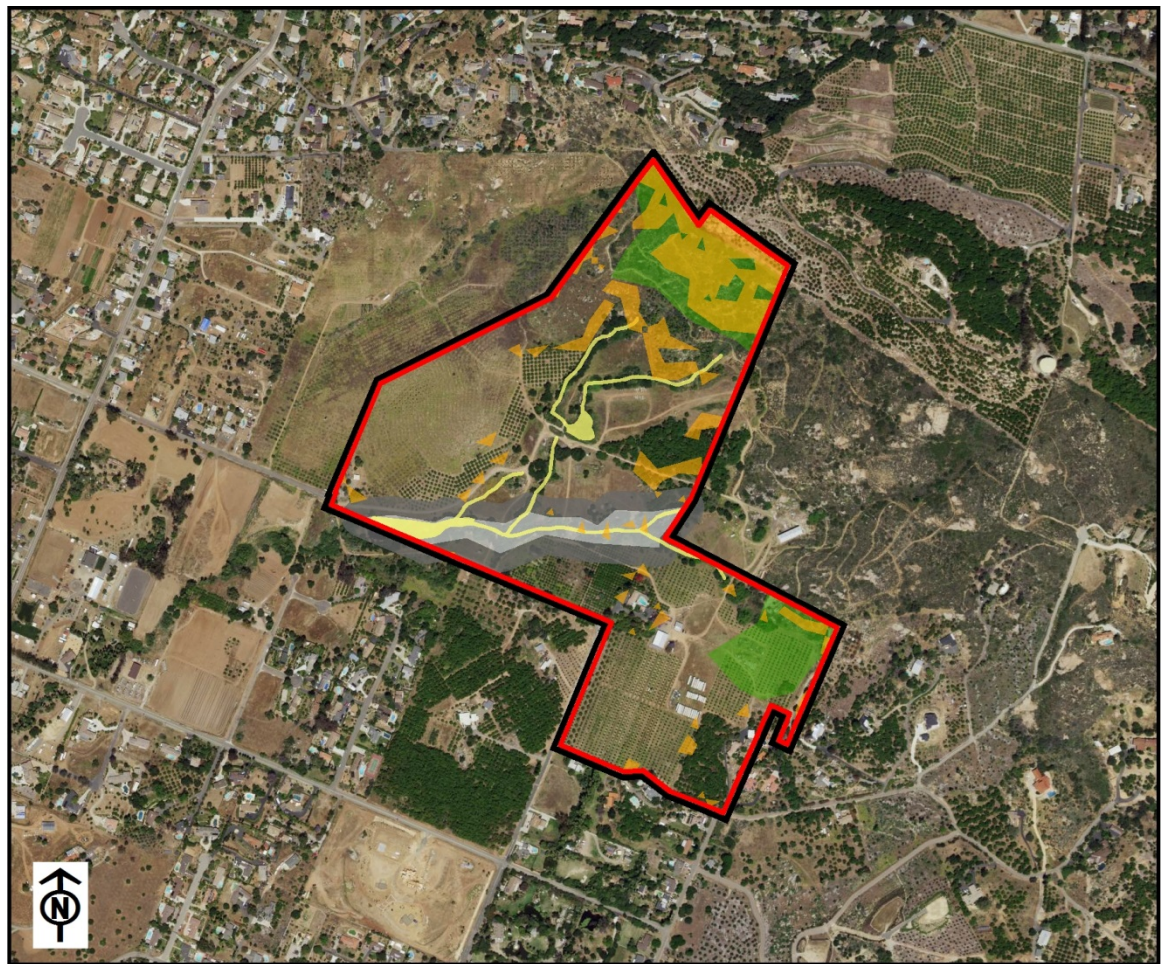


☛ Sensitive Habitat

- PSR
- Analysis Area
- Upper Tier Vegetation



Composite Constraints



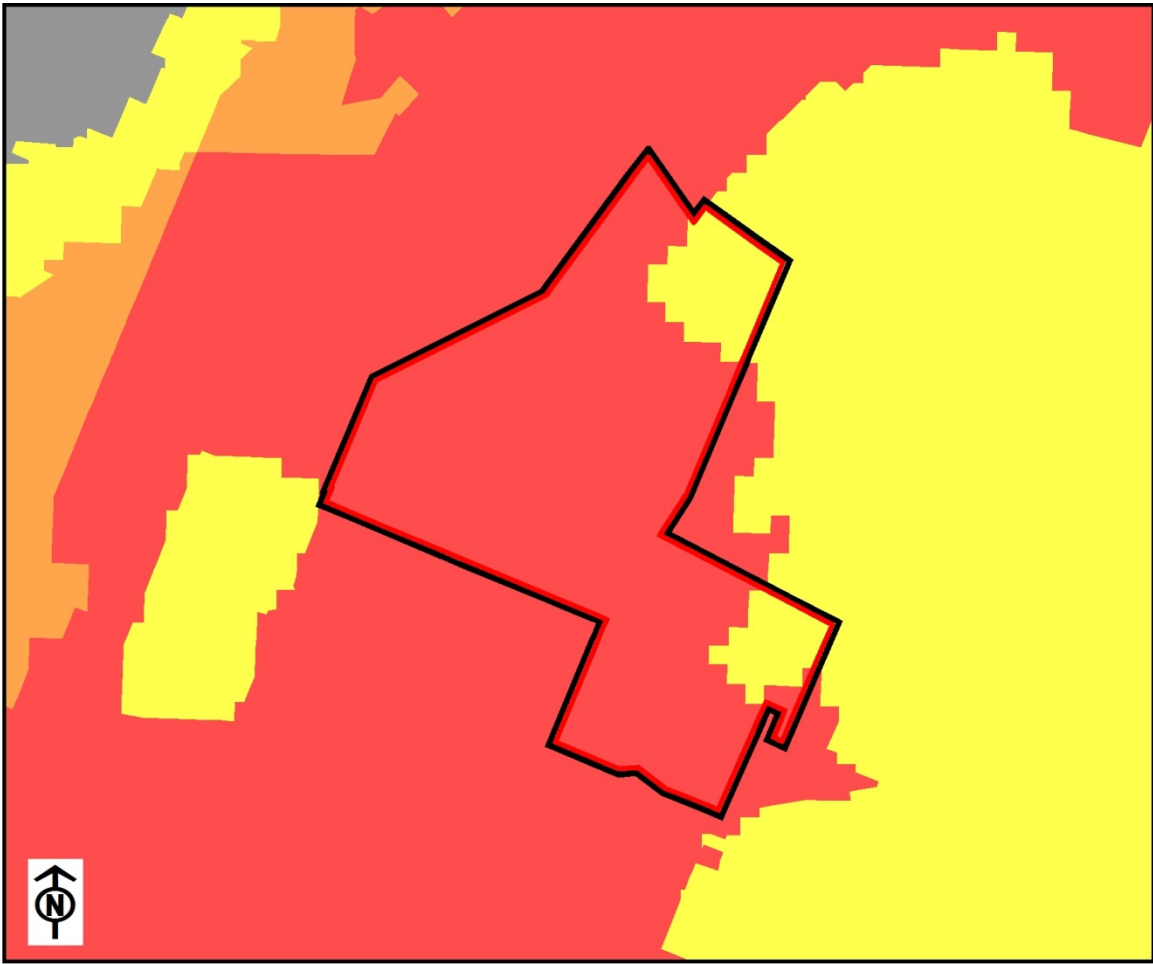
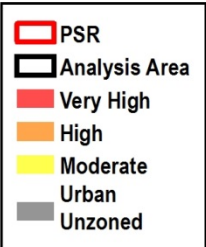
- ☛ Steep slope
- Floodplain
- ☛ Wetlands
- ☛ Sensitive Habitat

- PSR
- Analysis Area
- Slope Constraint
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands
- Upper Tier Vegetation



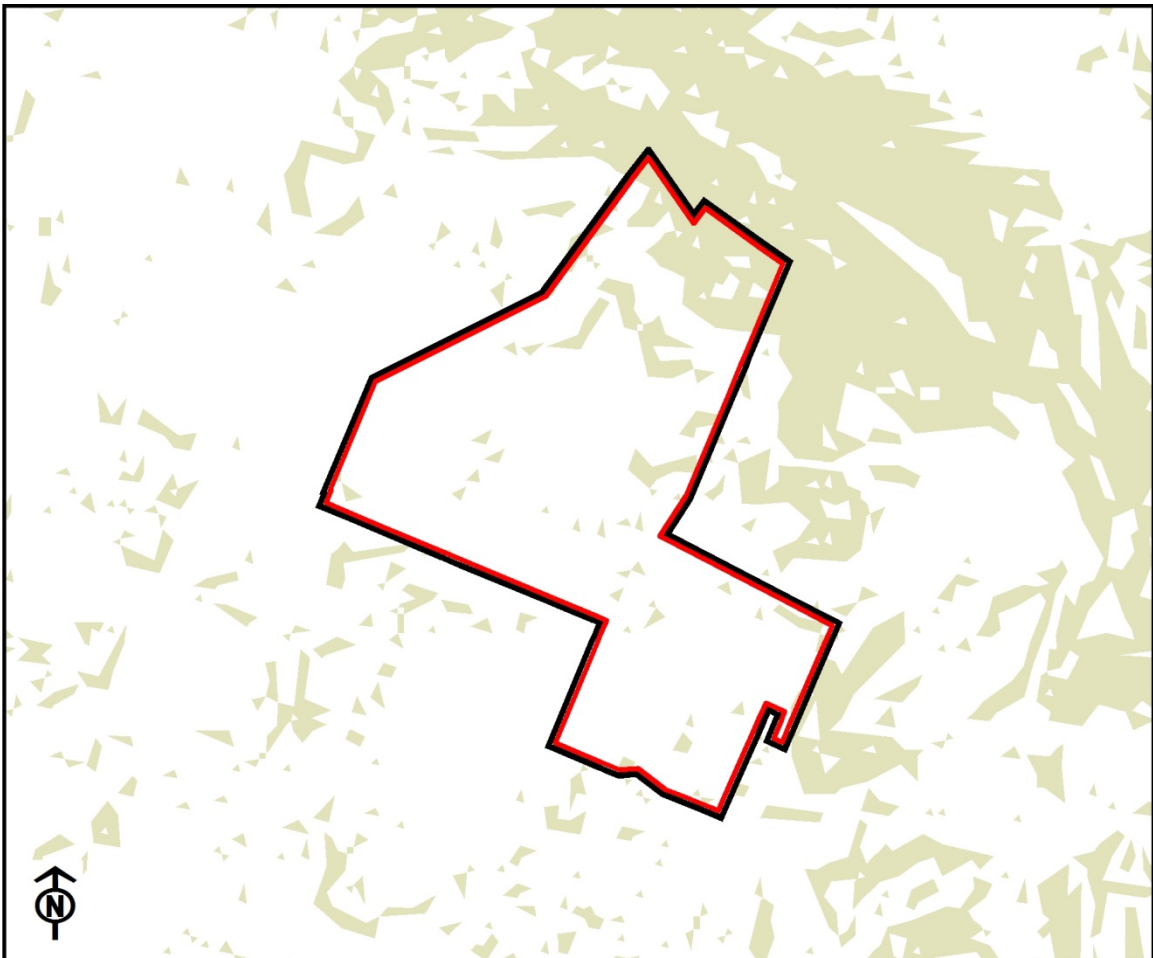
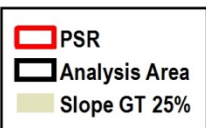
Fire Hazard Severity Zones

Fire Hazard Severity Zone

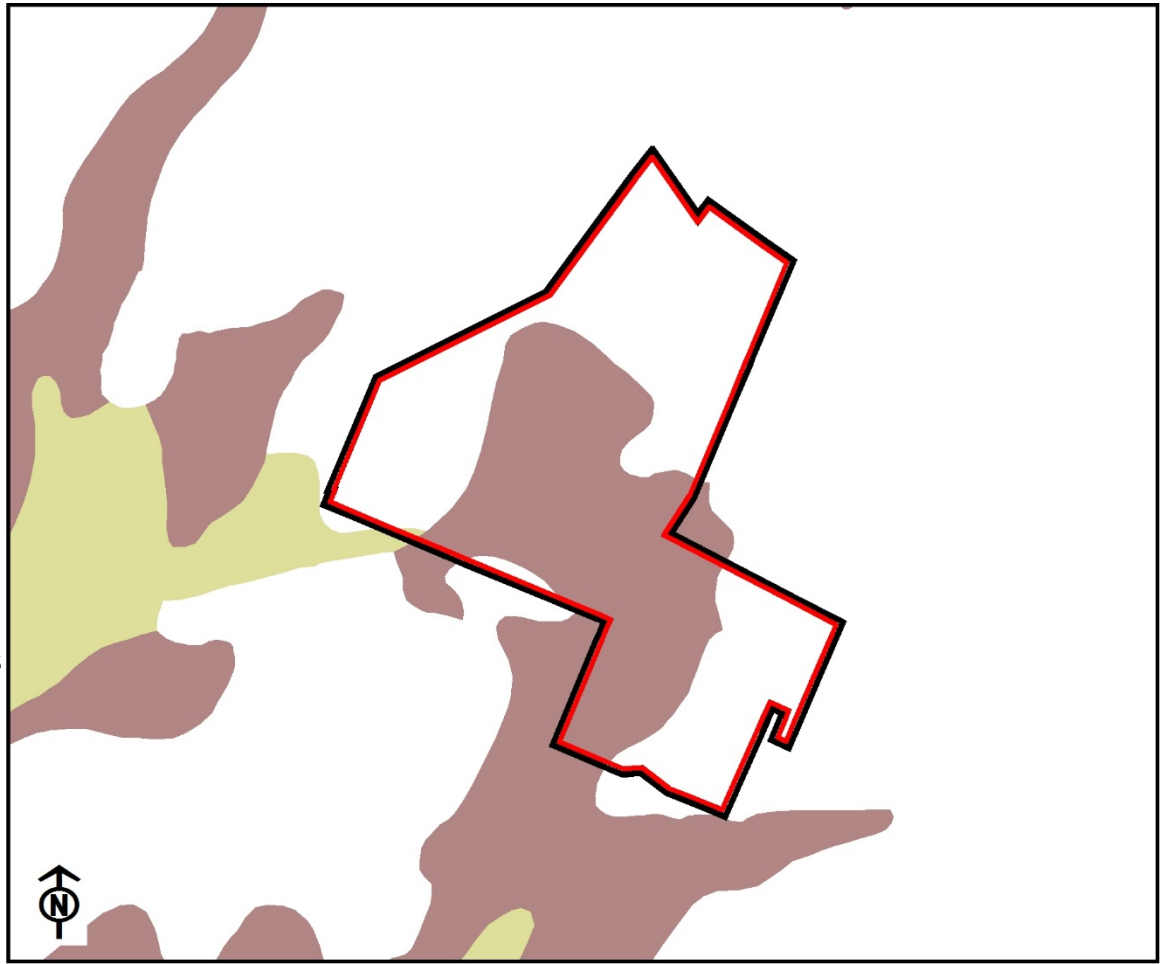


Steep Slopes

Steep slope (greater than 25%)



Prime Agricultural Soils



☛ Agricultural Lands

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

Wetlands



☛ Wetlands

- PSR
- Analysis Area
- USFWS National Wetlands Inventory
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands

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