

NC38+ Analysis Area

(Twin Oaks)

2012 Proposal: Change from SR2 to SR1

Requested by: 2012 noted Bradley, Kent, Twin Oaks CSG (now CSG recommends denial)

Staff Recommendation	Alternative
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CSG Recommendation	Existing
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PC Recommendation	Proposed
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Property Description

Property Owner:

PSR: Yasukochi, Settles, Denbraver, DeBruyn (new owner), Vellema (new owner)

Size:

77 acres

8 parcels

Location/Description:

Approximately 1.5 miles west of I-15 and adjacent to the City of San Marcos; within the County Water Authority boundary Boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

○ Steep slope (greater than 25%)

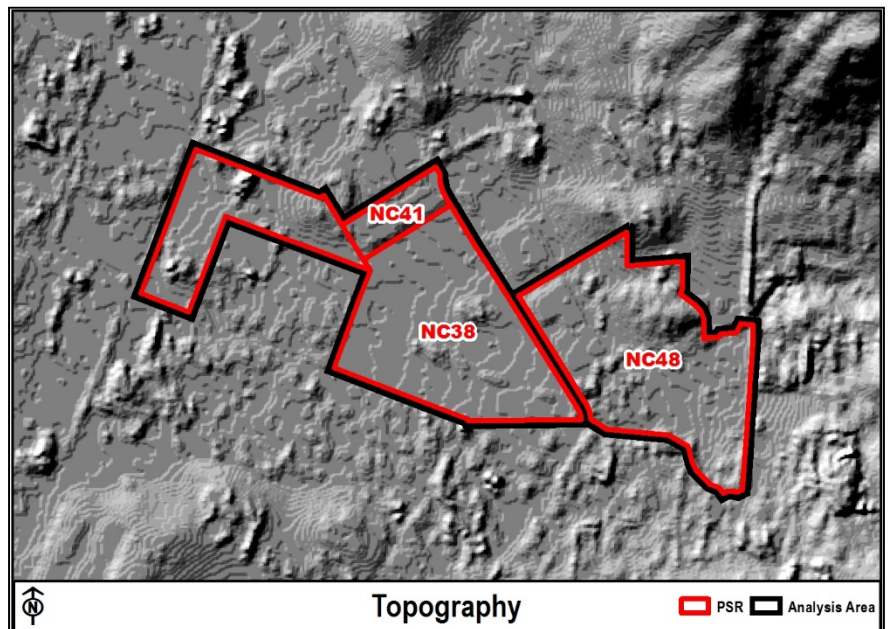
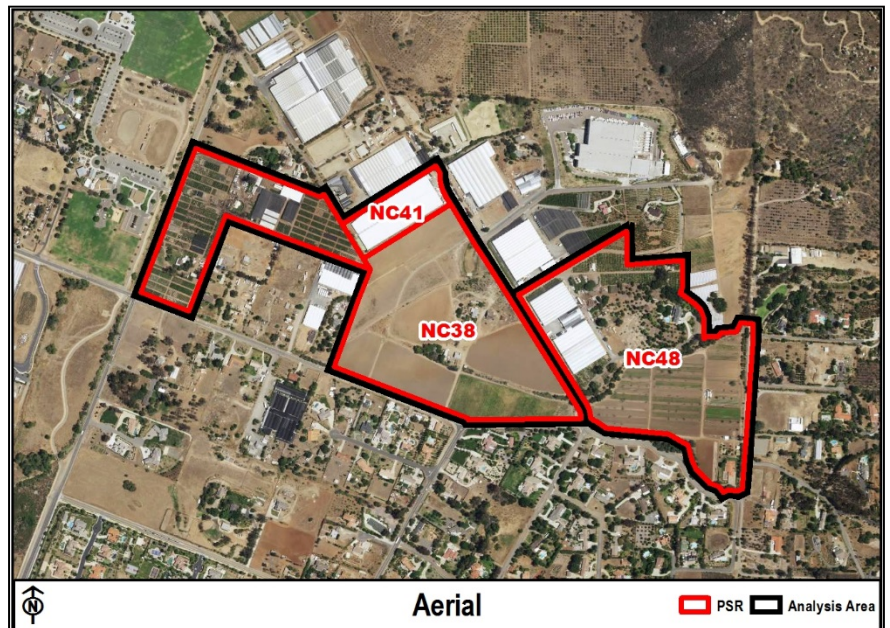
● Floodplain

◐ 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)

- Good existing road access through County and San Marcos roads; western portion is in Vallecitos sewer service area
- Outside of County "islands" in San Marcos area, all of Twin Oaks outside Villages is SR-2 or SR-10; this Analysis Area doesn't have the level of slope and habitat constraints as most of those other Semi-Rural areas in the community planning area (CPA)

Constraints/Hazards/Fire Protection/Feasibility (Guiding Principles 5 & 9; Policies LU-1.9, LU-6.2, LU-6.11, S-1.1, S-9.2)

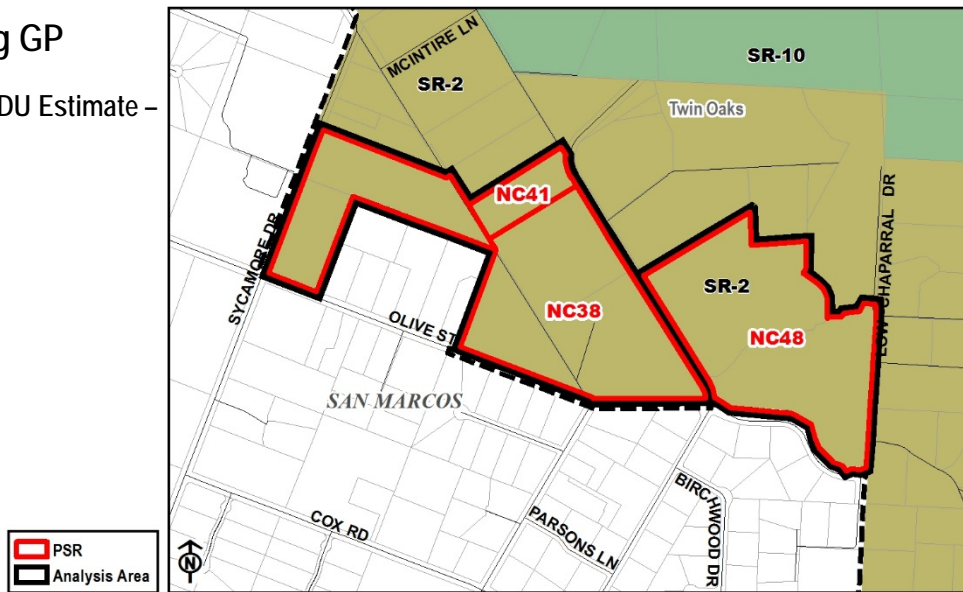
- Sensitive habitat limited to narrow drainage and a few oaks in eastern portion; mostly previously graded for agriculture
- Mostly Moderate Fire Hazard Zone with good road access; western end is in 0-5 min travel time for SR-1, but most is not
- 20 acres of floodplain (remains SR-2 in Alternative), includes 7 acres of floodplain; policies very restrictive; NFIP audits for increasing density in floodplain

Agricultural Preservation (Guiding Principle 8; Policy LU-7.1)

- Mostly agricultural uses and prime agricultural soils; Local Agricultural Resource Assessment (LARA) Model finding of significant agricultural resource; although parcel sizes adjacent in San Marcos would not be conducive to agriculture (land use consistency component)

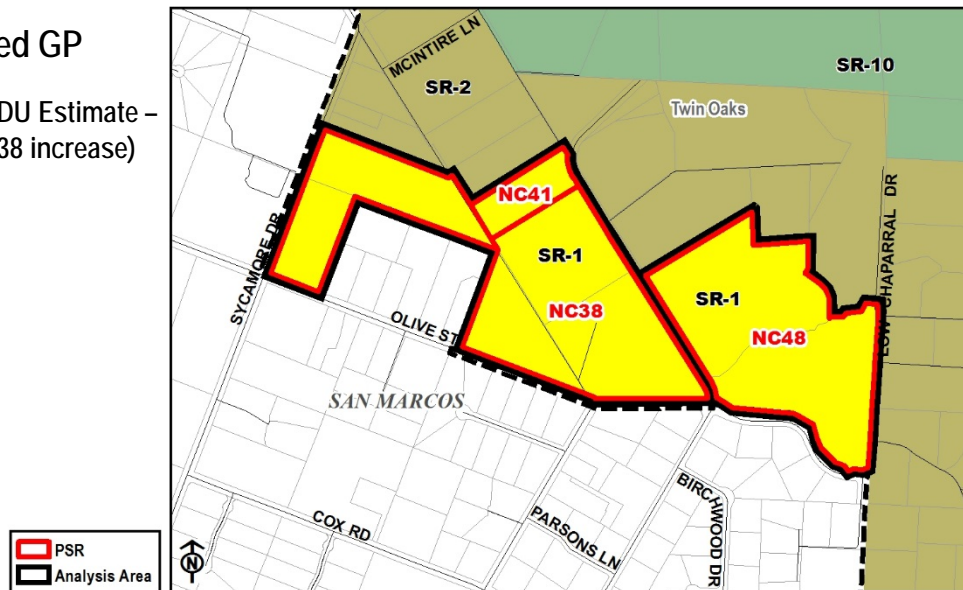
Existing GP

Potential DU Estimate –
37 Units



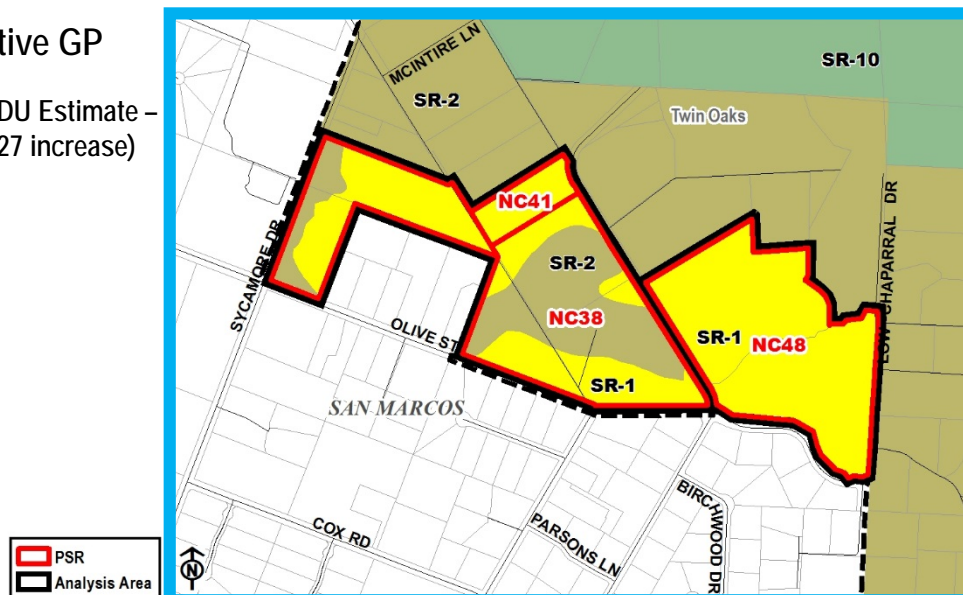
Proposed GP

Potential DU Estimate –
75 Units (38 increase)



Alternative GP

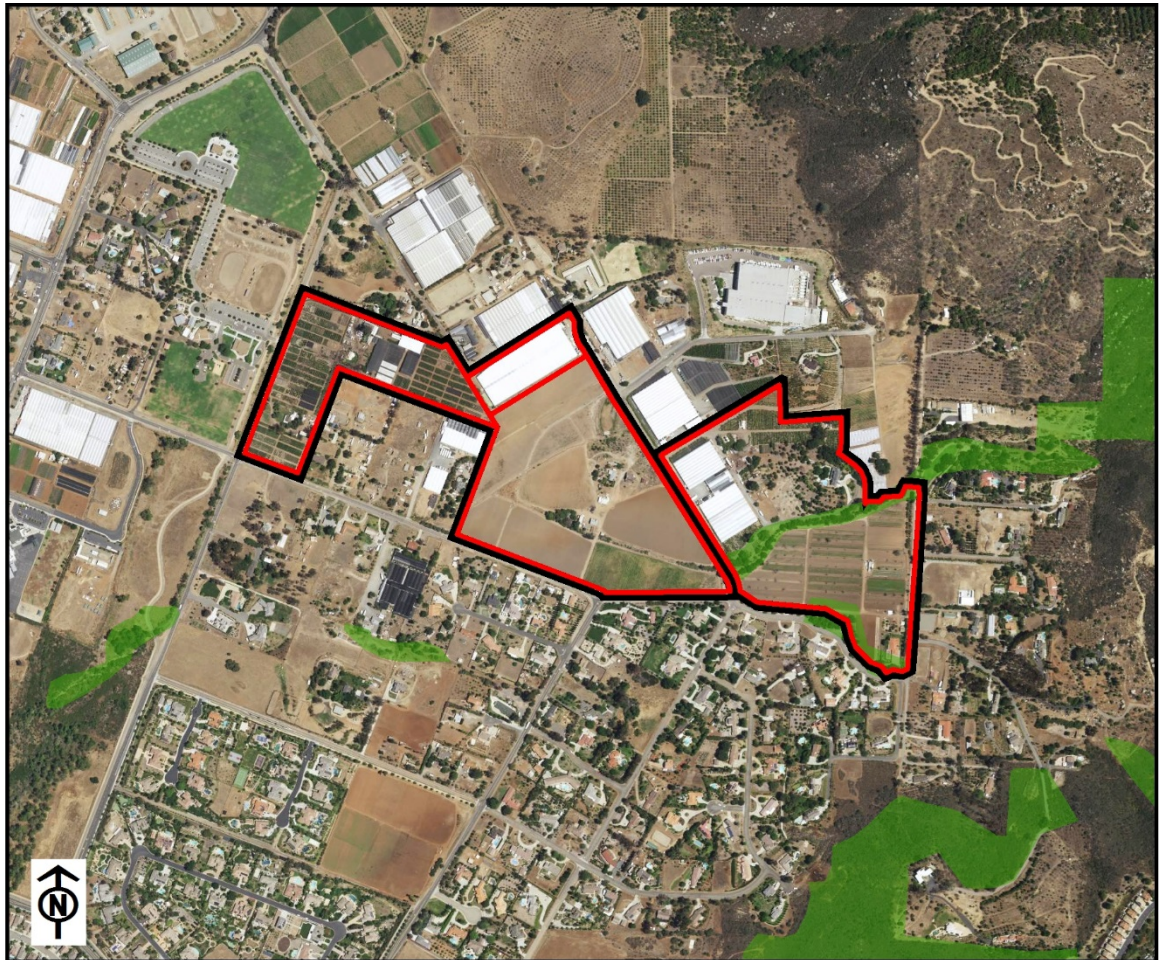
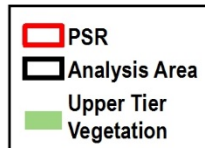
Potential DU Estimate –
64 Units (27 increase)



Staff Recommendation

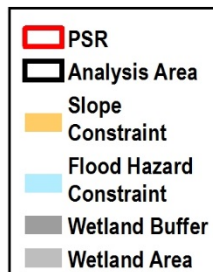
Upper Tier Vegetation

● Sensitive Habitat



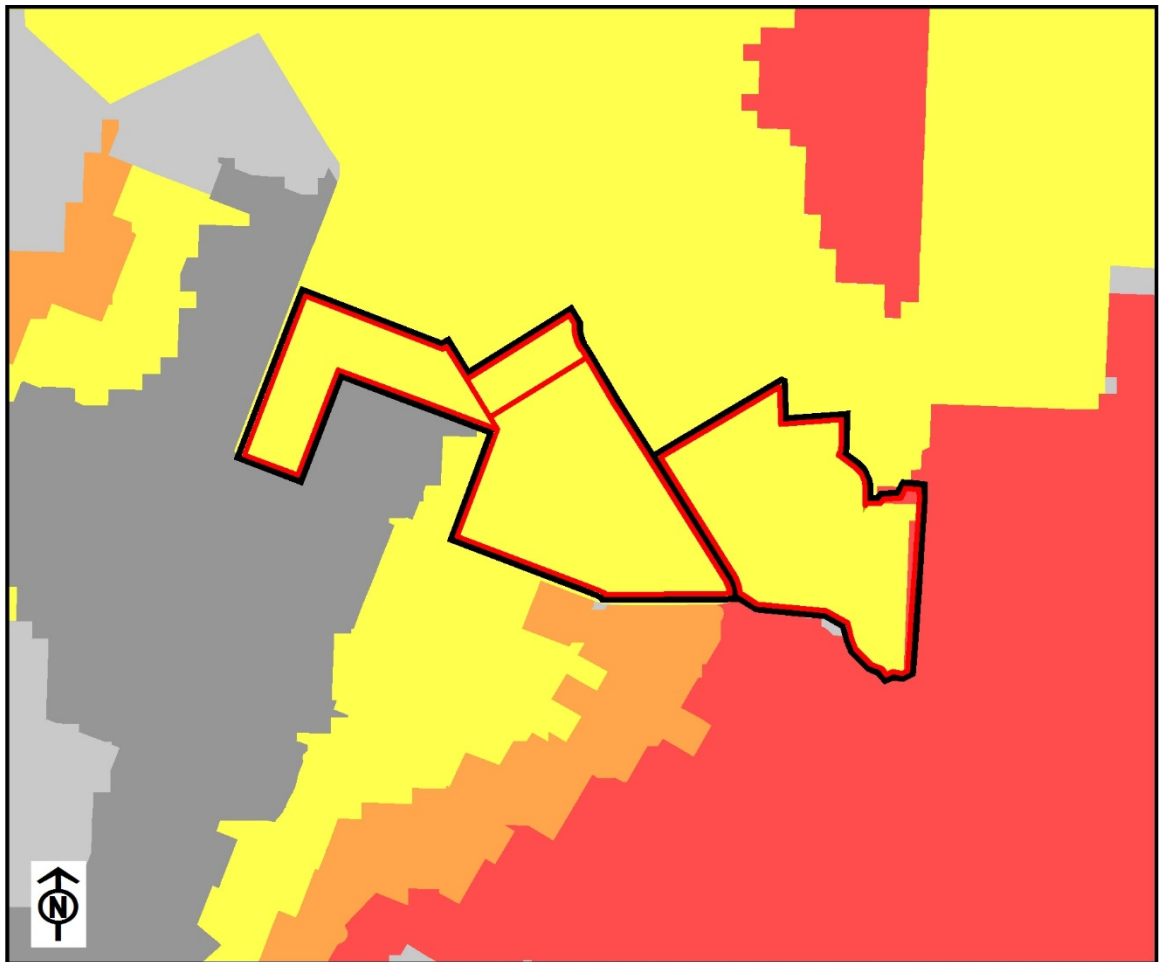
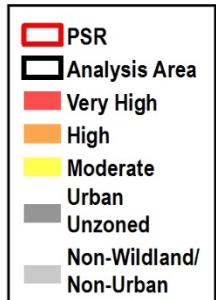
Composite Constraints

○ Steep slope
 ● Floodplain
 ● Wetlands
 ● Sensitive Habitat



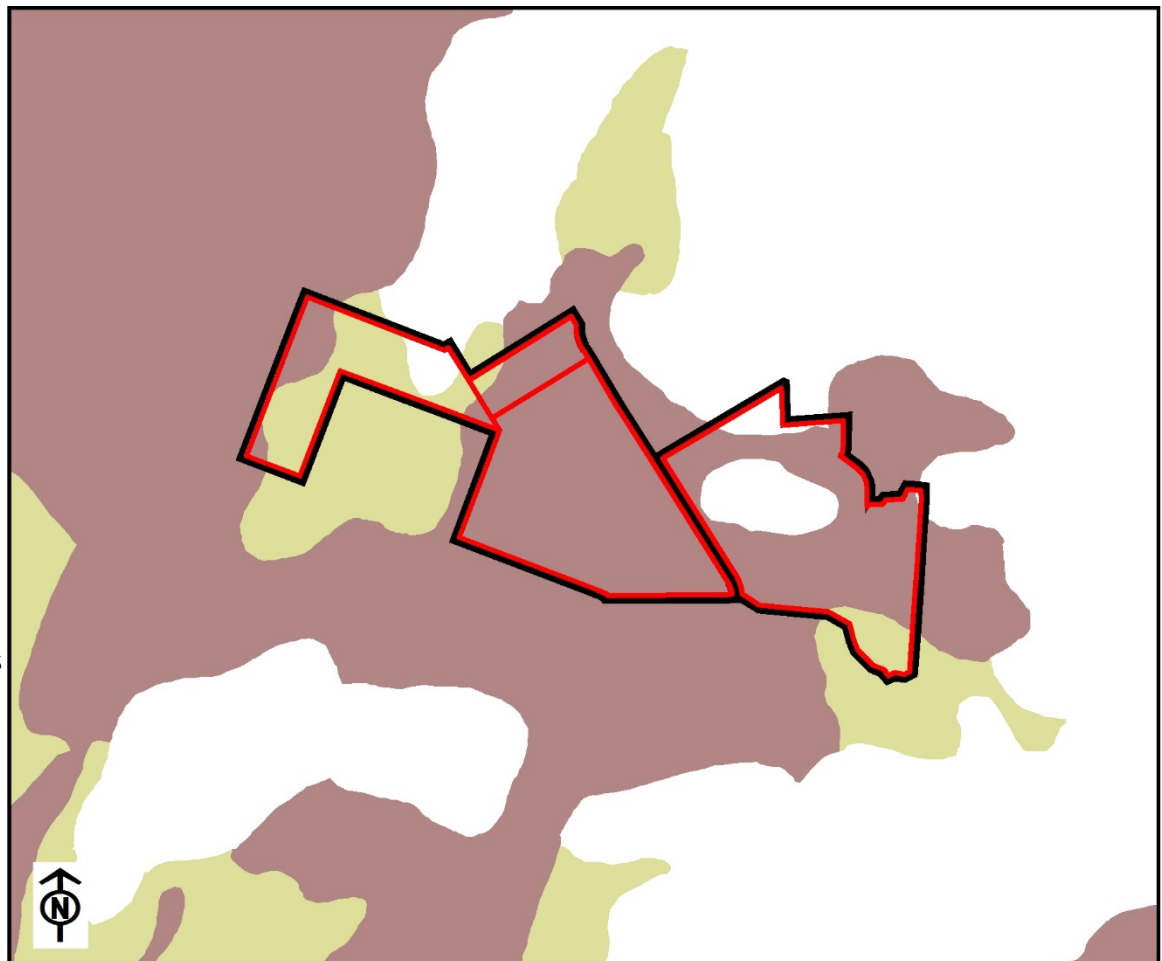
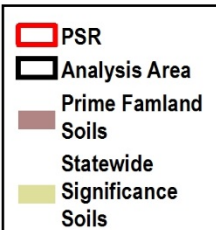
Fire Hazard Severity Zones

Fire Hazard Severity Zones



Prime Agricultural Soils

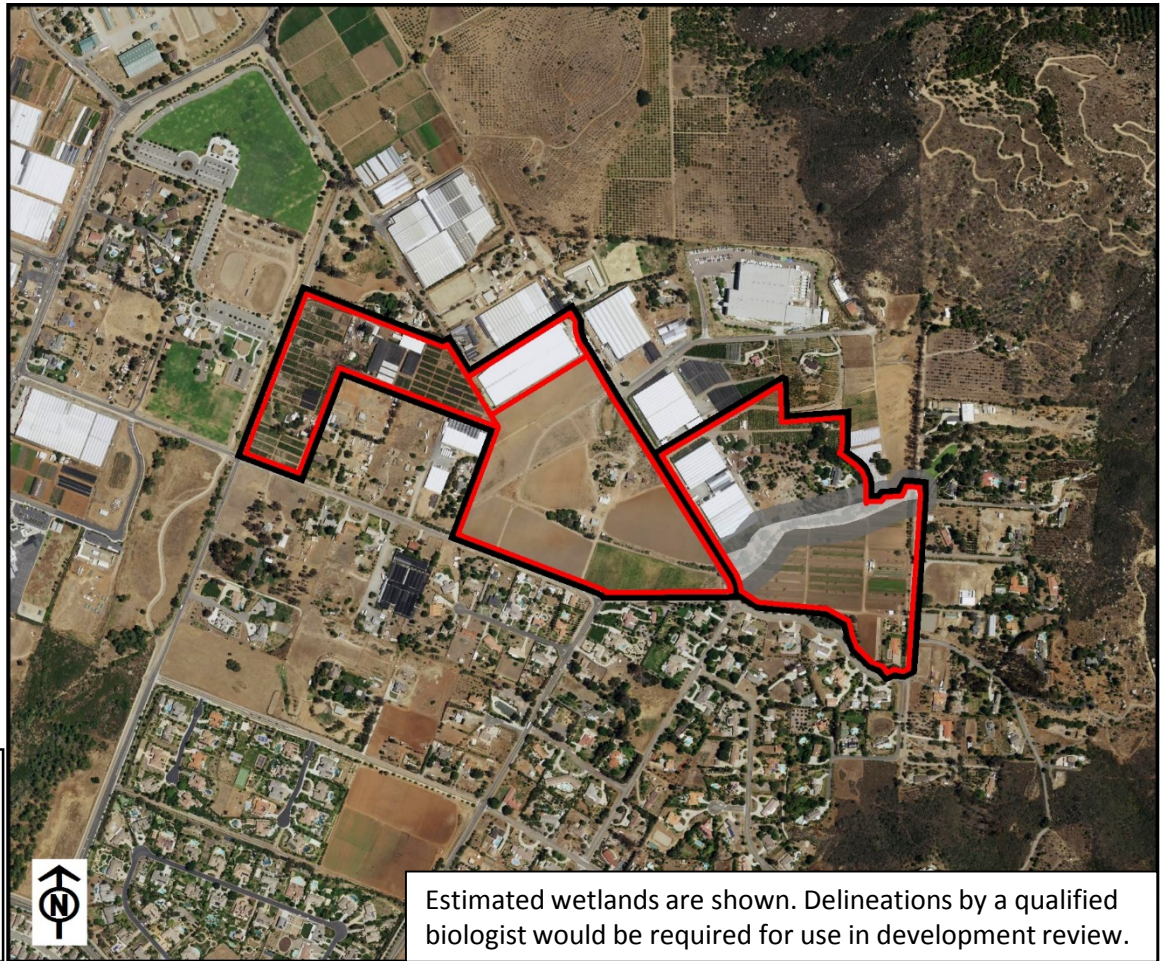
Agricultural Lands



Wetlands

Wetlands

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



FEMA Floodplain/ Floodway

Floodplain

- PSR
- Analysis Area
- FEMA Floodway
- FEMA Floodplain

