

SD15 Analysis Area

(San Dieguito)

2012 Proposal: Change from SR1 to General Commercial (determined to be miscommunication)

Requested by: Questhaven SAB LLC

Staff Recommendation	Proposed
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CSG Recommendation	Existing
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Property Description

Property Owner:

PSR: Questhaven SAB LLC

Size:

69 acres

1 parcels

Location/Description:

Adjacent to San Elijo Road;
approximately 1 mile east of Rancho Santa Fe Road and 6 miles west of I-15;
within the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ – none

◐ Steep slope (greater than 25%)

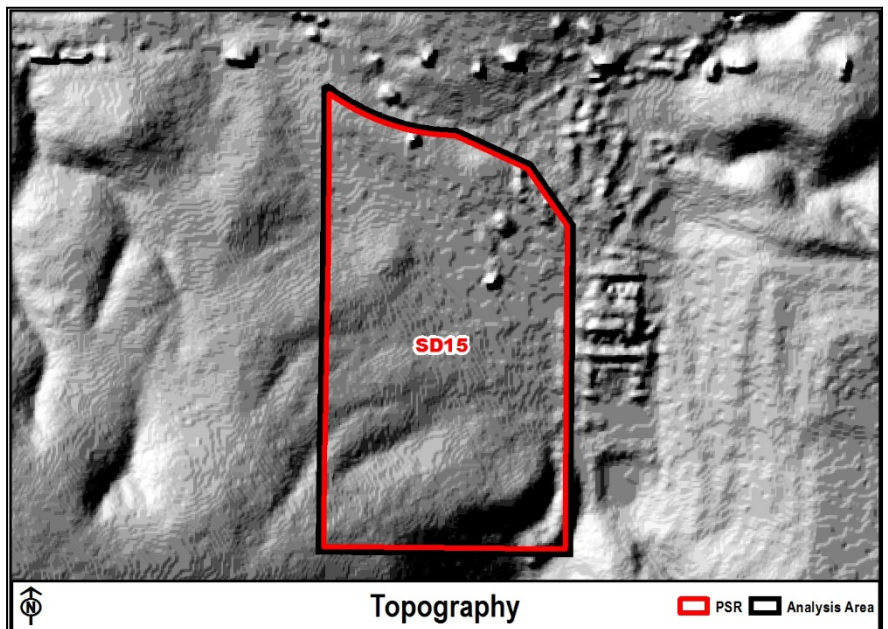
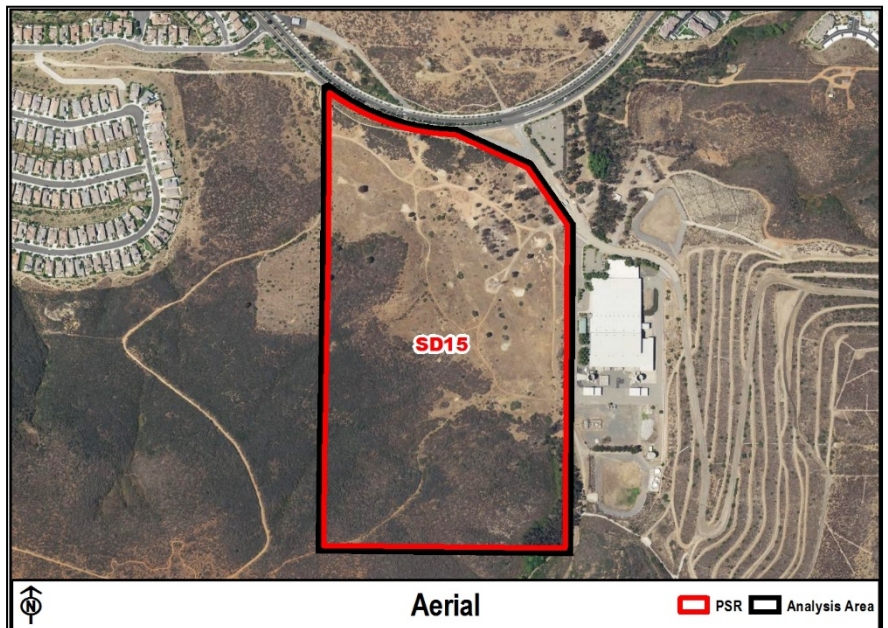
○ Floodplain

◐ Wetlands

◐ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



Staff Recommendation Rationale

Community Development Model/ Infrastructure & Services (Guiding Principles 2 & 9, Policies LU-1.1, LU-1.2)

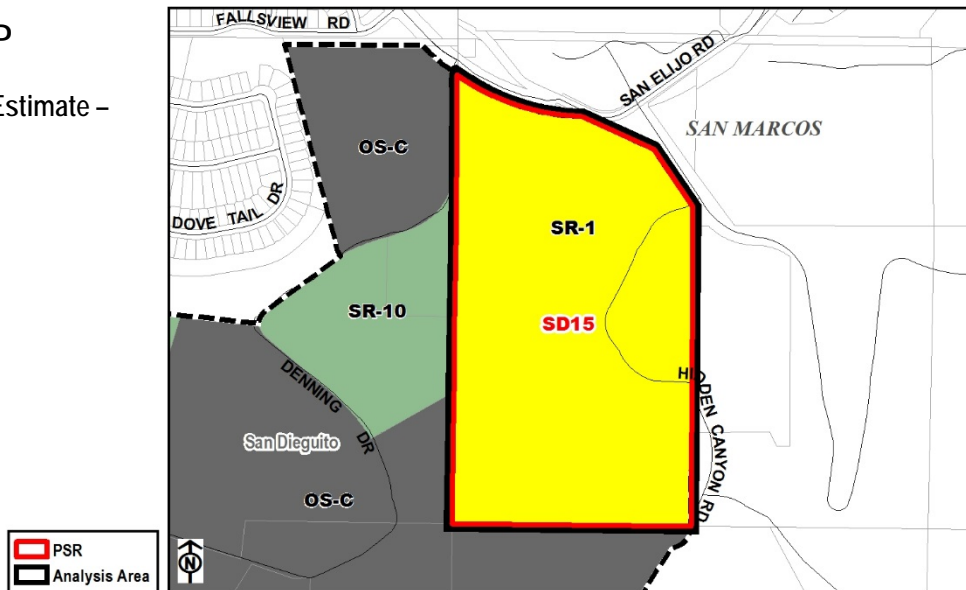
- Proposed Project Map would result in a new Village (northern portion) away from an established County Village, so Policy LU-1.2 would apply; Zoning Special Area Designator ("D Designator") would be applied under the Proposed Map, requiring LEED-ND or equivalent design at the development stage to address LU-1.2 requirement
- Community Development Model (CDM) – Guiding Principle 2 (direct density toward existing infrastructure, services, and jobs) and LU-1.2 require consistency with CDM and provision of services/facilities – site is on a 4-lane Major Road with bike lanes and sidewalks; within a sewer service area and a water service area; adjacent to San Marcos with over 34,000 estimated jobs and higher density residential less than a half mile away; a half mile from Carlsbad with over 67,000 estimated jobs and higher density residential a half mile away; a half mile from a grocery store and public elementary and middle schools in San Elijo Hills

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

- The northern portion is in the estimated 0-5 min. required emergency response travel time; southern portion estimated 5-10; may require further consolidation in northern portion; existing road easements on east and west sides, so secondary access is possible
- In Draft PAMA with sensitive habitat, particularly in southern portion; open space preserves to the southeast, south, and southwest; will require corridor preservation in south; Policy LU-1.8 allows potential transfer of density within project site at development stage, so density could be consolidated in northern portion; prop. zoning building type would provide flexibility for smaller density footprint

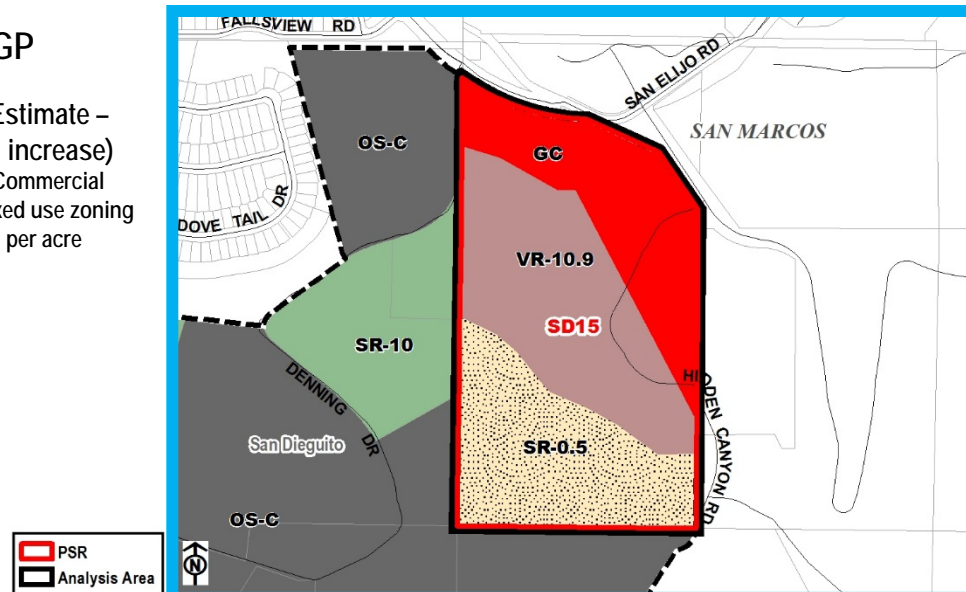
Existing GP

Potential DU Estimate –
61 Units



Proposed GP

Potential DU Estimate –
362 Units (301 increase)
Area of General Commercial
would have a mixed use
density at 2 units per acre

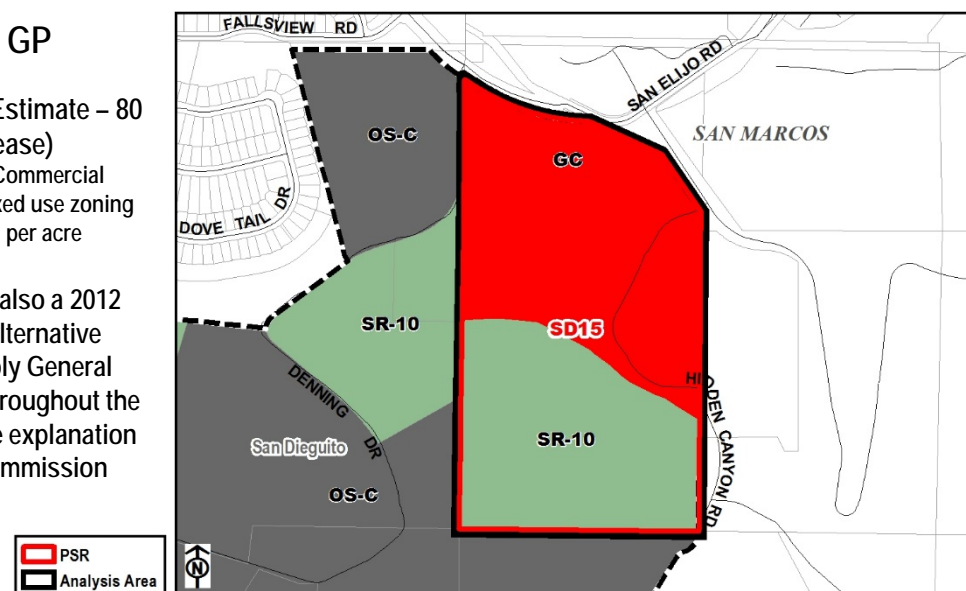


Staff Recommendation

Alternative GP

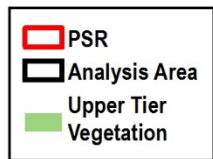
Potential DU Estimate – 80
Units (19 increase)
Area of General Commercial
would have a mixed use
density at 2 units per acre

Note: There is also a 2012
Board Letter Alternative
that would apply General
Commercial throughout the
whole site (see explanation
in Planning Commission
Report)



Upper Tier Vegetation

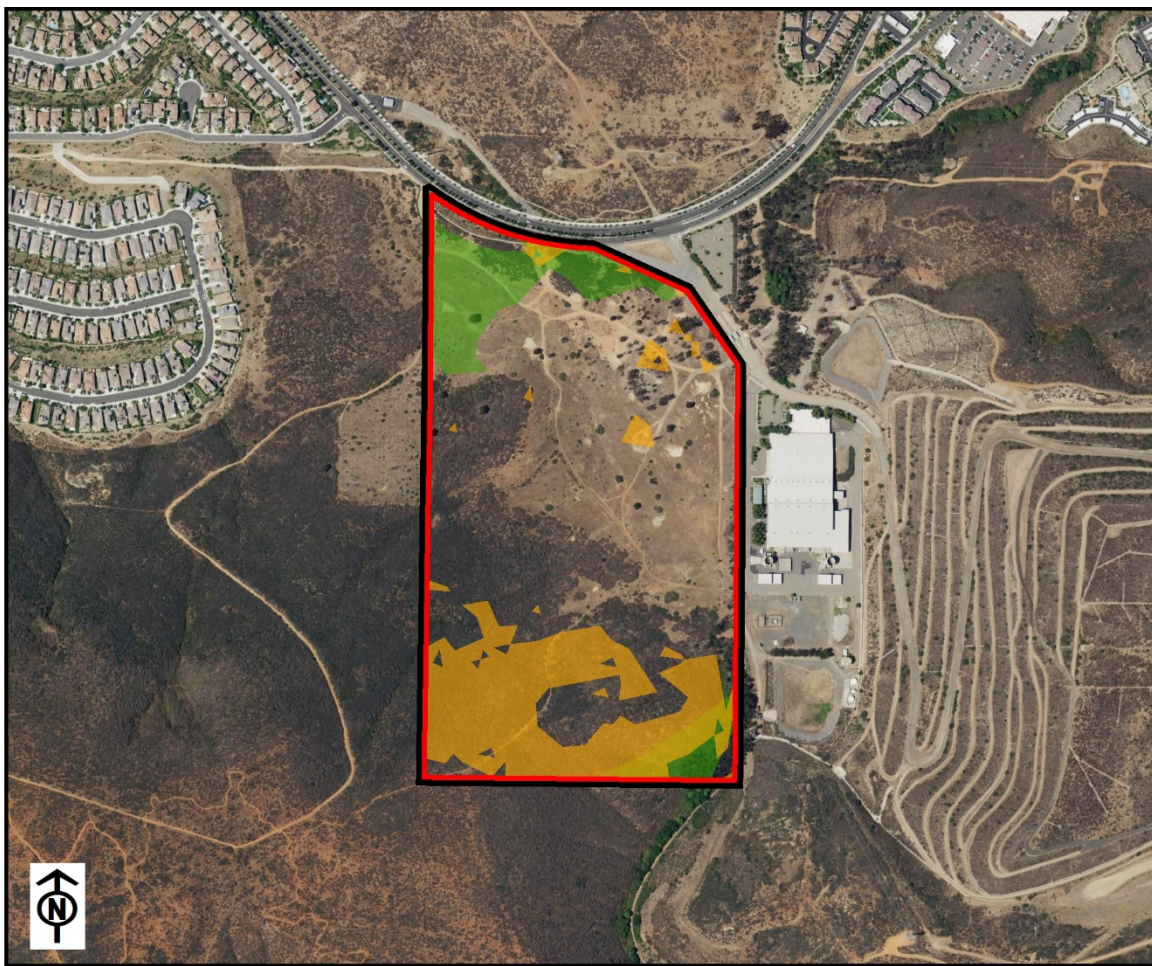
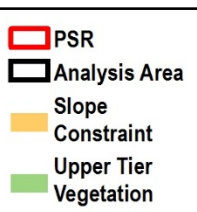
● Sensitive Habitat



Composite Constraints

● Steep slope (greater than 25%)

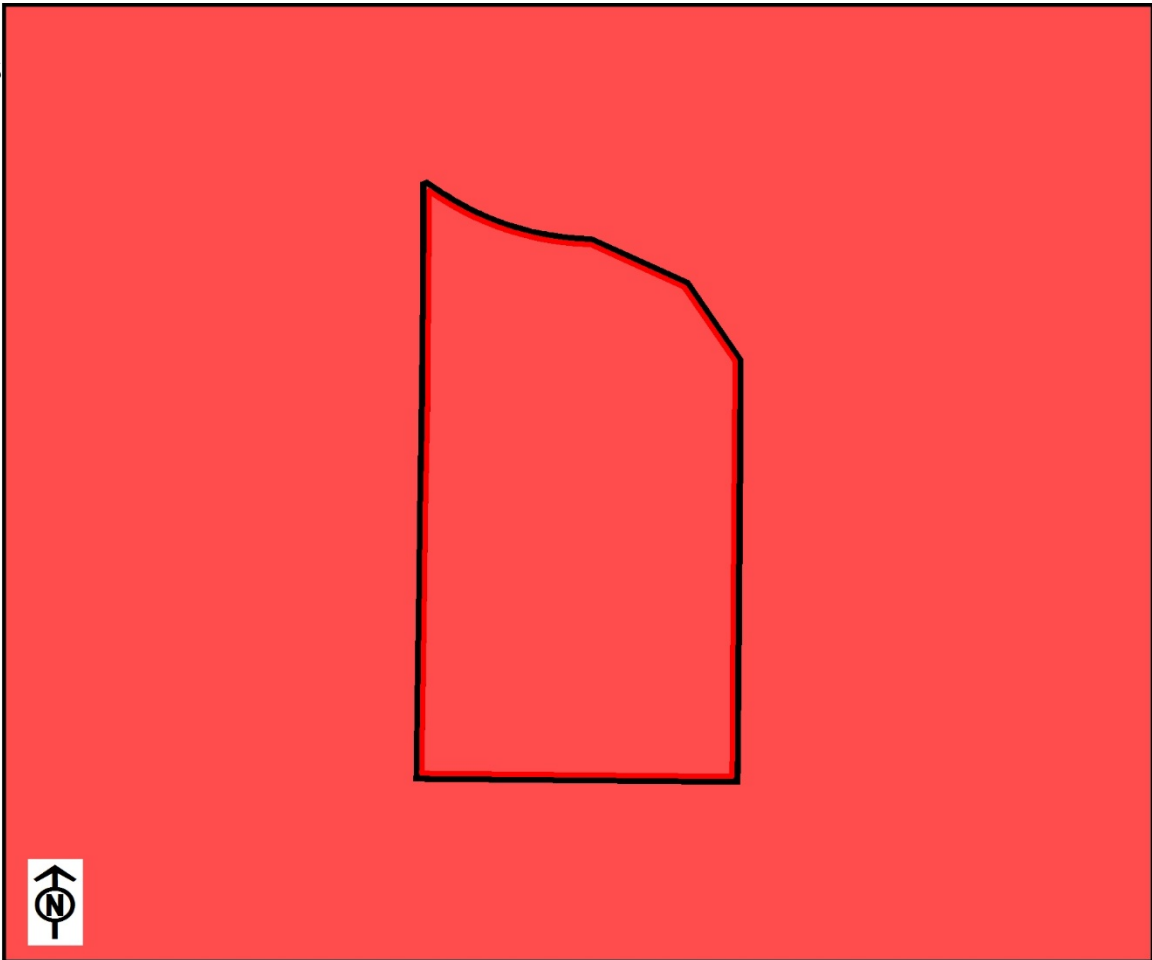
● Sensitive Habitat



Fire Hazard
Severity Zones

● Fire Hazard
Severity Zone

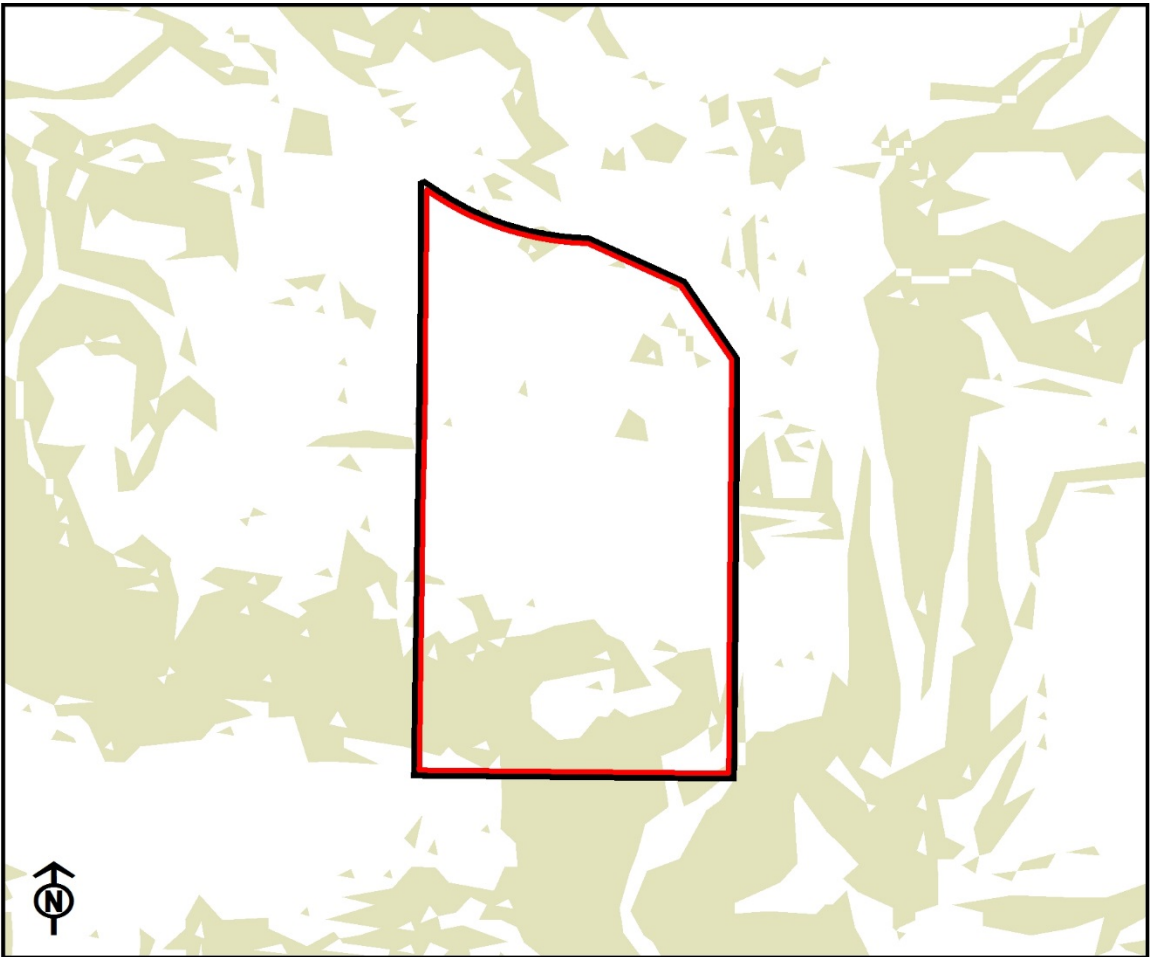
PSR
Analysis Area
Very High



Steep Slopes

Steep slope
(greater than 25%)

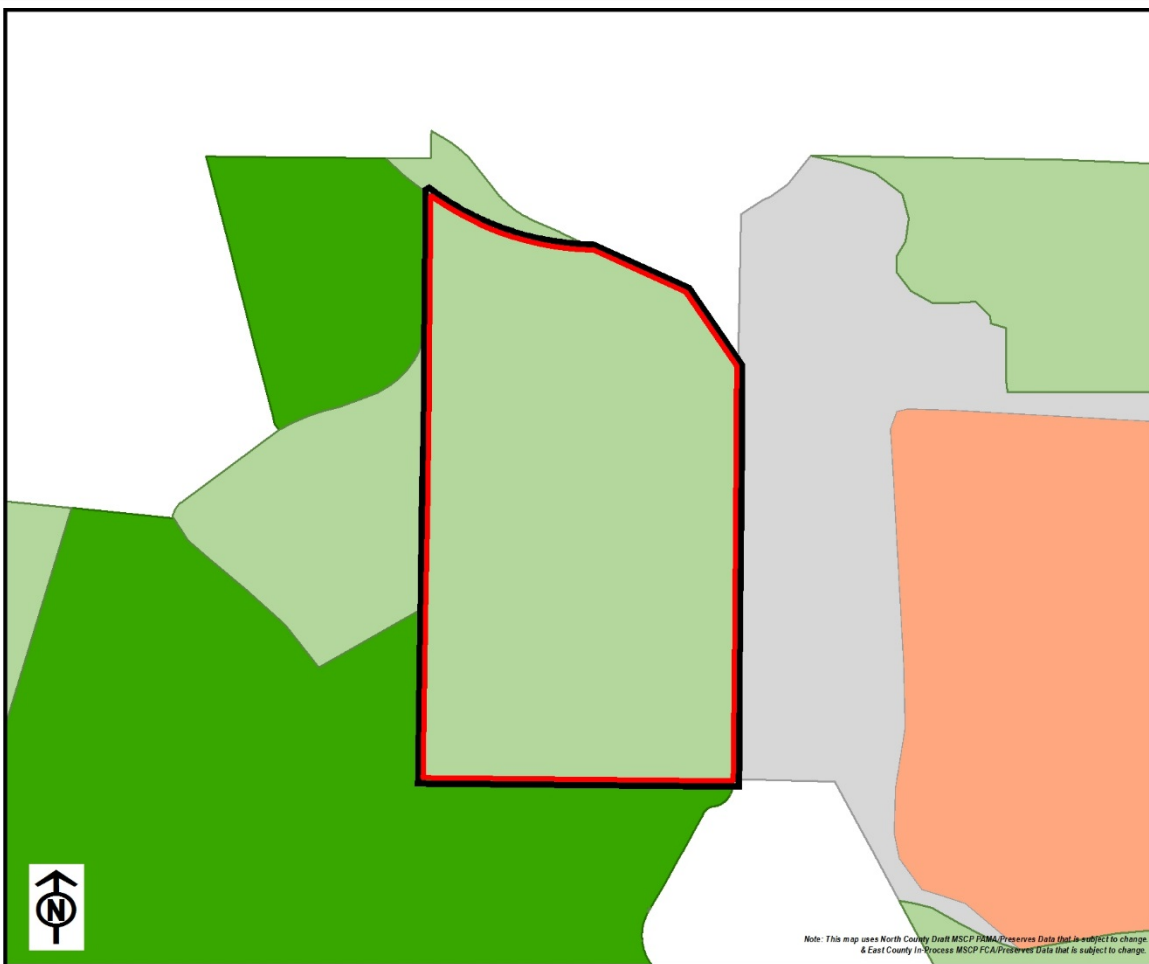
PSR
Analysis Area
Slope GT 25%



NCMSCP

☛ Sensitive Habitat

- ☐ PSR
- ☐ Analysis Area
- Baseline Preserve
- PAMA
- Proposed Hardline Project
- Outside PAMA



Vegetation

☛ Sensitive Habitat

- ☐ PSR
- ☐ Analysis Area
- Coastal Sage Scrub
- Chaparral
- Riparian Scrub
- Urban, Disturbed Habitat, Agriculture, Eucalyptus, Woodland

