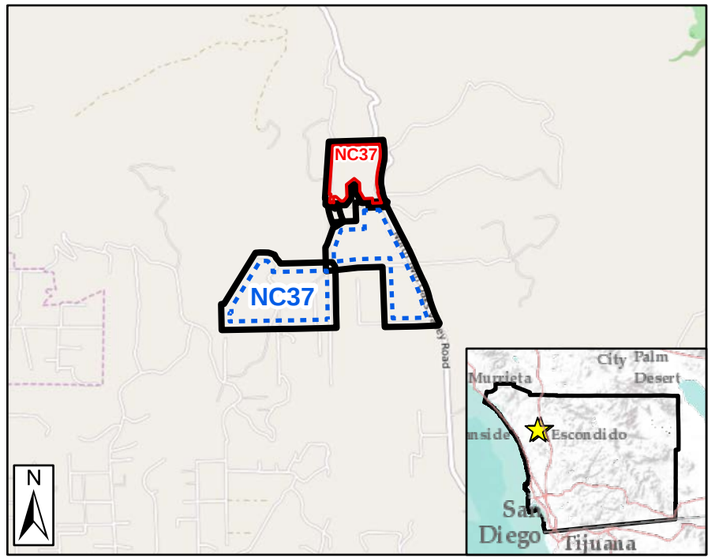
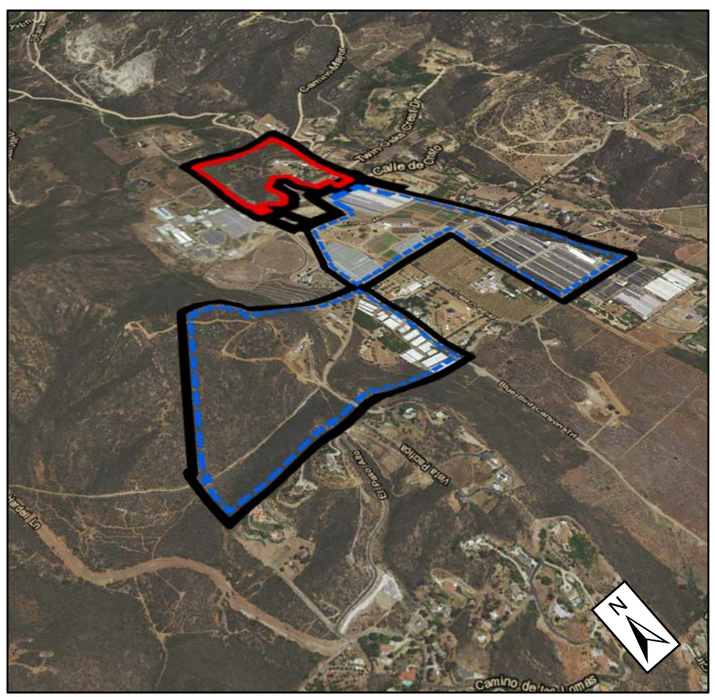
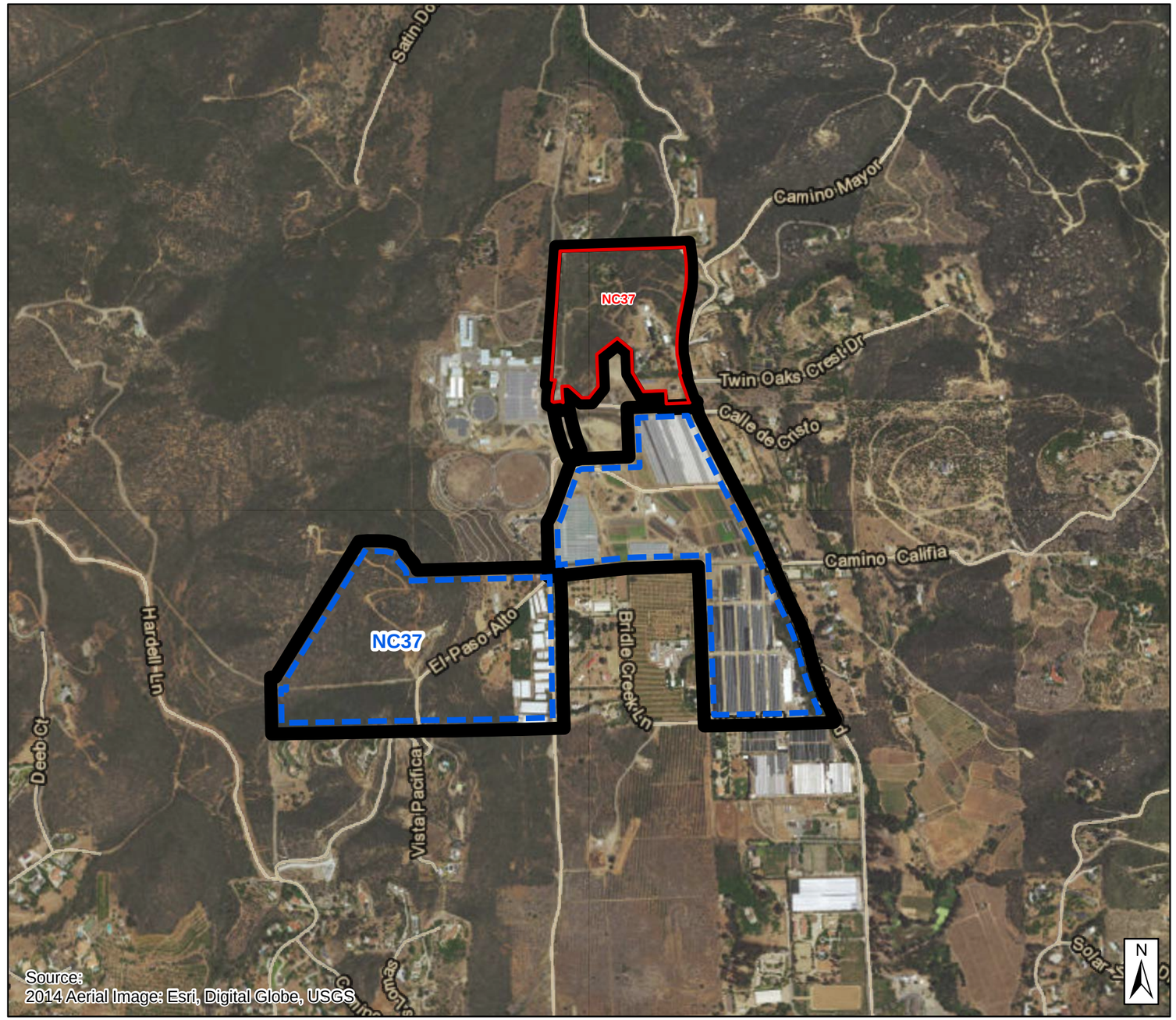


VICINITY MAP



3D VIEW



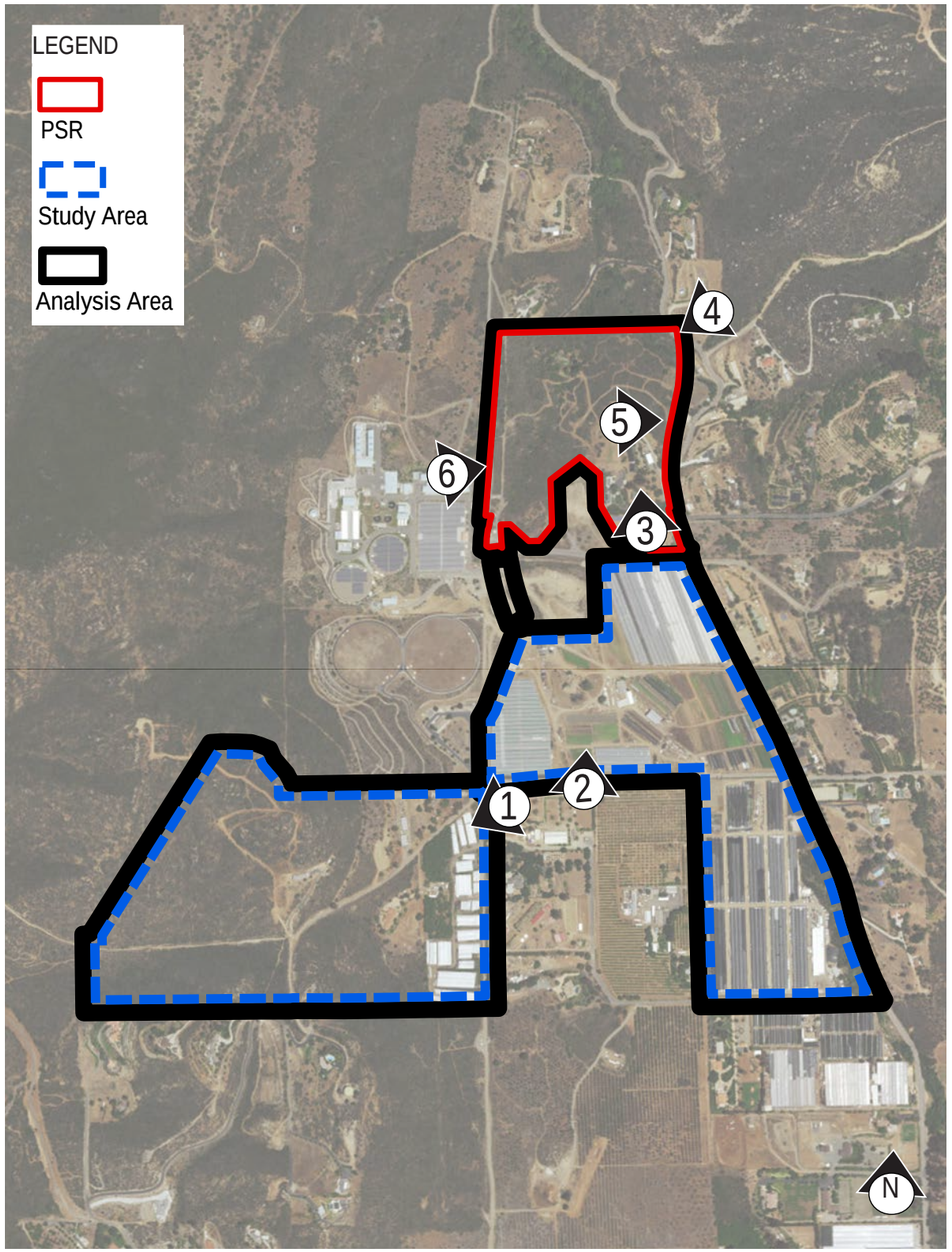
Legend

PSR

Study Area

Analysis Area

AERIAL VIEW



SITE PHOTO KEY MAP

1 From near the southern leg of El Paso Alto, in the southwestern Study Area portion, facing southwest

2 From the eastern leg of El Paso Alto in the northern Study Area portion, facing north

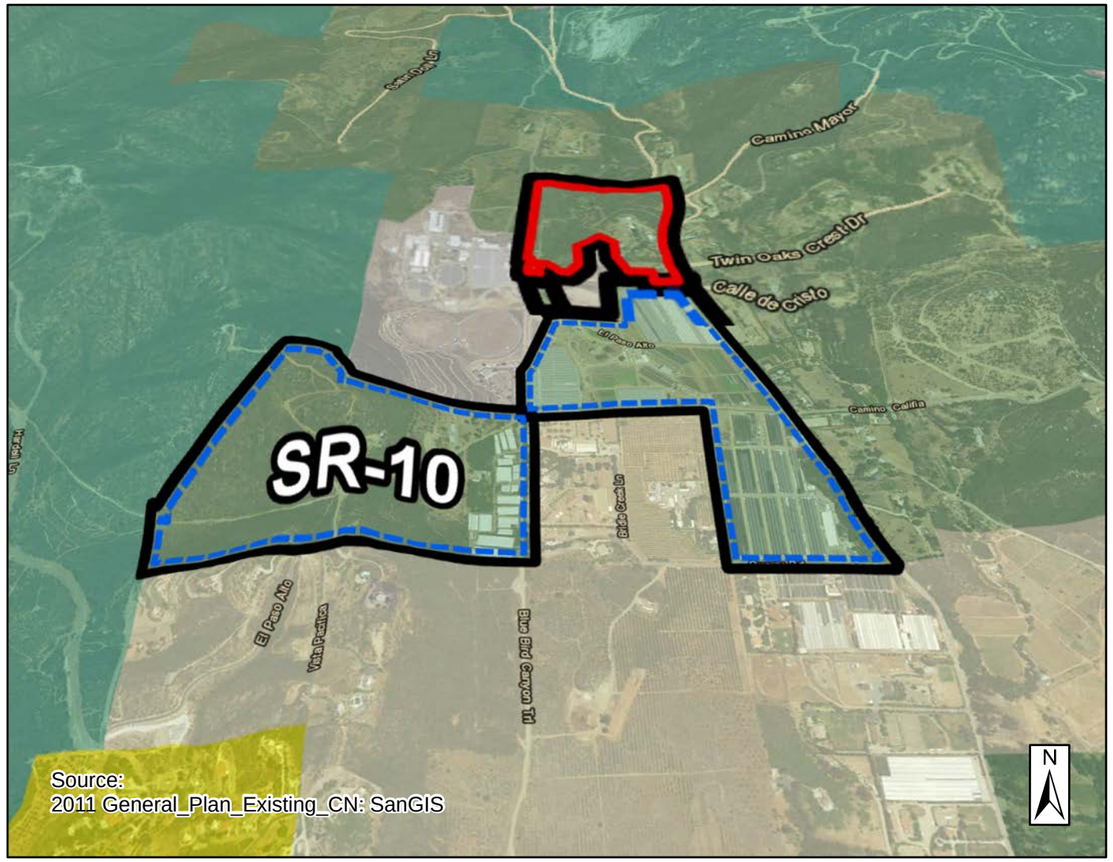
3 From the southeastern portion of the PSR parcel, facing north

4 From the northeast corner of the PSR parcel, facing southwest at an area of chaparral

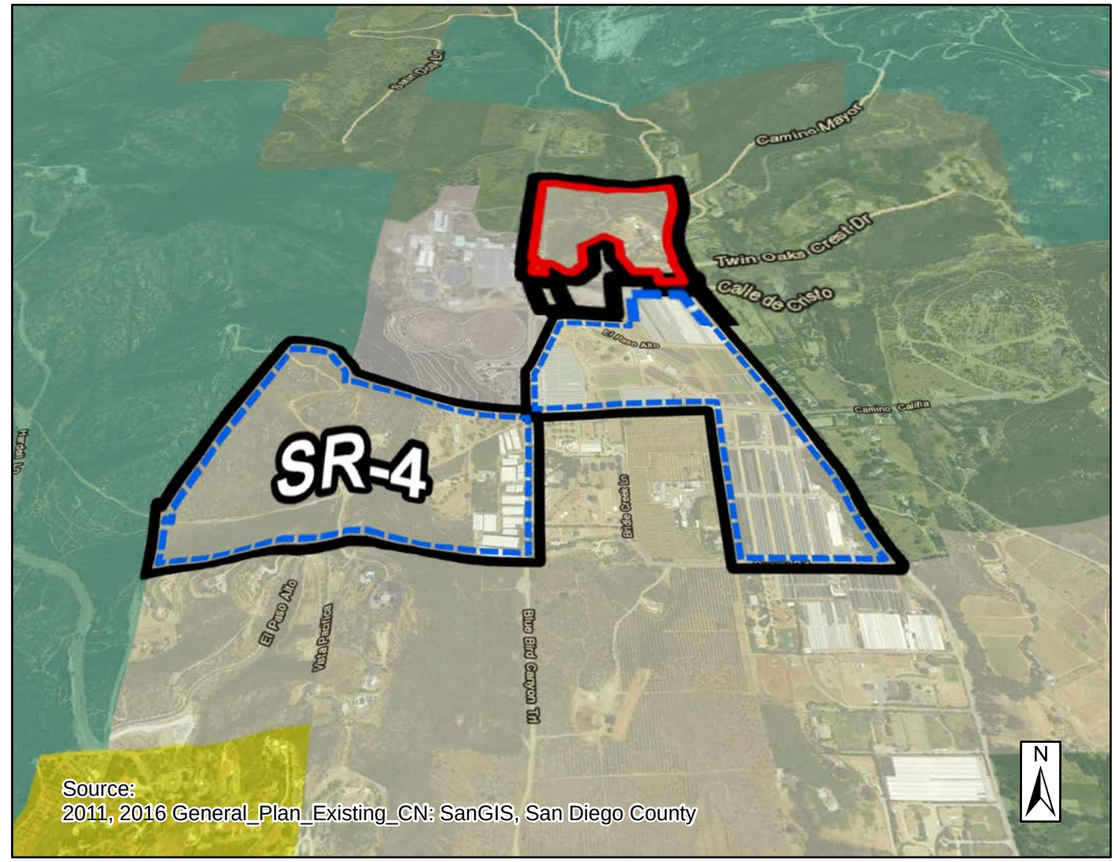
5 From the central portion of the PSR area, facing east

6 From the western edge of the PSR area, facing east

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



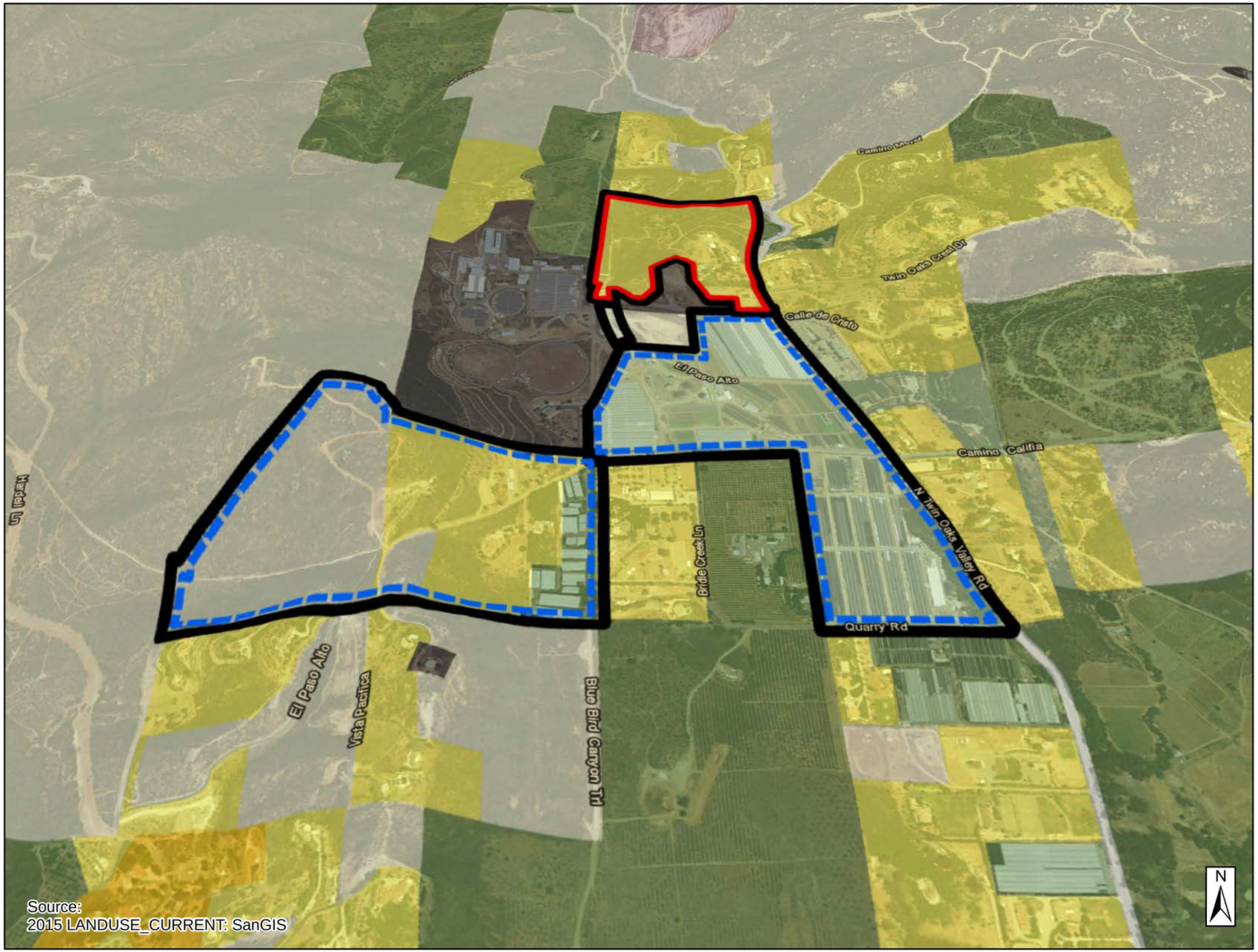
Legend

- PSR
- Study Area
- Analysis Area

LEGEND

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

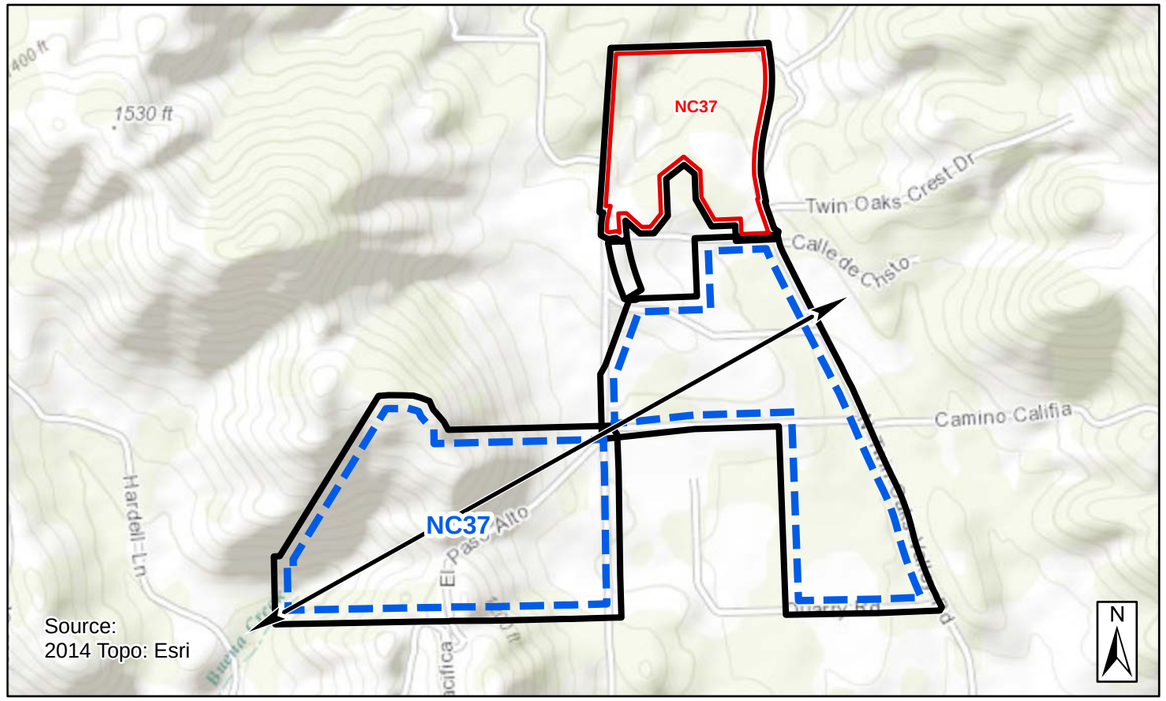
PARKS AND RECREATION
- Recreation
- Open Space Parks

AGRICULTURE
- Intensive Agriculture
- Extensive Agriculture

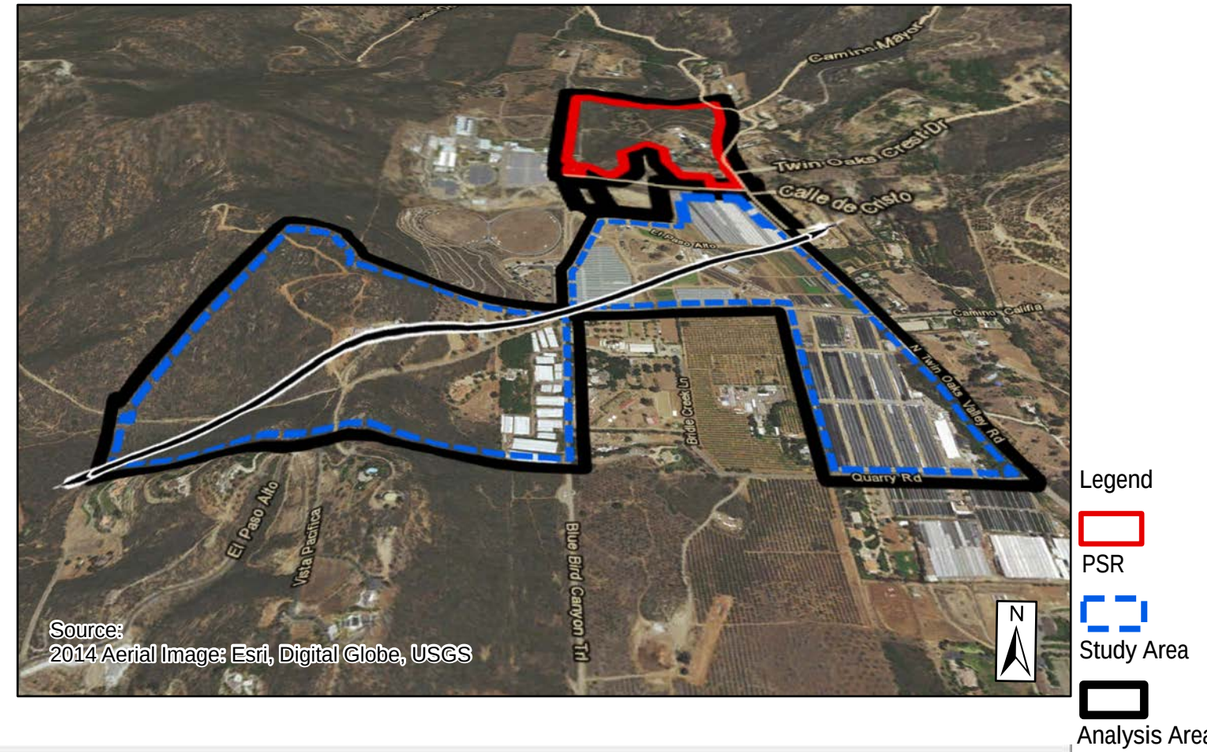
UNDEVELOPED
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

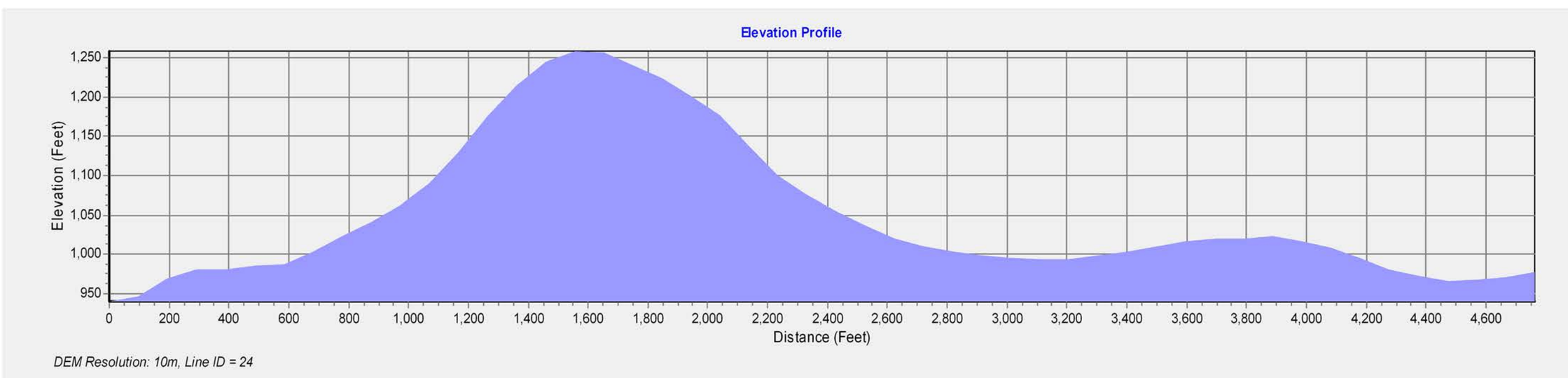
Legend
- PSR
- Study Area
- Analysis Area

TOPOGRAPHIC VIEW



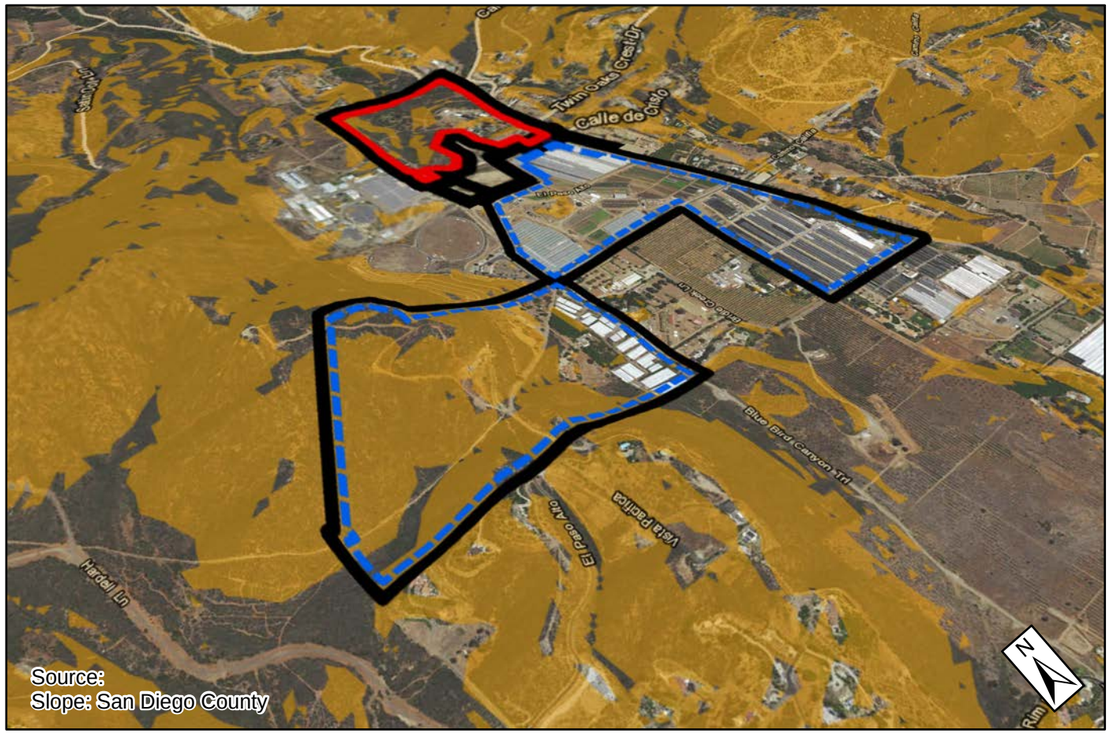
3D VIEW



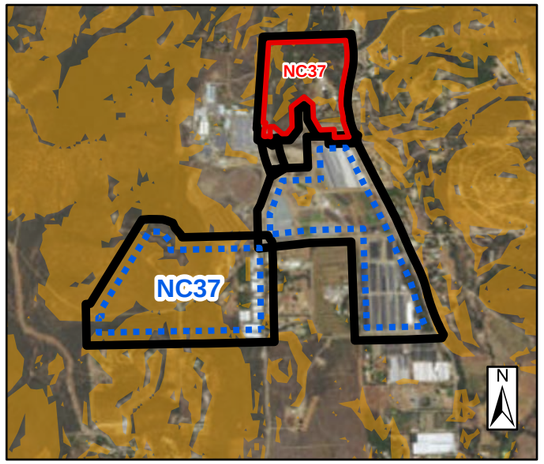


ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH

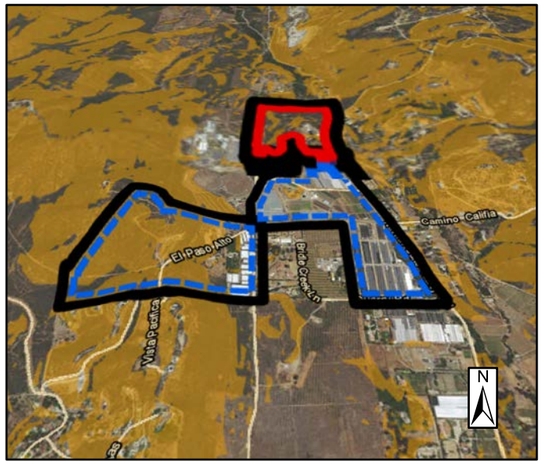
STEEP SLOPES



3D VIEW



PLAN VIEW



3D VIEW # 2

VERY HIGH FIRE HAZARD SEVERITY ZONE

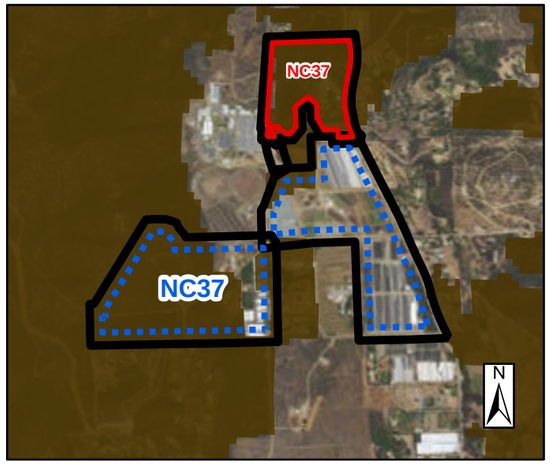
Legend

PSR

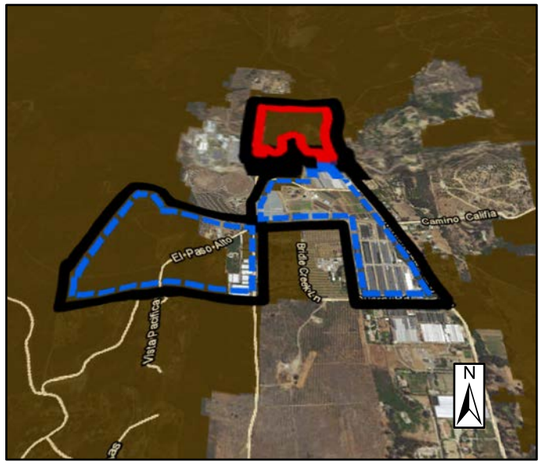
Study Area

Analysis Area

3D VIEW

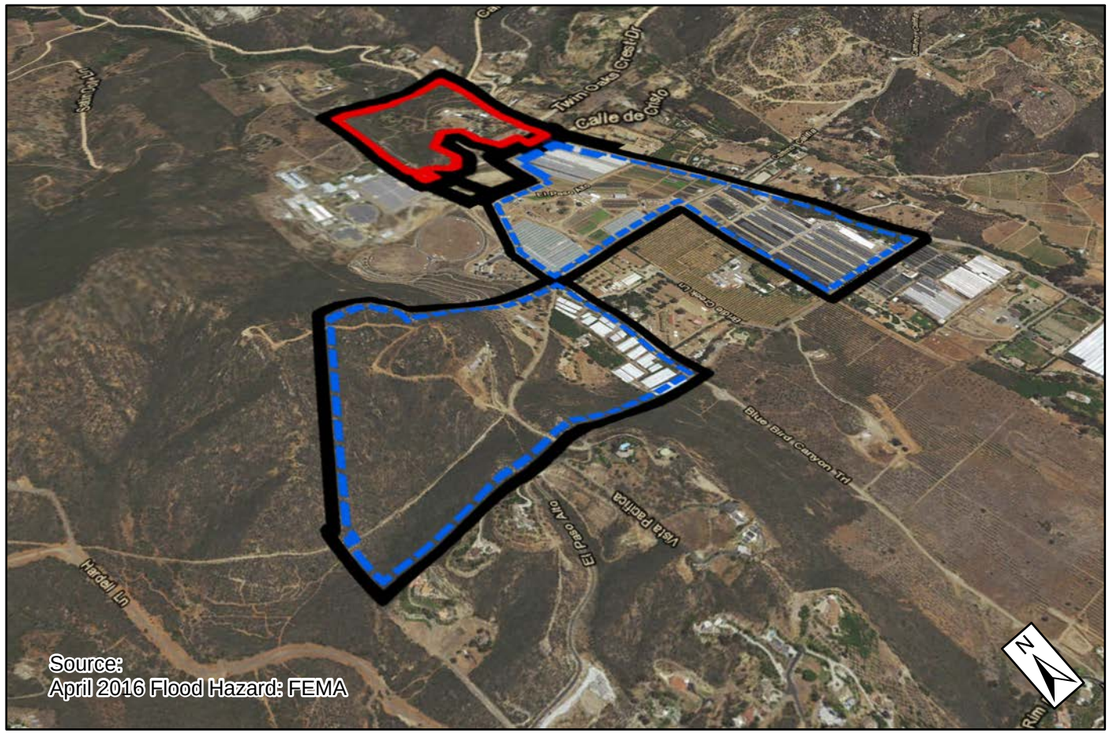


PLAN VIEW

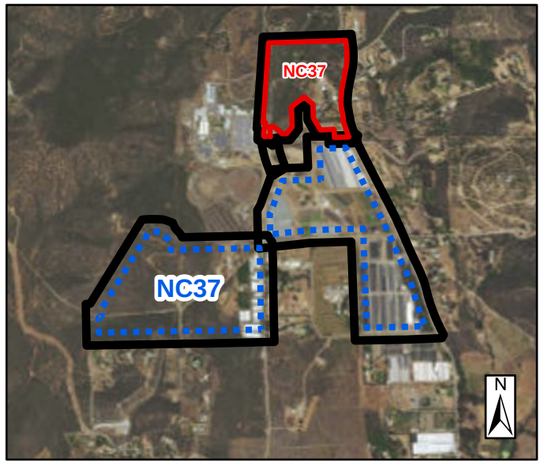


3D VIEW # 2

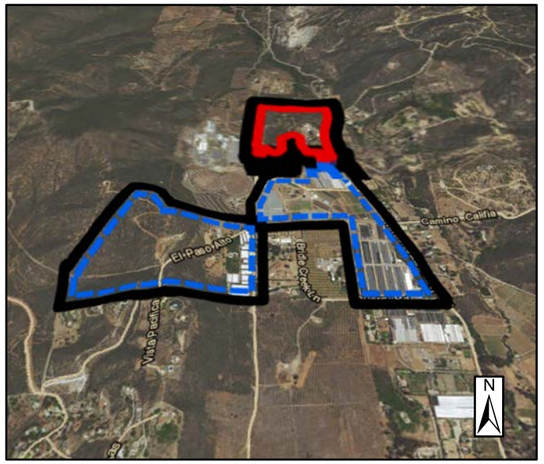
100-YR Floodway 100-YR Floodplain 500-YR Floodplain



3D VIEW



PLAN VIEW

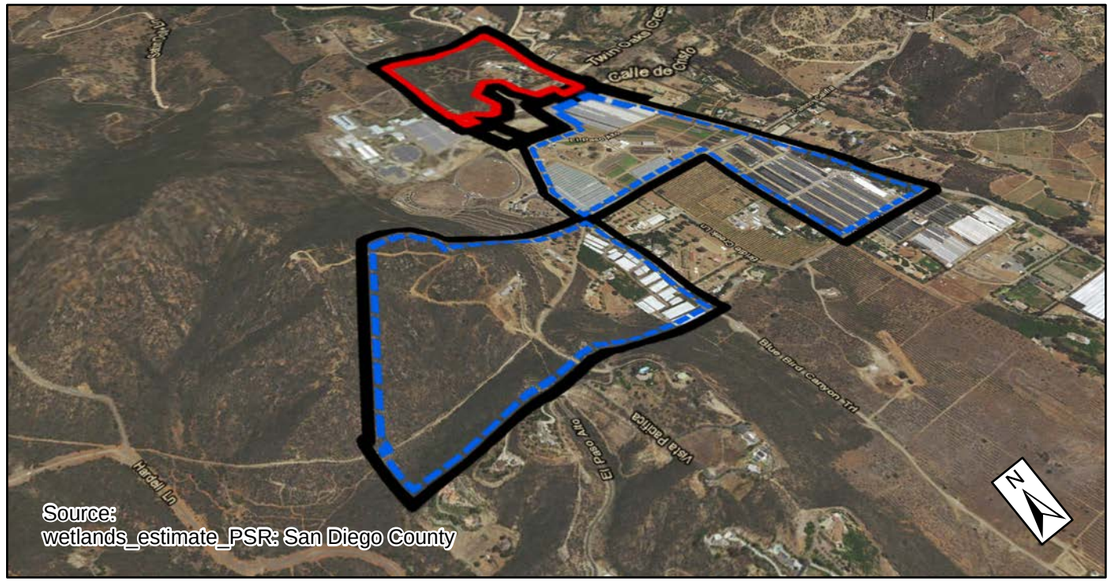


3D VIEW # 2

Wetland Area Wetland Buffer

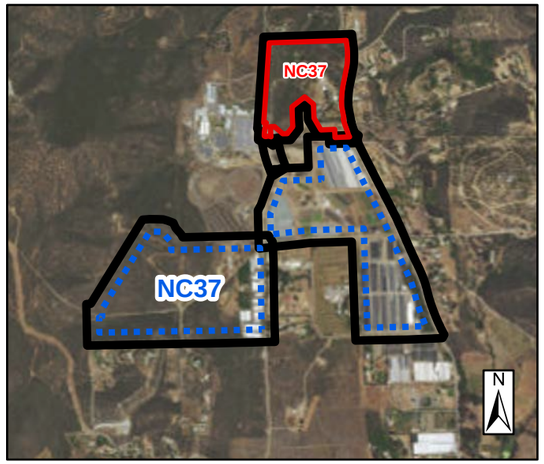
The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.

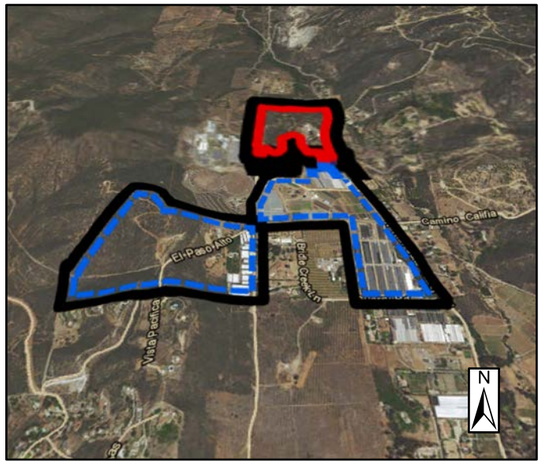


Legend
PSR
Study Area
Analysis Area

3D VIEW

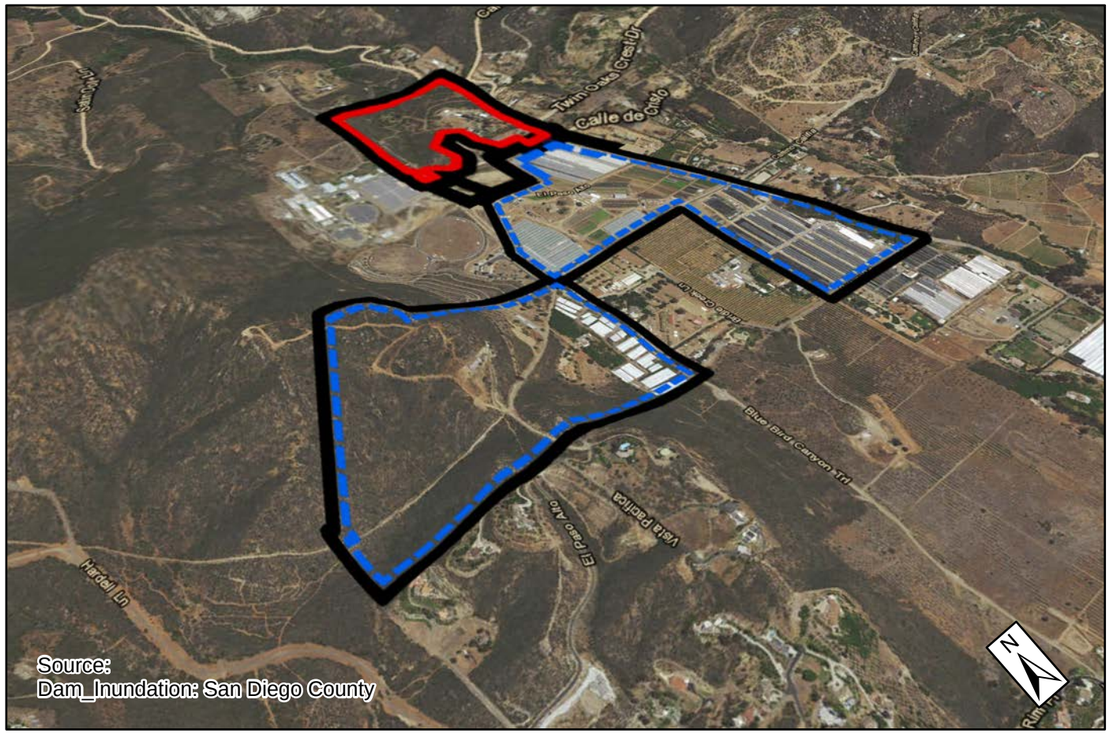


PLAN VIEW

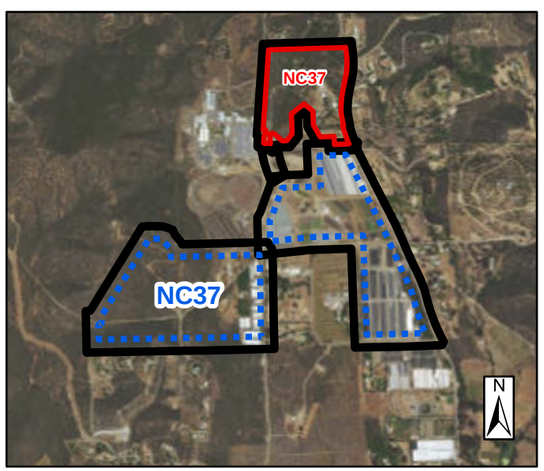


3D VIEW # 2

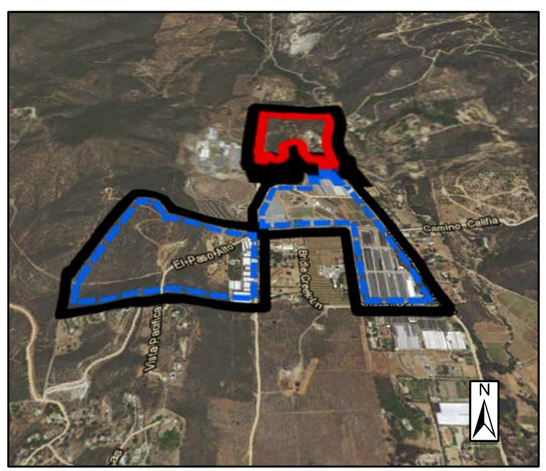
DAM INUNDATION ZONES



3D VIEW

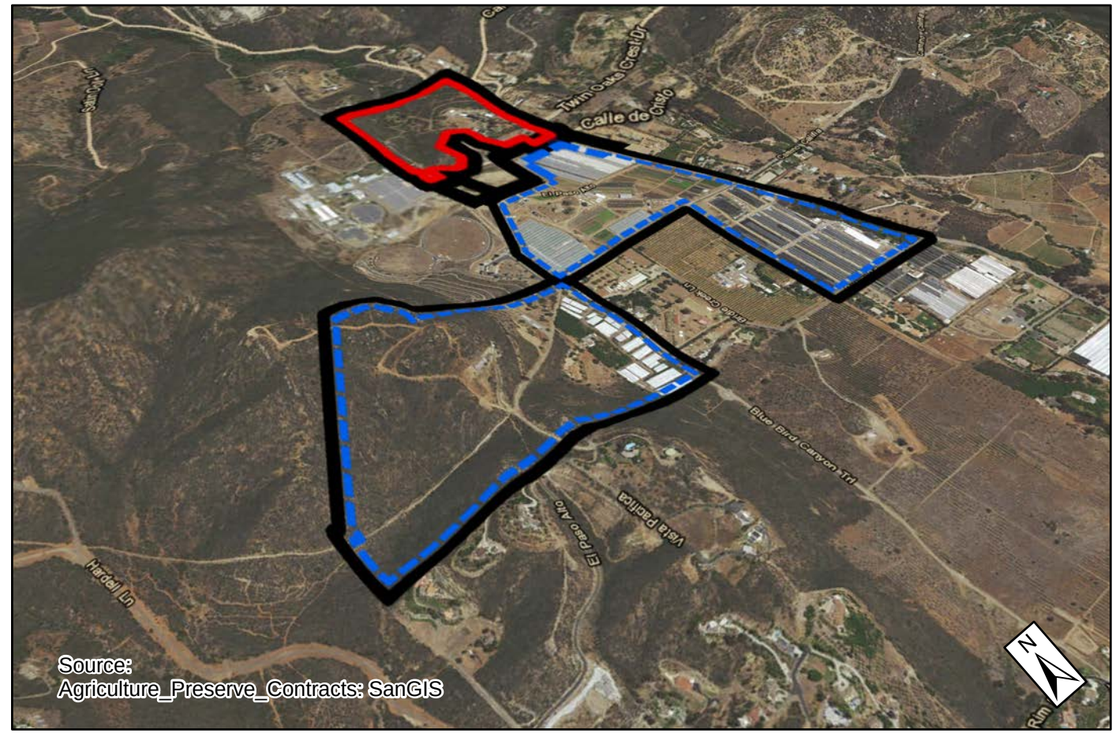


PLAN VIEW

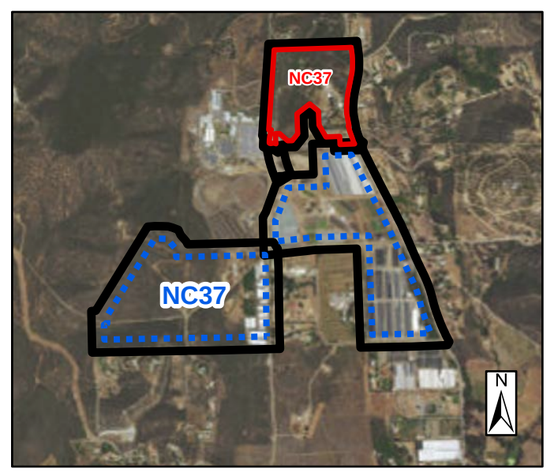


3D VIEW # 2

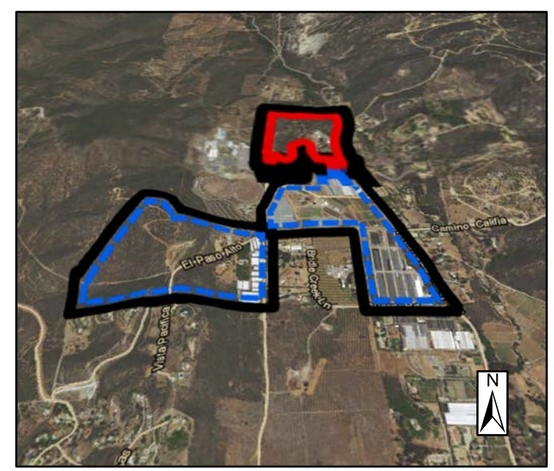
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

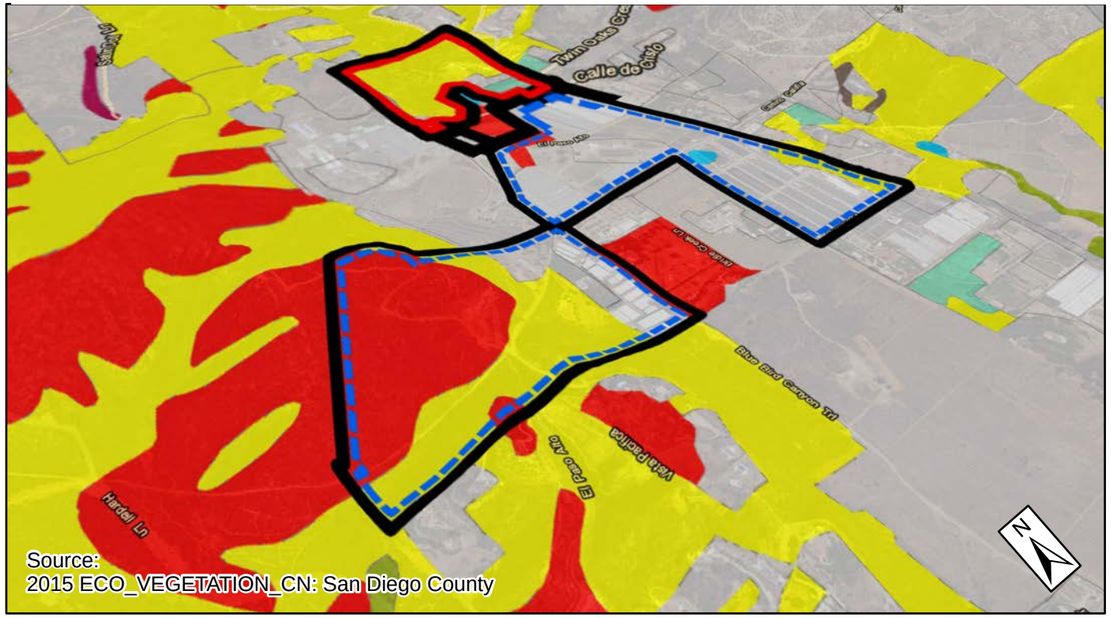
PSR

Study Area

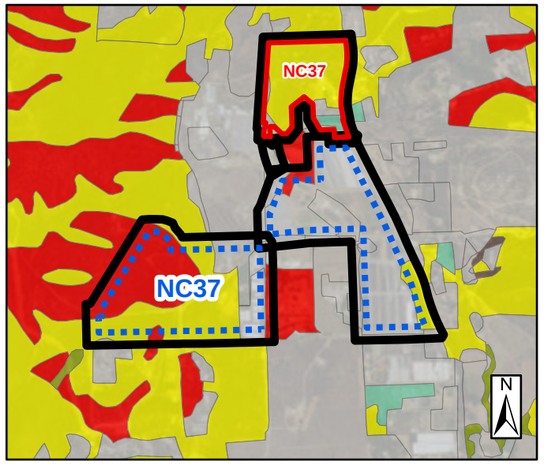
Analysis Area

VEGETATION

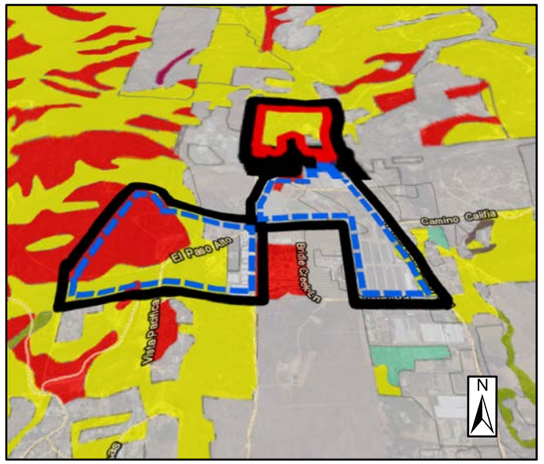
- PSR Parcels
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Other Woodlands
- Vernal Pool, Meadow and Seep
- Marsh
- Desert Scrub
- Dry Wash Woodland
- Water (Including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Not Mapped (data gaps)



3D VIEW



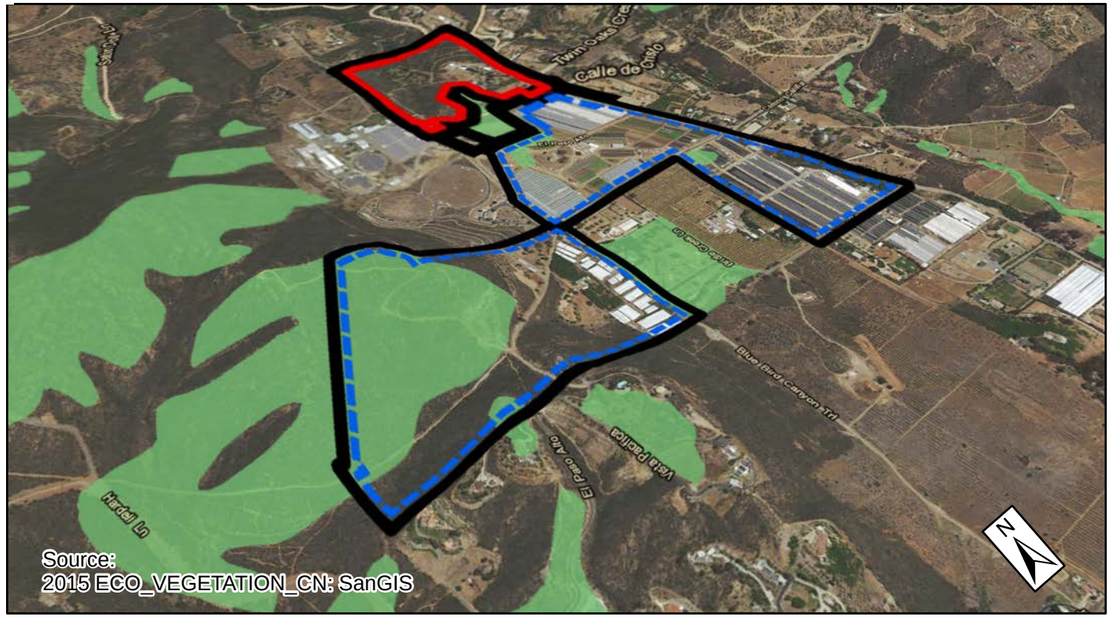
PLAN VIEW



3D VIEW # 2

UPPER TIER VEGETATION

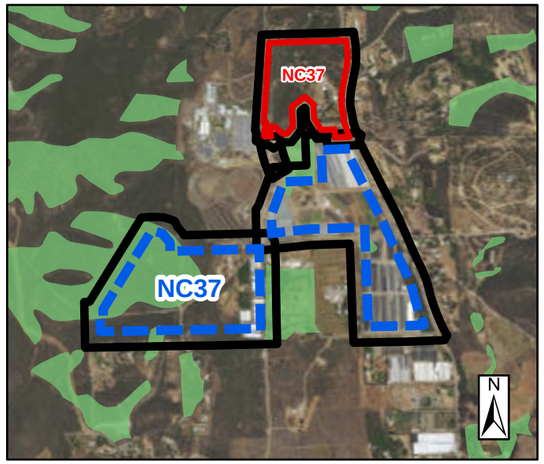
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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



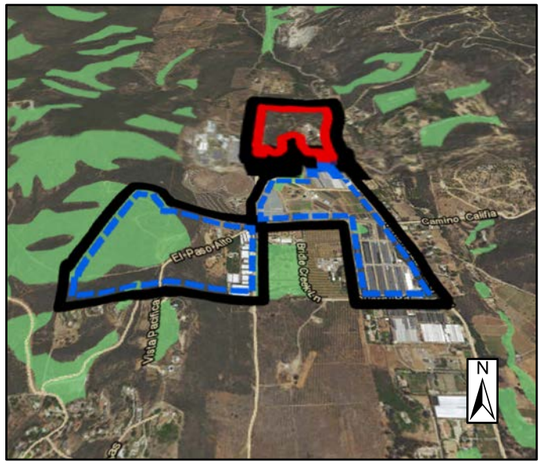
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



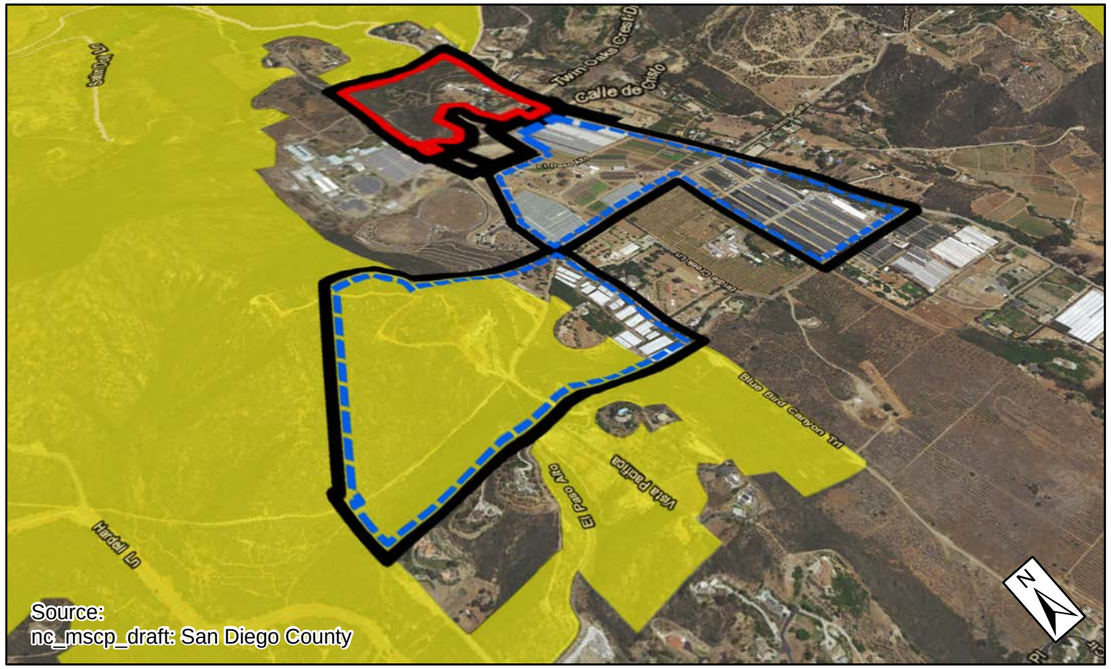
PLAN VIEW



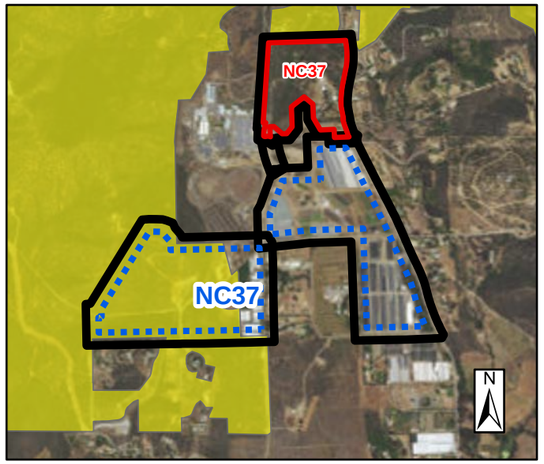
3D VIEW # 2

DRAFT NCMSCP PAMA DRAFT NCMSCP PRESERVE LANDS

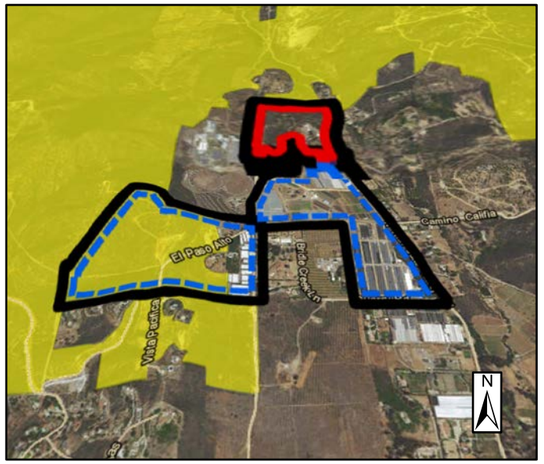
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 31. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

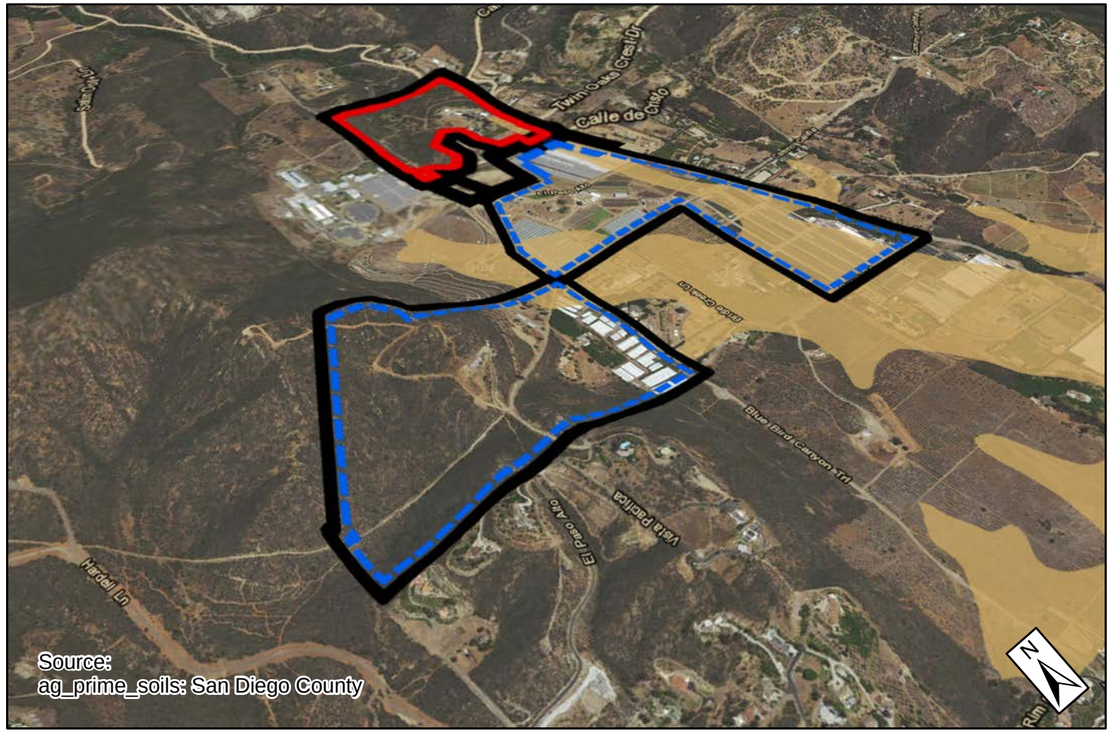


PLAN VIEW



3D VIEW # 2

PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



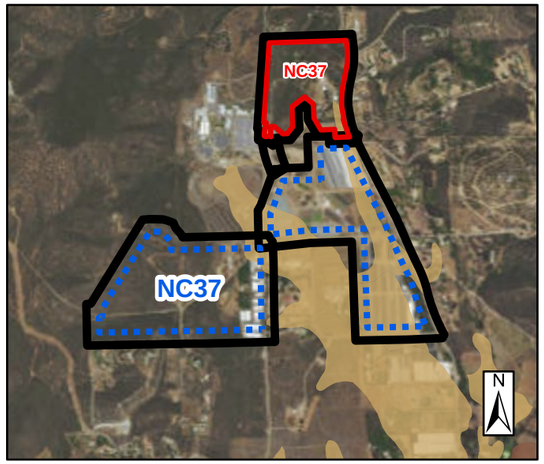
Legend

PSR

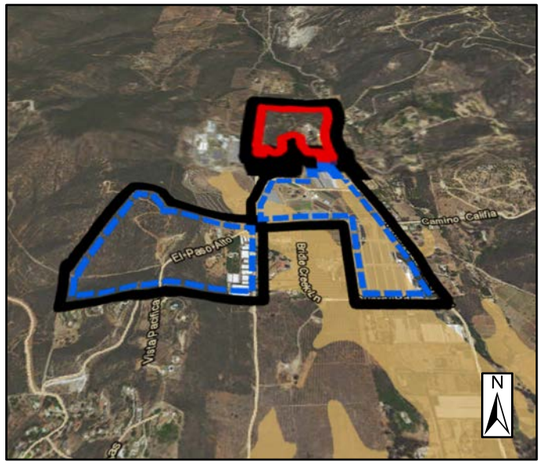
Study Area

Analysis Area

3D VIEW



PLAN VIEW



3D VIEW # 2

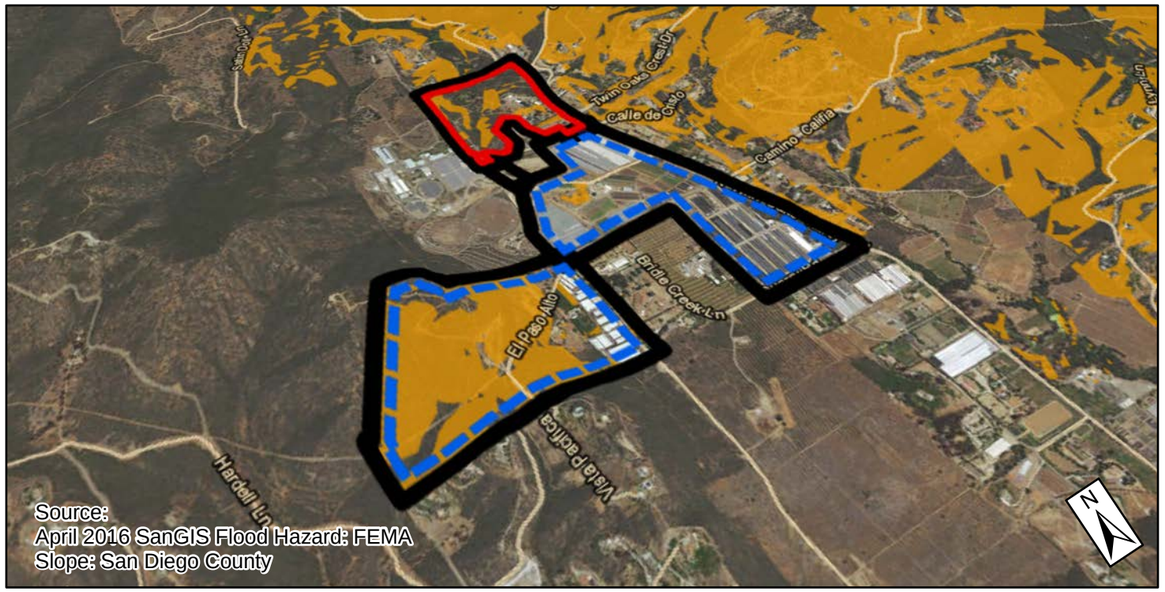
Wetland Area
Wetland Buffer
Flood Hazard Constraint
Slope Constraint

COMPOSITE CONSTRAINTS

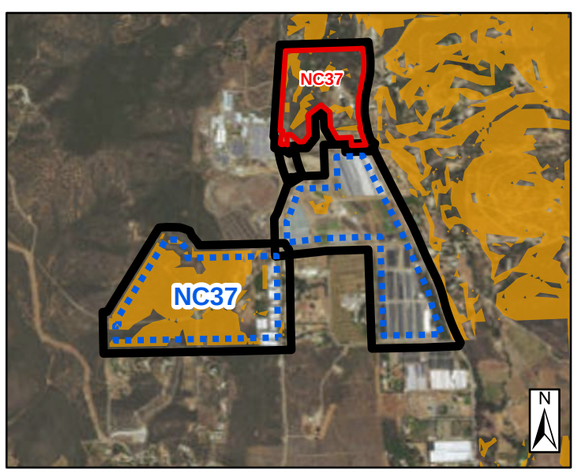
	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	53 ac	33 %
Potential Development Area	105 ac	66 %

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

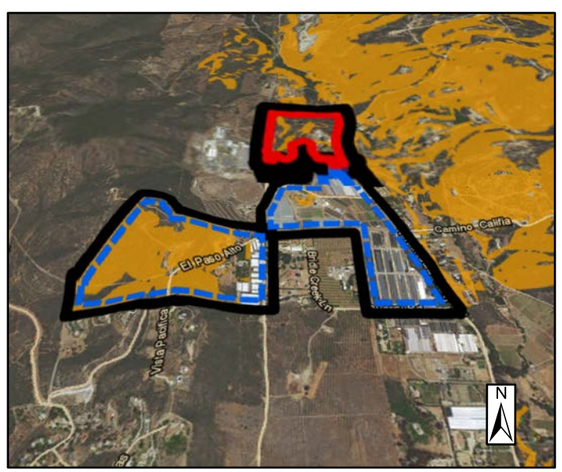
Potential Development Area



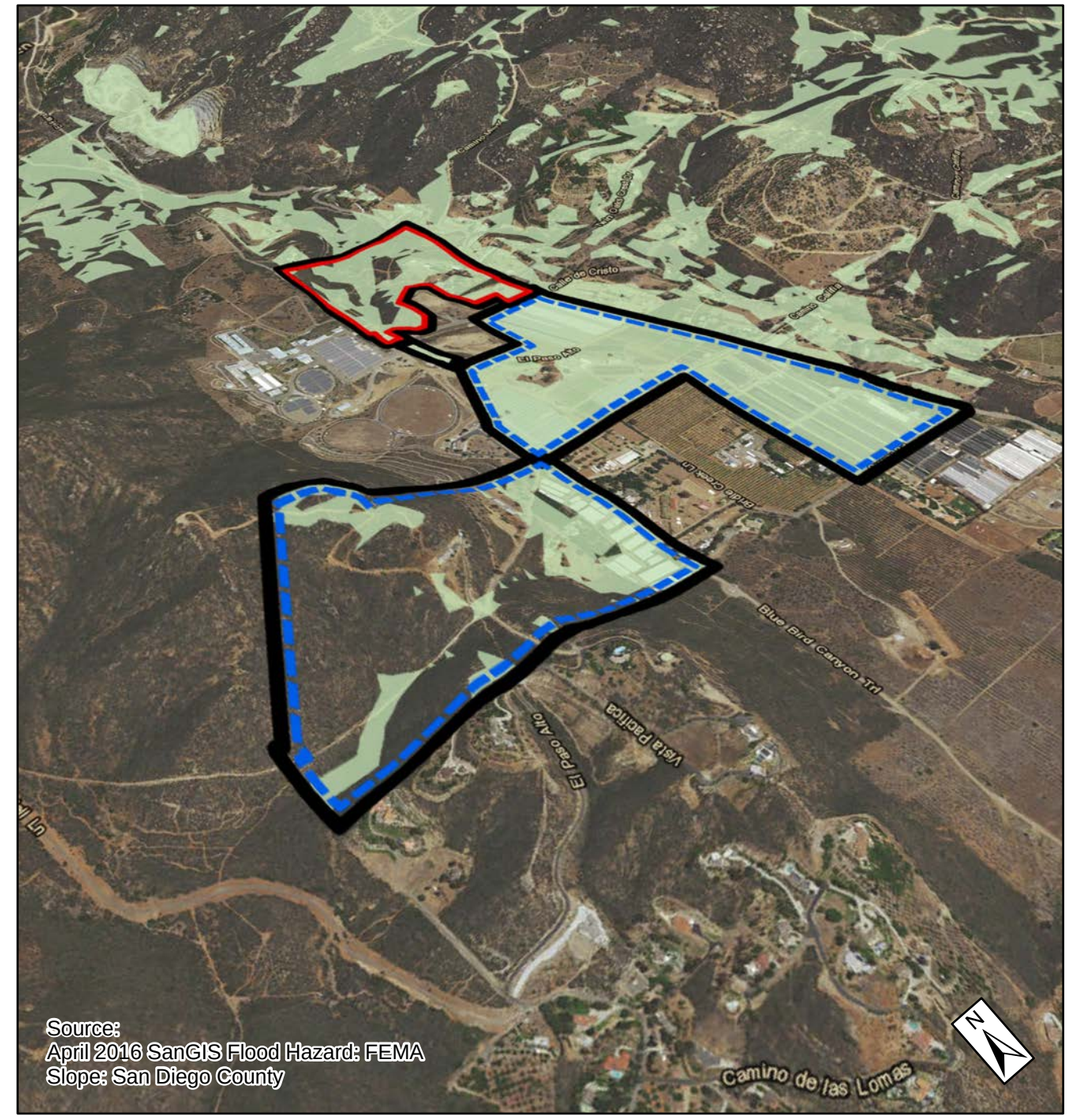
3D VIEW



PLAN VIEW



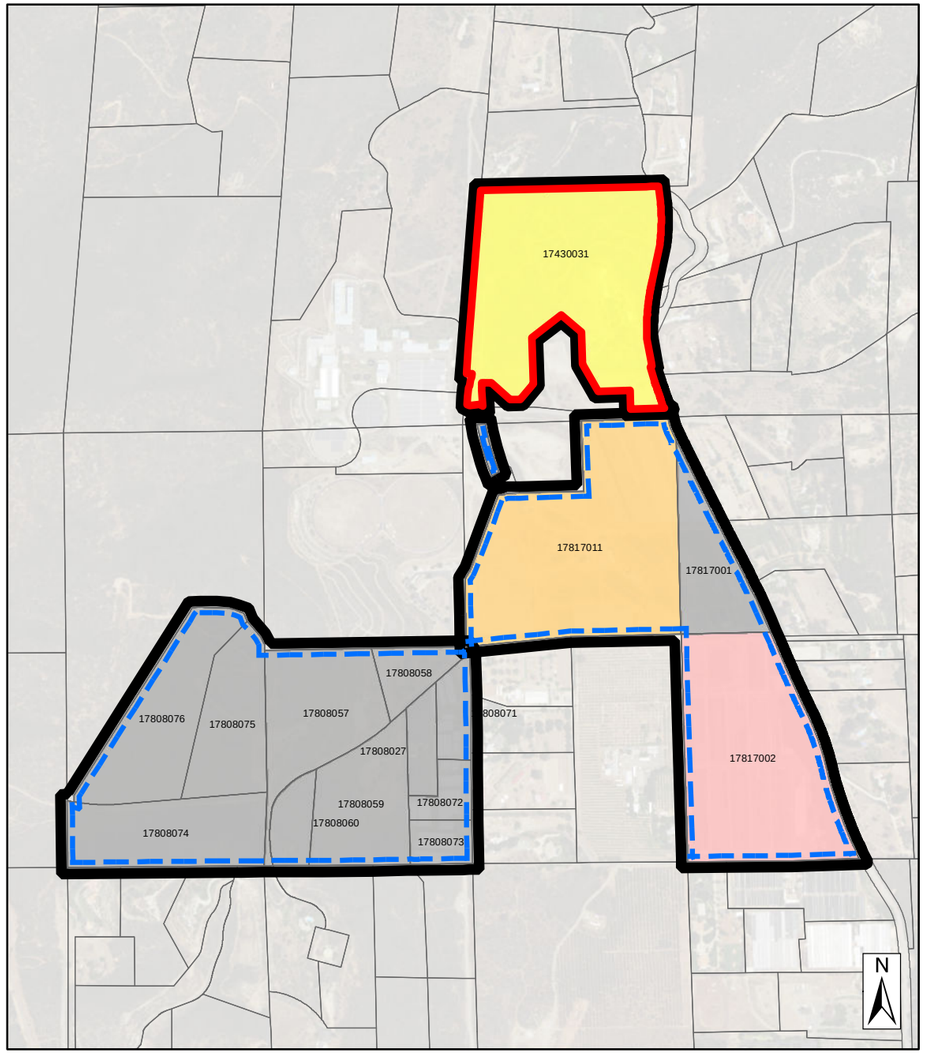
3D VIEW # 2



3D VIEW

Legend
PSR
Study Area
Analysis Area

DENSITY POTENTIAL FOR COMMON OWNERSHIPS

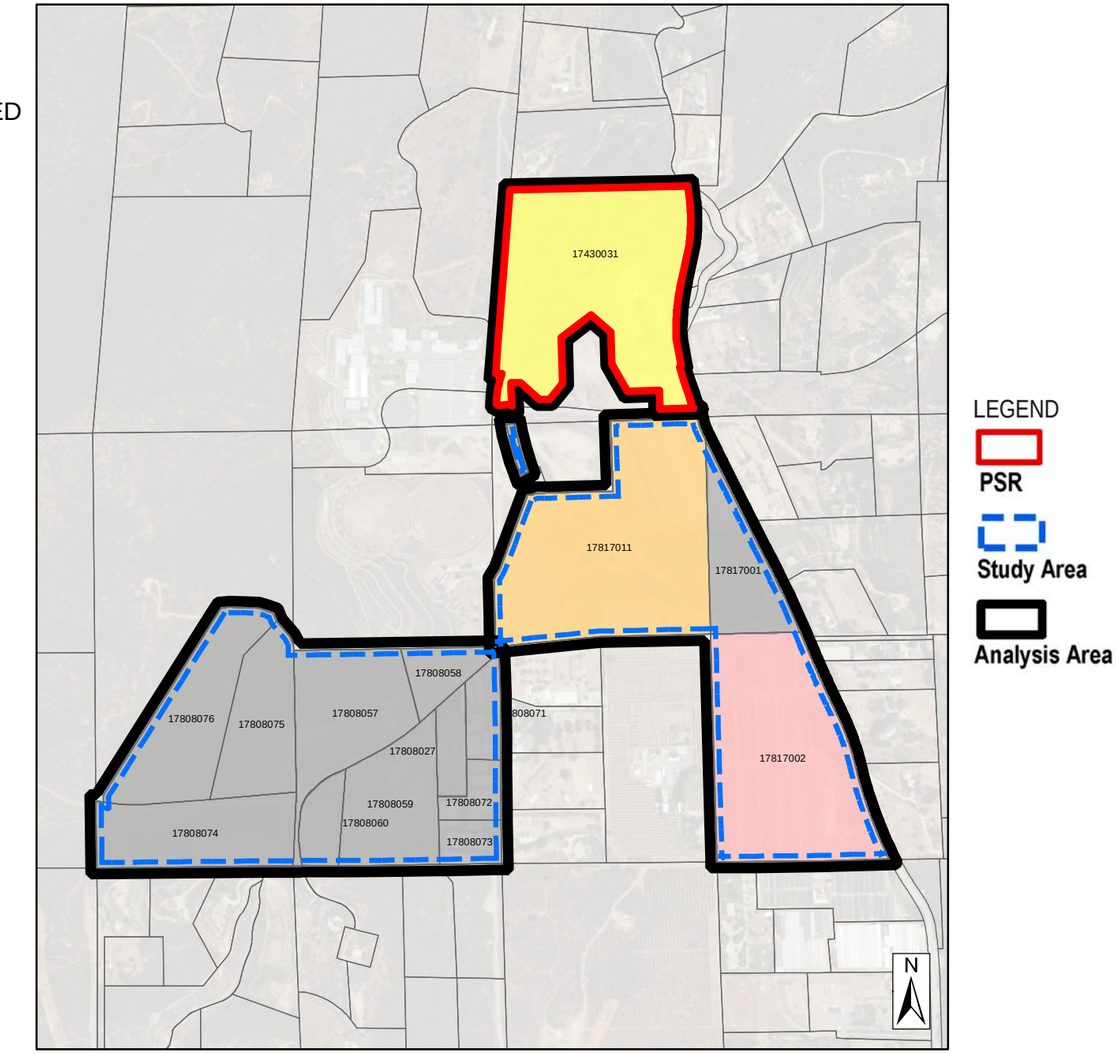


EXISTING DENSITY POTENTIAL

LEGEND

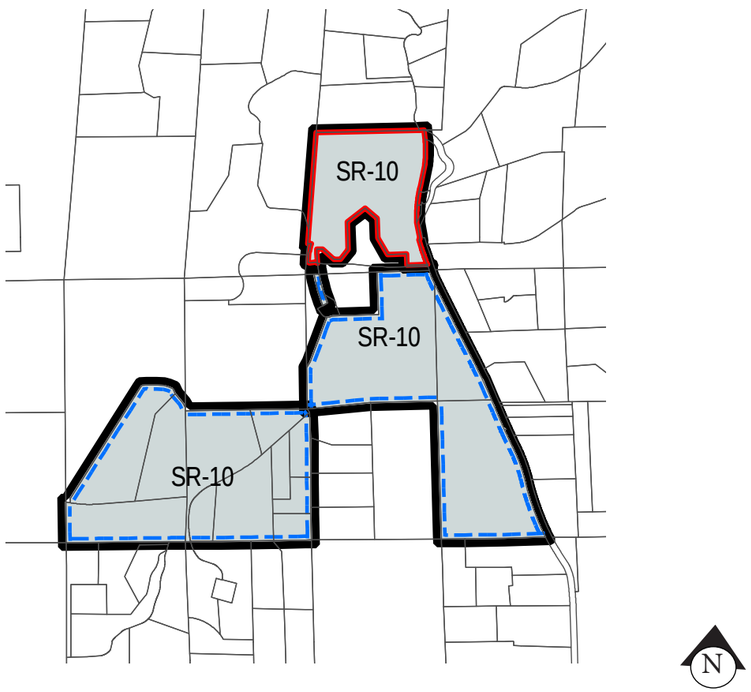
EXISTING		PROPOSED
2		6
2		6
3		7

NO ADDITIONAL DENSITY POTENTIAL

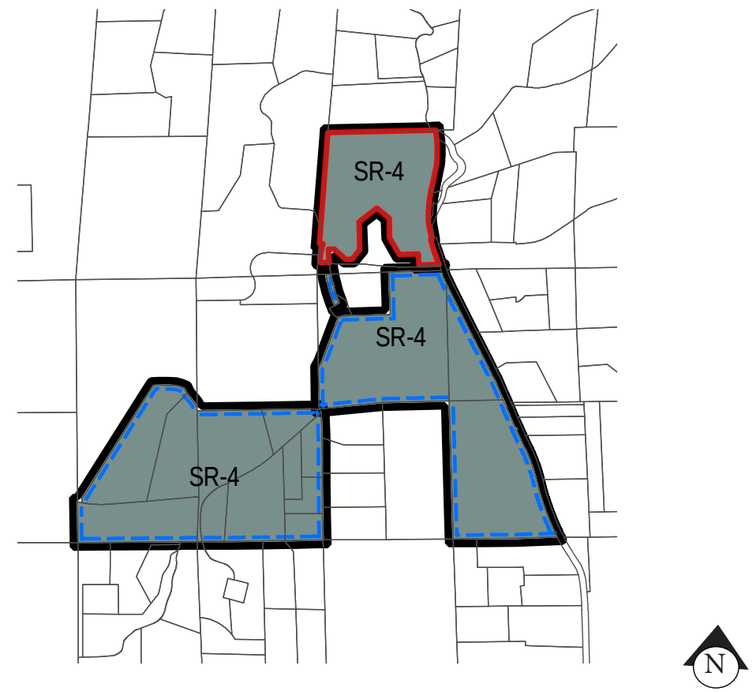


PROPOSED DENSITY POTENTIAL

	RURAL			SEMI-RURAL					VILLAGE							
EXISTING	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
PROPOSED	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							



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

LEGEND

PSR

Study Area

Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED

Analysis Area/PSR Description

Proposed Land Use designation:
SR-10 to SR-4

Property Owners:
NC37 — Driessen
Study Area - Various

Size:
PSR - 28 acres; 1 parcels
Study Area - 130 acres; 14 parcels

Location/Description:
East of I-15; north of SR-78; between San Marcos and Merriam Mountains; north of the City of San Marcos; inside the County Water Authority Boundary

Estimated Potential Dwelling Unit Increase: 12

Fire Service Travel Time:
Portions within the 5-10 minute range and portions within the 10-20 minute range

Prevalence of Constraints: ● – 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 Analysis Area contains 1 PSR parcel totaling 28 acres, and 14 Study Area parcels totaling 130 acres, for a total Analysis Area acreage of 158 acres
- The current parcel sizes range from 2 acres to 30 acres

General Plan Designation
- The existing designation is SR-10
- The proposed designation is SR-4

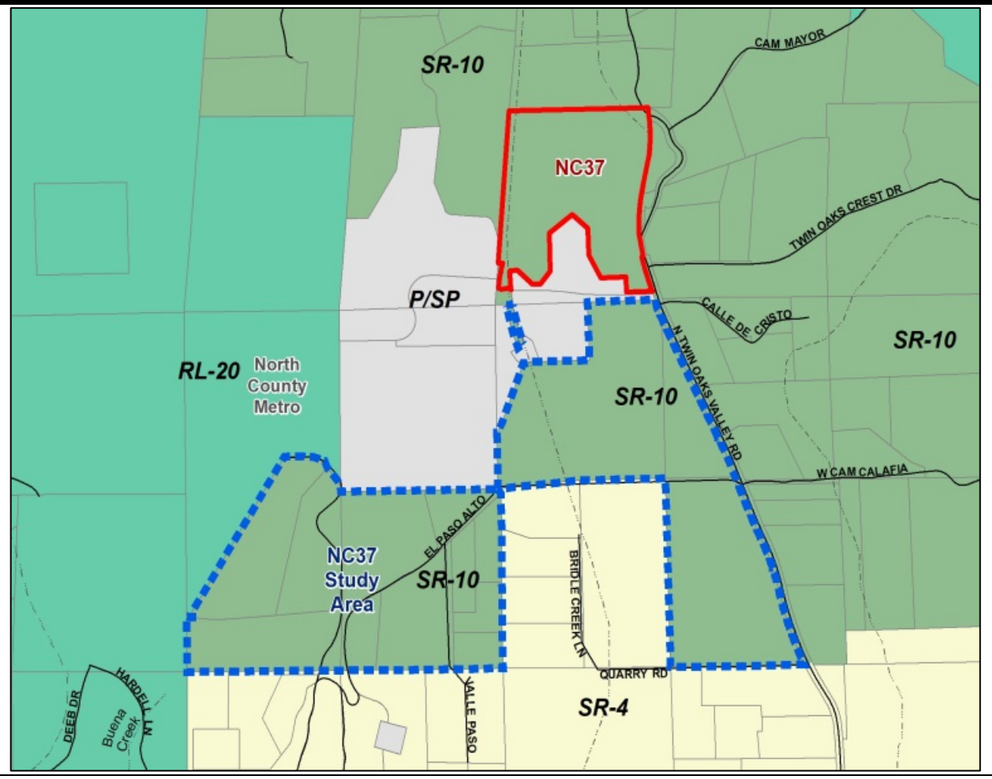
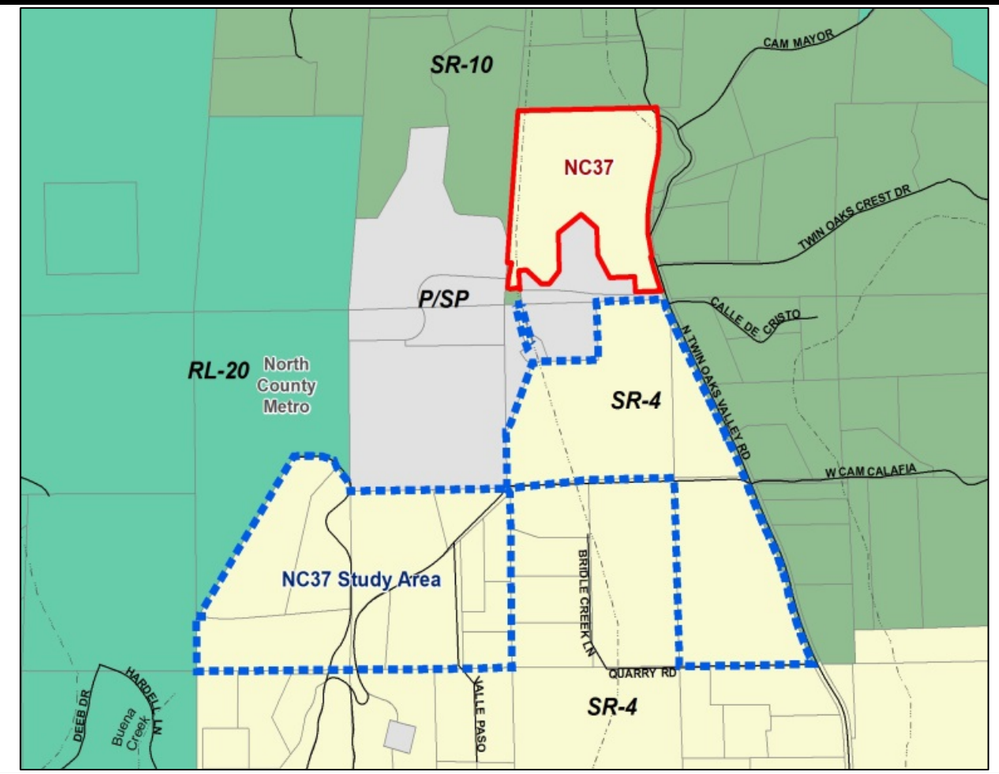
Location/Access
- NC37 and the associated Study Area are located in the northwestern Twin Oaks CPA
- The area is accessible via Twin Oaks Valley Road (a Mobility Element road)
- Adjacent to the Analysis Area it is a County-maintained road, but the County-maintained portion ends approximately 1.5 miles to the north of the Analysis Area

Public Utilities
- The Analysis Area is within the County Water Authority Boundary (Vallecitos Municipal Water District)
- No sewer service
- Estimated emergency response travel times include portions in the 5-10 minute range and portions within the 10-20 minute range

Uses
- Existing uses include agricultural operations

Environmental Characteristics
- The areas not devoted to agriculture contain sensitive habitat including coastal sage scrub and chaparral, particularly in the northern portion of the PSR, and western portion of the Study Area.
- Steep slopes are generally located throughout the Analysis Area with a large concentration on the western portion of NC37 which limits development potential.
- About half of the Analysis Area is located in a Very High Fire Hazard Severity Zone, and much of that is within the area estimated to have a 10 to 20 minute emergency response travel time

Comparison of Land Use Maps

Existing General Plan	Proposed General Plan
	
Potential Dwelling Unit Estimate in PSR(s) – 2 units **Potential Dwelling Unit Estimate in Study Area – 17 units**	**Potential Dwelling Unit Estimate PSR(s) – 6 units** **Potential Dwelling Unit Estimate in Study Area – 25 units**

ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	RR, A70	RR, A70
Zoning Minimum Lot Size	4 acres	2 acres
COMMUNITY INPUT		
Support	TBD	
Opposed	TBD	

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 required	***LU-1.1 Additional Notes***
		Extent of existing infrastructure and services	• Roads/transportation ➢ Eastern border of Analysis Area is adjacent to North Twin Oaks Valley Road, a County maintained road ➢ Approximately 4 miles to the closest I-15 on-ramp via Twin Oaks Valley Road and Deer Springs Road ➢ Approximately 5.25 miles from the San Marcos Civic Center Transit Station, the closest North County Transit District (NCTD) public transit stop • Water Service & Infrastructure ➢ Vallecitos Municipal Water District for water service ➢ 7 parcels with existing water service ➢ 7 parcels with access to water lines but no service ➢ 1 parcel without access • Sewer Service & Infrastructure ➢ No sewer service • Fire protection service ➢ San Marcos Fire Protection District – provides service to the eastern Study Area parcels ▪ The closest station is San Marcos Station 1, 180 W Mission Road, approximately 5 miles away ➢ Vista Fire Protection District – provides service to the western Study Area parcels ▪ The closest station is Vista Station No. 2, 1050 Valley Drive, approximately 6 miles away ➢ Deer Springs Fire Protection District – provides service to the PSR parcel ▪ The closest station is at 1321 Deer Springs Road, approximately 4.5 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: Agriculture, Residential, Open Space, Vallecitos Water District Facilities • Land use designations within ½ mile: SR-1, SR-4, SR-10, RL-20, Public/Semi-Public	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 2.6 miles to the North County Metro-North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue • 3.9 miles to the City of Vista (geographic center) that has 33,290 jobs • 8.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs • 11.7 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs • Approximately 2 miles from the nearest commercial area along Twin Oaks Valley Road (Twin Oaks Market)	
LU-1.2	**Leapfrog Development.** Prohibit leapfrog development which is	Proposing Village designation(s)	• N/A – no Village designations are proposed	***LU-1.2 Additional Notes***
		Project review of development	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the 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*.]	design		
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: • 1,550 acres in RL-20 designation • 1,050 acres in SR-10 designation • 450 acres in SR-4 designation • 425 acres in SR-1 designation • 100 acres in SR-2 designation • 150 acres in VR-2 designation • 60 acres in Public/Semi-Public lands	***LU-1.3 Additional Notes*** • Approximately 8,000 acres of SR-10/RL-20 lands to the north and east of the Analysis Area, which consists mostly of open space and agricultural operations. Vegetation consists of mixed chaparral and coastal sage scrub.
		Evident mapping patterns in the vicinity	• The existing RL-20 and SR-10 designations to the north, east and west are reflective of a number of factors, including extensive steep slopes, agricultural operations, sensitive habitat (coastal sage scrub and chaparral), limited public road access, and maintaining a greenbelt near the planning area boundary (see LU-2.5) • The SR-4 area to the south also contains steep slopes, sensitive habitat, and agricultural operations, but it's in closer proximity to the village, public road networks, fire stations, and other services	
		Regional Categories Map	• No change in the Regional Category required	
		Greenbelts on/near the edges of communities	• The Analysis Area is not within a greenbelt, as it is located in Semi-Rural lands, but it does border an existing Greenbelt area	
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	***LU-1.4 Additional Notes***
		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 Vista • Approximately 10 miles from 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.	
LU-1.9	**Achievement of Planned Densities**. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be	Overall acreage area of Analysis Area/PSR(s)	• The Analysis Area 158 acres • The NC37 PSR is 28 acres	***LU-1.9 Additional Notes***
		Overall additional density potential	• The proposal would result in 12 potential additional dwelling units	
		Portions of the Analysis Area/PSR that would have additional density potential	• The additional density potential would be found in the NC37 PSR parcel, as well as 2 study area parcels, along the eastern portion of the Analysis Area • This policy review will focus on these portions of the Analysis Area that would have additional density potential as a result of the proposed change	

	Policy	Policy Review Criteria	Description	Notes
	achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 31 for an explanation of the Conservation Subdivision Program.	• The Conservation Subdivision requirement would be removed with the proposed change from SR-10 to SR-4	
		Steep slopes (≥25%) within the areas of additional density potential	• Approximately 7 acres of steep slope within areas of 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 range into steep slopes in all 3 parcels with subdivision potential (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	• No FEMA or County-designated floodplains or floodways within areas with additional density potential	
		Wetlands within the areas of additional density potential See p. 31 for an explanation of RPO wetland implications.	• No wetlands within areas with additional density potential	
		Upper tier habitats/vegetation communities within the areas with additional density potential	• Approximately 1.5 acres of Coastal Sage Scrub in the northern Study Area parcel with additional density potential	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 31 for an explanation of MSCP and PAMA.	• Approximately 50 acres in draft PAMA • None of the additional density potential areas are in draft PAMA	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	• The areas of additional density potential are not in draft PAMA	
		Maximum dead end road length based on the proposed minimum lot size	• Based on the existing minimum lot size of 4 acres, and proposed minimum lot size of 2 acres, the maximum dead end road length is 1,320 feet • Discretion of the Fire Marshal is allowed for consideration of the applicable densities	

Policy		Policy Review Criteria	Description	Notes
		Number of parcels within the Analysis Area/PSR with additional density potential have existing access via dead end roads	• All parcels with additional density potential have access via through-roads/county maintained roads	
		Existing public road access for areas with additional density potential	• North Twin Oaks Valley Road is a public road located adjacent to the parcels with additional density potential	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	• All parcels with additional density potential are adjacent to a public road	
		Existing environmental constraints that could limit the potential for widening substandard roads	• Steep slopes within the northern PSR parcel with additional density could limit some access options	
		Unbuilt Mobility Element 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 – no unbuilt Mobility Element roads within the Analysis Area	
LU-2.3	**Development Densities and Lot Sizes**. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	• The proposal would result in 12 additional potential dwelling units	***LU-2.3 Additional Notes***
		Portions of the Analysis Area that would have additional density potential	• The additional density potential would be found in the PSR parcel and in 2 Study Area parcels located in the eastern portion of the Analysis Area	
		Prevalent land use designations surrounding the Analysis Area (1-mile radius and beyond)	Approximately: • 1,550 acres in RL-20 designation • 1,050 acres in SR-10 designation • 450 acres in SR-4 designation • 425 acres in SR-1 designation • 100 acres in SR-2 designation • 150 acres in VR-2 designation • 60 acres in Public/Semi-Public lands	
		Change in zoning minimum lot size	• A change in minimum lot size from 4 acres to 2 acres is proposed for consistency with the proposed SR-4 designation (to provide some assurance that the density potential is achievable if approved)	
		Range of lot sizes and most common (mode) minimum lot size in the area	• Parcel sizes range from ½ acre to 175 acres within 1 mile radius	

	Policy	Policy Review Criteria	Description	Notes
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	• Policies referencing densities and minimum lot sizes in the North County Metro Subregional Plan are focused on the Escondido Sphere of Influence area and the Twin Oaks Valley outside the San Marcos Sphere of Influence (SOI) ➢ Land Use Policy 8 of the Subregional Plan calls for designating the Twin Oaks Valley outside the San Marcos SOI as Semi-Rural and Rural Lands Regional Categories ➢ The current Semi-Rural Regional Category within the Analysis Area is not proposed to change	
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; seven parcels have existing water service; four parcels have public road access; the entire Analysis Area is within established fire protection districts, though there could be issues with meeting fire response travel times (See policy LU-6.4) ➢ The proposed SR-4 designation would not be considered urban development • 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 not within a Sphere of Influence • Goal 3 - Promote Agriculture in Non-Urban Areas: "Promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development." ➢ The proposed SR-4 designation is a density below the SR-2 threshold that would allow for continued agricultural operations. See Policy LU-7.1 for additional information.	***LU-2.4 Additional Notes***
		Community plan policies that are relevant to the proposal	• Policy 8 – "Promote Agriculture – outside city spheres; designate the Twin Oaks Valley as semi-rural and rural lands regional categories" ➢ The proposed land use designation of SR-4 is compatible with this policy, as the Analysis Area is located in the Twin Oaks Valley, is proposed to remain in Semi-Rural lands, and will remain agriculturally viable with the SR-4 designation	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• Key Community Issue - "Ensure preservation of agriculture in areas adjacent to rapidly growing cities." ➢ This policy is N/A to the Analysis Area, as it is not adjacent to an incorporated city	
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.	Greenbelts on/near the edges of communities	• The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located within a very low density area (Rural Lands)	***LU-2.5 Additional Notes***
		Regional Category change	• No change in the Regional Category is required	

	Policy	Policy Review Criteria	Description	Notes
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 would be removed with the proposed change from SR-10 to SR-4	***LU-6.2 Additional Notes***
		Habitat/vegetation types that are found in the areas of additional density potential	• Properties that would have additional density potential are found in the NC37 PSR parcel and 2 Study Area parcels, within the eastern portion of the Analysis Area • The areas of additional density potential outside of agricultural areas contain chaparral, non-native grassland, and coastal sage scrub	
		Resource Conservation Areas	• The western half of the Analysis Area (including half of the NC37 PSR parcel and half of 1 study area parcel with additional subdivision potential) is in the San Marcos Mountains Resource Conservation Area of the North County Metro Community Plan	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	• N/A	
		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	• Approximately 50 acres in draft PAMA • None of the areas of additional density potential are draft PAMA	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	• Potential wildlife corridors are found in the western Study Area parcels without subdivision potential, and is part of the San Marcos Mountains Resource Conservation Area • Undeveloped offsite habitat connections consists of adjacent areas that are within open space preserves, are undeveloped, and are within the draft PAMA	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	• The arroyo toad, pallid bat, golden eagle, Stephen's kangaroo rat, San Diego coast horned lizard, western spadefoot toad, southwestern willow flycatcher, least Bell's vireo, and California gnatcatcher have the potential to occur in the Analysis Area	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	N/A	
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	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: • Very High - approximately 80 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services	***LU-6.11 Additional Notes*** • Much of the Analysis Area is in the Moderate FHSZ because of the existing agriculture operations
		Proposed density consistency with	• Preliminary estimates (portions within 5-10 and 10-20 minutes) indicate fire response times for part	

	Policy	Policy Review Criteria	Description	Notes
	fire areas or other unmitigable hazardous areas.	emergency response travel times	of the Analysis Area do not meet the General Plan standard of 10 minutes for an SR-4 designation • See S-6.4 for further detail	
		Other hazards present	• There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area	
LU-7.1	**Agricultural Land Development**. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum 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-4, which is a density lower than the SR-2 threshold density for supporting continued agricultural operations	***LU-7.1 Additional Notes***
		Agricultural operations present	Agricultural operations present: • row crops • field crops	
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 (CWA) Boundary	• The Analysis Area is within the County Water Authority boundary (Vallecitos Municipal Water District) • This policy is not applicable to Analysis Areas that are within the County Water Authority boundary	***LU-8.1 Additional Notes***
		Groundwater-dependent (per the Groundwater Ordinance criteria)	• N/A – the Analysis Area 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 designation is proposed	***LU-9.2 Additional Notes***
		Potential community character issues	• N/A	
		Consistency with the level of environmental constraint	• N/A	
LU-9.5	**Village Uses**. Encourage development of distinct areas within communities offering residents places to live, work, and	Village land use designations proposed	• N/A – no Village land use designation is proposed	***LU-9.5 Additional Notes***
		Potential uses associated with Village proposal	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	shop, and neighborhoods that integrate a mix of uses and housing types.	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 transportation node.	Commercial, office, civic, and higher density (Village) proposals	• N/A – no change 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 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)	Distinct Village/Community core	• The Analysis Area is not in a Village	***LU-9.9 Additional Notes***
		Village densities	• The Analysis Area does not include proposals for Village designations	
		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 required	***LU-10.3 Additional Notes***
		Proximity to the Village Boundary	• Approximately ½ mile to North County Metro North Village Boundary	
		Proximity to the CPA boundary	• Approximately ¾ mile from North County Metro CPA boundary	
		Greenbelts on/near the edges of communities	• The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located within a very low density area (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 change 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-10.3 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	Commercial, office, or industrial land use designations outside of Villages	• N/A - no change 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***

	Policy	Policy Review Criteria	Description	Notes
	high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	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 Analysis Area 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 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.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	• Approximately 130 acres are designated as MRZ-3, located within the northern and western parcels	***COS-10.2 Additional Notes***
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	• The Analysis Area proposes a change to the SR-4 designation, which would not be consistent with a density low enough to allow potential future mining operations	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	• Densities of adjacent residential uses include: RL-20; SR-10; SR-4 with existing residential uses	
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 Analysis Area contains steep hillsides and proposes an SR-4 designation	***COS-12.1 Additional Notes***
COS-	**Land Use Development Form**.	Regional Category changes	• No change in the Regional Category required	***COS-14.1 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
14.1	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.	Alternative transportation networks available in the vicinity	• Approximately 5.25 miles from the San Marcos Civic Center NCTD Sprinter Station ➢ Route provides service to Escondido Transit Center and Oceanside Coast Highway Station • Approximately 7.5 miles to the nearest park-and-ride facility • A Class II bike lane is available within the vicinity that runs along Twin Oaks Valley Road, providing access to the nearest secondary commercial area	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 2.6 miles to the North County Metro-North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue • 3.9 miles to the City of Vista (geographic center) that has 33,290 jobs • 8.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs • 11.7 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs • Approximately 2 miles from the nearest commercial area along Twin Oaks Valley Road (Twin Oaks Market)	
		Land use mapping pattern consistent with community character	• For more information on Community Character, see LU-2.3, 2.4	
H-1.3	**Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	• The closest I-15 on-ramp is approximately 4 miles away, via North Twin Oaks Valley Road and Deer Springs Road • For more information, please see the Policy COS-14.1 review	***H-1.3 Additional Notes***
		Proximity to job centers	• For more information on proximity to job centers, please see LU-1.1 and COS-14.1	
		Extensive public services	• Common public services not present: ➢ No sewer service ➢ Preliminary estimates (portions within 5-10 and 10-20 minutes) indicate fire response times for most of the Analysis Area do not meet the General Plan standard of 10 minutes for an SR-4 designation. See Policy S-6.4 for further detail. • For more information on public services and infrastructure, see 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 Analysis Area is within the Very High and Moderate Fire Hazard Severity Zones. See Policy LU-6.11 for additional information. • There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area	***S-1.1 Additional Notes*** • The parcels within the Analysis Area that are located on dead-end roads are not anticipated to have any additional density potential • Though the private roads may not be built to the 24 foot standard, the three
		Extent of existing road infrastructure that is built to fire access standards	• North Twin Oaks Valley Road is a County-maintained General Plan Mobility Element road located adjacent to the eastern border of the Analysis Area, built to fire access standards	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• The proposed minimum lot size is 2 acres, resulting in a maximum DERL of 1,320 feet • Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density.	

	Policy	Policy Review Criteria	Description	Notes
		Portions of the Analysis Area that would require extensive access improvements in order to meet fire access standards	• Access in the western portion is limited to private roads of approximate widths of less than 24 feet • The closest public road (North Twin Oaks Valley Road) is adjacent to the eastern border of the Analysis Area	parcels with additional density potential have frontage on a County maintained road
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	• Steep slopes within the northern PSR parcel with additional density could limit some access options • For additional information on feasibility, see Policy LU-1.9	
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	• According to County GIS estimates, portions of the Analysis Area are within the 5-10 and 10-20 minute estimated fire response travel time • Per Table S-1, the maximum allowable travel time for an SR-4 designation is 10 minutes • The 1 PSR parcel is located within the Deer Springs Fire Protection District, and fire response travel times are estimated to take more than 10 minutes.	***S-6.4 Additional Notes***
S-9.2	**Development in Floodplains**. Limit 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.	Floodplains present	• N/A – no floodplains within the Analysis Area	***S-6.4 Additional Notes***
		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	Village designation proposed	• N/A – no Village land use designations are proposed and no floodplains are present within the Analysis Area	***S-9.4 Additional Notes***
		Mapped floodplains within an area proposed for a Village designation	• N/A	

	Policy	Policy Review Criteria	Description	Notes
	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.			
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 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.	Semi-Rural or Rural land use designations in the floodplain fringe	• N/A – no floodplains within the Analysis 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	
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 – no dam inundation zones within the Analysis Area	***S-9.6 Additional Notes***
		Density feasibility with avoidance of dam inundation area	• N/A	
S-10.1	**Land Uses within Floodways**. Limit	Floodways	• N/A – no floodways within the Analysis Area	***S-10.1 Additional Notes***

	Policy	Policy Review Criteria	Description	Notes
	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.	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.