

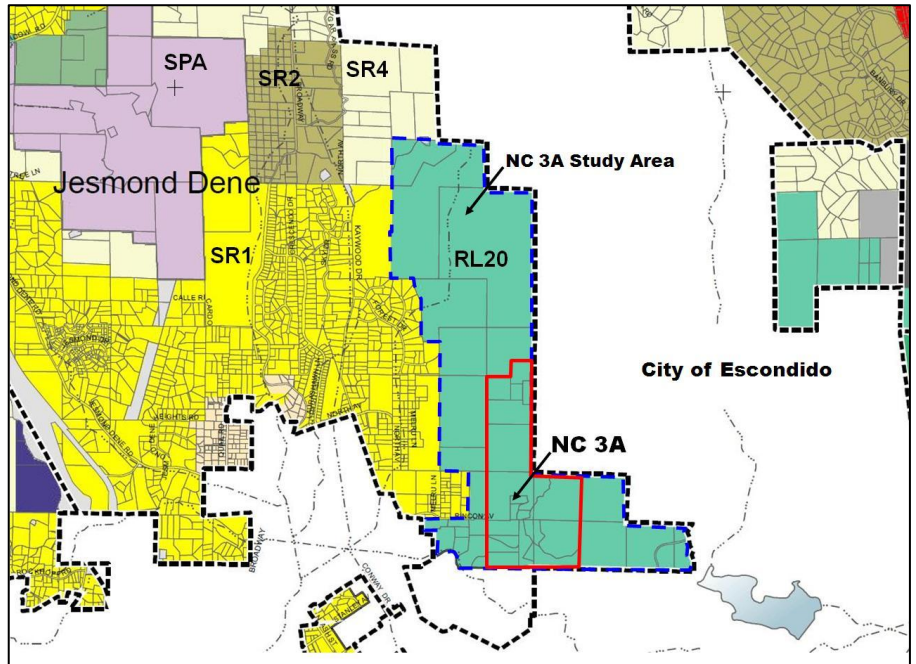
NC3A and Study Area

Existing GP Designation(s)	RL20
Requestor(s) Position: Support workplan designation	
Area (acres): 1,000 [243 PSR; 757 study area]	
# of parcels: 46	

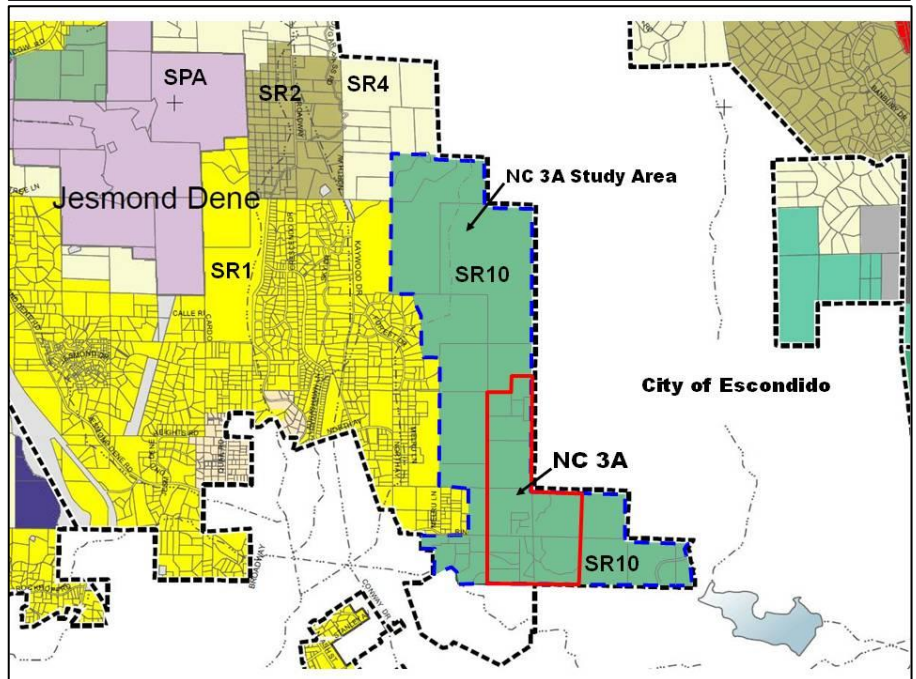
Workplan Designation(s) Evaluated	SR10
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	10
Complexity	Low

Discussion: NC3A encompasses approximately 243 acres of rugged land on the outskirts of the City of Escondido. A larger study area is recommended to be included with this request to maintain mapping consistency. Although suburban densities can be found nearby, the request and study area differ because they are generally undeveloped, contain a larger area constrained by steep slopes (see property constraints), and have limited access. Therefore, a lower density than the surrounding area is appropriate. However, due to its proximity to developed areas, existing services, and the City of Escondido, a density higher than what is adopted (RL20) could be justified. SR10 was agreed to by the requestor and is considered in the workplan (cont. on next page)

Existing General Plan Designations:



Workplan Designation Evaluated:



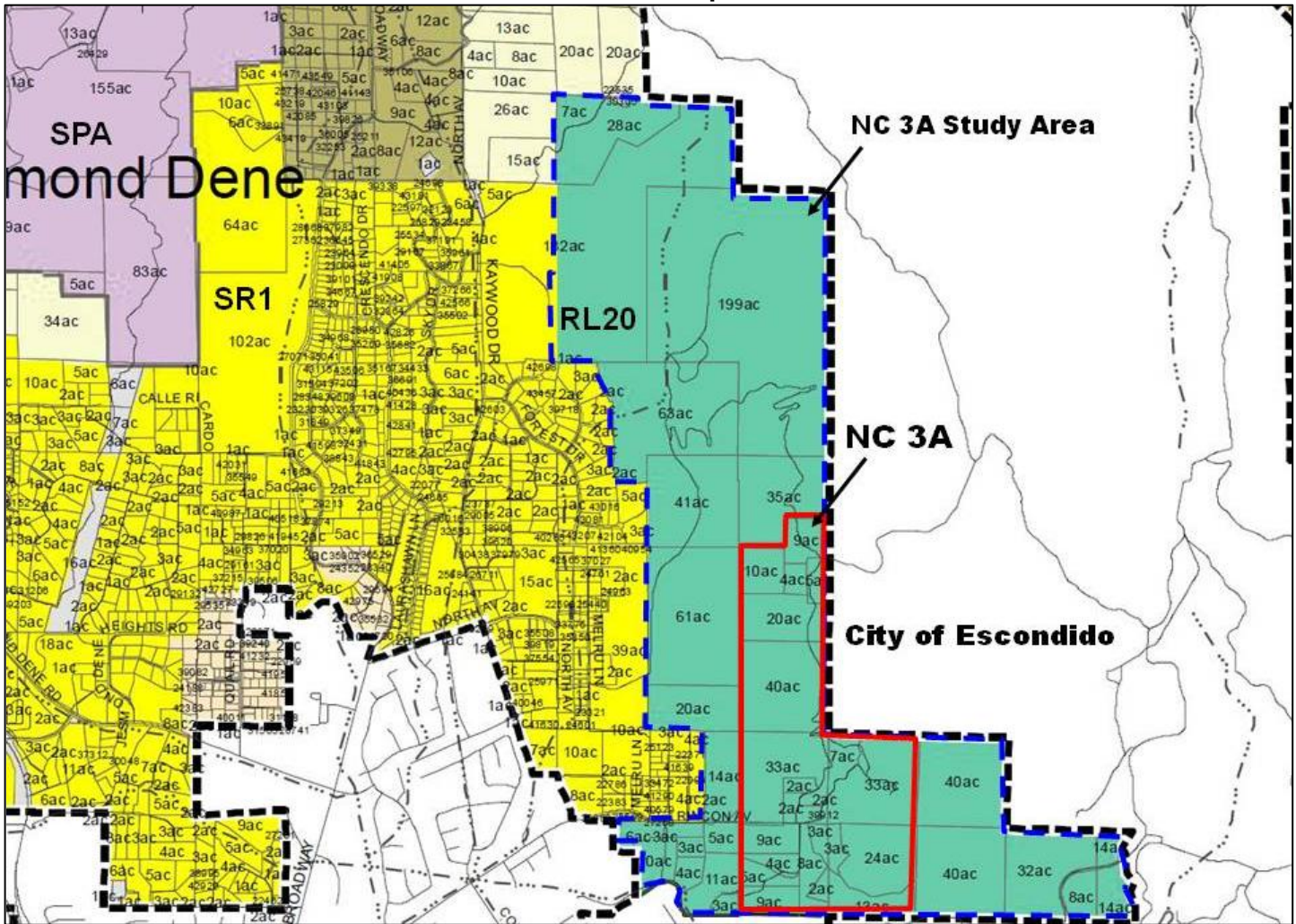
NC3A and Study Area

Discussion (cont): for the request and study area. The unit yield from this designation is difficult to estimate due to the predominance of slope and the need for specific slope data in the area.

Rationale for Low Complexity Classification:

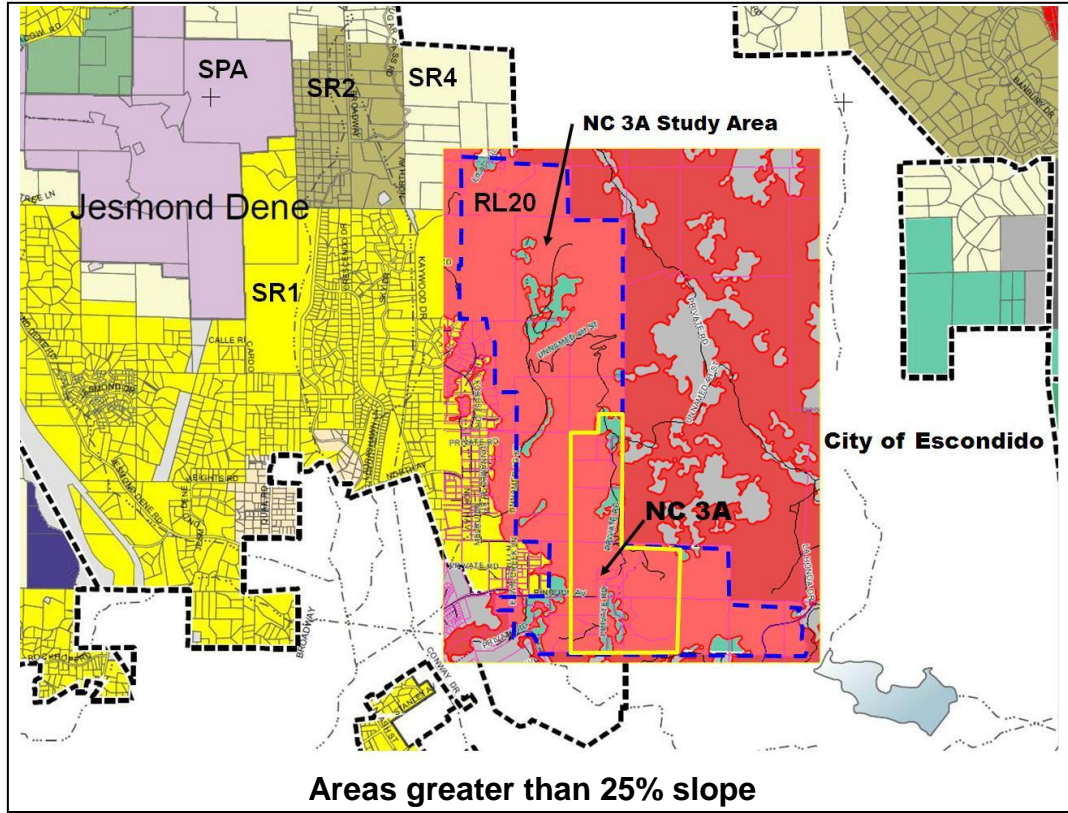
- The additional dwelling unit yield is anticipated to be very low due to the predominance of terrain over 25% grade in the area. With the additional dwelling units spread out over a large area, the overall impact of these changes to the character of the land is expected to be minor.
- The study area is within the Escondido SOI, and adjacent to the Escondido city limits, which makes it more accessible to roads, infrastructure, services, and jobs than other lands assigned to the Rural Lands regional category.
- Though the PSR and study area contain significant stretches of Coastal Sage Scrub, Oak Woodlands, and wetlands, subdivisions in the proposed SR-10 designation would still be required to adhere to the Conservation Subdivision requirements. This would provide a greater assurance of compliance with Policy LU-6.1, which requires the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [NC3A](#)

Property Constraints





**COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT RECOMMENDATION**

PROJECT NAME: GP UPDATE PROPERTY SPECIFIC ^{PAST} **Case Number:** NC3A

Results of Planning / Sponsor Group Review

Planning / Sponsor Group: HIDDEN MEADOWS CSU

Meeting date: 04/26/2012

A. Comments made by the group on the proposed project.

THE 10 ACRES PER DWELLING UNIT COMPROMISE WAS APPROPRIATE FOR
THE AREA, SOME CONCERNS REMAIN WITH DEVELOPMENT IN PORTIONS OF THE
AREA WITH SIGNIFICANT SLOPES, BUT CAN BE ADDRESSED WITH REVIEW OF
SITE PLANS BY OPLU.

B. Advisory Vote: The Group did or did not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- Approve without conditions
- Approve with recommended conditions
- Deny
- Continue

VOTE: 8 Yes — No — Abstain

C. Recommended conditions of approval:

N/A

Reported by: BRET SEALEY **Position:** VICE CHAIRMAN **Date:** 05/01/2012

Please email recommendations to: CommunityGroups.LUEG@sdcounty.ca.gov



DPLU-534 (02/10)