

NC22 Analysis Area

(Twin Oaks)

2012 Proposal: Change from SR10 to SR1 and SR10

Requested by: Vista San Marcos, LTD.

Staff Recommendation	Existing
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CSG Recommendation	Existing
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PC Recommendation	Existing
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Property Description

Property Owner:

PSR: Vista San Marcos, LTD.

Size:

126 acres

11 parcels

Location/Description:

Adjacent to the City of San Marcos on the south; approximately 1.5 miles north of SR-78 and ½ mile south of Buena Creek Road; within the County Water Authority Boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

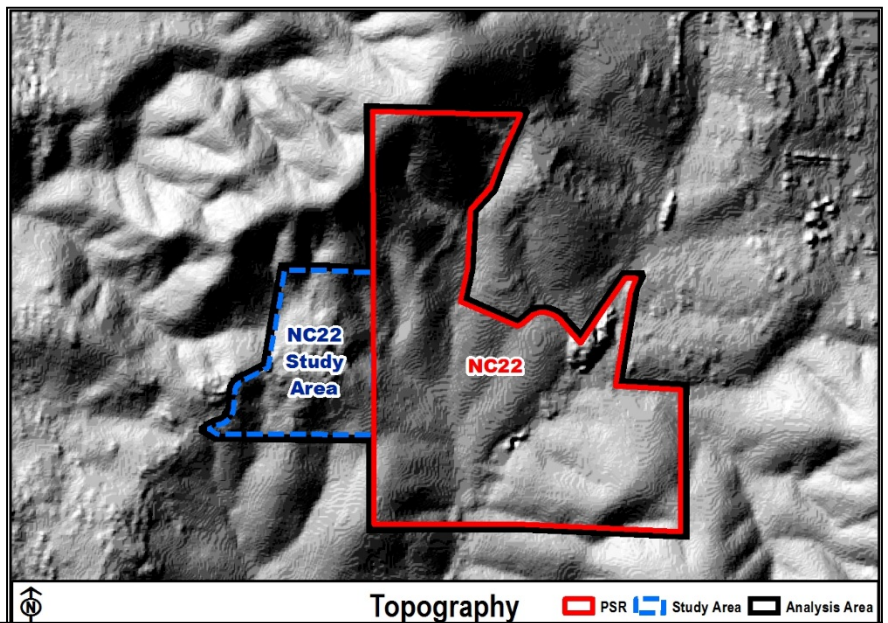
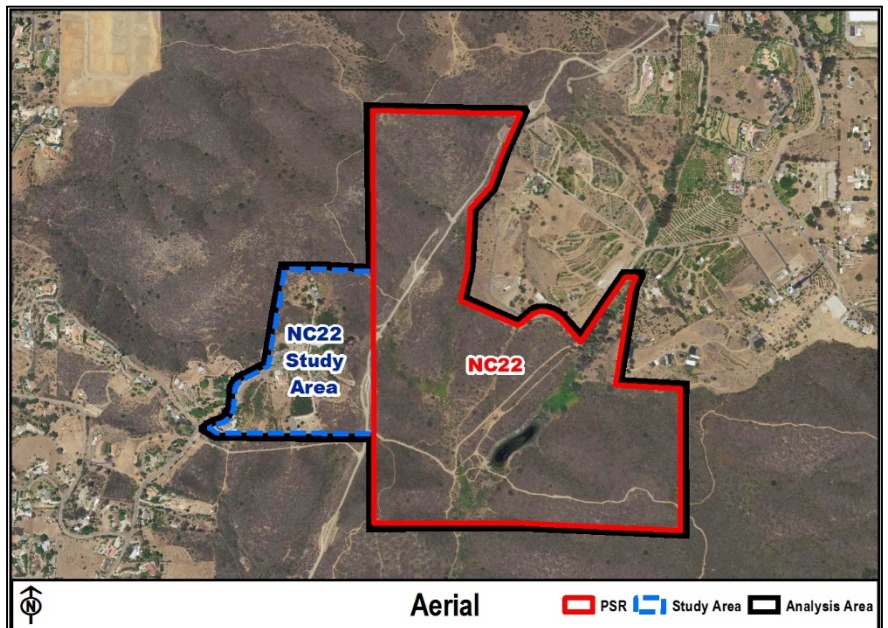
○ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

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

- Semi-Rural mapped with consideration of existing parcelization, infrastructure, constraints and sensitive habitat; more constrained than adjacent SR-10 area
- PSR parcels are not in sewer service area; no adjacent public roads

Habitat/Constraints/Feasibility Issues (Guiding Principles 4 & 5; Policies LU-1.9, LU-6.2)

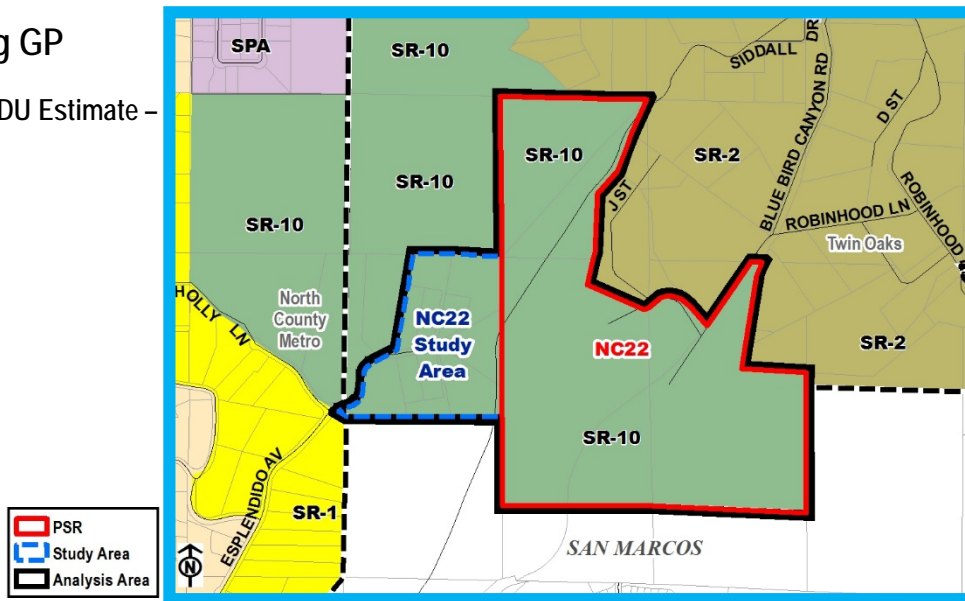
- Almost all of the Analysis Area is within upper tier habitats (riparian and coastal sage scrub – very high quality); headwaters of Agua Hedionda Creek (Critical Habitat for endangered species); all draft PAMA and within 1,200-acre wildlife corridor; Conservation Subdivision requirement removed in SR-1 proposed portion
- Questionable feasibility of proposed density – only 10% steep slope encroachment; extensive access improvements including wetland crossings – RPO restrictive on wetland crossings; septic cannot be in wetland buffers; would be difficult to make MSCP findings at development stage

Fire Hazards (Guiding Principle 5; Policies LU-6.11, S-1.1)

- Beyond 5-minute estimated travel time for SR-1; would require secondary access and only dead end roads now; fire clearing requirements would further limit feasibility

Existing GP

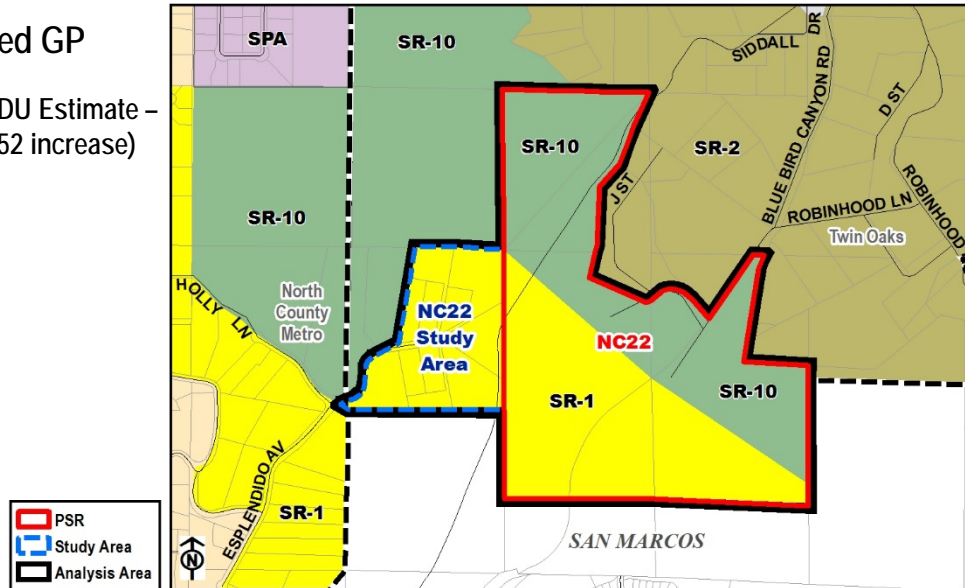
Potential DU Estimate –
21 Units



Staff Recommendation

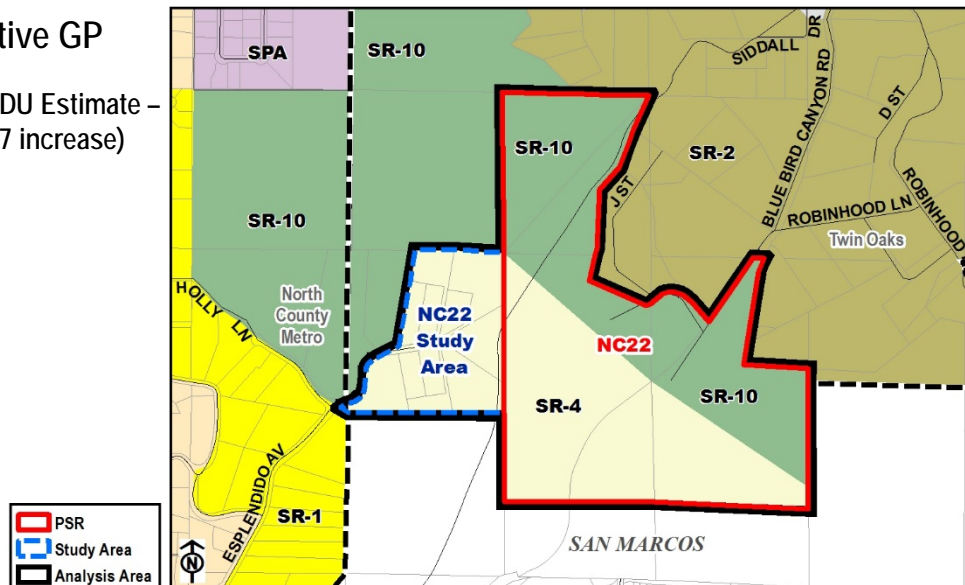
Proposed GP

Potential DU Estimate –
73 Units (52 increase)



Alternative GP

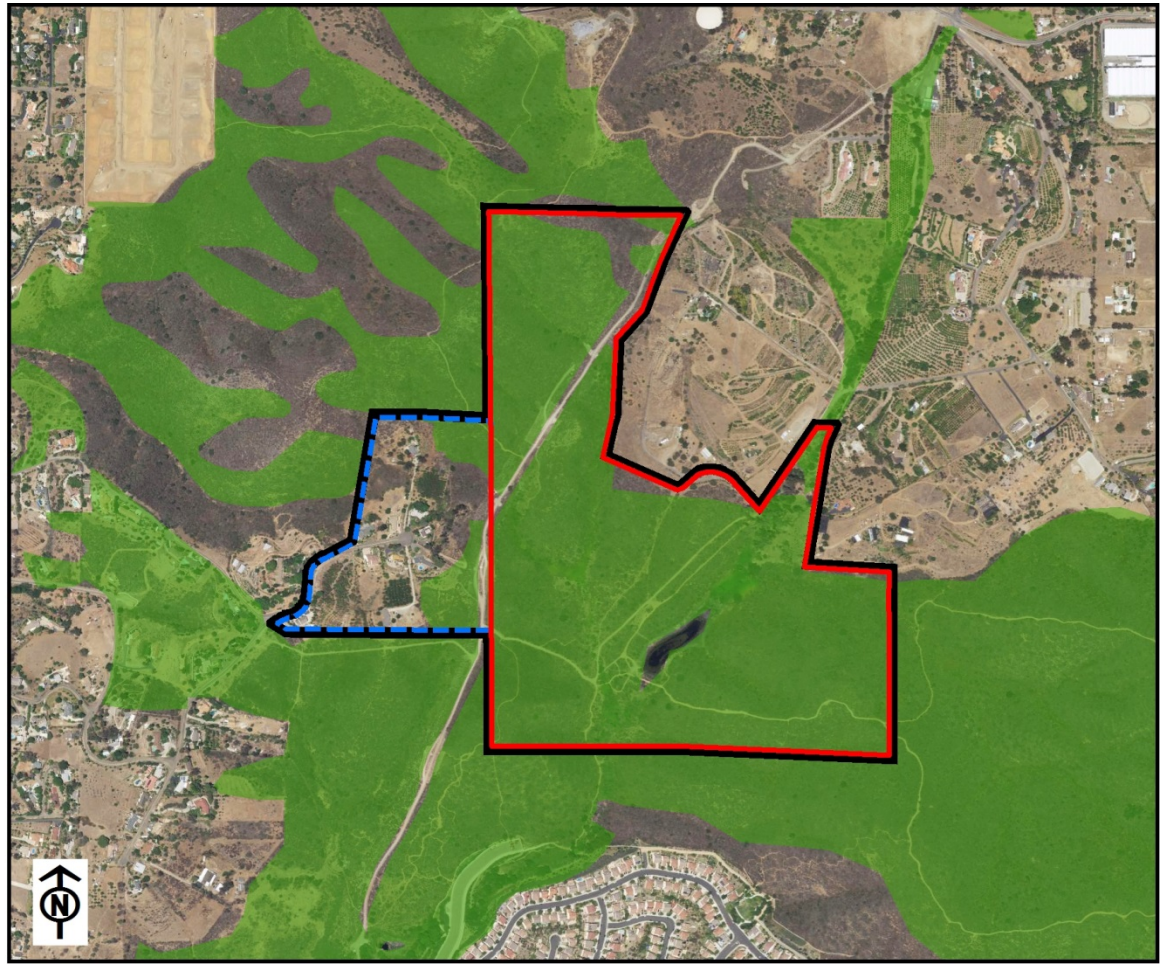
Potential DU Estimate –
28 Units (7 increase)



Upper Tier Vegetation

● Sensitive Habitat

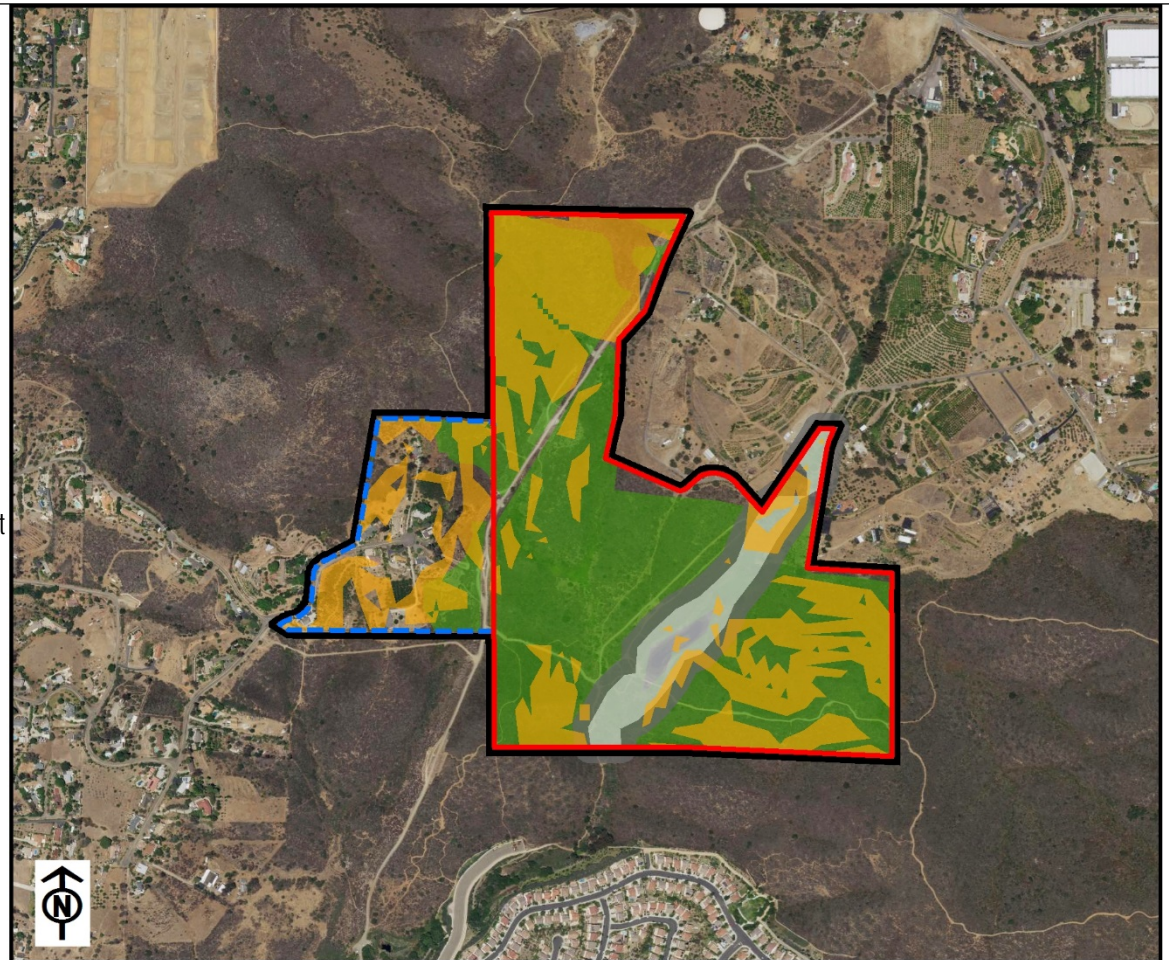
- PSR
- Study Area
- Analysis Area
- Upper Tier Vegetation



Composite Constraints








└ Steep slope
 ○ Floodplain
 └ Wetlands
 ● Sensitive Habitat

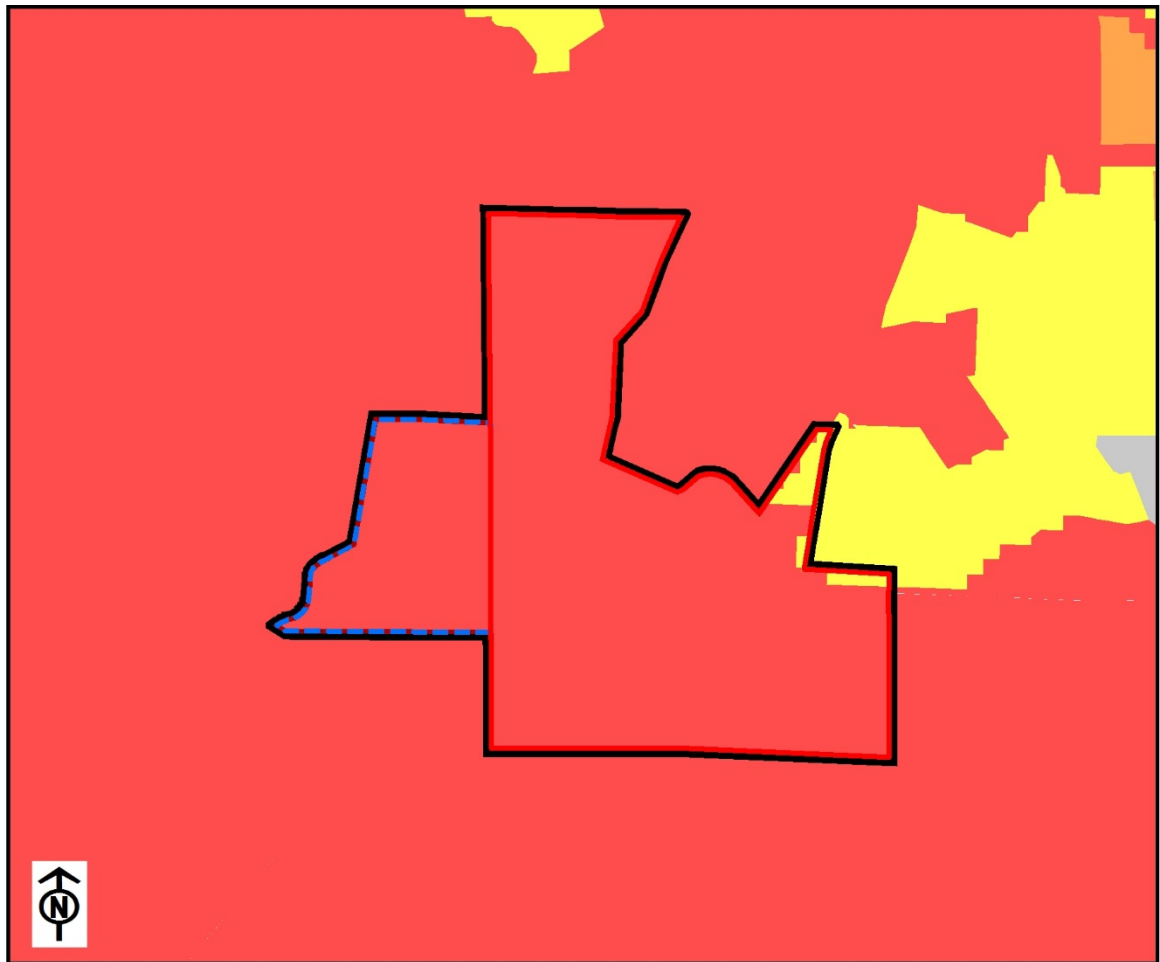
- PSR
- Study Area
- Analysis Area
- Slope Constraint
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands
- Upper Tier Vegetation



Fire Hazard Severity Zones





● Fire Hazard Severity Zone

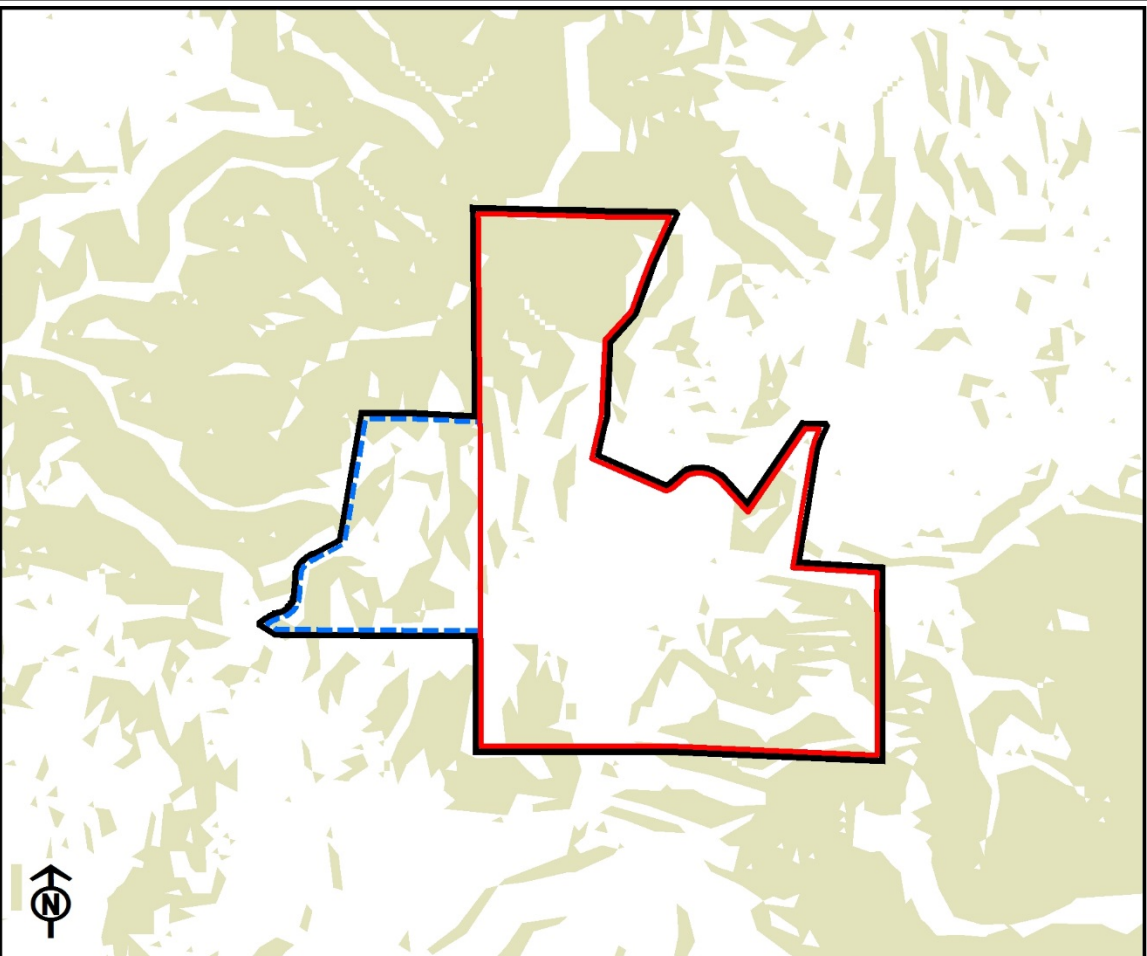
-  PSR
-  Study Area
-  Analysis Area
-  Very High
-  High
-  Moderate
-  Non-Wildland/Non-Urban



Steep Slopes

■ Steep slope (greater than 25%)

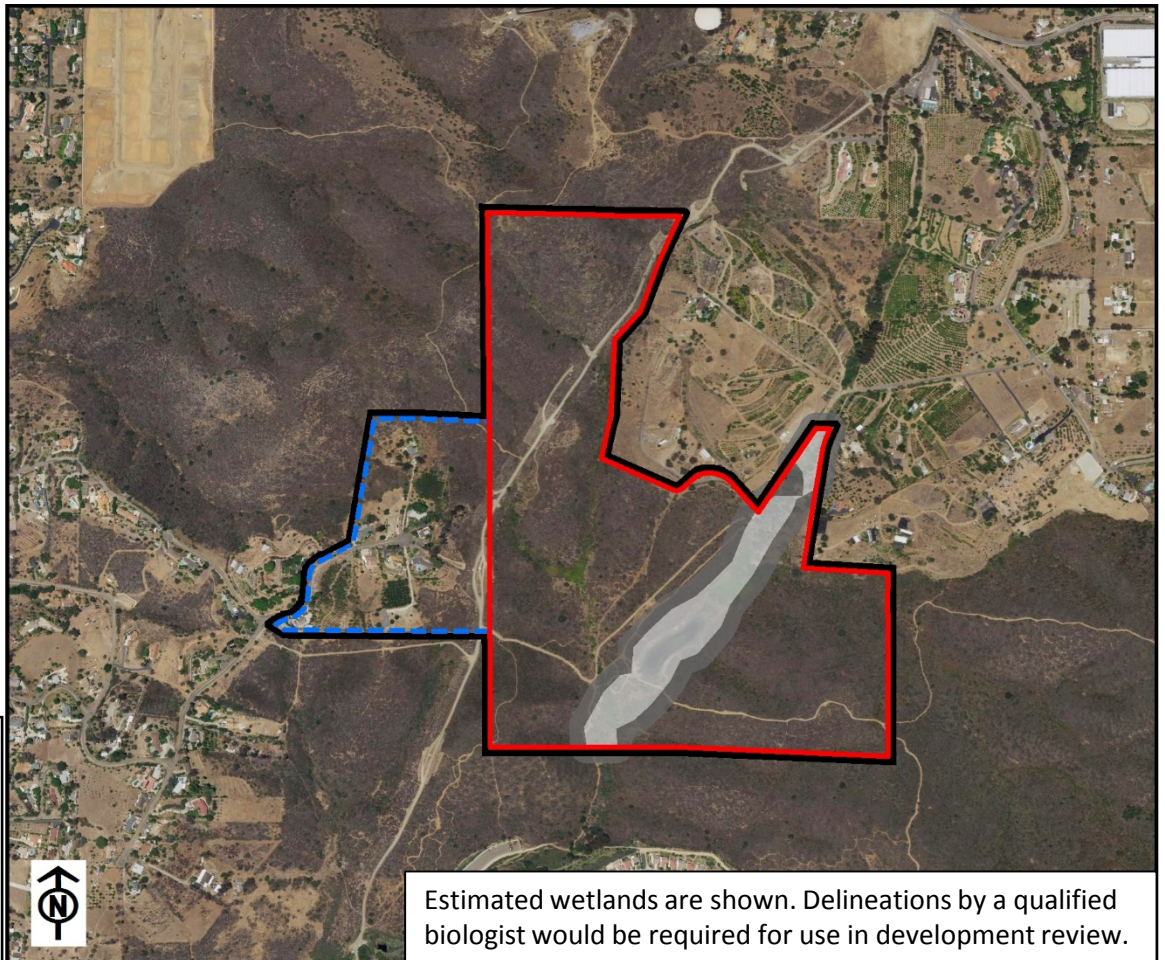
-  PSR
-  Study Area
-  Analysis Area
-  Slope GT 25%



Wetlands

Wetlands

- PSR
- Study Area
- Analysis Area
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands



Vegetation

Sensitive Habitat

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

