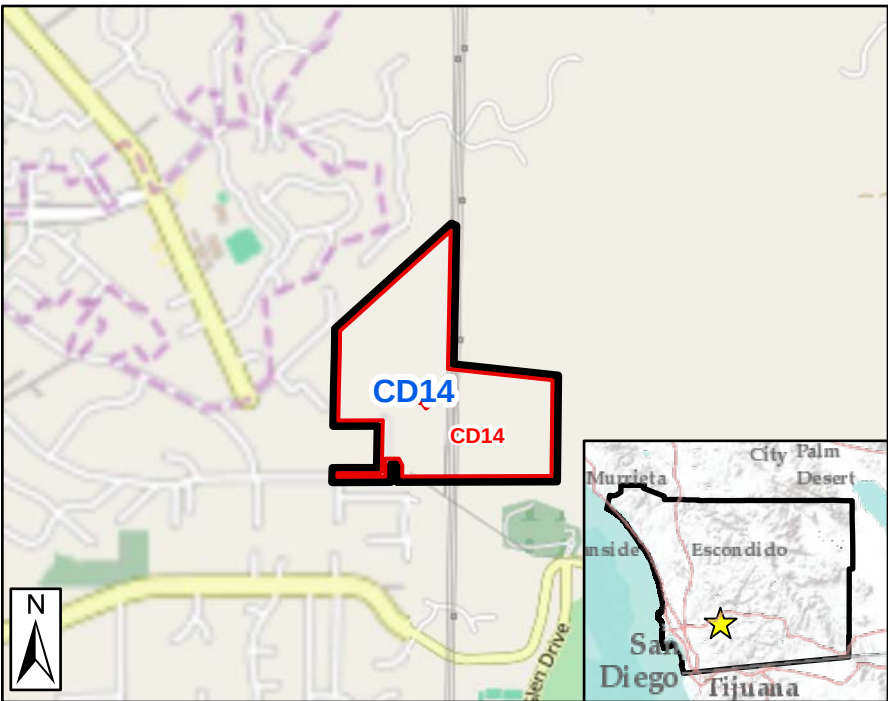
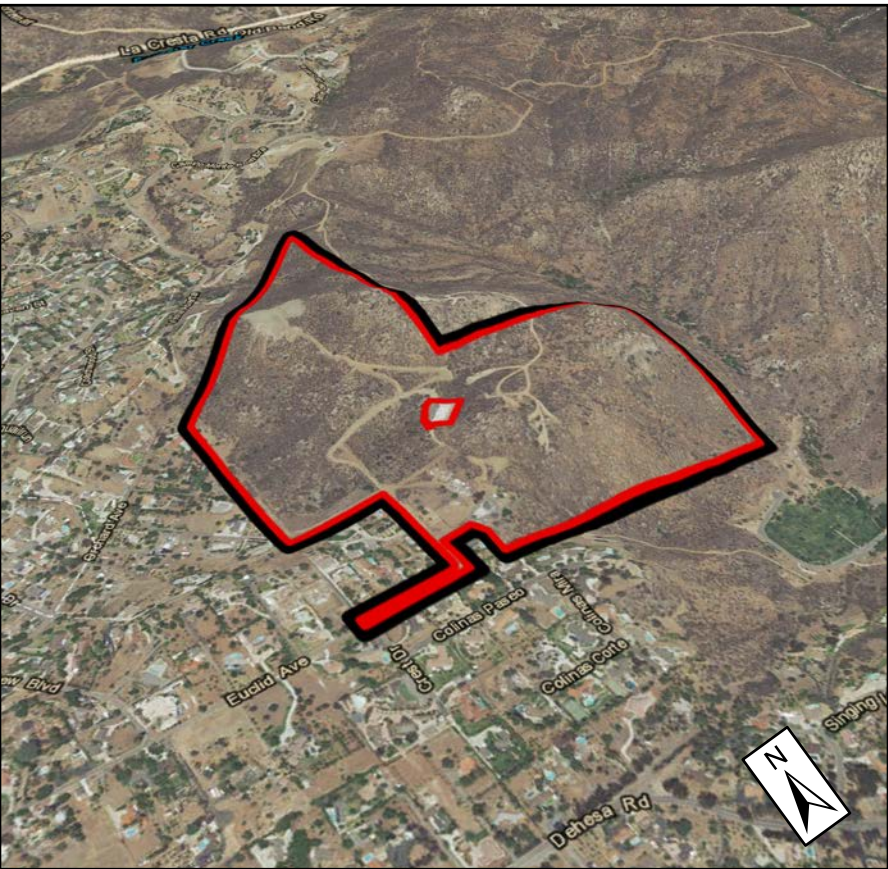
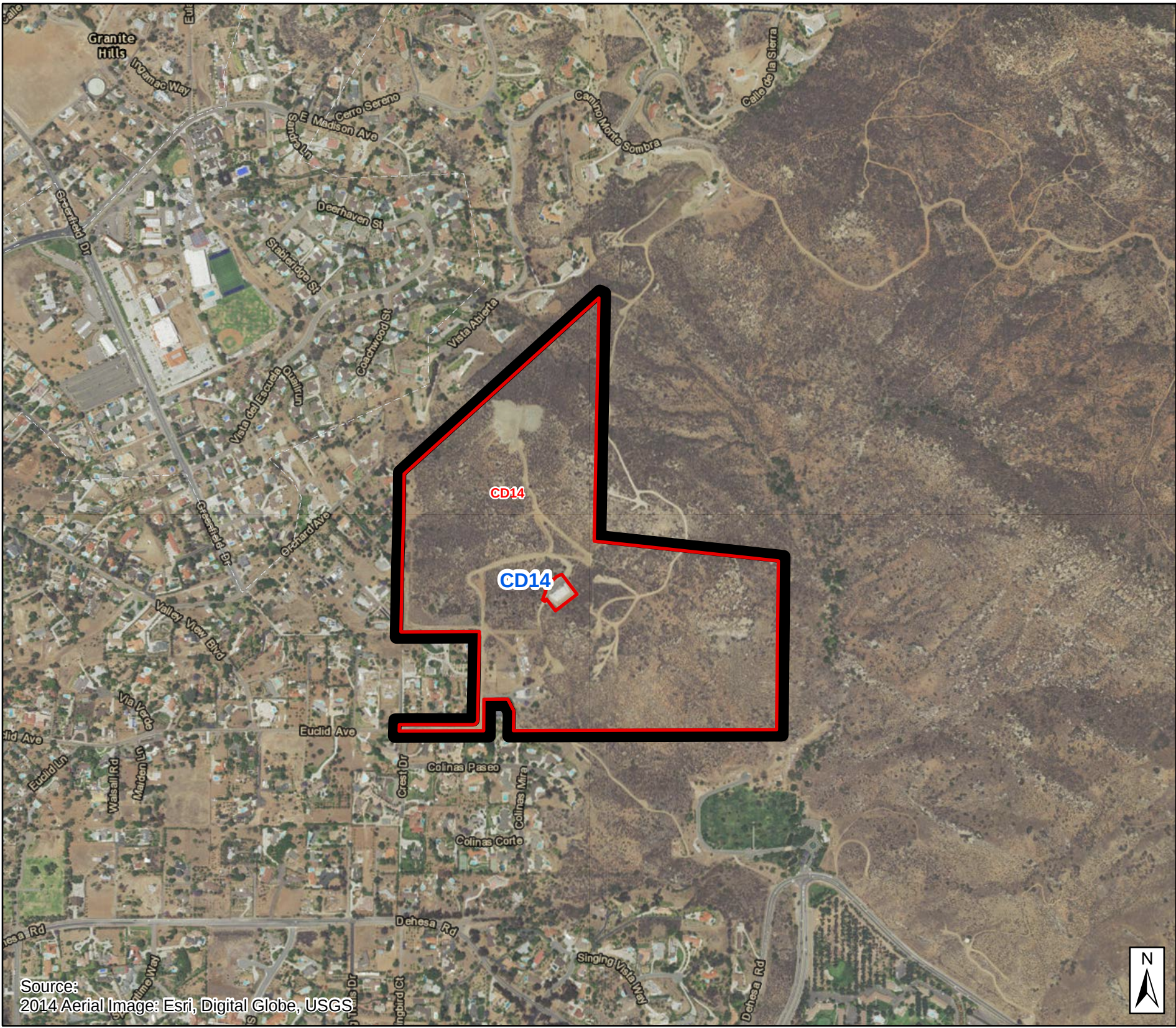




VICINITY MAP

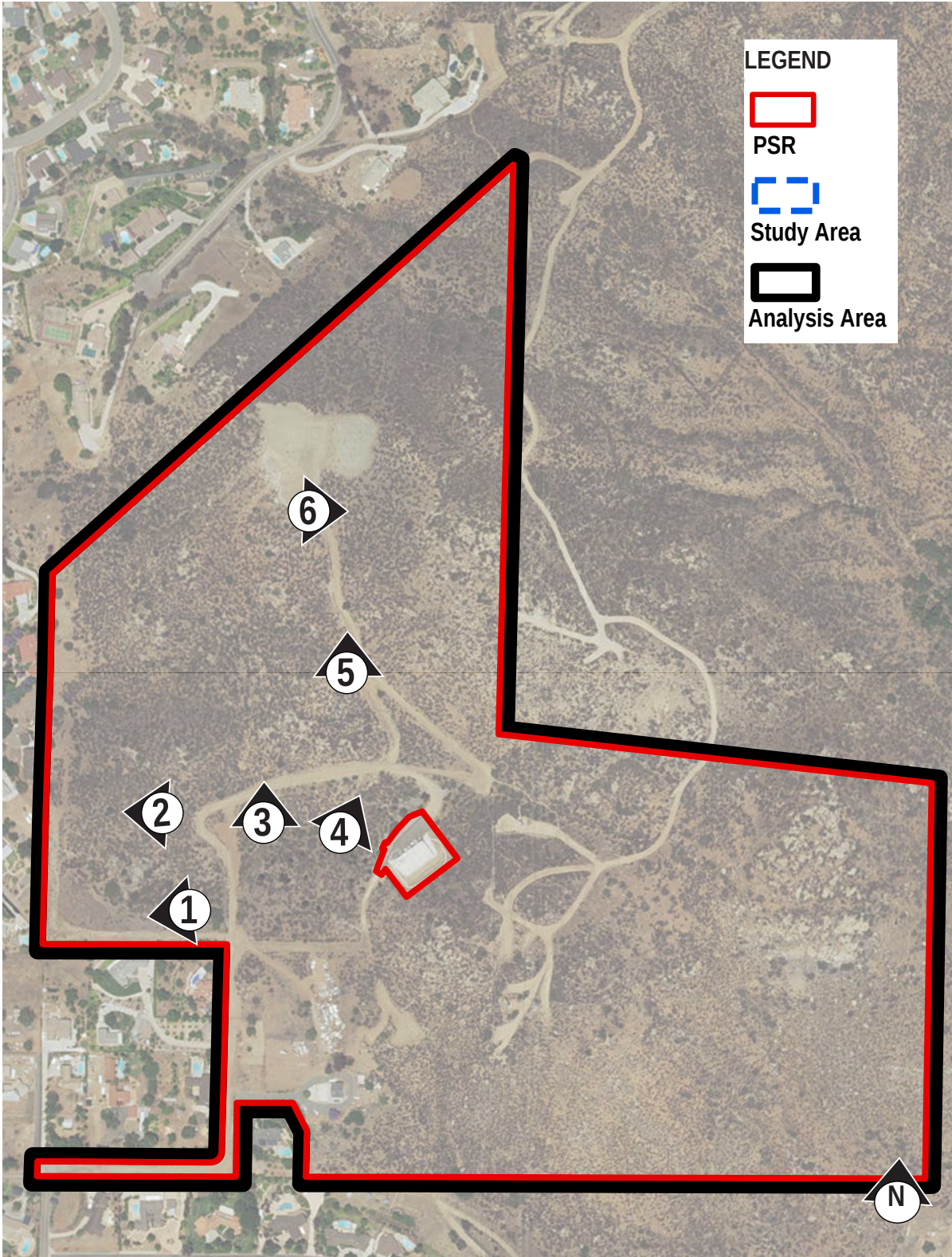


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP



1 From the dirt road just north of Euclid Ave., facing southwest at an area of coastal sage scrub vegetation in the western end of the property (September photo).



3 From just east of the dirt road and west of the Helix tank, facing north at mulefat vegetation (typical of drainage areas).



5 From near the northern leg of the dirt road (within SR-2 proposed area), facing north at coastal sage scrub vegetation (September photo).



2 From near the turn in the dirt road, facing west at coastal sage scrub in the the western end of the property (September photo).



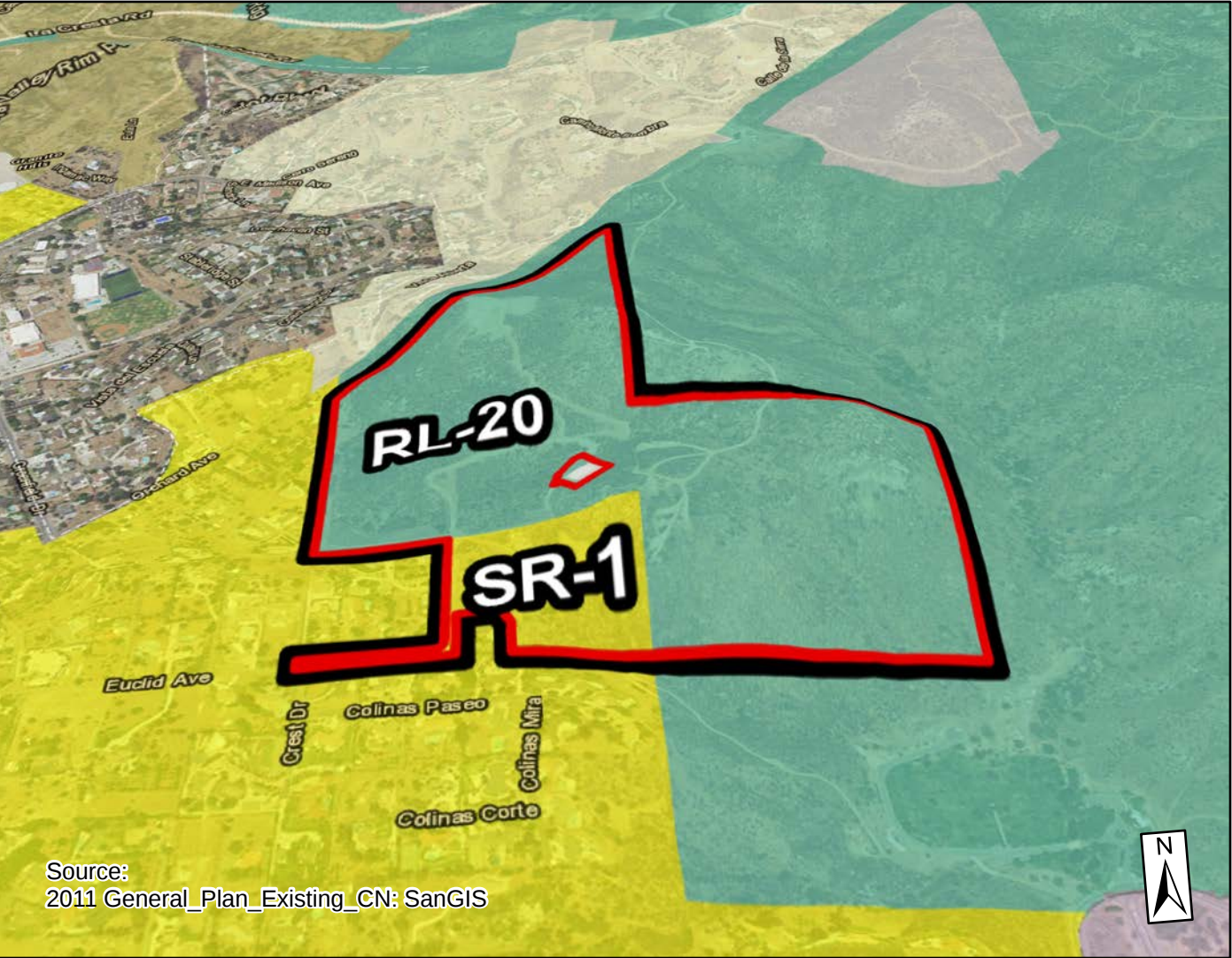
4 From just south of the east-west portion of the dirt road, facing east at coastal sage scrub vegetation northwest of the Helix tank (September photo).



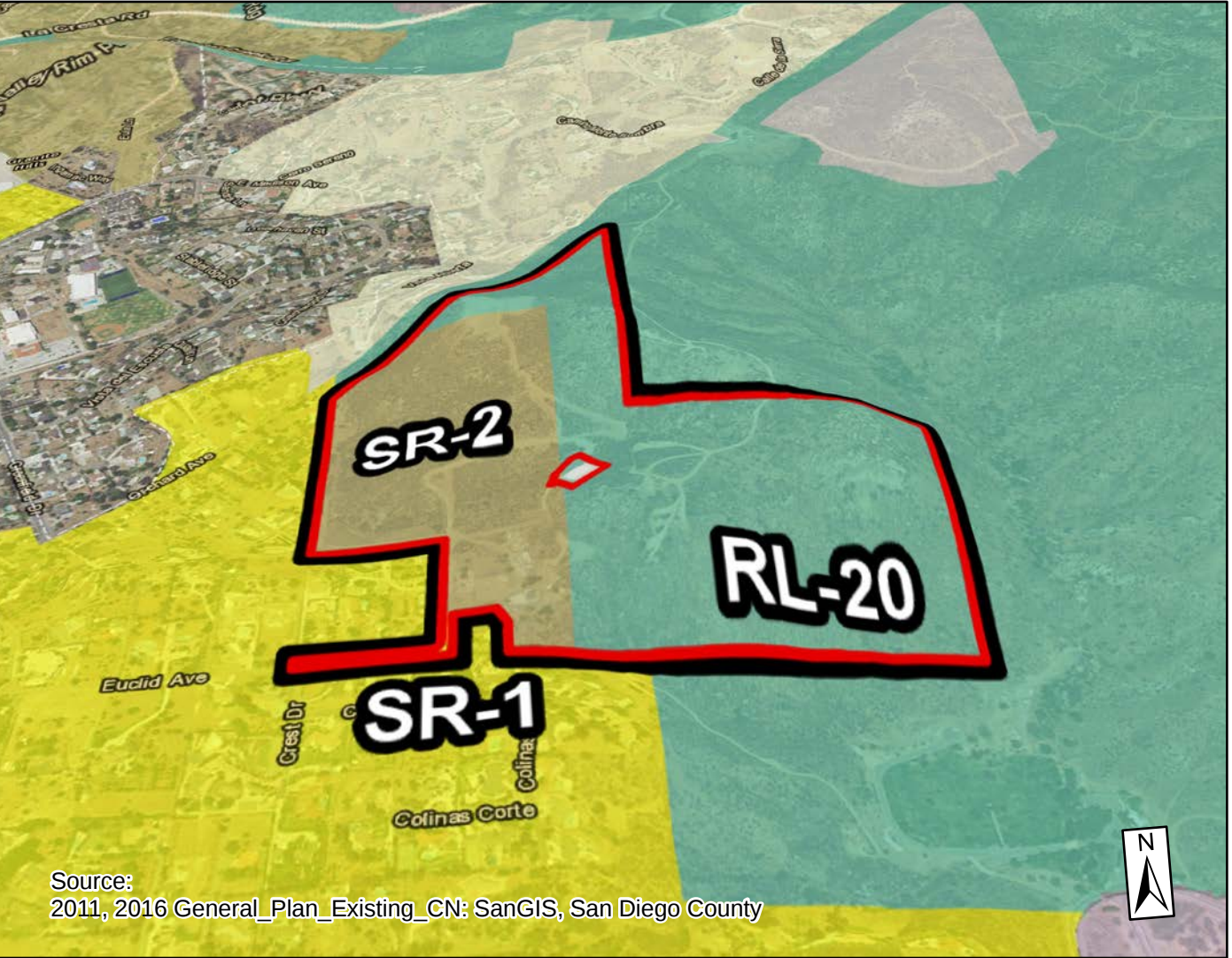
6 From the northern end of the area proposed for SR-2, near the dirt road, facing east at coastal sage scrub vegetation (September photo).



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

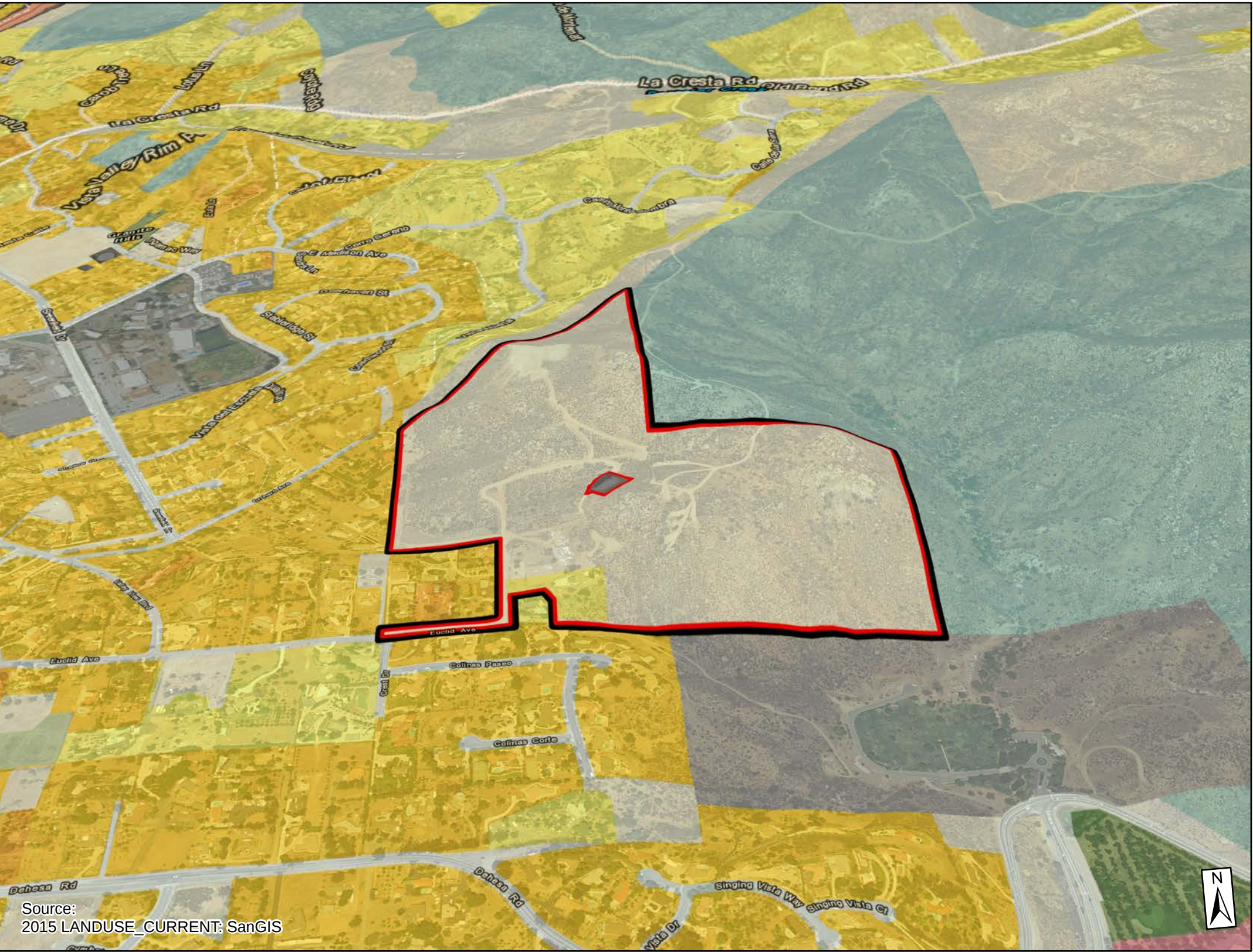
- PSR
- Study Area
- Analysis Area

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

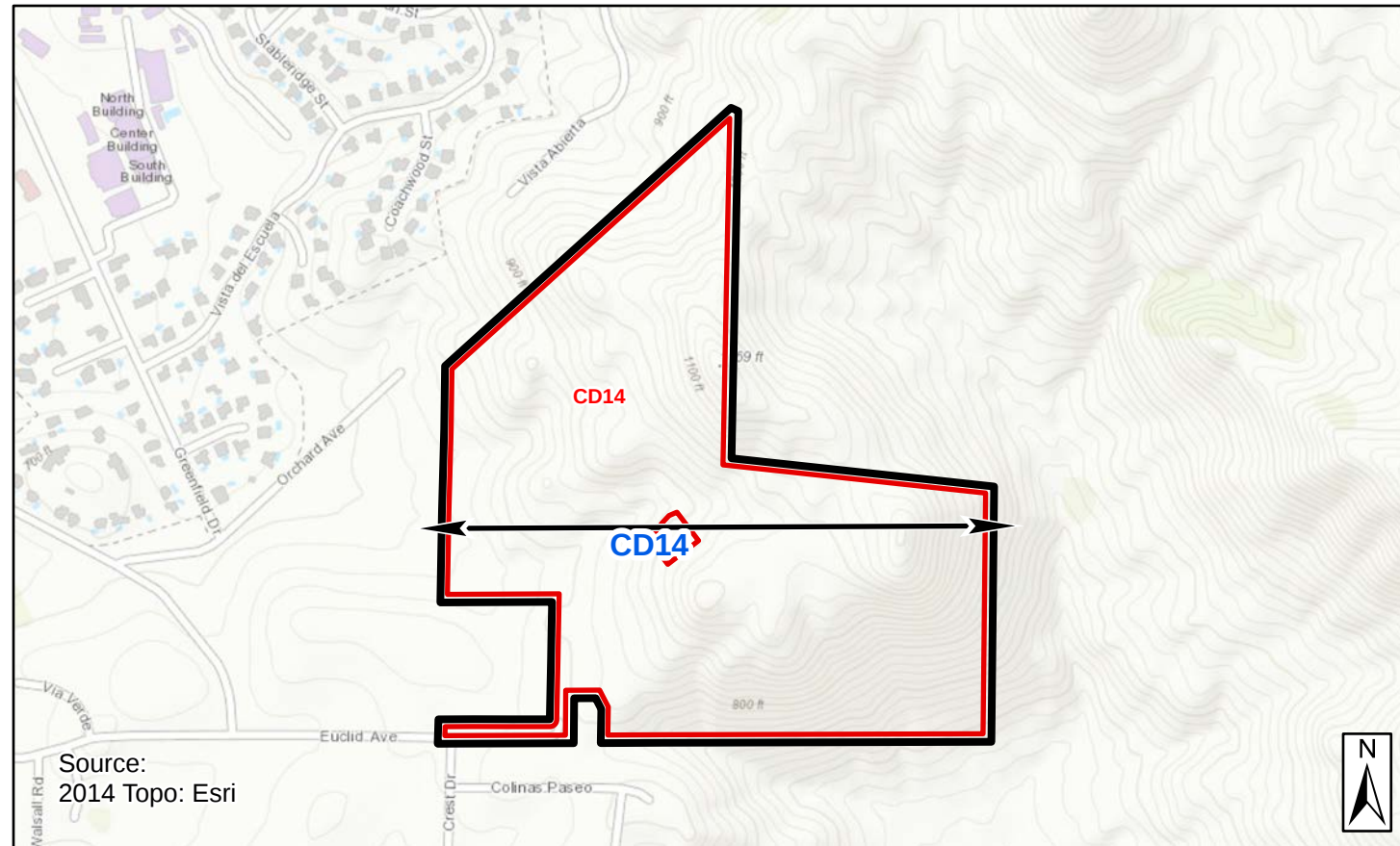
- Undeveloped; Undevelopable Natural Area
- Water
- Road Rights of Way
- Railroad Rights of Way

Legend

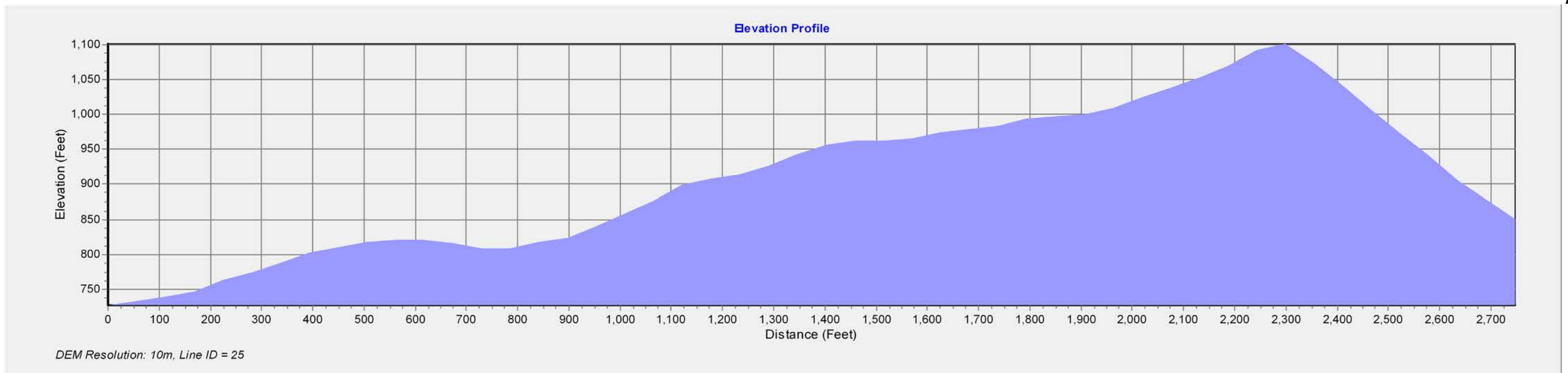
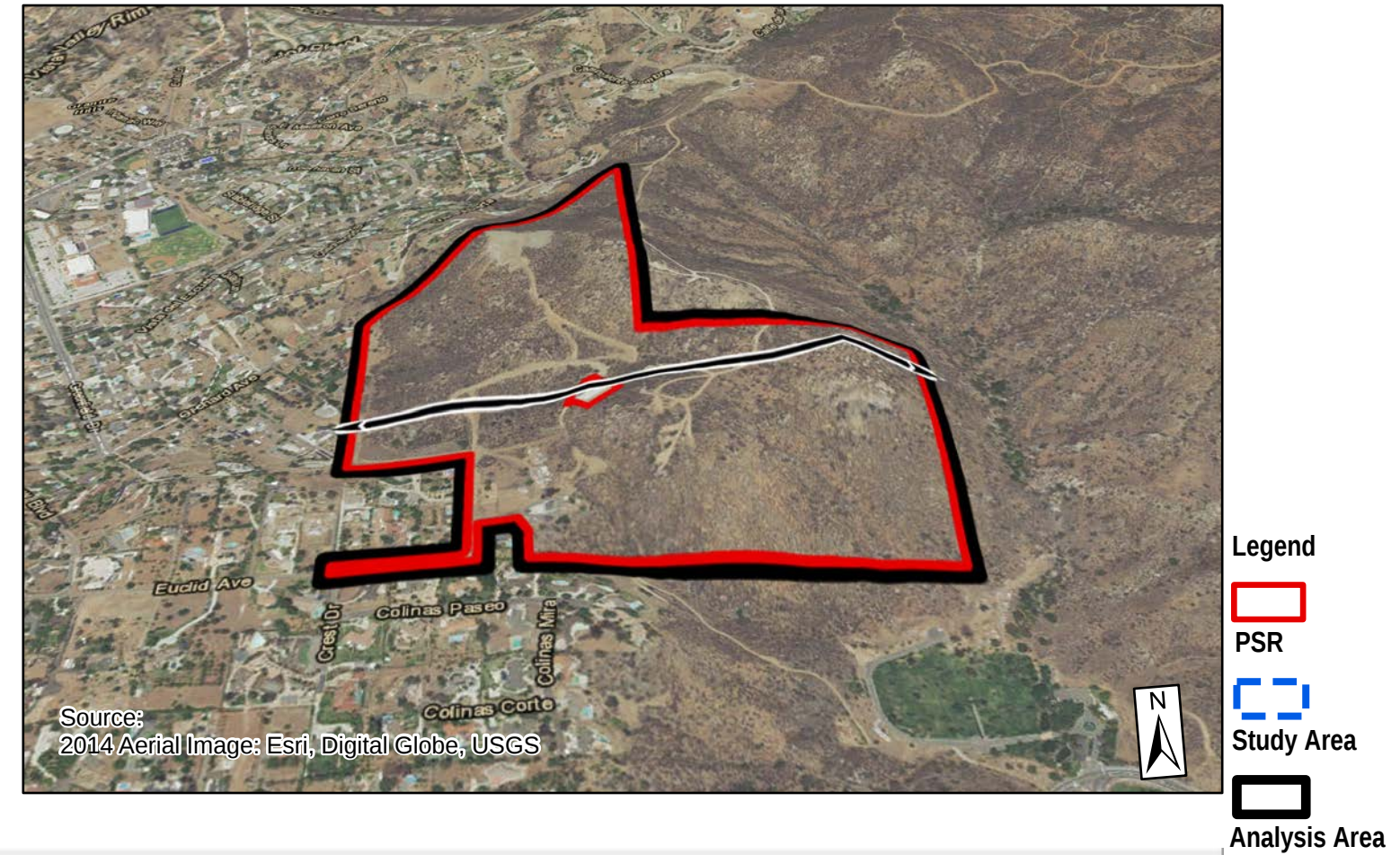
- PSR
- Study Area
- Analysis Area

Source:
2015 LANDUSE_CURRENT: SanGIS

TOPOGRAPHIC VIEW



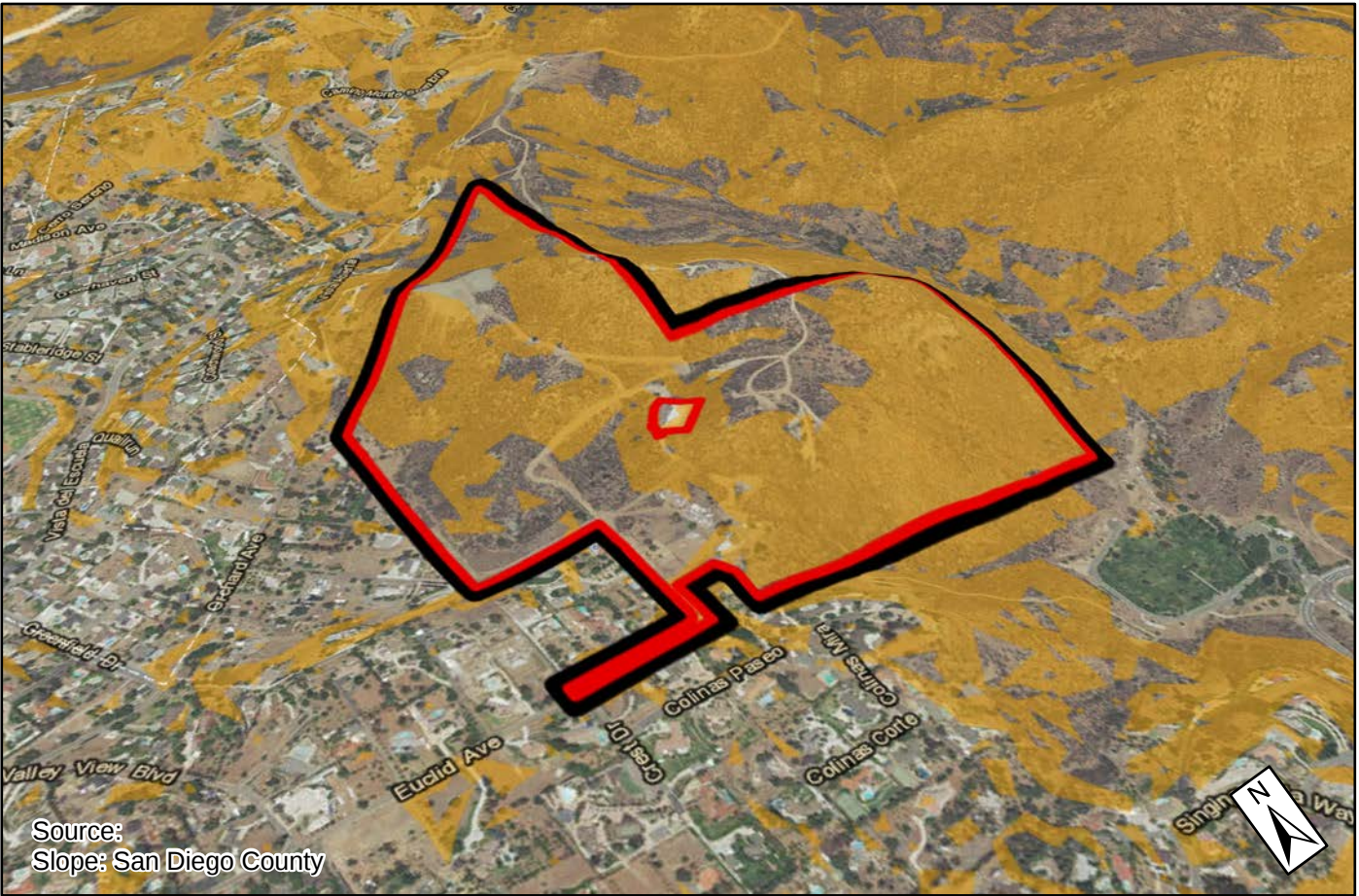
3D VIEW



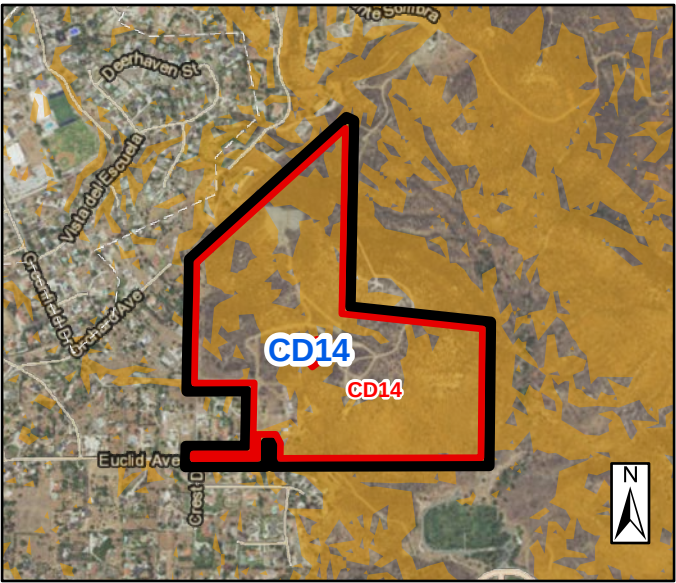
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



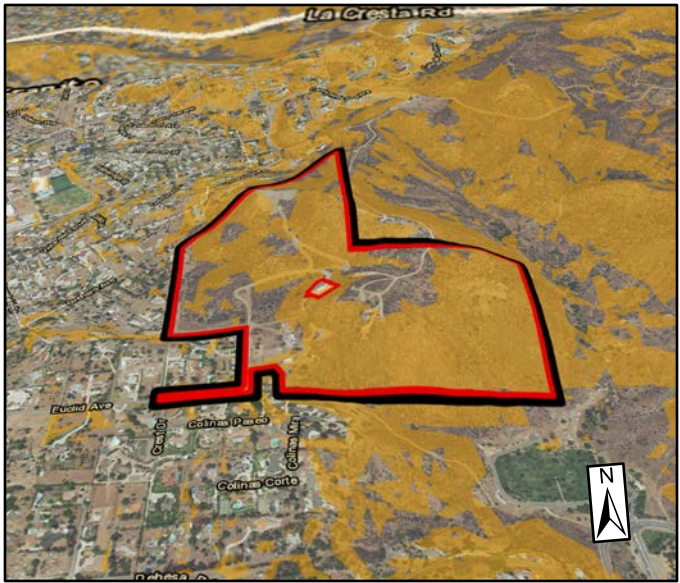
STEEP SLOPES



3D VIEW

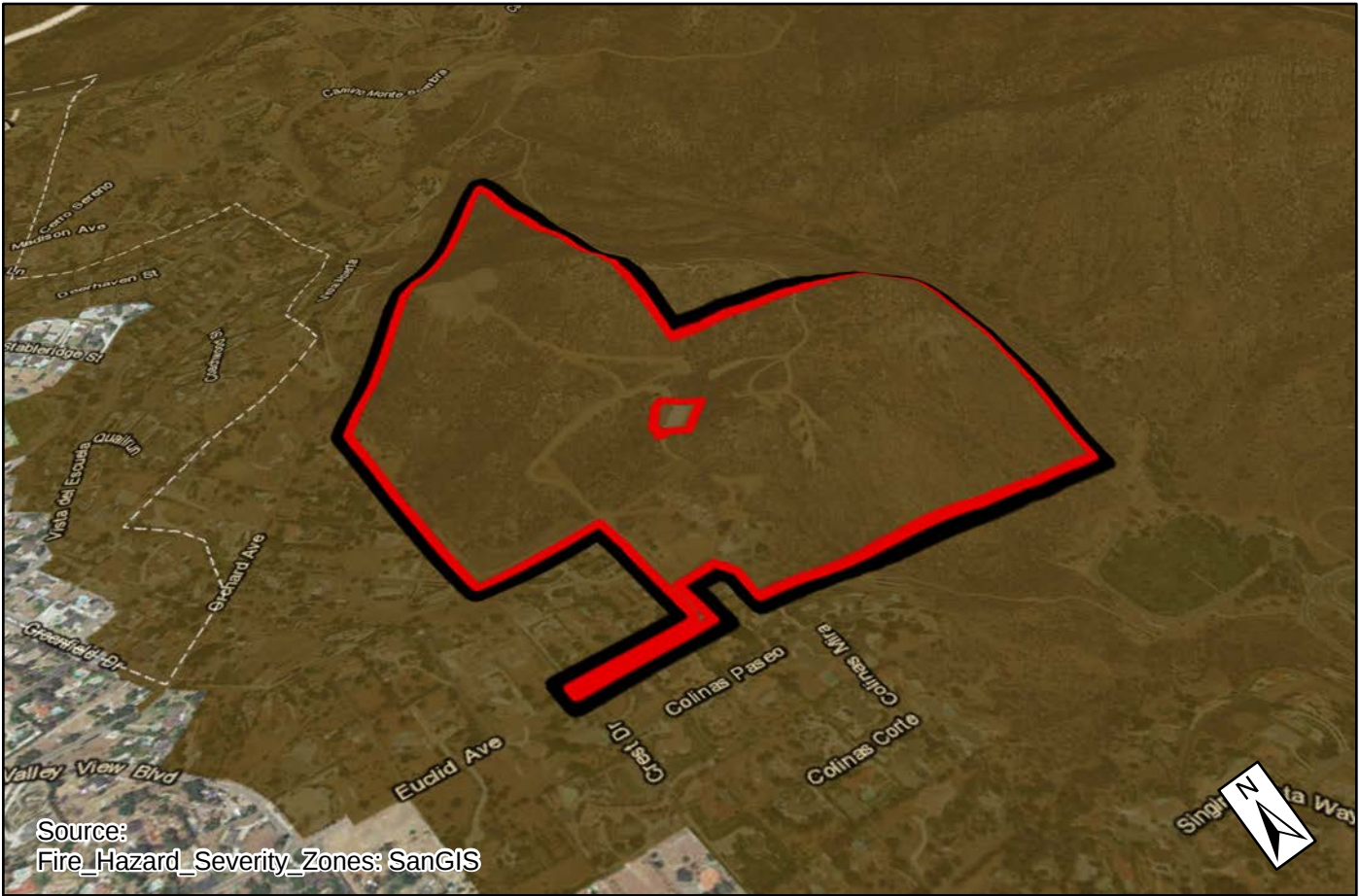


PLAN VIEW

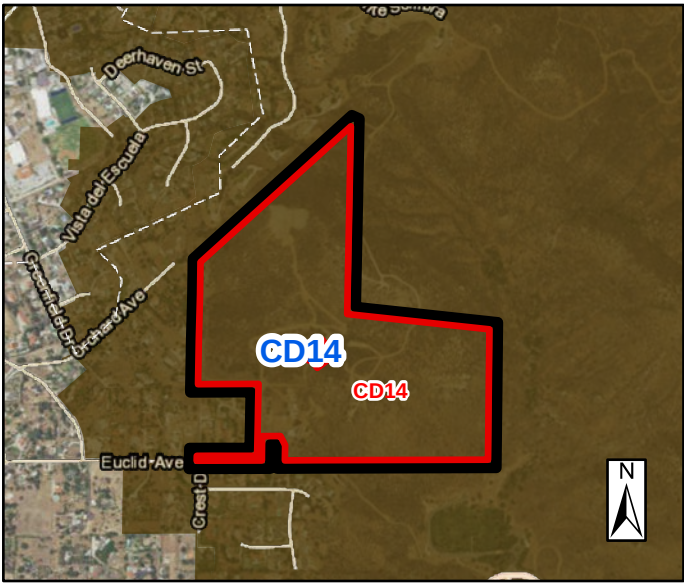


3D VIEW # 2

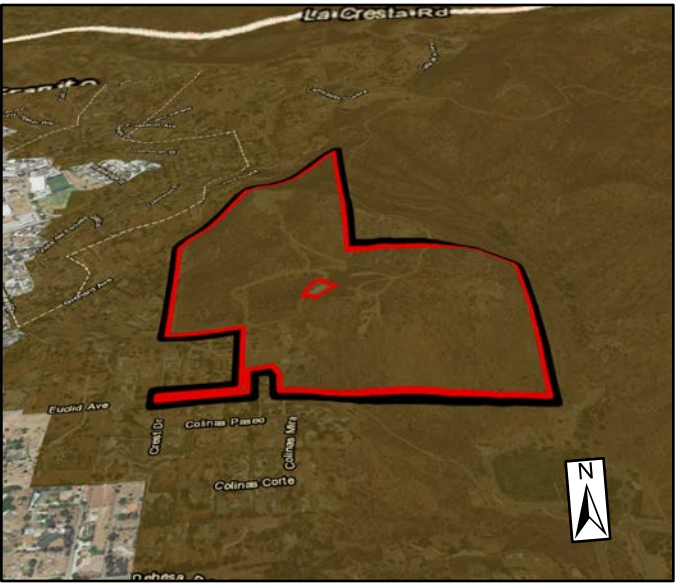
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



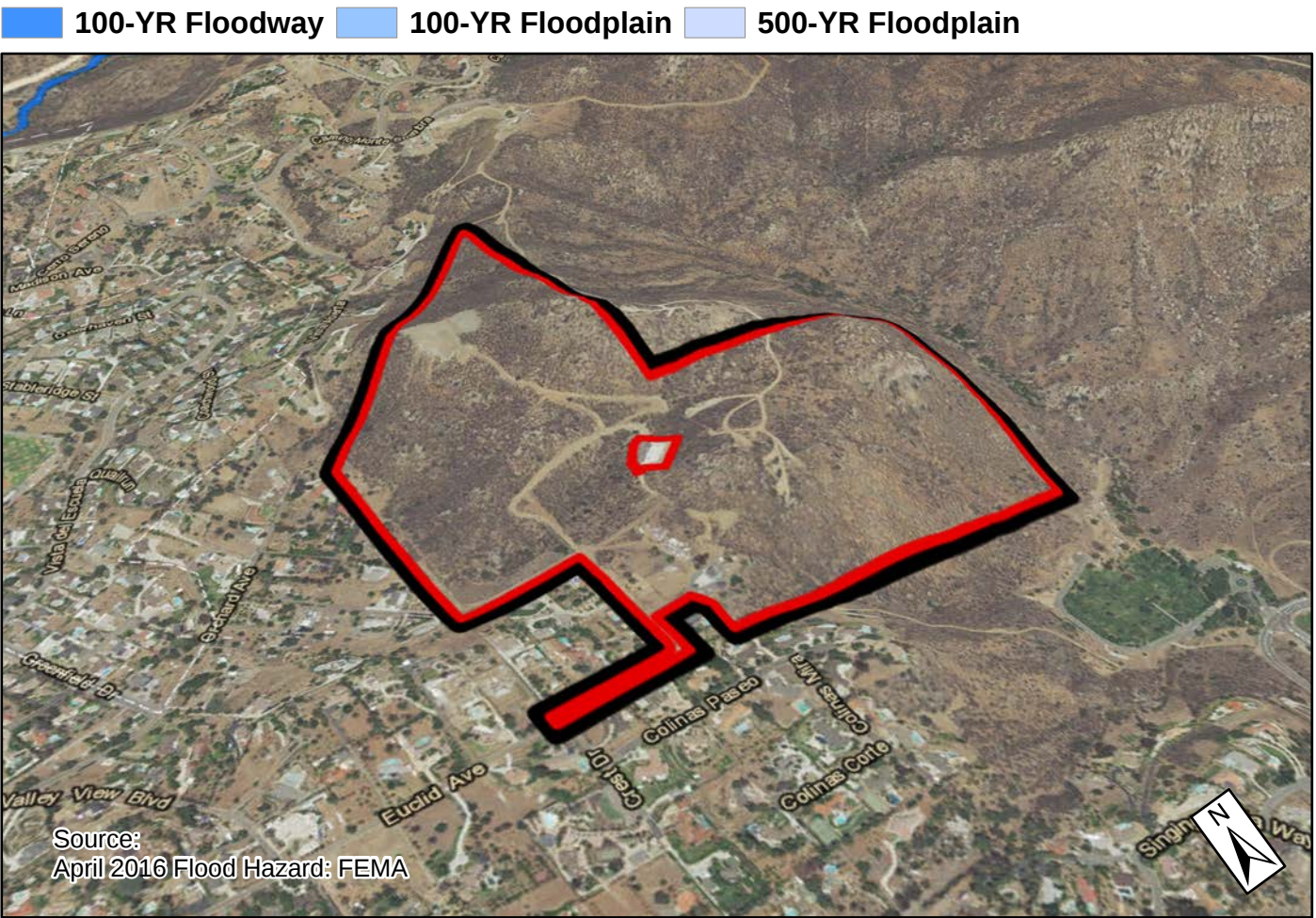
PSR



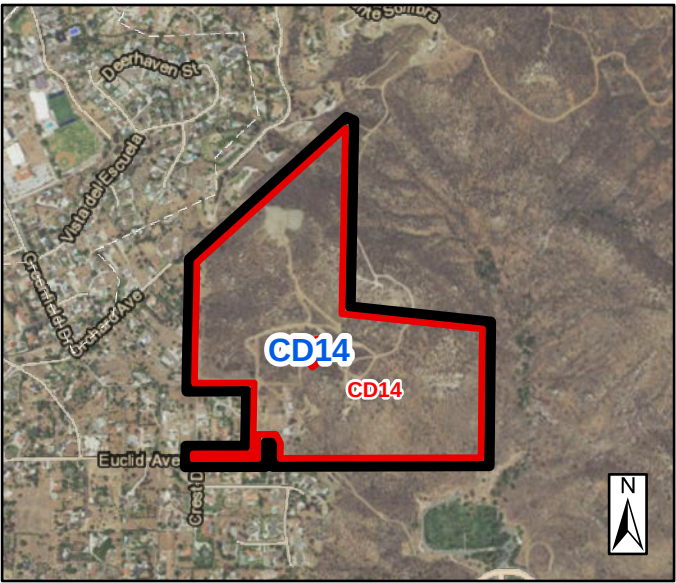
Study Area



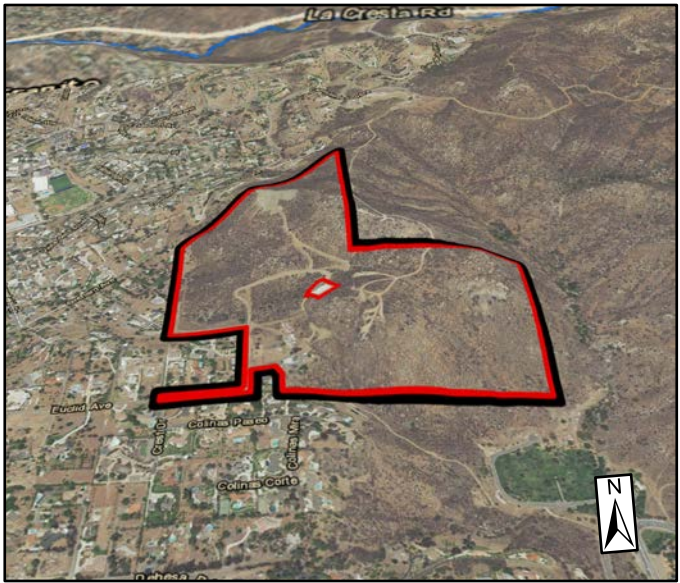
Analysis Area



3D VIEW



PLAN VIEW



3D VIEW # 2

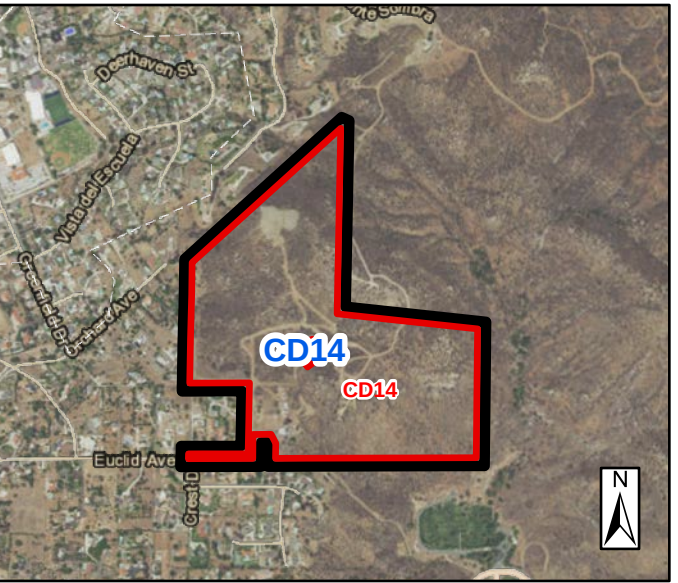
Wetland Area Wetland Buffer

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

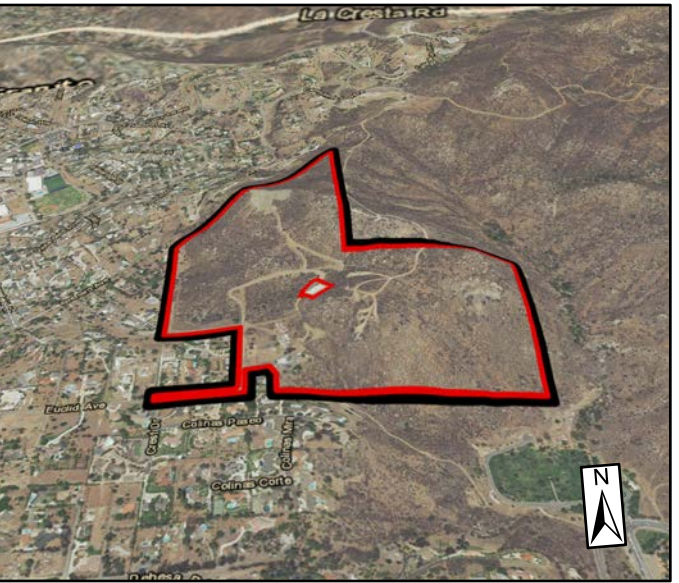
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW



PLAN VIEW



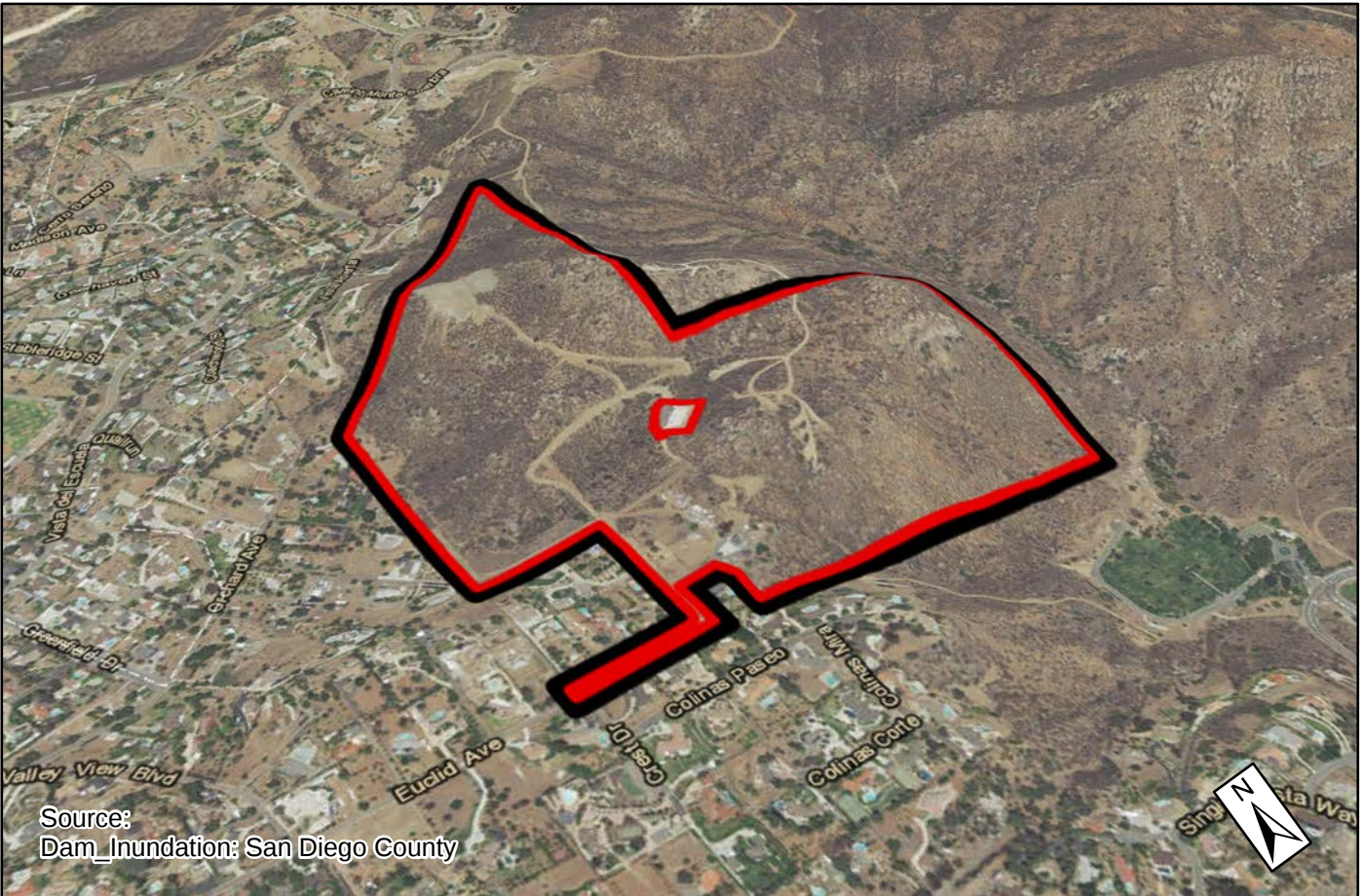
3D VIEW # 2

Legend

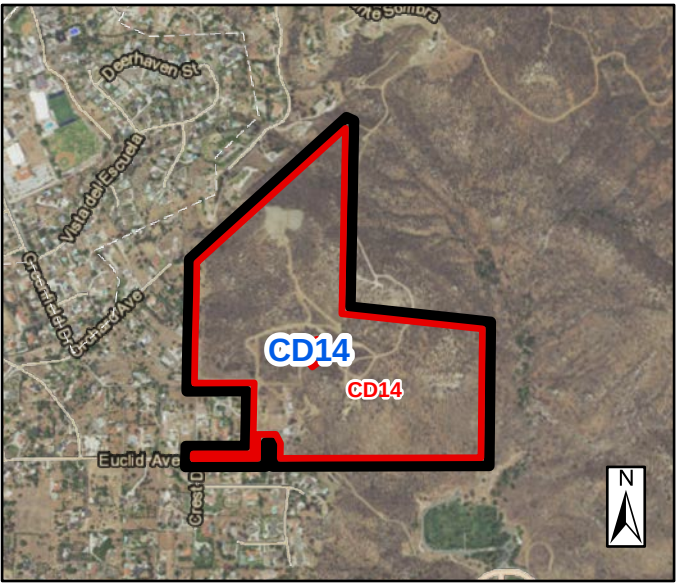
- PSR
- Study Area
- Analysis Area



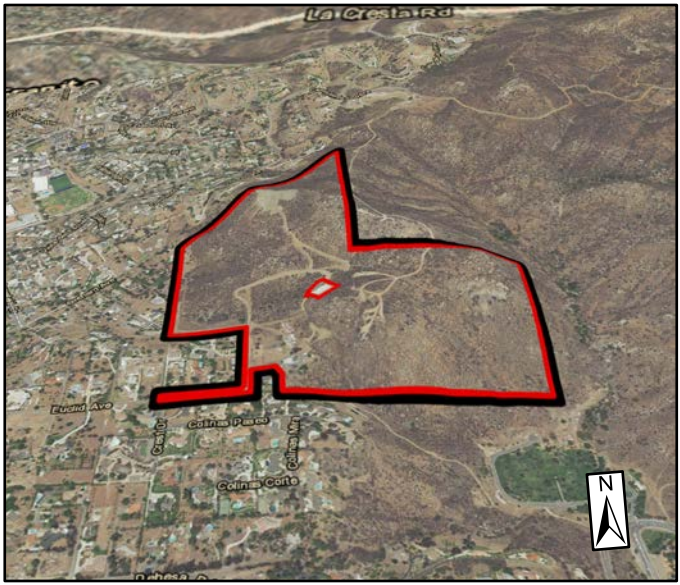
 DAM INUNDATION ZONES



3D VIEW

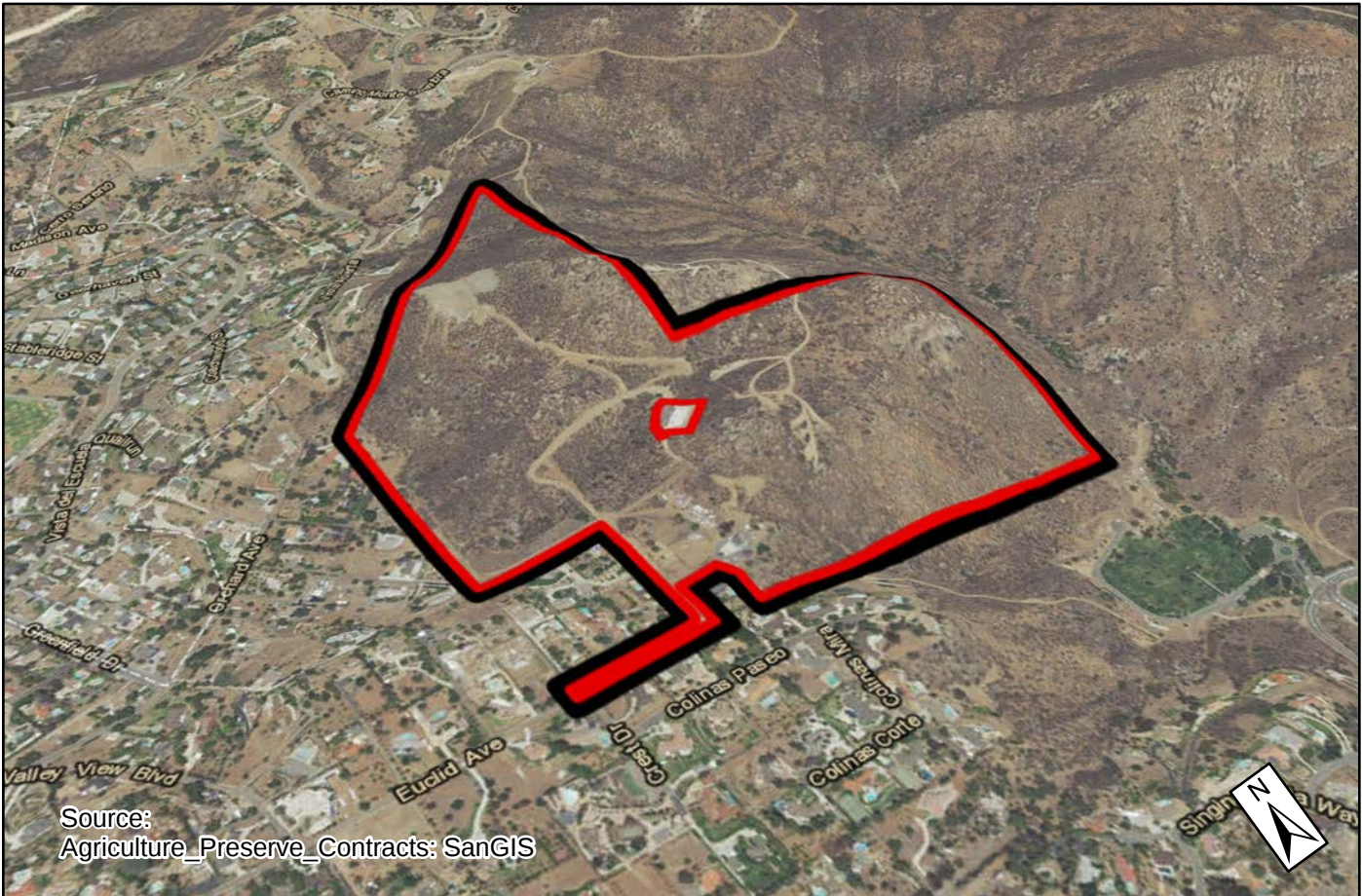


PLAN VIEW

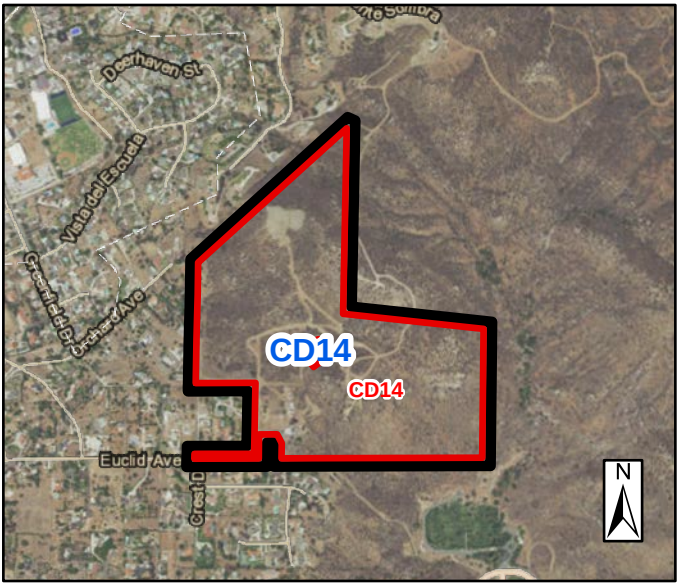


3D VIEW # 2

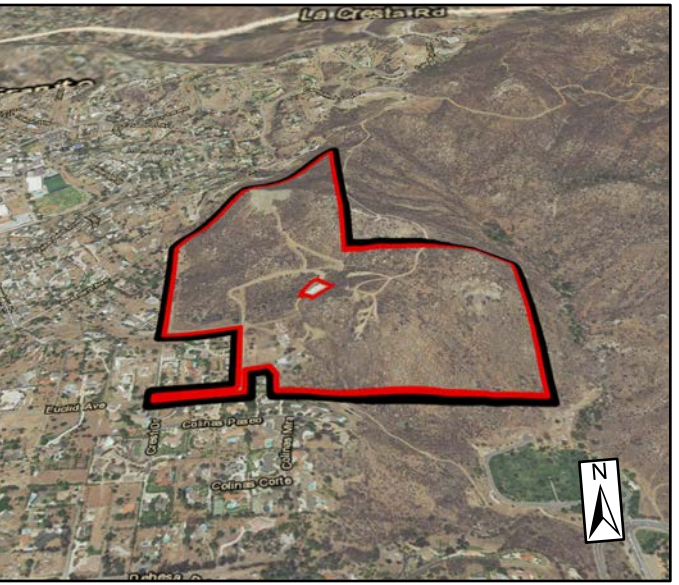
 WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

-  PSR
-  Study Area
-  Analysis Area



VEGETATION

- PSR Parcels

Coastal Sage Scrub

Chaparral

Grassland

Riparian Scrub

Riparian Woodland

Riparian Forest

Other Woodlands

Vernal Pool, Meadow and Seep

Marsh

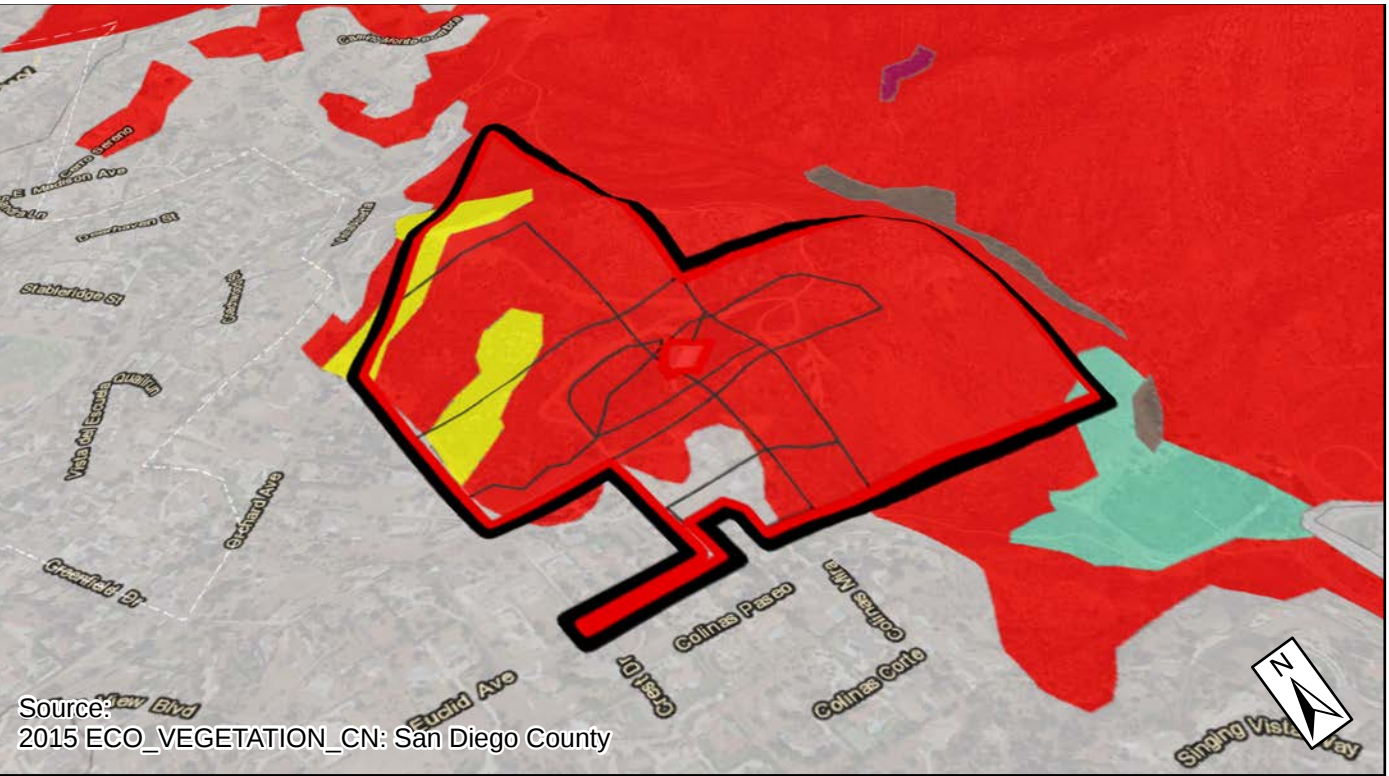
Desert Scrub

Dry Wash Woodland

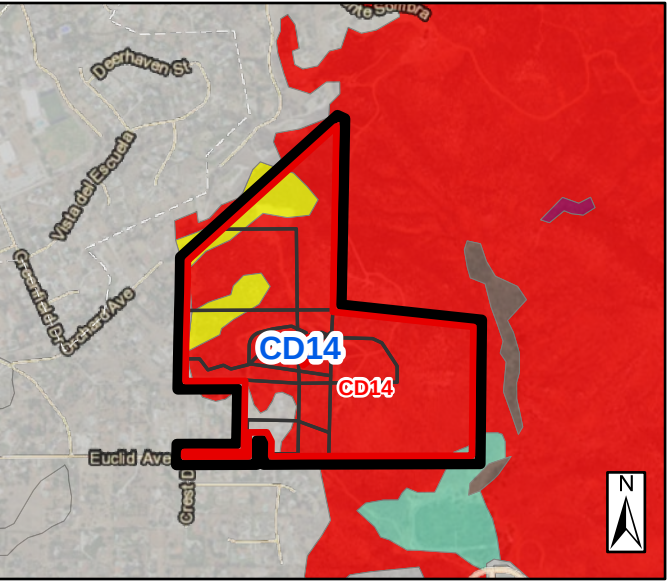
Water (Including 11200, 13200)

Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland

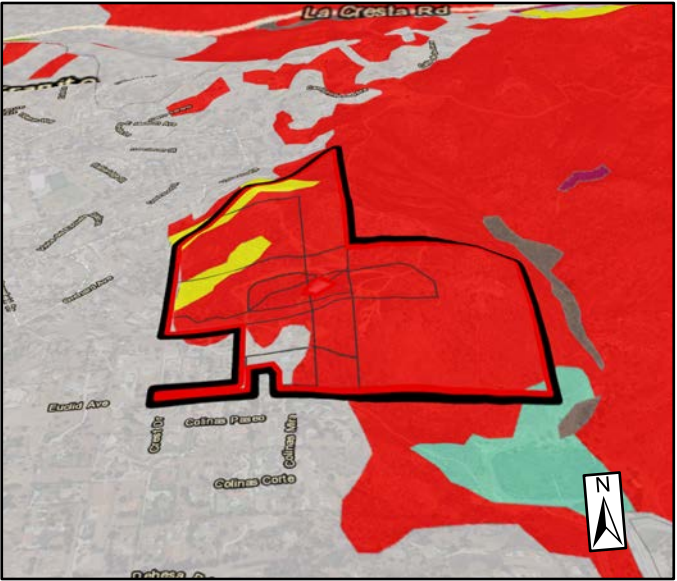
Not Mapped (data gaps)



3D VIEW



PLAN VIEW



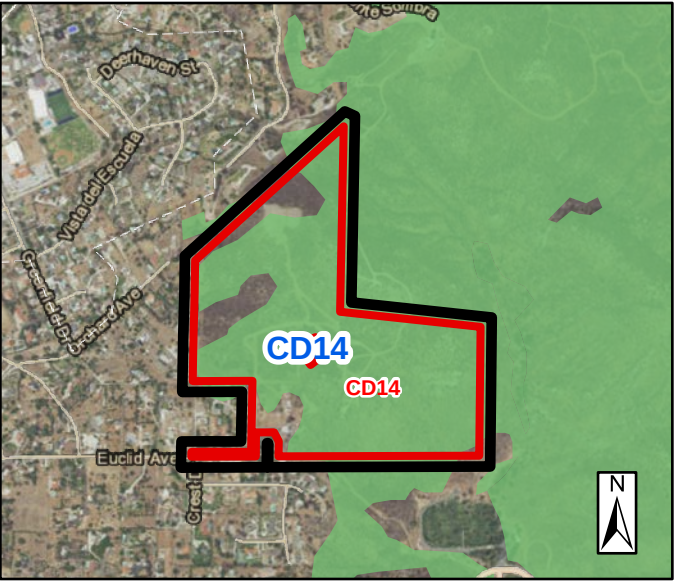
3D VIEW # 2

UPPER TIER VEGETATION

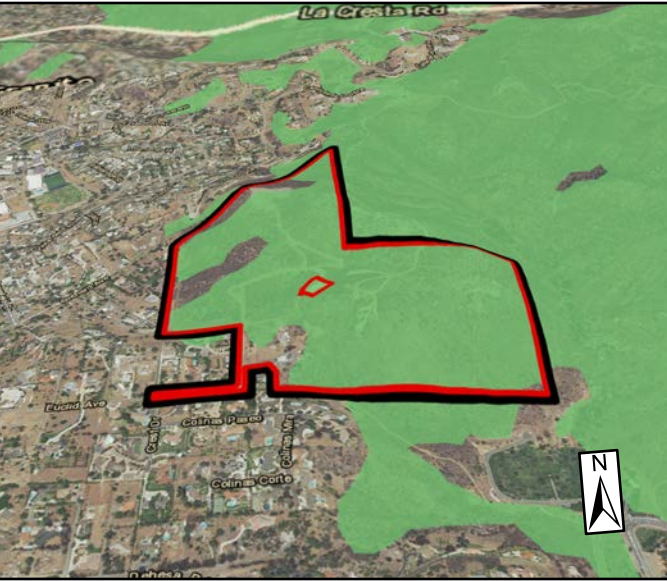
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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

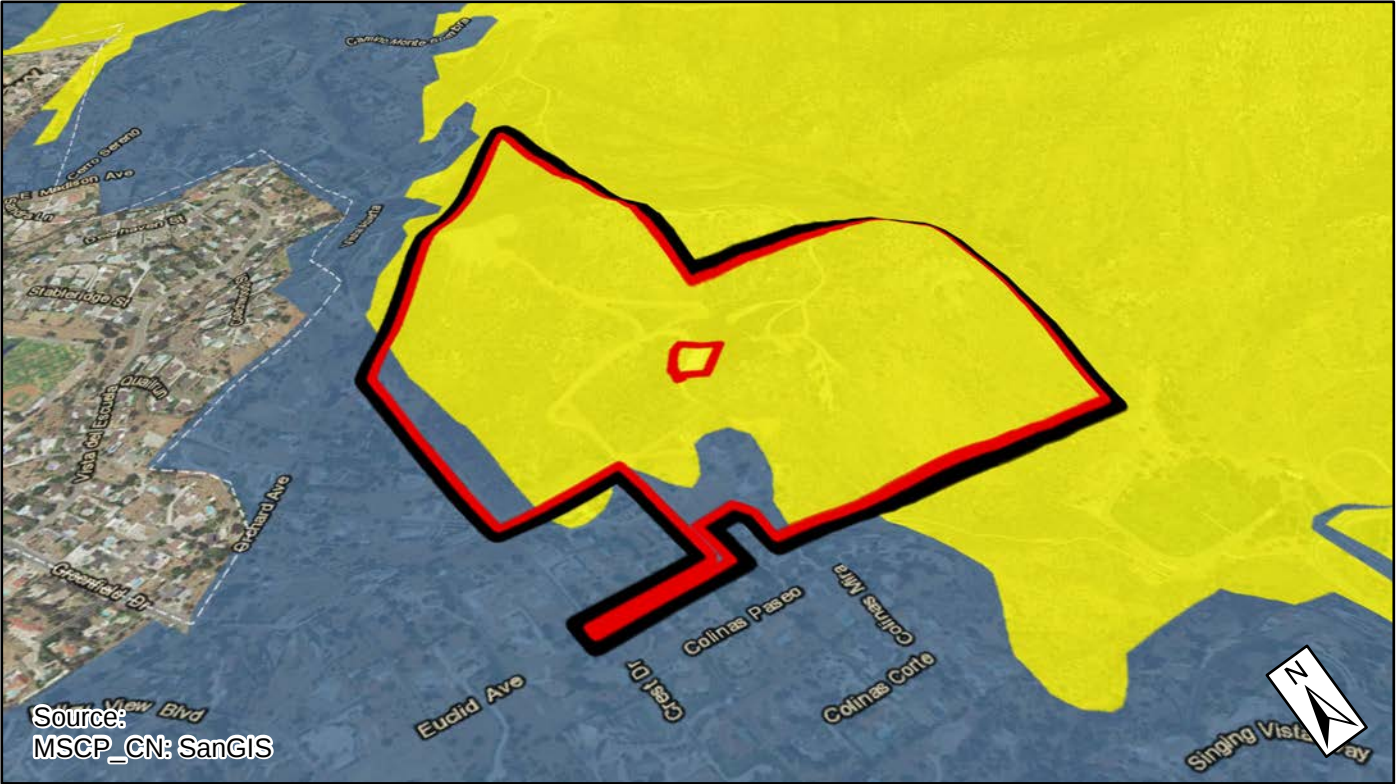
- Legend
- PSR
 - Study Area
 - Analysis Area



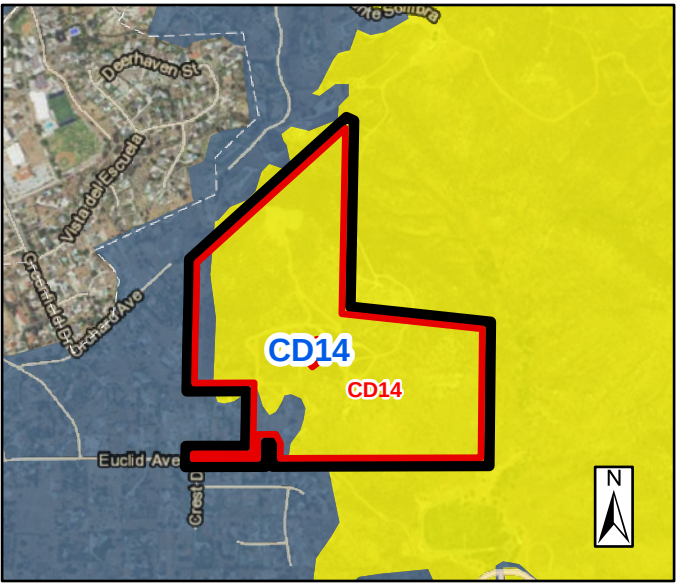
ADOPTED SCMSCP PAMA

Unincorporated Land in Metro-Lakeside-Jamul Segment
(Outside of PAMA and Preserves)

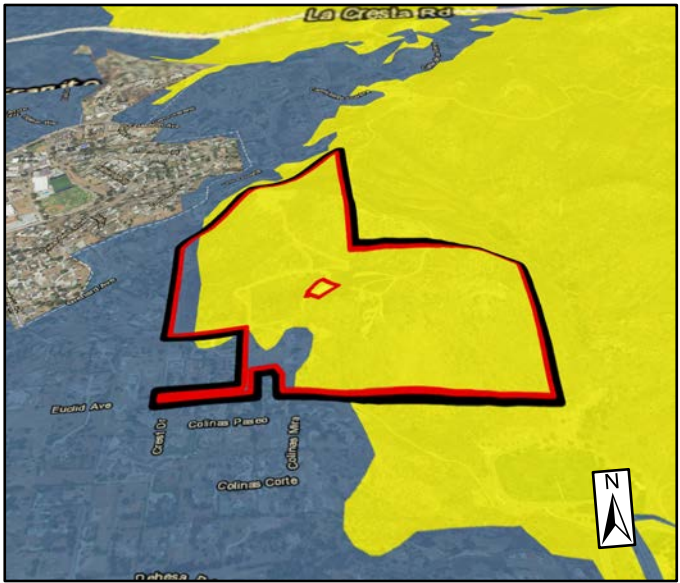
For an explanation of MSCP and PAMA, see p. 33. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

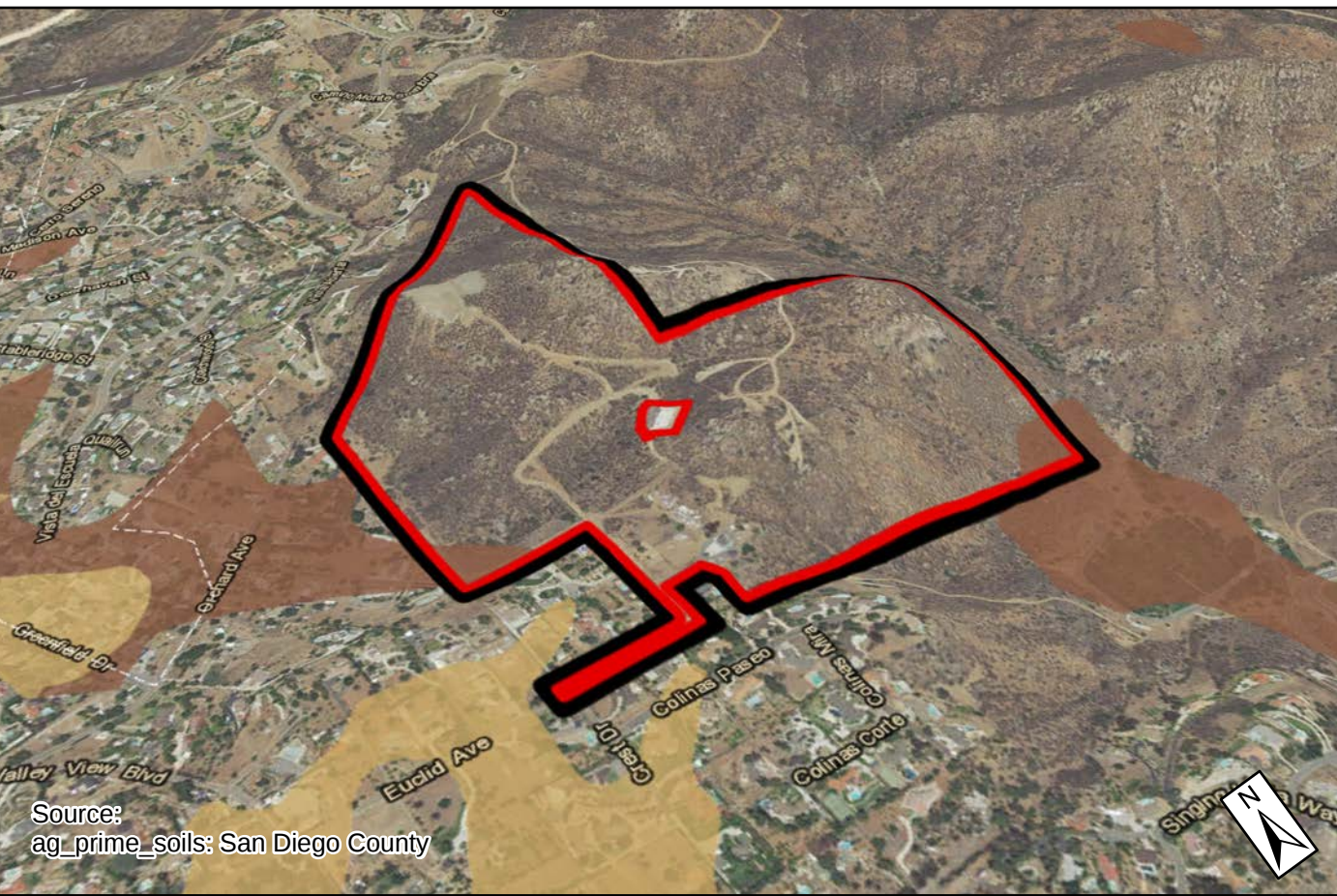


PLAN VIEW

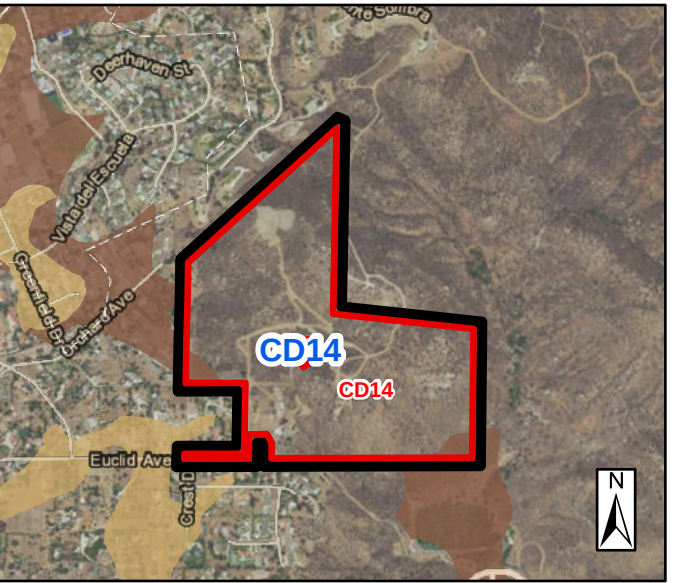


3D VIEW # 2

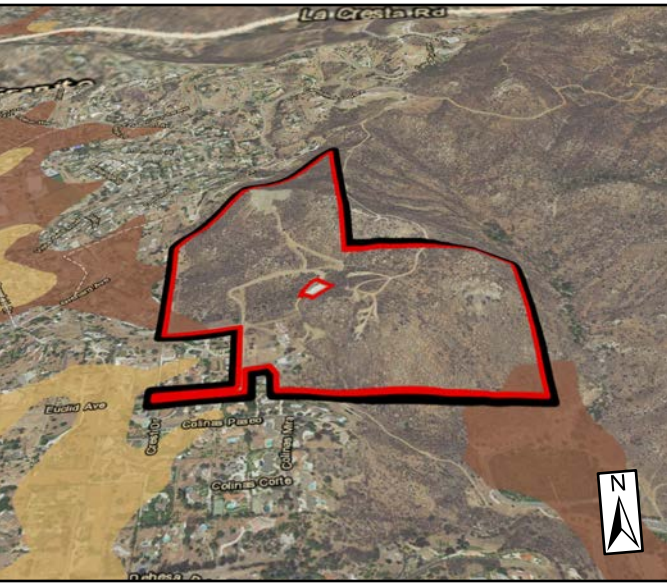
PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



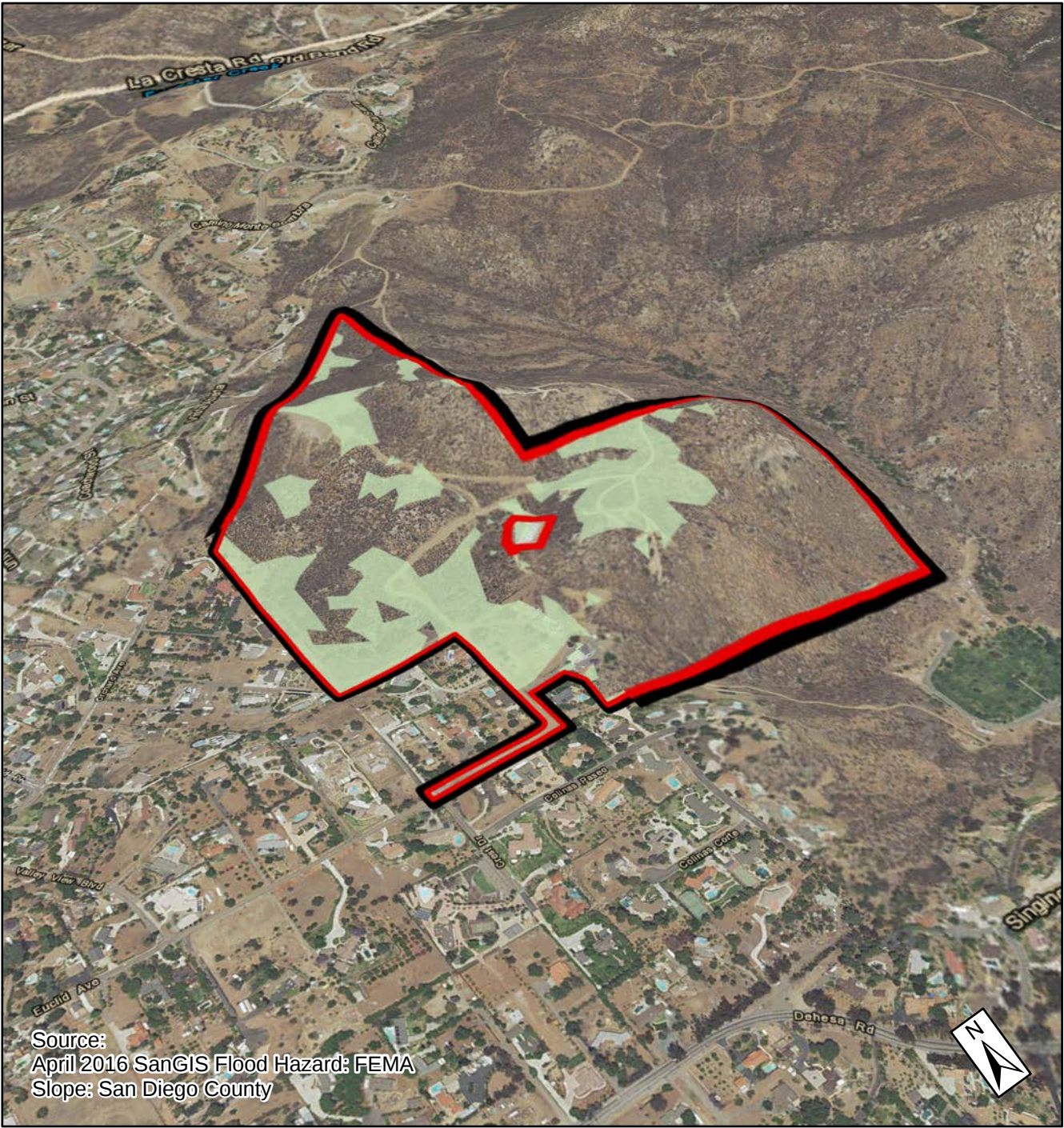
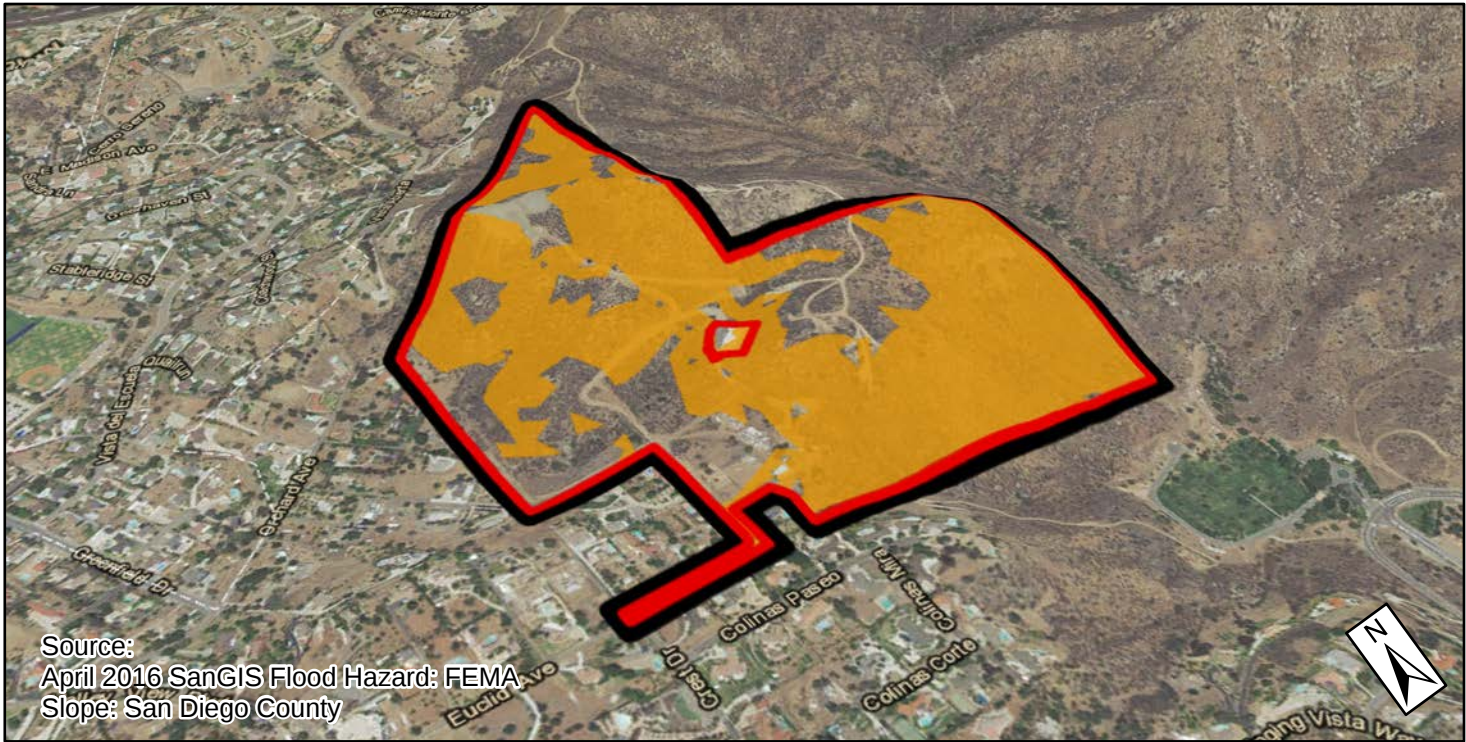
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	71 ac	70 %
Potential Development Area	30 ac	30 %

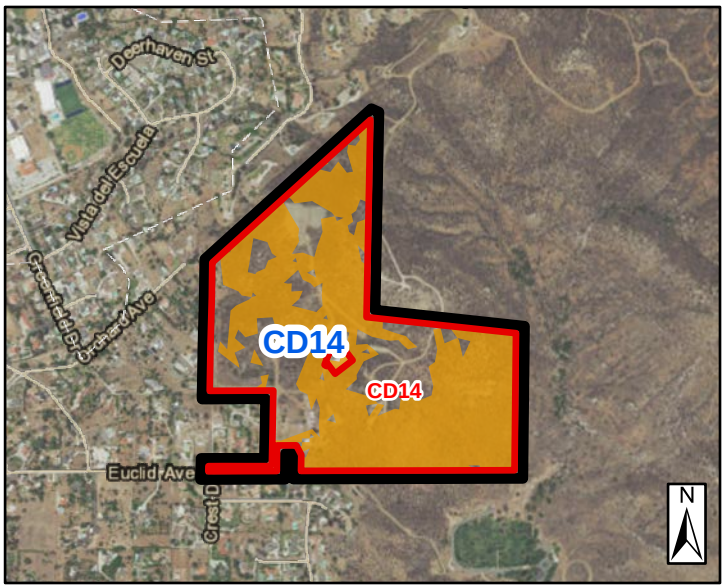
See p. 33 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area

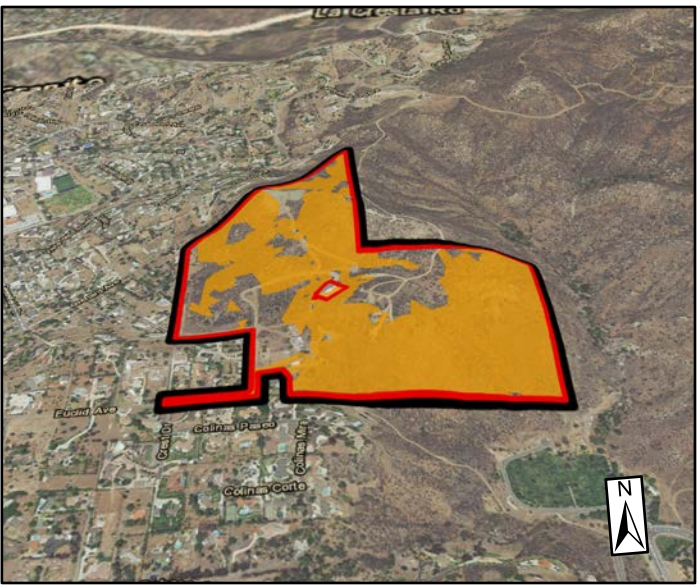


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW



PLAN VIEW

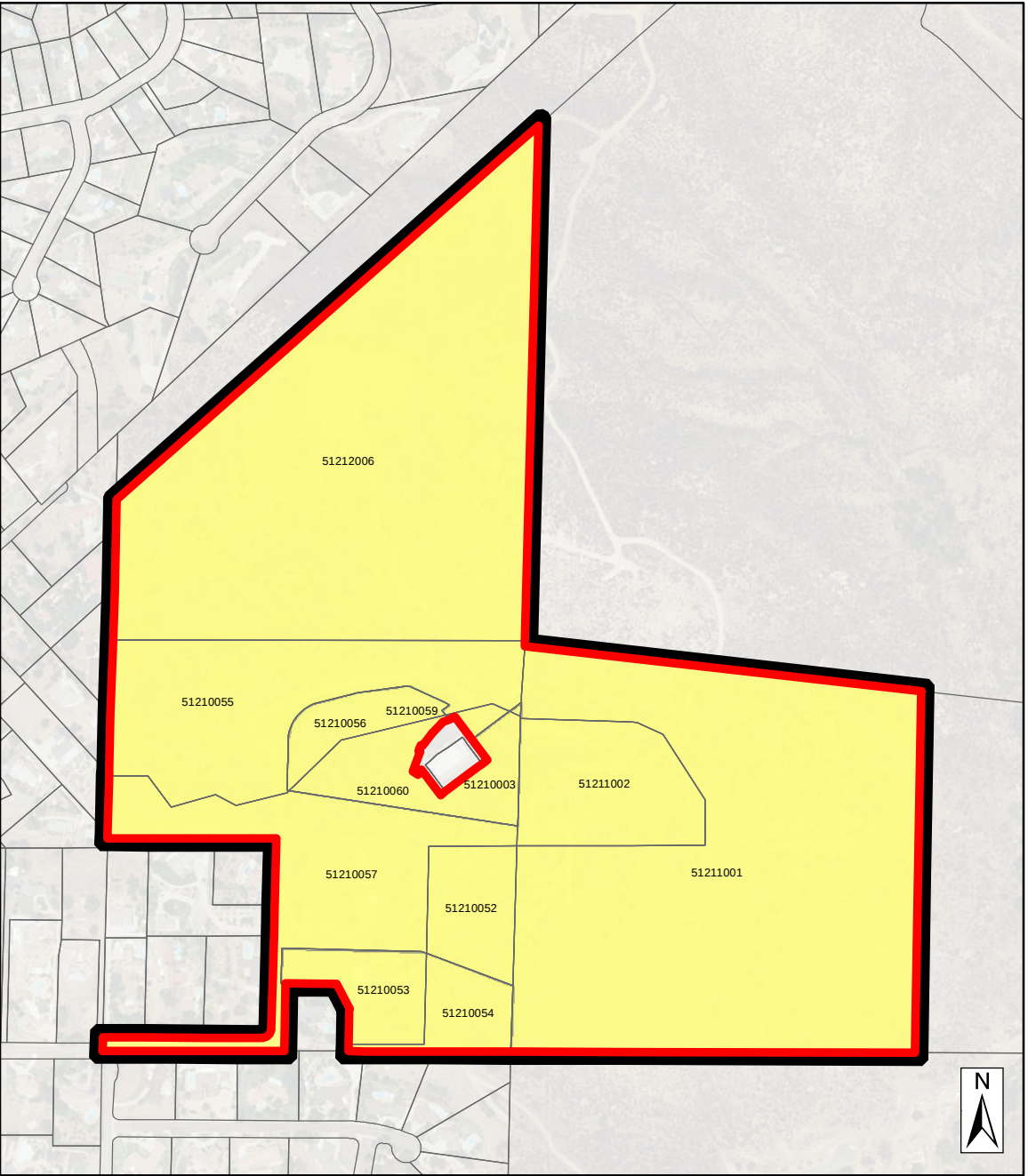


3D VIEW # 2

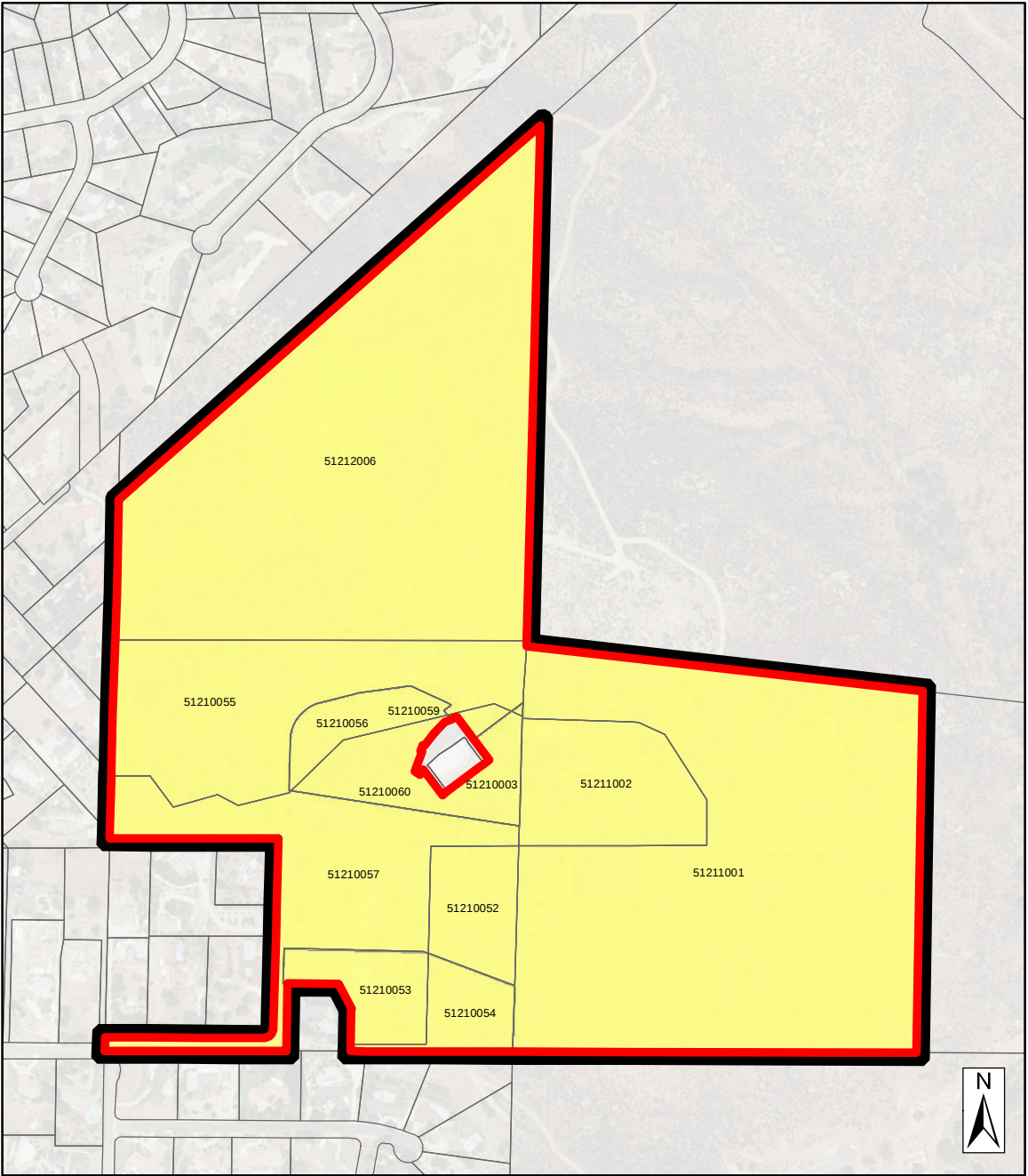
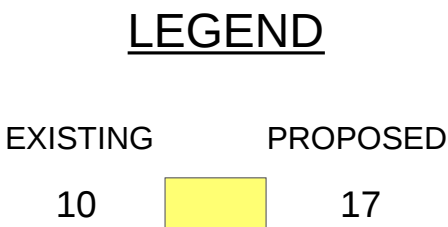
3D VIEW



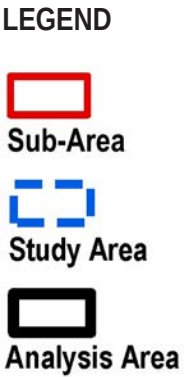
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

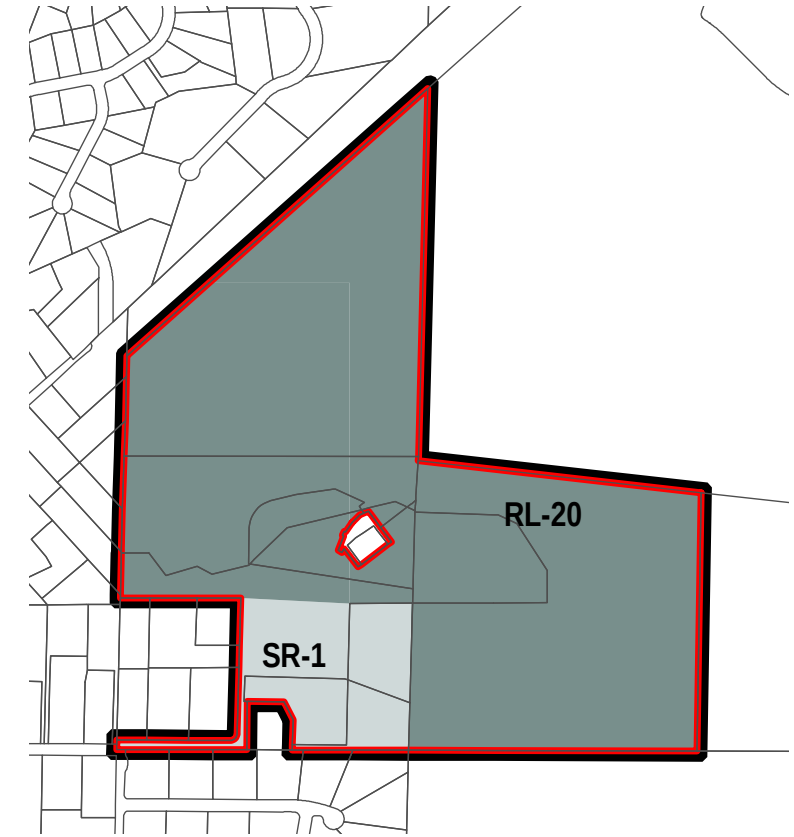




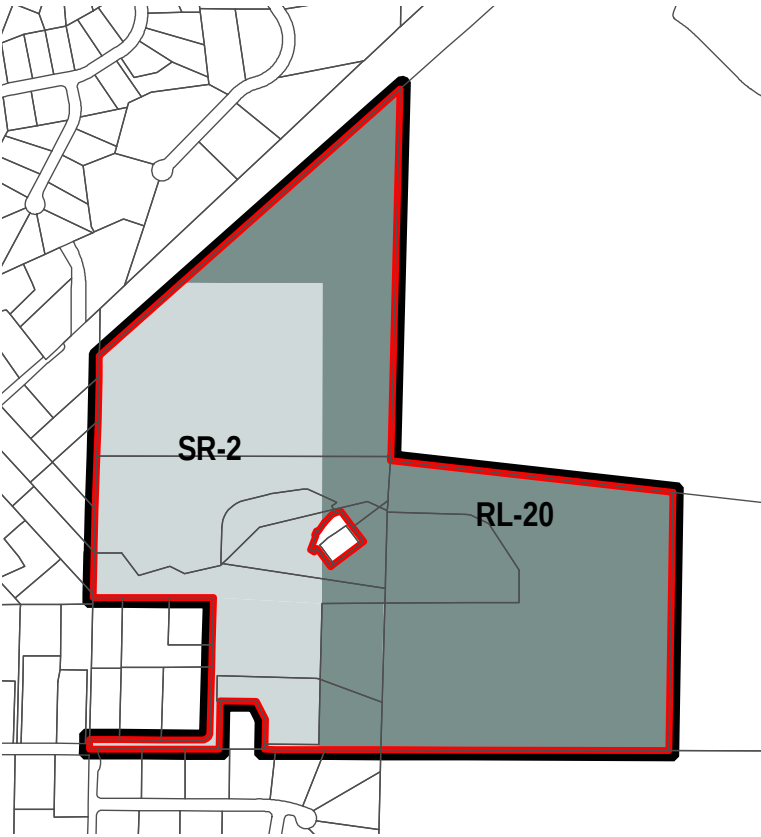
EXISTING

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-20/SR-1 to RL-20/SR-2 Property Owners: Gazallo Size: PSR – 101 acres; 10 parcels Location/Description: Approximately 1.5 miles southeast of I-8, ¼ mile north of Dehesa Road; within the County Water Authority boundary Estimated Potential Dwelling Unit Increase: 7 Fire Service Travel Time: 5-10 minutes Prevalence of Constraints: ● – high; ◐ – partial; ○ - none ● Steep Slope (Greater than 25%) ○ Floodplain ○ Wetlands ● Sensitive Habitat ○ Agricultural Lands ● Fire Hazard Severity Zones <tr><td>Staff Recommendation and Summary Rationale</td></tr> <tr><td>NOT DETERMINED</td></tr>	Staff Recommendation and Summary Rationale	NOT DETERMINED
Staff Recommendation and Summary Rationale		
NOT DETERMINED		

Project Context

Parcels - The PSR contains 10 parcels totaling 101 acres, with no Study Area added. - The current parcel sizes range from just under 2 acres to 33 acres.
General Plan - The existing designation is RL-20 and SR-1 for the entire PSR Area. - The proposed designation is RL-20 and SR-2 for the entire PSR Area. - The area proposed for SR-2 is substantially larger than the current SR-1 area, resulting in the noted increase in estimated potential dwelling units.
Location/Access - CD14 is located in the western portion of the Crest-Dehesa Community Planning Area (CPA) near the eastern boundary of the City of El Cajon - The area is approximately 1.5 miles southeast of Interstate 8 and is accessible via Euclid Ave which is a County-maintained road (though the County-maintained portion ends at the PSR boundary).
Public Utilities - The PSR area is within the County Water Authority Boundary, with the majority of it located within the Padre Dam Municipal Water District, and the southwestern portion located within the Helix Water District. - The PSR area is not within a sewer district. - The fire service travel time for the area proposed for SR-2 is estimated at 5-10 minutes.
Uses - The vast majority of CD14 is undisturbed native habitat with the exception of a couple of dirt access roads and one single family residence near the southern boundary. - The Helix Water District has a water storage tank and associated facilities in a 0.75-acre property located in the center of the PSR area (surrounded by the Gazallo property) that would not change designations as part of this proposal (not part of the PSR).
Environmental Characteristics - The undisturbed native habitat consists mostly of coastal sage scrub. - The area adjacent to, and south of the east-west dirt road in the central portion of the area contains a low lying drainage area with some plants characteristic of drainage areas, like mulefat. - The PSR area is located within a Pre-Approved Mitigation Area (PAMA) of the adopted South County MSCP - Steep slopes cover approximately 70% of the PSR area. - The steep slope areas in the western portion of the PSR area include ridgelines and other areas with visibility from the developed residential neighborhoods to the west.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	
Potential Dwelling Unit Estimate in PSR Area: 10 units		Potential Dwelling Unit Estimate PSR Area: 17 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	A70	A70	
Zoning Minimum Lot Size	1, 2, and 4 acres	1 acre (area proposed for SR-2) / 4 acres (area proposed for RL-20)	
COMMUNITY INPUT			
At their 12/12/16 meeting, the Crest/Dehesa Community Planning Group voted to recommend an alternative map that would yield an estimated 14 lots. The EIR alternative map was developed to reduce the area of SR-2 so that an estimated yield of 14 lots would be possible under that map. That alternative map will be an additional option (in addition to the two above) for the Board of Supervisors during the hearing process.			

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	• A change in the Regional Category, from Rural to Semi-Rural, would be required for the area proposed to change from RL-20 to SR-2. • No change in the Regional Category would be required for the area proposed to change from SR-1 to SR-2, remaining in the Semi-Rural Regional Category.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	• Roads/transportation ➢ Euclid Avenue is a County-maintained road providing access to the southwestern portion of the PSR (County-maintained portion ends at the edge of the PSR area). ➢ Approximately 2 miles to the closest I-8 on-ramp via Greenfield Drive. ➢ Approximately 1.5 miles to the nearest Metropolitan Transit System (MTS) bus stop (Bus Route 875). • Water Service & Infrastructure ➢ Padre Dam Municipal Water District provides service to 6 PSR parcels (northern and western parcels). ➢ Helix Water District provides service to 3 PSR parcels (southwestern parcels). • Sewer Service & Infrastructure ➢ Not in a sewer service area • Fire protection service ➢ San Miguel Consolidated Fire District ▪ The closest station is Station 23 at 2410 Dehesa Rd, El Cajon CA, 92019, approximately 2 miles away, via existing roads. ➢ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	• Existing land uses within a ½ mile: residential, conserved open space, recreation (golf course, ball fields), church, public facilities • Land use designations within ½ mile: SR-1, SR-4, RL-20, Public/Semi-Public Facilities, Public Agency Lands, Singing Hills Specific Plan Area	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 1.8 miles to the Crest Rural Village (geographic center) that has 52 jobs and has commercial uses on La Cresta Blvd • 3.9 miles to the City of El Cajon (geographic center) that has 37,643 jobs • 3.7 miles to the Sycuan Reservation Sycuan Resort & Casino that has 2,542 jobs • 2 miles to the nearest commercial area (gas stations and convenience stores)	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not	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
	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. <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: • 1000 acres in SR-1 designation • 55 acres in SR-2 designation • 240 acres in SR-4 designation • 1000 acres in RL-20 designation • 115 acres in Public Agency Lands • 225 acres in Singing Hills Specific Plan Area • 55 acres in Public/Semi-Public Facilities	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• Most of CD14 is in Rural Lands 20, while the flatter southwestern 12 acres is designated SR-1. The SR-1 area is adjacent to the neighborhood of mostly 1-acre lots with more extensive infrastructure. ➤ This fits the development pattern of the Crest-Dehesa Community Plan Area, with clusters of Semi-Rural densities surrounded by steep slope (and otherwise constrained) areas of Rural Lands densities. ➤ This pattern is also reflective of Community Character Issue LU-1.1 of the Community Plan, which notes, <i>“Generally, the topography and nature of existing development within the Subregion offer an opportunity to retain the established communities as separate entities surrounded by areas of very low density development and open space.”</i> • The RL-20 portion of CD14 starts the transition into steep slope areas of extensive habitat preserves to the east. • The RL-20 pattern here also takes into account the Very High Fire Hazard Severity Zone, in an area with limited access for firefighters.	
		Regional Categories Map	• A change in the Regional Category, from Rural to Semi-Rural, would be required for the area proposed to change from RL-20 to SR-2. • No change in the Regional Category would be required for the area proposed to change from SR-1 to SR-2, remaining in the Semi-Rural Regional Category.	

Policy		Policy Review Criteria	Description	Notes
		Greenbelts on/near the edges of communities	- The RL-20 designated northern portion of the PSR area is less than one mile from a border with the City of El Cajon; however, there is an area of SR-1 and SR-4 separating CD14 from this border. As such, there is not a greenbelt (of very low density, agricultural lands, and open space) separating Crest-Dehesa from El Cajon. - If these few developed residential parcels were to be annexed into the City of El Cajon, this northern portion of Rural Lands would be considered a greenbelt buffer per the General Plan definition and intent of Policy LU-2.5. ➤ These parcels between the PSR area and city boundary are not within El Cajon’s Sphere of Influence (SOI).	
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	Proximity to other jurisdictions	- Approximately ½ mile from the City of El Cajon - Approximately 5 miles from the City of La Mesa	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
	ensure that land use designations are consistent with existing and 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)	The CD14 PSR is 101 acres.	LU-1.9 Additional Notes
		Overall additional density potential	The proposal would result in 7 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 they are under common ownership and 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. 33 for an explanation of the Conservation Subdivision Program.	- The Conservation Subdivision requirement would be maintained for the area proposed to remain in RL-20 designated lands. ➤ The Conservation Subdivision Program requires 80 percent resource avoidance based on the existing and proposed areas of the RL-20 designation. - The Conservation Subdivision requirement is not applicable to the SR-1 and SR-2 areas in the existing and proposed maps.	
		Steep slopes (≥25%) within the areas of additional density potential	- Approximately 72 acres of steep slope Ordinance 7711 of 1989 applies to the CD14 site, which impacts feasibility, and reads as follows: <i>D3 DESIGNATOR</i> <i>GPA 89-03. R87-041: SUBAREAS 110A-1 THROUGH 110A-8, 111 AND 112. (see map below)</i> <u>Objective</u> <i>Minimize environmental, topographical, and visual impacts from development of this site.</i> <u>Standards</u> <i>The alteration of the natural topography of the site shall be minimized, shall avoid detrimental effects to the visual setting and natural drainage system, and be allowed only for roadways, driveways and excavations for foundations and underground utilities. The grading of level building pads or terracing of septic systems will not be permitted.</i> <i>Existing large rock outcroppings shall not be removed but rather incorporated into the design and landscaping of individual homesites.</i> <i>An open space easement shall be applied to all of Subareas 1103A3 and 110A4. (see map below)</i> <i>The architecture of the homes should be designed to fit the terrain. Building materials of color and texture which blend with the natural environment should be used.</i> <i>Landscaping used to replant areas which are disturbed in the construction of roads, driveways and utilities which pass through areas which are predominantly composed of native vegetation should</i>	These D Designator ordinance requirements present feasibility issues in terms of meeting the 17 potential lots under the proposed map. The area proposed to be converted from RL-20 to SR-2 contains extensive steep slopes with few flat areas in the northern SR-2 proposed portion. In the southern SR-2 proposed area where there are larger areas of less than 25% slope, the Habitat Evaluation Model classifies it as ‘Very High Value’ due to the presence of coastal sage scrub in addition to a drainage area with plants indicative of that (mulefat).

Policy	Policy Review Criteria	Description	Notes
		<i>reflect the plant species composition of the native vegetation.</i> Map of Subareas noted in Ordinance. Green highlighting shows the areas to be placed in open space easements as part of a Subdivision process here. 	
	Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 33 for an explanation of RPO steep slope implications.	10% encroachment range into steep slopes in all PSR parcels with subdivision potential (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	There are no FEMA or County-designated floodplains or floodways within areas with additional density potential.	
	Wetlands within the areas of additional density potential See p. 33 for an explanation of RPO wetland implications.	- There are no mapped wetlands within areas within the PSR area, but there is an area near the east-west dirt road in the central portion (west of the Helix tank) with mulefat vegetation, indicative of a possible small wetland area. - A biological resources survey will be required during a subdivision application process here, which will confirm whether any wetlands are present.	
	Upper tier habitats/vegetation communities within the areas with additional density potential	- Approximately 85 acres of coastal sage scrub, located in all PSR parcels - Potential wetland in a drainage area in the central portion of the site, as noted above	Clustering may be needed to avoid the coastal sage

Policy		Policy Review Criteria	Description	Notes
		South County MSCP - Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 33 for an explanation of MSCP and PAMA.	Approximately 91 acres in South County MSCP PAMA	scrub and other sensitive habitat; however, Policy LU 1.1.2 of the Crest Community Plan could restrict effective clustering: “restrict... clustering from utilizing lots less than one acre net” In addition, with no sewer service here, and terracing of septic prohibited per the D3 Ordinance noted above, lots smaller than 1 acre are likely not feasible
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	Approximately 2,000 acres of adjacent undeveloped habitat, all of which is within South County MSCP PAMA	
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot sizes of 1-acre (SR-2 proposed area) and 4 acres (RL-20 proposed area), the maximum dead end road length is 1,320 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities</i>	The northernmost part where an estimated 5 additional dwelling units could be built (for a total of 6, as a proportion of the overall density potential) will be the most difficult to plan fire access for. Being located in a very high fire hazard zone surrounded by sensitive habitat could limit the feasibility of the additional density potential in this area.
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	- There is currently only dead end road access in CD14. - Dead end road lengths and secondary access are anticipated to be potential feasibility issues. - The owner went through a Major Pre-Application process in 2008 for a Subdivision of 18 lots over the property (one more than the potential with this proposal). - Fire Services staff noted that fire hazards are a major concern for this site. - Staff noted that dead end road lengths would need to be measured from Valley View Blvd (approximately 1,600 feet away). - Providing secondary access may be challenging within this site of rugged terrain, sensitive habitat, and open space preserves to the east.	
		Existing public road access for areas with additional density potential	Euclid Avenue is a County-maintained road providing access to the southwestern portion of the PSR, but the County-maintained portion ends at the western edge of the PSR area.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	The paved surfacing of Euclid Avenue continues approximately 200 feet beyond the County-maintained portion, but there are no other paved roads within the PSR area.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- Steep slopes, coastal sage scrub vegetation and other sensitive habitat could limit access improvements throughout the PSR. - The applicable D3 Designator noted above prohibits the removal of existing large rock outcroppings, which could further limit access road options, as there are several rock outcroppings, particularly in the northern portion of the area proposed for SR-2.	

Policy		Policy Review Criteria	Description	Notes
		Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	There are no unbuilt Mobility Element roads within the PSR.	
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 7 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 they are under some common ownerships and 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 (1-mile radius and beyond)	Approximately: 1000 acres in SR-1 designation 55 acres in SR-2 designation 240 acres in SR-4 designation 1000 acres in RL-20 designation 115 acres in Public Agency Lands 225 acres in Singing Hills Specific Plan Area 55 acres in Public/Semi-Public Facilities	
		Changes in zoning minimum lot size	- The current RL-20 area has a combination of 2-acre and 4-acre minimum lot sizes and the current SR-1 area has a minimum lot size of 1 acre. - For consistency with the proposal, and to allow lot size flexibility in this area of steep slopes and sensitive habitats, a 1-acre minimum lot size is proposed for the entire area proposed for the SR-2 General Plan designation.	
		Range of lot sizes and most common (mode) lot size in the area	- Parcel sizes range from ½ acre to 280 acres within a 1 mile radius. - The unincorporated area to the west includes many 1-3 acre lots, while much larger lots are prevalent to the east, in an area of habitat preserves.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	- Policy LU 1.1.2: <i>“Restrict development with residential clustering from utilizing lots less than one acre net, while requiring the development to provide imported water.”</i> ➤ No zoning minimum lot sizes of less than one acre are proposed.	
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	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	- Issue LU 1.1: <i>“Generally, the topography and the nature of existing development within the Subregion offer an opportunity to retain the established communities as separate entities surrounded by areas of very low density development and open space. It is essential that the design of large scale development be such that it will enhance rather than detract from the important role that these four communities play as focal points of land use activity within the Subregion. Clustering may be appropriate in the Crest/ Dehesa/Harbison Canyon/ Granite Hills Subregion because of the generally rugged terrain and other environmental constraints.”</i> ➤ The PSR area is within one of these transition areas of an existing residential neighborhood on the	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Plan Guiding Principles.	Community plan policies that are relevant to the proposal	edge of steep slopes of sensitive habitat and fire hazard/ fire access concerns. • Policy LU 1.1.3: <i>“Require new residential development to preserve open space areas with no modifications such as steep slopes and canyons, floodplains, agricultural lands, ridgetops, and unique scenic views in order to reinforce the rural character of the Subregion.”</i> ➤ The northern portion of the area proposed for SR-2 includes steep slopes, ridge tops and unique scenic views from the residential neighborhood to the west. The D3 Ordinance noted above will limit flexibility in the placement of development pads. • Policy LU-3.1.4: <i>“Require residential development to blend harmoniously with the natural contours of the land without modifying ridgetops; preserve native vegetation as far as possible in an undisturbed state; and incorporate geological formations in landscape designs.”</i> ➤ While the D3 Ordinance noted above will provide some assurance of following the natural contours of the land, it limits the flexibility of development pad placement, and increased density in the northern portion of the area proposed for SR-2 could affect the ridgeline and sensitive habitat preservation. • Policy COS 1.1.1: <i>“Preserve the integrity and continued function of natural habitat within the Subregion by maximizing the amount of areas left in natural coastal sage scrub cover to ensure its long term value as a vegetation community and wildlife habitat.”</i> ➤ The proposal would increase density in an area of mostly undisturbed coastal sage scrub that is within a wildlife corridor, with a PAMA designation in the adopted South County MSCP.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• The current Land Use Map configuration of SR-1 and RL-20 on the site was presented at the 4/13/11 General Plan Update hearing, and eventually adopted by the Board as part of the 8/3/11 adoption of the General Plan Update. ➤ Previously, a combination of SR-4 and RL-20 was proposed/considered, with the SR-4 portion being a little more than twice the size of the current SR-1 portion. ➤ The current Land Use Map configuration keeps the SR-1 close to the neighborhood of mostly 1-acre lots and maintains the RL-20 designation in the areas of extensive steep slopes, ridgelines, habitat constraints.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 33 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	• The RL-20 designated northern portion of the PSR area is less than one mile from a border with the City of El Cajon; however, there is an area of SR-1 and SR-4 separating CD14 from this border. As such, there is not a greenbelt (of very low density, agricultural lands, and open space) separating Crest-Dehesa from El Cajon. • If these few developed residential parcels were to be annexed into the City of El Cajon, this northern portion of Rural Lands would be considered a greenbelt buffer per the General Plan definition and intent of Policy LU-2.5. ➤ These parcels between the PSR area and the city boundary are not within El Cajon’s SOI.	LU-2.5 Additional Notes
		Regional Category change	• A change in the Regional Category, from Rural to Semi-Rural, would be required for the area proposed to change from RL-20 to SR-2. • No change in the Regional Category would be required for the area proposed to change from SR-1 to	

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.		SR-2, remaining in the Semi-Rural Regional Category.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 33 for an explanation of the Conservation Subdivision Program	• The Conservation Subdivision requirement would be maintained for the area proposed to remain in an RL-20 designation. ➤ The Conservation Subdivision Program requires 80 percent resource avoidance within the existing/proposed RL-20 designation. • The Conservation Subdivision requirement is not applicable to the existing SR-1 and proposed SR-2 designations.	LU-6.2 Additional Notes
		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 they are under some common ownerships and 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). • Per the current vegetation mapping, the PSR area consists of coastal sage scrub and chaparral vegetation communities. ➤ As noted above, there is a low-lying area near the east-west dirt road with some vegetation characteristic of a drainage area, thus a small portion may qualify as riparian scrub.	
		Resource Conservation Areas	• The PSR is not within a Resource Conservation Area of the Crest-Dehesa Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	• Policy COS 1.1.1 – see the review of Policy LU-2.4 in this report	
		South MSCP - Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 33 for an explanation of MSCP and PAMA.	• Approximately 91 acres in South County MSCP PAMA	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	• There is approximately 2,000 acres of adjacent undeveloped native habitat areas to the east, all of which is within South County MSCP PAMA, and most of which is in open space preserves.	
		Species covered in the adopted South County MSCP that have the potential to occur in the Analysis Area/PSR	• The following animal species covered in the adopted SCMSCP have the potential to occur in the PSR area: American badger, burrowing owl, coastal cactus wren, California gnatcatcher, coast horned lizard, Cooper’s hawk, golden eagle, mountain lion, northern harrier, orange-throated whiptail lizard, southern mule deer, and Swainson’s hawk.	
LU-	Protection from Wildfires and	US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	• Based on the current habitat mapping, no federally endangered species have the potential to occur on the site.	
		Very High and High Fire Hazard	• The entire PSR area is within the Very High Fire Hazard Severity Zone.	LU-6.11 Additional Notes

Policy		Policy Review Criteria	Description	Notes
6.11	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.	Severity Zones present within Analysis Area/PSR	See Policy S-1.1 for information on existing fire protection infrastructure and services.	
		Proposed density consistency with emergency response travel times	- Preliminary GIS estimates show that the entire PSR area would be within the 10-minute emergency response travel time standard required for the proposed SR-2 designation. - See Policy S-6.4 for further detail.	
		Other hazards present	- Approximately 43 acres of the PSR are within a fault rupture hazard zone (Pre-Quaternary Fault Zone). - The PSR is not within a dam inundation zone. - The PSR is not within a FEMA or County-designated floodplain. - See the review of Policy S-1.1 for further 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. 33/34 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The PSR does not contain existing agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	None	
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 within the County Water Authority boundary (Padre Dam MWD and Helix Water District). - This policy is not applicable to PSRs that are within the County Water Authority boundary.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	N/A - the PSR is not groundwater dependent	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Village land use designations proposed	N/A – no Village land use designation is proposed	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas	Village land use designations proposed	N/A – no Village land use designation is proposed	LU-9.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	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. 34 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 neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/Community core	The PSR is 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	
		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	A change in the Regional Category, from Rural to Semi-Rural, would be required for the area proposed to change from RL-20 to SR-2; no change in the Regional Category would be required for the area proposed to change from SR-1 to SR-2, remaining in the Semi-Rural Regional Category.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	- Approximately 1 mile from the Crest Rural Village Boundary - Approximately 2 miles from the Dehesa Rural Village Boundary	
		Proximity to the CPA boundary	Approximately ¼ mile from the Crest-Dehesa CPA boundary	
		Greenbelts on/near the edges of communities	- The RL-20 designated northern portion of the PSR area is less than one mile from a border with the City of El Cajon; however, there is an area of SR-1 and SR-4 separating CD14 from this border. As such, there is not a greenbelt (of very low density, agricultural lands, and open space) separating Crest-Dehesa from El Cajon. - If these few developed residential parcels were to be annexed into the City of El Cajon, this northern portion of Rural Lands would be considered a greenbelt buffer per the General Plan definition and intent of Policy LU-2.5. ➤ These parcels between the PSR area and the city boundary are not within El Cajon’s SOI.	

Policy		Policy Review Criteria	Description	Notes
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 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	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	- Approximately 2 acres are designated as within a 1,300’ buffer from MRZ-2 lands, located in the southeast corner of the PSR. - Approximately 99 acres are designated as MRZ-3, located throughout the remainder of the PSR.	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	- The PSR proposes a change from SR-1/RL-20 to SR-2/RL-20. - The RL-20 designated lands would not preclude future mining operations (includes the area of the 1,300’ buffer from MRZ-2); the SR-2 designation would preclude future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	The neighborhood adjacent to the area proposed for SR-2 is comprised of developed lots with a typical lot size of one acre. As such, the existing residential uses would preclude a potential mining operation, due to the impacts on existing residences.	

Policy		Policy Review Criteria	Description	Notes
	in making land use decisions.			
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 SR-2 and RL-20 designations.	<i>COS-12.1 Additional Notes</i>
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	A change in the Regional Category, from Rural to Semi-Rural, would be required for the area proposed to change from RL-20 to SR-2; no change in the Regional Category would be required for the area proposed to change from SR-1 to SR-2, remaining in the Semi-Rural Regional Category.	<i>COS-14.1 Additional Notes</i>
		Alternative transportation networks available in the vicinity	- Approximately 1.5 miles to the nearest MTS Bus stop ➤ Bus route 875 provides service from the intersection of Granite Hills Drive and 4th Street to the El Cajon Transit Center. - Approximately 3.5 miles to the nearest park-and-ride facility - No Class I or II bike lanes available within the vicinity	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 1.8 miles to the Crest Rural Village (geographic center) that has 52 jobs 3.9 miles to the City of El Cajon (geographic center) that has 37,643 jobs 3.7 miles to the Sycuan Reservation Sycuan Resort & Casino that has 2,542 jobs 2 miles to the nearest commercial area (gas stations and convenience stores)	
		Land use mapping pattern consistent with community character	For information on mapping patterns and community character, see the reviews of Policies LU-1.3, LU-2.3, and LU-2.4 in this report.	
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	- The County-maintained portion of Euclid Avenue goes up to the southwestern edge of the PSR area, but there are no public roads within the PSR area. - The PSR area is approximately 2 miles to the nearest I-8 on ramp. - For more information on other transportation options, see Policy COS-14.1 review.	<i>H-1.3 Additional Notes</i>
		Proximity to job centers	For information on proximity to job centers, see LU-1.1 and COS-14.1.	
		Extensive public services	- Common public services not present: ➤ Not in a sewer service area ➤ Within a water district, but water infrastructure would have to be expanded here - 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	- The PSR is within the Very High Fire Hazard Severity Zone. See the review of Policy LU-6.11 for additional information. - Approximately 43 acres of the PSR are within a fault rupture hazard zone (Pre-Quaternary Fault Zone). - The PSR is not within a dam inundation zone. - The PSR is not within a FEMA or County-designated floodplain.	<i>S-1.1 Additional Notes</i> With the fault rupture hazard zone, a geotechnical report would be required during the subdivision application process. Findings of that report could impact the

Policy		Policy Review Criteria	Description	Notes
				proposed location of homes.
		Extent of existing road infrastructure that is built to fire access standards	- There are no public roads within the PSR area. The County-maintained portion of Euclid Avenue ends right at the western property line of the PSR. - The paved surfacing of Euclid Avenue continues approximately 200 feet beyond the County-maintained portion, but there are no other paved roads within the PSR area.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the proposed minimum lot sizes of 1-acre (SR-2 proposed area) and 4 acres (RL-20 proposed area), the maximum dead end road length is 1,320 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	See the review of Policy LU-1.9 for additional information DERLs in relation to feasibility
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	- There is currently only dead end road access via dirt roads in CD14, so access improvements would be required throughout the PSR area. - Dead end road lengths and secondary access are anticipated to be potential feasibility issues.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- Steep slopes, coastal sage scrub vegetation and other sensitive habitat could limit access improvements throughout the PSR. - The applicable D3 Designator noted above prohibits the removal of existing large rock outcroppings, which could further limit access road options, as there are several rock outcroppings, particularly in the northern portion of the area proposed for SR-2. - For additional information on feasibility, see Policy LU-1.9.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- Preliminary GIS estimates show that the entire PSR area would be within the 10-minute emergency response travel time standard required for the proposed SR-2 designation. - Per Table S-1, the maximum emergency response travel time for an SR-2 designation is 10 minutes and the maximum emergency response travel time for an RL-20 designation is 20 minutes. ➤ These standards must be met at the development review stage, based on review of the existing roads at that time, in combination with any roads to be conditioned for building with the development project.	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.	Floodplains present	N/A – no floodplains within the PSR area	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new	Village designation proposed	N/A – no Village land use designations are proposed	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	Semi-Rural or Rural land use designations in the floodplain fringe	N/A – no floodplains within the PSR area	S-9.5 Additional Notes
		Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	N/A	
S-9.6	Development in Dam Inundation	Dam Inundation Area	N/A – no dam inundation zones within the PSR area	S-9.6 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	Density feasibility with avoidance of dam inundation area	N/A	
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	N/A – no floodways within the PSR area	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	N/A	

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 CD14 PSR is within the adopted South County MSCP.

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA (covers most of CD14) 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. 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 (≥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.