

**Attachment I – Resolution Approving General
Plan Amendment PDS2012-3800-12-001**

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A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2012-3800-12-001)

WHEREAS, pursuant to Government Code Sections 65350 et seq, GPA PDS2012-3800-12-001 has been prepared, being the first amendment to the Land Use Element Map, Valley Center Community Plan, Bonsall Community Plan, and second amendment to the Mobility Element Network Map of the County General Plan, in the Calendar Year 2015; and

WHEREAS, GPA PDS2012-3800-12-001 has been filed by Accretive Investments, Inc., consisting of an amendment to the Land Use Element, Mobility Element, Valley Center Community Plan and Bonsall Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications (PDS2012-3600-12-006) have been prepared together with a Specific Plan (PDS2012-3810-12-001), Tentative Maps (PDS2012-3100-5571 & PDS2012-3100-5572), Major Use Permit (PDS2012-3300-12-005) and Site Plan (PDS2012-3500-12-018); and

WHEREAS, on August 7, 2015, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA PDS2012-3800-12-001; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Environmental Impact Report dated _____, on file with Planning & Development Services as Environmental Review Number (ER) PDS2012-3910-12-02-003 prior to making its recommendation on the project; and

WHEREAS, the Planning Commission recommends that the proposed project, GPA PDS2012-3800-12-001, will have a significant impact on the environment but that there are specific economic, legal, social, technological or other benefits which will result from approval and implementation of the project; and

WHEREAS, on _____, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA PDS2012-3800-12-001; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment F, Environmental Findings, of the Board of Supervisors Planning Report for the project.

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NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Find that the Board of Supervisors reviewed and considered the Environmental Impact Report for the proposed project dated _____ on file with Planning & Development Services as Environmental Review Number (ER) PDS2012-3910-12-02-003 before making its recommendation on the project.
2. Certify that the Environmental Impact Report (EIR) dated _____ on file with Planning & Development Services as Environmental Review Number (ER) PDS2012-3910-12-02-003 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information contained therein before approving the project, and the EIR reflects the independent judgement and analysis of the Board of Supervisors.
3. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA guidelines section 15091. (Attachment ___)
4. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d). (Attachment ___ and ___)
5. Adopt the Statement of Overriding Considerations pursuant to CEQA Guidelines section 15093. (Attachment ___)
6. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5(e). (Attachment ___)
7. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
8. Find that the groundwater resources are adequate to meet the groundwater demands of the project.
9. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
10. Approve GPA PDS2012-3800-12-001, which consists of amendments to the Land Use Element Map, Mobility Element, Valley Center Community Plan, and Bonsall Community Plan as identified in the exhibits below:

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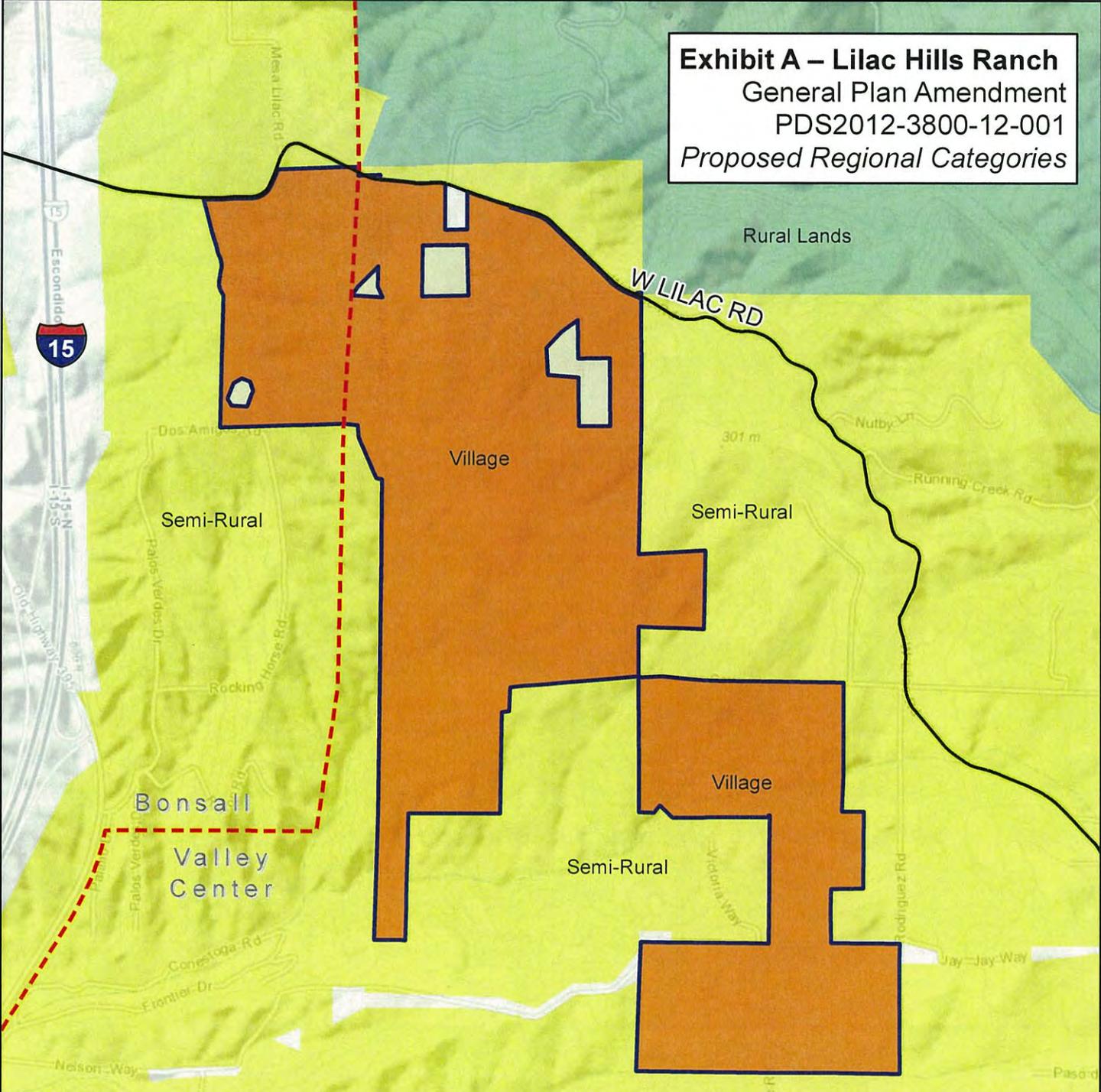
- Exhibit A: Land Use Element – Regional Category Map
- Exhibit B: Land Use Element – Land Use Designations Map
- Exhibit C: Mobility Element – Table M-4
- Exhibit D: Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance
- Exhibit E: Valley Center Community Plan
- Exhibit F: Bonsall Community Plan

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the proposed GPA PDS2012-3810-12-001 is consistent with the San Diego County General Plan and the Bonsall and Valley Center Community Plans in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Exhibit A – Lilac Hills Ranch
General Plan Amendment
PDS2012-3800-12-001
Proposed Regional Categories



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- Legend**
- Regional Category**
- Rural
 - Semi-Rural
 - Village
 - No Jurisdiction

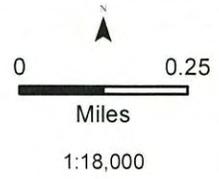
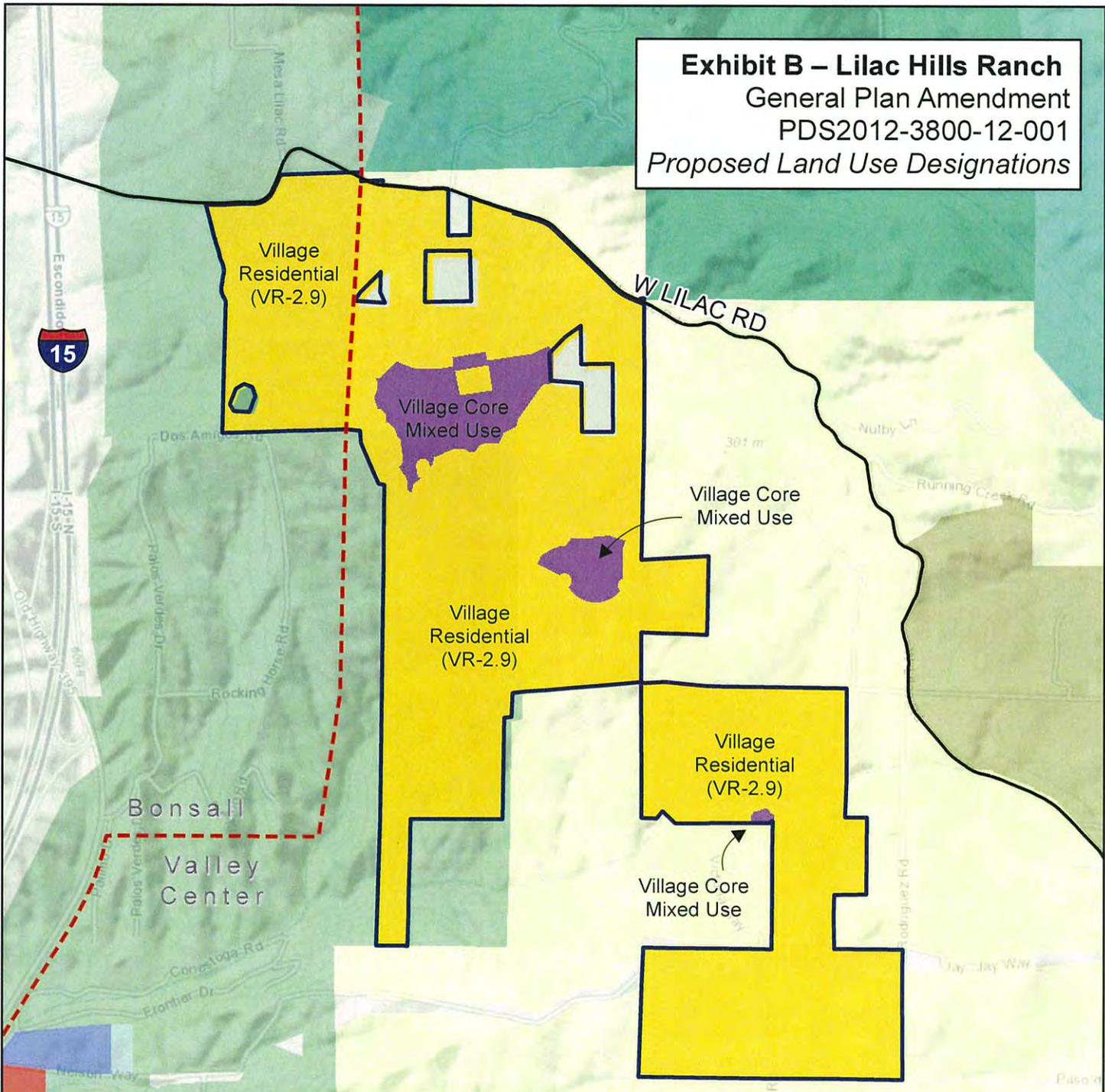


Exhibit B – Lilac Hills Ranch
 General Plan Amendment
 PDS2012-3800-12-001
Proposed Land Use Designations



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Legend

General Plan Designation		
Semi-Rural Residential (SR-2)	Rural Lands (RL-40)	General Commercial
Semi-Rural Residential (SR-4)	Limited Impact Industrial	Medium Impact Industrial
Semi-Rural Residential (SR-10)	Public/Semi-Public Facilities	
Rural Lands (RL-20)		

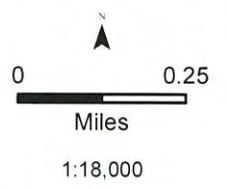


Exhibit C – Mobility Element

Accepted Road Classifications with Level of Service E / F

As described under Goal M-2, there are instances where the County considers it more appropriate to retain a road classification that could result in a LOS E / F rather than increase the number of travel lanes. These instances are based on criteria established under Policy M-2.1. Table M-4 (Road Segments Where Adding Travel Lanes is Not Justified) identifies the County segment where the County has determined that the adverse impacts of adding travel lanes do not justify the resulting benefit of increased traffic capacity.

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
State Highways^a			
SR 67	4.1B Major Road with Intermittent Turn Lanes	Poway city limits	Scripps Poway Pkwy. (Lakeside)
	4.1A Major Road with Raised Median	Scripps Poway Pkwy. (Lakeside)	Sycamore Park Dr. (Lakeside)
	4.1A Major Road with Raised Median	Johnson Lake Rd. (Lakeside)	Posthill Rd. (Lakeside)
	4.1B Major Road with Intermittent Turn Lanes	11 th Street (Ramona)	Pine Street/SR-78 (Ramona)
SR-76/Pala Rd. ^b	4.1A: 4-Ln Major Road w/ Raised Median	Old Hwy 395 (Fallbrook)	I-15 SB Ramps (Fallbrook)
	2.1D Community Collector w/ Improvement Options	Pala Del Norte Rd. (Pala Pauma)	Sixth St (Pala Pauma)
Main Street/SR-78	4.2B: 4-Ln Boulevard w/ Intermittent Turn Lanes	9th St (Ramona)	Pine St (Ramona)
County Mobility Element Roads			
Alpine Blvd.	2.2A Light Collector w/ Raised Median	Boulder Rd. (Alpine)	Louise Dr. (Alpine)
Bancroft Dr.	2.2D Light Collector w/ Improvement Options	Troy St (Spring Valley)	SR-94 EB Ramps (Spring Valley)
Briarwood Rd.	2.1D Community Collector w/ Improvement Options	SR-54 WB Ramps (Sweetwater)	Robinwood Rd (Sweetwater)
Campo Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	Kenwood Dr (Valle de Oro)	Conrad Dr (Valle de Oro)
Central Ave.	2.2B Light Collector w/ Continuous Turn Lane	Sweetwater Rd. (Sweetwater)	Bonita Rd. (Sweetwater)
	2.2C Light Collector w/ Intermittent Turn Lanes	Bonita Rd. (Sweetwater)	Frisbee St. (Sweetwater)
De Luz Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Dougherty St. (Fallbrook)	W. Mission Rd. (Fallbrook)
Deer Springs Rd.	4.1B Major Road w/ Intermittent Turn Lanes	I-15 NB Ramps (NC Metro)	N Centre City Pkwy (NC Metro)

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Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
Del Dios Hwy.	2.1D Community Collector w/ Improvement Options	El Camino Del Norte (San Dieguito)	Via Rancho Pkwy (North County Metro)
E. Mission Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	Live Oak Park Rd. (Fallbrook)	I-15 SB Ramps (Fallbrook)
El Apajo.	2.1A Community Collector w/ Raised Median	Villa De La Valle (San Dieguito)	Via De Santa Fe (San Dieguito)
El Camino del Norte	2.2F Light Collector w/ Reduced Shoulder	Aliso Canyon Rd. (San Dieguito)	Del Dios Hwy./Paseo Delicias (San Dieguito)
Fuerte Dr.	2.2E Light Collector	Bancroft Dr. (Valle de Oro)	Avacado Blvd. (Valle de Oro)
Jamacha Rd.	6.2 Prime Arterial	Campo Rd/SR-94 (Valle de Oro)	Fury Ln. (Valle de Oro)
	4.1B Major Road w/ Intermittent Turn Lanes	SR-125 SB Ramps (Spring Valley)	Sweetwater Rd (Spring Valley)
La Bajada/ La Granada	2.2F Light Collector w/ Reduced Shoulder	Rancho Santa Fe Rd. (San Dieguito)	Paseo Delicias (San Dieguito)
Lake Jennings Park Rd.	4.1B Major Road w/ Intermittent Turn Lanes	I-8 Business Route (Lakeside)	I-8 WB Off-Ramp (Lakeside)
Lilac Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	New Road 19 (Valley Center)	Valley Center Rd. (Valley Center)
Linea del Cielo	2.2F Light Collector w/ Reduced Shoulder	El Camino Real (San Dieguito)	Rambla de las Flores (San Dieguito)
Los Coches Rd.	2.1D Community Collector w/ Improvement Options	Woodside Ave (Lakeside)	I-8 Business Route (Lakeside)
Lyons Valley Rd.	2.2B Light Collector w/ Continuous Turn Lane	Campo Rd. (Jamul)	Skyline Truck Trail (Jamul)
Maine Ave.	2.2E Light Collector	Mapleview St (Lakeside)	Woodside Ave (Lakeside)
Mapleview St.	4.1A Major Road w/ Raised Median	Maine Ave. (Lakeside)	Ashwood St (Lakeside)
Mountain Meadow Rd./ Mirar de Valle	2.1D Community Collector w/ Improvement Options	North Broadway (NC Metro)	New Road 19 (Valley Center)
New Road 19	4.2B Boulevard w/ Intermittent Turn Lanes	Mirar de Valle Road (Valley Center)	Lilac Road (Valley Center)
Old Hwy 395	2.1D Community Collector w/ Improvement Options	5th St. (Rainbow)	Interstate 15 NB ramp (Fallbrook)
Old Hwy 395	2.1A Community Collector w/ Raised Median	Interstate 15 SB ramp (Fallbrook)	Stewart Canyon Dr. (Fallbrook)
	2.1D Community Collector w/ Improvement Options	Pala Rd. (Fallbrook) <u>E. Dulin Rd. (Fallbrook)</u> <u>W. Lilac Road (Bonsall)</u>	<u>E. Dublin (W) Rd. (Fallbrook)</u> <u>West Lilac Rd. (Bonsall)</u> <u>I-15 Southbound Ramps (Bonsall)</u>
Paradise Valley Rd.	4.1B Major Road w/ Intermittent Turn Lanes	Elkelton Blvd (Spring Valley)	Sweetwater Rd (Spring Valley)

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BACKGROUND MATERIAL

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
Paseo Delicias	2.2A Light Collector w/ Raised Median	Via De La Valle (San Dieguito)	El Camino Del Norte (San Dieguito)
Pomerado Rd.	4.1A Major Road w/ Raised Median	I-15 NB Ramps (County Islands)	Willow Creek Rd. (County Islands)
Rainbow Valley Blvd. West	2.2D Light Collector	I-15 NB Ramps (Rainbow)	Old Hwy. 395 (Rainbow)
Rancho Santa Fe Road	2.2F Light Collector w/ Reduced Shoulder	Encinitas city limits	La Bajada (San Dieguito)
San Dieguito Rd.	2.1A Community Collector w/ Raised Median	El Apajo Rd. (San Dieguito)	San Diego city limits
7 th St.	2.2E Light Collector	Elm St. (Ramona)	A St. (Ramona)
		Main St. (Ramona)	D St. (Ramona)
Valley Center Rd.	4.2A Boulevard w/ Raised Median	Miller Rd (Valley Center)	Indian Creek Rd (Valley Center)
Via de la Valle	2.1B Community Collector w/ Continuous Turn Lane	San Diego city limits (San Dieguito)	Las Planideras (San Dieguito)
	2.1E Community Collector	Las Planideras (San Dieguito)	Paseo Delicias (San Dieguito)
<u>West Lilac Rd.</u>	<u>2.2C Light Collector w/ Turn Lanes</u>	<u>Old Highway 395 (Bonsall)</u>	<u>Main Street (Bonsall)</u>
West Willows Rd.	2.2E Light Collector	Alpine Blvd (Alpine)	Viejas Grade Rd. (Alpine)
Wildcat Canyon Rd.	2.1D Community Collector w/ Improvement Options	Willow Rd. (Lakeside)	Barona Casino (Ramona)
Woods Valley Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Oakmont Rd (Valley Center)	Karibu Ln. (Valley Center)
Woodside Ave.	4.2A Boulevard w/ Raised Median	SR-67 NB Off Ramp (Lakeside)	Riverford Rd. (Lakeside)

a. The cross-sections for State Highway reflect the design in the Project Authorization/Environmental Document (PA/ED), which are different from those of the County Mobility Element road classifications.

b. Roads noted are on the Congestion Management Program (CMP). Acceptable LOS for roads on the CMP is LOS E or better.

Exhibit D

Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance

This exhibit provides a detailed table identifying the deficient roadways and describes the rationale behind the infeasibility for improving these deficient roadway segments.

Exhibit D: Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance

Roadway / Segment Limits	Proposed Classification / Forecast	Alternate Classification (Los D or Better)	Rationale for Proposed Classification and LOS E/F
Northwestern Communities			
Bonsall CPA			
<u>West Lilac Road (SC 270)</u> Segment: Old Highway 395 to Main Street	2.2C 2-Lane Light Collector with Turn Lanes LOS F (22K ADT)	4.2B 4-Ln Boulevard with Intermittent Turn Lanes	<ul style="list-style-type: none"> • Roundabouts increase operational capacity • Improved pedestrian and bicycle facility in corridor • Acceptable arterial speed • Right-of-Way constraints at the I-15 bridge overpass to construct 4-lane facility
<u>Old Highway 395</u> Segment: Fallbrook Community Boundary (E. Dulin Road) to W. Lilac Road	2.1D 2-Lane Light Collector with Passing Plan LOS E/F (16K to 20K ADT)	4.2B 4-Ln Boulevard with Intermittent Turn Lanes	<ul style="list-style-type: none"> • Previously accepted at LOS E/F • Acceptable arterial speed
<u>Old Highway 395</u> Segment: W. Lilac Road to I-15 SB Ramps	4.2B Boulevard with Intermittent Turn Lanes LOS E (26,540 ADT)	4.2A 4-Ln Boulevard with Raised Median	<ul style="list-style-type: none"> • Acceptable arterial speed
Valley Center			
<u>Lilac Road</u> New Road 19 to Valley Center Rd	4.2B 4-Ln Boulevard with Intermittent Turn Lanes LOS F (33.9K ADT)	6.2 6-Ln Prime Arterial	<ul style="list-style-type: none"> • Marginal Deficiency – LOS failing only in short segment. Address traffic congestion through operational improvements such as right-turn lanes. • Community Consensus – Consistent with Planning Group preference.
<u>Valley Center Road</u> Miller Rd to Indian Creek Rd	4.2A 4-Ln Boulevard with Raised Median LOS E (33.0K ADT)	4.1A Major Road with Raised Median	<ul style="list-style-type: none"> • Town Center – Route passes through planned town center where a bypass road and other alternate routes are also planned. • Community Consensus – Consistent with Planning Group preference. • Marginal Deficiency – Existing road has been constructed in accordance with 4.1A design standards.

Valley Center Community Plan San Diego County General Plan

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

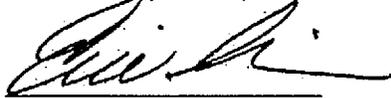
August 2011

Amended 2014

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CERTIFICATE OF ADOPTION

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



Attest:

ERIC GIBSON, Director
Department of Planning and Land Use

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POLICY CODE EXPLANATION

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

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

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

CODE

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

VALLEY CENTER COMMUNITY PLAN

STATEMENT OF INTENT

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

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

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

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

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

INTRODUCTION

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

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

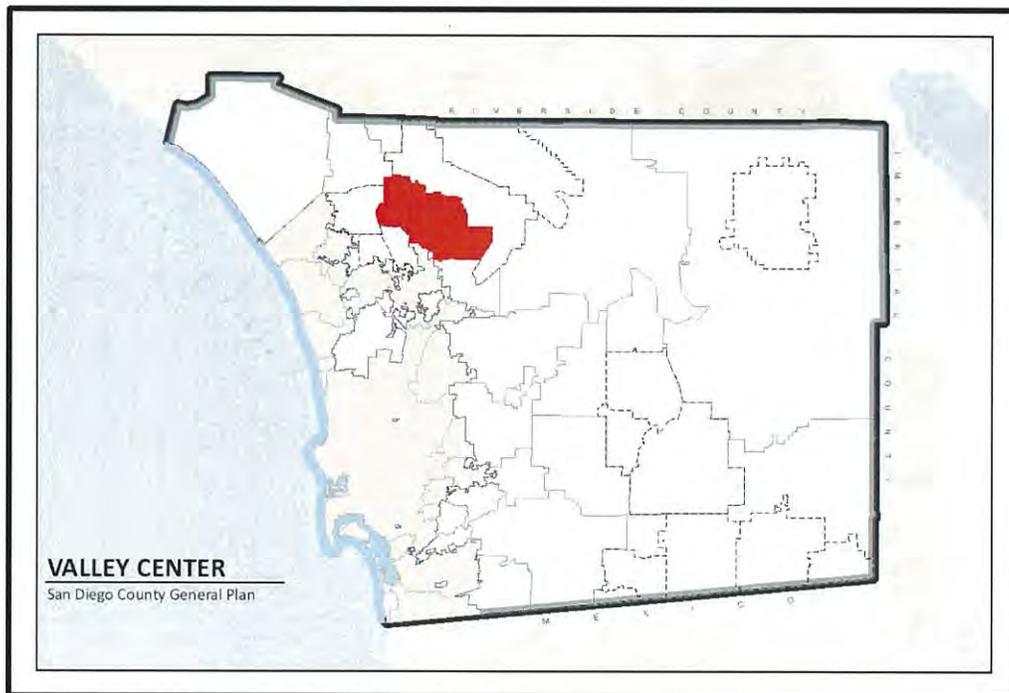


Figure 1: Valley Center Community Planning Area

BACKGROUND

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

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

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

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

1. COMMUNITY CHARACTER

GOALS

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

A. VILLAGE

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

B. SEMI-RURAL LANDS

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

C. RURAL LANDS

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

FINDINGS

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

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

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

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

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

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

POLICIES AND RECOMMENDATIONS

1. Require that future projects are consistent with the goals, policies, and recommendations contained in the Valley Center Community Plan. [PP]
2. Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require site design that is consistent with the rural community character. [PP]

2. LAND USE

GENERAL GOALS

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

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

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

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

FINDINGS

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

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

RESIDENTIAL GOAL

PRESERVE AND ENHANCE THE RURAL CHARACTER OF THE VALLEY CPA.

FINDINGS

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

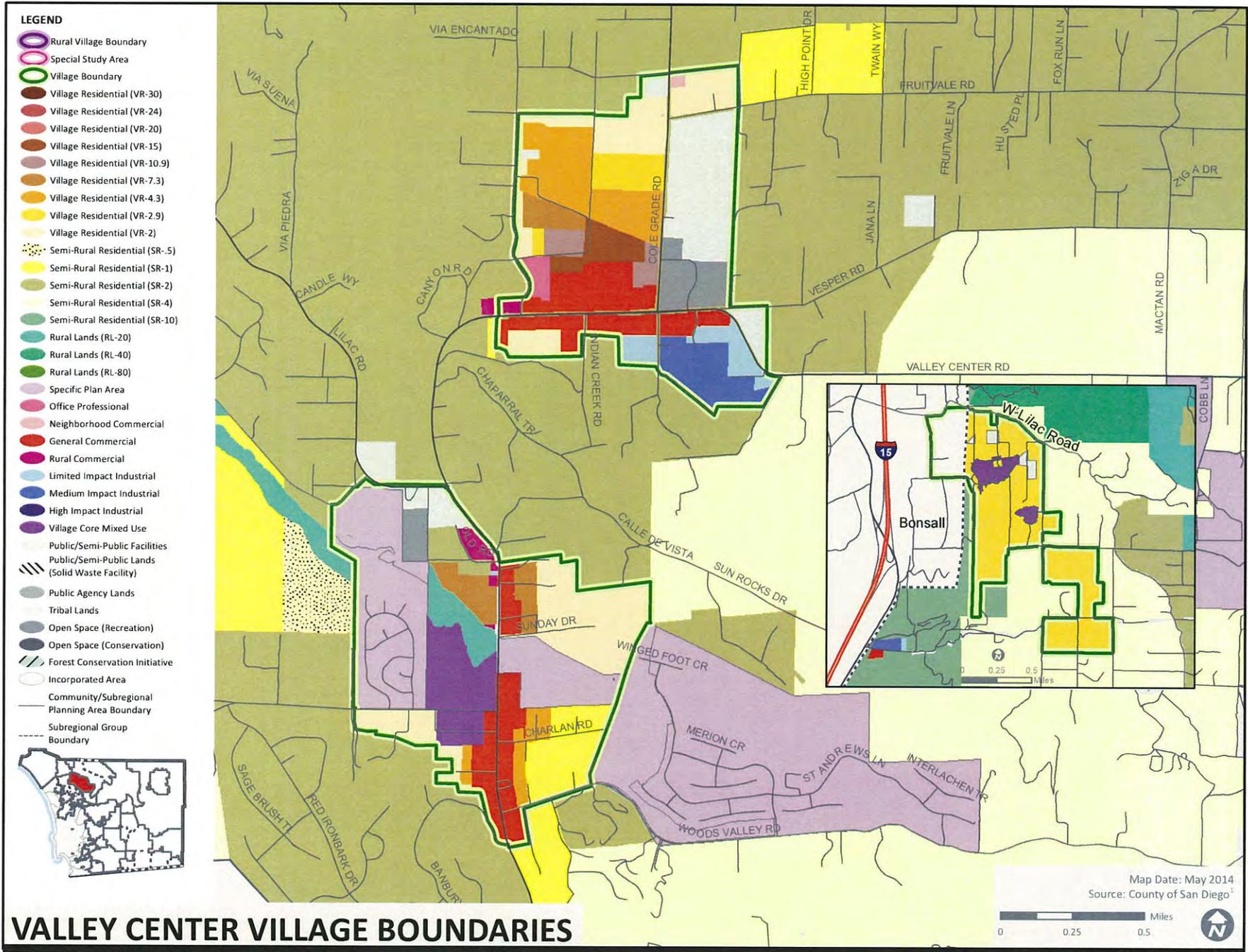


Figure 3.1

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POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues:

1. Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. [PP]
2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas. [PP]
3. Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties. [C]

B. Rural Compatibility Issues:

4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important:
 - Roads that follow topography and minimize grading;
 - Built environment that is integrated into the natural setting and topography;
 - Grading that follows natural contours and does not disturb the natural terrain;
 - Structure design and siting that allows preservation of the site's natural assets;
 - Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas. [PP]
5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks. Follow Valley Center's Community Right of Way Development Standards. [PP, DPW]
6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space. [PP]

C. Clustering

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

8. Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum 0.5 acre in size in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in size in SR-1, 1 acre in SR-2, 2 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewerred, and providing that:
 - a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.
AND:
 - b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.

D. Infrastructure Issues:

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

COMMERCIAL GOAL

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

FINDINGS

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

The majority of commercially zoned land is located in two distinct geographic areas of Valley Center, both of which have historically served two smaller communities (Pala Vista and Valley Center), and have thus been established as commercial areas. One area is located near the intersection of Mirar de Valle Road and Valley Center Road. The other is near the intersection of Cole Grade Road and Valley Center Road. A third area has been added in the Lilac Hills Ranch specific plan located at I-15 and West Lilac Road. These three commercial areas currently include a good mix of diverse commercial uses and considerably adequate acreage for new commercial services. Commercial uses should be

concentrated within the boundaries of these two Village, and strip commercial development should be discouraged along Valley Center Road. The Lilac Hills Ranch specific plan, located immediately east of I-15 at West Lilac Road also includes commercial areas with a mix of diverse commercial uses.

POLICIES AND RECOMMENDATIONS

1. Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area. [PP]
2. Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the retention of significant natural features characteristic of the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area. [PP]
3. Ensure that all commercial areas are served by Mobility Element roads or local roads which meet the standards of the County of San Diego. Whenever possible, require new commercial development to provide secondary road access as opposed to access from major through roads. [DPW, PP]
4. Commercial and civic uses shall be located in areas which have adequate roads for circulation and provide easy and safe multi-purpose pathways and trails. [AP, PP]
5. Future commercial development shall be planned so that strip commercial development will be avoided. [PP]
6. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community. [PP]
7. Commercial/civic uses shall be periodically reviewed to ensure that the standards for noise, light, traffic, odors and all other conditions of approval are continuing to be met. [B, C]
8. Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan. [AP, PP]
9. The application of Land Use Designation Semi-Rural 2and Regional Category of Semi-Rural Lands are proposed for those properties that are currently zoned commercial and are located outside of the Villages.

INDUSTRIAL GOAL

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

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

FINDINGS

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

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

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

POLICIES AND RECOMMENDATIONS

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

AGRICULTURAL GOAL

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

FINDINGS

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

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

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

POLICIES AND RECOMMENDATIONS

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

SPECIFIC PLAN AREAS (SPA)

INTRODUCTION

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

In addition to the Specific Plan Area land use designation, there is an adopted Specific Plan for the Circle "R" Resort, which was adopted by the Board of Supervisors on February 22, 1978. There is also an adopted Specific Plan for Lilac Hills Ranch, adopted by the Board of Supervisors on _____ [DATE].

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

CIRCLE "R" RESORT SPECIFIC PLAN

DESCRIPTION OF THE SITE

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

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

LILAC HILLS RANCH SPECIFIC PLAN

DESCRIPTION OF THE SITE

The Lilac Hills Ranch community is approximately 608 acres, and is located a quarter mile from the Interstate 15 corridor in the unincorporated area of San Diego County with freeway access off the Interstate 15 at the Old Highway 395 Interchange. The Community is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center to the east, downtown Escondido to the south, and Interstate 15, Old Highway 395 and Bonsall to the west.

DESCRIPTION OF THE PROJECT

Lilac Hills Ranch is a mixed-use pedestrian oriented sustainable community within the unincorporated area of San Diego County designed in accordance with the Community Development Model and the standards of LEED-ND or an equivalent program, discussed in further detail in Section IV of the Lilac Hills Ranch Specific Plan. A portion of the land is within the Bonsall Community Planning Area and a portion is within the Valley Center Community Planning Area. The proposed Specific Plan includes a residential component consisting of 1,746 dwelling units which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres. The Town Center and two smaller Neighborhood Centers also permit 90,000 square feet of specialty retail commercial-mixed-uses. The project also includes a Senior Citizen Neighborhood component which includes: 468 age restricted residential units, and a 200-bed Group Residential and Group Care living facility. The Community also includes an active park system with public and private parks, public trails, and a school site. Also, proposed within the Community are a Country Inn, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA (SPA 0.0)

DESCRIPTION OF THE SITE

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

OBJECTIVES

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

IMPLEMENTATION

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

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

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

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

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

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

DESCRIPTION OF THE SITE

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

DESCRIPTION OF THE PROJECT

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

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

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

OBJECTIVES

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

IMPLEMENTATION

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

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

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

GENERAL POLICIES

1. Design of the project shall conform to the requirements of the Resource Protection Ordinance, (Ordinance No. 7631, New Series), the septic tank criteria of the County Department of Public Health, and the brush management policies of the County of San Diego.
2. The Specific Plan shall include a phasing plan that describes the timing, location and phasing of the proposed development.

3. Development within the Rancho Lilac Specific Plan Area shall be limited to residential and recreational uses. Commercial uses are permitted when in conjunction with the golf course and/or equestrian facility. Industrial uses are prohibited. (10-1)
4. The parking lot for the golf course clubhouse shall contain the required amount of parking spaces per the Department of Planning and Land Use. The parking lot shall be screened, where possible, from Lilac Road. (10-1)

RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density shall not exceed one (1.0) dwelling unit per four acres.
2. The number of dwelling units shall not exceed 262.
3. No lot shall be less than one (1.0) acre net.
4. All lots will be served by septic systems.
5. Residential clustering techniques will be used for low density development ensuring that the significant environmental features will be maintained in non-private ownership.
6. All lots shall include a "building envelope" of up to (approximately) 15,000 square feet in which the house must be built.
7. Maximum building height shall be 35 feet, and two stories.
8. One of the 262 lots includes historical buildings. This lot shall be limited to single-family use even though it includes multiple buildings.
9. The visual impact of all ridgeline development shall be minimized through the use of careful siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. The Specific Plan Area will include an 18-hole golf course, equestrian center, and riding/hiking trails, including six mini-park and picnic areas.
2. Use Permits will require that all tennis court lights be turned off at 9:00 p.m.
3. All lighting of public areas will be subject to the provisions of the Dark Sky Policy as well as the provisions set forth in the San Diego County Zoning Ordinance (Section 6300).

Golf Course Policies

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

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5. The clubhouse shall include a meeting room to be made available to the public with appropriate notice.
6. Land included within the golf course shall be restricted from future development without amending the specific plan.
7. The golf course development section of this project shall include a maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.
8. Water for the irrigation of the golf course shall be from groundwater, except irrigation of greens and tees which may be supplemented with potable water, if needed, and subject to approval by the water district.
9. One of the golf course lots includes historical buildings and will be used for maintenance purposes.

Equestrian Policies

10. The equestrian facilities of Rancho Lilac shall include an equestrian center to be approximately 10.6 acres.
11. The equestrian center will be available to the residents of Rancho Lilac on a priority basis, and then to the public.
12. The equestrian center will be the trailhead of the trail system described below. All trails and parks will be open to the public.
13. The 7.6 miles of riding/hiking trails within the proposed project will link to any related and adopted trail system within the Valley Center Community Plan or the County Trails Program and the Community Trails Master Plan. The applicant shall install appropriate trail marker signs, and if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

OPEN SPACE POLICIES

1. Provide for the preservation of approximately 57 percent of the gross acreage of the project in open space and open space uses and dedicated easements within lots. No residential structure shall be allowed within the areas designated as open space or open space uses.
2. The approximate open space configuration includes the following Open Space uses. These uses are easements placed within lots, the golf course and the equestrian facility. Also included are Open Space legal parcels proposed for dedication. This includes riparian habitat, riparian biological buffers, oak woodlands, oak buffers, hiking/horse trails/parks, natural open space and manufactured open space.
3. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.

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

CONSERVATION POLICIES

1. The project shall preserve and enhance a significant portion of the riparian habitat, oak woodlands, steep slopes and cultural/archaeological resources that are a vital part of Rancho Lilac and the surrounding community. Significant cultural/archaeological resources will be preserved in accordance with the Environmental Impact Report. Examples of preservation methods include data recovery and capping.
2. The project will ensure that adequate mitigation measures as identified in the final Environmental Impact Report (EIR) of the Specific Plan and Tentative Map WILL BE IMPLEMENTED TO ENSURE MAXIMUM PROTECTION of the environment and mitigation of any identified project related impacts.

Mitigation ratios for this project shall be as follows:

Replacement Ratio for Impact Area

Riparian Habitat: 3:1

Oak Woodland: 1:1

3. Existing large boulders shall be preserved and integrated into the design of the homesites.
4. Any 100-year floodplain should be preserved in its natural state to the maximum extent feasible. Rechannelization or extraction of natural materials shall not be allowed. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than two feet horizontal to one foot vertical (2:1). No new residential structures shall be located in the 100-year floodplain.
5. Integrate all development into the existing landform so that the design of Rancho Lilac minimizes alterations to the natural topography and conforms to the applicable ordinances and policies of the County of San Diego and the California Environmental Quality Act.
6. The Specific Plan shall include:
 - a. A comprehensive water use and conservation program which considers elements such as total project water use, groundwater recharge projected over at least a five-year period, monitoring of groundwater quality, and feasibility of continued use of on-site wells.
 - b. A drainage plan based on a geological and hydrological survey conducted for the area and the watershed which results in recommendations to reduce erosion and sedimentation/siltation.

7. The riparian habitat and oak woodlands area will be protected through the use of biological and planning buffers. The biological buffer shall be retained in a natural state with no structures permitted. Within the planning buffer, fencing is the only permitted structure. Planning buffer uses include septic fields.
8. Crossing of the riparian area will be minimized to diminish disturbance to the wildlife corridor.
9. A landscaping implementation proposal shall be submitted. It shall provide financial and visual guarantees that all disturbed areas within the Specific Plan Area shall be landscaped and provided with adequate irrigation. The applicant shall have one year from the date of the first occupancy permit to complete the landscaping.
10. A vegetation plan will be submitted and approved by the Department of Planning and Land Use that will revegetate:
 - a. lost or disturbed riparian and oak woodland habitat;
 - b. individual oaks that are removed or damaged; and
 - c. areas of disturbed native vegetation or buffer zones damaged by the installation of facilities or roads.

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

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

FACILITIES POLICIES

1. The development of this project shall be phased with the ability to provide adequate public facilities and services.
2. All project sections including residential units, golf course clubhouse facilities and equestrian complex will be developed using standard subsurface septic systems. No on-site wastewater treatment facility will be permitted.
3. Developers of Rancho Lilac will work with the Valley Center School District to locate and acquire a possible site for an elementary school site in the Lilac area, or mitigate through school fees.
4. Developers of Rancho Lilac will work with appropriate park officials to dedicate needed park sites. Requirements of the Parks Department shall be met by payment of required fees and/or the dedication of land for park purposes.
5. Developers of Rancho Lilac will continue to work with appropriate fire officials to dedicate a fire station within the project, or mitigate through fees.

CIRCULATION POLICIES

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

LIVE OAK RANCH SPECIFIC PLAN AREA (SPA.46)

DESCRIPTION OF THE SITE

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

DESCRIPTION OF THE PROJECT

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

OBJECTIVES

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

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

IMPLEMENTATION

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

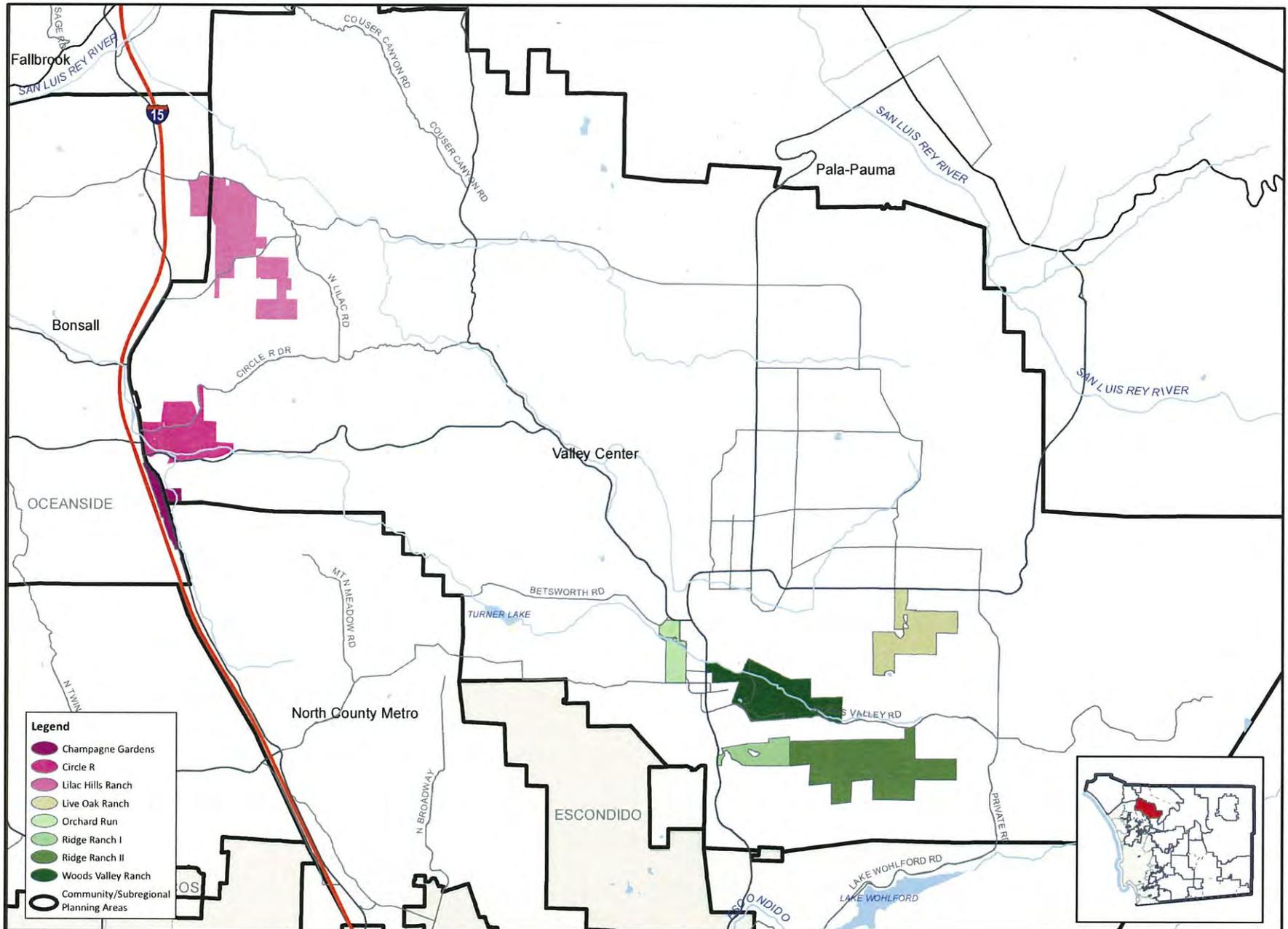
A high level of citizen participation will be pursued during the Specific Plan formulation and implementation phases. All property owners within the general vicinity of the Specific Plan Area will be informed regularly on the nature of the evolving plan.

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

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

GENERAL POLICIES

1. Development within the Live Oak Ranch Specific Plan Area shall be limited to residential, recreational, and open space uses. Commercial and industrial uses will be prohibited.
 - a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).
2. Recreation development shall not impact the residential or open space areas on this site or the surrounding area.
3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.
4. Design of the project shall conform to the requirements of the Resource Protection Ordinance (Ordinance No. 7631, New Series), and the brush management policies of the County of San Diego.



VALLEY CENTER GENERALIZED SPECIFIC PLANS

San Diego County General Plan

Figure 4: Valley Center Generalized Specific Plans



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RESIDENTIAL DEVELOPMENT POLICIES

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

RECREATION POLICIES

Overall Requirements/Policies

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

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

Equestrian/Pedestrian Trails Policy

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

OPEN SPACE POLICIES

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

CONSERVATION POLICIES

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

PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES

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

CIRCULATION

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

WOODS VALLEY RANCH SPECIFIC PLAN AREA (SPA 0.62)

DESCRIPTION OF THE SITE

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

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

DESCRIPTION OF THE PROJECT

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

OBJECTIVES

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

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

IMPLEMENTATION

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

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

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

GENERAL POLICIES

1. Development within the Woods Valley Ranch SPA shall be limited to residential and recreational uses. Commercial uses are permitted only so long as they are directly related to the operation of the golf course and its associated club house. Industrial uses are prohibited.
 - a. Development of this project shall include the processing of a major use permit for a Planned Residential Development (PRD).
2. Any area devoted to non-residential uses, excluding the golf course and environmental/open space areas, such as steep hillsides and open landscaped areas, shall be subtracted when calculating overall density of the SPA.
3. Any 100-year floodplain should be preserved in its natural state to the maximum extent feasible. Rechannelization or extraction of natural materials shall not be allowed. New artificial ponding shall be allowed in golf course areas only. All new self-sustaining ponds that provide wildlife habitat shall be preserved as undisturbed permanent open space. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than two feet horizontal to one foot vertical (2:1).
4. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.
5. Design of the project shall conform to the requirements of the Resource Protection Ordinance, (Ordinance No. 7631, New Series), and the brush management policies of the County of San Diego.
6. All parking lots within the Specific Planning Area, other than for single family detached homes, shall at least meet the minimum standards for parking lot landscaping set forth in the Valley Center Design Review program. The intent of this requirement is that parking lots be attractively landscaped and

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

RESIDENTIAL DEVELOPMENT POLICIES

1. The overall residential density shall not exceed 0.62 dwelling unit per acre. The zoned density shall be 0.62 dwelling units per acre until such time as the Specific Plan is completed and the appropriate detailed zoning and lot designations for the entire area are adopted.
2. The minimum net lot size shall be no smaller than 0.5 acre in the western and eastern neighborhoods. In the central neighborhood, the minimum net lot size would be 15,000 square feet, except that a clustered development of approximately 26 homes with a minimum net lot size of 5,000 square feet may be permitted.
3. The number of dwelling units shall not exceed 270.
4. All perimeter lots shall be designed to minimize adverse effects on the rural residential community character of Valley Center.
5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot design, non-urban improvement standards, and grading which conforms to the County's Hillside Development Policy.
6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.
7. Maximum building height shall be 35 feet, and two stories.
8. A landscaping implementation proposal shall be submitted as part of the Specific Plan.
9. Residential uses shall be integrated into the existing topography thereby retaining natural landforms.
10. Residential lots shall not be located along the current alignment of Woods Valley Road.

RECREATION POLICIES

Overall Requirements/Policies

1. The Specific Plan Area will include an 18-hole golf course, and riding/hiking trails and may include mini-park and picnic areas.
2. A Major Use Permit will require that all tennis court lights will be turned off at 10:00 p.m.
3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.
4. The Specific Plan text shall describe park needs generated by the SPA. Based upon the size, recreational component, and residential density of this

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

Golf Course Element Policies

5. The golf course element of Woods Valley Ranch shall include:
An 18-hole golf course of approximately 182 acres; a clubhouse, including a pro shop and dining room; a driving range; and maintenance facilities.
6. The clubhouse shall include a meeting room to be made available to the public with appropriate notice.
7. Land included within the golf course shall be restricted from future development without amending the Specific Plan.
8. The golf course development element of this project shall include a maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.
9. Water for the irrigation of the golf course shall be from groundwater, and or reclaimed water, except irrigation of greens and tees may be supplemented with potable water, if needed, and subject to approval by the Water District.
10. A groundwater monitoring program will be prepared and submitted for approval by the Department of Planning and Land Use. Should the groundwater quality or quantity be impacted by this project, special mitigation measures shall be required to protect affected property owners (on-site and off-site).
11. A trails element shall be prepared as a part of the Specific Plan. The trails element shall link this project to any adopted trail system within the Valley Center Community Plan or surrounding areas by placement of a trail along the Woods Valley frontage. Other trails and paths may be provided within the SPA. The applicant shall install appropriate trail marker signs, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.
12. The golf course shall be adjacent to Woods Valley Road along its current alignment.

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and make prior to any residential occupancy.
2. Any future residential development of all open space acreage will require a Specific Plan Amendment.

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Disturbance of significant biological resources shall only be allowed when no other option exists for access to any area of the property.
2. Significant cultural resources shall be preserved in permanent open space and mitigated to the satisfaction of the Department of Planning and Land Use.
3. Chaparral Ridge, a Resource Conservation Area along the northern perimeter of the property, encompasses a large scenic rocky slope. The Specific Plan shall take into account the regional significance of Chaparral Ridge and shall protect and preserve the resource by placing this area in permanent open space.
4. The Specific Plan shall include criteria for protection of natural features including floodplain, archaeological sites, rock outcrops, sensitive habitat, Engelmann oak trees and natural spring fed ponds and streams.
5. The design of the development shall incorporate the findings and recommendations of a site-specific hydrologic study of Moosa Creek.
6. Lot configurations shall be designed in such manner as to minimize encroachment into the floodplain, by locating buildings outside of the floodplain boundaries. Golf course grading shall be minimized within the floodplain.
7. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope except when unavoidable remain in their natural state. Areas devoted to roads, driveways, parking lots, patios, paved play areas, proposed for commercial recreation shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area, when unavoidable and following environmental review, determined to have no significant impact.
8. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:
 - a. A description of the precise boundaries of the Chaparral Ridge Resource Conservation Area as well as other natural open space areas within the project area;
 - b. A description of the specific grading quantities and maximum heights of cut and fill slopes throughout the site;
 - c. A revegetation plan will be prepared and approved by the Department of Planning and Land Use to mitigate disturbance or loss of native

- vegetation, riparian habitat, and Engelmann oaks, and prohibit activities that would adversely affect the areas preserved;
- d. The revegetation plan shall mitigate the unavoidable loss of sensitive habitat with a 3:1 ratio (three new acres for each impacted) for riparian habitat and a 1:1 ratio (one acre for each lost) for oak woodland; and
 - e. A cultural resources assessment to further evaluate potentially important resources identified on site in the cultural resources testing program report prepared by RECON (1990).
9. The Specific Plan shall include criteria for protection of natural features, floodplain preservation, site planning, design, architectural character, site lighting, and hillside development.
 10. Existing isolated large boulders shall be preserved and integrated into the design of the homesites, where practical and appropriate. Areas of extensive rock outcroppings shall be preserved in open space to protect its wildlife habitat value.
 11. The Specific Plan or the Environmental Impact Report prepared for the Specific Plan shall include:
 - a. A comprehensive water use and conservation program which considers elements such as total project water use, groundwater recharge projected over at least a five-year period, monitoring of groundwater quality, and feasibility of continued use of on-site wells;
 - b. A drainage plan based on a geological and hydrological survey conducted for the area and the watershed which results in recommendations to reduce erosion and sedimentation/siltation; and
 - c. A golf course development and maintenance program which incorporates drought-tolerant species in landscaping, evaluates the use of reclaimed water, controls fertilizer use to minimize runoff and leaching, and provides approaches and techniques to minimize use and buildup of herbicides and pesticides.
 12. All mitigation measures recommended in the EIR for this project shall be incorporated in the Specific Plan text, by reference.

PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES

1. Public Facilities:

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

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

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

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

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

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

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

CIRCULATION POLICY

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

RIDGE RANCH I SPECIFIC PLAN AREA (SPA.17)

DESCRIPTION OF THE SITE

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

DESCRIPTION OF THE PROJECT

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

OBJECTIVES

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

IMPLEMENTATION

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

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

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

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

GENERAL POLICIES

1. Development within the Ridge Ranch I SPA shall be limited to residential, recreational and open space uses. Commercial and industrial uses will be prohibited.
 - a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).
2. Recreation development shall not impact the residential or open space areas on this site or the surrounding area.
3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.

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

RESIDENTIAL POLICIES

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

RECREATION POLICIES

Overall Requirements/Policies

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

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

EQUESTRIAN/PEDESTRIAN TRAILS POLICY

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

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency.
2. Open space easements shall be applied to all hillsides over 50 percent in slope with a 50 foot rise (easements may include driveways, roadways, and trails where no less impactive alternatives are found).

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Significant cultural resources shall be preserved in permanent open space or mitigated to the satisfaction of the Department of Planning and Land Use.
2. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan Text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope, except when unavoidable, remain in their natural state. Areas devoted to roads, driveways, parking lots and patios shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area when unavoidable and when determined to have no significant impact following environmental review.
3. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:
 - a. A description of the natural open space areas within the SPA.
 - b. A revegetation plan will be prepared and approved by the Department of Planning and Land Use to mitigate disturbance or loss of native

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

- c. The revegetation plan shall mitigate the loss of sensitive habitat. Oak woodland shall be replaced at a 1:1 ratio, on the basis of acreage. When unavoidably impacted, individual oaks shall be replaced by a ratio approved by the County of San Diego.
 - d. A cultural resources assessment to further evaluate potentially important resources identified on-site in any cultural resources testing program report.
4. Existing large boulders shall be preserved and integrated into the design of the homesites. Rock outcroppings that support wildlife habitats shall be placed in open space easements.

PUBLIC SAFETY, SERVICES AND FACILITIES POLICIES

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

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

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

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

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

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

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

CIRCULATION POLICIES

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

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

RIDGE RANCH II SPECIFIC PLAN AREA (SPA 0.16)

DESCRIPTION OF THE SITE

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

DESCRIPTION OF THE PROJECT

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

OBJECTIVES

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

IMPLEMENTATION

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

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

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

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

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

GENERAL POLICIES

1. Development within the Ridge Ranch II SPA shall be limited to residential, recreational, and open space uses. Commercial and industrial uses will be prohibited.
 - a. Development of this project shall include the processing of a Major Use Permit for a Planned Residential Development (PRD).
2. Recreation development shall not impact the residential or open space areas on this site or the surrounding areas.
3. The Specific Plan shall include a phasing plan that describes the timing, location, and phasing of the proposed development.
4. Design of the project shall conform to the requirements of the Resource Protection Ordinance (Ordinance No. 7631, New Series), the septic tank criteria of the County Department of Public Health, and the brush management policies of the County of San Diego.

RESIDENTIAL POLICIES

1. The overall residential density shall not exceed 0.16 dwelling units per acre. The zoned density shall be 0.16 dwelling units per acre.
2. The minimum lot size shall be no smaller than one acre net. This shall be accomplished through the use of clustering under the Major Use Permit for the Planned Residential Development.
3. The number of dwelling units shall not exceed 108.
4. All perimeter lots shall be no smaller than the minimum size allowed on adjacent properties or two acres net, whichever is smaller, in order to minimize adverse effects on the rural residential community character of Valley Center.
5. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot designs, non-urban improvement standards, and grading which conforms to the County's Hillside

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

6. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.
7. The maximum building height shall be 35 feet and two stories.
8. A landscaping implementation proposal shall be submitted based on a xeriscape design. It shall provide financial and visual guarantees that all disturbed areas within the SPA not covered by the revegetation plan, shall be landscaped and provided with adequate irrigation. The applicant shall have one year from the date of the first new occupancy permit to complete the landscaping.
9. Residential uses shall be integrated into the existing topography, thereby retaining natural landforms.
10. Ridgeline development shall not be approved unless a visual analysis indicates no significant impacts on the visual aesthetics of the site and is consistent with General Plan Policy LU-6.6. The visual impact of all ridgeline development shall be minimized through the use of siting and landscaping.

RECREATION POLICIES

Overall Requirements/Policies

1. Hiking and riding trails shall be established along certain open space corridors and hillsides outside riparian and oak woodland habitat, and they shall not significantly alter the natural characteristics.
2. Mini-parks and picnic areas may be included in the SPA.
3. All lighting of public areas will be sensitive to "Night Sky" constraints and will be subject to the appropriate agency of the County of San Diego.
4. The Specific Plan text shall describe park needs generated by the SPA, based upon the size, recreational component, and residential density of this SPA. Should dedication not satisfy the Parkland Dedication Ordinance requirements, a fee shall be paid for the remaining Parkland Ordinance requirements.

EQUESTRIAN/PEDESTRIAN TRAIL POLICY

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

OPEN SPACE POLICIES

1. Proposed open space lots shall be protected through permanent open space easements to the County or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.
2. Open space easements shall be applied to all hillsides over 50 percent in slope with 50 foot rise (easements may include driveways, roadways, and trails where no less impactful alternatives are found).
3. The open space irrevocably offered to the County shall include the north facing hillside, oak woodlands and individual Engelmann oaks. An open space network shall be established to link all individual open space areas.
4. Buffer zones with a minimum width of 50 feet around the oak woodlands shall be included in the permanent biological open space.

CONSERVATION POLICIES

1. Significant biological resources within the SPA shall be identified and preserved in permanent open space as part of the Specific Plan. Significant cultural resources shall be preserved in permanent open space or mitigated to the satisfaction of the Department of Planning and Land Use.
2. The Specific Plan shall take into account the regional significance of Bear Ridge.
3. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope, except when avoidable, remain in their natural state. Areas devoted to roads, driveways, parking lots, and patios shall not be permitted in the undisturbed area, except in the case of roads providing access to isolated sites of less than 25 percent slope. The installation of underground utilities may be included in the undisturbed area when unavoidable and when determined to have no significant impact following environmental review.
4. The Specific Plan and the Environmental Impact Report prepared for the Specific Plan shall include but are not limited to:
 - a. A description of the natural open space areas within the SPA.
 - b. A revegetation plan shall be submitted and approved by the Department of Planning and Land Use for the mitigation of sensitive habitat lost and for disturbed areas created by roads or installation of facilities adjacent to native habitat.
 - c. The revegetation plan shall mitigate the loss of sensitive habitat. Oak woodland shall be replaced at 1:1 ratio, on the basis of acreage. When unavoidably impacted, individual oaks shall be replaced at a ratio approved by the County of San Diego.

- d. A cultural resources assessment to further evaluate potentially important resources identified on-site in any cultural resources testing program report.
5. Existing isolated large boulders shall be preserved and integrated into the design of the homesites. Boulder fields and contiguous rock outcroppings that provide wildlife habitat shall be placed in permanent open space for the protection of wildlife associated with them in conformance with the Resource Protection Ordinance.

PUBLIC SAFETY, SERVICES AND FACILITIES POLICIES

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

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

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

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

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

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

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

CIRCULATION POLICIES

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

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

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

DESCRIPTION OF THE SITE

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

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

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

DESCRIPTION OF THE PROJECT

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

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

OBJECTIVES

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

IMPLEMENTATION

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

GENERAL POLICIES

1. The Orchard Run Specific Plan shall provide thirty percent of any development north of the Moosa Creek floodplain to qualify and be available for purchase or rent to low to moderate income families as defined by the County of San Diego. The overall density of this area will be 7.3 dwelling units per acre and provide a mix of attached and detached housing opportunities.
2. Any development within the SPA will require a contractual agreement with the County of San Diego that assures the construction of low to moderate income housing.
3. Development of Orchard Run will be in conformance with the Valley Center Design Guidelines.
4. The Specific Plan will preserve the Moosa Creek floodplain in its overall natural condition. Rechannelization or extraction of natural materials shall not be allowed.
5. Development in the Specific Plan will be limited to residential, recreational, and possibly a wastewater treatment facility. Recreational uses will include an equestrian barn for boarding horses and an extensive trail system.

RESIDENTIAL POLICIES

1. The Specific Plan will provide for a variety of low to moderate attached and detached housing opportunities using a cluster design in the northern portion of the property. A minimum of fifty percent of the affordable housing will be for low or very low income families as defined by the County of San Diego.
2. The density will be distributed with an overall yield of 7.3 dwelling units per acre north of the Moosa Creek floodplain and 1.5 dwelling units on the southern portion of the property.

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3. The project will provide a series of neighborhoods designed around an integrated open space system that promotes pedestrian and equestrian activity.
4. Orchard Run Specific Plan shall include design guidelines which regulate architecture for all structures, landscaping, fencing, post boxes, lighting, signage, and other visual impacts of the project.
5. All perimeter lots shall be designed to minimize adverse effects on the rural residential community character of Valley Center through separation and buffering.
6. The character of adjacent neighborhoods shall be protected and enhanced through environmentally sensitive lot and building design, and inclusion of an extensive buffer treatment.
7. No sidewalks or street lights shall be permitted except minimal lighting required to ensure safety.
8. Maximum building height shall be 35 feet and two stories in the northern area, and 20 feet or single stories in the south.
9. A landscaping implementation proposal shall be submitted as part of the Specific Plan. This proposal shall include requirements that allow for the planting of mature vegetation.

RECREATION POLICIES

1. Moosa Creek floodplain will be preserved through dedicated open space.
2. An integral series of landscaped trails will be provided as greenbelt to assure pedestrian and equestrian access through neighborhoods.
3. A community barn facility will be provided to offer equestrian boarding opportunities, animal husbandry, and other farming programs for residents of Orchard Run.
4. All lighting of public areas will be sensitive to "Dark Sky" constraints and will be subject to the appropriate agency of the County of San Diego.
5. The Specific Plan text shall describe park needs generated by the SPA. Based upon the size, recreational component, and residential density of this SPA, these improvements may be provided either on- or off-site.

OPEN SPACE POLICIES

1. Legal open space lots shall be protected through permanent open space easements to the County, or dedicated to an open space district or an appropriate conservation agency. Such offer to dedicate will be irrevocable and made prior to any residential occupancy.
2. Any future residential development of all open space acreage will require a Specific Plan Amendment.

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

CONSERVATION POLICIES

1. The Specific Plan shall include criteria for protection of natural features including sensitive resources defined in the Resource Protection Ordinance.
2. The design of the development shall incorporate the findings and recommendations of the site-specific hydrologic study of Moosa Creek.
3. Lot configurations shall be designed in such manner as to minimize encroachment into the floodplain, by locating buildings outside of the floodplain boundaries.
4. Design and grading of the project shall conform to the Resource Protection Ordinance. In addition, the Specific Plan text shall include a slope analysis and ensure, through subdivision design and open space easements, that any areas of over 25 percent slope except when unavoidable remain in their natural state.
5. The Specific Plan shall include criteria for protection of natural features, floodplain preservation, site planning, design, architectural character, site lighting, and hillside development.

PUBLIC SAFETY, SERVICES, AND FACILITIES POLICIES

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

This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed onsite and offsite improvements.
2. The Specific Plan shall include language which provides a process to inform future residences of the adjacent dairy and that the "right to farm" legislation prohibits future land use protests.

3. HOUSING

Refer to County Housing Element for Goals and Policies.

4. MOBILITY

GOAL

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

FINDINGS

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

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

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

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

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

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

POLICIES AND RECOMMENDATIONS

1. Where appropriate, minimize private driveway and private road access on to Mobility Element roads. [DPW, PP]
2. Road design shall reflect the rural character and needs unique to the Planning Area. For example, turn radii shall be such that agricultural vehicles and equestrian rigs can be safely accommodated. [DPW, PP]
3. Conflicting traffic movements such as uncontrolled access and uncontrolled intersections shall be minimized. [DPW, PP]
4. Road alignment shall minimize the necessity of altering the landscape by following, as much as possible, the contours of the existing, natural topography without sacrificing safety or sight distance criteria. [DPW, PP]
5. Required roadside and median landscaping shall reflect standards as outlined in the Valley Center Design Guidelines. [DPW, PP]
6. Existing trees and vegetation located within the "Right-of-Way" of all public roads, and determined to be of significant visual benefit shall be transplanted or replaced consistent with the Valley Center Design Guidelines. [DPW, PP]
7. To promote unimpeded traffic flow in commercial areas, minimize direct access points on to Mobility Element roads by recommending new commercial development to provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means. [DPW]
8. Woods Valley Road from Valley Center Road, east to Paradise Mountain Road and, Lilac Road from Old Castle Road to Highway 76 are significant aesthetic resources. Future improvements should maintain as much of their original character as possible without compromising safety. [DPW, PP]
9. Require that the road system function at a service level no worse than "C" at peak hours as development occurs. [GEN]
10. Right-of-way development standards for private roads shall be compatible with the standards as outlined in Policy 6 of this section. [DPW]
11. Implement community right-of-way development standards for the Valley Center Planning Area to achieve a rural character and alternative features within the shoulder portion of dedicated right-of-way. Such improvements will identify the community's desire to modify County development standards permitted by Board of Supervisors Policy J-36. These standards shall include:
 - a. Provide decomposed granite walking/jogging paths in lieu of sidewalks;
 - b. Where edge of pavement barrier is necessary, use mountable asphalt dike (smike dike); and
 - c. Provide a bike lane within the "travel way". [DPW]

12. Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads via at least two separate access points. [DPW]
13. Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share rights-of-way. [DPW, PP]
14. To mitigate cumulative traffic impacts, endorse a Bridge and Thoroughfare Traffic Mitigation Program for the establishment of a fee to be collected at the building permit stage. [DPW]

5. PUBLIC FACILITIES AND SERVICES

GENERAL GOALS

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

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

FIRE PROTECTION GOAL

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

POLICIES AND RECOMMENDATIONS

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

EDUCATION GOAL

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

POLICIES AND RECOMMENDATIONS

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

WATER SERVICE GOAL

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

POLICIES AND RECOMMENDATIONS

1. Adopt and support the Board of Supervisors' water supply and conservation policies which include:
 - a. Support of cost effective storage facilities such as emergency storage facilities located near demand areas or away from earthquake faults. [AP]
 - b. Support water reclamation policy where reclamation and reuse facilities can provide significant sources of "new" irrigation water to help offset imported demands of local water supplies for non-potable purposes. [AP]
 - c. Support necessary changes in the water allocation priority formula that will provide agriculture with assurances that those who participate in conservation and/or water reclamation programs will be entitled to an adequate water supply during water shortages. [GEN]
2. The delivery of imported water service to the CPA shall be coordinated and the infrastructure adequately sized so that service can be provided to all land within the Valley Center Municipal Water District Territory in a cost effective manner. [PP]
3. All new development shall provide programs for water conservation in accordance with County policy. [DPLU]

SEWAGE DISPOSAL AND TREATMENT GOAL

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

6. CONSERVATION

GENERAL GOALS

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

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

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

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

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

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

FINDINGS

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

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

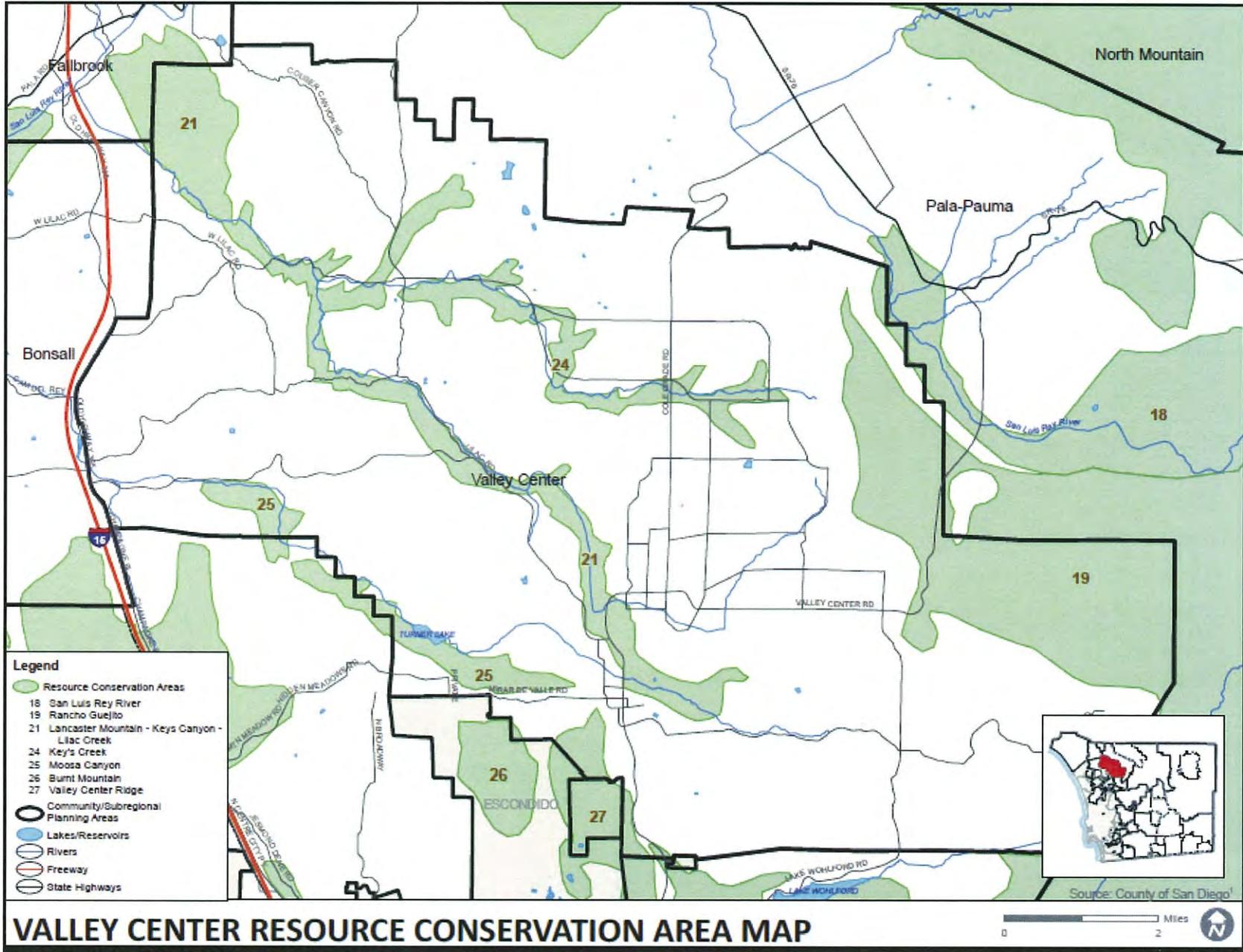


Figure 5: Resource Conservation Areas for Valley Center

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

19. Rancho Guejito - Pine Mountain - San Luis Rey River. This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive riparian woodland in the San Luis Rey River Valley, large growth mixed chaparral and oak woodlands on north facing slopes and a small area of coniferous trees in the eastern portion. The southernmost population of the Pacific Madrone tree grows on Rodriguez Mountain. This tree is normally associated with northern California.
21. Lancaster Mountain - Keys Canyon - Lilac Creek. This long, narrow area is mainly important for the riparian and oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains mixed chaparral, wildlife habitat and is a scenic landmark.
24. Keys Creek. This is another long, narrow riparian and oak woodland lined stream bottom which provides a high quality wildlife habitat and is a scenic community resource.
25. Moosa Canyon. This area contains a large canyon with oak and riparian woodlands. A small waterfall is present in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands and includes some chaparral covered slopes on the canyon sides for wildlife habitat.
26. Burnt Mountain. Resources to be protected in this area include oak woodlands and intermixed heavy chaparral. This area serves as wildlife habitat and visual landmark.
27. Valley Center Ridge. This scenic, steep, high ridge also contains a diversity of oak woodlands and large growth chaparral.

POLICIES AND RECOMMENDATIONS

1. Subdivisions should be designed to preserve scenic viewsheds. Radio and T.V. antennas that obscure scenic ridgelines are discouraged. [PP]
2. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains. [PP]
3. Support the goals and policies of the Comprehensive Species Management Habitat Conservation Plan for the least Bell's vireo as it pertains to Valley Center. [PP]
4. Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible. [PP]

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5. Projects within or in the vicinity of a Resource Conservation Area should be designed to minimize adverse impacts on the resources the RCA was created to protect. [PP]
6. Preserve the native habitat of sensitive plants and animals by dedication of open space easements and other means that will ensure their long term protection and survival. [PP]
7. Preserve oaks, sycamores, eucalyptus, olive trees, pines and other individual specimen trees which contribute to the community character and provide wildlife habitat. [PP]
8. Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means. [PP]
9. Landscaping should be required to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, the plan should include revegetation with native plant species. [PP]
10. It is strongly encouraged that trees be planted wherever possible to stabilize soil conditions and contribute to atmospheric oxygen production. [GEN, PP]
11. Grading associated with discretionary permits shall not change natural land contours and shall be minimized to reduce erosion and siltation and damage to downstream properties. [PP, DPW]
12. Retain water courses in their natural state and prohibit all structures and future development within flood prone areas. [PP, DPW]
13. New developments shall be required to provide on and off site natural flood control improvements, when necessary, to ensure that water released from the project will not have an adverse environmental impact. [PP, DPW]
14. Prohibit discretionary permits that exacerbate problems in a currently identified downstream flooding area. [PP, DPW]
15. Discourage the use of imported water for agriculture, irrigation, recreation, industry, and other uses. [PP]
16. During the discretionary permit process, and in addition to the application of the "F" designator, no development or destruction of watershed shall be allowed which would increase the present flooding problem in the valley. [PP, DPW]
17. During the discretionary permit process, encourage the dedication of trails to form a local trail network with a central unifying hub near Cole Grade and Valley Center Roads. [PP]
18. Use low sodium lights and light shielding for new subdivisions and use permits as required by the "Dark Sky" Ordinance for those properties within a specified radius of the observatory at Palomar Mountain. [PP]

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19. Support implementation and enforcement of the County's ordinance on lighting standards including lamp types and shielding for both public and private sector projects. [PP]
20. Require the location of an information center in Valley Center to facilitate community understanding of the region's cultural history. [GEN]
21. Pursue the possibility of obtaining funding from the State Office of Historic Preservation to survey the Valley Center area and nominate all significant resources to the National Register of Historic Places or the County Register. [AP]
22. Request the County Historic Site Board review all nominations of prehistoric and historic sites which qualify for inclusion in the County Register of Historic Landmarks. [GEN]
23. Require owners of significant historic and/or architectural sites to dedicate open space easements to preserve significant examples of California history and archaeology in the course of discretionary permit processing in order to register for Landmark Zoning with the County Historic Site Board. [GEN, PP]

7. OPEN SPACE

GOAL

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

FINDINGS

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

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

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

POLICIES AND RECOMMENDATIONS

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

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

8. PARKS AND RECREATION

GOAL

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

POLICIES AND RECOMMENDATIONS

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

9. NOISE

GOAL

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

FINDINGS

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

POLICIES AND RECOMMENDATIONS

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

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

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APPENDIX:

INTERSTATE 15 CORRIDOR SUBREGIONAL PLAN

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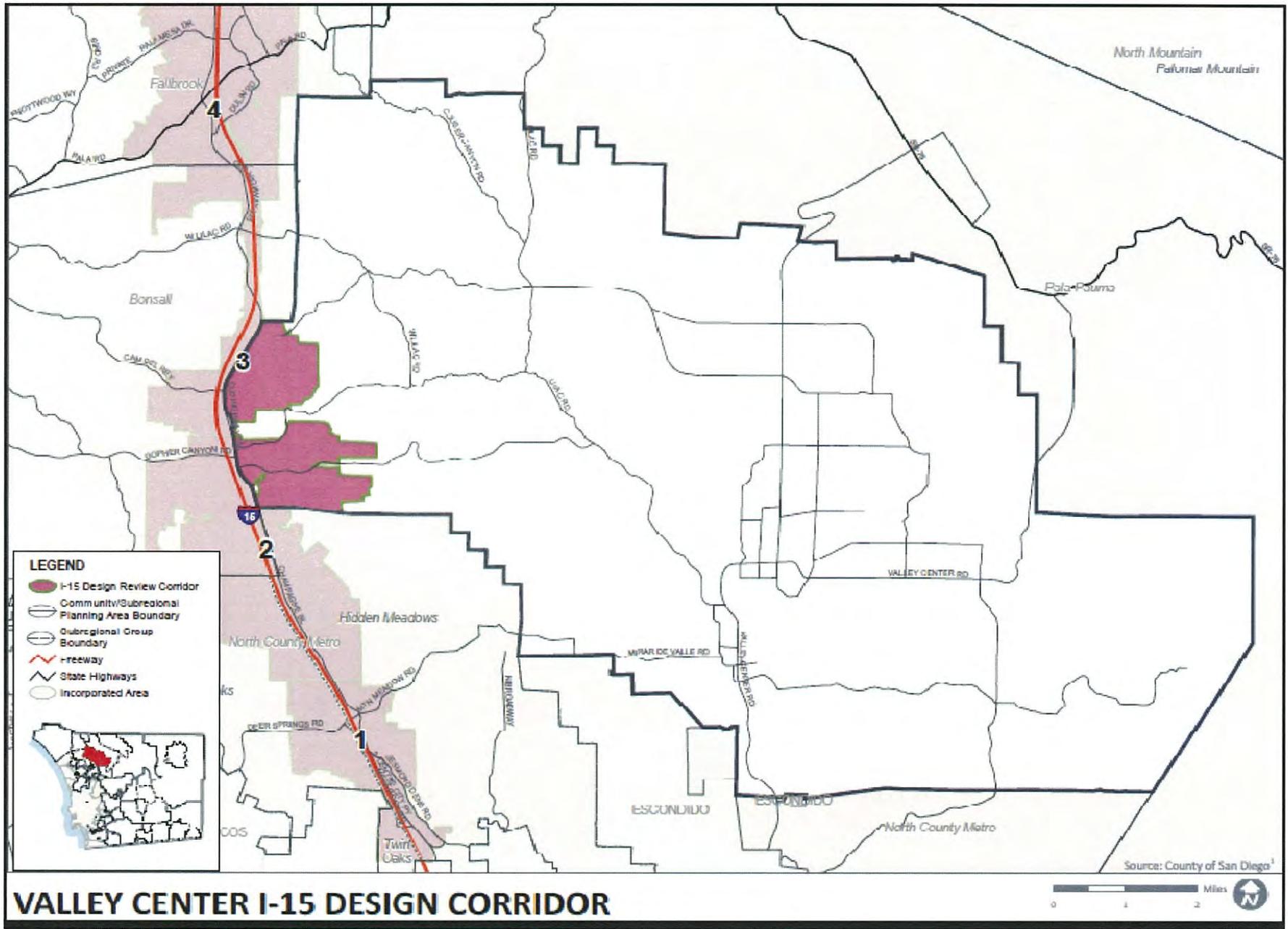
INTRODUCTION

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

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

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

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



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GOALS AND POLICIES

A. SCENIC PRESERVATION

GOAL:

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

POLICIES:

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

B. LAND USE

GOAL:

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

POLICIES:

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

4. Phase development according to available public services and facilities (Staff, Board of Supervisors).
5. Prepare an overall Master Specific Plan for the Highway 76/I-15 interchange area in accordance with the conditions contained in Attachment 2 (Property Owners).

C. PUBLIC SERVICES AND FACILITIES

GOAL:

PROVIDE ADEQUATE AND EQUITABLY FINANCED PUBLIC SERVICES AND FACILITIES.

POLICIES:

1. Coordinate development proposals with agencies responsible for providing public services and facilities (Property Owners, Staff).
2. Require annexations and construction of facilities as stipulated by the provider agencies prior to any development (Staff, Board of Supervisors).
3. Phase and size public services and facilities in a manner conducive to the restrictive land use pattern recommended in this Plan, e.g., adequate to serve the areas designated for more intensive development, but limited so as not to encourage or support development where it is not intended (Provider Agencies).
4. Prepare a public facilities plan for the Highway 76/I-15 interchange Specific Plan Area, prior to any development in that area, to include needed services and facilities, provider agencies, current and proposed capacities, required annexations, and financing methods (Property Owners).

D. CIRCULATION

GOAL:

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

POLICIES:

1. Participate in location and financing studies leading to the construction of State Route 76 as a freeway (Property Owners, Staff).
2. Conduct additional traffic analysis before any development within the Highway 76/I-15 interchange Specific Plan Area (Property Owners).
3. Amend the Mobility Element and condition development applications as appropriate, following required traffic studies (Staff, Board of Supervisors).
4. Provide a bicycle and pedestrian network (Property Owners, Planning Groups, Staff, Board of Supervisors).
5. Promote expansion of mass transit system (Staff, Board of Supervisors).

6. Develop incentive program for use of carpools and mass transit system, especially to employment centers, such as proposed as the Highway 76/I-15 interchange area (Developers, Staff).
7. Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible (Developers, Staff).

E. CONSERVATION

GOAL:

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

POLICIES:

1. Keep the watercourse of the San Luis Rey River natural and place as much as possible of the floodplain in open space easements (Developers, Staff, Board of Supervisors).
2. Require a river plan of all development proposals within or adjacent to the San Luis Rey River floodplain, addressing the preservation of natural resources and measures to protect against potential hazards (Staff, Board of Supervisors).
3. Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts (Developers, Planning Groups, Staff).

F. COORDINATION

GOAL:

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

POLICIES:

1. Consult with the appropriate planning group before submitting any development proposals (Developers).
2. Request recommendations from any affected planning groups before finalizing recommendations on any development proposal (Staff).
3. Request comments on development proposals from other affected planning groups along the I-15 Corridor (Developers, Staff).
4. Coordinate all planning and development proposals with CalTrans, adjacent cities, and appropriate private interests, such as adjacent property owners (Developers, Staff, Board of Supervisors).

G. IMPLEMENTATION

GOAL:

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

POLICIES:

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

I-15 CORRIDOR SUBREGIONAL PLAN
ATTACHMENT A: SCENIC PRESERVATION GUIDELINES

I-15 CORRIDOR STUDY AREA
CITIZEN'S COMMITTEE

ATTACHMENT A

I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

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ATTACHMENT A

APPLICATION

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

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

EXEMPTIONS

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

OBJECTIVE

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

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STANDARDS

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

I. SITE DESIGN

A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve the viewsheds, natural topographic features, and natural watercourses.
2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.
3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.
4. Development of bikeways shall be encouraged.
5. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided where feasible.
6. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.
7. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

B. Site Lighting Standards:

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory.
 - a. Site lighting shall be limited to that necessary for security, safety and identification and shall be integrated with project landscape design.
 - b. Excessive building or site lighting for decorative purposes shall be discouraged.
2. Site lighting plans that conflict with the character of the community shall be discouraged.

C. Landscape Design Standards:

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

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2. Project boundary landscaping shall complement adjacent landforms and plant materials.
 3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plant list provided by County staff.
 4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.
 - a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat buildup. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible.
 - b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure drive visibility.
 - c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping, dispersed throughout the parking area.
 5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.
 6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.
 7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.
 8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.
 9. Major stands of native trees shall be preserved.
- D. Public Utilities and Safety Standards
1. New development projects shall be phased with the provision of adequate fire protection services.
 2. Fire prevention and suppression in the design of all new projects shall be encouraged.
 3. Utilities shall be placed underground (electrical, telephone, cable, etc.) where practical.
 4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.

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

E. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.
 - a. Revegetation and erosion control shall be provided in all newly graded areas.
 - b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size and placement of lots.
4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.
8. Any grading above 25 percent slope will blend with the surrounding area and be landscaped appropriately to look natural.

II. ARCHITECTURAL DESIGN

- A. Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.
 1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.
 2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
 3. Building materials used shall convey a sense of permanence and quality.

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4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.
 5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.
- B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.
1. The use of special detail treatments in roof forms, windows and entries shall be encouraged.
 2. Roof mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.
 3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.
- C. Signage shall not adversely impact the environmental and visual quality of the area.
1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.
 2. All signs shall be kept as low to the ground as possible.
 3. Signs shall be used for identification, not advertisement.
 4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
 - a. Signs shall be part of a comprehensive graphic program for each project.
 5. Signs shall be predominately natural materials, non-moving, externally illuminated.
 6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

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IMPLEMENTATION

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

PERIODIC REVIEW

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

ATTACHMENT B

INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN

GENERAL DESCRIPTION

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

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

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

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IMPLEMENTATION

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

INTERIM ZONING

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

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

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

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

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

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

NECESSARY SUPPORTING STUDIES

A. River Plan

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

B. Traffic Study

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

C. Facilities Financing Plan

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

ATTACHMENT B

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

D. Phasing Plan

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

E. Market Analysis

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

F. Dark Sky Policy

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

G. Design Guidelines

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

H. Park/Open Space

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

PROPOSED LAND USES

Recommended County General Plan Regional Category

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

ATTACHMENT B

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

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial/research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change except that the plan should only be implemented after the required future studies are carried out.
2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the I-15 Corridor.

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

3. Robert Pankey Property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.
4. Edgar Pankey Property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).
5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property, it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of TM 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied which would allow the approved map to guide the development. If any substantial changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a

ATTACHMENT B

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

6. Jenkins Property: 57 acres is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.
7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing 1 dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.
8. Jones Property: 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

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

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



County of San Diego General Plan

BONSALL COMMUNITY PLAN

Adopted _____

CERTIFICATE OF ADOPTION

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

A handwritten signature in blue ink, appearing to read "Eric Gibson", is written over a horizontal line.

Attest:

ERIC GIBSON, Director

Department of Planning and Land Use

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Introduction to the Community Plan

PURPOSE OF THE COMMUNITY PLAN

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan, this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool for the public, community planning/sponsor groups, county staff and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

SCOPE OF THE COMMUNITY PLAN

This Community Plan covers the planning area of Bonsall, which includes approximately 21,039 acres and is illustrated in Figure 1.

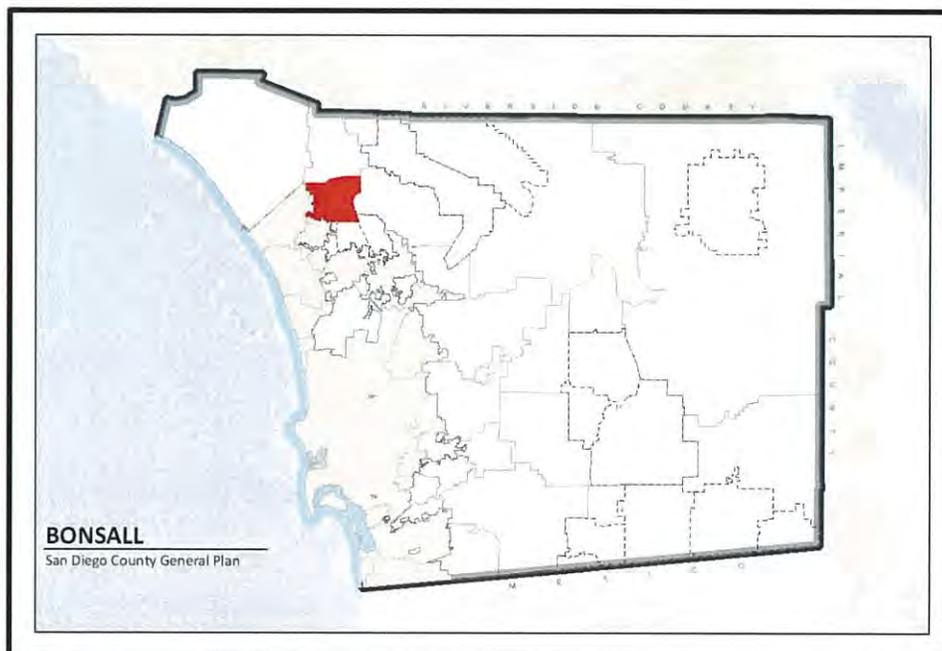


Figure 1: Bonsall Community Planning Area

CONTENT AND ORGANIZATION OF THE COMMUNITY PLAN

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Community Profile/Community Character. A description of the community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.

Elements. Due to the breadth and detail of the countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- **Land Use.** Application of countywide land use designations, goals, and policies to reflect the distinguishing characteristics and objectives for the community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.
- **Mobility.** Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Mobility Element. Policies may also address unique community issues, such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- **Conservation and Open Space.** Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- **Safety.** Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- **Noise.** Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting ; hillsides in contrast to those located adjoining urban; and suburban development.

PUBLIC INVOLVEMENT IN PREPARING THE COMMUNITY PLAN

The Bonsall Community Sponsor Group (CSG), with public input, and staff assistance from the County Department of Planning and Land Use, prepared this Community Plan text.

HOW TO USE THE COMMUNITY PLAN

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan, Land Use Maps Appendix, Figure LU-A-2) should be referred to when applicable to determine the type, location and density of land use allowed. This plan supplements these countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

IMPLEMENTING, MONITORING, AND AMENDING THE COMMUNITY PLAN

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation and to amend the Plan when necessary. Each Plan includes the community's key issues, as well as the goals and policies, to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Bonsall Community Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions, or attitudes.

Community Background

A. HISTORY

The period of time in which people and their cultures interacted with the land in Bonsall is known as cultural history. The location of cultural activity sites in the last 12,000 years is a cultural resource record that spans various technological stages from big game hunters to vegetation-processing to ranching and farming in the past 200 years.

Prehistoric cultural history is defined by two major periods: built (post-1769) and the archaeological environments, which include both prehistoric and historic archaeological sites. Cultural historic periods in Bonsall are identified as follows:

- Prehistoric (12,000 - years ago - 1769)
- Historical (1769 - present)

The earliest culture group to have lived and hunted food in Bonsall was the San Dieguito Complex, but evidence for their camps is exceedingly rare. From 7,000 to 4,000 years ago, desert cultures migrated west over the Peninsular Mountains to gather seed foods and establish seasonal camps. The Pauma Complex may have met the San Dieguito along the San Luis Rey River, because artifacts of both cultures are found in Bonsall.

Around 4,000 years ago, migrating waves of desert Shoshonean speaking cultures crossed the mountains and contacted the Pauma Complex. The San Luis Rey Complex may have resulted from inter-marriage and sharing of cultural traits.

San Luis Rey Complex people introduced permanent villages along the wetland drainages of the Santa Margarita and San Luis Rey River. These villages comprised complicated segregation of land uses, such as religious places, horticultural plant harvest sites, crystal and rock quarries, cemeteries and tracts "owned" by different families. Religious places included painted and ground rock art in caves and shelters, prominent landforms described in their cosmology and natural landforms where their gods and deities are believed to visit mankind.

The Spanish soldiers and missionaries met the Luiseño Indians of the San Luis Rey Complex in the 1770s. The name Luiseño refers to those indigenous peoples who came under the influence of the Mission San Luis Rey de Francis and since has been applied to their ancestors and descendants. Luiseño villages, camps and religious sites coincided with mission agricultural ranchos, Mexican land grant ranchos in the 1822-1846 era, and U.S. American ranches up through modern history.

Native Luiseño were driven or evicted from private ranches in the 1880s when reservations were created by congressional and executive laws. Luiseño ranch hands, tenants and guests continued to re-use ancestral sites up through the Great Depression in the 1930s.

The Mexican land grant, Rancho Monserate, is a prominent historical region of Bonsall and Fallbrook. Vaqueros working on that ranch built adobe, stone and wood ranch houses in the area. These Californio intermarried with European immigrants in Bonsall in the late 19th century.

The expansion of public roads, rail systems and development of water districts enabled Bonsall to develop as a distinct community. Pioneer families in modern Bonsall are descended from Native American, California and the later 19th century immigrants of this cultural history.

B. RELATIONSHIP TO ADJOINING COMMUNITIES

The southern boundary of the Bonsall Community Plan Area (CPA) is approximately 40 miles north of downtown San Diego. The community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the west, and the North County Metropolitan Subregion and City of Vista to the south borders the area.

The 2010 SANDAG estimates for population and housing in the Bonsall CPA identify a population of 10,169 with a total of 3,875 housing units.¹ Currently it is estimated by SANDAG and the County that Bonsall could see approximately 1,700 to 2,000 additional housing units at build-out of the General Plan Update, however these forecasts are an estimate for planning purposes, not a target for the Bonsall CPA to achieve.

C. ENVIRONMENTAL SETTING

The Bonsall CPA encompasses approximately 32.8 square miles, or approximately 21,042 acres and is located in the foothills of the Peninsular Mountain Range in the unincorporated area of northern San Diego County. Refer to Figure 2 on page 7

The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. This hill and valley topography has resulted in a predominance of low-density estate type residential lots and agricultural land uses. Also characterizing the Bonsall CPA is its golf courses and equestrian facilities. Commercial activity in Bonsall is centered in the Mission Road/Olive Hill Road and State Route 76 area.

Conservation / Open Space

The Bonsall Community Plan identifies two kinds of environmental resources:

- Those which are relatively site-specific and have been mapped as Resource Conservation Areas; and
- Those which may be described as area-wide attributes of the environment, i.e., chaparral, groundwater, archaeology, air quality, and certain forms of energy.

It is recognized that there must be ultimate limits to the extent of urbanization in this region. In addition, rural lands provide a needed contrast to the urban landscape, each define and enhance the value of the other. Rural open space serves to differentiate and increase the quality of the San Diego region.

¹ SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1952est.pdf>, September 2010

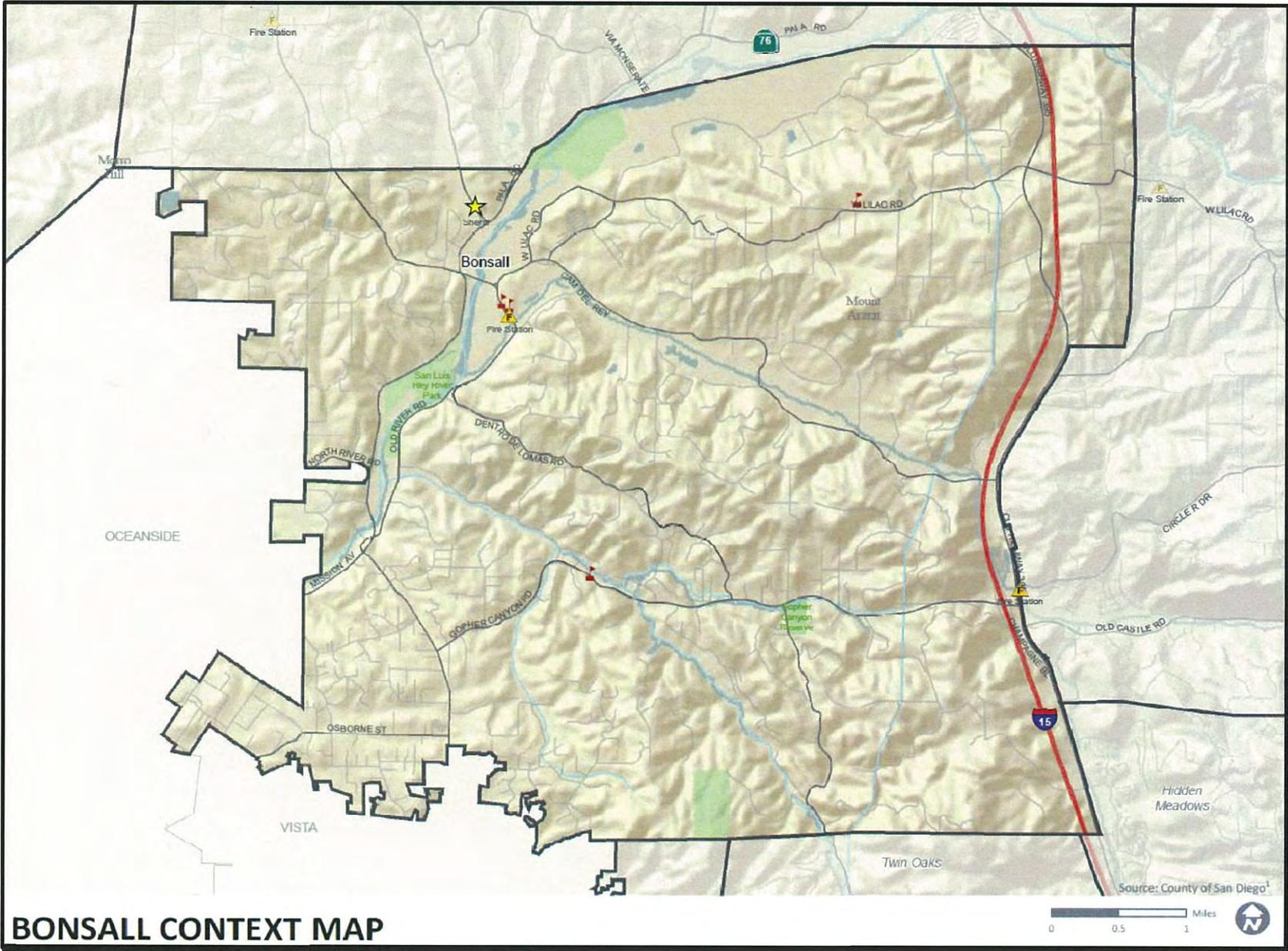
The California State Legislature has found that the preservation of open space is necessary for:

- Maintenance of the State's economy;
- The continued availability of land for production (sic) of food and fiber;
- The enjoyment of scenic beauty;
- Recreation; and
- The use of natural resources.

Open space is an outstanding characteristic of the community of Bonsall and, along with the uses and pleasures it affords, comprises the "rural atmosphere" which Bonsall residents are committed to preserving. The San Luis Rey River Valley and Bonsall are unique in many respects and numerous opportunities remain to preserve not only the river and major streambeds, but also the outstanding geological features, ridgelines, agricultural lands, and historic and prehistoric sites of the area.

Existing open space areas include dedicated open space easements, utility and agricultural preserves, as well as the dominant San Luis Rey River and floodplain, along with Moosa, Gopher Canyon, Bonsall and Ostrich Farm Creeks and several unnamed drainages.

Special care must be taken to maintain open space corridors that connect larger permanent open space uses, such as parks and areas of preserved or protected wildlife habitat, to ensure biological diversity and maintenance of substantial environmental assets.



BONSALL CONTEXT MAP

San Diego County General Plan

BONSALL COMMUNITY PLAN
SAN DIEGO COUNTY GENERAL PLAN

Figure 2

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Vegetation and Wildlife

A rich diversity of biological resources exists within the Bonsall CPA. The San Luis Rey River and Moosa Creek floodplains are of particular importance as they provide critical habitat for an endangered bird, the least Bell's vireo. A number of other sensitive animal and plant species have been found in Bonsall. These are included on sensitive species lists by the U.S. Fish and Wildlife Service, the California Department of Fish and Game and the California Native Plant Society (CNPS). Based on habitat requirements, others, which have not been identified, may occur here. The identification of these species and their habitat requirements is the first step in their preservation.

The plant communities and associated wildlife species found in the CPA represent a valuable resource to San Diego County. Their continued viability is threatened due to habitat loss or alteration from development. For the purpose of preserving biodiversity, the viability and importance of habitats increase proportionately with the area of the habitat. Removal of native vegetation for agricultural or residential development has an impact on local wildlife. Care must be taken to preserve these resources for the future and minimize the impacts upon them.

Open space corridors will help ensure that biodiversity will be maintained. Open space corridors along waterways such as the San Luis Rey River will protect one of the most valuable habitat types, (riparian woodland) and will also help to preserve and sustain groundwater supplies. Open space corridors provide wildlife migration routes between various habitats and wild areas. The lack of these corridors could isolate wildlife populations causing loss of genetic diversity and population decline.

The use and maintenance of native vegetation provides habitat for animals; increases the species population, thus ensuring a larger breeding population; reduces the visual impact of development by helping structures blend into the surrounding environment; conserves water; and retains the community and regional rural character.

Cultural Resources

The community of Bonsall and the County Historic Site Board find the Old Bonsall Schoolhouse of historical importance. The Old Bonsall Schoolhouse has been determined eligible for listing on the National Register of Historic Places. The community of Bonsall also finds the following resources of historical interest:

- Original James Bonsall (Mullins) Residence - Little Gopher Canyon Road
- Old Bonsall Bridge
- Bonsall Schoolhouse

Mining

As set forth in the Surface Mining and Reclamation Act of 1975 as amended (SMARA), the State Legislature finds that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse

effects on the environment and to protect the public health and safety. Further, Article 1, paragraph 2712 states that it is the intent of the legislature to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

- Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition, which is readily adaptable for alternative land uses.
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage and aesthetic enjoyment.
- Residual hazards to the public health and safety are eliminated.

Extraction of mineral resources within the Bonsall CPA and the San Luis Rey River floodplain shall not constrain or compromise the long term preservation and conservation of other valuable resources including, but not limited to, watershed and groundwater, federally and state listed endangered species and sensitive riparian and upland habitats.

Floodplains and Watercourses

The County of San Diego Flood Control identifies two mapped floodplains in the Bonsall CPA – those of the San Luis Rey River and its tributary, Moosa Creek. In addition to the San Luis Rey River and Moosa Creek, significant watercourses in Bonsall include Gopher Canyon Creek, Bonsall Creek, Ostrich Farm Creek, and Keys Canyon Creek, along with various unnamed drainages; these may be considered for future floodplain mapping.

San Luis Rey River is the primary watercourse through the Bonsall CPA. The river stretches from its headwaters above Warner Springs to the east to the Pacific Ocean to the west, with the potential for providing a greenbelt extending from Palomar Mountain to the Pacific Ocean. It has a 465 square mile drainage basin stretching east from Bonsall. The San Luis Rey River floodplain is a highly significant regional open space resource and provides critical habitat for the federally and State listed endangered least Bell's vireo. This generally undeveloped linear geographic feature provides a unique opportunity for linking existing and future parks and other recreational facilities.

The river was the site of historic floods in 1862, 1884 and 1916. Although the total rainfall was greater in 1884 and 1889, those heavy rainfalls fell on relatively dry basins and did not result in the severe flooding that occurred in 1916. Floodwaters were described in the City of Oceanside as flowing one and one half miles wide and six feet deep. All structures and vegetation were removed in its path.

Moosa Creek is another important open space resource extending in the Bonsall CPA from the scenic 1-15 Corridor at Gopher Canyon to its confluence with the San Luis Rey River. Moosa Creek has a drainage basin of approximately 31 square miles. During the floods of 1916 the creek carried a flood flow of 8,300 cubic feet per second (CFS). The creek is characterized by areas with both severe erosion and

sedimentation areas making predictability of creek beds and flow control difficult. Significant areas of riparian (willow and oak) habitat exist along Moosa Creek.

The Fallbrook Land Conservancy has identified Ostrich Farm Creek as the major element in an open space natural park which would extend from the Los Jigueros Preserve to the San Luis Rey River. The 27-acre wetland area surrounding the creek at the intersection of State Route 76 and Mission Road is being considered as part of the larger park project.

Given the scarcity of rivers in Southern California and the availability of other types of developable land in San Diego County, development within any river valley becomes a waste of a very valuable resource. River valleys offer excellent opportunities for scenic and recreational uses. They contain significant riparian habitat critical to the continued existence and viability of numerous species, and there is always a potential threat to life and property in the case of severe flood.

D. EXISTING LAND USES AND COMMUNITY CHARACTER

The Bonsall CPA consists primarily of low-density estate type residential, agricultural and equestrian uses. Houses are generally located far apart and randomly, on hillsides and hilltops, as well as in the valleys. Surrounding the houses are large open spaces composed of fallow fields, undisturbed native vegetation and agriculture. Agriculture is a key factor in Bonsall's rural community character, as are the scenic, sometimes narrow and winding, rural roads and rolling hill and valley topography.

Commercial services and multi-family residential areas are centered in the Villages located in the vicinity of Mission Road, Olive Hill Road and State Route 76. The community of Bonsall is rural in character with limited infrastructure, and does not contain the high level of services or facilities necessary to support high-density land uses.

A common value for most residents is the tranquil, private, rural life, provided by the large open spaces between houses, screening vegetation, beauty of natural landforms, natural resources and features, lack of noise and congestion, and the presence of agriculture and animal raising.

The ridgelines, hilltops, and steep slopes prevalent in Bonsall are important natural resources, and are important factors in the visual beauty and rural community character of Bonsall. Structures too great in height can adversely impact these natural landforms and their visual contribution to community character.

Constraints on new development in the Bonsall CPA include physical constraints such as groundwater, topography, and steep slopes, along with limited infrastructure such as water, roads and public sewers. The rural residential quality of Bonsall is due primarily to the wide spacing and random placement of houses brought about by varied setbacks, elevation, and orientation; diverse architecture, open spaces around houses and varied use of those open spaces (fallow fields, native vegetation, groves, agriculture, animal keeping, etc.)

Residential

Developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural and equestrian uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere. Residential lot sizes outside the Village boundaries range from approximately one acre in the southwest portion of the community to two to 20 acres or more throughout the remainder of Bonsall. Regardless of lot size, the residential neighborhoods outside the Village boundaries have a rural quality.

The theoretical maximum lot yield (density) for a subdivision according to County guidelines is a hypothetical maximum, not a guarantee, nor a minimum. The location of houses is more important in preserving community character than is the location of lot lines, since lot lines are frequently invisible in the rugged rural setting of Bonsall.

Commercial and Industrial

The majority of the commercially planned and zoned land is located within the Village area in the vicinity of the intersection of Mission Road and State Route 76 and at the intersection of Olive Hill Road and State Route 76. Two shopping centers are located within this centralized area: 1) River Village, about 21 acres in size; and 2) Bonsall Village Center, approximately 11 acres in size.

Strip commercial is incompatible with Bonsall because it impedes traffic flow due to the need for multiple access points, creates traffic hazards along roads and at intersections, and detracts from the community's rural character.

There are no industrial land uses either existing or planned within the Bonsall CPA.

Agriculture

Agricultural land is a valuable resource in Bonsall as well as San Diego County in general. If this resource is depleted or adversely impacted, it will not be replaced elsewhere due to the unique microclimates that exist throughout the area. These microclimates offer greater humidity and more uniform temperatures than found further inland. Such climatic conditions also have produced a unique soil.

Agriculture is also important in maintaining the rural character of the community. Due to the relatively small area needed for certain crops, such as avocado, citrus, meyer lemons, and grapes, agriculture may effectively coexist with residential uses. This mix of land uses serves to preserve and enhance the rural character of the area by providing a vegetation buffer between houses. Bonsall's most important commercial agricultural and equestrian activity, in terms of gross income, is avocado farming. Smaller, but commercially significant investments include horse ranching, subtropical fruit, nursery and plants.

The future of agricultural land uses will be based on important marketing factors, many of which are external to the CPA or the county as a whole. There are also approximately 492 acres in agricultural preserves, established by resolution of the Board of Supervisors, pursuant to the Williamson Act of 1965. Of the 492 acres in

agricultural preserves, approximately 112 acres are under Land Conservation Contract, also pursuant to the Williamson Act.

Domestic agriculture is perhaps the most important element of the Bonsall rural lifestyle. While many thousands of acres are devoted to commercial agriculture in the CPA, only about ten percent of Bonsall families are involved in commercial farming as a primary source of economic support. There is a great demand in the Bonsall area for lots where families can raise kitchen gardens, keep pleasure horses, and raise animals for domestic use.

E. EXISTING CIRCULATION AND MOBILITY

Bonsall has many public roadways that establish the primary circulation through and within the community. The Bonsall Mobility Element network is shown in the County General Plan Mobility Element Network Appendix (see Figure M-A-2 and accompanying matrix). The figure identifies the classification series, while the accompanying matrix identifies the road segment, improvement option, and special circumstances for the Bonsall Mobility Element network. In addition, the figure identifies bicycle and trail facilities, as specified by the Bicycle Transportation Plan and Community Trails Master Plan, respectively.

Many private roads also exist in the Bonsall CPA. It is unfortunate that a majority of them are not well maintained because of the nonexistence of viable, active, and enforceable road maintenance agreements and the disinterest of the residents. Property owners served by these private roads must be made subject to the provisions of enforceable road maintenance agreements to provide an adequate road infrastructure.

The Mobility Element roads in Bonsall are unique and important. The aesthetic qualities they possess are an important component contributing to the unusual character of Bonsall.

A description of each road classification, including the number of travel lanes and right-of-way requirements, is provided in the County General Plan Mobility Element (Table M-1).

The following Mobility Element roads in Bonsall are unique and are important to be identified, because the aesthetic qualities they possess are an important element contributing to the rural character of Bonsall. They are included in County General Plan Conservation and Open Space Element, Table COS-1, County Scenic Highway system:

- Camino del Rey from State Route 76 to its terminus at Old Highway 395
- Old River Road from the intersection of State Route 76 (Mission Road) to the intersection of Camino del Rey
- Olive Hill Road from its intersection with State Route 76 (Mission Road) to the CPA boundary.
- West Lilac Road from Camino del Rey to Old Highway 395.

F. EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE

Schools

Educational services are provided to students in the Bonsall CPA by three school districts: Bonsall Union Elementary, Fallbrook Union High, and Vista Unified. Enrollment increased rapidly in the three Districts since the 1980s, and is expected to continue to increase.

The Bonsall Union School District covers the majority of the Bonsall CPA, and serves children in grades kindergarten through eight. The School District operates three schools – two primary: Bonsall Primary School, which includes students in kindergarten through third grade, and the Bonsall Middle School, which serves grades four through eight.

The majority of high school students in the Bonsall CPA attend Fallbrook High School. The school serves students in grades nine through twelve within the Fallbrook Union High School District, which includes all of the Bonsall Union School District. The school has been over capacity for a number of years. To alleviate overcrowding, relocatable classrooms have been added, leaving little room to expand on the current site. The District also operates Ivy High School, a continuation high school for working and other students with specialized needs. The high schools are located between South Mission Road and Stagecoach Lane in Fallbrook. The District has plans for a new high school to be located on Pala and Gird Roads in Fallbrook. However, lack of state funds and the defeat of two previous local bond measures have precluded the District from opening a third school.

Libraries

Libraries to serve residents of the Bonsall CPA are provided by the San Diego County Library (SDCL). The closest facilities to Bonsall are the Fallbrook Branch, located on Mission Road in Fallbrook, and the Vista Branch, located on Eucalyptus Avenue in Vista. In addition to the permanent libraries in the area, a bookmobile stops in Fallbrook. SDCL cardholders may also make online requests for books free of charge from local universities including University of California San Diego, University of San Diego, San Diego State University, and California State University San Marcos. In addition, SDCL cardholders can make online requests for books and periodicals from other library systems in the continental United States.

Sewer

A majority of the land in the CPA is not currently served by a public sewer system. In areas not served by sewer, private subsurface sewage disposal systems (septic systems) are used to dispose of sewage. The use of septic systems is successful throughout most of the CPA except for some properties in the southwestern corner, adjacent to the City of Vista. Smaller lot sizes in this area make it difficult to plan adequate septic systems using current County standards.

Public sewer service in the Bonsall CPA is provided primarily by the Rainbow Municipal Water District (MWD). The District provides sewer to two small subdivisions and to the San Luis Rey Downs development and surrounding area.

Expansion of sewer service beyond the areas currently receiving service may be physically feasible. Sewage collected in the District's system is transported to the San Luis Rey Wastewater Treatment Plan located in Oceanside. The District owns one million gallons per day (MGD) of capacity in this facility.

In addition to the Rainbow MWD, the Vista Irrigation District, the Valley Center MWD, and the Vallecitos Water District also have the authority to provide sewer service to portions of the Bonsall CPA. However, of the three, the Vista Irrigation District was the only other agency in 1991 providing sewer service to the CPA.

Through the use of a sewer line that passes through the southwestern portion of the CPA, the Vista Irrigation District has the ability to provide sewer service to properties in the vicinity of Camino Largo, Barsby Street, and Curtis Drive. In order to receive service from this line, the City requires owners of parcels applying for service to either annex into the City or sign an irrevocable offer of annexation when the parcel abuts City limits.

The northeast corner of the Bonsall CPA area falls within the boundaries of the Valley Center MWD.

The boundaries of the Vallecitos Water District also extend into the southeastern section of the CPA. This District has no sewer facilities in this area and has no plans to provide sewer service to the area in the future.

Water

The provision of adequate water supplies to the residents and agricultural users of Bonsall has been problematic over many years, because of recurring and periodic draught conditions.

Four independent water agencies provide water service to the Bonsall CPA: the Rainbow MWD, the Valley Center MWD, the Vallecitos Water District, and the Vista Irrigation District. These districts receive some or all of their water from the San Diego County Water Authority (CWA) either directly, or in the case of Vista Irrigation District, indirectly through the Bueno Colorado Water District.

Water service for the majority of the Bonsall CPA is provided through the Rainbow MWD. The Rainbow MWD provides service to the Bonsall CPA through a total of five zones, five reservoirs, and three steel tanks. The Rainbow MWD has a total of 441 million gallons of operational and emergency storage throughout its service boundaries, providing capacity equivalent to seven to eight days of maximum demand.

Rainbow MWD facilities are sufficient to meet current customer demands; however, additional pipelines may be necessary to increase system delivery capacity due to continued development in the area. Another area of concern is the need for additional storage capacity, particularly in the higher elevations.

The Valley Center MWD currently has a pipeline that enters the extreme northeastern portion of the CPA. The line currently provides some limited service to customers in the most westerly portions of the District along Interstate 15, and has the capacity to provide additional service to areas east of Interstate 15. The Valley

Center MWD is in the process of preparing a comprehensive water system master plan that will include this area of Bonsall. Portions of the Valley Center District's proposed capital improvements include projects that will provide additional water to this area.

The Vallecitos Water District (formerly San Marcos County Water District) services a small portion of the Bonsall CPA north and east of the City of Vista, and an additional area in the extreme southeast portion of the CPA. Development is scattered in the southeastern portion, and no major problems exist with water service in this area. However, the area north and east of the City of Vista does have some pipeline constraints. A meter limitation area has been in existence since 1984. Meters for this area have been limited to one 5/8-inch meter per existing parcel only.

The Vista Irrigation District serves the southwestern portion of the CPA through three separate zones. A number of projects are included in the District's Capital Improvement Program, which may upgrade the service levels in the area, including the enlargement of several of the District's reservoirs.

The San Diego CWA owns a system of aqueducts delivering imported water to San Diego County. These aqueducts run through the Bonsall CPA in a north-south direction varying three to ten miles west of Interstate 15, with connections to the individual districts providing retail water service to the area. The CWA owns the aqueduct facilities within San Diego County; however, it owns no reservoirs or facilities within the Bonsall CPA. These aqueducts, which share road right-of-way and/or are located on private property, are documented through recorded easements, and, as such, there are regulations governing what types of construction can occur on them. The CWA Right of Way Division regulates this to maintain the viability of the water infrastructure and retain access for maintenance. Regulations on improvements, including what type of construction (such as fences or trees), are permitted without permits and what types of development or construction that would require a major use permit are available through the County Water Authority Right of Way Division at <http://www.sdcwa.org/infra/row.phtml>.

Local groundwater includes the Bonsall and Pala Basins underlying the San Luis Rey River and water stored in fracture zones and agricultural resources. Water is utilized for both agricultural and domestic use.

Conservation of water is a major concern of this Community Plan, because the local environment is semi-arid. Water conservation can be accomplished by maximizing efficiency in utilization of water for agriculture, limiting development, and creating a system for water reclamation

Solid Waste

The Bonsall CPA contains no active landfill sites. Private waste removal services provide waste removal and transport of wastes produced in Bonsall to the San Marcos Sanitary Landfill. The Bonsall Sanitary Landfill served the area from 1968 to 1985, and operated as a Class III (Municipal Solid Waste) Landfill. The site accepted primarily non-hazardous household wastes and small quantities of special non-hazardous wastes, such as sewage sludge. Approximately 1.8 million tons of wastes

were placed at this site. Upon closure, the site was covered and hydro-seeded. The site is currently open space; access is restricted and no unrestricted access is currently planned or anticipated.

There are significant community concerns with the siting of additional solid waste landfills and transfer stations because of potential environmental impacts.

Park and Recreation Facilities

There are no community parks in the CPA. Guajome Regional Park is located adjacent to the CPA in the cities of Vista and Oceanside, but serves only some of the needs of the Bonsall community. The Bonsall CPA has limited public land available for conversion to recreational use. Therefore, land acquisition will be necessary.

The parks and recreational needs of a rural community such as Bonsall are somewhat different from those of more urbanized areas. The estate residential settlement pattern provides abundant private open space. Hillside and streambeds are retained in their natural state without allowing public access. The various homeowners associations often provide parks and other recreational facilities for their members. Thus, there is less need for open space than in urban areas. However, a high level of need does exist for active type park uses. Methods for acquiring lands for parks and open space are described in the Parks, Open Space, and Recreation section of the Conservation and Open Space Element of the County General Plan.

The San Luis Rey River Park Master Plan includes developing an 8.5 mile length of the San Luis Rey River corridor between Interstate 15 and the Old Bonsall Bridge in North San Diego County. It is designed to address a need for public recreational park land, trails, and land preservation, in coordination with the Bonsall CSG, the realignment of State Route 76 by Caltrans, the North County Multiple Species Conservation Program, and the County General Plan.

G. PUBLIC SAFETY

Law Enforcement

The San Diego County Sheriff's Department is responsible for providing law enforcement services to the community of Bonsall. The Fallbrook Substation and the Vista Station serve most of the Bonsall CPA. The Valley Center / Pauma Substation also serves a small portion of the CPA. All facilities maintain office and detention space necessary to service the area adequately.

Basic law enforcement services include pro-active patrol to deter, observe and arrest perpetrators of criminal activity, response to public requests for service, and investigations of crimes and incidents. The majority of crimes reported in the Bonsall CPA are crimes against property, such as burglary, larceny, and motor vehicle theft. The California Highway Patrol performs traffic control services.

The Vista Station provides services to the portion of the Bonsall CPA south of Gopher Canyon Road. This Station provides law enforcement services to the contract cities of Vista and San Marcos, as well as to Bonsall. The Fallbrook

Substation provides services to the portion of the CPA north of Gopher Canyon Road. The Valley Center / Pauma Substation provides services to a small portion of the Bonsall CPA east of Interstate 15 and centered around West Lilac Road.

Fire Protection and Emergency Services

Fire protection and emergency services are among the most vital and basic community needs. Generally, fire fighters are the first to respond to fires, medical emergencies, hazardous materials incidents, floods, earthquakes, and other emergencies and disasters. In addition, fire fighters perform fire prevention and public education activities. The majority of calls for service in Bonsall are for medical emergencies. Approximately 20 percent are for fire incidents.

Three independent Fire Protection Districts (FPD) provide structural fire protection and emergency services within the Bonsall CPA: the North County FPD, the Vista FPD, and the Deer Springs FPD. Each of these agencies has both mutual and automatic aid agreements with the others. All fire protection agencies within the County are party to the Master Mutual Aid agreement, where they will help any district in the County when needed.

The North County FPD serves the northern portion of the Bonsall CPA. The District provides an average fire suppression response time to the Bonsall CPA that does not exceed seven minutes. Emergency medical services provided by the District range from basic life support to advanced life support, with ambulance assistance; travel time averages are approximately eight minutes and provide a range of capability from the basic life support training of fire fighters to the capability of an advance life support medical ambulance.

Three North County FPD stations provide service to the Bonsall CPA. The Vista FPD provides fire suppression and emergency services to the southwestern portion of the CPA. The District provides these services through a service agreement.

The station located on Taylor Street in the City of Vista, is the closest Vista FPD station serving the Bonsall CPA. This District also provides basic and advanced emergency medical services. The District is interested in locating a station in the Gopher Canyon Road vicinity. A new station is planned on East Vista Way in Bonsall, which is in the unincorporated area of the County and is expected to decrease response times in the northern portion of the district.

The Deer Springs FPD serves the easterly part of the Bonsall CPA. The District provides an average fire suppression travel time of four minutes to the area served in Bonsall and an average emergency medical travel time of four minutes. The primary Deer Springs FPD station responding to emergencies in the Bonsall CPA is the Headquarters Station, located on Circle R Drive. Emergency medical service is provided, but without the capability to transport medical emergencies. Suppression of wild land fires in this area is the responsibility of the California Department of Forestry and Fire Protection (CAL FIRE). The CAL FIRE is also a party to the Master Mutual Aid Agreement. Staffing levels are on a seasonal basis with a full staff scheduled for the fire season from May to November. The CAL FIRE provides basic

life support emergency medical care required of first responders. The closest CAL FIRE service is the Miller Station located on West Lilac Road, just east of Interstate 15.

Community Vision

Bonsall remains a semi rural community and seeks to preserve its relatively unspoiled natural topography and scenic resources. Bonsall is scenic, characterized by its preservation of agriculture, large estate lots, steep slopes, ridgelines, and panoramic views.

The community of Bonsall provides a safe living and working environment for the residents with adequate law enforcement, fire protection, and emergency services. Residential development is consistent with the community's rural character and its resources. Commercial development meets the needs and supports the local population by providing goods and services while maintaining the rural character of the community. Adequate housing opportunities are provided for all residents while maintaining and promoting the rural residential character of the community. A circulation system, which preserves the rural character of the community, provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian, and pedestrian uses.

Bonsall is envisioned as a community supported by active citizen participation and involvement. A distinctive and individual identity for the community relies upon the established image of the San Luis Rey River, the San Luis Rey River Park, the creeks, large estate lots, supporting agricultural, equestrian based training facilities, pedestrian, equestrian and bike trails, protected ridgelines, and open space corridors.

Goals, Policies & Implementation

1. Land Use (LU)

VILLAGE/RURAL VILLAGE BOUNDARIES

Bonsall has two Rural Villages and a Sewer Service Area boundary, as shown on Figure 3 on page 23. A 78-acre portion of Lilac Hills Ranch, is located a half-mile east of I-15, and is within the Bonsall Community Plan, designated as a Rural Village. It is a small portion of the 608-acre Lilac Hills Ranch Specific Plan. The majority of the Lilac Hills Ranch Specific Plan is located in the Valley Center Community Plan.

LAND USE DIAGRAM

The Land Use Map is included as Figure LU-A-2 in the County General Plan Land Use Maps Appendix.

1.1 COMMUNITY CHARACTER

Issue LU-1.1 In order to retain Bonsall's rural character, design review is important for ensuring that development is planned in a way that respects this character with building and site design. As such, it is important that design guidelines contain the latest innovations in building design, require appropriate buffers, as well as the most up to date information for including vegetation, that is both drought tolerant and acceptable for defensible space in new development. At the time of this writing, the Bonsall Design Guidelines are not as current as existing defensible space regulations located on the County website under Defensible Space Planning at: http://www.sdcountry.ca.gov/dplu/fire_resistant.html.

Goal LU-1.1 A unique balance of Bonsall's rural agriculture, estate lots, ridgelines, equestrian uses, and open space land uses within the community, including open space and low density buffers that separate the community from adjacent cities and unincorporated community and new development that conserves natural resources and topography.

Policy LU-1.1.1 Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment.

Policy P LU-1.1.2 Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA.

Policy LU1.1.3 Require development to be sensitive to the topography, physical context, and community character of Bonsall.

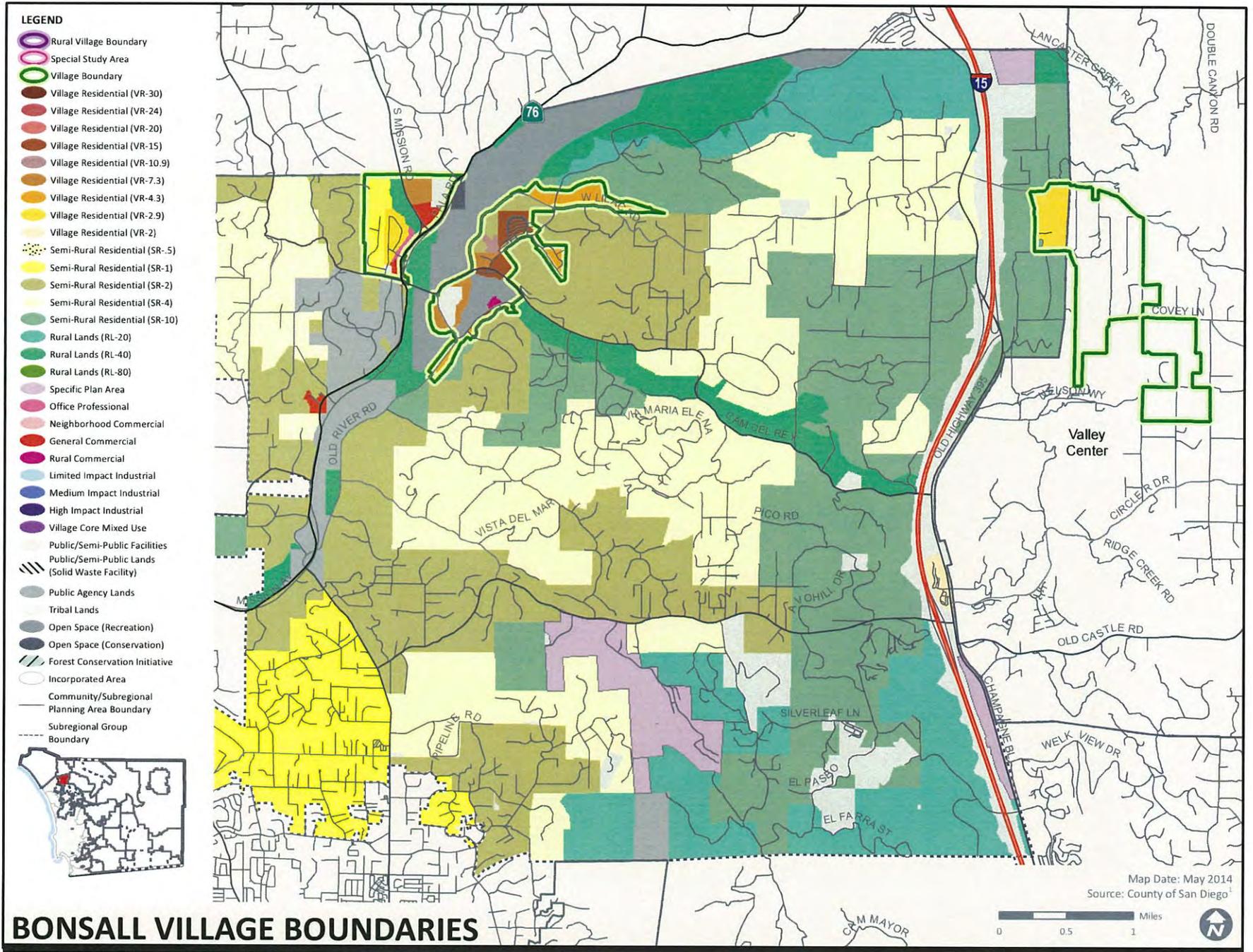


Figure 3.1

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Goal 1.2 Continued development that is appropriately designed to match the rural character of the Bonsall community.

Policy 1.2.1 Require development that is designed to be consistent with the rural character of the Bonsall community.

Implementation 1.2.1 Prepare updates, as feasible and necessary, to the Bonsall Design Guidelines to ensure continued applicability to planning trends and conditions.

Implementation 1.2.2 Use the Zoning Ordinance to require design review in more Bonsall areas.

Policy 1.2.2 Encourage the application of design review to the majority of parcels in the Bonsall CPA.

Policy 1.2.3 Require on and off-site advertising signs complement the aesthetic value and unique character of the community.

Policy 1.2.4 Prohibit development of advertising billboards and require that existing billboards are not modified and are eliminated over time.

Policy 1.2.5 Seek to eliminate existing uses that are nonconforming and are detrimental to surrounding uses.

1.2 COMMUNITY GROWTH POLICY

Goal LU-2.1 Development that centers inside the core Villages in Bonsall and discourages spot development outside that area.

Policy LU-2.1.1 Encourage development inside the Village boundaries (see Figure 3 ~~as amended~~) which are centered around the Mission Road/Olive Hill Road, ~~and~~ State Route 76 intersections and West Lilac Road (east of I-15).

Goal LU-2.2 The San Luis Rey River Valley retains its rural character, while urbanized development remains within neighboring cities that are discouraged from annexing areas of Bonsall.

Policy LU-2.2.1 Coordinate with LAFCO to oppose annexations by neighboring jurisdictions that would encourage growth incompatible with Bonsall and the San Luis Rey River Valley, except in cases of proven health and safety emergencies on properties bordering on and with direct access to the acquiring jurisdiction.

1.3 RESIDENTIAL LAND USE

Goal LU-3.1 Estate lot residential development that provides adequate housing opportunities for all residents, while maintaining and enhancing the existing rural atmosphere of the community.

Policy LU-3.1.1 Require residential development application documents to show residential building pads and envelopes on all Tentative Maps for public review, along with the Health Department layouts and grading plan.

Policy LU-3.1.2 Require subdivision design to minimize adverse impacts to community character, or to the environment, and to mitigate any impacts from other constraints on the land that could not be avoided. Require mitigation actions to remain within the CPA.

Policy LU-31.3 Buffer residential areas from incompatible activities, which create heavy traffic, noise, dust, unsightly views, or from incompatibility with the surrounding environment.

Policy LU-3.1.4 For proposed major subdivisions, require open space easements that first are considered for agricultural or equestrian needs of the Bonsall Community.

Policy LU-3.1.5 Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.

Policy LU-3.1.6 Encourage the development of assisted living facilities within or adjacent to the Bonsall River Village, while maintaining a balance of assisted living and conventional residential units.

Policy LU-3.1.7 Require industrial scale wind turbine facilities be situated away from prominent ridgelines, significant residential areas or important scenic view sheds, and require that impacts to scenic resources, health, safety, light pollution and noise be mitigated to the fullest extent.

1.4 COMMERCIAL, INDUSTRIAL AND ACCESSORY USES

Goal LU-4.1 Residential, commercial and other development that is compatible with the rural environment and enhances the community's quality of life. All commercial uses have aesthetically pleasing and functionally adequate operations with appropriate onsite parking, internal circulation, setbacks and landscaping and do not cause any adverse impacts on neighborhood properties such as visual unsightliness, excessive noise, unpleasant odors, air pollution, health hazards, etc.

Policy LU-4.1.1 Require the design of commercial development to enhance the character of a rural village and not take on an urban type design.

Policy LU-4.1.2 Require commercial development to be compatible with the rural environment and enhance the community's quality of life. Require all commercial uses to have aesthetically pleasing and functionally adequate operations with appropriate onsite parking, internal circulation, setbacks, and landscaping; and not cause any adverse impacts on neighborhood properties.

Policy LU-4.1.3 Prohibit commercial development in Bonsall that principally serves regional needs, rather than the needs of the local community.

Policy LU-4.1.5 All accessory uses should have minimal impacts, and be compatible with the surrounding neighborhood and the rural community character. Accessory uses subject to a discretionary permit should be compatible with the neighborhood, including factors such as health, safety, nuisance and noise.

Policy LU-4.1.6 Prohibit those commercial activities, which generate visual unsightliness, excessive noise, unpleasant odors, air pollution, health hazards, and do not comply with internal or screened onsite parking.

Policy LU-4.1.7 Discourage incompatible land uses on areas of agricultural use and land suitable for agricultural usage.

Policy LU-4.1.8 Restrict uses such as sand mining in the Semi Rural designated areas so that adverse impacts to conservation, circulation, safety, and community character (including tranquility, quiet, and low congestion) do not occur, unless mitigated or overriding findings are made pursuant to the California Environmental Quality Act (CEQA).

Policy LU4.1.9 Require Commercial development to provide buffers between adjacent residential areas; this can be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping.

1.5 COMMUNITY CONSERVATION AND PROTECTION

Issue LU-5.1 The following policies shall govern all discretionary permit applications involving residential development within the Bonsall CPA. The intent of these policies is to set a minimum baseline for residential projects within the CPA in terms of community character and visual impacts, and these policies. In many cases, requirements in addition to those set forward are necessary and applicable on a site-specific basis.

Each policy addresses a characteristic of slope or soil type which acts as a constraint to development. For each constraint that a particular project site contains, the project must offer a compensating benefit, designed to ameliorate the immediate impacts of the project and provide overall benefits to the community. These benefits are of two types; limitations on grading for residential building pads, and dedications of natural open space easements, agriculture or equestrian easements over certain areas on the site. Limitations on pad grading provide benefits in terms of visual impacts, reduced storm runoff and reduced removal of soil in rocky areas which are difficult to re-vegetate. Dedications of natural open space easements provide benefits in terms of fewer visual impacts, reduced storm runoff and a reduction in erosion caused by denuding of vegetation.

Goal LU-5.1 A physical environment where degraded riparian areas have been restored and the natural topography retained.

Policy LU-5.1.1 Consider restoration and rehabilitation of former or degraded riparian areas as a form of mitigation.

Policy LU-5.1.2 Require grading to be contoured to blend with natural topography, rather than consist of straight edges.

Policy LU-5.1.3 Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. Integrate hillside development with existing topography and landforms.

Policy LU-5.1.4 Restrict, to the maximum extent feasible, extensive grading for development projects in areas with slopes that are 20 percent or greater, in order to preserve and protect the environment, and to lessen grading and erosion.

Policy LU-5.1.5 Require development on slopes to be stepped to follow and preserve topography to the maximum extent feasible.

Policy LU-5.1.6 Minimize cut and fill grading for roads and access ways to the absolute minimum necessary.

Goal LU-5.2 The preservation of groundwater resources, community character and protection of sensitive resources in the Bonsall Community Planning Area.

Policy LU-5.2.1 Require lot sizes, except through planned development, lot area averaging or specific plan projects, to be no smaller than;

- 50 percent of the density indicated on the Land Use Map, without clustering or lot averaging, for Semi Rural 4 and higher densities, or
- Four acres for Semi Rural 10 and lower densities.

Implementation LU-5.2.1 Zoning Ordinance

Example: Semi Rural 2 establishes a density of one dwelling unit per two acres. Fifty percent of that density would result in a minimum lot size of one acre.

Policy LU-5.2.2 Allow further reductions in minimum lot sizes indicated in Policy LU-5.2.1, through Planned Development, Lot Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the equestrian and agricultural community character in the area.

The Conservation Subdivision Program (CSP) encourages residential subdivision design that improves preservation of sensitive environmental resources in a balance with planned densities and community character. The CSP allows for reductions in lot size through Lot Area Averaging and Planned Residential, with specific findings and discretionary review. More information on these requirements is available in the Zoning and Subdivision Ordinances.

Policy LU-5.2.3 Encourage the use of Conservation Subdivisions in Bonsall be located in the 300 acres east of the East Vista Way and Gopher Canyon Road intersections, as well as properties designated within the larger Rural Lands Regional Category (greater than 40 acres) in the southeastern corner of the CPA, south of Gopher Canyon Road between Lawrence Welk Court and El Farra Street near the Lawrence Welk and Deer Springs Roads.

1.6 COMMUNITY FACILITIES

Goal LU-6.1 Infrastructure and public utilities that are provided concurrent to development in a manner compatible with community character while minimizing visual and environmental impacts.

Policy LU-6.1.2 Provide development on an orderly, phased basis so that it will not overload public facilities.

Goal LU-6.2 The development of a shared network architecture that encourages competition between wireless service providers in order to be cost efficient and effective community wide.

Policy LU-6.2.1 Require wireless telecommunication companies to become proficient in designing networks emphasizing the location of open network resources and using the latest technology for transmission of signal in Bonsall.

Policy LU-6.2.2 Require all wireless telecommunication companies to provide a photocopy of all types camouflage methods prior to submission of cell site project.

Policy LU-6.2.3 Support efforts that advocate for the provision of wireless telecommunications services.

Policy LU-6.2.4 Use all avenues and efforts to pursue an increase in the number and diversity of services, while minimizing the proliferation of new towers and infrastructure.

Implementation LU-6.1.1 Establish wireless telecommunication framework for future planning by working cooperatively with companies.

1.7 WATER SUPPLY, WASTEWATER, AND SOLID WASTE

Goal LU-7.1 An adequate supply of water that meets current and projected needs of both residential and agricultural users in Bonsall CPA.

Policy LU-7.1.1 When reclaimed water and gray water becomes available, encourage its use in new development by requirements, such as dual piping systems.

Policy LU-7.1.2 Promote the use of high efficiency low volume sprinklers and accurate programmable controllers in new and old developments, as well as individual residences.

Policy LU-71.3 Support the concept, if feasible, to store water underground during surplus water years so water can be removed as needed during the drought years.

Policy LU-7.1.4 Protect surface and groundwater supplies from pollution by periodic monitoring of the region to determine if groundwater quality is impacted by sewage systems, septic tanks and leach lines.

Policy LU-7.1.5 Support water conservation and minimize wastewater by requiring the use of reclaimed water and gray water in new development and major renovations for landscaping and agriculture irrigations, as well as fire suppression systems, where feasible.

Policy LU-7.1.6 Encourage storm runoff to be captured and retained in reservoirs for use with reclamation water.

Policy LU-7.1.7 Encourage the establishment of a California Irrigation Monitoring Information System (CIMS) monitoring station in the Bonsall CPA.

Policy LU-7.1.8 Aquifer locations and their watersheds must be considered when siting facilities or reviewing proposed land uses which have the potential to contaminate or otherwise adversely affect these resources. Land uses or facilities which have the potential to jeopardize these resources shall be discouraged.

Goal LU-7.2 Bonsall's solid waste disposal needs are met on a timely basis with the least possible impact on the environment.

Policy LU-7.2.1 Encourage the use of transfer stations to reduce overall truck traffic to landfills, allow increased recycling, and reduce solid waste volumes. Coordinate the siting of transfer stations with the location of new landfill sites to minimize truck traffic through predominantly residential areas.

Policy LU-7.2.1 Require any location of landfills and/or transfer station sites to consider the impacts of additional truck traffic in predominantly residential areas, such as Camino Del Rey, Old River Road, West Lilac Road, Gopher Canyon Road, and State Route 76.

2. Circulation and Mobility (CM)

2.1 INTEGRATED MOBILITY AND ACCESS

Goal CM-1.1 A circulation system which preserves the rural character of the community and provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian and pedestrian users.

Policy CM-1.1.1 Reduce traffic volume on roads recognized as future “poor level of service” with methods such as, but not limited to, providing alternate routes and reducing density.

Policy CM-1.1.2 Require development that increases truck traffic to use Interstate 15, State Route 76 and East Vista Way (S13), whenever feasible.

Implementation CM-1.1.1 Review discretionary project review procedures and, if necessary, modify procedures to require projects proposing an increase in truck traffic to, as a condition of approval, be required to utilize roads that are determined suitable for the particular type of truck traffic to be generated.

Policy CM-1.1.3 Coordinate with Caltrans to design and construct State Route 76, East Vista Way (S13), and Interstate 15 to efficiently carry traffic through the Bonsall CPA. Design and construct interior roads, such as Camino del Rey, West Lilac, Gopher Canyon, and Olive Hill to carry primarily local traffic and remain rural to the degree consistent with safety requirements.

Policy CM-1.1.4 Prioritize the preservation and protection of sensitive habitats, such as wetlands, over road location, relocation, or realignment. Encourage all mitigation to be on-site and site-specific. Require mitigation within the Bonsall CPA where on-site and site-specific mitigation is not appropriate, whenever feasible.

Policy CM-1.1.5 Minimize direct access points onto Mobility Element roads to produce unimpeded traffic flow in commercial areas. Require new Commercial development to provide, where possible, indirect access through the use of existing road access points, loop, or frontage roads, common driveways or similar means.

Policy CM-1.1.6 Minimize the use of cul-de-sacs in the Bonsall CPA and require new subdivisions to provide local connectivity by providing linkages for long-term circulation improvement.

2.2 LOCAL ROAD NETWORK

Refer to General Plan Goals and Policies

2.3 FIRE ACCESS/EGRESS ROUTES

Refer to General Plan Goals and Policies

2.4 LOCAL TRANSIT

Goal CM-4.1 A circulation system which preserves the rural character of the community and provides a safe, balanced transportation system, which includes automobile, bicycle, equestrian, and pedestrian users.

Policy CM-4.1.1 Encourage the location of a park-and-ride lot in the vicinity of State Route 76 and East Vista Way within the Bonsall CPA to provide alternative transportation and to reduce congestion and air pollution.

Policy CM-4.1.2 Prohibit the use of all on street parking on Mobility Element Roads outside the Village Boundaries and require development to provide adequate onsite parking

2.5 SCENIC ROUTES

Goal CM-5.1 Scenic routes where community character and natural resources are preserved by minimizing the impacts of public or private development along roadways in Bonsall.

Policy CM-5.1.1 Design, maintain and/or improve scenic areas, road alignments, and realignments to minimize the alteration of the natural landform by following the contours of the existing, natural topography without sacrificing safety or sight distance criteria.

Policy CM-5.1.2 Preserve, to the maximum extent feasible, existing trees and vegetation located within the right-of-way of all public roads and determined to be of significant visual benefit, such as the 100-plus year old oak trees along Camino del Rey, and require removal of trees to have public or community sponsor group review. If no alternative realignment can preserve such vegetation, mitigation shall be required in the form of re-vegetation of equal or better trees, with a minimum 24-inch box, prior to, or phased with, the proposed project.

Policy CM-5.1.3 Require new development to provide trees, in compliance with the suggested trees for defensible space, within the development but along and outside of the public right of way.

3. Conservation and Open Space (COS)

3.1 RESOURCE CONSERVATION AND MANAGEMENT

Goal COS-1.1 The preservation of the unique natural and cultural resources of Bonsall and the San Luis Rey River and associated watershed, with continued support for its traditional rural and agricultural life-style.

Policy COS-1.1.1 Encourage the preservation of all areas of critical habitat identified under the Multiple Species Conservation Program in their natural state, allowing for maintenance and/or management for fire safety.

Policy COS-1.1.2 Promote a coordinated approach to work with landowners to meet the community's needs in preserving habitat and conserving biological resources.

Policy COS-1.1.3 Encourage the conservation of water for residential use through the implementation of water saving techniques, such as xeriscaping and dual piping.

Policy COS-1.1.4 Require development to be compatible with adjacent natural preserves, sensitive habitat areas, agricultural lands, and recreation areas, or provide transition or buffer areas.

Policy COS-1.1.5 Require that landscaping be designed to prevent erosion on graded sites and, if adjacent to sensitive habitats, require re-vegetation with the appropriate drought tolerant plant species with specific restrictions on the use of any invasive species.

Policy COS-1.1.6 Encourage development to plant an appropriate variety of trees to stabilize soil conditions and contribute to atmospheric oxygen production.

a. Agricultural soils and production

Goal COS-1.2 The continuation of agriculture as a prominent use throughout the Bonsall community.

Policy COS-1.2.1 Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions, along with the provision of greenbelt/buffers between agricultural zoning and urban zoning.

Policy COS-1.2.2 Encourage the use of agriculture easements in the CPA, especially as part of the Conservation Subdivision Program, while maintaining community character with rural and semi-rural homes.

Policy COS-1.2.3 Require development to minimize potential conflicts with adjacent agricultural operations, through the incorporation of adequate buffers, setbacks, and project design measures to protect

surrounding agriculture and support local and state right-to-farm regulations.

b. Plant and animal habitats and wildlife corridors

Goal COS-1.3 Naturally vegetated open space corridors of sufficient size to maintain biological diversity and functional access for wildlife between varying habitats and to prevent fragmentation of habitats and the creation of biological “islands”.

Policy COS-1.3.1 Encourage the protection of all sensitive lands and habitat as identified by federal, State, and County guidelines such as oak and willow riparian, coastal, and Diegan sage scrub, native grasslands and wetlands.

Policy COS-1.3.2 Support the creation of “mitigation banks” within the Bonsall CPA for development projects, and encourage mitigation be located in Bonsall, when it is required.

Policy COS-1.3.3 Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus an appropriate buffer (as determined by a certified wildlife biologist) on either side of the corridor, where feasible.

c. Scenic resources

Goal COS-1.4 An “astronomical dark sky” that retains the rural setting and facilitates the astronomical research in San Diego County and the continued operation of the Mt. Palomar observatory.

Policy COS-1.4.1 Discourage street lighting, unless necessary for safety. Require street lighting to meet basic safety standards and the County Light Pollution Code, Ordinance #7155.

d. Surface, groundwater, and watersheds

Goal COS-1.5 Floodplains and watercourses preserved in their natural state that provide protection from loss of life and property through development regulations in floodplains and other wetland areas.

Policy COS-1.5.1 – Require adequate setbacks from all watercourses and drainages to protect property, improve water quality, provide buffer for riparian habitat and wildlife, and enhance aesthetic quality of the riparian environment.

Policy COS-1.5.2 - Utilize the linear geographic qualities provided by the floodplain as locales for nature preserves, open space corridors, community footpaths, and parkland.

e. Mineral resources

Goal COS-1.5.1 Conservation and management of economically valuable mineral resources for the continued well-being of future generations of Bonsall residents.

Policy COS-1.5.1 Require extraction of mineral resources use methods that are compatible with the protection of the physical environment and the natural conditions necessary to protect significant species and biotic communities.

Policy COS-1.5.2 Require any extraction of mineral resources be carried out in a manner which minimizes adverse impacts to the community, including safety hazards from increased truck traffic, surface and groundwater pollutions, and degradation of scenic resources.

Policy COS-1.5.3 Phase mining activities so that re-vegetation of a completed section of the site is implemented prior to beginning activities in another. Require site grading, reclamation, and re-vegetation plans to facilitate phasing.

f. Cultural Resources

Issue COS 1.6 The Bonsall Bridge is a historic structure that was constructed in 1925, and has been the primary crossing of the San Luis Rey River until a new bridge was constructed in the early 1990's. The Bridge is a historic site; however, is currently not maintained and has the potential to become a liability to the community. The Bonsall Bridge also has the potential to become part of the San Luis Rey River Park, and/or as part of the bicycle or pedestrian network.

Goal COS-1.6 Important historic and prehistoric archaeological resources are identified and preserved through adequate protection for new sites, as they are discovered.

Policy COS-1.6.1 Prevent development, trenching, grading, clearing and grubbing and other related activities that can be damaging to significant prehistoric or historic sites.

Policy COS-1.6.2 Encourage the preservation and maintenance of the Bonsall Bridge as a historic structure of great beauty, symbolic of Bonsall's rural community character.

Policy COS-1.6.3 Require the preservation of historic buildings and sites in the community:

- The Original James Bonsall (Mullins) Residence - Little Gopher Canyon Road
- The Old Bonsall Bridge
- Bonsall Schoolhouse

3.2 PARKS AND RECREATION

a. Park needs, locations, and facilities

An area identified as potential locations for future acquisition and development of a park is described as follows:

A proposed park in the vicinity of and includes the Old Bonsall Bridge, which is near the intersection of Old River Road and East Vista Way. This park could include an equestrian staging area, equestrian and walking trails, picnic grounds, and a cultural center.

b. Park acquisition, development, and improvements

Goal COS-2.1 A balanced system of local parks, open space, riding and hiking trails, with outdoor recreation facilities and services, which incorporate the outstanding natural features of the CPA and meet the needs of the residents of the Bonsall community.

Policy COS-2.1.1 Encourage the acquisition and development of parklands that will protect outstanding, scenic, and riparian areas, and cultural, historical, and biological resources.

Policy COS-2.1.2 Encourage the utilization of all potential sources of funding and aid that will improve the viability of youth recreational facilities and educational activities of all age groups.

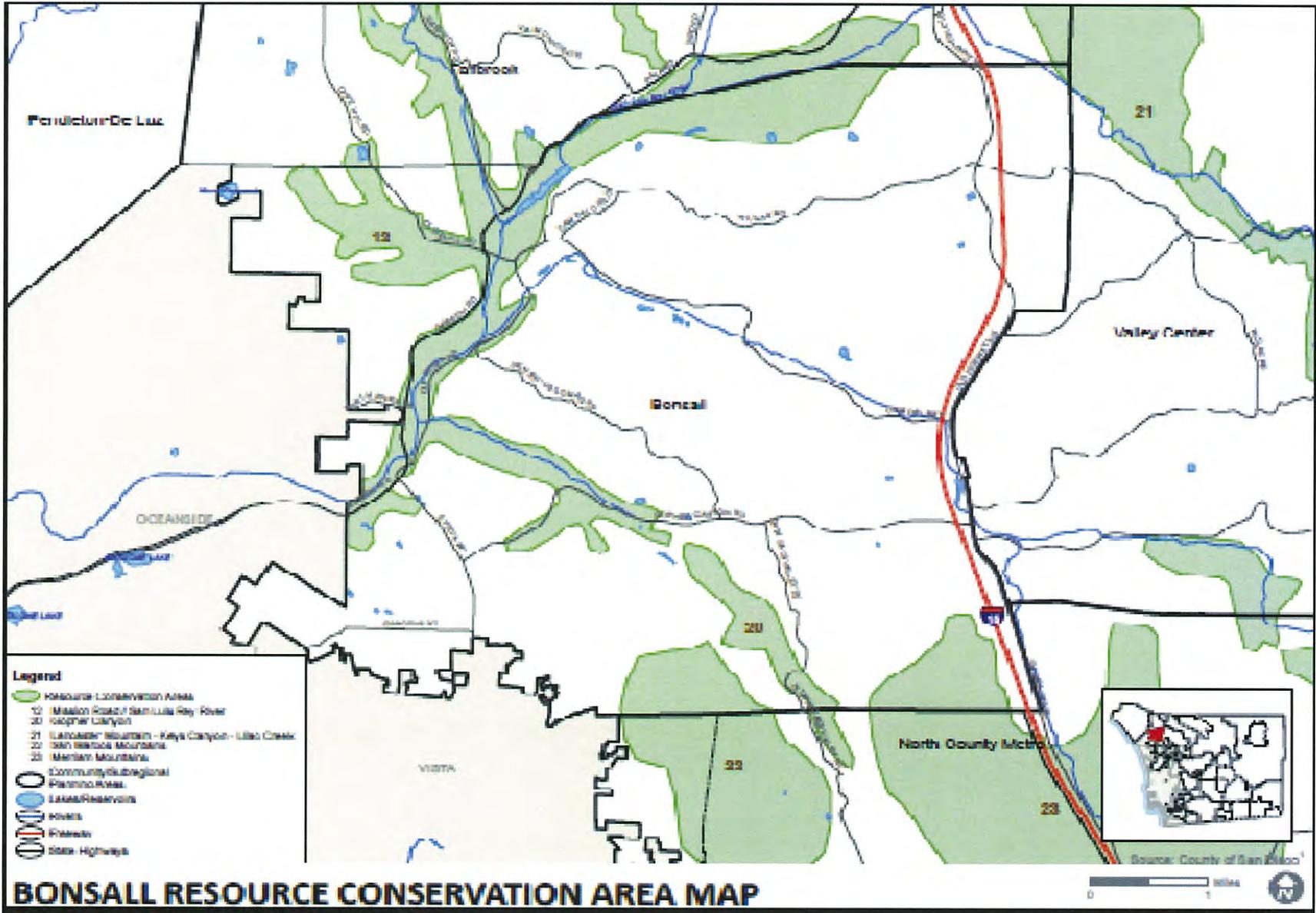
Policy COS-2.1.4 Require appropriate wetland preservation buffers in recreational facilities located adjacent to wetlands to use parkland to provide a transition to the wetland buffer area and buffers for additional passive recreational uses, as permitted.

Policy COS-2.1.5 Coordinate with the Bonsall Community Sponsor Group on the future siting, naming, and planning of community parks in Bonsall.

Policy COS-2.1.6 Promote the location of a Native American cultural information center in Bonsall to facilitate community understanding of the region's cultural history and as a site to relocate the Little Old Bonsall Schoolhouse and Original James Bonsall Home adjacent to or within the San Luis Ray River Park.

c. Park compatibility with adjoining land uses

Refer to General Plan Goals and Policies



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3.3 COMMUNITY OPEN SPACE PLAN

The County Board of Supervisors has adopted Resource Conservation Areas (RCA) and plan for the Bonsall CPA. These RCAs identify lands, which possess some significant natural resource that requires special attention in order that it may be preserved or conserved for long-term managed utilization by future generations.

The San Luis Rey River Valley and the Bonsall CPA possess landforms of great scenic beauty, which, in their natural state, provide diverse plant communities that support a wide array of native wildlife. While scenic, open, natural lands remain in Bonsall, there is pressure to develop these lands in the near future. Bonsall CPA RCAs and their significant resources are shown on Figure 4 on page 37 and include:

- a) (#12) Mission Road. This area, located in the northern end of the Bonsall Plan Area, encompasses Ostrich Creek, which drains into the San Luis Rey River.
- b) (#20) San Luis Rey River. This area includes large patches of riparian woodland vegetation and known locations of the Stephen's kangaroo rat, that is listed as rare and protected by the State of California. This area is also known for the presence of the Bell's least vireo.
- c) (#22) San Marcos Mountains. The north end of this area extends into Bonsall. These mountains are especially significant because they have rare and endangered plant species, such as Cleveland sage (*Salvia clevelandii*), tetracoccus dioicus, and southern mountain misery (*Chamaebatia australis*). These mountains are also valuable as visual landmarks of great scenic beauty.
- d) (#23) Merriam Mountain. Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus comarostaphylos diversifolia.

Goal COS-3.1 Natural resources, including existing trees, viewsheds, rock outcroppings, foothills, and meadows, and the San Luis Rey River Valley that are protected and contribute to the character and beauty of the Bonsall community.

Policy COS-3.1.1 Encourage agricultural and equestrian open spaces and only encourage linking of open space if it is biological and supports a wildlife corridor system.

Policy COS-3.1.2 Encourage incorporation of publicly-owned land into a functional recreation/open space system, wherever feasible.

Policy COS-3.1.3 Require channelization that uses natural materials for bank protection to protect existing structures, whenever feasible. An exception may be at road crossings, and even then, natural materials shall be given preference to minimize the visual impact.

Policy COS-3.1.4 Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards to minimize impacts on wildlife habitat and to provide scenic open space.

4. Safety (S)

GOAL S-1 Adequate law enforcement, fire protection, and emergency services that contribute to a safe living and working environment for the residents of Bonsall.

Policy S-1.1 Support the provision of adequate law enforcement, fire protection, and emergency services for the residents of Bonsall.

5. Noise (N)

GOAL N-1 Protect and enhance Bonsall's acoustical environment by supporting the control of noise at its source, along its transmission path and at the site of sensitive receivers. Maintain an environment free of excessive noise by providing control of noise at its source.

Policy N-1.1 Require site design and building design controls to minimize noise emissions from noise sources.

Policy N-1.2 Encourage land use and circulation patterns, which will minimize noise in residential neighborhoods and sensitive wildlife habitat.

Policy N-1.3 Support limiting truck traffic to designated routes to reduce noise in residential areas.

Policy N-1.4 Require a noise survey to minimize noise emissions from cell sites and wind turbine facilities.

6. Specific Plans and Special Study Areas

Specific Plan Area (SPA) and Private Development Plan (PDP) (Specific Plan will continue to be referenced in Community Plan but policies moved to Specific Plan Implementation Manual and conditions of individual SPAs shall be located in Specific Plan itself.)

Champagne Boulevard SPA (0)

This SPA consists of approximately 100 acres, and is located on the east and west sides of Champagne Boulevard, between the Lawrence Welk Country Club Village and the Circle "R" Resort. Of the total 100 acres, approximately 40 acres are located within the Bonsall CPA and approximately 60 acres are located within the Valley Center CPA and North County Metropolitan Subregion.

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

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

Lake Vista SPA (.81)

Lake Rancho Viejo consists of approximately 469 acres, most of which are located in the community of Fallbrook. The approximate 50-acre portion of the SPA located within Bonsall is designated as open space.

Vista Valley Country Club SPA (.40)

The Vista Valley Country Club Specific Plan was adopted by the Board of Supervisors in two parts. Part 1, consisting of the golf course only, was adopted on August 27, 1978, and part 2, consisting of the golf course and adjacent property was adopted on September 15, 1980. The Specific Plan provides for the long-term development of a site consisting of 413 acres total.

**APPENDIX A
SCENIC PRESERVATION GUIDELINES**

**I-15 CORRIDOR STUDY AREA
CITIZEN'S COMMITTEE**

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APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the Interstate 15 Corridor extending from the northern Escondido city limits to the Riverside County line (see vicinity map Figure A-1). Properties affected are more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" Designator requires the preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with these Guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such site plans are to be reviewed in part by a Design Review Board established especially for this purpose.

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

EXEMPTIONS

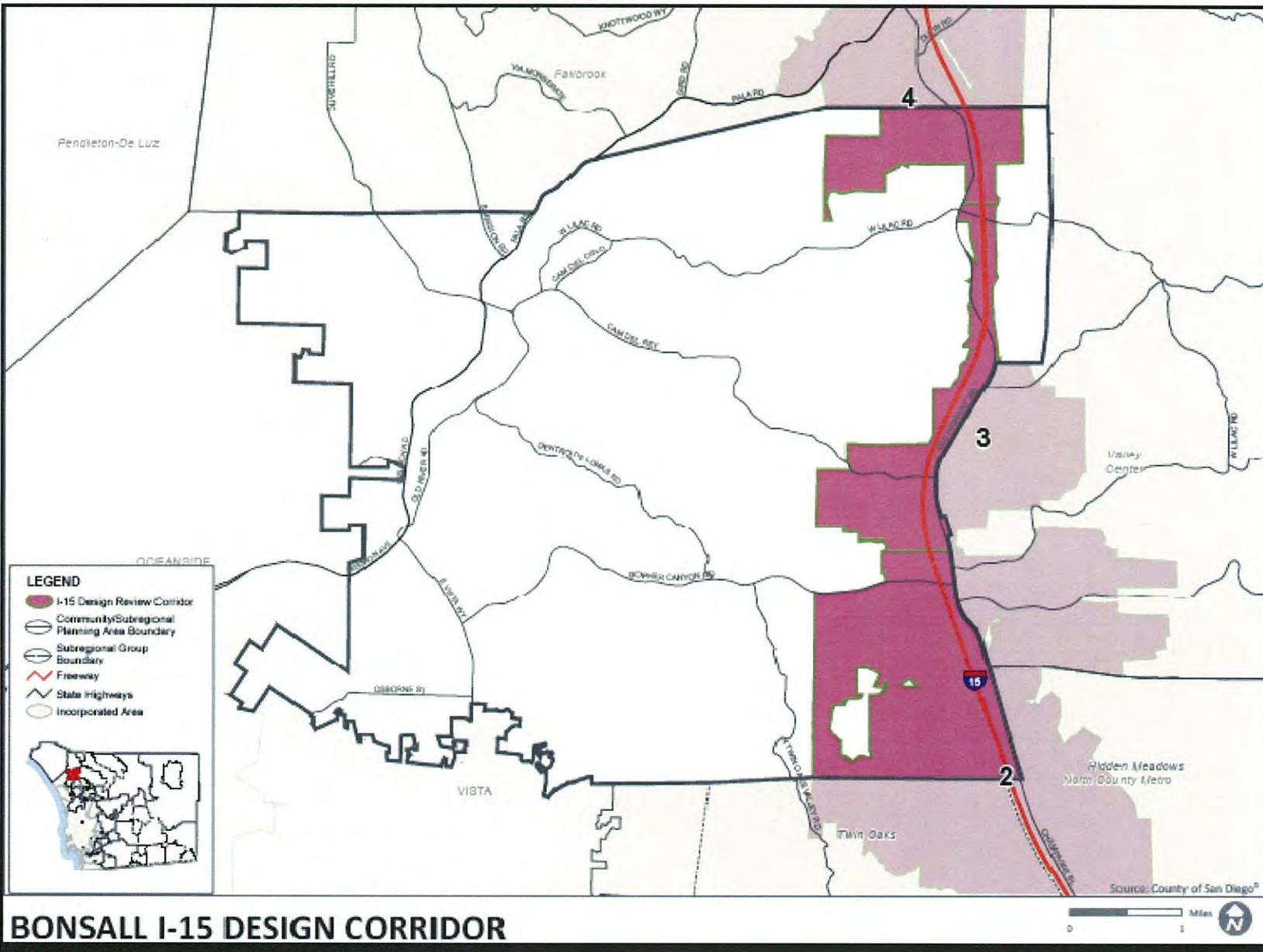
These Guidelines do not apply to alterations to the interior of structures, that are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor exterior alterations, reconstruction for the purpose of maintenance and construction or expansion of accessory structures (Section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

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I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

APPENDIX A

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OBJECTIVE

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

STANDARDS

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

I. Site Design

A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects, and preserve the viewsheds, natural topographic features, and natural watercourses.
2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.
3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.

B. Parking and Circulation Design Standards:

1. Development of bikeways shall be encouraged.
2. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided where feasible.
3. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.
4. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

C. Site Lighting Standards:

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory.
 - a. Site lighting shall be limited to that necessary for security, safety, and identification and shall be integrated with project landscape design.

- b. Excessive building or site lighting for decorative purposes shall be discouraged.
2. Site lighting plans that conflict with the character of the community shall be discouraged.

D. Landscape Design Standards:

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking, and service areas located in viewshed areas.
2. Project boundary landscaping shall complement adjacent landforms and plant materials.
3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plant list provided by County staff.
4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.
 - a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat buildup. Trees shall be placed away from entrances to buildings, parking lots, and street intersections for visibility and safety where possible.
 - b. Low scale plantings shall be located adjacent to driveway entrances and street corners, where possible, and shall not obscure drive visibility.
 - c. Parking areas shall be visually screened with peripheral landscaping, wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping, dispersed throughout the parking area.
5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.
6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.
7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.
8. Earth berms shall be rounded and natural in character, where possible, designed to obscure undesirable views.
9. Major stands of native trees shall be preserved.

E. Public Utilities and Safety Standards

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

2. Fire prevention and suppression in the design of all new projects shall be encouraged.
3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.
4. The alignment of utility infrastructure shall be correlated with the topography to minimize disruption of natural features within the viewshed areas.
5. Transformers and related utility components shall be placed in vaults or be screened with retaining walls and/or plantings, and located to avoid conflict with pedestrian paths.

F. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.
 - a. Revegetation and erosion control shall be provided in all newly graded areas.
 - b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity, and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size and placement of lots.
4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.
8. Any grading above 25 percent slope will blend with the surrounding area and be landscaped appropriately to look natural.

II. Architectural Design

- A. Building forms, materials and colors shall complement adjacent topography, landscape, and buildings in the area.
 1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.

2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
 3. Building materials used shall convey a sense of permanence and quality.
 4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials.
 5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore a potential safety hazard, shall be prohibited on buildings visible from I-15.
- B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations, and, where feasible, be integrated into the existing topography.
1. The use of special detail treatments in roof forms, windows, and entries shall be encouraged.
 2. Roof mounted satellite dishes, solar systems, ventilation ducts, and other mechanical equipment shall be integrated into the architectural design, and be screened, where visible from adjacent properties or high elevations.
 3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.
- C. Signage shall not adversely impact the environmental and visual quality of the area.
1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.
 2. All signs shall be kept as low to the ground as possible.
 3. Signs shall be used for identification, not advertisement.
 4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
 - a. Signs shall be part of a comprehensive graphic program for each project.
 5. Signs shall be predominately natural materials, non-moving, externally illuminated.
 6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

IMPLEMENTATION

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

PERIODIC REVIEW

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

APPENDIX B
INTERSTATE 15/ STATE ROUTE 76 INTERCHANGE
MASTER SPECIFIC PLAN

GENERAL DESCRIPTION

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

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

INTERSTATE 15 / STATE ROUTE 76 INTERCHANGE MASTER SPECIFIC PLAN

APPENDIX B

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

IMPLEMENTATION

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

INTERIM ZONING

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

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

INTERSTATE 15 / STATE ROUTE 76 INTERCHANGE MASTER SPECIFIC PLAN

APPENDIX B

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

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance (Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

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

NECESSARY SUPPORTING STUDIES

A. River Plan

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

B. Traffic Study

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

INTERSTATE 15 / STATE ROUTE 76 INTERCHANGE MASTER SPECIFIC PLAN

APPENDIX B

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

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

E. Market Analysis

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

F. Dark Sky Policy

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

G. Design Guidelines

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

H. Park/Open Space

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

PROPOSED LAND USES

Recommended County General Plan Regional Category

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

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

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial/research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change except that the plan should only be implemented after the required future studies are carried out.
2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the Interstate 15 Corridor.

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

3. Robert Pankey Property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.
4. Edgar Pankey Property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).
5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property, it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of TM 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied which would allow the approved map to guide the development. If any substantial

INTERSTATE 15 / STATE ROUTE 76 INTERCHANGE MASTER SPECIFIC PLAN

APPENDIX B

changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a rezone should be examined in the facilities study and any necessary future California Environmental Quality Act (CEQA) review.

6. Jenkins Property: 57 acres is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of State Route 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.
7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing one dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.
8. Jones Property: 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

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

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