

LAND USE CLEAN-UP

NC201

Proposed Change: Rural Lands 40 to Open Space-Conservation

Basis for Change: Ownership Change (DPR Open Space Acquisition)

Community Recommendation N/A¹

Opposition Expected No

Property Description

Property Owner:

County of San Diego

Property Size:

19 parcels (382 acres)

Location:

Just outside the eastern boundary of the City of Escondido; approximately a half mile east of Bear Valley Parkway and less than a quarter mile southwest of Lake Wohlford; the western portion of the area is within the County Water Authority boundary and the eastern portion is outside the boundary.

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ - none

- Steep Slope (Greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

Land Use

General Plan

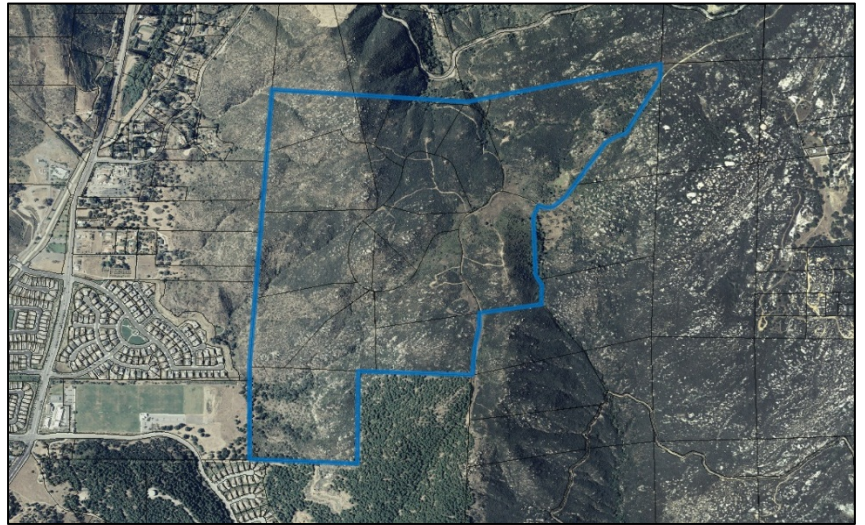
Scenario	Designation	DU's
Existing General Plan	Rural Lands 40	19
Proposed Change	Open Space Conservation	0
GP Update Analyzed	RL-20, RL-40, & RL-80	21 ²

Zoning

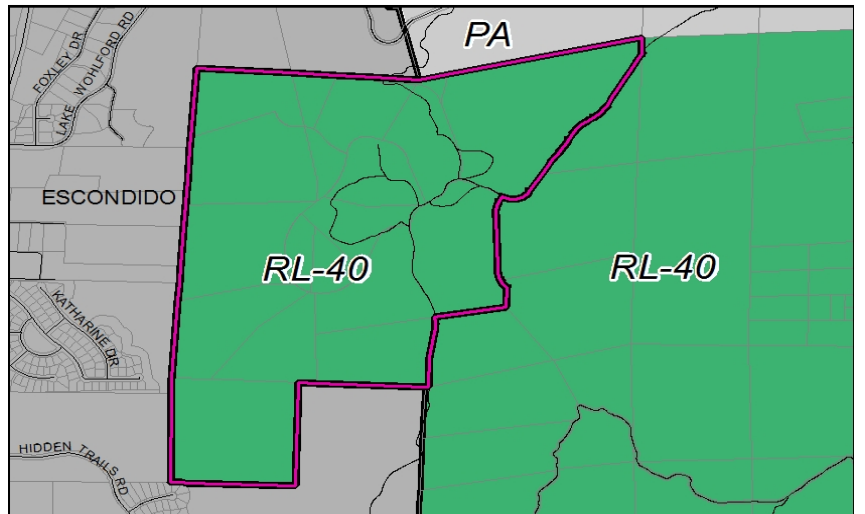
Scenario	Designation	Min. Lot Size
Existing	A70	10 acres
Proposed	S80	10 acres

¹ This area of the North County Metro Subregion is not served by a planning group

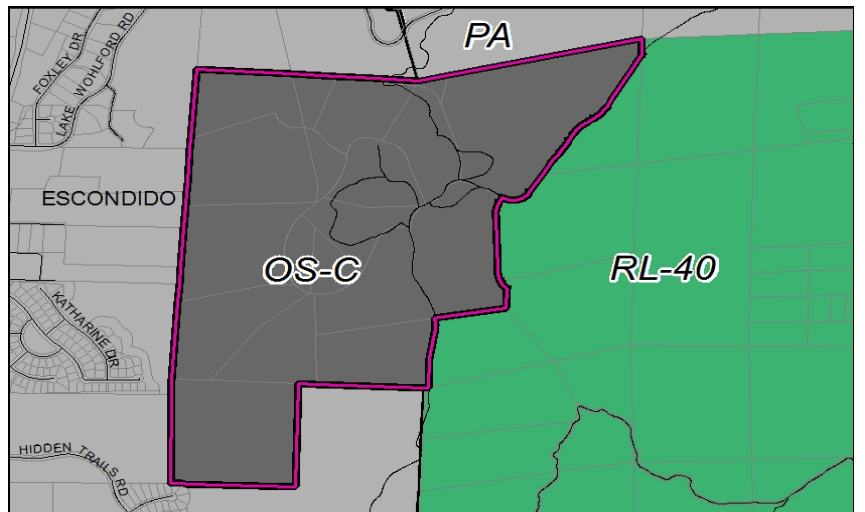
² Based on most intensive designations analyzed



Aerial Photo



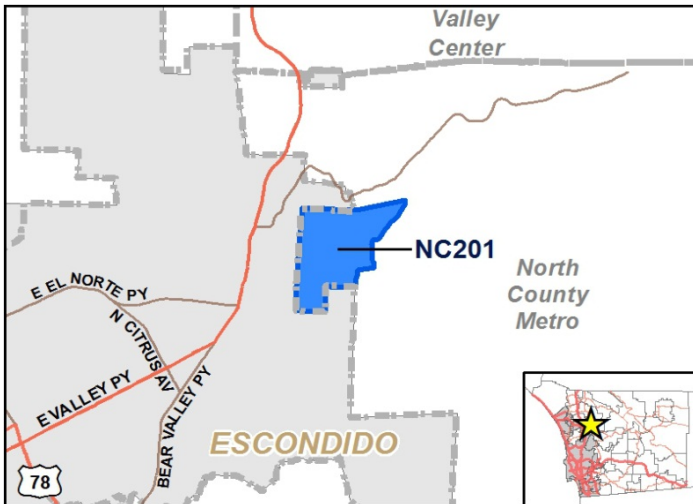
General Plan



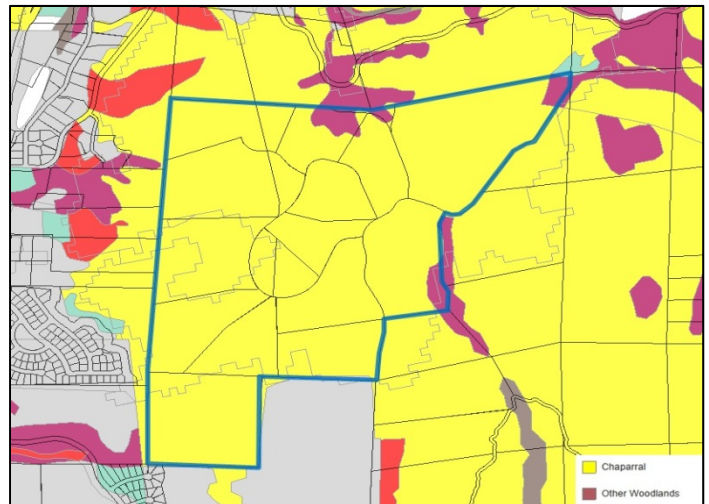
Staff Recommendation

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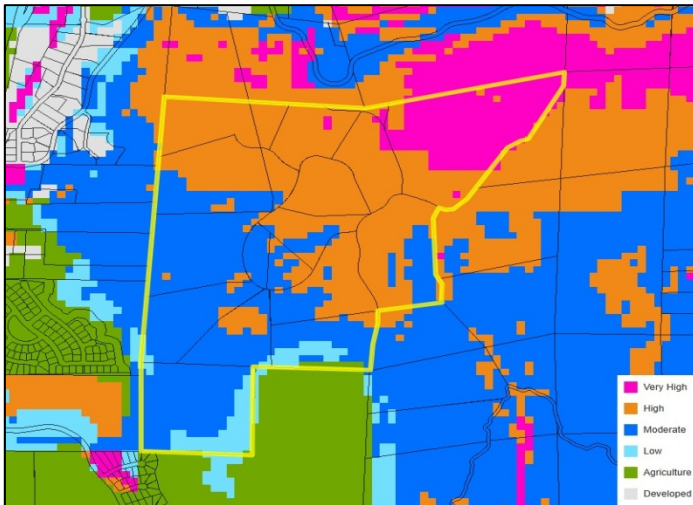
NC201



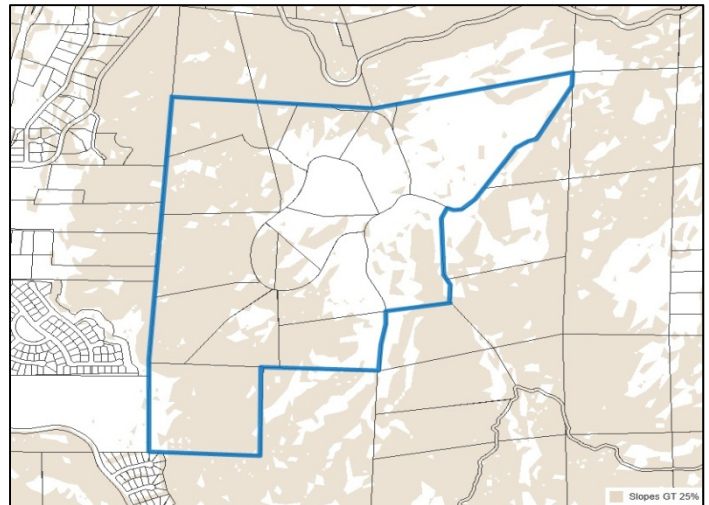
Vicinity Map



Vegetation



Habitat Evaluation



Steep Slope (greater than 25%)

Context

NC201 consists of 19 parcels totaling 382 acres, located a quarter mile west of Lake Wohlford. The subject parcels are proposed to change from RL-40 to Open Space-Conservation. This acquisition combines with 418 acres acquired by the Escondido Creek Conservancy to form the Bottle Peak Preserve. These acquisitions serve to protect much of the headwaters of the Escondido Creek, including high quality Southern mixed chaparral, oak woodlands, and riparian habitats.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.*

The Open Space-Conservation designation is consistent with policy COS-1.1 based on the following:

- The properties acquired combine with nearby properties to form the headwaters of the Escondido Creek, which serves as a critical wildlife corridor in this area of the County.
- These acquisitions by the County combine with the adjacent properties preserved by the Escondido Creek Conservancy to form a preserve of over 800 acres.

APNs

2401100300, 2403500600, 2403500700, 2403600100, 2403600200, 2403600300, 2403600400, 2403600500, 2403600600, 2403600700, 2403700100, 2403700200, 2403700300, 2403700400, 2403700500, 2403800100, 2403800200, 2403800300, 2403400600