

Item	Category	Type & Text	County Staff Recommendation	Related General Plan/Community Plan Goal/Policy or Other Regulations	CPU Subcommittee Meeting Deliberations	CPG Meeting Deliberations
31	Land Use - Commercial	<p>Policy Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.</p>	<p><i>Recommend Removal</i></p> <p>The wording is not clear and open to various interpretations. This type of issue is better suited for specific Design Guidelines standards.</p>	<p>GP: LU-11.2 Compatibility with Community Character</p> <p>Valley Center Design Guidelines</p>	<p>The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.</p>	<p>CPG Comments: - How to clarify for staff interpretation?</p> <p>Public Comments:</p> <p>Motion: Remove item</p> <p>Maker: Kevin Smith Second: James Garritson</p> <p>Vote: Ayes: 11 Noes: 0 Abstain: Dori Rattray, Susan Fajardo</p>
573	Conservation and Open Space -Active Recreation Parks	<p>Goal New staff goal proposal to address policies in Conservation and Open Space - Active Recreation Parks section: Collaboration between agencies and private entities is leveraged to address community park and recreation priorities.</p>	<p><i>Recommend Inclusion</i></p> <p>This proposed goal was added to fill in a goal gap during the process of organizing items that were carried forward from the Subcommittee process. This proposed goal would go with Items 118, 116, 70, 192, 120 and 463 in a "Conservation and Open Space - Active Recreation Parks" section.</p>	<p>NA</p>	<p>This proposed goal was added to fill in a goal gap during the process of organizing items that were carried forward from the Subcommittee process. This proposed goal would go with Items 118, 116, 70, 192, 120 and 463 in a "Conservation and Open Space - Active Recreation Parks" section.</p>	<p>CPG Comments:</p> <p>Public Comments:</p> <p>Motion: Accept staff recommendation</p> <p>Maker: Kevin Smith Second: LaVonne Norwood</p> <p>Vote: Ayes: 13 Noes: 0</p>

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192	Conservation and Open Space - Active Recreation Parks	<p>Policy In developing and evaluating plans for public parkland dedication and development of other public spaces, the development of a "village green" for the North Village should be considered a priority. The community desires this type of park amenity to help facilitate public gatherings.</p>	<p><i>Recommend Inclusion</i></p> <p>During CPG meeting(s), staff will point out that this was a Subcommittee consent item noting a staff recommendation of "recommend inclusion with revision." Therefore, it was carried forward in the process without further Subcommittee deliberations. The revision text (shown here now) was missing from the matrix version used during the Subcommittee consent calendar process.</p> <p>The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process. Therefore, it was carried forward in the process without further Subcommittee deliberations. The revision text shown now was missing from the matrix version used during the Subcommittee consent calendar process.</p>	<p>GP: LU-9.7 Town Center Planning and Design</p>	<p>The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process. Therefore, it was carried forward in the process without further Subcommittee deliberations. The revision text shown now was missing from the matrix version used during the Subcommittee consent calendar process.</p>	<p>CPG Comments: - Village green is vague</p> <p>Public Comments: Motion: Accept staff revision</p> <p>Maker: Kevin Smith Second: James Garritson</p> <p>Vote: Ayes: 13 Noes: 0</p>

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463	Conservation and Open Space - Active Recreation Parks	<p>Policy Encourage new residential development in the Villages and other new large residential developments to include pocket parks.</p>	<p><i>Recommend Removal</i></p> <p>Pocket parks should be considered on a case by case basis, based on project characteristics and public input received during individual project review processes. Pocket parks won't always be appropriate in Village developments.</p>	<p>CP: Existing Goals & Policies matrix #290 (CP Parks and Recreation Goal)</p> <p>GP: COS-21.1 Diversity of Users and Services COS-21.2 Location of Parks COS-21.3 Park Design</p> <p>Parks Master Plan Park Lands Dedication Ordinance Board Policy I-44 Procedure for Designing New County-owned Local Parks</p>	<p>Motion: Include with original staff revision.</p> <p>Proposed revision: Encourage new residential developments in the Villages and other new large residential developments to include pocket parks.</p> <p>Maker: Kevin Smith Second: Steve Hutchison Vote: Ayes: 6 Noes: 0</p>	<p>CPG Comments: - It says encourage, doesn't have to do - can be on case-by-case basis. -Larger complexes would do better for larger parks - Subcommittee revised "require" to "encourage"</p> <p>Public Comments:</p> <p>Motion: Include item and revise.</p> <p>Proposed Revision: Encourage new residential development in the Villages and other new large residential developments to include pocket parks well as larger park spaces</p> <p>Maker: Kevin Smith Second: Lisa Adams</p> <p>Vote: Ayes: 10 Noes: 3</p>

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407	Conservation and Open Space - Protected Open Space	<p>Policy Encourage the establishment and support the activities of a Valley Center-oriented, well established land trust, conservancy or similar private non-profit entity to hold title to, consolidate, and manage in perpetuity mitigation banks, open space easements and other properties (unless owned or maintained by the County).</p>	<p><i>Recommend Removal</i></p> <p>The County often manages open space.</p>	<p>CP: Existing Goals & Policies matrix #109 (CP Open Space Policy 4)</p>	<p>Motion: Recommend inclusion with revision and the following language: "Encourage the establishment and support the activities of a Valley Center-oriented well established land trust, conservancy, or similar private non-profit entity to hold title to, consolidate, and manage in perpetuity Mitigation Banks, open space easements and other properties (unless owned or maintained by the County)</p> <p>Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 6 Noes: 0</p>	<p>CPG Comments: - Intent: Target more properties in absence of County control. Doesn't seem to be appropriate place for it. - Run into same problem with finance/maintenance with VC Parks and Recreation - There are mitigation banks in VC. There should be a back-up if County can't go into mitigation bank property.</p> <p>Public Comments: Motion: Accept staff recommendation</p> <p>Maker: James Garritson Second: Lisa Adams</p> <p>Vote: Ayes: 10 Noes: 3</p>

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566	Conservation and Open Space - Trails and Pathways	<p>Policy In order to expedite the implementation of public trails for Valley Center shown in the County's Community Trails Master Plan (CTMP), the development of new private trail systems should be avoided. Trail plans in new housing developments shall prioritize public access and connectivity to the CTMP.</p>	<p><i>Recommend Inclusion with Revision</i></p> <p>Since this item was pulled for deliberations during the March 8 CPG meeting, the staff project team has coordinated with DPR staff and stakeholders to develop a proposed revision.</p> <p>Proposed revision: New housing developments should prioritize public trail systems over private trail systems. Avoid private trail systems that would cut off access and connectivity to the County's public trail system.</p>	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	<p>CPG Comments: -"Should" doesn't require public trail systems over private trail systems - We're not trying to avoid private trails, but include them with public trail system</p> <p>Public Comments: - County DPR doesn't have funds to maintain private trails - who will pay? When you say private trails have access to public trails, only those with private trails would have access.</p> <p>Motion: Accept with revision</p> <p>Proposed Revision: New housing developments should prioritize public trail systems.</p> <p>Maker: Lisa Adams Second: LaVonne Norwood</p> <p>Vote: Ayes: 12 Noes: 1</p>

Item	Category	Type & Text	County Staff Recommendation	Related General Plan/Community Plan Goal/Policy or Other Regulations	CPU Subcommittee Meeting Deliberations	CPG Meeting Deliberations
88/91/163/167/413	Conservation - Trees	<p>Policy Preserve healthy large native and specimen trees as a way to retain community character, wildlife habitat, and for soil preservation. Native trees of particular concern are coast live oaks, California sycamores, Coulter pines, willows, and cottonwoods. However, specimen trees of other species are to be considered as well. Discretionary projects should avoid removal of such trees. If removal is unavoidable during construction, such trees must be replaced with at least an equal number of native or compatible specimen trees on the project property. A large tree has a trunk diameter of at least eight inches, measured four feet above the ground, and a specimen tree is one contained in a 24-inch box or larger with a diameter of at four inches, measured two feet above the box.</p>	<p><i>Recommend Removal</i></p> <p>It would be difficult to have objective implementation of this policy and there are existing protections for native tree habitats like oak woodlands and riparian woodlands. In addition, detailed guidelines on tree preservation are included in the current Design Guidelines and it is anticipated this type of guidance would be carried forward in the Design Guidelines Update.</p>	<p>GP: COS-2.1 Protection, Restoration and Enhancement LU-6.6 Integration of Natural Features into Project Design Valley Center Design Guidelines</p>	<p>Motion: Recommend combining items 88, 91, 163, 167 and 413, and revising. <i>The Subcommittee's proposed revision is the text shown for this item in the organization document and in column C of this screen share matrix.</i></p> <p>Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 6 Noes: 0</p>	<p>CPG Comments: -Why would this be difficult to implement? - Are Engelmann Oaks included in text?</p> <p>Public Comments:</p> <p>Motion: Recommend retain text with revision.</p> <p>Proposed revision: Preserve healthy large native and specimen trees as a way to retain community character, wildlife habitat, and for soil preservation. Native trees of particular concern are coast live oaks, California sycamores, Coulter pines, willows, cottonwoods, and Engelmann oaks. However, specimen trees of other species are to be considered as well. Discretionary projects should avoid removal of such trees.</p> <p>Maker: Kevin Smith Second: LaVonne Norwood</p> <p>Vote: Ayes: 11 Noes: 2</p>
572	Conservation and Open Space – Historic Resources	<p>Goal New staff goal proposal to address policies in Conservation and Open Space - Historic Resources Conserve Valley Center's valued historic resources.</p>	<p><i>Recommend Inclusion</i></p> <p>This proposed goal was added to fill in a goal gap during the process of organizing items that were carried forward from the Subcommittee process. This proposed goal would go with Items 102, 104, and 494 in a “Conservation and Open Space – Historic Resources” section.</p>	NA	<p>This proposed goal was added to fill in a goal gap during the process of organizing items that were carried forward from the Subcommittee process. This proposed goal would go with Items 102, 104, and 494 in a “Conservation and Open Space – Historic Resources” section.</p>	<p>CPG Comments:</p> <p>Public Comments:</p> <p>Motion: Accept staff recommendation</p> <p>Maker: Kevin Smith Second: James Garritson</p> <p>Vote: Ayes: 12 Noes: 0 Abstain: Dori Rattray</p>

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250	Safety – Fire Protection	<p>Policy Minimize development in hazardous wildfire areas and other immitigable hazardous area.</p>	<p><i>Recommend Removal</i></p> <p>This is covered in General Plan Policy LU-6.11.</p> <p>Additional rationale: The GP policy referenced calls for assigning land uses and densities in a manner that minimizes development in extreme, very high, and high fire threat areas or other unmitigable hazardous areas. Therefore, this is covered in the GP, as the General Plan designations serve to guide the extent of development allowed.</p>	<p>GP: LU-6.11 Protection from Wildfires and Unmitigable Hazards</p>	<p>Motion: Include item 250</p> <p>Maker: Steve Hutchison Second: Lisa Adams Vote: Ayes: 5 Noes: 0</p>	<p>CPG Comments: - County approved development in extremely high fire hazard severity areas (discretionary); emphasize discouraging development in those areas - What is the definition of hazardous wilfire areas?</p> <p>Public Comments:</p> <p>Motion: Retain item 250 with revision</p> <p>Proposed revision</p> <p>Minimize development in hazardous wildfire areas and other unmitigable hazardous areas.</p> <p>Maker: Steve Hutchison Second: Kevin Smith</p> <p>Vote: Ayes: 9 Noes: 4</p>