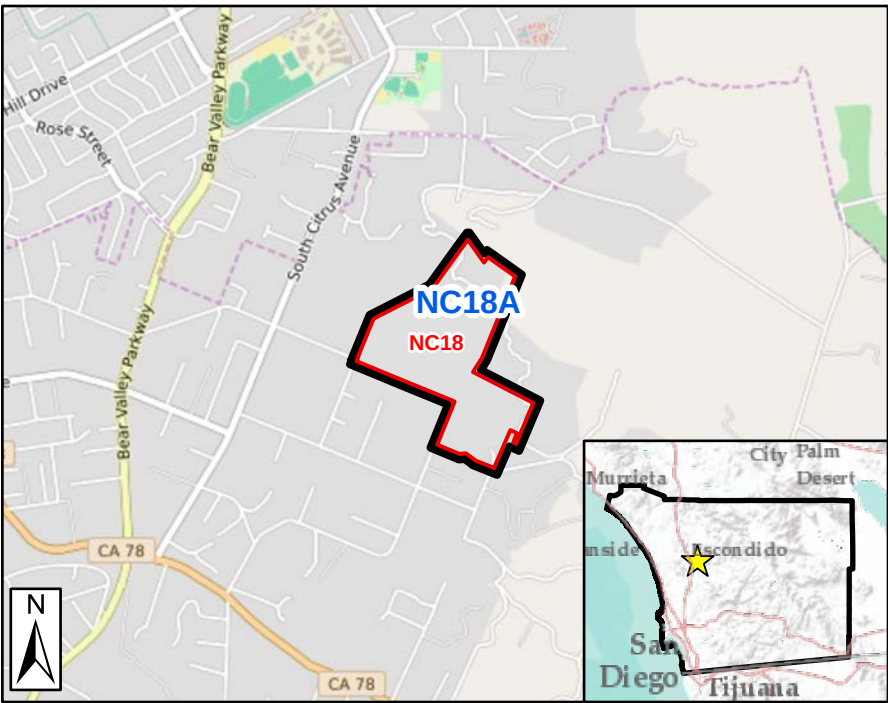




VICINITY MAP

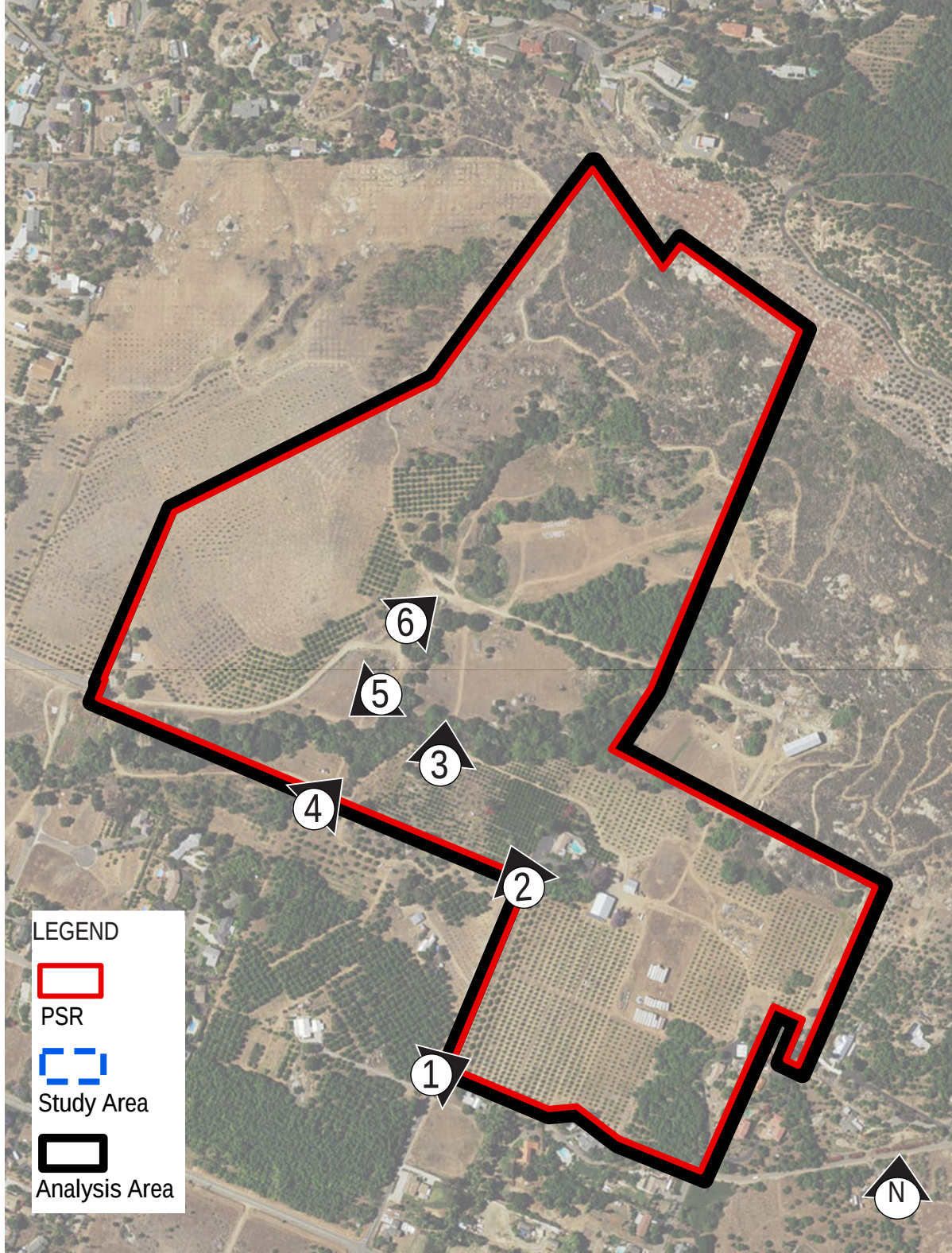


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP



① From the southern portion of the PSR area near Skyline Drive, facing northeast at citrus groves



② Facing northwest at citrus groves located just west of Hillebrecht residence at the dead end of Skyline Drive



③ From dirt road just north of groves near the Skyline Drive dead end, facing north at wetland/riparian corridor



④ From the dirt road along the western perimeter of the groves near the Hillebrecht residence, facing north at oaks within riparian corridor



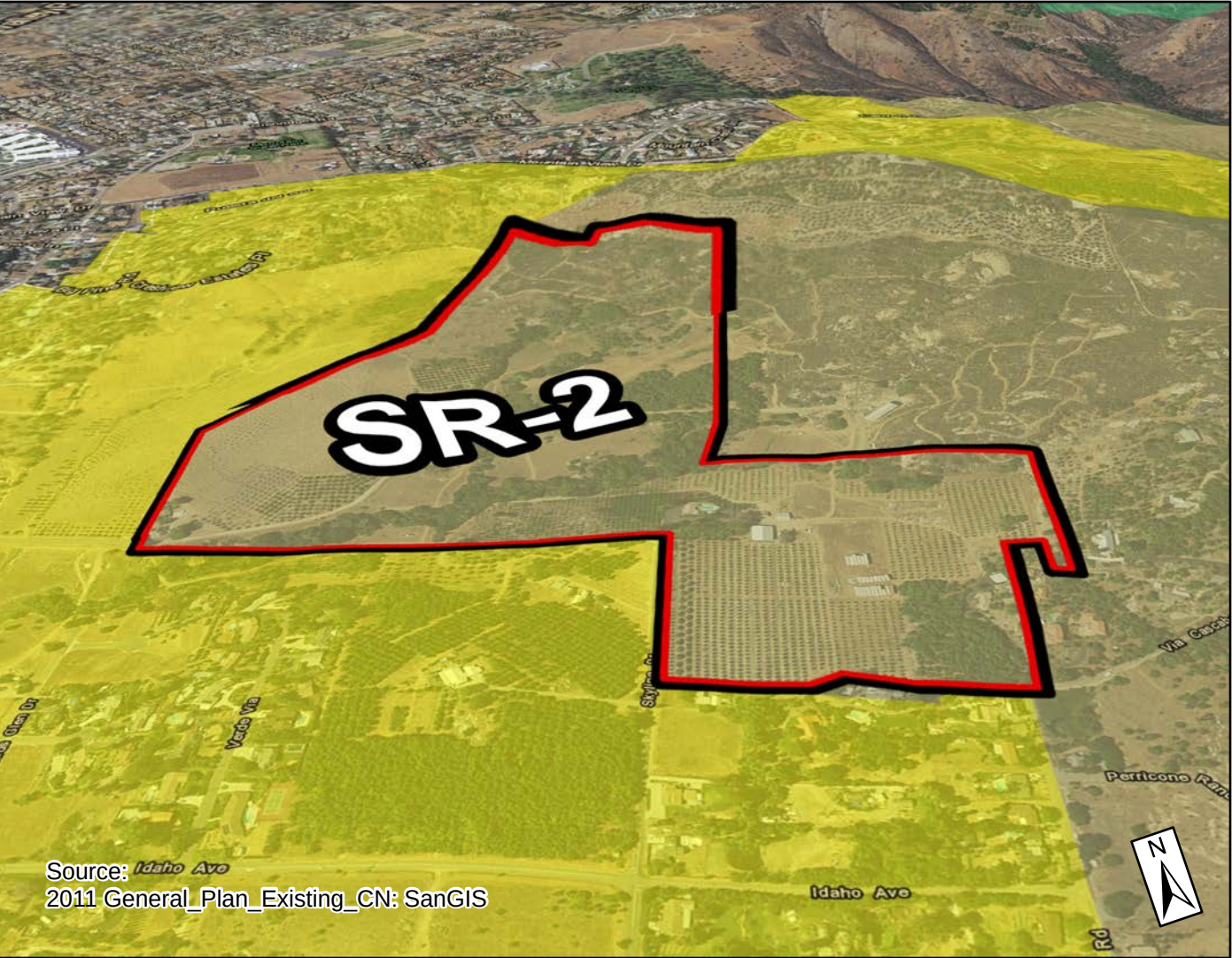
⑤ From the dirt road crossing the riparian corridor in the southwestern end of parcel #241-041-19, facing southwest at willows within wetland/riparian area



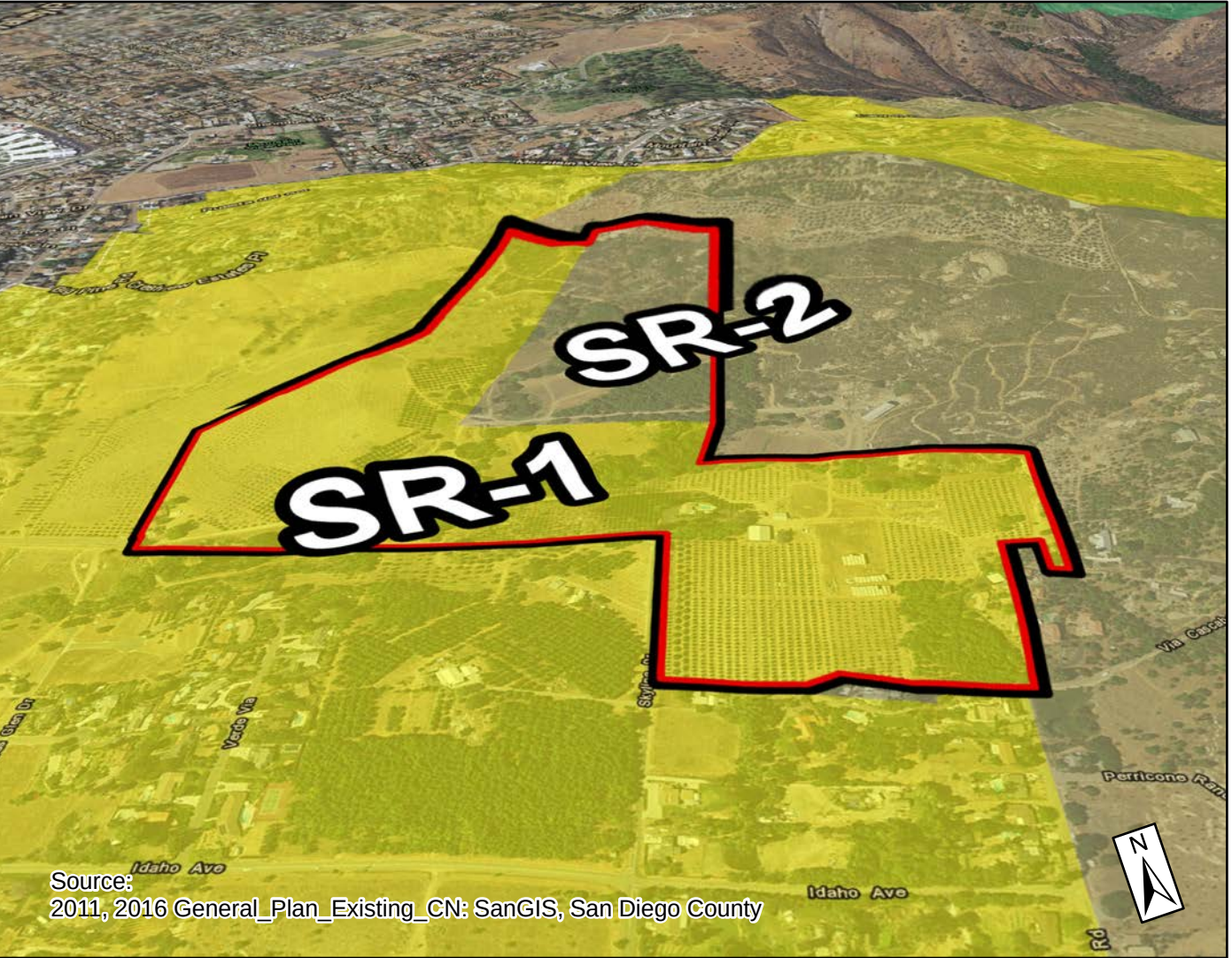
⑥ In the northeastern portion of parcel # 241-041-19 facing north at oaks and wetland area; hillside on the left is in the northernmost portion of parcel # 234-040-40, which is also proposed for SR-1



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

- PSR
- Study Area
- Analysis Area

LEGEND

- | | |
|--|---|
| Village Residential (VR-30), 30 du/ac | Rural Lands (RL-80), 1 du/80 ac |
| Village Residential (VR-24), 24 du/ac | Specific Plan Area (residential densities in <i>italics</i>) |
| Village Residential (VR-20), 20 du/ac | Office Professional |
| Village Residential (VR-15), 15 du/ac | Neighborhood Commercial |
| Village Residential (VR-10.9), 10.9 du/ac | General Commercial |
| Village Residential (VR-7.3), 7.3 du/ac | Rural Commercial |
| Village Residential (VR-4.3), 4.3 du/ac | Limited Impact Industrial |
| Village Residential (VR-2.9), 2.9 du/ac | Medium Impact Industrial |
| Village Residential (VR-2), 2 du/ac | High Impact Industrial |
| Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac | Village Core Mixed Use |
| Semi-Rural Residential (SR-1), 1 du/1,2,4 ac | Public/Semi-Public Facilities |
| Semi-Rural Residential (SR-2), 1 du/2,4,8 ac | Public/Semi-Public Lands - Solid Waste Facility |
| Semi-Rural Residential (SR-4), 1 du/4,8,16 ac | Public Agency Lands |
| Semi-Rural Residential (SR-10), 1 du/10,20 ac | Tribal Lands |
| Rural Lands (RL-20), 1 du/20 ac | Open Space (Recreation) |
| Rural Lands (RL-40), 1 du/40 ac | Open Space (Conservation) |



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Education
- Institutions
- Military

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend



PSR



Study Area

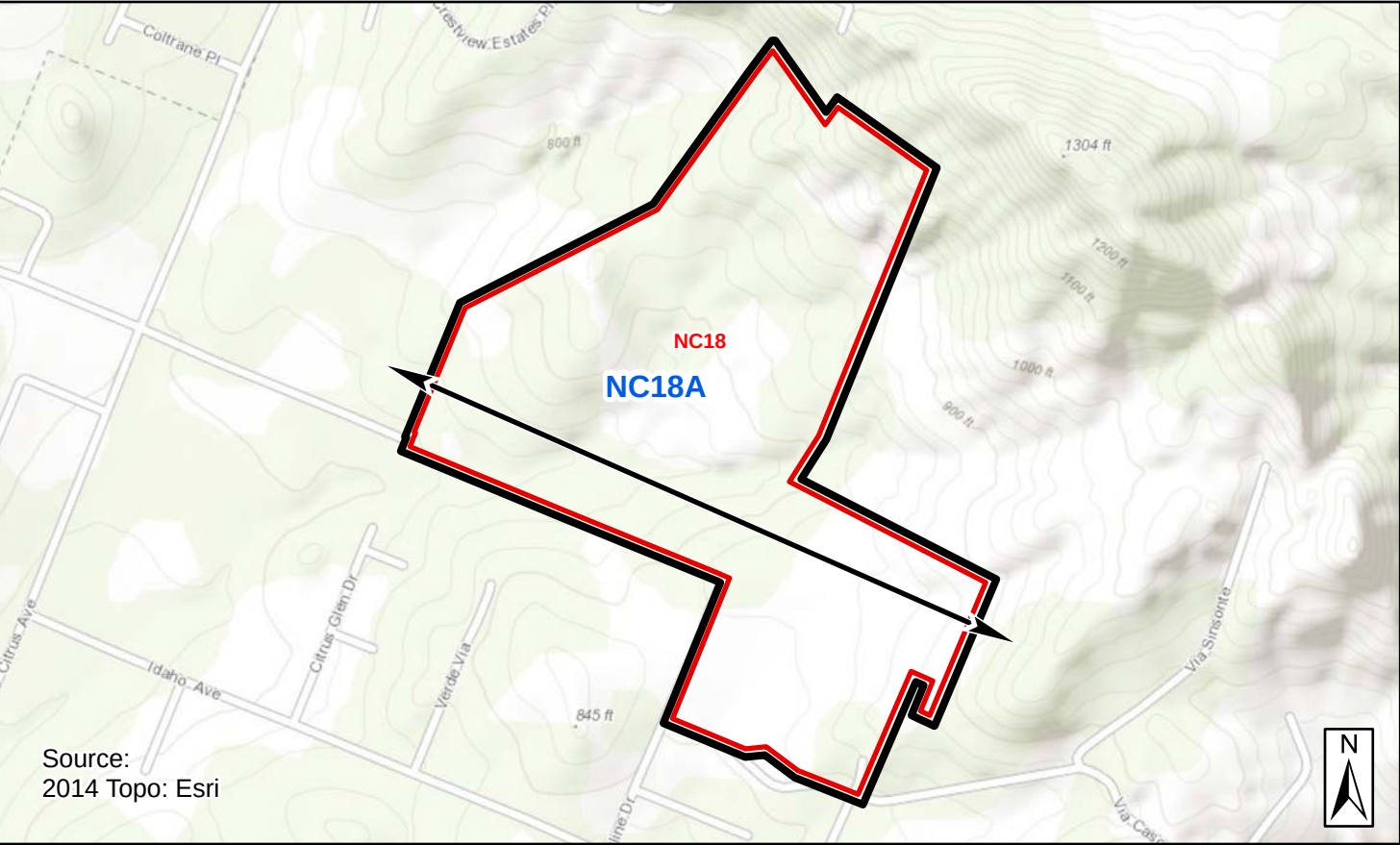


Analysis Area

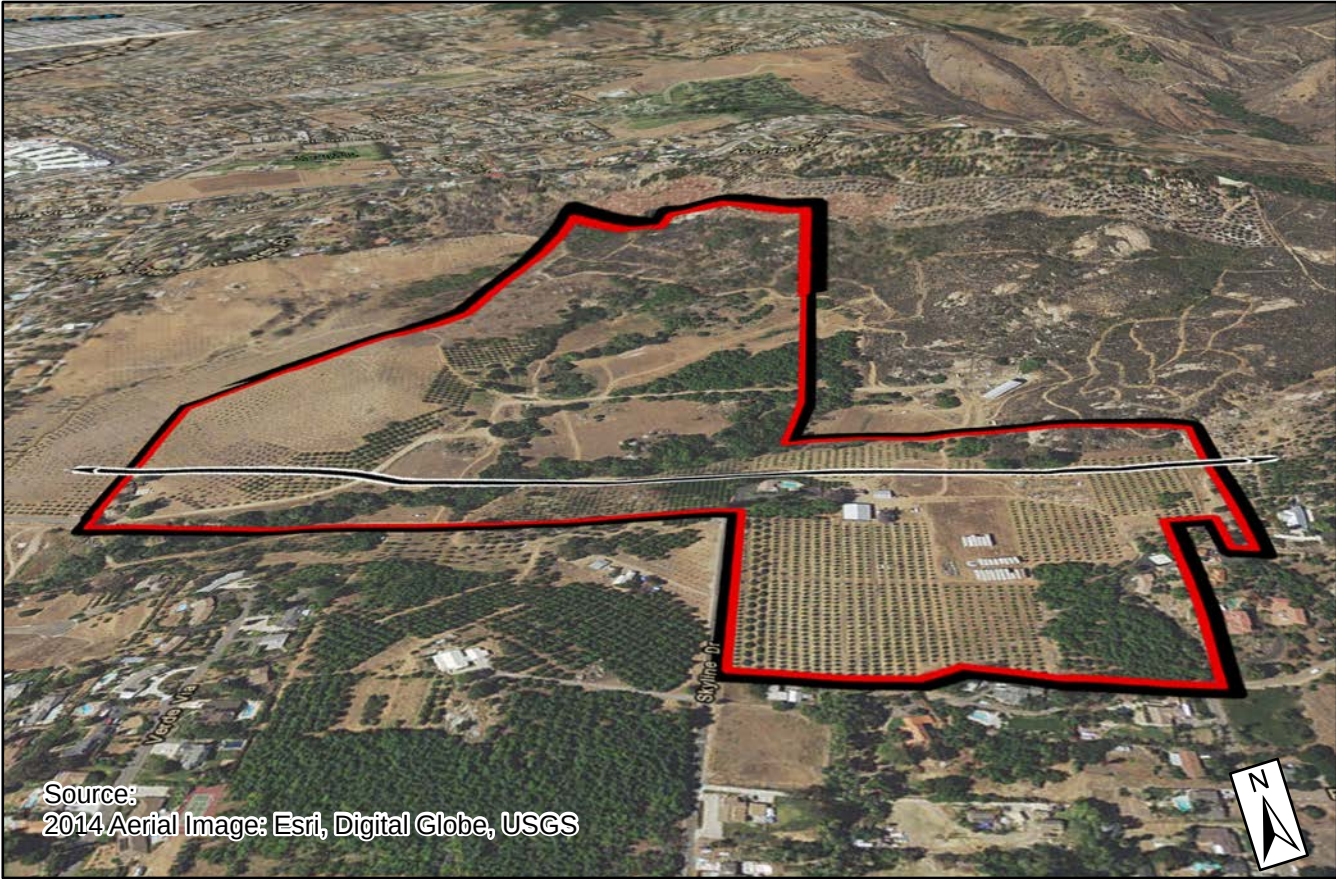
Source:
2015 LANDUSE_CURRENT: SanGIS



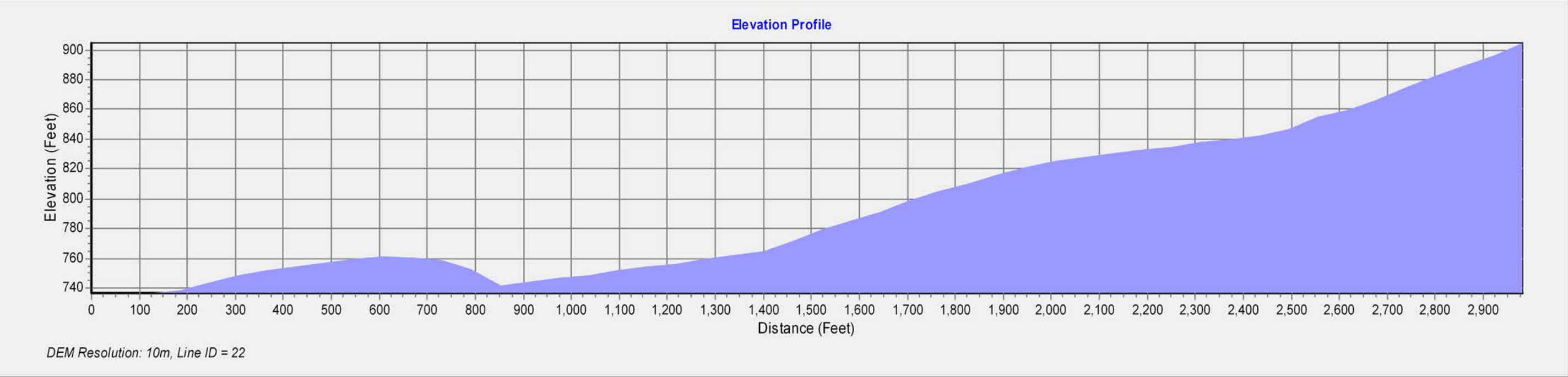
TOPOGRAPHIC VIEW



3D VIEW



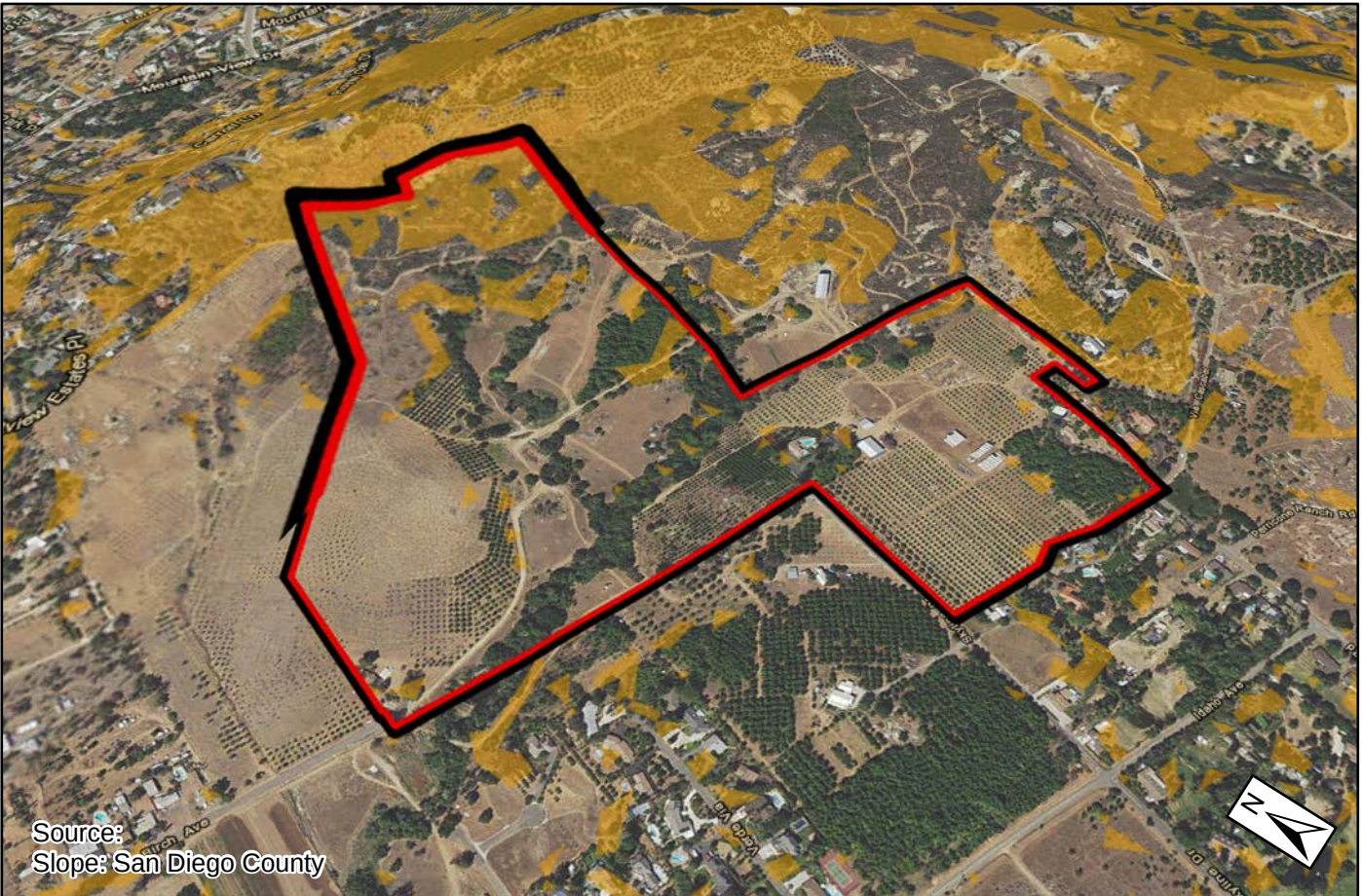
- Legend
- PSR
 - Study Area
 - Analysis Area



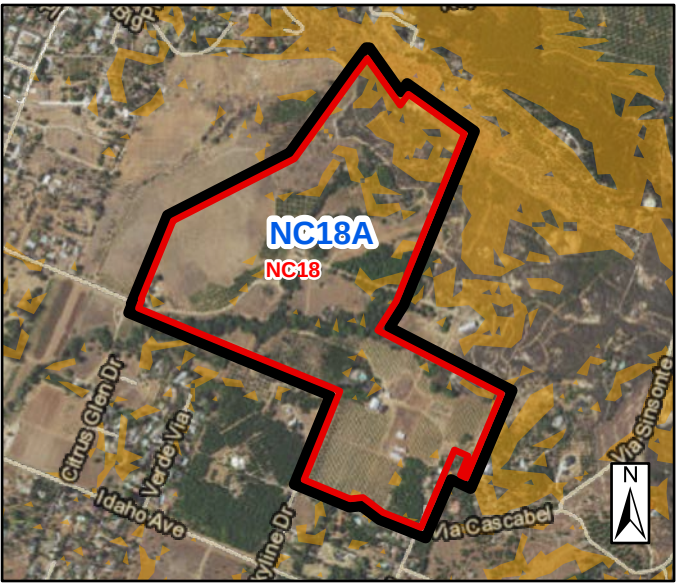
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



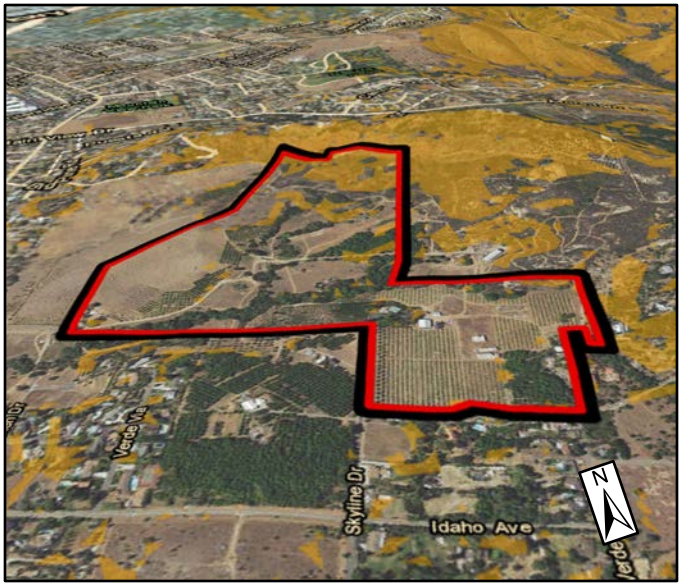
STEEP SLOPES



3D VIEW

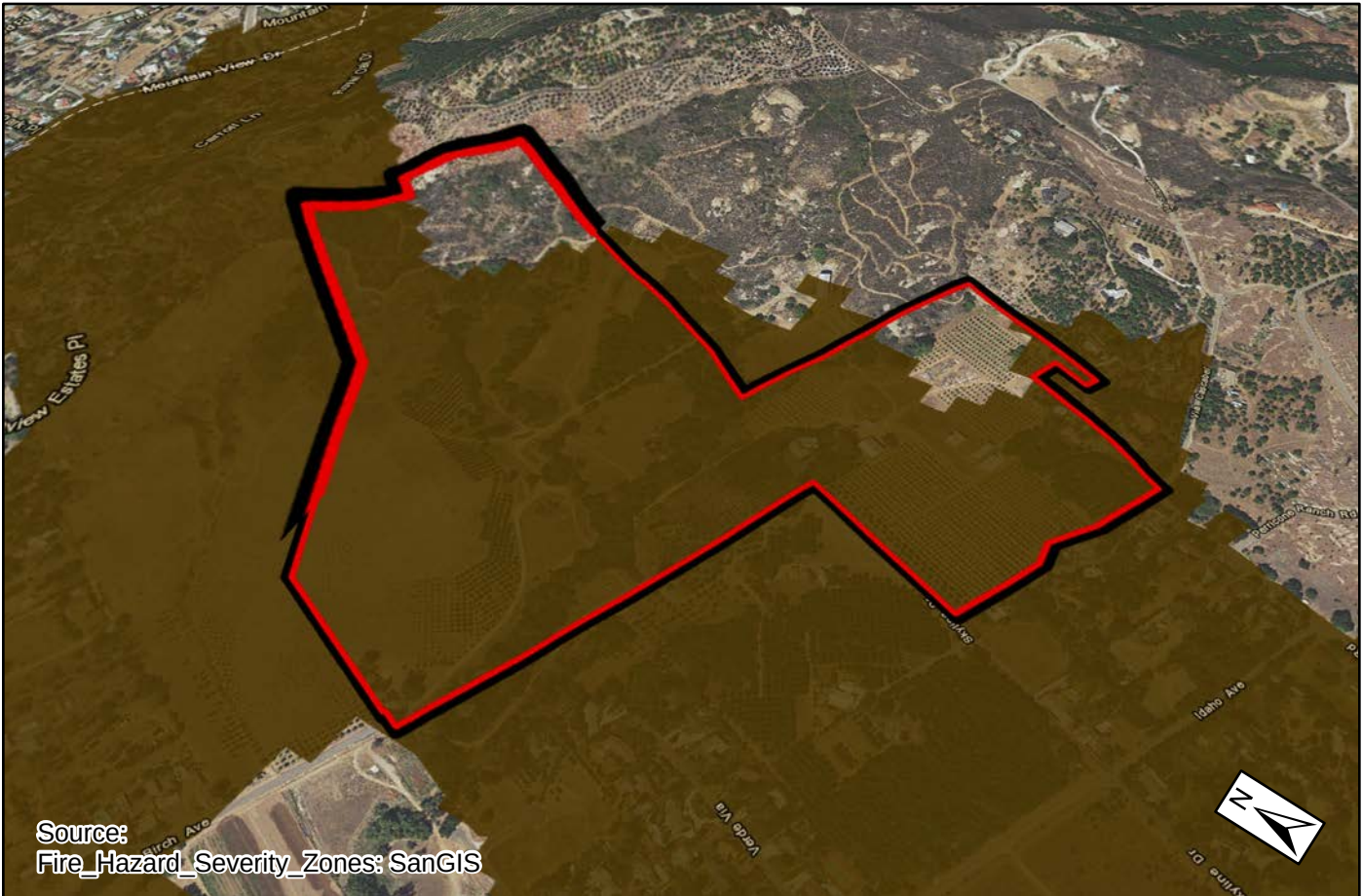


PLAN VIEW

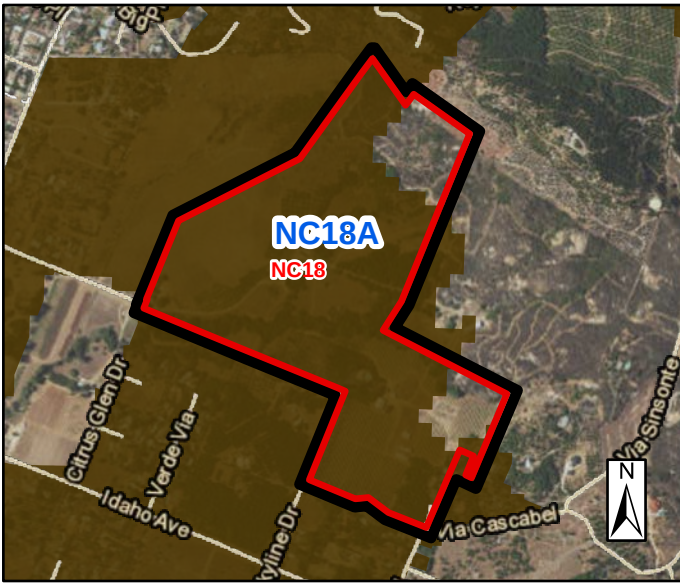


3D VIEW # 2

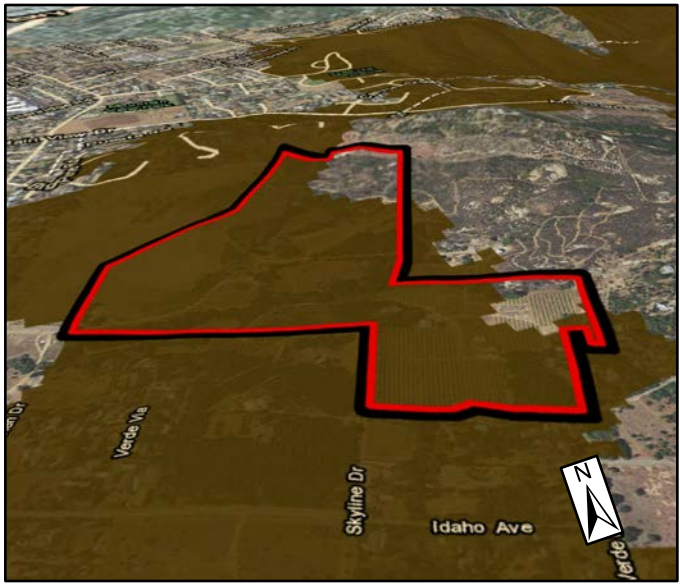
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



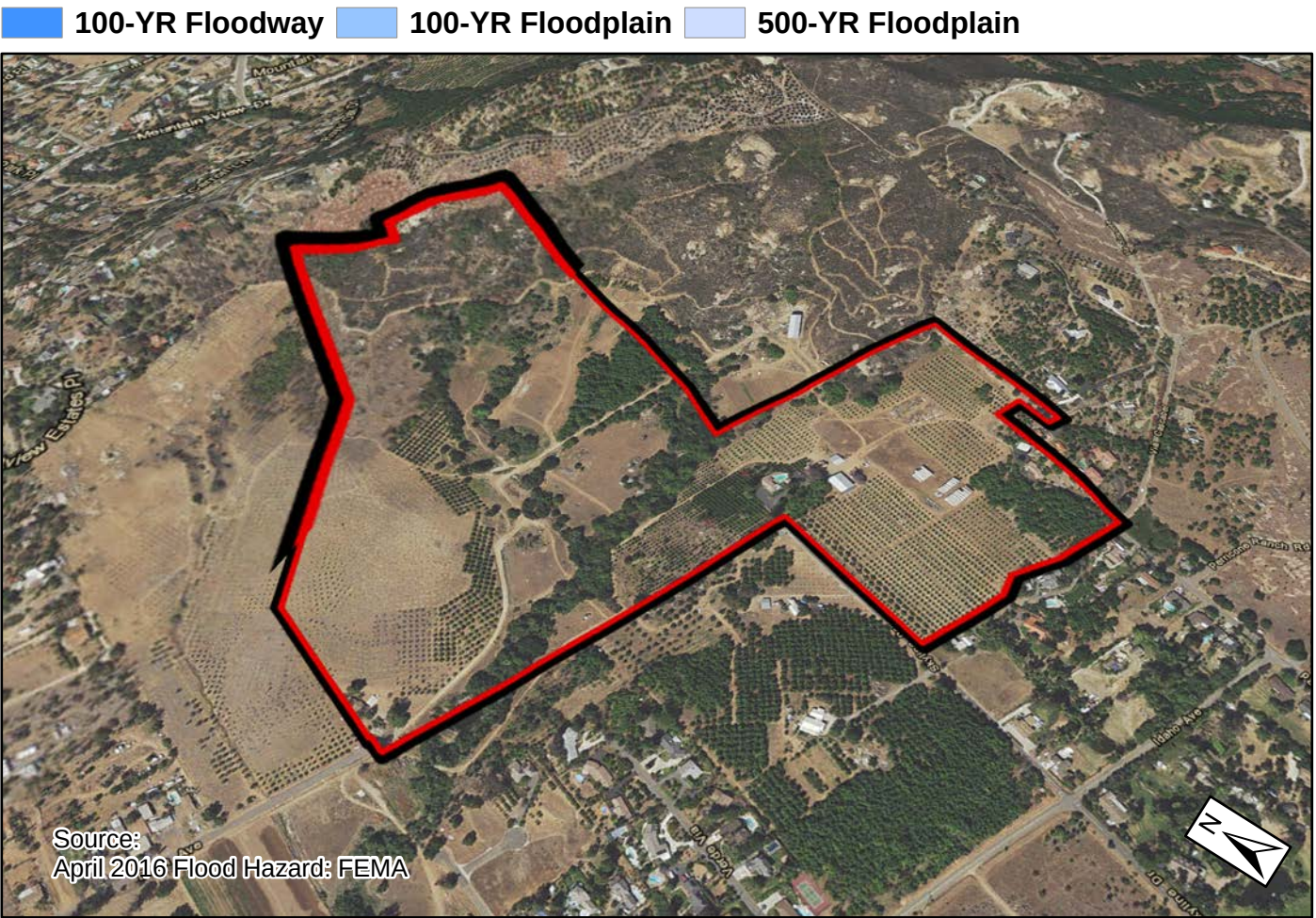
PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



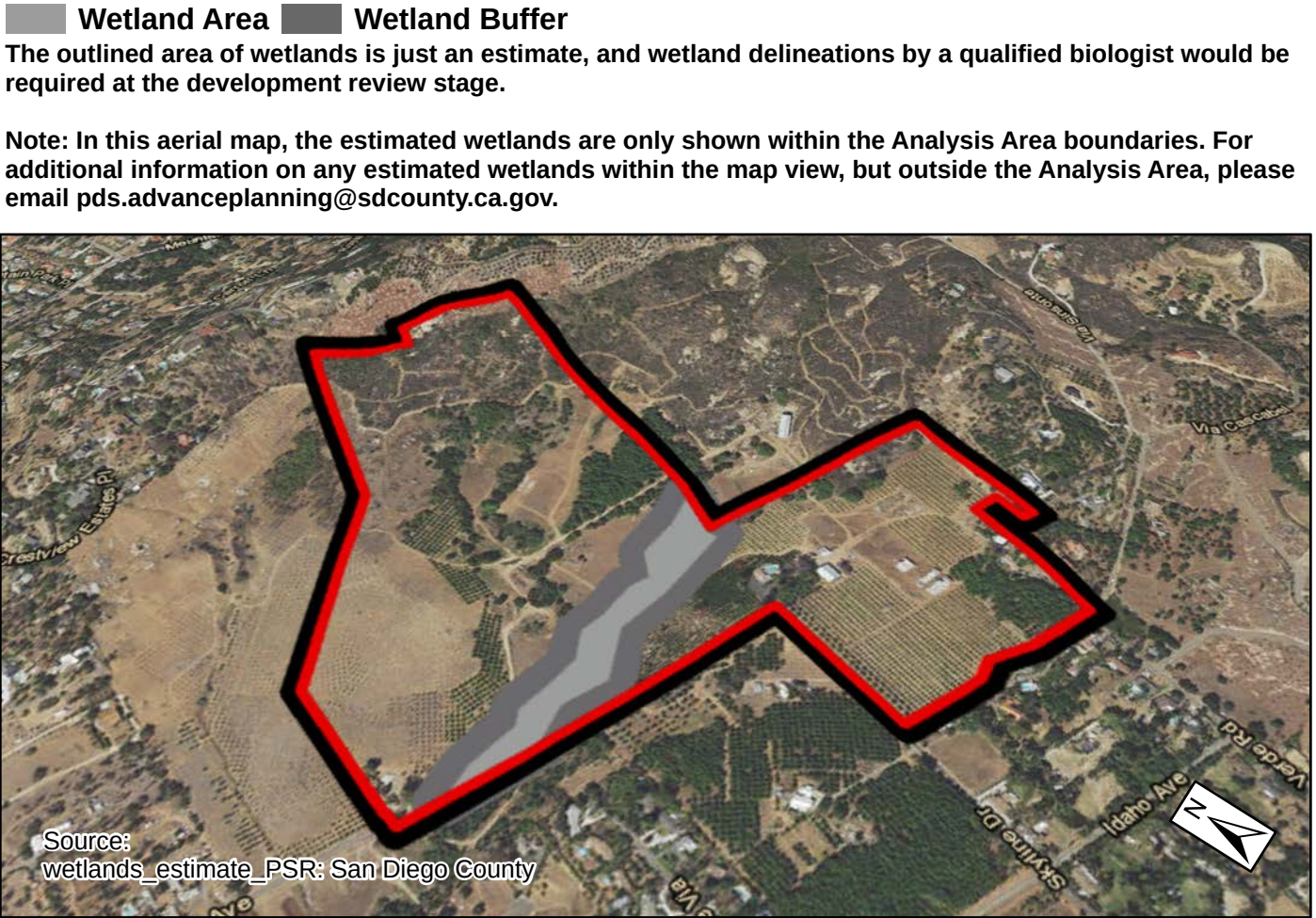
3D VIEW



PLAN VIEW



3D VIEW # 2



3D VIEW



PLAN VIEW



3D VIEW # 2





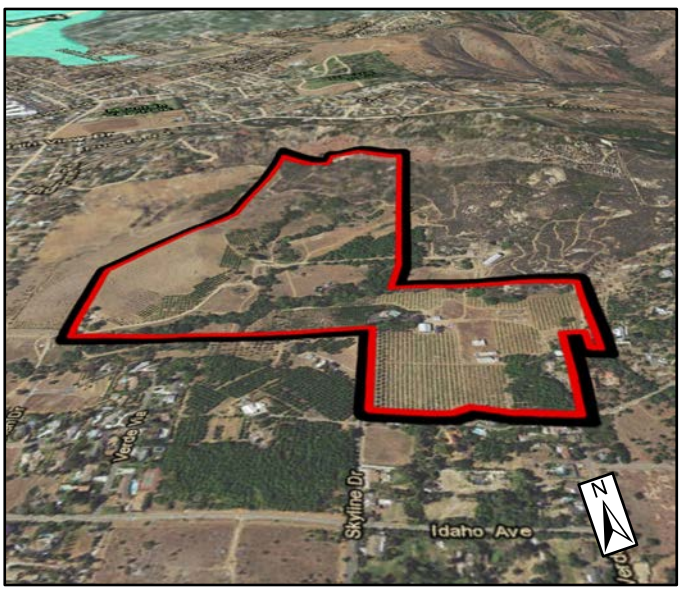
DAM INUNDATION ZONES



3D VIEW

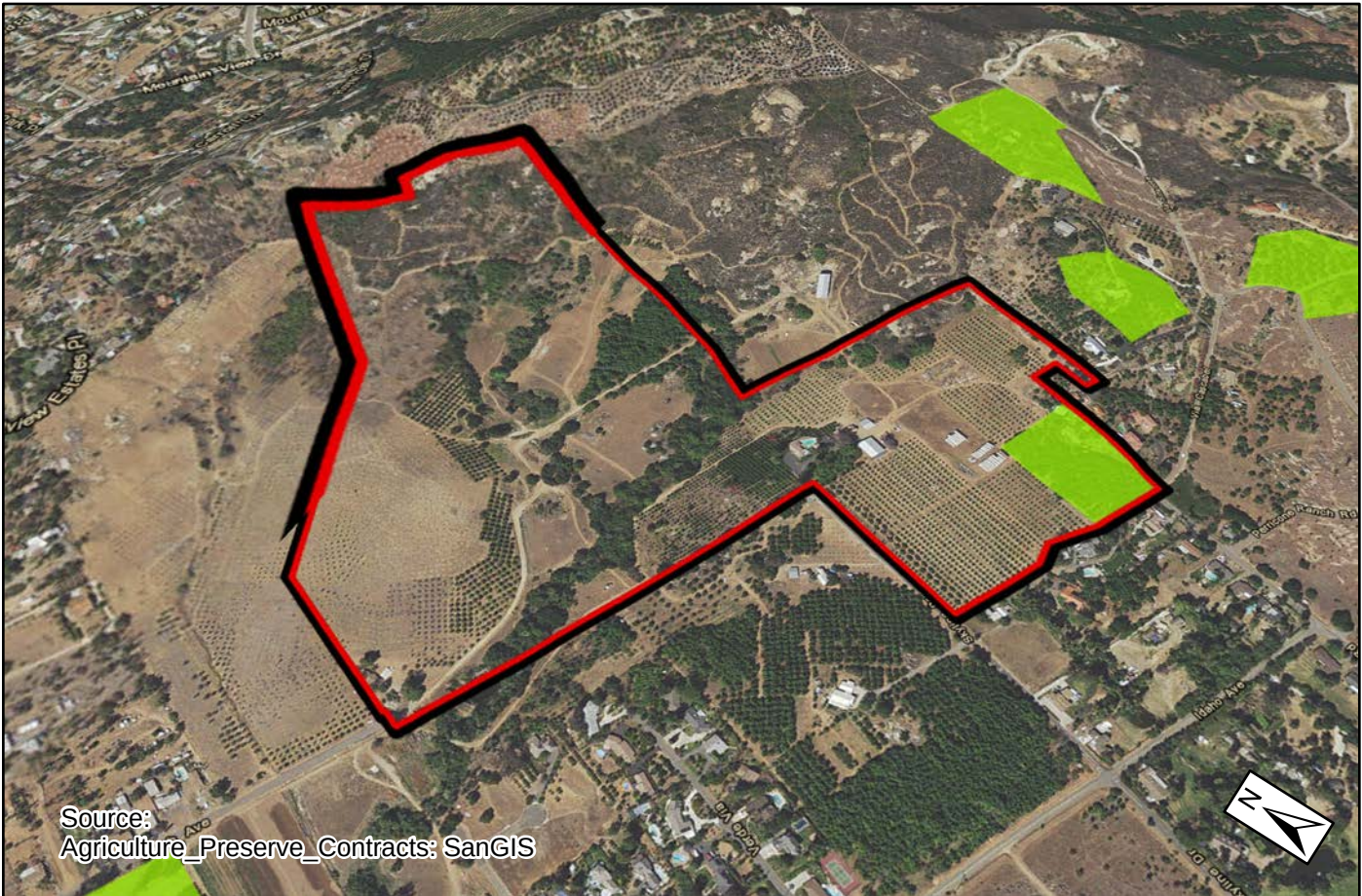


PLAN VIEW

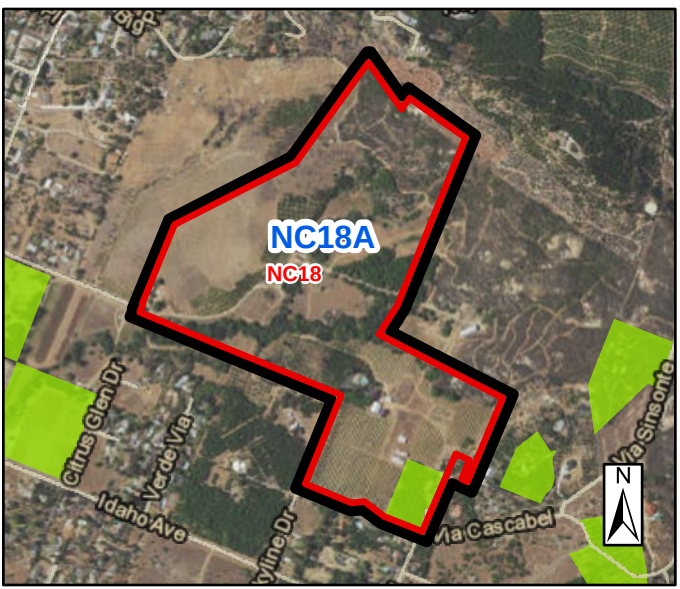


3D VIEW # 2

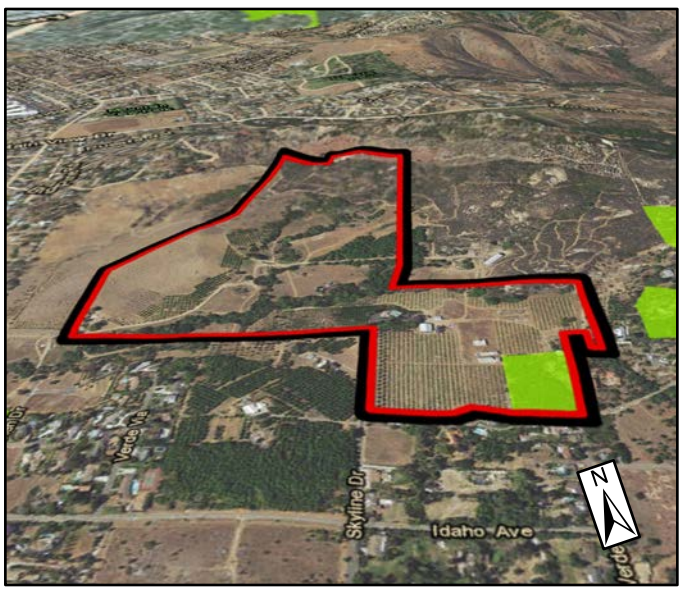
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2



VEGETATION

- PSR Parcels

Coastal Sage Scrub

Chaparral

Grassland
- Riparian Scrub

Riparian Woodland

Riparian Forest

Other Woodlands
- Vernal Pool, Meadow and Seep

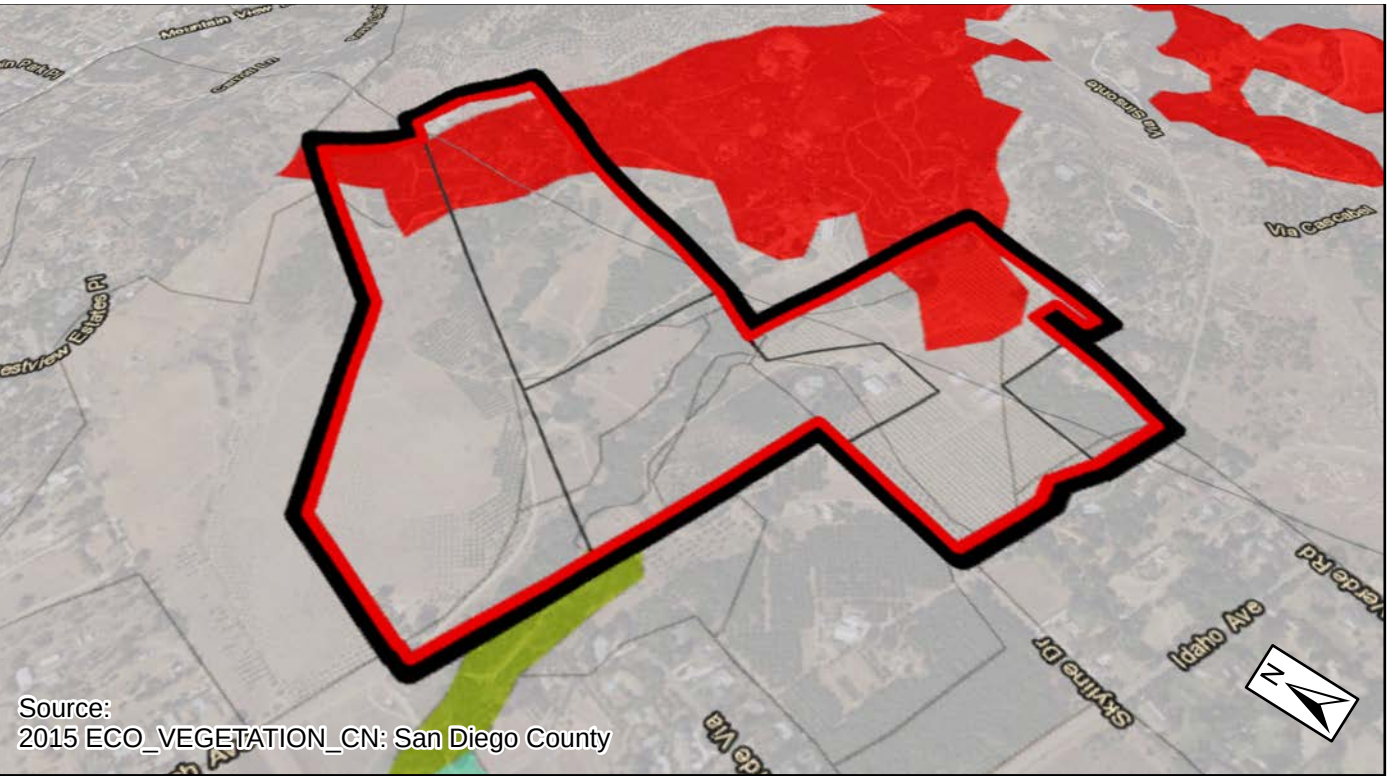
Marsh

Desert Scrub

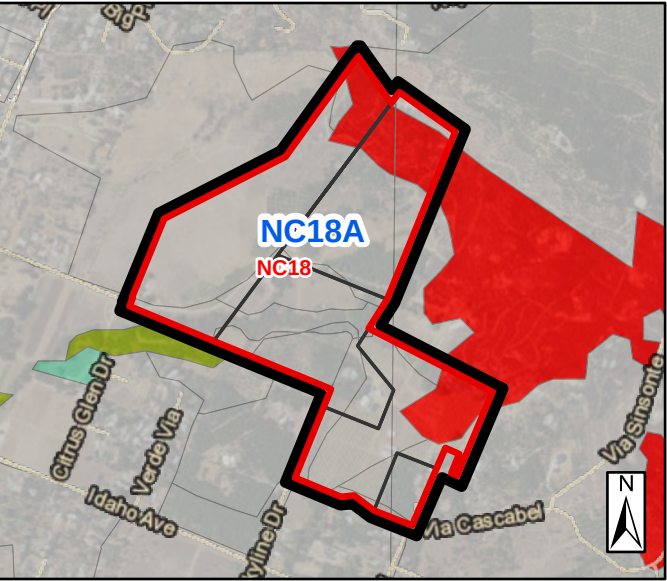
Dry Wash Woodland
- Water (Including 11200, 13200)

Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland

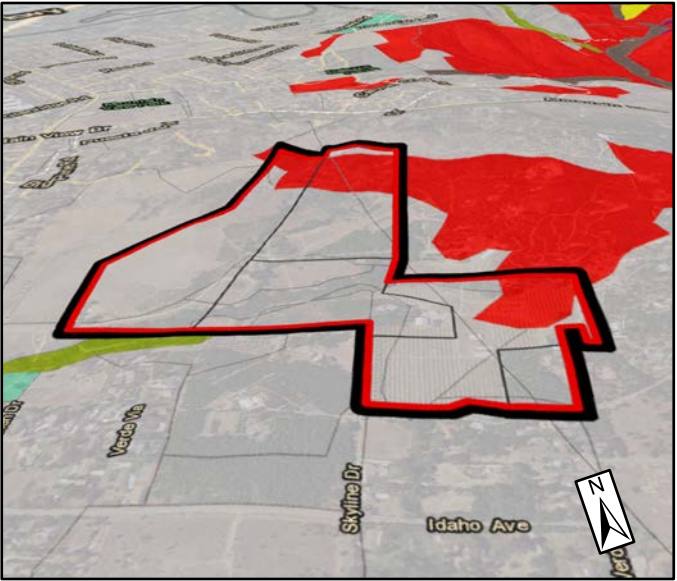
Not Mapped (data gaps)



3D VIEW



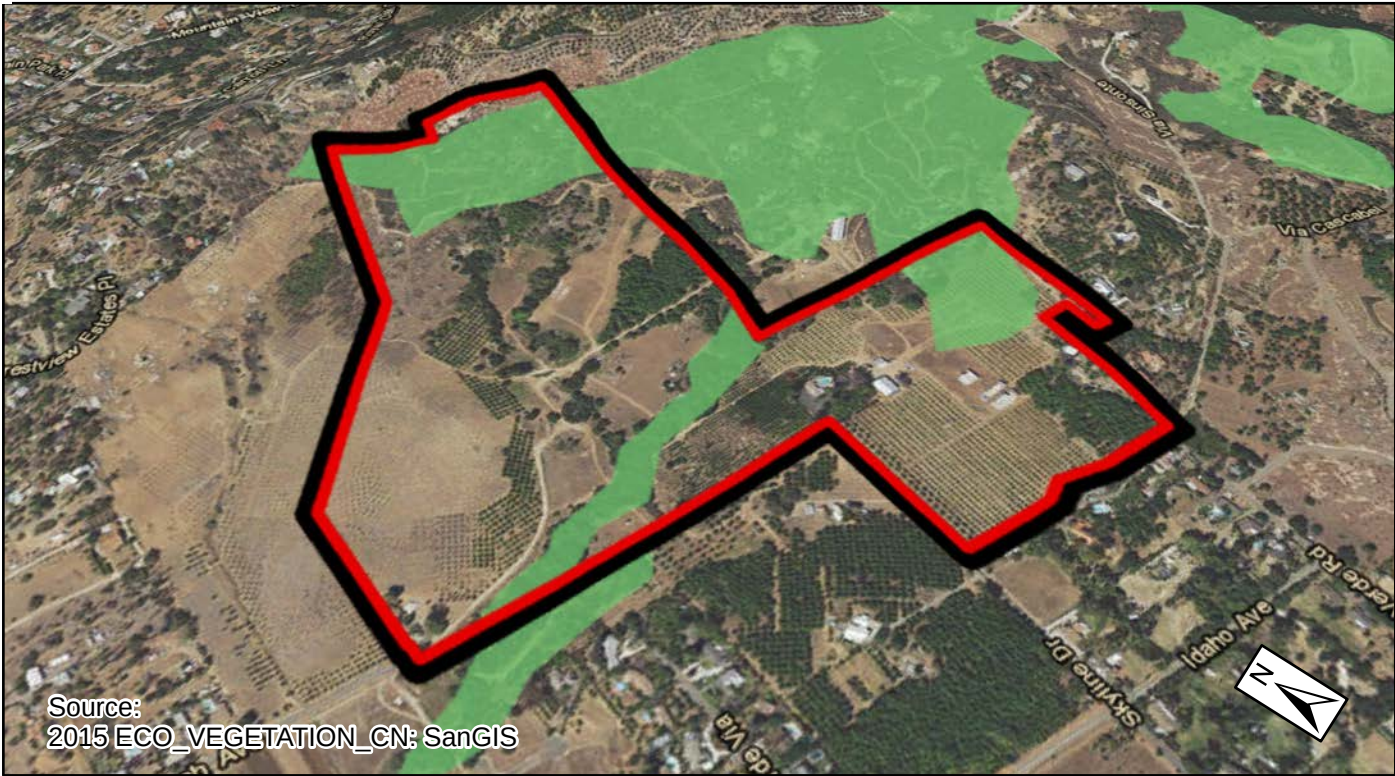
PLAN VIEW



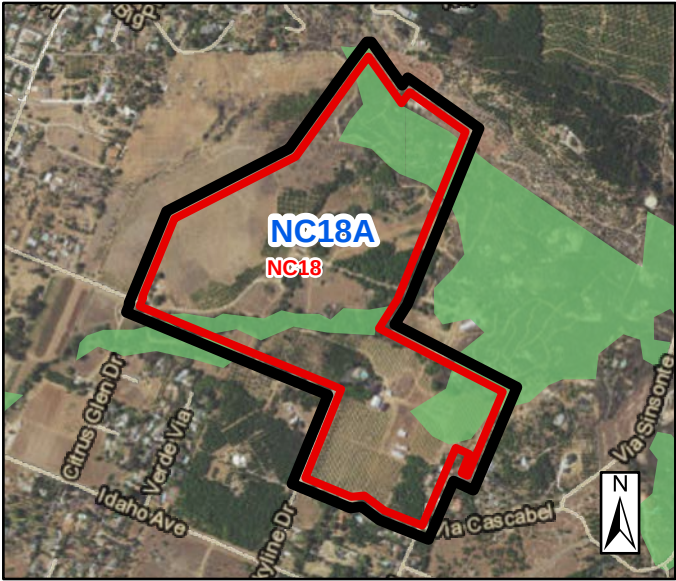
3D VIEW # 2

UPPER TIER VEGETATION

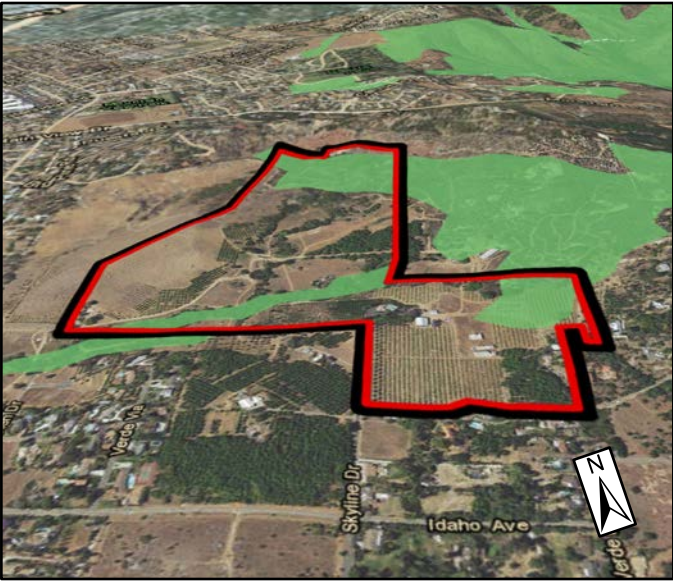
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.



3D VIEW



PLAN VIEW



3D VIEW # 2

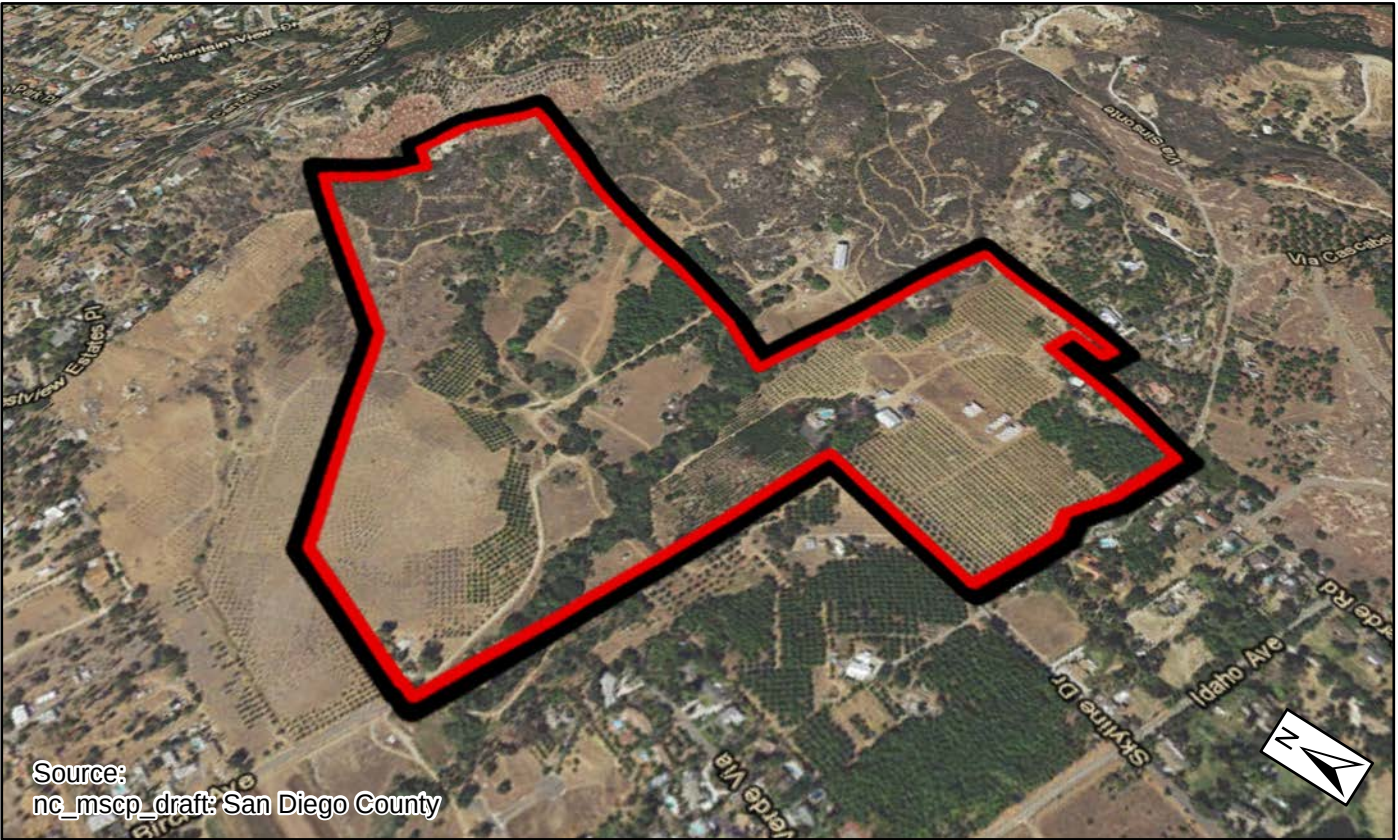
- Legend
- PSR
 - Study Area
 - Analysis Area

Based on current conditions, a portion of the GIS vegetation mapping within the NC18A area is outdated or just in error. It is estimated that the riparian scrub classification (shown in green on adjacent parcel) continues along the delineation of the estimated wetland area within NC18A, shown on page 7.



DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

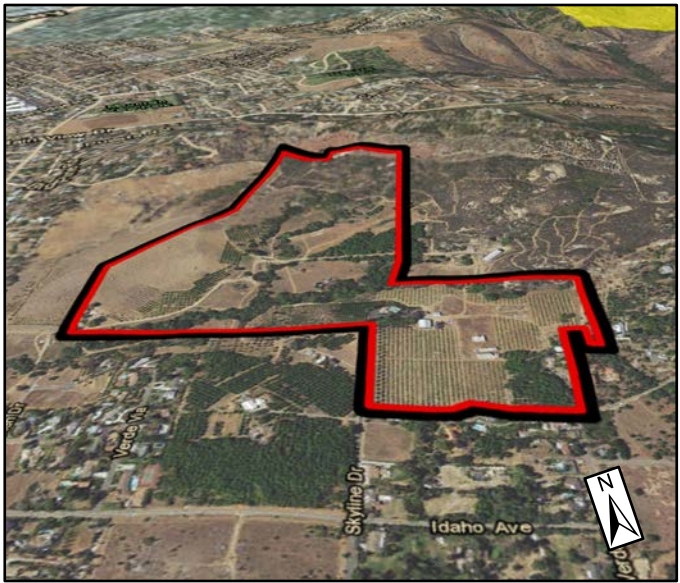
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 31. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

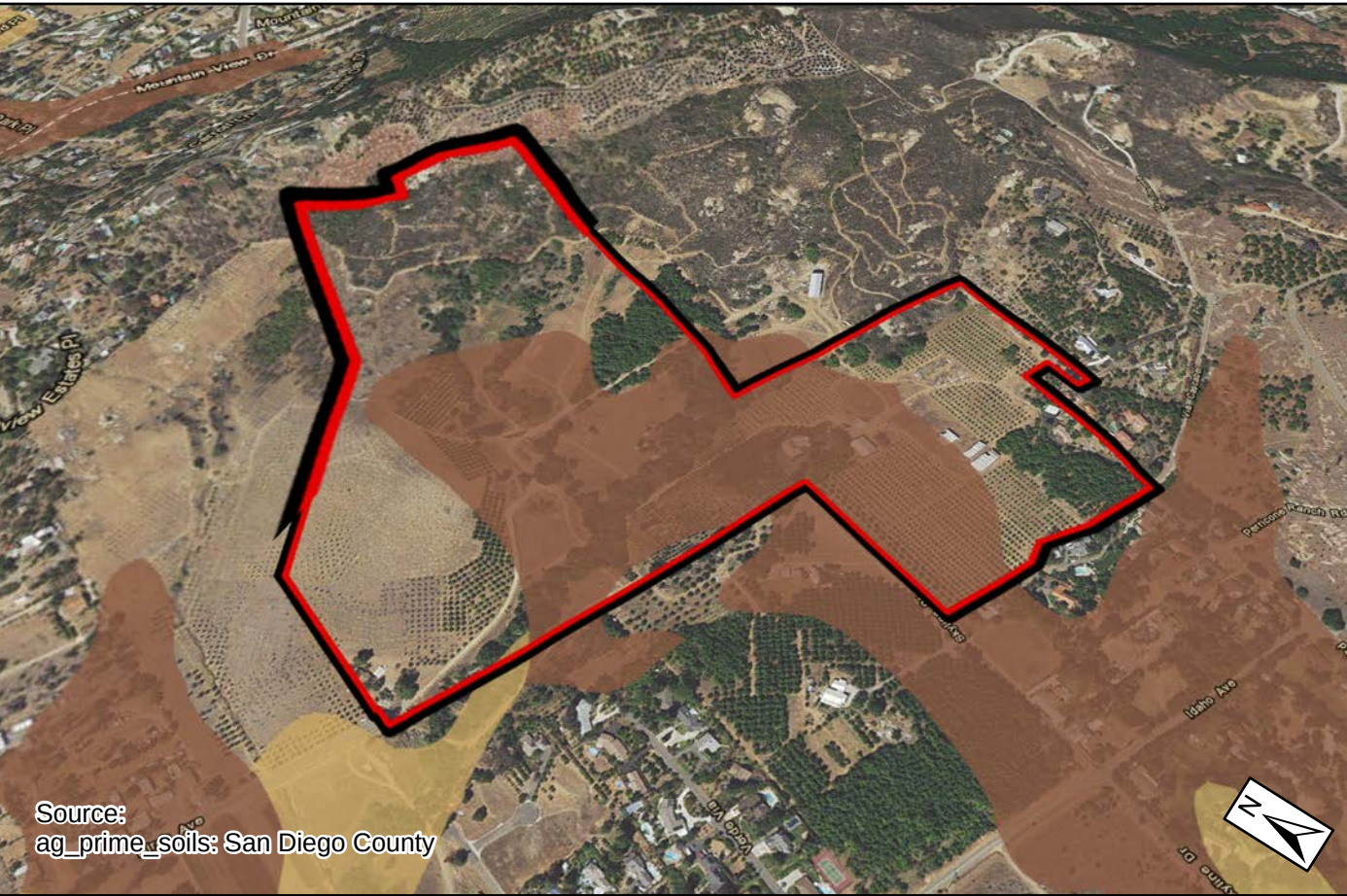


PLAN VIEW



3D VIEW # 2

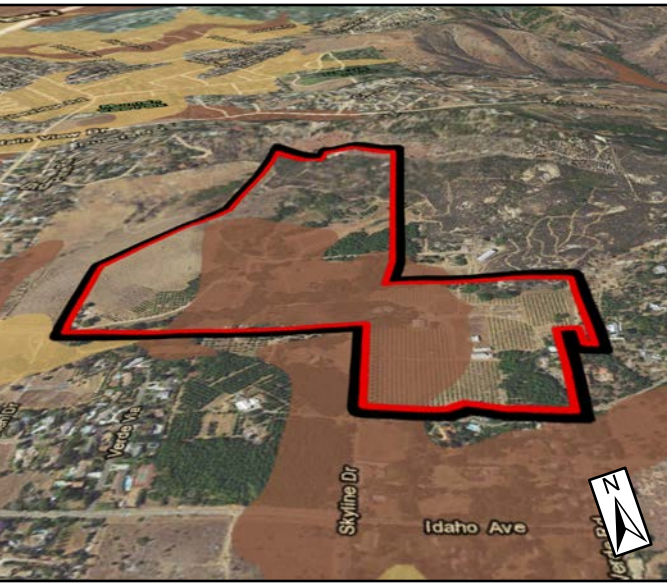
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



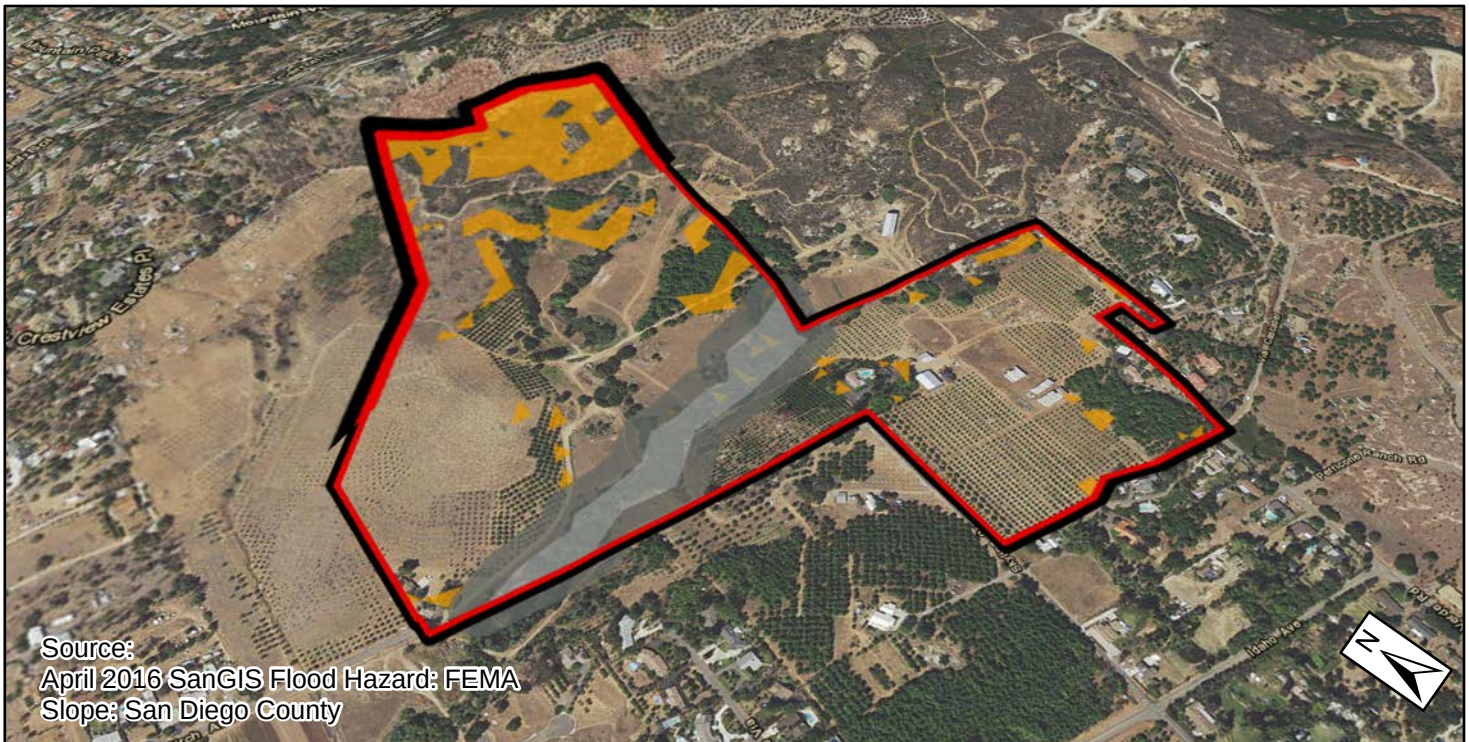
COMPOSITE CONSTRAINTS

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	24 ac	25 %
Potential Development Area	69 ac	74 %

See p. 31 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area



Legend



PSR

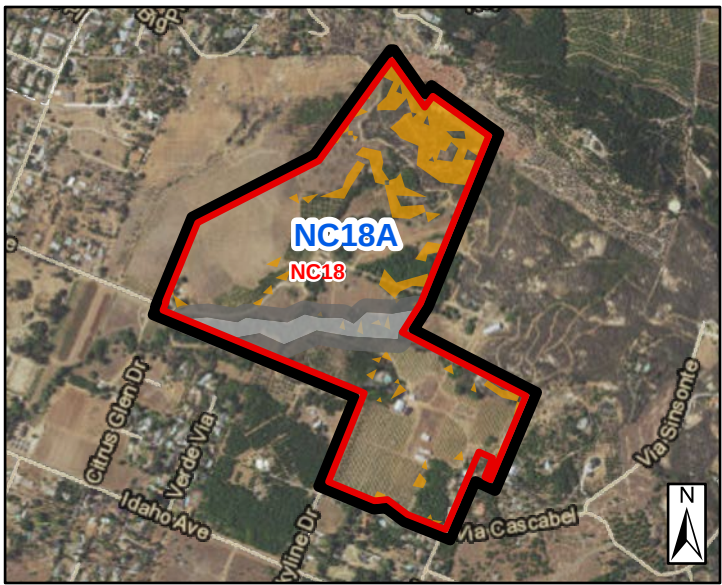


Study Area



Analysis Area

3D VIEW



PLAN VIEW

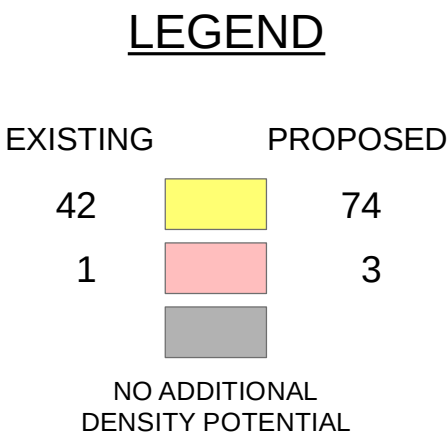
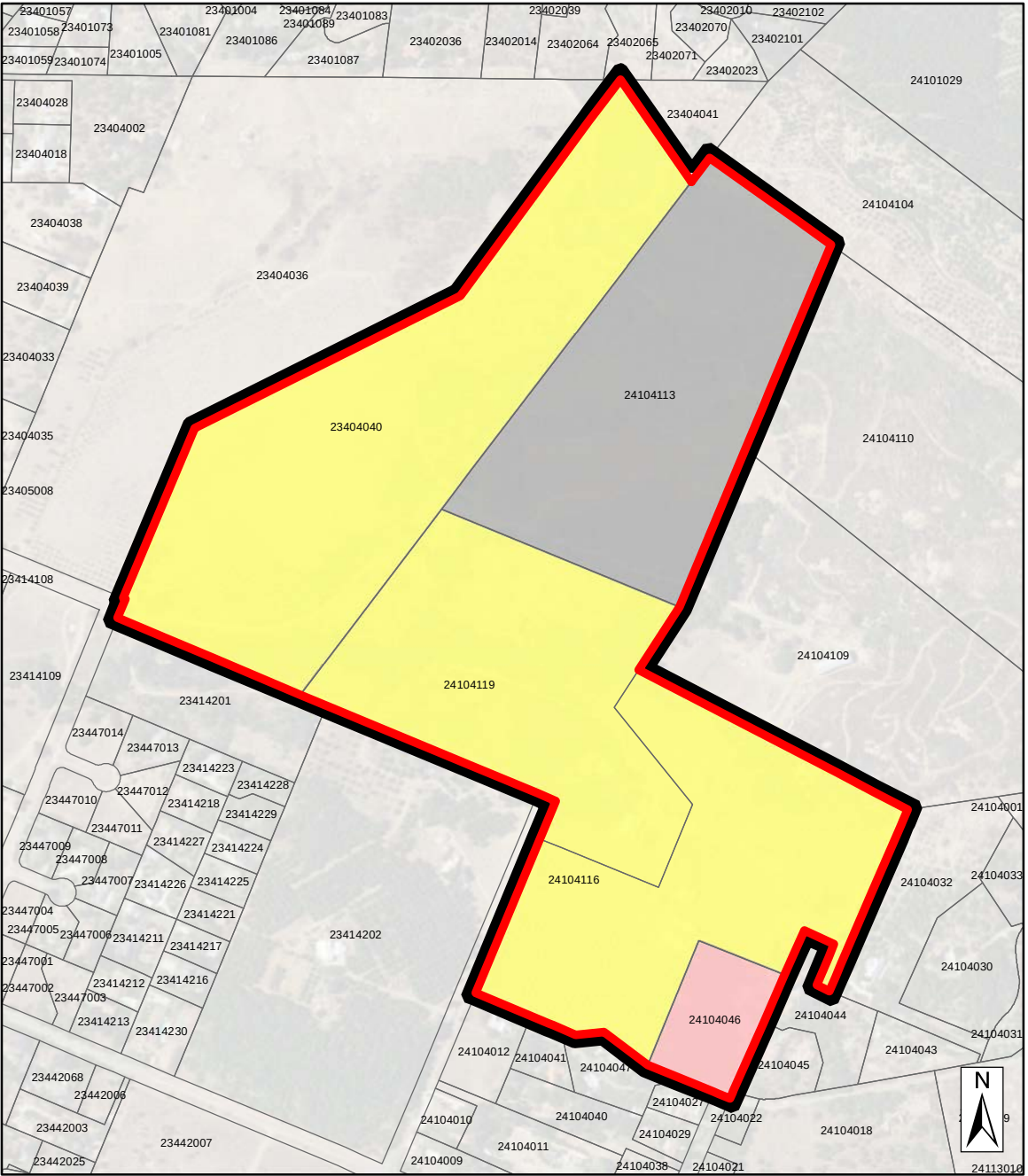


3D VIEW # 2

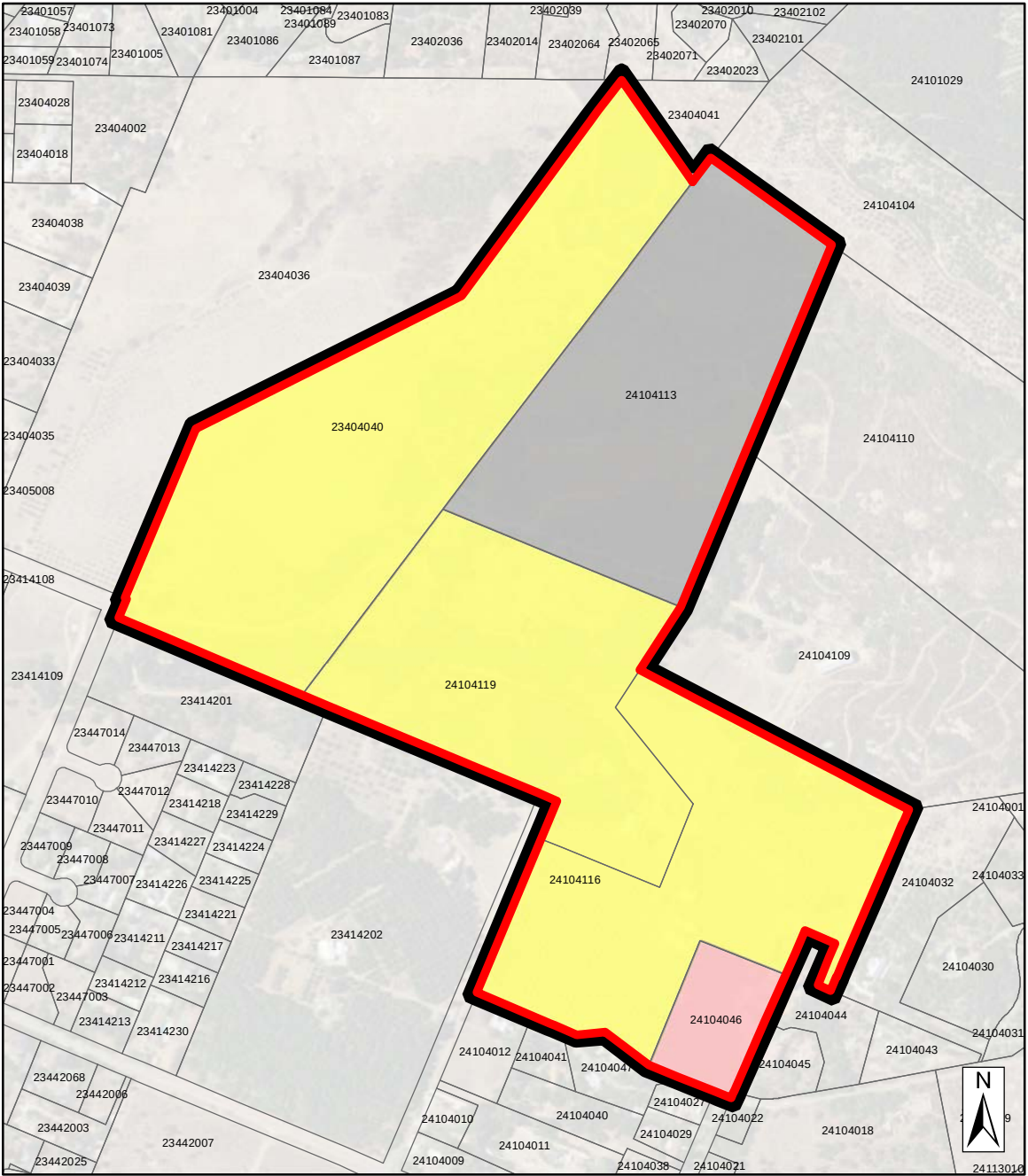
3D VIEW



DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



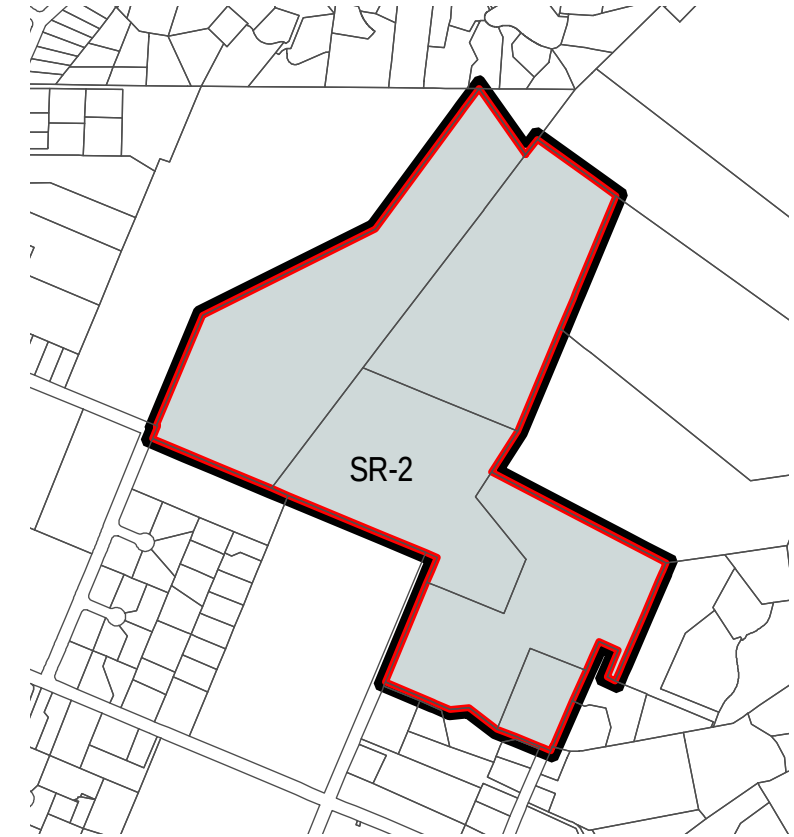
PROPOSED DENSITY POTENTIAL



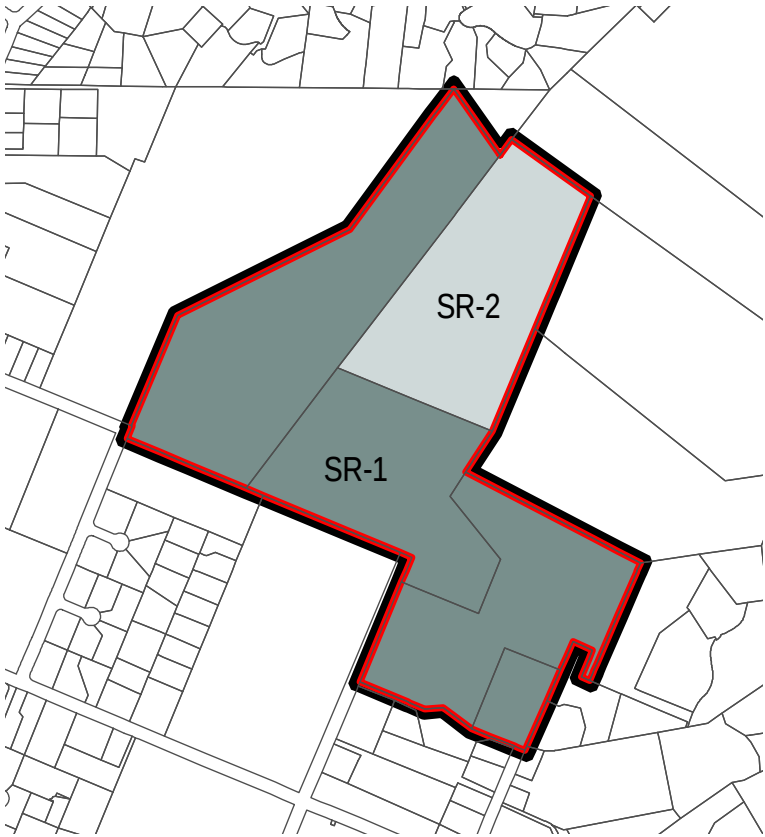
EXISTING

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

LEGEND

- PSR
- Study Area
- Analysis Area

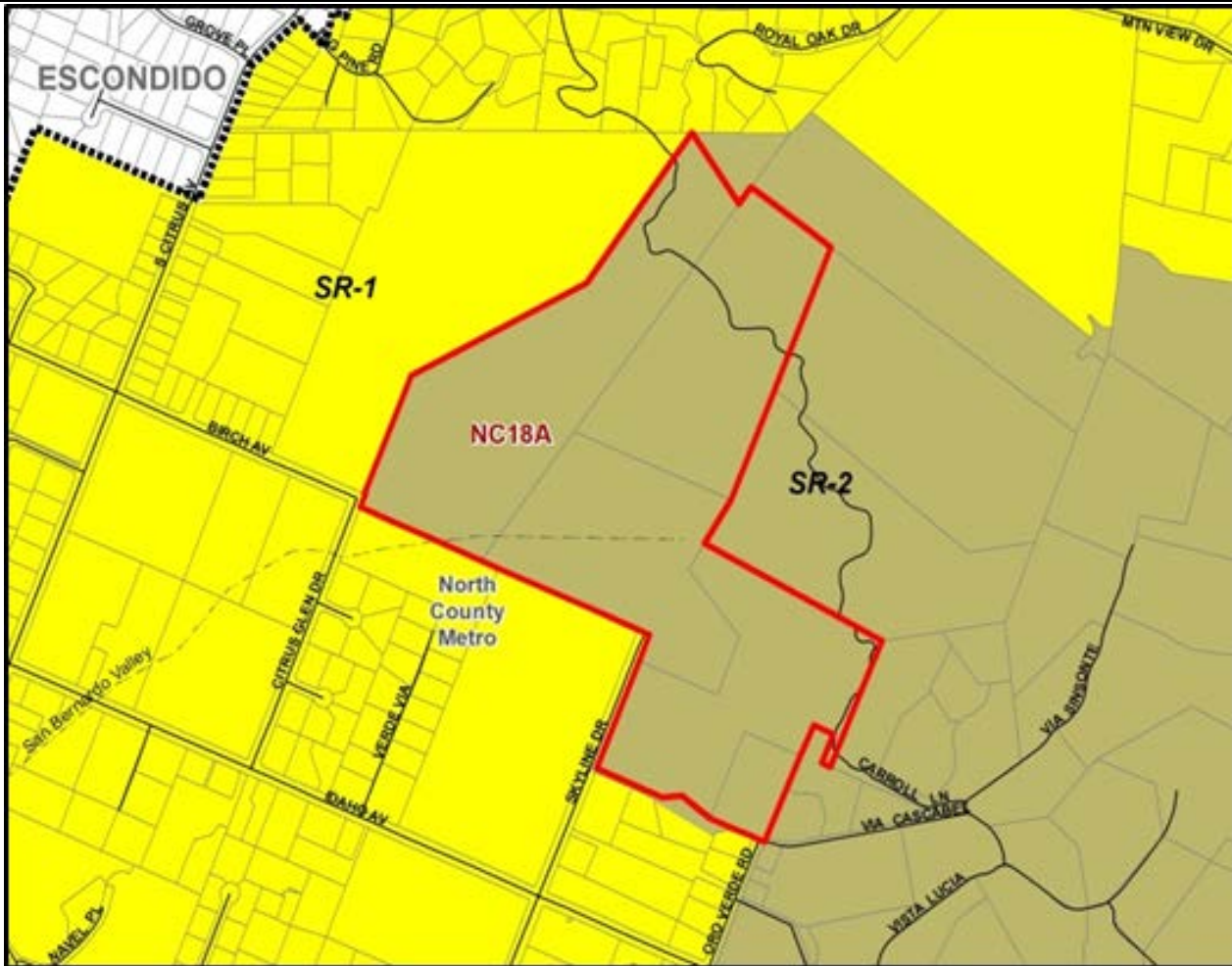
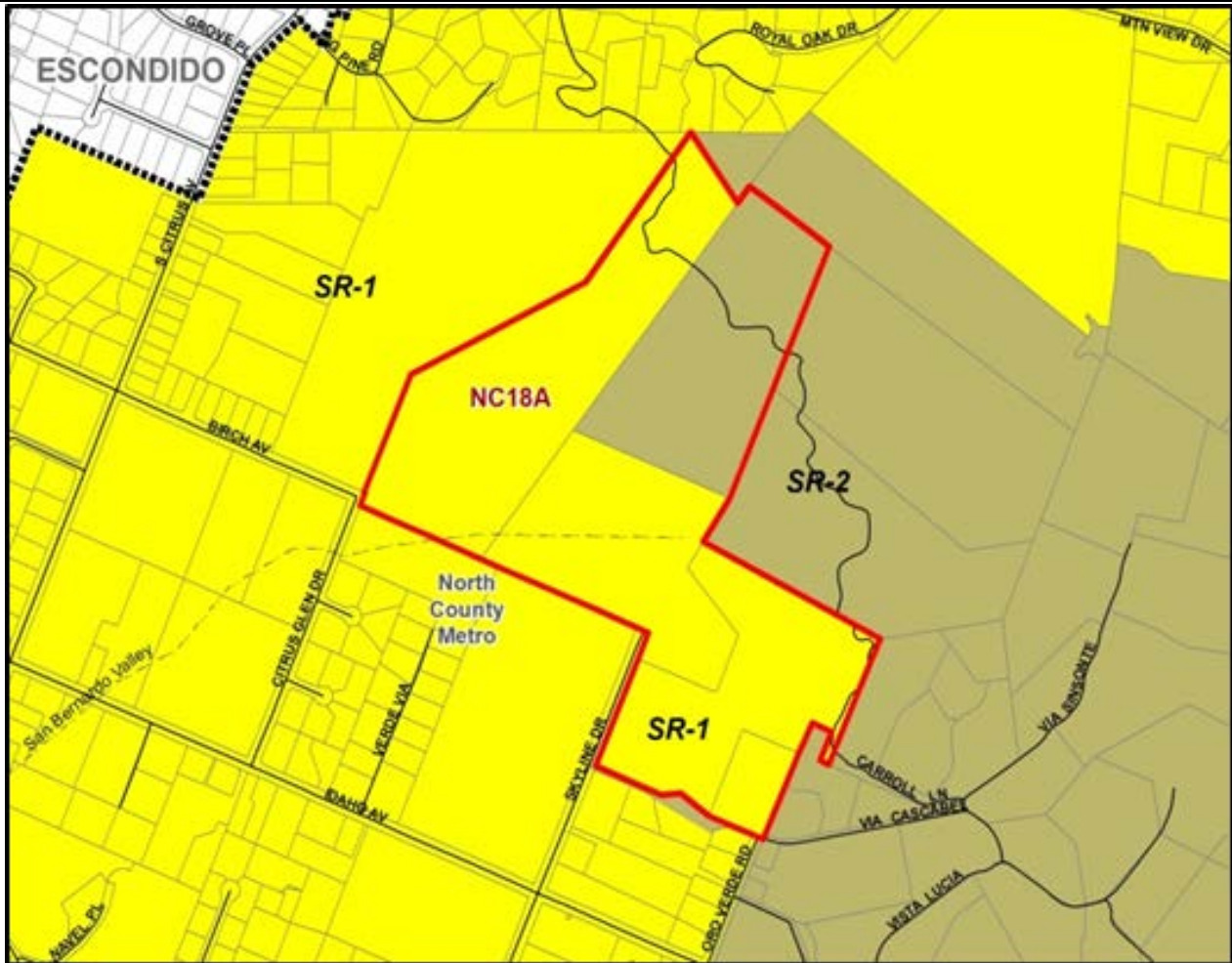
Project Overview

STAFF RECOMMENDATION: NOT DETERMINED	
Analysis Area/PSR Description	
<u>Proposed Land Use designation:</u> SR-2 (1 unit per 2, 4, or 8 acres – slope-dependent) to a combination of SR-2 and SR-1 (1 unit per 1, 2, or 4 acres – slope-dependent) <u>Property Owners:</u> Hillebrecht, Prior, Pozzi <u>Size:</u> PSR – 93 acres; 5 parcels <u>Location/Description:</u> The PSR is located within an unincorporated County island just southeast of Escondido, approximately ¾ mile east of Bear Valley Parkway and ¾ mile north of San Pasqual Valley Road <u>Estimated Potential Dwelling Unit Increase:</u> 34 <u>Fire Service Travel Time:</u> The PSR is estimated to be within the 5-10 minute emergency response travel time range.	
<u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none ◐ Steep Slope (greater than 25%) ○ Floodplain ◐ Wetlands ◐ Sensitive Habitat ◐ Agricultural Lands ● Fire Hazard Severity Zones	
Staff Recommendation and Summary Rationale	
NOT DETERMINED	

Project Context

Parcels
- The PSR includes 5 parcels totaling 93 acres. - The current parcel sizes range from approximately three acres to 30 acres.
General Plan Designation
- The existing designation is Semi-Rural 2 (SR-2) for each of the parcels. - The proposed designation is SR-1 for all of the PSR area except the northeastern parcel, which would remain SR-2 in the proposal.
Location/Access
- The PSR is located within an unincorporated County island just southeast of Escondido, approximately ¾ mile east of Bear Valley Parkway and ¾ mile north of San Pasqual Valley Road. - The two parcels that make up the northern portion of the PSR are accessed via private roads (Birch Avenue and Carroll Lane; the public portion of Birch Avenue ends just west of the PSR boundary). - The 3 southeastern parcels have access from two County-maintained roads (Skyline Drive and Oro Verde Road).
Public Utilities and Services
- The PSR is within the County Water Authority Boundary with water service available from the City of Escondido Water Division. - Sewer service is not available in this area (the City of Escondido does not provide sewer service beyond municipal boundaries). - The PSR is within the Rincon Del Diablo Fire Protection District, with service provided by the Escondido Fire Department. Estimates from GIS and the District show the PSR area would be in the 5-10 minute range for emergency response travel time.
Uses
Existing uses include single family residential and agricultural operations. Currently, the southeastern parcel is in a Williamson Act contract for preservation of agricultural uses.
Environmental Characteristics
- Much of the PSR area has been cleared for agricultural uses and a few single family residences, but an area of coastal sage scrub remains in the northern portion and a corridor of wetlands runs east-west through the central portion, with potential wetlands (indicator plants) continuing north in the PSR area. - Steep slopes cover the northern portion of the PSR area, and almost the entire area is within the Very High Fire Hazard Severity Zone. - Prime agricultural soils cover a little more than half of the PSR area.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	
			
Potential Dwelling Unit Estimate in PSR(s) – 43 units		Potential Dwelling Unit Estimate PSR(s) – 77 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	A70	A70	
Zoning Minimum Lot Size (acres)	southeastern parcel – 2 acres, all other parcels – 1 acre	1 acre	
COMMUNITY INPUT			
NC18A is within a portion of the North County Metro Subregion that is not represented by a planning group.			

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an associated development project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation ➤ Skyline Drive and Oro Verde Road are public County-maintained roads that go up to the edge of the southern portion of the PSR area. ➤ On the western end of the PSR, Birch Avenue is public up to about 350 feet west of the PSR boundary and the remaining private portion is estimated to be built to fire access standards up to the PSR boundary. ➤ Approximately 4 miles to the closest freeway on-ramp (I-15). ➤ Approximately 3/4 mile to the nearest North County Transit District (NCTD) bus stop at Glenridge Road & Mountain View Drive ▪ Route 354 provides service to the Escondido Transit Center. - Water Service & Infrastructure ➤ Located within the City of Escondido Water Division ➤ 3 parcels have direct waterline access, but no service ➤ 2 parcels have no current water line access - Sewer Service & Infrastructure ➤ Not in a sewer service area - Fire protection service ➤ The PSR is within the Rincon Del Diablo Fire Protection District, with service provided by the Escondido Fire Department. ▪ The closest Escondido FD station is Station 2 at 321 North Midway, approximately 3 miles away. ➤ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: residential, agriculture - Land use designations within ½ mile: SR-2, SR-1	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the	Proximity to the village, other commercial areas ,and major jobs centers	Approximately: 1.5 miles to the North County Metro-East Village (geographic center) that has 150 jobs 2.5 miles to the City of Escondido (geographic center) that has 44,289 jobs 14.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs 7.9 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs 2 miles to the nearest commercial area (Vineyard Shopping Center)	LU-2.2 Additional Notes
		Proposing Village designation(s)	N/A - No Village designations are proposed.	
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]			
LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area/PSR	Approximately: • 970 acres in the SR-1 designation • 830 acres in the SR-2 designation • 90 acres in the VR-4.3 designation	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• The PSR area and surrounding properties saw a density increase with the 2011 General Plan Update, from General Agriculture (1 DU/8 acres) to a combination of SR-2 and SR-1. • This is an area where smaller lot suburban style development to the west (just outside Escondido) transitions to larger lots dominated by agricultural uses. • The SR-1 area to the west of the PSR area is characterized by smaller lots (majority are 1 acre or less) in closer proximity to infrastructure and services. ➤ The SR-1 area to the west has shorter emergency response travel times – mostly within the 0-5 minute response time standard for SR-1 and higher densities. ➤ The SR-1 area to the west also has a more extensive network of public roads. • One of the ‘Key Community Issues’ for North County Metro that is referenced in the General Plan Update Board Letters of May 19, 2004 and April 13, 2011 is referenced as, ‘Ensure preservation of agriculture in areas adjacent to rapidly growing cities.’ ➤ The PSR area is within an agricultural preserve, established by the Board of Supervisors to reflect an area where Williamson Act contracts are possible for the long term preservation of agriculture. Currently only the southeastern parcel of the PSR is in a Williamson Act contract. ➤ Some parcels to the south and west are also in this agricultural preserve (though no current Williamson Act contracts) and are currently SR-1, but with better public road access. • The PSR area is not within a sewer service area, limiting clustering opportunities.	
		Regional Categories Map	• No change in the Regional Category is required.	
		Greenbelts on the edges of communities	• The Analysis Area is not within a greenbelt, as it is not located in low density rural residential lands.	
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where	Proposing Village Regional Category land use designation(s)	• N/A - No Village designations are proposed.	
		Contiguous Village expansion	• N/A	

Policy		Policy Review Criteria	Description	Notes
	contiguous with an existing or planned Village and where all of the following criteria are met: - Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding - Potential Village development would be accommodated by the General Plan road network - Public facilities and services can support the expansion without a reduction of services to other County residents - The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Satisfaction of the four criteria listed in the policy.	N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Proximity to other jurisdictions	- Approximately ½ mile from the City of Escondido - Approximately 30 miles to the County of Riverside - Approximately 11 miles to the San Pasqual Reservation	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	- Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. - As the PSR area is within Escondido’s Sphere of Influence (SOI), a secondary consideration in evaluating the PSR proposal would be the designation in the City’s General Plan, which is Estate 1, carrying a similar 1 DU/Acre, slope-dependent density as the PSR proposal of SR-1.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that	Overall acreage area of Analysis Area/PSR(s)	The PSR area is 93 acres.	
		Overall additional density potential	The proposal would result in 34 additional potential dwelling units.	

Policy		Policy Review Criteria	Description	Notes
	subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Portions of the Analysis Area that would have additional density potential	- All parcels will have increased density potential except for the northeastern parcel that is not proposed to change designations (SR-2 existing and proposed). - The southeastern parcel is within a Williamson Act contract and would not be able to subdivide until a non-renewal process is completed, which typically takes 10 years. - This policy review will focus on the parcels proposed to change to SR-1, including the parcel in a Williamson Act contract.	
		Conservation Subdivision design requirement – not currently applicable or maintained See p. 31 for an explanation of the Conservation Subdivision Program.	N/A – The Conservation Subdivision requirement is not applicable to the existing designation of SR-2, or the proposed designation of SR-1.	
		Steep slopes (≥25%) within the areas of additional density potential	Approximately 5 acres of steep slope in areas with additional density potential	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 31 for an explanation of RPO steep slope implications.	10% encroachment would be allowed (encroachment percentage based on 75% or less of the area of the properties being in steep slopes).	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	There are no FEMA or County-designated floodways or floodplains within the area with additional density potential.	
		Wetlands within the areas of additional density potential	There are approximately 5.5 acres of wetlands in the areas with additional density potential.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	- Approximately 5.5 acres of southern riparian scrub in the central portion of the PSR Area, where there would be additional density potential - In the areas with additional density potential, there are also approximately 3.5 acres of coastal sage scrub in northern portion and approximately 1-2 acres of coastal sage scrub remaining in the eastern portion.	- The required wetland buffers (typically 50'-200') would further reduce the area available for development. - Septic will be required within the Analysis Area, which will further limit the area available for development, as septic systems and leach fields cannot be placed in wetlands or wetland buffers and placement within steep slope areas can be very challenging,

Policy		Policy Review Criteria	Description	Notes
				particularly with the presence of rock outcroppings.
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) or Adopted PAMA See p. 31 for an explanation of PAMA	The PSR area is not within draft PAMA.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if Analysis Area is in draft PAMA)	- Though the PSR area is not within Draft PAMA, the coastal sage scrub vegetation in the northern portion of the PSR area continues offsite and connects to additional areas of intact coastal sage scrub to the east. - The riparian vegetation makes up part of San Bernardo Valley Creek, which continues off site to the southwest.	
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot size of 1 acre, the maximum dead end road length is 1,320 feet. <i>Discretion of the Fire Marshall is allowed for consideration of the applicable densities.</i>	
		Number of parcels within the Analysis Area with additional density potential that have existing access via dead end roads	- Each of the public roads that access the PSR area dead end at the PDS boundary. - The two southeastern parcels are the only ones that are not currently accessed only via dead end roads; however, the private road for potential non-dead end road access is not currently built to the fire access standard of 24 feet.	
		Existing public road access for areas with potential additional dwelling units	- Skyline Drive and Oro Verde Road are public County-maintained roads that go up to the edge of the southern portion of the PSR area. - On the western end of the PSR, Birch Avenue is public up to about 350 feet west of the PSR boundary and the remaining private portion is estimated to be built to fire access standards up to the PSR boundary.	
		Existing private road access with paved widths of 24 feet (fire access standard)	Other than the private portion of Birch Avenue noted above, there are two additional private roads within/adjacent to the PSR area, but neither are full built to the fire access standard of a 24’ paved width.	
		Existing environmental constraints that could limit the potential for widening substandard roads	Carroll Lane is a private road that runs along the northern portion of the PSR area, where improvements could be constrained by steep slopes and coastal sage scrub.	
LU-2.3	Development Densities and Lot	Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	N/A – There are no unbuilt Mobility Element Roads within the PSR area.	
		Overall additional density potential	The proposal would result in an estimated 34 additional potential dwelling units.	LU-2.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Portions of the Analysis Area that would have additional density potential	All parcels would have increased subdivision potential except for the parcel that is not proposed to change the SR-2 designation.	NC18A is located in a County Island, surrounded by the City of Escondido, and within its SOI.
		Prevalent land use designations surrounding the Analysis Area/PSR (1 mile radius)	Approximately: 2,370 acres in the SR-1 designation 1,460 acres in the SR-2 designation 320 acres in VR-4.3 designation 280 acres in the VR-2 designation	
		Changes in minimum lot size	The only proposed change in minimum lot size is for the southeastern parcel to go from a 2-acre zoning minimum lot size to a 1-acre zoning minimum lot size for consistency with the proposal. The rest of the parcels already have a 1-acre zoning minimum lot size.	
		The range of lot sizes and most common (mode) minimum lot size in the area	1-2 acre parcels are common to the west (closer to Escondido), while 5-20 acre parcels are more common to the east.	
		Community Plan policies that specifically reference the application of densities and minimum lot sizes	- Land Use Policy 7 of the North County Metro Subregional Plan calls for prohibiting new subdivisions within the Escondido Sphere of Influence (SOI) at densities of greater than 1 dwelling unit per acre, unless the General Plan Land Use Map shows a higher density or unless sewer is available. - The proposed change to SR-1 (1du/1, 2, or 4 acres, slope-dependent) would not allow densities greater than 1 du/acre.	
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	- Goal 1: Accommodate Urban Development in Appropriate Areas: “The North County Metropolitan Subregion is developing rapidly and contains large areas of developable land with many basic urban services available or located nearby.” - There is no sewer service within the Analysis Area; current water infrastructure is limited; public road access is limited; and the PSR area contains areas of wetlands and coastal sage scrub, outside the agricultural use areas. - Goal 2: Encourage Logical City Annexations: “Spheres of influence boundaries... have been adopted to facilitate rational city annexations in the future.” - The Analysis Area is within the City of Escondido SOI; however, no annexation is being proposed. - Goal 3 - Promote Agriculture in Non-Urban Areas: “Promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development.” - The PSR proposal would not require changing the current Semi-Rural Regional Category; however, the proposed SR-1 designation would be just beyond a threshold for preserving agricultural uses (see the review of Policy LU-7.1).	LU-2.4 Additional Notes Goals 1 and 2 advocate for more development in areas within City SOIs and near existing infrastructure.
		Community plan policies that are particularly relevant to the proposal	- Policy 8 – “Promote Agriculture – outside city spheres; designate the Twin Oaks Valley as semi-rural and rural lands regional categories.” - NC18A is located inside the City of Escondido SOI.	

Policy		Policy Review Criteria	Description	Notes
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	- One of the ‘Key Community Issues’ for North County Metro that is referenced in the General Plan Update Board Letters of May 19, 2004 and April 13, 2011 is referenced as ‘Ensure preservation of agriculture in areas adjacent to rapidly growing cities.’ - The PSR area is within an agricultural preserve, established by the Board of Supervisors to reflect an area where Williamson Act contracts are possible for the long term preservation of agriculture. Currently only the southwestern parcel of the PSR is in a Williamson Act contract. - Some parcels to the south and west are also in this agricultural preserve (though no current Williamson Act contracts) and are currently SR-1, but with better public road access. - The PSR area is not within a sewer service area, limiting clustering opportunities.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 31 for a General Plan definition of greenbelts.	‘Greenbelt’ criteria	The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is located in Semi-Rural lands.	LU-2.5 Additional Notes
		Regional Category change	No change in the Regional Category is required.	
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	LU-6.2 Additional Notes
		Habitat/vegetation types are found in the areas of additional density potential	- Approximately 5.5 acres of southern riparian scrub in the central portion of the PSR Area, where there would be additional density potential - In the areas with additional density potential, there are also approximately 3.5 acres of coastal sage scrub in northern portion and approximately 1-2 acres of coastal sage scrub in the eastern portion.	
		Resource Conservation Areas	The Analysis Area is not within a Resource Conservation Area of the North County Metro Subregional Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	There are no policies in the North County Metro Community Plan that reference wetlands, riparian scrub, or coastal sage scrub.	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 31 for an explanation of MSCP and PAMA.	The entire Analysis Area is located outside of the draft PAMA.	

Policy		Policy Review Criteria	Description	Notes
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	• The coastal sage scrub vegetation in the northern portion of the PSR area continues offsite and connects to additional areas of intact coastal sage scrub to the east. • The riparian vegetation makes up part of San Bernardo Valley Creek, which continues offsite to the southwest.	
		Animal species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	• The pallid bat, golden eagle, southwestern pond turtle, southwestern willow flycatcher, Quino checkerspot butterfly, Harbison’s dun skipper, hermes copper, San Diego coast horned lizard, California gnatcatcher, western spadefoot toad, and least Bell's vireo have the potential to occur within the PSR area.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	• The PSR is approximately 1 mile from a Critical Habitat Area for the arroyo toad (San Dieguito River).	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area	Fire Hazard Severity Zones: • Very High – approximately 82 acres, which makes up the majority of the PSR Area. • See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes
		Proposed density consistency with emergency response travel times	• Preliminary estimates from GIS modeling and input received from the City of Escondido Fire Department show the PSR would be in the 5-10 minute response time range, which would not meet the General Plan standard of 5 minutes for an SR-1 designation. ➤ A recent draft update to the GIS model for travel time shows portions of the western parcel could be included in the 0-5 minute estimated travel time range. • See the review of Policy S-6.4 for additional information.	
		Other hazards present	• There are no dam inundation zones, FEMA/County-designated floodway/floodplains or fault rupture hazard zones within the PSR. • See the review of Policy S-1.1 for additional information on hazards.	
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (minimum density determined to support continued agricultural operations) See p. 31 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	• The Analysis Area contains existing agricultural operations and proposes a land use designation of SR-1, which is a density that exceeds the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes
		LARA Model analysis	• As the proposed density exceeds the SR-2 threshold, a LARA Model analysis was prepared. • The PSR area received high scores for climate and surrounding land use, moderate scores for water, soil quality, and slope, and a low score for land use consistency rating (considers parcel sizes in the surrounding area). • The LARA Model Analysis concluded that the Analysis Area is not a significant agricultural resource.	
		Agricultural operations present	Based on available information, the PSR contains: • Field crops • Orchards crops	

Policy		Policy Review Criteria	Description	Notes
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority Boundary	- The PSR is within the County Water Authority boundary (City of Escondido Water Division). - This policy is not applicable to properties that are within the County Water Authority boundary and within a water service district.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	The PSR is not groundwater-dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraints	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 32 for a General Plan definition of a transportation node.	Commercial, office, civic, and higher density (Village) proposals	N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	N/A	
		Established industrial district, a secondary commercial district, or corridor	N/A	
LU-9.9	Residential Development Pattern. Plan and support an efficient	Distinct Village/Community core	The PSR is not within a Village.	LU-9.9 Additional Notes
		Village densities	The PSR does not include proposals for Village designations.	

Policy		Policy Review Criteria	Description	Notes
	residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Land uses surrounding the Analysis Area /PSR	N/A	
		Identified growth area	N/A	
LU-10.3	Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes NC18A is located in a County island surrounded by the City of Escondido and within its SOI.
		Proximity to the Village Boundary	Approximately ½ mile from the North County Metro Village Boundary to the southwest, adjacent to the City of Escondido	
		Proximity to the CPA boundary	Approximately ½ mile from North County Metro CPA boundary to the west	
		‘Greenbelt’ Criteria	The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is located in Semi-Rural lands.	
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-10.4 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	N/A	
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial or industrial land use designations outside of Villages	N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	N/A	
LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	N/A – The PSR is not within a ¼ mile of existing designated Medium or High Impact Industrial areas.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral	The entire PSR is within MRZ-3 designated lands.	COS-10.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	resources that may be significant (MRZ-3)		
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	The PSR proposes a change to an SR-1 designation, which would not be a density low enough to allow potential future mining operations; however, the current SR-2 density is also not consistent with potential future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	Existing densities within and adjacent to the PSR area include SR-2 and SR-1 with residential uses that would preclude future mining operations due to potential significant environmental impacts resulting from surface mineral extraction.	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	The PSR contains steep hillsides in the northern portion of the PSR area, and Semi-Rural designations are proposed.	COS-12.1 Additional Notes
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 3/4 mile to the nearest NCTD bus stop (Glenridge Rd & Mountain View Dr, Route 354) - Approximately 4.5 miles to the nearest Park and Ride facility near the El Norte Parkway exit from I-15 - No Class I or Class II bike lanes within the vicinity of the PSR area	
		Proximity to the village, other commercial areas ,and major jobs centers	Approximately: 1.5 miles to the North County Metro-East Village (geographic center) that has 150 jobs 2.5 miles to the City of Escondido (geographic center) that has 44,289 jobs 14.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs 7.9 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs 2 miles to the nearest commercial areas (Vineyard Shopping Center)	
		Land Use mapping pattern consistent with community character	For information on mapping patterns and community character, see the reviews of Policies LU-2.3 and LU-2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and	Extensive transportation networks	- The closest I-15 on-ramp is approximately 4 miles away via South Citrus Ave, Bear Valley Parkway, and Centre City Parkway. - For additional information on transportation networks, see the review of Policy COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	For more information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1.	

Policy		Policy Review Criteria	Description	Notes
	where public services and infrastructure are available.	Extensive public services	- Common Public services not present: ➤ No sewer service ➤ The public road network is limited in this area. ➤ Preliminary estimates indicate that most of the PSR area is not within the 0-5 minute emergency response travel time standard for the proposed SR-1 designation. See the review of Policy S-6.4 for additional information. - For more information on public services and infrastructure, see the review of Policy LU-1.1.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	- The majority of the PSR area is within the Very High Fire Hazard Severity Zone. See the review of Policy LU-6.11 for additional information. - There are no fault rupture hazard zones, dam inundation zones, FEMA/County-designated floodplains/floodways within the PSR area.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	- Skyline Drive and Oro Verde Road are public County-maintained roads that go up to the edge of the southern portion of the PSR area. - On the western end of the PSR, Birch Avenue is public up to about 350 feet west of the PSR boundary and the remaining private portion is estimated to be built to fire access standards up to the PSR boundary. - Other than the private portion of Birch Avenue noted above, there are two additional private roads within/adjacent to the PSR area, but neither are fully built to the fire access standard of a 24’ paved width.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the proposed minimum lot size of 1 acre, the maximum dead end road length is 1,320 feet. - Discretion of the Fire Marshall is allowed for consideration of the applicable densities.	
		Portions of the Analysis Area that would require extensive access improvements in order to meet fire access standards	Citrus Glen Drive and Carroll Lane would require access improvements in order to meet fire code standards.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- Carroll Lane is a private road that runs along the northern portion of the PSR area, where improvements could be constrained by steep slopes and coastal sage scrub. - Connecting the ‘paper’ portion Citrus Glen Drive (public road) to the PSR area would require a wetland crossing. - The areas of wetlands/riparian vegetation and coastal sage scrub could limit fire clearing.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- Per Table S-1, the maximum allowable travel time for an SR-1 designation is 5 minutes. - Preliminary estimates from GIS modeling and input received from the City of Escondido Fire Department show the PSR would be in the 5-10 minute response time range, which would not meet the General Plan standard. ➤ A recent draft update to the GIS model for travel time shows portions of the western parcel could be included in the 0-5 minute estimated travel time range. - Emergency response travel time would require verification by the district during the subdivision application process.	S-6.4 Additional Notes
S-9.2	Development in Floodplains. Limit	Floodplains present	N/A – There are no floodplains within the PSR.	S-9.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Density feasibility with avoidance of floodplain	N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Village designation proposed	N/A – No Village land use designations are proposed and there are no floodplains present within the PSR.	S-9.4 Additional Notes
		Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the	Semi-Rural or Rural land use designations in the floodplain fringe	N/A – There are no floodplains within the PSR area.	S-9.5 Additional Notes
		Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	N/A	

Policy		Policy Review Criteria	Description	Notes
	floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.			
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	N/A – There are no dam inundation zones within the PSR area.	S-9.6 Additional Notes
		Density feasibility with avoidance of dam inundation area	N/A	
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	N/A – There are no floodways within the PSR area.	S-10.1 Additional Notes
		Density feasibility with avoidance of the floodway	N/A	

Glossary of County Planning Terms and Regulations Referenced

The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.

Conservation Subdivision – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

Greenbelt (General Plan definition) – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

Local Agricultural Resource Assessment (LARA) Model – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County’s Guidelines for Determining Significance for Agricultural Resources at <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf>

Multiple Species Conservation Program (MSCP) – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. 11 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq 25\%$), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50’-200’ buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County’s CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County’s unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include ‘rural residential lands,’ which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.