

Valley Center CPU – Draft Goals and Policies Post-Community Planning Group (CPG) Deliberations

LAND USE ELEMENT/CHAPTER

Land Use – Community Character

<u>Matrix Item #</u>	Goals
8	1. A pattern of development that conserves Valley Center's natural beauty and resources and retains Valley Center's rural character.
80	2. Provide for a "dark sky" which would retain the rural setting and not detract from astronomical research at Palomar Mountain.
9	3. A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living.
234	4. Emphasize diversity of lot sizes, shapes, and architectural genres outside of the Villages.

Policies

174	1. Designs for major subdivisions should follow guidance in the County's Residential Subdivision Design Guidelines in order to achieve community character compatibility.
235	2. Emulate the pattern of diverse home site designs and home styles that characterize neighborhoods of custom homes.
148	3. 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.

Land Use – Villages

Goals

176	1. Two compact "town centers" provide local shopping and services, central gathering places for public community activities, and expanded options for housing.
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- 7 2. Two economically viable and socially vibrant villages where dense residential uses, as well as commercial and industrial uses, are contained.
- 187 3. Village infrastructure and amenities serve business patrons and residents of Village neighborhoods as well as the citizens of greater Valley Center.
- 220 4. Village residential neighborhoods provide a mingled diversity of housing products to meet needs of people of different ages, life stages and incomes.

Policies

- 139 1. 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.
- 209 2. 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.
 - Staff recommendation for removal – 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.
 - Staff would like to continue consideration of the policy as we move into the Design Guidelines update process. Currently the CPG is recommending inclusion of this policy, but staff is not.
- 397 3. Promote healthier eating and access to agricultural opportunities by encouraging community gardens in the Villages.

Land Use – Semi-Rural and Rural Lands

Goals

- 244 1. Rural lands protect natural vegetation, provide areas for agriculture, horticulture and animal husbandry, and act as buffers between Valley Center and adjacent planning areas.

Policies

- 6/152/
154/155 1. Diversity and distinction between homes and overall subdivisions is encouraged outside of Villages. Homes with the same lot configurations and same model elevations should be avoided.

- 147 2. 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.

Land Use – Conservation Subdivision and Clustering

Goals

- 261 1. Conservation Subdivision design preserves natural resources and creates interconnected networks of open space through Rural, Semi-Rural and even Village areas.

Policies

- 262 1. 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.

- 22 2. Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum of 0.5 acre in size in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area, 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 sewered, and providing that:

- 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:

- 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.

- 269 3. Conservation Subdivision projects should be designed to preserve or create views of scenic natural areas, as viewed from public roads traversing the subdivision.

Land Use – Commercial

Goals

 = Items where the Subcommittee and staff have different recommendations

- 25 1. 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.

Policies

- 26 1. 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.

- 30 2. 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.

- 28 3. 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.

- 247 4. 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.

- 479 5. Identify opportunities for commercial recreational development and maintain the zoning to allow such uses by right or with discretionary permits.

- 399 6. Seek public/private partnerships to locate farmer’s markets near high population areas, and with high visibility for local residents, tourists, and casino visitors.

- 255 7. Discourage general commercial and industrial enterprises which are incompatible with rural residential and agricultural development.
- Staff recommendation for removal - the policy is vague and existing zoning on several properties in Valley Center allows these types of uses (by right or with discretionary permits). Refer to the 2012 matrix for additional information on this item.
 - Staff has considered the revised text (shown above) recommended by the CPG but is maintaining a recommendation for removal.

Land Use – Industrial

Goals

- 35 1. Well planned and contained industrial uses which are clean, non-polluting, and compatible with the rural low-density residential character of the community.
- 36 2. The retention of established industrial uses outside of the County mapped floodway.

Policies

- 444 1. Discourage industrial uses that are detrimental to air quality.
- 41 2. 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.

Land Use – Agriculture

Goal

- 42 1. Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan Area.
- 252 2. Promote businesses supporting agriculture as a component of the Valley Center community.

Policies

- 44/249 1. 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 preserve agriculture in Valley Center.
- 402 2. Support agricultural best practices and mitigation measures to prevent invasive non-native vegetation from spreading into the native habitat.
- 395 3. Buffer new residential development from existing intensive commercial livestock operations, such as dairy, pig and poultry farms.

258

4. Encourage development of combined residential uses with low nuisance agricultural uses that are compatible with residential development.

43

5. 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.

Land Use – Wastewater and Imported Water

Goals

567

1. Ongoing improvements in the provision of imported water and wastewater services address health, safety, sustainability, and emergency preparedness.

Policies

75

1. 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.

185

2. Encourage use of treated water for irrigation of Village landscaping, parks, and golf courses.

72

3. Support the continued development of emergency water storage facilities located near demand areas and away from earthquake faults.

MOBILITY ELEMENT/CHAPTER

Mobility – Access and Connectivity

Goal

568

1. Create land use patterns and mobility networks that provide improved connectivity and safety.

Policies

50

1. Conflicting traffic movements such as uncontrolled access and uncontrolled intersections shall be minimized.

- 54 2. To promote unimpeded traffic flow in commercial areas, minimize direct access points to Mobility Element roads by recommending that new commercial development provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.
- 189 3. 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.
- 315/323 /522 4. 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.

Mobility – Road Planning and Design

Goal

- 47 1. 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.

Policies

- 49 1. 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.
- 51 2. 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.
- 291 3. 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.
- 294 4. Right and left turn pockets added at key intersections are preferred versus adding lanes in order to improve carrying capacity and safety.
- 290 5. 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.
- 288 6. 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.

302/382

7. Consider the use of one-way internal circulation roads within Villages to improve traffic capacity.

386

8. Roundabouts should be considered to keep traffic moving in Villages.

354

9. Encourage the application of new technologies and design that may be co-located with existing or future infrastructure improvements.

487

10. Encourage the increased use of wildlife crossing road culverts, to facilitate wildlife movement, species distribution, and to minimize risks to drivers.

364

11. Design should be selected to minimize grading impacts yet to maintain safety and capacity.

304

12. Add new alternative roads that reduce traffic on existing roads and increase connectivity versus adding lanes to existing roads.

- The staff recommendation is for removal – 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, increase the cost of the improvements and potential environmental impacts. Additionally, the policy language is not clear on when this policy would be applied. Refer to the 2012 matrix for additional information on this item.
- Staff has considered the deliberations discussion and resulting CPG recommendation and is maintaining a recommendation for removal.

Mobility – Active Transportation and Transit

Goal

569

1. Improve transportation options and active transportation facilities in Valley Center.

Policies

327

1. 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.

335

2. 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.

328

3. Seek opportunities for the development of areas dedicated to school bus pick-up and areas for park and ride lots.

346

- 4. 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.

Mobility – Scenic Routes

Goal

570

- 1. Planning and engineering of road development and improvement projects considers accentuating Valley Center’s valued scenic resources.

Policies

55

- 1. 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.

425

- 2. 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.

CONSERVATION AND OPEN SPACE ELEMENT/CHAPTER

Conservation and Open Space – Natural Landscapes Conservation

Goals

76

- 1. Preserve Valley Center's unique natural and cultural resources while supporting its traditional semi-rural lifestyle.

77

- 2. Minimize the disturbance of native vegetation and wildlife habitat in the Valley Center Community Plan Area.

159

- 3. Preserve Valley Center’s naturally functioning ecosystem, 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.

Policies

- 165 1. 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.
- 406 2. 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.”
- 14 3. Encourage preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.
- 164/408 4. 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.
- 160 5. 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.
- 86 6. Projects within or in the vicinity of a Resource Conservation Area (RCA) should be designed to minimize adverse impacts on the resources the RCA was created to protect.
- 171 7. 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.

Conservation and Open Space – Wetlands and Riparian Habitat Conservation

Goals

- 432 1. Improved water quality in Valley Center's streams, wetlands, and floodplains.
- 426 2. Wetlands are preserved in their natural state and development is limited in non-wetland areas of floodplains.

Policies

- 161 1. Maintain greenbelts along creeks and FEMA or County-mapped floodways.
- 429 2. Preserve, and support the enhancement (restoration, invasive species

- removal) of native vegetation along stream corridors and in other wetlands and floodplains.
- 427 3. Prohibit development within delineated wetlands, with the exception of road crossings, when meeting the requirements of the Resource Protection Ordinance.
 - 85 4. 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.
 - 428 5. Support as a high priority the development of open space corridors, community non-motorized multi-use trails, and passive parkland along watercourses.

Conservation and Open Space – Grading and Erosion

Goals

- 78 1. Minimize soil erosion incidental to development in order to preserve Valley Center's unique soil characteristics.

Policies

- 151 1. 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.
- 90 2. 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.

Conservation and Open Space – Aesthetic Resources

Goal

- 419 1. Preserve existing natural ridgelines and scenic horizons.

Policies

- 15 1. Prohibit ridgeline residential development unless it can be shown through a viewshed analysis that there would be only minimal impact to adjacent properties.
- 422 2. 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.

Conservation and Open Space – Air Quality

Goal

- 442 1. Improve air quality in the Valley Center Community Plan Area.

Policy

- 444 1. Discourage industrial uses that are detrimental to air quality.

Conservation and Open Space – Active Recreation Parks

Goals

- 464 1. Fund the acquisition and management of County parks and recreation facilities to the extent possible.
- 573 2. Collaboration between agencies and private entities is leveraged to address community park and recreation priorities.

Policies

- 118 1. 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.
- 116 2. 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.
- 70 3. Encourage the development of schools in conjunction with neighborhood and community recreation facilities.

- 192 4. 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.
- 120 5. 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.
- 463 6. Encourage new residential development in the Villages and other new large residential developments to include pocket parks as well as larger park space.

Conservation and Open Space – Protected Open Space

Goal

105/480

- 1. 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.

Policies

- 108 1. Strive for a functional open space system with passive recreational opportunities where feasible.
- 489 2. Use all potential sources of funding and aid that will improve the viability of the open space system.
- 109 3. Support efforts by individual citizens and private organizations interested in preserving open space.
- 119 4. Acquire outstanding scenic areas; cultural, biological, and historic resources. The establishment of preserve locations and design shall incorporate these features whenever possible.
- 153 5. 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.
- 396 6. Encourage public/private partnerships to provide recreation, open space, and multi-use non-motorized trails in the agriculture/development interface.
- 483 7. 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.
- 110 8. Design new residential development to preserve public access points to surrounding open space.

- 410** 9. Encourage expansion of Hellhole Canyon Open Space Preserve and ensure a continued viable wildlife corridor connection between Rancho Guejito and the Hellhole Canyon Preserve.

Conservation and Open Space – Trails and Pathways

Goal

- 79** 1. Encourage and promote a system of interconnecting trails and paths for horses, pedestrians, and bicyclists.

Policies

- 98** 1. 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.
- 566** 2. New housing developments should prioritize public trail systems.
- 122** 3. Provide riding and hiking trails, staging areas, and other facilities within parks when appropriate.
- 341** 4. Signage should be provided at trail and pathway staging areas and other main trail entry points to note that motorized use is not allowed.

Conservation and Open Space – Trees

Goal

- 412** 1. Preservation of native trees and woodlands.

Policies

- 414** 1. 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.
- 166** 2. 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.

88/91
/163/
167/
413

3. Preserve healthy large native and specimen trees as a way to retain community character, wildlife habitat, and for soil preservation. Native trees of particular concern are coast live oaks, California sycamores, Coulter pines, willows, cottonwoods, and Engelmann oaks. However, specimen trees of other species are to be considered as well. Discretionary projects should avoid removal of such trees.

Conservation and Open Space – Historic Resources

Goal

- 572 1. Conserve Valley Center’s valued historic resources.

Policies

- 104 1. 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.
- 102 2. 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.
- 494 3. 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.

HOUSING ELEMENT/CHAPTER

There are no proposed goals or policies for this element/chapter. This is not a concern for staff because there are many Housing Element goals and policies in the General Plan that apply to Valley Center and the entire unincorporated County.

SAFETY ELEMENT/CHAPTER

Safety – Fire Protection

Goal

64

1. 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.

Policies

514/515

1. 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.

517

2. 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.

317/519

3. 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.

520

4. 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.).

523

5. Identify multi-use staging areas that could be utilized in emergency situations, including evaluating the use of trail staging areas.

250

6. Minimize development in hazardous wildfire areas and other unmitigable hazardous areas.

Safety – Floodplains

Goal

435

1. Reduced property damage and personal injury due to localized flooding.

Policy

112

1. 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.

NOISE ELEMENT/CHAPTER

Goal

- 123** 1. 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.

Policies

- 124** 1. Develop and implement land use plans and circulation patterns that will minimize noise in residential neighborhoods.
- 125** 2. 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.
- 126** 3. Design subdivisions to retain natural and landscaped sound barriers in preference to earth berms or walls, where they are needed.