

Proposed Community Plan Policy Strikeout/Underline Revision
Valley Center Community Plan Residential Policy 8 (p. 12 of the Community Plan)

8. Once the appropriate number of lots has been established, the developer may elect to “cluster” or “lot area average” to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, ~~1 acre in SR-2~~, ~~2~~ 1 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewerered and providing that:
- a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.

AND:

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