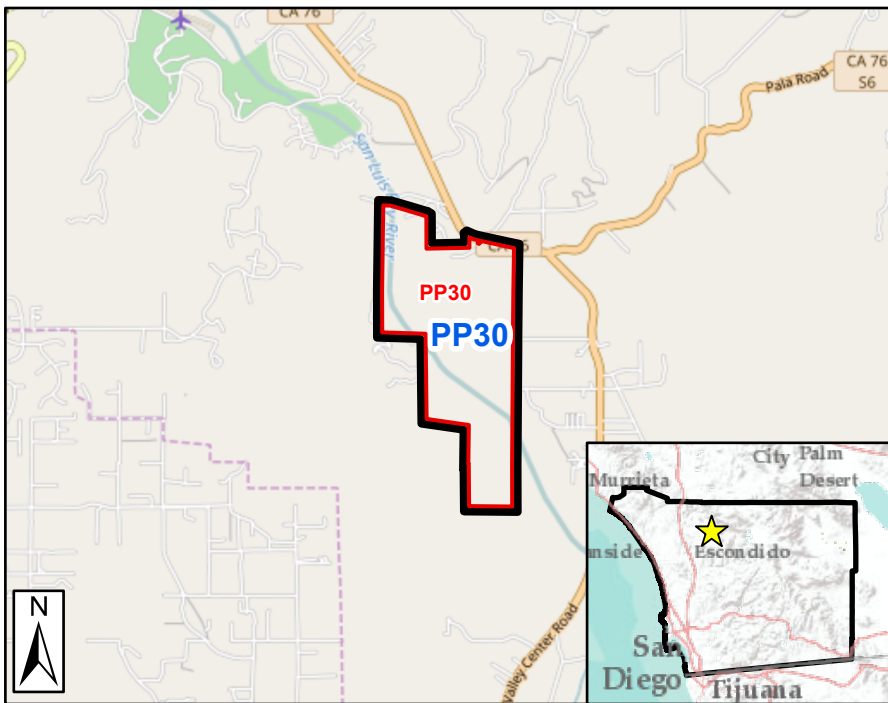
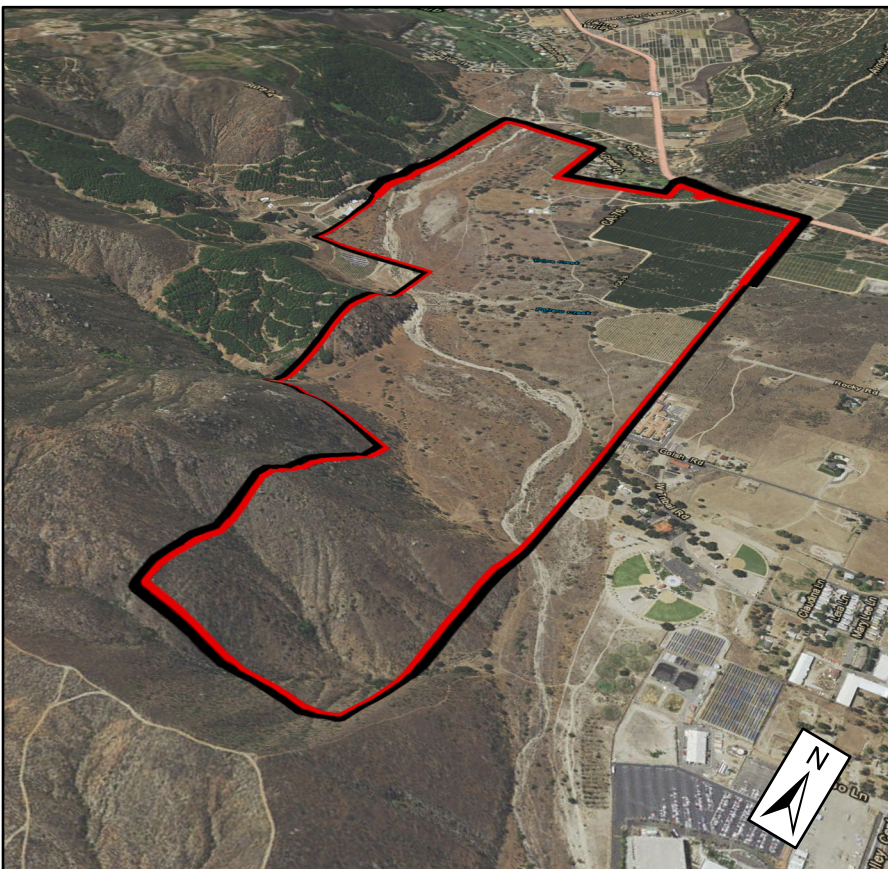
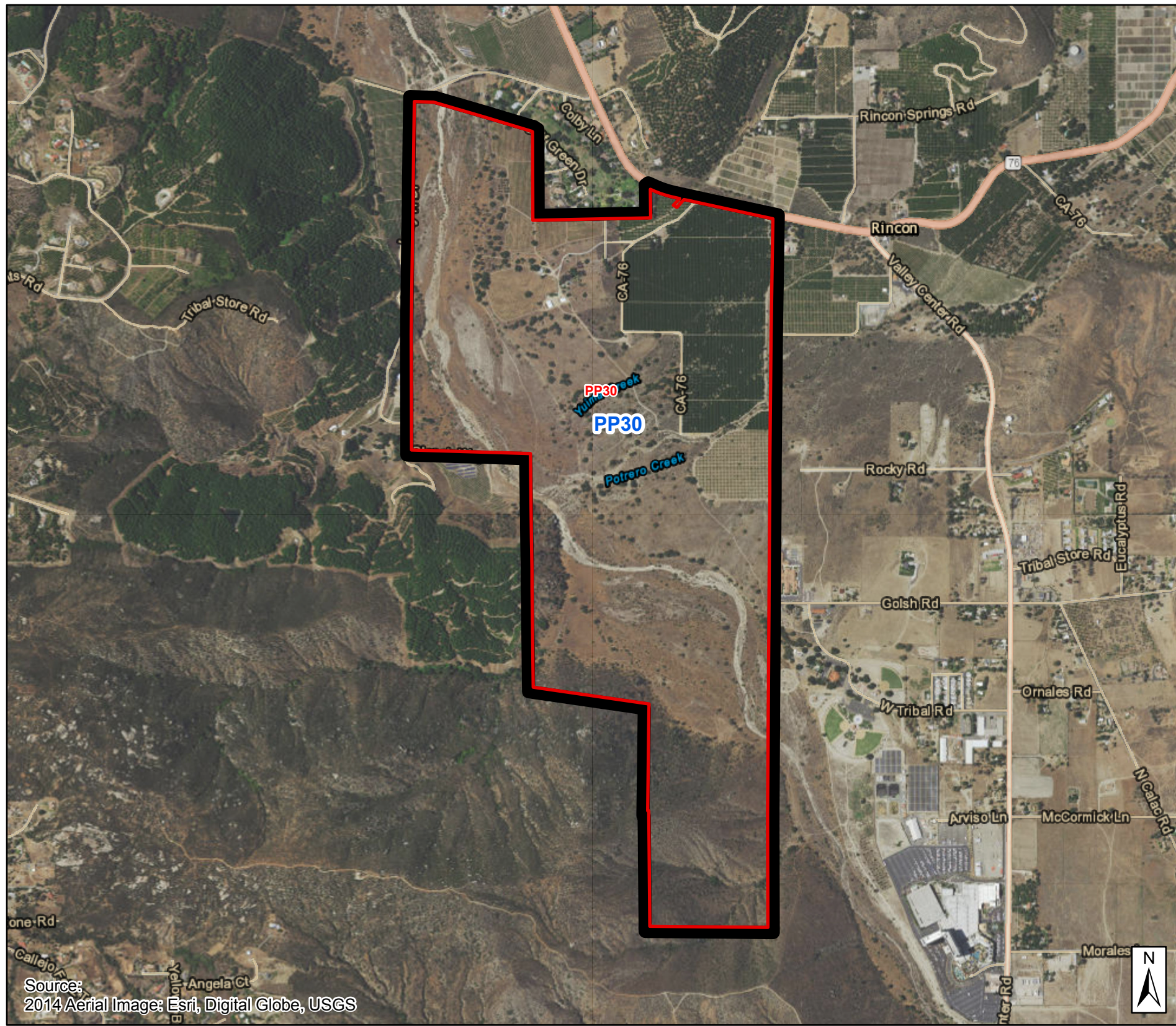




VICINITY MAP



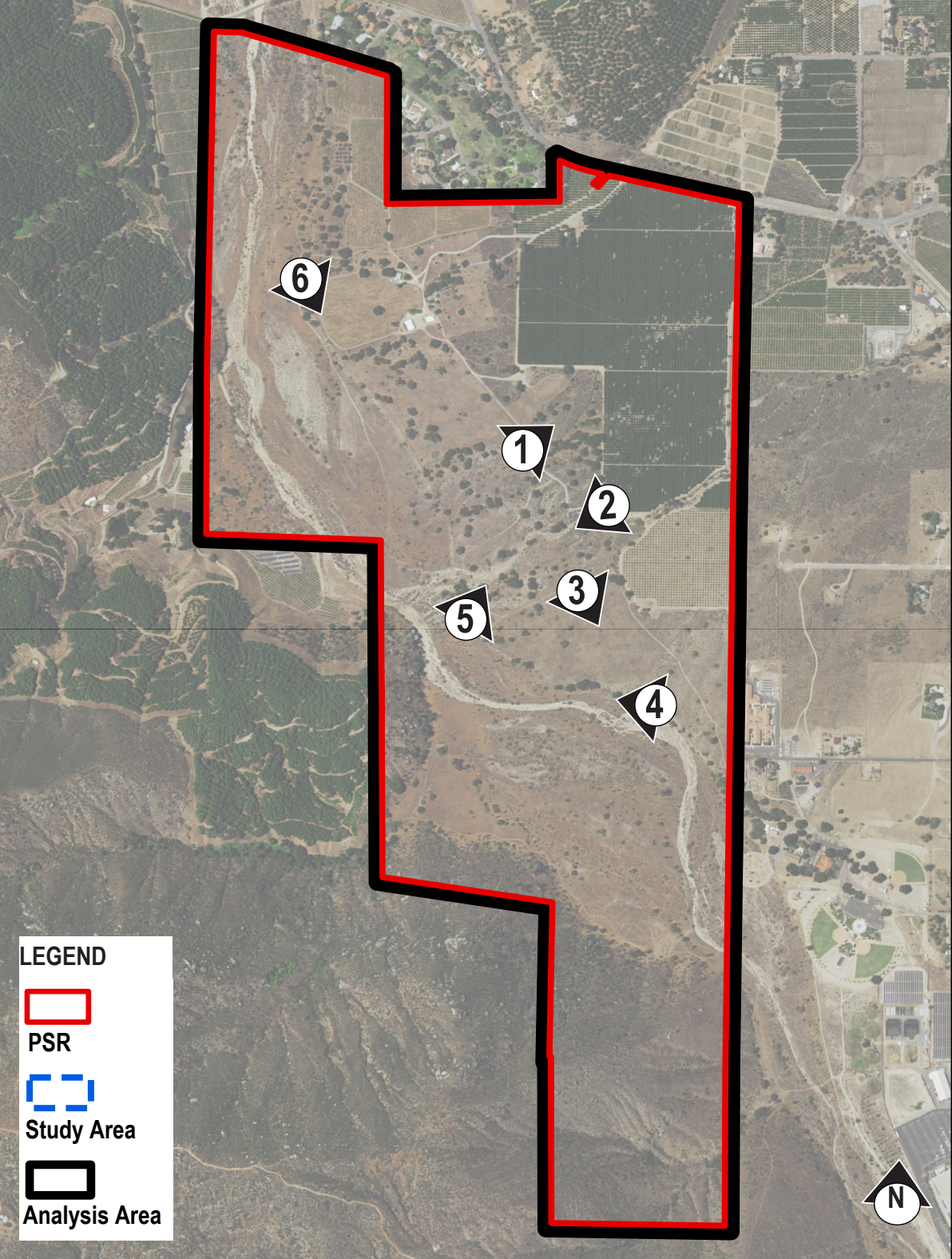
3D VIEW



AERIAL VIEW

Legend

- PSR
- Study Area
- Analysis Area



SITE PHOTO KEY MAP



1 On dirt road just west of citrus groves (within SR-2 proposed area), facing northeast at an area of oak woodlands.



3 From just south of citrus groves (within SR-2 proposed area), facing southeast at an area of coastal sage scrub.



5 In the central portion of the property (within SR-2 proposed area), facing northeast along the Potrero Creek corridor.



2 From just southwest of the citrus groves (within SR-2 proposed area), view of the Potrero Creek corridor that runs east from the San Luis Rey River through the eastern portion of the property, facing southwest.



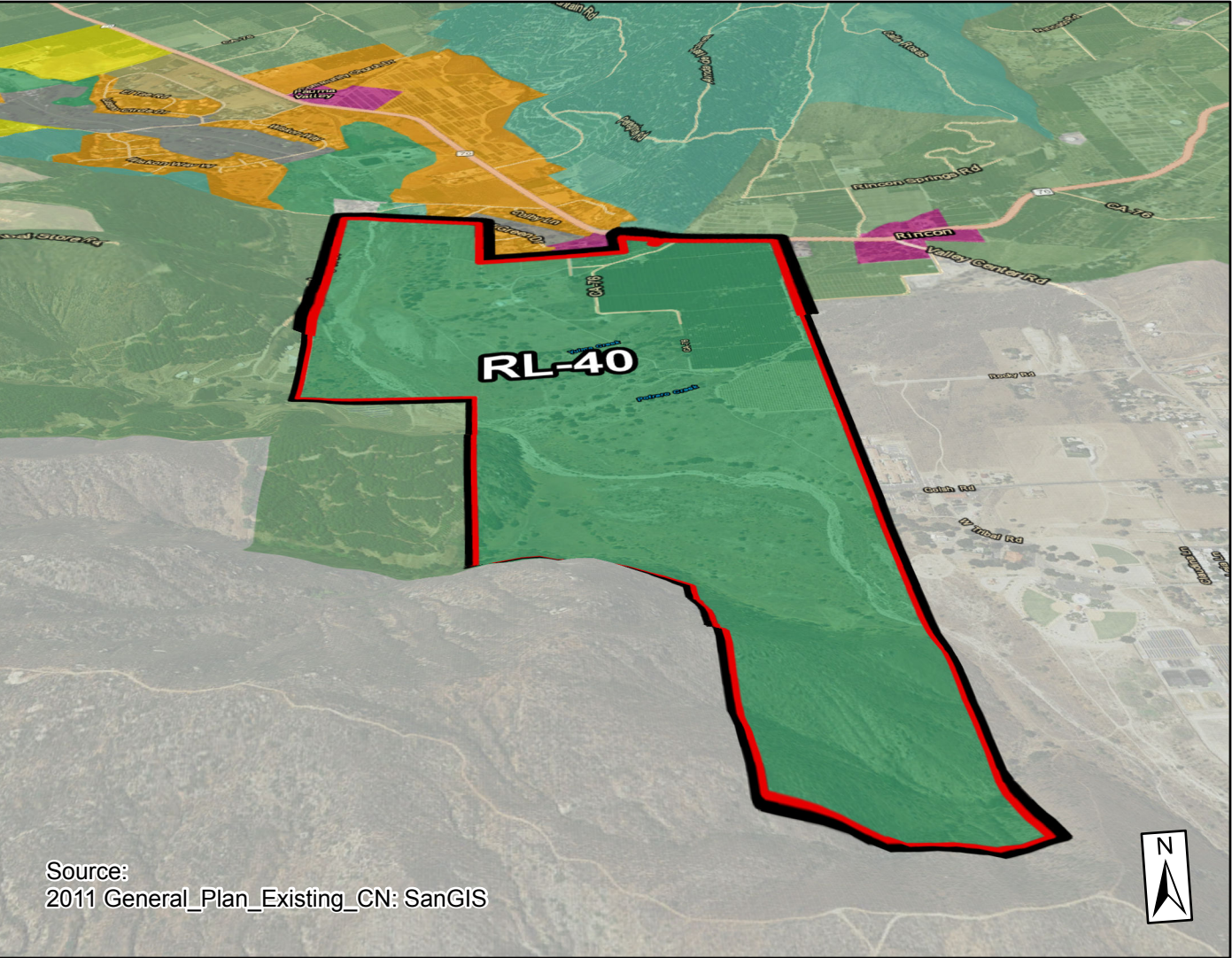
4 In the area of the border between the SR-2 proposed area and the RL-40 proposed area along the San Luis Rey River corridor (on the left), facing northwest.



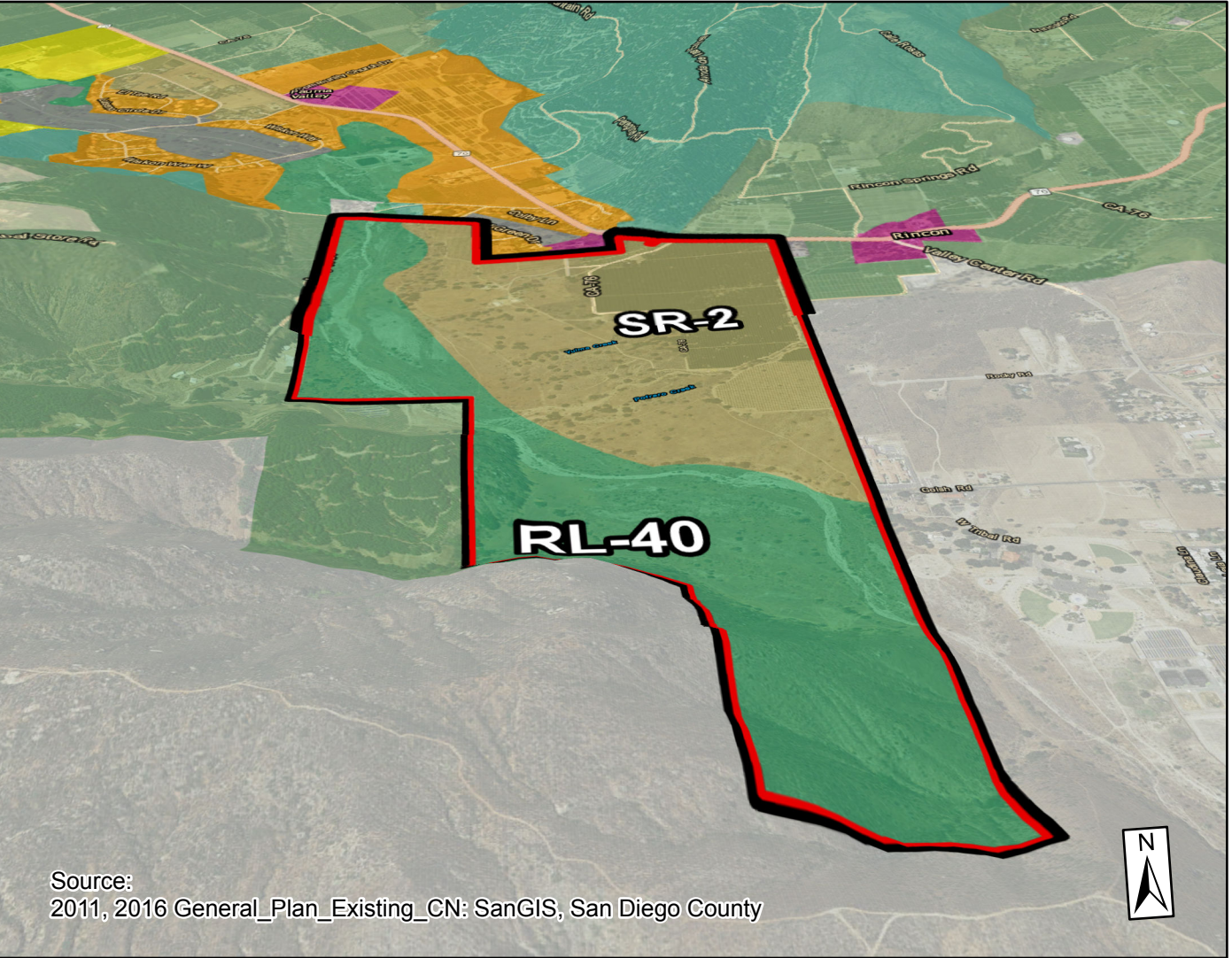
6 From the northern portion of the property at the approximate western edge of the SR-2 proposed area, facing southeast at an area of oak woodlands bordering the western end of the vineyards.



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

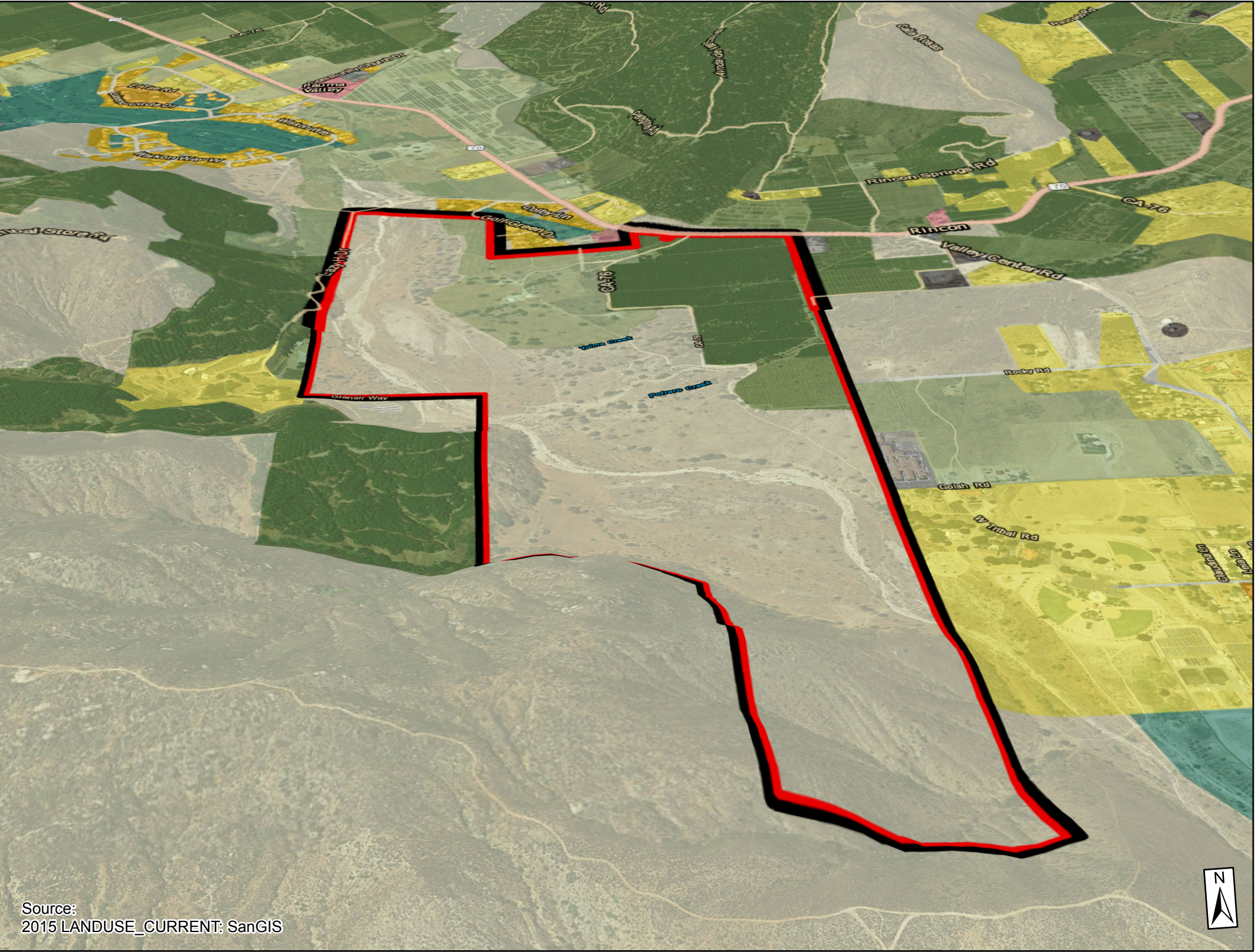
- PSR
- Study Area
- Analysis Area

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none">Village Residential (VR-30), 30 du/acVillage Residential (VR-24), 24 du/acVillage Residential (VR-20), 20 du/acVillage Residential (VR-15), 15 du/acVillage Residential (VR-10.9), 10.9 du/acVillage Residential (VR-7.3), 7.3 du/acVillage Residential (VR-4.3), 4.3 du/acVillage Residential (VR-2.9), 2.9 du/acVillage Residential (VR-2), 2 du/acSemi-Rural Residential (SR-0.5), 1 du/0.5,1,2 acSemi-Rural Residential (SR-1), 1 du/1,2,4 acSemi-Rural Residential (SR-2), 1 du/2,4,8 acSemi-Rural Residential (SR-4), 1 du/4,8,16 acSemi-Rural Residential (SR-10), 1 du/10,20 acRural Lands (RL-20), 1 du/20 acRural Lands (RL-40), 1 du/40 ac | <ul style="list-style-type: none">Rural Lands (RL-80), 1 du/80 acSpecific Plan Area (residential densities in italics)Office ProfessionalNeighborhood CommercialGeneral CommercialRural CommercialLimited Impact IndustrialMedium Impact IndustrialHigh Impact IndustrialVillage Core Mixed UsePublic/Semi-Public FacilitiesPublic/Semi-Public Lands - Solid Waste FacilityPublic Agency LandsTribal LandsOpen Space (Recreation)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

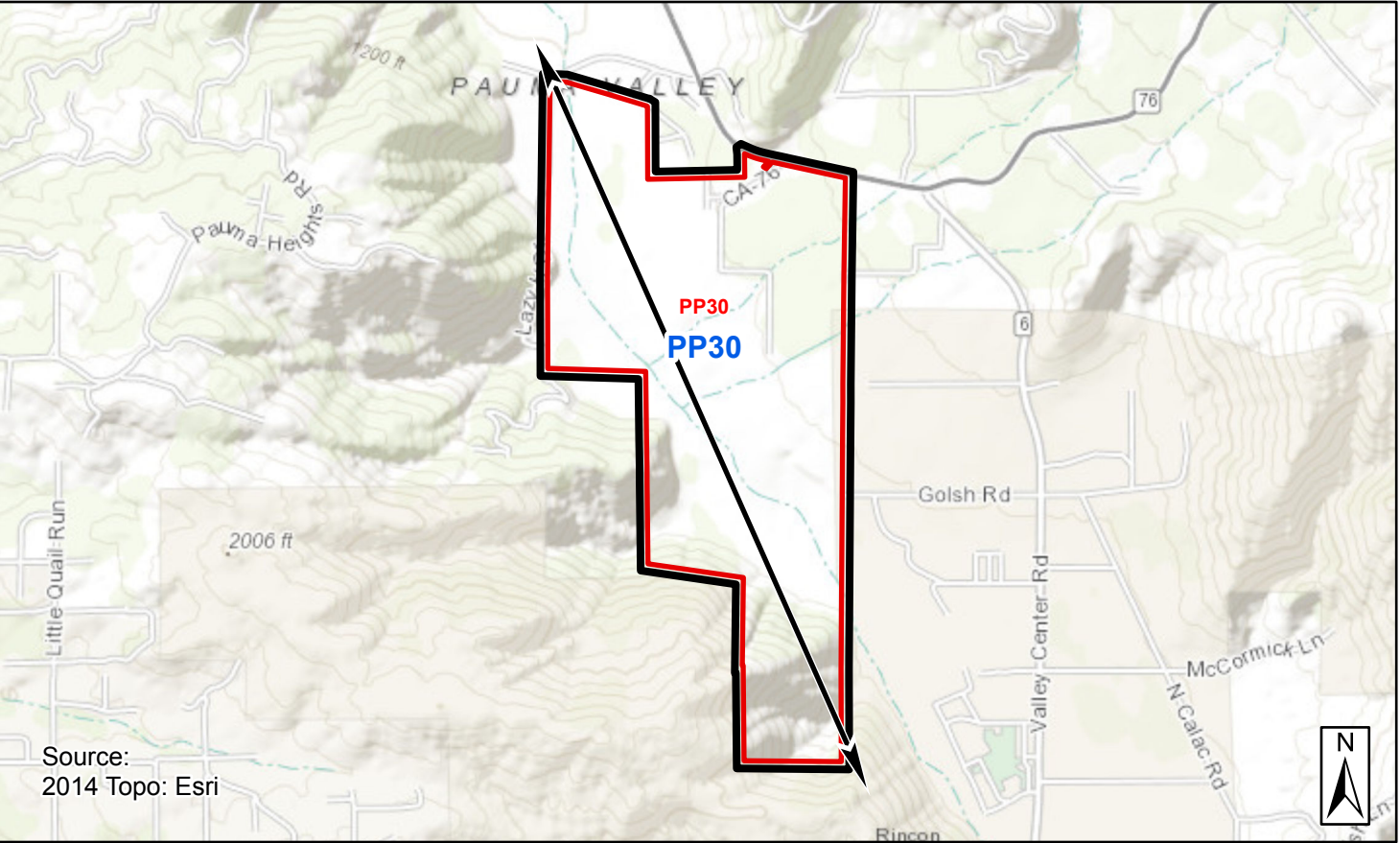
Legend

- PSR
- Study Area
- Analysis Area

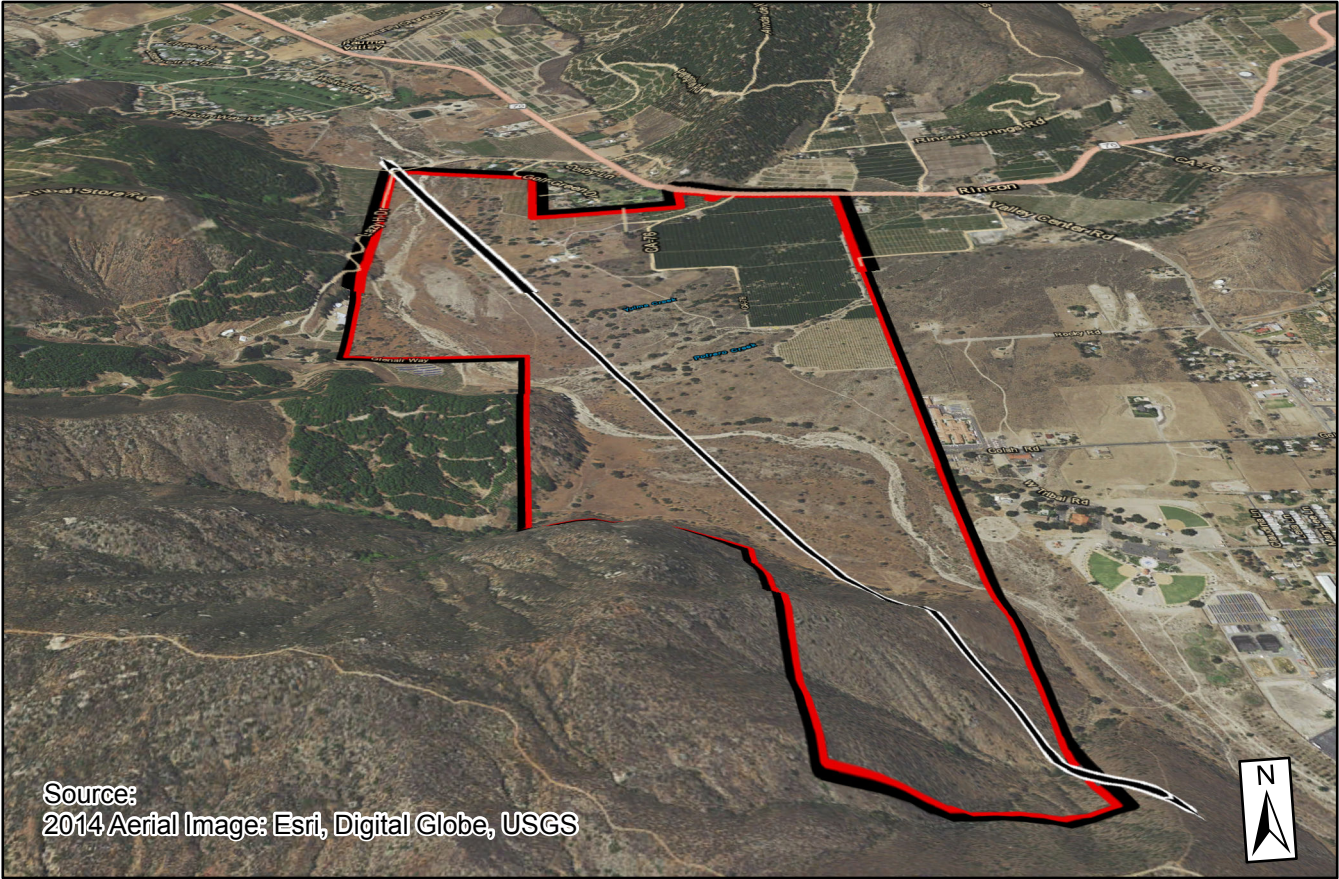
Source:
2015 LANDUSE_CURRENT: SanGIS



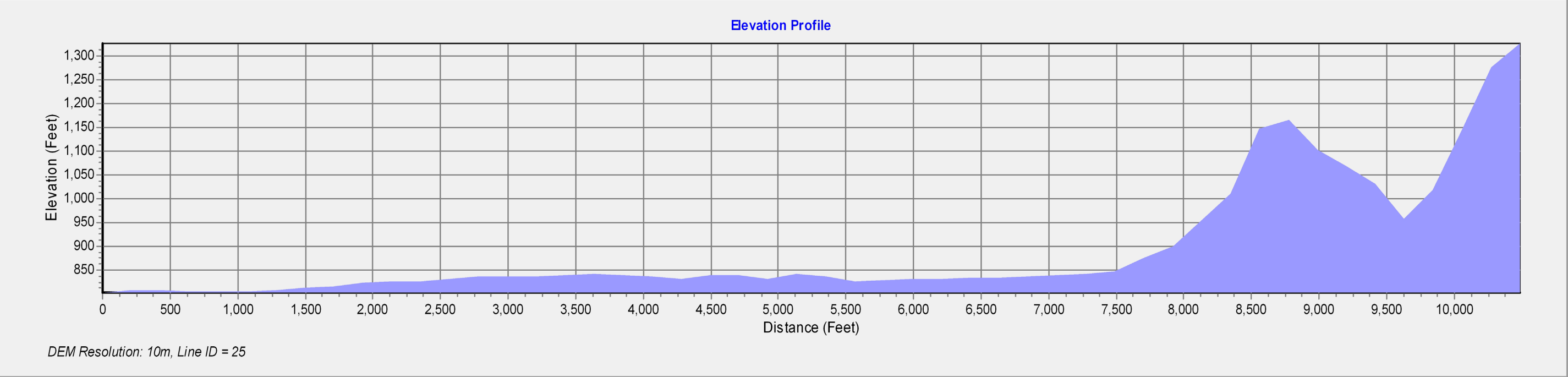
TOPOGRAPHIC VIEW



3D VIEW



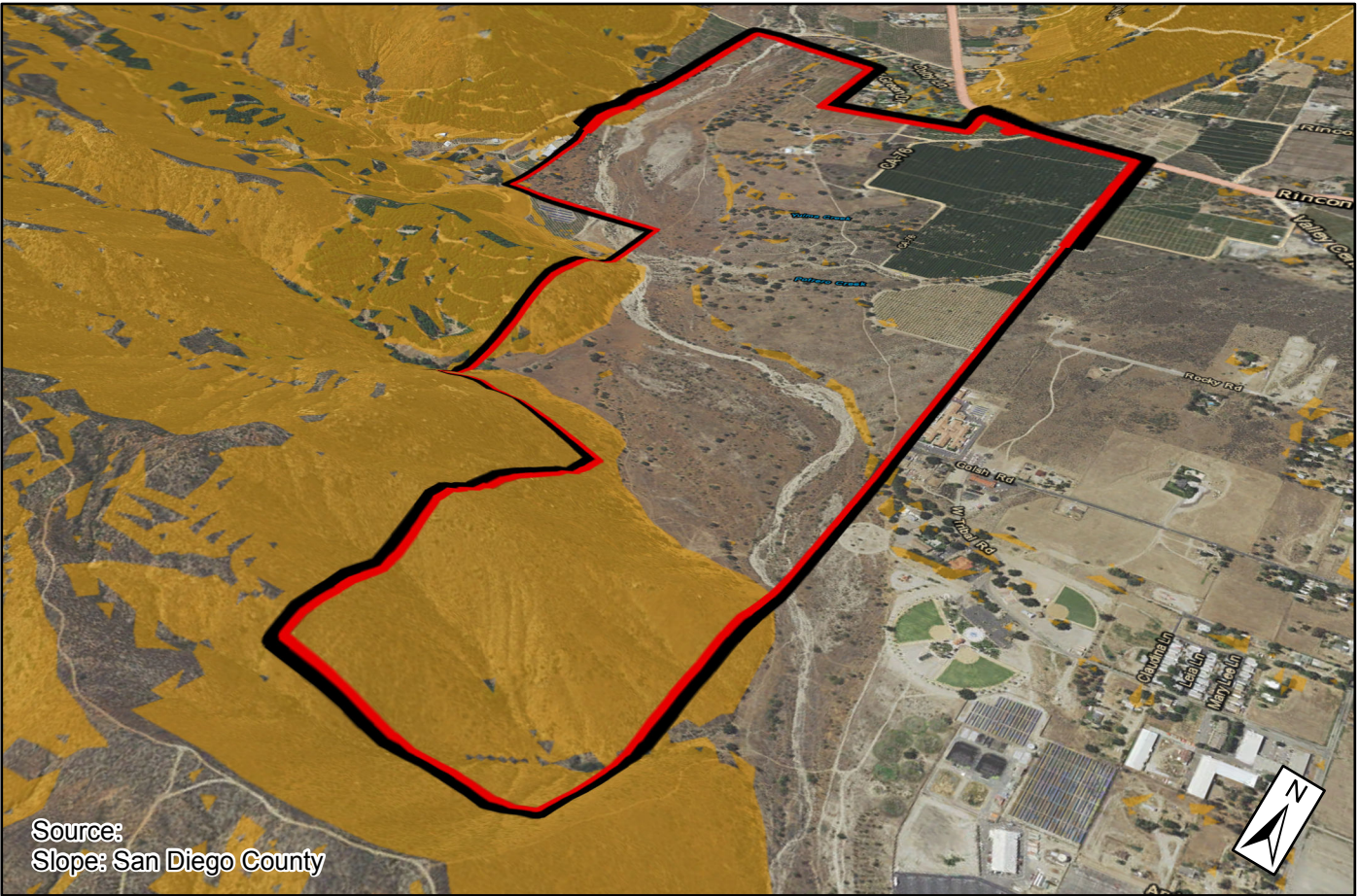
- Legend
- PSR
 - Study Area
 - Analysis Area



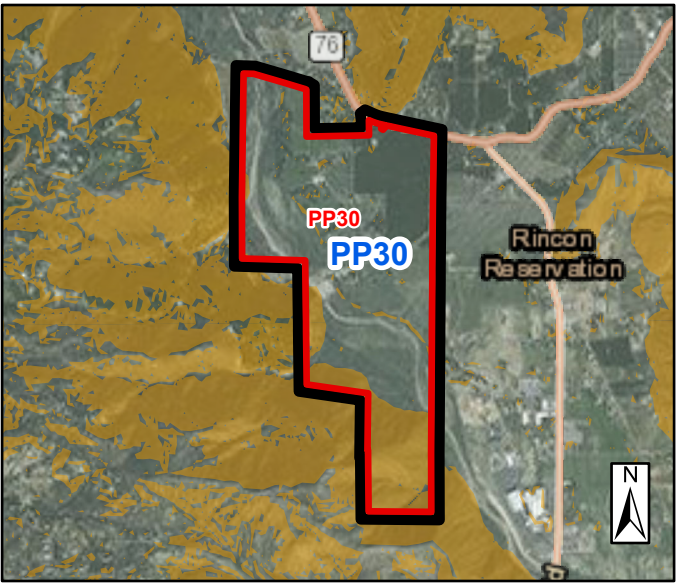
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



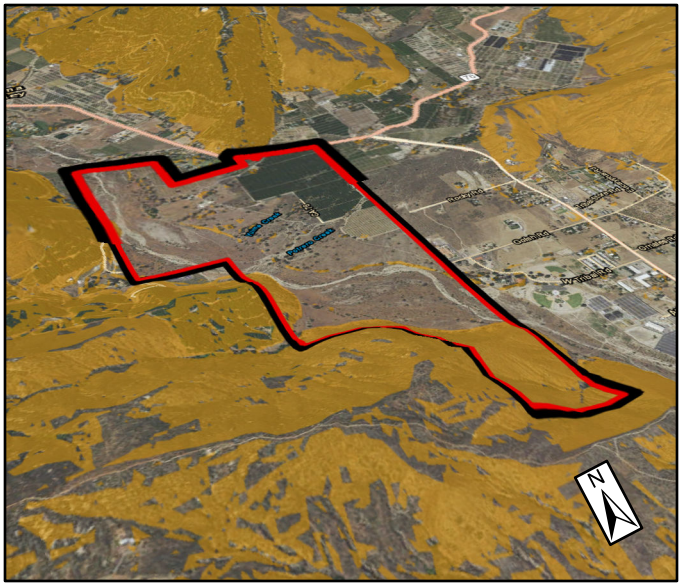
STEEP SLOPES



3D VIEW



PLAN VIEW

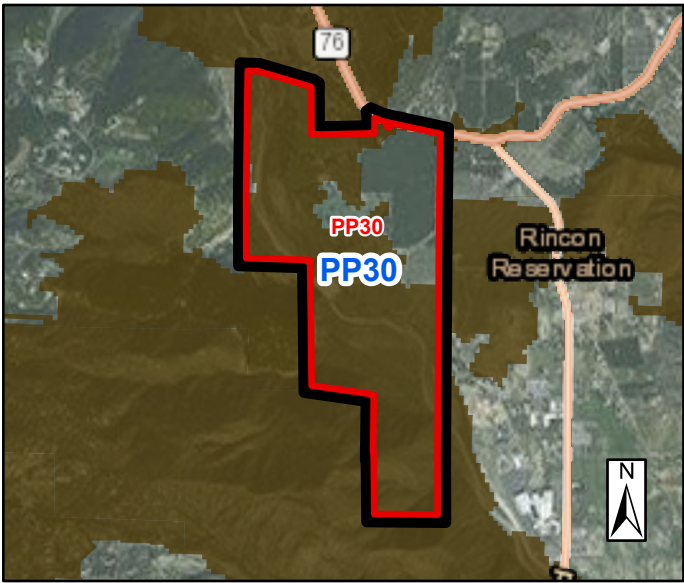


3D VIEW # 2

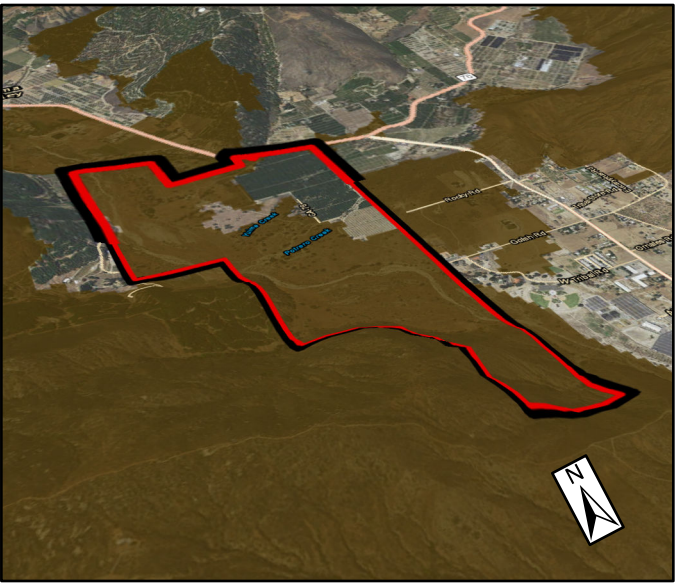
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



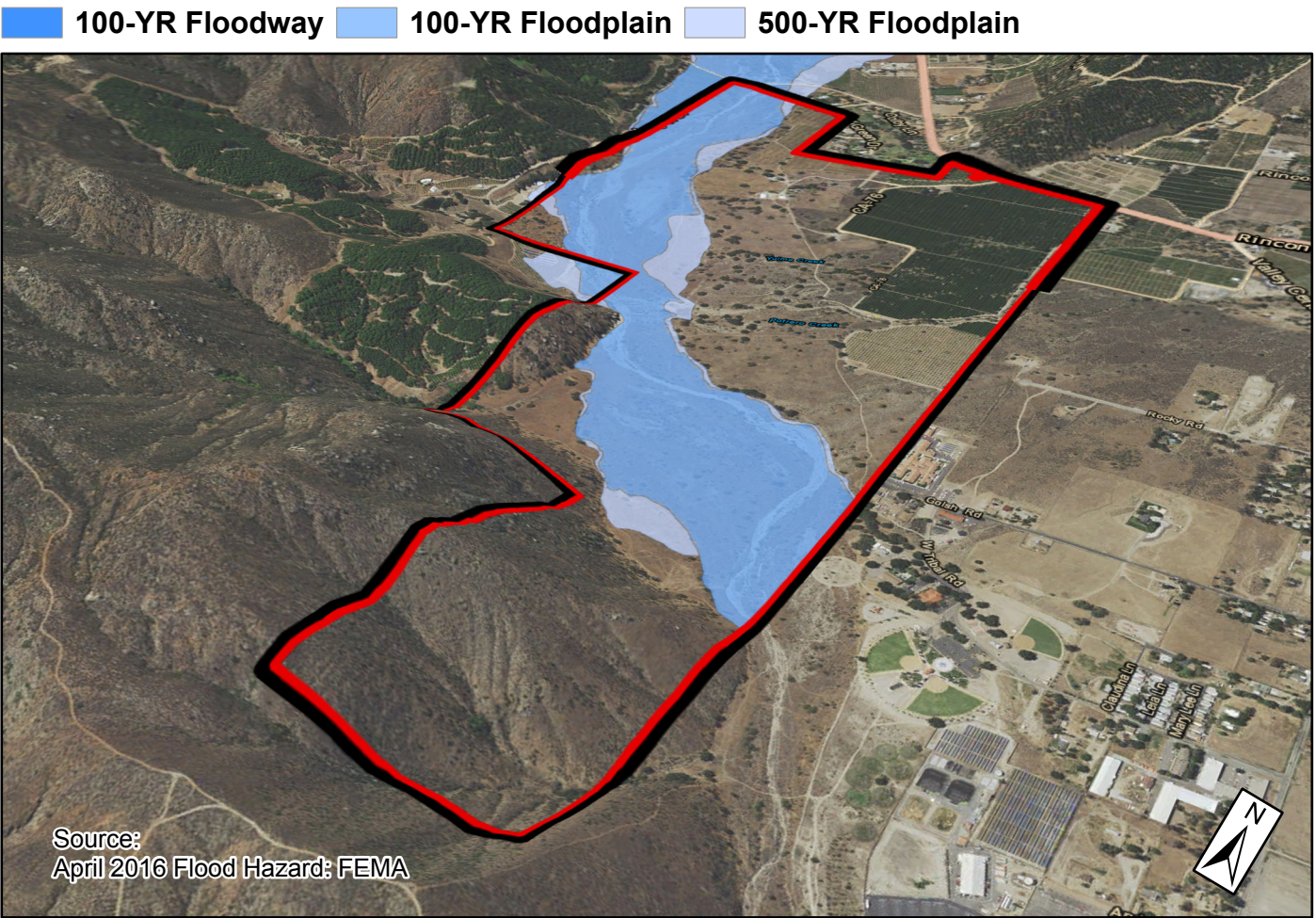
PLAN VIEW



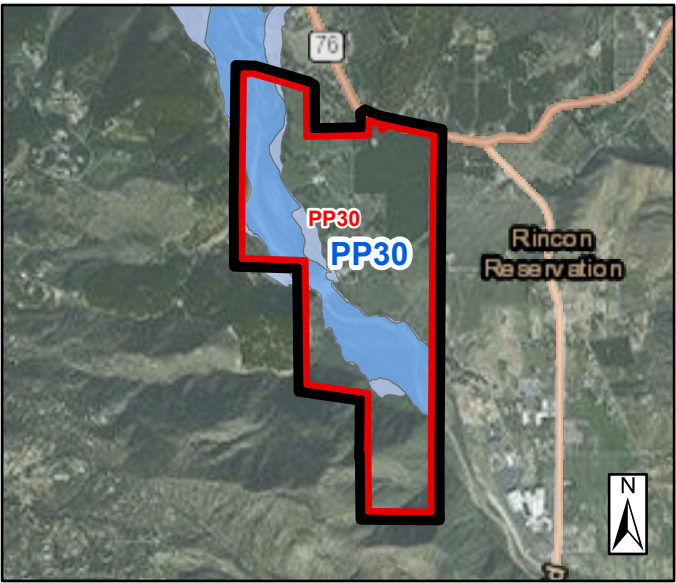
3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



3D VIEW



PLAN VIEW

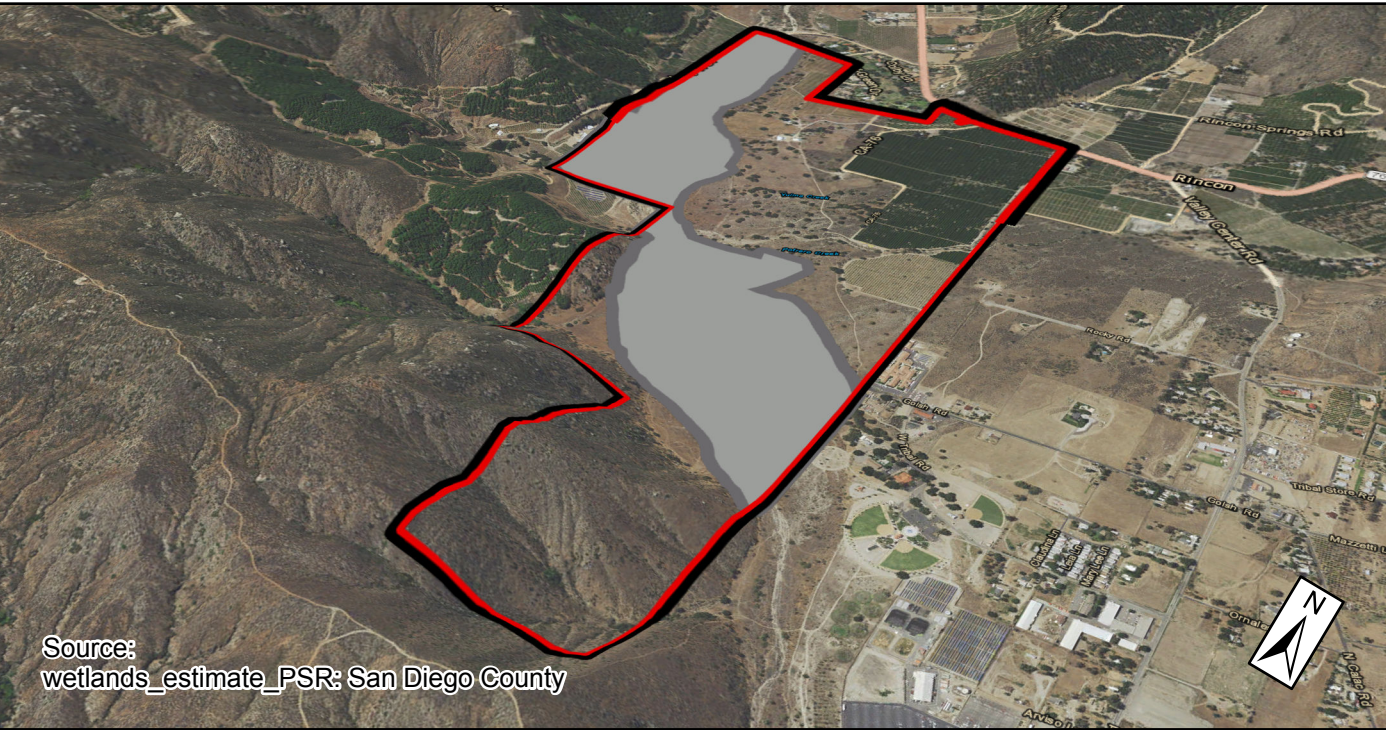


3D VIEW # 2

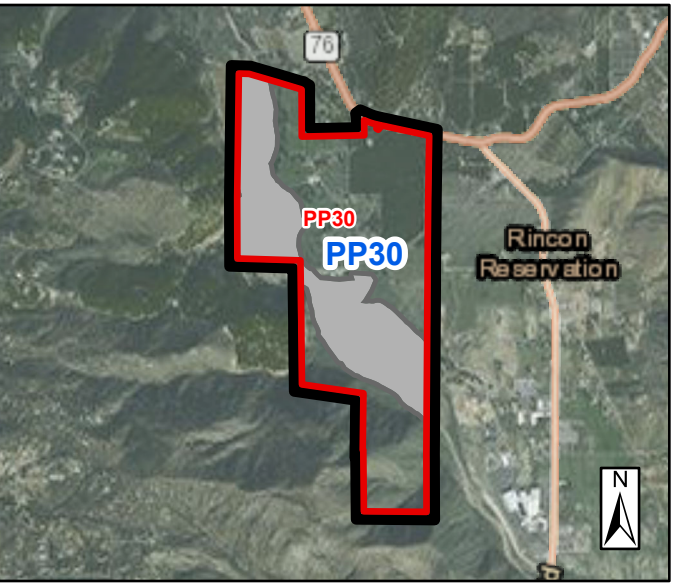
Wetland Area Wetland Buffer

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

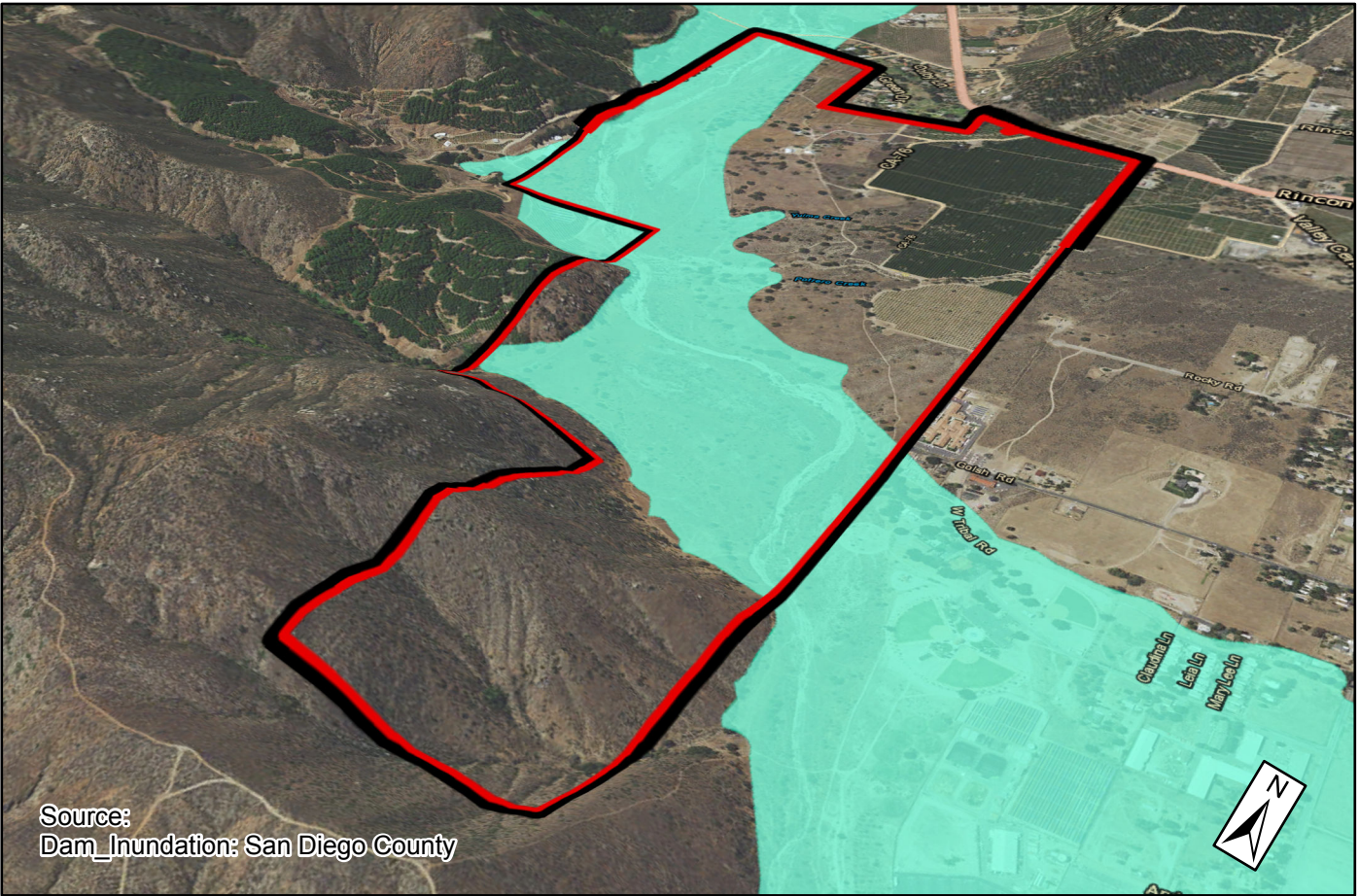


3D VIEW # 2

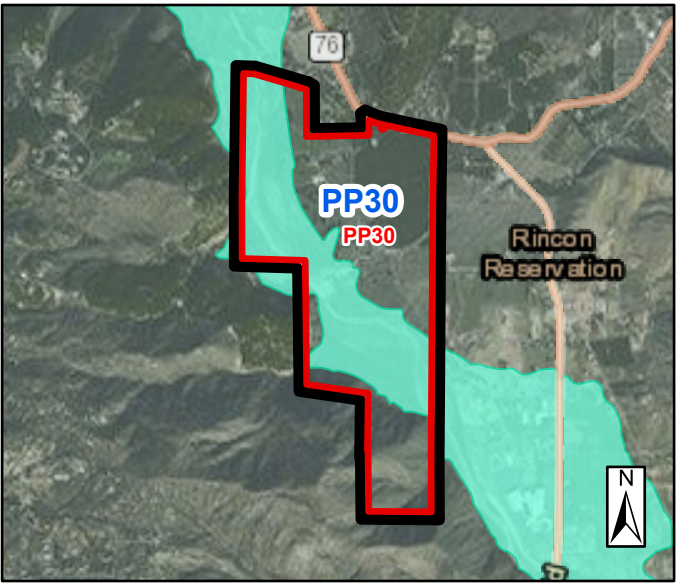
- Legend
- PSR
 - Study Area
 - Analysis Area



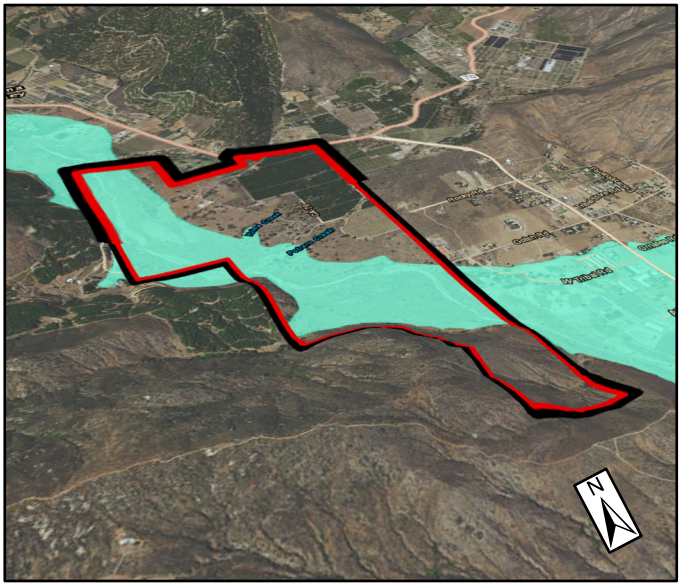
 DAM INUNDATION ZONES



3D VIEW

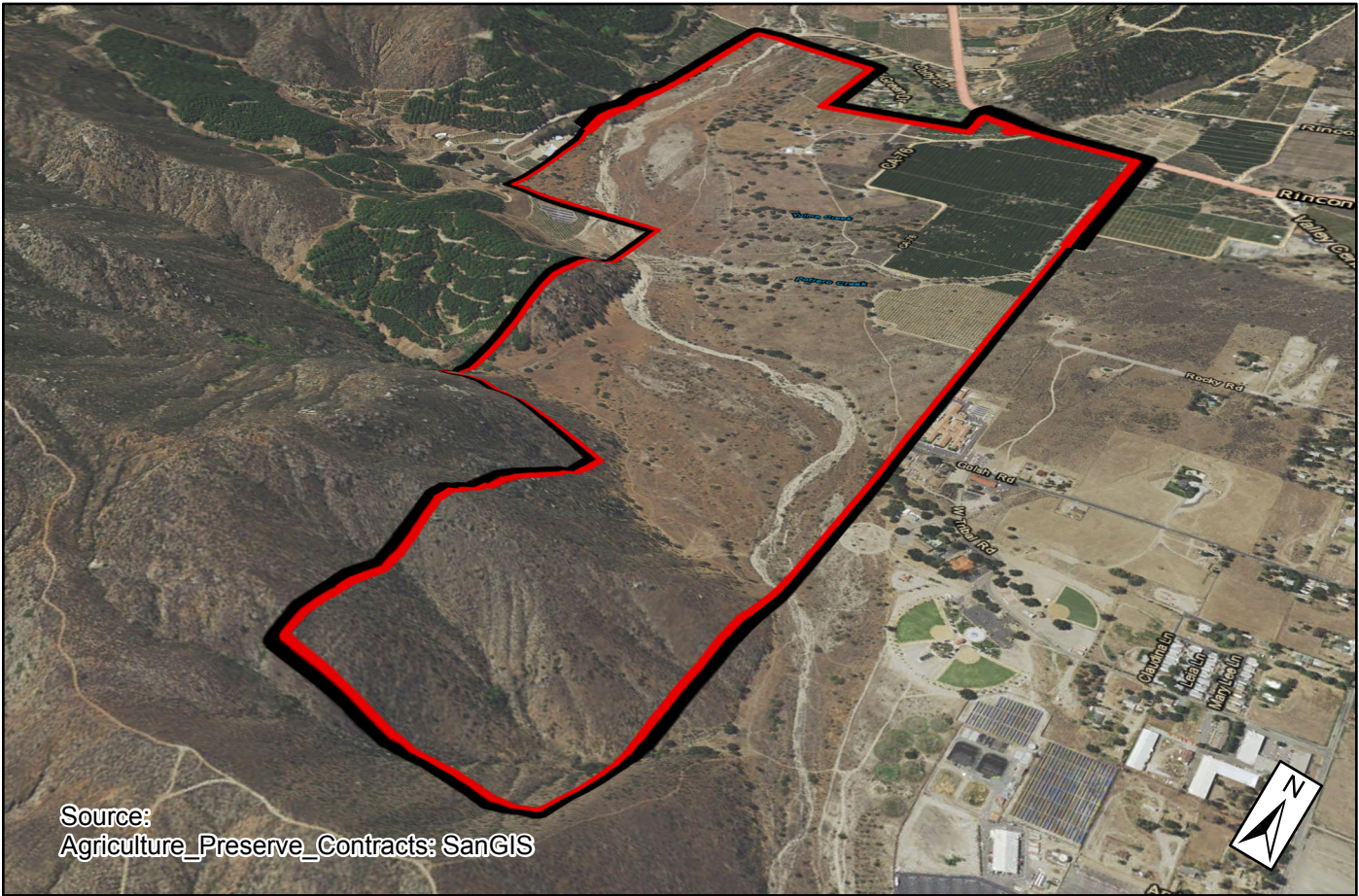


PLAN VIEW

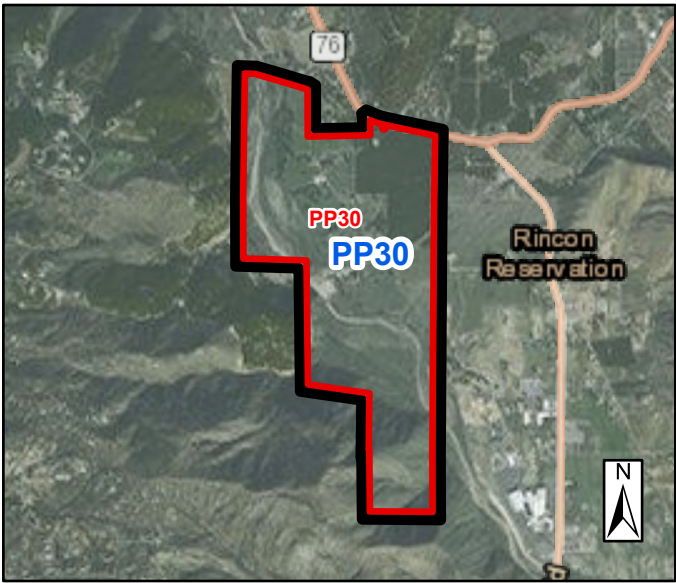


3D VIEW # 2

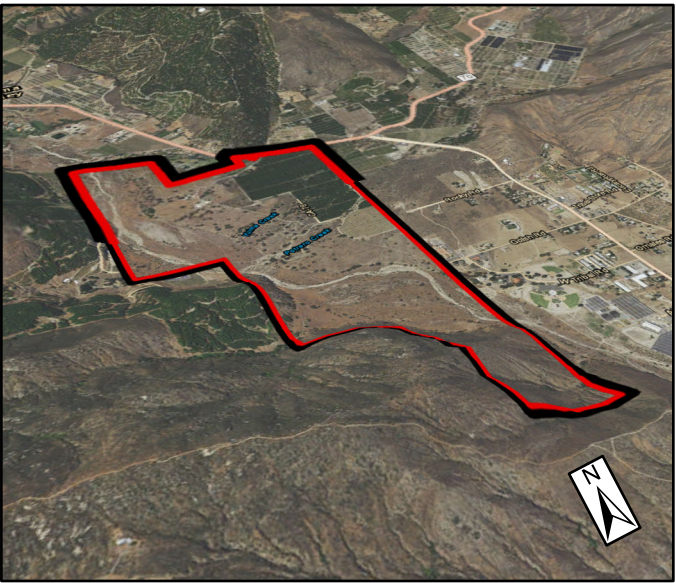
 WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



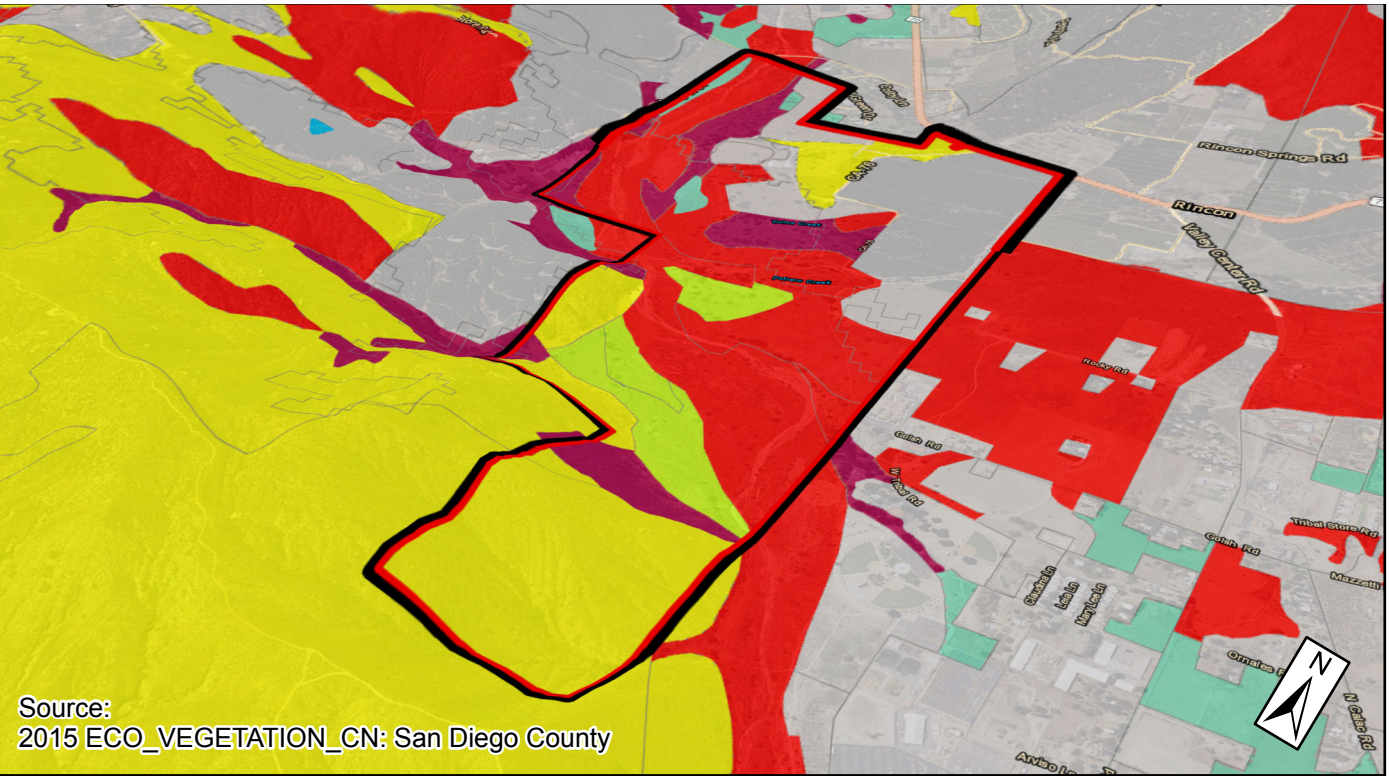
Study Area



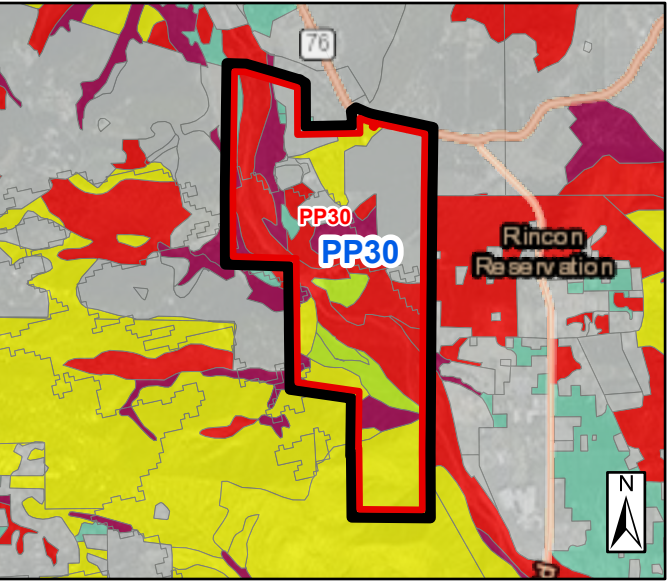
Analysis Area



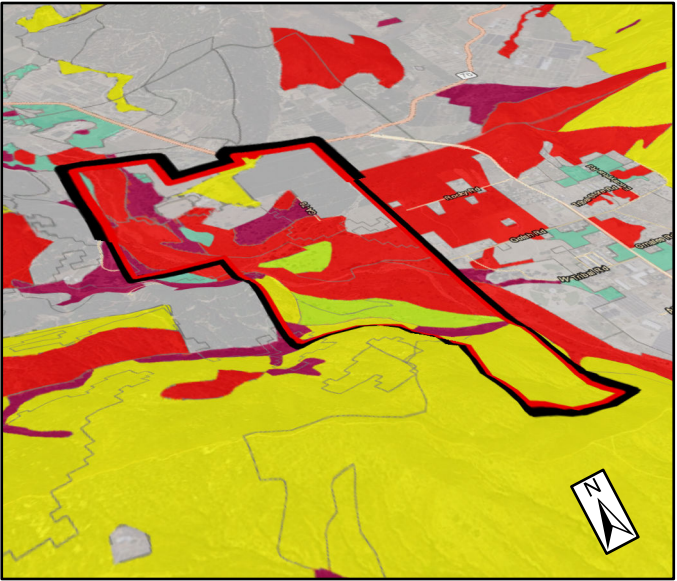
VEGETATION



3D VIEW



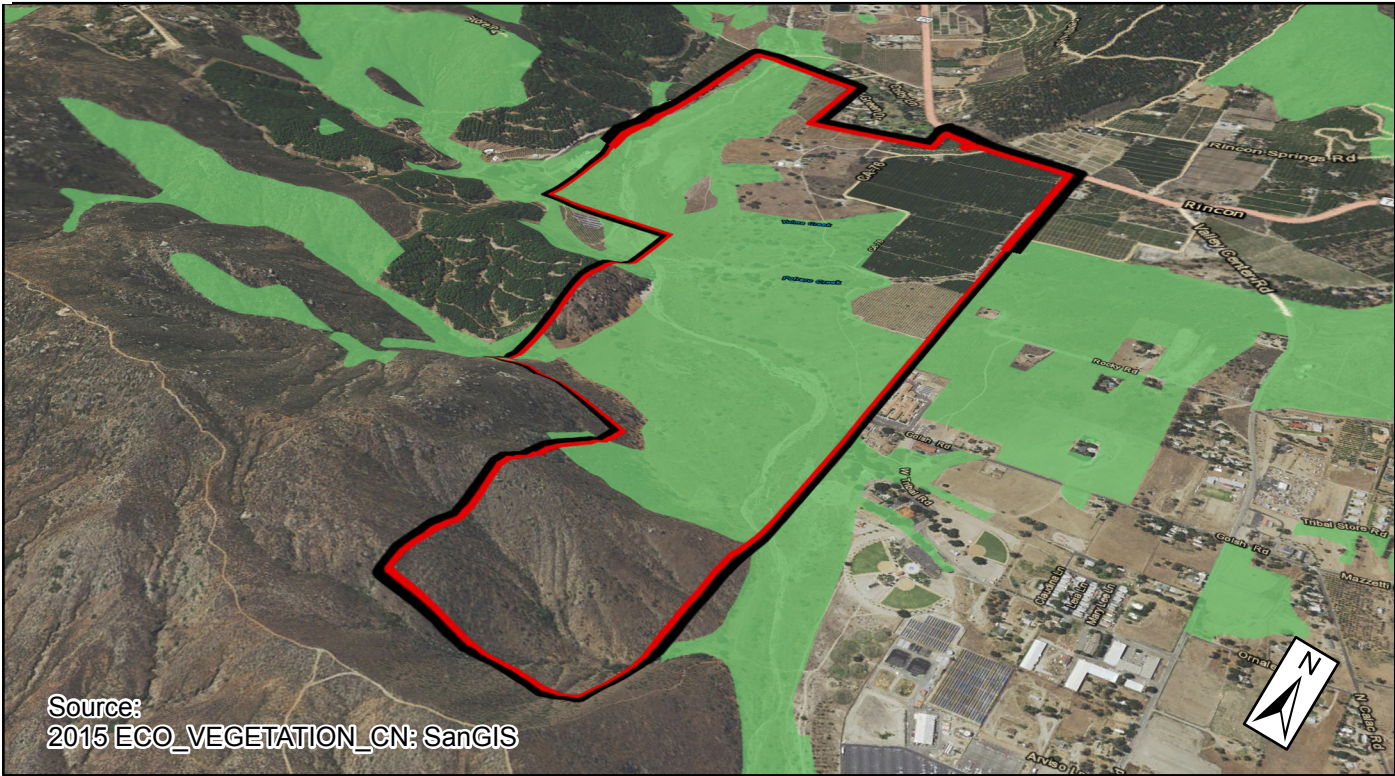
PLAN VIEW



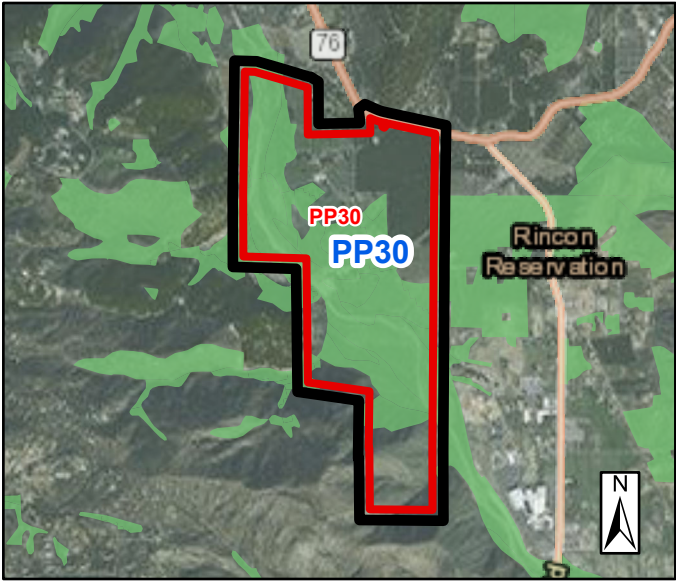
3D VIEW # 2

UPPER TIER VEGETATION

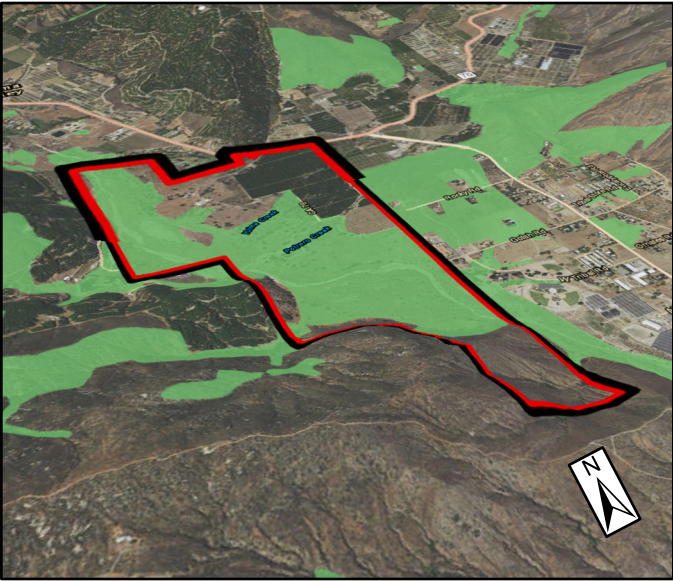
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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



3D VIEW

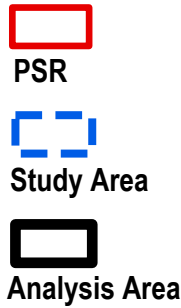


PLAN VIEW



3D VIEW # 2

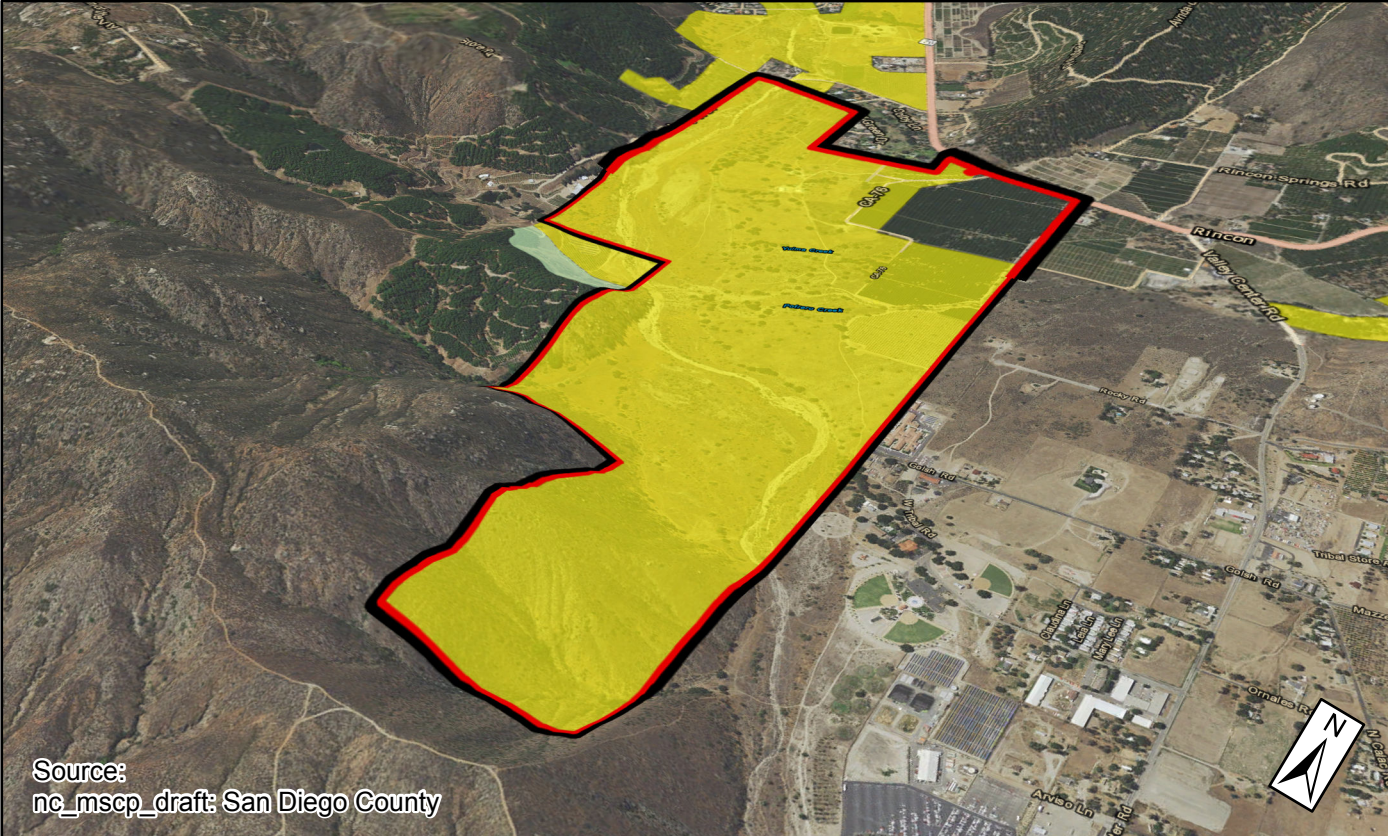
Legend



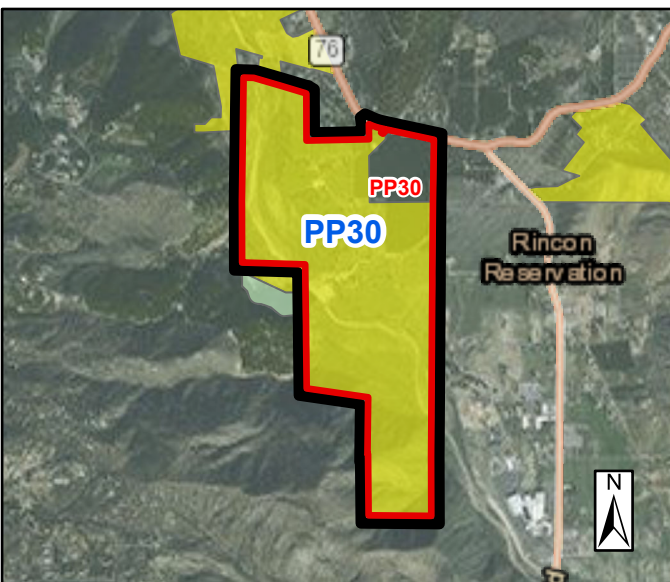


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

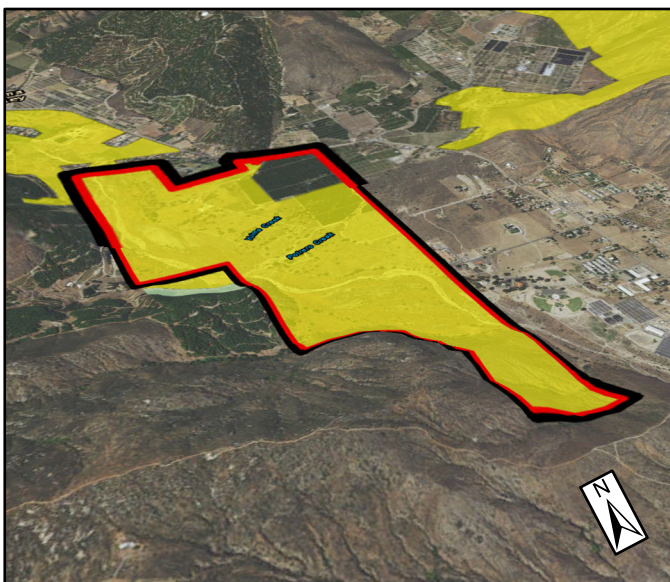
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 32. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

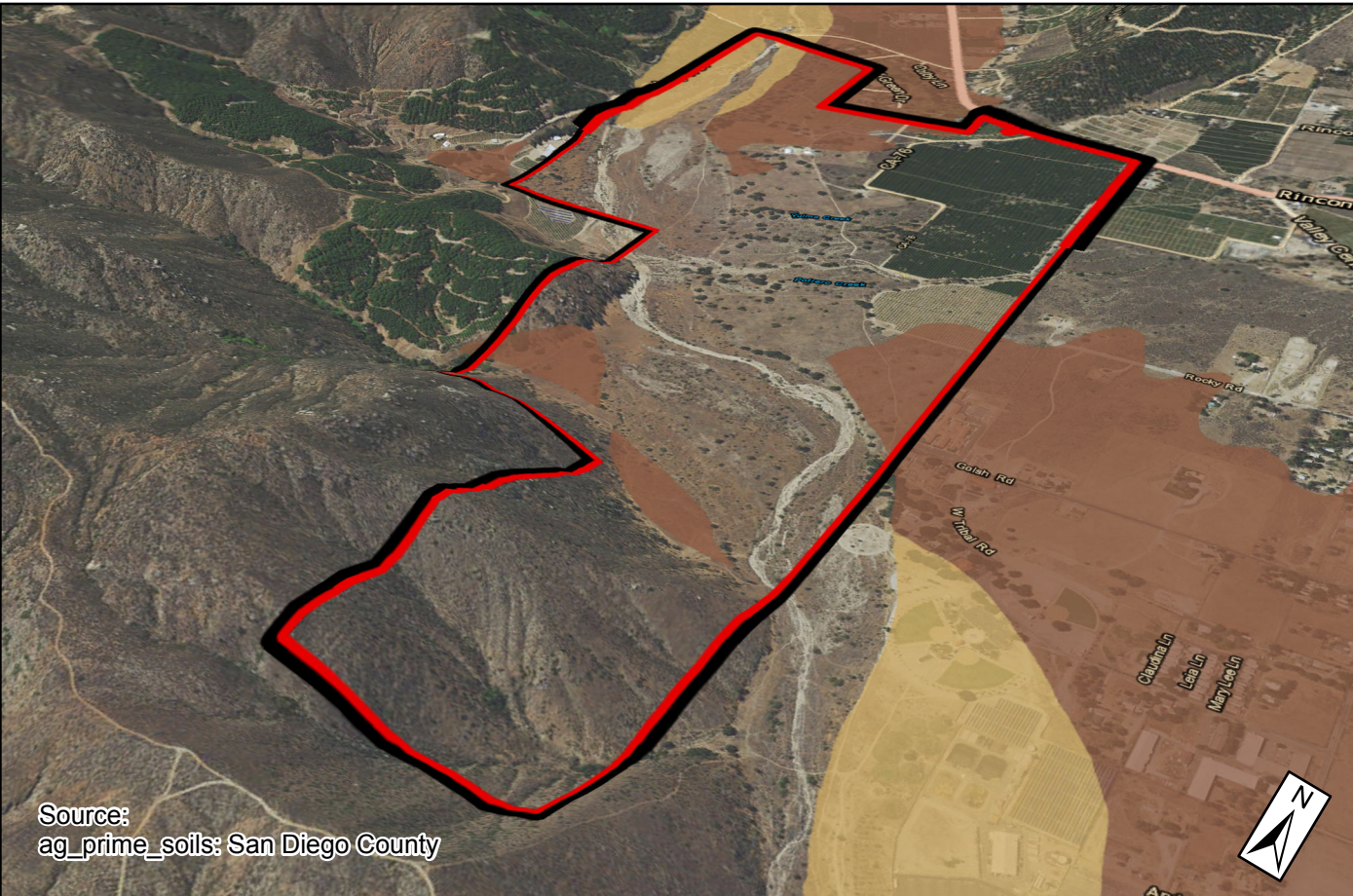


PLAN VIEW

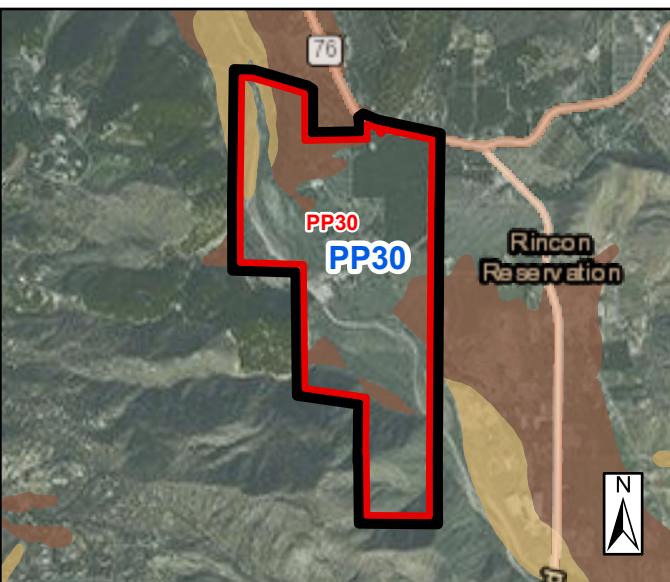


3D VIEW # 2

PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



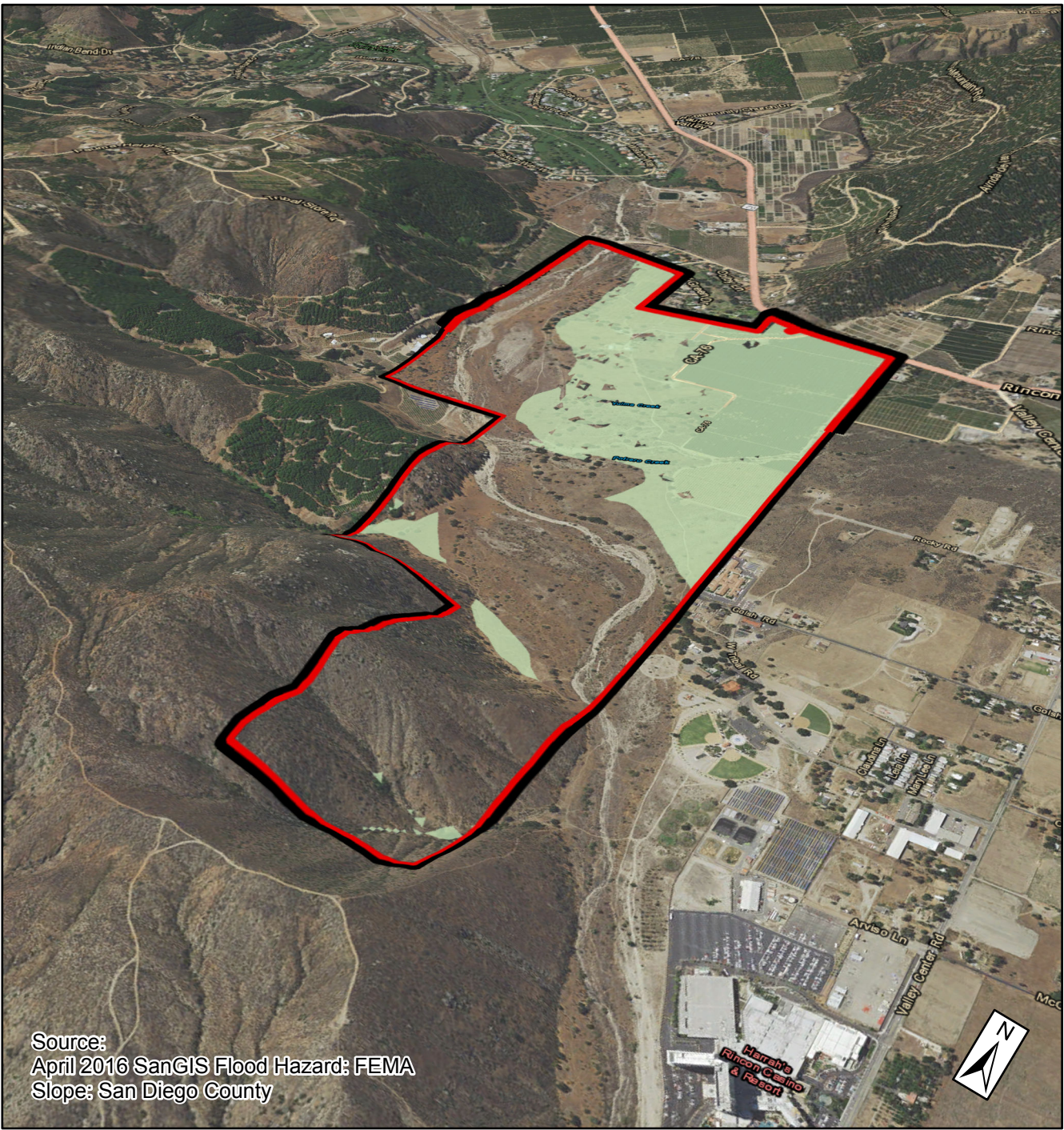
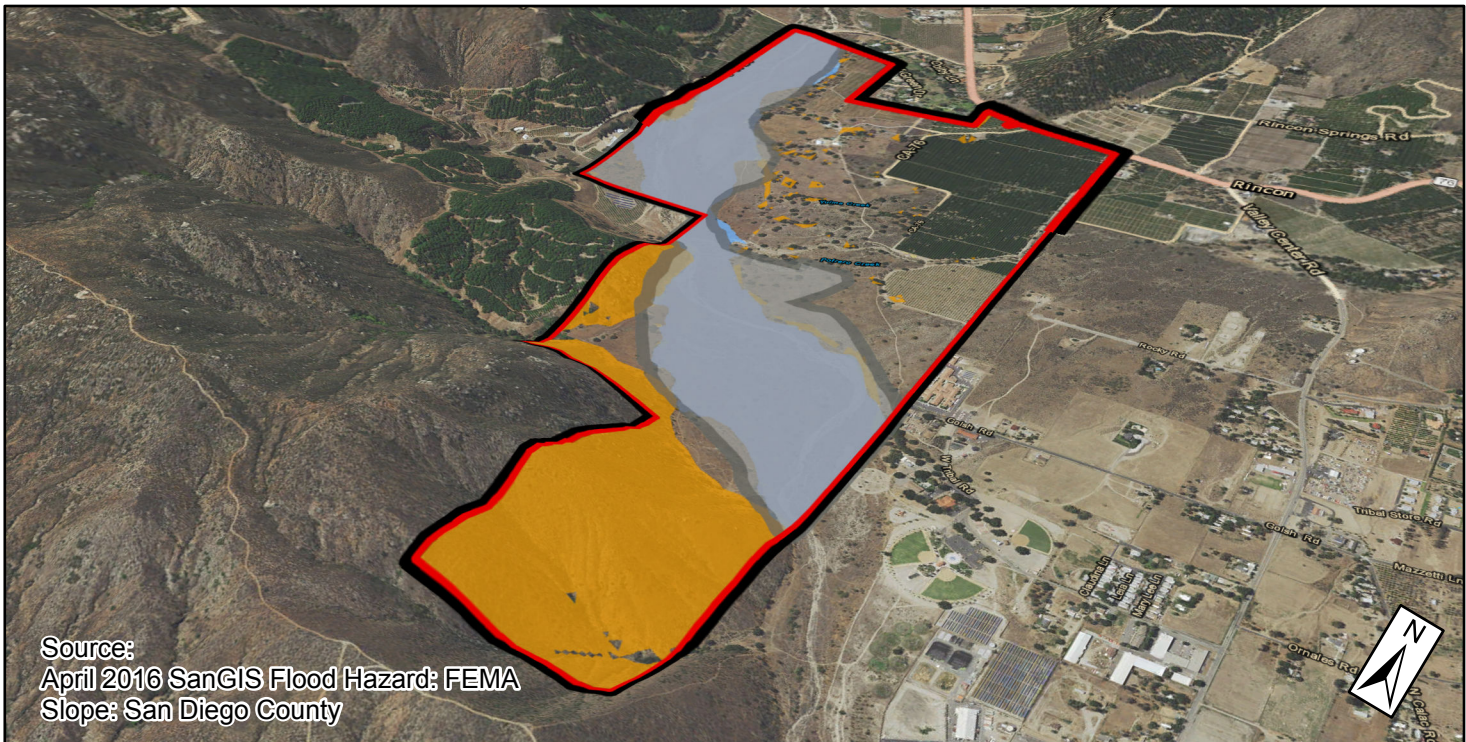
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	293 ac	57 %
Potential Development Area	225 ac	43 %

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

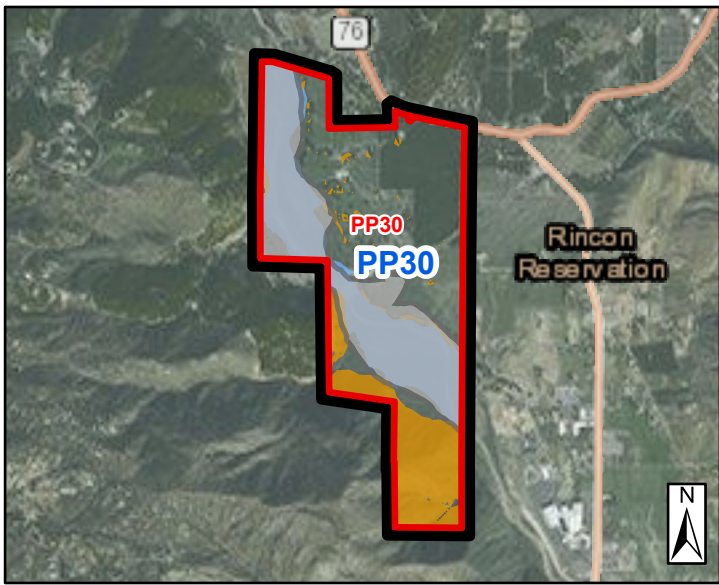
Potential Development Area



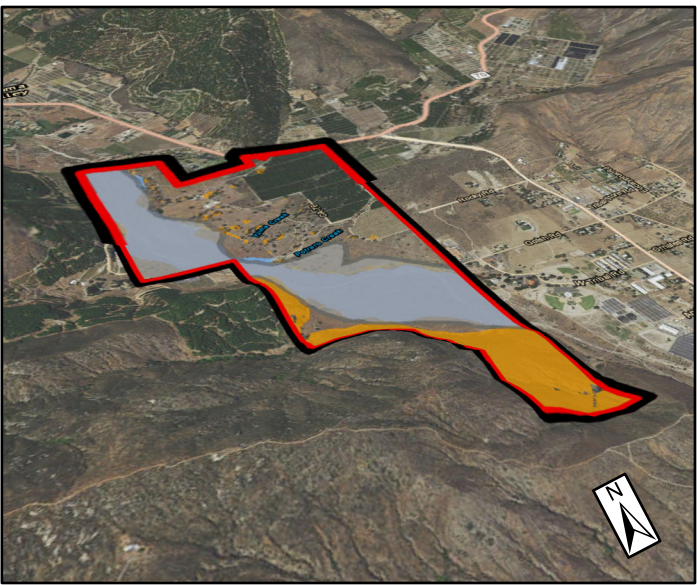
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

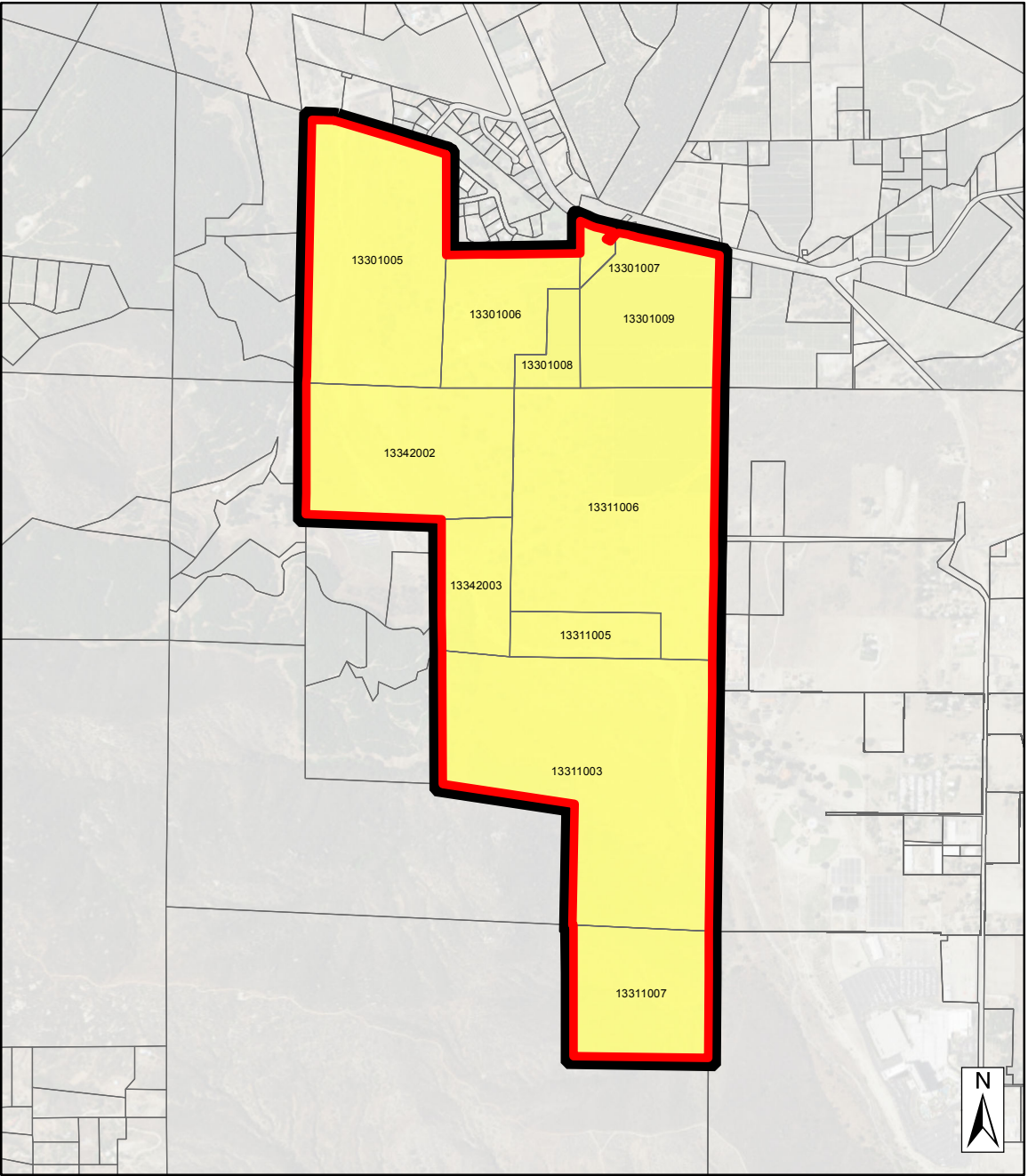


3D VIEW # 2

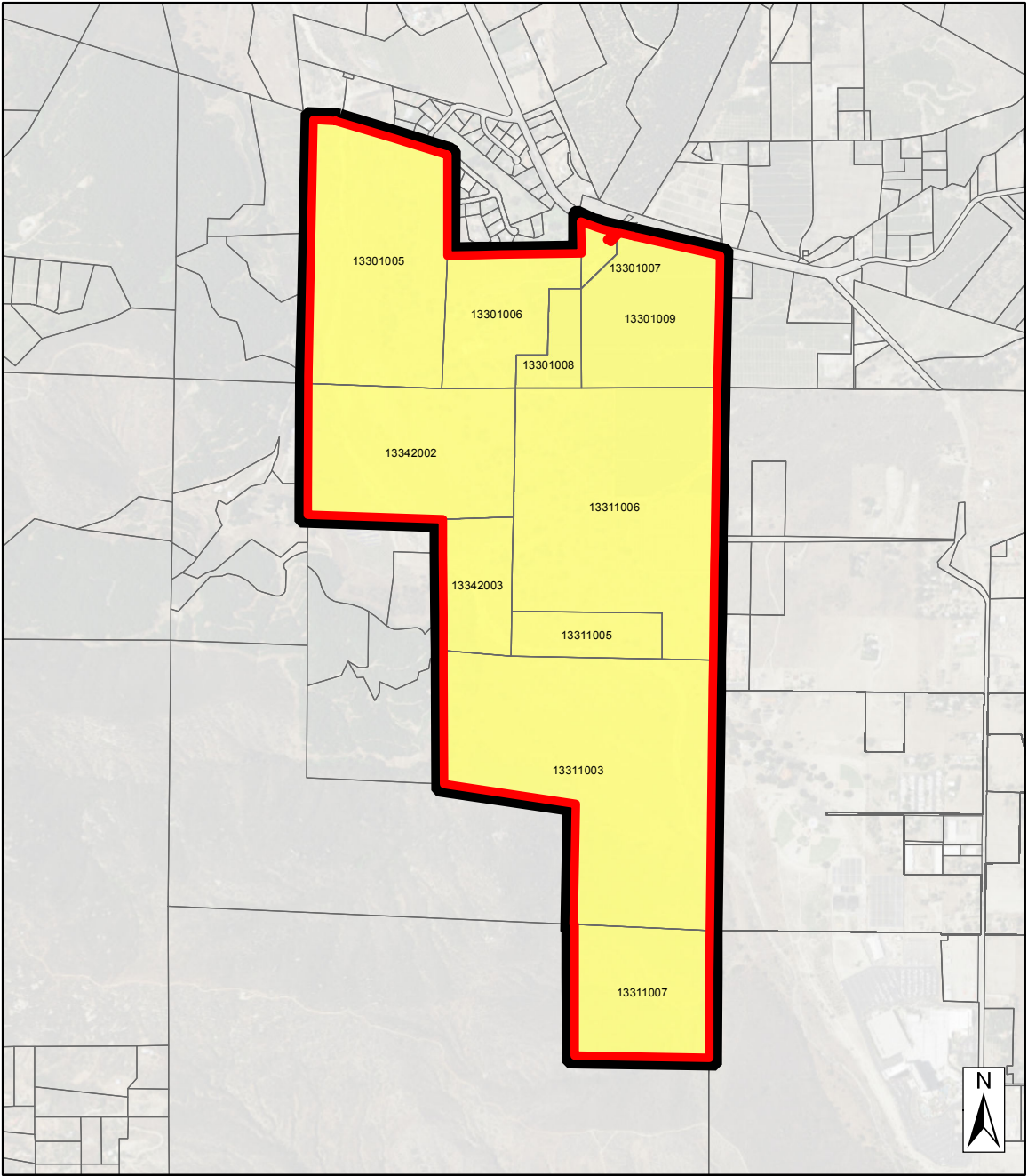
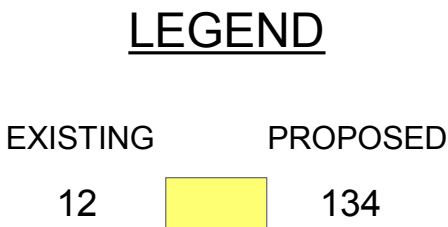
3D VIEW



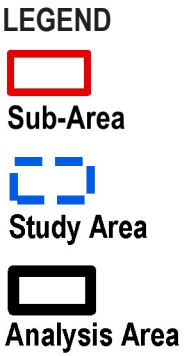
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

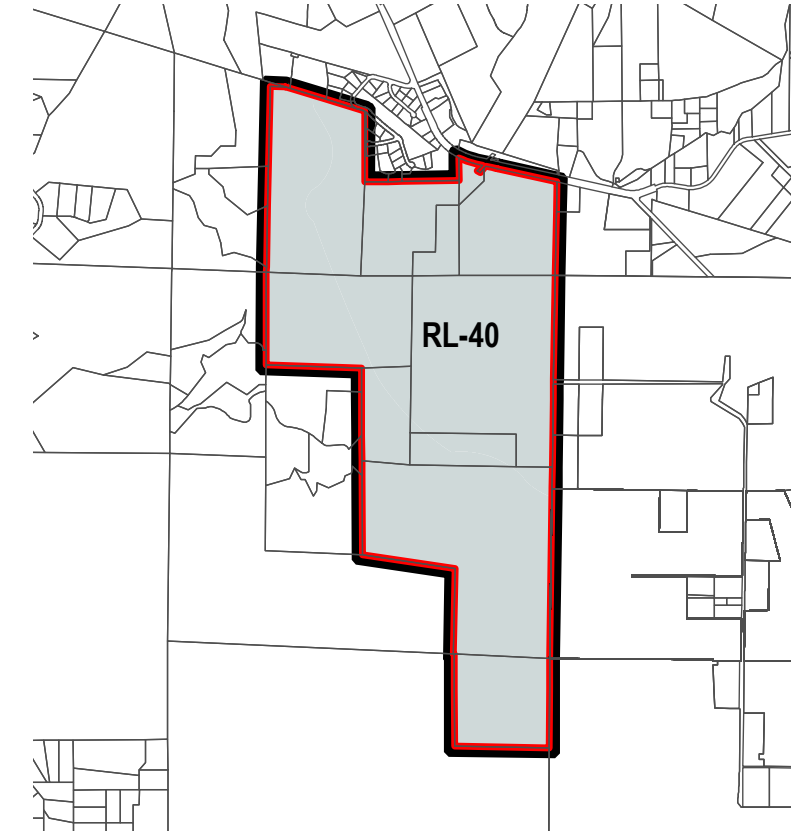




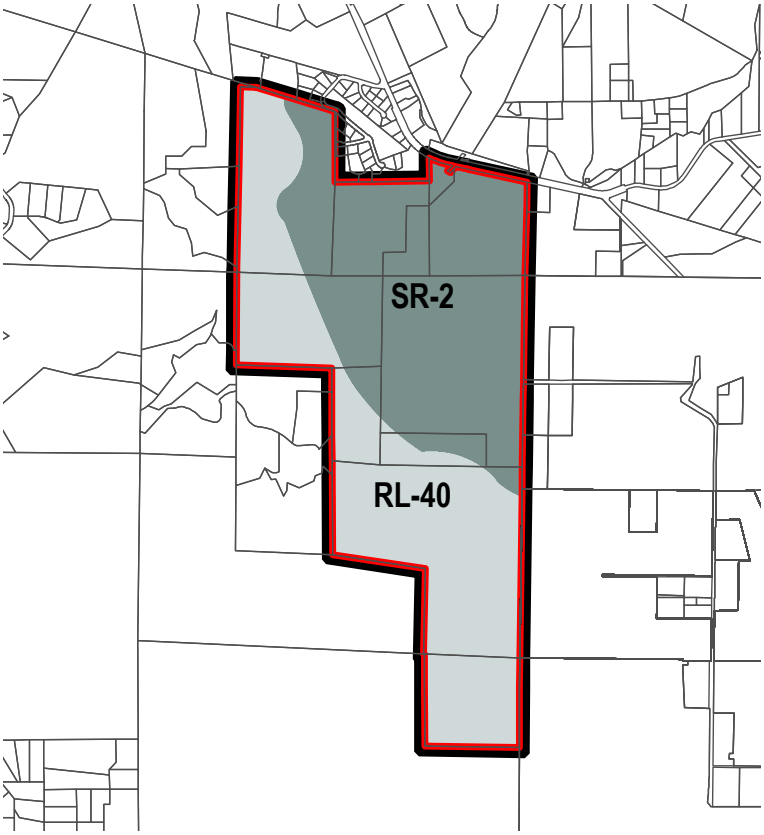
EXISTING

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: RL-40 to SR-2 and RL-40 Property Owners: Loomis / Armstrong; McCormick Ranch LLC Size: PSR - 518 acres; 11 parcels Location/Description: Near the intersection of SR-76 and Valley Center Road, just south of the Pauma Village Estimated Potential Dwelling Unit Increase: 122 Fire Service Travel Time: Portions within the 0-5 and 5-10 minute ranges
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 11 parcels totaling 518 acres.
- The parcel sizes range from approximately 3 acres to 120 acres.

General Plan

- The existing designation is RL-40 for entire PSR area.
- The proposal is to change the designation to SR-2 for portions east of the San Luis Rey River floodplain, while the rest of the property would remain RL-40 under the proposal.

Location/Access

- The PSR area is located in the southeastern portion of the Pala-Pauma Subregional Planning Area (CPA), just south of the Pauma Village area.
- On the west, the PSR area is adjacent to the northeastern border of the Valley Center CPA and on the east and south; it is adjacent to the Rincon Reservation.
- The property has frontage on SR-76 and is approximately ¼ mile west of Valley Center Road.

Public Utilities and Services

- The PSR area is not within the County Water Authority Boundary, and is groundwater dependent.
 - The PSR area is within the Pauma Municipal Water District, but that district serves to manage water rights protection efforts and does not deliver water.
- The PSR is not within a sewer service area.
- Fire protection service is provided by CAL FIRE (contracted through the Pauma Municipal Water District) and the closest station is the Rincon Station, which is located at 16971 Highway 76 (adjacent to the PSR area).

Uses

- Existing uses include agriculture, single family residential and open space.

Environmental Characteristics

- Though there are agricultural uses in the northern portion, most of the property contains sensitive habitat including coastal sage scrub, southern sycamore-alder riparian woodland, coast live oak woodland, and coastal sage-scrub chaparral transition.
- Steep slopes are located in the extreme southern portion of the PSR in areas that are not proposed for additional density potential.
- Most of the western and southern portions of the property are within the FEMA and County 100-year floodplain. Portions of this floodplain are also within the County floodway.
- The property is within the Very High Fire Hazard Severity Zone (FHSZ), with the exception of the northeastern portion, which is in the Moderate FHSZ, due to the existing irrigated agriculture.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	Alternative General Plan
Potential Dwelling Unit Estimate – 12 units		Potential Dwelling Unit Estimate – 134 units	Potential Dwelling Unit Estimate – 31 units
ZONING	Existing Zoning	Proposed Zoning	Alternative Zoning
Zoning Use Regulation	A70, RR	A70, RR	A70, RR
Zoning Minimum Lot Size	8, 4, & 2 acres	No changes to the zoning minimum lot sizes are proposed, but the area is groundwater dependent, so the 5 acre Groundwater Ordinance minimum lot size takes precedence	No changes to the zoning minimum lot sizes are proposed, but the area is groundwater dependent, so the 5 acre Groundwater Ordinance minimum lot size takes precedence
COMMUNITY INPUT			
At their 12/6/16 meeting, the Pala-Pauma Community Sponsor Group voted to recommend an alternative map that would designate SR-10 in the portion proposed for SR-2 in the Proposed Project map. That option ended up becoming the Alternative Map (shown above), which was analyzed in the SEIR and will be an option for decision-makers.			

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	The proposal requires changing the Regional Category to Semi-Rural for the portion of the PSR proposed to be changed to an SR-2 designation.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - The two northeastern PSR parcels are adjacent to SR-76, a state highway and General Plan Mobility Element Road. - The northeastern portion of the PSR area is approximately ¼ mile from Valley Center Road, which is a County-maintained Mobility Element Road. - Approximately 15 miles to the closest I-15 on ramp, via SR-76 - Approximately 1 mile (via roads) to the closest North County Transit District (NCTD) Route 388 Bus stop, with service to Escondido, Valley Center, the Rincon Reservation, and spots along SR-76 - Water Service & Infrastructure - The PSR is outside of County Water Authority boundary, and is groundwater dependent. - The property lies within the Pauma Municipal Water District, but that district serves to manage water rights protection efforts and does not deliver water. - Sewer Service & Infrastructure - Not in a sewer service area - Fire protection service - Fire protection service is provided by CALFIRE (contracted through the Pauma Municipal Water District) and the closest station is the Rincon Station, which is located at 16971 Highway 76 (adjacent to the northeastern portion of the PSR area). - For more information on fire protection 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, Rincon Tribal Reservation (includes hotel, casino, and other commercial uses), open space, golf course, agriculture, and commercial - Land use designations within ½ mile: VR-4.3, SR-4, SR-10, RL-20, RL-40, Rural Commercial, Open Space, Tribal Lands, Public/Semi-Public Facilities, and Public Agency Lands	
		Proximity to the village, other commercial areas, and major job centers	Approximately: ¾ mile to the Pauma Village (geographic center) that has 74 jobs and commercial along SR-76 11.8 miles to the City of Escondido (geographic center) that has 44,289 jobs 1.2 miles to the Rincon Reservation (geographic center) Harrah’s Rincon Resort and Casino that has 1,823 jobs - Approximately 100 yards to the nearest commercial area (market and taco shop)	
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,	Proposing Village designation(s)	N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	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. <i>[See applicable community plan for possible relevant policies.]</i>			
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: • 7 acres in VR-2 designation • 350 acres in VR-4.3 designation • 10 acres in SR-1 designation • 33 acres in SR-2 designation • 210 acres in SR-4 designation • 1,050 acres in SR-10 designation • 515 acres in RL-20 designation • 70 acres in RL-40 designation • 40 acres in Rural Commercial • 70 acres in Open Space (Recreation) designation • 2,500 acres in the Rincon Indian Reservation • 11 acres in Public Agency Lands • 10 acres in Public/Semi-Public Facilities	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• The PSR makes up a ‘greenbelt’ buffer (see Policy LU-2.5) at the southwestern edge of the Pala/Pauma Subregional Planning Area. ➤ Existing very low density residential, agriculture, and open space, within an existing very low density designation (RL-40) ➤ The property is within the San Luis Rey River Resource Conservation Area of the Pala/Pauma Subregional Plan. • With the exception of approximately 110 acres of VR-4.3 and SR-1 just outside the Village Boundary , the entire Subregional Planning Area outside the Village Boundary is designated SR-10 or lower density. ➤ This low density pattern of development is reflective of limited infrastructure, sensitive habitats, extensive public lands, and extensive agricultural uses, including many Williamson Act contract lands. • The properties within the Village Boundary, just north of the PSR area, are within the County Water Authority boundary (Yuima Municipal Water District).	

Policy		Policy Review Criteria	Description	Notes
			The higher density designations in this area are reflective of a higher level of infrastructure and services available, in addition to pre-existing (pre-GP Update) development patterns, particularly in the area of the Pauma Valley Country Club.	
		Regional Categories Map	Requires changing the Regional Category to Semi-Rural for the portion of the PSR proposed to be changed to an SR-2 designation.	
		Greenbelts on/near the edges of communities	The PSR is part of an existing greenbelt, as it is located within an area of agriculture, open space, and very low density residential (Rural Lands) at the edge of the Pala/Pauma Subregional Planning Area.	
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	Proximity to other jurisdictions	- Approximately 7 miles from the City of Escondido - Approximately 10 miles from the County of Riverside - Adjacent to the Rincon Tribal Reservation	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.	

Policy		Policy Review Criteria	Description	Notes
	planned infrastructure capacities and capabilities.			
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with 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.	Overall acreage area of Analysis Area/PSR(s)	PP30 is 518 acres.	LU-1.9 Additional Notes
		Overall additional density potential	The proposal would result in 122 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	The additional density potential would be found throughout all PSR parcels, as the General Plan allows transfer of density between different designations in a project site upon approval of a Major Use Permit or Specific Plan (does not change the overall density allowed in the project site).	
		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.	The Conservation Subdivision requirement would be removed for the area proposed to change from RL-40 to SR-2.	
		Steep slopes (≥25%) within the areas of additional density potential	Approximately 90 acres of steep slopes	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.	10% encroachment allowed (encroachment percentage based on 75% or less of the area of the properties being in steep slopes)	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	- Approximately 170 acres is within the FEMA and County-mapped floodplain. - Approximately 100 acres of this floodplain is also within the County-mapped floodway.	
		Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.	- Approximately 170 acres of GIS mapped wetlands (along the San Luis Rey River corridor) - Two additional creek corridors run northeast to southwest, to connect with the San Luis Rey River here. ➤ Yuima Creek and Potrero Creek are found in the area proposed for SR-2. ➤ Though these creeks are not currently mapped as wetlands in GIS, new wetland delineation data could show that part or all of these creek corridors are considered wetlands.	- The locations of these mapped and estimated wetlands will make it challenging to meet the density potential associated with the SR-2 proposal, due to necessary road improvements and fire clearing. - The U.S. Fish and Wildlife Service Wetlands Inventory shows wetland corridors within the portions of Yuima Creek and Potrero Creek that flow through the PSR area (in the

Policy		Policy Review Criteria	Description	Notes
				portion proposed for SR-2), and connect to the San Luis Rey River within the PSR area.
		Upper tier habitats/vegetation communities within the areas with additional density potential	• Approximately 180 acres of coastal sage scrub • Approximately 70 acres of coastal sage-chaparral transition • Approximately 24 acres of montane buckwheat scrub • Approximately 53 acres of coast live oak woodland • Approximately 42 acres of southern sycamore-alder riparian woodland	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 32 for an explanation of MSCP and PAMA.	• Approximately 478 acres in draft PAMA ➤ The draft PAMA designation covers the entire PSR area, with the exception of the northeastern parcel, which is comprised of citrus groves.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	• Approximately 1,800 acres of adjacent undeveloped native habitat (mostly within the Rincon Tribal Reservation lands to the south)	
		Maximum dead end road length (DERL) based on the proposed minimum lot size	• Though there are existing zoning minimum lot sizes (not proposed to change) of 8, 4, and 2 acres in different portions of the PSR area, the entire property would be subject to Groundwater Ordinance minimum lot size of 5 acres, which supersedes the zoning minimum lot size. • Areas of 5-acre lots to 8-acre lots require a maximum DERL of 2,640 feet. • <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	• Other than the two parcels in the northeastern corner of the property with access to SR-76, there are only dead end roads within the PSR area.	
		Existing public road access for areas with additional density potential	• The two parcels in the northeastern corner of the PSR area have access to SR-76. • There is no other public road access available.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	• There are no private roads in the PSR area with paved widths of 24 feet.	
		Existing environmental constraints that could limit the potential for widening substandard roads	• The PSR area is at the intersection of two creeks (Yuima and Potrero) with the San Luis Rey River. ➤ Currently, there are GIS mapped wetlands along the San Luis Rey corridor, but the area of these two creeks could qualify as wetlands during the biological resources survey/wetland delineation that will be required during the subdivision application process. ➤ The crisscrossing locations of these mapped and estimated wetlands will limit access options. ➤ For information on the limitations associated with seeking access roads over wetlands, see RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf	• The U.S. Fish and Wildlife Service Wetlands Inventory shows wetland corridors within the portions of Yuima Creek and Potrero Creek that flow through the PSR area (in the

Policy		Policy Review Criteria	Description	Notes
			Much of the property consists of upper tier vegetation communities that would further limit access options, particularly with the draft PAMA designation in the North County MSCP	portion proposed for SR-2), and connect to the San Luis Rey River within the PSR area.
		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	N/A – 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 community.	Overall additional density potential	The proposal would result in 122 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	The additional density potential would be found throughout all PSR parcels, as the General Plan allows transfer of density between different designations in a project site upon approval of a Major Use Permit or Specific Plan (does not change the overall density allowed in the project site).	
		Prevalent land use designations surrounding the Analysis Area/PSR (within a 1-mile radius)	Approximately: 7 acres in VR-2 designation 350 acres in VR-4.3 designation 10 acres in SR-1 designation 33 acres in SR-2 designation 210 acres in SR-4 designation 1,050 acres in SR-10 designation 515 acres in RL-20 designation 70 acres in RL-40 designation 40 acres in Rural Commercial 70 acres in Open Space (Recreation) designation 2,500 acres in the Rincon Indian Reservation 11 acres in Public Agency Lands 10 acres in Public/Semi-Public Facilities	
		Changes in zoning minimum lot size	Though there are existing zoning minimum lot sizes (not proposed to change) of 8, 4, and 2 acres in different portions of the PSR area, the entire property would be subject to Groundwater Ordinance minimum lot size of 5 acres, which supersedes the zoning minimum lot size.	
		Range of lot sizes and most common (mode) lot size in the area	Parcel sizes range from 0.25 acres to 440 acres within a 1 mile radius, with a wide variation in parcel sizes.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	- Land Use Policy 5 of the Pala/Pauma Subregional Plan: “Designate existing agricultural areas under the Rural Lands Regional Category, when consistent with parcel sizes, to limit the intrusion of incompatible land uses into existing agricultural areas.” ➤ Regional Categories translate to compatible land use designations and associated densities. ➤ The entire PSR area is currently in the Rural Lands Regional Category (RL-40 designation) and the proposal includes a change to the Semi-Rural Regional Category (SR-2 designation) for about half of the property, including areas of agricultural operations. ➤ 8 of the 11 parcels in the PSR area are larger than 20 acres.	

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			Land Use Policy 4: “Protect sensitive biological resources through the Resource Conservation Area (RCA) designation. Apply low density plan designations and zoning to Resource Conservation Areas.” (Repeated in Conservation Policy 1, which calls for ‘very low density’ plan designations and zoning for RCAs). ➤ The PSR area is within the San Luis Rey River Resource Conservation Area of the Subregional Plan.	
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	Land Use Goal: “Orderly, planned growth is provided as needs arise and essential services such as water, sewer, fire protection, and schools are made available.” ➤ The proposal is anticipated to yield 122 additional potential dwelling units (134 total). ➤ Imported water service and sewer service are not available in the PSR area. ➤ The PSR area is adjacent to the fire station, but providing the necessary fire access roads will be require avoidance of constraints. ➤ Tribal reservation lands adjacent to the east and south will further limit secondary access options.	LU-2.4 Additional Notes
		Community plan policies that are relevant to the proposal	See the review of Policy LU-2.3 in this report for discussion of Subregional Plan Land Use Policies 4 & 5 and Conservation Policy 1 that relate to application of densities.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	- January 9, 2012 Board Letter attachment on PP30 under ‘Rationale for Major Category Classification:’ ➤ “Property is generally entirely constrained by wetlands, 100-year floodplain, prime agricultural lands, high and very high value habitat, and/or steep slopes greater than 25 percent.” ➤ “While the request is located adjacent to the Pauma Village boundary, the Rural Lands densities are assigned to recognize the sensitive environmental resources and physical constraints identified above.” - June 20, 2012 Board Letter attachment on PP30 under ‘Rationale for High Complexity Classification:’ “The workplan designations introduce a large number of dwelling units into an area that is currently designated Rural Lands. The property is outside the County Water Authority boundary, adjacent to Tribal lands and low densities and not near a major center of services or jobs.”	
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.	Greenbelts on/near the edges of communities	The PSR is part of an existing greenbelt, as it is located within an area of agriculture, open space, and very low density residential (Rural Lands) at the edge of the Pala-Pauma Subregional Planning Area.	LU-2.5 Additional Notes
		Regional Category change	Requires changing the Regional Category to Semi-Rural for the portion of the PSR proposed to be changed to an SR-2 designation.	
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 See p. 32 for an explanation of the Conservation Subdivision Program	- The Conservation Subdivision requirement would be removed for the area proposed to change from RL-40 to SR-2. - The Conservation Subdivision requirement would be maintained for the area proposed to remain in the RL-40 designation. ➤ The Conservation Subdivision Program requires 85 percent resource avoidance within the existing/proposed areas of the RL-40 designation.	LU-6.2 Additional Notes

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		Habitat/vegetation types that are found in the areas of additional density potential	- The additional density potential would be found throughout all PSR parcels, as the General Plan allows transfer of density between different designations in a project site upon approval of a Major Use Permit or Specific Plan (does not change the overall density allowed in the project site). Habitat/vegetation types include the following: - Approximately 180 acres of coastal sage scrub - Approximately 70 acres of coastal sage-chaparral transition - Approximately 24 acres of montane buckwheat scrub - Approximately 53 acres of coast live oak woodland - Approximately 42 acres of southern sycamore-alder riparian woodland - Though the noted acreages are for the entire PSR area, each of these vegetation types are found in the area proposed for SR-2 - Over 80% of the entire PSR area is classified as ‘Very High’ or ‘High’ value habitat	
		Resource Conservation Areas	The PSR is within the San Luis Rey River Resource Conservation Area of the Pala/Pauma Subregional Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	See the review of Policy LU-2.3 in this report for discussion of Land Use Policy 4 and Conservation Policy 1 of the Subregional Plan.	
		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.	- Approximately 478 acres in draft PAMA - The draft PAMA designation covers the entire PSR area, with the exception of the northeastern parcel, which is comprised of citrus groves.	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	Approximately 1,800 acres of adjacent undeveloped native habitat (mostly within the Rincon Tribal Reservation lands to the south)	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	The pallid bat, Townsend’s big-eared bat, burrowing owl, golden eagle, arroyo toad, southwestern pond turtle, Harbison’s dun skipper, Stephen’s kangaroo rat, southwestern willow flycatcher, tricolored blackbird, San Diego coast horned lizard, California gnatcatcher, western spadefoot toad, and least Bell’s vireo have the potential to occur in the PSR area.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	- The PSR is within the USFWS designated Critical Habitat Area for the federally endangered arroyo toad and southwestern willow flycatcher. - The USFWS designated Critical Habitat Area for the federally endangered least Bell’s vireo is approximately 10 miles away (downstream within the San Luis Rey River corridor). - As noted above, each of these species has the potential to occur within the PSR area (within both the	

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			SR-2 proposed area and RL-40 proposed area).	
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 contains the following approximate acreages of these FHSZ categories: • Very High – 418 acres • Moderate – 100 acres • See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes • A portion of the PSR is in the Moderate FHSZ because of the existing agriculture operations.
		Proposed density consistency with emergency response travel times	• Current GIS estimates of emergency response travel times (portions within 0-5 and 5-10 minute ranges) indicate fire response times for the portion of the PSR proposed to change to SR-2 could meet the General Plan standard of 10 minutes for an SR-2 designation; however, providing the necessary fire access for the proposed density could be challenging, as discussed in the review of Policies LU-1.9 and S-1.1. • See S-6.4 for further detail on response time estimates.	
		Other hazards present	• There are no fault rupture hazard zones within the PSR area. • Approximately 235 acres are within a dam inundation zone. See the review of Policy S-9.6 for additional information. • Approximately 170 acres are within the FEMA and County-designated floodplain. See the review of Policies S-9.2, 9.4, 9.5, 10.1 for additional information. • Within the designated floodplain noted above, approximately 100 acres are also in the County-designated floodway. See the review of 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. 32/33 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	• The PSR contains existing agricultural operations and proposes a combination of SR-2 and RL-40 land use designations, which are consistent with the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes • Land Use Policy 5 of the Pala/Pauma Subregional Plan calls for placing areas with agricultural operations in the Rural Lands Regional Category (RL-20, RL-40, or RL80) when consistent with parcel sizes. See the review of Policy LU-2.3 for additional information.
		Agricultural operations present	Agricultural operations present: • orchards • vineyards	
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	County Water Authority (CWA) Boundary	• The PSR is not within the County Water Authority boundary and not within a water service area. • The property is within the Pauma Municipal Water District, which serves to protect water rights, but does not provide water service.	LU-8.1 Additional Notes • Feedback from YMWD has been received, noting their water supply is extremely limited due to groundwater limitations. District staff noted that due to water restrictions, the PP30 area may not be
		Groundwater-dependent (per the Groundwater Ordinance criteria)	• The PSR is groundwater dependent. ➤ The Pauma Municipal Water District does not provide water at retail (or water service at all). As such, this district doesn’t meet the Groundwater Ordinance definition of a Water Service Agency, and the PSR area is subject to the Groundwater Ordinance minimum lot sizes.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	• The PSR is within an area of 18-21 inches of average annual precipitation, resulting in a Groundwater Ordinance minimum lot size of 5 acres, which supersedes the zoning minimum lot sizes.	

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		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	The proposed SR-2 designation would not be consistent with the Groundwater Ordinance minimum lot size of 5 acres.	allowed to annex into the district. The PSR area will be subject to the Sustainable Groundwater Management Act (SGMA).
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 designations are 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 designations are 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 – 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-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 Pattern. Plan and support an efficient residential development pattern that enhances established	Distinct Village/Community core	The PSR in not in a Village.	LU-9.9 Additional Notes
		Village densities	The PSR does not include proposals for Village designations.	
		Land uses surrounding the Analysis Area /PSR	N/A	

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	neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	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	The proposal requires changing the Regional Category to Semi-Rural for the portion of the PSR proposed to be changed to an SR-2 designation.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	The northern portion of the property is adjacent to the Pauma Village Boundary.	
		Proximity to the CPA boundary	Adjacent to the Valley Center CPA	
		Greenbelts on/near the edges of communities	The PSR is part of an existing greenbelt, as it is located within an area of agriculture, open space, and very low density residential (Rural Lands) at the edge of the Pala-Pauma Subregional Planning Area (see the review of Policy LU-2.5).	
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, office, 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 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	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral	- Approximately 425 acres are designated MRZ-2, located throughout all PSR parcels except the most southern parcel. - Approximately 83 acres are designated as within 1,300 feet of MRZ-2 land, located in the southern	COS-10.2 Additional Notes

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	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.	resources that may be significant (MRZ-3).	portion of the PSR.	
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	The proposal includes a change to the SR-2 designation for a portion of the PSR, which would not be consistent with a density low enough to allow potential future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	- Densities of adjacent residential uses include: VR-4.3, SR-10, and RL-20 with existing residential uses to the north. - The ‘potential incompatible land use’ would be the middle section of the area proposed for SR-2, as there are about 40 acres in this area that would be higher density than SR-10 under the proposal, and also approximately 1,300 feet from residences or other incompatible land uses. ➤ 1,300 feet is used as a minimum setback distance for residential and other incompatible land uses, from mining operations (for acceptable noise attenuation), per the County’s Guidelines for Determining Significance – Mineral Resources.	
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	The PSR contains steep hillsides and proposes a combination of SR-2 and RL-40.	COS-12.1 Additional Notes
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	The proposal requires changing the Regional Category to Semi-Rural for the portion of the PSR proposed to be changed to an SR-2 designation.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 1 mile (via roads) to the closest North County Transit District (NCTD) Route 388 Bus stop, with service to Escondido, Valley Center, the Rincon Reservation, and spots along Highway 76 - Approximately 15 miles to the nearest park-and-ride facility, near the SR-76/I-15 interchange - A Class II bike lane is planned for SR-76 in this area upon build out of the Mobility Element planned improvements, but there are currently no bike lanes on this road within the Pala/Pauma Subregional Planning Area.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: ¾ mile to the Pauma Village (geographic center) that has 74 jobs and commercial along SR-76 11.8 miles to the City of Escondido (geographic center) that has 44,289 jobs 1.2 miles to the Rincon Reservation (geographic center) Harrah’s Rincon Resort and Casino that has 1,823 jobs - Approximately 100 yards to the nearest commercial area (market and taco shop)	
		Land use mapping pattern consistent with community character	For more information on mapping patterns and community character, see the review of Policies LU-1.3, 2.3, and 2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within	Extensive transportation networks	- The closest public road is SR-76, adjacent to the PSR. - For more information on transportation networks, see the review of Policies LU-1.1 and COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	For information on proximity to job centers, see the review of Policies LU-1.1 and COS-14.1.	

Policy		Policy Review Criteria	Description	Notes
	close proximity to job centers, and where public services and infrastructure are available.	Extensive public services	- Common public services not present: ➤ No public water service ➤ No sewer service ➤ Public road access is limited to the two northeastern PSR parcels, and this is also the only access built to the fire access standard of paved-24 feet wide. - For more information on public services and infrastructure, see the review of Policy 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	- Approximately 418 acres of the 518-acre PSR area is within the Very High Fire Hazard Severity Zones. See the review of Policy LU-6.11 for additional information. - There are no a fault rupture hazard zones within the PSR area. - Approximately 235 acres are within a dam inundation zone. See the review of Policy S-9.6 for additional information. - Approximately 170 acres are within the FEMA and County-designated floodplain. See the review of Policies S-9.2, 9.4, 9.5, 10.1 for additional information. - Within the designated floodplain noted above, approximately 100 acres are also in the County-designated floodway. See the review of Policy S-10.1 for additional information.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	- The two parcels in the northeastern corner of the PSR area have access to SR-76. - There is no other public road access available. - There is no private road access available that is built to the fire access standard of paved-24 feet wide.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Though there are existing zoning minimum lot sizes (not proposed to change) of 8, 4, and 2 acres in different portions of the PSR area, the entire property would be subject to Groundwater Ordinance minimum lot size of 5 acres, which supersedes the zoning minimum lot size. - Areas of 5-acre lots to 8-acre lots require a maximum DERL of 2,640 feet. <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 improvements in order to meet fire access standards	With exception of the northeastern corner (with access to SR-76) the entire PSR area would require extensive access improvements in order to meet fire access standards.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- The PSR is at the intersection of two creeks (Yuima and Potrero) with the San Luis Rey River. ➤ Currently, there are GIS mapped wetlands along the San Luis Rey corridor, but the area of these two creeks could qualify as wetlands during the biological resources survey/wetland delineation that will be required during the subdivision application process. ➤ The crisscrossing locations of these mapped and estimated wetlands will limit access options. ➤ For information on the limitations associated with seeking access roads over wetlands, see RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf - Much of the property consists of upper tier vegetation communities that would further limit access options, particularly with the draft PAMA designation in the North County MSCP. - The PSR area is adjacent to the Rincon Tribal Reservation to the east and south, thus limiting access options in these areas.	The U.S. Fish and Wildlife Service Wetlands Inventory shows wetland corridors within the portions of Yuima Creek and Potrero Creek that flow through the PSR area (in the portion proposed for SR-2), and connect to the San Luis Rey River within the PSR area.
S-6.4	Fire Protection Services for	Estimated fire response travel time	Current GIS estimates of emergency response travel times (portions within 0-5 and 5-10 minute	S-6.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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).	consistency with the proposed designation in accordance with Table S-1	ranges) indicate fire response times for the portion of the PSR proposed to change to SR-2 could meet the General Plan standard of 10 minutes for an SR-2 designation; however, providing the necessary fire access for the proposed density could be challenging, as discussed in the review of Policies LU-1.9 and S-1.1. • There is no General Plan standard for fire response travel time within the RL-40 designation. • Fire protection service is provided by CALFIRE (contracted through the Pauma Municipal Water District). The CALFIRE station is at 16791 Highway 76, adjacent to the northeastern portion of the PSR area.	
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 and County-designated floodplain covers approximately 170 acres in the western portion of the PSR area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	• As the proposed SR-2 area was delineated to be mostly outside of the floodplain, the floodplain constraint alone is not anticipated to render the density potential infeasible. ➤ Approximately 348 acres of the PSR area is located outside of the floodplain. • See the review of Policy LU-1.9 for more information on feasibility.	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Village designation proposed	• N/A – No Village land use designations are proposed.	S-9.4 Additional Notes
		Mapped floodplains within an area proposed for a Village designation	• N/A	

Policy		Policy Review Criteria	Description	Notes
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 170 acres of the western portion of the PSR is within a floodplain. ➤ Almost all of the floodplain is within the area proposed to remain RL-40.	S-9.5 Additional Notes
		Community Plan explicit references	The Pala/Pauma Subregional 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 the floodplain.	
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	Approximately 235 acres of the PSR are within a dam inundation zone.	S-9.6 Additional Notes
		Density feasibility with avoidance of dam inundation area	- As almost all of the dam inundation zone area is within the area proposed to remain RL-40, this constraint alone is not anticipated to render the density potential infeasible. - Coordination with the County’s Office of Emergency Services will be required during the development application process.	
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 100 acres of the PSR area are located within a floodway.	S-10.1 Additional Notes
		Density feasibility with avoidance of the floodway	As the entire floodway area is within the area proposed to remain RL-40, this constraint alone is not anticipated to render the density potential infeasible.	

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.