

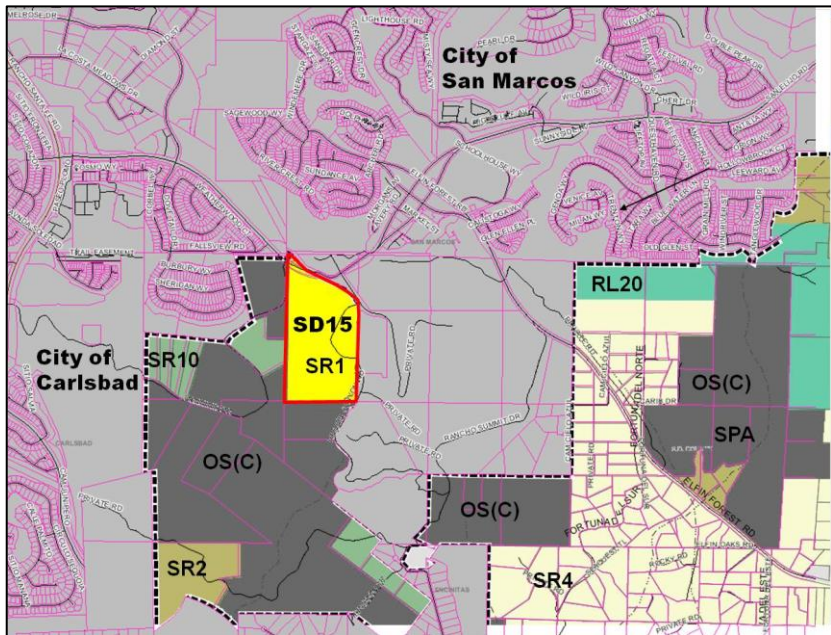
# SD15

Existing GP Designation(s)	SR1
Requestor(s) Position: Support workplan designation	
Area (acres): 42.4	
# of parcels: 2	

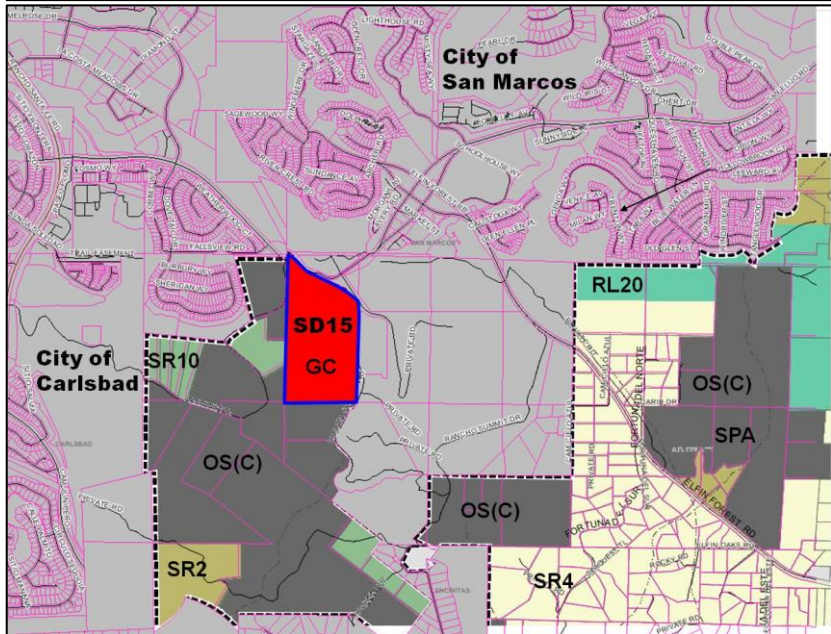
Workplan Designation(s) Evaluated	GC
CPG Position	No position
Opposition Expected	No
# of Additional Dwelling Units	0
<b>Complexity</b>	<b>Medium</b>

**Discussion:** The property owner is requesting a change to a General Commercial (GC) designation. This property is located adjacent to the City of San Marcos on two sides and is in close proximity to the Escondido Meyers Industrial Park and is adjacent to a closed landfill site. It is also along one of the main roads accessing the San Elijo Hills Master Planned Community in the City of San Marcos.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:



**Rationale for Medium Complexity Classification:**

- The property is adjacent to lands designated open space for conservation. Increased development and traffic may require environmental studies and mitigation to comply with State law.
- The property is nearly encompassed by the incorporated City of San Marcos and within the city's Sphere of Influence. The City has taken the position that the property should be zoned Industrial to remain compatible with nearby Industrial uses within the City as well as the closed Gregory Canyon Landfill. A change in designation would include coordination with the City to review adjacent land use designations for compatibility.
- The property is near dense development within the city and primarily accessed from roads located inside city limits. Development on this site would require review to determine that such development is consistent with policies requiring a clear distinction between incorporated and unincorporated lands.
- High and Very High Habitat Values exist on the property and would require additional environmental studies.

**For Additional Information (January 9, 2012 Staff Report):** [SD15](#)

**Property Constraints**

