

NC3-A Analysis Area (Hidden Meadows)

2012 Proposal: Change from RL20 to SR10

Requested by: Clark

Staff Recommendation	Proposed
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CSG Recommendation	Proposed
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Property Description

Property Owner:

PSR: Saylor (new owner)

Size:

1,015 acres

48 parcels

Location/Description:

1.7 miles east of I-15; one mile north of El Norte Parkway; adjacent to the City of Escondido; within the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

● Steep slope (greater than 25%)

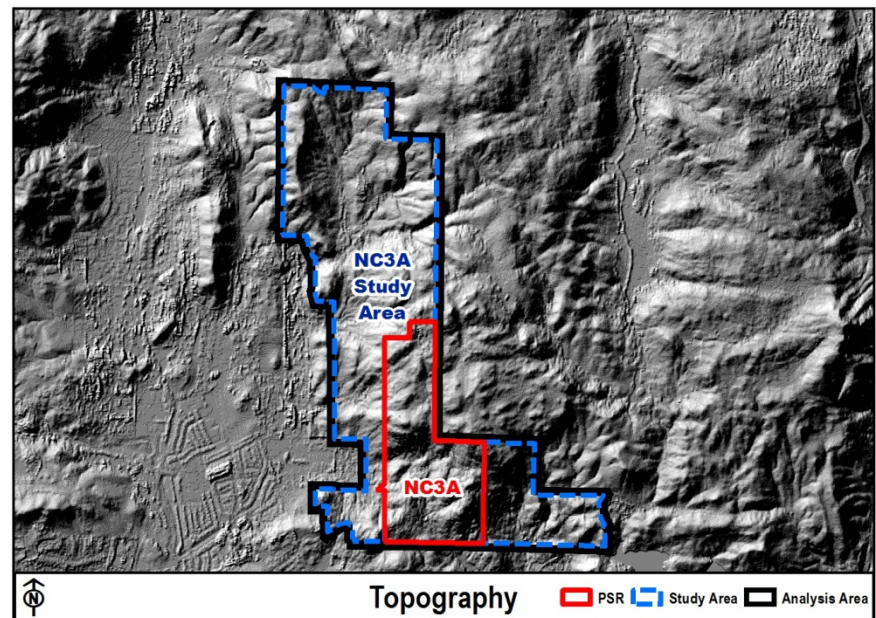
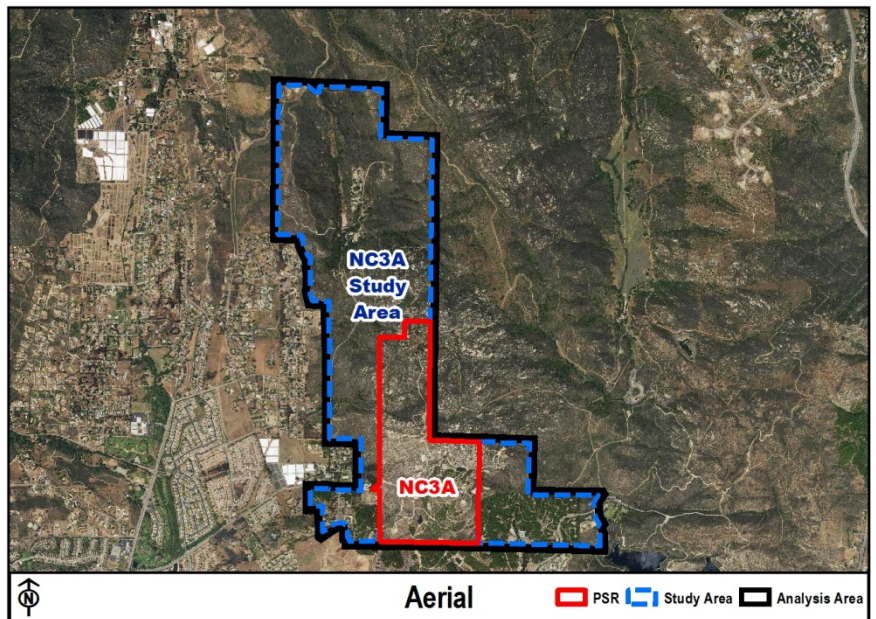
○ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

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

- Within Escondido Sphere of Influence and Escondido General Plan shows a combination of designations – all higher density than the proposed SR-10
- Short distance to job centers and transportation networks
- Rural Lands “greenbelt” buffers are very limited in North County Metro (NCM), particularly in the western, southern, and eastern portions, due to all the city SOI areas; adjacent designations are substantially higher density of SR-1, SR-2, and SR-4

Habitat Constraints (Guiding Principle 4, Policy LU-6.2)

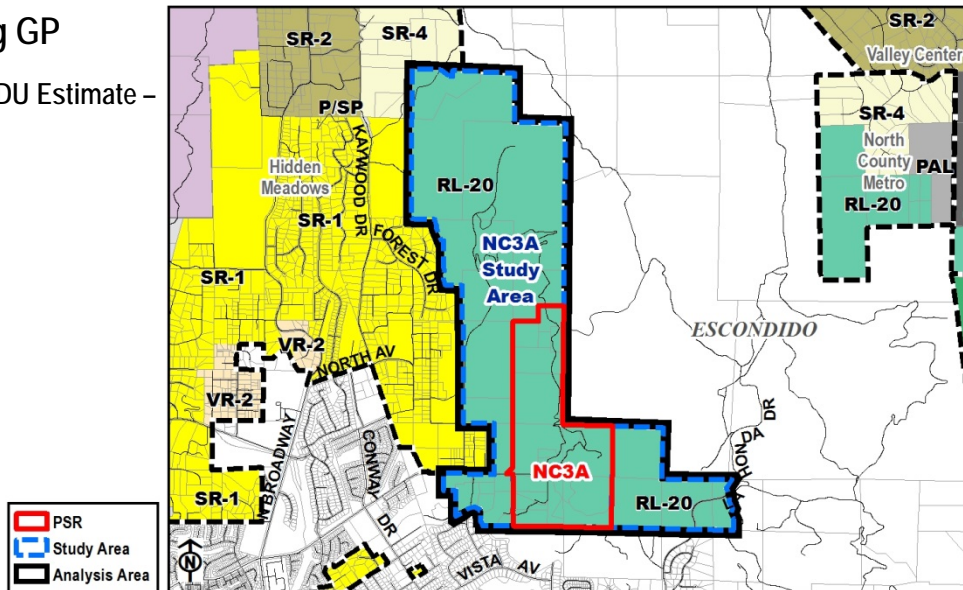
- Much of the southern portion is previously disturbed for ag or residential; coastal sage scrub, chaparral and oak woodlands in other portions; wildlife corridor opportunities with adjacent Daley Ranch preserve; SR-10 would facilitate maintaining important wildlife corridors and most sensitive vegetation areas; SR-10 is consistent with other sensitive habitat areas of NCM

Infrastructure, Services, and Fire Protection (Guiding Principles 2 & 5; Policies LU-1.1, LU-6.11, S-1.1)

- Currently within three fire protection districts; Deer Springs (in north) had some concern with access and improvements would be necessary; public road access is limited to Rincon Ave. in the south; limited additional density potential

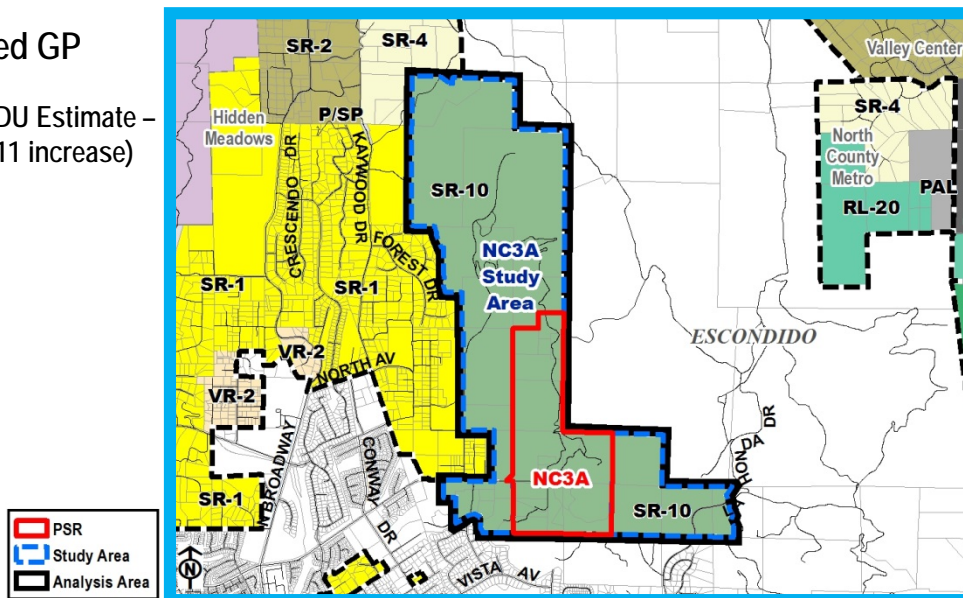
Existing GP

Potential DU Estimate –
66 Units



Proposed GP

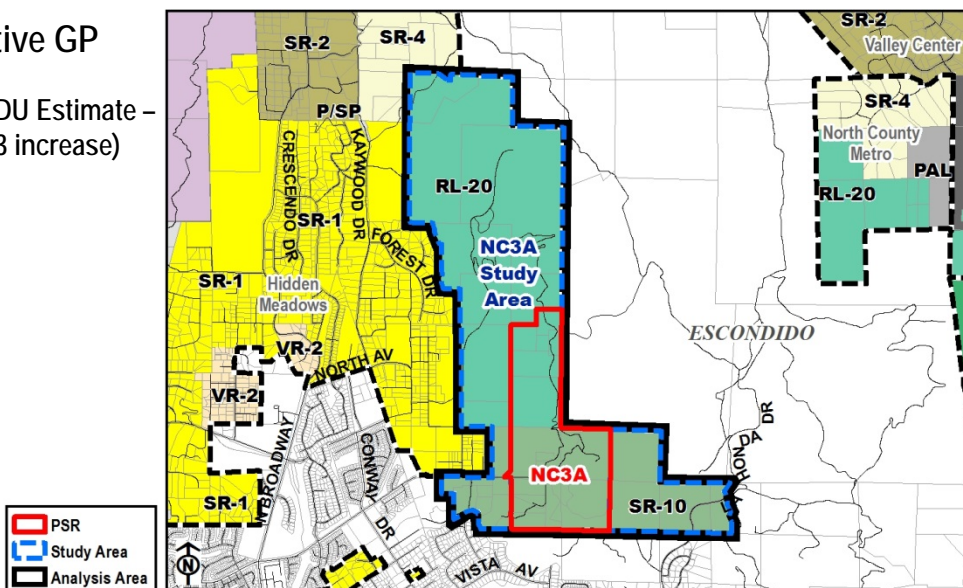
Potential DU Estimate –
77 Units (11 increase)



Staff Recommendation

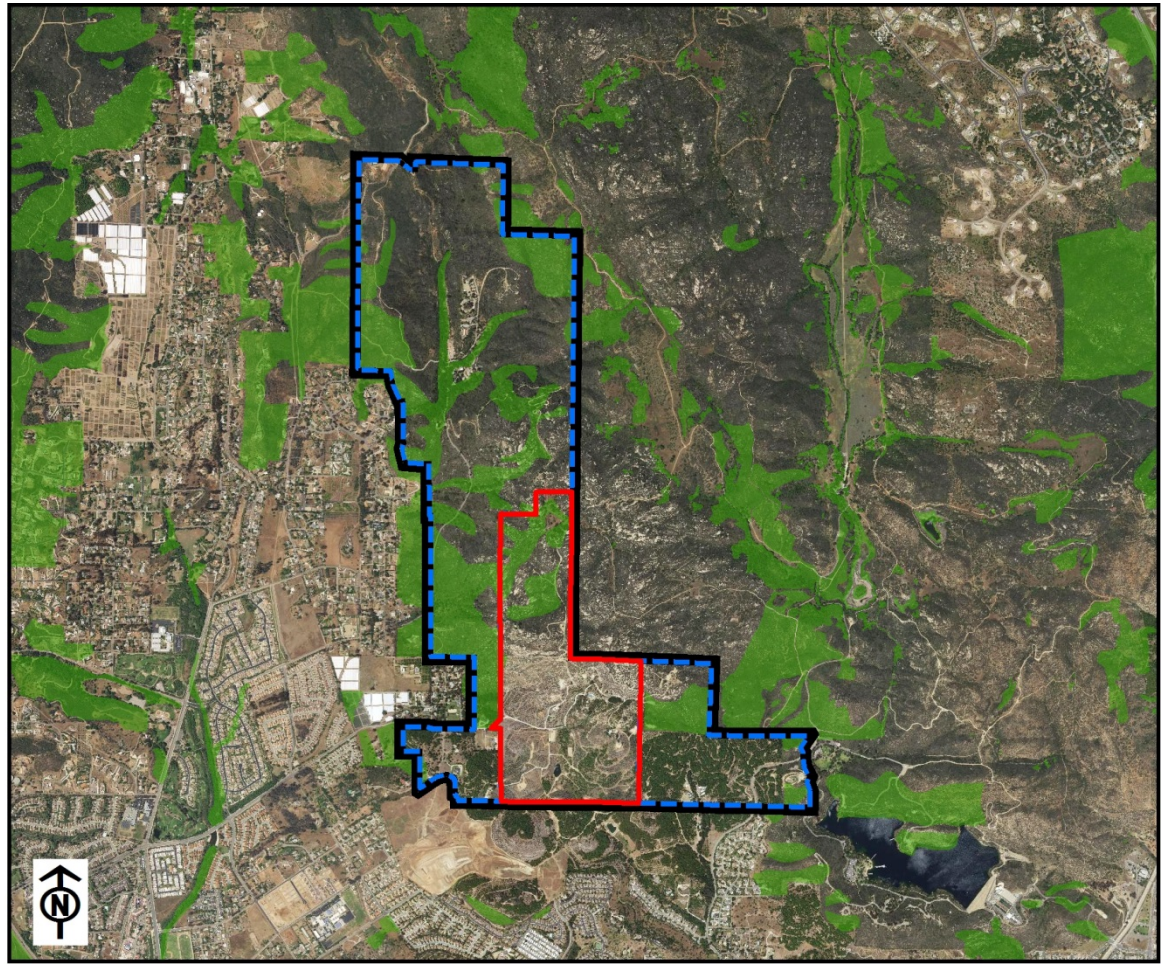
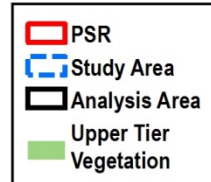
Alternative GP

Potential DU Estimate –
69 Units (3 increase)



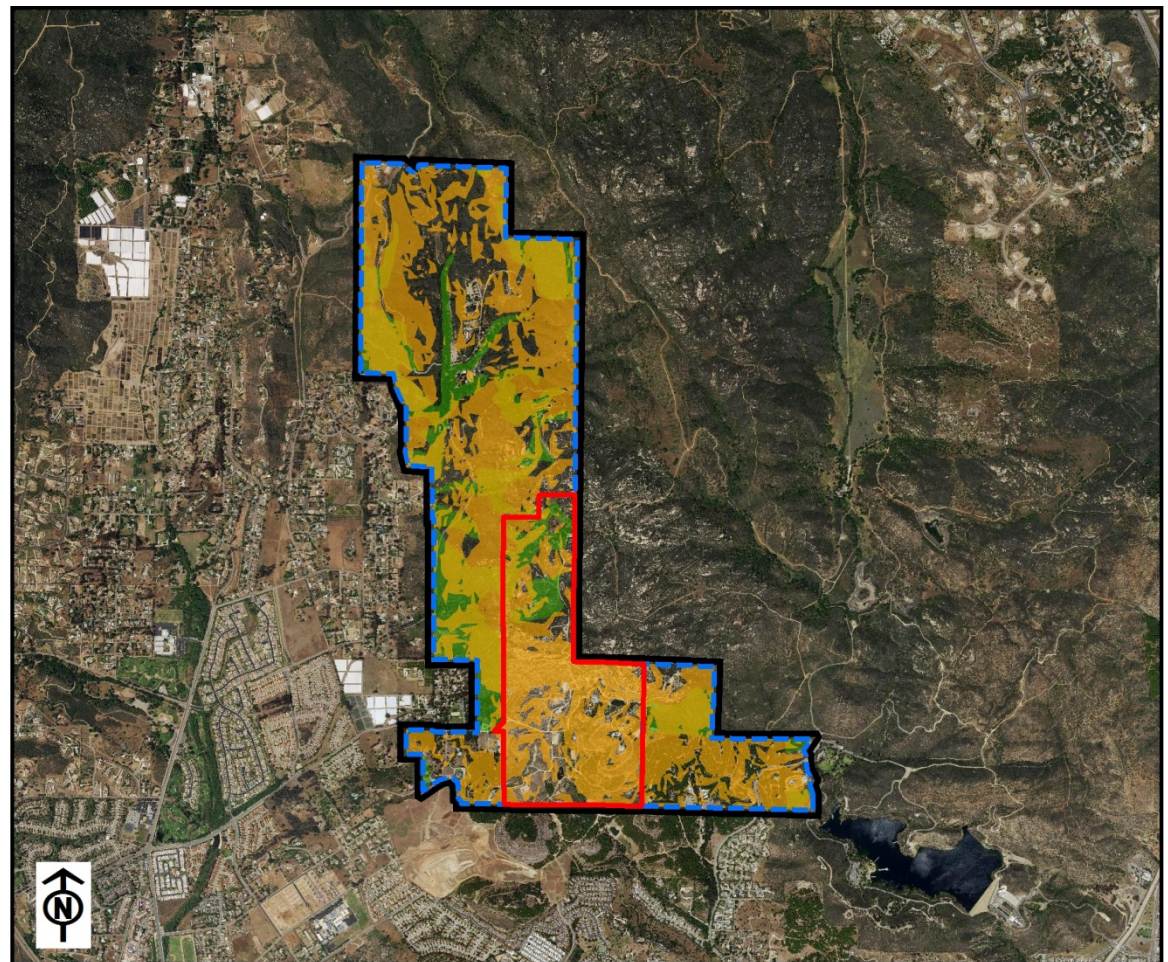
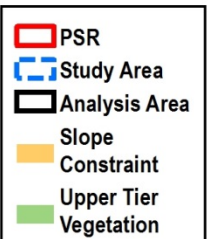
Upper Tier Vegetation

● Sensitive Habitat



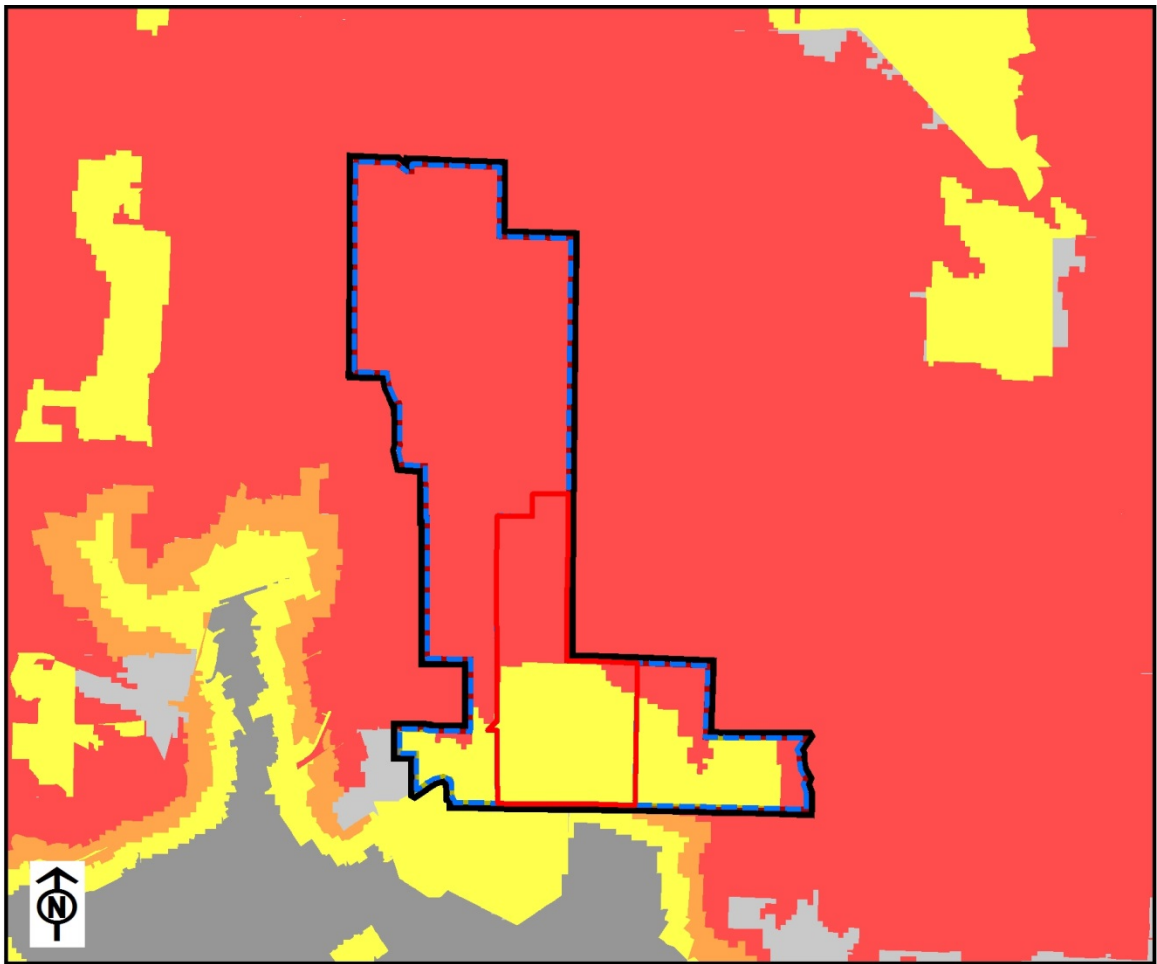
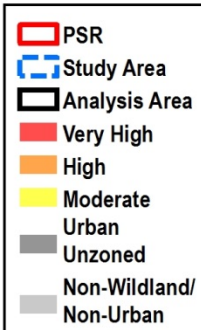
Composite Constraints

● Steep slope
○ Floodplain
◡ Wetlands
● Sensitive Habitat



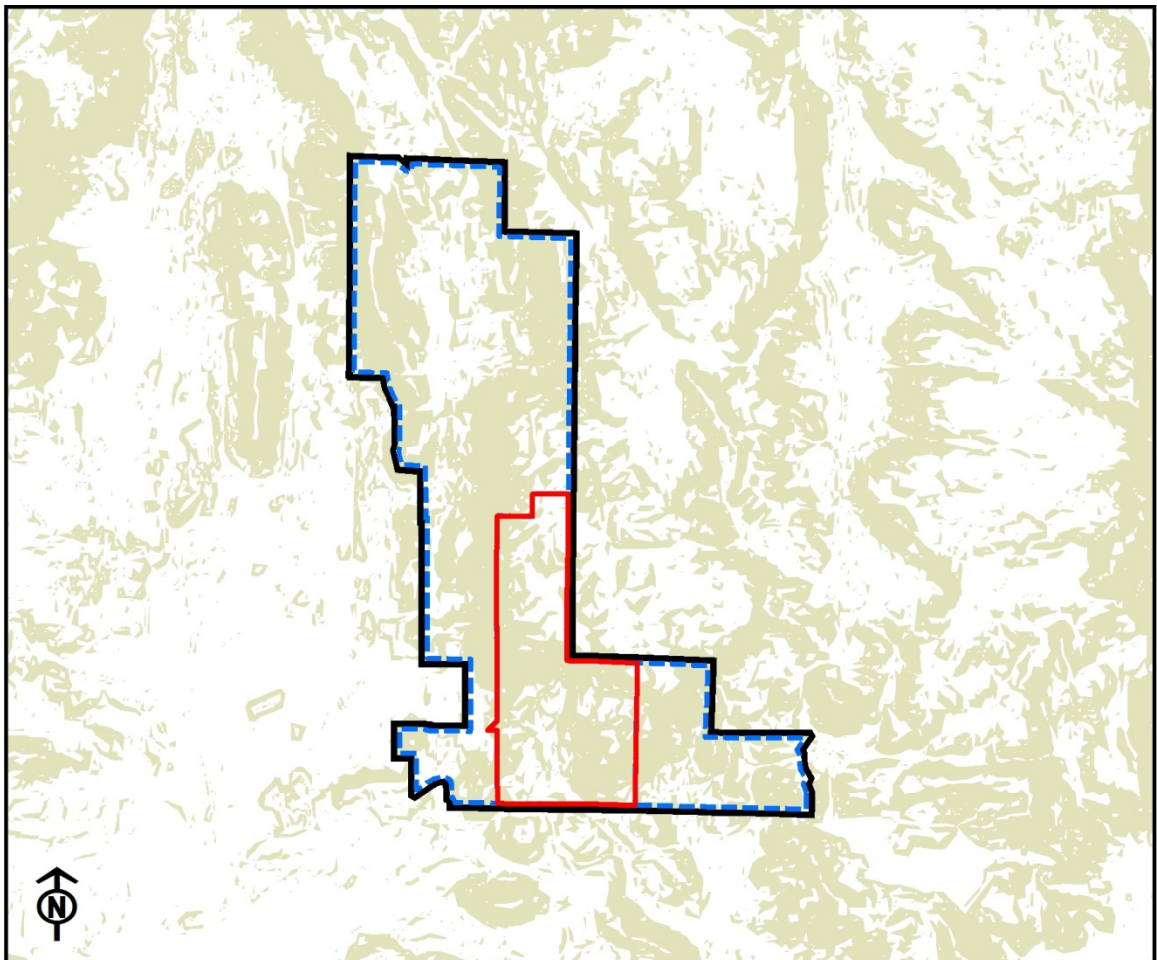
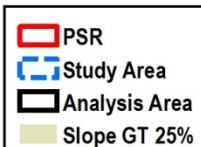
Fire Hazard Severity Zones

● Fire Hazard Severity Zone



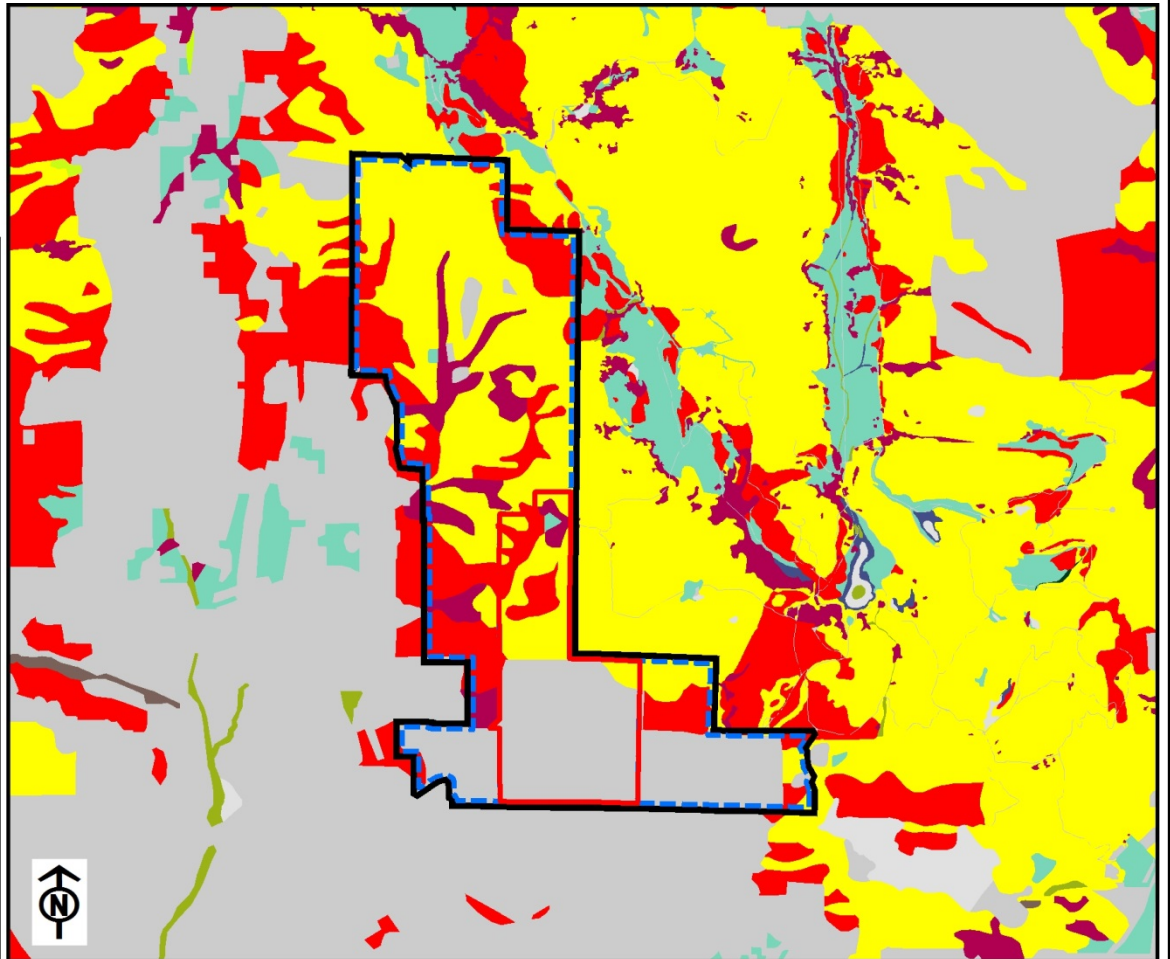
Steep Slopes

● Steep slope (greater than 25%)



Vegetation

● Sensitive Habitat



Prime Agricultural Soils

● Agricultural Lands

