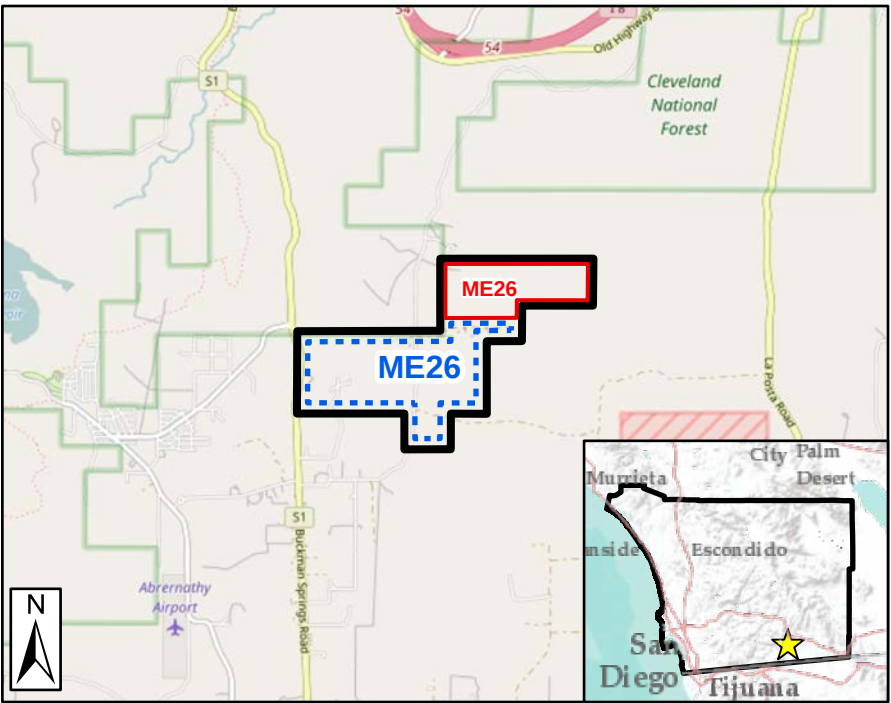
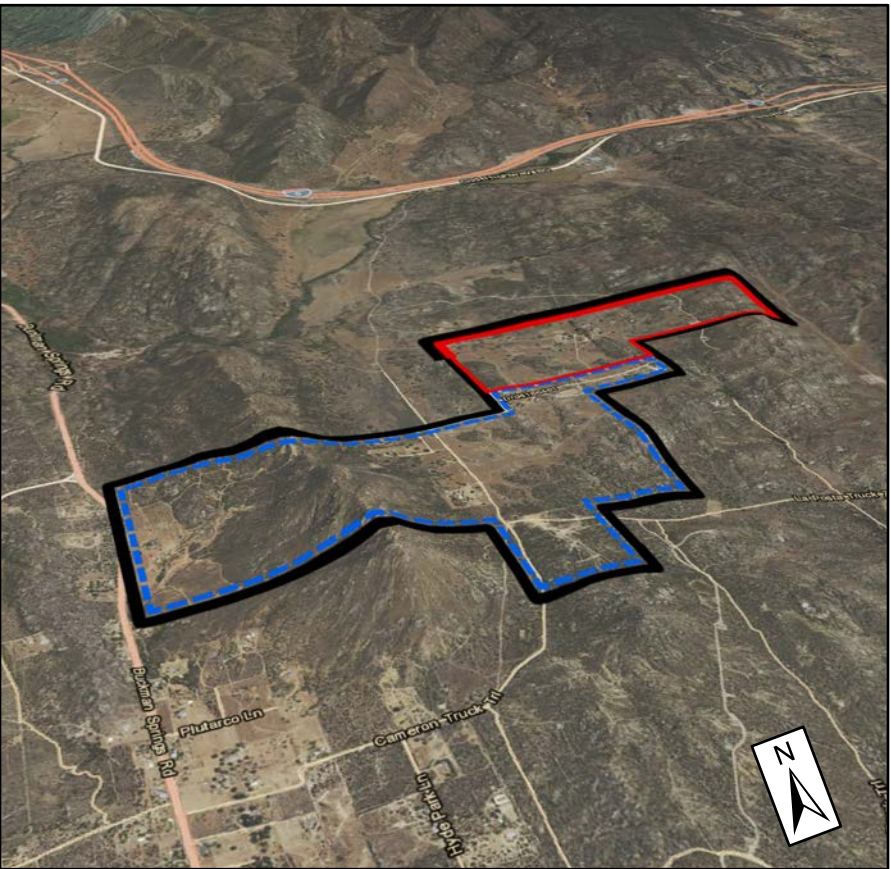
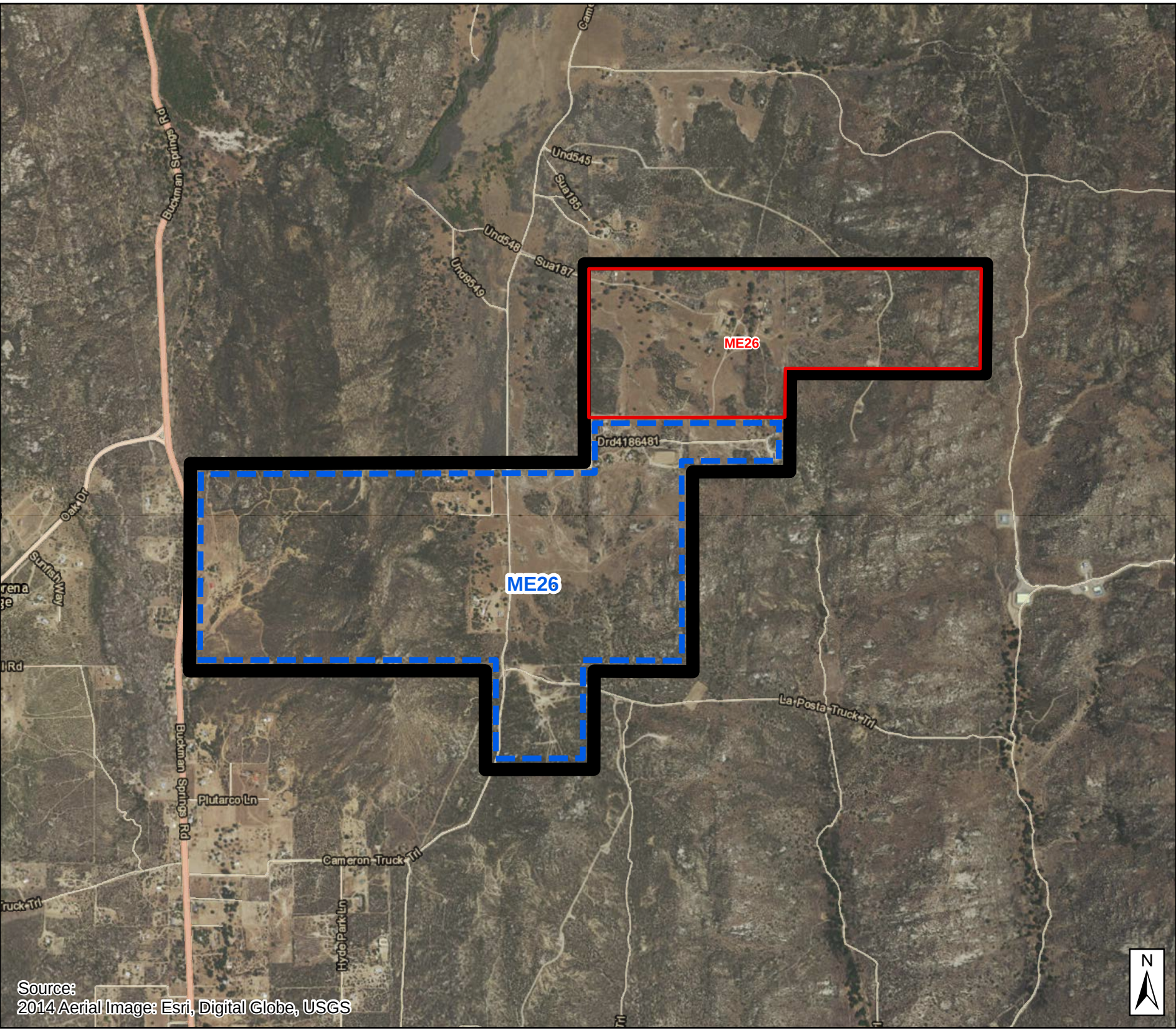




VICINITY MAP



3D VIEW



AERIAL VIEW

Legend



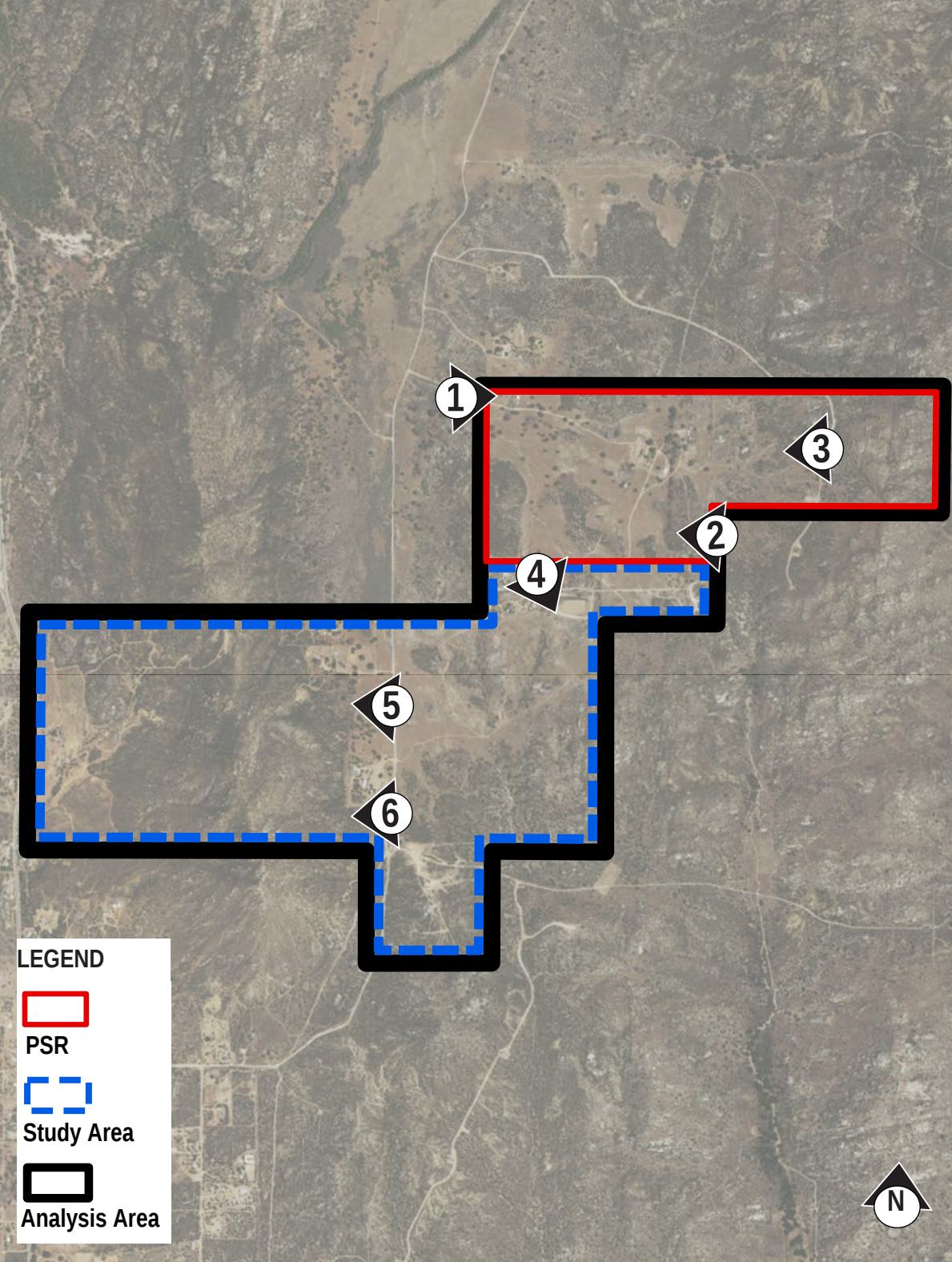
PSR



Study Area



Analysis Area



LEGEND

- PSR
- Study Area
- Analysis Area

SITE PHOTO KEY MAP



1 From the northwest corner of the northern PSR parcel, facing east at scattered oaks in this area.



2 From the eastern end of the southern PSR parcel, facing west.



3 From near the dirt road in the eastern portion of the northern PSR parcel, facing west at chaparral vegetation in this area.



4 From Hyde Park Lane (private road through the northern Study Area parcels), facing southeast at an existing residence in the northern Study Area.



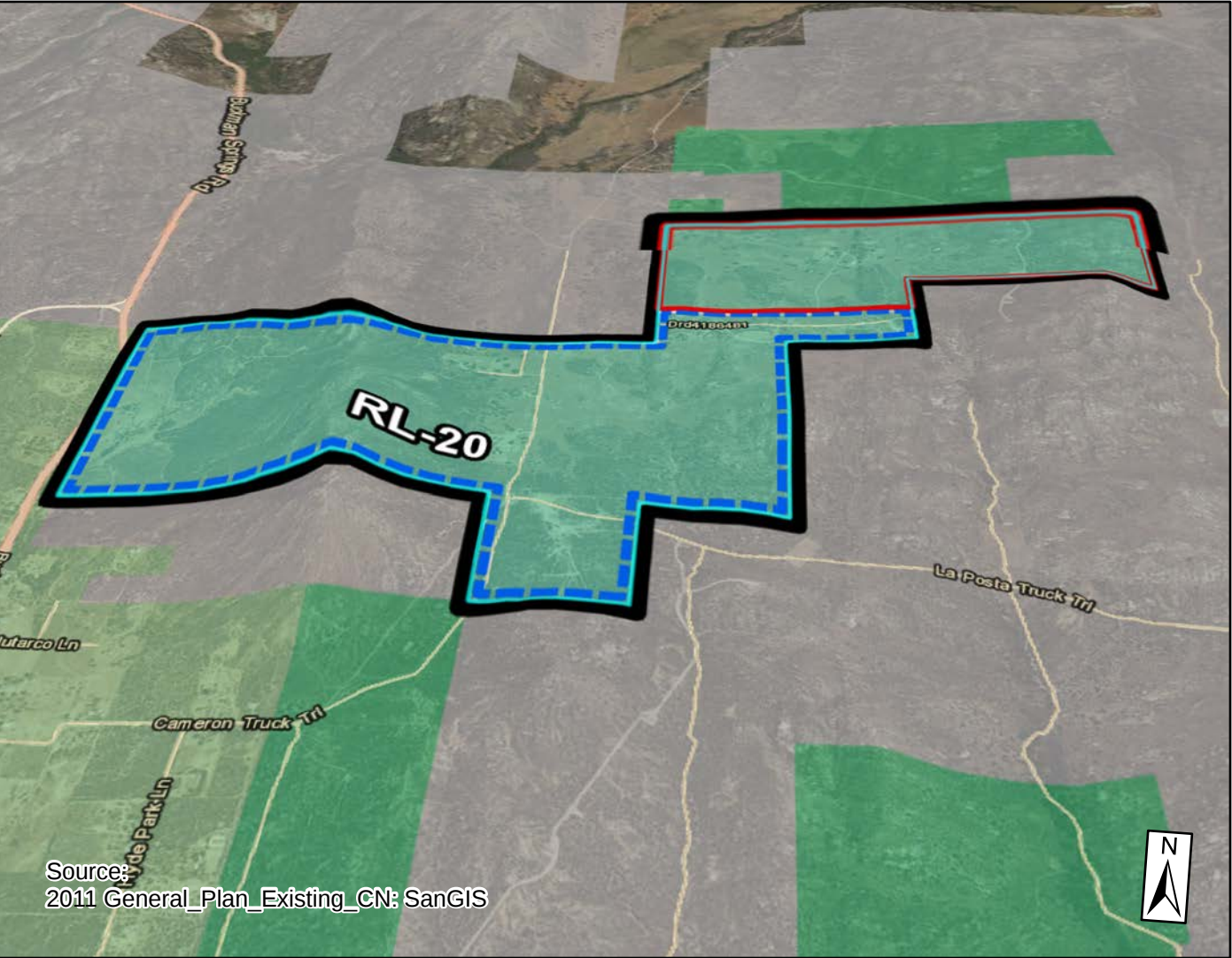
5 From Cameron Truck Trail in the central portion of the Study Area, facing west at an existing residence in the Study Area.



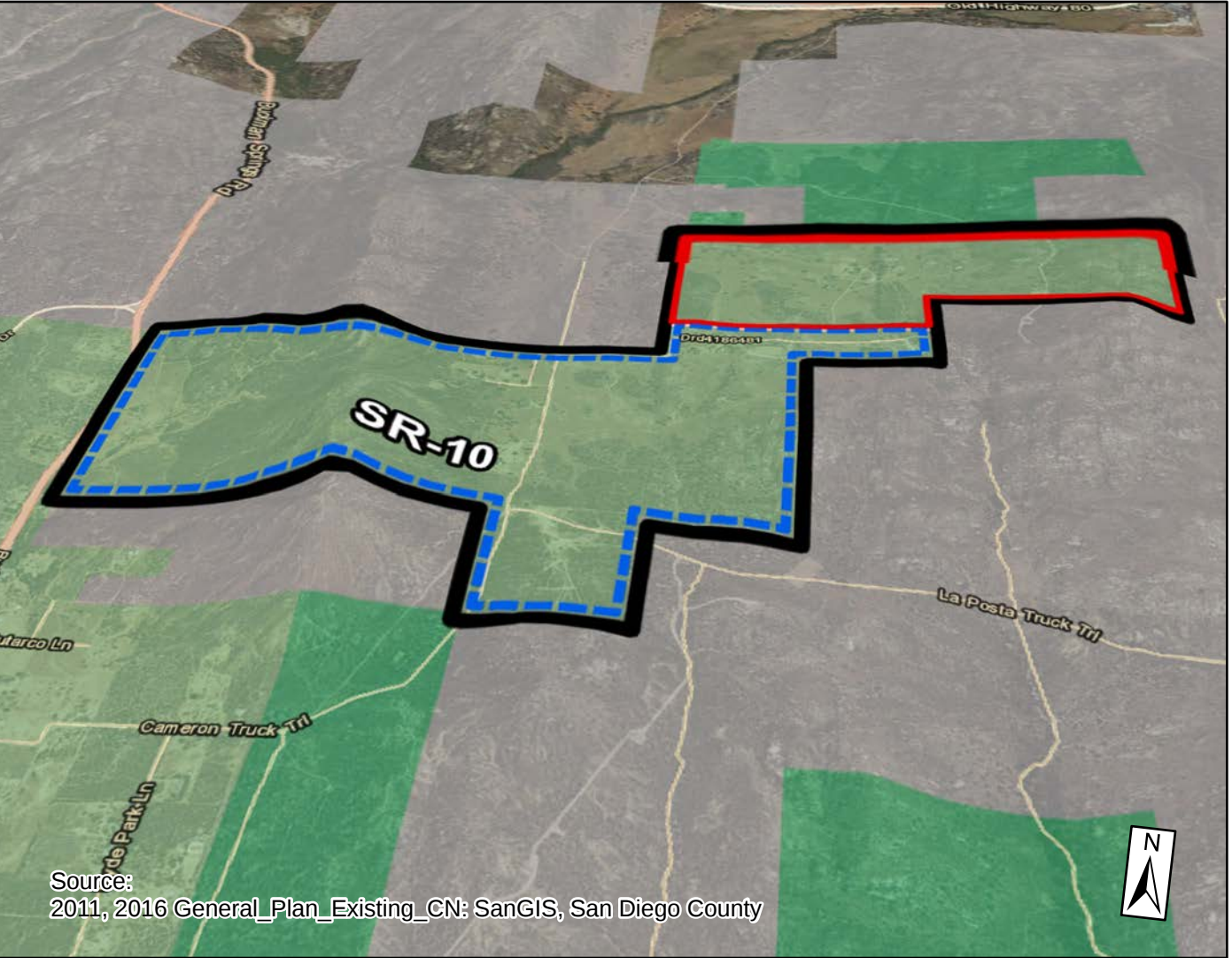
6 From Cameron Truck Trail in the southern portion of the Study Area, facing west.



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) |
|--|---|

RESIDENTIAL

Shopping Centers
 Commercial and Office

- Heavy Industry
- Light Industry
- Extractive Industry

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

- Recreation
- Open Space Parks

- Intensive Agriculture
- Extensive Agriculture

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

Legend



PSR



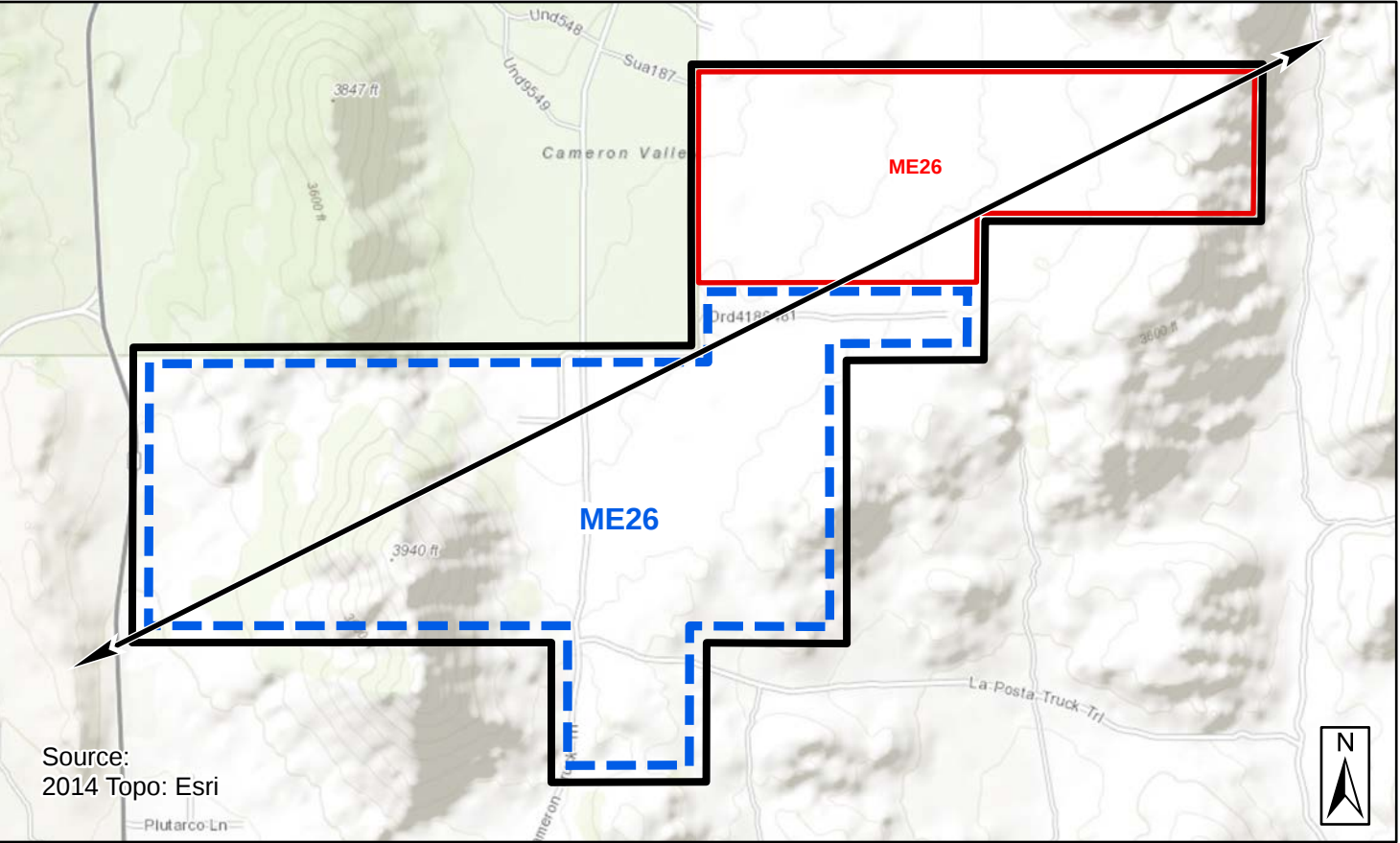
Study Area



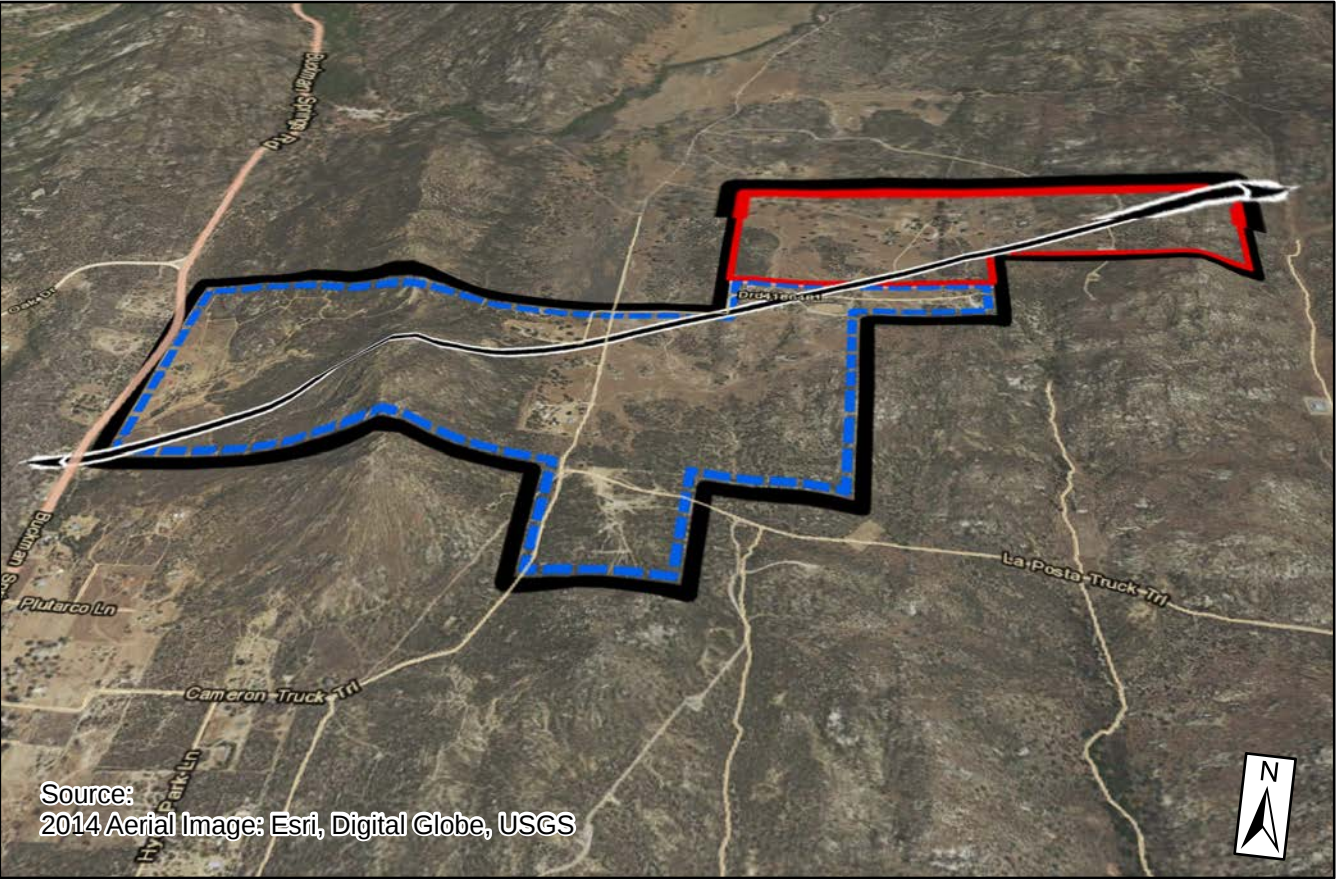
Analysis Area



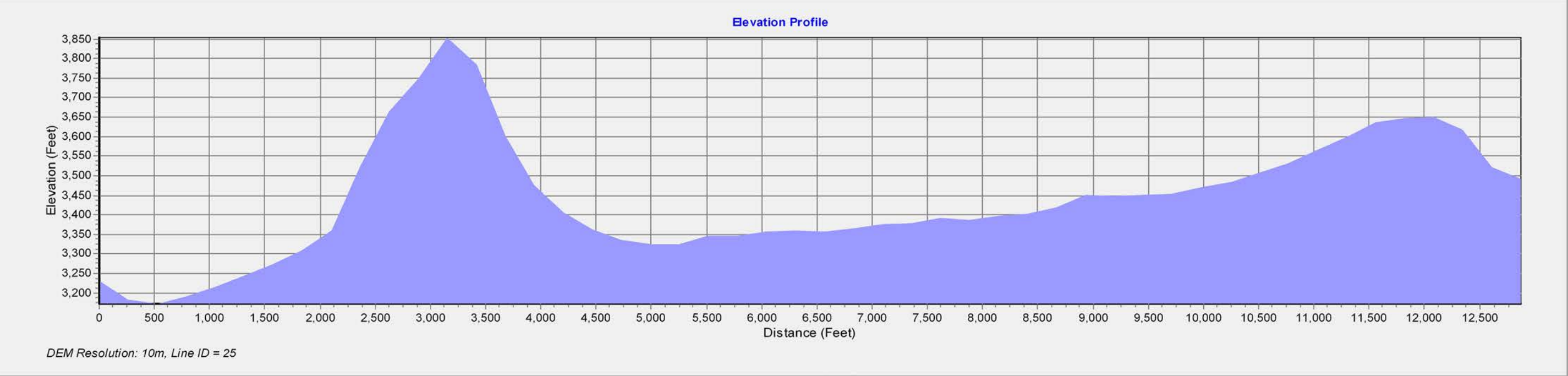
TOPOGRAPHIC VIEW



3D VIEW



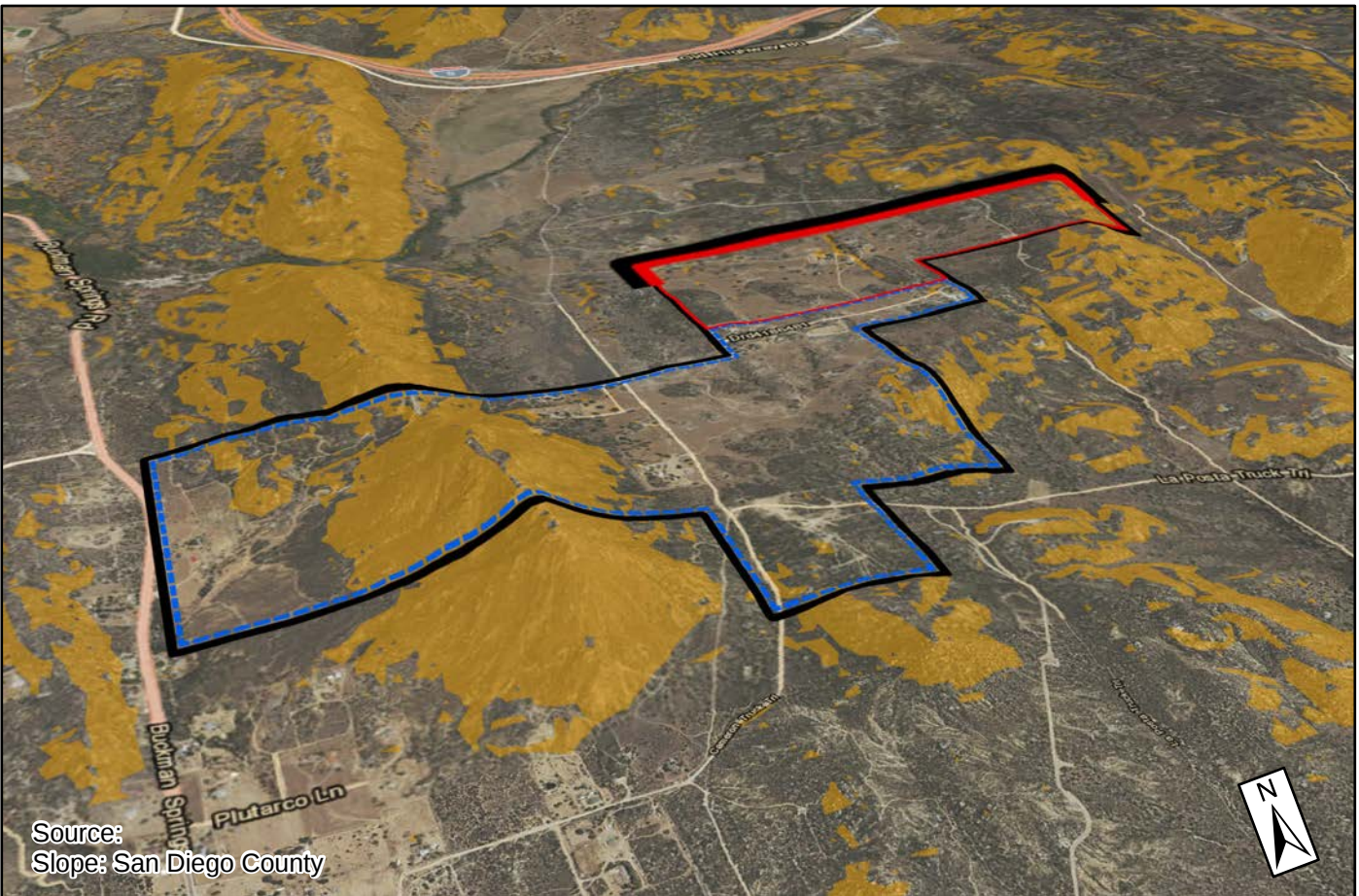
- Legend
- PSR
 - Study Area
 - Analysis Area



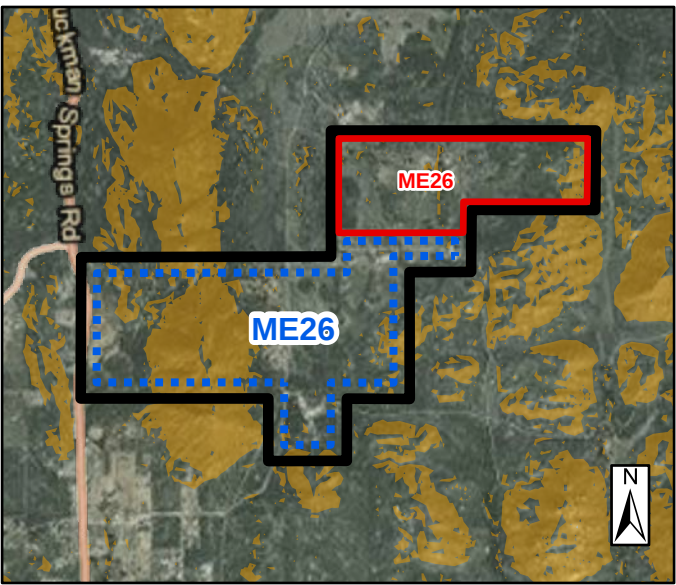
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



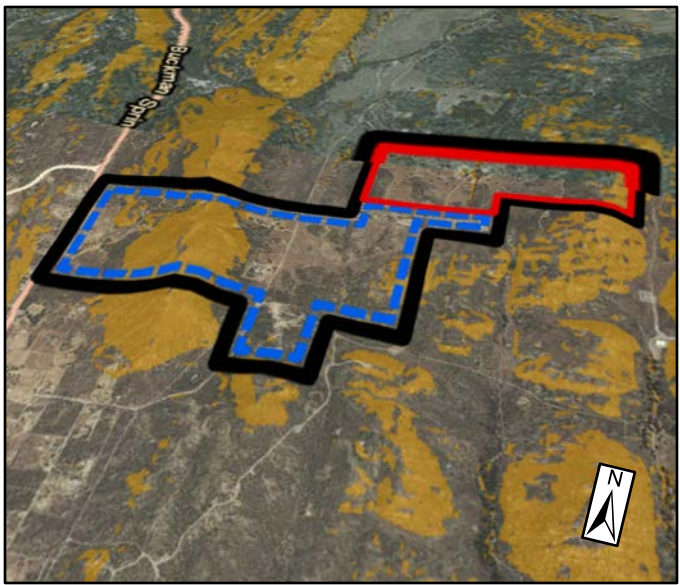
STEEP SLOPES



3D VIEW



PLAN VIEW

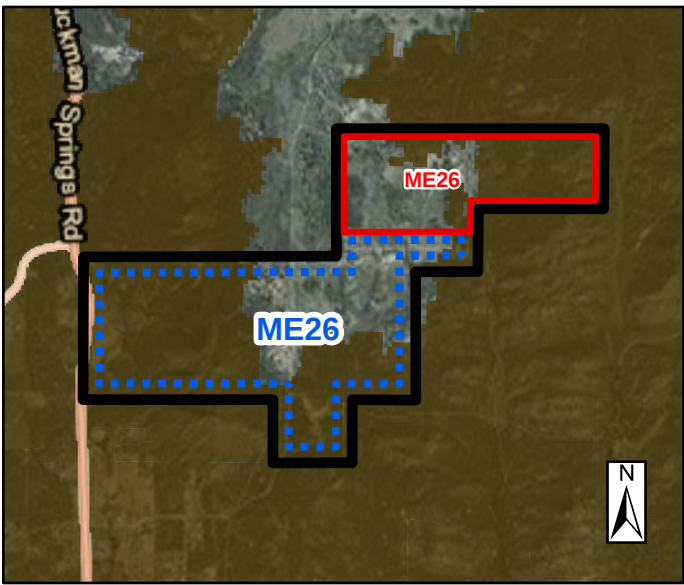


3D VIEW # 2

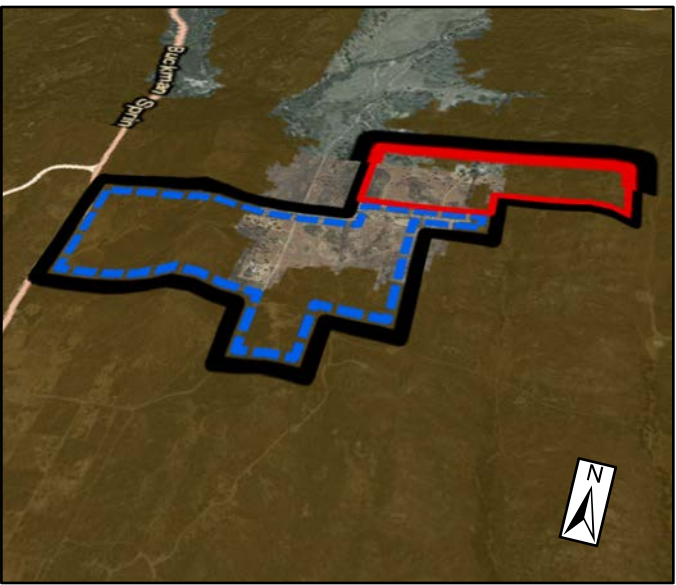
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



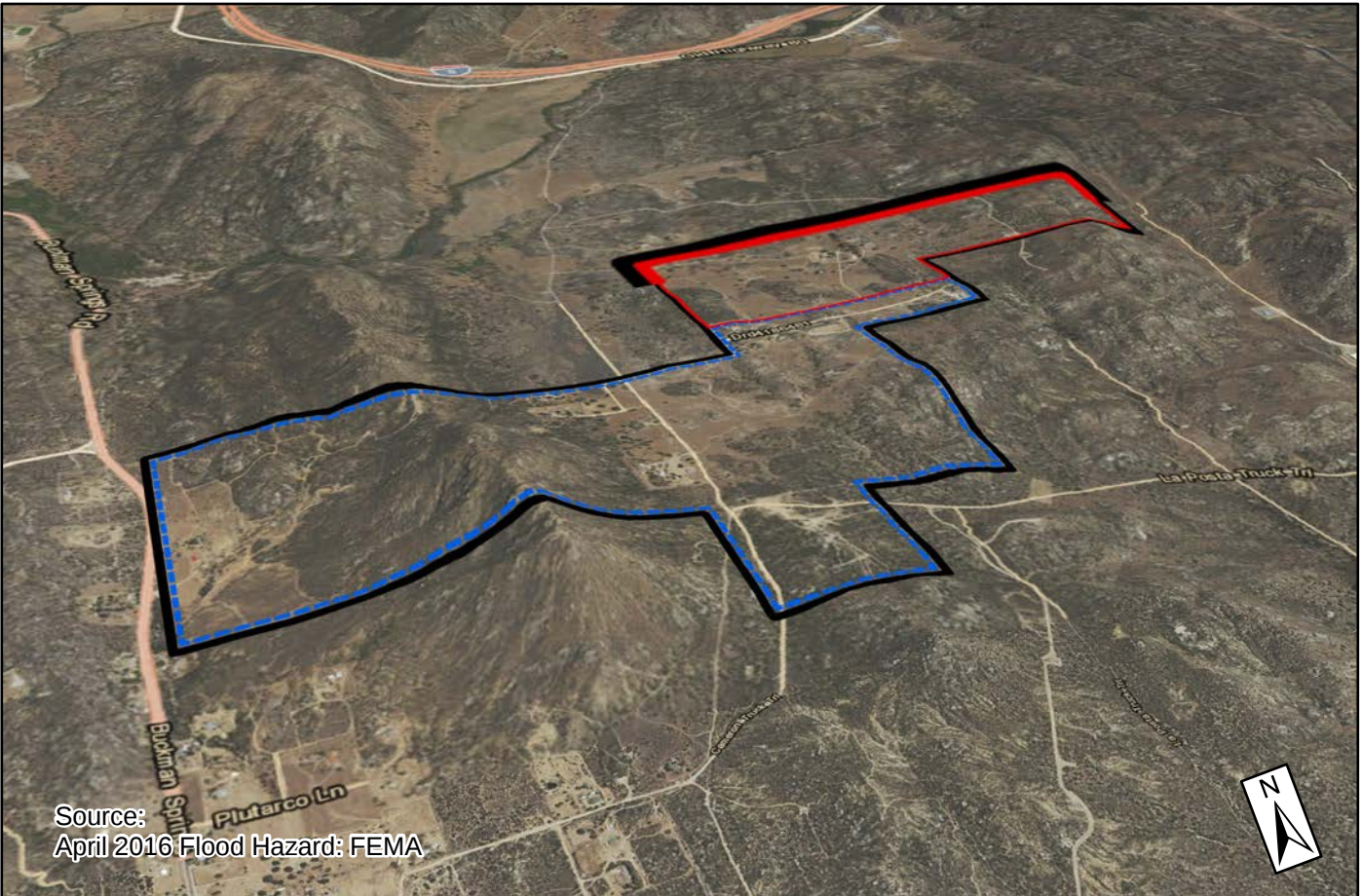
Study Area



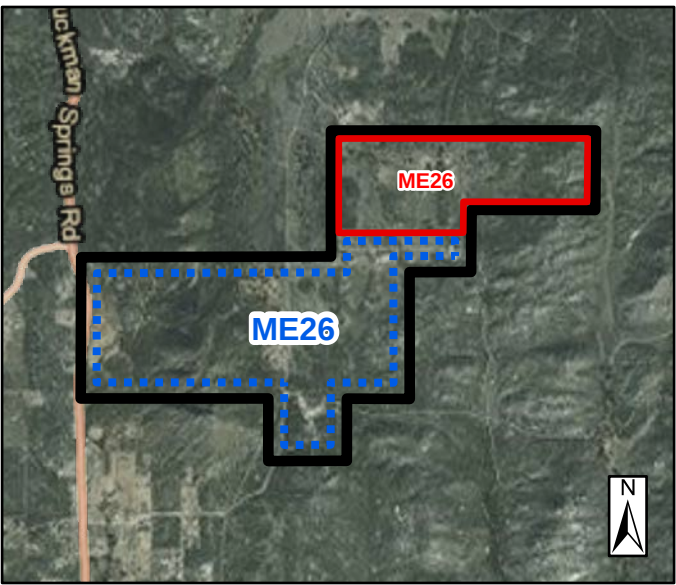
Analysis Area



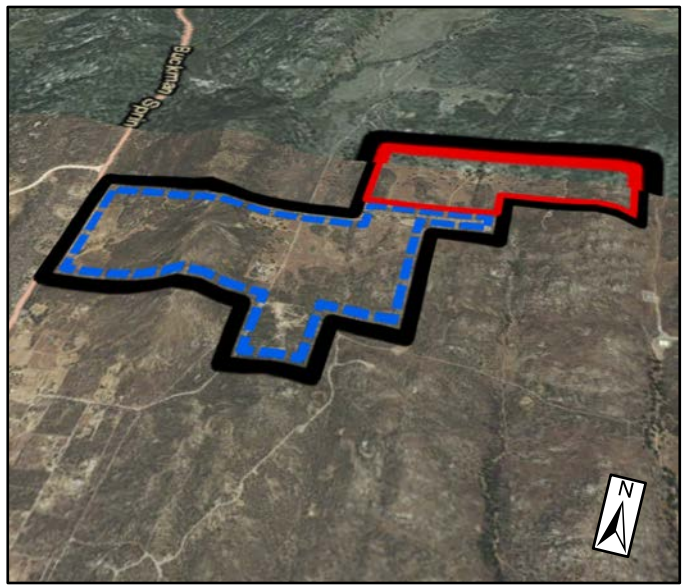
100-YR Floodway 100-YR Floodplain 500-YR Floodplain



3D VIEW



PLAN VIEW

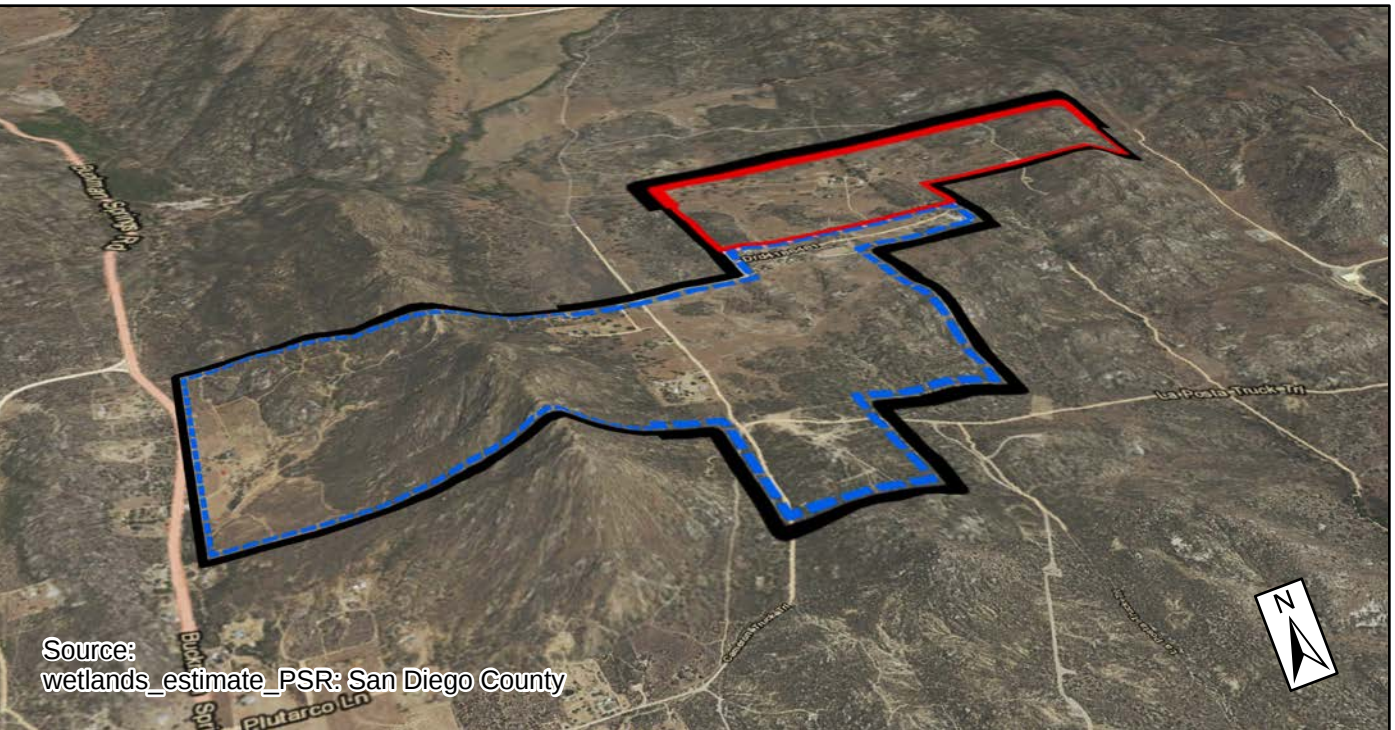


3D VIEW # 2

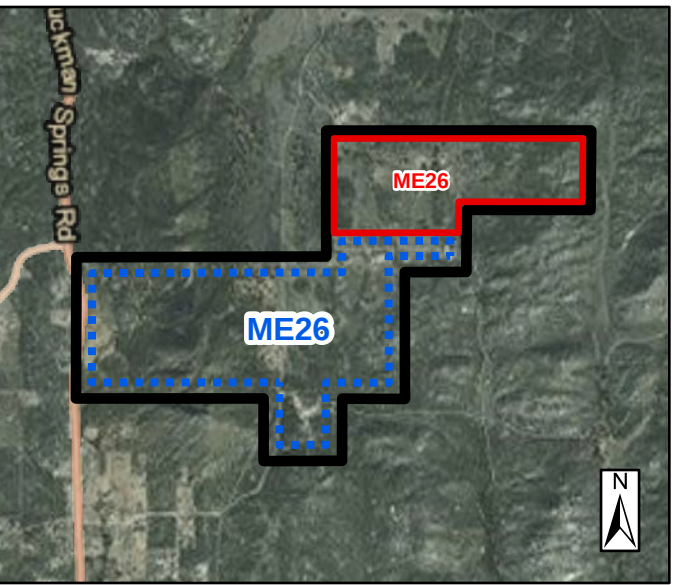
Wetland Area Wetland Buffer

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

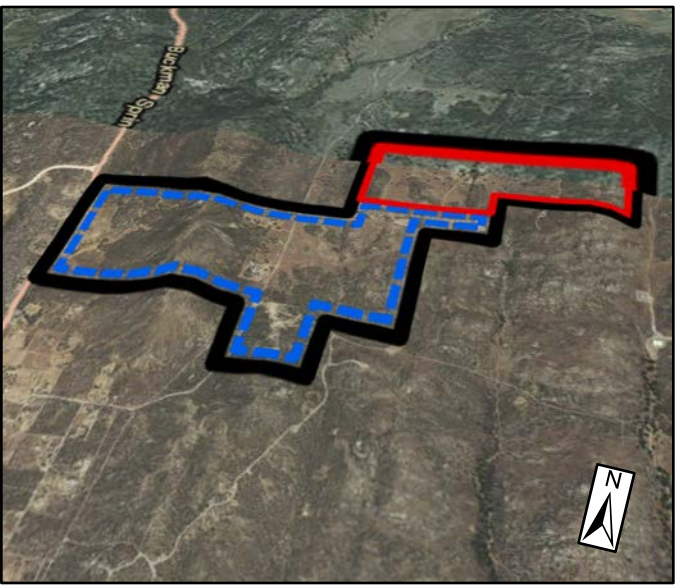
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW



PLAN VIEW

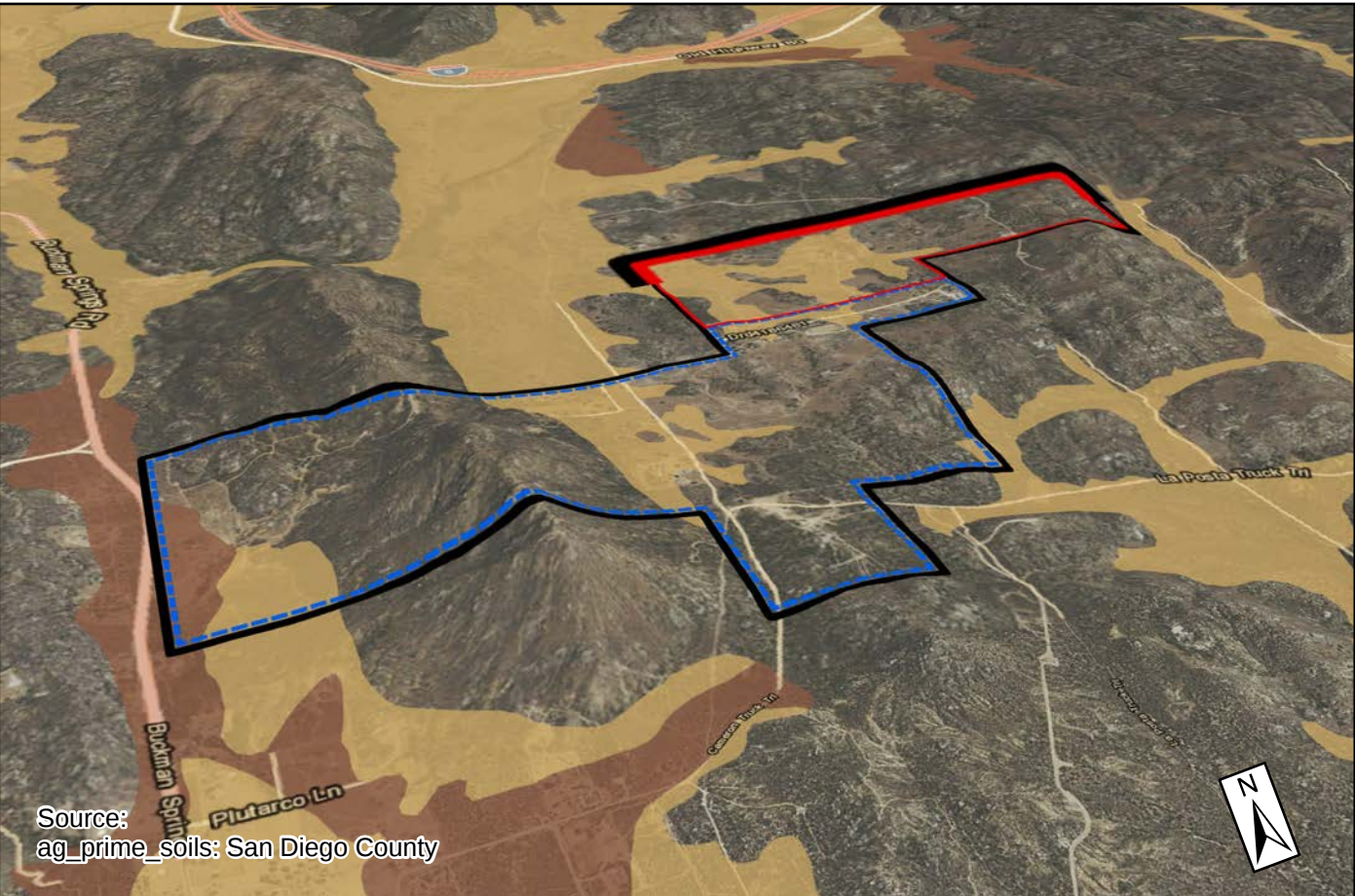


3D VIEW # 2

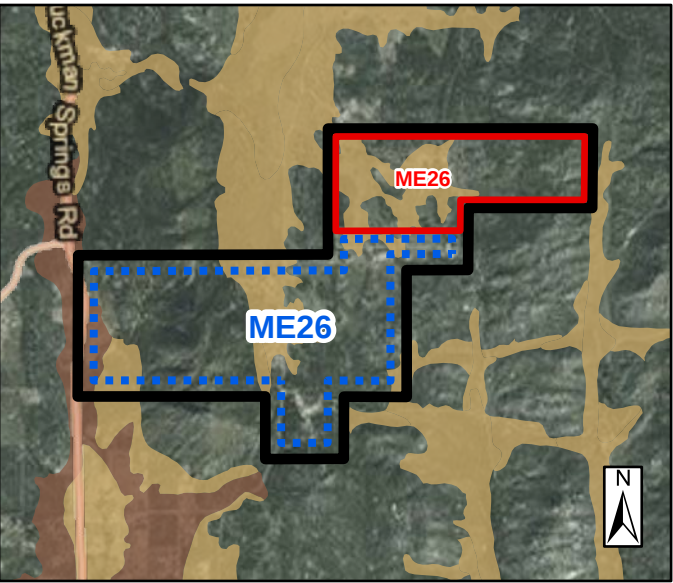
Legend
PSR
Study Area
Analysis Area



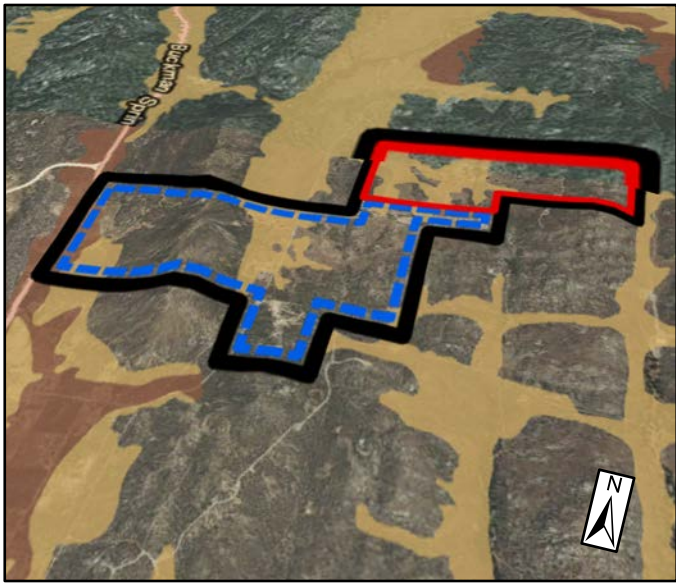
PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW

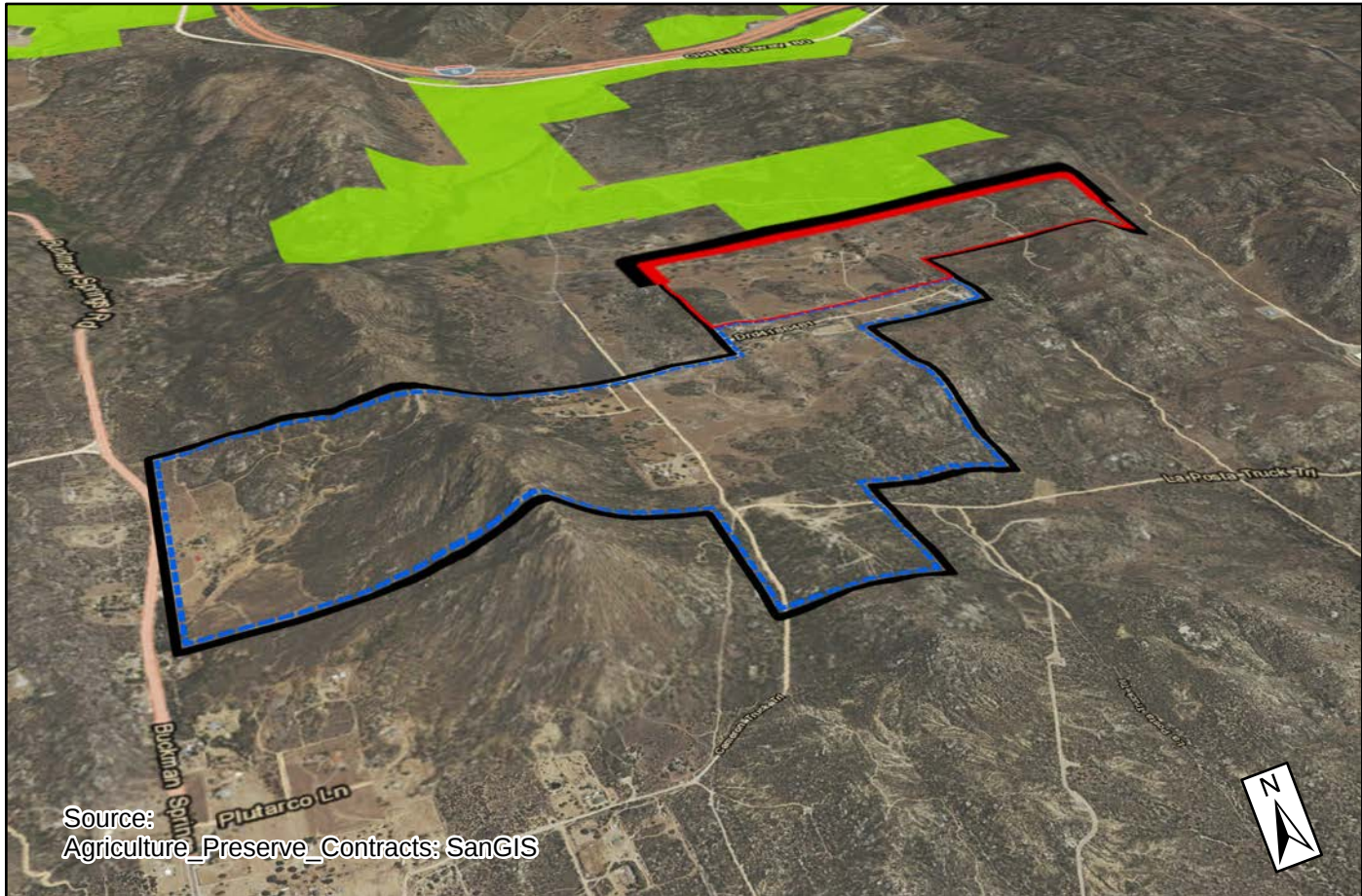


PLAN VIEW

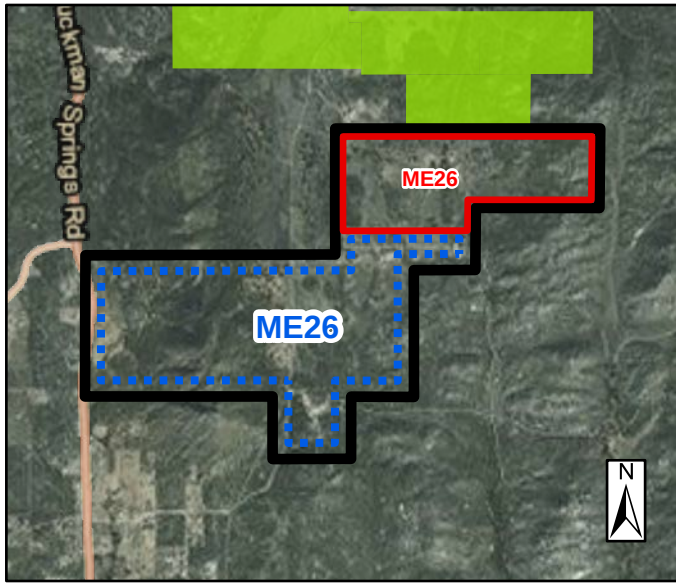


3D VIEW # 2

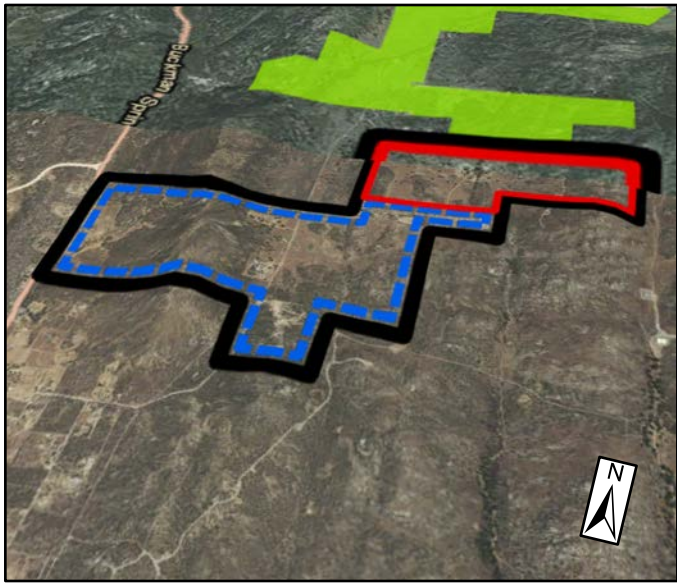
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



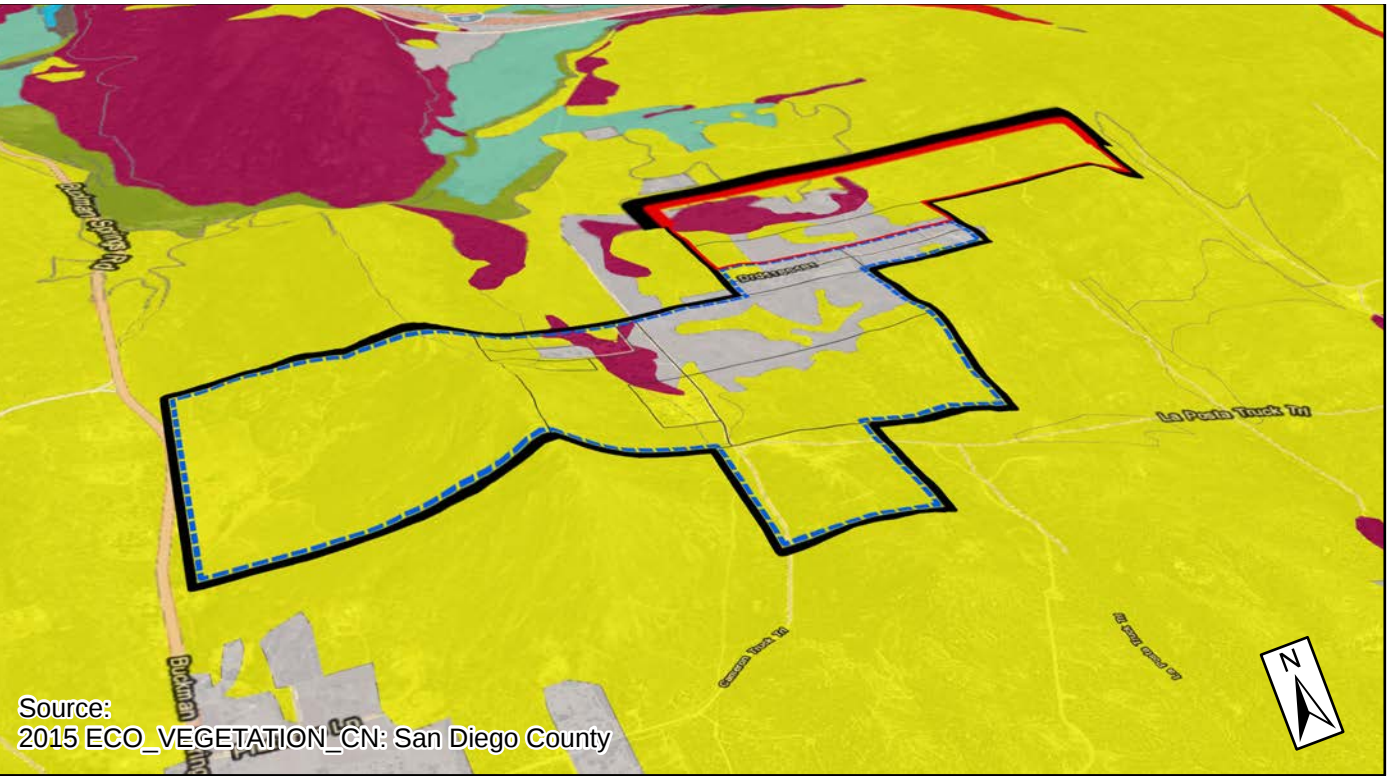
3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area

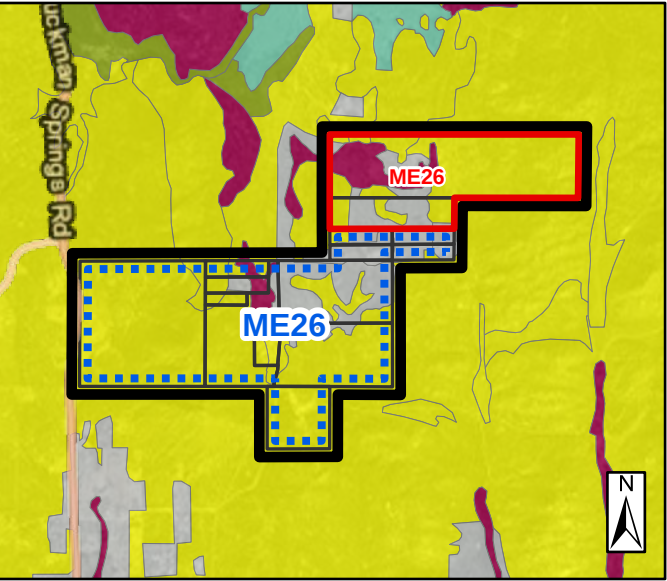


VEGETATION

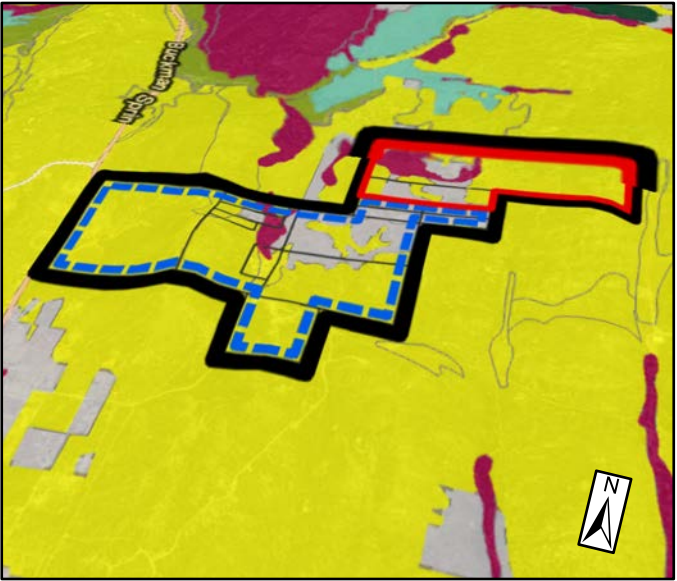


Source:
2015 ECO_VEGETATION_CN: San Diego County

3D VIEW



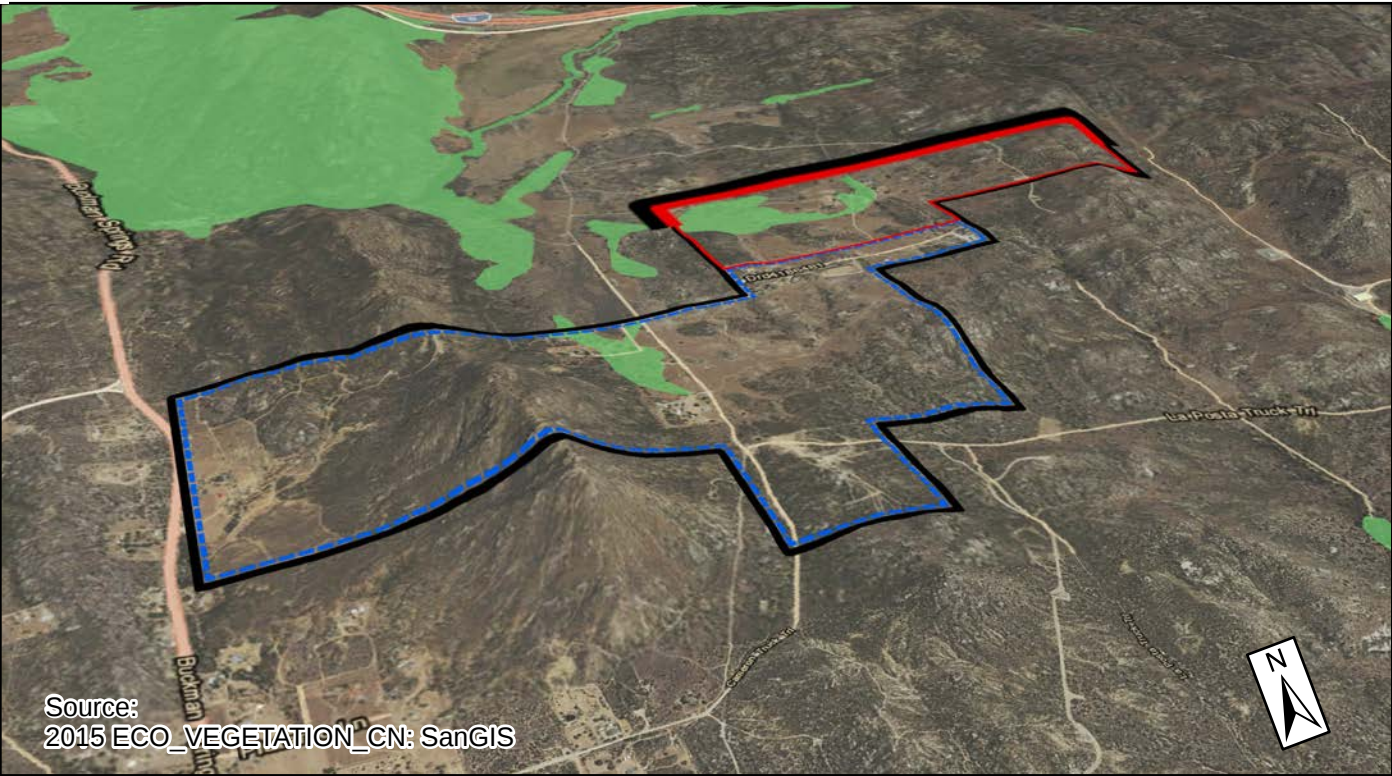
PLAN VIEW



3D VIEW # 2

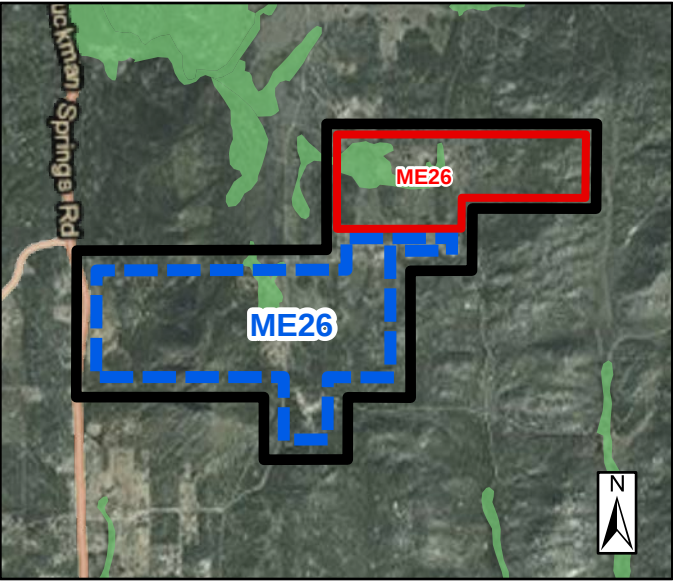
UPPER TIER VEGETATION

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.

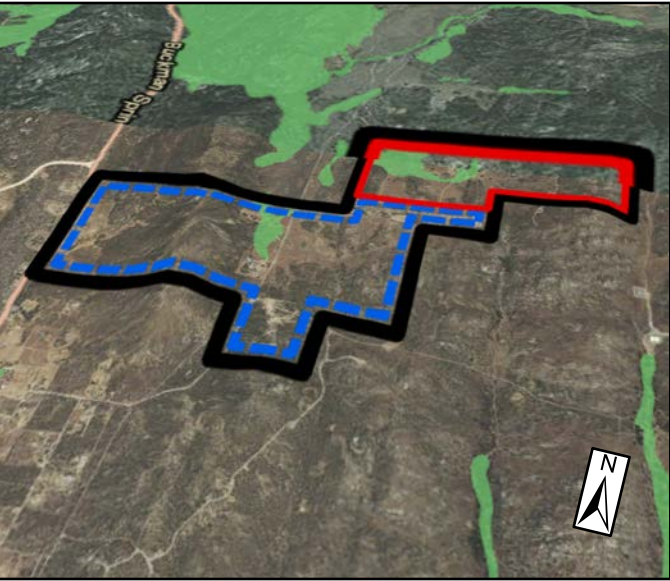


Source:
2015 ECO_VEGETATION_CN: SanGIS

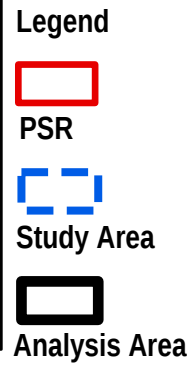
3D VIEW



PLAN VIEW



3D VIEW # 2





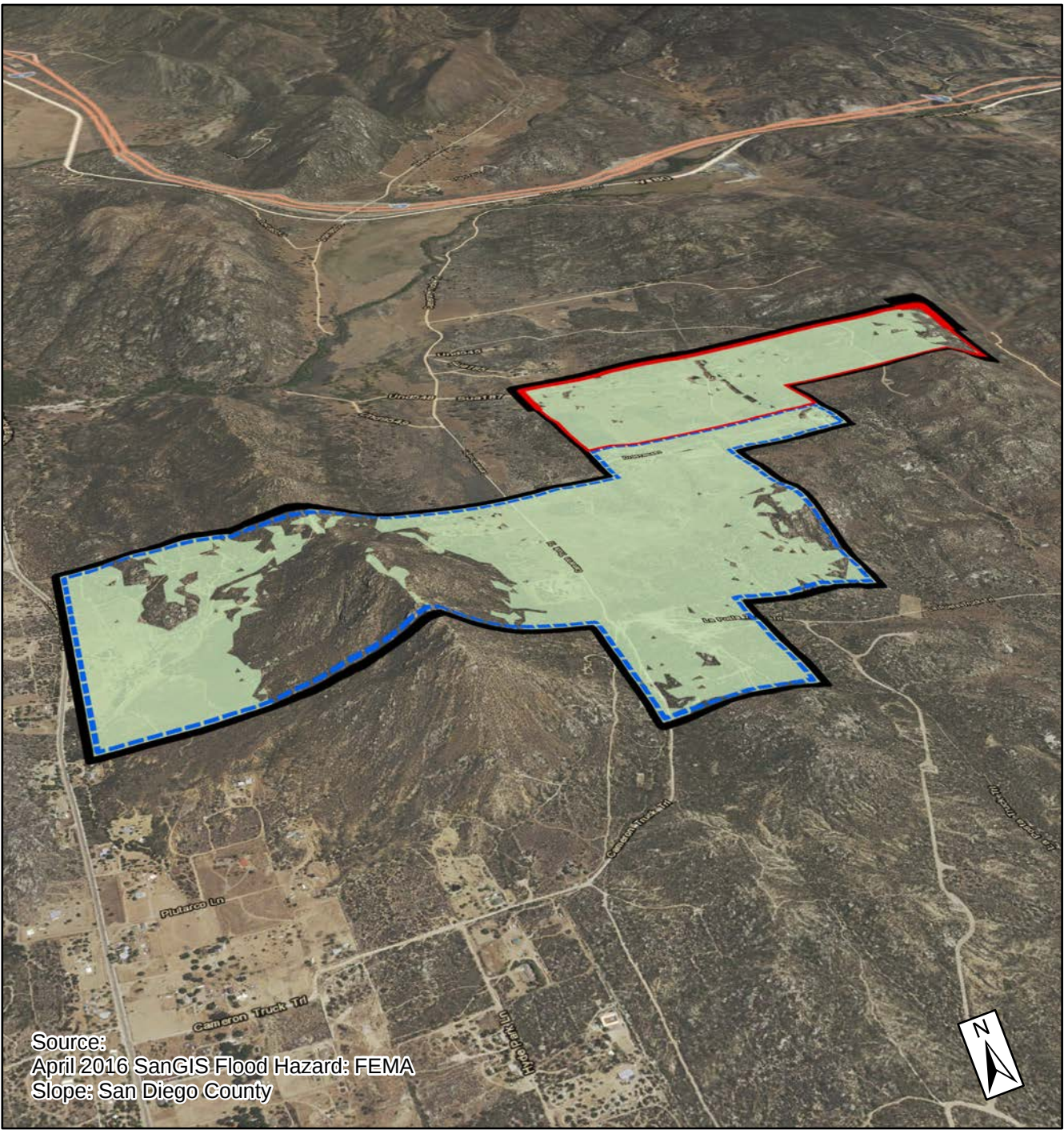
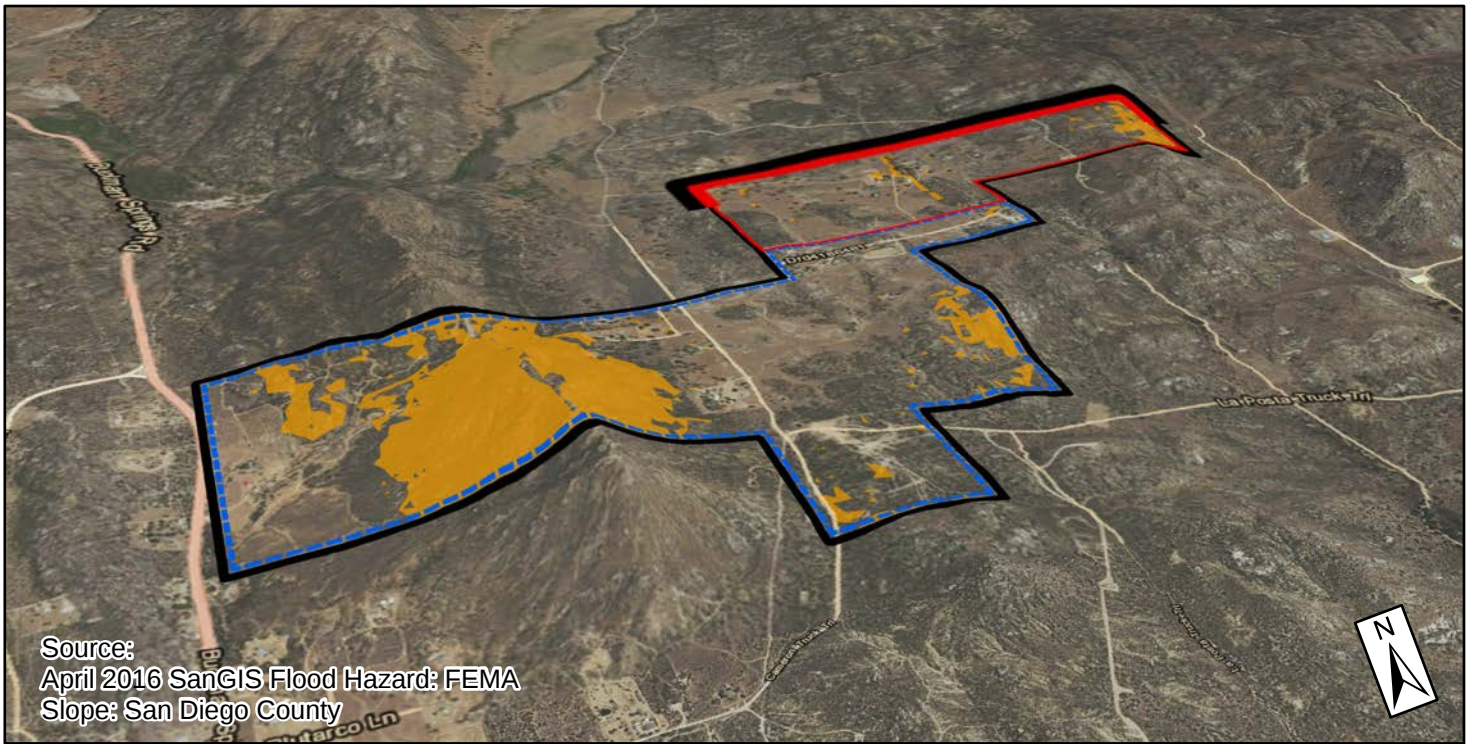
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	145 ac	21 %
Potential Development Area	533 ac	79 %

See p. 31 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area



Legend



PSR

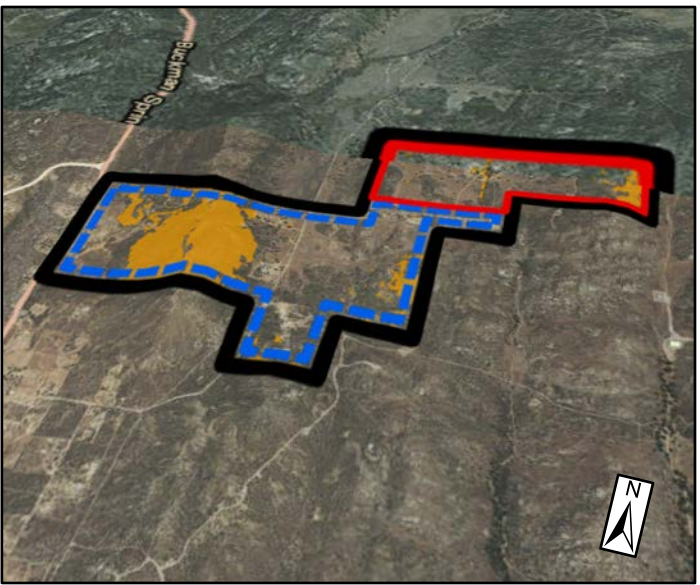
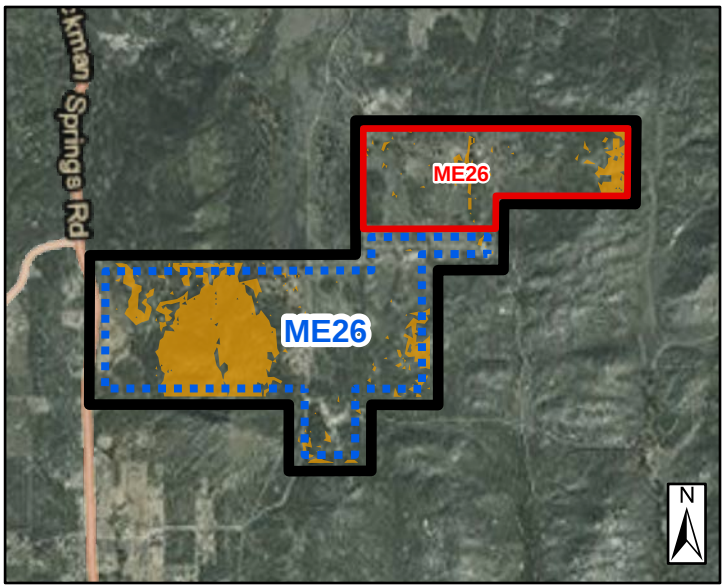


Study Area



Analysis Area

3D VIEW



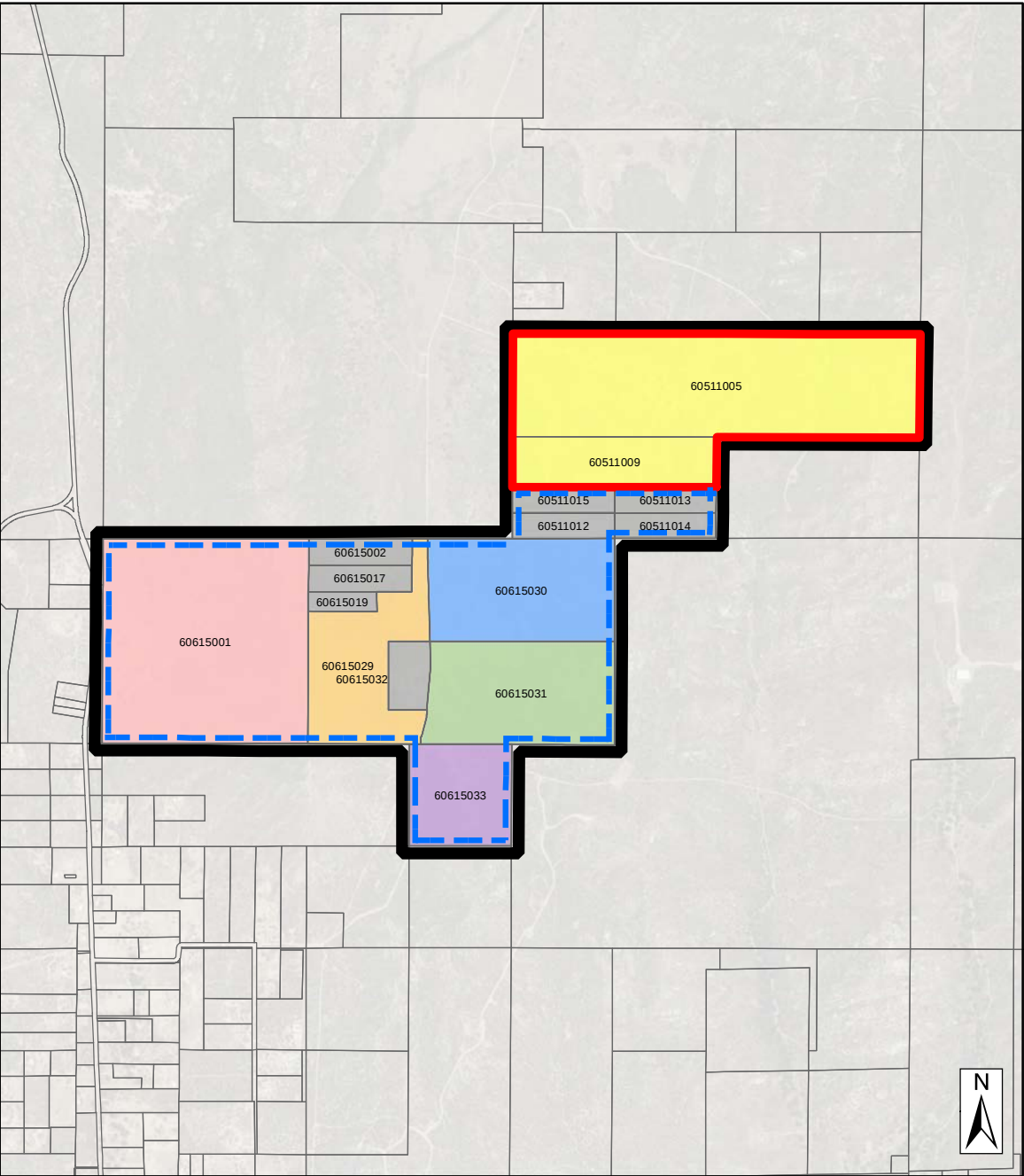
3D VIEW

PLAN VIEW

3D VIEW # 2



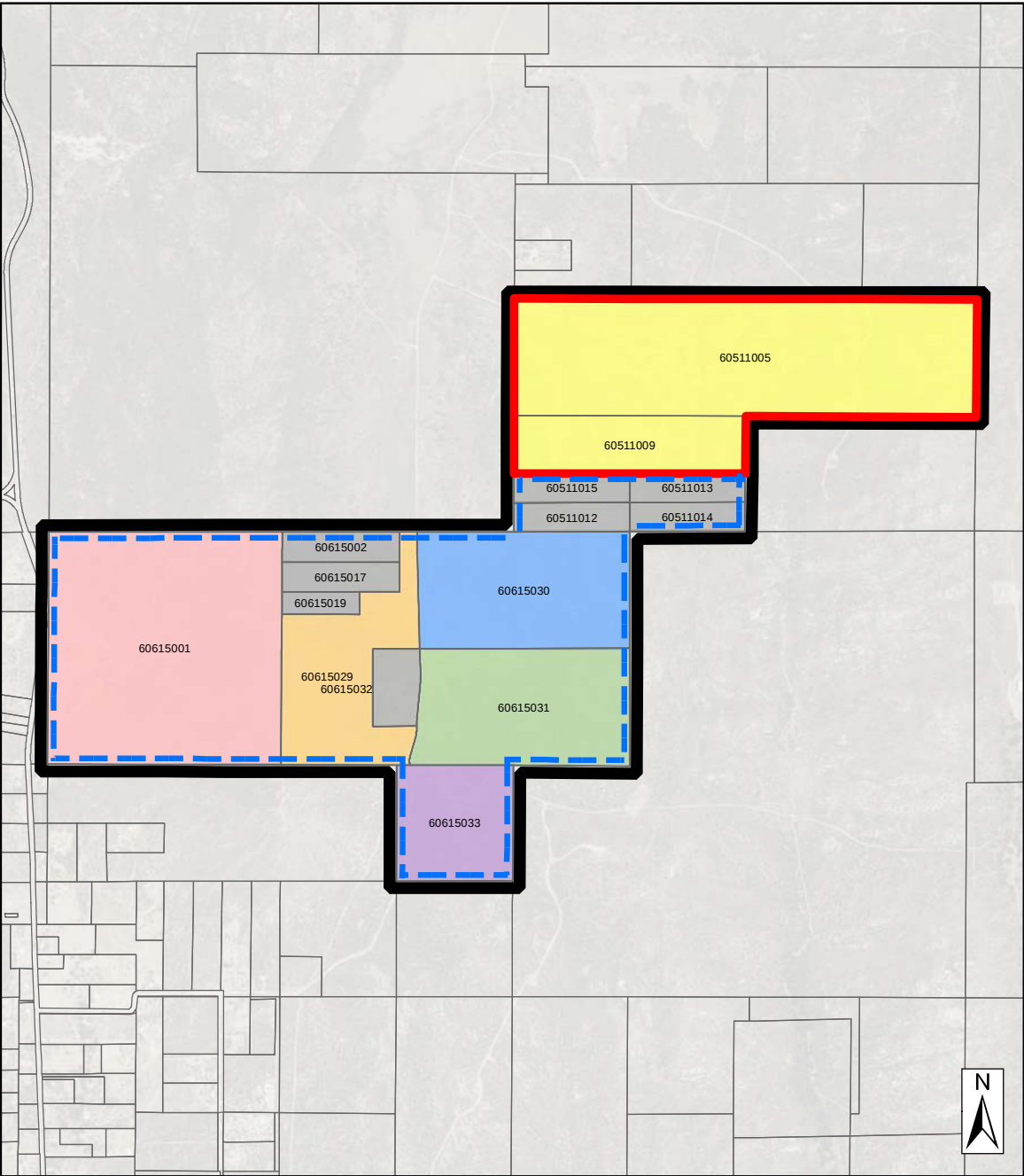
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING		PROPOSED
9	Yellow	19
7	Pink	12
2	Orange	4
3	Blue	7
3	Green	6
1	Purple	3
	Grey	
NO ADDITIONAL DENSITY POTENTIAL		



PROPOSED DENSITY POTENTIAL

LEGEND

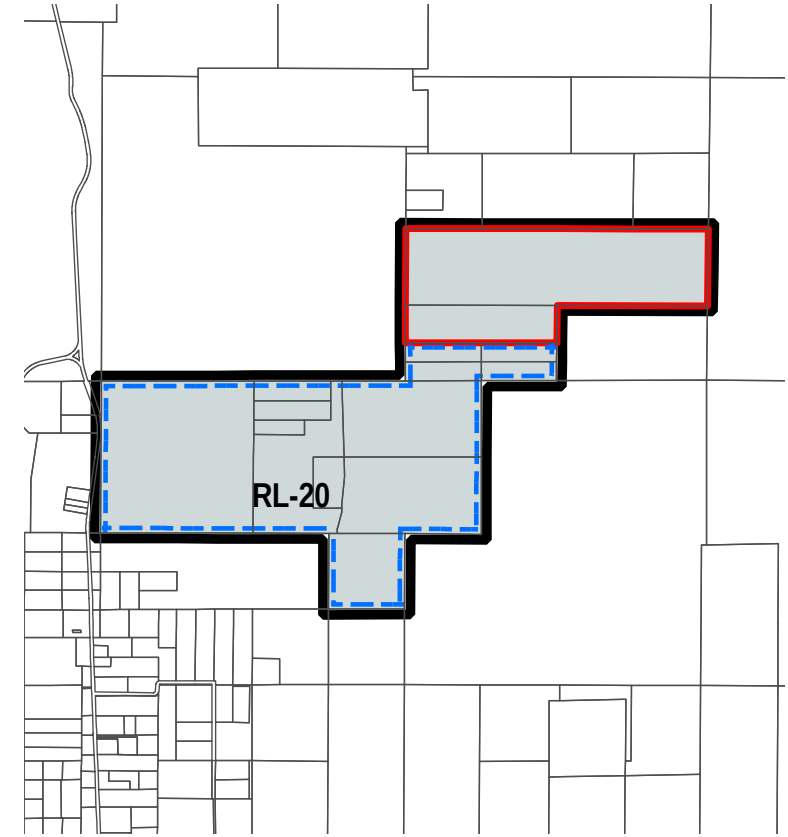
Red outline	Sub-Area
Blue dashed outline	Study Area
Black outline	Analysis Area



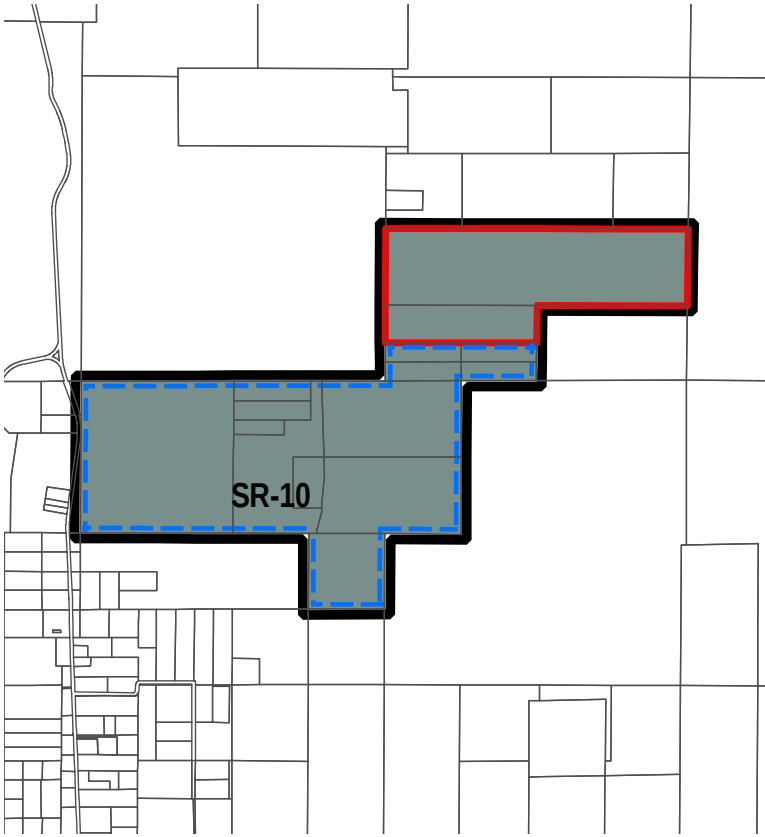
EXISTING

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 to SR-10 Property Owners: PSR - Lenac Size: PSR - 199 acres; 2 parcels Study Area – 479 acres; 13 parcels Location/Description: 1.5 miles south of Interstate 8, accessed via Cameron Truck Trail and Buckman Springs Road; outside the County Water Authority boundary Estimated Potential Dwelling Unit Increase: 26 Fire Service Travel Time: Most of the Analysis Area is within the area of 10-20 minute emergency response travel times; however shorter travel times are anticipated for the western end of the Study Area, adjacent to Buckman Springs Road.
Prevalence of Constraints: ● – high; ◐ – partial; ○ - none ◐ Steep Slope (Greater than 25%) ○ Floodplain ○ Wetlands ◐ Sensitive Habitat ◐ Agricultural Lands ● Fire Hazard Severity Zones
Staff Recommendation and Summary Rationale
NOT DETERMINED

Project Context

Parcels

- The Analysis Area contains 2 PSR parcels totaling 199 acres, and 13 Study Area parcels totaling 479 acres, for a total Analysis Area acreage of 678 acres.
- The current parcel sizes range from 39 acres to 160 acres in the PSR area, and from 5 acres to 160 acres in the Study Area.

General Plan

- The existing designation is RL-20 for the entire Analysis Area.
- The proposed designation is SR-10 for the entire Analysis Area.

Location/Access

- The ME26 Analysis Area is within the Campo/Lake Morena community, within the Mountain Empire Subregional Planning Area.
- The Analysis Area is approximately 1.5 miles south of Interstate 8 (5 miles via road distance, from the Buckman Springs Road exit), and is accessed via Buckman Springs Road (western boundary of the Study Area) and Cameron Truck Trail.

Public Utilities and Services

- The Analysis Area is not within a water district (outside the County Water Authority Boundary) and not within a sewer service area.
- The Analysis Area is within the Rural Fire Protection District and the County Fire Authority is contracted to provide fire protection service.
 - There is an existing Community Facilities District (CFD) to cover fire protection services. Any new subdivisions will be required to participate in the CFD.

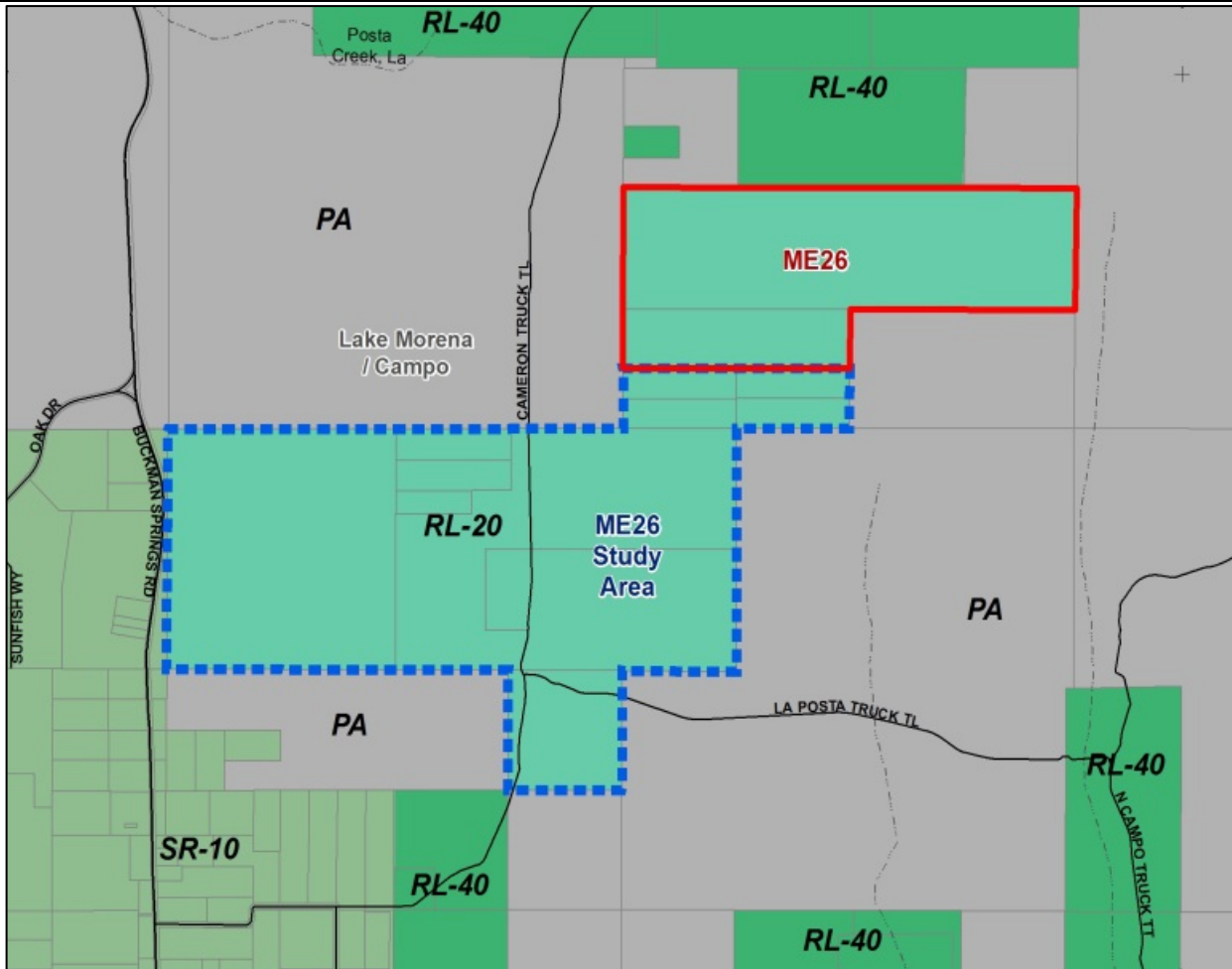
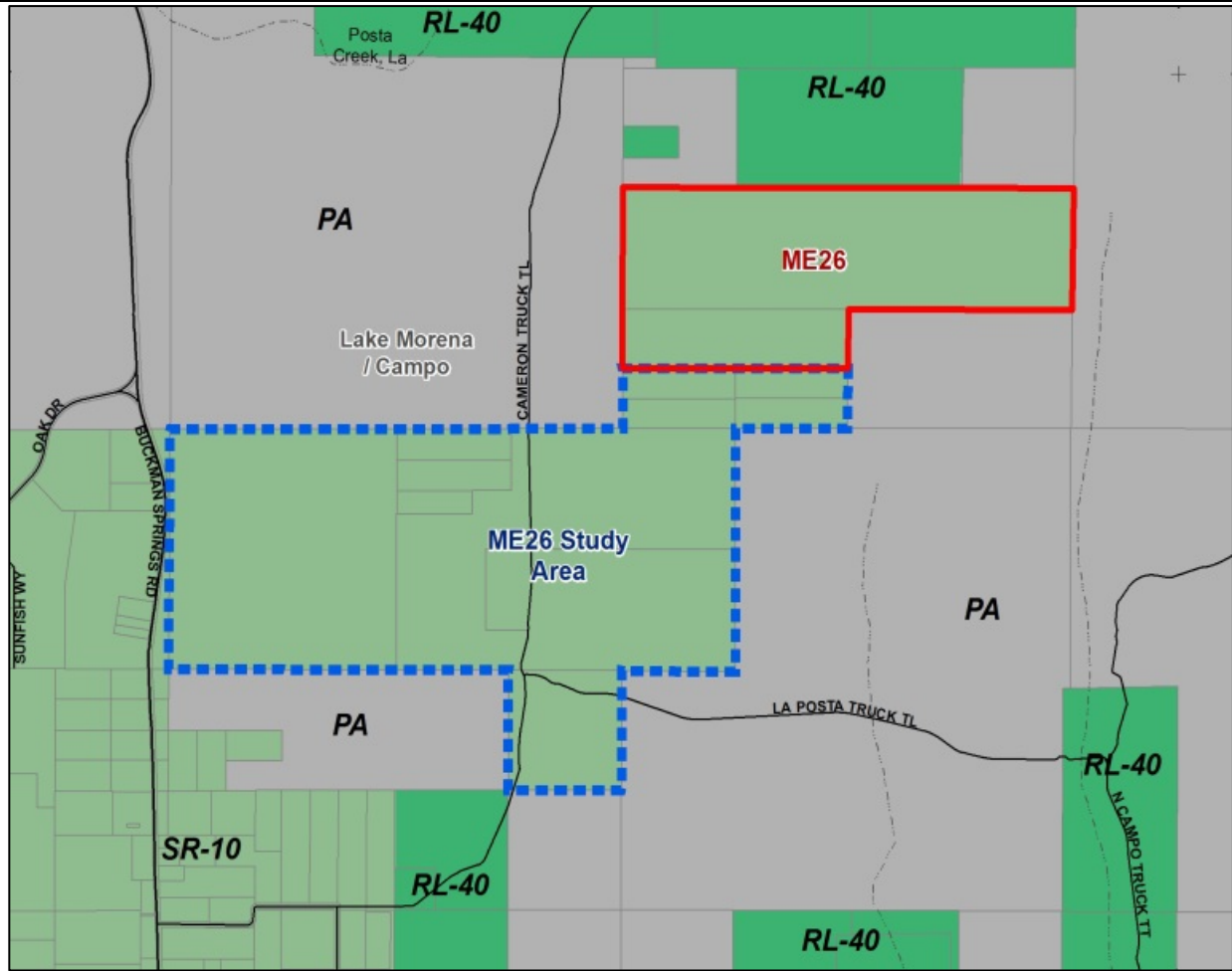
Uses

- Existing uses include single family residential and some small agriculture operations.
- The Analysis Area is mostly surrounded by federal lands, including the Cleveland National Forest to the north. To the west is an area of low density private lands, just outside the Village of Lake Morena.

Environmental Characteristics

- Most of the undeveloped areas are comprised of granitic northern mixed chaparral and sagebrush scrub.
 - There are also several scattered oaks, and about 13 acres of the northern Study Area and 26 acres of the northwestern PSR area are mapped as open coast live oak woodland.
- In the western portion of the Study Area, just east of Buckman Springs Road there is a mountainous area of very steep slopes. Outside of that area, steep slope areas are mostly limited to about 25 acres in the far eastern portions of the Study Area and PSR area.
- The Analysis Area is within the Very High and High Fire Hazard Severity Zones (FHSZ).

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	
			
Potential Dwelling Unit Estimate in PSR(s) – 9 units Potential Dwelling Unit Estimate in Study Area – 24 units		Potential Dwelling Unit Estimate PSR(s) – 19 units Potential Dwelling Unit Estimate in Study Area – 40 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	S92	S92	
Zoning Minimum Lot Size (acres)	4 ac	4 ac	
COMMUNITY INPUT			
At their 12/19/16 meeting, the Campo/Lake Morena Community Planning Group voted to recommend approval of the Proposed Project Map.			

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	Requires changing the Regional Category to Semi-Rural	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - Buckman Springs Rd is County-maintained road adjacent to the western border of the Study Area. - There are no other public roads within the Analysis Area. - Approximately 5 miles to the Interstate 8 on-ramp on Buckman Springs Rd - Approximately ½ mile to the nearest bus stop at Buckman Springs Rd for: - MTS Route 888 that provides service from Jacumba to El Cajon on Mondays and Fridays only - MTS Route 894 Route that provides service from Morena Village to El Cajon (Monday through Friday) - Water Service & Infrastructure - Not within a water district (outside the County Water Authority boundary) - Sewer Service & Infrastructure - Not within a sewer service area - Fire protection service - The Analysis Area is under the jurisdiction of the County Fire Authority - The closest station is Lake Morena Station, 29690 Oak Drive, approximately 2 miles away. - For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: residential, agriculture, open space, Cleveland National Forest, and BLM lands - Land use designations within ½ mile: SR-10, RL-40, RL-80, and Public Agency Lands	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development	Proximity to the village, other commercial areas, and major job centers	Approximately: 1.5 miles to the Lake Morena Rural Village (geographic center) that has 8 jobs and existing commercial along Oak Drive 29.5 miles to the City of El Cajon (geographic center) that has 37,643 jobs (closest incorporated City) 6.9 miles to the Golden Acorn Casino on the Campo Reservation that has 347 jobs 1.2 miles to the nearest commercial area (Lake Morena Country Market)	LU-1.2 Additional Notes
		Proposing Village designation(s)	N/A – no Village designations are proposed	
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	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.]			
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: • 39 acres in VR-7.3 • 3 acres in Rural Commercial • 194 acres in SR-4 • 678 acres in RL-20 • 867 acres in RL-40 • 300 acres in RL-80 • 3,391 acres in Public Agency Lands	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• In the General Plan Update Board Letters of May 2004 and April 2011, mapping objectives were referenced for the various communities of the unincorporated County. Mountain Empire references included the following: ➤ “The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities.” ➤ “Village and Semi-Rural designations are only applied to the areas with historically established development.” • The existing RL-20 designation over the Analysis Area parcels reflects existing parcelization (mostly large lots), lack of public roads, lack of water service, and adjacent federal lands, while recognizing the short distance to the Lake Morena Village boundary, approximately ¾ mile from the western portion of the Analysis Area. • Outside of the Villages, Semi-Rural densities in Campo/Lake Morena were applied to areas of pre-existing parcelization. ➤ For the most part these Semi-Rural areas are designated SR-10, with little additional subdivision potential. • Lands adjacent to the Analysis Area include: ➤ RL-40 designated properties with Williamson Act Contracts (agricultural preservation) north of the PSR parcels; ➤ Cleveland National Forest lands adjacent to the Analysis Area on the northeast; ➤ Bureau of Land Management (BLM) open space lands to the south and east; and ➤ a group of SR-10 designated parcels to the west, in the Semi-Rural transition area between the Analysis Area and the Village of Lake Morena • Rural Lands designations are found on all private lands at the edges of the Campo/Lake Morena community planning area, to preserve ‘greenbelt’ transition areas between communities (see the	

Policy		Policy Review Criteria	Description	Notes
			review of Policy LU-2.5) ➤ The Analysis Area is not at the edge of the community planning area.	
		Regional Categories Map	• Requires changing the Regional Category to Semi-Rural.	
		Greenbelts on/near the edges of communities	• The Analysis Area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 20) and minimal development in the Analysis Area, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under Policy LU-2.5.	
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 – no Village designations are proposed	
		Satisfaction of the four criteria listed in the policy.	• N/A – no Village designations are proposed	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of	Proximity to other jurisdictions	• Approximately 25 miles from the City of El Cajon boundary • Approximately 20 miles from the County of Imperial • Approximately 2 miles from the Campo Reservation	LU-1.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with 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 Analysis Area is 678 acres. - The ME26 PSR is 199 acres. - The Study Area is 479 acres.	LU-1.9 Additional Notes
		Overall additional density potential	The proposal would result in 26 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	The additional density potential would be found throughout the Analysis Area, with the exception of the 8 smallest parcels that range in size from 5 to 11 acres, generally located in the central portion of the Analysis Area.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 31 for an explanation of the Conservation Subdivision Program.	- The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10. - The Conservation Subdivision Program requires 75 percent resource avoidance for properties in the proposed SR-10 designation.	
		Steep slopes (≥25%) within the areas of additional density potential	There is 145 acres of steep slope within areas with additional density potential	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 31 for an explanation of RPO steep slope implications.	10% encroachment range (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 the Analysis Area	
		Wetlands within the areas of additional density potential See p. 31 for an explanation of RPO wetland implications.	There are no wetlands within the Analysis Area	

Policy		Policy Review Criteria	Description	Notes
		Upper tier habitats/vegetation communities within the areas with additional density potential	- Approximately 39 acres classified as coast live oak woodlands within the areas of additional density potential ➤ Another 3 acres of coast live oak woodlands is found on a parcel that would not be able to subdivide under SR-10.	
		Adjacent open space preserves or large blocks of undeveloped native habitat	- Wildlife corridor opportunities exist in this area, due to the ownership pattern and low density development pattern ➤ The majority of lands in this planning area are federal lands within the Cleveland National Forest (adjacent to the northwest), BLM conservation lands, and smaller military land holdings. ➤ The private lands are mostly in very low density designations (Rural Lands) with minimal development. - The proposed SR-10 designation would be subject to the Conservation Subdivision requirement, which would guide subdivisions to preserve large connected blocks of open space to maintain wildlife corridors of high quality habitats.	
		Maximum dead end road length (DERL) based on the proposed minimum lot size	- Based on the existing (not proposed to change) minimum lot size of 4 acres, the maximum dead end road length is 1,320 feet. ➤ The Analysis Area is subject to a Groundwater Ordinance minimum lot size of 5 acres, which supersedes the existing zoning minimum lot size (see the review of Policy LU-8.1). With 5-acre lots, the maximum DERL is 2,640 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i> The County Fire Authority provides fire protection service to this area, and the County Fire Marshal provided the following comment on this issue: <i>“Projects in this area will have difficulty with compliance with the maximum allowable dead-end road length. Projects proposing primary or secondary access utilizing Cameron Truck Trail or La Posta Truck Trail will be problematic. Both are substandard roads that would need to be improved to the applicable DPW road standard, which could be expensive and probably cost prohibitive. Moreover, they both have significant portions of the roadway that traverse the Cleveland National Forest. Any parcels proposing to utilize these roadways as their primary or secondary access would have to have – or be able to obtain – legal access rights.”</i>	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	Though none of the additional density parcels gain access from dead end roads, only the westernmost Study Area parcel has access from a road that is built to fire access standards (Buckman Springs Road), so access improvements would be required.	
		Existing public road access for areas with additional density potential	As noted above, only the westernmost Study Area parcel has access via a public road	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	None of the private access roads in the Analysis Area are built to fire access standards	

Policy		Policy Review Criteria	Description	Notes
		Existing environmental constraints that could limit the potential for widening substandard roads	- The presence of coast live oak woodlands in the northern portion of the Analysis Area could limit access improvement options. - Any subdivisions near the mountainous corridor through the western Study area would likely need to place development pads away from the steepest areas due to RPO slope encroachment restrictions and costs to build an access road to fire standards.	
		Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	N/A – There are no unbuilt Mobility Element roads within the Analysis Area	
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	The proposal would result in 26 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 the Analysis Area, with the exception of the 8 smallest parcels that range in size from 5 to 11 acres, generally located in the central portion of the Analysis Area.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: 39 acres in VR-7.3 3 acres in Rural Commercial 194 acres in SR-4 678 acres in RL-20 867 acres in RL-40 300 acres in RL-80 3,391 acres in Public Agency Lands	
		Changes in zoning minimum lot size	- No changes to the existing 4-acre zoning minimum lot size are necessary or proposed for consistency with the proposed SR-10 designation. - The Analysis Area is subject to a Groundwater Ordinance minimum lot size of 5 acres, which supersedes the existing zoning minimum lot size (see the review of Policy LU-8.1).	
		Range of lot sizes and most common (mode) lot size in the area	- Parcel sizes within a one-mile radius range from approximately 6,000 square feet (in the Lake Moreno Village) to 547 acres (within Public Agency Lands and open space preserve). - While the private parcel sizes vary widely within the Rural Lands area, a common parcel size is within the range of 40-60 acres.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	See the review of Policy LU-2.4 below for applicable policies.	
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	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	- Issue LU 4.1 of the Community Plan states: <i>“The rural nature of the community is important to its residents, who desire that change should reflect the community character.”</i> - Goal LU 5.1 of the Community Plan states: <i>“Preservation and enhancement of our rural character to accommodate limited growth while conserving open space and rural lands.”</i> ➤ The proposal would require a change in the Regional Category from Rural Lands to Semi-Rural and	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.		would result in an increase of 26 potential dwelling units over the Analysis Area (59 total potential units in the Analysis Area under SR-10). The Conservation Subdivision requirement would remain under the SR-10 designation, requiring consolidating development to preserve large blocks of open space.	
		Community plan policies that are relevant to the proposal	• Policy LU 3.1.1 states: <i>“Permit higher density construction only within designated village boundaries.”</i> • Policy LU 4.1.1 states: <i>“Do not allow village density growth outside the village boundaries.”</i> ➤ The ME26 Analysis Area is outside of the Lake Morena Rural Village boundary and the proposed designation of SR-10 allows 1 unit/10, 20 acres, which is not high density and lower than Village designations would allow. • Policy LU 5.1.1 states: <i>“Discourage rural village lot sizes outside of rural village limits and exceptions adopted under the General Plan Update.”</i> ➤ The existing zoning minimum lot size of 4 acres is not proposed to change as part of the SR-10 proposal. ➤ The Analysis Area is groundwater dependent and subject to a Groundwater Ordinance minimum lot size of 5 acres, which supersedes the zoning minimum lot size (see the review of Policy LU-8.1).	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• In the General Plan Update Board Letters of May 2004 and April 2011, mapping objectives were referenced for the various communities of the unincorporated County. Mountain Empire references included the following: ➤ <i>“The key objective is to preserve land for agricultural uses by maintaining 1 du/20 and 40-acre densities.”</i> ➤ <i>“Village and Semi-Rural designations are only applied to the areas with historically established development.”</i>	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 31 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	• The Analysis Area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 20) and minimal development in the Analysis Area, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under this policy.	LU-2.5 Additional Notes
		Regional Category change	• Requires changing the Regional Category to Semi-Rural	
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. 31 for an explanation of the Conservation Subdivision Program	• The Conservation Subdivision requirement would be maintained with the proposed change from RL-20 to SR-10. • The Conservation Subdivision Program requires 75 percent resource avoidance within the proposed SR-10 designation.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	• Vegetation types found in the areas of additional density potential (and throughout the Analysis Area) include coast live oak woodlands, granitic northern mixed chaparral, chamise chaparral, and sagebrush scrub.	

Policy		Policy Review Criteria	Description	Notes
		Resource Conservation Areas	- The Analysis Area is not within a Resource Conservation Area of the Mountain Empire Subregional Plan. - The Campo/Lake Morena Community Plan does not designate Resource Conservation Areas	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	- Policy COS 3.2.1 states: <i>“Require development to minimize impacts to native and riparian habitat.”</i> - This policy is applied at the development review stage. - The Conservation Subdivision requirement remains with the proposed SR-10 designation, requiring the consolidation of development footprints to preserve large blocks of native habitat.	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	- Wildlife corridor opportunities exist in this area, due to the ownership pattern and low density development pattern. - The majority of lands in this planning area are federal lands within the Cleveland National Forest (adjacent to the northwest), BLM conservation lands, and smaller military land holdings. - The private lands are mostly in very low density designations (Rural Lands) with minimal development. - The proposed SR-10 designation would be subject to the Conservation Subdivision requirement, which would guide subdivisions to preserve large connected blocks of open space to maintain wildlife corridors of high quality habitats.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	The northern portion of the Analysis Area is approximately 600 feet from a USFWS Critical Habitat designated area (La Posta Creek) for the federally endangered arroyo toad, which has the potential to occur within the Analysis Area.	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: - Very High - 410 acres - High - 268 acres - See Policy S-1.1 for information on existing fire protection infrastructure and services	LU-6.11 Additional Notes
		Proposed density consistency with emergency response travel times	- Preliminary estimates from GIS and the County Fire Marshal show that emergency response times for most of the area could meet the 20-minute emergency response time required for the SR-10 designation (at the development review stage). For additional information, see the review of Policy S-6.4. - Necessary road improvements and access rights through adjacent federal lands could be an issue as discussed in the review of Policy LU-1.9.	
		Other hazards present	There are no fault zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area.	
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. 31 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	- The Analysis Area does not contain existing agricultural operations. - Though there are some prime agricultural soils within the Analysis Area, the proposed SR-10 designation would support agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	N/A	
LU-8.1	Density Relationship to Groundwater Sustainability.	County Water Authority (CWA) Boundary	The Analysis Area is not within the County Water Authority boundary.	LU-8.1 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	Groundwater-dependent (per the Groundwater Ordinance criteria)	The Analysis Area is groundwater dependent.	- A groundwater investigation completed in 2006 for a nearby 286-acre subdivision application (TM5366, Harvest Glen - withdrawn) of 40 lots that averaged 7.15 acres per lot resulted in 2 failed well tests that led the County to conclude that even larger parcel sizes would be needed. It's possible that different results would be found in the ME26 Analysis Area, as it's on the border of two groundwater basins. - Groundwater investigations and well tests will be required during the subdivision application process in order to ensure the long-term sustainability of the area's groundwater supplies.
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	The Analysis Area is within an area of 18 to 21 inches of average annual precipitation, which results in a Groundwater Ordinance minimum lot size of 5 acres.	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	- The proposed SR-10 designation would be consistent with the Groundwater Ordinance with a minimum lot size of 5 acres. - The Groundwater Ordinance's 5-acre minimum lot size (or larger if required as a result of a groundwater investigation) could reduce the effectiveness of the Conservation Subdivision process (required for SR-10 and lower densities) by limiting the ability to cluster lots to maximize fire protection and to avoid sensitive resources.	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	N/A – no Village land use designation is proposed	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering	Village land use designations proposed	N/A – no Village land use designations are proposed	LU-9.5 Additional Notes
		Potential uses associated with	N/A	

Policy		Policy Review Criteria	Description	Notes
	residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village proposal		
		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. 31 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	N/A - The Analysis Area in not in a Village.	LU-9.9 Additional Notes
		Village densities	The Analysis Area 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	Requires changing the Regional Category to Semi-Rural	LU-10.3 Additional Notes
		Proximity to the Village Boundary	The western end of the Study Area is approximately ¾ mile from the Lake Morena Village Boundary.	
		Proximity to the CPA boundary	The northern end of the PSR area is approximately 2.5 miles from the northern boundary of the Campo/Lake Morena planning area.	
		Greenbelts on/near the edges of communities	The Analysis Area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 20) and minimal development in the Analysis Area, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under Policy LU-2.5.	
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	N/A - No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	N/A	

Policy		Policy Review Criteria	Description	Notes
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 Analysis Area is not within a ¼ mile of existing designated Medium or High Impact Industrial areas.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	There are no areas classified as MRZ-2 or MRZ-3 or 1,300’ buffer from MRZ-2 designated lands.	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 Analysis Area proposes a change to the SR-10 designation, which would be consistent with a density low enough to allow potential future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	N/A	

Policy		Policy Review Criteria	Description	Notes
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 Analysis Area contains steep hillsides and proposes an SR-10 designation.	<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	The proposal would require a change in the Regional Categories Map, from Rural Lands to Semi-Rural.	<i>COS-14.1 Additional Notes</i>
		Alternative transportation networks available in the vicinity	- Approximately ½ mile to the nearest MTS bus stop ➤ MTS Bus Route 888 Route provides service from Jacumba to Parkway Plaza Transit Center in El Cajon (Monday and Friday only). ➤ MTS Bus Route 894 Route provides service from Morena Village to Parkway Plaza Transit Center in El Cajon (Monday through Friday). - Approximately 17 miles to the nearest park-and-ride facility - No Class I or II bike lanes are available between Analysis Area the Village or other commercial or job center.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 1.5 miles to the Lake Morena Rural Village (geographic center) that has 8 jobs and existing commercial along Oak Drive. 29.5 miles to the City of El Cajon (geographic center) that has 37,643 jobs (closest incorporated City) 6.9 miles to the Golden Acorn Casino on the Campo Reservation that has 347 jobs 1.2 miles to the nearest commercial area (Lake Morena Country Market)	
		Land use mapping pattern consistent with community character	For information on mapping patterns and community character, see LU-1.3, 2.3, 2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	- Approximately 5 miles to the nearest I-8 on-ramp via Buckman Springs Road - For more information on transportation networks, see the review of Policy COS-14.1	<i>H-1.3 Additional Notes</i>
		Proximity to job centers	For more information on proximity to job centers, see the review of Policies LU-1.1 and COS-14.1.	
		Extensive public services	- Common public services not present: ➤ Sewer service ➤ Water service ➤ Public road access is limited to the westernmost Study Area parcel - 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 Analysis Area is within the Very High and High Fire Hazard Severity Zones. See Policy LU-6.11 for additional information. - There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area	<i>S-1.1 Additional Notes</i>
		Extent of existing road infrastructure that is built to fire access standards	- Buckman Springs Road is a County-maintained Mobility Element Road located adjacent to the western Study Area parcel. ➤ There are no other public roads within or adjacent to the Analysis Area. - None of the private roads within or adjacent to the Analysis Area are built to fire access standards.	

Policy		Policy Review Criteria	Description	Notes
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the existing (not proposed to change) minimum lot size of 4 acres, the maximum dead end road length is 1,320 feet. - The Analysis Area is subject to a Groundwater Ordinance minimum lot size of 5 acres, which supersedes the existing zoning minimum lot size (see the review of Policy LU-8.1). With 5-acre lots, the maximum DERL is 2,640 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	- Access improvements would be required throughout the Analysis Area, as only the westernmost Study Area parcel has access via a road (Buckman Springs Road) built to fire access standards. - That one referenced parcel with access to Buckman Springs Road would have the potential to be subdivided into 12 lots under the proposed SR-10 designation, which would require extensive access improvements.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- The presence of coast live oak woodlands in the northern portion of the Analysis Area could limit access improvement options. - While the other vegetation communities within the Analysis Area (granitic northern mixed chaparral, chamise chaparral, and sagebrush scrub) are not considered upper tier vegetation communities, the Conservation Subdivision requirement associated with the proposed SR-10 designation would facilitate consolidation of development and preservation of large blocks of open space, thus limiting areas subject to fire clearing and road improvements. - Any subdivisions near the mountainous corridor through the western Study Area would likely need to place development pads away from the steepest areas due to RPO slope encroachment restrictions and costs to build an access road to fire standards in that area. - 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	- Based on the width of the Analysis Area (approximately 2 miles separating the western end from the eastern end) and only dirt road access east of Buckman Springs Road, GIS estimates place the western portion of the Study Area in the 0-5 minute travel time range, the central portion of the Study Area in the 5-10 minute travel time range, the eastern Study Area and most of PSR area in the 10-20 minute travel time range, and the far eastern end of the PSR area beyond the 20 minute range. - Fire Marshal estimates are generally consistent with these ranges. - General Plan Table S-1 requires a 20-minute travel time within the proposed SR-10 designation, to be verified at the subdivision application stage, based on the existing and proposed access at that time.	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	Floodplains present	N/A – no floodplains within the Analysis Area	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	N/A	

Policy		Policy Review Criteria	Description	Notes
	prevent flow obstruction.			
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Village designation proposed	N/A – no Village land use designations are proposed	S-9.4 Additional Notes
		Mapped floodplains within an area proposed for a Village designation	N/A	
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	Semi-Rural or Rural land use designations in the floodplain fringe	N/A – no floodplains within the Analysis 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	

Policy		Policy Review Criteria	Description	Notes
	floodplain or require further channelization.			
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	N/A – no dam inundation zones within the Analysis Area	S-9.6 Additional Notes
		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 Analysis Area	S-10.1 Additional Notes
		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>

Potential Development Area (referenced in graphics) – The potential development area on p. 10 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

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

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

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

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

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

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