

Appendix A

Alternative Parking Lot Parcel Analysis

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A survey and analysis of potential alternative parcels for an employee parking lot was completed as requested. The area surveyed included parcels in the vicinity of the Valley View Casino, which is the ultimate destination of the employees. The analysis included obtaining zoning information, defining the search criteria, selecting alternative parcels, evaluating desirable characteristics of the alternative parcels evaluated for parking by Casino employees and comparing alternative parcels with the proposed site.

Existing Use Regulations

The predominant Use Regulation surrounding the San Pasqual Reservation and the Valley View Casino is A70 and A72. Several small parcels in the vicinity have a C40 Use Regulation and one parcel has RR.5 Use Regulation. The proposed parking land use is not an allowed use in the A70, A72 or RR.5 Use Regulations, however, parking is allowed in the C40 Use Regulation and could be implemented on four parcels in the vicinity of the Casino.

Search Criteria

The search criteria were divided into two classifications; mandatory and desirable. “Mandatory” means that potential alternative sites must satisfy the search criteria. “Desirable” means that meeting the search criteria makes the potential alternative site a better parking lot site. The search criteria are as follows;

1. Mandatory

1. Site would be located within short distance of entrance to Valley View Casino to reduce additional distance driven by employees to get to the parking lot and distance driven by shuttle bus.
2. Size of site would be a minimum of 5 acres to allow for 500 parking spaces and screening.
3. Shuttle bus route would primarily use Circulation Element roads to not overburden residential streets.

2. Desirable

1. Site would have safe points of ingress and egress to avoid creating unsafe traffic situations.
2. Site would be relatively flat and level to accommodate surface parking without creating grading and drainage impacts.
3. Site would be unconstrained by sensitive environmental resources to avoid impacts and need for mitigation.

4. Site would have Use Regulation that allows commercial parking use to avoid the need to rezone the property.
5. Parking use would be compatible with existing and future adjacent land uses to avoid land use conflicts.
6. Site would be owned by the Tribe so that the parking lot could be built without having to purchase additional land.

Alternative Parcel Selection

It is impractical to analyze every potential parcel or combination of parcels over 5 acres within a short distance of the entrance to the Casino. Therefore, the Mandatory Search Criteria were used to narrow the search area. In addition, because many of the potential alternative sites would have the same characteristics, alternative sites that are representative of many similar sites were analyzed.

The Search Criteria described above narrowed the search area to the properties adjacent to Valley Center Road and North Lake Wohlford Road within two miles of the Casino entrance. Figure 1 shows the search area, use regulations, proposed project site, and the five alternative parcels selected for this analysis.

Four parcels within the search area are zoned with the C40 use regulation, which has commercial parking as an allowed use. Only one of the parcels with the C40 use regulation met the Mandatory Search Criteria. It is located approximately 2 miles south of the Casino on Woods Valley Road and is labeled Parcel #1 on Exhibit 1.

The other parcels were selected to be representative of parcels that met the Mandatory Search Criteria and because of their location relative to Circulation Element roads. An alternative site that would be representative of parcels with the A70 Use Regulation located on Valley Center Road west of North Lake Wohlford Road is labeled Parcel #2 and a parcel on Valley Center Road east of Lake Wohlford Road is labeled Parcel #3. An alternative site that would be representative of parcels with the A72 Use Regulation located on North Lake Wohlford Road is labeled Parcel #4. The portion of San Pasqual Reservation with direct access to North Lake Wohlford Road is analyzed as Parcel #5.

Proposed Site and Alternative Parcel Evaluation by Search Criteria

The Proposed Site and alternative parcels selected for this study are evaluated below according to the search criteria. Please refer to page 2 above for the search criteria. Criteria 1-3 were used to narrow the search area and criteria 4-9 are used to describe the desirability of the parcel for use as an employee parking lot for the Casino.

1. Proposed Site

1. 0.75 mile
2. 9.45 acres

3. Direct route to Casino via Valley Center & North Lake Wohlford Roads. Use of short length of School bus Road needed.
4. Safe ingress/egress to both Circulation Element roads.
5. Flat, level site.
6. No biological, cultural or agricultural resources.
7. Rezone from A70 to S86 needed. Site Plan required for B and D Special Area Designator would be needed.
8. Two existing residences are located across Circulation Element roads. Institutional (Valley Center Middle School), commercial (Hidden Valley Pump) and undeveloped parcels with A70 use regulation are adjacent to site.
9. Owned by San Pasqual Band

2. Parcel #1

1. 1.00 mile
2. 13.62 acres
3. Direct route to Casino via Woods Valley & North Lake Wohlford Roads
4. Safe access to Woods Valley, although Woods Valley Road is narrow and curving.
5. Flat, level site
6. Impacts to existing agricultural resources (Bates Nut Farm).
7. Existing C40 use regulation allows parking use. No Rezone needed, but a Site Plan required under B Special Area Designator would be needed.
8. Commercial/agricultural (Bates Nut Farm), San Pasqual Reservation and large parcel with one residence are adjacent to parcel.
9. Owned and operated as Bates Nut Farm.

3. Parcel #2

1. 1.25 miles
2. 20.90 acres
3. Direct route to Casino via Valley Center & North Lake Wohlford Roads
4. Safe access to Valley Center Road.
5. Flat, level site.
6. Impacts to existing agricultural resources or non-native grass habitat.
7. Rezone from A70 to S86 needed. Site Plan required for B and D Special Area Designator would be needed.
8. Agricultural uses, one residence on a large lot and two residences across a Circulation Element road are adjacent to parcel.
9. Not owned by San Pasqual Band.

4. Parcel #3

1. 0.75 miles
2. 9.69 acres
3. Direct route to Casino via North Lake Wohlford Roads. Use of short length of Thudernut likely.
4. Access to Valley Center Road frontage is unsafe location. Access to Valley Center Road/North Lake Wohlford Road intersection via Thudernut would be needed.
5. Sloping site would require substantial grading.
6. Impacts to non-native grassland and coastal sage scrub habitat.
7. Rezone from A70 to S86 needed. Site Plan required for B and D Special Area Designator would be needed.
8. Five existing residences are adjacent and three residences are located across a Circulation Element road.
9. Not owned by San Pasqual Band.

5. Parcel #4

1. 0.25 mile
2. 23.88 acres
3. Direct access to Casino via North Lake Wohlford Road
4. Safe access to North Lake Wohlford Road.
5. Flat, level site.
6. Impacts to non-native grassland and riparian habitats. Potential wetlands on site.
7. Rezone from A72 to S86 needed. Site Plan required for B and D Special Area Designator would be needed.
8. Agricultural uses and one residence with equestrian uses are located adjacent to parcel.
9. Not owned by San Pasqual Band.

6. Parcel #5

1. 0.25 mile
2. 331.05 acres
3. Direct access to Casino via North Lake Wohlford Road. Potential access without impacting Circulation Element roads.
4. Access to North Lake Wohlford Road.
5. Mostly steeply sloping site.
6. Not subject to CEQA.
7. No rezone needed on tribal land.

8. A variety of existing residences and undeveloped parcels with RR.5, A70 and A72 use regulations are located adjacent to this portion of the Reservation.
9. Tribal land.

Proposed Site and Alternative Parcel Analysis by Parcel

All parcels meet Mandatory Search Criteria, except for portions of the San Pasqual Reservation.

The distinction between Parcel #1, with the existing C40 use regulation that allows parking use, and other parcels with the A70 or A72 use regulation is not important because it is a single parcel and is adjacent to parcels with the A70 use regulation. Therefore, the use regulation of the parcel was not considered in the analysis.

1. Proposed Site

This parcel is adjacent to existing and likely future land uses that are more compatible with the parking use than other existing and likely land uses adjacent to other parcels within the search area with A70 or A72 use regulations. Impacts to sensitive biological resources are avoided because it is disturbed. This site is desirable under all other criteria, especially because it is owned by the San Pasqual Band.

2. Parcel #1

This parcel is farthest from the casino entrance and takes access from narrow and curving portions of Woods Valley Road. This parcel is a part of the existing Bates Nut Farm and acquisition by San Pasqual Band would be very problematic.

3. Parcel #2

This undeveloped parcel is adjacent to agricultural uses, one residence on a large lot and across a Circulation Element road from two residences. Likely future residential land use allowed in the A70 and A72 use regulations could be incompatible with parking use. It is desirable under all other criteria, except it is not owned by the San Pasqual Band.

4. Parcel #3

This undeveloped parcel would require extensive grading because it is sloping and is adjacent to the largest number of existing residences (8). Access to Valley Center Road would only be safe via Thudernut and it is not owned by the San Pasqual Band.

5. Parcel #4

This undeveloped parcel is the largest and closest to the Casino entrance. It is adjacent to agricultural land uses and one residence. Likely future residential land use allowed in the A70 and A72 use regulations could be incompatible with parking use. A drainage feature traversing

the parcel would likely impact development of parking land use. It is desirable under all other criteria, except it is not owned by the San Pasqual Band.

6. Parcel #5

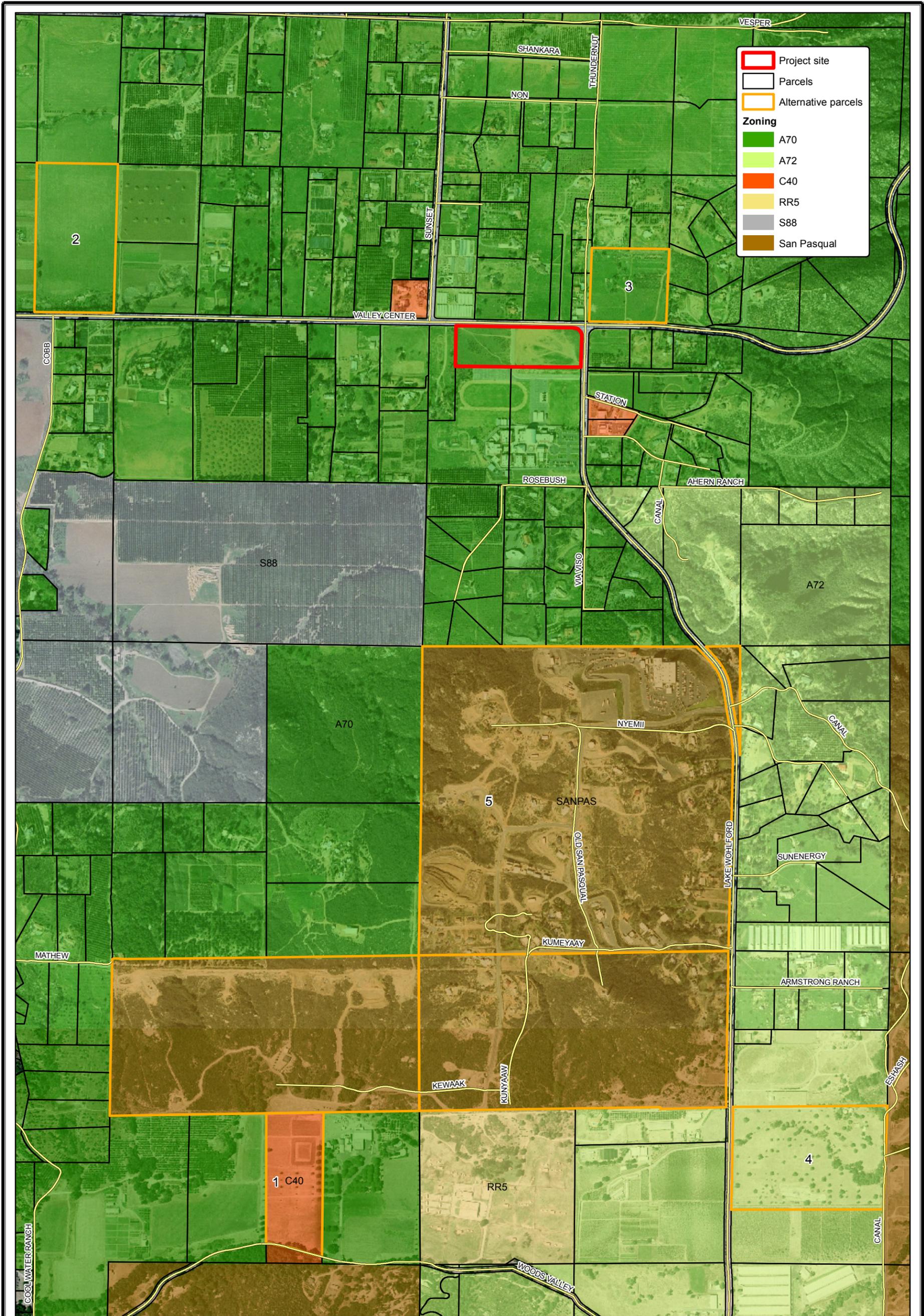
Most of the San Pasqual Reservation that has direct access to Circulation Element roads or that would have direct access to the Valley View Casino without having to use Circulation Element roads is steeply sloping and would require extensive blasting and grading to implement the proposed parking use. While the San Pasqual Band controls the land, all land that could be used for parking has been assigned to tribal members for residential use or has existing tribal facilities. Figure 2 is a slope analysis of the portion of the Reservation that has direct access to Circulation Element roads or that would have direct access to the Valley View Casino without having to use Circulation Element roads. The parcels that have been assigned for residential use by members of the tribe or are used for tribal facilities are also shown.

Proposed Site Comparison with Alternative Parcel by Search Criteria

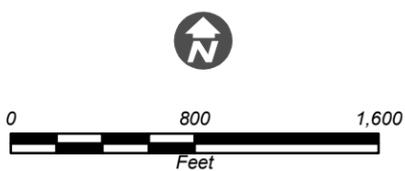
1. Proposed Site and all parcels are within a short distance of Casino entrance, with Parcel #2 being located the farthest.
2. Proposed Site and all parcels have adequate size to provide adequate parking, buffering and screening.
3. Proposed Site and all parcels would use primarily Circulation Element roads, with the Proposed Site and Parcel #3 using short lengths of private road.
4. Proposed Site and most parcels have convenient and safe access to Circulation Element roads, with Parcel #1 taking access from narrow and curving portions of Woods Valley Road
5. Proposed Site and most parcels are flat and level, with Parcel #3 and the San Pasqual Reservation sloping or steeply sloping.
6. Proposed Site is disturbed habitat. Most of the other parcels have non-native grasses or coastal sage scrub vegetation, with Parcel #4 having potential wetlands. The San Pasqual Reservation is not subject to CEQA.
7. Proposed Site and most parcels need Rezone to S86, with Parcel #1 having the C40 use regulation that allows for parking use. Rezone would include both B and D Special Area Designators, which would require approval of a Site Plan. The San Pasqual Reservation is not subject to County land use regulations.
8. Proposed Site is adjacent to parcels with existing institutional, commercial and residential land uses and abuts two intersecting Circulation Element roads. Future land uses that are more compatible with the parking use will likely be developed in this neighborhood of Valley Center. All of the other parcels are adjacent to parcels with A70 or A72 use regulations with agricultural uses, existing residences and undeveloped lots that will likely be developed with residential uses that would be less compatible with the parking use.
9. Proposed Site and San Pasqual Reservation are owned by the San Pasqual Band and all other parcels are owned by individuals.

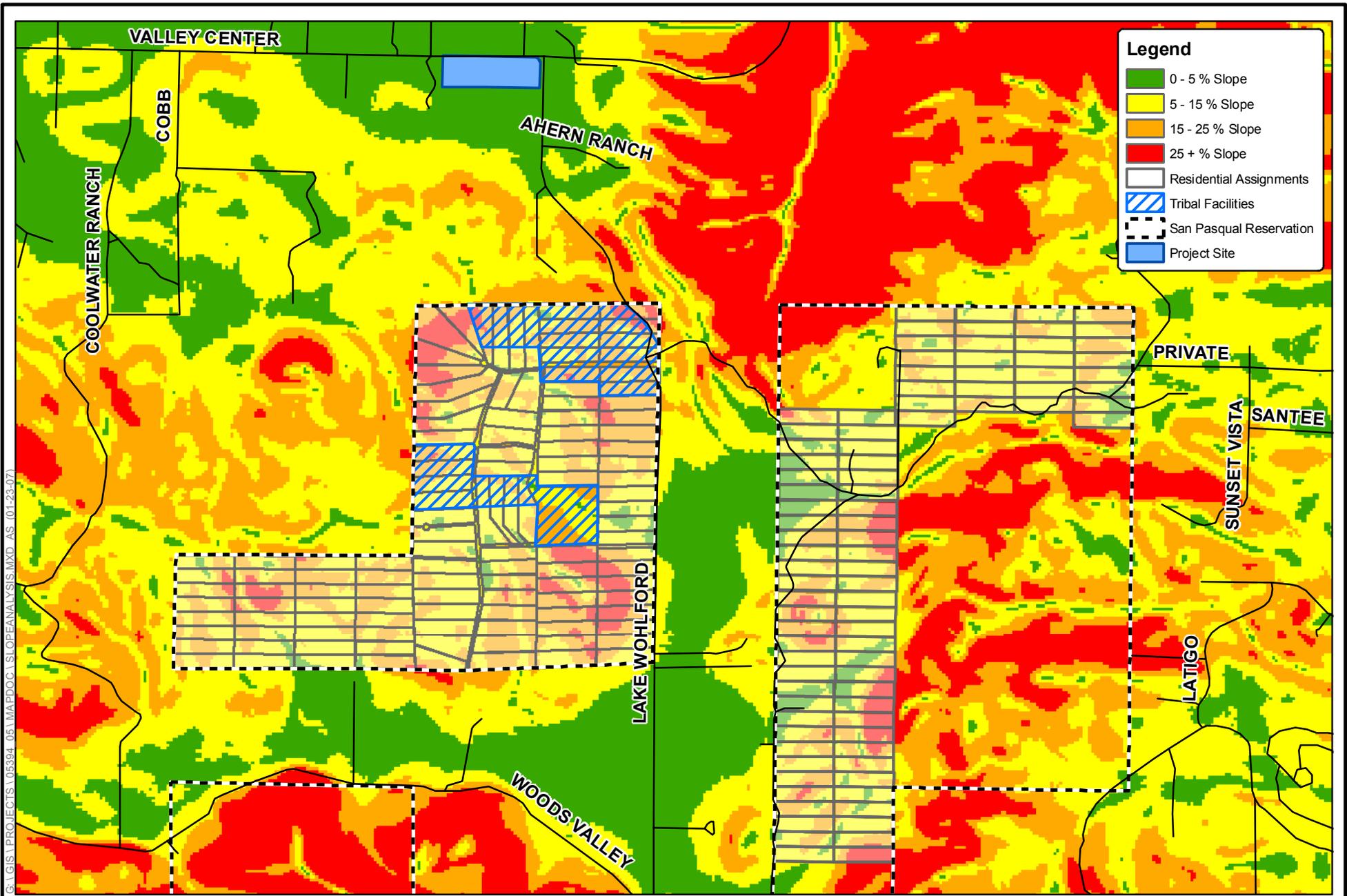
Conclusion

None of the parcels considered as an alternative parking lot site are more desirable for the proposed employee parking use than the Proposed Site.

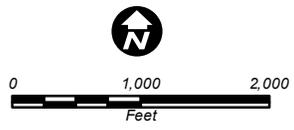


Sources: Aerial Access, SanGIS





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Slope Analysis w/
Residential Assignments
Figure 2