Valley Center Community Plan

San Diego County General Plan

Adopted
December 31, 1979
GPA 74-02
Amended
April 17, 2002
GPA 01-01

Adopted
August 3, 2011

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Valley Center Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: ERIC GIBSON, Director
Department of Planning and Land Use

VALLEY CENTER COMMUNITY PLAN TEXT

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POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code within brackets [ ] has been placed at the end of each policy within the Plan Text to identify which County department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in development or plan implementation.

This approach will assist in providing detailed information regarding policies easier to locate, and aid staff in overseeing the progress of the plan.

CODE

GEN	POLICY OF GENERAL APPLICATION
DPW	DEPARTMENT OF PUBLIC WORKS
DPR	DEPARTMENT OF PARKS AND RECREATION
DHS	DEPARTMENT OF HEALTH AND HUMAN SERVICES
DA	DEPARTMENT OF AGRICULTURE
HCD	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DPLU	DEPARTMENT OF PLANNING AND LAND USE
C	- Code Enforcement
PP	- Project Planning
AP	- Advance Planning
B	- Building Division

VALLEY CENTER COMMUNITY PLAN

STATEMENT OF INTENT

The Valley Center Community Plan Text has been developed in conjunction with the General Plan to provide guidelines for development and conservation in Valley Center.

Within each chapter of this Plan Text are goals, findings, policies and recommendations. The term "goal" as used herein refers to a purpose or an ultimate end towards which an effort is directed. The goals are not regulations, nor do they substitute for detailed analyses of current issues. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for attaining these goals.

The use of the term "findings" in this Plan Text refers to basic statements of fact.

The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals. The policies contained within this community plan text should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities.

The Valley Center Community Plan Text supplements all existing elements of the San Diego County General Plan with specific emphasis on the planning needs of the community planning area.

INTRODUCTION

Preparation of the Community Plan Text is legally authorized under Section 65101 of the California Government Code, State of California and Board of Supervisors' Policy I-1. These policies and State guidelines were used in the preparation of this Plan Text. The Community Plan Text represents a specific guide for land use, mobility, conservation, open space, housing, safety and noise; a guide for use by service delivery specialists; and recommendations to facilitate coordination of plans of other public agencies and the private sector. The Community Plan Text does not itself establish new legislation or rezone property. Rather, in conjunction with the General Plan, it establishes the basis for appropriate actions to be taken through the regular legislative process. The Community Plan Text reflects multi-disciplinary, specialized input of the Department of Planning and Land Use together with the community focus provided by the Valley Center Community Planning Group.

This is an interim edition of the Valley Center Community Plan Text. This existing Community Plan was amended to ensure consistency with the General Plan Update. A comprehensive community plan update is currently underway and will replace the amended text upon its adoption.

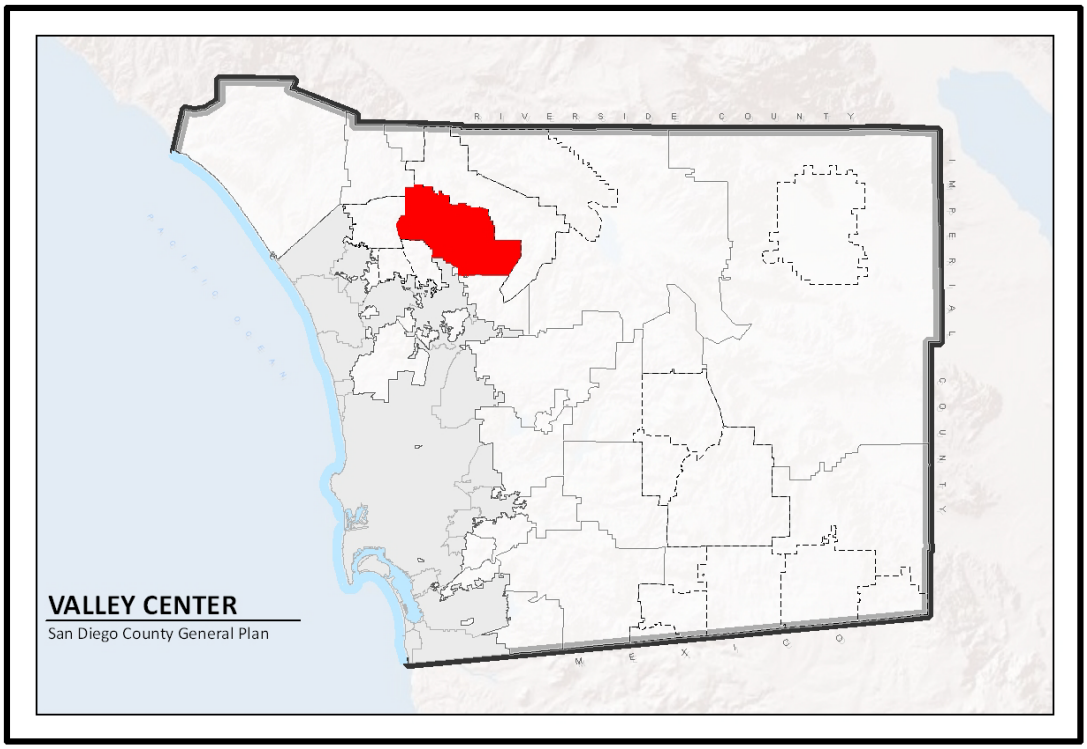


Figure 1: Valley Center Community Planning Area

BACKGROUND

The Valley Center Community Plan Area (CPA) is comprised of approximately 94 square miles in the unincorporated area of northern San Diego County as shown on Figure 2 on page 5. The boundaries of the Valley Center CPA are contiguous to the Fallbrook and Bonsall CPAs as well as the Pala-Pauma Subregional and North County Metropolitan Subregional Planning Areas located to the northeast and southeast, respectively. The primary access into the community of Valley Center is via Valley Center Road (S-6), which serves as the main linkage between the City of Escondido and Valley Center. Interstate 15 borders the western portion of the CPA; however, the freeway does not lie within its boundaries.

The Valley Center CPA is characterized by its unique topographic features, its agricultural activities and its predominance of estate residential development. The rural character of the community results from the low population density and the prevalence of large areas of open space provided by agriculture.

The 2010 SANDAG estimates for population and housing in the Valley Center CPA identify a population of 17,582 with a total of 6,573 housing units.[1]

[1] SANDAG Profile Warehouse
http://profilewarehouse.sandag.org/profiles/est/cocpa1920est.pdf,September 2010

1. COMMUNITY CHARACTER

GOALS

1. PRESERVE AND ENHANCE THE RURAL CHARACTER OF VALLEY CENTER BY MAINTAINING A PATTERN OF LAND USE CONSISTENT WITH THE FOLLOWING REGIONAL CATEGORIES.

   A. VILLAGE

      ENHANCE THE RURAL VILLAGE CHARACTER OF VALLEY CENTER'S NORTH AND SOUTH VILLAGES DEFINED BY THE CURRENT NODES OF INDUSTRIAL, COMMERCIAL AND HIGHER DENSITY VILLAGE RESIDENTIAL LAND USE DESIGNATIONS.

   B. SEMI-RURAL LANDS

      PRESERVE AND MAINTAIN THE OVERALL RURAL AND AGRICULTURAL CHARACTER OF THE SEMI-RURAL AREAS.

   C. RURAL LANDS

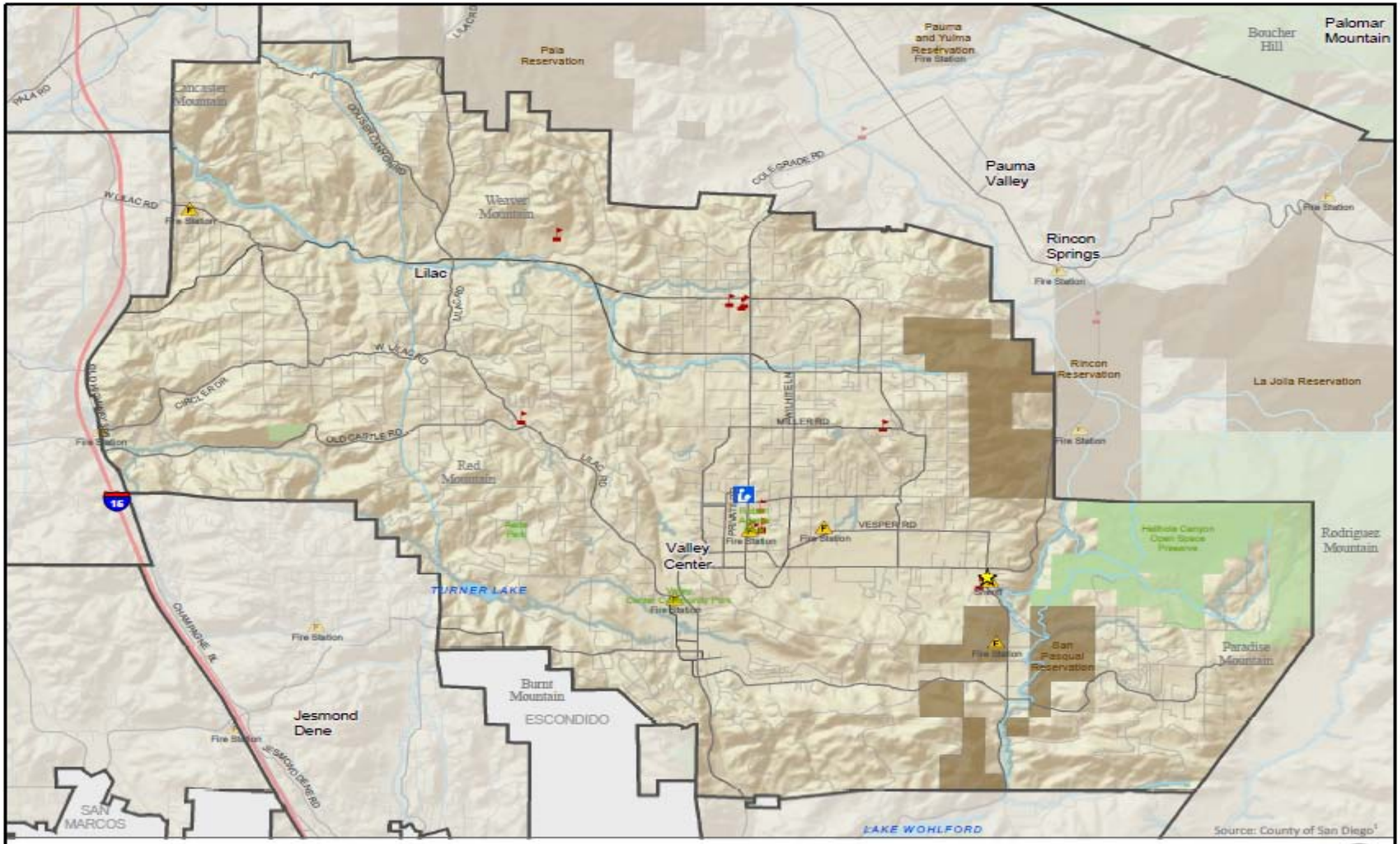
      PRESERVE AND MAINTAIN THE OVERALL RURAL AND AGRICULTURAL CHARACTER OF THE RURAL LANDS AREA OUTSIDE THE SEMI-RURAL AREA.

FINDINGS

Valley Center is a rural community, and the intent of the Community Plan is to maintain the rural character of the Planning Area. Land use and lot sizes have considerable influence on the rural characteristics of the community, as well as the visual aspects of the community.

The Valley Center CPA is characterized by its rural residential pattern of development and scattered agricultural uses located on the periphery of an urbanizing San Diego County. Although urbanization has greatly diminished agricultural uses in other areas of the County, Valley Center has managed to maintain its rural identity. The residents of Valley Center consider their community to be one of the few places left in San Diego County where one can enjoy a rural quality of life and an unspoiled natural environment, while at the same time living within a reasonable proximity of employment and urban services. Valley Center citizens feel strongly about the quality of the community's natural setting and its rural residential and agricultural character.

Certain distinctive features of the CPA have been identified in the text; regulations and policies have been written to protect and preserve these features, and to build in a way that enhances them.



VALLEY CENTER CONTEXT MAP

San Diego County General Plan

Figure 2

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Valley Center's rural character will be best maintained by focusing population growth in the community's north and south Village areas, and by limiting Village Residential densities to these areas (refer to Figure 3 on page 5). Residential densities decrease from the Villages outward to semi-rural and rural areas, which are located at the exterior limits of the CPA. The two Village areas contain industrial, commercial and residential land uses. It is the intent of the community to keep semi-rural and rural areas in low density residential and agricultural uses and free from industrial and commercial encroachments.

Enforcement of guidelines for site design, architecture and landscaping contained in the Valley Center Design Guidelines will ensure that development is consistent with the community's character.

The Village Boundaries for Valley Center are shown on Figure 3 below.

POLICIES AND RECOMMENDATIONS

1. Require that future projects are consistent with the goals, policies, and recommendations contained in the Valley Center Community Plan. [PP]

2. Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require site design that is consistent with the rural community character. [PP]

2. LAND USE

GENERAL GOALS

TWO ECONOMICALLY VIABLE AND SOCIALLY VIBRANT VILLAGES WHERE DENSE RESIDENTIAL USES, AS WELL AS COMMERCIAL AND INDUSTRIAL USES, ARE CONTAINED.

A PATTERN OF DEVELOPMENT THAT CONSERVES VALLEY CENTER'S NATURAL BEAUTY AND RESOURCES, AND RETAINS VALLEY CENTER'S RURAL CHARACTER.

A PATTERN OF DEVELOPMENT THAT ACCOMMODATES PEOPLE OF DIVERSE AGES, LIFESTYLES, OCCUPATIONS, AND INTERESTS WITH OPPORTUNITIES FOR VILLAGE, SEMI-RURAL AND RURAL LIVING.

DEVELOPMENT THAT MAINTAINS VALLEY CENTER'S RURAL CHARACTER THROUGH APPROPRIATE LOCATION AND SUITABLE SITE DESIGN.

FINDINGS

Valley Center citizens are concerned that rapid population growth particularly in the Village areas — without careful and detailed planning — will destroy Valley Center's rural character and heritage.

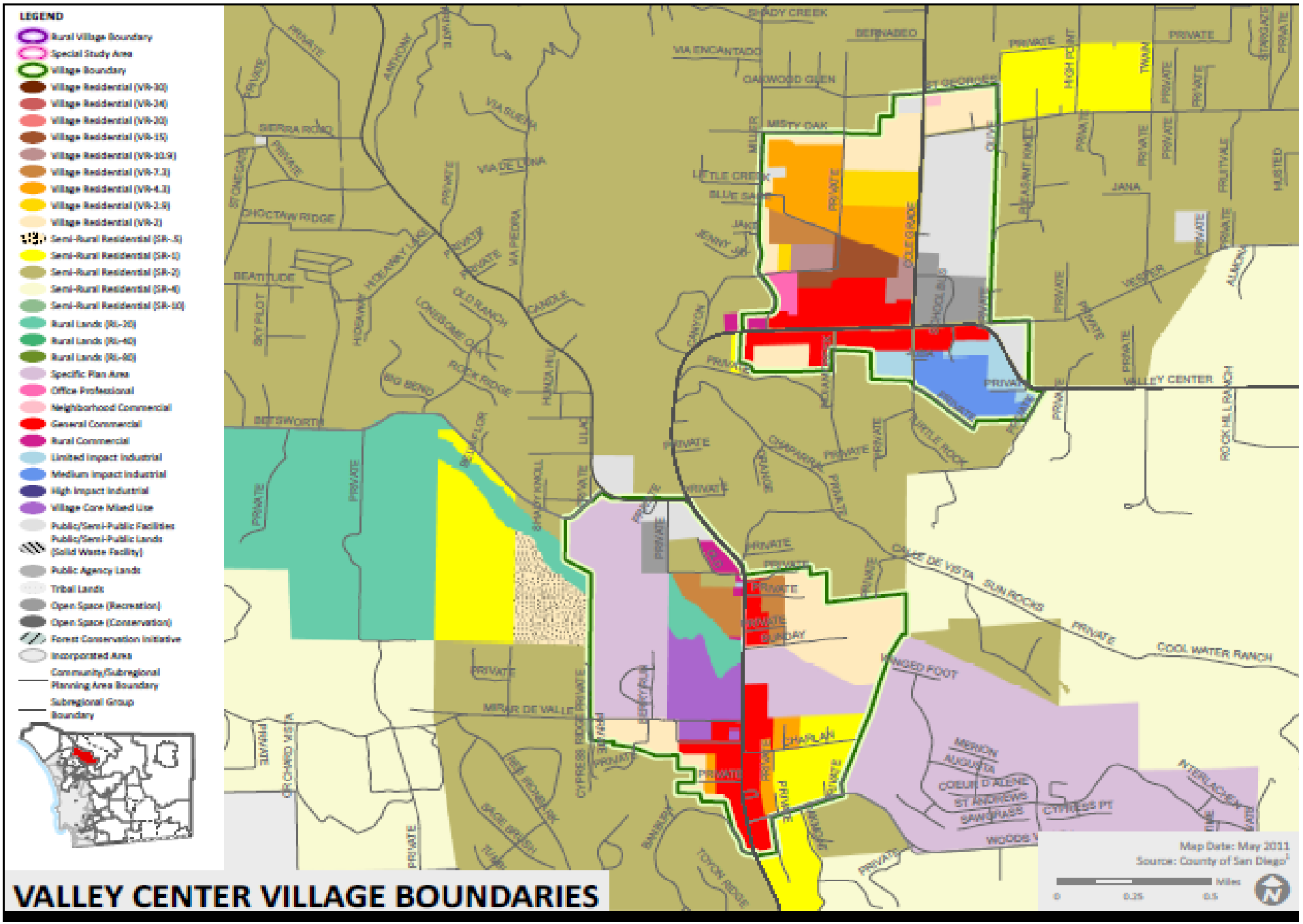
Valley Center residents want to preserve in their community the rural heritage, character and quality of life that is so quickly disappearing from San Diego County.

RESIDENTIAL GOAL

PRESERVE AND ENHANCE THE RURAL CHARACTEROF THE VALLEY CPA.

FINDINGS

While other communities in the region have experienced rapid urbanization, Valley Center has been successful in remaining a rural community because of its relative physical isolation from urban areas, and because of the active participation of its residents in the planning process. There are very few housing tracts within the CPA and a majority of the homes in the area express the individual character of their owners. This has resulted in a wide variety of architectural styles and designs, which should be encouraged. The Valley Center CPA Land Use Map is provided in the General Plan appendix as Figure LU-A-23 and the Valley Center Village Boundaries are shown in Figure 3 on the next page.



VALLEY CENTER VILLAGE BOUNDARIES

San Diego County General Plan

Figure 3

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POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues:

1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. [PP]

2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas. [PP]

3. Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties. [C]

B. Rural Compatibility Issues:

4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important::

- Roads that follow topography and minimize grading;
- Built environment that is integrated into the natural setting and topography;
- Grading that follows natural contours and does not disturb the natural terrain;
- Structure design and situating that allows preservation of the site's natural assets;
- Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas. [PP]

5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks. Follow Valley Center's Community Right of Way Development Standards. [PP, DPW]

6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space. [PP]

C. Clustering

7. Clustering, planned development, lot area averaging, and Specific Plan projects which utilize the clustering technique shall in no instance within the Valley Center CPA be used to create a greater number of lots than the property would have been entitled to without the use of the above mentioned techniques. Yield calculations shall be subject to the Resource Protection Ordinance.

8. Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum 0.5 acre in size in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in size in SR-1, 1 acre in SR-2, 2 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewered, and providing that:

   a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.

      AND:

   b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.

D. Infrastructure Issues:

9. Prohibit residential development which would prematurely subdivide land and require expansion of public utilities and services to such developments. [PP]

COMMERCIAL GOAL

COMMERCIAL USES ARE CONCENTRATED WITHIN THE BOUNDARIES OF TWO COMPACT SCALE, “RURAL VILLAGES” THAT ARE CONSISTENT IN SCALE AND DESIGN WITH A LOW DENSITY RURAL RESIDENTIAL AND AGRICULTURAL COMMUNITY.

FINDINGS

Many Valley Center residents chose a rural setting in order to live away from large-scale commercial development. Most Valley Center residents use the extensive and highly diverse commercial complex of Escondido and San Marcos for their regional shopping needs. With this in mind, the focus for Valley Center commercial development is on small businesses which serve a limited market and the daily needs of local residents.

The majority of commercially zoned land is located in two distinct geographic areas of Valley Center, both of which have historically served two smaller communities (Pala Vista and Valley Center), and have thus been established as commercial areas.

One area is located near the intersection of Mirar de Valle Road and Valley Center Road. The other is near the intersection of Cole Grade Road and Valley Center Road. These two commercial areas currently include a good mix of diverse commercial uses and considerably adequate acreage for new commercial

services. Commercial uses should be concentrated within the boundaries of these two Village, and strip commercial development should be discouraged along Valley Center Road.

POLICIES AND RECOMMENDATIONS

1. Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area. [PP]

2. Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area. [PP]

3. Ensure that all commercial areas are served by Mobility Element roads or local roads which meet the standards of the County of San Diego. Whenever possible, require new commercial development to provide secondary road access as opposed to access from major through roads. [DPW, PP]

4. Commercial and civic uses shall be located in areas which have adequate roads for circulation and provide easy and safe multi-purpose pathways and trails. [AP, PP]

5. Future commercial development shall be planned so that strip commercial development will be avoided. [PP]

6. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. [PP]

7. Commercial/civic uses shall be periodically reviewed to ensure that the standards for noise, light, traffic, odors and all other conditions of approval are continuing to be met. [B, C]

8. Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan. [AP, PP]

9. The application of Land Use Designation Semi-Rural 2and Regional Category of Semi-Rural Lands are proposed for those properties that are currently zoned commercial and are located outside of the Villages.

INDUSTRIAL GOAL

WELL PLANNED AND CONTAINED INDUSTRIAL USES WHICH ARE CLEAN, NON-POLLUTING, AND COMPATIBLE WITH THE RURAL LOW DENSITY RESIDENTIAL CHARACTER OF THE COMMUNITY.

THE RETENTION OF ESTABLISHED INDUSTRIAL USES OUTSIDE OF THE FEMA FLOODWAY.

FINDINGS

Industrial development, within the CPA, is concentrated primarily south of the intersection of Cole Grade Road and Valley Center Road.

Issue: There are existing Industrial uses located within the designated Federal Emergency Management Agency (FEMA) Floodway along Cole Grade Road in the Valley Center Community Planning Area. Portions of properties within the FEMA mapped floodway were redesignated as Semi Rural 2 under the General Plan Update consistent with General Plan policies related to floodways and restrictions that result from the FEMA designation. In some cases, these areas may not actually be in floodway; however, until the FEMA mapping is revised, federal, state, and local regulations relating to floodways apply.

If in the future, revised FEMA Mapping identifies these areas as being outside the floodway, it is the intent that they be redesignated back to the appropriate industrial designation, retaining them as fully legal uses.

POLICIES AND RECOMMENDATIONS

1. Require all industrial development to adhere to the Valley Center Design Guidelines on file with the Clerk of the Board. [PP]
2. Require that industrial uses be served by appropriate roads which provide for necessary levels of use by industrial businesses while at the same time minimizing adverse impacts to surrounding rural residential uses. [DPW, PP]
3. Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space. [PP]
4. Channeling of environmentally sensitive floodplain areas is prohibited. [PP]
5. Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.

AGRICULTURAL GOAL

PRESERVE AND ENHANCE EXISTING AND FUTURE AGRICULTURAL USES IN THE VALLEY CENTER COMMUNITY PLAN.

FINDINGS

There are a number of agricultural land uses within the Valley Center CPA which contribute significantly to the rural character of Valley Center. Crop production in Valley Center is heavily weighted toward avocado production and citrus. Cut

flower production has increased in recent years and the industry's relocation to Valley Center has been as a result of urbanization and high land prices in the coastal areas.

High value crops such as Kiwi fruits, Fuyu persimmons and protea flowers have begun to increase in response to market demand, value, and the added advantage of their low water requirements. It is estimated that proteas use 20 percent of the water used to sustain avocados. Poultry and dairy farming tend to be declining due to incompatible conflicts with the expanding residential developments in the CPA.

POLICIES AND RECOMMENDATIONS

1. Support agricultural uses and activities throughout the CPA, by providing appropriately zoned areas in order to ensure the continuation of an important rural lifestyle in Valley Center. [AP]
2. Encourage the formation of Agricultural Preserves in areas with active agricultural operations and in locations that will be optimal for future agricultural production. . [AP]
3. Prohibit residential development which would have an adverse impact on existing agricultural uses. PP]

SPECIFIC PLAN AREAS (SPA)

INTRODUCTION

The Valley Center Community Planning Area presently contains seven Specific Plan Areas: Champagne Boulevard SPA, Rancho Lilac SPA, Woods Valley Ranch SPA, Ridge Ranch I SPA, Ridge Ranch II SPA, Live Oak Ranch SPA, Orchard Run SPA.

In addition to the Specific Plan Area land use designation, there is an adopted Specific Plan for the Circle "R" Resort, which was adopted by the Board of Supervisors on February 22, 1978.

The Specific Plan Areas for Valley Center are shown in Figure 4 at the end of this section.

CIRCLE "R" RESORT SPECIFIC PLAN

DESCRIPTION OF THE SITE

The Circle "R" Resort encompasses approximately 361 acres at the northeast intersection of Interstate 15 on Old Castle Road. The property is bounded on the north and east by the Rural Lands Regional Category and is primarily characterized by avocado groves, steep topography and large residential estates. The area to the south is designated Semi-Rural and is characterized by two-acre minimum residential lots.

Development of the Circle "R" Specific Plan is set forth in its own separate Specific Plan text on file in the office of the County Department of Planning and Land Use.

CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA (SPA 0.0)

DESCRIPTION OF THE SITE

The Champagne Boulevard Specific Plan Area contains approximately 140 acres of mostly undeveloped land, located on both sides of Champagne Boulevard, between Lawrence Welk Country Club Village and the Circle "R" Resort (Subareas 200, 201, 202, 203, 206C, General Plan Amendment 88-01, Item 5).

OBJECTIVES

The objective of this SPA is to accommodate visitor-serving commercial uses, similar in nature and complimentary to those found in the Lawrence Welk Country Club Village and Circle "R" Resort developments. It is specifically intended that no residences be allowed, other than those already existing; that slopes in excess of 25 percent be left in their natural state; that all development be phased with the availability of adequate public services and facilities; and that sensitive environmental resources, including American Indian sites, be preserved.

IMPLEMENTATION

Development shall be in accordance with all County goals, objectives and policies, including the County General Plan.

The following steps will be required, as a minimum, to implement this SPA.

1. A Work Program shall include, but not be limited to, the following items:
    a. Slope analysis, to identify terrain in excess of 25 percent and plans for preserving such areas in their natural state;
    b. Environmental Impact Report to identify, where necessary, sensitive environmental resources, archaeological and historical sites, high groundwater areas, and appropriate mitigating measures.
    c. Infrastructure analysis to determine available and needed public services and facilities;
    d. A feasibility study to determine the cost of establishing and operating a sanitation district to provide sewer service within and adjacent to this Specific Plan Area shall be conducted. The feasibility study shall include preliminary engineering analysis of the costs of establishing and operating such a district;
    e. Phasing plan, to determine timing of development, ensuring that it not precede adequate infrastructure support;
    f. Landscape plan, to be coordinated with the Scenic Preservation Guidelines adopted for the I-15 Corridor, through the I-15 Corridor Design Review Board; and
    g. Financing plan describing how all infrastructure provisions, as well as environmental mitigation and open space acquisitions/ preservations, are to be financed.

2. The cost of preparing the required Specific Plan and its studies shall be borne by the affected property owners. One method for meeting this cost would be through the establishment of a County Service Area (CSA), although other methods may also be acceptable.

RANCHO LILAC SPECIFIC PLAN AREA (1.0 DWELLING UNIT PER 4 ACRES)

The County recognizes that the Rancho Lilac Specific Plan Area has been undergoing Project Planning processing for a number of years, and therefore some of the below information may no longer be applicable to the project. For the most up to date information regarding the Rancho Lilac project area please contact the Department of Planning and Land Use.

DESCRIPTION OF THE SITE

The Rancho Lilac Specific Planning Area consists of approximately 1,069 acres of land located within the Valley Center CPA. The project area is approximately five miles south of the San Luis Rey River and approximately five miles northwest of the Valley Center North Village. The site is located east of Interstate 15 and north of Old Castle Road. Low density rural residential dwellings, extensive agricultural uses and vacant lands surround this site. Keys Canyon Creek and related minor drainages flow through the property. The site is characterized by a broad river valley surrounded by gently rolling knolls to the north and steeper ridges and side drainages to the south. Keys Creek is characterized by a high quality riparian environment; similar riparian zones occur adjacent to the tributary drainage courses. Elevations vary from approximately 620 to 1,090 feet above mean sea level. Twenty-two (22) percent of the site is comprised of slopes in excess of 25 percent. The property is crossed in a north/south direction by the San Diego Aqueduct, Lilac Road, a 300 foot wide San Diego Gas and Electric (SDG&E) transmission easement and SDG&E gas transmission lines. A number of structures, some of historical importance, as well as a number of archaeological sites are located on the property.

DESCRIPTION OF THE PROJECT

The Specific Plan for Rancho Lilac proposes a maximum of 262 single-family residential units on approximately 460 acres, and may include an 18-hole championship golf course together with a clubhouse of approximately 20,000 to 30,000 square feet, a 25 to 35 station open practice driving range, and will include a 12.2 acre equestrian facility and associated equestrian and pedestrian trails. Rancho Lilac will preserve and protect significant environmental features, including Keys Creek, oak woodlands, steep slopes and archaeological/cultural resources.

Residential lot sizes range from a minimum of 1.0 acre to approximately 6 acres. Grading on the lots will be minimized to provide building sites in the range of 10,000 to 15,000 square feet.

The project includes a new road providing a much needed connection between West Lilac Road and Lilac Road. This major connection will greatly improve circulation in this area of Valley Center with access to Interstate 15 being greatly improved.

OBJECTIVES

The objective of the Specific Plan is to create an environmentally-sensitive development that successfully integrates a rural residential community consistent with the community character as described in the Valley Center Community Plan Text, an 18-hole golf course, and an equestrian facility. Other objectives include preservation of approximately 57 percent of the project in open space, open space uses and dedicated easements within lots; providing a project design responsive to the opportunities and constraints that are presented by the site; conformance to the General Plan, the Regional Land Use Element, the 1990 Valley Center Community Plan, and all applicable County ordinances, regulations, and policies; and providing approximately 34 percent of the site to be set aside as separate legal commonly owned open space lots. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

IMPLEMENTATION

Because of the proposed land uses and the unique characteristics of the site, it was determined that a Specific Plan would be the best implementation tool. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological and archaeological features of the site.

A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. The developer shall keep all property owners within this Specific Plan Area informed regularly on the nature of the evolving plan.

Development of the Rancho Lilac Specific Plan Area shall be in accordance with all County goals, objectives, and policies, including the County General Plan. There are a number of discretionary permits that must be obtained to implement with the orderly development of this project. These include a Community Plan Amendment, a Rezone, a Tentative Map and three Major Use Permits.

GENERAL POLICIES

1. Design of the project shall conform to the requirements of the Resource Protection Ordinance, (Ordinance No. 7631, New Series), the septic tank criteria of the County Department of Public Health, and the brush management policies of the County of San Diego.

2. The Specific Plan shall include a phasing plan that describes the timing, location and phasing of the proposed development.

3. Development within the Rancho Lilac Specific Plan Area shall be limited to residential and recreational uses. Commercial uses are permitted when in conjunction with the golf course and/or equestrian facility. Industrial uses are prohibited. (10-1)

4. The parking lot for the golf course clubhouse shall contain the required amount of parking spaces per the Department of Planning and Land Use. The parking lot shall be screened, where possible, from Lilac Road. (10-1)

RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density shall not exceed one (1.0) dwelling unit per four acres.

2. The number of dwelling units shall not exceed 262.

3. No lot shall be less than one (1.0) acre net.

4. All lots will be served by septic systems.

5. Residential clustering techniques will be used for low density development ensuring that the significant environmental features will be maintained in non-private ownership.

6. All lots shall include a "building envelope" of up to (approximately) 15,000 square feet in which the house must be built.

7. Maximum building height shall be 35 feet, and two stories.

8. One of the 262 lots includes historical buildings. This lot shall be limited to single-family use even though it includes multiple buildings.

9. The visual impact of all ridgeline development shall be minimized through the use of careful siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. The Specific Plan Area will include an 18-hole golf course, equestrian center, and riding/hiking trails, including six mini-park and picnic areas.

2. Use Permits will require that all tennis court lights be turned off at 9:00 p.m.

3. All lighting of public areas will be subject to the provisions of the Dark Sky Policy as well as the provisions set forth in the San Diego County Zoning Ordinance (Section 6300).

Golf Course Policies

4. The golf course section of Rancho Lilac shall include:

   An 18-hole championship golf course of approximately 185 acres; an approximate 20,000 to 30,000 square foot clubhouse, including a pro shop and dining room; a driving range; and tennis courts.

5. The clubhouse shall include a meeting room to be made available to the public with appropriate notice.

6. Land included within the golf course shall be restricted from future development without amending the specific plan.

7. The golf course development section of this project shall include a maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.

8. Water for the irrigation of the golf course shall be from groundwater, except irrigation of greens and tees which may be supplemented with potable water, if needed, and subject to approval by the water district.

9. One of the golf course lots includes historical buildings and will be used for maintenance purposes.

Equestrian Policies

10. The equestrian facilities of Rancho Lilac shall include an equestrian center to be approximately 10.6 acres.

11. The equestrian center will be available to the residents of Rancho Lilac on a priority basis, and then to the public.

12. The equestrian center will be the trailhead of the trail system described below. All trails and parks will be open to the public.

13. The 7.6 miles of riding/hiking trails within the proposed project will link to any related and adopted trail system within the Valley Center Community Plan or the County Trails Program and the Community Trails Master Plan. The applicant shall install appropriate trail marker signs, and if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

OPEN SPACE POLICIES

1. Provide for the preservation of approximately 57 percent of the gross acreage of the project in open space and open space uses and dedicated easements within lots. No residential structure shall be allowed within the areas designated as open space or open space uses.

2. The approximate open space configuration includes the following Open Space uses. These uses are easements placed within lots, the golf course and the equestrian facility. Also included are Open Space legal parcels proposed for dedication. This includes riparian habitat, riparian biological buffers, oak woodlands, oak buffers, hiking/horse trails/parks, natural open space and manufactured open space.

3. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

4. Any future residential development on all open space acreage will require a specific plan amendment.

CONSERVATION POLICIES

1. The project shall preserve and enhance a significant portion of the riparian habitat, oak woodlands, steep slopes and cultural/archaeological resources that are a vital part of Rancho Lilac and the surrounding community. Significant cultural/archaeological resources will be preserved in accordance with the Environmental Impact Report. Examples of preservation methods include data recovery and capping.

2. The project will ensure that adequate mitigation measures as identified in the final Environmental Impact Report (EIR) of the Specific Plan and Tentative Map WILL BE IMPLEMENTED TO ENSURE MAXIMUM PROTECTION of the environment and mitigation of any identified project related impacts.

   Mitigation ratios for this project shall be as follows:

   Replacement Ratio for Impact Area

   Riparian Habitat: 3:1

   Oak Woodland: 1:1

3. Existing large boulders shall be preserved and integrated into the design of the homesites.

4. Any 100-year floodplain should be preserved in its natural state to the maximum extent feasible. Rechannelization or extraction of natural materials shall not be allowed. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than two feet horizontal to one foot vertical (2:1). No new residential structures shall be located in the 100-year floodplain.

5. Integrate all development into the existing landform so that the design of Rancho Lilac minimizes alterations to the natural topography and conforms to the applicable ordinances and policies of the County of San Diego and the California Environmental Quality Act.

6. The Specific Plan shall include:

   a. A comprehensive water use and conservation program which considers elements such as total project water use, groundwater recharge projected over at least a five-year period, monitoring of groundwater quality, and feasibility of continued use of on-site wells.

   b. A drainage plan based on a geological and hydrological survey conducted for the area and the watershed which results in recommendations to reduce erosion and sedimentation/siltation.

7. The riparian habitat and oak woodlands area will be protected through the use of biological and planning buffers. The biological buffer shall be retained in a natural state with no structures permitted. Within the planning buffer, fencing is the only permitted structure. Planning buffer uses include septic fields.

8. Crossing of the riparian area will be minimized to diminish disturbance to the wildlife corridor.

9. A landscaping implementation proposal shall be submitted. It shall provide financial and visual guarantees that all disturbed areas within the Specific Plan Area shall be landscaped and provided with adequate irrigation. The applicant shall have one year from the date of the first occupancy permit to complete the landscaping.

10. A vegetation plan will be submitted and approved by the Department of Planning and Land Use that will revegetate:

    a. lost or disturbed riparian and oak woodland habitat;

    b. individual oaks that are removed or damaged; and

    c. areas of disturbed native vegetation or buffer zones damaged by the installation of facilities or roads.

    The County of San Diego and the applicant shall secure an agreement for a five-year period to ensure the adequate establishment of the revegetated areas in accordance with the EIR.

11. Vegetation barriers and/or fences will be installed to restrict access to biological habitat and buffer zones when adjacent to areas of high human activity or roads as required by the EIR.

<u>FACILITIES POLICIES</u>

1. The development of this project shall be phased with the ability to provide adequate public facilities and services.

2. All project sections including residential units, golf course clubhouse facilities and equestrian complex will be developed using standard subsurface septic systems. No on-site wastewater treatment facility will be permitted.

3. Developers of Rancho Lilac will work with the Valley Center School District to locate and acquire a possible site for an elementary school site in the Lilac area, or mitigate through school fees.

4. Developers of Rancho Lilac will work with appropriate park officials to dedicate needed park sites. Requirements of the Parks Department shall be met by payment of required fees and/or the dedication of land for park purposes.

5. Developers of Rancho Lilac will continue to work with appropriate fire officials to dedicate a fire station within the project, or mitigate through fees.

CIRCULATION POLICIES

1. This project shall construct a public road providing the east-west connection of Lilac Road and West Lilac Road (Rancho Lilac Road).
2. Only 80 dwelling units can be built before the connection of Lilac Road and West Lilac Road is made.
3. An access easement shall be provided for property owners to the east of Rancho Lilac. This easement will allow the continued agricultural use of these lands.
4. All new Mobility elements will be constructed to rural standards as required by the County Department of Public Works.
5. The circulation system of the project shall conform to the topography of the site, blend into the terrain, and minimize grading.

LIVE OAK RANCH SPECIFIC PLAN AREA (SPA.46)

DESCRIPTION OF THE SITE

The Live Oak Ranch Specific Plan is approximately 307 acres in size and is situated south of Valley Center Road, north of Woods Valley Road, and east of MacTan Road. Approximately 42 acres of the property have slopes in excess of 25 percent, but there are no slopes over 50 percent. Elevations range from approximately 1,876 feet to 1,450 feet. Presently there are both agricultural and three existing residential uses on Live Oak Ranch. 193 acres are under citrus cultivation (63 percent of the site). The remaining undeveloped land is characterized by Southern Mixed Chaparral, Southern Oak Woodland, and Riparian vegetation types. Topography consists of flat areas to the north, moderate slopes in the central portion of the site, and steeper slopes to the south with an upper plateau located in the southernmost area. The site is bisected by several drainages including an upper portion of Lilac Creek. A historic ranch complex and five archaeological sites are located on the property.

DESCRIPTION OF THE PROJECT

The Live Oak Ranch Specific Plan Area is a residential development that will provide not more than 142 homes at an overall density of 0.46 dwelling units per acre and a minimum lot size of one-acre net. Development shall occur in such a way as to enhance and preserve natural features by clustering residential lots on the most developable areas of the site, setting aside sensitive lands, including oak woodlands, riparian areas, and the majority of hillsides in open space.

OBJECTIVES

The objectives of the Specific Plan are to create an environmentally sensitive development maintaining a rural residential community with an identity consistent with the community character of Valley Center as described in the Valley Center Community Plan Text. Other objectives include maintaining the agricultural character of the area; preservation of at least 40% of the project in open space and open space uses; providing a project design responsive to the opportunities

and constraints that are presented by the site; and conformance to the General Plan Land Use Element.

IMPLEMENTATION

Because of the proposed land uses and the unique characteristics of the site, it was determined that a Specific Plan would be the best implementation tool. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological, historic and archaeological features of the site.

A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. All property owners within the general vicinity of the Specific Plan Area will be informed regularly on the nature of the evolving plan.

Development of the Live Oak Ranch Specific Plan Area shall be in accordance with all County goals, objectives, and policies, including the County General Plan, and the Valley Center Community Plan. There are a number of discretionary permits that must be obtained to implement the orderly development of this project. These include a Community Plan Amendment, a Rezone, a Tentative Map, and a Major Use Permit.

The following policies and conditions are made requirements of this Specific Plan:

GENERAL POLICIES

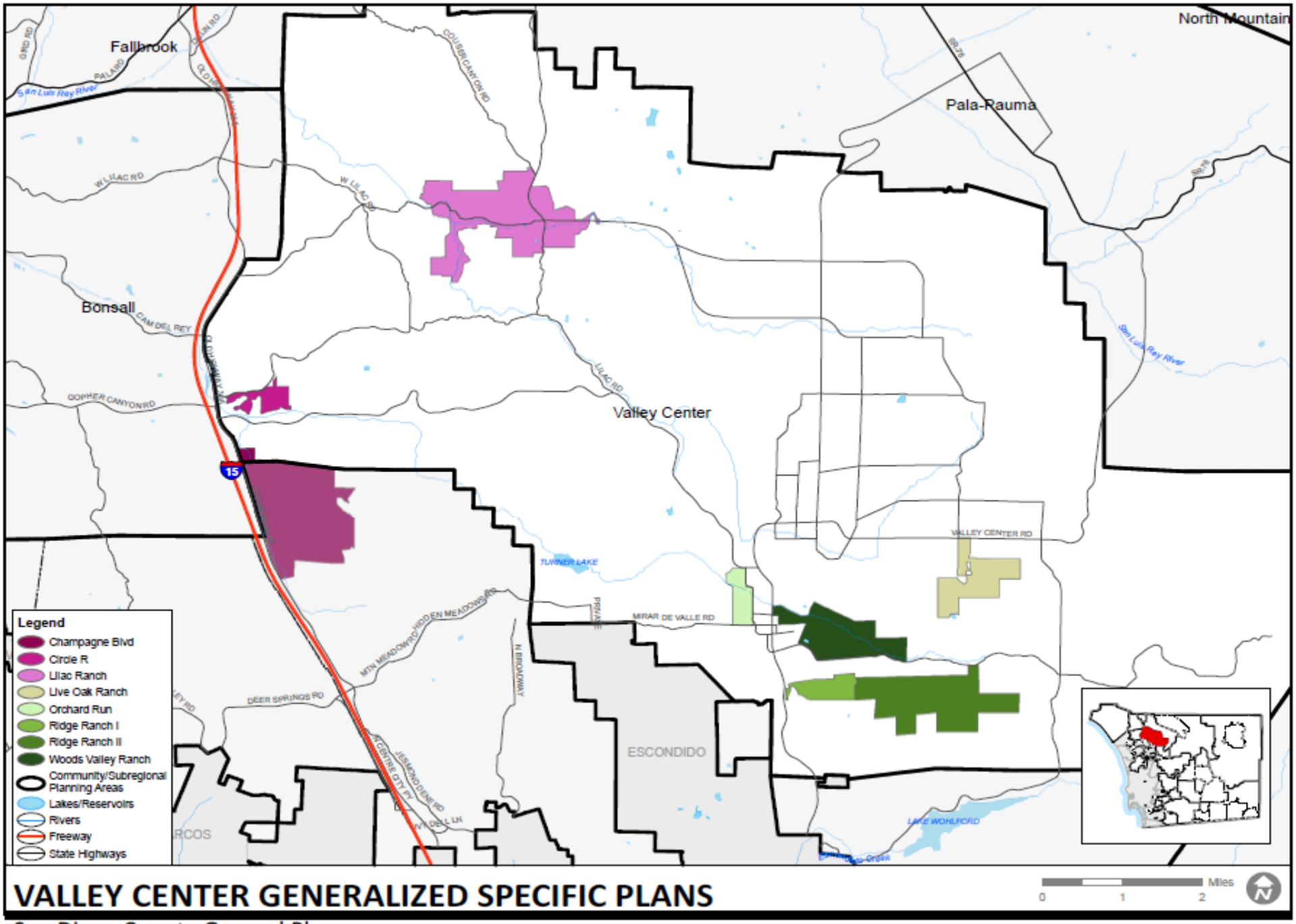
1. Development within the Live Oak Ranch Specific Plan Area shall be limited to residential, recreational, and open space uses. Commercial and industrial uses will be prohibited.

    a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).

2. Recreation development shall not impact the residential or open space areas on this site or the surrounding area.

3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

4. Design of the project shall conform to the requirements of the Resource Protection Ordinance (Ordinance No. 7631, New Series), and the brush management policies of the County of San Diego.



San Diego County General Plan

Figure 4: Valley Center Generalized Specific Plans

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RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density shall not exceed .46 dwelling units per acre. The zoned density shall be .46 dwelling units per acre.
2. The minimum lot size shall be no smaller than one acre net or one-half acre net with a Major Use Permit authorizing clustering.
3. The number of dwelling units shall not exceed 142.
4. All perimeter lots shall be no smaller than the minimum size allowed on adjacent properties or 2.0 acres net, whichever is smaller, in order to minimize adverse effects on the rural residential community character of Valley Center.
5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot designs, non-urban improvement standards, and grading which conforms to the County's Hillside Development Policy.
6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.
7. The maximum building height shall be 35 feet and two stories.
8. The minimum sideyard setback shall be consistent with County ordinances (15 feet).
9. A landscaping implementation proposal shall be submitted based on a xeriscape design. It shall provide financial and visual guarantees that all disturbed areas within the Specific Plan Area shall be landscaped and provided with adequate irrigation.
10. Residential uses shall be integrated into the existing topography and site design shall minimize grading on the site wherever feasible.
11. The visual impact of all ridgeline development shall be minimized through the use of siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. Hiking and riding trails shall be established along certain open space corridors and hillsides and they shall not significantly alter the natural characteristics.
2. Mini-parks and picnic areas may be included in the SPA.
3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.
4. The Specific Plan text shall describe park needs generated by the Specific Plan Area. Based upon the size, recreational component, and residential density of this Specific Plan Area, these improvements shall be provided either on- or off-site. Should on-site dedication not satisfy the Parkland

Dedication Ordinance requirements, a fee shall be paid for the remaining park requirements.

Equestrian/Pedestrian Trails Policy

1. A trails element shall be prepared as part of the Specific Plan. The trails element shall link this project to any adopted trail system within the Valley Center Community Plan or surrounding areas. The applicant shall install appropriate trail marker signs, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail. The integration of residential uses into the existing topography and the provision of a trail system of Valley Center is paramount. Riding, hiking, and equestrian trails may be provided within this Specific Plan.

OPEN SPACE POLICIES

1. All open space set aside for the protection of steep slopes and biological resources will be placed in dedicated open space easements.
2. Open space easement shall be applied to all areas containing significant biological and/or archaeological resources, and to all areas which would be covered by the Resource Protection Ordinance.

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Significant cultural resources shall be preserved in permanent open space or mitigated to the satisfaction of the Department of Planning and Land Use.
2. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis.
3. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:
    a. A description of the natural open space areas within the SPA.
    b. A revegetation plan shall be submitted and approved by the Department of Planning and Land Use for the mitigation of sensitive habitat lost and for disturbed areas created by roads or installation of facilities adjacent to native habitat.
    c. The revegetation plan shall mitigate the loss of sensitive habitat with a ratio consistent with County policy for riparian habitat.
    d. A cultural resources assessment to further evaluate potentially important resources identified on site in any cultural resources testing program report.
4. Existing isolated large boulders shall be preserved and integrated into the design of the homesites where feasible.

PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES

1. The Live Oak Ranch SPA will be eligible to receive sewer service from the proposed Valley Center Sewer.
2. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.
3. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities, and to fund the needed on-site and off-site improvements.
4. A map showing the location of the public facilities currently serving the Specific Plan area is required, along with an assessment of the adequacy of those facilities.
5. The types of facilities to be addressed in the financing plan shall include:
    a. The transportation network.
    b. Sewage, water, and drainage systems.
    c. Fire protection and emergency medical facilities.
    d. Other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan Area.
6. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on ongoing operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances.
7. In order to mitigate vehicular safety problems associated with construction, all requirements for off-site road improvements shall be established before construction begins.

CIRCULATION

1. The circulation system of the project shall conform to the topography of the site, blend into the terrain, and minimize grading.
2. Before this Specific Plan Area shall be approved, a detailed plan of road improvements to ensure traffic safety at the entrance to the project from Valley Center Road is required.

WOODS VALLEY RANCH SPECIFIC PLAN AREA (SPA 0.62)

DESCRIPTION OF THE SITE

The Woods Valley Ranch Specific Plan Area contains 437 acres located on the east side of Valley Center Road between Charlan Road and Woods Valley Road. The majority of the site is characterized by a valley floor of gently rolling terrain bordered along the north side by steep rocky slopes. One hundred thirty-four (134) acres of the project site lie within a valley floodplain of an intermittent stream that flows westerly into Moosa Canyon. Granite rock outcroppings occur in scattered locations across the valley floor and large exposures of granitic rock occur on the steep slopes that form the northern boundary of the site.

The valley bottom, comprising the majority of Woods Valley Ranch, was previously used for limited agricultural purposes. A small hill in the central portion of the site has been planted with olive trees which are not now cultivated.

DESCRIPTION OF THE PROJECT

The Woods Valley Ranch SPA is intended as a recreational and residential development that blends with existing environmental values and respects the concerns of the Valley Center community. Woods Valley Ranch will provide up to 270 home sites in three residential neighborhoods. In the western and eastern neighborhoods, the minimum lot size would be one-half acre. In the central neighborhood, most lots would be not less than 15,000 square feet, but would also include a clustered development of approximately 26 detached homes on minimum 5,000 square foot lots. An 18-hole golf course and a small clubhouse with a restaurant and meeting rooms are also proposed. Development is intended to fit within the existing terrain and minimize landform change. Residential clustering in Woods Valley Ranch provides an opportunity for protecting sensitive lands, setting aside large areas of open space, and accommodating a general residential density of 0.62 dwelling unit per acre.

OBJECTIVES

1. The objective of the Specific Plan is to create an environmentally sensitive development that successfully integrates a rural residential community, consistent with the community character as described in the Valley Center Community Plan Text, and an 18-hole golf course. Other objectives include the preservation of prime agricultural land; the preservation of a minimum of approximately 40 percent (174 acres) of the project in open space and open space uses; providing a project design responsive to the opportunities and constraints that are presented by the site; and conformance to the General Plan, the Land Use Element, the Valley Center Community Plan, and all applicable County ordinances, regulations and policies. Open space lots to preserve steep slopes, sensitive habitat and cultural resources shall be protected through permanent open space easements to the County, or dedicated to an open space district or appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

2. The project shall create a rural residential community with an identity consistent with the community character of Valley Center as described in the Valley Center Community Plan Text.

IMPLEMENTATION

Because of the proposed land uses and the unique characteristics of the site, it was determined that a Specific Plan would be the best implementation tool. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological and archaeological features of the site.

A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. The developer shall keep all property owners within the general vicinity of SPA informed regularly.

Development of the Woods Valley Specific Plan shall be in accordance with all County goals, objectives and policies, including the County General Plan.

GENERAL POLICIES

1. Development within the Woods Valley Ranch SPA shall be limited to residential and recreational uses. Commercial uses are permitted only so long as they are directly related to the operation of the golf course and its associated club house. Industrial uses are prohibited.

    a. Development of this project shall include the processing of a major use permit for a Planned Residential Development (PRD).

2. Any area devoted to non-residential uses, excluding the golf course and environmental/open space areas, such as steep hillsides and open landscaped areas, shall be subtracted when calculating overall density of the SPA.

3. Any 100-year floodplain should be preserved in its natural state to the maximum extent feasible. Rechannelization or extraction of natural materials shall not be allowed. New artificial ponding shall be allowed in golf course areas only. All new self-sustaining ponds that provide wildlife habitat shall be preserved as undisturbed permanent open space. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than two feet horizontal to one foot vertical (2:1).

4. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

5. Design of the project shall conform to the requirements of the Resource Protection Ordinance, (Ordinance No. 7631, New Series), and the brush management policies of the County of San Diego.

6. All parking lots within the Specific Planning Area, other than for single family detached homes, shall at least meet the minimum standards for parking lot landscaping set forth in the Valley Center Design Review program. The intent of this requirement is that parking lots be attractively landscaped and

provide tree foliage throughout the year to minimize any appearance of a barren parking lot from properties above the parking lot.

RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density shall not exceed 0.62 dwelling unit per acre. The zoned density shall be 0.62 dwelling units per acre until such time as the Specific Plan is completed and the appropriate detailed zoning and lot designations for the entire area are adopted.

2. The minimum net lot size shall be no smaller than 0.5 acre in the western and eastern neighborhoods. In the central neighborhood, the minimum net lot size would be 15,000 square feet, except that a clustered development of approximately 26 homes with a minimum net lot size of 5,000 square feet may be permitted.

3. The number of dwelling units shall not exceed 270.

4. All perimeter lots shall be designed to minimize adverse effects on the rural residential community character of Valley Center.

5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot design, non-urban improvement standards, and grading which conforms to the County's Hillside Development Policy.

6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.

7. Maximum building height shall be 35 feet, and two stories.

8. A landscaping implementation proposal shall be submitted as part of the Specific Plan.

9. Residential uses shall be integrated into the existing topography thereby retaining natural landforms.

10. Residential lots shall not be located along the current alignment of Woods Valley Road.

RECREATION POLICIES

Overall Requirements/Policies

1. The Specific Plan Area will include an 18-hole golf course, and riding/hiking trails and may include mini-park and picnic areas.

2. A Major Use Permit will require that all tennis court lights will be turned off at 10:00 p.m.

3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.

4. The Specific Plan text shall describe park needs generated by the SPA. Based upon the size, recreational component, and residential density of this

SPA, these improvements may be provided either on- or off-site. Provision of a community meeting room shall meet a portion of the Parkland Dedication Ordinance requirements, and a fee shall be paid for remaining park requirements, if any.

Golf Course Element Policies

5. The golf course element of Woods Valley Ranch shall include:

   An 18-hole golf course of approximately 182 acres; a clubhouse, including a pro shop and dining room; a driving range; and maintenance facilities.

6. The clubhouse shall include a meeting room to be made available to the public with appropriate notice.

7. Land included within the golf course shall be restricted from future development without amending the Specific Plan.

8. The golf course development element of this project shall include a maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.

9. Water for the irrigation of the golf course shall be from groundwater, and or reclaimed water, except irrigation of greens and tees may be supplemented with potable water, if needed, and subject to approval by the Water District.

10. A groundwater monitoring program will be prepared and submitted for approval by the Department of Planning and Land Use. Should the groundwater quality or quantity be impacted by this project, special mitigation measures shall be required to protect affected property owners (on-site and off-site).

11. A trails element shall be prepared as a part of the Specific Plan. The trails element shall link this project to any adopted trail system within the Valley Center Community Plan or surrounding areas by placement of a trail along the Woods Valley frontage. Other trails and paths may be provided within the SPA. The applicant shall install appropriate trail marker signs, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

12. The golf course shall be adjacent to Woods Valley Road along its current alignment.

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and make prior to any residential occupancy.

2. Any future residential development of all open space acreage will require a Specific Plan Amendment.

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Disturbance of significant biological resources shall only be allowed when no other option exists for access to any area of the property.

2. Significant cultural resources shall be preserved in permanent open space and mitigated to the satisfaction of the Department of Planning and Land Use.

3. Chaparral Ridge, a Resource Conservation Area along the northern perimeter of the property, encompasses a large scenic rocky slope. The Specific Plan shall take into account the regional significance of Chaparral Ridge and shall protect and preserve the resource by placing this area in permanent open space.

4. The Specific Plan shall include criteria for protection of natural features including floodplain, archaeological sites, rock outcrops, sensitive habitat, Engelmann oak trees and natural spring fed ponds and streams.

5. The design of the development shall incorporate the findings and recommendations of a site-specific hydrologic study of Moosa Creek.

6. Lot configurations shall be designed in such manner as to minimize encroachment into the floodplain, by locating buildings outside of the floodplain boundaries. Golf course grading shall be minimized within the floodplain.

7. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope except when unavoidable remain in their natural state. Areas devoted to roads, driveways, parking lots, patios, paved play areas, proposed for commercial recreation shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area, when unavoidable and following environmental review, determined to have no significant impact.

8. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:

    a. A description of the precise boundaries of the Chaparral Ridge Resource Conservation Area as well as other natural open space areas within the project area;

    b. A description of the specific grading quantities and maximum heights of cut and fill slopes throughout the site;

    c. A revegetation plan will be prepared and approved by the Department of Planning and Land Use to mitigate disturbance or loss of native

vegetation, riparian habitat, and Engelmann oaks, and prohibit activities that would adversely affect the areas preserved;

d. The revegetation plan shall mitigate the unavoidable loss of sensitive habitat with a 3:1 ratio (three new acres for each impacted) for riparian habitat and a 1:1 ratio (one acre for each lost) for oak woodland; and

e. A cultural resources assessment to further evaluate potentially important resources identified on site in the cultural resources testing program report prepared by RECON (1990).

9. The Specific Plan shall include criteria for protection of natural features, floodplain preservation, site planning, design, architectural character, site lighting, and hillside development.

10. Existing isolated large boulders shall be preserved and integrated into the design of the homesites, where practical and appropriate. Areas of extensive rock outcroppings shall be preserved in open space to protect its wildlife habitat value.

11. The Specific Plan or the Environmental Impact Report prepared for the Specific Plan shall include:

    a. A comprehensive water use and conservation program which considers elements such as total project water use, groundwater recharge projected over at least a five-year period, monitoring of groundwater quality, and feasibility of continued use of on-site wells;

    b. A drainage plan based on a geological and hydrological survey conducted for the area and the watershed which results in recommendations to reduce erosion and sedimentation/siltation; and

    c. A golf course development and maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.

12. All mitigation measures recommended in the EIR for this project shall be incorporated in the Specific Plan text, by reference.

<u>PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES</u>

1. Public Facilities:

   The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

   This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

   A map showing the location of the public facilities currently serving the specific plan area is required, along with an assessment of the adequacy of those facilities.

The types of facilities to be addressed in the financing plan shall include:

- The transportation network;
- Sewage, water and drainage systems;
- Fire protection and emergency medical facilities;
- Other essential facilities (e.g. law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on ongoing operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances.

2. The Specific Plan shall require that mitigation measures proposed as part of the report on site geology prepared by Southern California Testing (1989) be incorporated into the preparation of all grading, improvement, and development plans.

CIRCULATION POLICY

1. Before this Specific Plan shall be approved, a detailed plan of road improvements to ensure traffic safety at the entrances to the project from Woods Valley Road and Valley Center Road is required.

RIDGE RANCH I SPECIFIC PLAN AREA (SPA.17)

DESCRIPTION OF THE SITE

The Ridge Ranch I Specific Plan Area (SPA) contains approximately 138 acres and is situated on Bear Ridge, from Valley Center Road to Ridge Ranch II. Sixty-eight (68) acres of the site have slopes between 25 and 50 percent and ten acres of the site have slope over 50 percent. Elevations run from approximately 1,900 feet and 1,500 feet. Presently there are both agricultural and eight existing estate residential uses on Ridge Ranch I. The majority of the site is undeveloped and is characterized by rugged terrain with natural drainages and some rock outcroppings.

DESCRIPTION OF THE PROJECT

The Ridge Ranch I SPA is a residential development that will provide not more than 25 homes at an overall density of 0.18 dwelling unit per acre. Eight of these homes have already been built; a maximum of 17 more homes may be built. It will provide a range of residential lot sizes from one-acre minimum net to much larger parcels. Development shall occur in such a way as to enhance and preserve natural features by leaving extremely steep slopes and several drainages, areas of sensitive vegetation and wildlife habitat in natural open space and by tailoring parcels to the character of the natural terrain. Residential clustering is proposed on the portions of the site with the most moderate slopes.

OBJECTIVES

The objective of the Specific Plan is to create an environmentally sensitive development maintaining a rural residential community with an identity consistent with the community character of Valley Center as described in the Valley Center Community Plan Text. Other objectives include preservation of at least 55 acres of the project in open space and open space uses; providing a project design responsive to the opportunities and constraints that are presented by the site; conformance to the General Plan, the Land Use Element, and all applicable County ordinances, regulations and policies; conformance to all goals, objectives and policies of the Valley Center Community Plan; and providing at least 55 acres of the site to be set aside as dedicated open space easements. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency.

IMPLEMENTATION

Because of the proposed land use and the unique characteristics of the site, it was determined that a Specific Plan would be the best implementation tool. The Specific Plan will ensure a site design that preserves and enhances the significant physical, biological, and archaeological features of the site, if any. The major subdivision application in process (TPM 19675) may be approved and recorded as a Parcel Map and building permits may also be issued prior to completion of the Specific Plan.

A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. All property owners within the general vicinity of the SPA will be informed regularly on the nature of the evolving plan.

Development of the Ridge Ranch I Specific Plan Area shall be in accordance with all County goals, objectives and policies, including the County General Plan, and the Valley Center Community Plan. There are a number of discretionary permits that must be obtained to implement the orderly development of this project. These include a Community Plan Amendment, a Rezone, a Tentative Map, and a Major Use Permit.

The following policies and conditions are made requirements of this Specific Plan:

GENERAL POLICIES

1. Development within the Ridge Ranch I SPA shall be limited to residential, recreational and open space uses. Commercial and industrial uses will be prohibited.

    a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).

2. Recreation development shall not impact the residential or open space areas on this site or the surrounding area.

3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

4. Design of the project shall conform to the requirements of the Resource Protection Ordinance (Ordinance No. 7631, New Series), the septic tank criteria of the County Department of Public Health and the brush management policies of the County of San Diego.

RESIDENTIAL POLICIES

1. The overall residential density shall not exceed 0.18 dwelling units per acre. The zoned density shall be 0.18 dwelling units per acre.
2. The minimum lot size shall be no smaller than one-acre net. This shall be accomplished through the use of clustering under the Major Use Permit for the Planned Residential Development.
3. The number of dwelling units shall not exceed 25.
4. All perimeter lots shall be no smaller than the minimum size allowed on adjacent properties or 2.0 acres net, whichever is smaller, in order to minimize adverse effects on the rural residential community character of Valley Center.
5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot designs, non-urban improvement standards, and grading which conforms to the County's Hillside Development Policy.
6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.
7. The maximum building height shall be 35 feet and two stories.
8. A landscaping implementation proposal shall be submitted based on a xeriscape design. It shall provide financial and visual guarantees that all disturbed areas within the SPA shall be landscaped and provided with adequate irrigation. The applicant shall have one year from the date of the ninth occupancy permit to complete the landscaping.
9. Residential uses shall be integrated into the existing topography, thereby retaining natural landforms.
10. The visual impact of all ridgeline development shall be minimized through the use of siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. Hiking and riding trails shall be established along certain open space corridors and hillsides and they shall not significantly alter the natural characteristics.
2. Mini-parks and picnic areas may be included in the SPA.
3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.

4. The Specific Plan Text shall describe park needs generated by the SPA. Based upon the size, recreational component and residential density of this SPA, these improvements shall be provided either on- or off-site. Should on-site dedication not satisfy the Parkland Dedication Ordinance requirements, a fee shall be paid for the remaining park requirements.

EQUESTRIAN/PEDESTRIAN TRAILS POLICY

A trails element shall be prepared as part of the Specific Plan. The trails element shall link this project to any adopted trail system within the Valley Center Community Plan or surrounding areas. The applicant is to install appropriate trail marker signs and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail. The integration of residential uses into the existing topography and the provision of a trail system that links this project with the subregional trail system of Valley Center is paramount. Riding, hiking and equestrian trails shall be provided within this Specific Plan.

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency.

2. Open space easements shall be applied to all hillsides over 50 percent in slope with a 50 foot rise (easements may include driveways, roadways, and trails where no less impactive alternatives are found).

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Significant cultural resources shall be preserved in permanent open space or mitigated to the satisfaction of the Department of Planning and Land Use.

2. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan Text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope, except when unavoidable, remain in their natural state. Areas devoted to roads, driveways, parking lots and patios shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area when unavoidable and when determined to have no significant impact following environmental review.

3. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:

    a. A description of the natural open space areas within the SPA.

    b. A revegetation plan will be prepared and approved by the Department of Planning and Land Use to mitigate disturbance or loss of native

vegetation and Engelmann oaks, and prohibit activities that would adversely affect the areas preserved.

c. The revegetation plan shall mitigate the loss of sensitive habitat. Oak woodland shall be replaced at a 1:1 ratio, on the basis of acreage. When unavoidably impacted, individual oaks shall be replaced by a ratio approved by the County of San Diego.

d. A cultural resources assessment to further evaluate potentially important resources identified on-site in any cultural resources testing program report.

4. Existing large boulders shall be preserved and integrated into the design of the homesites. Rock outcroppings that support wildlife habitats shall be placed in open space easements.

PUBLIC SAFETY, SERVICES AND FACILITIES POLICIES

1. The Specific Plan Text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

   This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities, and to fund the needed on-site and off-site improvements.

   A map showing the location of the public facilities currently serving the Specific Plan Area is required, along with an assessment of the adequacy of those facilities.

   The types of facilities to be addressed in the financing plan shall include:

   a. The transportation network.

   b. Sewage, water and drainage systems.

   c. Fire protection and emergency medical facilities.

   d. Other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan Area.

   The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements and the financing mechanisms to be used to fund the improvements. Supplemental information on ongoing operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances.

2. In order to mitigate vehicular safety problems associated with construction, all requirements for off-site road improvements shall be accomplished before construction begins.

CIRCULATION POLICIES

1. The circulation system of the project shall conform to the topography of the site, blend into the terrain and minimize grading.

2. Before this Specific Plan Area shall be approved, a detailed plan of road improvements to ensure traffic safety at the entrance to the project from Valley Center Road is required.

RIDGE RANCH II SPECIFIC PLAN AREA (SPA 0.16)

DESCRIPTION OF THE SITE

The Ridge Ranch II Specific Plan Area contains approximately 687 acres situated on Bear Ridge, from Ridge Ranch I to the San Pasqual Indian Reservation. Approximately 330 acres of the site have slopes between 25 and 50 percent. Approximately 110 acres have slopes over 50 percent. Elevations run from approximately 2,400 feet to 1,500 feet. Presently there are both agricultural and estate residential uses on Ridge Ranch II. The majority of the site is undeveloped and is characterized by mixed chaparral and oak woodland and rock outcroppings. Moderate slopes occur in the central portion of the site.

DESCRIPTION OF THE PROJECT

The Ridge Ranch II SPA is a residential development that will provide not more than 108 homes at an overall density of 0.16 dwelling unit per acre. It will provide a range of residential lot sizes from one-acre minimum net to much larger parcels. Development shall occur in such a way as to enhance and preserve natural features by leaving extremely steep slopes and several drainages, areas of sensitive vegetation and wildlife habitat in natural open space and by tailoring parcels to the character of the natural terrain. Residential clustering is proposed on the portions of the site with the most moderate slopes. Recreation uses are also provided on-site, both in terms of a public park adjacent to Woods Valley Road, subject to environmental review and approval by the Department of Planning and Land Use.

OBJECTIVES

The objective of the Specific Plan is to create an environmentally sensitive development maintaining a rural residential community with an identity consistent with the community character of Valley Center as described in the Valley Center Community Plan Text. Other objectives include preservation of at least 275 acres of the project in open space and open space uses; providing a project design responsive to the opportunities and constraints that are presented by the site; conformance to the General Plan, the Land Use Element, and all applicable County ordinances, regulations and policies; conformance to all goals, objectives and policies of the Valley Center Community Plan; and providing at least 275 acres of the site to be set aside as dedicated open space easements. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency.

IMPLEMENTATION

Because of the proposed land uses and the unique characteristics of the site, it was determined that a Specific Plan would be the best implementation tool. The

Specific Plan will ensure a site design that preserves and enhances the significant physical, biological and archaeological features of the site, if any.

A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. The developer shall keep all property owners within the general vicinity of the SPA informed regularly.

Development of the Ridge Ranch II Specific Plan Area shall be in accordance with all County goals, objectives and policies, including the County General Plan, and the Valley Center Community Plan. There are a number of discretionary permits that must be obtained to implement the orderly development of this project. These include a Community Plan Amendment, a Rezone, a Tentative Map, and a Major Use Permit.

The following policies and conditions are made requirements of this Specific Plan:

GENERAL POLICIES

1. Development within the Ridge Ranch II SPA shall be limited to residential, recreational, and open space uses. Commercial and industrial uses will be prohibited.

    a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).

2. Recreation development shall not impact the residential or open space areas on this site or the surrounding areas.

3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

4. Design of the project shall conform to the requirements of the Resource Protection Ordinance (Ordinance No. 7631, New Series), the septic tank criteria of the County Department of Public Health, and the brush management policies of the County of San Diego.

RESIDENTIAL POLICIES

1. The overall residential density shall not exceed 0.16 dwelling units per acre. The zoned density shall be 0.16 dwelling units per acre.

2. The minimum lot size shall be no smaller than one acre net. This shall be accomplished through the use of clustering under the Major Use Permit for the Planned Residential Development.

3. The number of dwelling units shall not exceed 108.

4. All perimeter lots shall be no smaller than the minimum size allowed on adjacent properties or two acres net, whichever is smaller, in order to minimize adverse effects on the rural residential community character of Valley Center.

5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot designs, non-urban improvement standards, and grading which conforms to the County's Hillside

Development Policy. Housepad sites and driveways and access roads shall be located to integrate residential uses into the existing topography.

6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.

7. The maximum building height shall be 35 feet and two stories.

8. A landscaping implementation proposal shall be submitted based on a xeriscape design. It shall provide financial and visual guarantees that all disturbed areas within the SPA not covered by the revegetation plan, shall be landscaped and provided with adequate irrigation. The applicant shall have one year from the date of the first new occupancy permit to complete the landscaping.

9. Residential uses shall be integrated into the existing topography, thereby retaining natural landforms.

10. Ridgeline development shall not be approved unless a visual analysis indicates no significant impacts on the visual aesthetics of the site and is consistent with General Plan Policy LU-6.6. The visual impact of all ridgeline development shall be minimized through the use of siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. Hiking and riding trails shall be established along certain open space corridors and hillsides outside riparian and oak woodland habitat, and they shall not significantly alter the natural characteristics.

2. Mini-parks and picnic areas may be included in the SPA.

3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.

4. The Specific Plan text shall describe park needs generated by the SPA, based upon the size, recreational component, and residential density of this SPA. Should dedication not satisfy the Parkland Dedication Ordinance requirements, a fee shall be paid for the remaining Parkland Ordinance requirements.

EQUESTRIAN/PEDESTRIAN TRAIL POLICY

A trails element shall be prepared as part of the Specific Plan. The trails element shall link this project to any adopted trail system within the Valley Center Community Plan or surrounding areas. The applicant shall install appropriate trail marker signs, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail. The integration of residential uses into the existing topography and the provision of a trail system that links this project with the subregional trail system of Valley Center is paramount. Riding, hiking and equestrian trails shall be provided within this Specific Plan.

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

2. Open space easements shall be applied to all hillsides over 50 percent in slope with 50 foot rise (easements may include driveways, roadways, and trails where no less impactive alternatives are found).

3. The open space irrevocably offered to the County shall include the north facing hillside, oak woodlands and individual Engelmann oaks. An open space network shall be established to link all individual open space areas.

4. Buffer zones with a minimum width of 50 feet around the oak woodlands shall be included in the permanent biological open space.

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Significant cultural resources shall be preserved in permanent open space or mitigated to the satisfaction of the Department of Planning and Land Use.

2. The Specific Plan shall take into account the regional significance of Bear Ridge.

3. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope, except when avoidable, remain in their natural state. Areas devoted to roads, driveways, parking lots, and patios shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area when unavoidable and when determined to have no significant impact following environmental review.

4. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:

    a. A description of the natural open space areas within the SPA.

    b. A revegetation plan shall be submitted and approved by the Department of Planning and Land Use for the mitigation of sensitive habitat lost and for disturbed areas created by roads or installation of facilities adjacent to native habitat.

    c. The revegetation plan shall mitigate the loss of sensitive habitat. Oak woodland shall be replaced at 1:1 ratio, on the basis of acreage. When unavoidably impacted, individual oaks shall be replaced at a ratio approved by the County of San Diego.

d. A cultural resources assessment to further evaluate potentially important resources identified on-site in any cultural resources testing program report.

5. Existing isolated large boulders shall be preserved and integrated into the design of the homesites. Boulder fields and contiguous rock outcroppings that provide wildlife habitat shall be placed in permanent open space for the protection of wildlife associated with them in conformance with the Resource Protection Ordinance.

PUBLIC SAFETY, SERVICES AND FACILITIES POLICIES

1. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

   This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities, and to fund the needed on-site and off-site improvements.

   A map showing the location of the public facilities currently serving the Specific Plan Area is required, along with an assessment of the adequacy of those facilities.

   The types of facilities to be addressed in the financing plan shall include:

   a. The transportation network.

   b. Sewage, water and drainage systems.

   c. Fire protection and emergency medical facilities.

   d. Other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan Area.

   The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on ongoing operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances.

2. In order to mitigate vehicular safety problems associated with construction, all requirements for off-site road improvements shall be accomplished before construction begins.

CIRCULATION POLICIES

1. The circulation system of the project shall conform to the topography of the site, blend into the terrain, and minimize grading.

2. Before this Specific Plan Area shall be approved, a detailed plan of road improvements to ensure traffic safety at the entrance to the project from Valley Center Road is required.

3. The location of a secondary access will need to receive environmental review and approval by the Department of Planning and Land Use because of the environmental constraints of the property.

ORCHARD RUN SPECIFIC PLANNING AREA (SPA 1.5) IN SOUTHERN PORTION) AND (SPA 7.3) IN THE NORTHERN PORTION)

DESCRIPTION OF THE SITE

The Orchard Run Specific Plan project site contains 118.2 acres of land located in the unincorporated area of northern San Diego County, within the community of Valley Center. The site is located approximately seven miles north of the City of Escondido and about five miles east of Interstate 15. The property lies approximately 1,250 feet west of Valley Center Road, with portions of the northern boundary adjoining Betsworth and Lilac Roads and the entire southern boundary adjoining Mirar de Valle Road.

Regional Access to Orchard Run is provided from Interstate 15 via either El Norte Parkway and Valley Center Road from the south, or Old Castle Road and Lilac Road from the northwest. Additional access is provided by State Highway 76 via Valley Center Road to the northwest. Orchard Run will take direct access from Betsworth Road in the north and Mirar de Valle in the south.

The project site is currently vacant, but has been used for agricultural purposes in the past. Due to these previous agricultural activities, it is primarily vegetated by non-native grasses. However, native chaparral, Coastal sage scrub, as well as riparian habitat and scattered mature oaks occur in limited areas onsite. The site consists of gently sloping terrain that rises to the north and south from Moosa Creek. This creek bisects the central portion of the site with a very broad floodplain and a poorly defined channel. A well is located within the floodplain.

DESCRIPTION OF THE PROJECT

The Orchard Run Specific Plan will provide 7.3 dwelling units per acre in the northern portion and 1.5 dwelling units per acre in the southern portion of the property on a total of 118.2 acres. Implementation of this plan will result in the creation of nine individual development areas. Seven of these development areas (Garden Apartments, Patio Homes, Estate Lots, and Executive Homes) will consist of residential development. The eighth and ninth areas will consist of Open Space/Greenbelts and, if necessary, a Wastewater Treatment Facility.

The overall intent of Orchard Run is to create a series of neighborhoods through the use of open space and greenbelts. Landscaping, with existing eucalyptus trees and additional oak and sycamore trees, will be utilized to buffer higher density residential uses from the existing surrounding lower density areas. In addition, the highest density residential area will be placed near existing recreational facilities adjacent to the northeastern portion of the property.

OBJECTIVES

1. The overall objective of the Orchard Run Specific Plan is to create an environmentally sensitive residential community within the central valley of Valley Center that will offer an affordable and diverse range of housing opportunities within the community. The design concepts include an architectural style reminiscent of early California ranch style, and landscaping intended to reinforce the orchard concept, including an entrance planted with fruit and/or vineyard. Orchard Run will be lined with street trees and the interior streets will be extensively landscaped with fruit trees. The greenbelt areas will contain existing eucalyptus trees and be planted with additional oak and sycamore trees. The Moosa Creek Floodplain will remain as ungraded open space, except for the road crossing.

IMPLEMENTATION

Development of the Orchard Run Specific Plan shall be in accordance with all County goals, objectives, and policies, including the County General Plan..

GENERAL POLICIES

1. The Orchard Run Specific Plan shall provide thirty percent of any development north of the Moosa Creek floodplain to qualify and be available for purchase or rent to low to moderate income families as defined by the County of San Diego. The overall density of this area will be 7.3 dwelling units per acre and provide a mix of attached and detached housing opportunities.

2. Any development within the SPA will require a contractual agreement with the County of San Diego that assures the construction of low to moderate income housing.

3. Development of Orchard Run will be in conformance with the Valley Center Design Guidelines.

4. The Specific Plan will preserve the Moosa Creek floodplain in its overall natural condition. Rechannelization or extraction of natural materials shall not be allowed.

5. Development in the Specific Plan will be limited to residential, recreational, and possibly a wastewater treatment facility. Recreational uses will include an equestrian barn for boarding horses and an extensive trail system.

RESIDENTIAL POLICIES

1. The Specific Plan will provide for a variety of low to moderate attached and detached housing opportunities using a cluster design in the northern portion of the property. A minimum of fifty percent of the affordable housing will be for low or very low income families as defined by the County of San Diego.

2. The density will be distributed with an overall yield of 7.3 dwelling units per acre north of the Moosa Creek floodplain and 1.5 dwelling units on the southern portion of the property.

3. The project will provide a series of neighborhoods designed around an integrated open space system that promotes pedestrian and equestrian activity.

4. Orchard Run Specific Plan shall include design guidelines which regulate architecture for all structures, landscaping, fencing, post boxes, lighting, signage, and other visual impacts of the project.

5. All perimeter lots shall be designed to minimize adverse effects on the rural residential community character of Valley Center through separation and buffering.

6. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot and building design, and inclusion of an extensive buffer treatment.

7. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.

8. Maximum building height shall be 35 feet and two stories in the northern area, and 20 feet or single stories in the south.

9. A landscaping implementation proposal shall be submitted as part of the Specific Plan. This proposal shall include requirements that allow for the planting of mature vegetation.

RECREATION POLICIES

1. Moosa Creek floodplain will be preserved through dedicated open space.

2. An integral series of landscaped trails will be provided as greenbelt to assure pedestrian and equestrian access through neighborhoods.

3. A community barn facility will be provided to offer equestrian boarding opportunities, animal husbandry, and other farming programs for residents of Orchard Run.

4. All lighting of public areas will be sensitive to "Dark Sky" constraints and will be subject to the appropriate agency of the County of San Diego.

5. The Specific Plan text shall describe park needs generated by the SPA. Based upon the size, recreational component, and residential density of this SPA, these improvements may be provided either on- or off-site.

OPEN SPACE POLICIES

1. Legal open space lots shall be protected through permanent open space easements to the County, or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

2. Any future residential development of all open space acreage will require a Specific Plan Amendment.

3. A minimum of forty percent of the SPA will be dedicated to active and passive open space and recreation, excluding front yard and side yard setbacks.

CONSERVATION POLICIES

1. The Specific Plan shall include criteria for protection of natural features including sensitive resources defined in the Resource Protection Ordinance.

2. The design of the development shall incorporate the findings and recommendations of the site-specific hydrologic study of Moosa Creek.

3. Lot configurations shall be designed in such manner as to minimize encroachment into the floodplain, by locating buildings outside of the floodplain boundaries.

4. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope except when unavoidable remain in their natural state.

5. The Specific Plan shall include criteria for protection of natural features, floodplain preservation, site planning, design, architectural character, site lighting, and hillside development.

PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES

1. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

   This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed onsite and offsite improvements.

2. The Specific Plan shall include language which provides a process to inform future residences of the adjacent dairy and that the "right to farm" legislation prohibits future land use protests.

3. HOUSING

Refer to County Housing Element for Goals and Policies.

4. MOBILITY

GOAL

A CIRCULATION SYSTEM THAT ACHIEVES THE COMBINED OBJECTIVES OF CONNECTIVITY AND SAFETY FOR ALL USERS (AUTOMOBILES, BICYLISTS, EQUESTRIANS AND PEDESTRIANS), AND ALSO PRESERVES THE RURAL CHARACTER OF THE COMMUNITY.

FINDINGS

Community consensus dictates that Valley Center preserve its rural character. However, with population growth overall and with its concentration in the two Villages, Valley Center's roads and pathways in the future must concurrently satisfy goals for efficiency, safety and the maintenance of the community's rural character. .

The majority of homes in the Valley Center area occupy "pockets" of residential development tucked within pastoral hills and groves. These pockets access public Mobility Element roads primarily via narrow and meandering private easement roads. While contributing to the rural/agricultural flavor of Valley Center, reliance on private roads has at times created disjointed interior circulation. Also, private roads are maintained with funds generated from private road maintenance agreements. Because the enforceability of proper maintenance standards is limited, a strong potential for inadequate road maintenance and repair exists.

"Local Connectivity" is a concept that identifies a circulation pattern which emphasizes integrating local public roads between adjacent neighborhoods. Local road connections essential to efficient traffic circulation are lost if new rural subdivisions are designed and built with strictly self-serving road networks. Therefore, each future subdivision needs to be assessed for its potential to provide linkages for long-term circulation improvement, while still allowing for a road design in keeping with a "rural neighborhood" character.

It is expected that funding for County Mobility Element road improvements will continue to be a problem in Valley Center. To meet this need, revenue from TransNet (funds generated by County Half Cent Sales Tax) should be aggressively sought as a source with which to bring about needed large-scale capital improvements. Existing problem areas may also be improved through TransNet fund. TIF fees are also in place to accommodate road improvements that are suggested in the Mobility Element.

The Planning Area's hilly terrain has resulted in significant sight distance and related safety problems. Careful planning to minimize access points on to Mobility Element roads should be incorporated into the project review.

The Mobility Element road network map for Valley Center is provided in the General Plan appendix as Figure M-A-23, along with an accompanying matrix which describes more specific information on the road designation / improvement, along with any special circumstances.

POLICIES AND RECOMMENDATIONS

1. Where appropriate, minimize private driveway and private road access on to Mobility Element roads. [DPW, PP]

2. Road design shall reflect the rural character and needs unique to the Planning Area. For example, turn radii shall be such that agricultural vehicles and equestrian rigs can be safely accommodated. [DPW, PP]

3. Conflicting traffic movements such as uncontrolled access and uncontrolled intersections shall be minimized. [DPW, PP]

4. Road alignment shall minimize the necessity of altering the landscape by following, as much as possible, the contours of the existing, natural topography without sacrificing safety or sight distance criteria. [DPW, PP]

5. Required roadside and median landscaping shall reflect standards as outlined in the Valley Center Design Guidelines. [DPW, PP]

6. Existing trees and vegetation located within the "Right-of-Way" of all public roads, and determined to be of significant visual benefit shall be transplanted or replaced consistent with the Valley Center Design Guidelines. [DPW, PP]

7. To promote unimpeded traffic flow in commercial areas, minimize direct access points on to Mobility Element roads by recommending new commercial development to provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means. [DPW]

8. Woods Valley Road from Valley Center Road, east to Paradise Mountain Road and, Lilac Road from Old Castle Road to Highway 76 are significant aesthetic resources. Future improvements should maintain as much of their original character as possible without compromising safety. [DPW, PP]

9. Require that the road system function at a service level no worse than "C" at peak hours as development occurs. [GEN]

10. Right-of-way development standards for private roads shall be compatible with the standards as outlined in Policy 6 of this section. [DPW]

11. Implement community right-of-way development standards for the Valley Center Planning Area to achieve a rural character and alternative features within the shoulder portion of dedicated right-of-way. Such improvements will identify the community's desire to modify County development standards permitted by Board of Supervisors Policy J-36. These standards shall include:

    a. Provide decomposed granite walking/jogging paths in lieu of sidewalks;

    b. Where edge of pavement barrier is necessary, use mountable asphalt dike (smike dike); and

    c. Provide a bike lane within the "travel way". [DPW]

12. Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads via at least two separate access points. [DPW]

13. Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share rights-of-way. [DPW, PP]

14. To mitigate cumulative traffic impacts, endorse a Bridge and Thoroughfare Traffic Mitigation Program for the establishment of a fee to be collected at the building permit stage. [DPW]

5. PUBLIC FACILITIES AND SERVICES

GENERAL GOALS

ADOPT AN ACTIVE PROGRAM OF COORDINATION BETWEEN THE ALLOWABLE GROWTH OF POPULATION AND THE INFRASTRUCTURE SERVING IT, TO ENSURE AT ALL TIMES, THAT THE PUBLIC WELFARE AND SAFETY ARE GUARANTEED.

PROVIDE A MEANS FOR ESTABLISHING THE EXPANSION OR CONSTRUCTION OF ROADS, THE CONSTRUCTION OF ADEQUATE SCHOOL FACILITIES, AND THE APPROVED STAFFING OF POLICE AND FIRE AGENCIES BEFORE VALLEY CENTER'S RESIDENTIAL POPULATION OVERBURDENS EXISTING FACILITIES.

FIRE PROTECTION GOAL

PROTECT ALL LIFE AND PROPERTY FROM FIRE HAZARD POTENTIAL AND MINIMIZE THOSE ELEMENTS WITHIN THE NATURAL, AND HUMAN-MADE ENVIRONMENT WHICH POSE A CLEAR AND SIGNIFICANT FIRE HAZARD. ENSURE ADEQUATE LEVELS OF FIRE PROTECTION.

POLICIES AND RECOMMENDATIONS

1. All new development utilizing imported water shall provide infrastructure for fire suppression (such as pipes and hydrants) in accordance with the prevailing standards. [PP]
2. Encourage the establishment of a community fuel management program and fire safety program in accordance with fire district policy. [PP]
3. New site locations for fire stations within the plan area should be centrally and strategically located. [PP]

EDUCATION GOAL

ENSURE THE PROVISION OF ADEQUATE SERVICES AND FACILITIES TO MEET THE EDUCATIONAL NEEDS OF ALL THE RESIDENTS OF THE CPA.

POLICIES AND RECOMMENDATIONS

1. Coordinate school facility planning with residential development to ensure that school facilities will be available to accommodate the increase in enrollment without overcrowding. [PP]
2. Develop schools in conjunction with neighborhood and community recreation facilities. [PP]

WATER SERVICE GOAL

ENSURE THAT ENOUGH WATER IS AVAILABLE FROM BOTH LOCAL AND OUTSIDE SOURCES TO ADEQUATELY SUPPLY ALL USERS IN THE COMMUNITY PLAN AREA.

POLICIES AND RECOMMENDATIONS

1. Adopt and support the Board of Supervisors' water supply and conservation policies which include:

    a. Support of cost effective storage facilities such as emergency storage facilities located near demand areas or away from earthquake faults. [AP]

    b. Support water reclamation policy where reclamation and reuse facilities can provide significant sources of "new" irrigation water to help offset imported demands of local water supplies for non-potable purposes. [AP]

    c. Support necessary changes in the water allocation priority formula that will provide agriculture with assurances that those who participate in conservation and/or water reclamation programs will be entitled to an adequate water supply during water shortages. [GEN]

2. The delivery of imported water service to the CPA shall be coordinated and the infrastructure adequately sized so that service can be provided to all land within the Valley Center Municipal Water District Territory in a cost effective manner. [PP]

3. All new development shall provide programs for water conservation in accordance with County policy. [DPLU]

SEWAGE DISPOSAL AND TREATMENT GOAL

ENSURE THE PROVISION OF SEWAGE DISPOSAL AND TREATMENT IN A MANNER THAT MINIMIZES ANY ADVERSE IMPACTS TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

6. CONSERVATION

GENERAL GOALS

PRESERVE VALLEY CENTER'S UNIQUE, NATURAL AND CULTURAL RESOURCES WHILE SUPPORTING ITS TRADITIONAL SEMI-RURAL LIFESTYLE.

PRESERVE NATIVE VEGETATION AND WILDLIFE HABITAT IN THE VALLEY CENTER CPA.

MINIMIZE SOIL EROSION INCIDENTAL TO DEVELOPMENT IN ORDER TO PRESERVE VALLEY CENTER'S UNIQUE SOIL CHARACTERISTICS.

ENCOURAGE AND PROMOTE A SYSTEM OF INTERCONNECTING TRAILS AND PATHS FOR HORSES, PEDESTRIANS AND BICYCLISTS.

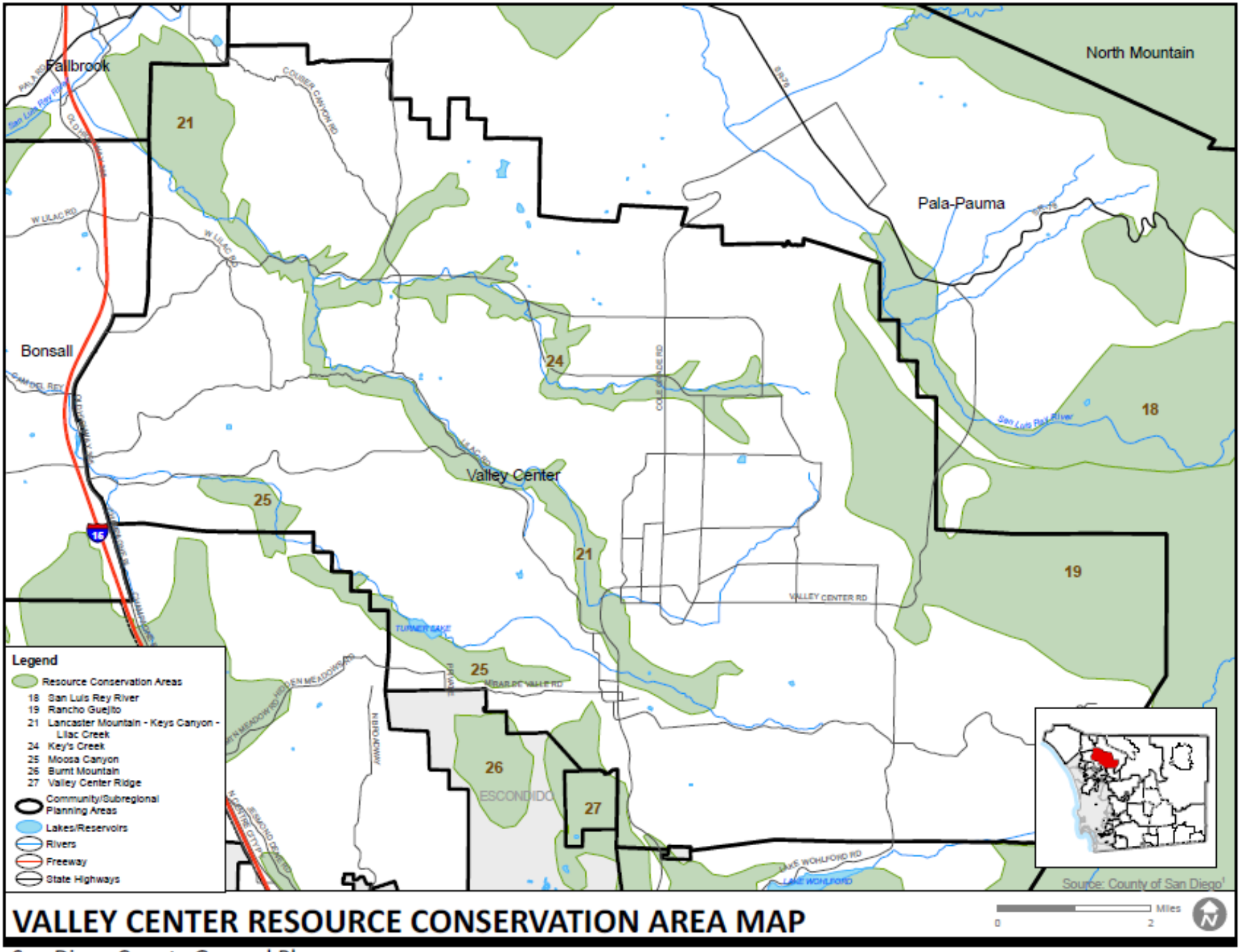
PROVIDE FOR A "DARK SKY" WHICH WOULD RETAIN THE RURAL SETTING AND NOT DETRACT FROM ASTRONOMICAL RESEARCH AT PALOMAR MOUNTAIN.

PRESERVE ARCHEOLOGICAL AND HISTORICAL SITES AND ENCOURAGE FURTHER IDENTIFICATION AND PROTECTION OF THESE COMMUNITY RESOURCES.

FINDINGS

The Valley Center CPA contains several types of native plant communities including sensitive riparian and oak woodlands, chaparral and coastal sage scrub which provide habitat for a diversity of wildlife species. Rare and endangered plant and animals have been identified in these natural areas. Although much of the land has been used for agriculture, there are large areas that remain in an undisturbed state. The scenic high relief landforms, floodplains, ridges and canyons contribute to the open, natural character of Valley Center.

The Resource Conservation Area (RCA) designation has been used in the County to identify lands requiring special attention in order to preserve significant natural resources in a manner best satisfying public and private objectives. This may be accomplished by a number of actions, depending on specific situations, including public acquisition, establishment of open space easements, application of special land use controls such as large lot zoning, scenic or natural resource preservation overlay zones or the incorporation of design considerations into subdivision maps or special use permits. Refer to Figure 5 on page 57 for Valley Center's seven RCAs.



San Diego County General Plan

Figure 5: Resource Conservation Areas for Valley Center

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The following is a list of seven RCAs located within the CPA with a description of the resources they were designed to conserve (Refer to Figure 5 on page 57):

19. Rancho Guejito - Pine Mountain - San Luis Rey River. This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive riparian woodland in the San Luis Rey River Valley, large growth mixed chaparral and oak woodlands on north facing slopes and a small area of coniferous trees in the eastern portion. The southernmost population of the Pacific Madrone tree grows on Rodriquez Mountain. This tree is normally associated with northern California.

21. Lancaster Mountain - Keys Canyon - Lilac Creek. This long, narrow area is mainly important for the riparian and oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains mixed chaparral, wildlife habitat and is a scenic landmark.

24. Keys Creek. This is another long, narrow riparian and oak woodland lined stream bottom which provides a high quality wildlife habitat and is a scenic community resource.

25. Moosa Canyon. This area contains a large canyon with oak and riparian woodlands. A small waterfall is present in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands and includes some chaparral covered slopes on the canyon sides for wildlife habitat.

26. Burnt Mountain. Resources to be protected in this area include oak woodlands and intermixed heavy chaparral. This area serves as wildlife habitat and visual landmark.

27. Valley Center Ridge. This scenic, steep, high ridge also contains a diversity of oak woodlands and large growth chaparral.

POLICIES AND RECOMMENDATIONS

1. Subdivisions should be designed to preserve scenic viewsheds. Radio and T.V. antennas that obscure scenic ridgelines are discouraged. [PP]

2. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains. [PP]

3. Support the goals and policies of the Comprehensive Species Management Habitat Conservation Plan for the least Bell's vireo as it pertains to Valley Center. [PP]

4. Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible. [PP]

5. Projects within or in the vicinity of a Resource Conservation Area should be designed to minimize adverse impacts on the resources the RCA was created to protect. [PP]

6. Preserve the native habitat of sensitive plants and animals by dedication of open space easements and other means that will ensure their long term protection and survival. [PP]

7. Preserve oaks, sycamores, eucalyptus, olive trees, pines and other individual specimen trees which contribute to the community character and provide wildlife habitat. [PP]

8. Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means. [PP]

9. Landscaping should be required to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, the plan should include revegetation with native plant species. [PP]

10. It is strongly encouraged that trees be planted wherever possible to stabilize soil conditions and contribute to atmospheric oxygen production. [GEN, PP]

11. Grading associated with discretionary permits shall not change natural land contours and shall be minimized to reduce erosion and siltation and damage to downstream properties. [PP, DPW]

12. Retain water courses in their natural state and prohibit all structures and future development within flood prone areas. [PP, DPW]

13. New developments shall be required to provide on and off site natural flood control improvements, when necessary, to ensure that water released from the project will not have an adverse environmental impact. [PP, DPW]

14. Prohibit discretionary permits that exacerbate problems in a currently identified downstream flooding area. [PP, DPW]

15. Discourage the use of imported water for agriculture, irrigation, recreation, industry, and other uses. [PP]

16. During the discretionary permit process, and in addition to the application of the "F" designator, no development or destruction of watershed shall be allowed which would increase the present flooding problem in the valley. [PP, DPW]

17. During the discretionary permit process, encourage the dedication of trails to form a local trail network with a central unifying hub near Cole Grade and Valley Center Roads. [PP]

18. Use low sodium lights and light shielding for new subdivisions and use permits as required by the "Dark Sky" Ordinance for those properties within a specified radius of the observatory at Palomar Mountain. [PP]

19. Support implementation and enforcement of the County's ordinance on lighting standards including lamp types and shielding for both public and private sector projects. [PP]

20. Require the location of an information center in Valley Center to facilitate community understanding of the region's cultural history. [GEN]

21. Pursue the possibility of obtaining funding from the State Office of Historic Preservation to survey the Valley Center area and nominate all significant resources to the National Register of Historic Places or the County Register. [AP]

22. Request the County Historic Site Board review all nominations of prehistoric and historic sites which qualify for inclusion in the County Register of Historic Landmarks. [GEN]

23. Require owners of significant historic and/or architectural sites to dedicate open space easements to preserve significant examples of California history and archaeology in the course of discretionary permit processing in order to register for Landmark Zoning with the County Historic Site Board. [GEN, PP]

7. OPEN SPACE

GOAL

SUPPORT A SYSTEM OF OPEN SPACE THAT IS ADEQUATE TO PRESERVE THE UNIQUE NATURAL ELEMENTS OF THE COMMUNITY, ENHANCE RECREATIONAL OPPORTUNITIES, CONSERVE SCENIC RESOURCES, AND RETAIN THE RURAL COMMUNITY CHARACTER.

FINDINGS

Open space is defined here as lands reserved for the preservation of natural resources, the managed production of resources, outdoor recreation and public health and safety. Open space contributes to the distinctive rural character of Valley Center and is highly valued by its residents. The Valley Center Plan Area contains an abundance of natural features and agricultural areas that are important to the community and which they would like to see preserved. The Plan Area contains scenic steep hillsides, canyons and ridgelines, numerous bands of riparian woodland on Keys, Lilac, Couser and Moosa Creeks and their tributaries and expansive floodplains in the central valley.

Although much of the CPA has historically been used for agriculture, extensive areas remain undisturbed as a result of public ownership, inaccessibility, steep topography, the presence of Indian Reservation lands and sparse residential development. The undisturbed lands provide wildlife habitat for a diversity of native wildlife including animals that require large territories and no longer survive in many other communities, such as the bobcat and mountain lion.

Protected open space is currently provided by lands in Agricultural Preserves, as well as land with dedicated open space easements, utility easements, trail easements and land occupied by local and regional parks.

POLICIES AND RECOMMENDATIONS

1. Encourage coordination with other jurisdictions in trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses. [DPR]
2. Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system. [DPR, PP]
3. Incorporate publicly and semi-publicly owned land into a functional recreation/open space system wherever feasible. [DPR, PP]
4. Support efforts by individual citizens and private organizations interested in preserving open space. [GEN]
5. Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space. [PP]
6. Sensitive plant life or irreplaceable, high quality plant and animal communities shall be preserved through planned residential developments and dedicated open space easements. [PP, DPR]

7. Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards, to minimize impacts on wildlife habitat and to provide scenic open space. [PP]

8. PARKS AND RECREATION

GOAL

DEVELOP A COMPREHENSIVE PLAN OF LOCAL, NEIGHBORHOOD, COMMUNITY AND REGIONAL PARKS AND FACILITIES DIRECTED TO THE NEEDS OF ALL AGE LEVELS AND WHICH USE, WHENEVER FEASIBLE, OUTSTANDING NATURAL FEATURES OF THE CPA.

POLICIES AND RECOMMENDATIONS

1. Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds for development of a park in the Valley Center Community Planning Area, a funding agency for operations and maintenance of that park must be identified. [DPR]
2. If a park is established outside of these boundaries, the District must be expanded or an alternative funding agency must be identified. [DPR]
3. Development of local and neighborhood park and recreation facilities will be coordinated with local school facilities whenever possible by establishing Joint Powers Agreements to promote joint development, operation and maintenance. [DPR]
4. In keeping with the rural character of the Valley Center community, Community and Neighborhood Parks will be encouraged. [DPR, PP]
5. Establish priorities and encourage the early acquisition of park lands to minimize public cost. Implement a park acquisition program which will use all possible acquisition and funding mechanisms. Valley Center Planning Group and Valley Center Community Services District will cooperate to be sure major developers provide park land and park facilities. [DPR, PP]
6. Acquire and develop outstanding scenic areas, cultural, biological and historical resources. The establishment of park locations and design shall incorporate these features whenever possible. [DPR]
7. All park lands dedicated in conjunction with the development of a Specific Plan Area (SPA) land use designation will consist of a reasonable amount of flat land suitable for play fields and other similar local park activities. [DPR]
8. Development of park facilities shall comply with the County's Ordinance No. 7155 relating to the regulation of Light Pollution. [DPW]
9. Provide riding and hiking trails, staging areas and other facilities within existing or proposed parks when appropriate to complement the Valley Center Trails System. [DPW, DPR]

9. NOISE

GOAL

MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE NOISE BY PROVIDING CONTROL OF NOISE AT ITS SOURCE, ALONG THE NOISE TRANSMISSION PATH AND AT THE RECEIVER SITE.

FINDINGS

Noise can have a significant impact on human health and safety and is an important element in defining the character of a community. Within the Valley Center Planning Area, surface traffic is the predominant noise source, as there are no existing fixed point noise generation activities or facilities. It is expected that as new developments are implemented, noise levels on local roads will increase as a result of increased numbers of automobiles and construction trucks on the roadways.

POLICIES AND RECOMMENDATIONS

1. Develop and implement land use plans and circulation patterns that will minimize noise in residential neighborhoods. [PP, DPW]
2. Permit residential development in areas with projected exterior Community Noise Equivalent Levels (CNELs) exceeding 60 decibels near main roads only when traffic noise impacts can be mitigated. [PP]
3. Design subdivisions to retain natural and landscaped sound barriers in preference to earth berms or walls, where they are needed. [PP]
4. Encourage the use of buffering devices on off-road vehicles and provide strict enforcement of noise regulations for off-road vehicles. [DHS, GEN]
5. Minimize traffic noise impacts by means of roadway alignment and design and the management of traffic flows. [AP, PP, DPW]
6. Encourage activities to increase public awareness of and enrollment in the Department of Agriculture program pursuant to the Agricultural Enterprises and Consumer Information Ordinance. (This Ordinance was designed to protect established farm operations from being declared a nuisance when following accepted agricultural practices.) [DA, GEN, PP]

CNEL = The A-weighted energy average noise level over a 24 hour period, with a 10 decibel penalty applied to nighttime noise (10:00 p.m. to 7:00 a.m.) and a 15 decibel penalty applied to evening noise (7:00 p.m. to 10:00 p.m.).

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APPENDIX:

INTERSTATE 15 CORRIDOR SUBREGIONAL PLAN

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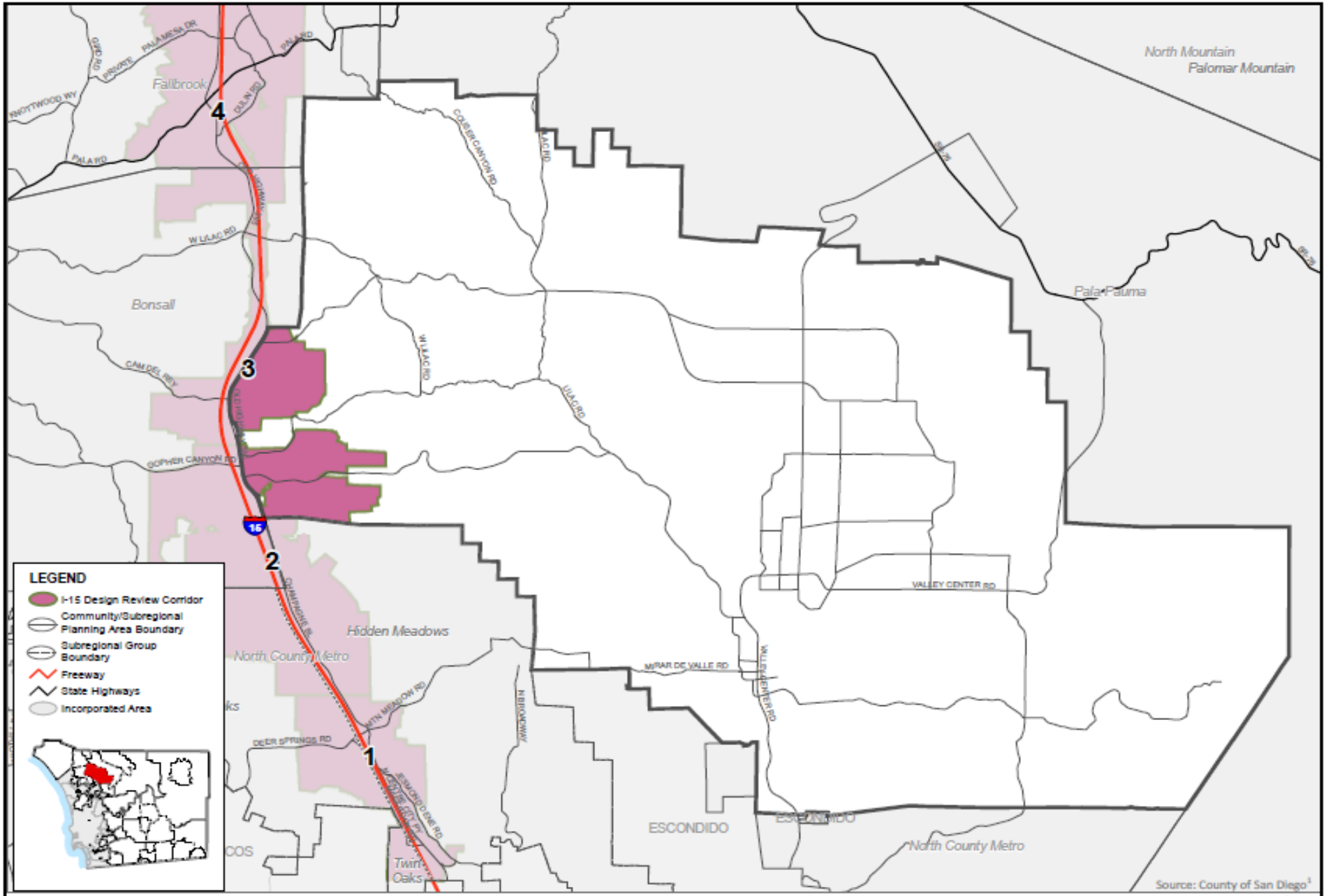
INTRODUCTION

The I-15 Corridor Plan consists of this text and the land use plan map. The Plan is intended to promote orderly development, protect environmental and man-made resources and implement the County's objectives for growth management and the structure of government for the Subregion.

The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the ½ acre to 2 mile "viewshed" area on either side of the freeway, which is what generally can be seen while driving along the Corridor. It encompasses some 12,600 acres and passes through five different plan areas: North County Metropolitan, Bonsall, Valley Center, Fallbrook, and Rainbow. This I-15 Corridor Plan does not replace the aforementioned plans for areas located within the Corridor, but is instead implemented through amendments to these area plans, as appropriate.

The land use plan map provides a basis for the specific zoning regulations of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through a variety of regulatory measures.

Figure 6 on the following page shows the general area of the I-15 Corridor.



VALLEY CENTER I-15 DESIGN CORRIDOR

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GOALS AND POLICIES

A. SCENIC PRESERVATION

GOAL:

PRESERVE TO THE EXTENT POSSIBLE, THE SCENIC ATTRIBUTES OF THE I-15 CORRIDOR.

POLICIES:

1. Establish Scenic Preservation Guidelines for all development activity within the I-15 Corridor (Staff, Board of Supervisors - Attachment A).
2. Apply a "B" Special Area Designator to the zones of all properties within the Corridor, which will require the preparation of a Site Plan for any development permit, in accordance with the Scenic Preservation Guidelines (Board of Supervisors).
3. Establish a Design Review Board with representatives from the affected communities and with appropriate professional expertise, to review all required Site Plans in accordance with the Scenic Preservation Guidelines, to coordinate with the respective community planning groups, and to advise County staff (Planning Group, Board of Supervisors).
4. Prepare more detailed design guidelines for Specific Plan Areas and other areas warranting such treatment along the I-15 Corridor (Design Review Board).
5. Review periodically the Scenic Preservation Guidelines and the organization and function of the Design Review Board and modify as needed (Design Review Board, Planning Group, Staff, Board of Supervisors).

B. LAND USE

GOAL:

PROVIDE A LAND USE PATTERN SENSITIVE TO THE OPPORTUNITIES AND CONSTRAINTS OF THE I-15 CORRIDOR.

POLICIES:

1. Adopt the regional categories and land use designations contained in the County General Plan to implement this Corridor Plan (Board of Supervisors).
2. Plan the Corridor from a regional perspective, but concurrently solicit and incorporate, to the extent possible, recommendations from the affected planning groups (Staff, Planning Groups, Board of Supervisors).
3. Concentrate development where it can be best accommodated, e.g., the more level portions of the plan area, thereby diffusing development pressures from the majority of the Corridor (Staff, Planning Group, Board of Supervisors).

4. Phase development according to available public services and facilities (Staff, Board of Supervisors).

5. Prepare an overall Master Specific Plan for the Highway 76/I-15 interchange area in accordance with the conditions contained in Attachment 2 (Property Owners).

C. PUBLIC SERVICES AND FACILITIES

GOAL:

PROVIDE ADEQUATE AND EQUITABLY FINANCED PUBLIC SERVICES AND FACILITIES.

POLICIES:

1. Coordinate development proposals with agencies responsible for providing public services and facilities (Property Owners, Staff).

2. Require annexations and construction of facilities as stipulated by the provider agencies prior to any development (Staff, Board of Supervisors).

3. Phase and size public services and facilities in a manner conducive to the restrictive land use pattern recommended in this Plan, e.g., adequate to serve the areas designated for more intensive development, but limited so as not to encourage or support development where it is not intended (Provider Agencies).

4. Prepare a public facilities plan for the Highway 76/I-15 interchange Specific Plan Area, prior to any development in that area, to include needed services and facilities, provider agencies, current and proposed capacities, required annexations, and financing methods (Property Owners).

D. CIRCULATION

GOAL:

PROVIDE A CIRCULATION NETWORK CAPABLE OF HANDLING CORRIDOR AND SUBREGIONAL TRAFFIC, INCLUDING PUBLIC AND NON-MOTORIZED MODES OF TRAVEL.

POLICIES:

1. Participate in location and financing studies leading to the construction of State Route 76 as a freeway (Property Owners, Staff).

2. Conduct additional traffic analysis before any development within the Highway 76/I-15 interchange Specific Plan Area (Property Owners).

3. Amend the Mobility Element and condition development applications as appropriate, following required traffic studies (Staff, Board of Supervisors).

4. Provide a bicycle and pedestrian network (Property Owners, Planning Groups, Staff, Board of Supervisors).

5. Promote expansion of mass transit system (Staff, Board of Supervisors).

6. Develop incentive program for use of carpools and mass transit system, especially to employment centers, such as proposed as the Highway 76/I-15 interchange area (Developers, Staff).

7. Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible (Developers, Staff).

E. CONSERVATION

GOAL:

PROTECT THE ENVIRONMENTAL RESOURCES ALONG THE I-15 CORRIDOR INCLUDING, BUT NOT LIMITED TO THOSE CONTAINED WITHIN "RESOURCE CONSERVATION AREAS".

POLICIES:

1. Keep the watercourse of the San Luis Rey River natural and place as much as possible of the floodplain in open space easements (Developers, Staff, Board of Supervisors).

2. Require a river plan of all development proposals within or adjacent to the San Luis Rey River floodplain, addressing the preservation of natural resources and measures to protect against potential hazards (Staff, Board of Supervisors).

3. Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts (Developers, Planning Groups, Staff).

F. COORDINATION

GOAL:

COORDINATE PLANNING AND DEVELOPMENT PROPOSALS WITH ADJACENT JURISDICTIONS, PLANNING GROUPS, AND PRIVATE INTERESTS.

POLICIES:

1. Consult with the appropriate planning group before submitting any development proposals (Developers).

2. Request recommendations from any affected planning groups before finalizing recommendations on any development proposal (Staff).

3. Request comments on development proposals from other affected planning groups along the I-15 Corridor (Developers, Staff).

4. Coordinate all planning and development proposals with CalTrans, adjacent cities, and appropriate private interests, such as adjacent property owners (Developers, Staff, Board of Supervisors).

G. IMPLEMENTATION

GOAL:

IMPLEMENT THE DEVELOPMENT AND CONSERVATION CONCEPTS CONTAINED IN THE I-15 CORRIDOR PLAN AS APPROPRIATE.

POLICIES:

1. Amend the maps and text of the North County Metropolitan Subregional Plan, and the Bonsall, Valley Center, Fallbrook, and Rainbow Community Plans to incorporate the plan concepts contained in the I-15 Corridor Plan, and any subsequent changes that may occur (Staff, Board of Supervisors).
2. Adopt the Scenic Preservation Guidelines (Attachment 1) and add them as an amendment to the texts of the aforementioned subregional and community plans.

I-15 CORRIDOR SUBREGIONAL PLAN

ATTACHMENT A: SCENIC PRESERVATION GUIDELINES

I-15 CORRIDOR STUDY AREA
CITIZEN'S COMMITTEE

ATTACHMENT A

I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

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ATTACHMENT A

APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the I-15 Corridor extending from the northern Escondido city limits to the Riverside County line (see vicinity map on page). Properties affected are more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" Designator requires the preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with these Guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such Site Plans are to be reviewed in part by a Design Review Board established especially for this purpose.

More detailed design criteria shall be developed for Specific Plan Areas and other areas along the I-15 Corridor where it is deemed appropriate. Such additional criteria are to be prepared by the Design Review Board, the affected planning groups, and Department of Planning and Land Use staff jointly.

EXEMPTIONS

These Guidelines do not apply to alterations to the interior of structures which are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor exterior alterations, reconstruction for the purpose of maintenance, and construction or expansion of accessory structures (Section 5757).

OBJECTIVE

The purpose of the following scenic and planning quality guidelines is to: 1) protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated planned development which harmonizes with the natural environment; 2) establish standards to regulate the visual quality and the environmental integrity of the entire Corridor; and 3) encourage scenic preservation and development practices compatible with the goals and policies of the five community and subregional planning areas encompassed by the I-15 Corridor area, when appropriate.

ATTACHMENT A

STANDARDS

These standards address man-made and natural features which affect the scenic quality of the I-15 Corridor area.

I. SITE DESIGN

A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve the viewsheds, natural topographic features, and natural watercourses.

2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.

3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.

4. Development of bikeways shall be encouraged.

5. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided where feasible.

6. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.

7. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

B. Site Lighting Standards:

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory.

a. Site lighting shall be limited to that necessary for security, safety and identification and shall be integrated with project landscape design.

b. Excessive building or site lighting for decorative purposes shall be discouraged.

2. Site lighting plans that conflict with the character of the community shall be discouraged.

C. Landscape Design Standards:

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking and service areas located in viewshed areas.

2. Project boundary landscaping shall complement adjacent landforms and plant materials.

3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plant list provided by County staff.

4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.

    a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat buildup. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible.

    b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure drive visibility.

    c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping, dispersed throughout the parking area.

5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.

6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.

7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.

8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.

9. Major stands of native trees shall be preserved.

D. <u>Public Utilities and Safety Standards</u>

1. New development projects shall be phased with the provision of adequate fire protection services.

2. Fire prevention and suppression in the design of all new projects shall be encouraged.

3. Utilities shall be placed underground (electrical, telephone, cable, etc.) where practical.

4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.

5. Transformers and related utility components shall be placed in vaults or be screened with retaining walls and/or plantings and located to avoid conflict with pedestrian paths.

E. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.

   a. Revegetation and erosion control shall be provided in all newly graded areas.

   b. Grading during the wet seasons (November to March) shall be discouraged.

2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.

3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size and placement of lots.

4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.

5. The protection and preservation of the public use of on-site vista points shall be encouraged.

6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.

7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.

8. Any grading above 25 percent slope will blend with the surrounding area and be landscaped appropriately to look natural.

II. ARCHITECTURAL DESIGN

A. Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.

1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.

2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.

3. Building materials used shall convey a sense of permanence and quality.

4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.

5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.

B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.

1. The use of special detail treatments in roof forms, windows and entries shall be encouraged.

2. Roof mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.

3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.

C. Signage shall not adversely impact the environmental and visual quality of the area.

1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.

2. All signs shall be kept as low to the ground as possible.

3. Signs shall be used for identification, not advertisement.

4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.

a. Signs shall be part of a comprehensive graphic program for each project.

5. Signs shall be predominately natural materials, non-moving, externally illuminated.

6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

ATTACHMENT A

IMPLEMENTATION

A Design Review Board shall be established by the Board of Supervisors, pursuant to Ordinance 396.10 (New Series) of the County Administrative Code, to review required Site Plans for conformance to these Scenic Preservation Guidelines, and to advise County staff accordingly. This Board shall have representation for each of the affected plan areas, preferably with expertise in design, architecture, landscape architecture, and land use planning. Each Design Review Board member shall report to the respective planning group any Site Plans deemed of sufficient interest or importance to warrant planning group consideration. "The Design Review Board members shall report to the respective planning group any Site Plans other than single-family dwellings."

PERIODIC REVIEW

These Scenic Preservation Guidelines and review procedures shall be subject to periodic evaluations. Any proposed changes shall be reviewed by the Design Review Board, the affected planning groups, and County staff before being presented to the Planning Commission and the Board of Supervisors.

ATTACHMENT B

INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN

GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett-Packard Industrial/Research Park Specific Plan, a possible modification of the "Pappas" ownership in that Specific Plan to convert approximately 100 acres of mobilehome park to an industrial/research park use (with a similar type of development as proposed on the Hewlett-Packard Park ownership) or to retain it for residential uses. Also proposed are residential areas to meet some of the anticipated housing needs of the community and the industrial park, supporting neighborhood commercial areas, parks, trails and open space. The overall residential density of the proposed plan would be .81 dwelling unit per acre, based on the total acreage within the Master Specific Plan Area, with a maximum of 956 dwelling units. Considering only the areas designated for residential uses (and deleting the 270 lots on 98 acres from Tentative Map 4249-1; see below), the resulting density would be 1.73 dwelling units per acre. No "clustering" of residential uses would be allowed beyond that already authorized in approved maps, permits, or Specific Plans. Additional housing to support anticipated industrial and commercial employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County. A minimum parcel size of 15,000 square feet would be permitted, on land with less than 15 percent slope only.

Preliminary analysis of the MSPA indicates that the areas do not presently have the necessary service, utility and road infrastructure to support the entire proposed plan; therefore, a final land use plan should not be adopted until further studies are carried out to identify the detailed needs of the plan area and appropriate methods to support those needs. These studies should consider the local as well as regional consequences of the proposed uses. The studies may indicate a need to modify the target land uses. These studies will be carried out by County staff and/or consultants but funded by the land owners within the Master Specific Plan Area. Provisional zoning with a 20 acre minimum lot size will be applied as a holding zone until final zoning and the Master Specific Plan (with component Specific Plans) are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) the Specific Plan process is defined in state law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

ATTACHMENT B

IMPLEMENTATION

Additional studies need to be conducted for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following (detailed further on pages 3-5): 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed dark sky policy implementation procedures; 6) more detailed design guidelines developed in conformance with the I-15 Corridor Scenic Preservation Guidelines; and 7) a park and open space/trails plan. These studies will analyze the proposed plan and determine the necessary infrastructure to support the suggested planned development. In addition, the studies will determine how and when the needed services, utilities and roads can be built, and establish a financing and phasing plan to construct these improvements as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

INTERIM ZONING

The Master Specific Plan Area is recommended to be zoned as a Holding Area Use Regulation (S90) until the necessary supporting technical studies are carried out and the Master Specific Plan Area and its implementing zones are adopted by the Board of Supervisors after later public hearings. The County Zoning Ordinance, Section 2900, states that "...this zone [S90] is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and utilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other date. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development."

Until the Master Specific Plan is adopted by the Board of Supervisors, and the land contained therein appropriately zoned to implement the Master Specific Plan land uses, only the land uses allowed in the S90 Use Regulation as defined by Sections 2900-2908 in The Zoning Ordinance shall be allowed, with a minimum lot size of 20 acres.

The entire Master Specific Plan Area shall have a Special Study Area Regional Category.

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance

(Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

It is anticipated that the detailed studies required to produce the Master Specific Plan will further define the appropriate land uses within the project area, describe and schedule the infrastructure elements and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses. Any further implementation beyond the S90 Holding zone towards the target land uses and suggested residential densities will depend on the completion of the Master Specific Plan. Until its adoption and subsequent rezoning by the Board of Supervisors, no change in land use beyond the 20 acre minimum lot size will be allowed.

NECESSARY SUPPORTING STUDIES

A. River Plan

The Master Specific Plan Area is bisected by the San Luis Rey River which contains valuable riparian vegetation and sand resources, but which also poses potential flood threats to man-made improvements within the river. A comprehensive river plan shall be prepared which defines the boundaries of the river and the floodplain. It shall address the preservation of natural resources and identify measures to protect the River's resources and existing or needed improvements against potential hazards. This planning study shall be integrated to the fullest extent feasible with the Least Bell's Vireo Comprehensive Species Management Plan and Habitat Conservation Plan for the San Luis Rey River, currently being developed by the San Diego Association of Governments (SANDAG). To the extent possible, the floodplain shall be preserved as permanent open space and the watercourse shall be kept natural except for on-going legally permitted uses. No alteration to the floodway or floodplain should be allowed if it is found to have adverse downstream impacts.

B. Traffic Study

A model-based detailed subarea traffic analysis must be completed and approved for the entire Master Specific Plan Area, concentrating on the type and timing for improvements in the State Route 76 and the Interstate 15 interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element. Such amendments shall be completed and development plans conditioned accordingly as part of the Master Specific Plan implementation.

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate

phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

A phasing plan shall be prepared timing all proposed developments to the stipulations of the facilities financing plan.

E. Market Analysis

As part of the Master Specific Plan, a market analysis shall be required for each of the development plans, showing the type, size, period and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.

F. Dark Sky Policy

Due to this area's proximity to the Palomar Observatory, the proposed Master Specific Plan shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element of the County General Plan. Implementation of the Specific Plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping and other measures deemed appropriate at the time the Specific Plans are reviewed.

G. Design Guidelines

All development proposals within the Master Specific Plan Area shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this Master Specific Plan Area by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards, and potential mitigation measures to areas within the Master Specific Plan Area.

H. Park/Open Space

A park/open space and trails study will be requested in conjunction with the other required studies to establish an integrated park, open space, and trails plan for the Master Specific Plan Area. The San Luis Rey River should serve as a primary focus for this plan.

PROPOSED LAND USES

Recommended County General Plan Regional Category

1. Special Study Area (SSA): This category is being applied on an interim basis because development should be restricted pending completion of the detailed studies being required for the Master Specific Plan Area.

ATTACHMENT B

Recommended Master Specific Plan Land Uses. (Permitted only after necessary studies, environmental review and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. It is anticipated that each ownership would be implemented by individual Specific Plans):

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial/research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change except that the plan should only be implemented after the required future studies are carried out.

2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the I-15 Corridor.

   If the proposed use is approved after the required studies, the Master Specific Plan would require the amendment of the existing Hewlett-Packard Campus Park Specific Plan.

3. Robert Pankey Property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.

4. Edgar Pankey Property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).

5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property, it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of TM 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied which would allow the approved map to guide the development. If any substantial changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a

rezone should be examined in the facilities study and any necessary future California Environmental Quality Act (CEQA) review.

6. Jenkins Property: 57 acres is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.

7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing 1 dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.

8. Jones Property: 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

   Approximately three to four acres of the most level area (portion of Parcels 1 and 2) would be developed as General Commercial (freeway-oriented).

   The balance of the property (Parcels 3 and 4, portion of Parcels 1 and 2) would be designated Open Space in order to provide permanent buffers to surrounding existing uses.