

# NC37 Analysis Area

## (Twin Oaks)

2012 Proposal: Change from SR10 to SR4

Requested by: Driessen

Staff Recommendation	Alternative
CSG Recommendation	Alternative
PC Recommendation	Alternative

### 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%)

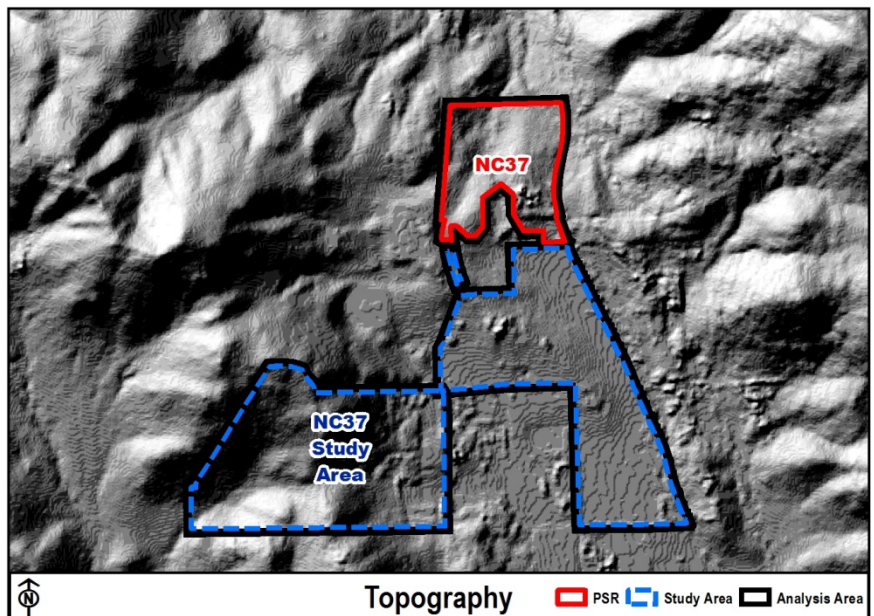
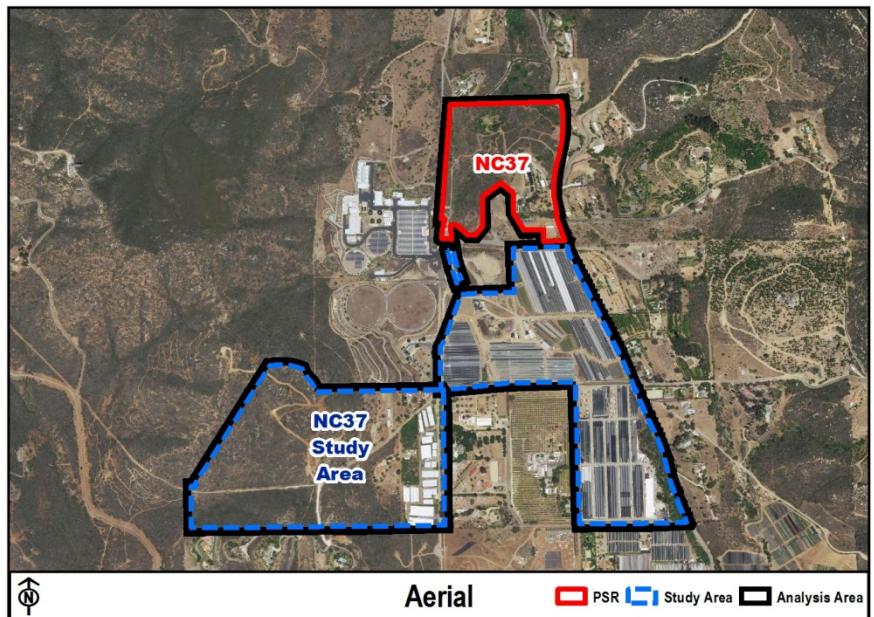
○ Floodplain

○ 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)

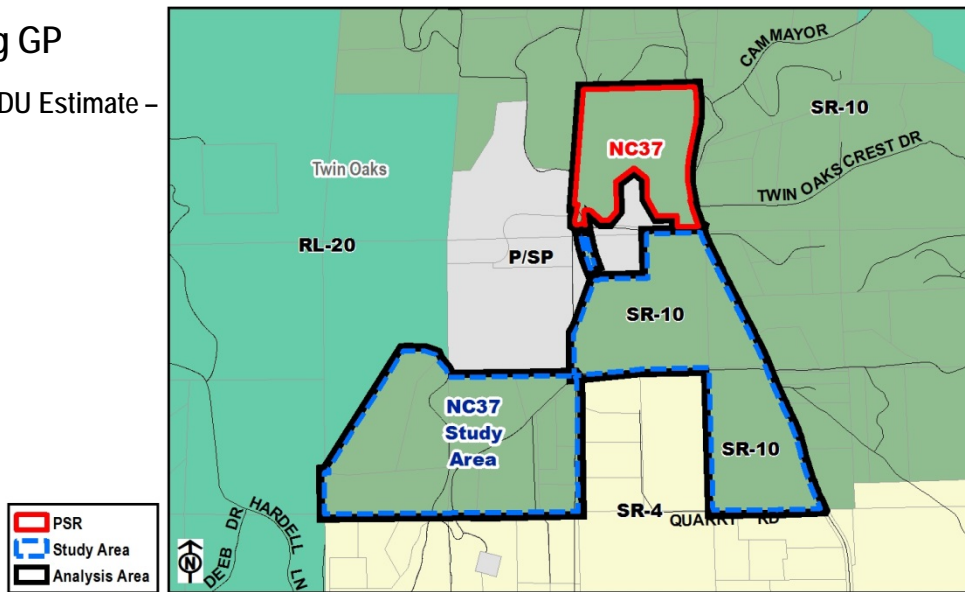
- Mostly agricultural uses; research shows SR-4 can support continued agricultural use (see the review of Policy LU-7.1)

### 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

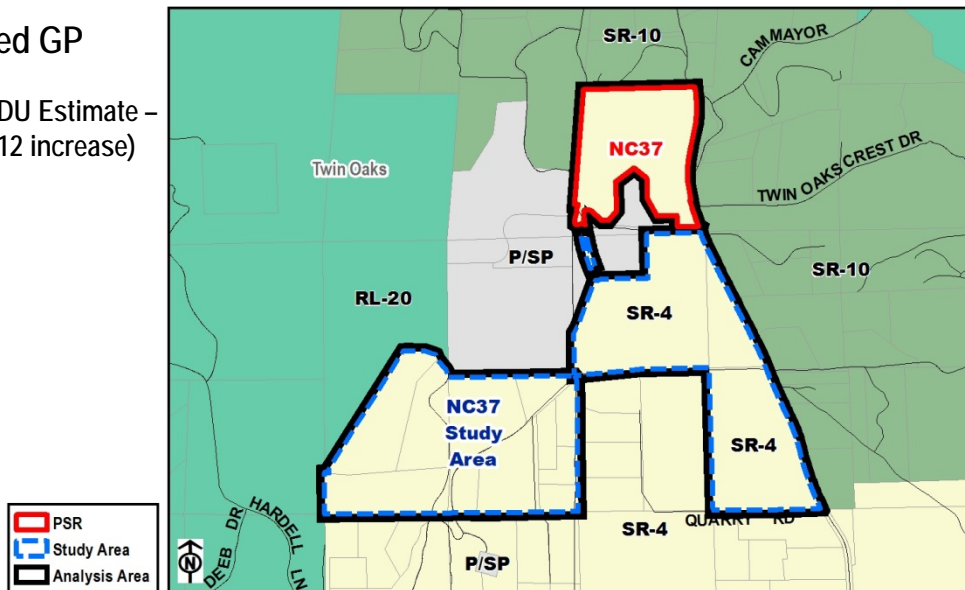
## Existing GP

Potential DU Estimate –  
19 Units



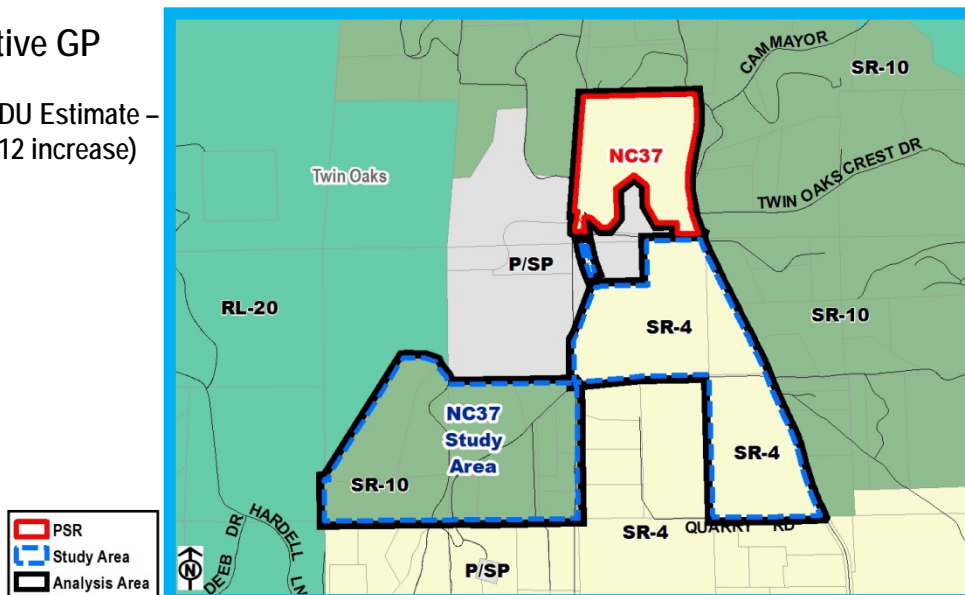
## Proposed GP

Potential DU Estimate –  
31 Units (12 increase)



## Alternative GP

Potential DU Estimate –  
31 Units (12 increase)

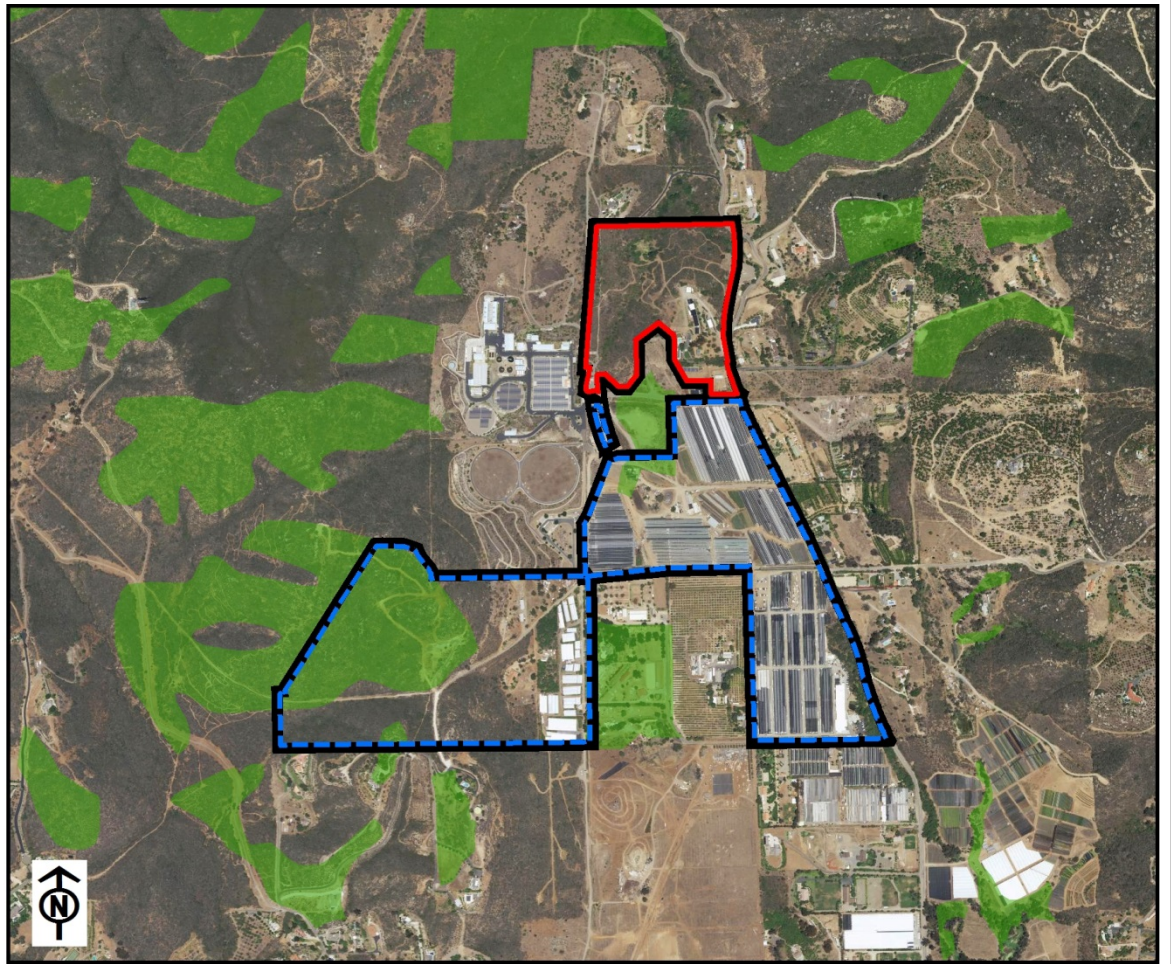
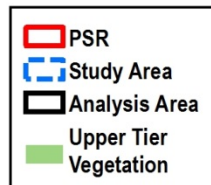


Staff Recommendation



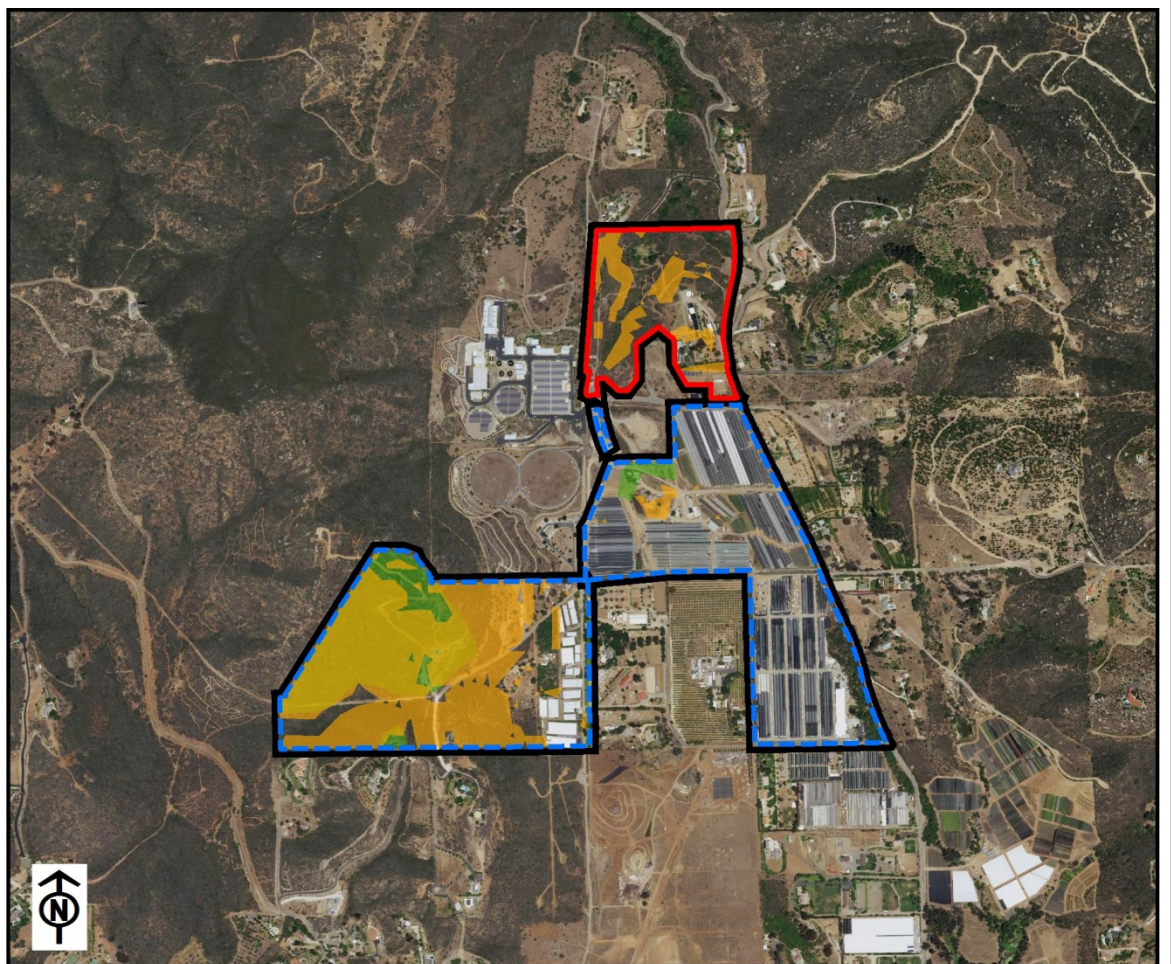
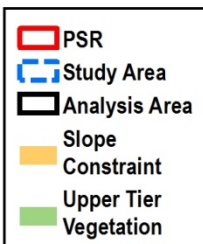
## Upper Tier Vegetation

● Sensitive Habitat



## Composite Constraints

● Steep slope  
 ○ Floodplain  
 ○ Wetlands  
 ● Sensitive Habitat

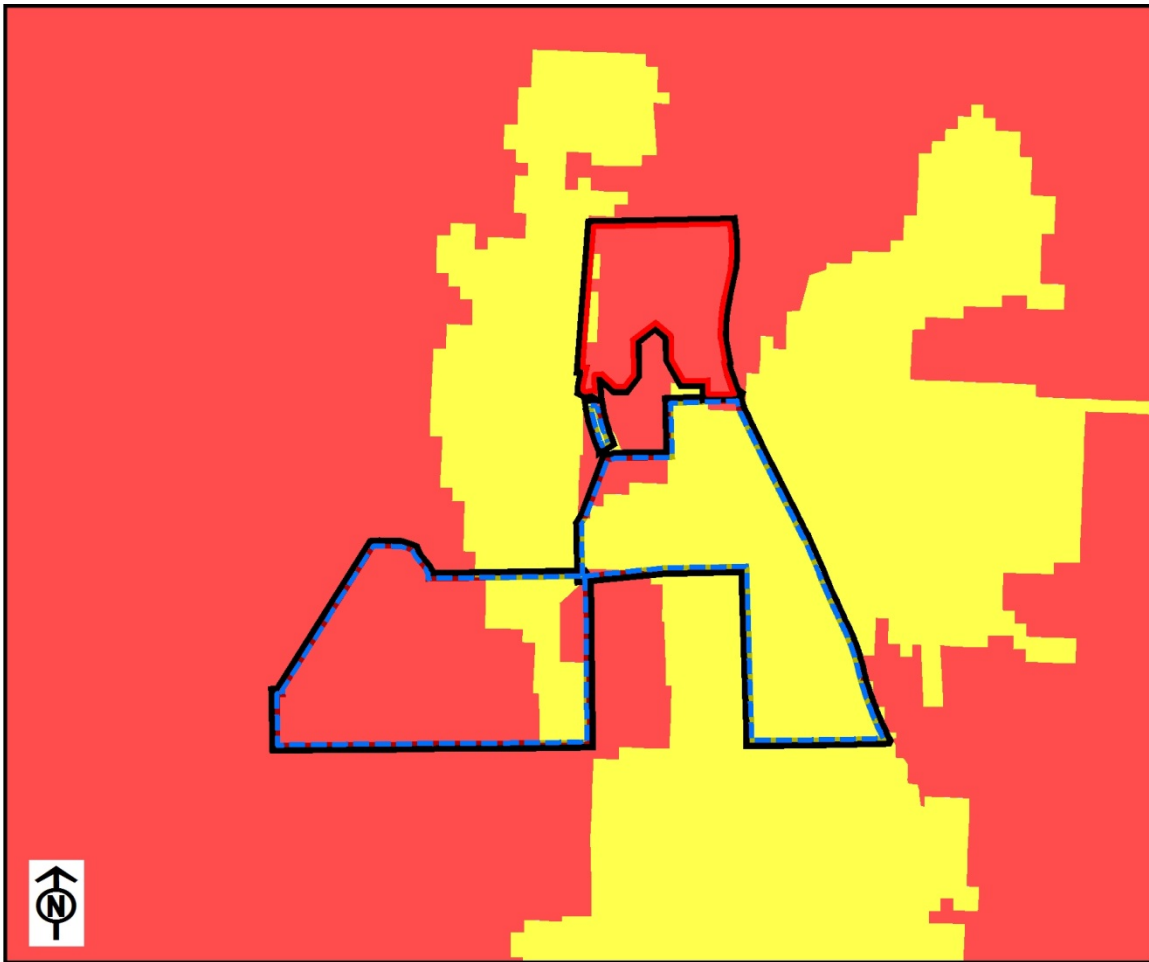




# Fire Hazard Severity Zones

Fire Hazard Severity Zone

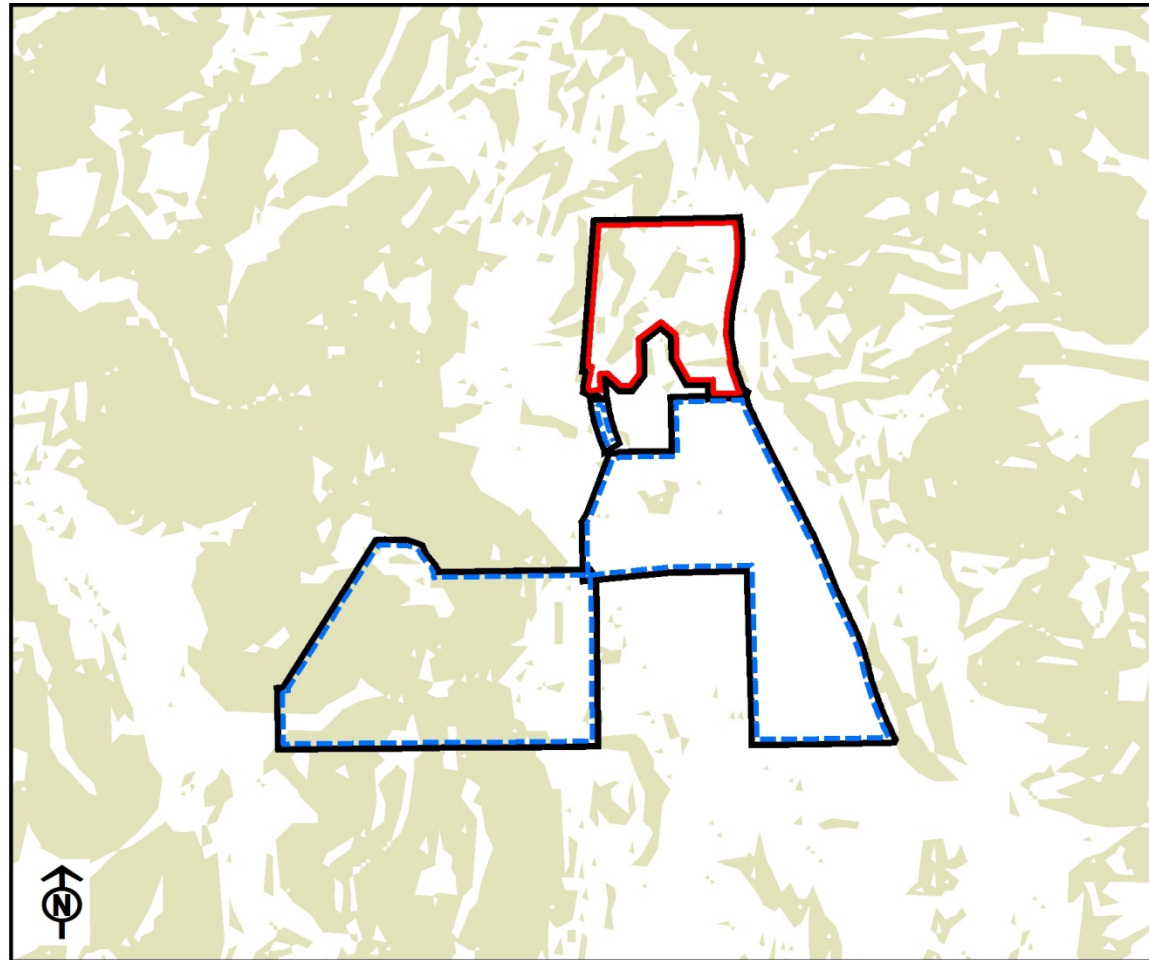
- PSR
- Study Area
- Analysis Area
- Very High
- Moderate



## Steep Slopes

Steep slope (greater than 25%)

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



## Vegetation

● Sensitive Habitat



## Prime Agricultural Soils

● Agricultural Lands

