

VC CPU Existing - 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)
6/152/ 154/155	Land Use – Semi-Rural and Rural Lands	Policy	Diversity and distinction between homes and overall subdivisions is encouraged. Homes with the same lot configurations and same model elevations should be avoided.	GP: LU-3.1 Diversity of Residential Designations and Building Types LU-3.2 Mix of Housing Units in Large Projects Rural Subdivision Design Guidelines (guidance in subdivision design; not regulatory)		Motion: Retain staff recommendation with revision. Staff note: The same revision was adopted for Items 6, 152, 154, and 155 Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 5 Noes: 0	
7	Land Use - Villages	Goal	Two economically viable and socially vibrant villages where dense residential uses, as well as commercial and industrial uses, are contained.	GP: LU-9 Distinct Villages and Community Cores		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
8	Land Use - Community Character	Goal	A pattern of development that conserves Valley Center's natural beauty and resources, and retains Valley Center's rural character.	GP: LU-2 Maintenance of the County’s Rural Character		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
9	Land Use - Community Character	Goal	A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living.	GP: LU-3 Diversity of Residential Neighborhoods		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
13	Conservation and Open Space - Natural Landscapes Conservation	Policy	Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undeveloped 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.	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 (guidance in subdivision design; not regulatory) Resource Protection Ordinance County Guidelines for Determining Significance		Motion: Recommend inclusion Maker: Lisa Adams Second: Steve Hutchison 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.

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14	Conservation and Open Space - Natural Landscapes Conservation	Policy	Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.	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 (guidance in subdivision design; not regulatory) Resource Protection Ordinance		Motion: Recommend inclusion with modifying to change the word "require" to "encourage." Maker: Kevin Smith Second: Pam Wiedenkeller Vote: Ayes: 5 Noes: 0	
15	Conservation and Open Space - Aesthetic Resources	Policy	Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties.	GP: COS-11.1 Protection of Scenic Resources COS-11.2 Scenic Resource Connections COS-12.2 Development Location on Ridgelines		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
17	Land Use - Community Character	Policy	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.	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 (guidance in subdivision design; not regulatory)		Staff accidentally left this off the order by category document used for Subcommittee deliberations.	<i>Recommend Removal</i> These issues are covered by other policies now, so it would be repetitive. -All grading disturbs the natural terrain -Owners cannot be required to retain agriculture unless it's part of conditioned mitigation for an on-site agricultural conservation easement, or for purchase of off-site PACE credits/easements. GP Policy COS-6.2 details policy requirements to minimize impacts to agriculture. - Retaining all natural vegetation in all VC projects is not feasible when seeking to get close to allowed GP densities.

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18	Mobility - Road Planning and Design	Policy	Require new residential developments outside of the North and South Villages to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, flattening and the installation of curbs, gutters, and sidewalks. Follow Valley Center's Community Right of Way Development Standards.	GP: LU-12.4 Planning for Compatibility M-4.5 Context Sensitive Road Design Valley Center J-36 Community Right of Way Development Standards		<p>Motion: Recommend inclusion with revision: "require new residential developments outside of the North and South Villages to construct roads..."</p> <p>Maker: Steve Hutchison Second: Kevin Smith</p> <p>Vote: Ayes: 5 Noes: 1</p>	<p><i>Recommend Removal</i></p> <p>This is covered in the Valley Center Community Right of Way Development Standards, which are in effect now.</p>
22	Land Use - Conservation Subdivision and Clustering	Policy	<p>Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum 0.5 acre in size in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in size in SR-1 and SR-2, 1 acre in SR-4, and 2.5 acres in SR-10 provided the project is sewerred, and providing that:</p> <p>a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency. AND:</p> <p>b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.</p>	GP: LU-6.3 Conservation-Oriented Project Design		<p>Motion: Accept staff revision</p> <p>Maker: Pam Wiedenkiller Second: Steve Hutchison</p> <p>Vote: Ayes: 6 Noes: 0</p>	
24	Land Use - Community Character	Policy	Avoid discontinuous development density that would increase the cost of extending infrastructure (roads, utilities) and would defeat the intention of the community development model.	GP: LU-1.4 Village Expansion LU-12.1 Concurrency of Infrastructure and Services with Development		<p>Motion: Recommend inclusion with revision: Avoid discontinuous development density that would increase the cost of extending infrastructure (roads, utilities) and would defeat the intention of the community development model.</p> <p>Maker: Steve Hutchison Second: Kevin Smith</p> <p>Vote: Ayes: 4 Noes: 1</p>	<p><i>Recommend Removal</i></p> <p>"Discontinuous development density" is too vague. The assumed intent is covered by General Plan policies LU-1.4 and LU-12.1. Refer to the Existing Matrix for additional information on this item.</p>

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25	Land Use - Commercial	Goal	Commercial uses are concentrated within the boundaries of two compact scale, "rural villages" that are consistent in scale and design with a rural residential and agricultural community.	GP: LU-11.1 Location and Connectivity		<p>Motion: Modify by removing "low density" for item 25, retain item 28 and remove item 32.</p> <p>Maker: Pam Wiedenkeller Second: Lisa Adams</p> <p>Vote: Ayes: 5 Noes: 0</p> <p>Note: Revisit white items considered. Add item 26 and 30.</p>	
26	Land Use - Commercial	Policy	Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area. 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.	GP: LU-9.6 Town Center Uses LU-11.1 Location and Connectivity LU-11.3 Pedestrian-Oriented Commercial Centers		<p>Motion: Leave items 26 and 30 on consent</p> <p>Maker: Pam Wiedenkeller Second: Lisa Adams</p> <p>Vote: Ayes: 6 Noes: 0</p>	<p>Staff input: This item should be considered by the CPG in comparison with Items 33 and 247 in this section. There is an apparent policy inconsistency issue. "Uses" becomes more problematic when considering existing commercial zoning outside the Villages and when considering certain commercial uses that can be allowed in residential and agricultural zones. An option would be to connect it to the establishment of commercial zones on sites where there wasn't already a commercial zone.</p> <p>Potential revision from staff: The establishment of new commercial zoning (C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, and C46) on sites where there is not an existing commercial zone, shall be limited to within the Village boundaries. 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.</p>
28	Land Use - Commercial	Policy	Ensure that all commercial areas are served by Mobility Element roads or local roads which meet the standards of the County of San Diego. Whenever possible, require new commercial development to provide secondary road access as opposed to access from major through roads.	GP: LU-11.1 Location and Connectivity M-2.2 Access to Mobility Element Designated Roads		<p>Motion: Modify by removing "low density" for item 25, retain item 28 and remove item 32.</p> <p>Maker: Pam Wiedenkeller Second: Lisa Adams</p> <p>Vote: Ayes: 5 Noes: 0</p> <p>Note: Revisit white items considered. Add item 26 and 30.</p>	

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30	Land Use - Commercial	Policy	Future commercial development shall be planned so that strip commercial development will be avoided. 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.	GP: LU-9.6 Town Center Uses LU-11.3 Pedestrian-Oriented Commercial Centers		Motion: Leave items 26 and 30 on consent Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 6 Noes: 0	
31	Land Use - Commercial	Policy	Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	GP: LU-11.2 Compatibility with Community Character Valley Center Design Guidelines		Motion: Include in consideration for Design Guidelines and retain in Community Plan. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 4 Noes: 0	<i>Recommend Removal</i> The wording is not clear and open to various interpretations. This type of issue is better suited for specific Design Guidelines standards.
33	Land Use - Commercial	Policy	Discourage commercial and civic uses outside of the Villages. 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 GP Update in August 2011.	GP: LU-10.4 Commercial and Industrial Development LU-11.1 Location and Connectivity		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 247 in this section. There is an apparent policy inconsistency issue. "Uses" becomes more problematic when considering existing commercial zoning outside the Villages and when considering certain commercial uses that can be allowed in residential and agricultural zones. An option would be to connect it to the establishment of commercial zones on sites where wasn't already a commercial zone. The staff revision proposed in Item 26 would cover this policy also.
35	Land Use - Industrial	Goal	Well planned and contained industrial uses which are clean, non-polluting, and compatible with the rural low density residential character of the community.	GP: LU-11.2 Compatibility with Community Character LU-10.4 Commercial and Industrial Development		Motion: Retain staff recommendation on items 35, 36, 37, 39 and 40. Item 36 "FEMA" will change to "County mapped" Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 5 Noes: 0	

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36	Land Use - Industrial	Goal	The retention of established industrial uses outside of the FEMA floodway.	GP: S-9.2 Development in Floodplains		<p>Motion: Retain staff recommendation on items 35, 36, 37, 39 and 40. Item 36 "FEMA" will change to "County mapped"</p> <p>Maker: Pam Wiedenkeller Second: Lisa Adams</p> <p>Vote: Ayes: 5 Noes: 0</p>	
41	Land Use - Industrial	Policy	There are six parcels located along Keys Creek, adjacent to the southern boundary of the North Village, which have a history of industrial uses and are mostly within the County-mapped floodway. If updated floodplain/floodway mapping is completed for this area and it shows the properties are no longer in the floodway, a Limited Impact Industrial General Plan land use designation is recommended for the properties, along with zoning components consistent with that land use designation.	GP: S-10.1 Land Uses within Floodways		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
42	Land Use - Agriculture	Goal	Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan.	GP: LU-7 Agricultural Conservation		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
43	Land Use - Agriculture	Policy	Support continued agricultural uses and agriculture supporting businesses in the CPA, by providing areas of A72 (General Agricultural) zoning, areas of commercial zoning that allows open storage of products supporting agriculture (C37, C38, and C40), and the continued widespread application of A70 (Limited Agricultural) zoning.	GP: LU-7.1 Agricultural Land Development COS-6.2 Protection of Agricultural Operations Zoning Ordinance		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
44/249	Land Use - Agriculture	Policy	Support the continued promotion of the Purchase of Agricultural Conservation Easements (PACE) program and outreach to eligible property owners. Encourage property owner participation in this program, in order to preserve agriculture in Valley Center.	GP: COS-6.4 Conservation Easements Purchase of Agricultural Conservation Easements (PACE) Program		<p>Motion: Accept staff recommendation</p> <p>Maker: Lisa Adams Second: Kevin Smith Vote: Ayes: 6 Noes: 0</p>	

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47	Mobility - Road Planning and Design	Goal	A circulation system that achieves the combined objectives of connectivity and safety for all users (automobiles, bicyclists, equestrians and pedestrians), and also preserves the rural character of the community.	GP: LU-2.9 Maintaining Rural Character M-1 Balanced Road Network		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
49	Mobility - Road Planning and Design	Policy	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.	GP: M-4.3 Rural Roads Compatible with Rural Character		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
50	Mobility - Access and Connectivity	Policy	Conflicting traffic movements such as uncontrolled access and uncontrolled intersections shall be minimized.	GP: M-4 Safe and Compatible Roads County Public Road Standards		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
51	Mobility - Road Planning and Design	Policy	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.	GP: M-2.3 Environmentally Sensitive Road Design M-4.5 Context Sensitive Road Design		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
54	Mobility - Access and Connectivity	Policy	To promote unimpeded traffic flow in commercial areas, minimize direct access points to Mobility Element roads by recommending that commercial development provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.	GP: M-2.2 Access to Mobility Element Designated Roads County Public Road Standards		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
55	Mobility - Scenic Routes	Policy	Woods Valley Road from Valley Center Road, east to Paradise Mountain Road and, Lilac Road from Old Castle Road to Highway 76 are significant aesthetic resources. Future improvements should maintain as much of their original character as possible without compromising safety.	GP: M-4.5 Context Sensitive Road Design		Motion: Retain staff recommendation on items #53, #55, #56, #59, #60, #61 Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 6 Noes: 0	

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62	Land Use - Wastewater and Imported Water	Goal	Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure compliance, that the public welfare and safety are prioritized.	GP: LU-12 Infrastructure and Services Supporting Development		<p>Motion: Keep item 62 with the following change: Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure compliance, that the public welfare and safety are prioritized.</p> <p>Maker: Pam Wiedenkiller Second: Kevin Smith Vote: Ayes: 4 Noes: 0</p>	<i>Recommend Removal</i> This is addressed in General Plan Goal LU-12 and development projects already address this through required service availability forms (and associated project conditions) for water, sewer, fire protection, and schools, as applicable. Projects are also conditioned to address transportation impacts through project conditions for transportation infrastructure improvements.
64	Safety – Fire Protection	Goal	Protect all life and property from fire hazard potential and minimize those elements within the natural and human-made environment which pose a clear and significant fire hazard. Ensure adequate levels of fire protection.	GP: S-3 Minimized Fire Hazards		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
68	Land Use - Schools	Goal	Ensure the provision of adequate services and facilities to meet the educational needs of all the residents of the CPA.	GP: LU-17 Adequate Education		<p>Motion: Recommend inclusion</p> <p>Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 5 Noes: 0</p>	<i>Recommend Removal</i> This is covered by General Plan Goal LU-17 and there were no underlying policies recommended by the Subcommittee or the public
70	Conservation and Open Space - Active Recreation Parks	Policy	Encourage the development of schools in conjunction with neighborhood and community recreation facilities.	GP: LU-17.2 Compatibility of Schools with Adjoining Uses		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
72	Land Use - Wastewater and Imported Water	Policy	Support the continued development of emergency storage facilities located near demand areas and away from earthquake faults.	GP: LU-13.1 Adequacy of Water Supply COS-4.5 Recycled Water COS-19.2 Recycled Water in New Development		<p>Motion: Adopt staff revision.</p> <p>Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 5 Noes: 0</p>	
75	Land Use - Wastewater and Imported Water	Goal	Ensure the provision of sewage disposal and treatment in a manner that minimizes any adverse impacts to the health, safety and welfare of the community.	GP: LU-14 Adequate Wastewater Facilities		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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76	Conservation and Open Space - Natural Landscapes Conservation	Goal	Preserve Valley Center's unique, natural and cultural resources while supporting its traditional semi-rural lifestyle.	GP: LU-2 Maintenance of the County's Rural Character LU-6 Development-Environmental Balance		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
77	Conservation and Open Space - Natural Landscapes Conservation	Goal	Minimize the disturbance of native vegetation and wildlife habitat in the Valley Center Community Plan Area.	GP: COS-2 Sustainability of the Natural Environment		Motion: Recommend inclusion and change to "Minimize the disturbance of native vegetation and wildlife habitat in the Valley Center CPA" Maker: Steve Hutchison Second: Lisa Adams Vote: Ayes: 5 Noes: 0	
78	Conservation and Open Space - Grading and Erosion	Goal	Minimize soil erosion incidental to development in order to preserve valley Center's unique soil characteristics.	GP: COS-5 Protection and Maintenance of Water Resources Grading Ordinance Watershed Protection, Stormwater Management, and Discharge Ordinance		Motion: Recommend inclusion. Maker: Pam Wiedenkiller Second: Lisa Adams Vote: Ayes: 5 Noes: 0	
79	Conservation and Open Space - Trails and Pathways	Goal	Encourage and promote a system of interconnecting trails and paths for horses, pedestrians and bicyclists.	GP: COS-21 Park and Recreational Facilities Community Trails Master Plan (CTMP)		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
80	Land Use - Community Character	Goal	Provide for a "dark sky" which would retain the rural setting and not detract from astronomical research at Palomar Mountain.	GP: COS-13 Dark Skies County Light Pollution Code		Motion: Include item Maker: Kevin Smith Second: Lisa Adams Vote: Ayes: 6 Noes: 0	
85	Conservation and Open Space - Wetlands and Riparian Habitat Conservation	Policy	Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible.	GP: LU-6.1 Environmental Sustainability COS-3.1 Wetland Protection COS-3.2 Minimize Impacts of Development Resource Protection Ordinance County Guidelines for Determining Significance-Biological Resources		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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86	Conservation and Open Space - Natural Landscapes Conservation	Policy	Projects within or in the vicinity of a Resource Conservation Area should be designed to minimize adverse impacts on the resources the RCA was created to protect.	GP: COS-2.1 Protection, Restoration and Enhancement COS-2.2 Habitat Protection through Site Design		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
88/91/ 163/167/ 413	Conservation - Trees	Policy	Preserve healthy large native and specimen trees as a way to retain community character, wildlife habitat, and for soil preservation. Native trees of particular concern are coast live oaks, California sycamores, Coulter pines, willows, and cottonwoods. However, specimen trees of other species are to be considered as well. Discretionary projects should avoid removal of such trees. If removal is unavoidable during construction, such trees must be replaced with at least an equal number of native or compatible specimen trees on the project property. A large tree has a trunk diameter of at least eight inches, measured four feet above the ground, and a specimen tree is one contained in a 24-inch box or larger with a diameter of at four inches, measured two feet above the box.	GP: COS-2.1 Protection, Restoration and Enhancement LU-6.6 Integration of Natural Features into Project Design Valley Center Design Guidelines		<p>Motion: Recommend combining items 88, 91, 163, 167 and 413, and revising.</p> <p>Proposed revision: Preserve healthy large native and specimen trees as a way to retain community character, wildlife habitat, and for soil preservation. Native trees of particular concern are Coast Live Oaks, California Sycamores, Coulter Pines, Willows, and Cottonwoods. However, specimen trees of other species are to be considered as well. Discretionary projects should avoid removal of such trees. But if unavoidable during construction, such trees must be replaced with at least an equal number of native or compatible specimen trees on the project property. A large tree has a trunk diameter of at least eight (8) inches measured four (4) feet above the ground and a specimen tree is one contained in a 24 inch box or larger with a diameter of at least four (4) inches two (2) feet above the box.</p> <p>Maker: Steve Hutchison Second: Kevin Smith Vote: Ayes: 6 Noes: 0</p>	<i>Recommend Removal</i> It would be difficult to have objective implementation of this policy and there are existing protections for native tree habitats like oak woodlands and riparian woodlands. In addition, detailed guidelines on tree preservation are included in the current Design Guidelines and it is anticipated this type of guidance would be carried forward in the Design Guidelines Update.
90	Conservation and Open Space - Grading and Erosion	Policy	Landscaping should be required to prevent erosion on graded sites and, if the area is contiguous with undisturbed wildlife habitat, the plan should include revegetation with native plant species.	GP: LU-6.5 Sustainable Stormwater Management COS-1.9 Invasive Species COS-2.1 Protection, Restoration and Enhancement Watershed Protection Ordinance Grading Ordinance		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	

Post-Subcommittee Meetings Highlights

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- = A few new proposed goals to fill in gaps in the organization (addressing policies carried forward in the process that lacked a corresponding goal)
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VC CPU Existing - 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)
98	Conservation and Open Space - Trails and Pathways	Policy	During the discretionary permit process, encourage the dedication of trails to form a local trail network with a central unifying hub near Cole Grade and Valley Center Roads.	GP: M-12.4 Land Dedication for Trails COS-21.5 Connection to Trails and Networks COS-24.1 Park and Recreation Contributions Community Trails Master Plan Regional Trails Plan		Motion: Recommend inclusion of original text. Maker: Steve Hutchison Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
102	Conservation and Open Space – Historic Resources	Policy	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.	GP: COS-8.1 Preservation and Adaptive Reuse		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
104	Conservation and Open Space – Historic Resources	Policy	During the discretionary project review process, it is recommended that all sites with significant historic resources receive an "H" zoning special area designator, so that future development will be subject to the Historic Landmark regulations of the Zoning Ordinance.	GP: COS-8.1 Preservation and Adaptive Reuse Zoning Ordinance Section 5700-5749		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
105/480	Conservation and Open Space - Protected Open Space	Goal	Support a system of open space that preserves the unique natural elements of the community, enhances recreational opportunities, conserves scenic resources, and helps to retain the rural community character.	GP: COS-1 Inter-connected Preserve System		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee’s public meeting review process.	
108	Conservation and Open Space - Protected Open Space	Policy	Strive for a functional open space system with passive recreational opportunities where feasible.	GP: COS-1 Inter-connected Preserve System COS-23.2 Regional Coordination		Motion: Accept staff revision for item 108 and accept staff revision with removal of word "existing" on item 110. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
109	Conservation and Open Space - Protected Open Space	Policy	Support efforts by individual citizens and private organizations interested in preserving open space.	GP: COS-1.10 Public Involvement COS-1.11 Volunteer Preserve Monitor		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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110	Conservation and Open Space - Protected Open Space	Policy	Design new residential development to preserve public access points to surrounding open space.	GP: LU-6.3 Conservation-Oriented Project Design LU-6.4 Sustainable Subdivision Design LU-6.7 Open Space Network COS-1.1 Coordinated Preserve System		Motion: Accept staff revision for item 108 and accept staff revision with removal of word "existing" on item 110. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
112	Safety - Floodplains	Policy	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.	GP: COS-5.1 Impact to Floodways and Floodplains COS-5.3 Downslope Protection S-9.4 Development in Villages S-9.5 Development in the Floodplain Fringe S-10.1 Land Uses within Floodways		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
116	Conservation and Open Space - Active Recreation Parks	Policy	Development of local and neighborhood park and recreation facilities is encouraged through continued collaboration with public agencies whenever possible. This collaboration may include Joint Powers Agreements or similar mechanisms to promote cooperation in development, operation and maintenance.	GP: LU-18.2 Colocation of Civic Uses COS-21.2 Location of Parks		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
118	Conservation and Open Space - Active Recreation Parks	Policy	Establish priorities and encourage the acquisition of park lands while minimizing public costs. Implement a park acquisition program which will use all possible acquisition and funding mechanisms.	GP: COS-24.1 Park and Recreation Contributions COS-24.2 Funding Opportunities		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
119	Conservation and Open Space - Protected Open Space	Policy	Acquire outstanding scenic areas; cultural, biological and historic resources. The establishment of preserve locations and design shall incorporate these features whenever possible.	GP: COS-21.2 Location of Parks COS-21.3 Park Design County Department of Parks and Recreation (DPR) Park Design Manual		Motion: Accept staff recommendation of 119 and 122 with revision to 122. Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
120	Conservation and Open Space - Active Recreation Parks	Policy	When park land dedication is required for specific plans that include residential uses, dedicated land shall include one or more areas of relatively flat land suitable for play fields and similar local park activities.	GP: COS-22.1 Variety of Recreational Programs		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 Existing - 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)
122	Conservation and Open Space - Trails and Pathways	Policy	Provide riding and hiking trails, staging areas and other facilities within parks when appropriate.	GP: COS-21.5 Connections to Trails and Networks Community Trails Master Plan		Motion: Accept staff recommendation of 119 and 122 with revision to 122: "complement the Valley Center Trails Master Plan". Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
123	Noise	Goal	Maintain an environment free of excessive noise by providing control of noise at its source, along the noise transmission path and at the receiver site.	GP: LU-2.8 Mitigation of Development Impacts N-2 Protection of Noise Sensitive Uses N-4 Transportation-Related Noise Generators N-5 Non-transportation-Related Noise Sources		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
124	Noise	Policy	Develop and implement land use plans and circulation patterns that will minimize noise in residential neighborhoods.	GP: N-1.2 Noise Management Strategies N-2.1 Development Impacts to Noise Sensitive Land Uses N-2.2 Balconies and Patios LU-2.8 Mitigation of Development Impacts LU-9.3 Village and Community Core Guidelines and Regulations		The Subcommittee recommended inclusion of this item as part of the consent calendar during the Subcommittee's public meeting review process.	
125	Noise	Policy	Permit residential development in areas with projected exterior Community Noise Equivalent Levels (CNELs) exceeding 60 decibels near main roads only when traffic noise impacts can be mitigated.	GP: N-1.2 Noise Management Strategies N-2.1 Development Impacts to Noise Sensitive Land Uses N-2.2 Balconies and Patios LU-2.8 Mitigation of Development Impacts LU-9.3 Village and Community Core Guidelines and Regulations County Noise Ordinance		Motion: Recommend inclusion with revision "Permit residential development in the North and South Villages with projected exterior Community Noise Equivalent Levels (CNELs) exceeding 60 decibels near main roads only when traffic noise impacts can be mitigated. " Maker: Kevin Smith Second: Pam Wiedenkiller Vote: Ayes: 6 Noes: 0	
126	Safety - Floodplains	Policy	Design subdivisions to retain natural and landscaped sound barriers in preference to earth berms or walls, where they are needed.	GP: N-1.3 Sound Walls COS-11.3 Development Siting and Design		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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Header Descriptions

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
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-1.4 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-1.9 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-1.10 Public Involvement	Ensure an open, transparent, and inclusive decision-making process by involving the public throughout the course of planning and implementation of habitat conservation plans and resource management plans.
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-3.1 Wetland Protection	Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.
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-4.1 Water Conservation	Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.
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-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-8 Protection and Conservation of Historical Built Environments	Protection, conservation, use, and enjoyment of the County's important historic resources.
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-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.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
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-12.1 Hillside and Ridgeline Development Density	Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.
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-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-21.2 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-21.5 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-22.1 Variety of Recreational Programs	Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit County residents.
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
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-2.1 Community Plans	Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.
Land Use	LU-2.2 Relationship of Community Plans to the General Plan	Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.
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.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
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-6 Development-Environmental Balance	A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.
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.]
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-6.9 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-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-7.1 Agricultural Land Development	Protect agricultural lands with lower-density land use designations that support continued agricultural operations.
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-9.6 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-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-10.4 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-11.1 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-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-11.10 Integrity of Medium and High Impact Industrial Uses	Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
Land Use	LU-11.11 Industrial Compatibility with Adjoining Uses	Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses (refer to Policy LU-11.9 for examples of buffering).
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-12.4 Planning for Compatibility	Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.
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 Adequate Wastewater Facilities	Adequate wastewater disposal that addresses potential hazards to human health and the environment.
Land Use	LU-17 Adequate Education	Site new solid waste management facilities identified in the San Diego County Integrated Waste Management Plan, in a manner that minimizes environmental impacts and prevents groundwater degradation, and in accordance with applicable local land use policies.
Land Use	LU-17.1 Planning for Schools	Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.
Land Use	LU-17.2 Compatibility of Schools with Adjoining Uses	Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.
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-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-2.4 Roadway Noise Buffers	Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.
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-4.2 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.]

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
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-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.
Noise	N-1.2 Noise Management Strategies	Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <ul style="list-style-type: none"> ■ Avoid placement of noise sensitive uses within noisy areas ■ Increase setbacks between noise generators and noise sensitive uses ■ Orient buildings such that the noise sensitive portions of a project are shielded from noise sources ■ Use sound-attenuating architectural design and building features ■ Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)
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-2 Protection of Noise Sensitive Uses	A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.
Noise	N-2.1 Development Impacts to Noise Sensitive Land Uses	Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.
Noise	N-2.2 Balconies and Patios	Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.
Noise	N-4 Transportation-Related Noise Generators	A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.
Noise	N-4.1 Traffic Noise	Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.
Noise	N-4.2 Traffic Calming	Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.
Noise	N-4.5 Roadway Location	Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.
Noise	N-4.6 Road Improvement Projects	For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.
Noise	N-5 Non-transportation-Related Noise Sources	A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.
Noise	N-6.2 Recurring Intermittent	Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.
Safety	S-3 Minimized Fire Hazards	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.
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-6 Adequate Fire and Medical Services	Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.
Safety	S-6.1 Water Supply	Ensure that water supply systems for development are adequate to combat structural and wildland fires.
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.

Text of Referenced General Plan Goals and Policies

Element	General Plan Goal/Policy	Text
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-10.1 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-10.2 Use of Natural Channels	Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.
Safety	S-10.3 Flood Control Facilities	Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.
Safety	S-10.5 Development Site Improvements	Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.
Safety	S-12 Adequate Law Enforcement Facilities	Timely development of law enforcement facilities in located that serve the unincorporated areas of the County.