

Valley Center CPU – Goals and Policies Under Consideration 2/22/21

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.
236	4. On larger properties create interconnected smaller neighborhoods separated by open space; avoid a sprawl of houses or independent enclaves. <ul style="list-style-type: none"> • Staff recommendation for removal – The language is too vague to effectively implement and the policy reads as internally inconsistent. • Additional rationale: The General Plan policy referenced addresses the issues of providing connectivity in Semi-Rural areas, via streets, pathways/trails, and open space networks. Section 81.401q of the County's Subdivision Ordinance requires that roads/easements to parcels on a subdivision boundary shall not terminate in a cul-de-sac

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when it is feasible for the road/easement to serve as a through street.

24

5. Avoid discontinuous development density that would increase the cost of extending infrastructure (roads, utilities) and would defeat the intention of the community development model.

- Staff recommendation for removal - "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.

17

6. 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.

- Staff accidentally left this off the order by category document used for Subcommittee deliberations.
- The staff recommendation is for removal – These issues are covered by other policies now, so it would be repetitive.

230

7. Require developers of all subdivisions to prepare site inventory maps that pinpoint locations of environmental, scenic and historic features on their properties, and to build around them.

- Staff accidentally left this off the order by category document used for Subcommittee deliberations.
- The staff recommendation is for removal – During the CEQA review of subdivisions, projects are reviewed against the standards found in the County's CEQA Guidelines for Determining Significance. The language in the proposed policy is vague and applicants aren't going to always know what constitutes significant resources until technical studies are done. Refer to the 2012 matrix for additional information on this item.

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.
- 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.
- 259 2. Encourage the establishment of “green” small family owned farms and vineyards.
 - Staff recommendation for removal – “Green” is too vague in this reference.

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.

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- 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

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- 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. 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.
- 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.
 - 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.
- 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.
- 33 3. 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.
- 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

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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.

28

4. 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

5. 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.

- Staff input: This item should be considered by the CPG in comparison with Items 26 and 33 in this section. There is an apparent policy inconsistency issue. If the proposed staff revision (or similar wording change) for Items 26 and 33 is accepted, that would address the inconsistency issue and there won't be a need to change the wording of this policy.

479

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

399

7. 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

8. Discourage general commercial and industrial enterprises which are incompatible with rural residential and agricultural development such as conventional convenience stores and gas stations.

- 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.

31

9. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.

- Staff recommendation for removal - The wording is not clear and open to various interpretations. This type of issue is better suited for specific Design Guidelines standards. Refer to the Existing matrix for additional information on this item.

Land Use – Industrial

Goals

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- 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.

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- 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 There is a need to develop a goal/goals to go with these policies.
- Staff recommended goal to fit the policies: Ongoing improvements in the provision of imported water and wastewater services address health, safety, sustainability, and emergency preparedness.
 - This proposal has been included in the 2012 matrix as Item 567.
- 62 1. Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.
- Staff recommendation for removal – 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.

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.

Land Use – Schools

Goals

- 68 1. Ensure the provision of adequate services and facilities to meet the educational needs of all the residents of the CPA.

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- Staff recommendation for removal – This is covered by General Plan Goal LU-17 and there were no underlying policies recommended by the Subcommittee or the public.

MOBILITY ELEMENT/CHAPTER

Mobility – Access and Connectivity

Goal

- 568 There is a need to develop a goal/goals to go with these policies.
- Staff recommended goal to fit the policies: Create land use patterns and mobility networks that provide improved connectivity and safety.
 - This proposal has been included in the 2012 matrix as Item 568.

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.
- Staff accidentally left this off the order by category document used for Subcommittee deliberations. This is a staff recommended revision.
- 308 4. Recommend developers provide un-gated interconnections between roads rather than creating more unconnected networks of roads.
- Staff recommendation for removal – This is covered in Item 189 above and in the Subdivision Ordinance. Refer to the 2012 matrix for additional information on this item.
 - Additional rationale - County Subdivision Ordinance reference: "A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road

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easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future."

315/323
/522

5. 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.

307

6. Each future subdivision needs to be assessed for its potential to provide linkages for long-term circulation improvement, while still allowing for a road design in keeping with a "rural neighborhood" character.

- Staff recommendation for removal – This is covered in Item 189 above and in the Subdivision Ordinance. Refer to the 2012 matrix for additional information on this item.
- Additional rationale - County Subdivision Ordinance reference: "A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future."

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.

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- 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.
- Staff recommendation for removal – This is already the practice of the Department of Public Works. It is much more expensive (including mitigation requirements) to propose more grading than is needed. Refer to the 2012 matrix for additional information on this item.
- 18 12. 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.
- Staff recommendation for removal – This is covered in the Valley Center Community Right of Way Development Standards, which are in effect now. Refer to the 2012 matrix for additional information on this item.
- 304 13. Add new alternative roads that reduce traffic on existing roads and increase connectivity versus adding lanes to existing roads.
- Staff accidentally left this off the order by category document used for Subcommittee deliberations.
 - 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 that would delay construction and increase the cost of the improvements. Refer to the 2012 matrix for additional information on this item.

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Mobility – Active Transportation and Transit

Goal

569

There is a need to develop a goal/goals to go with these policies.

- Staff recommended goal to fit policies: Improve transportation options and active transportation facilities in Valley Center.
- This proposal has been included in the 2012 matrix as Item 569.

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

There is a need to develop a goal/goals to go with these policies.

- Staff recommended goal to fit policies: Planning and engineering of road development and improvement projects considers accentuating Valley Center's valued scenic resources.
- This proposal has been included in the 2012 matrix as Item 570.

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.

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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.

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.

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- 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.
- 13 8. 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.
- Staff recommendation for removal - 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.
- 159 9. Preserve Valley Center’s naturally functioning eco-system, its natural beauty and landscape features (open spaces, canyons, ravines, creek beds and wetlands, ridgelines and hillsides, rock outcroppings and ledges, natural topographical contours, unique scenic views, meadows, oak and sycamore trees), and its natural plant and animal habitats.
- Staff recommendation for removal - 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.

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

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Ordinance.

- Staff accidentally left this off the order by category document used for Subcommittee deliberations. This is a staff recommended revision.
- 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.
- 431** 5. Minimize road crossings or other disturbances of riparian habitat. Only allow these, with mitigation, when alternatives have been considered and determined infeasible.
- Staff recommendation for removal – This is completely covered by Item 85 above, which is recommended for inclusion by the Subcommittee and staff.
- 428** 6. Support as a high priority the development of open space corridors, community non-motorized multi-use trails, and parkland along watercourses.
- Staff accidentally left this off the order by category document used for Subcommittee deliberations.
 - The staff recommendation is for removal. This presents an inconsistency issue with other policies included.
- 430** 7. Prohibit the construction of concrete lined flood control channels except where necessary because of existing improvements which block flood flow.
- Staff accidentally left this off the order by category document used for Subcommittee deliberations.
 - The staff recommendation is for removal. This is covered in the Resource Protection Ordinance as follows: Concrete or rip-rap lined flood control channels are only allowed where findings are made that completion of the channel is necessary to protect existing buildings (at the time of RPO enactment - 1989) from a current flooding problem. Refer to the 2012 matrix for additional information.

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

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- 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

Post Subcommittee Meetings Highlights



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- 464 1. Fund the acquisition and management of County parks and recreation facilities to the extent possible.
- 573 2. Consider adding a second goal for this topic/section that aligns with the policies.
- Staff recommended additional goal to fit policies: 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.
- During CPG meeting(s), staff will point out that this was a Subcommittee consent item noting a staff recommendation of "recommend inclusion with revision." Therefore, it was carried forward in the process without further Subcommittee deliberations. The revision text (shown here now) was missing from the matrix version used during the Subcommittee consent calendar process.
- 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.
- Staff recommendation for removal - Pocket parks should be considered on a case by case basis, based on project characteristics and public input received during individual project review processes. Pocket parks won't always be appropriate in Village developments.

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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.

407

10. Encourage the establishment and support the activities of a Valley Center-oriented, well established land trust, conservancy or similar private non-profit entity to hold title to, consolidate, and manage in perpetuity mitigation banks, open space easements and other properties (unless owned or maintained by the County).

- Staff recommendation for removal - The County often manages open space.

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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. In order to expedite the implementation of public trails for Valley Center shown in the County's Community Trails Master Plan (CTMP), the development of new private trail systems should be avoided. Trail plans in new housing developments shall prioritize public access and connectivity to the CTMP.
- 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.

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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, 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.
 - Staff recommendation for removal - 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.

Conservation and Open Space – Historic Resources

Goal

572

There is a need to develop a goal/goals to go with these policies.

- Staff recommended goal to fit the policies: Conserve Valley Center's valued historic resources.
- This proposal has been included in the 2012 matrix as Item 572.

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.

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HOUSING ELEMENT/CHAPTER

There are currently 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 immitigable hazardous areas.
 - Staff recommendation for removal - This is covered in General Plan Policy LU-6.11. Refer to the 2012 matrix for additional information on

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the rationale.

- Additional rationale: The GP policy referenced calls for assigning land uses and densities in a manner that minimizes development in extreme, very high, and high fire threat areas or other unmitigable hazardous areas. Therefore, this is covered in the GP, as the General Plan designations serve to guide the extent of development allowed.

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.

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