

NC37 Analysis Area

(Twin Oaks)

2012 Proposal: Change from SR10 to SR4

Requested by: Driessen

Staff Recommendation	Alternative
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CSG Recommendation	Alternative
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Property Description

Property Owner:

PSR: Driessen

Size:

158 acres

15 parcels

Location/Description:

Adjacent to Twin Oaks Valley Road; between San Marcos and Merriam Mountains; north of the City of San Marcos; inside the County Water Authority boundary

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

◐ Steep slope (greater than 25%)

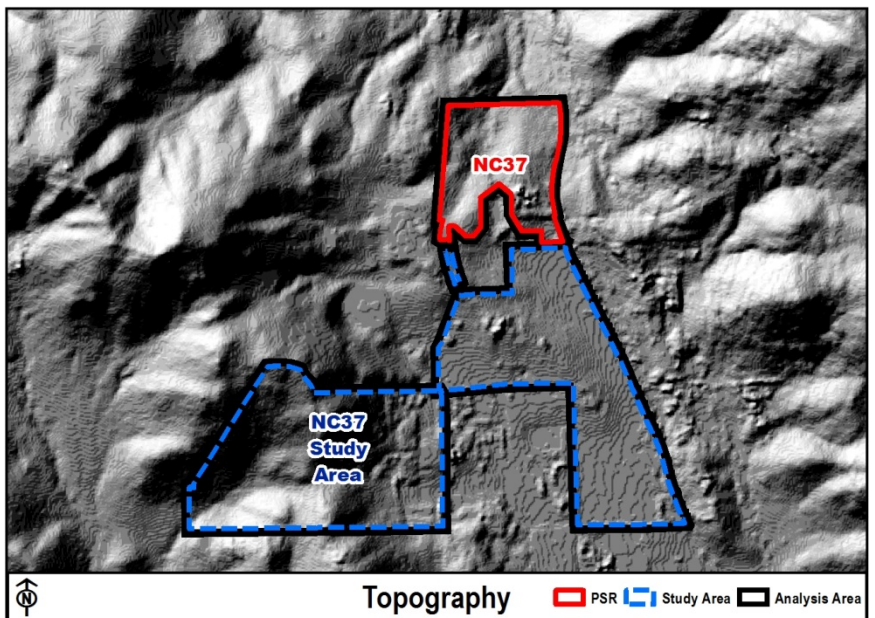
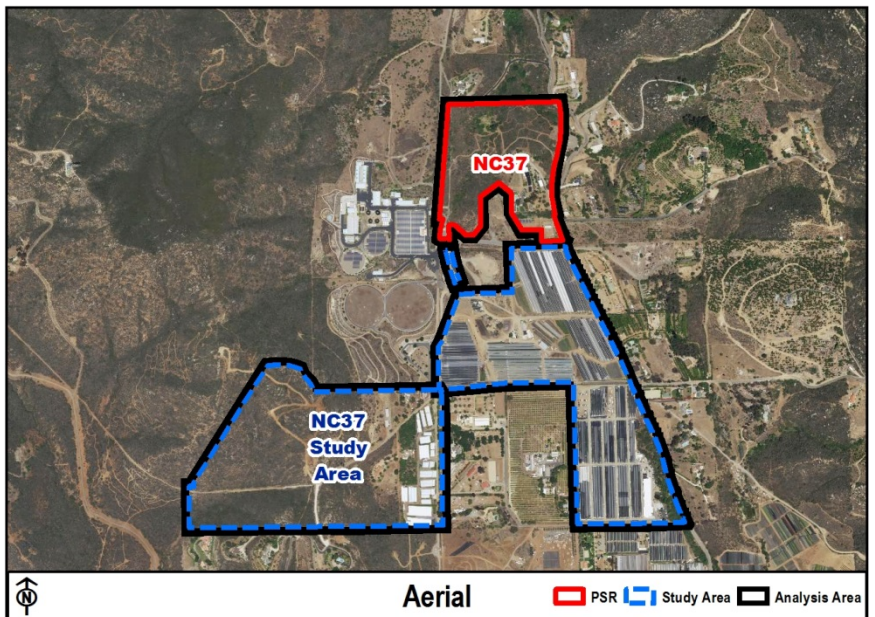
○ Floodplain

○ Wetlands

◐ Sensitive Habitat

● Agricultural Lands

◐ Fire Hazard Severity Zones



Staff Recommendation Rationale

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

- With the exception of the western leg (remains SR-10 in Alternative), the Analysis Area has a similar level of constraints and existing infrastructure as the area of SR-4 adjacent to the south (agriculture, limited public road network, no sewer)
- Only public road access is Twin Oaks Valley Road along eastern boundary; western portion is beyond 10 min. travel time

Constraints and Feasibility (Guiding Principle 5; Policies LU-1.9, LU-6.11, S-1.1)

- Most of the native vegetation and steep slopes are limited to the western leg (remains SR-10 in Alternative); extensive grading/development footprint (mostly agriculture) in other portions; western leg is also the only portion within draft PAMA
- Subdivisions in eastern portion (changes to SR-4 in Alt) should be able to meet max dead-end road length requirements

Agricultural Preservation (Guiding Principle 8; Policy LU-7.1)

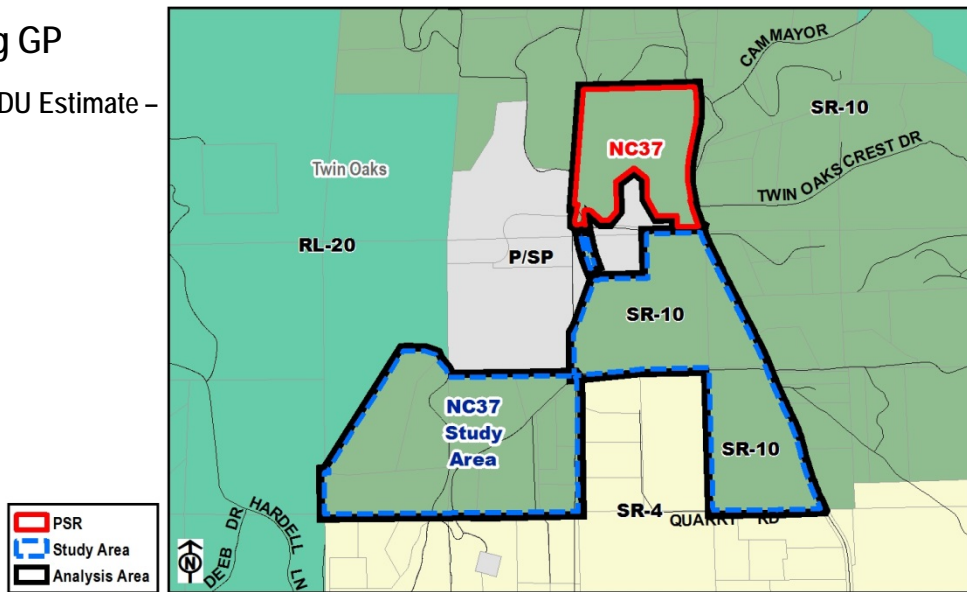
- Mostly agricultural uses; research shows SR-4 can support continued agricultural use (see the review of Policy LU-7.1)

Note on density calculation (Alternative is the same as Proposed)

- Based on existing parcelization and ownerships, the western leg has no additional density potential under the Proposed or Alternative Maps; Alternative limits SR-4 spread to mountainous area; if there were owner consolidation in this western leg, 1 to 2 additional lots could be possible in the Proposed Map

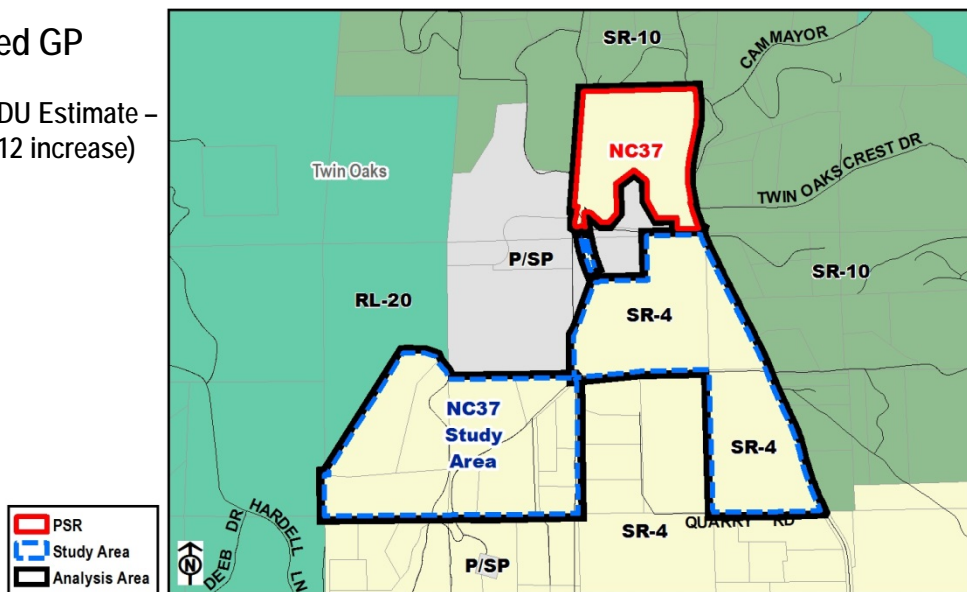
Existing GP

Potential DU Estimate –
19 Units



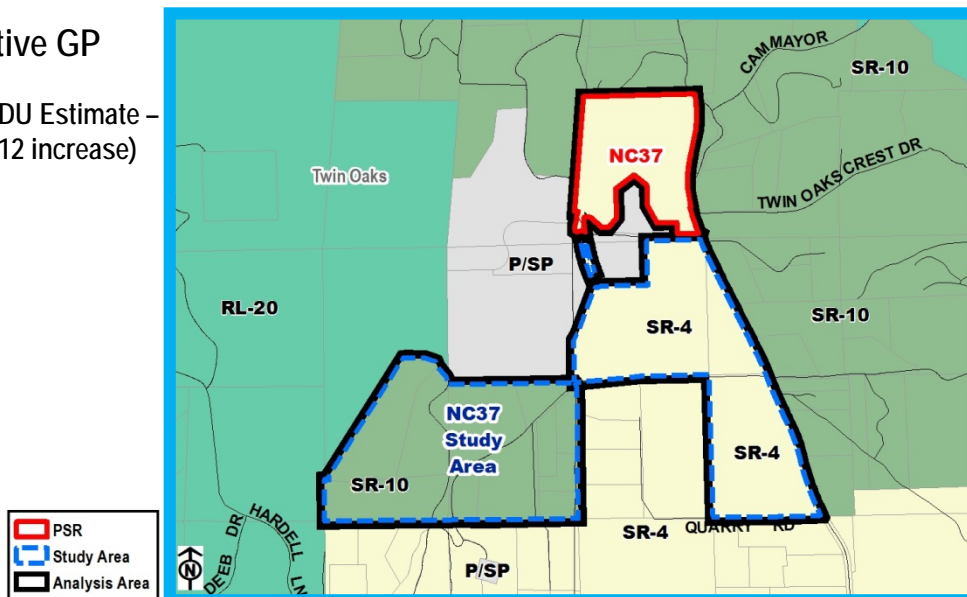
Proposed GP

Potential DU Estimate –
31 Units (12 increase)



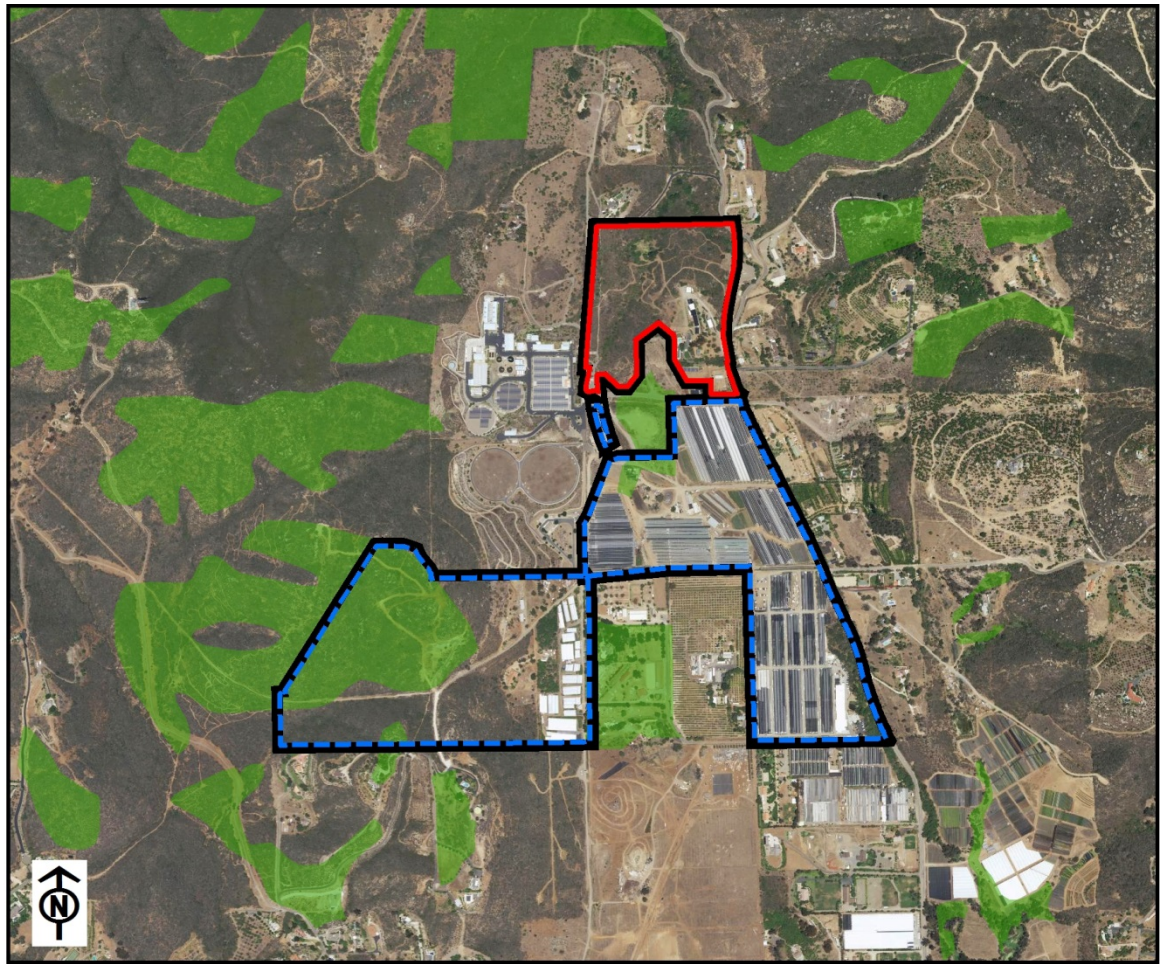
Alternative GP

Potential DU Estimate –
31 Units (12 increase)

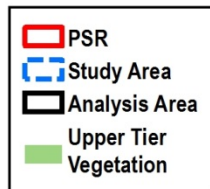


Staff Recommendation

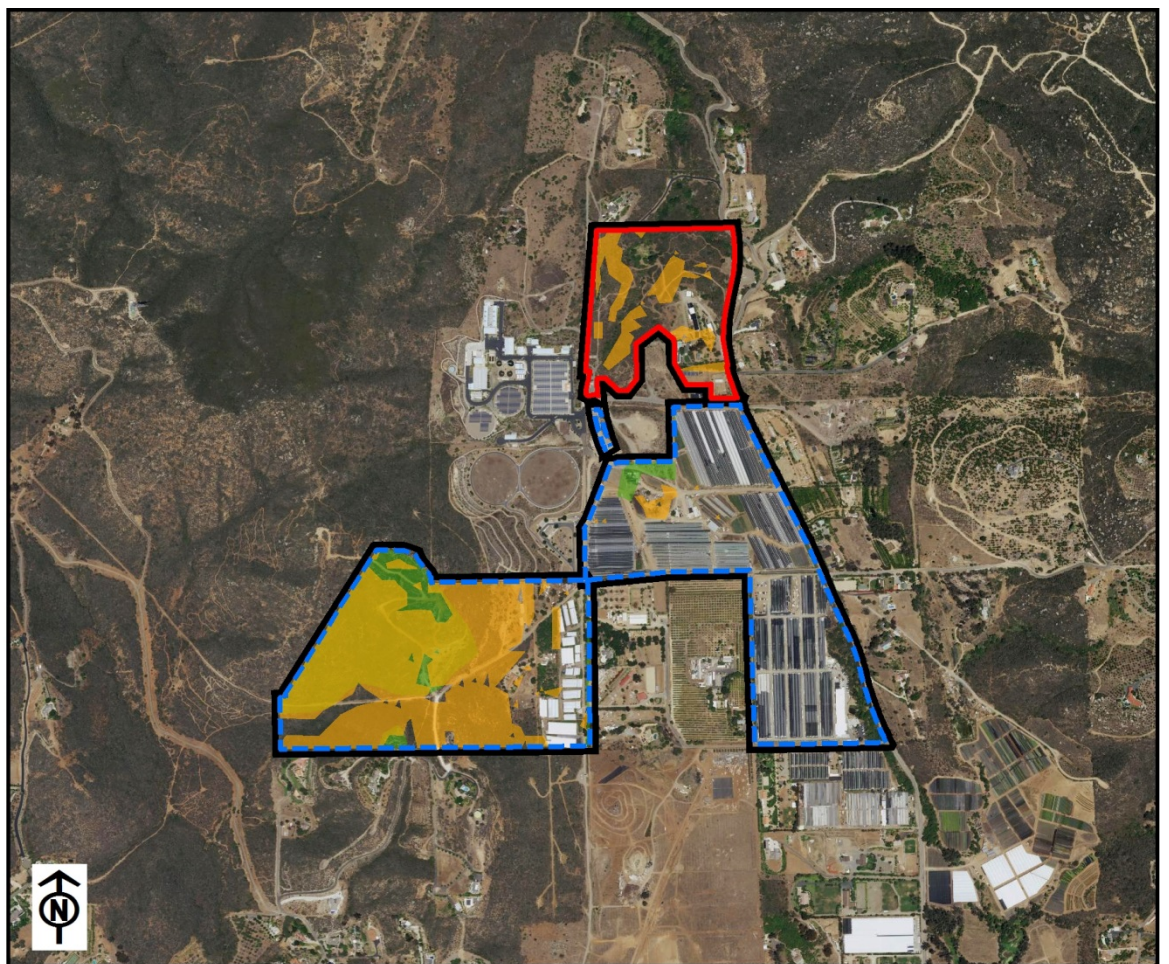
Upper Tier Vegetation



● Sensitive Habitat



Composite Constraints



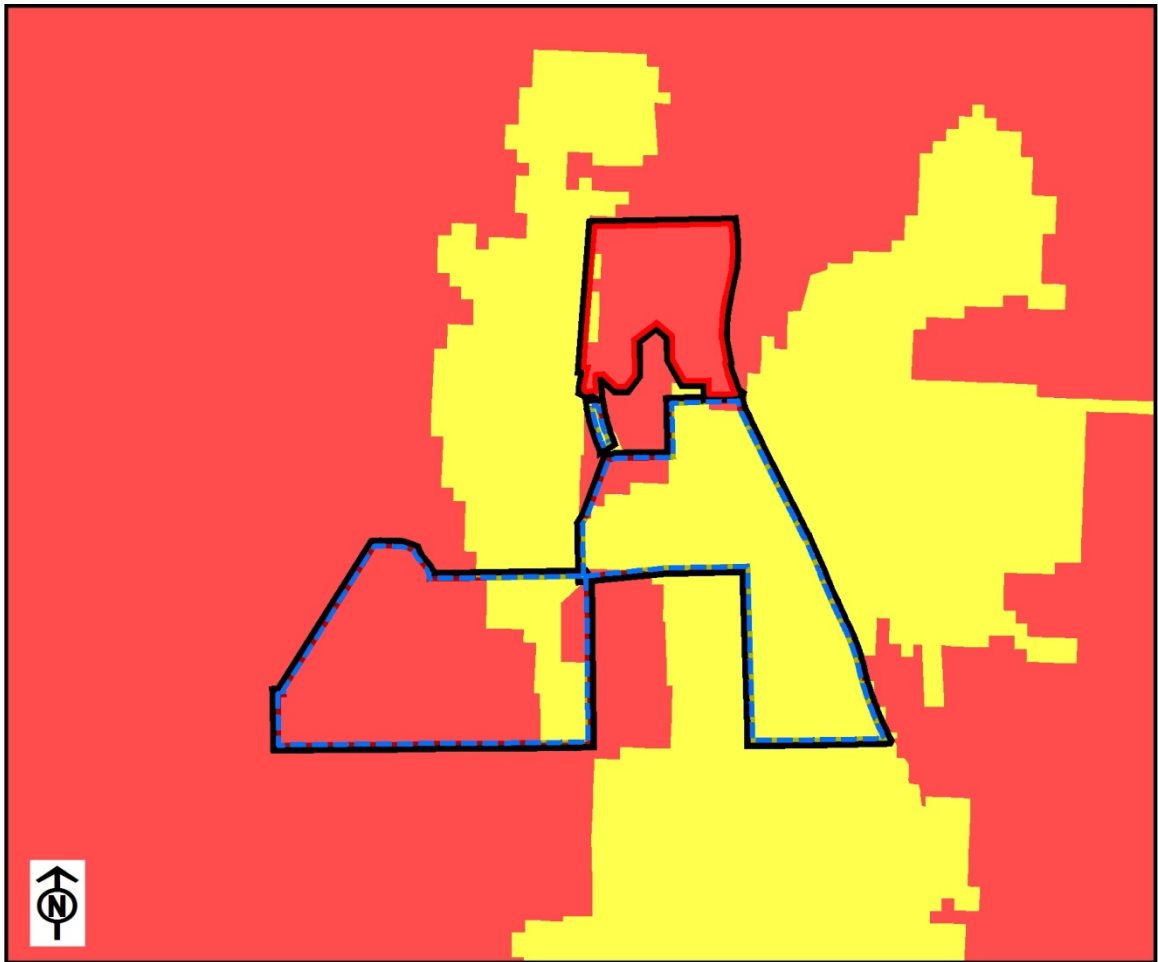
● Steep slope
○ Floodplain
○ Wetlands
● Sensitive Habitat



Fire Hazard Severity Zones

Fire Hazard Severity Zone

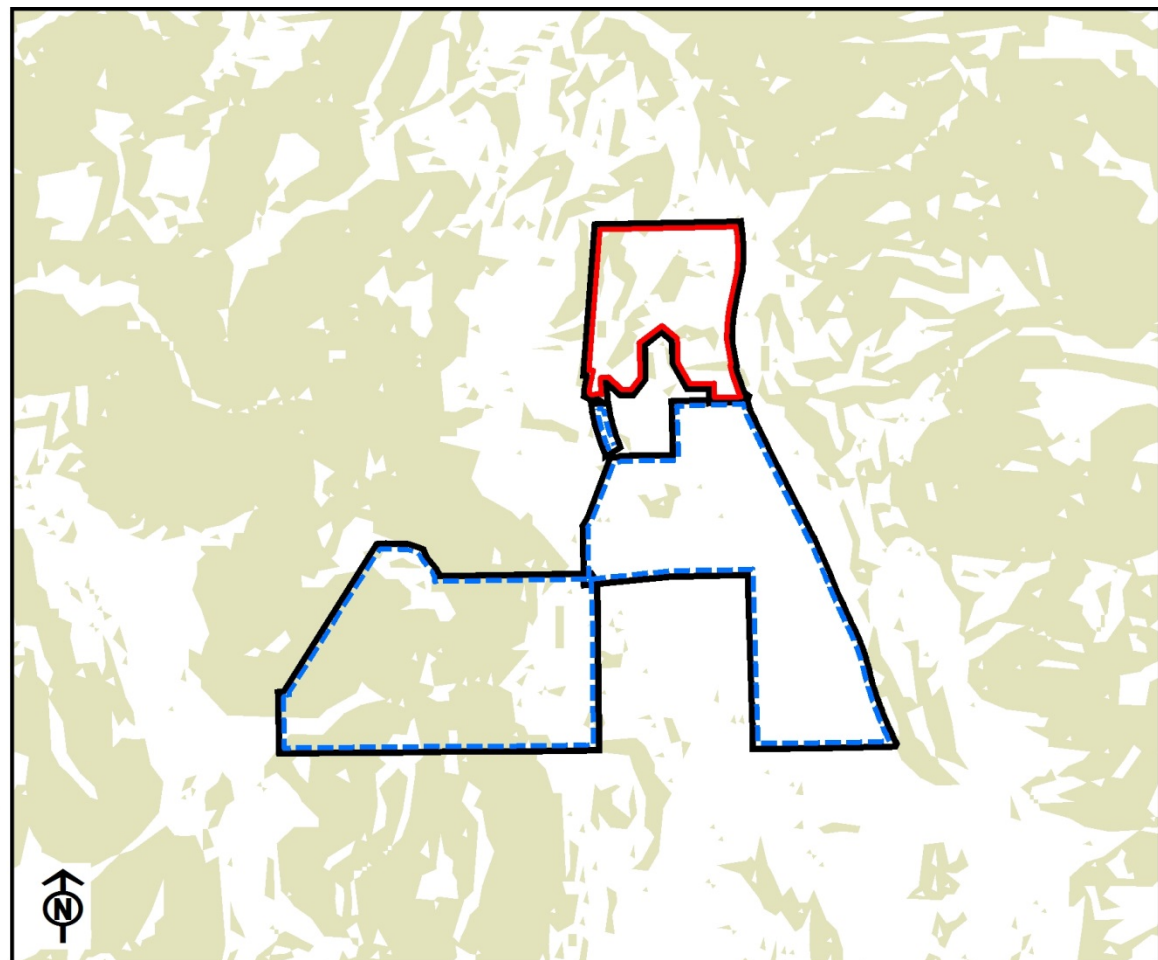
- PSR
- Study Area
- Analysis Area
- Very High
- Moderate



Steep Slopes

Steep slope (greater than 25%)

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



Vegetation

● Sensitive Habitat

- PSR
- Study Area
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Other Woodlands
- Water
(incl. 11200,
13200)
- Urban,
Disturbed Habitat,
Agriculture,
Eucalyptus,
Woodland



Prime Agricultural Soils

● Agricultural Lands

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

