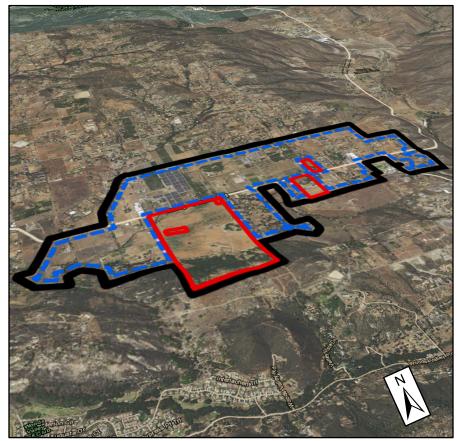
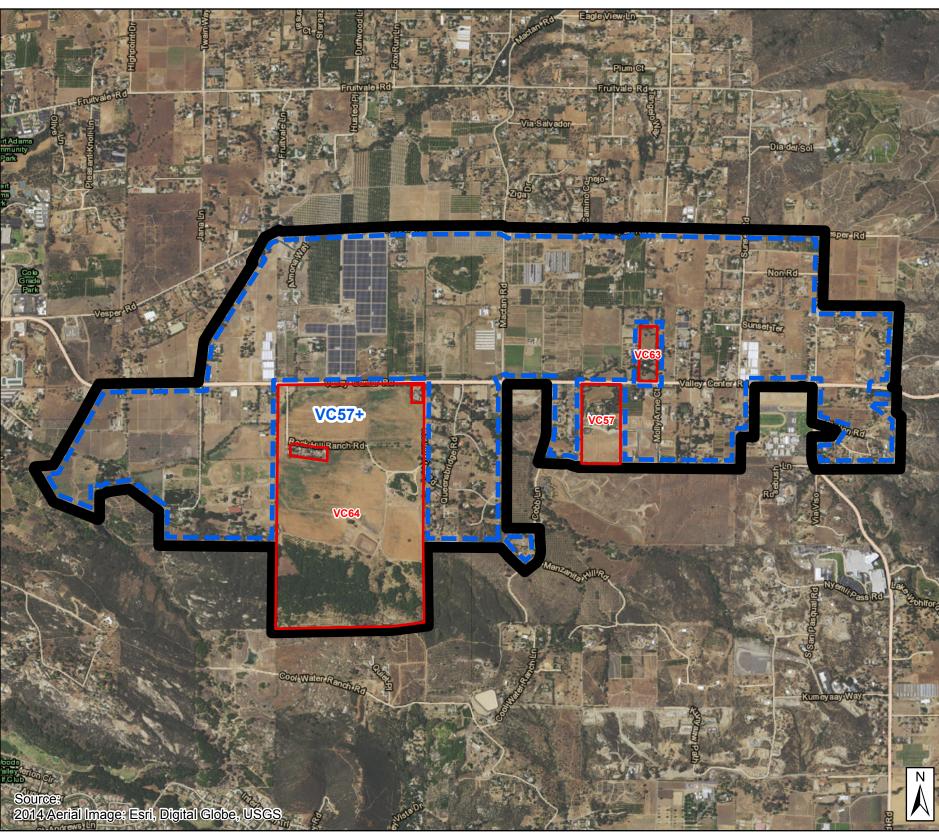


VICINITY MAP



3D VIEW



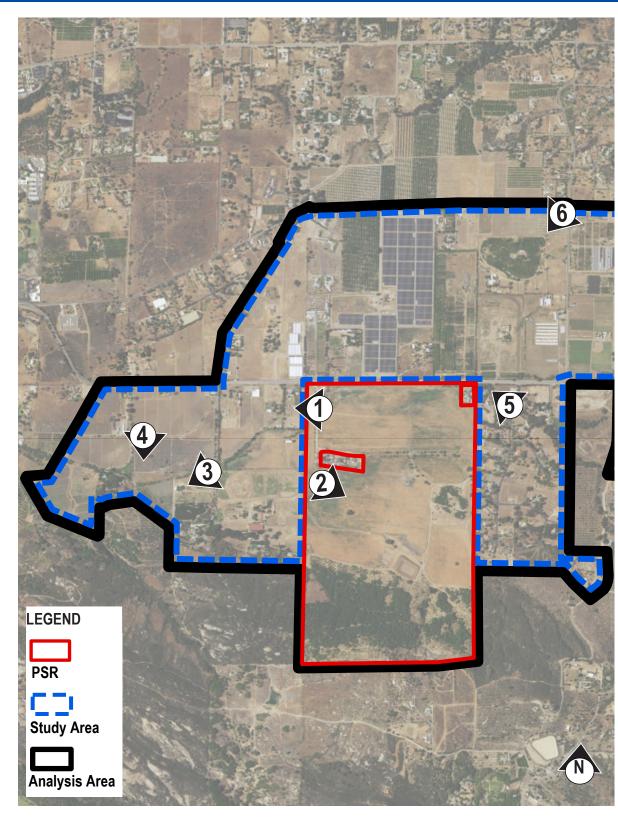
AERIAL VIEW

Legend

PSR

Study Area

Analysis Area



SITE PHOTO KEY MAP - WESTERN PORTION



From Rock Hill Ranch Road (northwestern corner of the VC64 PSR property), facing west at the riparian corridor that continues through the western Study Area



From a bridge over an area of southern willow scrub in the riparian corridor of the western Study Area, facing west



Within the most extensively developed residential portion of the Study Area along Queensbridge Road, just east of VC64, facing northwest



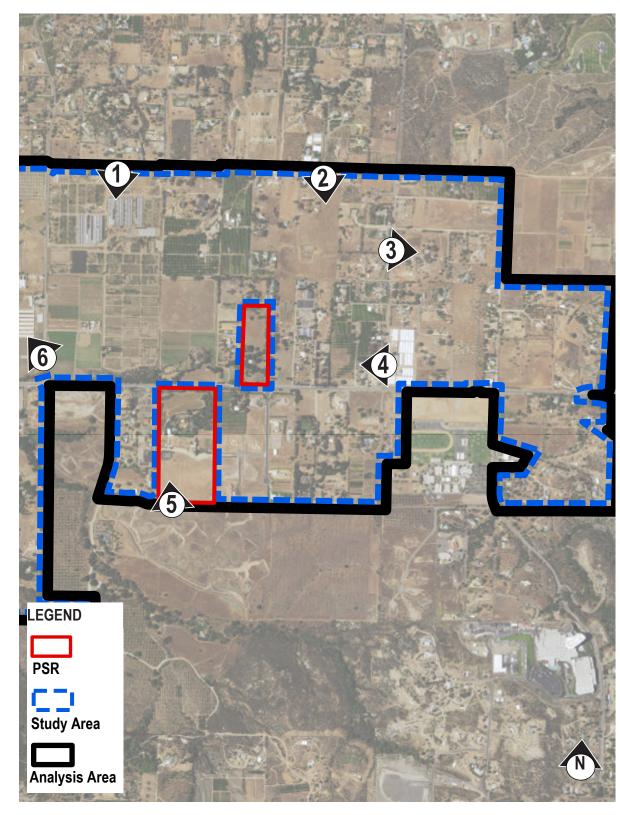
Prom the western end of the VC64 PSR parcel, facing southeast at the southern portion of the property



Within the floodplain portion of the western Study Area, facing south at agricultural fields



From Vesper Road, just west of Mactan Road, facing southwest at the northwestern portion of the Study Area



SITE PHOTO KEY MAP - EASTERN PORTION



From Vesper Road near the intersection with Mactan Road, facing south at the northern Study Area



From Sunset Road in the northeastern Study Area, facing east



Facing north at the VC57 PSR property from near the southern property line



From Vesper Road near the intersection with John Wayne Lane, facing south at the northern Study Area

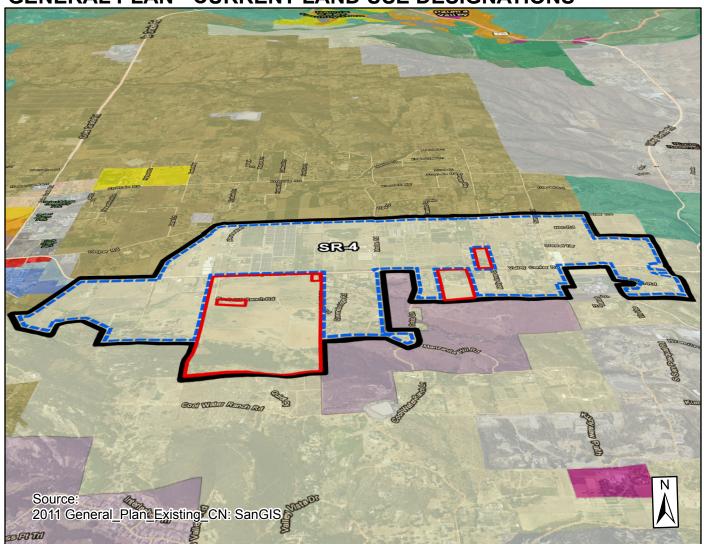


On Sunset Road near the intersection with Valley Center
Road, facing west at the Valley Center General Store (commercial zoning on this property would not require a change associated with the proposed land use designation change)

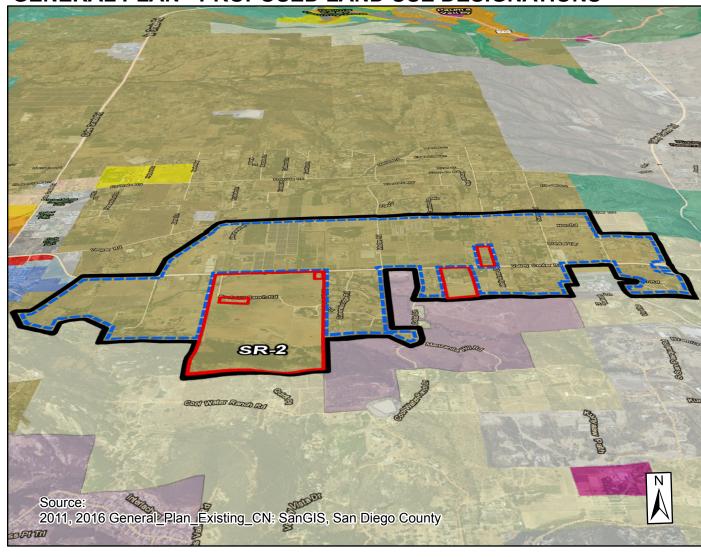


6 From near Valley Center Road, facing northwest at properties in the central portion of the Study Area

GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend **PSR**

Study Area

Analysis Area

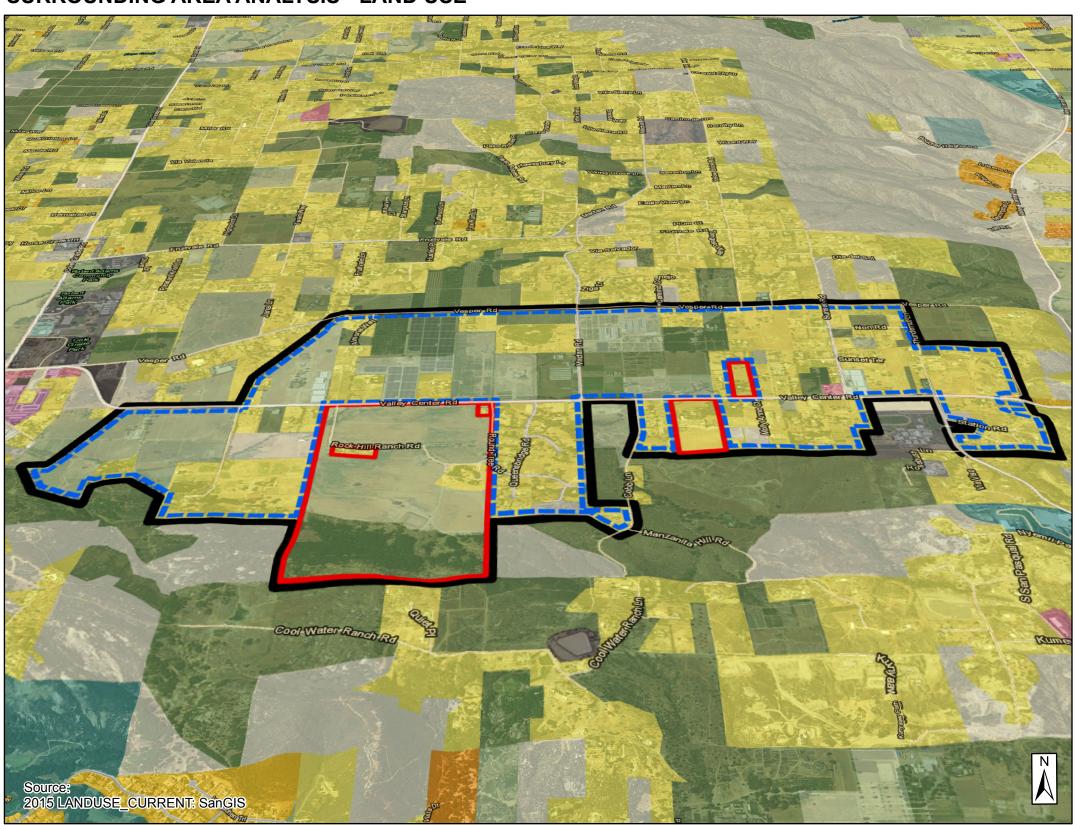
LEGEND

- Village Residential (VR-30), 30 du/ac Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac 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 Semi-Rural Residential (SR-2), 1 du/2,4,8 ac
- Semi-Rural Residential (SR-4), 1 du/4,8,16 ac Semi-Rural Residential (SR-10), 1 du/10,20 ac
- Rural Lands (RL-20), 1 du/20 ac Rural Lands (RL-40), 1 du/40 ac

- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area (residential densities in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Public/Semi-Public Facilities
- Public/Semi-Public Lands Solid Waste Facility
- Public Agency Lands
- Open Space (Recreation)
- Open Space (Conservation)

ANALYSIS AREA (VC57+)

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









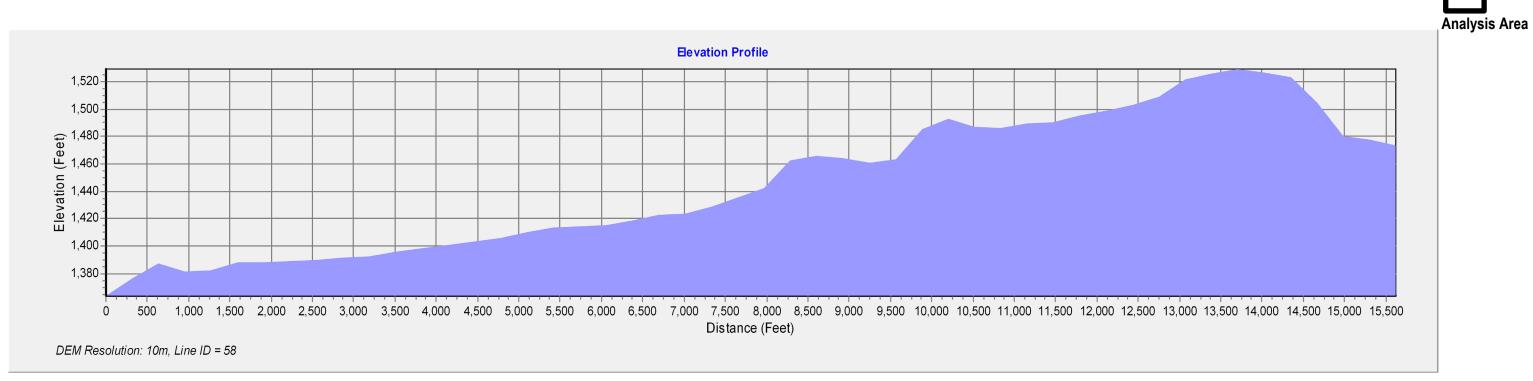
Source:

2014 Topo: Esri



TOPOGRAPHIC VIEW Cole Grade Park VC57+ VC64

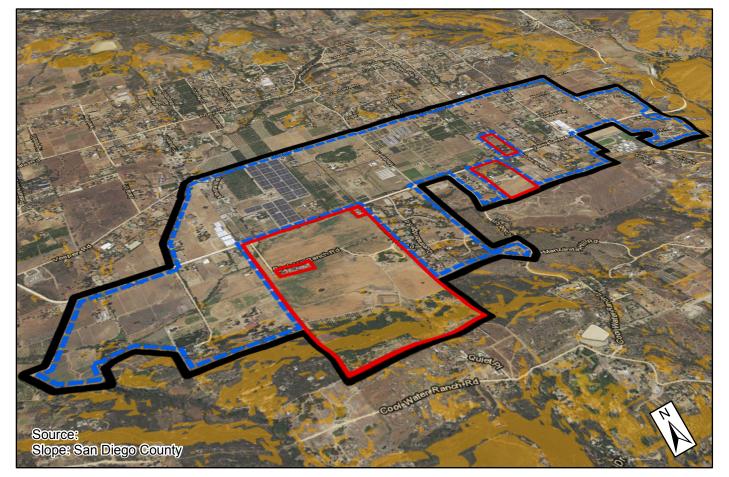




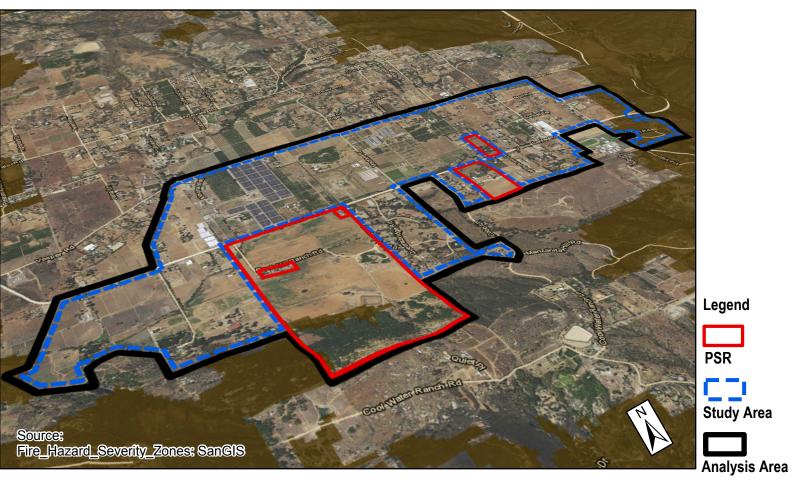
Cool-Water Ranch



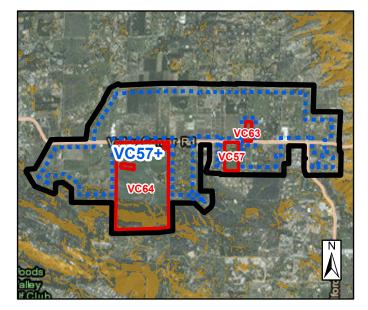
STEEP SLOPES



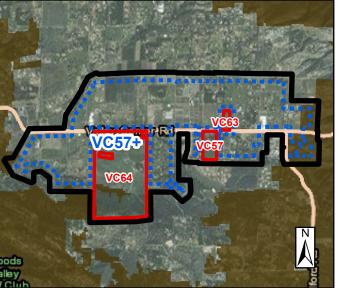
VERY HIGH FIRE HAZARD SEVERITY ZONE

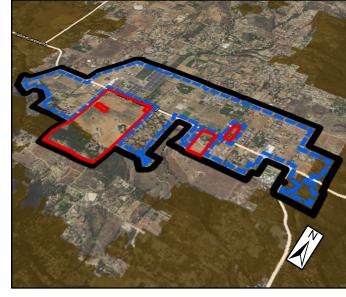


3D VIEW



3D VIEW

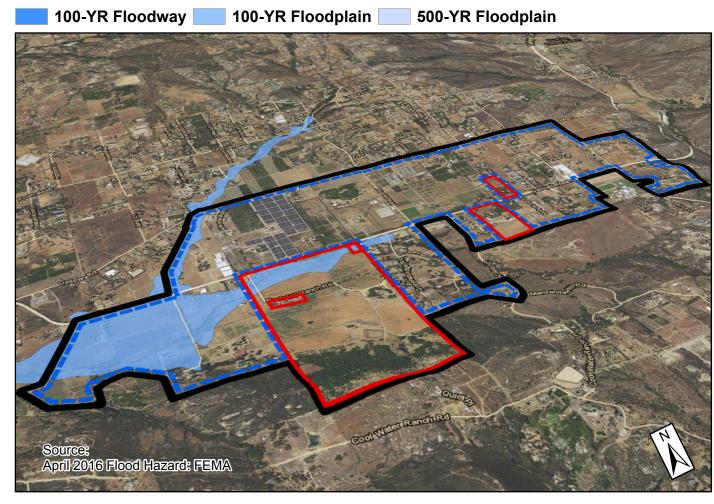




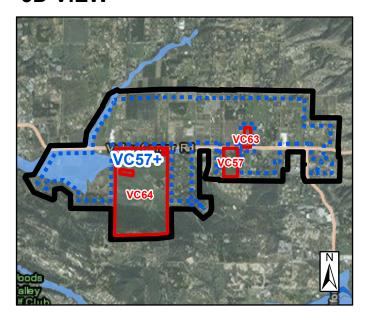
PLAN VIEW 3D VIEW # 2

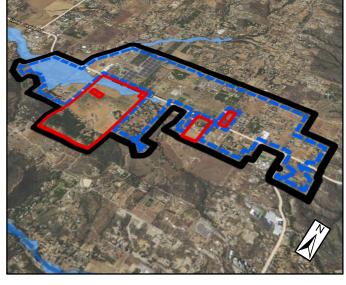
PLAN VIEW

3D VIEW # 2



3D VIEW



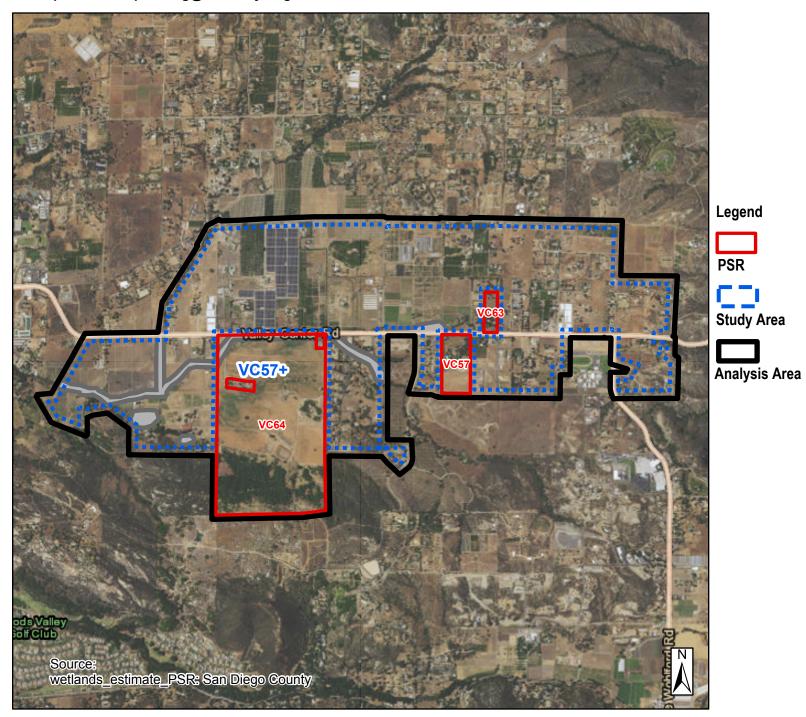


PLAN VIEW 3D VIEW # 2

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.

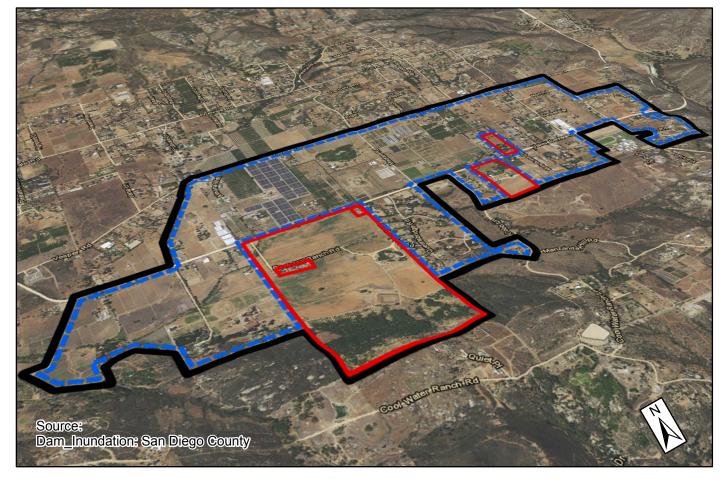
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



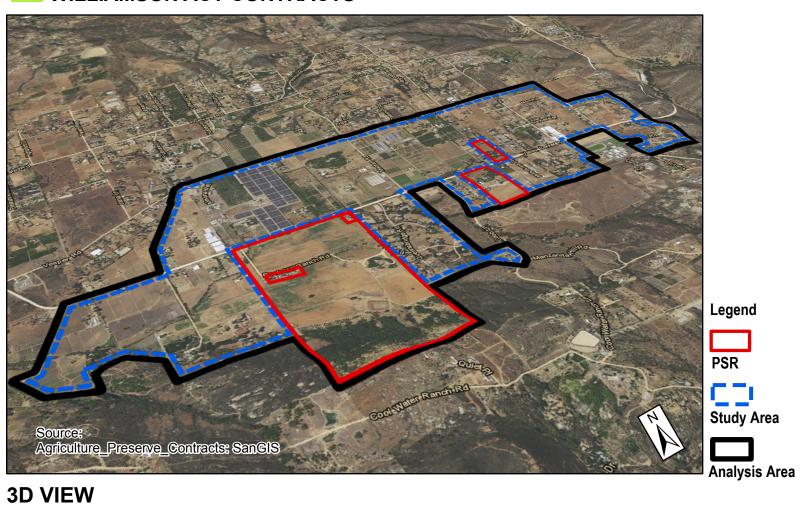
PLAN VIEW



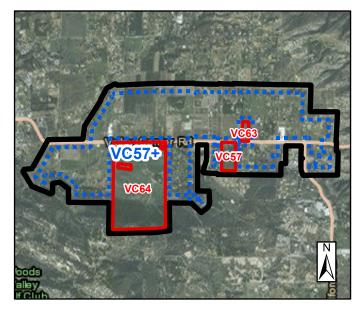
DAM INUNDATION ZONES



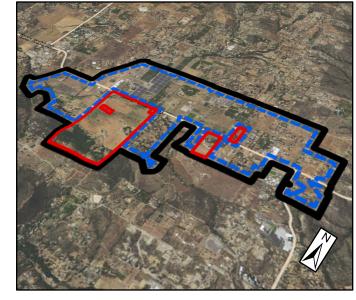
WILLIAMSON ACT CONTRACTS



3D VIEW



VC57+ VC64 VC63

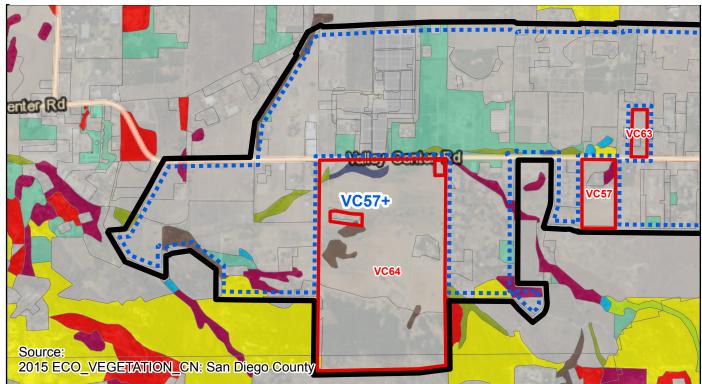


PLAN VIEW 3D VIEW # 2

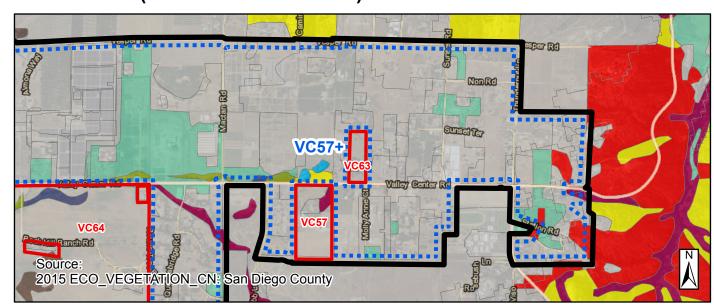
PLAN VIEW 3D VIEW # 2

PROPERTY SPECIFIC REQUESTS

VEGETATION Coastal Sage Scrub Riparian Woodland Riparian Forest Desert Scrub Not Mapped (data gaps) Grassland Riparian Scrub Vernal Pool, Meadow and Seep Water (Including 11200, 13200)



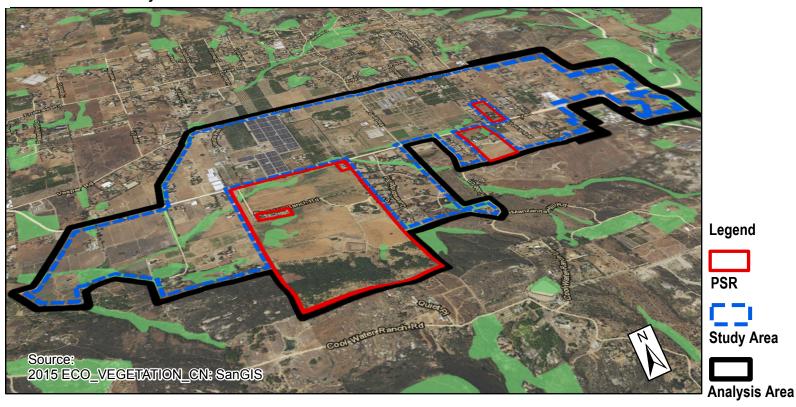
PLAN VIEW (WESTERN PORTION)



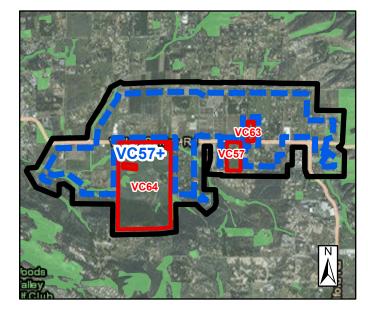
PLAN VIEW (EASTERN PORTION)

■ UPPER TIER VEGETATION

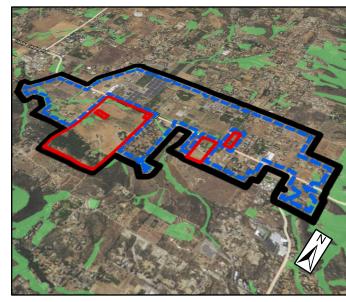
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are 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

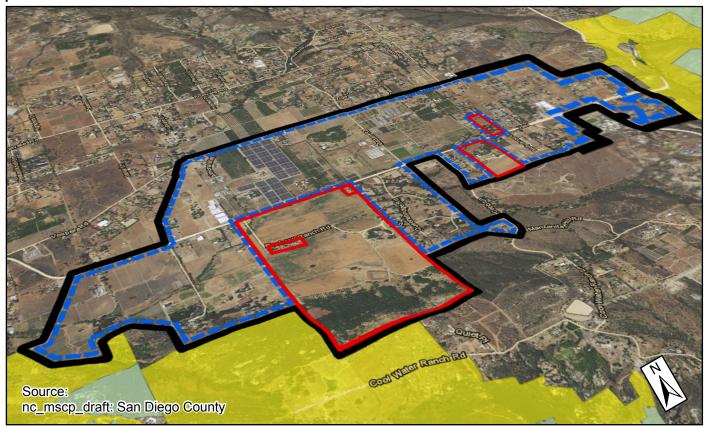


3D VIEW # 2

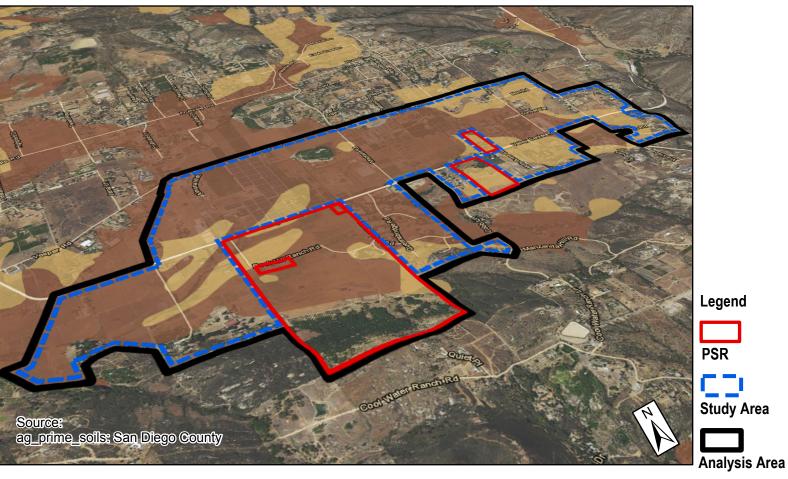


DRAFT NCMSCP PAMA DRAFT NCMSCP PRESERVE LANDS

Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 37. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.

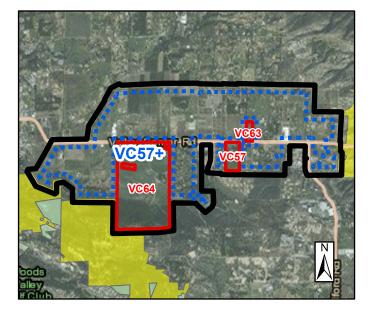


PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS

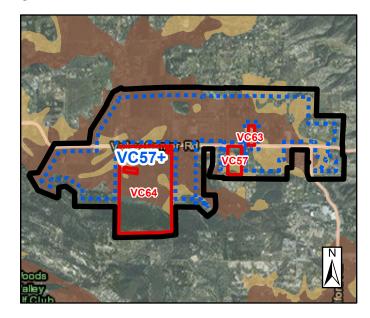


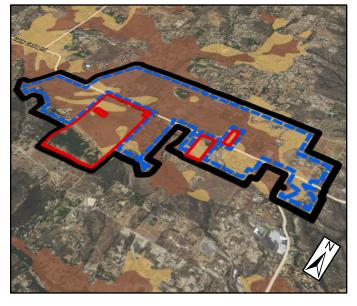
3D VIEW

PLAN VIEW



3D VIEW





3D VIEW # 2

PLAN VIEW

3D VIEW # 2

Wetland Area Wetland Buffer

Slope Constraint

Flood Hazard Constraint

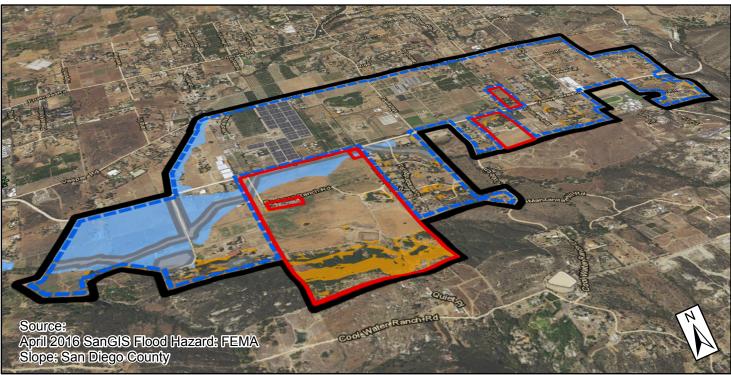


COMPOSITE CONSTRAINTS

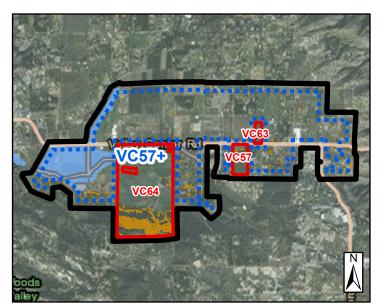
	Approximate Acreage Within Approximate % the Analysis Area of the Analysis Are	
Constraint Area	254 ac	19 %
Potential Development Area	1083 ac	81 %

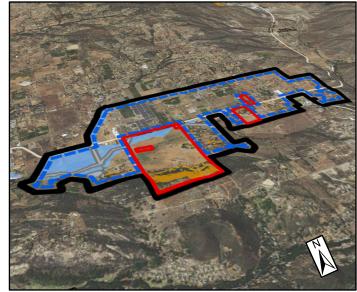
See p. 37 for an explanation of the potential development area and limitations of this graphic analysis.

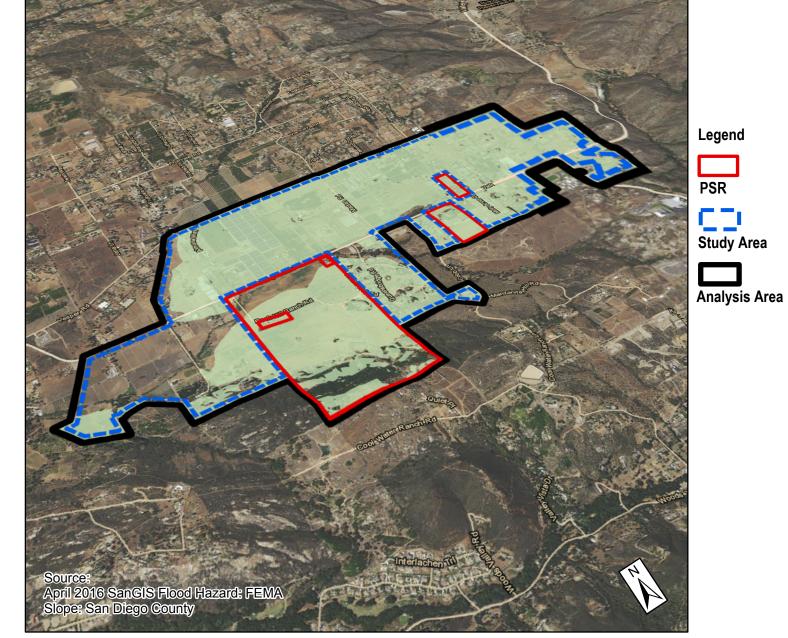
Potential Development Area



3D VIEW

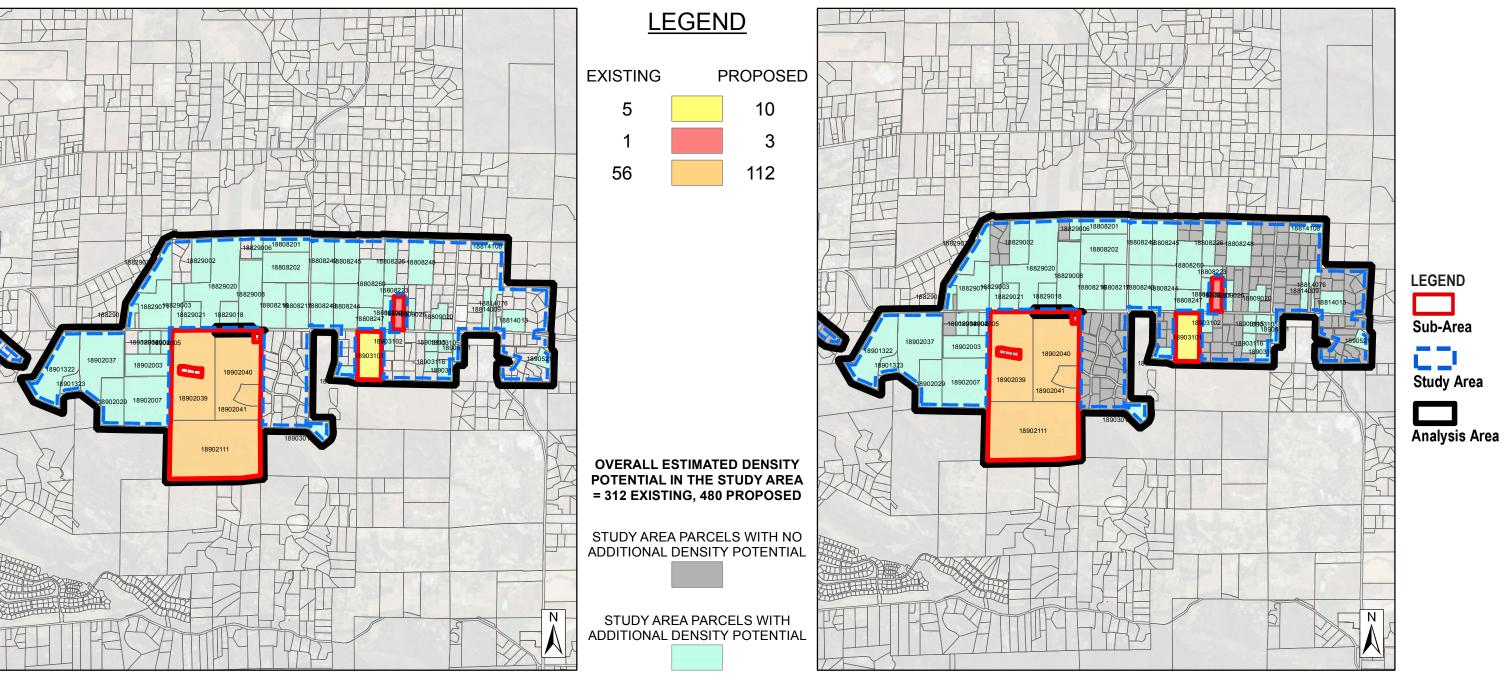








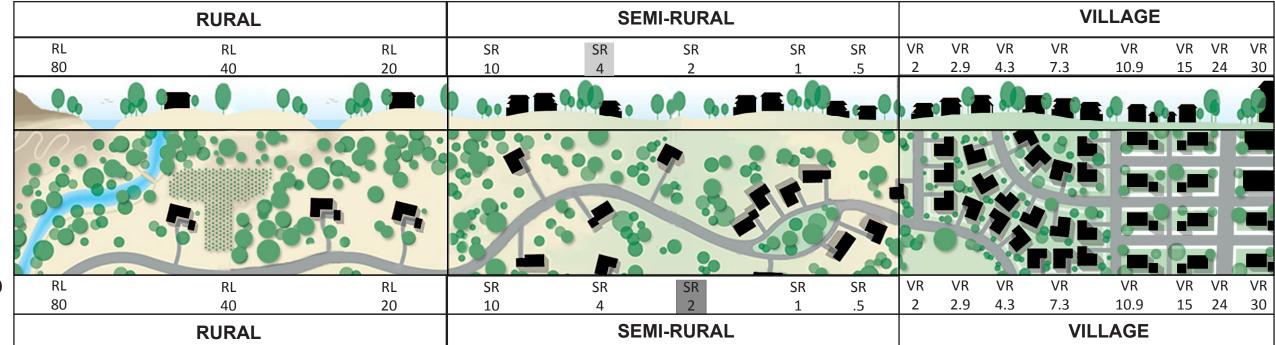
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



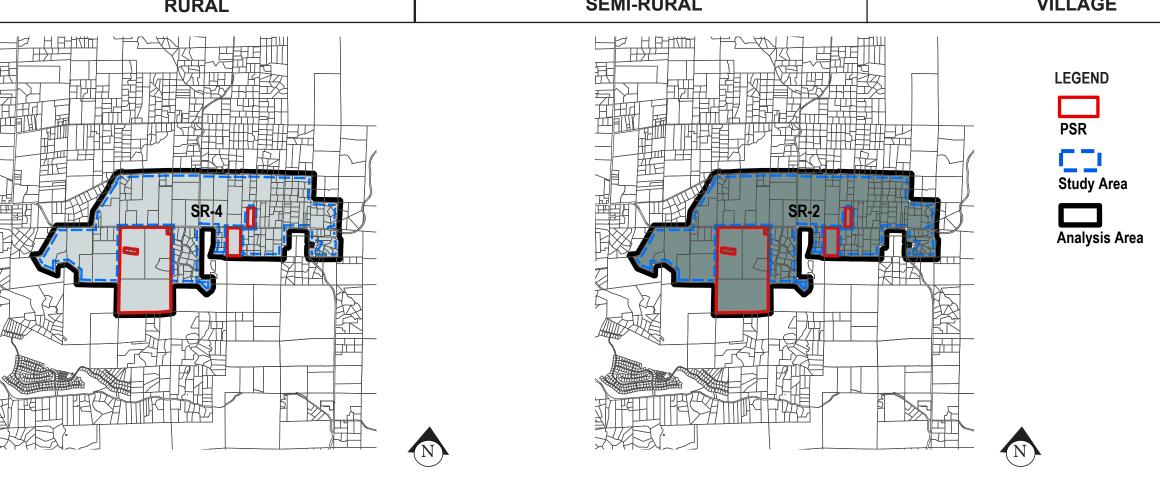
EXISTING DENSITY POTENTIAL

PROPOSED DENSITY POTENTIAL

EXISTING



PROPOSED



EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED

Analysis Area/PSR Description

Proposed Land Use designation:

Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2)

Property Owners

PSRs: Schimpf, Caston, and Tuluie

<u>Size:</u>

PSRs – 276 acres; 6 parcels Study Area – 1,061 acres; 211 parcels Analysis Area – 1,337 acres; 217 parcels

Location/Description:

Just east of the Valley Center North Village; includes parcels south of Vesper Road and north and south of Valley Center Road; within the County Water Authority boundary

Estimated Potential Dwelling Unit Increase: 231

Fire Service Travel Time:

Portions within the 0-5 minute range and portions within the 5-10 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 Analysis Area (term used for PSR request parcels and Study Area parcels together) contains 6 PSR parcels totaling 276 acres, and 211 Study Area parcels totaling 1,061 acres, for a total Analysis Area acreage of 1,337 acres.
- The current parcel sizes range from approximately 1/3 acre to 99 acres.

General Plan

- The existing designation is SR-4 (1 dwelling unit per 4, 8, or 16 acres, slope-dependent).
- The proposed designation is SR-2 (1 dwelling unit per 2, 4, or 8 acres, slope-dependent).

Location/Access

- The Analysis Area is located just east of the Valley Center North Village and just west of the Hellhole Canyon Open Space Preserve.
- The area is accessible via Valley Center Road, Vesper Road, and North Lake Wohlford Road (all Mobility Element Roads).
- Approximately 11 miles to the closest I-15 on-ramp via Valley Center Road, Lilac Road, and Old Castle Road

Public Utilities and Services

- The Analysis Area is within the County Water Authority Boundary with water service available from the Valley Center Municipal Water District.
- The Analysis Area is not within a sewer service area.
- The Analysis Area is completely within the Valley Center Fire Protection District (VCFPD).
 - Available estimates from GIS models show the Analysis Area would be partially in the 5-10 minute travel time range and partially in the 0-5 minute travel time range.

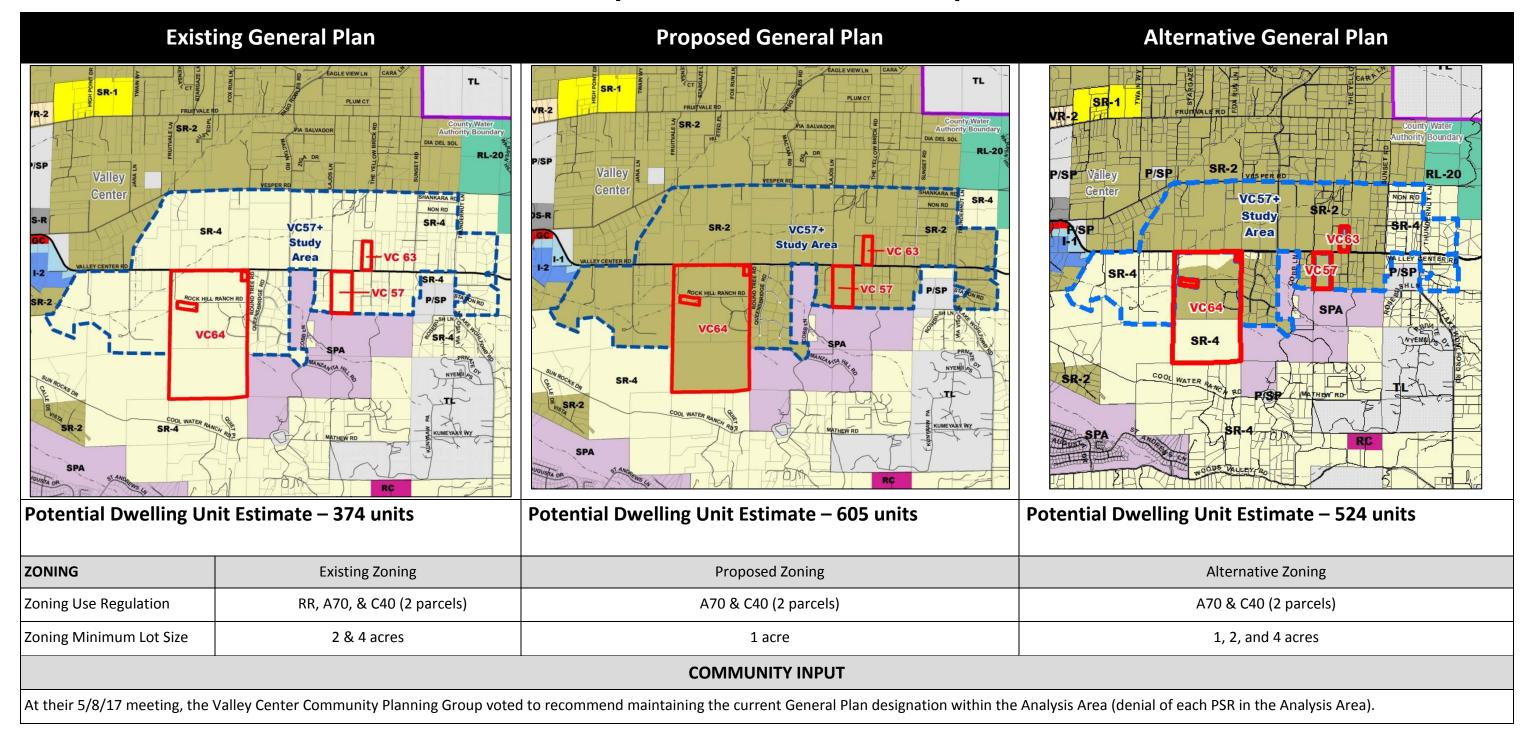
Uses

• Existing uses include residential, agriculture, a solar farm, and two small commercial areas (proposed SR-2 designation would remain consistent with the existing commercial zoning).

Environmental Characteristics

- Most of the native vegetation and sensitive habitats are found in the western portion of the Analysis Area. These consist of pockets of oak woodlands and cottonwood and willow riparian forest/scrub.
- This western portion of the Analysis Area also includes wetlands and floodplain/floodway areas associated with Keys Creek.
- Small portions of undeveloped slopes in the eastern portion of the Analysis Area contain coastal sage scrub and chaparral vegetation communities.
- The majority of the Analysis Area is classified as developed/disturbed in vegetation mapping, due to previous clearing for agricultural and residential uses.
- Steep slopes are mostly limited to a hillside in the southern portion of the VC64 property and some small pockets of steep slopes the eastern end of the Analysis Area, close the Hellhole Canyon area.

Comparison of Land Use Maps



Guiding Principle Review

Guidir	g Principle	
1.	Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. patter	Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact n of development.	See Policy LU-1.1
3. recrea	Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and tional opportunities.	See Policies LU-2.3 and LU-2.4
4. charac	Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's ter 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. and, v	Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns 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.	Regional Categories Map	No change in the Regional Category is required.	LU-1.1 Additional Notes
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.	Extent of existing infrastructure and services	 Roads/transportation Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis Area. Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. Vesper Road is a public road that runs along the northern border of the Analysis Area. Sunset Road is a public road that runs along the northern border of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road. Approximately 11 miles to the closest I-15 on-ramp via Valley Center Road, Lilac Road, and Old Castle Road There are a few bus stops for NCTD Route 388 within the Analysis Area, along Valley Center Road. This Route provides service to the Escondido Transit Center, along with various stops in Valley Center and Pala. Water Service & Infrastructure Valley Center Municipal Water District 119 parcels have an existing water service. 36 parcels have an existing water line on or adjacent to the property, but do not currently have service. 62 parcels do not currently have access to a water line on-site or adjacent. Sewer Service & Infrastructure Not in a sewer service area Fire protection service Valley Center Fire Protection District (applicable district) The closest VCFPD station is Station #2 at 28205 N. Lake Wohlford Road, adjacent to the southeastern portion of the Analysis Area. For more information on fire protectio	
	Comparison to existing land uses and existing designations in the vicinity	 Existing land uses within a ½ mile: residential, open space, commercial, industrial, agriculture Land use designations within ½ mile: SR-2, SR-4, RL-20, General Commercial, Limited Impact Industrial, Medium Impact Industrial, Specific Plan Area, Tribal Lands, Open Space/Conservation, and Public/Semi-Public Facilities 	

Policy	Policy Review Criteria	Description	Notes
	Proximity to the village, other	Approximately:	
	commercial areas, and major job	• ½ mile to the Valley Center North Village (geographic center) that has 104 jobs and commercial along	
	centers	Valley Center Road	
		• 7.8 miles to the City of Escondido (geographic center) that has 44,289 jobs	
		• 18.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities	
		with 67,713 jobs	
		 1.4 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs In addition to the close proximity to commercial areas in the North Village, there are two commercial 	
		properties within the Analysis Area, on Valley Center Road.	
LU-1.2 Leapfrog Development. Prohibit	Proposing Village designation(s)	 N/A – No Village designations are proposed. 	LU-1.2 Additional Notes
leapfrog development which is	Project review of development	N/A N/A N/A N/A	10 112 Additional Notes
inconsistent with the Community	design	- N/A	
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.]	Land use designations within a 1	Approximately	LU-1.3 Additional Notes
LU-1.3 Development Patterns . Designate land use designations in patterns	Land use designations within a 1 mile radius of Analysis Area/PSR	Approximately: ■ 20 acres in VR-15	LO-1.5 Additional Notes
to create or enhance communities	Inne radius of Analysis Alea/F3N	• 13 acres in VR-10.9	
and preserve surrounding rural		• 26 acres in VR-7.3	
lands.		• 33 acres in VR-4.3	
		• 23 acres in VR-2.9	
		• 120 acres in VR-2	
		90 acres in SR-1	
		• 2000 acres in SR-2	
		• 1,570 acres in SR-4	
		• 585 acre sin RL-20	

Policy	Policy Review Criteria	Description	Notes
	Evident mapping patterns in the vicinity	 40 acres in RL-40 270 acres in Open Space/Conservation 850 acres in Tribal Lands 8 acres in Office Professional 22 acres in General Commercial 28 acres in Rural Commercial 20 acres in Specific Plan areas 38 acres in Medium Impact Industrial 25 acres in Limited Impact Industrial 25 acres in Public/Semi-Public Facilities Existing parcel sizes played a major role in the mapping of Semi-Rural areas during the General Plan Update, as discussed in Board reports throughout the process of the General Plan Update. This is further reflected in a 'community-specific planning rationale' for Valley Center, referenced in the Board Letters of May 19, 2004, and April 13, 2011, as follows: "Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes." Though the Analysis Area has several large parcels (27 over 10 acres), over 70% are less than four acres. While these smaller parcels outnumber the larger parcels by a lot, the total acreage of the Analysis Area covered by those over 10 acres and under 4 acres is quite similar. As such, the practice of 'reflecting existing parcelization' has limitations in this area. A few mapping patterns factors can be considered in comparing the Analysis Area to a similar acreage of properties currently designated SR-2, adjacent to the north. Proximity to the North Village would be similar, with the western ends of both areas being adjacent to the Village boundary. Available services would also be similar with water service available to the adjacent area, but not sewer service. Fire response times would be similar. The VC57+ Analysis Area has a more extensive public road network than this adjacent SR-2 area. The adjacent area of SR-2 doesn't have nearly the level of floodplain constraints and estimated wetland areas that the western portion of VC57+ has. The extents of nativ	Notes
	Regional Categories Map	No change in the Regional Category is required.	
	Greenbelts on/near the edges of	 No change in the Regional Category is required. The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located 	
	communities	within a very low density area (Rural Lands).	
LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where	Proposing Village Regional Category land use designation(s) Contiguous Village expansion	 N/A – No Village designations are proposed. N/A 	LU-1.4 Additional Notes

Policy	Policy Review Criteria	Description	Notes
contiguous with an existing or	Satisfaction of the four criteria listed	• N/A	
planned Village and where all of	in the policy.		
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			
LU-1.5 Relationship of County Land Use	Proximity to other jurisdictions	Approximately 4 miles from the City of Escondido boundary	LU-1.5 Additional Notes
Designations with Adjoining		Approximately 14 miles from the County of Riverside	
Jurisdictions . Prohibit the use of		Less than 1 mile from the San Pasqual Indian Reservation	
established or planned land use	Land use patterns in nearby or	• Land use patterns in nearby jurisdictions are not primary justifications in density considerations for	
patterns in nearby or adjacent	adjacent jurisdictions used as	the site.	
jurisdictions as the primary	primary precedent or justification.		
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.			
LU-1.9 Achievement of Planned	Overall acreage area of Analysis	The Analysis Area (combination of PSR and Study Area parcels) is approximately 1,337 acres.	LU-1.9 Additional Notes
Densities. Recognizing that the	Area/PSR(s)	 The VC57 PSR is approximately 22 acres. 	
General Plan was created with the	,-	The VC63 PSR is approximately 7acres.	
concept that subdivisions will be		The VC64 PSR is approximately 247 acres.	
able to achieve densities shown on		The Study Area is approximately 1,061 acres. The Study Area is approximately 1,061 acres.	
		r - The Stady Mica is approximately 1,001 acits.	
the Land Use Map, planned	Overall additional density potential	Estimates show the proposal would result in 231 additional potential dwelling units.	1

Policy	Policy Review Criteria	Description	Notes
densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.		All of the PSR ownerships would have additional density potential. While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	
	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 37 for an explanation of the Conservation Subdivision Program.	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
	Steep slopes (≥25%) within the areas of additional density potential	Approximately 69 acres of steep slope within the Analysis Area	
	Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 37 for an explanation of RPO steep slope implications.	10% allowed encroachment into steep slopes (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	The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway.	
	Wetlands within the areas of additional density potential See p. 37 for an explanation of RPO wetland implications.	There are approximately 30 acres of estimated wetlands within the Analysis Area.	
	communities within the areas with additional density potential •	proximately: 12 acres of coast live oak woodland 20 acres of riparian scrub/forest (mainly willow and cottonwood-based riparian types) 5 acres of freshwater marsh 10 acres of coastal sage scrub in the eastern portion	

Policy Policy Review Criteria	Description	Notes
Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	 Approximately 600 acres near (but outside) the southwestern border of the Analysis Area is in draft PAMA and is undeveloped riparian and upland habitats, with the riparian corridor continuing into the Analysis Area. Just beyond the eastern border of the Analysis Area is Hellhole Canyon, which is mostly in open space preserves, including the 1,907-acre County open space preserve. 	
Maximum dead end road length (DERL) based on the proposed zoning minimum lot size	 Based on the proposed zoning minimum lot size of 1 acre, the maximum dead end road length is 1,320 feet. 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 that have existing access via dead end roads	 Due to the prevalence of existing public roads in this Analysis Area (see the review of Policy LU-1.1), there would not be as many hurdles to meeting access and dead end road length requirements, in comparison to other PSR areas. The southwestern portion of the Analysis Area would present the greatest challenges to meeting access requirements due to the floodplain/floodway, riparian habitats, and areas of estimated wetlands in this portion of the Analysis Area. This portion also includes a large PSR parcel (with subdivision potential) with no current access and an existing private road in the Study Area that is longer than the maximum dead end road length for the existing or proposed density. Access improvements in this area will have to be planned around riparian/wetland areas, or limited to a single crossing (see the Resource Protection Ordinance reference link below). Additional density potential is more limited in the eastern portion of the Analysis Area (east of Mac Tan Road), due to the prevalence of small parcels in this area. This eastern portion also contains the majority of parcels that currently have no access or access via dead end roads; however, it is estimated that these dead end road lengths do not exceed the maximum allowable. New subdivisions would require improving access roads that are not currently built to fire access standards. 	
Existing public road access for area with additional density potential	 Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis Area. Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. Vesper Road is a public road that runs along the northern border of the Analysis Area. Sunset Road is a north-south road through the eastern portion of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road. 	

Policy	Policy Review Criteria	Description	Notes
	Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	 The private roads in the Analysis Area are a mix of paved and dirt roads with varying widths. A few of the paved private roads are estimated to be paved to the 24' fire access standard width, including Irish Oaks Road in the southwestern portion and Queensbridge Road, just south of the Mac Tan Road/Valley Center Road intersection. 	
	Existing environmental constraints that could limit the potential for widening substandard roads	 The areas of riparian habitat/estimated wetlands and the areas of mapped floodplain/floodway in the southwestern portion of the Analysis Area (and a small corridor continuing east, near Valley Center Road) would present challenges in designing access improvements. The County's Resource Protection Ordinance (RPO) includes restrictive criteria that must be met in order to allow an access road to cross a wetland, when there is no other feasible route. See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res prot ord.pdf 	
	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	 The Mobility Element Network of the General Plan includes a planned alignment for 'New Road 14' that would run along the westernmost boundary of the Analysis Area to connect with Valley Center Road and Vesper Road. The planned road would be a 2.3B Minor Collector (2-lane) with intermittent turn lanes, with a right-of-way width of 68' to 82' and an IOD may be required that could encumber a portion of the westernmost parcel in the Analysis Area during a subdivision application process for that property. The New Road 14 special circumstances in the Mobility Element Network Appendix notes the alignment should go 'north of floodplain whenever feasible.' Since the alignment along the boundary of this westernmost parcel would be in the floodplain (and partially within the County floodway), it's possible that some realignment of the planned road route could be considered during discretionary project review, or in future General Plan Amendments. 	
LU-2.3 Development Densities and Lot Sizes . Assign densities and	Overall additional density potential	The proposal would result in an estimated 231 additional potential dwelling units.	LU-2.3 Additional Notes
minimum lot sizes in a manner that	Portions of the Analysis Area that	All of the PSR ownerships would have additional density potential.	
is compatible with the character of each unincorporated community.	would have additional density potential	• While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	
	Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius)	Approximately: 20 acres in VR-15 13 acres in VR-10.9 26 acres in VR-7.3 33 acres in VR-4.3 23 acres in VR-2.9 120 acres in VR-2 90 acres in SR-1 2000 acres in SR-2 designation 1,570 acres in SR-4 designation 585 acre sin RL-20 designation	

Policy	Policy Review Criteria	Description	Notes
	Changes in zoning minimum lot size	 40 acres in RL-40 270 acres in Open Space/Conservation 850 acres in Tribal Lands 8 acres for Office Professional 82 acres in General Commercial 28 acres in Rural Commercial 700 acres in Specific Plan areas 38 acres in Medium Impact Industrial 25 acres in Limited Impact Industrial 165 acres in Public/Semi-Public Facilities A change in the zoning minimum lot size is proposed, from 2 and 4 acres to 1 acre, to provide some 	
	Range of lot sizes and most common (mode) lot size in the area	flexibility in lot design.	
	Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	Included in the project scope of this GPA/Rezone is a proposed revision to Residential Policy 8 of the Valley Center Community Plan. The full policy is below, with the proposed revision in strikeout/underline. Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot area average" to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, 1 acre in SR-2, 2 1 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewered and providing that: a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.	
		AND: b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.	
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 Character Goal: "Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories: Village, Semi-Rural Lands, and Rural Lands:" "Village: Enhance the rural village character of the Valley Center's North and South Villages defined by the current nodes of industrial, commercial, and higher density village residential land use designations." "Semi-Rural Lands: Preserve and maintain the overall rural and agricultural character of the Semi-Rural areas." "Rural Lands: Preserve and maintain the overall rural and agricultural character of the Rural Lands area outside the Semi-Rural area." The proposal would not require a change in the current Semi-Rural Regional Category. 	LU-2.4 Additional Notes

Policy	Policy Review Criteria	Description	Notes
		 The proposed SR-2 designation would be compatible with preservation of agricultural uses in the Analysis Area. See the review of Policy LU-7.1 for additional information. Agricultural Goal – "Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan." As discussed in the review of Policy LU-7.1, the proposed SR-2 designation has a coinciding density considered low enough to support continued agricultural operations. 	
	Community plan policies that are relevant to the proposal	 Residential Policy 2: "Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas." As discussed in the review of Policy LU-1.9 above, the Analysis Area contains approximately 42 acres of upper tier vegetation/habitats, including approximately 20 acres of riparian forest/riparian scrub and 12 acres of oak woodlands.	
	Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	 As discussed in the review of Policy LU-7.1, the proposed SR-2 designation has a coinciding density considered low enough to support continued agricultural operations. In the General Plan Update Board Letters of May 2004 and April 2011, 'community-specific planning rationales' were referenced for the various communities of the unincorporated County. One of these for Valley Center noted: "Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes." Though the Analysis Area has several large parcels (27 over 10 acres), over 70% are less than four acres. While these smaller parcels outnumber the larger parcels by a lot, the total acreage of the Analysis Area covered by those over 10 acres and under 4 acres is quite similar. As such, the practice of 'reflecting existing parcelization' has limitations in this area. 	
LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p.37 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities Regional Category change	 The Analysis Area is not within a 'greenbelt' per the General Plan definition because it is not located within a very low density area (Rural Lands). No change in the Regional Category is required. 	LU-2.5 Additional Notes

Policy	Policy Review Criteria	Description	Notes
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. 37 for an explanation of the Conservation Subdivision Program	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	 All of the PSR ownerships would have additional density potential. While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. Though the majority of the Analysis Area has been previously cleared for residential and agricultural uses, the Analysis Area contains the following approximate acreages of habitat/vegetation types: 12 acres of coast live oak woodland (includes areas of estimated wetlands) 20 acres of riparian scrub/forest (mainly willow and cottonwood; includes areas of estimated wetlands) 5 acres of freshwater marsh 10 acres of coastal sage scrub in the eastern portion 110 acres of non-native grasslands, mostly north of Valley Center Road 	
	Resource Conservation Areas	• The eastern border of the Analysis Area is at the western edge of the Rancho Guejito – Pine Mountain – San Luis Rey River Resource Conservation Area of the Valley Center Community Plan.	
		 Land Use Policy 2: "Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas." See the review of Policy LU-2.4 in this report. Conservation Policy 7: "Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means." As discussed further in the review of Policy LU-1.9, the eastern portion of the Analysis Area is on the edge of an important wildlife corridor that is part of the draft PAMA for the North County MSCP. Subdivisions in this area will require clustering of development footprints away from native habitat areas near the northern and northeastern boundaries of the Analysis Area. Smaller riparian corridors are also found in the western and southern portions of the Analysis Area (with connection to draft PAMA areas just outside of the Analysis Area), but avoidance of these habitats would not be anticipated to substantially impact density potential. 	
	North County MSCP - Draft Pre- Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 37 for an explanation of MSCP	 The Analysis Area is not in the draft PAMA. None of the areas of additional density potential are in draft PAMA. 	

	Policy	Policy Review Criteria	Description	Notes
		and PAMA. Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite Animal species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for	 Approximately 600 acres near (but outside) the southwestern border of the Analysis Area is in draft PAMA and is undeveloped riparian and upland habitats, with the riparian corridor continuing into the Analysis Area. Just beyond the eastern border of the Analysis Area is Hellhole Canyon, which is mostly in open space preserves, including the 1,907-acre County open space preserve. The arroyo toad, burrowing owl, San Diego coast horned lizard, Harbinson's dun skipper, California gnatcatcher, golden eagle, least Bell's vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Stephen's kangaroo rat, Townsend's big-eared bat, tricolored blackbird, and the western spadefoot toad all have the potential to occur in the Analysis Area. The Analysis Area is approximately 3 miles from a designated Critical Habitat Area for the arroyo toad and southwestern willow flycatcher (San Luis Rey River). 	
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 Proposed density consistency with emergency response travel times Other hazards present	 Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: Very High – 70 acres High – 620 acres See the review of Policy S-1.1 for information on existing fire protection infrastructure and services. Available estimates from GIS models show the Analysis Area would be partially in the 5-10 minute travel time range and partially in the 0-5 minute travel time range, which is consistent with the VCFPD estimates. See the review of Policy S-6.4 for further detail. There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway. See the review of Policies S-9.2, 9.4, 9.5, 	 LU-6.11 Additional Notes ◆ The remaining land within the Analysis Area is in the Moderate FHSZ because of the existing agriculture operations.
LU-7.1	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. 37 for an explanation of the SR-2 threshold for supporting continued agricultural operations. Local Agricultural Resources Assessment (LARA) Model analysis See p. 37 for an explanation of the LARA model.	 10.1 for additional information. The Analysis Area contains existing agricultural operations and a land use designation of SR-2 is proposed, which is consistent with the SR-2 threshold for supporting continued agricultural operations. As the proposed density is at the SR-2 threshold, a LARA Model analysis was prepared. The LARA Model considers water, climate, and soils as primary model factors, while also considering surrounding land uses. The Analysis Area received high scores water, climate, soil quality, and surrounding land use (extensive agricultural operations present in adjacent areas). As a result of the high scores, the LARA Model resulted in a conclusion that the Analysis Area is an important agricultural resource per the LARA Model criteria. 	LU-7.1 Additional Notes Additional info on the factors that contributed to the high LARA Model scores: • Water - As discussed previously, the entire Analysis Area is within the Valley Center Municipal Water District and most of the properties have either current service and/or a water line on or adjacent to the property.

Policy	Policy Review Criteria	Description	Notes
	Agricultural operations present	Agricultural operations present: • row crops • field crops • orchards • vineyards	 Climate – The Analysis Area is located in Sunset Zone 21, which is an air drained thermal belt that is good for citrus and is the mildest zone that gets adequate winter chilling for some plants. Soil quality - There are over ten contiguous acres of soils (in various portions of the Analysis Area) which meet the quality criteria for Prime Farmland or Farmland of Statewide Importance including clayey alluvial land, and Fallbrook, Placentia, and Visalia sandy loams. Surrounding land use – Several properties within the Analysis Area and several properties adjacent to the Analysis Area contain active agricultural operations.
LU-8.1 Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to	County Water Authority (CWA) Boundary	 The Analysis Area is within the County Water Authority boundary (Valley Center Municipal Water District). This policy is not applicable to Analysis Areas that are within the County Water Authority boundary and within a water service district. 	LU-8.1 Additional Notes
be consistent with the long-term sustainability of groundwater	Groundwater-dependent (per the Groundwater Ordinance criteria)	The Analysis Area is not groundwater dependent.	
supplies, except in the Borrego Valley.	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 proposed	N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes

Policy	Policy Review Criteria	Description	Notes
Village land use designations in a P	Potential community character	• N/A	
manner consistent with is	ssues		
community character, and			
	Consistency with the level of	• N/A	
	environmental constraint		
steep slopes or other			
environmental constraints should			
receive lower density designations.			
[See applicable community plan for possible relevant policies.]			
	/illage land use designations	N/A No Villago land use designations are proposed.	LU-9.5 Additional Notes
	proposed	 N/A – No Village land use designations are proposed. 	LO-9.3 Additional Notes
	Potential uses associated with	• N/A	
	/illage proposal	■ N/A	
	Nearby uses	• N/A	
integrate a mix of uses and housing	vealby uses	IV/A	
types.			
LU-9.6 Town Center Uses . Locate C	Commercial, office, civic, and higher	N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for	LU-9.6 Additional Notes
commercial, office, civic, and	lensity (Village) proposals	commercial, office, or civic uses would occur as a result of the proposed change.	One full parcel and a
higher-density residential land To	own Center or Rural Village in a	• N/A	portion of another parcel
	ransportation node		are currently zoned C40
Villages or Rural Villages at	stablished industrial district, a	• N/A	(Rural Commercial). Both
transportation nodes. Exceptions	econdary commercial district, or		parcels are Study Area
to this pattern may be allowed for	corridor		parcels on Valley Center
established industrial districts and			Road in the eastern
secondary commercial districts or corridors.			portion. The zoning for
See p. 38 for a General Plan			these parcels is not proposed to change, as
definition of transportation node.			C40 is consistent with the
definition of transportation node.			current SR-4 land use
			designation and the
			proposed SR-2 designation,
			as noted in Section 2050 of
			the Zoning Ordinance.
LU-9.9 Residential Development Pattern. D	Distinct Village/Community core	The Analysis Area in not in a Village.	LU-9.9 Additional Notes
	/illage densities	The Analysis Area does not include proposals for Village designations.	
residential development pattern	and uses surrounding the Analysis	• N/A	
that enhances established	Area /PSR		

	Policy	Policy Review Criteria	Description	Notes
	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-	Village Boundaries. Use Semi-Rural and Rural Land Use designations to		No change in the Regional Category is required.	LU-10.3 Additional Notes
10.3		Proximity to the Village Boundary	The western edge of the Analysis Area is adjacent to the Valley Center North Village boundary.	
	define the boundaries of Villages and Rural Land Use designations to	Proximity to the CPA boundary	The northeastern edge of the Analysis Area is approximately 1 mile from the Pala-Pauma CPA boundary.	
	serve as buffers between communities.	Greenbelts on/near the edges of communities	• The Analysis 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- 10.4	Commercial and Industrial Development. Limit the	Commercial or industrial land use designations outside of Villages	N/A - No changes 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 NotesSee the LU-9.6 notes above
	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.	Distance between the proposed commercial or industrial designation and the Village	• N/A	for information on two parcels with current commercial zoning.
LU-	Location and Connectivity. Locate	Commercial, office, or industrial land		LU-11.1 Additional Notes
11.1	commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	use designations outside of Villages Accessibility from surrounding areas	commercial, office, or civic uses would occur as a result of the proposed change. • N/A	See the LU-9.6 notes above for information on two parcels with current commercial zoning.
LU- 11.10	Integrity of Medium and High Impact Industrial Uses. Protect	Within a ¼ mile of existing designated medium or high-impact industrial areas	The western edge of the Analysis Area is adjacent to an area of existing designated Medium Impact Industrial properties.	LU-11.10 Additional Notes
	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.	Clustering and/or buffering opportunities if within ¼ mile	 The proposed minimum lot size of 1 acre would allow clustering development pads away from the industrial area, in addition to implementing effective buffering. The existing RR (Rural Residential) and A70 (Limited Agricultural) zoning on the 38-acre property adjacent to industrial is not proposed to change. 	
COS- 10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on	, ,	• N/A - The Analysis Area is not within MRZ-2, MRZ-3 or within the 1,300' buffer from MRZ-2.	COS-10.2 Additional Notes

	Policy	Policy Review Criteria	Description	Notes
	or adjacent to areas classified or designated by the State of	(MRZ-3). Threshold of SR-10 or lower density	• N/A	
	California as having important	(maximum density determined to	• N/A	
	mineral resources (MRZ-2), as well	not preclude mining operations per		
	as potential mineral lands	State Mining & Geology Board)		
	identified by other government	If higher density than SR-10 &	• N/A	
	agencies. The potential for the	contains these mineral resource	, and the second	
	extraction of substantial mineral	designations – existing uses that		
	resources from lands classified by	would preclude mining		
	the State of California as areas that			
	contain mineral resources (MRZ-3) shall be considered by the County			
	in making land use decisions.			
COS-	Hillside and Ridgeline	Semi-Rural or Rural Lands	The Analysis Area contains steep hillsides and an SR-2 designation is proposed.	COS-12.1 Additional Notes
12.1	Development Density . Protect	designations on areas of	The raidiysis raica contains steep missides and an SN 2 designation is proposed.	200 12:17:100:10:101:10:105
	undeveloped ridgelines and steep	undeveloped ridgelines and steep		
	hillsides by maintaining semi-rural	hillsides		
	or rural designations on these			
	areas.			
COS-	Land Use Development Form.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
14.1	Require that development be	Alternative transportation networks	There are a few bus stops for NCTD Route 388 within the Analysis Area, along Valley Center Road.	
	located and designed to reduce vehicular trips (and associated air	available in the vicinity	This Route provides service to the Escondido Transit Center, along with various stops in Valley	
	pollution) by utilizing compact		Center and Pala.	
	regional and community-level		Approximately 11 miles to the nearest park-and-ride facility at the I-15/Gopher Canyon Road interchange.	
	development patterns while		 interchange. Class II bike lanes are available on Valley Center Road, connecting the Analysis Area to the North and 	
	maintaining community character.		South Villages of Valley Center and further south to Escondido.	
		Proximity to the village, other	Approximately:	
		commercial areas, and major job	 ½ mile to the Valley Center North Village (geographic center) that has 104 jobs and commercial along 	
		centers	Valley Center Road	
			 7.8 miles to the City of Escondido (geographic center) that has 44,289 jobs 	
			• 18.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities	
			with 67,713 jobs	
			1.4 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs	
			In addition to the close proximity to commercial areas in the North Village, there is a commercial	
			property within the Analysis Area, at Valley Center Road and Sunset Road.	
		Land use mapping pattern	• For information on mapping patterns and community character, see the reviews of Policies LU-2.3	
		consistent with community	and 2.4.	
		character		

	Policy	Policy Review Criteria	Description	Notes
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 Proximity to job centers Extensive public services	 The closest I-15 on ramp is approximately 11 miles away, via Valley Center Road, Lilac Road and Old Castle Road. For more information on transportation networks, see the reviews of Policies LU-1.1 and COS-14.1. For information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1. Common public services not present: No sewer service 	H-1.3 Additional Notes
			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	Hazards present	 The Analysis Area is within the Very High, High, and Moderate Fire Hazard Severity Zones. See the review of Policy LU-6.11 for additional information. There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway. 	S-1.1 Additional Notes
	constraints and hazards.	Extent of existing road infrastructure that is built to fire access standards	 Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis area. Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. Vesper Road is a public road that runs along the northern border of the Analysis Area. Sunset Road is a north-south road through the eastern portion of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road. The private roads in the Analysis Area are a mix of paved and dirt roads with varying widths. A few of the paved private roads are estimated to be paved to the 24' fire access standard width, including Irish Oaks Road in the southwestern portion and Queensbridge Road, just south of the Mac Tan Road/Valley Center Road intersection. 	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire	 The proposed zoning minimum lot size is 1 acre, resulting in a maximum DERL of 1,320 feet. Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density. Due to the prevalence of existing public roads in this Analysis Area (see the review of Policy LU-1.1), there would not be as many hurdles to meeting access and dead end road length requirements, in comparison to other PSR areas. 	
		access standards	 The southwestern portion of the Analysis Area would present the greatest challenges to meeting access requirements due to the floodplain/floodway, riparian habitats, and areas of estimated wetlands in this portion of the Analysis Area. This portion also includes a large PSR parcel (with subdivision potential) with no current access and an existing private road in the Study Area that is longer than the maximum dead end road length for the existing or proposed density. Access improvements in this area will have to be planned around riparian/wetland areas, or limited to a single crossing (see the Resource Protection Ordinance reference link below). 	

	Policy	Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	 Additional density potential is more limited in the eastern portion of the Analysis Area (east of Mac Tan Road), due to the prevalence of small parcels in this area. ➤ This eastern portion also contains the majority of parcels that currently have no access or access via dead end roads; however, it is estimated that these dead end road lengths do not exceed the maximum allowable. New subdivisions would require improving access roads that are not currently built to fire access standards. The areas of riparian habitat/estimated wetlands and the areas of mapped floodplain/floodway in the southwestern portion of the Analysis Area (and a small corridor continuing east, near Valley Center Road) would present challenges in designing access improvements. The County's Resource Protection Ordinance (RPO) includes restrictive criteria that must be met in order to allow an access road to cross a wetland, when there is no other feasible route. ➤ See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res prot ord.pdf For additional information on feasibility, see Policy LU-1.9. 	Notes
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	 Per Table S-1, the maximum allowable travel time for an SR-2 designation is 10 minutes. This standard will require verification by the VCFPD during the subdivision application process, based on existing and proposed roads at that time. Available estimates from GIS models show the Analysis Area would be partially within the 0-5 minute travel time range and partially within the 5-10 minute travel time range. 	S-6.4 Additional Notes
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.	Density feasibility with avoidance of	 A FEMA and County-designated floodplain covers approximately 170 acres in the western portion of the Analysis Area. Reaching the density potential could be challenging for the three westernmost Study Area properties, due to the extent of the floodplain in this area. The proposed 1-acre zoning minimum lot size would provide some flexibility in subdivision design to cluster away from floodplain areas. 	S-6.4 Additional Notes
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	N/A – No Village land use 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		• N/A	Notes
addressed in community plans.9.5 Development in Semi-Rural and	Semi-Rural or Rural land use	A FEMA and County-designated floodplain covers approximately 170 acres in the western portion of	S-9.5 Additional Notes
Rural Lands within the Floodplain		the Analysis Area, and a Semi-Rural designation is proposed.	J.J Additional Notes
Fringe . Prohibit development in the floodplain fringe when located	Community Plan explicit references	 The Valley Center Community Plan does not include policy language to allow additional floodplain development beyond the allowances in this policy. 	
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.		None of the parcels with additional density potential under the proposed SR-2 designation are located entirely within the floodplain.	
9.6 Development in Dam Inundation	Dam Inundation Area	N/A – There are no dam inundation zones within the Analysis Area.	S-9.6 Additional 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	

Policy	Policy Review Criteria	Description	Notes
S-10.1 Land Uses within Floodways. Limit	Floodways	 A County-mapped floodway covers approximately 100 acres in the Analysis Area. 	S-10.1 Additional Notes
	Density feasibility with avoidance of	• The floodway is narrower than the floodplain and none of the parcels with additional density	
	the floodway	potential under the proposed SR-2 designation are located entirely within the floodplain.	
recreational, and other such low-		• The proposed 1-acre zoning minimum lot size would provide some flexibility in subdivision design to	
intensity uses and those that do		cluster away from floodplain and floodway areas.	
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.			

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. 12 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 (>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.