

Appendix B-2 – PSR General Plan Conformance Findings

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PSR NM16 – General Plan Conformance

The NM16 Property Specific Request (PSR) proposes to change the General Plan Land Use designation on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Semi-Rural 10 (SR-10) and Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of 1 dwelling unit per 80 acres. The RL-20 designation allows a maximum density of 1 unit per 20 acres. The SR-10 designation allows a maximum density of 1 dwelling unit per 10 acres in the areas less than 25% slope, and 1 unit per 20 acres in the areas of 25% and greater slope. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. See Figure 2 on page 4 for a table showing the density formula for slope-dependent lands (Semi-Rural designations). The property owner has sold the largest parcel (400 acres) to the federal government for conservation. With the proposed changes, the Land Use designation on the 400-acre parcel would change to Open Space-Conservation. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The Land Use designation on the eastern four parcels would change to SR-10. The SR-10 designation for this area was analyzed in the General Plan EIR as part of the Referral Map. The zoning use regulation on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). Associated with the Land Use designation changes, the Regional Categories would change from Rural Lands to Semi-Rural for the four eastern parcels, and to no regional category for the 400-acre parcel. The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units. The subject areas and proposed changes are depicted in Figure 1 below.

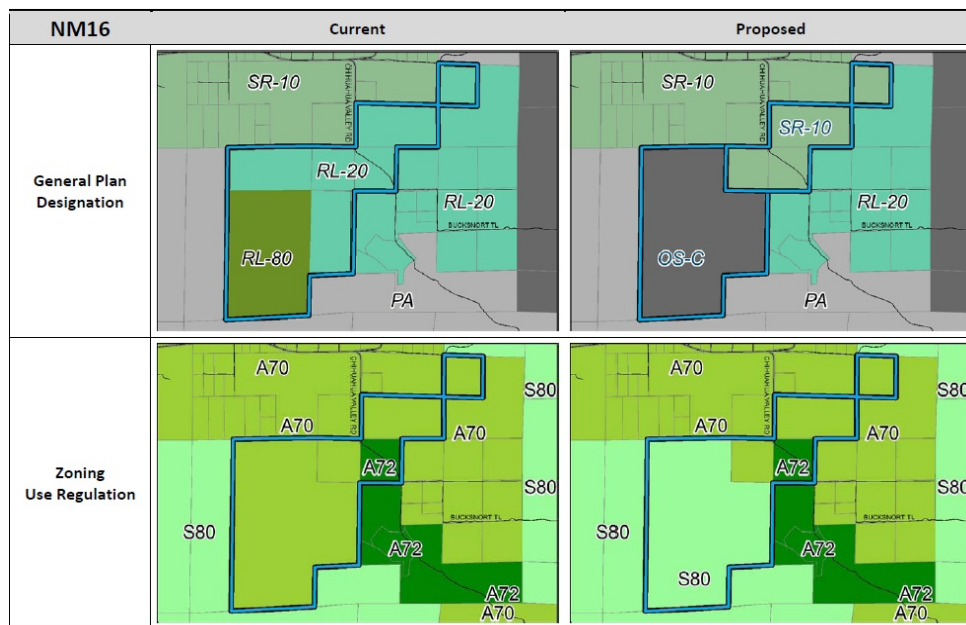


Figure 1: PSR NM16 - Proposed General Plan and Zoning Changes



LAND USE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Refer to Guiding Principle 2 for an explanation of the Community Development Model.

The proposed changes would maintain consistency with the Community Development Model. The majority of the land in the North Mountain Subregional Planning Area is Public Agency Lands, including large stretches of Federal lands. Because of this land ownership pattern, and the size of the planning area, a typical Community Development Model pattern is not feasible. Due to the rural nature of the planning area, almost all of the private land in the planning area is in the Semi-Rural or Rural Lands Regional Category. A small Rural Village is located in the Sunshine Summit area, approximately 5 miles west of the NM16 area. In addition, the community of Warner Springs contains some Village densities, approximately 6 miles to the south. The area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The community of Chihuahua Valley is almost completely surrounded by Public Agency Lands, but the private land exhibits characteristics of a low density model of concentric development. The highest density of SR-10 is in the center of the small community, with Rural Lands and open space preserves serving as community buffers to the north, south, east, and west. The proposed changes would not alter this pattern because of the adjacency to existing SR-10 and the Rural Lands and open space that would remain on all sides of the subject area. This low-density pattern of development is also exhibited in the North Mountain communities of Palomar Mountain, Sunshine Summit, and Ranchita.

LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]

The proposed changes would not constitute leapfrog development because no Village densities are proposed. The North Mountain Subregional Plan does not have a different definition of leapfrog development or further restrictions, related to this policy. In addition, as noted above, the PSR parcels proposed to change to SR-10 are adjacent to a large area of SR-10 to the north.

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

As noted above, the area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The community of Chihuahua Valley is almost completely



surrounded by Public Agency Lands, but the private land exhibits characteristics of a low density model of concentric development. The highest density of SR-10 is in the center of the small community, with Rural Lands and open space preserves serving as community buffers to the north, south, east, and west. The proposed changes would not alter this pattern because of the adjacency to existing SR-10 and the Rural Lands and open space that would remain on all sides of the subject area. This low-density pattern of development is also exhibited in the North Mountain communities of Palomar Mountain, Sunshine Summit, and Ranchita. Therefore, the proposed changes are consistent with this policy.

LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

The proposed changes are consistent with this policy because the PSR area is not adjacent to another jurisdiction and land use patterns in jurisdictions adjacent to the North Mountain Subregional Planning Area were not used as justification for the proposed Land Use designation changes.

LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The SR-10 designation is slope-dependent, allowing only 1 unit per 20 acres in the areas of 25% and greater slope. See General Plan Table LU-2 in Figure 2 below, for the density formula for slope-dependent lands (Semi-Rural designations). Most of the steep slope in the subject area is located on the 400-acre parcel that was converted to open space. There is minimal steep slope on the parcels proposed to switch to SR-10, thus providing more options for the location of residential structures. The SR-10 designation requires a Conservation Subdivision design. As such, a minimum avoidance of 75% of sensitive resources is required. There is a corridor of oak woodlands that touches three of the parcels that are proposed to



change to SR-10. Due to the location of this corridor and the size of the existing parcels, each parcel would be able to meet the dwelling unit potential associated with the proposed changes, while completely avoiding the oak woodlands. Therefore, the proposed changes are consistent with this policy.

Table LU-2 Density Formula for Slope-Dependent Lands			
Land Use Designation	Slope less than 25%	Slope 25% to less than 50%	Slope 50% or greater
Semi-Rural 0.5	2 du/gross acre	1 du/gross acre	1 du/2 gross acres
Semi-Rural 1	1 du/gross acre	1 du/2 gross acres	1 du/4 gross acres
Semi-Rural 2	1 du/2 gross acres	1 du/4 gross acres	1 du/8 gross acres
Semi-Rural 4	1 du/4 gross acres	1 du/8 gross acres	1 du/16 gross acres
Semi-Rural 10	1 du/10 gross acres	1 du/20 gross acres	1 du/20 gross acres

Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25–50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined.
du = dwelling unit

Figure 2: General Plan Table LU-2 - Density Formula for Slope-Dependent Lands

LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

As noted above, consistency with the existing development pattern in the community would be maintained with the proposed changes. The area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The community of Chihuahua Valley is almost completely surrounded by Public Agency Lands, but the private land exhibits characteristics of a low density model of concentric development. The highest density of SR-10 is in the center of the small community, with Rural Lands and open space preserves serving as community buffers to the north, south, east, and west. The proposed changes would not alter this pattern because of the adjacency to existing SR-10 and the Rural Lands and open space that would remain on all sides of the subject parcels. This low-density pattern of development is also exhibited in the North Mountain communities of Palomar Mountain, Sunshine Summit, and Ranchita. The current zoning minimum lot size for the entire PSR area is 8 acres, and this is not proposed to change with the current project. Therefore, the proposed changes are consistent with this policy.

LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

The Land Use goal in the North Mountain Subregional Plan is to retain and enhance the rural character of the community. The four parcels proposed to change to SR-10 are adjacent to a large area of SR-10 lands, and the designation changes would add 400 acres to the lands designated as Open Space–Conservation in the area, to serve as an outlying buffer in the small community of Chihuahua Valley. The proposed changes would be consistent with the development pattern in the Subregion, as discussed previously. The proposed changes would also remove planned density from steep slope areas on the 400-acre parcel. This change would allow improved consistency with Residential Policy 2 of the Subregional



Plan, which requires development to limit grading of residential areas by avoiding steep slopes. The zoning minimum lot sizes of 8 acres would not change with the current project. Therefore, the proposed changes are consistent with this policy.

LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

The proposed changes are consistent with this policy because no changes are proposed to the allowed building types or any other zoning development designators.

LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

With the proposed changes, planned density in the subject area would go from being spread out over the entire area, to being consolidated on the 199 acres associated with the eastern four parcels. Planned density would be removed from the large 400-acre parcel on the west. Small corridors of oak woodlands are found in both the 400-acre parcel and the 199-acre eastern area of four smaller parcels. The 400-acre parcel contains additional sensitive resources not found in eastern area, including areas of Coulter pine forest and riparian woodland. The riparian woodland follows the path of the eastern fork of the San Luis Rey River. Consistent with this policy, this area adjacent to the river would be protected from development. As noted above, the four parcels proposed for SR-10 would be able to achieve the SR-10 density potential, even with complete avoidance of the oak woodlands. In addition, SR-10 is considered a low-density designation in the range of General Plan Land Use designations. Therefore, the proposed changes are consistent with this policy.

LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

The parcels subject to the proposed changes are within a Very High Fire Hazard Severity Zone; however, this is the case for most of the North Mountain Subregional Planning area, including areas with higher densities than SR-10. Figure 3 below shows a map of North Mountain Fire Hazard Severity Zones and a map of North Mountain General Plan Land Use designations, for comparison. As seen on these maps, there are areas of SR-4, SR-1, and even Village densities just south of the subject area, in Warner Springs, that are in Very High Fire Hazard Severity Zones. The proposed changes would remove planned density from the extensive steep slope areas in the 400-acre parcel that pose additional fire protection



challenges. The 199-acre, four parcel area that would change to SR-10 under the proposed changes is adjacent to a County-maintained road – Chihuahua Valley Road. Fire protection measures would be required to accommodate residential development in the area proposed for SR-10, including water storage, fuel modification, and fire apparatus access and turnaround roads. With the consolidation of planned development in the 199-acre eastern portion of the subject area, the amount of wildland urban interface (WUI) acres would be reduced compared to the existing Land Use designations. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

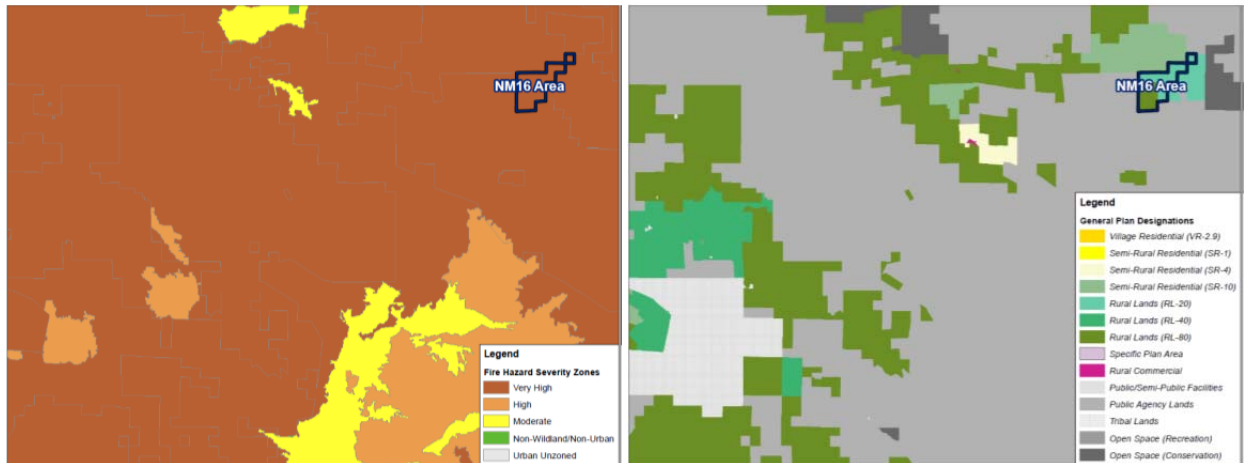


Figure 3: North Mountain Fire Hazard Severity Zones in Relation to General Plan Designations

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

SR-10 can be considered a low-density designation in the range of Land Use designations in the General Plan. Though there is agricultural zoning on the property, these zones are also typically used for residential and ranch-style development. There are no current agricultural operations in the subject area. In addition, there have not been agricultural operations in the subject area in the last four years, which is one of the requirements of the Farmland Mapping and Monitoring Program (FMMP) for status as a Farmland of Statewide Importance. Therefore, the proposed changes are consistent with this policy.

LU-8.1 Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

The subject area is in a zone of 24-27 inches of precipitation per year. Per the Groundwater Ordinance, this precipitation zone would have a groundwater restricted minimum lot size of 4 acres. The existing 8-acre zoning minimum lot size would not be changed with the current project, and thus it would be more restrictive than the groundwater limitations on parcel size. Considering that this is one of the highest precipitation zones in the County, the rate of groundwater recharge would be higher than the rate of groundwater extraction for residential development at the proposed density. Agricultural uses tend to use more water, but the proposed changes would not affect the agricultural use potential in the subject



area. The only change in use regulations associated with the current project for this area is the change to S80 (Open Space) for the 400-acre parcel that has been placed in conservation. No changes are proposed to the existing agricultural zoning on the four eastern parcels. As such, the allowed agricultural uses would not change (though there are no existing agricultural operations on the property). Therefore, the proposed changes are consistent with this policy.

LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.6 Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

The proposed changes are consistent with this policy because the only use regulation change (change to S80 - Open Space for the 400-acre parcel that has been placed in conservation) would not allow commercial, office, civic, or high-density residential land uses.

LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

This policy is not applicable to the proposed changes because the subject area is not in a Town Center, in a Village, or at a transportation node.

LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.



As noted above, consistency with the existing development pattern in the community would be maintained with the proposed changes. The area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The community of Chihuahua Valley is almost completely surrounded by Public Agency Lands, but the private land exhibits characteristics of a low density model of concentric development. The highest density of SR-10 is in the center of the small community, with Rural Lands and open space preserves serving as community buffers to the north, south, east, and west. The proposed changes would not alter this pattern because of the adjacency to existing SR-10 and the Rural Lands and open space that would remain on all sides of the subject area. This low-density pattern of development is also exhibited in the North Mountain communities of Palomar Mountain, Sunshine Summit, and Ranchita. Therefore, the proposed changes are consistent with this policy.

LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

Due to the rural nature of the planning area, almost all of the private land in the planning area is in the Semi-Rural or Rural Lands Regional Category. A small Rural Village is located in the Sunshine Summit area, approximately 5 miles west of the NM16 area. In addition, the community of Warner Springs contains some Village densities, approximately 6 miles to the south. The area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The small community of Chihuahua Valley does not have any densities higher than SR-10. The North Mountain Subregional Planning Area has a few of these similar small communities, separated by Public Agency Lands, so the land use pattern is more dispersed than many of the unincorporated communities farther west. With the proposed changes, the community would still maintain an outer buffer of Rural Lands and open space preserves, with an increase in the open space as a result of the conversion of the 400-acre parcel in the PSR area. Therefore, the proposed changes are consistent with this policy.

LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

The proposed changes are consistent with this policy because the only use regulation change (to S80 – Open Space for the 400-acre parcel that has been placed in conservation) would not result in new allowances for commercial or industrial use types.

LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

The proposed changes are consistent with this policy because the only use regulation change (to S80 – Open Space for the 400-acre parcel that has been placed in conservation) would not result in new allowances for commercial, office, or industrial use types, and the subject area is not in a Village.



LU-11.10 Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

This policy is not applicable because no industrial uses or parcels zoned for industrial are located in the subject area or in adjacent areas, and the only change in the zoning use regulations (change to S80 – Open Space for the 400-acre parcel) would not allow industrial uses.

CONSERVATION AND OPEN SPACE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

COS-10.4 Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses.

The only change to the zoning use regulations (change to S80 – Open Space for the 400-acre parcel) would not have any effect on potential mining uses. The mining and processing use type could be allowed upon the approval of a Major Use Permit in both the existing A70 and A72 zones and the proposed S80 zone for the 400-acre parcel. No zoning use regulation changes are proposed for the four eastern parcels in the subject area. There are no mines or quarries in the subject area. In addition, the area is not part of a mineral resource recovery site, delineated on the General Plan, a specific plan, or other land use plan. Therefore, the proposed changes are consistent with this policy.

COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.

The proposed changes are consistent with this policy. The ridgelines in the subject area are within the 400-acre parcel that has been sold for conservation and would receive the Open Space-Conservation designation, which provides the highest level of protection. There are some small, isolated areas of steep slopes in the area proposed for SR-10, but this area does not include any ridgelines. The SR-10 designation would be consistent with this policy even if there were ridgelines and more extensive steep hillsides in the area proposed for SR-10. Therefore, the proposed changes are consistent with this policy.

COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

As discussed above, the proposed changes would maintain consistency with the Community Development Model, and existing development patterns in the North Mountain Subregional Planning Area. The proposed changes would result in more compact development in the small community of



Chihuahua Valley, as 400 acres of the 599 total acres in the subject area would change to the Open Space-Conservation designation and development would be consolidated on 199 acres. The 199 acres proposed to shift to SR-10 is adjacent to approximately 1,600 acres of existing lands designated SR-10. In addition, this area proposed for SR-10 is adjacent to the County maintained road serving the valley - Chihuahua Valley Road. As such, the proposed changes would steer low-density development toward existing vehicular access and negate the need for additional access improvements in the steeper, more remote 400-acre area. Therefore, the proposed changes are consistent with this policy.

COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

This policy is not applicable because the subject area is not within a Village.

HOUSING ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

(Note: The Housing Element includes some policies that would only relate to GPAs that include corresponding development projects. Since this PSR GPA does not include any corresponding development entitlement applications, those policies are not included in this document.)

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

This policy is not applicable because the subject area is not in close proximity to a job center.

SAFETY ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

The parcels subject to the proposed changes are within a Very High Fire Hazard Severity Zone; however, this is the case for most of the North Mountain Subregional Planning area, including areas with higher densities than SR-10. Figure 3 on page 6 shows a map of North Mountain Fire Hazard Severity Zones and a map of North Mountain General Plan Land Use designations, for comparison. As seen on these maps, there are areas of SR-4, SR-1, and even Village densities just south of the subject area, in Warner Springs, that are in Very High Fire Hazard Severity Zones. The proposed changes would remove planned density from the extensive steep slope areas in the 400-acre parcel that pose additional fire protection challenges. The 199-acre, four parcel area that would change to SR-10 under the proposed changes is adjacent to a County-maintained road – Chihuahua Valley Road. Fire protection measures would be required to accommodate residential development in the area proposed for SR-10, including water



storage, fuel modification, and fire apparatus access and turnaround roads. With the consolidation of planned development in the 199-acre eastern portion of the subject area, the amount of wildland urban interface (WUI) acres would be reduced compared to the existing Land Use designations. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

The subject area is not located on or adjacent to a hazardous materials site, a flood hazard area, a dam inundation zone, or an airport influence area. Any new development within the area would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity or soil stability.

S-7.3 Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.

This policy is not applicable because the subject area is not in an Alquist-Priolo zone or County special study zone.

S-9.1 Floodplain Maps. Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

These policies are not applicable because the subject area is not within a floodplain/floodway.

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PSR RM15 – General Plan Conformance

The RM15 Property Specific Request (PSR) proposes to change the General Plan Land Use designation on 22 parcels totaling 348 acres in the northwest portion of the Ramona Community Planning Area, adjacent to State Route 78. This area includes an eight-parcel, 283-acre PSR area, and a 14-parcel, 65-acre study area. The study area has been added for mapping consistency. The proposal is to change the Land Use designation from Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4). The RL-40 designation allows a maximum density of 1 dwelling unit per 40 acres. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. See Figure 2 on page 4 of this document for a table showing the density formula for slope-dependent lands (Semi-Rural designations). Associated with the Land Use designation change, the Regional Category for the 348-acre area would change from Rural Lands to Semi-Rural. The PSR area has an approved Tentative Map (TM) to allow the land area to be subdivided into 36 lots, and the PSR proposed changes are not anticipated to result in any additional subdivision potential beyond the TM approved lots. In addition, there would be no additional subdivision potential in the study area, as a result of the proposed change. This lack of additional subdivision potential is due to the steep slopes in the area, and the proposed slope dependent SR-4 designation. A change in the zoning minimum lot size, from 8 acres to 4 acres, is proposed for three of the parcels in the PSR area and five of the parcels in the study area, to maintain consistency with the rest of the zoning for each area. The subject areas and proposed changes are depicted in Figure 1 below.

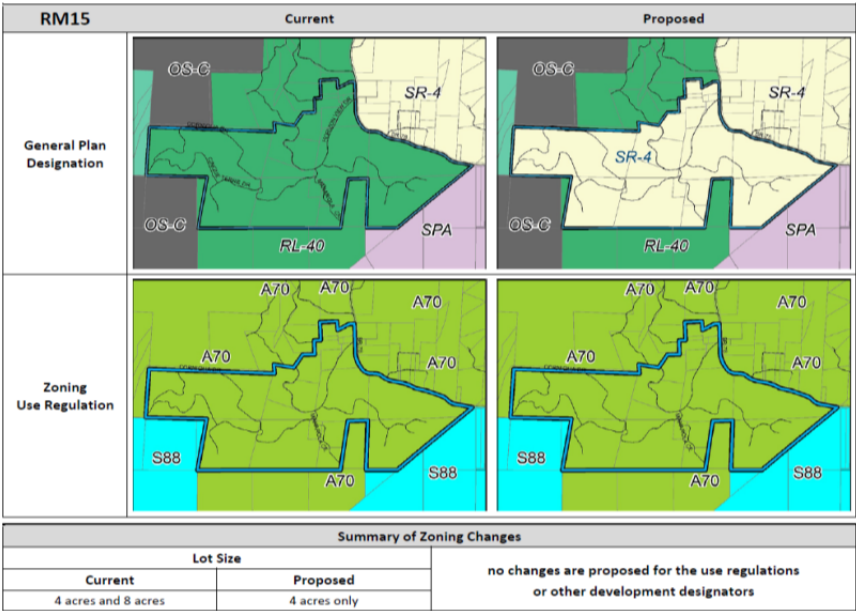


Figure 1: PSR RM15 - Proposed General Plan and Zoning Changes



LAND USE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Refer to Guiding Principle 2 for an explanation of the Community Development Model.

The proposed changes would maintain consistency with the Community Development Model. The Ramona Community Planning area contains Village densities around the intersection of SR-78 and SR-67, surrounded by a ring of Semi-Rural Lands and an outer ring of Rural Lands and open space preserves. The PSR area and associated study area are proposed to change to Semi-Rural 4 (SR-4), they are adjacent to a large area (approximately 2,500 acres) of SR-4 designated lands to the northeast, and they are adjacent to a 935-acre Specific Plan to the southeast (Montecito Ranch) that has been approved for densities similar to SR-1, in the area adjacent to the PSR area. SR-1 and SR-2 lands are located between these areas and the Ramona Village area. Rural Lands and open space preserves would remain in the outer ring to the north and west of the PSR area and study area, to serve as buffers on the edges of the community and establish further consistency with the Community Development Model. In the Community Development Model, small scale agricultural operations can be maintained within the Semi-Rural areas, and the minimum lot sizes associated with the PSR proposal would allow the continuation of and/or the implementation of small agricultural operations.

LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. *[See applicable community plan for possible relevant policies.]*

The proposed changes would not constitute leapfrog development because no Village densities are proposed. The Ramona Community Plan does not have a different definition of leapfrog development or further restrictions, related to this policy. In addition, as noted above, the PSR area and study area proposed to change to SR-4 are adjacent to a large area of SR-4 to the northeast and is adjacent to even higher densities to the southeast.

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

As noted above, the PSR area and study area proposed to change to SR-4 are adjacent to a large area of SR-4 to the northeast, and the areas are adjacent to even higher densities to the southeast. With the proposed changes, the Ramona community would maintain a consistent pattern of development, with the highest densities in the Village area, surrounded by Semi-Rural densities, and then Rural densities



and open space preserves on the outer edges of the community. The proposed changes would maintain consistency with community character and received strong support from the Ramona Community Planning Group. With the proposed changes, the community would still maintain large areas of open space preserves and Rural Lands to serve as community buffers, including areas to the west and north of the PSR area and study area.

LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

The proposed changes are consistent with this policy because the PSR area and study area are not adjacent to another jurisdiction and land use patterns in jurisdictions adjacent to the Ramona Community Planning Area were not used as justification for the proposed Land Use designation changes.

LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The area of the PSR has an approved Tentative Map that would allow subdivision of the area at the density proposed with the current GPA. The proposed SR-4 designation is slope-dependent (to reflect some steep slope constraints in the PSR area and study area), requiring lower density categories in the areas of 25% to less than 50% slope, and 50% and greater slope. The study area, included with the PSR changes for consistency, would not have any additional subdivision potential associated with the proposed changes. The anticipated lack of additional subdivision potential in the study area (and beyond the TM approved lots in the PSR request area) is due to the extensive steep slopes in the area. For example, there are 8, 9, 10, and 11-acre lots in the study area, but each of these lots consist of greater than 25% slope covering almost all of the lots. In the proposed slope-dependent SR-4 category, areas of



25% to less than 50% slope would be subject to a density of 1 unit per 8 acres; thus, requiring 16 acres to be able to subdivide. Therefore, the proposed changes are consistent with this policy. See General Plan Table LU-2 in Figure 2 below, for the density formula for slope-dependent lands (Semi-Rural designations).

Table LU-2 Density Formula for Slope-Dependent Lands			
Land Use Designation	Slope less than 25%	Slope 25% to less than 50%	Slope 50% or greater
Semi-Rural 0.5	2 du/gross acre	1 du/gross acre	1 du/2 gross acres
Semi-Rural 1	1 du/gross acre	1 du/2 gross acres	1 du/4 gross acres
Semi-Rural 2	1 du/2 gross acres	1 du/4 gross acres	1 du/8 gross acres
Semi-Rural 4	1 du/4 gross acres	1 du/8 gross acres	1 du/16 gross acres
Semi-Rural 10	1 du/10 gross acres	1 du/20 gross acres	1 du/20 gross acres

Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25–50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined.

du = dwelling unit

Figure 2: General Plan Table LU-2 - Density Formula for Slope-Dependent Lands

LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

As noted above, consistency with the existing development pattern in the community would be maintained with the proposed change to SR-4 in the PSR area and study area. The PSR area and study area are adjacent a large area of SR-4 properties to the northeast and are also adjacent to a Specific Plan Area (Montecito Ranch) of higher densities to the southeast. A buffer of Rural Lands and open space preserves would be maintained to the north and west of the PSR area. Eight of the parcels in the PSR area and study area would change from an 8-acre zoning minimum lot size to a 4-acre zoning minimum lot size, to maintain consistency with the rest of the PSR area and study area. The proposed minimum lot size would also contribute to a gradual transition from the 2-acre minimum lot sizes to the northeast and even smaller minimum lot sizes to the southeast, which are closer to a large area of SR-1 parcels farther south, and the Village beyond that. Therefore, the proposed changes are consistent with this policy.

LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

In the Ramona Community Plan, the Community Character goal (LU-1.1) under Land Use, calls for preserving and enhancing the rural atmosphere of Ramona, while encouraging a balance of land uses that are compatible with a country lifestyle. Goal LU-2.1 under Community Growth calls for residential development that is compatible in scale and intensity with existing neighborhoods and in harmony with the natural environment and agricultural and equine activities. As noted above, the proposed changes would be consistent with the existing development pattern in Ramona, with extensive SR-4 and higher densities located adjacent to the PSR area and study area. The proposed 4-acre zoning minimum lot size would allow for the continuation of agriculture in the area, in addition to allowing for equine uses and



ranch-style development. This minimum lot size would also provide a transition between the smaller lots to the east and the Rural Lands and open space preserves to the west and north. Therefore, the proposed changes are consistent with this policy.

LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

The proposed changes are consistent with this policy because no changes are proposed to the allowed building types or any other zoning development designators, with the exception of the minimum lot size change (noted in the introduction) for eight of the parcels. In addition, the community would maintain a good balance of diverse densities and Land Use designations, to accommodate differing building types and styles.

LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

SR-4 can be considered a mid- to low-density designation in the range of designations in the General Plan. In a good portion of the subject area, the 1 unit per 4 acres density would not be allowed, due to steep slopes in this slope-dependent category. In these higher slope categories, subdivisions would be subject to 1 unit per 8 acres or 1 unit per 16 acres. Much of the PSR area was cleared for agriculture several years before the application for the (now approved) Tentative Map was submitted and before the General Plan Update process started. Of the almost 300 acres in the PSR request area, a Biological Resources report found less than seven acres of sensitive vegetation/habitats, associated with Coast Live Oak riparian forest, Coast Live Oak woodland, Southern Willow scrub, and a small disturbed wetland. These areas would require protection via open space easements under the TM project, or with a different subdivision proposal. In addition, a 300-foot open space buffer would be required from the off-site riparian habitat associated with Clevenger Canyon (in the adjacent area already designated SR-4). The PSR area does not have the extensive sensitive habitats typical of Rural Lands and open space areas, and the SR-4 designation would be consistent with this policy.

LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

Portions of the PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for most of the Ramona Community Planning area, including large areas with higher densities



than SR-4. Figure 3 below shows a map of Ramona Fire Hazard Severity Zones and a map of Ramona General Plan Land Use designations, for comparison. As seen on these maps, there are large areas of SR-2, SR-1, and higher densities in Very High Fire Hazard Severity Zones. Since Very High Fire Hazard Zones are very prevalent throughout the unincorporated County, other factors are also taken into consideration for Land Use designation mapping in these areas; including access, fire protection service travel time, and fuel modification feasibility. Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. These included 10,000 gallon water storage tanks for each parcel, paved access roads (with sufficient emergency vehicle access), 100-foot fuel modification zones around structures, and Limited Building Zone easements to assure fuel modification would not affect open space easement areas. The minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, based on current fire protection services available, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the SR-4 density, per General Plan Policy S-6.4 and Table S-1. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

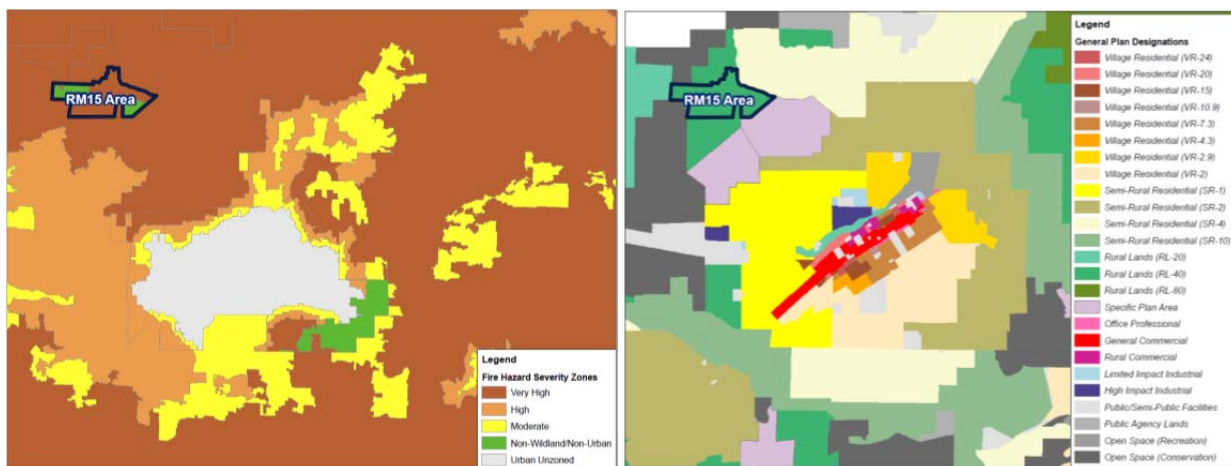


Figure 3: Ramona Fire Hazard Severity Zones in Relation to General Plan Designations

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

SR-4 can be considered a mid- to low-density designation in the range of designations in the General Plan. In much of the subject area, the 1 unit per 4 acres density would not be allowed, due to steep slopes in this slope dependent category. In these higher slope categories, subdivisions would be subject to 1 unit per 8 acres or 1 unit per 16 acres. Though there is some existing agriculture, the PSR area does not contain prime agricultural soils, Prime Farmlands, Farmlands of Statewide Importance, agricultural preserves, or Williamson Act contracts. The proposed minimum lot size of 4 acres would support the continuation of agriculture within the subject area. With the slope dependent designation and extensive steep slopes on the property, most lots would be significantly larger than the minimum lot size, allowing further incentive for agriculture. The proposed change would not have a negative impact on surrounding agriculture, because the proposed minimum lot size (coinciding with an expectation of larger parcel sizes, due to slope) would not be inconsistent with the surrounding area, with extensive areas of smaller lot sizes adjacent to the PSR area and study area. The Agricultural Analysis prepared for the Tentative Map



project found no significant effects to agriculture, and the proposed changes would not result in additional subdivision potential beyond the TM approved lots or beyond the existing parcelization in the PSR study area. Therefore, the proposed changes are consistent with this policy.

LU-8.1 Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

The subject area is in a zone of 18-21 inches of precipitation per year. Per the Groundwater Ordinance, this precipitation zone would have a groundwater restricted minimum lot size of 5 acres. The 4-acre zoning minimum lot size is common in this precipitation zone, as the zoning minimum lot sizes typically go from 4 to 8 (with minimum lot sizes of 5, 6, or 7 being rarely used). The analysis for the Tentative Map project found a less than significant impact to groundwater resources. Considering that the subject area has been extensively irrigated for agricultural production, the change to residential use or residential in combination with agriculture on the parcels in the TM area would not lead to an increase in water consumption. In addition, the proposed changes would not lead to additional development potential in the study area. Therefore, the proposed changes are consistent with this policy.

LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.6 Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

The proposed changes are consistent with this policy because no changes to the zoning use regulations are proposed, and the allowed uses would not change.

LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways,



streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

This policy is not applicable to the proposed changes because the subject area is not in a Town Center, in a Village, or at a transportation node.

LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.

As noted above, the PSR area and study area proposed to change to SR-4 are adjacent to a large area of SR-4 to the northeast, and are adjacent to even higher densities to the southeast. With the proposed changes, the Ramona community would maintain a consistent pattern of development, with the highest densities in the Village area, surrounded by Semi-Rural densities, and then Rural densities and open space preserves on the outer edges of the community. The proposed changes would maintain consistency with community character and received strong support from the Ramona Community Planning Group. With the changes, the community would still maintain large areas of open space preserves and Rural Lands to serve as community buffers, including areas to the west and north of the subject area.

LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

As noted above, the PSR area and study area proposed to change to SR-4 are adjacent to a large area of SR-4 to the northeast, and are adjacent to even higher densities to the southeast. With the proposed PSR changes, the Ramona community would maintain a consistent pattern of development, with the highest densities in the Village area, surrounded by Semi-Rural densities, and then Rural densities and open space preserves on the outer edges of the community. The subject area would fit in with the pattern of Semi-Rural Lands surrounding the Ramona Village. The proposed changes would maintain consistency with community character and received strong support from the Ramona Community Planning Group. With the changes, the community would still maintain large areas of open space preserves and Rural Lands to serve as community buffers, including areas to the west and north of the subject area. Therefore, the proposed changes are consistent with this policy.

LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

The proposed changes are consistent with this policy because no changes in the zoning use regulations are proposed. There are a few low intensity commercial uses that could be allowed in the A70 zone. Any proposal for one of these would be reviewed at the development project level, in relation to this policy.



LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

This policy is not applicable to the proposed changes because no changes to the zoning use regulations are proposed and the subject area is not in a Village.

LU-11.10 Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

This policy is not applicable because no industrial uses or parcels zoned for industrial are located in the subject area or in adjacent areas, and no changes to the zoning use regulations are proposed.

CONSERVATION AND OPEN SPACE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

COS-10.4 Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses.

No changes to the zoning use regulations are proposed, so the allowed uses would stay the same. The subject area has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-1. Lands within this designation are located in an area where geologic information indicates no significant mineral resources are present. In addition, the area is not part of a mineral resource recovery site, delineated on the General Plan, a specific plan, or other land use plan. Therefore, the proposed changes are consistent with this policy.

COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.

The proposed changes are consistent with this policy. There are undeveloped steep hillsides in the project area, and Semi-Rural designations are proposed, in accordance with the policy.

COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

As discussed above, the proposed changes would maintain consistency with the Community Development Model, with gradually reduced densities emanating out from the Ramona Village. The



subject area is adjacent to a large area of SR-4 densities to the northeast and adjacent to a large area of higher densities to the southeast. The subject area is also adjacent to State Route 78, which serves as the main road connecting the Ramona Village with communities to the northwest and east. SR-78 provides a direct connection to job centers in the North County Metro Subregion and the City of Escondido to the northwest, and to the Ramona Village and State Route 67 to the south. Therefore, the proposed changes are consistent with this policy.

COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

This policy is not applicable because the subject area is not within a Village.

HOUSING ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

(Note: The Housing Element includes some policies that would only relate to GPAs that include corresponding development projects. Since this PSR GPA does not include any corresponding development entitlement applications, those policies are not included in this document.)

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

This policy is not applicable because the subject area is not in close proximity to a job center.

SAFETY ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

Portions of the PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for most of the Ramona Community Planning area, including large areas with higher densities than SR-4. Figure 3 on page 6 shows a map of Ramona Fire Hazard Severity Zones and a map of Ramona General Plan Land Use designations, for comparison. As seen on these maps, there are large areas of SR-2, SR-1, and higher densities in Very High Fire Hazard Severity Zones. Since Very High Fire Hazard Zones are very prevalent throughout the unincorporated County, other factors are also taken into consideration for Land Use designation mapping in these areas; including access, fire protection service travel time, and fuel modification feasibility. Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. These included 10,000 gallon water storage tanks for each parcel, paved access roads (with sufficient emergency vehicle access), 100-foot fuel modification zones around structures, and Limited Building Zone easements to assure fuel modification would not



affect open space easement areas. The minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the SR-4 density, per General Plan Policy S-6.4 and Table S-1. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

The subject area is not located on or adjacent to a hazardous materials site, a flood hazard area, a dam inundation zone, or a potential liquefaction area. Any new development within the area would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity or soil stability. The area is within two miles of the Ramona Airport, and would be required to comply with the Airport Land Use Compatibility Plan (ALUCP). Residential development in the subject area would not result in a safety hazard associated with the airport proximity because the zoning would not allow distracting visual hazards or structures greater than 150 feet in height.

S-7.3 Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.

This policy is not applicable because the subject area is not in an Alquist-Priolo zone or County special study zone.

S-9.1 Floodplain Maps. Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

These policies are not applicable because the subject area is not within a floodplain/floodway.

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PSR SD2 – General Plan Conformance

The SD2 Property Specific Request (PSR) includes a Property Specific Request Area (PSR area) and a study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining eight acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, nine parcels would change to SR-2 and the northernmost parcel would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4 also. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. See Figure 2 on page 4 of this document for a table showing the density formula for slope-dependent lands (Semi-Rural designations). The PSR area (19-acre parcel) has an approved Tentative Map (TM) to allow the land area to be subdivided into five lots, and it is not anticipated that the PSR proposed changes would allow any additional subdivision potential beyond the TM approved lots. In addition, the proposed changes would not result in additional subdivision potential in the 10-parcel, 33-acre study area. A change in the zoning minimum lot size, from 4 acres to 2 acres, is proposed for 2 of the parcels in the study area, to maintain consistency with the rest of the zoning for each area. The subject areas and proposed changes are depicted in Figure 1 below.

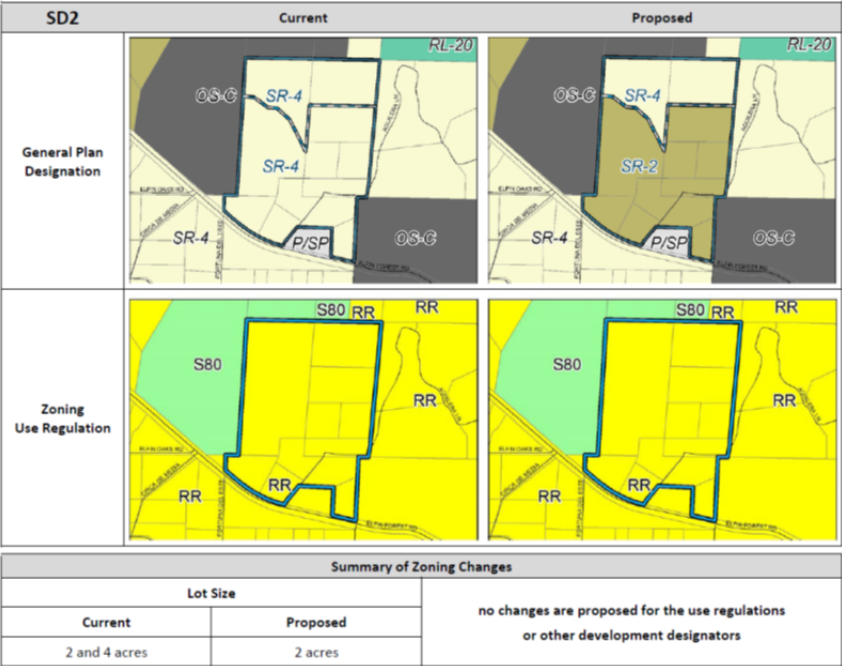


Figure 1: PSR SD2 - Proposed General Plan and Zoning Changes



LAND USE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Refer to Guiding Principle 2 for an explanation of the Community Development Model.

The proposed changes would maintain consistency with the Community Development Model and the pattern of Land Use designation mapping in the community. In the San Dieguito Community Planning Area (CPA) there are various small ‘nodes’ of Village densities throughout the community, reflecting the location of the CPA, adjacent to incorporated cities of higher densities. Most of the land in the CPA is within the Semi-Rural Regional Category, with Semi-Rural General Plan Land Use designations or Specific Planning Areas with densities consistent with Semi-Rural. Both the PSR area and study area are in the Semi-Rural Regional Category, and that would not change with the proposed changes associated with the current project. This area, north and south of Elfin Forest Road includes approximately 1,100 acres of lands designated SR-4, but the change to SR-2 for the southern portion of the PSR area and study area would be consistent with the mapping for another area of SR-2, adjacent to Elfin Forest Road, just west of the subject area (separated only by an open space parcel). SR-2 is the most extensively used designation in the CPA, and it is reflective of the services available to serve developments and the proximity to major transportation corridors. The proposed change to SR-2 for the southern portion of the subject area reflects the proximity to Elfin Forest Road, and the Elfin Forest/Harmony Grove fire station, which is adjacent to the subject area. With the proposed changes, an area of Rural Lands and open space preserves would still remain to the north and west of the subject area, to serve as a community buffer, in accordance with the Community Development Model. Therefore, the proposed changes are consistent with this policy.

LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]

The proposed changes would not constitute leapfrog development because no Village densities are proposed. In the San Dieguito Community Plan, Land Use Policy 1 calls for a prohibition against leapfrog development, but does not provide a definition. Even with a leapfrog development definition more broad than this General Plan policy, the proposed changes would not constitute leapfrog development because the subject area is already adjacent to an area with several residential parcels under 4 acres.

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.



As noted above, changes proposed for the PSR area and study area would be consistent with the existing development pattern for the area. Most of the San Dieguito Community Planning Area contains Semi-Rural designations or Specific Planning Areas with densities consistent with Semi-Rural. The proposed change to SR-2 for the southern portion of the subject area would be consistent with another nearby area of SR-2 that is also adjacent to Elfin Forest Road (separated from the PSR area only by an open space parcel). The availability of services is a major factor guiding Land Use mapping in the community and throughout the unincorporated County. The proximity to the Elfin Forest/Harmony Grove fire station (adjacent to the subject area) provides further justification for the proposed SR-2 designation in the southern area. Proposed changes associated with the project would not affect the Rural lands and open space preserves that serve as community buffers, to the north and west. Therefore, the proposed changes are consistent with this policy.

LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

The proposed changes are consistent with this policy because the PSR area and study area are not adjacent to another jurisdiction and land use patterns in jurisdictions adjacent to the San Dieguito Community Planning Area were not used as justification for the proposed Land Use designation changes.

LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

The area of the PSR has an approved Tentative Map that would allow subdivision of the area at the density proposed with the current GPA. The proposed SR-2 and SR-4 designations are slope-dependent



(to reflect some steep slope constraints in the PSR area and study area), requiring lower density categories in the areas of 25% to less than 50% slope, and 50% and greater slope. The study area, included with the PSR changes for consistency, would not have any additional subdivision potential associated with the proposed changes. The anticipated lack of additional subdivision potential in the study area (and beyond the TM approved lots in the PSR request area) is due to the steep slopes in the area. For example, there is a 5.25-acre lot in the study area, but most of this lot has a slope of greater than 25%. In the proposed slope-dependent SR-2 category, areas of 25% to less than 50% slope would be subject to a density of 1 unit per 4 acres; thus, requiring 8 acres to be able to subdivide. Therefore, the proposed changes are consistent with this policy. See General Plan Table LU-2 in Figure 2 below, for the density formula for slope-dependent lands (Semi-Rural designations).

Table LU-2 Density Formula for Slope-Dependent Lands			
Land Use Designation	Slope less than 25%	Slope 25% to less than 50%	Slope 50% or greater
Semi-Rural 0.5	2 du/gross acre	1 du/gross acre	1 du/2 gross acres
Semi-Rural 1	1 du/gross acre	1 du/2 gross acres	1 du/4 gross acres
Semi-Rural 2	1 du/2 gross acres	1 du/4 gross acres	1 du/8 gross acres
Semi-Rural 4	1 du/4 gross acres	1 du/8 gross acres	1 du/16 gross acres
Semi-Rural 10	1 du/10 gross acres	1 du/20 gross acres	1 du/20 gross acres

Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25–50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined.

du = dwelling unit

Figure 2: General Plan Table LU-2 - Density Formula for Slope-Dependent Lands

LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

As noted above, consistency with the existing development pattern in the community would be maintained with the proposed change to SR-2 in the southern portion of the PSR area and study area. This change would be consistent with the pattern in the community of placing SR-2 designations in areas that are outside Villages, but are still close to extensive public road networks, and have access to a range of services to serve development. The proposed changes are not anticipated to result in additional subdivision potential beyond the lots approved with the TM for the PSR area, or beyond the existing parcelization in the study area. Therefore, the proposed changes are consistent with this policy. A change in the zoning minimum lot size, from 4 acres to 2 acres, is proposed for 2 of the parcels in the study area, to maintain consistency with the rest of the zoning for each area. This change would provide consistency with the existing minimum lot size in the subject area, but would not result in additional subdivision potential, as noted above.

LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.



The land use goals and policies of the Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan are developed around the theme of maintaining the rural character of the community. They seek to limit developments that are not single family residential, agricultural, or ranch-style. The proposed changes would be consistent with these goals in the community. No changes are proposed to the zoning use regulations, and thus no new uses could be introduced that were not allowed before the change. Single family residential uses and agricultural uses could be maintained in the subject area without new conflicts with adjacent properties, due to the proposed 2-acre minimum lot size. As noted above, the proposed changes are consistent with the General Plan Land Use mapping in the area. Most of the San Dieguito Community Planning Area contains Semi-Rural designations or Specific Planning Areas with densities consistent with Semi-Rural. The proposed change to SR-2 for the southern portion of the subject area would be consistent with another nearby area of SR-2 that is also adjacent to Elfin Forest Road. Therefore, the proposed changes are consistent with this policy.

LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

The proposed changes are consistent with this policy because no changes are proposed to the allowed building types or any other zoning development designators, with the exception of the minimum lot size change (noted in the introduction) for two of the parcels. In addition, the community would maintain a good balance of diverse densities and Land Use designations, to accommodate differing building types and styles.

LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

SR-2 can be considered a mid-level density designation and SR-4 can be considered mid- to low-level density designation in the range of designations in the General Plan. The northern portions of the PSR area and study area contain Diegan Coastal sage scrub, and the southern portions have been mostly cleared for agriculture and residential development several years ago. In accordance with this landscape pattern and in accordance with this policy, the northern portions of the PSR area and study area would not have a change in designations with the current project, and would remain SR-4. With the proposed changes, it is anticipated that there would be no additional development potential beyond the already approved TM lots in the PSR area and beyond the existing parcelization in the study area. Therefore, the proposed changes are consistent with this policy.



LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

The PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for the majority of the San Dieguito Community Planning Area, including large areas with higher densities than SR-2. See Figure 3 below, showing Fire Hazard Severity Zones in San Dieguito, in comparison to Land Use designations. Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. These included fire access turnarounds, 100 feet of clearing around all structures, a Limited Building Zone easement on the northern (largest) parcel to protect the proposed open space easement area from clearing, and two fire hydrants. The minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the proposed SR-2 and SR-4 densities, per General Plan Policy S-6.4 and Table S-1. The subject area is adjacent to the Elfin Forest/Harmony Grove Fire Station, with an anticipated travel time of just one minute. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

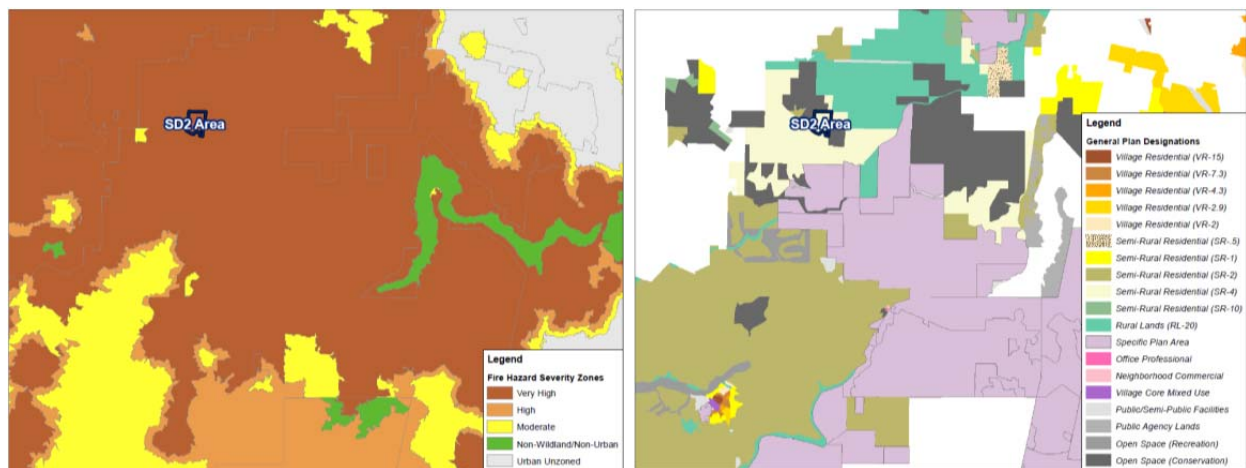


Figure 3: San Dieguito Fire Hazard Severity Zones in Relation to General Plan Designations

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density Land Use designations that support continued agricultural operations.

SR-2 can be considered a mid-level density designation and SR-4 can be considered mid- to low-level density designations in the range of designations in the General Plan. In much of the area proposed to change to SR-2, the 1 unit per 2 acres density would not be allowed, due to steep slopes in this slope-dependent category. In these higher slope categories, subdivisions would be subject to 1 unit per 4 acres or 1 unit per 8 acres. Though there is some existing agriculture, the PSR area does not contain Prime Farmlands, Farmlands of Statewide Importance, agricultural preserves, or Williamson Act contracts. County GIS data shows a small area of prime agricultural soils in the northern portion of the subject area, but it is in the area that is not subject to the Land Use designation change. The Agricultural Analysis for the TM found there would be no significant impacts to agriculture, resulting from the subdivision of the



PSR parcel into five lots. As discussed previously, the proposed changes are not anticipated to result in additional development potential, beyond the subdivision to five lots, approved with the TM. The proposed minimum lot size of 2 acres would support the continuation of agriculture within the subject area. With the slope-dependent designations and steep slopes on the property, most lots would be significantly larger than the minimum lot size, allowing further incentive for agriculture. The proposed change would not have a negative impact on surrounding agriculture, because the proposed minimum lot size (coinciding with an expectation of larger parcel sizes, due to slope) would not be inconsistent with the surrounding area, with extensive areas of smaller lot sizes adjacent to the PSR area and study area, and open space adjacent to the PSR area with the approved TM. Therefore, the proposed changes are consistent with this policy.

LU-8.1 Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

This policy is not applicable to the proposed changes because the subject parcels are not groundwater dependent and would obtain imported water from the Olivenhain Municipal Water District.

LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

This policy is not applicable to the proposed changes because no Village expansion is proposed.

LU-9.6 Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

The proposed changes are consistent with this policy because no changes to the zoning use regulations are proposed, and the allowed uses would not change.

LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways,



streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

This policy is not applicable to the proposed changes because the subject area is not in a Town Center, in a Village, or at a transportation node.

LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.

As noted above, most of the land in the CPA is within the Semi-Rural Regional Category, with Semi-Rural General Plan Land Use designations or Specific Planning Areas with densities consistent with Semi-Rural. Both the PSR area and study area are in the Semi-Rural Regional Category, and that would not change with the proposed changes associated with the current project. This area, north and south of Elfin Forest Road includes approximately 1,100 acres of lands designated SR-4, but the change to SR-2 for the southern portion of the PSR area and study area would be consistent with the mapping for another area of SR-2, adjacent to Elfin Forest Road, just west of the subject area. SR-2 is the most extensively used designation in the CPA, and it is reflective of the services available to serve developments and the proximity to major transportation corridors. Therefore, the proposed changes are consistent with this policy.

LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

The San Dieguito community is a bit of an anomaly in the unincorporated County because it is surrounded by incorporated cities with higher densities in most adjacent areas. Because of its location, and pre-existing development patterns, there are a few different ‘nodes’ of Village densities in different areas of the community. Most of the land in the CPA is within the Semi-Rural Regional Category, with Semi-Rural General Plan Land Use designations or Specific Planning Areas with densities consistent with Semi-Rural. These extensive Semi-Rural areas, combined with less extensive Rural Lands, serve as buffers in the community, between the separated ‘nodes’ of Village densities. Both the PSR area and study area are in the Semi-Rural Regional Category, and that would not change with the proposed changes associated with the current project. With the proposed changes, an area of Rural Lands and open space preserves would still remain to the north and west of the subject area, to serve as a community buffer, in accordance with the Community Development Model. Therefore, the proposed changes are consistent with this policy.

LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

The proposed changes are consistent with this policy because no changes in the zoning use regulations are proposed.



LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

This policy is not applicable to the proposed changes because no changes to the zoning use regulations are proposed and the subject area is not in a Village.

LU-11.10 Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

This policy is not applicable because no industrial uses or parcels zoned for industrial are located in the subject area or in adjacent areas, and no changes to the zoning use regulations are proposed.

CONSERVATION AND OPEN SPACE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

COS-10.4 Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. *See Policy COS-10.1 for a definition of incompatible land uses.*

No changes to the zoning use regulations are proposed, so the allowed uses would stay the same. The area is not part of a mineral resource recovery site, delineated on the General Plan, a specific plan, or other land use plan. Therefore, the proposed changes are consistent with this policy.

COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.

The proposed changes are consistent with this policy. There are undeveloped hillsides in the project area, and Semi-Rural designations are proposed, in accordance with the policy.

COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

As noted above, changes proposed for the PSR area and study area would be consistent with the existing development pattern for the area. Most of the San Dieguito Community Planning Area contains Semi-Rural designations or Specific Planning Areas with densities consistent with Semi-Rural. The proposed change to SR-2 for the southern portion of the subject area would be consistent with another nearby



area of SR-2 that is also adjacent to Elfin Forest Road. The availability of services is a major factor guiding Land Use mapping in the community and throughout the unincorporated County. The proximity to the Elfin Forest/Harmony Grove fire station (adjacent to the subject area) provides further justification for the proposed SR-2 designation in the southern area. Proposed changes associated with the project would not affect the Rural Lands and open space preserves that serve as community buffers, to the north and west. The land use goals and policies of the Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan are developed around the theme of maintaining the rural character of the community. They seek to limit developments that are not single family residential, agricultural, or ranch-style. As such, a 2-acre minimum lot size is proposed for consistency with community character. Therefore, the proposed changes are consistent with this policy.

COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

This policy is not applicable because the subject area is not within a Village.

HOUSING ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

(Note: The Housing Element includes some policies that would only relate to GPAs that include corresponding development projects. Since this PSR GPA does not include any corresponding development entitlement applications, those policies are not included in this document.)

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

This policy is not applicable because the subject area is not in close proximity to a job center.

SAFETY ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

The PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for the majority of the San Dieguito Community Planning Area, including large areas with higher densities than SR-2. See Figure 3 on page 6, showing Fire Hazard Severity Zones in San Dieguito, in comparison to Land Use designations. Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. These included fire access turnarounds, 100 feet of clearing around all structures, a Limited Building Zone easement on the northern (largest) parcel to protect the proposed open space easement area from clearing, and two fire hydrants. The minimum



lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the proposed SR-2 and SR-4 densities, per General Plan Policy S-6.4 and Table S-1. The subject area is adjacent to the Elfin Forest/Harmony Grove Fire Station, with an anticipated travel time of just one minute. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas.

The subject area is not located on or adjacent to a hazardous materials site, a flood hazard area, a dam inundation zone, a potential liquefaction area or an airport influence area. Any new development within the area would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity or soil stability.

S-7.3 Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.

This policy is not applicable because the subject area is not in an Alquist-Priolo zone or County special study zone.

S-9.1 Floodplain Maps. Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.

S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

These policies are not applicable because the subject area is not within a floodplain/floodway.

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PSR SV17 – General Plan Conformance

The SV17 Property Specific Request (PSR) proposes to change the General Plan Land Use designation on eight parcels totaling 6.4 acres. This area is adjacent to Grand Avenue, just north of Jamacha Road in the Spring Valley Community Planning Area. Under the existing General Plan (see Figure 1 below), there are two Land Use designations in the 6.4-acre area. The largest parcel on the east, adjacent to Grand Avenue is 4.6 acres, and is designated Semi-Rural 1 (SR-1), with an associated density of 1 unit per acre in the areas under 25% slope, 1 unit per two acres in the areas of 25% to less than 50% slope, and 1 unit per four acres in the areas of 50% or greater slope. The seven smaller parcels on the western side of the area total 1.8 acres, and are designated Village Residential 2.9 (VR-2.9), with an associated density of 2.9 units per acre. The existing zoning use regulations on the properties include RR (Rural Residential) on the eastern parcel, RV (Residential Variable) on the northern half of the western group of parcels, and RU (Residential Urban) on the southern half of the western group of parcels.

The General Plan EIR also included a full analysis of Land Use designation project alternatives included in 2008 Draft Land Use Map, the Environmentally Superior Map, the Hybrid Map, and the Referral Map. Under each of these project alternatives, the EIR analyzed a scenario of Village Residential 7.3 (VR-7.3) on the larger eastern parcel and the northern half of the 1.8-acre group of seven western parcels, and Village Residential 24 (VR-24) on the southern half of the western parcels. VR-7.3 has an associated density of 7.3 units per acre and VR-24 has an associated density of 24 units per acre.

The current project proposes to change the designation of the 4.6-acre eastern parcel to Village Residential 4.3 (VR-4.3), with an associated density of 4.3 units per acre. In addition, the current project proposes to change each of the seven western parcels to VR-7.3. The zoning use regulation on each of the parcels in the PSR would be RV. The current zoning minimum lot size on these parcels includes 1 acre, 15,000 square feet, and 6,000 square feet. With the current project the entire area would have a minimum lot size of 6,000 square feet, typical of the proposed RV zoning and the proposed densities associated with VR-4.3 and VR-7.3. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 below for a graphic of the proposed changes.

With the proposed Land Use designation changes, the entire 6.4-acre area would have a maximum density potential of 30 units. That constitutes an increase of 21 units over the current maximum density potential of 9 units. However, based on the Land Use designation scenario included in the General Plan EIR alternatives (mix of VR-24 and VR-7.3 discussed above), the maximum density potential would be 61 units. In other words, the General Plan EIR analyzed a density potential of more than double the density potential proposed with the current project.



Figure 1: PSR SV17 - Proposed General Plan and Zoning Changes

LAND USE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Refer to Guiding Principle 2 for an explanation of the Community Development Model.

The proposed changes would maintain consistency with the Community Development Model and the pattern of Land Use designation mapping in the community. Most of the Spring Valley Community Planning Area (CPA) contains Village densities, and the entire planning area is within the Village boundary and regional category (with the exception of certain public lands that do not get a regional category designation). No regional category changes are proposed with the current project. The high density in the CPA is reflective of its location, adjacent to relatively high density areas of the cities of San Diego, Lemon Grove, and La Mesa, and the availability of extensive services available to support Village densities. Even with the lack of areas planned for low density residential in the community, the area around the PSR exhibits characteristics of a higher density Community Development Model. The area just south of the PSR area, along Jamacha Road, between SR-125 and Grand Avenue has a mix of industrial, commercial, and multi-family residential uses. Just outside of the industrial area north of Jamacha there is a high density residential area of VR-24, VR-15, and VR-10.9 properties. The PSR area would fit in the next density transition to the northeast, with VR-4.3 and VR-7.3 properties to the east and west of the PSR area. North of the PSR area, the density transitions to SR-0.5 and SR-1 in lower density single family



residential neighborhoods around the Dictionary Hill area. Therefore, the proposed changes are consistent with this policy.

LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See *applicable community plan for possible relevant policies.*]

The proposed changes would not constitute leapfrog development because the PSR area is within the Village boundary of Spring Valley, under the Village Regional Category. Both water and sewer services are available to serve development in the PSR area, at the proposed densities. The Spring Valley Community Plan does not have policies or definitions related to leapfrog development. Even with a leapfrog development definition more broad than this General Plan policy, the proposed changes would not constitute leapfrog development because the subject area is already adjacent to areas planned and developed for higher densities than the designations proposed with the current project.

LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

As noted above, changes proposed for the PSR area and study area would be consistent with the existing development pattern for the area. In the area around the PSR properties, there are higher density residential uses to the south, and industrial and commercial uses beyond that. The PSR area is suited for higher density than the approved designations, and was analyzed for more than double the proposed density in the General Plan EIR. Extensive services are available to serve development in the PSR area. There are no Rural Lands in the CPA. Therefore, the proposed changes are consistent with this policy.

LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

This policy is not applicable to the proposed changes because the PSR area is already in the Village Regional Category and within the Village boundary for the Spring Valley Community Planning Area.



- LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions.** Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.

The proposed changes are consistent with this policy because the PSR area is not adjacent to another jurisdiction and land use patterns in jurisdictions adjacent to the Spring Valley Community Planning Area were not used as justification for the proposed Land Use designation changes.

- LU-1.9 Achievement of Planned Densities.** Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.

With the proposed changes, the entire PSR area would have a density potential of 30 units. The zoning use regulation and development designators would allow multi-family residential development. As such, the 30 units could be easily accommodated in the area of the 7 smaller parcels and in the western area of the larger parcel. This would still allow avoidance of the sloping areas closer to Grand Avenue, and the area of Coastal sage scrub vegetation in the northeast portion of the area. As noted above, the General Plan EIR analyzed the area for a density more than double the density proposed with the current project. Therefore, the proposed changes are consistent with this policy.

- LU-2.3 Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

As noted above, consistency with the existing development pattern in the community would be maintained with the proposed changes. The PSR area is adjacent to densities of 24 and 15 units per acre to the south, which are higher densities than the proposed changes. There are lower densities of 2 units per acre and 1 unit per acre to the north of the PSR area. As such, the PSR area would be part of a Village transition zone from the high densities to the south and the lower densities to the north. The proposed zoning minimum lot size of 6,000 square feet for the entire PSR area would be consistent with surrounding Village density properties. This minimum lot size would allow the flexibility to pursue small lot single family residential, if the owner or a future owner does not want to pursue multi-family residential. This flexibility is consistent with the proposed RV (Residential Variable) zoning. Therefore, the proposed changes are consistent with this policy.

- LU-2.4 Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.



Land Use Policy LU-1.2.1 of the Spring Valley Community Plan calls for applying appropriate Land Use designations in the Spring Valley community that take into account adjacent properties and that over time phase out inappropriate and hazardous industries. As noted above, the proposed designations would ensure that the PSR area fits in with densities and land uses to the east and west, as part of a density transition from the higher density to the south and the lower density to the north. The minimum lot sizes and range of allowed uses would also be consistent with the development pattern in the surrounding area. The 'B' designator on each of the parcels in the PSR area would remain, requiring design review of development for adherence to the Spring Valley Design Guidelines. This required design review is in accordance with Spring Valley Community Plan Goal LU-2.4, which seeks residential development that incorporates design guidelines and improves upon the community character of Spring Valley. Therefore, the proposed changes are consistent with this policy.

LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.

This area of Spring Valley has a wide range of Land Use designations, from the commercial and industrial areas along Jamacha Road to the high density residential areas north of the commercial and industrial areas, to the mid-level Village densities east and west of the PSR area, and the lower densities north of the PSR area. This steady density transition creates an ideal high density Community Development Model. Currently, just less than one acre of the PSR area has the RV (Residential Variable) zoning. With the proposed changes, the entire area would be subject to the RV zoning and the 'K' building type designator, which provides flexibility, allowing each of the residential building types. Therefore, the proposed changes are consistent with this policy.

LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

The PSR area is within the Village boundary of Spring Valley. This area of Spring Valley already has a wide range of uses, including high density residential, medium density residential, commercial, and industrial. The PSR area is ideally suited to handle the proposed density, and a higher density was analyzed for the area in the General Plan EIR. The PSR area is only a half mile away from the commercial area at the western end of Jamacha Road and less than a quarter mile away from the commercial area along Grand Avenue. As such, many daily trips can be reasonably accommodated via walking or bicycle transportation. In addition, Spring Valley has a relatively extensive bus route system in comparison to other unincorporated communities, particularly in this area of the community. Therefore, the proposed changes are consistent with this policy.

LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.

The northeast portion of the PSR area is mapped as having Coastal sage scrub vegetation. The potential density associated with the proposed changes could be accommodated with avoidance of this area. As



discussed above, the General Plan EIR analyzed this PSR area for twice the density proposed with the current project. In addition, the proposed designations are consistent with other areas of the community that are mapped as having this vegetation community. Ground surveys would likely find that the extent of this vegetation community in Spring Valley is more limited than what is shown on current GIS maps that will be updated as new surveys are submitted. Therefore, the proposed changes are consistent with this policy.

LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high fire threat areas or other unmitigable hazardous areas.

This policy is not applicable to the proposed changes because the PSR area is not in an extreme, very high, or high fire threat area, or other unmitigable hazardous area.

LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

The PSR area does not contain any agricultural preserves, agricultural contracts, Farmlands of Statewide Importance, Farmlands of Local Importance, prime agricultural soils, existing agricultural operations or agricultural zoning. Due to the existing high density in the surrounding area, the PSR area would not be an ideal site for substantial agricultural operations. Therefore, the proposed changes are consistent with this policy.

LU-8.1 Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

This policy is not applicable to the proposed changes because the subject parcels are not groundwater dependent and would obtain imported water from the Helix Water District.

LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]

There is an area of gradual slopes and Coastal sage scrub vegetation in the eastern portion of the PSR area, adjacent to Grand Avenue. As noted above, the PSR area would be able meet the potential density associated with the proposed changes, while avoiding these areas. In addition, the General Plan EIR analyzed this area for more than twice the density that is proposed with the current project. Therefore, the proposed changes are consistent with this policy.



- LU-9.5 Village Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.

The PSR area is within the Village boundary of Spring Valley. This area of Spring Valley already has a wide range of uses, including high density residential, medium density residential, commercial, and industrial. The PSR area is ideally suited to handle the proposed density, and a higher density was analyzed for the area in the General Plan EIR. The PSR area is only a half mile away from the commercial area at the western end of Jamacha Road and less than a quarter mile away from the commercial area along Grand Avenue. As such, many daily trips can be reasonably accommodated via walking or bicycle transportation. In addition, Spring Valley has a relatively extensive bus route system in comparison to other unincorporated communities, particularly in this area of the community. Therefore, the proposed changes are consistent with this policy.

- LU-9.6 Town Center Uses.** Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.

Though Spring Valley doesn't have a defined Town Center, the PSR area is in close proximity to a transportation node (the intersection of Jamacha Road and Grand Avenue) and relatively high density land uses are proposed, that would facilitate multi-family development on the property. Therefore, the proposed changes are consistent with this policy.

- LU-9.7 Town Center Planning and Design.** Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

The proposed changes are consistent with this policy because the proposed zoning changes would not affect allowances/requirements for public facilities, and development design would be handled at the development project level. The current project is just a General Plan Amendment, with no associated development entitlement applications.

- LU-9.9 Residential Development Pattern.** Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.

With the PSR GPA, the Village Regional Category would remain unchanged. The PSR area is within a neighborhood of relatively high density. The proposed Land Use designations would be consistent with surrounding development and the existing gradual density transition from the higher densities to the



south and the lower densities to the north. Therefore, the proposed changes are consistent with this policy.

LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.

As noted above, the entire Spring Valley Community Planning Area is within the Village Regional Category, which reflects the relatively high density and extensive services and infrastructure available in this community. As the PSR area is in the central area of the community, it would not serve as a community buffer. Therefore, the proposed changes are consistent with this policy.

LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

This policy is not applicable to the proposed changes because the PSR area is within the Village boundary of Spring Valley.

LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.

The proposed changes are consistent with this policy because the proposed zoning changes would result in a similar range of uses allowed by right and allowed with discretionary permits, to those currently allowed. In addition, there are no development entitlement applications associated with this General Plan Amendment.

LU-11.10 Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

The proposed changes are consistent with this policy because the PSR parcels are already designated and zoned for residential uses. In addition, there is existing residential development at higher densities than the PSR proposed designations, in the area between the industrial area to the south and the PSR area.



CONSERVATION AND OPEN SPACE ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

COS-10.4 Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. *See Policy COS-10.1 for a definition of incompatible land uses.*

The proposed changes are consistent with this policy because the PSR area is already designated and zoned for residential use. In addition, the PSR area is surrounded by high density residential uses, which are incompatible to future extraction of mineral resources.

COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.

The Village Residential designations would be consistent with the existing mapping in this particular area of Spring Valley, when there are small, disconnected areas of 25% and greater slope (including the area of the PSR currently designated VR-2.9). The potential density could be met on the larger parcel, even with avoidance of the gradual slope leading up to Grand Avenue. Therefore, the proposed changes are consistent with this policy.

COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

As noted above, the PSR area is only a half mile away from the commercial area at the western end of Jamacha Road and less than a quarter mile away from the commercial area along Grand Avenue. As such, many daily trips can be reasonably accommodated via walking or bicycle transportation. In addition, Spring Valley has a relatively extensive bus route system in comparison to other unincorporated communities, particularly in this area of the community. The properties associated with the PSR are in an area of relatively high density. The adjacent densities to the south are significantly higher than the designations proposed with the PSR. Therefore, the proposed changes are consistent with this policy.

COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

As noted above, the PSR area is only a half mile away from the commercial area at the western end of Jamacha Road and less than a quarter mile away from the commercial area along Grand Avenue. As such, many daily trips can be reasonably accommodated via walking or bicycle transportation. In addition, Spring Valley has a relatively extensive bus route system in comparison to other unincorporated communities, particularly in this area of the community. The General Plan Land Use mapping and zoning building types in the area encourage a wide ranging of housing options. This policy will encourage



further diversification of commercial and civic uses in this relatively high density area. Therefore, the proposed changes are consistent with this policy.

HOUSING ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

(Note: The Housing Element includes some policies that would only relate to GPAs that include corresponding development projects. Since this PSR GPA does not include any corresponding development entitlement applications, those policies are not included in this document.)

H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

With the current GPA, increased density is proposed for the PSR area. The PSR area is in very close proximity to Jamacha Road and Grand Avenue, which are high volume Mobility Element roads, with transit service. There are commercial and industrial areas along Jamacha Road and Grand Avenue that provide a range of employment opportunities for the community. In addition, this area has extensive public services and infrastructure to serve high density development, including short emergency travel times. Therefore, the proposed changes are consistent with this policy.

SAFETY ELEMENT POLICIES RELATED TO GENERAL PLAN AMENDMENTS

S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

The PSR area is classified as 'urban unzoned' in the range of fire hazard severity zones. As such, the wildfire hazard is minimal because the area is surrounded by urban development. In addition, the emergency response travel time in the area is 0 to 5 minutes, which is consistent with Village densities.

The subject area is not located on or adjacent to a flood hazard area, a dam inundation zone, a potential liquefaction area or an airport influence area. Any new development within the area would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity or soil stability. Therefore, the proposed changes are consistent with this policy.

S-7.3 Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.

This policy is not applicable because the subject area is not in an Alquist-Priolo zone or County special study zone.



- S-9.1 Floodplain Maps.** Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.
- S-9.2 Development in Floodplains.** Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

These policies are not applicable because the subject area is not within a floodplain/floodway.

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