

VC CPU 2012 Proposals - Goals and Policies Post-Subcommittee

Item #	New Element / Section	Type	Text	Related General Plan/Community Plan Goal/Policy or Other Regulations	Referenced Related Existing VC CP Text	CPU Subcommittee Deliberations	Staff Recommendation (if different from Subcommittee)
139	Land Use - Villages	Policy	Concentrate new Industrial, General Commercial, Office Professional, Mixed Use, and compact residential development in Village areas where uses and densities have been intensified in accord with existing and planned infrastructure, services and amenities.	CP: Existing Goals & Policies matrix #2 (CP Community Character Goal 1A) Existing Goals & Policies matrix #7 (CP Land Use-General Goal) Existing Goals & Policies matrix #33 (CP Land Use-Commercial Policy 8)	Community Character Goal 1A: Village: Enhance the rural village character of Valley Center's North and South villages defined by the current nodes of industrial, commercial and higher density village residential land use designations Land Use-General Goal: Two economically viable and socially vibrant villages where dense residential uses, as well as commercial and industrial uses, are contained. Land Use-Commercial Policy 8: Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan. Exceptions to this policy can be made for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
147	Land Use - Semi-Rural and Rural Lands	Policy	Support development in Rural designations of single-family homes and permitted agri-businesses when conservation site planning respects the scale, irregularity and diversity that characterizes rural development.	CP: Existing Goals & Policies matrix #6 (CP Community Character Policy 2) Existing Goals & Policies matrix #8 (CP Land Use-General Goal) GP: LU-2 Maintenance of the County's Rural Character Rural Subdivision Design Guidelines	CP Community Character Policy 2: Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require that site design is consistent with the rural character of the community. CP Land Use-General Goal: Development that maintains Valley Center's rural character through appropriate location and suitable site design.	Motion: Recommend inclusion Maker: Pam Wiedenkeller Second: Kevin Smith Vote: Ayes: 4 Noes: 0	

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148	Land Use - Community Character	Policy	Require contextually sensitive rural planning and design in all land use designations. Projects should treat the following components as assets and demonstrate how they are incorporated into the project design: natural topography, rock outcroppings, mature indigenous trees and native vegetation.	CP: Existing Goals & Policy #17 (CP Land Use-Residential Policy 4) GP: LU-6.4 Sustainable Subdivision Design LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography Residential Subdivision Design Guidelines	CP Land Use-Residential Policy 4: Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important: • Roads that follow topography and minimize grading; • Built environment that is integrated into the natural setting and topography; • Grading that follows natural contours and does not disturb the natural terrain; • Structure design and siting that allows preservation of the site's natural assets; • Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
151	Conservation and Open Space - Grading and Erosion	Policy	Require grading and shaping of building pads to follow the landscape's natural contours and prevent unnatural geometric landform shapes resulting from grading. The artificial elevation of building pads is prohibited unless necessary for safety considerations.	CP: Existing Goals & Policies matrix #17 (CP Land Use-Residential Policy 4) GP: LU-6.4 Sustainable Subdivision Design LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography Residential Subdivision Design Guidelines	Land Use-Residential Policy 4: Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important: • Roads that follow topography and minimize grading; • Built environment that is integrated into the natural setting and topography; • Grading that follows natural contours and does not disturb the natural terrain; • Structure design and siting that allows preservation of the site's natural assets; • Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
153	Conservation and Open Space - Protected Open Space	Policy	In addition to providing open spaces to preserve sensitive resources, encourage the use of open space for recreational and aesthetic purposes, accessible to homes on adjacent properties and public roads.	CP: Existing Goals & Policies matrix #287 (CP Open Space Policy 5) County Guidelines for Determining Significance (particularly Guidelines for Biological Resources and Aesthetics/Visual Resources)	Open Space Policy 5: Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space.	Motion: Adopt staff revision with addition of "and public roads." Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 6 Noes: 0	

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159	Conservation and Open Space - Natural Landscapes Conservation	Policy	Preserve Valley Center's naturally functioning eco-system, its natural beauty and landscape features (open spaces, canyons, ravines, creek beds and wetlands, ridgelines and hillsides, rock outcroppings and ledges, natural topographical contours, unique scenic views, meadows, oak and sycamore trees), and its natural plant and animal habitats.	CP: Existing Goals & Policies matrix #13 (CP Land Use-Residential Policy 1) Existing Goals & Policies matrix #14 (CP Land Use-Residential Policy 2) GP: COS-2.1 Protection, Restoration, and Enhancement LU-6.1 Environmental Sustainability LU-6.3 Conservation-Oriented Project Design LU-6.4 Sustainable Subdivision Design LU-6.7 Open Space Network LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography Rural Subdivision Design Guidelines Resource Protection Ordinance	Land Use-Residential Policy 1: Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. Land Use-Residential Policy 2: Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.	Motion: Recommend retain Maker: Lisa Adams Second: Kevin Smith Vote: Ayes: 5 Noes: 0	<i>Recommend Removal</i> The policy would need additional clarity to be enforced and would ideally separate out different resources. In addition, there are other policies carried forward that address the issues, including Items 165, 406, 14, 86, 171, 160, 161, 429, 427, 85, 55, 425, 15, 422, 153 and 148..
160	Conservation and Open Space - Natural Landscapes Conservation	Policy	Preserve Valley Center's canyon ecosystems by encouraging onsite preservation of wetland and upland native habitats in undeveloped canyons, as opposed to fill impacts and off-site mitigation.	CP: Existing Goals & Policies matrix #40 (CP Land Use-Industrial Policy 4) Existing Goals & Policies matrix #15 (CP Land Use-Residential Policy 3) GP: S-9.2 Development in Floodplains S-9.3 Development in Flood Hazard Areas S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways Resource Protection Ordinance	Land Use-Industrial Policy 4: Channeling of environmentally sensitive floodplain areas is prohibited. Land Use-Residential Policy 3: Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties.	Motion: Recommend to include staff recommendation on 160 Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 5 Noes: 0	

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161	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Maintain greenbelts along creeks and FEMA or County-mapped floodways.	CP: Existing Goals & Policies matrix #93 (CP Conservation Policy 12) GP: COS-5.1 Impact to Floodways and Floodplains S-9.1 Floodplain Maps S-9.2 Development in Floodplains S-9.3 Development in Flood Hazard Areas S-9.4 Development in Villages S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways Flood Damage Prevention Ordinance Resource Protection Ordinance Zoning Ordinance	Conservation Policy 12: Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.	Motion: Recommend to include staff recommendation on 161 Maker: Kevin Smith Second: Pam Wiedenkeller Vote: Ayes: 5 Noes: 0	
164/408	Conservation and Open Space - Natural Landscapes Conservation	Policy	When considering the appropriate mitigation for impacts to biological resources within the Valley Center Community Plan Area (VCCPA), consider local community options first. The acceptance of biological mitigation options outside the VCCPA is strongly discouraged when appropriate mitigation is available within the VCCPA.	County Guidelines for Determining Significance - Biological Resources	NA	Motion: Include item with staff revision Maker: Kevin Smith Second: Pam Wiedenkeller Vote: Ayes: 5 Noes: 0	

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165	Conservation and Open Space - Natural Landscapes Conservation	Policy	Encourage new development to retain as much of the natural landscape and native vegetation as possible, and to revegetate with native, native-compatible, and/or drought tolerant species that will thrive in the particular location.	CP: Existing Goals & Policies matrix #13 (CP Land Use-Residential Policy 1) Existing Goals & Policies matrix #14 (CP Land Use-Residential Policy 2) GP: COS-2.2 Habitat Protection through Site Design COS-4.2 Drought-Efficient Landscaping LU-6.1 Environmental Sustainability LU-6.3 Conservation-Oriented Project Design LU-6.4 Sustainable Subdivision Design LU-6.7 Open Space Network LU-6.6 Integration of Natural Features into Project Design LU-6.9 Development Conformance with Topography Rural Subdivision Design Guidelines Resource Protection Ordinance	Land Use-Residential Policy 1: Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements. Land Use-Residential Policy 2: Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.	Motion: Adopt staff revision Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
166	Conservation and Open Space - Trees	Policy	Encourage retention and/or relocation of mature trees. When relocating within a project is not possible, encourage relocation to other areas of Valley Center, including, but not limited to, parks, schools, and other public sites.	CP: Existing Goals & Policies matrix #14 (CP Land Use-Residential Policy 2) GP: COS-2.1 Protection, Restoration, and Enhancement LU-6.1 Environmental Sustainability LU-6.3 Conservation-Oriented Project Design LU-6.4 Sustainable Subdivision Design LU-6.6 Integration of Natural Features into Project Design Topography Rural Subdivision Design Guidelines	Land Use-Residential Policy 2: Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
171	Conservation and Open Space - Natural Landscapes Conservation	Goal	Community Plan consistency findings for projects within Resource Conservation Areas (RCAs) shall provide details on how the project conserves the resource(s) identified for conservation in the RCA description within the Community Plan.	CP: Existing Goals and Policies matrix #86 (CP Conservation Policy 5) Community Plan Resource Conservation Areas (RCAs)	Conservation Policy 5: Projects within or within the vicinity of a Resource Conservation Area should be designed to minimize adverse impacts on the resources the RCA was created to protect.	Motion: Include staff recommendation and revision Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	

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174	Land Use - Community Character	Policy	Designs for major subdivisions should follow guidance in the County's Residential Subdivision Design Guidelines in order to achieve community character compatibility.	Residential Subdivision Design Guidelines	NA	Motion: Accept staff revision. Maker: Steve Hutchison Second: Lisa Adams Vote: Ayes: 5 Noes: 0	
176	Land Use - Villages	Goal	Two compact "town centers" provide local shopping and services, central gathering places for public community activities, and expanded options for housing.	CP: Existing Goals & Policies matrix #2 (CP Community Character Goal 1A) GP: LU-9 Distinct Villages and Community Cores LU-9.5 Village Uses LU-9.6 Town Center Uses LU-9.7 Town Center Planning and Design	Community Character Goal 1A: Enhance the rural village character of Valley Center's North and South villages defined by the current nodes of industrial, commercial and higher density village residential land use designations	Motion: Adopt the proposed revised language Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 4 Noes: 0	
185	Land Use - Wastewater and Imported Water	Policy	Encourage use of treated water for irrigation of Village landscaping, parks, and golf courses.	GP: COS-4.5 Recycled Water	NA	Motion: Include as staff recommended. Maker: Pam Wiedenkiller Second: Steve Hutchison Vote: Ayes: 5 Noes: 0	
187	Land Use - Villages	Goal	Village infrastructure and amenities serve business patrons and residents of Village neighborhoods as well as the citizens of greater Valley Center.	CP: Existing Goals & Policies matrix #62 (CP Public Facilities and Services Goal)	Public Facilities and Services Goal: Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.	Motion: Recommend inclusion. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 1	
189	Mobility - Access and Connectivity	Policy	Reviews of development projects within Villages shall include analyzing opportunities for connecting to off-site roads. Dead end roads and cul-de-sacs should be avoided in the Villages.	GP: M-4.2 Interconnected Local Roads	NA	Staff accidentally left this off the order by category document used for Subcommittee deliberations.	This is a staff recommended revision.
192	Conservation and Open Space - Active Recreation Parks	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.	GP: LU-9.7 Town Center Planning and Design	NA	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.	<i>Recommend Inclusion with Revision</i> The current text in this row is the staff-recommended revision.

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209	Land Use - Villages	Policy	Village development is encouraged to be two stories and no more than three stories including special features such as bell and clock towers, and steeples.	Zoning Ordinance Section 4600-4631	NA	<p>Motion: Recommend inclusion with revision:</p> <p>Proposed revision: "Village development is encouraged to be two-stories and no more than three stories including special features such as bell and clock towers, and steeples." Maker: Steve Hutchison Second: Kevin Smith</p> <p>Vote: Ayes: 4 Noes: 0</p>	<p><i>Recommend Removal</i></p> <p>Most Village properties are currently subject to the G Height designator, allowing up to 35 feet and 2 stories. This proposed policy language limits flexibility in development types in the Villages, where slightly higher density may be advantageous. Staff recommends removal and continuing discussion as a part of the Plan Concepts and Design Guidelines processes.</p> <p>Additional rationale: A process is available through a discretionary Administrative Permit or Major Use Permit to allow an additional story. These would go to the CPG for review and require staff making findings of community character compatibility and harmony with the scale and bulk of dwellings on adjacent properties in the same zone (see Zoning Ordinance sections 4610 - 4622). Prohibiting a third story under these special circumstances would limit creative solutions to achieving density within Villages, where the exterior may match the scale and bulk of most two-story structures. Such projects within Villages would also have to comply with the Design Guidelines on application of this policy.</p>
220	Land Use - Villages	Goal	Village residential neighborhoods provide a mingled diversity of housing products to meet needs of people of different ages, life stages and incomes.	GP: Goal H-1 Housing Development and Variety Design Guidelines	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
230	Land Use - Community Character	Policy	Require developers of all subdivisions to prepare site inventory maps that pinpoint locations of environmental, scenic and historic features on their properties, and to build around them.	County CEQA Guidelines for Determining Significance https://www.sandiegocounty.gov/content/sdc/pds/procguid.html (particularly Guidelines for Biological Resources, Cultural Resources, and Aesthetics and Visual Resources)	NA		<p><i>Recommend Removal</i></p> <p>During the CEQA review of subdivisions, projects are reviewed against the standards found in the County's CEQA Guidelines for Determining Significance. The language in the proposed policy is vague and applicants aren't going to always know what constitutes significant resources until technical studies are done.</p>

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234	Land Use - Community Character	Goal	Emphasize diversity of lot sizes, shapes, and architectural genres outside of the Villages.	CP: Existing Goals and Policies matrix #10 (CP Land Use-General Goal) Existing Goals & Policies matrix #11 (CP Land Use-Residential Goal) GP: LU-2 Maintenance of the County's Rural Character LU-3 Diversity or Residential Neighborhoods	Land Use-General Goal: Development that maintains Valley Center's rural character through appropriate location and suitable site design. Land Use-Residential Goal: Preserve and enhance the rural character of the Valley Center CPA.	Motion: Recommend retain with revision of goal item #234 and retain item #236. Remove item #238. Recommended revision: Emphasize diversity of lot sizes, shapes, and architectural genres outside of the Villages. Maker: Kevin Smith Second: Steve Hutchison Vote: Ayes: 4 Noes: 1	
235	Land Use - Community Character	Policy	Emulate the pattern of diverse home site designs and home styles that characterize neighborhoods of custom homes.	GP: LU-3.2 Mix of Housing Units in Large Projects	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
236	Land Use - Community Character	Policy	On larger properties create interconnected smaller neighborhoods separated by open space; avoid a sprawl of houses or independent enclaves.	GP: LU-10.1 Residential Connectivity County Subdivision Ordinance	NA	Motion: Recommend retain with revision of goal item #234 and retain item #236. Remove item #238. Maker: Kevin Smith Second: Steve Hutchison Vote: Ayes: 4 Noes: 1	<i>Recommend Removal</i> The language is too vague to effectively implement and the policy reads as internally inconsistent. Additional rationale: The General Plan policy referenced addresses the issues of providing connectivity in Semi-Rural areas, via streets, pathways/trails, and open space networks. Section 81.401q of the County's Subdivision Ordinance requires that roads/easements to parcels on a subdivision boundary shall not terminate in a cul-de-sac when it is feasible for the road/easement to serve as a through street.
244	Land Use - Semi-Rural and Rural Lands	Goal	Rural lands protect natural vegetation, provide areas for agriculture, horticulture and animal husbandry, and act as buffers between Valley Center and adjacent planning areas.	GP: LU-10 Function of Semi-Rural and Rural Lands	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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247/253/254	Land Use - Commercial	Policy	Within the Semi-Rural and Rural Lands Regional Category areas, support horse stables and agriculture-related commercial activities that can be allowed in Rural Residential and Agricultural zones (subject to limitations) when in compliance with Zoning Ordinance requirements.	NA	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	Staff input: This item should be considered by the CPG in comparison with Items 26 and 33 in this Land Use-Commercial section. There is an apparent policy inconsistency issue. If the proposed staff revision (or similar wording change) for Items 26 and 33 is accepted, that would address the inconsistency issue and there won't be a need to change the wording of this policy.
250	Safety – Fire Protection	Policy	6. Minimize development in hazardous wildfire areas and other immitigable hazardous area.	GP: LU-6.11 Protection from Wildfires and Unmitigable Hazards	NA	Motion: Include item 250 Maker: Steve Hutchison Second: Lisa Adams Vote: Ayes: 5 Noes: 0	<i>Recommend Removal</i> This is covered in General Plan Policy LU-6.11. 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.
252	Land Use - Agriculture	Goal	Promote businesses supporting agriculture as a component of the Valley Center community.	CP: Existing Goals & Policies #42 (CP Land Use - Agricultural Goal)	Land Use - Agricultural Goal: Preserve and enhance future agricultural uses in the Valley Center Community Plan.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
255	Land Use - Commercial	Policy	Discourage general commercial and industrial enterprises which are incompatible with rural residential and agricultural development such as conventional convenience stores and gas stations.	CP: Existing Goals & Policies matrix #33 (CP Land Use - Commercial Policy 8)	Land Use Commercial Policy 8: Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan. Exceptions to this policy can be made for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011.	Motion: Retain 255 and change "prohibit" to "discourage" Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 5 Noes: 0	<i>Recommend Removal</i> The policy is vague and existing zoning on several properties in Valley Center allows these types of uses (by right or with discretionary permits). Additional rationale: Sections 1200-1800 of the Zoning Ordinance provide definitions of use types. These use types are referred to in Sections for each zone, to note which are allowed, which require special discretionary permits, and which are not allowed.
258	Land Use - Agriculture	Policy	Encourage development of combined residential uses with low nuisance agricultural uses that are compatible with residential development.	NA	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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259	Land Use - Semi-Rural and Rural Lands	Policy	Encourage the establishment of "green" small family owned farms and vineyards.	NA	NA	Motion: Recommend inclusion and change from policy to a goal Maker: Kevin Smith Second: Pam Wiedenkeller Vote: Ayes: 6 Noes: 0	<i>Recommend Removal</i> "Green" is too vague in this reference.
261	Land Use - Conservation Subdivision and Clustering	Goal	Conservation Subdivision design preserves natural resources and creates interconnected networks of open space through Rural, Semi-Rural and even Village areas.	County Subdivision Ordinance (Conservation Subdivision Program)	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
262	Land Use - Conservation Subdivision and Clustering	Policy	Encourage applicants to pursue a Conservation Subdivision process within the land use designations where it is optional (SR-4 and higher densities), in order to allow for greater preservation of sensitive habitats, cultural resources and agricultural resources. Support reductions in minimum lot sizes typically associated with this process when the requisite findings can be made.	County Subdivision Ordinance (Conservation Subdivision Program)	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
269	Land Use - Conservation Subdivision and Clustering	Policy	Conservation Subdivision projects should be designed to preserve or create views of scenic natural areas, as viewed from public roads traversing the subdivision.	GP: COS-11.3 Development Siting and Design	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
288	Mobility - Road Planning and Design	Policy	Consider the impacts of casino traffic and other through traffic when developing traffic improvement plans, with the goals of safety and minimal impact on local traffic.	CP: Existing Goals & Policies matrix #49 (CP Mobility Policy 2) GP: M-2.1 Level of Service Criteria M-4.3 Rural Roads Compatible with Rural Character	Mobility-Policy 2: Road design shall reflect the rural character and needs unique to the Planning Area. For example, turn radii shall be such that agricultural vehicles and equestrian rigs can be safely accommodated.	Motion: Recommend inclusion with revision of staff proposed revision "with the goal of safety and minimum impact on local circulation" Maker: Pam Wiedenkeller Second: Jeana Boulos Vote: Ayes: 6 Noes: 0	
290	Mobility - Road Planning and Design	Policy	Prioritize improvements associated with planned Mobility Element connections to I-15 as road construction funding becomes available, in order to improve evacuation capabilities and reduce Vehicle Miles Traveled (VMT) from the Villages to I-15.	GP:	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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Item #	New Element / Section	Type	Text	Related General Plan/Community Plan Goal/Policy or Other Regulations	Referenced Related Existing VC CP Text	CPU Subcommittee Deliberations	Staff Recommendation (if different from Subcommittee)
291	Mobility - Road Design	Policy	On Mobility Element roads that traverse steep grades, consider the addition of passing lanes where it is safe to do so, in order to enhance capacity, efficiency, and safety.	CP: Existing Goals & Policies matrix #228 (CP Mobility Policy 4) GP: M-4.5 Context Sensitive Road Design	Mobility-Policy 4: Road alignment shall minimize the necessity of altering the landscape by following, as much as possible, the contours of the existing, natural topography without sacrificing safety or sight distance criteria.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
294	Mobility - Road Design	Policy	Right and left turn pockets added at key intersections are preferred versus adding lanes in order to improve carrying capacity and safety.	GP: M-4.5 Context Sensitive Road Design	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
302/382	Mobility - Road Planning and Design	Policy	Consider the use of one-way internal circulation roads within Villages to improve traffic capacity.	CP: Existing Goals & Policies matrix #54 (CP Mobility Policy 7) GP: LU-2.9 Maintaining Rural Character M-2.2 Access to Mobility Element Designated Roads County Public Road Standards	Mobility Policy 7: To promote unimpeded traffic flow in commercial areas, minimize direct access points on to Mobility Element roads by recommending new commercial development to provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.	Motion: Retain staff recommendation for items #289 and #302. Maker: Steve Hutchison Second: Jeana Boulos Vote: Ayes: 6 Noes: 0	
304	Mobility - Road Planning and Design	Policy	Add new alternative roads that reduce traffic on existing roads and increase connectivity versus adding lanes to existing roads.	GP: LU-2.9 Maintaining Rural Character M-1 Balanced Road Network County Public Road Standards County Capital Improvement Program 5-Year Plan		Staff accidentally left this off the order by category document used for Subcommittee deliberations.	<i>Recommend Removal</i> Determination of the best way to address safety or capacity issues is made on a site-specific basis. Either approach may be advantageous depending on the context. In addition, adding new roads may require acquisition of additional rights-of-way that would delay construction and increase the cost of the improvements.
307	Mobility - Access and Connectivity	Policy	Each future subdivision needs to be assessed for its potential to provide linkages for long-term circulation improvement, while still allowing for a road design in keeping with a "rural neighborhood" character.	CP: Existing Goals & Policies matrix #59 (CP Mobility-Policy 12) GP: M-2.2 Access to Mobility Element Designated Roads M-4.2 Interconnected Local Roads County Subdivision Ordinance	Mobility-Policy 12: Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads via at least two separate access points.	Motion: Include item #307. Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 5 Noes: 1	<i>Recommend Removal</i> This is covered in Item 189 and in the Subdivision Ordinance. Additional rationale: County Subdivision Ordinance reference: "A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future."

Post-Subcommittee Meetings Highlights

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308	Mobility - Access and Connectivity	Policy	Recommend developers provide un-gated interconnections between roads rather than creating more unconnected networks of roads.	CP: Existing Goals & Policies matrix #59 (CP Mobility-Policy 12) GP: M-2.2 Access to Mobility Element Designated Roads M-4.2 Interconnected Local Roads County Subdivision Ordinance	Mobility-Policy 12: Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads via at least two separate access points.	Motion: Change language from "Developers be required to provide" to "Recommend developers provide" Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 4 Noes: 2	<i>Recommend Removal</i> This is covered in Item 189 and in the Subdivision Ordinance. Additional rationale: County Subdivision Ordinance reference: "A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement to serve as a through street connecting the subdivision to a street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future."
315/323 /522	Mobility - Access and Connectivity	Policy	Coordinate with property owners of private roads and continue to investigate the potential for community access easements on private roads, for use in emergency situations.	CP: Existing Goals & Policies matrix #63 (CP Public Facilities and Services - Fire Protection-Goal) Existing Goals & Policies matrix #62 (CP Public Facilities and Services-General Goal) GP: S-3.5 Access Roads Valley Center and Deer Springs FPD Community Wildfire Protection Plans (CWPPs)	Public Facilities and Services - Fire Protection-Goal- Provide a means for establishing the expansion or construction of roads, the construction of adequate school facilities, and the approved staffing of police and fire agencies before Valley Center's residential population overburdens existing facilities. Public Facilities and Services-General Goal: Provide a means for establishing the expansion or construction of roads, the construction of adequate school facilities, and the approved staffing of police and fire agencies before Valley Center's residential population overburdens existing facilities.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
317/519	Safety – Fire Protection	Policy	Continue to update evacuation information in Community Wildfire Protection Plans (CWPPs), while maintaining guidance on the need for maintaining flexibility for emergency responders, in directing traffic in response to specific emergency events.	GP: S-2.4 Emergency and Disaster Education Programs S-2.6 Effective Emergency Evacuation Programs Greater Valley Center and Deer Springs FPD Community Wildfire Protection Plans (CWPPs)	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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327	Mobility - Active Transportation and Transit	Policy	Coordinate with the North County Transit District and SANDAG to improve transit options for Valley Center, such as increased use of minibuses (NCTD FLEX System), and transit amenities, such as covered bus stop shelters.	GP: M-5.1 Regional Coordination M-8 Public Transit System	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
328	Mobility - Active Transportation and Transit	Policy	Seek opportunities for the development of areas dedicated to school bus pick-up and areas for park and ride lots.	GP: M-5.1 Regional Coordination M-8 Public Transit System	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
335	Mobility - Active Transportation and Transit	Policy	Updates to the Mobility Element Network for Valley Center should continue to apply either Class II or Class IV bike lanes/bikeways to Mobility Element alignments. Prioritize bicycle safety considerations near schools.	CP: Existing Goals & Policies matrix #60 (CP Mobility Policy 13) GP: M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element Valley Center Mobility Element Network (part of the General Plan) County Public Road Standards	Mobility Policy 13: Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share rights-of-way.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
341	Conservation and Open Space - Trails and Pathways	Policy	Signage should be provided at trail and pathway staging areas and other main trail entry points to note that motorized use is not allowed.	Community Trails Master Plan	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
346	Mobility - Active Transportation and Transit	Policy	Coordinate with the Valley Center-Pauma Unified School District to encourage more students/families to utilize school buses and carpools, in order to reduce traffic congestion around schools during the morning and afternoon drop off and pick-up times.	NA	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
354	Mobility - Road Planning and Design	Policy	Encourage the application of new technologies and design that may be co-located with existing or future infrastructure improvements.	GP: M-9.1 Transportation Systems Management	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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364	Mobility - Road Planning and Design	Policy	Design should be selected to minimize grading impacts yet to maintain safety and capacity.	CP: Existing Goals & Policies matrix #17 (CP Land Use-Residential Policy B) GP: M-2.3 Environmentally Sensitive Road Design M-4.5 Context Sensitive Road Design County Public Road Standards	Land Use-Residential Policy B: Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important: • Roads that follow topography and minimize grading; • Built environment that is integrated into the natural setting and topography; • Grading that follows natural contours and does not disturb the natural terrain; • Structure design and siting that allows preservation of the site's natural assets; • Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas.	Motion: Recommend inclusion with revision: "Design should be selected to minimize..." Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 5 Noes: 1	<i>Recommend Removal</i> This is already the practice of the Department of Public Works. It is much more expensive (including mitigation requirements) to propose more grading than is needed.
386	Mobility - Road Planning and Design	Policy	Roundabouts should be considered to keep traffic moving in Villages.	CP: Existing Goals & Policies matrix #49 (CP Mobility Policy 2) Existing Goals & Policies matrix #50 (CP Mobility Policy 3) GP: M-1.3 Treatment of High-Volume Roadways M-4.5 Context Sensitive Road Design Mobility Network Element	Mobility Policy 2: Road design shall reflect the rural character and needs unique to the Planning Area. For example, turn radii shall be such that agricultural vehicles and equestrian rigs can be safely accommodated. Mobility Policy 3: Conflicting traffic movements such as uncontrolled access and uncontrolled intersections shall be minimized.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
395	Land Use - Agriculture	Policy	Buffer new residential development from existing intensive commercial livestock operations, such as dairy, pig and poultry farms.	Zoning Ordinance Section 3100-3120	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
396	Conservation and Open Space - Protected Open Space	Policy	Encourage public/private partnerships to provide recreation, open space, and multi-use non-motorized trails in the agriculture/development interface.	Community Open Space Plan Community Trails Master Plan	NA	Motion: Accept staff revision Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
397	Land Use - Villages	Policy	Promote healthier eating and access to agricultural opportunities by encouraging community gardens in the Villages.	Zoning Ordinance (most zones allow agricultural uses by right).	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
399	Land Use - Commercial	Policy	Seek public/private partnerships to locate farmer's markets near high population areas, and with high visibility for local residents, tourists, and casino visitors.	NA	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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402	Land Use - Agriculture	Policy	Support agricultural best practices and mitigation measures to prevent invasive non-native vegetation from spreading into the native habitat.	County Guidelines for Determining Significance - Biological Resources, Agricultural Resources	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
406	Conservation and Open Space - Natural Landscapes Conservation	Policy	Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. Sensitive habitat should not be isolated in "islands" or "pockets."	CP: Existing Goals & Policies matrix #266 (CP Conservation Policy 8) GP: LU-6.3 Conservation Oriented Project Design LU-6.6 Integration of Natural Features Into Project Design COS-2.1 Protection, Restoration and Enhancement COS-2.2 Habitat Protection through Site Design Resource Protection Ordinance County Guidelines for Determining Significance-Biological Resources	8. Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
407	Conservation and Open Space - Protected Open Space	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).	CP: Existing Goals & Policies matrix #109 (CP Open Space Policy 4)	Open Space Policy 4: Support efforts by individual citizens and private organizations interested in preserving open space.	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) Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 6 Noes: 0	<i>Recommend Removal</i> The County often manages open space.
410	Conservation and Open Space - Protected Open Space	Policy	Encourage expansion of Hellhole Canyon Open Space Preserve and ensure a continued viable wildlife corridor connection between Rancho Guejito and the Hellhole Canyon Preserve.	CP: Existing Goals & Policies matrix #108 (CP Open Space Policy 3)	Open Space Policy 3: Incorporate publicly and semi-publicly owned land into a functional recreation/open space system wherever feasible.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
412	Conservation and Open Space - Trees	Goal	Preservation of native trees and woodlands.	CP: Existing Goals & Policies matrix #77 (Conservation Goal)	Conservation Goal: Preserve native vegetation and wildlife habitat in the Valley Center CPA.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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414	Conservation and Open Space - Trees	Policy	Encourage new tree plantings in public and private development and discourage the unnecessary removal of trees. Tree plantings adjacent to natural habitats should be limited to native trees.	CP: Existing Goals & Policies matrix #91 (CP Conservation Policy 10)	Conservation Policy 10: It is strongly encouraged that trees be planted wherever possible to stabilize soil conditions and contribute to atmospheric oxygen production.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
419	Conservation and Open Space - Aesthetic Resources	Goal	Preserve existing natural ridgelines and scenic horizons.	GP: COS-12 Preservation of Ridgelines and Hillside	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
422	Conservation and Open Space - Aesthetic Resources	Policy	Restrict radio, cellular, and television antennas and other man-made structures on ridgelines, and require facilities be disguised to blend with the natural surroundings whenever possible, in order to protect view sheds and aesthetic qualities.	CP: Existing Goals & Policies matrix #15 (CP Land Use - Residential Policy 3) GP: COS-11.1 Protection of Scenic Resources COS-11.2 Scenic Resource Connections COS-12.2 Development Location on Ridges County CEQA Guidelines for Determining Significance - Aesthetics and Visual Resources	Land Use - Residential Policy 3: Prohibit ridgeline development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties.	Motion: Include item Maker: Pam Wiedenkiller Second: Kevin Smith Vote: Ayes: 6 Noes: 0	<i>Recommend Inclusion</i>
425	Mobility - Scenic Routes	Policy	To the maximum extent possible, require roads which connect with pathway/trail staging areas to include design and construction of scenic vista viewpoints to take best advantage of scenic vistas, e.g., Via Pedra at Lilac Road, Valley Center Road at Banbury, and West Lilac at Roadrunner Ridge.	NA	NA	Motion: Include with addendum of: " e.g. Via Piedra at Lilac Road, Valley Center Road at Banbury, West Lilac at Roadrunner Ridge" "To the maximum extent possible, require roads which connect with pathway/trail staging areas to include design and construction of scenic vista viewpoints to take best advantage of scenic vistas:" with addendum Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 4 Noes: 0	
426	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Goal	Wetlands are preserved in their natural state and development is limited in non-wetland areas of floodplains.	CP: Existing Goals & Policies matrix #270 (CP Conservation Policy 12) <i>Though we don't typically compare policies to goals, this referenced policy has almost the same wording as this proposed goal.</i> GP: COS-5 Protection and Maintenance of Water Resources	Conservation Policy 12: Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

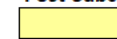


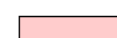
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427	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Prohibit development within delineated wetlands, with the exception of road crossings, when meeting the requirements of the Resource Protection Ordinance.	CP: Existing Goals & Policies matrix #93 (CP Conservation Policy 12) GP COS-5.1 Impact to Floodplains S-9.2 Development in Floodplains S-9.3 Development in Flood Hazard Areas S-9.4 Development in Villages S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways Flood Damage Prevention Ordinance Resource Protection Ordinance Zoning Ordinance	Conservation Policy 12: Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.	Staff accidentally left this off the order by category document used for Subcommittee deliberations.	This is a staff recommended revision.
428	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Support as a high priority the development of open space corridors, community non-motorized multi-use trails, and parkland along watercourses.	CP: Existing Goals and Policies matrix #84 (CP Conservation Policy 4) Existing Goals & Policies matrix #119 (CP Parks and Recreation Policy 6)	Conservation Policy 4: Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and deemed infeasible. Parks and Recreation Policy 6: Acquire and develop outstanding scenic areas, cultural, biological and historical resources. The establishment of park locations and design shall incorporate these features whenever possible.	Staff accidentally left this off the order by category document used for Subcommittee deliberations.	<ul style="list-style-type: none"> The staff recommendation is for removal. This presents an inconsistency issue with other policies included.
429	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Preserve, and support the enhancement (restoration, invasive species removal) of native vegetation along stream corridors and in other wetlands and floodplains.	GP: COS-2.1 Protection, Restoration, and Enhancement COS-5.4 Invasive Species	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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430	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Prohibit the construction of concrete lined flood control channels except where necessary because of existing improvements which block flood flow.	CP: Existing Goals & Policies matrix #40 (CP Land Use - Industrial Policy 4) GP: S-9.2 Development in Floodplains S-9.3 Development in Flood Hazard Areas S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways Resource Protection Ordinance Flood Damage Prevention Ordinance Valley Center Design Guidelines	Land Use - Industrial Policy 4: Channeling of environmentally sensitive floodplain areas is prohibited.	Staff accidentally left this off the order by category document used for Subcommittee deliberations.	<ul style="list-style-type: none"> The staff recommendation is for removal. This is covered in the Resource Protection Ordinance as follows: Concrete or rip-rap lined flood control channels are only allowed where findings are made that completion of the channel is necessary to protect existing buildings (at the time of RPO enactment - 1989) from a current flooding problem.
431	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Minimize road crossings or other disturbances of riparian habitat. Only allow these, with mitigation, when alternatives have been considered and determined infeasible.	GP: S-9.2 Development in Floodplains S-9.3 Development in Flood Hazard Areas S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways Resource Protection Ordinance Flood Damage Prevention Ordinance Valley Center Design Guidelines	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	<p><i>Recommend Removal</i></p> <ul style="list-style-type: none"> This was a Subcommittee consent item with a staff recommendation for inclusion We need to change the staff recommendation to removal, as this is completely covered by Item 85 which is recommended for inclusion by staff and the Subcommittee.
432	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Goal	Improved water quality in Valley Center's streams, wetlands, and floodplains.	GP: COS-5 Protection and Maintenance of Water Resources	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
435	Safety - Floodplains	Goal	Reduced property damage and personal injury due to localized flooding.	CP: Existing Goals & Policies matrix #97 (CP Conservation Policy 16), #112 (CP Open Space Policy 7) <i>Though we don't typically compare policies to a proposed goal, the referenced Existing CP policies don't have a corresponding goal.</i> GP: S-9 Protection of Life and Property	Conservation Policy 16: During the discretionary permit process, and in addition to the application of the "F" designator, no development or destruction of watershed shall be allowed which would increase the present flooding problem in the valley. Open Space Policy 7: Support low intensity land use zoning in undeveloped mapped floodplains, such as agricultural and low density residential zoning, to protect downstream areas from flooding hazards, to minimize impacts on wildlife habitat and to provide scenic open space.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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442	Conservation and Open Space - Air Quality	Goal	Improve air quality in the Valley Center Community Plan Area.	GP: COS-14 Sustainable Land Development	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
444	Conservation and Open Space - Air Quality	Policy	Discourage industrial uses that are detrimental to air quality.	CP: Existing Goals & Policies #19, (CP Land Use Policy 6) GP: COS-14.8 Minimize Air Pollution	Land Use Policy 6: Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
463	Conservation and Open Space - Active Recreation Parks	Policy	Encourage new residential development in the Villages and other new large residential developments to include pocket parks.	CP: Existing Goals & Policies matrix #290 (CP Parks and Recreation Goal) GP: COS-21.1 Diversity of Users and Services COS-21.2 Location of Parks COS-21.3 Park Design Parks Master Plan Park Lands Dedication Ordinance Board Policy I-44 Procedure for Designing New County-owned Local Parks	Parks and Recreation Goal: Develop a comprehensive plan of local, neighborhood, community and regional parks and facilities directed to the needs of all age levels and which use, whenever feasible, outstanding natural features of the CPA.	Motion: Include with original staff revision. Proposed revision: Encourage new residential developments in the Villages and other new large residential developments to include pocket parks. Maker: Kevin Smith Second: Steve Hutchison Vote: Ayes: 6 Noes: 0	<i>Recommend Removal</i> 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.
464	Conservation and Open Space - Active Recreation Parks	Goal	Fund the acquisition and management of County parks and recreation facilities to the extent possible.	GP: COS-24 Park and Recreation Funding	NA (though there are related policies, they don't provide an appropriate comparison to a high level goal)	Motion: Accept staff revision Proposed revision: Fund the acquisition and management of County parks and recreation facilities to the extent possible. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
479	Land Use - Commercial	Goal	Identify opportunities for commercial recreational development and maintain the zoning to allow such uses by right or with discretionary permits.	Zoning Ordinance	NA	Motion: Accept staff revision Proposed revision: Identify opportunities for commercial recreational development and maintain the zoning to allow such uses by right or with discretionary permits. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	

Post-Subcommittee Meetings Highlights

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VC CPU 2012 Proposals - Goals and Policies Post-Subcommittee

Item #	New Element / Section	Type	Text	Related General Plan/Community Plan Goal/Policy or Other Regulations	Referenced Related Existing VC CP Text	CPU Subcommittee Deliberations	Staff Recommendation (if different from Subcommittee)
483	Conservation and Open Space - Protected Open Space	Policy	Where applicable and feasible, biological open space dedications associated with new development shall be used to improve wildlife corridor opportunities, in consideration of adjacent open space.	CP: Existing Goals & Policies matrix #110 (CP Open Space Policy 5) GP: LU-6.7 Open Space Network LU-10.1 Residential Connectivity	Open Space Policy 5: Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
487	Mobility - Road Planning and Design	Policy	Encourage the increased use of wildlife crossing road culverts, to facilitate wildlife movement, species distribution, and to minimize risks to drivers.	CP: Existing Goals & Policies matrix #89 (CP Conservation Policy 8) GP: LU-6.7 Open Space Network M-2.3 Environmentally Sensitive Road Design	Conservation Policy 8: Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
489	Conservation and Open Space - Protected Open Space	Policy	Use all potential sources of funding and aid that will improve the viability of the open space system.	CP: Existing Goals & Policies matrix #109 (CP Open Space Policy 4) Existing Goals & Policies matrix #118 (CP Parks and Recreation Policy 5) GP: COS-1.5 Regional Funding COS-1.7 Preserve System Funding COS-24.1 Park and Recreation Contributions COS-24.2 Funding Opportunities	Open Space Policy 4: Support efforts by individual citizens and private organizations interested in preserving open space. Parks and Recreation Policy 5: Establish priorities and encourage the early acquisition of park lands to minimize public cost. Implement a park acquisition program which will use all possible acquisition and funding mechanisms. Valley Center Planning Group and Valley Center Community Services District will cooperate to be sure major developers provide park land and park facilities.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
494	Conservation and Open Space –Historic Resources	Policy	Encourage the Valley Center Historical Society and History Museum to inventory, catalog and aggressively seek designation of historic buildings, objects, trails, landscapes and districts in Valley Center, especially Community Hall, stagecoach facilities, and the meadow runway near Cole Grade and Cool Valley Roads.	CP: Existing Goals & Policies matrix #81 (CP Conservation - General Goal) Existing Goals & Policies matrix #102 (CP Conservation Policy 1) Existing Goals & Policies matrix #103 (CP Conservation Policy 22) GP: COS-7.1 Archaeological Preservation COS-7.3 Archaeological Collections COS-7.6 Cultural Resource Data Management COS-8.1 Preservation and Adaptative Reuse	Conservation - General Goal: Preserve archeological and historical sites and encourage further identification and protection of these community resources. Conservation Policy 1: Pursue the possibility of obtaining funding from the State Office of Historic Preservation to survey the Valley Center area and nominate all significant resources to the National Register of Historic Places or the County Register. Conservation Policy 22: Request the County Historic Site Board review all nominations of prehistoric and historic sites which qualify for inclusion in the County Register of Historic Landmarks.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	

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VC CPU 2012 Proposals - Goals and Policies Post-Subcommittee

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514/515	Safety – Fire Protection	Policy	Support the ongoing efforts of the Valley Center and Deer Springs Fire Protection Districts and Fire Safe Councils to educate residents on fuel management and other fire hazard reduction practices.	CP: Existing Goals & Policy matrix #66 (CP Public Facilities and Services-Fire Protection-Policy 2) GP: S-4.1 Fuel Management Programs S-4.2 Coordination to Minimize Fuel Management Impacts Valley Center and Deer Springs Community Wildfire Protection Plans (CWPPs)	Public Facilities and Services-Fire Protection-Policy 2: Encourage the establishment of a community fuel management program and fire safety program in accordance with fire district policy.	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
517	Safety – Fire Protection	Policy	Coordinate with fire districts, fire safe councils, and other emergency response agencies, in updating Community Wildfire Protection Plans (CWPPs) at regular intervals, to address updated information.	GP: S-2.4 Emergency and Disaster Education Programs S-2.6 Effective Emergency Evacuation Programs Valley Center and Deer Springs Community Wildfire Protection Plans (CWPPs)		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
520	Safety – Fire Protection	Policy	Evaluate the adequacy of access routes to and from fire hazard areas relative to the degree of development or use (e.g., road width, road type, length of dead-end roads, etc.).	CP: Existing Goals & Policies matrix #59 (CP Mobility Policy 12) GP: S-3.5 Access Roads Section 503.12 County of San Diego Consolidated Fire Code County Guidelines for Determining Significance - Wildland Fire and Fire Protection	Mobility Policy 12: Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public Works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads from at least two separate access points.	Motion: Keep with staff revisions proposed Maker: Lisa Adams Second: Steve Hutchison Vote: Ayes: 6 Noes: 0	
523	Safety – Fire Protection	Policy	Identify multi-use staging areas that could be utilized in emergency situations, including evaluating the use of trail staging areas.	Community Trails Master Plan	NA	The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
566	Conservation and Open Space - Trails and Pathways	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.			The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	The text was developed by staff to address multiple stakeholder concerns. Staff also recommends inclusion. During the March 8 Valley Center CPG meeting, the CPG added this item to the list for CPG deliberations.

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567	Land Use - Wastewater and Imported Water	Goal	New staff goal proposal to address policies in the Land Use - Wastewater and Imported Water section: Ongoing improvements in the provision of imported water and wastewater services address health, safety, sustainability, and emergency preparedness.				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 policy Items 72, 75, and 185 in a "Land Use – Wastewater and Imported Water" section.
568	Mobility - Access and Connectivity	Goal	New staff goal proposal to address policies in Mobility - Access and Connectivity section: Create land use patterns and mobility networks that provide improved connectivity and safety.				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 policy Items 50, 54, 189, 308, 315/323/522 (one revision covers 315/323/522), and 307 in a "Mobility – Access and Connectivity" section.
569	Mobility - Active Transportation and Transit	Goal	New staff goal proposal to address policies in Mobility - Active Transportation and Transit section: Improved transportation options and active transportation facilities in Valley Center.				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 policy Items 327, 335, 328, and 346 in a "Mobility – Active Transportation and Transit" section.
570	Mobility - Scenic Routes	Goal	New staff goal proposal to address policies in the Mobility - Scenic Routes section: The planning and engineering of road development and improvement projects considers accentuating Valley Center’s valued scenic resources.				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 policy Items 55 and 425 in a "Mobility – Scenic Routes" section.
571	Conservation and Open Space - Active Recreation Parks	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.				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 the policy items in a "Conservation and Open Space – Active Recreation Parks" section.

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VC CPU 2012 Proposals - Goals and Policies Post-Subcommittee

Item #	New Element / Section	Type	Text	Related General Plan/Community Plan Goal/Policy or Other Regulations	Referenced Related Existing VC CP Text	CPU Subcommittee Deliberations	Staff Recommendation (if different from Subcommittee)
572	Conservation and Open Space –Historic Resources	Goal	New staff goal proposal to address policies in Open Space - Historic Resources section: Conserve Valley Center’s valued historic resources.				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.
573	COS-Active Recreation Parks	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.				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.

Post-Subcommittee Meetings Highlights

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Header Descriptions

Item #	New Element / Section	Type	Text	Related General Plan/Community Plan Goal/Policy or Other Regulations (Empty Cells = N/A)	Referenced Related Existing VC CP Text	CPU Subcommittee Deliberations	Staff Recommendation (if different from Subcommittee)
Unique number identifier given to each existing and proposed goal or policy	Updated new "Element" (community plan section) where goal/policy is contained, and sub-section within the Element.	Either goal or policy. For each goal, there must be at least one supporting policy. There is no limit on the number of policies per goal.	Text of the goal or policy as it currently appears or is proposed for the Valley Center Community Plan or as proposed as a new goal or policy. This text reflects the goal or policy as recommended for inclusion or inclusion with revision by the CPU Subcommittee and/or County staff.	Number identifier and title of the existing General Plan or Community goals and policies related to the proposed text of the item covered in the row. Community plan goals or policies should not repeat General Plan goals and policies – they should be more detailed and discuss considerations that are specific to Valley Center. This column also references other existing regulations that cover (or are related to) the issue(s) in the proposed text of the item.	Text of the referenced similar existing Community Plan goal or policy. The text of referenced similar existing General Plan goals or policies is provided as a the last few pages of the matrices (also PDF bookmarked).	Deliberations by the CPU Subcommittee during the public meeting review process. If the item was not included as part of the Subcommittee deliberations, the text either reflects that the item was recommended inclusion as part of the consent calendar or is covered by one of the two highlighting conventions, as explained in the highlighted rows.	<p>Recommendations developed by County staff for consideration by the Community Planning Group and public at large. If there is no text in this cell, the staff recommendation is in agreement with the Subcommittee motion.</p> <p>Recommend Inclusion Staff does not find any issues and recommends inclusion of the goal or policy in the Community Plan Update.</p> <p>Recommend Removal The goal or policy is not recommended to be included in the Community Plan Update. Issues staff has found are explained in the staff recommendation cell of the applicable row.</p>

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Guiding Principal	Guiding Principal 2	Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.
Conservation & Open Space	COS-1 Inter-Connected Preserve System	A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.
Conservation & Open Space	COS-1.1 Coordinated Preserve System	Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.
Conservation & Open Space	COS-1.3 Management	Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.
Conservation & Open Space	COS-1.4 Collaboration with Other Jurisdictions	Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.
Conservation & Open Space	COS-1.5 Regional Funding	Collaborate with other jurisdictions and federal, state, and local agencies to identify regional, long-term funding mechanisms that achieve common resource management goals.
Conservation & Open Space	COS-1.6 Assemblage of Preserve Systems	Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.
Conservation & Open Space	COS-1.7 Preserve System Funding	Provide adequate funding for assemblage, management, maintenance and monitoring through coordination with other jurisdictions and agencies.
Conservation & Open Space	COS-1.8 Multiple Resource-Preservation Areas	Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alt
Conservation & Open Space	COS-1.9 Invasive Species	Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.
Conservation & Open Space	COS-1.11 Volunteer Preserve Monitor	Encourage the formation of volunteer preserve managers that are incorporated into each community planning group to supplement professional enforcement staff.
Conservation & Open Space	COS-2 Sustainability of the Natural Environment	Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.
Conservation & Open Space	COS-2.1 Protection, Restoration and Enhancement	Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.
Conservation & Open Space	COS-2.2 Habitat Protection through Site Design	Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.
Conservation & Open Space	COS-3.2 Minimize Impacts of Development	Require development projects to: <ul style="list-style-type: none"> ■ Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and ■ Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.
Conservation & Open Space	COS-4 Water Management	A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.
Conservation & Open Space	COS-4.2 Drought-Efficient Landscaping	Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
Conservation & Open Space	COS-4.5 Recycled Water	Promote the use of recycled water and gray water systems where feasible.
Conservation & Open Space	COS-5 Protection and Maintenance of Water Resources	Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.
Conservation & Open Space	COS-5.1 Impact to Floodways and Floodplains	Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.
Conservation & Open Space	COS-5.3 Downslope Protection	Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.
Conservation & Open Space	COS-5.4 Invasive Species	Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.
Conservation & Open Space	COS-6 Sustainable Agricultural Industry	A viable and long-term agricultural industry and sustainable agricultural land uses in the County of San Diego that serve as a beneficial resource and contributor to the County's rural character and open space network.
Conservation & Open Space	COS-6.2 Protection of Agricultural Operations	Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: <ul style="list-style-type: none"> ■ Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations ■ Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses ■ Allowing for agricultural uses in agricultural areas and design development and lots in a manner that facilitates continued agricultural use within the development ■ Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture ■ Supporting local and State right-to-farm regulations ■ Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process
Conservation & Open Space	COS-6.4 Conservation Easements	Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.
Conservation & Open Space	COS-6.5 Best Management Practices	Encourage best management practices in agriculture and animal operations to protect watersheds, reduce GHG emissions, conserve energy and water, and utilize alternative energy sources, including wind and solar power.
Conservation & Open Space	COS-7 Protection of Preservation of Archaeological Resources	Protection and preservation of the County's important archaeological resources for their cultural importance to local communities, as well as their research and educational potential.
Conservation & Open Space	COS-7.1 Archaeological Protection	Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
Conservation & Open Space	COS-7.2 Open Space Easements	Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.
Conservation & Open Space	COS-7.3 Archaeological Collections	Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner. <p><i>The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.</i></p>

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Conservation & Open Space	COS-7.4 Consultation with Affected Communities	Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. <i>Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project</i>
Conservation & Open Space	COS-7.6 Cultural Resource Data Management	Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with then ature and location of cultural resources throughout the County of San Diego. <i>This database should be accessible to all qualified individuals while maintaining the confidentiality of the location and nature of sensitive cultural resources, such as archaeological sites. The County maintains a partnership with the local repository of the database, the South Coastal Information Center at San Diego State University, which provides direct access by qualified County personnel to the database so that the information it contains may be used to design development projects to avoid cultural resources at an early point in the process.</i>
Conservation & Open Space	COS-8.1 Preservation and Adaptive Reuse	Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.
Conservation & Open Space	COS-8.2 Education and Interpretation	Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego
Conservation & Open Space	COS-10.1 Siting of Development	Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.
Conservation & Open Space	COS-10.2 Protection of State-Classified or Designated Lands	Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.
Conservation & Open Space	COS-10.5 Reclamation Plans	Require all mining projects to be conducted in accordance with a reclamation plan that meets the minimum reclamation standards required by the California Surface Mining and Reclamation Act and the associated State Mining and Geology Board regulations. Require the reclamation plan to include a phasing plan that provides for the completion of the surface mining on each segment of the mined lands so that the reclamation can be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance by the surface mining operation.
Conservation & Open Space	COS-10.8 New Mining Facilities	Develop specific permit types and procedures for the authorization of new mining facilities that recognize the inherent physical effects of mining operations and the public necessity for available mineral resources adequate to meet local demand, in accordance with PRC Section 2762.
Conservation & Open Space	COS-11.1 Protection of Scenic Resources	Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.
Conservation & Open Space	COS-11.2 Scenic Resource Connections	Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.
Conservation & Open Space	COS-11.3 Development Siting and Design	Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none"> ■ Creative site planning ■ Integration of natural features into the project ■ Appropriate scale, materials, and design to complement the surrounding natural landscape ■ Minimal disturbance of topography
Conservation & Open Space	COS-11.4 Collaboration with Agencies and Jurisdictions	Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.
Conservation & Open Space	COS-11.5 Collaboration with Private and Public Agencies	Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.
Conservation & Open Space	COS-12 Preservation of Ridgelines and Hillsides	Ridgelines and steep hillsides that are preserved for their character and scenic value.
Conservation & Open Space	COS-12.2 Development Location on Ridges	Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.
Conservation & Open Space	COS-13 Dark Skies	Preserved dark skies that contribute to rural character and are necessary for the local observatories.
Conservation & Open Space	COS-13.1 Restrict Light and Glare	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.
Conservation & Open Space	COS-13.2 Palomar and Mount Laguna	Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.
Conservation & Open Space	COS-14 Sustainable Land Development	Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]
Conservation & Open Space	COS-14.6 Solar Access for Infill Development	Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.
Conservation & Open Space	COS-14.7 Alternative Energy Sources for Development Projects	Encourage development projects that use energy recovery, photovoltaic, and wind energy .
Conservation & Open Space	COS-14.8 Minimize Air Pollution	Minimize land use conflicts that expose people to significant amounts of air pollutants.
Conservation & Open Space	COS-14.9 Significant Producers of Air Pollutants	. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design. <i>The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO2 and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in.</i>
Conservation & Open Space	COS-14.10 Low-Emission Construction Vehicles and Equipment	Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Conservation & Open Space	COS-14.12 Heat Island Effect	Require that development be located and designed to minimize the “heat island” effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. <i>Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them.</i>
Conservation & Open Space	COS-15.1 Design and Construction of New Buildings	Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.
Conservation & Open Space	COS-18 Sustainable Energy	Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.
Conservation & Open Space	COS-19.2 Recycled Water in New Development	Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.
Conservation & Open Space	COS-21 Park and Recreational Facilities	Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.
Conservation & Open Space	COS-21.1 Diversity of Users and Services	Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.
Conservation & Open Space	COS-21.2 Location of Parks	Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.
Conservation & Open Space	COS-21.3 Park Design	Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.
Conservation & Open Space	COS-21.4 Regional Parks	Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.
Conservation & Open Space	COS-21.5 Connections to Trails and Networks	Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.
Conservation & Open Space	COS-23.1 Public Access	Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.
Conservation & Open Space	COS-23.2 Regional Coordination	Coordinate the planning, acquisition, protection, development, and management of open space among governmental agencies and private organizations to maximize opportunities to link regional open space lands.
Conservation & Open Space	COS-24 Park and Recreation Funding	Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.
Conservation & Open Space	COS-24.1 Park and Recreation Contributions	Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.
Conservation & Open Space	COS-24.2 Funding Opportunities	Maximize funding opportunities for the following: <ul style="list-style-type: none"> ■ The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails ■ The operation, maintenance, and management of parks, recreation facilities, preserves, and trails
Housing	H-1 Housing Development and Variety	A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.
Housing	H-1.2 Development Intensity Relative to Permitted Density	Encourage a development intensity of at least 80 percent of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.
Housing	H-1.6 Land for All Housing Types Provided in Villages	Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.
Housing	H-1.7 Mix of Residential Development Types in Villages	Support the design of large-scale residential developments (generally greater than 200 dwelling units) in villages that include a range of housing types, lot sizes, and building sizes.
Housing	H-3.3 Density Bonus as a means to Develop Affordable Housing	Provide a local density bonus program to encourage the development of housing affordable to lower income households and special needs housing.
Housing	H-3.4 Housing for Moderate-Income Families in Villages	Facilitate the production of housing for moderate income families within Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.
Land Use	LU-1 Primacy of the Land Use Element	A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.
Land Use	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.
Land Use	LU-1.3 Development Patterns	Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.
Land Use	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: <ul style="list-style-type: none"> ■ 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
Land Use	LU-2 Maintenance of the County's Rural Character	Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.
Land Use	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.
Land Use	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	LU-2.8 Mitigation of Development Impacts	Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations dust, odor, aesthetic impairment and/or area detrimental to human health and safety.
Land Use	LU-2.9 Maintaining Rural Character	Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.
Land Use	LU-3 Diversity of Residential Neighborhoods	A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.
Land Use	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.
Land Use	LU-3.2 Mix of Housing Units in Large Projects	Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]
Land Use	LU-5.3 Rural Land Preservation	Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations.
Land Use	LU-6.1 Environmental Sustainability	Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.
Land Use	LU-6.3 Conservation-Oriented Project Design	Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Land Use	LU-6.4 Sustainable Subdivision Design	Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]
Land Use	LU-6.5 Sustainable Stormwater Management	Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.
Land Use	LU-6.6 Integration of Natural Features into Project Design	Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.
Land Use	LU-6.7 Open Space Network	Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.
Land Use	LU-6.8 Oversight of Open Space	Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2) Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.
Land Use	LU-6.9 Development Conformance with Topography	Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.
Land Use	LU-6.11 Protection from Wildfires and Unmitigated 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.
Land Use	LU-7 Agricultural Conservation	A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.
Land Use	LU-9 Distinct Villages and Community Cores	Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.
Land Use	LU-9.3 Village and Community Core Guidelines and Regulations	Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.
Land Use	LU-9.5 Village Uses	Encourage development of district areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.
Land Use	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.
Land Use	LU-9.7 Town Center Planning and Design	Plan and guide the development of Town Center 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.
Land Use	LU-9.10 Internal Village Connectivity	Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.
Land Use	LU-10 Function of Semi-Rural and Rural Lands	Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.
Land Use	LU-10.1 Residential Connectivity	Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.
Land Use	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.
Land Use	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.
Land Use	LU-11.2 Compatibility with Community Character	Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.
Land Use	LU-11.3 Pedestrian-Oriented Commercial Centers	Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.
Land Use	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.
Land Use	LU-11.2 Compatibility with Community Character	Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.
Land Use	LU-11.9 Development Density and Scale Transitions	Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.
Land Use	LU-12 Infrastructure and Services Supporting Development	Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.
Land Use	LU-12.1 Concurrency of Infrastructure and Services with Development	Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
Land Use	LU-13 Adequate Water Quality, Supply, and Protection	A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.
Land Use	LU-13.1 Adequacy of Water Supply	Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.
Land Use	LU-14.1 Wastewater Facility Plans	Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility masters plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.
Land Use	LU-14.4 Sewer Facilities	Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except: ■ When necessary for public health, safety, or welfare; ■ When within existing sewer district boundaries; ■ When necessary for a conservation subdivision adjacent to existing sewer facilities; or ■ Where specifically allowed in the community plan.
Land Use	LU-18.2 Colocation of Civic Uses	Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.
Mobility	M-1 Balanced Road Network	A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities.
Mobility	M-1.1 Prioritized travel within Community Planning Areas	Provide a public road network that accommodates travel between and within community planning areas rather than accommodating overflow traffic from State highways and freeways that are unable to meet regional travel demands.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Mobility	M-1.2 Interconnected Road Network	Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.
Mobility	M-1.3 Interconnected Road Network	Consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development in order to avoid bisecting communities or town centers. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.
Mobility	M-2.1 Level of Service Criteria	Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.
Mobility	M-2.2 Access to Mobility Element Designated Roads	Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.
Mobility	M-2.3 Environmentally Sensitive Road Design	Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.
Mobility	M-3 Transportation Facility Development	New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.
Mobility	M-3.1 Public Road Right-of-Way	Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards, Active Transportation Plan and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.
Mobility	M-3.2 Traffic Impact Mitigation	Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.
Mobility	M-4 Safe and Compatible Roads	Roads designed to be safe for all users and compatible with their context.
Mobility	M-4.1 Walkable Village Roads	Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.
Mobility	M-4.2 Interconnected Local Roads	Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.
Mobility	M-4.3 Rural Roads Compatible with Rural Character	Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]
Mobility	M-4.4 Accommodate Emergency Vehicles	Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.
Mobility	M-4.5 Context Sensitive Road Design	Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.
Mobility	M-4.6 Interjurisdictional Coordination	Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a Road in Valle de Oro with bicycle lane and multi-use pathway consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.
Mobility	M-5.1 Regional Coordination	Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following: <ul style="list-style-type: none"> ■ Sufficient capacity consistent with the County General Plan Land Use Map ■ Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled ■ Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands ■ Maximized efficiency to enhance connectivity between different modes of travel
Mobility	M-7 Airport Facilities	Viable and accessible airport facilities whose continuing operations effectively serve the evolving needs of the region while minimizing any adverse impacts of airport operations.
Mobility	M-7.1 Meeting Airport Needs	Operate and improve airport facilities to meet air transportation needs in a manner that adequately considers impacts to environmental resources and surrounding communities and to ensure consistency with Airport Land Use Compatibility Plans.
Mobility	M-8 Public Transit System	A public transit system that reduces automobile dependence and serves all segments of the population.
Mobility	M-8.1 Maximize Transit Service Opportunities	Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to: <ul style="list-style-type: none"> ■ Maximize opportunities for transit services in unincorporated communities ■ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ■ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ■ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops
Mobility	M-8.4 Transit Amenities	Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users’ convenience.
Mobility	M-8.5 Improved Transit Facilities	Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.
Mobility	M-8.6 Park and Ride Facilities	Coordinate with SANDAG, Caltrans, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.
Mobility	M-9.1 Transportation Systems Management	Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.
Mobility	M-9.3 Preferred Parking	Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles and flex cars. [Refer also to Policy COS-16.3 (Low-Emission Vehicles) in the Conservation and Open Space Element.] Encourage parking cash out programs to reimburse employees for the cost of “free” on-site parking to provide incentives to use alternate modes of travel and to reduce parking requirements (see also Policy M-10.5).
Mobility	M-10.1 Parking Capacity	Require new development to: <ul style="list-style-type: none"> ■ Provide sufficient parking capacity for motor vehicles consistent with the project’s location, use, and intensity ■ Provide parking facilities for motorcycles and bicycles ■ Provide staging areas for regional and community trails
Mobility	M-10.2 Parking for Pedestrian Activity	Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.
Mobility	M-10.3 Maximize On-Street Parking	Encourage the use of on-street parking in commercial and/or high-density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Mobility	M-10.6 On-Street Parking	Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]
Mobility	M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element	Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.
Mobility	M-11.4 Pedestrian and Bicycle Network Connectivity	Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.
Mobility	M-11.5 Funding for Bicycle Network Improvements	Seek outside funding opportunities for bicycle and pedestrian network improvement projects, particularly those that provide safe and continuous pedestrian and bicycle routes to schools, town centers, parks, park-and-ride facilities, and major transit stops.
Mobility	M-11.7 Bicycle and Pedestrian Facility Design	Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.
Mobility	M-12.4 Land Dedication for Trails	Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.
Safety	S-2 Emergency Response	Effective emergency response to natural or human-induced disasters that minimizes the loss of life and damage to property, while also reducing disruptions in the delivery of vital public and private services during and following a disaster.
Safety	S-2.4 Emergency and Disaster Education Programs	Sponsor and support education programs pertaining to emergency/disaster preparedness and response protocols and procedures. Distribute information about emergency preparedness to community groups, schools, religious institutions, transient occupancy establishments, and business associations.
Safety	S-2.6 Effective Emergency Evacuation Programs	Develop, implement, and maintain an effective evacuation program for areas of risk in the event of a natural disaster.
Safety	S-3 Minimized Fire Hazards	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.
Safety	S-3.1 Defensibility Development	Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
Safety	S-3.2 Development in Hillsides and Canyons	Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.
Safety	S-3.3 Minimize Flammable Vegetation	Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.
Safety	S-3.5 Access Roads	Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.
Safety	S-3.6 Fire Protection Measures	Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.
Safety	S-4.1 Fuel Management Programs	Support programs and plans, such as Strategic Fire Plans, consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.
Safety	S-4.2 Coordination to Minimize Fuel Management Impacts	Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.
Safety	S-5 Regional Fire Protection	Regional coordination among fire protection agencies.
Safety	S-7 Reduced Seismic Hazards	Minimized personal injury and property damage resulting from seismic hazards.
Safety	S-7.1 Development Location	Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.
Safety	S-7.2 Engineering Measures to Reduce Risk	Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.
Safety	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.
Safety	S-7.4 Unreinforced Masonry Structures	Require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards.
Safety	S-7.5 Retrofitting of Essential Facilities	Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.
Safety	S-9 Protection of Life and Property	Minimized personal injury and property damage losses resulting from flood events.
Safety	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.
Safety	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 floodproofing standards and siting criteria to prevent flow obstruction.
Safety	S-9.3 Development in Flood Hazard Areas	Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding. Dam
Safety	S-9.4 Development in Villages	Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.
Safety	S-9.5 Development in the Floodplain Fringe	Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.
Safety	S-10 Floodways and Floodplain Capacity	Floodways and floodplains that have acceptable capacity to accommodate flood events.
Safety	S-10.1 Land Uses within Floodways	Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.
Safety	S-12.1 New Law Enforcement Facilities	Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.
Safety	S-15.1 Land Use Compatibility	Require land uses surrounding airports to be compatible with the operation of each airport.
Safety	S-15.4 Private Airstrip and Helipoint Location	Locate private airstrips and heliports outside of safety zones and flight paths for existing airports where they are compatible with surrounding established and planned land uses, and in a manner to avoid impacting public roadways and facilities.
Noise	N-1.3 Sound Walls	Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.
Noise	N-4 Transportation-Related Noise Generators	A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.