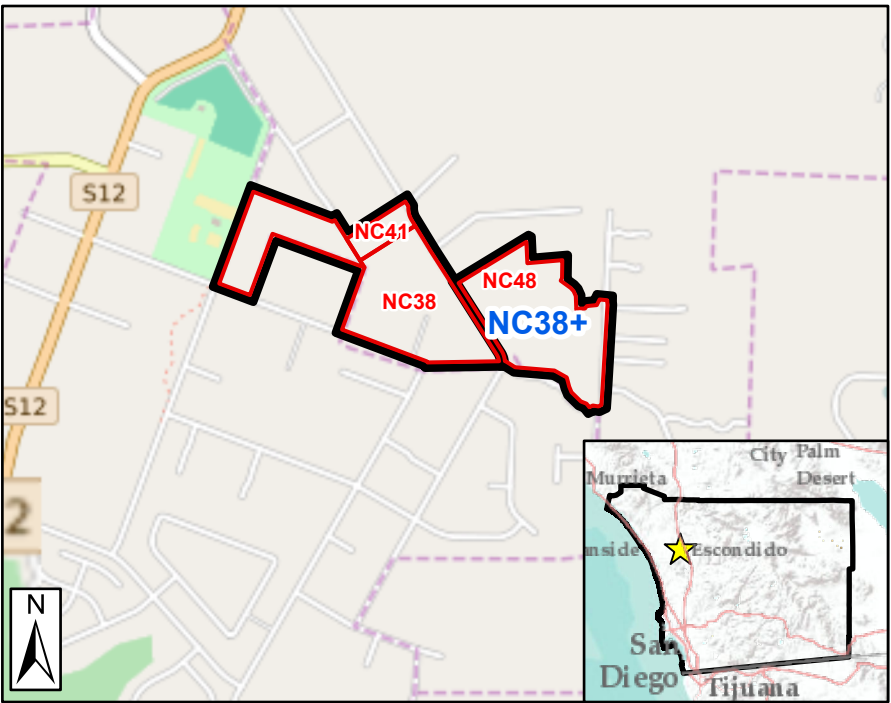
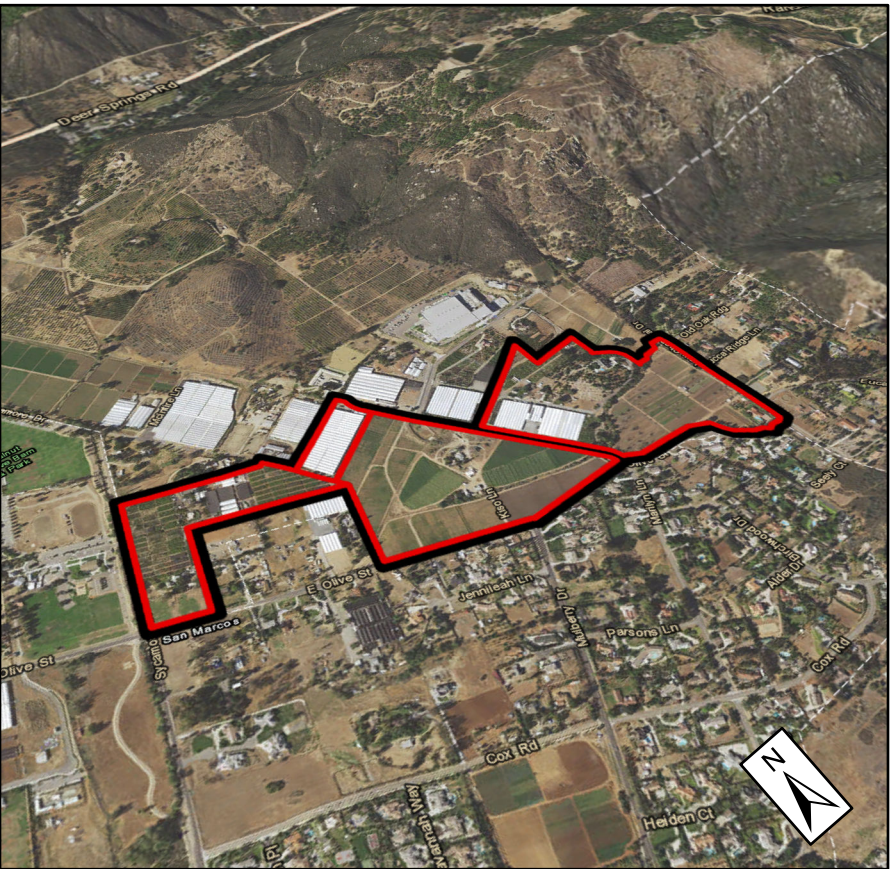
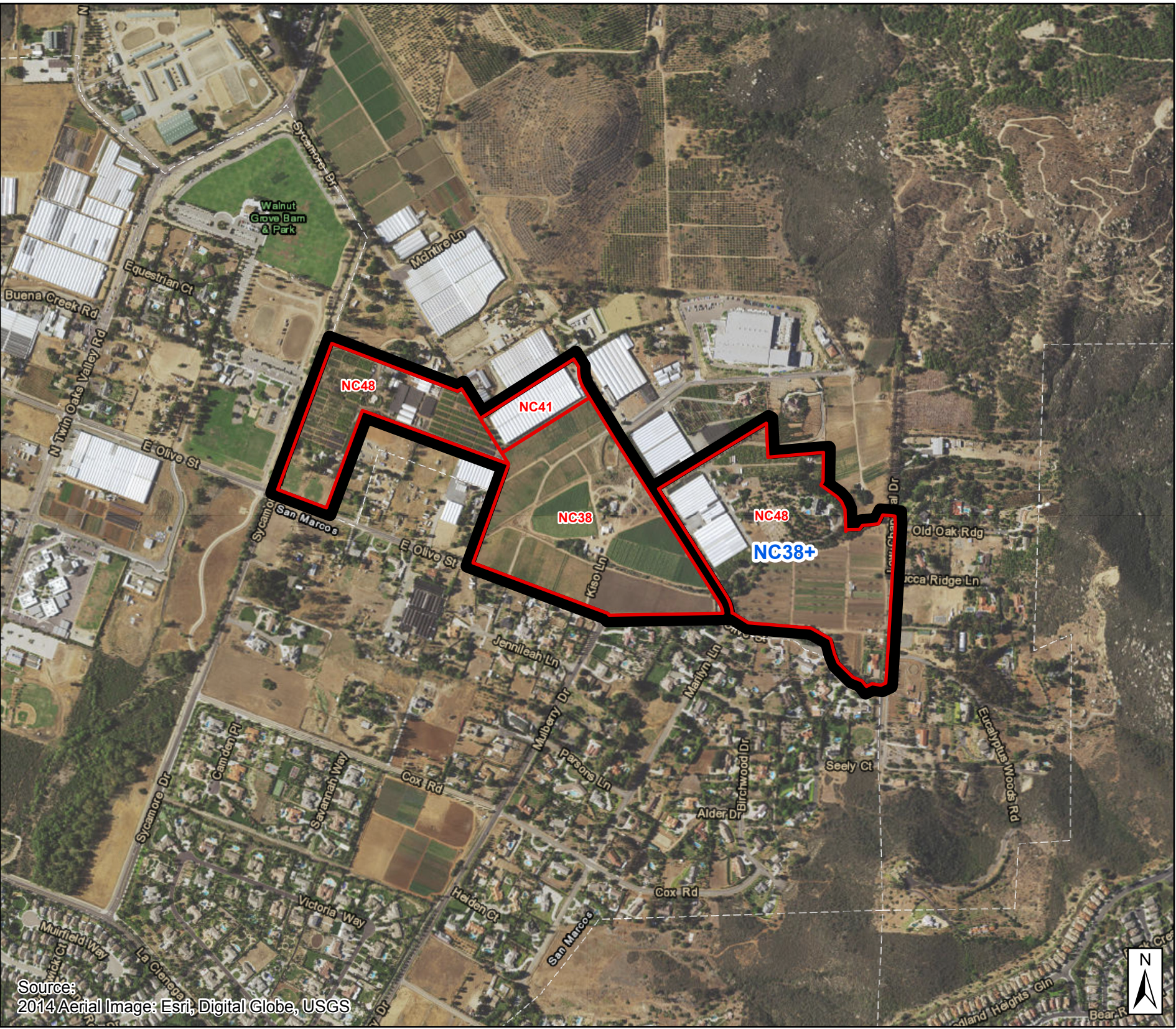




VICINITY MAP

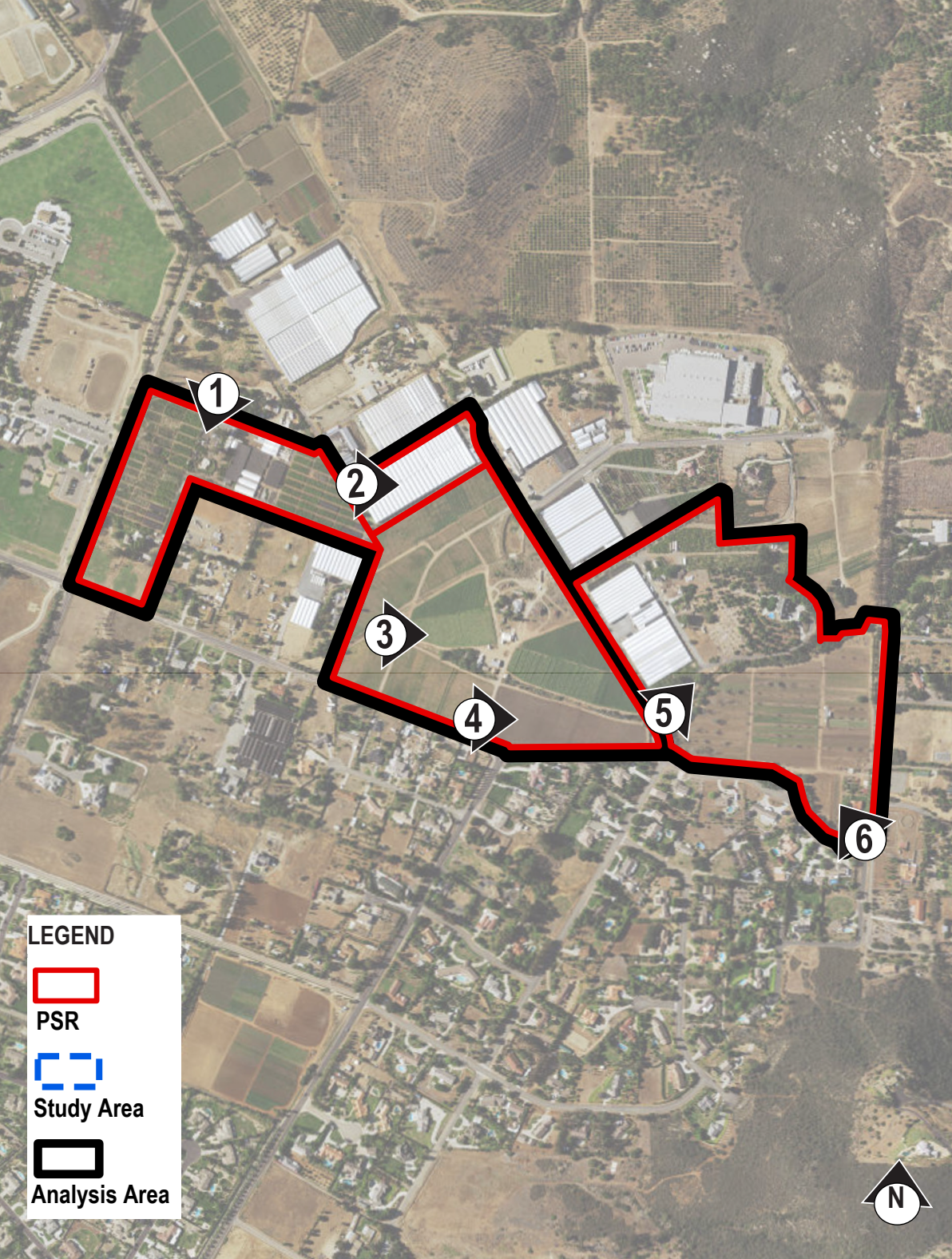


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP



1 Facing south at NC48 nursery, from northern property line



2 Facing east at NC41 area from property line separating western parcels of NC48 from NC41



3 From the dirt road in the western portion of NC38+, facing east at drainage channel



4 Facing east from near southern property line of NC38



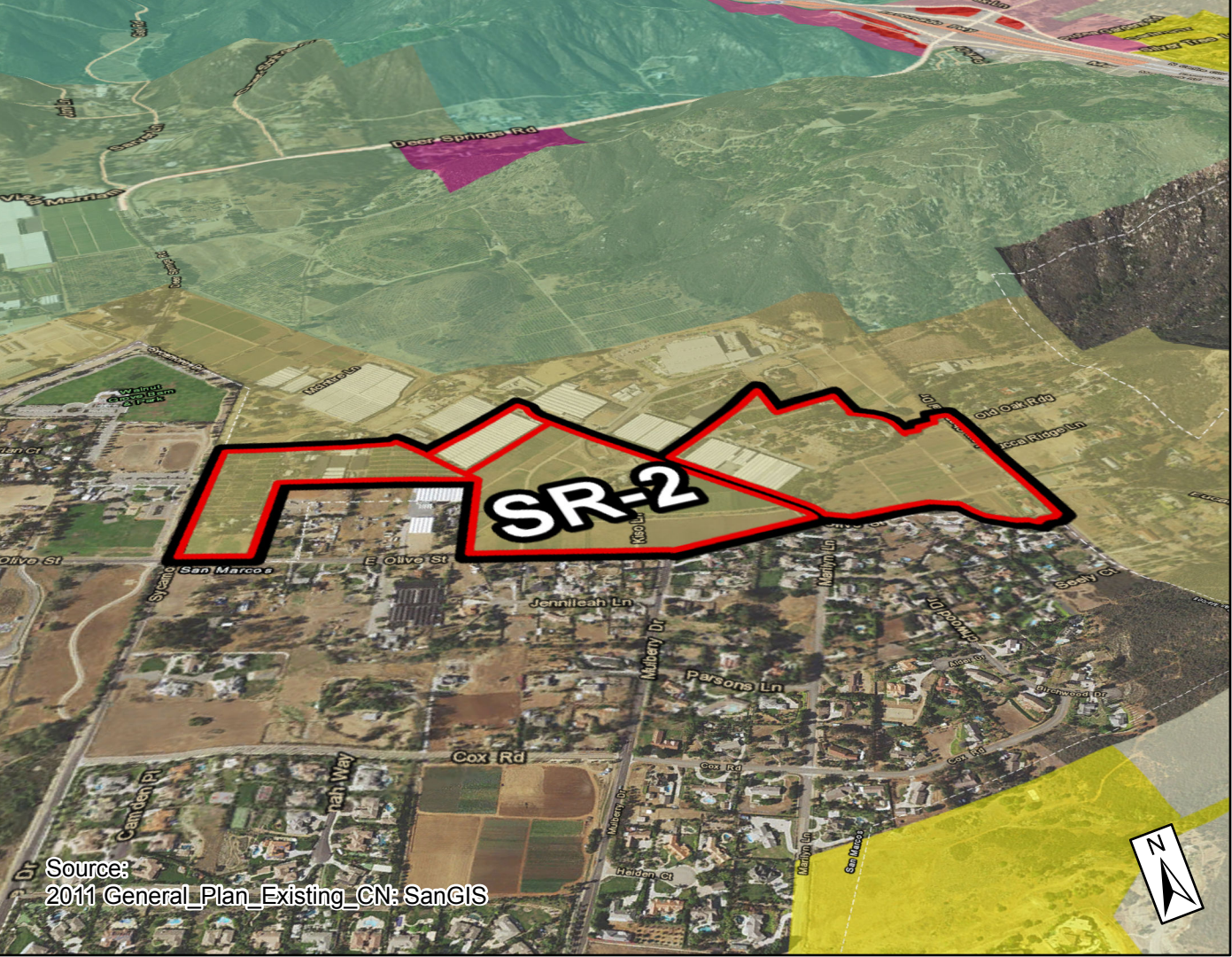
5 Facing northeast at drainage area from western property line of eastern parcels of NC48



6 Facing northwest from the southeast corner of farthest eastern parcel of NC48

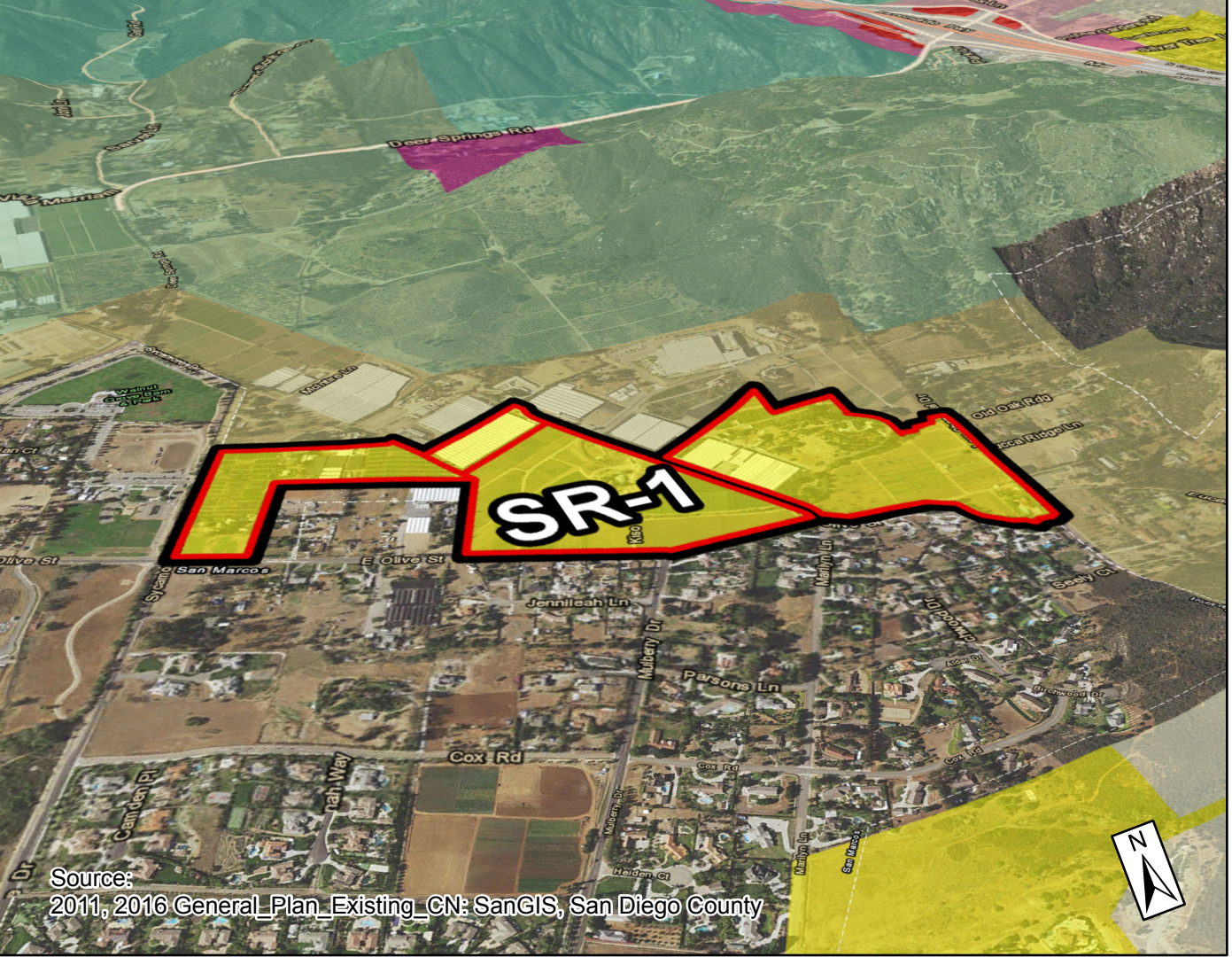


GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



Source:
2011 General_Plan_Existing_CN: SanGIS

GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Source:
2011, 2016 General_Plan_Existing_CN: SanGIS, San Diego County

Legend

- PSR
- Study Area
- Analysis Area

LEGEND

- | | |
|--|---|
| Village Residential (VR-30), 30 du/ac | Rural Lands (RL-80), 1 du/80 ac |
| Village Residential (VR-24), 24 du/ac | Specific Plan Area (residential densities in italics) |
| Village Residential (VR-20), 20 du/ac | Office Professional |
| Village Residential (VR-15), 15 du/ac | Neighborhood Commercial |
| Village Residential (VR-10.9), 10.9 du/ac | General Commercial |
| Village Residential (VR-7.3), 7.3 du/ac | Rural Commercial |
| Village Residential (VR-4.3), 4.3 du/ac | Limited Impact Industrial |
| Village Residential (VR-2.9), 2.9 du/ac | Medium Impact Industrial |
| Village Residential (VR-2), 2 du/ac | High Impact Industrial |
| Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac | Village Core Mixed Use |
| Semi-Rural Residential (SR-1), 1 du/1,2,4 ac | Public/Semi-Public Facilities |
| Semi-Rural Residential (SR-2), 1 du/2,4,8 ac | Public/Semi-Public Lands - Solid Waste Facility |
| Semi-Rural Residential (SR-4), 1 du/4,8,16 ac | Public Agency Lands |
| Semi-Rural Residential (SR-10), 1 du/10,20 ac | Tribal Lands |
| Rural Lands (RL-20), 1 du/20 ac | Open Space (Recreation) |
| Rural Lands (RL-40), 1 du/40 ac | Open Space (Conservation) |



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Education
- Institutions
- Military

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

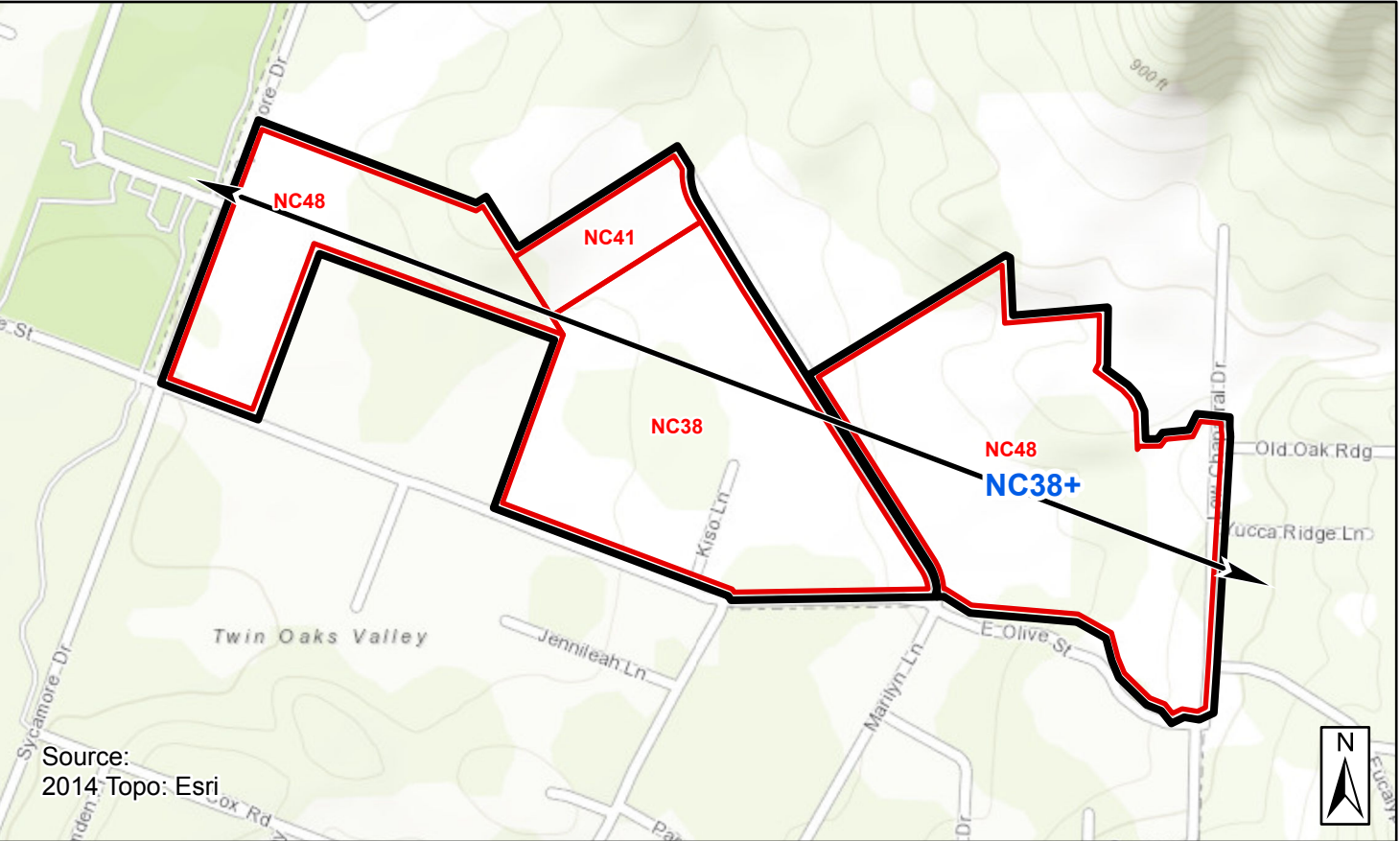
Legend

- PSR
- Study Area
- Analysis Area

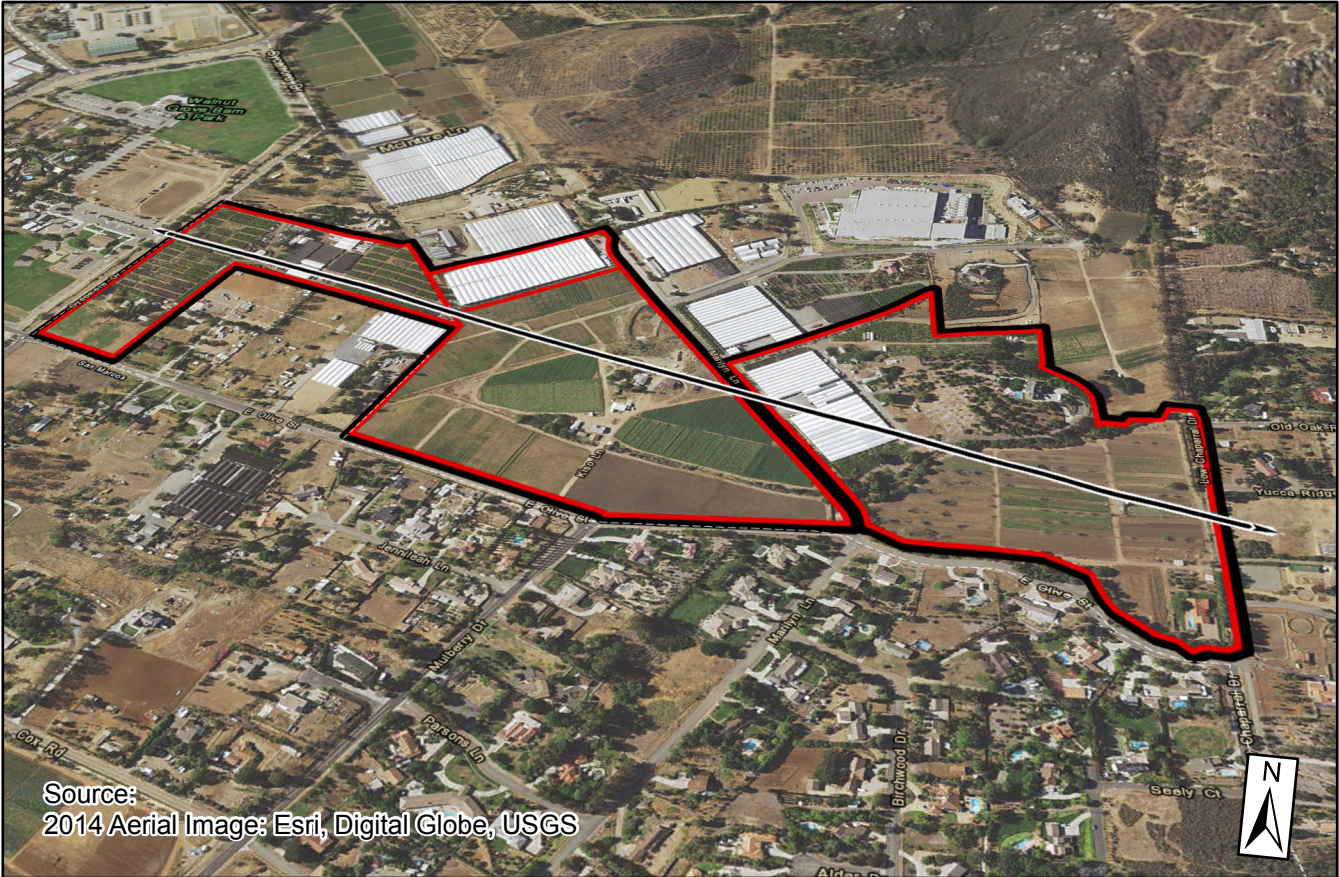
Source:
2015 LANDUSE_CURRENT: SanGIS



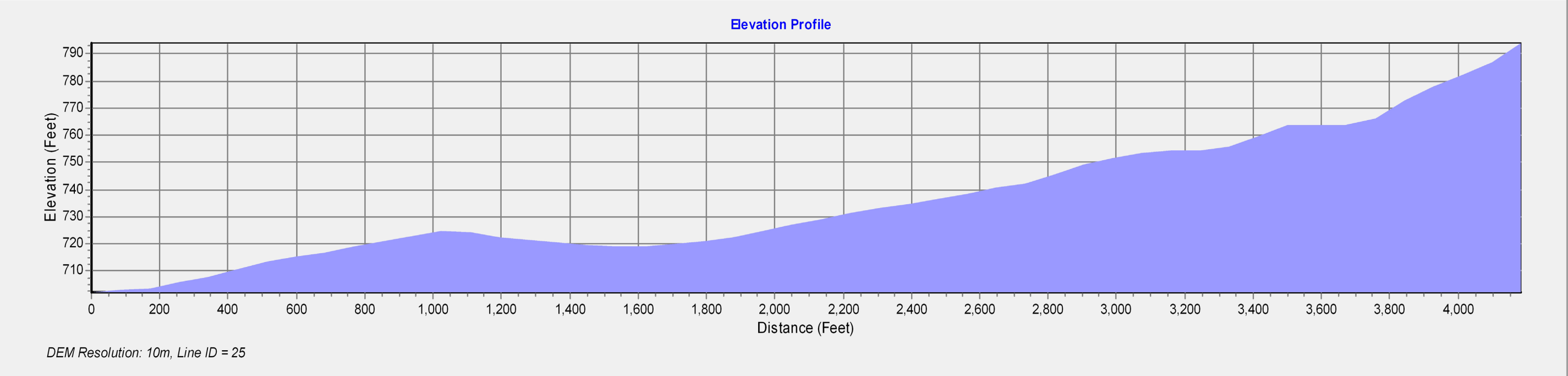
TOPOGRAPHIC VIEW



3D VIEW



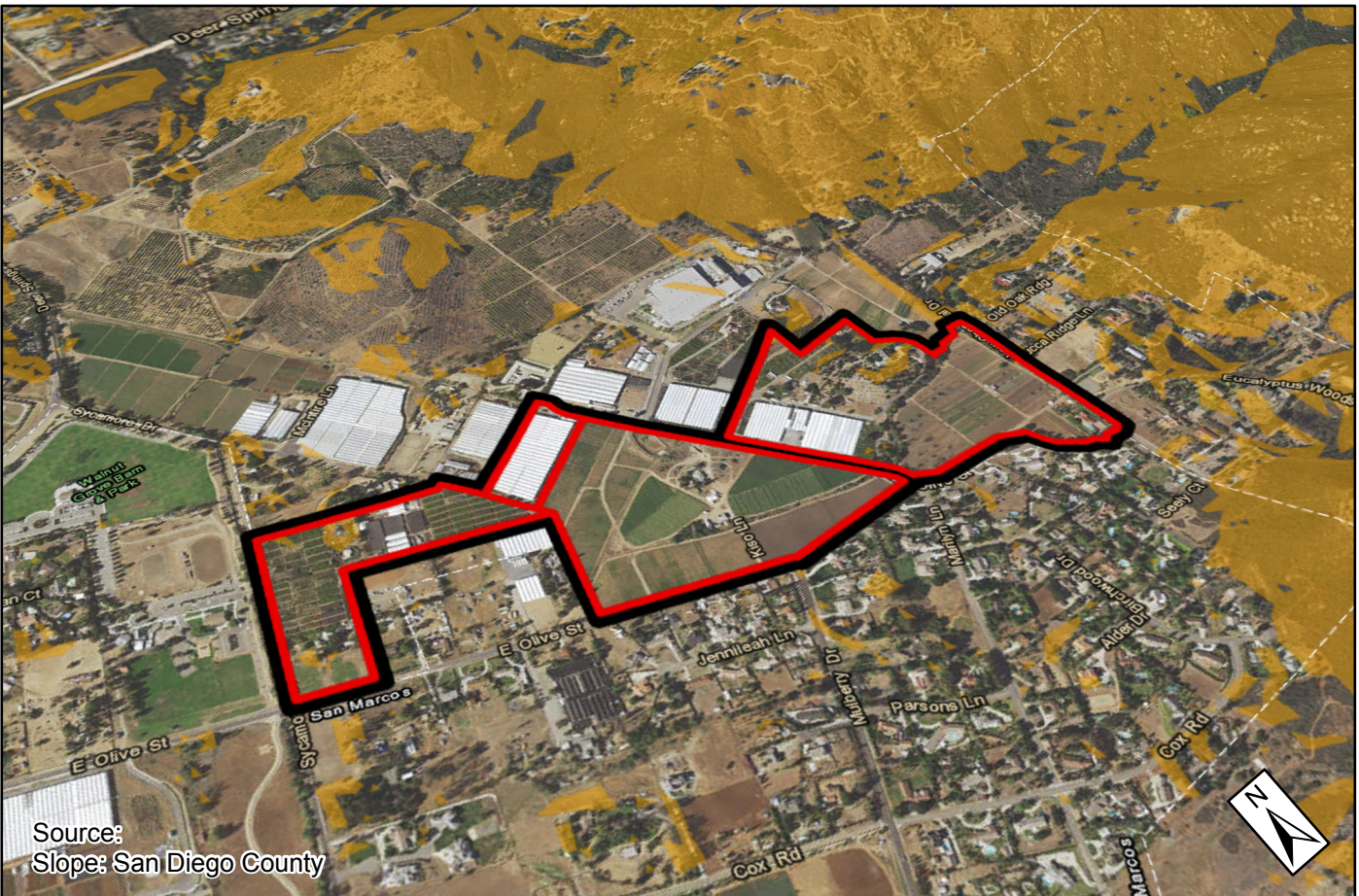
- Legend
- PSR
 - Study Area
 - Analysis Area



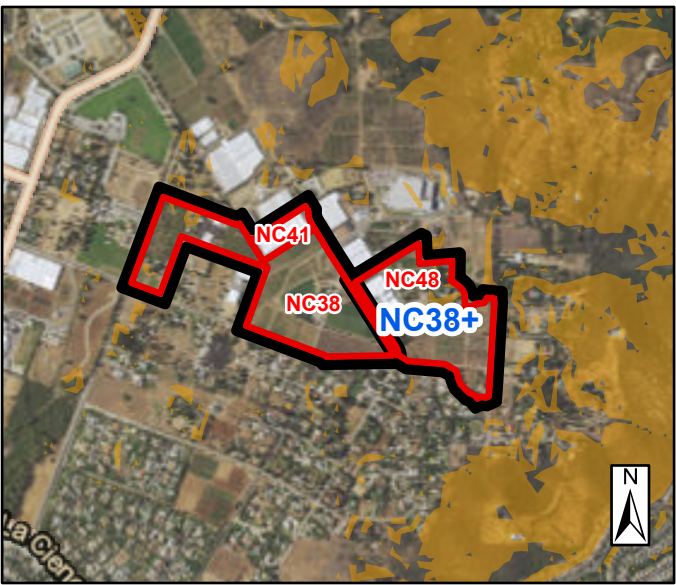
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



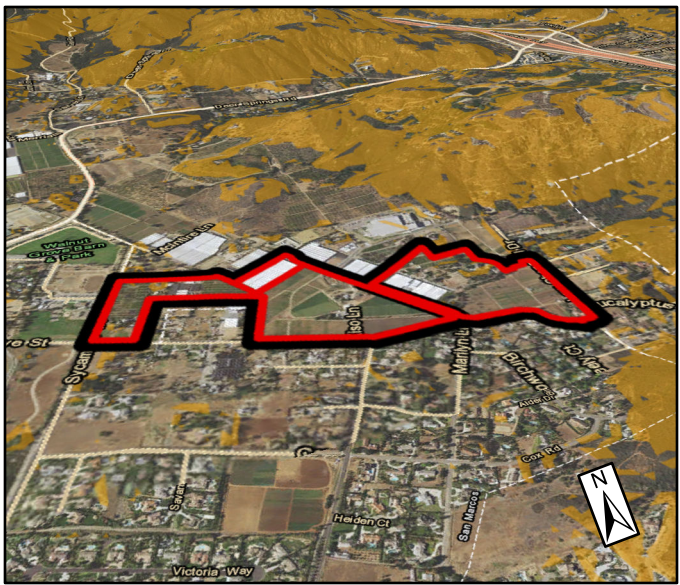
STEEP SLOPES



3D VIEW

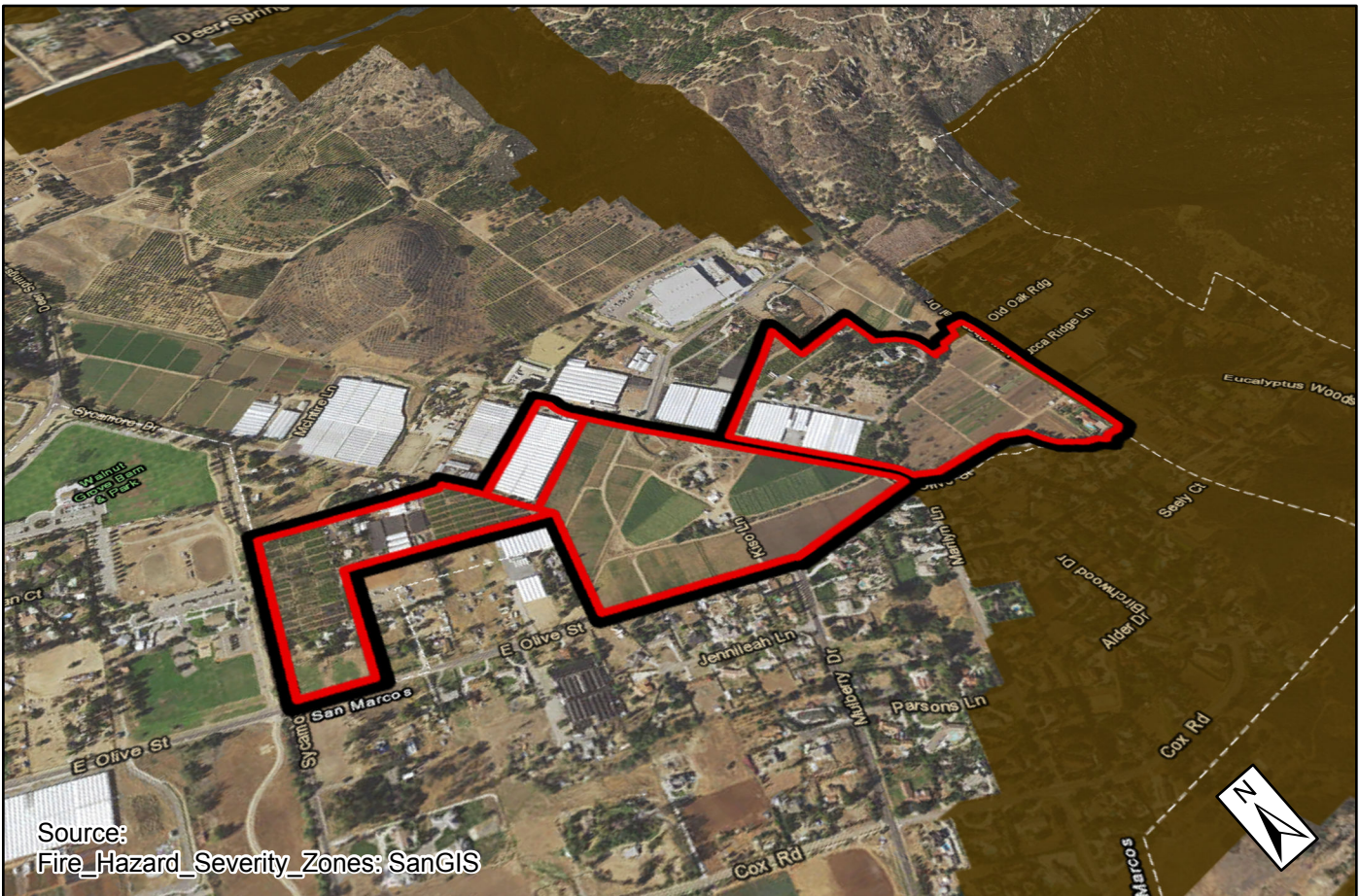


PLAN VIEW

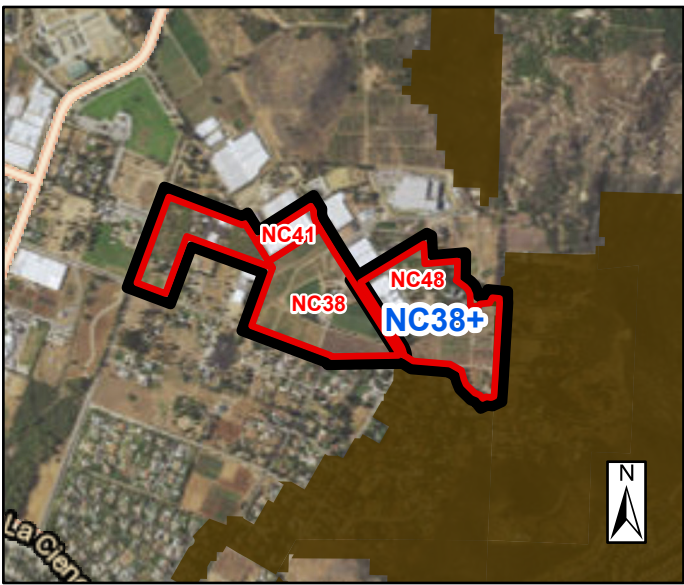


3D VIEW # 2

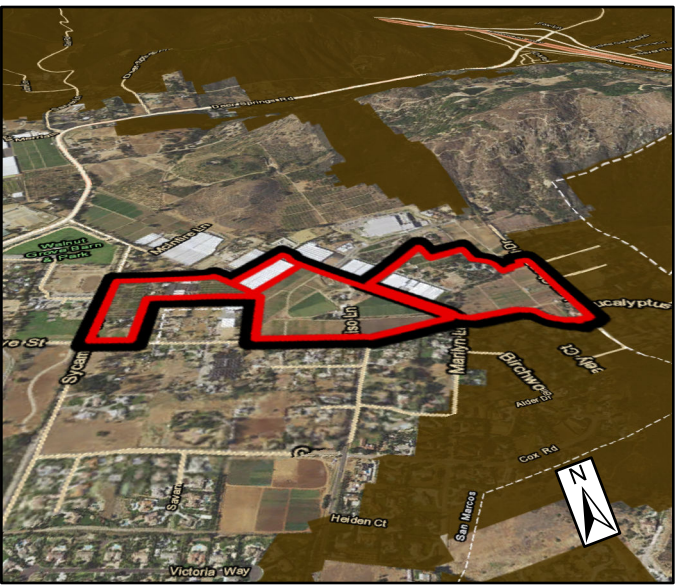
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



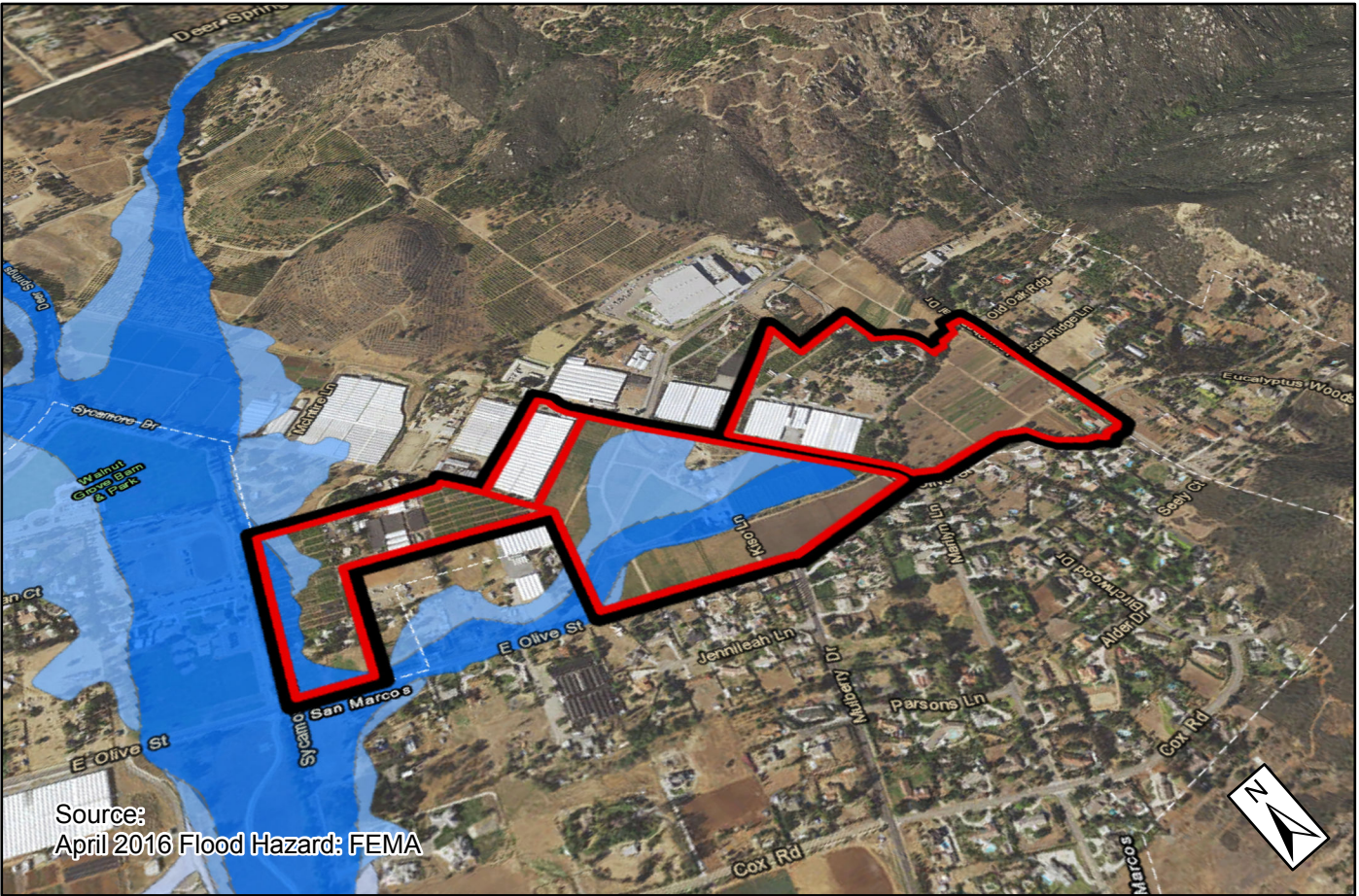
Study Area



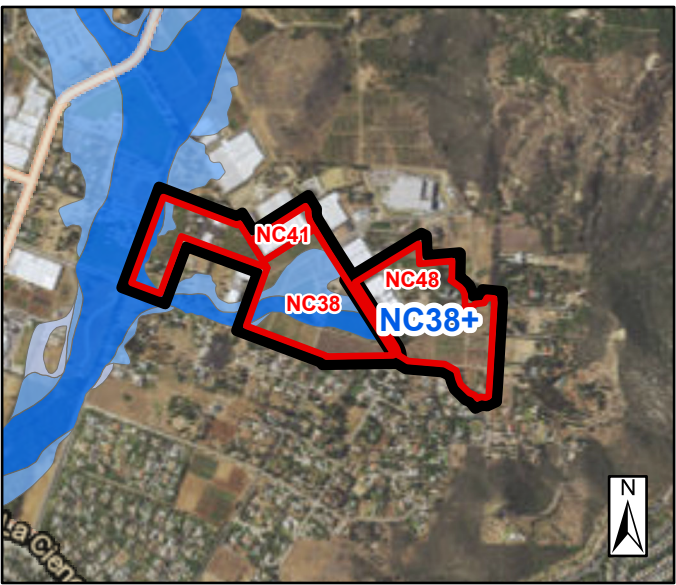
Analysis Area



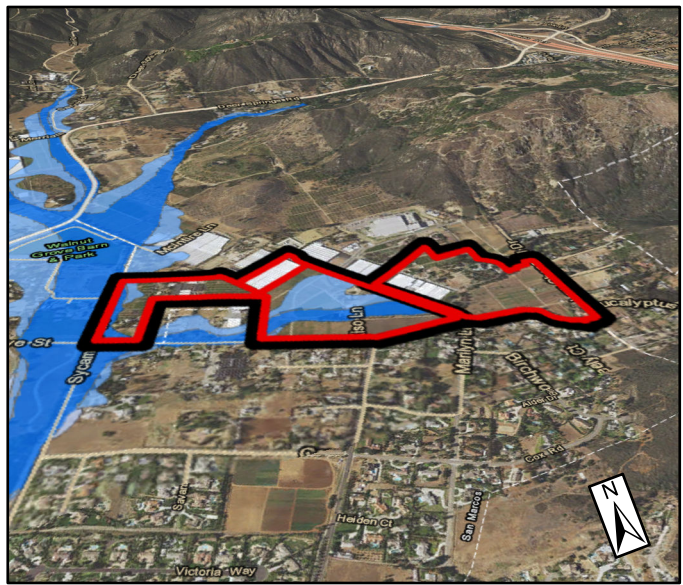
100-YR Floodway 100-YR Floodplain 500-YR Floodplain



3D VIEW



PLAN VIEW



3D VIEW # 2

Wetland Area Wetland Buffer

The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

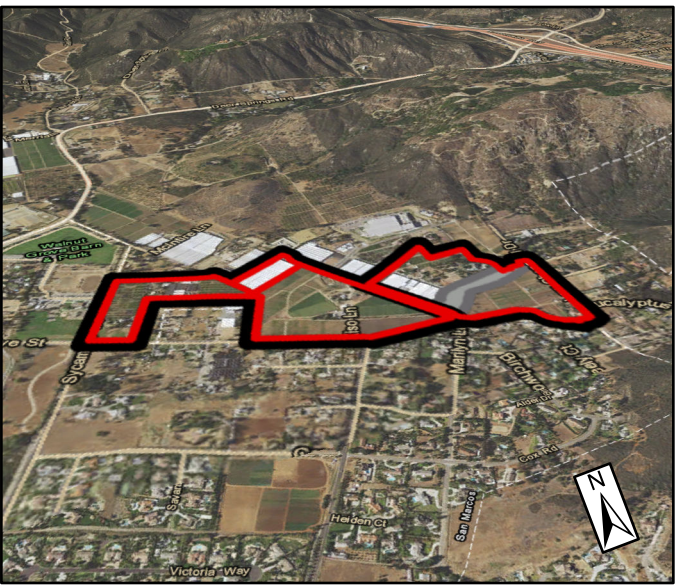
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW



PLAN VIEW



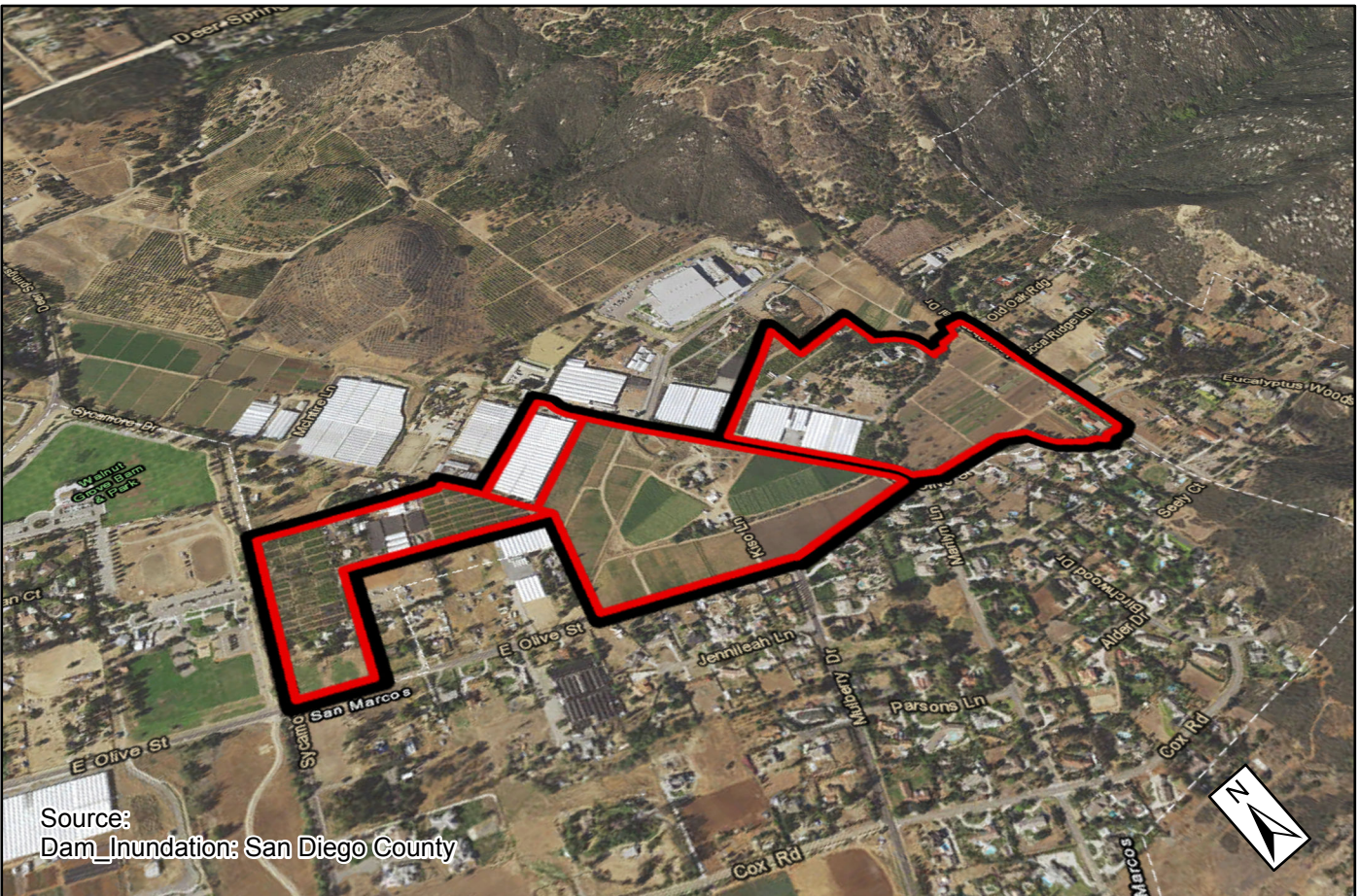
3D VIEW # 2

Legend

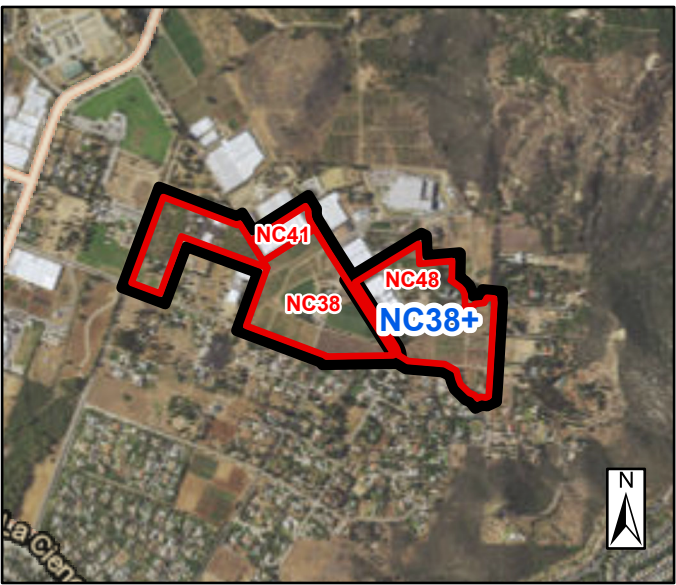
- PSR
- Study Area
- Analysis Area



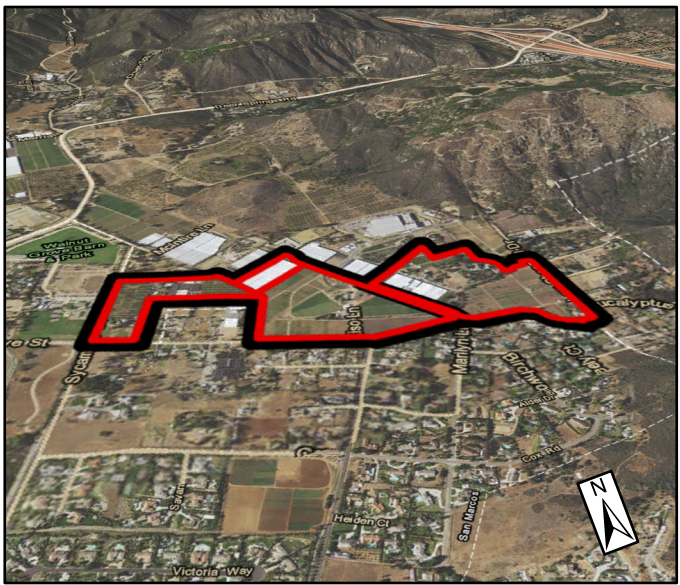
DAM INUNDATION ZONES



3D VIEW

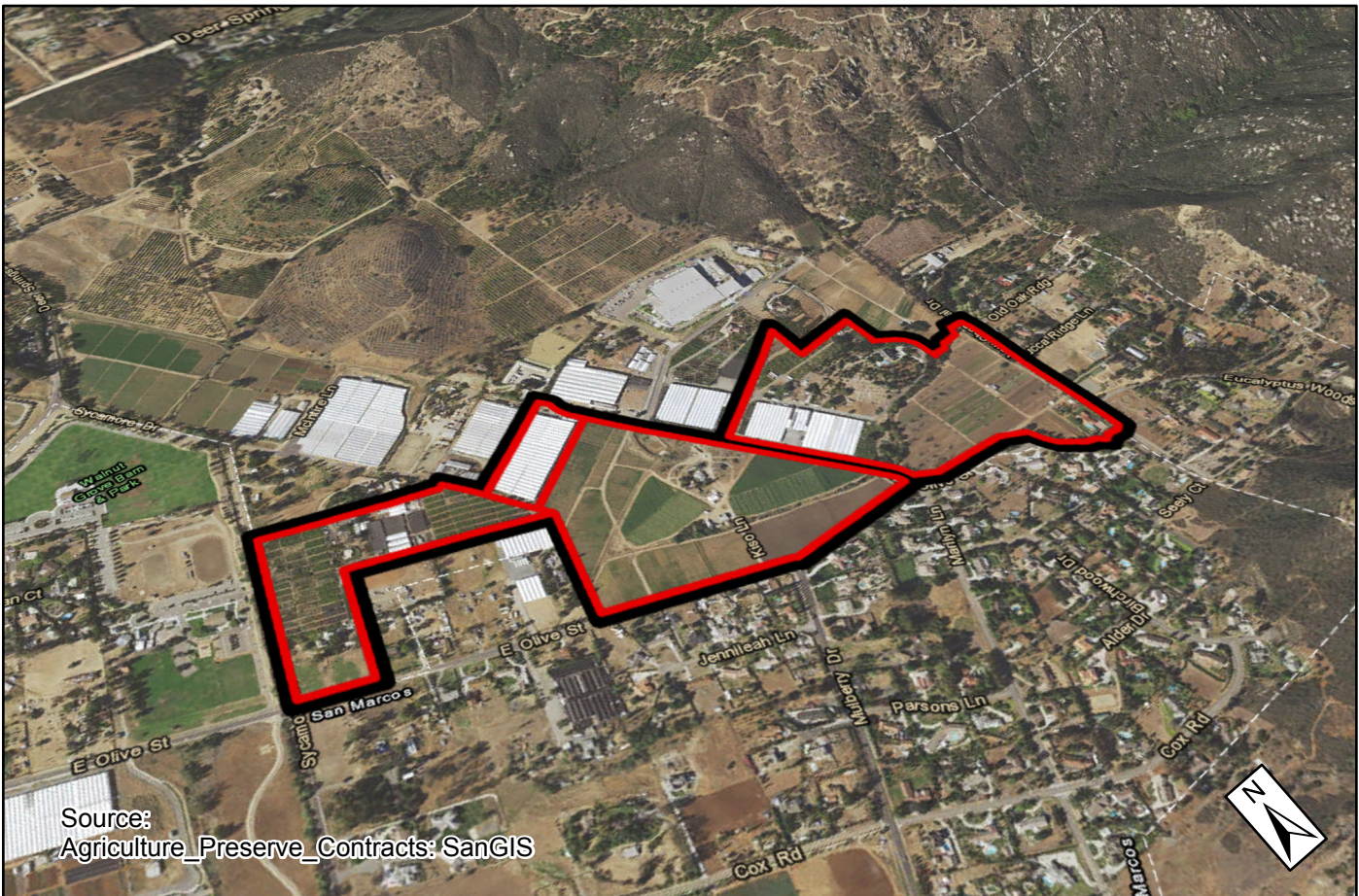


PLAN VIEW



3D VIEW # 2

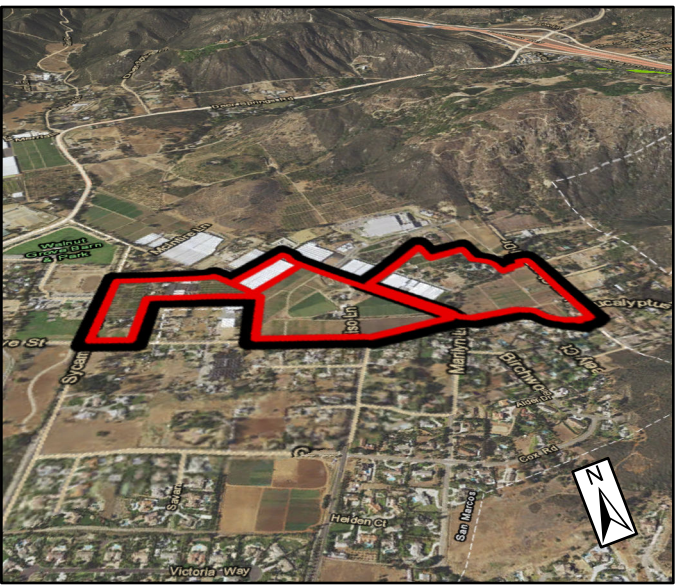
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



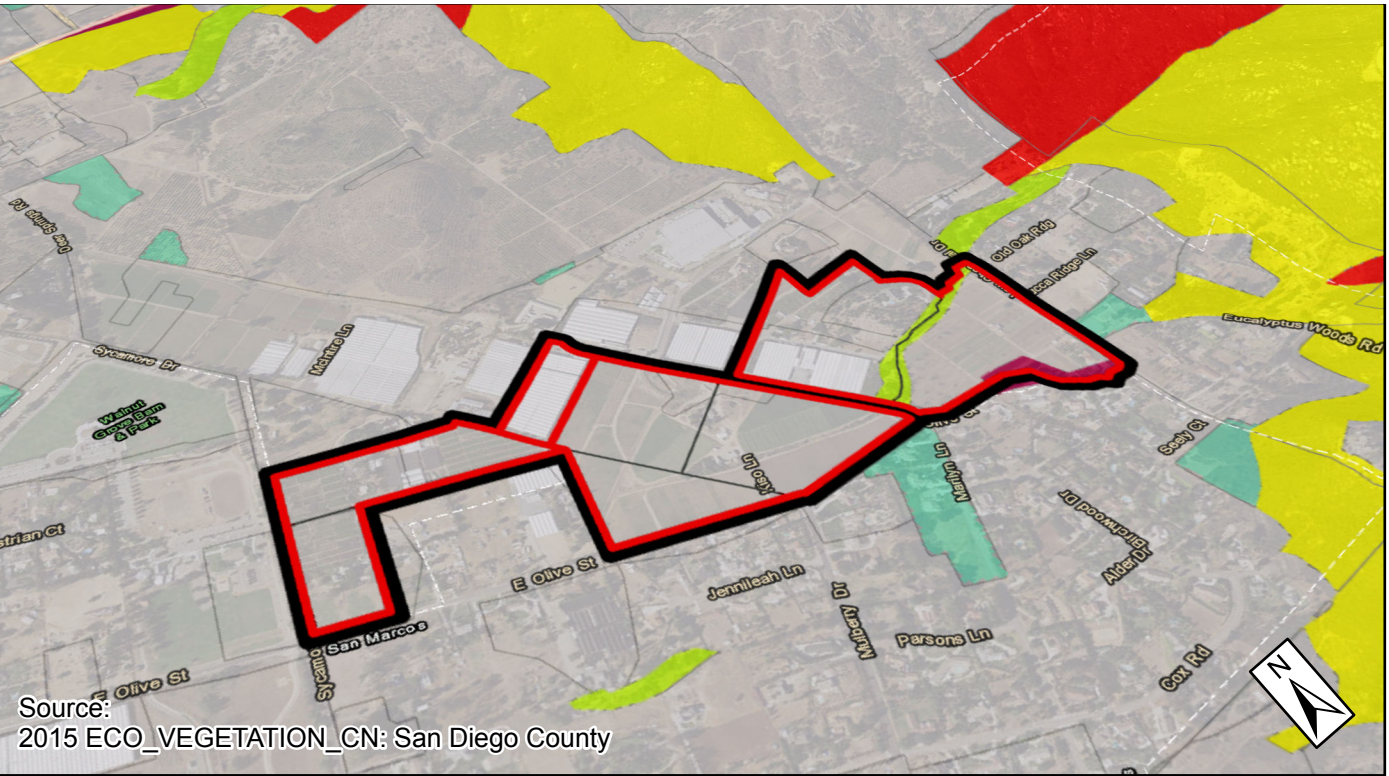
3D VIEW # 2

Legend

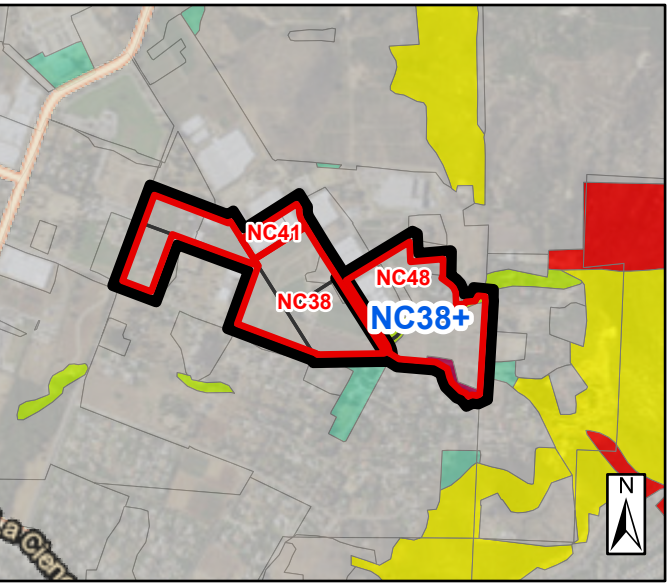
- PSR
- Study Area
- Analysis Area



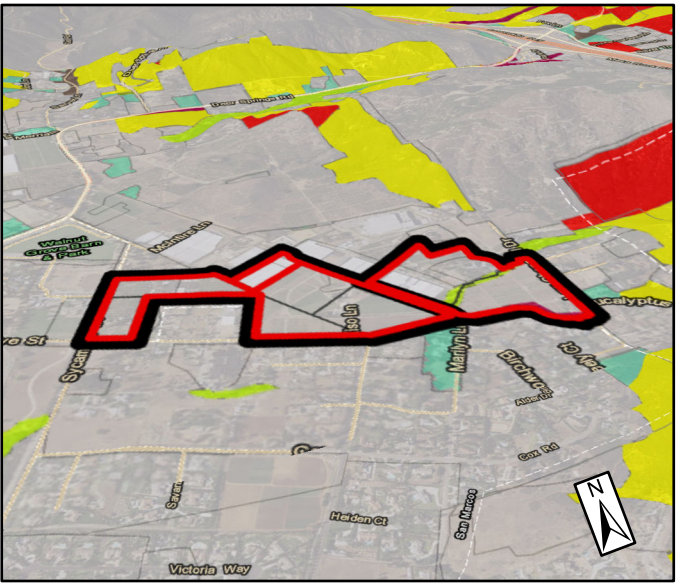
VEGETATION



3D VIEW



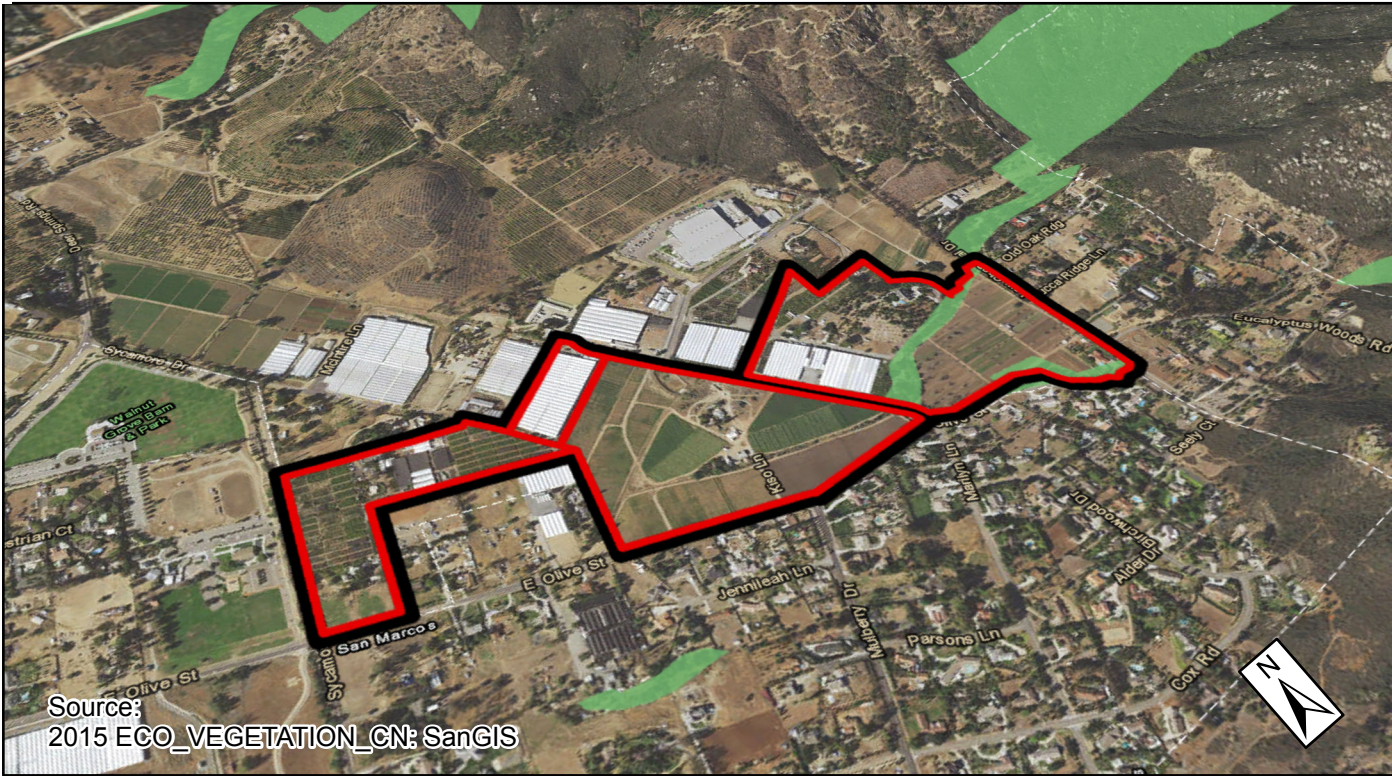
PLAN VIEW



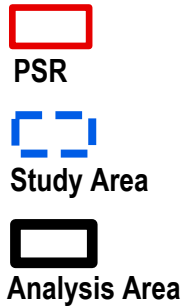
3D VIEW # 2

UPPER TIER VEGETATION

These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.



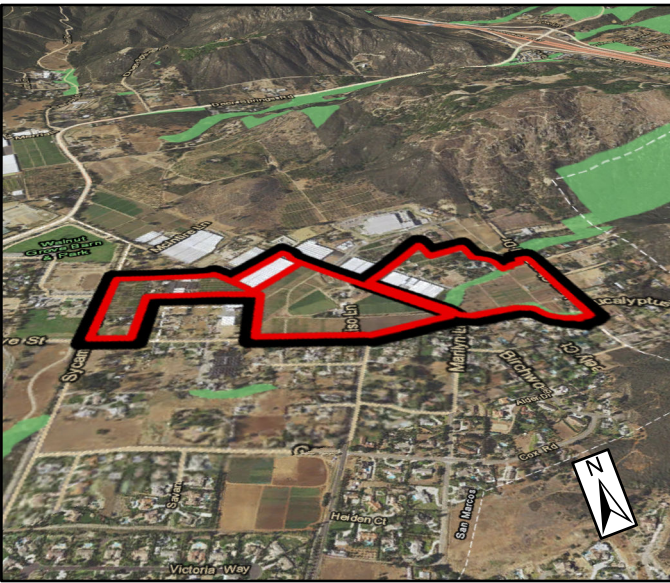
Legend



3D VIEW



PLAN VIEW

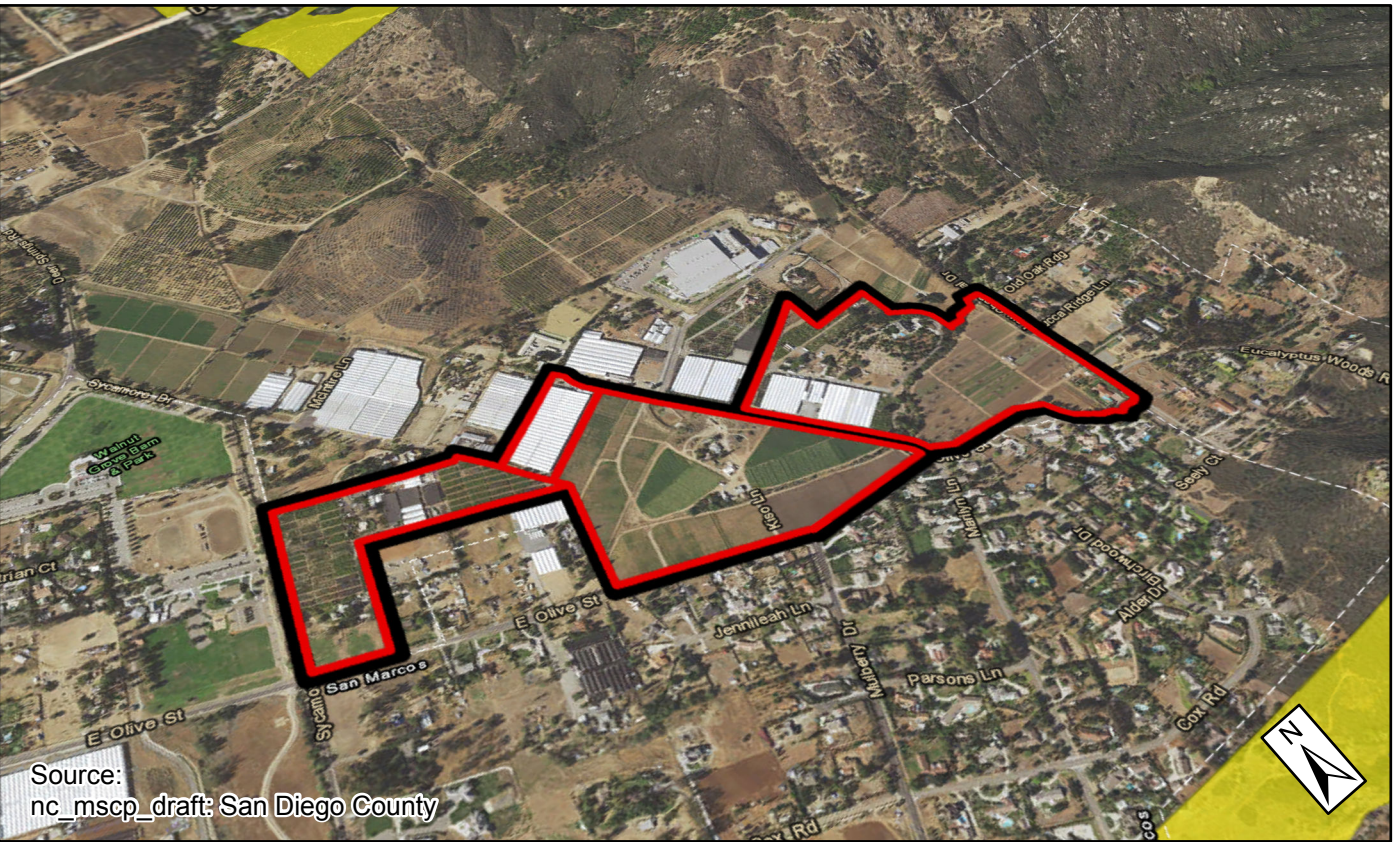


3D VIEW # 2



DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

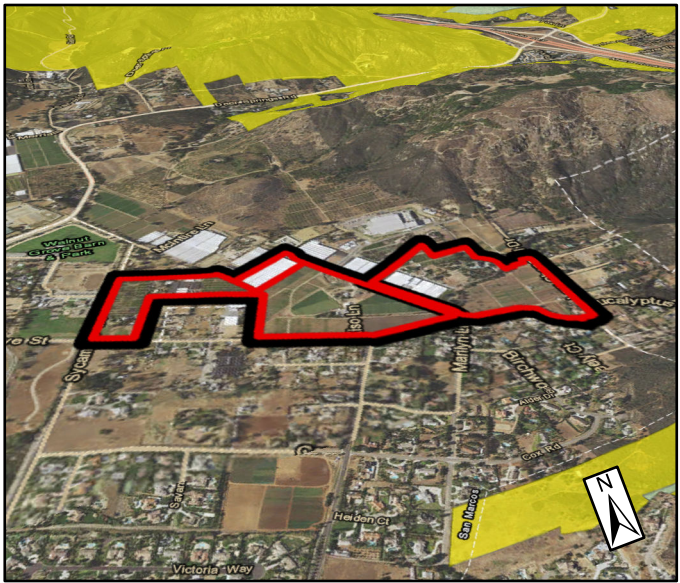
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 32. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

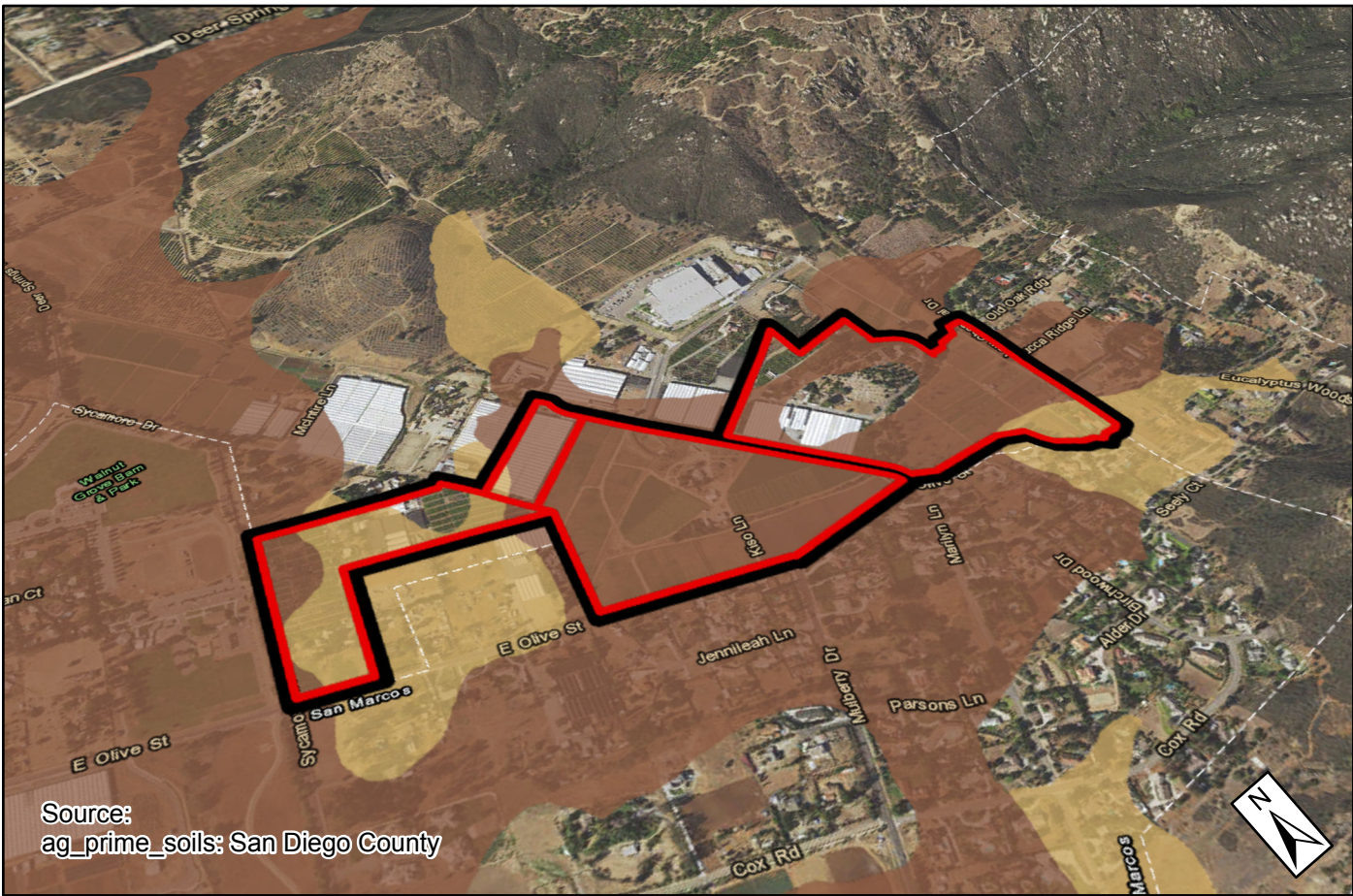


PLAN VIEW

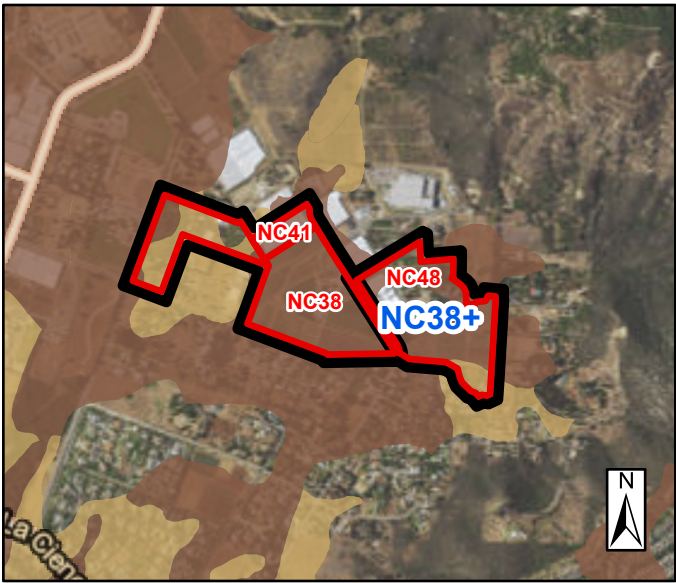


3D VIEW # 2

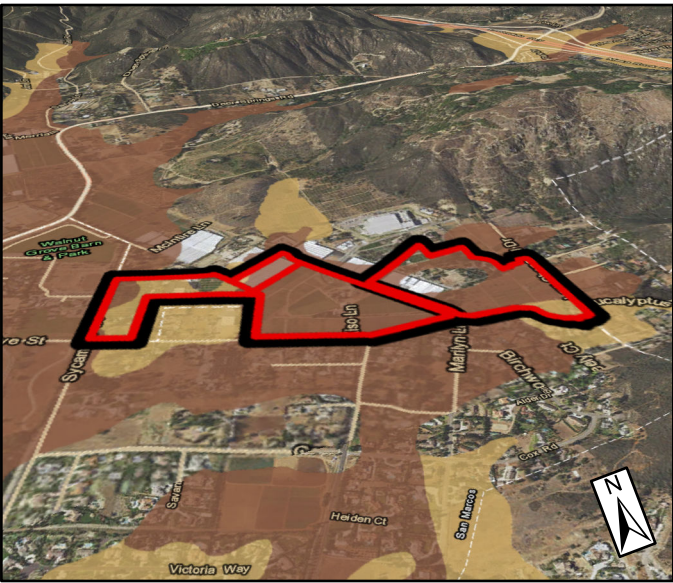
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



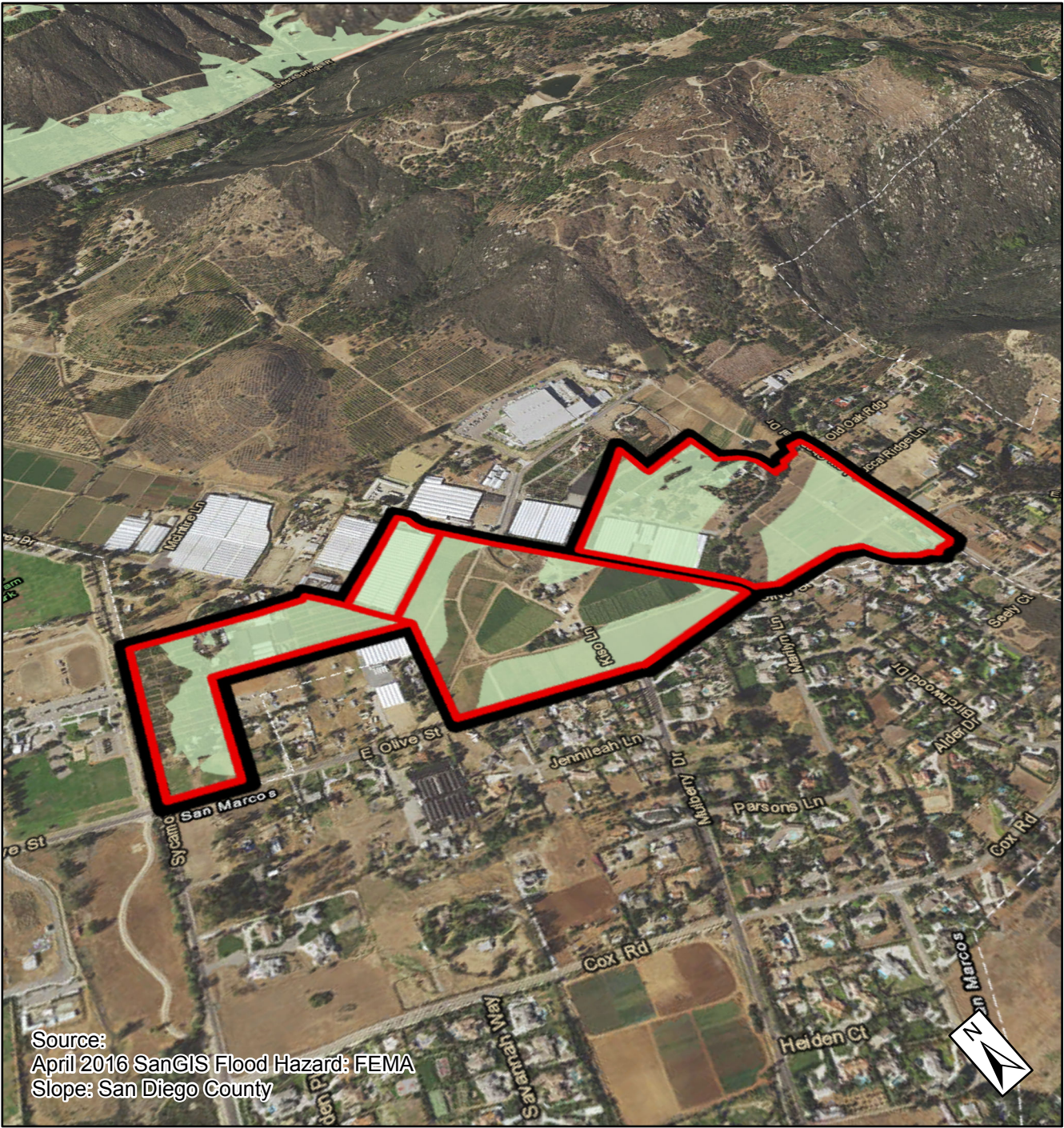
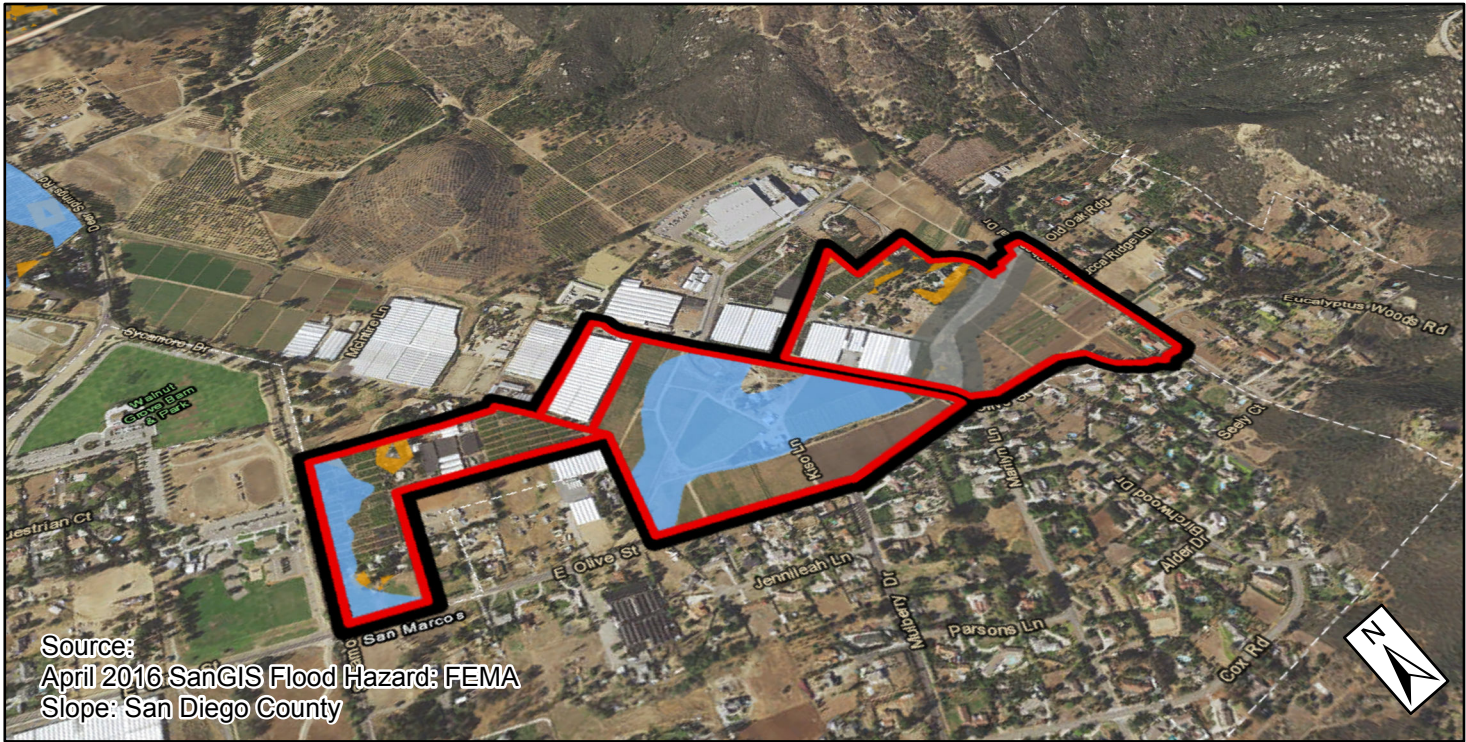
COMPOSITE CONSTRAINTS

- Wetland Area
- Wetland Buffer
- Flood Hazard Constraint
- Slope Constraint

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	29 ac	37 %
Potential Development Area	48 ac	62 %

See p. 32 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area

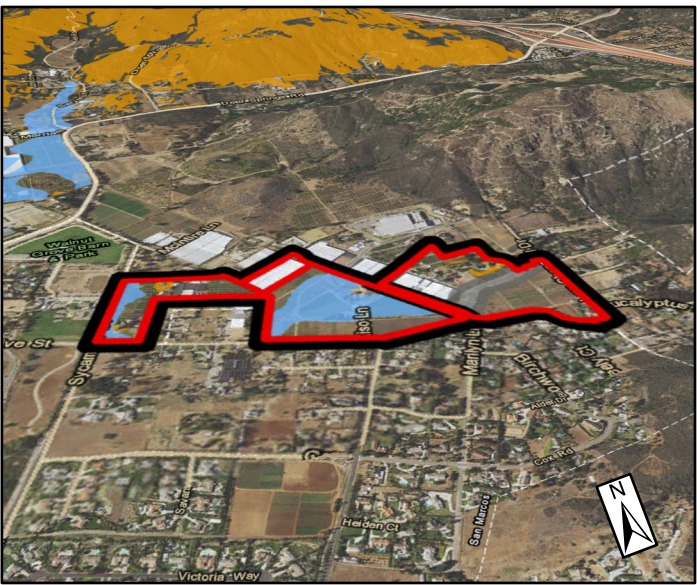


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW



PLAN VIEW

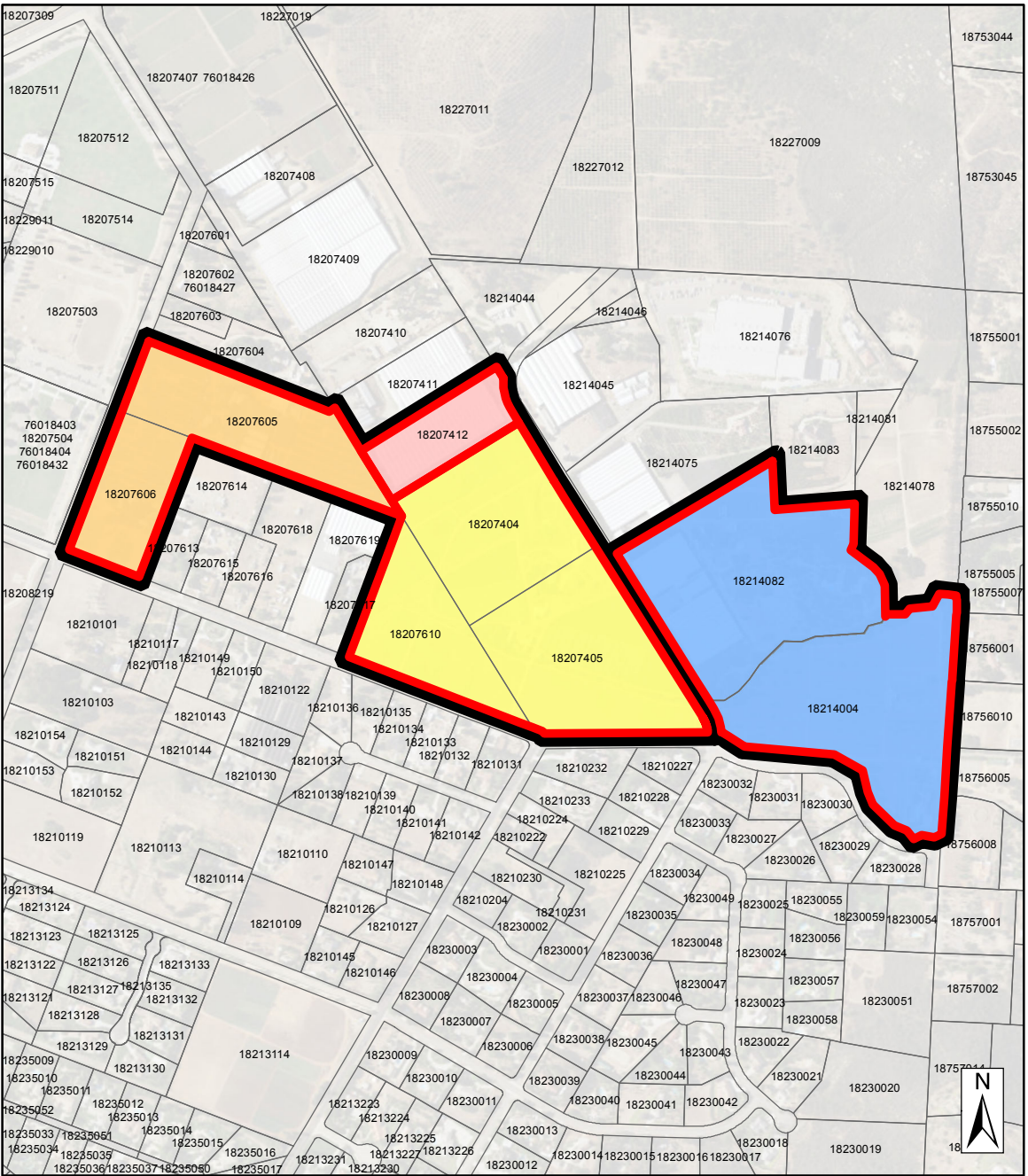


3D VIEW # 2

3D VIEW

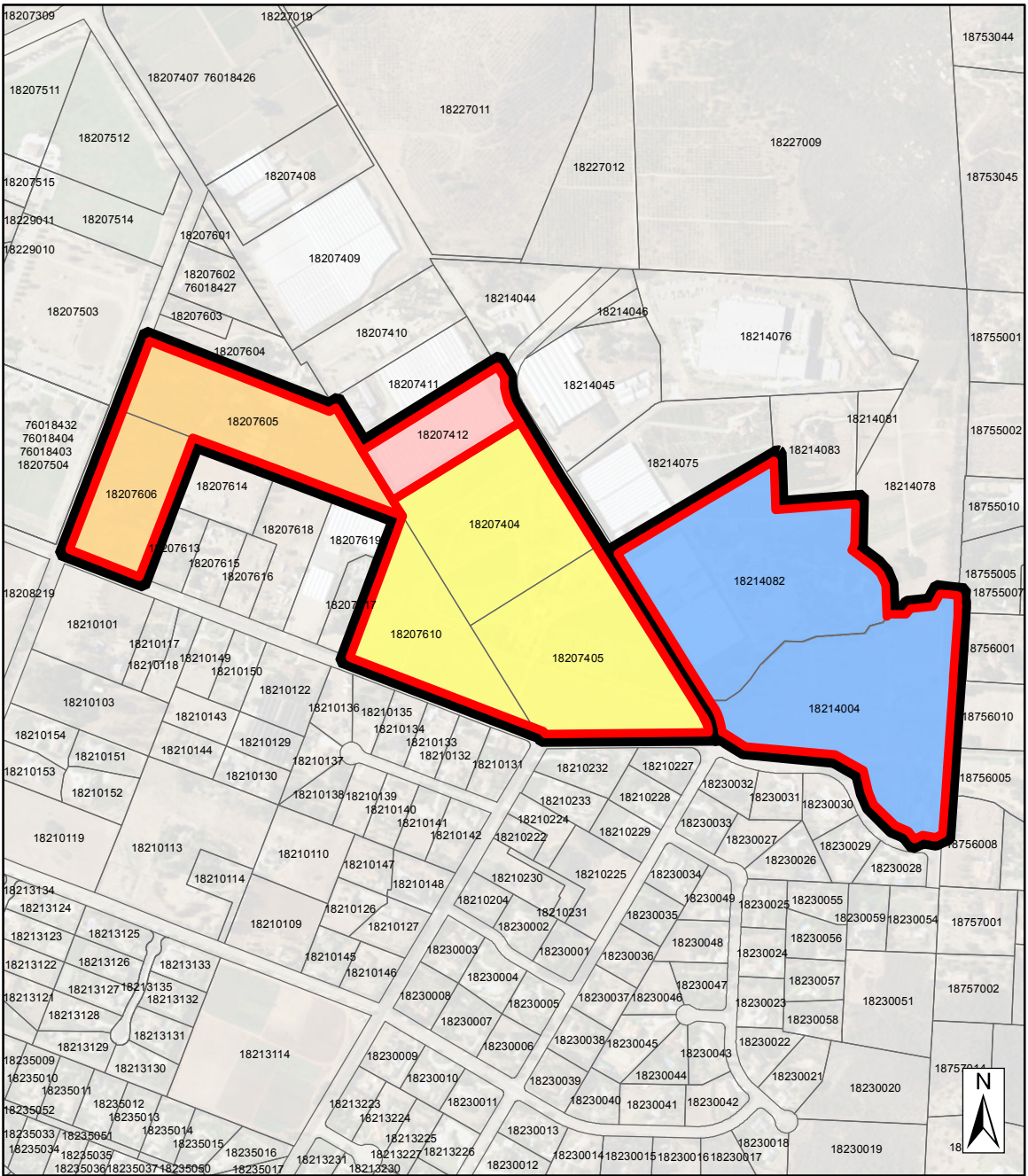


DENSITY POTENTIAL FOR COMMON OWNERSHIPS



LEGEND

EXISTING		PROPOSED
14		28
2		4
6		13
15		30



LEGEND

- PSR
- Study Area
- Analysis Area

EXISTING DENSITY POTENTIAL

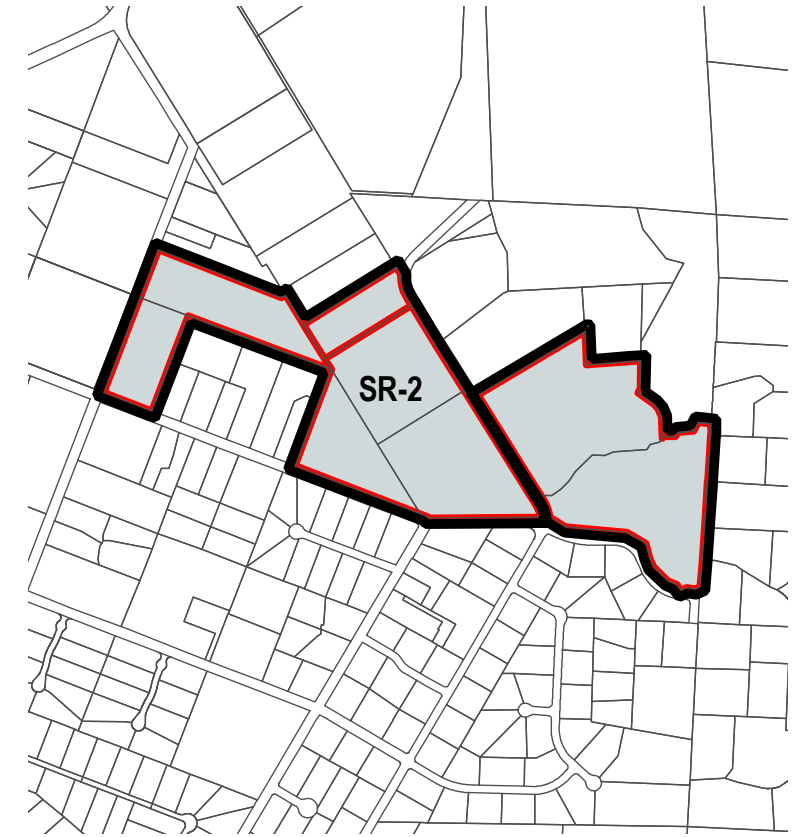
PROPOSED DENSITY POTENTIAL



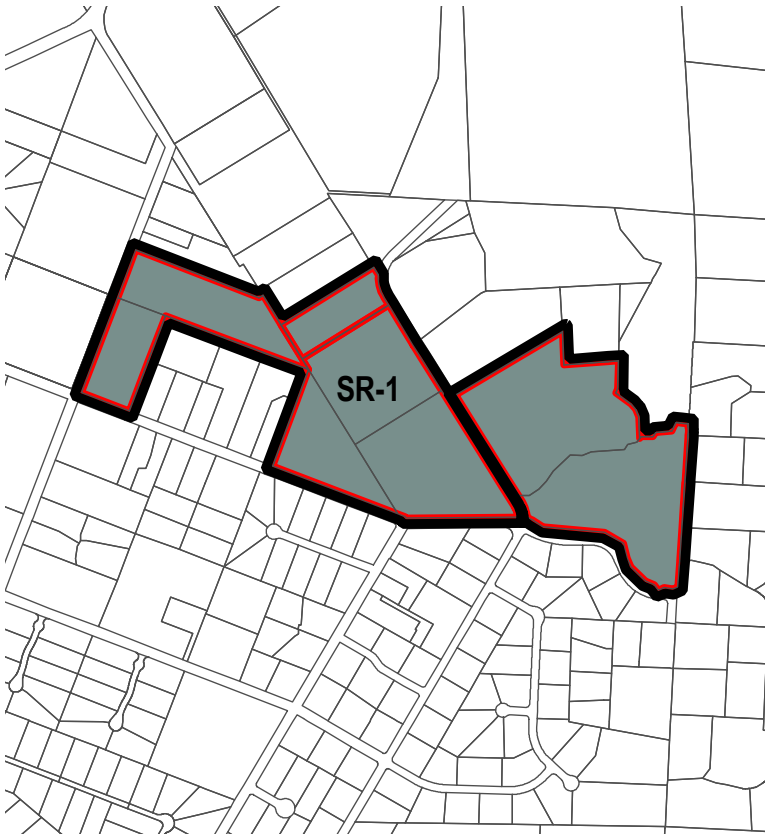
EXISTING

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



LEGEND

- PSR
- Study Area
- Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
Proposed Land Use designation: SR-2 to SR-1 Property Owners: Yasukochi, Kent, Settles, Palmer, Denbraver Size: PSR – 77 acres; 8 parcels Location/Description: 1.5 miles west of I-15 and 2.5 miles north of SR-78; just east of Twin Oaks Valley Road; adjacent to the City of San Marcos; inside the County Water Authority boundary Estimated Potential Dwelling Unit Increase: 38 Fire Service Travel Time: Most of the Analysis Area is within the 5-10 minute range with part of the western end in the 0-5 minute range
Prevalence of Constraints: ● – high; ◐ – partial; ○ - none ◐ Steep Slope (greater than 25%) ● Floodplain ◐ Wetlands ◐ Sensitive Habitat ● Agricultural Lands ◐ Fire Hazard Severity Zones

Project Context

Parcels - The PSR includes eight parcels totaling 77 acres. - The parcel sizes range from approximately 4 acres to 15 acres. General Plan Designation - Currently, the entire PSR area and Study Area are designated SR-2. - The PSR proposal proposes a change to SR-1 for the entire PSR area. Location/Access - The NC38+ PSR area is located in southern end of the Twin Oaks community, within the North County Metro Sub-regional Planning Area. - NC38+ is approximately 1.5 miles west of I-15 and 2.5 miles north of SR-78. - The PSR is adjacent to two public roads, Sycamore Drive and Olive Street. Public Utilities and Services - No parcels have existing sewer service, but four parcels have access to existing sewer lines (NC38 and western portion of NC48). - Five parcels have existing water service (Vista Irrigation Land). - The other three parcels that don’t have current water service are in the Vallecitos Water District. - Fire protection service is provided by the San Marcos Fire Protection District with emergency response travel times estimated to be mostly within the 5-10 minute range. Uses - Most of the parcels contain small agricultural uses, nurseries, greenhouses, and a few of the parcels also contain single family residences. - Land uses that surround NC38+ also include active agricultural operations, as well as higher density single family residential to the south in San Marcos. Environmental Characteristics - Most of the PSR area is flat with small areas of steep slope. - The majority of the NC38 PSR area lies in the 100-year floodplain, while portions of NC48 also lie in the floodplain. - The Analysis Area is within the Moderate Fire Hazard Severity Zone (FHSZ), due to the agricultural uses - Though most of the Analysis Area is in agricultural use, there is a small area of riparian wetlands and a small area of oak woodlands, both in the eastern portion. Note: There are two separate portions of NC48 within the PSR.
--

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative Policy	
Potential Dwelling Unit Estimate – 37 units		Potential Dwelling Unit Estimate – 75 units		Potential Dwelling Unit Estimate – 64 units	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	A70	A70		A70	
Zoning Minimum Lot Size (acres)	2	0.5 / 1		0.5 / 1	
COMMUNITY INPUT					
At their 10/19/16 meeting, the Twin Oaks Communitih Sponsor Group voted to recommend maintaining the current General Plan designation in the Analysis Area (denial of each PSR in the Analysis Area).					

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an associated development project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - Olive Street is a public road adjacent to the southern border of the PSR area. - Sycamore Drive is a public road adjacent to the western border of the PSR area. - Approximately 2.5 miles to the I-15 on ramp via Deer Springs Road - Approximately 3 miles to the closest bus stop at El Norte Parkway and W. Country Club Lane in Escondido - Approximately 3.25 miles to the San Marcos Civic Center North County Transit District (NCTD) Sprinter Stop. - Water Service & Infrastructure - Vallecitos Water District (western portion of NC48 and the western parcel of NC38); Vista Irrigation District (eastern portion of NC48, NC41, and the two eastern NC38 parcels) 5 parcels have existing water service. 2 parcels have access to water lines but no service. 1 parcel without current water line access - Sewer Service & Infrastructure - The parcels within the Vallecitos Water District are also in their sewer service area - Vista Irrigation District does not provide sewer service. - If sewer service is required for the parcels within the Vista Irrigation District, they would have to be annexed into the Vallecitos Water District. 0 parcels have existing sewer service. 4 parcels have access to sewer lines (NC38 and western portion of NC48). - Fire protection service - San Marcos Fire Protection District - The closest fire station is San Marcos FPD Station 3 at 404 Woodland Parkway, approximately 3 miles away. - For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: residential, agricultural, open space, and Walnut Grove Park - Land use designations within ½ mile: SR-1, SR-2, and SR-10	
		Proximity to the village, other commercial areas, and major job centers	3.5 miles to the North County Metro - North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue 3.5 miles to the City of San Marcos (geographic center) that has 34,576 jobs 8.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs 10.3 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs - Approximately ¼ mile from the nearest commercial area (closer than the village noted above) along Twin Oaks Valley Road (Twin Oaks Market)	

Policy		Policy Review Criteria	Description	Notes
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	Proposing Village designation(s)	• N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	• N/A	
LU-1.3	Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Land use designations within a 1 mile radius of Analysis Area/PSR	Approximately: • 35 acres in SR-1 designation • 500 acres in SR-2 designation • 850 acres in SR-10 designation • 15 acres in RL-20 designation • 45 acres in Rural Commercial designation	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• Other than unincorporated County ‘islands’ in San Marcos, all of the Twin Oaks planning area outside the Village and adjacent to the City of San Marcos (including the NC38+ Analysis Area) is designated SR-10 or SR-2. • These areas include many agricultural operations and these designations are ideal for agricultural areas. ➤ One of the General Plan Update community issues for the North County Metro Subregion (includes Twin Oaks) developed in coordination with the community was to ensure the preservation of agriculture in areas adjacent to rapidly growing cities. ➤ Goal 3 of the North County Metro Subregional Plan notes, “Promote Agriculture by protecting Semi-Rural and Rural areas from urbanization and incompatible development.” For additional information on agricultural preservation and associated issues, see Policy LU-7.1.	
		Regional Categories Map	• The proposal would not require a change in the Regional Category, remaining in Semi-Rural Lands.	
		Greenbelts on the edges of communities	• The PSR area is not part of an existing greenbelt.	

Policy		Policy Review Criteria	Description	Notes
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: ▪ 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	Proposing Village Regional Category land use designation(s)	• N/A – No Village designations are proposed.	LU-1.4 Additional Notes
		Contiguous Village expansion	• N/A	
		Satisfaction of the four criteria listed in the policy.	• N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Proximity to other jurisdictions	• Adjacent to the City of San Marcos and within its Sphere of influence.	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	• Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with	Overall acreage area of Analysis Area/PSR(s)	• The PSR area is 77 acres. • The two portions of NC48 total 44 acres • The NC41 PSR is 4 acres.	LU-1.9 Additional Notes

Policy		Policy Review Criteria	Description	Notes
the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.			• The NC38 PSR is 29 acres.	
		Overall additional density potential	• It is estimated that the proposal would result in 38 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	• All PSR parcels have additional density potential.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program.	• N/A - The Conservation Subdivision requirement does not apply to the existing or proposed designation.	
		Steep slopes (≥25%) within the areas of additional density potential	• Approximately 2 acres of steep slope within areas of additional density potential	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.	• 10% steep slope encroachment would be allowed based on the percentage of lots in steep slopes (encroachment percentage based on 75% or less of the area of the properties being in steep slopes).	• Based on the area of steep slope and the encroachment allowed, this issue alone is not anticipated render the densities infeasible.
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	• Approximately 20 acres of FEMA-designated floodplains within areas with additional density potential • Of that 20 acres of floodplain, approximately 7 acres are also within the FEMA-designated floodway	• The presence of a floodplain/floodway may pose constraints towards density achievement due to its location within the parcels with additional density potential.
		Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.	• Approximately 3 acres of estimated wetlands within areas with additional density potential in the eastern portion of NC48.	• Wetland buffers of approximately 50-200’ will be required if surveys confirm RPO wetlands, thereby decreasing the overall area allowed for development within these 2 parcels.
		Upper tier habitats/vegetation communities within the areas with additional density potential	• Approximately 3 acres of riparian woodland, coinciding with the wetland area within the eastern portion of NC48 • Approximately 1 acre of oak woodland	

Policy		Policy Review Criteria	Description	Notes
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) or Adopted PAMA See p. 32 for an explanation of PAMA.	The PSR area is not within the draft PAMA.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	N/A, as the PSR area is not within draft PAMA.	
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot size of 0.5 acres (within the sewer service area) and 1 acre (outside the sewer service area), the maximum dead end road lengths would be 800 feet and 1,320 feet accordingly - Discretion of the Fire Marshal is allowed for consideration of the applicable densities	
		Number of parcels within the Analysis Area/PSR with additional density potential have existing access via dead end roads	3 parcels in the northern portion with additional density potential have existing access is via dead end roads.	
		Existing public road access	- Olive Street is a public road located along the southern border of the NC38 PSR parcels. - Sycamore Drive is a public road located along the western border of the PSR area, along the western portion of NC48.	
		Existing private road access with paved widths of 24 feet (fire access standard)	Based on available information, it is estimated that all private roads within or adjacent to the PSR area contain paved widths of 24 feet or greater.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- The estimated riparian habitat/wetland located within the eastern portion of NC48 would require avoidance when designing private road access to structures during the development stage. - The floodplain could also limit additional access routes.	
		Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	There are no unbuilt mobility element roads within the PSR area.	
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated	Overall additional density potential	The proposal would result in an estimated 38 additional potential dwelling units.	LU-2.3 Additional Notes The PSR area is within the City of San Marcos Sphere of Influence, and is approximately ¼ mile from
		Portions of the Analysis Area that would have additional density potential	All PSR parcels contain potential dwelling unit increases.	

Policy		Policy Review Criteria		Description	Notes
	community.	Prevalent land use designations surrounding the Analysis Area/PSR (1 mile radius)	Approximately: • 35 acres in SR-1 designation • 500 acres in SR-2 designation • 850 acres in SR-10 designation • 15 acres in RL-20 designation • 45 acres in Rural Commercial designation		the border of the City of Escondido. Areas within the City of San Marcos to the south of the PSR area are developed at higher densities than the unincorporated area, which includes the PSR area. The areas within the City of Escondido includes some high density residential development, surrounded by open space/undisturbed habitat. • Overall, there is a wide range of land uses/lot sizes/land use designations/habitat types within a 1 mile radius of the PSR • Land within County jurisdiction is typically designated under a lower density designation that would support agricultural operations, while land within the incorporated cities is typically associated with higher density, urbanized residential developments
		Changes in zoning minimum lot size	• Changes in the zoning minimum lot size from 2 acres to 0.5 acres (within the sewer service area) and 1 acre (outside the sewer service area) is proposed for consistency with the proposed SR-1 designation (to provide some assurance that the density potential is achievable if approved).		
		The range of lot sizes and most common (mode) lot size in the area	• There is a wide range of parcel sizes within a 1 mile radius, ranging from ¼ acre lots to 115 acres.		
		Community Plan policies that specifically reference the application of densities and minimum lot sizes	• Goal 3 of the North County Metro Subregional Plan notes, “Promote Agriculture by protecting Semi-Rural and Rural areas from urbanization and incompatible development. ➤ Semi-Rural and Rural Lands Regional Categories include applicable densities and the proposal would keep the Analysis Area within the Semi-Rural Regional Category. ➤ For additional information on agricultural preservation and associated issues, see Policy LU-7.1.		
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	• Community Plan Goal 1: Accommodate Urban Development in Appropriate Areas: “the North County Metropolitan Subregion is developing rapidly and contains large areas of developable land with many basic urban services available or located nearby.” ➤ No parcels currently have sewer service, but 4 have access to an existing sewer line. 4 of the parcels are adjacent to public roads, and the private roads in the Analysis Area are estimated to meet the 24’ fire access width standard. All PSR parcels are within established water districts • Goal 2 - Encourage Logical City Annexations: “Spheres of influence boundaries... have been adopted to facilitate rational city annexations in the future.” ➤ The PSR is within the City of San Marcos Sphere of Influence; however, no annexation is being proposed. • Goal 3 - Promote Agriculture in Non-Urban Areas: “Promote agriculture by protecting Semi-Rural and		LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
			Rural areas from urbanization and incompatible development.” ➤ The proposed SR-1 designation is a density above the SR-2 threshold that would allow for continued agricultural operations. See Policy LU-7.1 for additional information on agricultural preservation implications.	
		Community plan policies that are relevant to the proposal	• Policy 8 – “Promote Agriculture – outside city spheres; designate the Twin Oaks Valley as Semi-Rural and Rural Lands Regional categories.” ➤ This policy is N/A to this PSR area, as it is within the City of San Marcos Sphere of Influence.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• Key Community Issue - “Ensure preservation of agriculture in areas adjacent to rapidly growing cities.” ➤ The proposal reflects this issue because the PSR area contains existing agricultural operations. The proposed SR-1 designation is higher density than the SR-2 threshold developed for preservation of agricultural operations. See Policy LU-7.1 for additional information on agricultural preservation.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 32 for a General Plan definition of greenbelts.	‘Greenbelt’ criteria	• The PSR area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	LU-2.5 Additional Notes
		Regional Category change	• No change in the Regional Category is required.	
LU-6.2	Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change	• The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	• Small areas of oak woodland and riparian vegetation communities are found in the eastern portion of NC48. • Agricultural operations are found throughout the remaining portions of the PSR area.	
		Resource Conservation Areas	• The PSR area is not within a Resource Conservation Area of the North County Metro Sugregional Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	• N/A	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density See p. 32 for an explanation of MSCP and PAMA	• The entire Analysis Area is outside of the draft PAMA.	

Policy		Policy Review Criteria	Description	Notes
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	The areas adjacent to the Analysis Area are in agricultural or residential uses, so the area would not likely serve as a potential wildlife corridor.	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	The following animal species covered in the draft NCMSCP have the potential to occur in the Analysis Area: arroyo toad, pallid bat, Harbison’s dun skipper, golden eagle, southwestern willow flycatcher, least Bell’s vireo, Townsend’s big-eared bat, and western spadefoot toad.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	The Analysis Area is approximately 4 miles from a portion of Agua Hedionda Creek that is within the USFWS Critical Habitat Area designation for the endangered southwestern willow flycatcher.	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the PSR area contains the approximate acreages of these FHSZ categories: - The entire PSR area (77 acres) is within a Moderate FHSZ. - See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes The PSR area is in the Moderate FHSZ because of the existing agriculture operations.
		Proposed density consistency with emergency response travel times	Current GIS and San Marcos Fire Protection District estimates show that fire response travel times would not currently meet the General Plan standard of 5 minutes for the proposed SR-1 designation in most of the Analysis Area. See Policy S-6.4 for further detail.	
		Other hazards present	- There are no fault rupture hazard zones or dam inundation zones within the PSR area. - Approximately 20 acres of a FEMA-designated floodplain is within NC38 and the western portion of NC48. See Policies S-9.2, 9.4, 9.5, 10.1 for additional information. - Within the designated floodplain noted above, approximately 7 acres are also in the FEMA-designated floodway. See Policy S-10.1 for additional information.	
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 32 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The PSR area contains existing agricultural operations and proposes a land use designation of SR-1, which is a higher density than the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes
		LARA Model analysis See p. 32 for an explanation of the LARA model.	- The LARA Model considers water, climate, and soils as primary model factors, while also considering surrounding land uses. - The NC38+ area received high scores for water, climate, consistency with surrounding land uses, and soils. ➤ The LARA Model resulted in a conclusion that the PSR area is a significant agricultural resource per the LARA Model criteria	
		Agricultural operations present	Agricultural operations: - row crops - field/pasture areas	
LU-8.1	Density Relationship to Groundwater Sustainability.	County Water Authority Boundary	The PSR area is within the County Water Authority boundary (Vallecitos Water District and Vista Irrigation District).	LU-8.1 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.		This policy is not applicable to PSRs that are within the County Water Authority boundary.	
		Groundwater-dependent (per the Groundwater Ordinance criteria)	N/A – The PSR area is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	N/A – No Village land use designation is proposed.	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designation is proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	
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. See p. 33 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	N/A – The proposal does not include zoning use regulation changes, and therefore, would not involve new allowances for commercial, office, civic, or high-density (Village Residential) uses.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	N/A	
		Established industrial district, a secondary commercial district, or corridor	N/A	
LU-9.9	Residential Development	Distinct Village/Community core	The PSR is not in a Village.	LU-9.9 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Village densities	The PSR does not include proposals for Village designations.	
		Land uses surrounding the Analysis Area/PSR	N/A	
		Identified growth area	N/A	
LU-10.3	Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	Approximately 2.25 miles to North County Metro-North Village boundary.	
		Proximity to the CPA boundary	Adjacent to the City of San Marcos.	
		‘Greenbelt’ criteria	The PSR area is not within a ‘greenbelt’ per the General Plan definition because it is not located in a very low density area (Rural Lands)	
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.	Commercial or industrial land use designations outside of Villages	N/A – No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	N/A	
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.	Commercial or industrial land use designations outside of Villages	N/A - No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	N/A	
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.	Within a ¼ mile of existing designated medium or high-impact industrial areas	N/A - The PSR area is not within a ¼ mile of existing designated Medium or High Impact Industrial areas.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A	

Policy		Policy Review Criteria	Description	Notes
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	Approximately 4 acres designated as MRZ-3 within the PSR area, along the northern border of the eastern portion of NC48.	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	The existing SR-2 designation and the proposed SR-1 designation are densities that would preclude a future mining operation due to potential significant impacts to residences in close proximity, resulting from a surface mineral extraction operation.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	Existing and adjacent densities include: SR-2, SR-1 with residential uses.	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	There are very small areas shown in the GIS model as consisting of ≥25% slope, and the proposal is for a Semi-Rural designation.	While steep slopes are present within the PSR area, 10% encroachment is allowed under the RPO, and the minimal amount of steep slopes is not anticipated to pose major constraints to development.
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 3 miles to the closest bus stop at El Norte Parkway and W. Country Club Lane in Escondido - Approximately 3.25 miles to the San Marcos Civic Center NCTD Sprinter Station ➤ The route provides service to Oceanside Coast Highway Station and Escondido Transit Center. - Approximately 5 miles to the nearest park-and-ride facility at the I-15/West El Norte Parkway interchange - No Class I or II bike lanes are available between PSR area and the Village or other commercial or job center.	

Policy		Policy Review Criteria	Description	Notes
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 3.5 miles to the North County Metro - North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue • 3.5 miles to the City of San Marcos (geographic center) that has 34,576 jobs • 8.5 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs • 10.3 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs • Approximately ¼ mile from the nearest commercial area along Twin Oaks Valley Road (Twin Oaks Market)	
		Land use mapping pattern consistent with community character	• For more information on Community Character, see LU-2.3, 2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	• Approximately 2.5 miles to the nearest I-15 on-ramp, via North Twin Oaks Valley Road and Deer Springs Road • For more information, please see the Policy COS-14.1 review.	H-1.3 Additional Notes
		Proximity to job centers	• For more information on proximity to job centers, see LU-1.1 and COS-14.1.	
		Extensive public services	• Common public services not present: ➤ While three of the parcels are within a sewer service area, the other five parcels are not, and no parcels have current sewer service. ➤ Current estimates indicate that fire response travel times would not meet the General Plan standard of 5 minutes for an SR-1 designation. See Policy S-6.4 for further detail. • For more information on public services and infrastructure, see LU-1.1.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	• The PSR area is within the Moderate Fire Hazard Severity Zone. See Policy LU-6.11 for additional information. • There are no fault rupture hazard zones or dam inundation zones within the PSR area. • There are approximately 20 acres of FEMA-designated floodplains within areas with additional density potential. See Policies S-9.2, 9.4, 9.5, 10.1 for additional information. • Within the designated floodplain noted above, approximately 7 acres are also in the FEMA-designated floodway. See Policy S-10.1 for additional information.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	• Olive Street is a public road located along the southern border of the NC38 PSR parcels. • Sycamore Drive is a public road located along the western border of the PSR area, along the western portion of NC48. • Based on available information, it is estimated that all private roads within or adjacent to the PSR area contain paved widths of 24 feet or greater.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• Based on the proposed minimum lot size of 0.5 acres (within the sewer service area) and 1 acre (outside the sewer service area), the maximum dead end road lengths would be 800 feet and 1,320 feet accordingly • <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	
		Portions of the Analysis Area/PSR that would require extensive access	• Based on available information, it is estimated that all private roads within or adjacent to the PSR area contain paved widths of 24 feet or greater.	

Policy		Policy Review Criteria	Description	Notes
		improvements in order to meet fire access standards	New lots within the interior of the Analysis Area would require additional access.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- Small corridors of riparian vegetation and oak woodlands could limit fire clearing for structures within the eastern NC48 parcels. - Providing the necessary access roads to the 29 total potential units (under the SR-1 proposal) in the eastern NC48 parcels would require avoidance of riparian/wetland areas to the maximum extent practicable ➤ See RPO section 86.604(a)5, re: wetland crossing limitations, here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf - For additional information on feasibility, see Policy LU-1.9	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- According to County GIS estimates and San Marcos FPD estimates, most of the Analysis Area would be beyond the 5-minute travel time required for the proposed SR-1 designation. ➤ GIS estimates show most of the Analysis Area would be in the range of 5-10 minute travel times; however, part of the western end is estimated to be within the 0-5 minute range.	
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 flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	A FEMA-designated floodplain covers approximately 20 acres in the NC38 parcels and portions of the western NC48 area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	- The location and extent of the floodplain could limit the feasibility of the dwelling unit potential under SR-1 - Refer to LU-1.9 for more information on floodplains and density potential.	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	N/A – No Village designations are proposed.	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within 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.	Semi-Rural or Rural land use designations in the floodplain fringe	Approximately 20 acres of the PSR area is within a FEMA-designated floodplain.	S-9.5 Additional Notes
		Community Plan explicit references	The North County Metro Community Plan does not include policy language to allow additional floodplain development beyond the allowances in this policy.	
		Parcels located entirely within a floodplain that would have additional density potential	No parcels are located entirely within a floodplain.	
S-9.6	Development in Dam Inundation	Dam Inundation Area	N/A – There are no dam inundation zones within the PSR area.	S-9.6 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Density feasibility with avoidance of dam inundation area	N/A	
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.	Floodways	Approximately 7 acres of the PSR area are located within a FEMA-designated floodway.	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	The location and extent of the floodway could limit the feasibility of the dwelling unit potential under SR-1.	

Glossary of County Planning Terms and Regulations Referenced

The following list provides definitions of terms used in the policy analysis, in addition to brief explanations of the how certain regulations referenced can impact development potential.

Conservation Subdivision – The intent of the Conservation Subdivision Program (CSP) is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Design and preservation requirements have been added to the Subdivision Ordinance to encourage conservation oriented design, while additional flexibility in lot size and lot design is possible when processing a Conservation Subdivision. This program is mandatory when subdividing property with General Plan land use designations of Semi-Rural 10, Rural Lands 20, Rural Lands 40, and Rural Lands 80, with a minimum percentage of avoided resources of 75% to 90%, depending on the designation.

Greenbelt (General Plan definition) – A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

Local Agricultural Resource Assessment (LARA) Model – The LARA model is used to assess the relative of agricultural resources in San Diego County. The LARA model takes into account certain factors in determining the importance of an agricultural resource. The required factors are water, climate, and soil quality. The complementary factors are surrounding land uses, land use consistency, and topography. More specific documentation of the LARA model can be found the County’s Guidelines for Determining Significance for Agricultural Resources at <http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AG-Guidelines.pdf>

Multiple Species Conservation Program (MSCP) – The MSCP is a regional conservation planning program that develops and implements conservation plans intended to ensure the long-term survival of plant and animal species and protect native vegetation communities found throughout San Diego County. The County is currently in the planning process for the MSCP North County Plan.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. 11 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq 25\%$), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50’-200’ buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County’s CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County’s unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include ‘rural residential lands,’ which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.