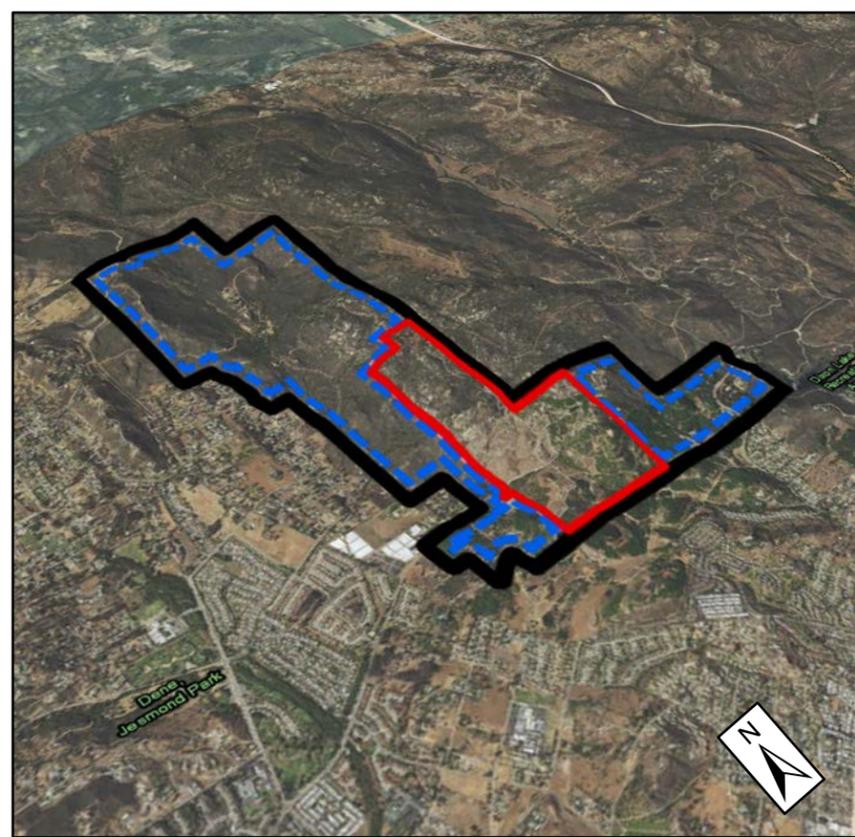
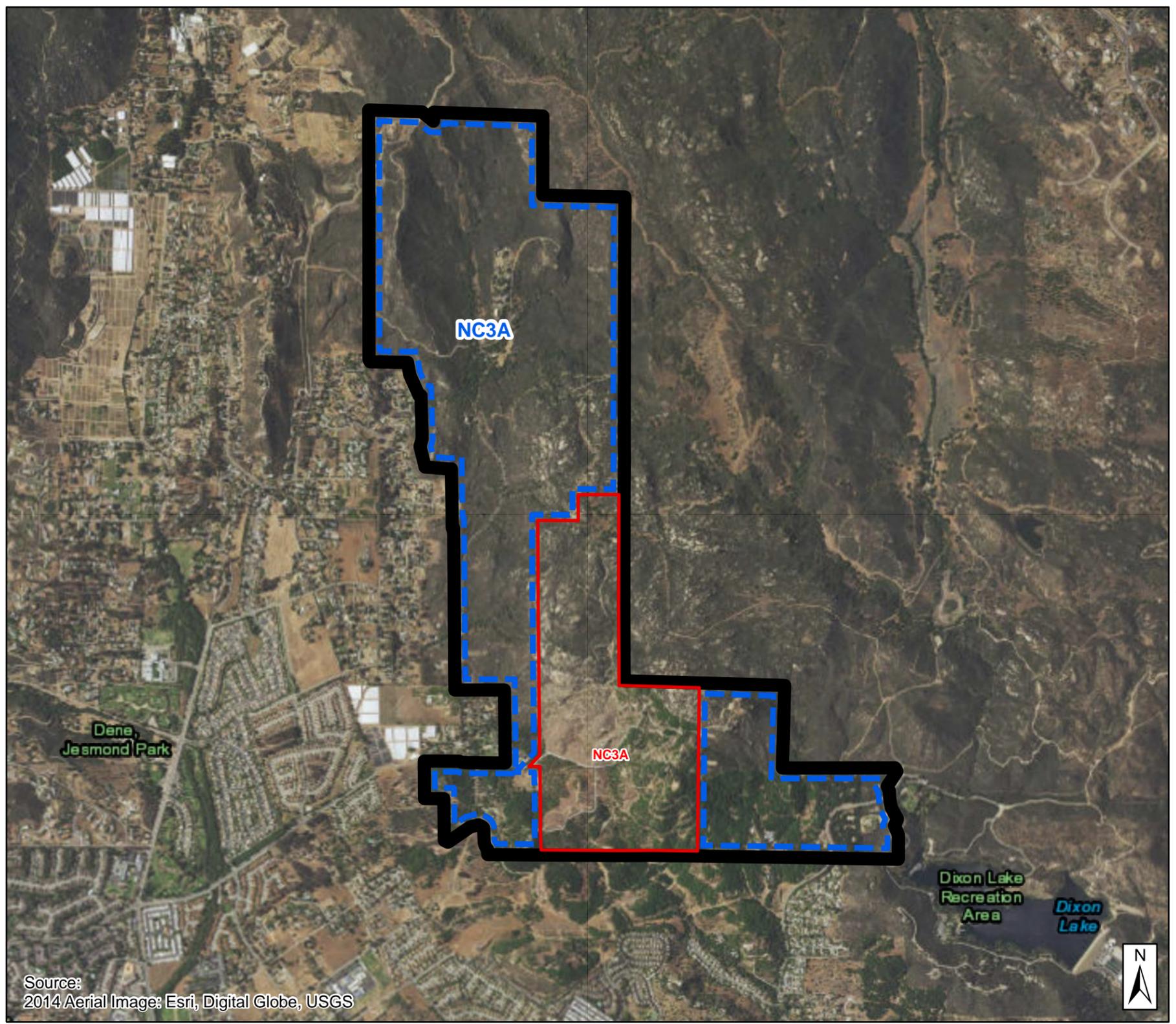


VICINITY MAP



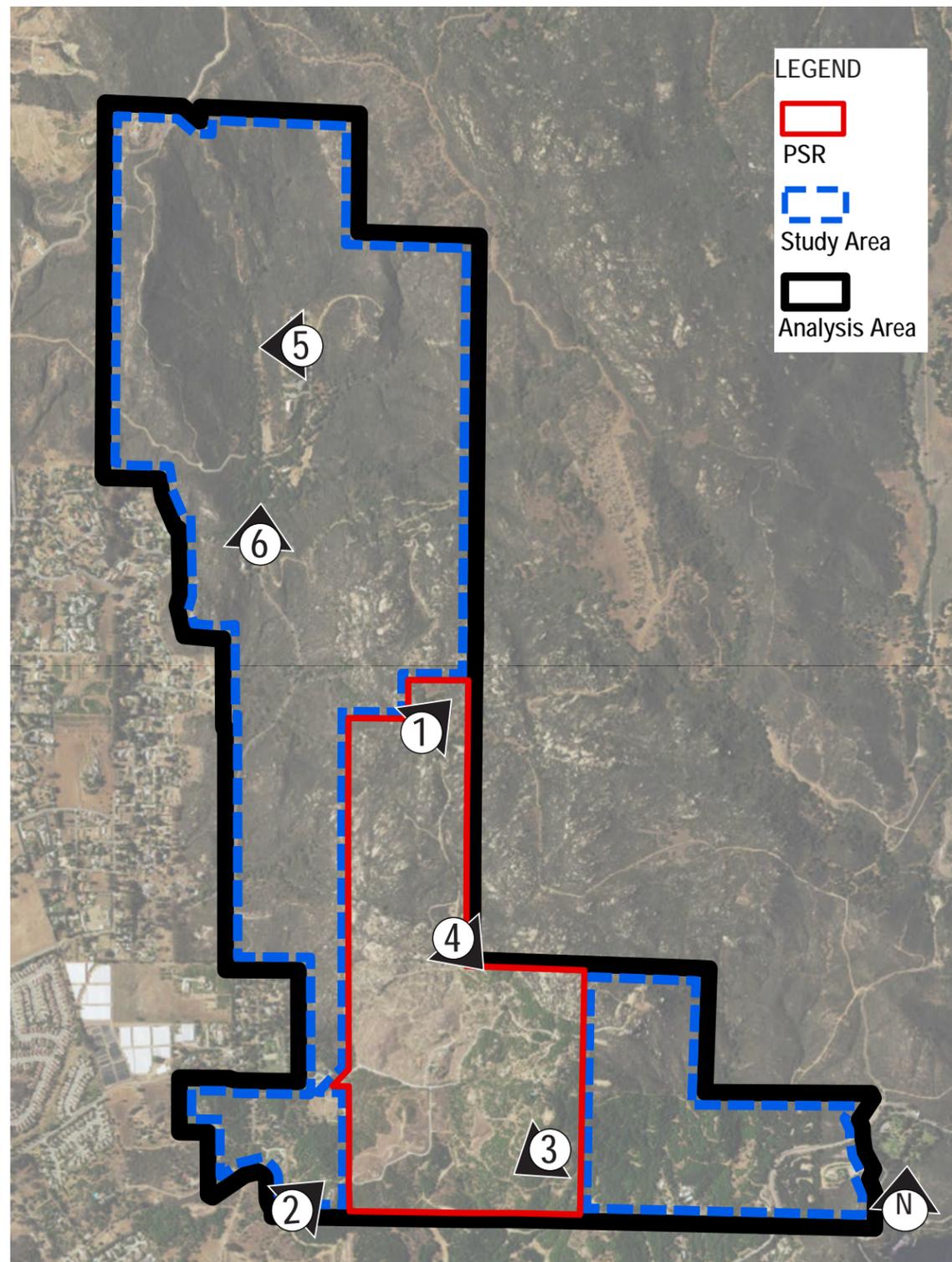
3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area

Source:
2014 Aerial Image: Esri, Digital Globe, USGS



SITE PHOTO KEY MAP



① In the central portion of the northernmost PSR parcel, facing northeast at a portion of the oak woodlands in this area



② From the western portion of the Study Area near the southern boundary, facing northeast toward the PSR area



③ In the eastern portion of the PSR area, facing southwest



④ From the northern portion of PSR area, facing southeast



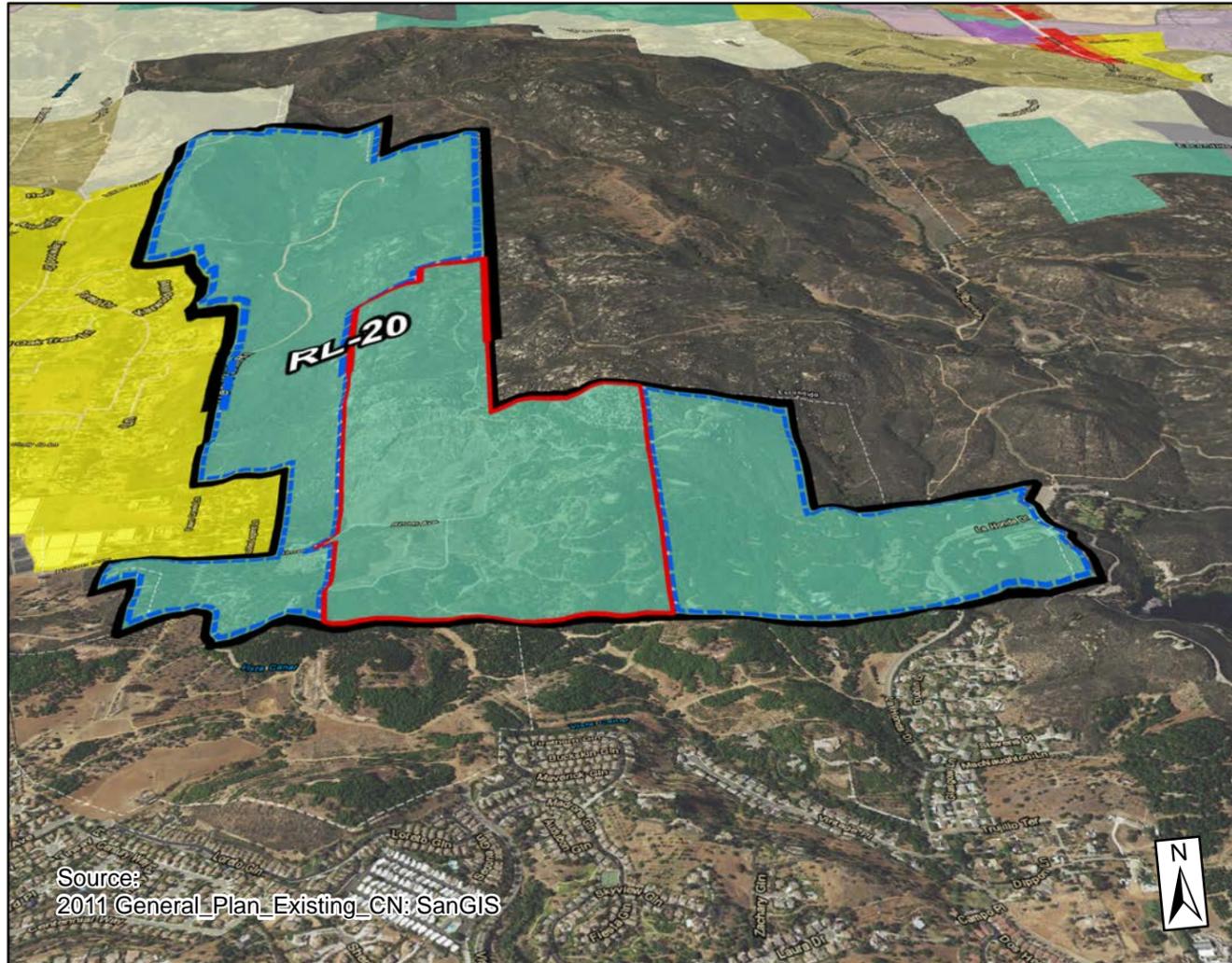
⑤ In the northern portion of the Study Area (at Deer Park Monastery parking lot), facing west toward oak woodland corridor surrounded by chaparral



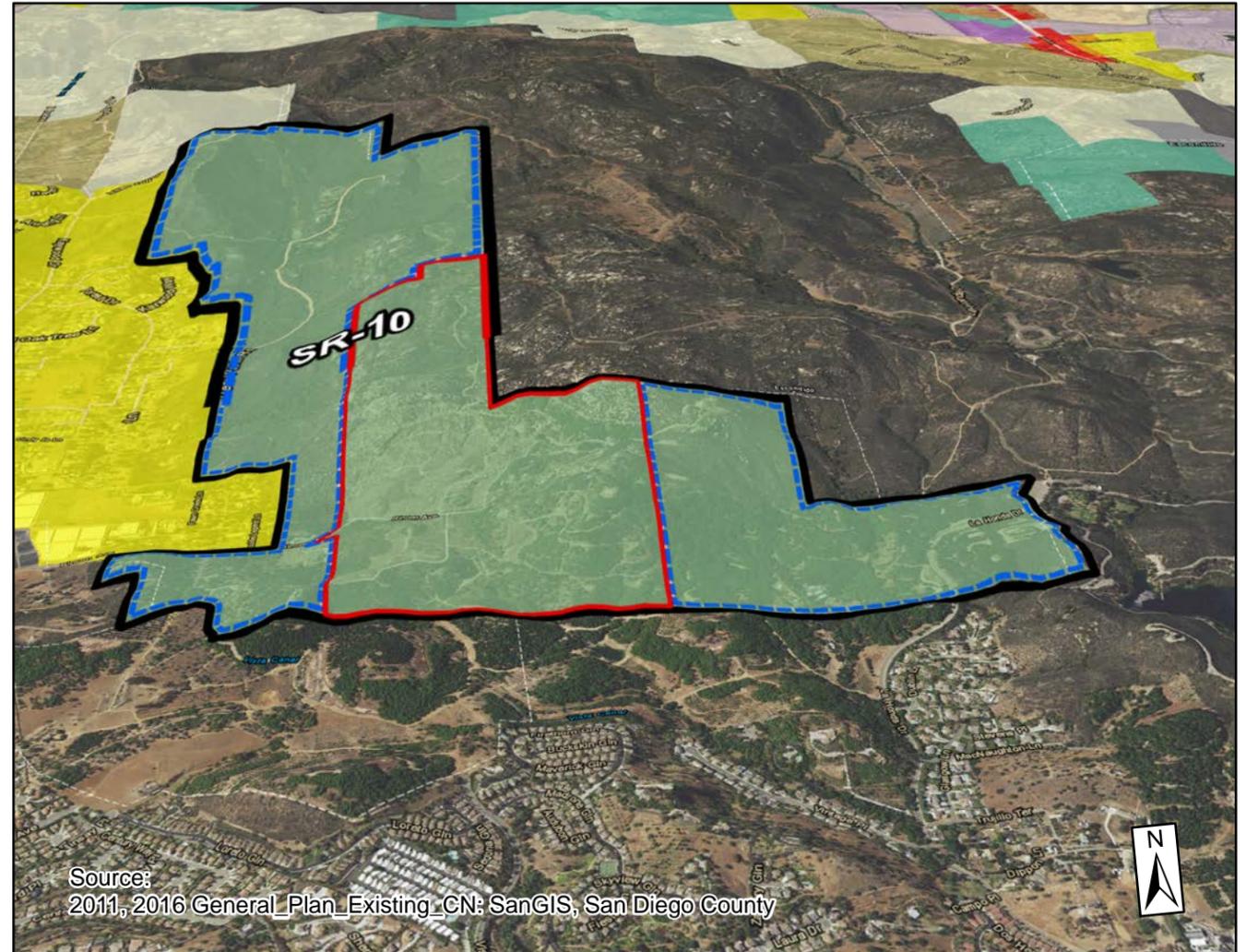
⑥ In the northern portion of the Study Area (on the main road leading to Deer Park Monastery) facing north



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend



PSR



Study Area



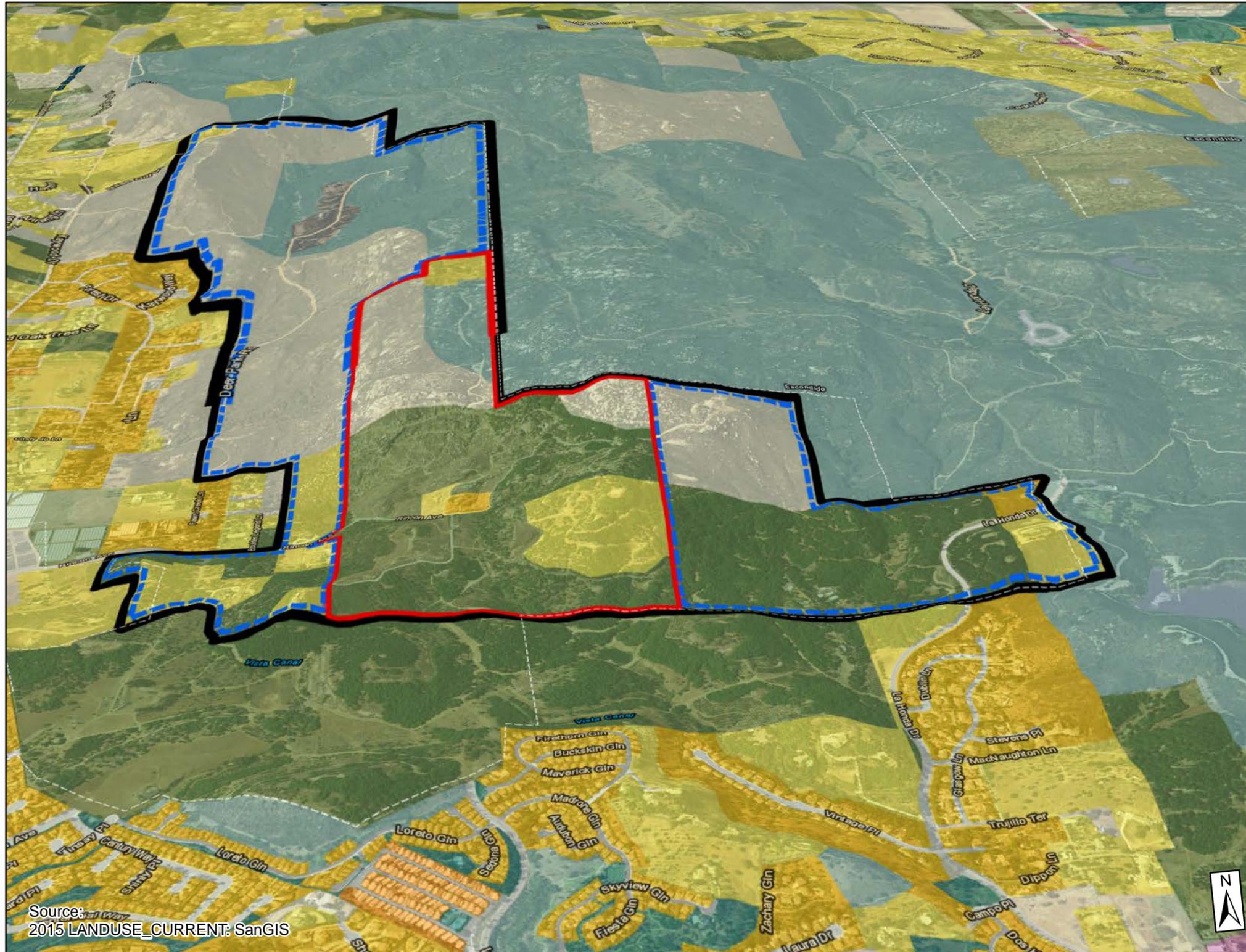
Analysis Area

LEGEND

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



SURROUNDING AREA ANALYSIS - LAND USE



Source:
2015 LANDUSE_CURRENT: SanGIS

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



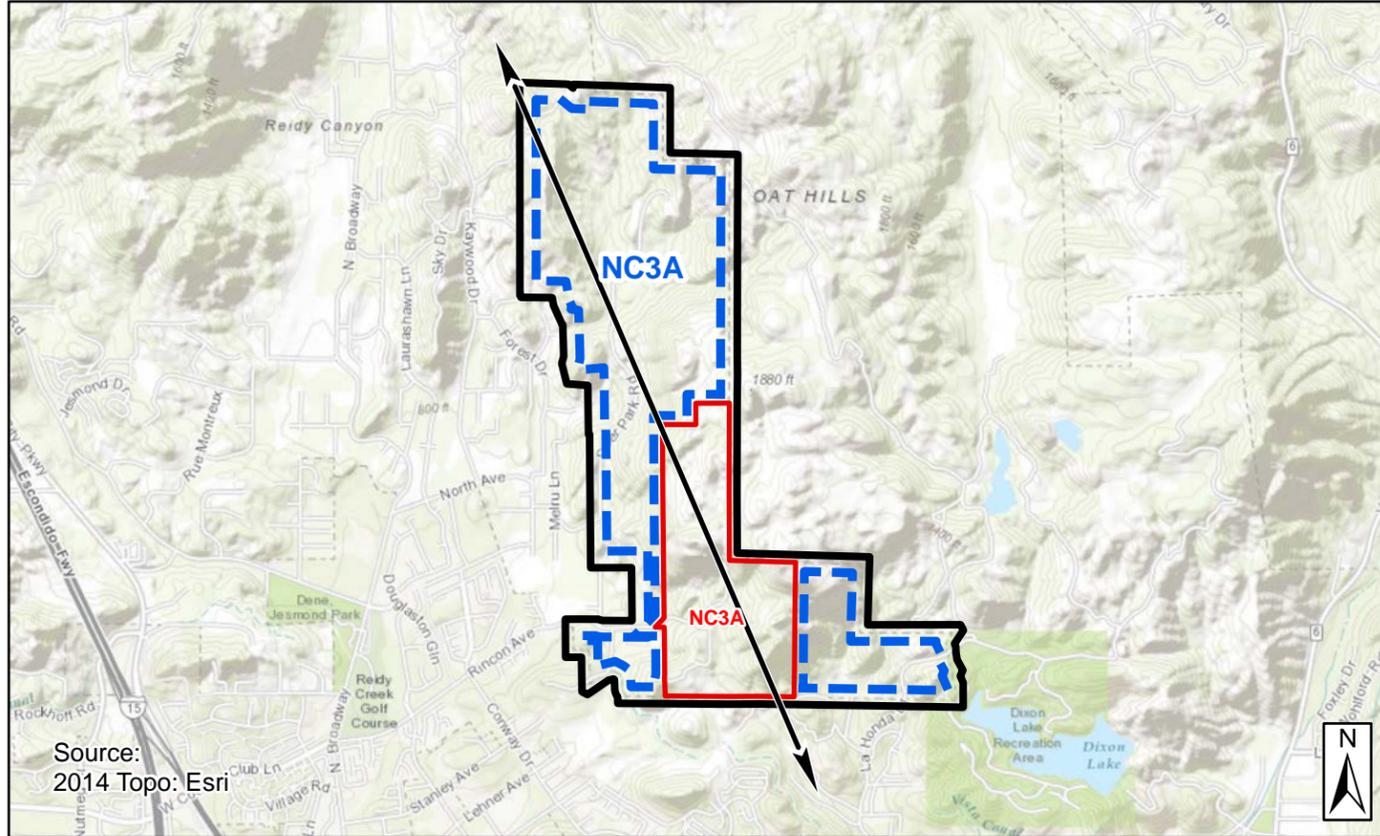
Study Area



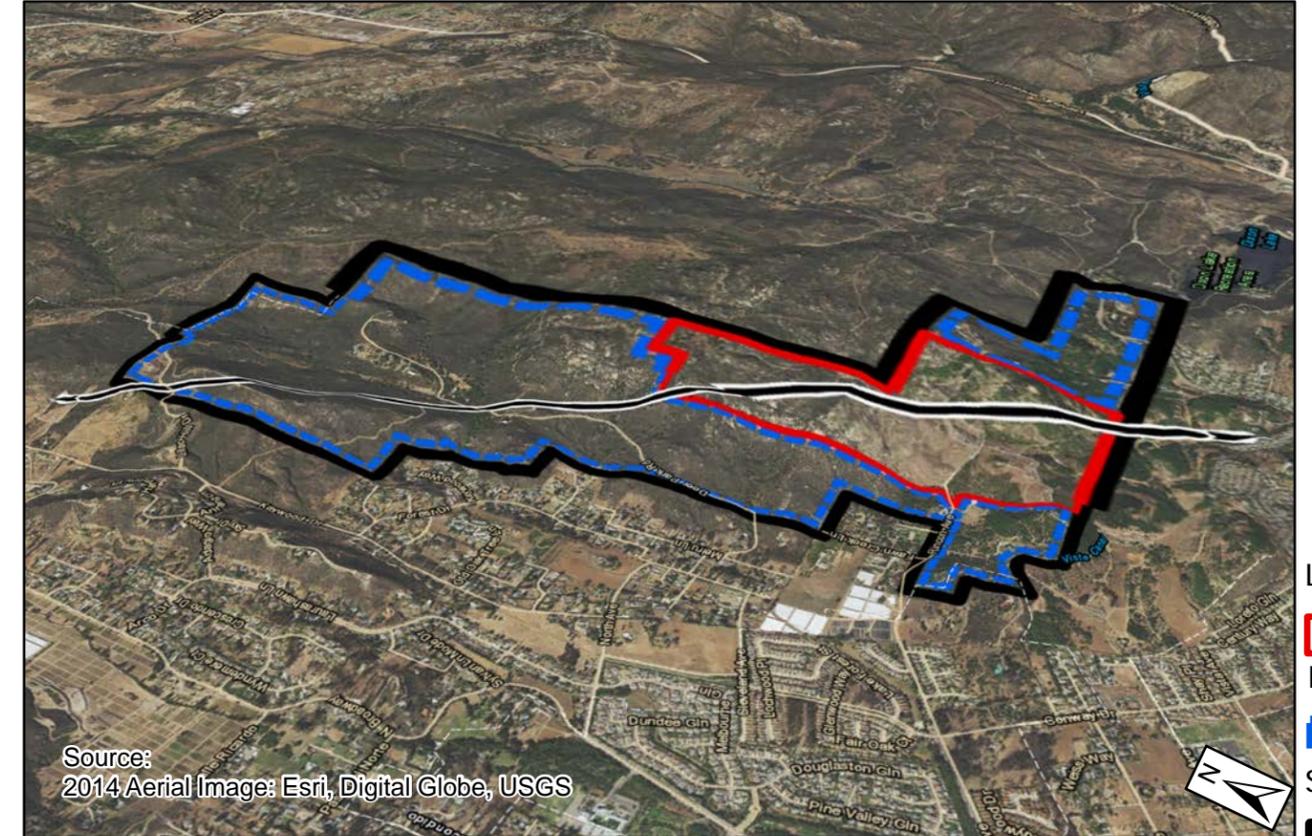
Analysis Area



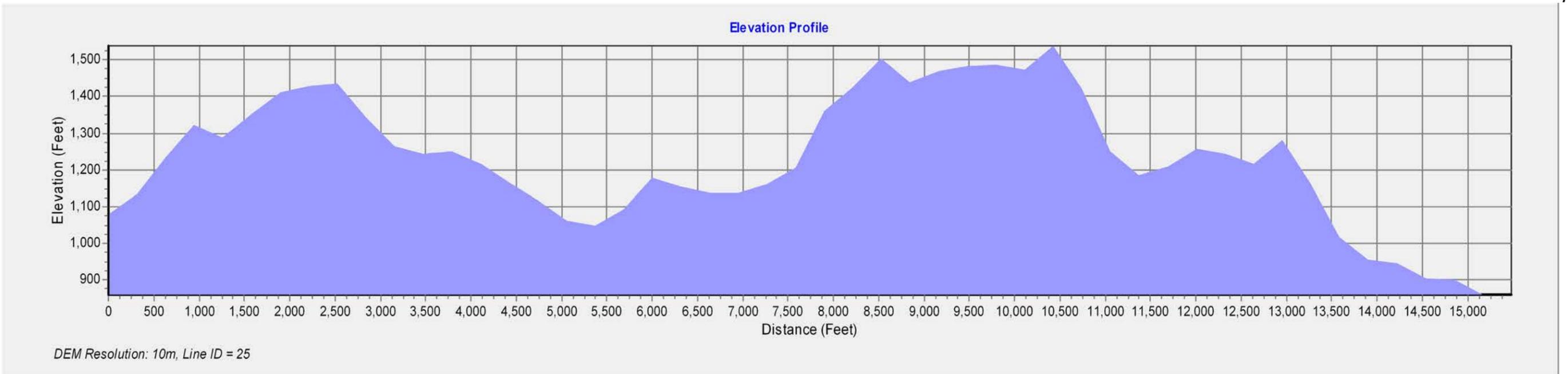
TOPOGRAPHIC VIEW



3D VIEW



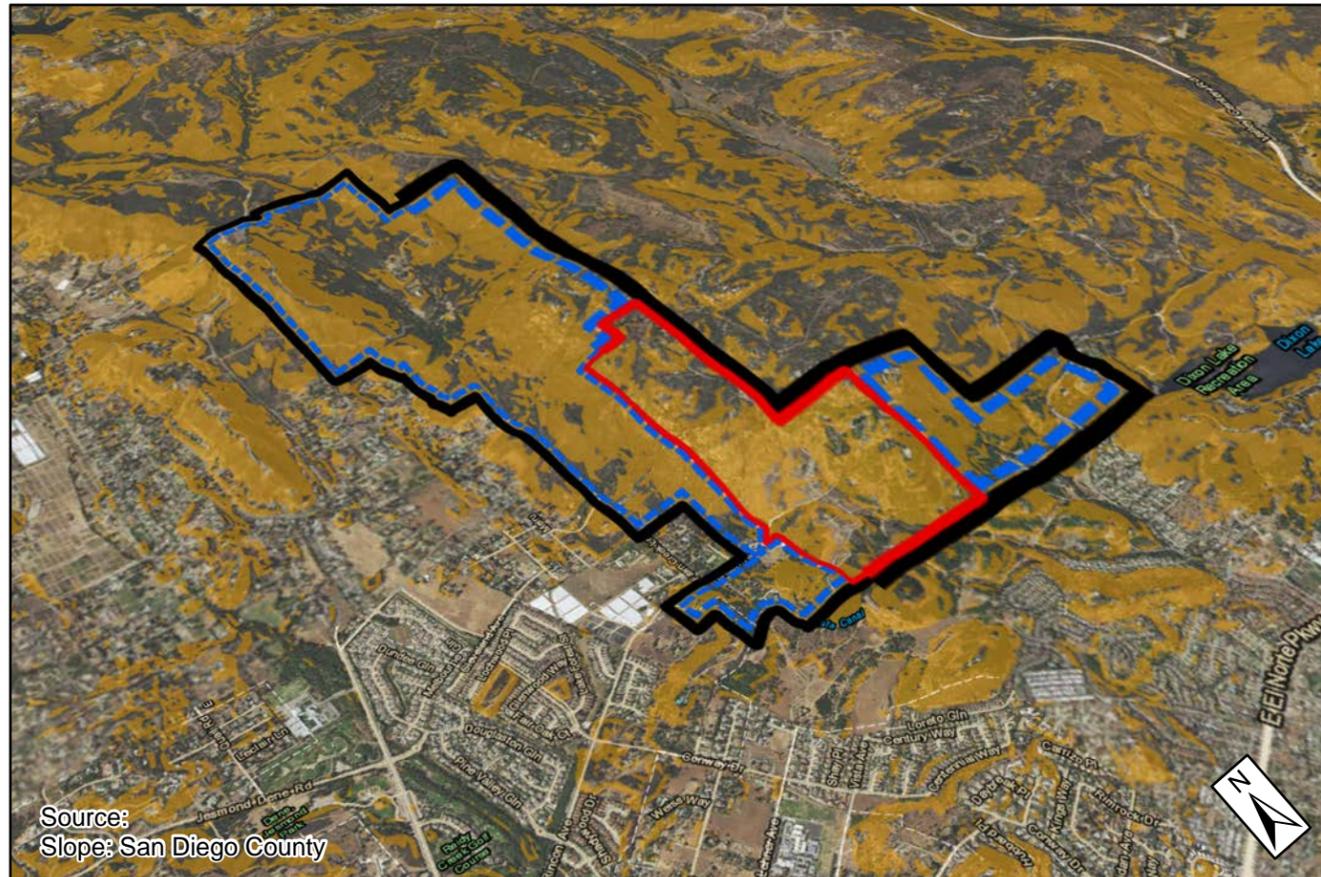
- Legend
- PSR
 - Study Area
 - Analysis Area



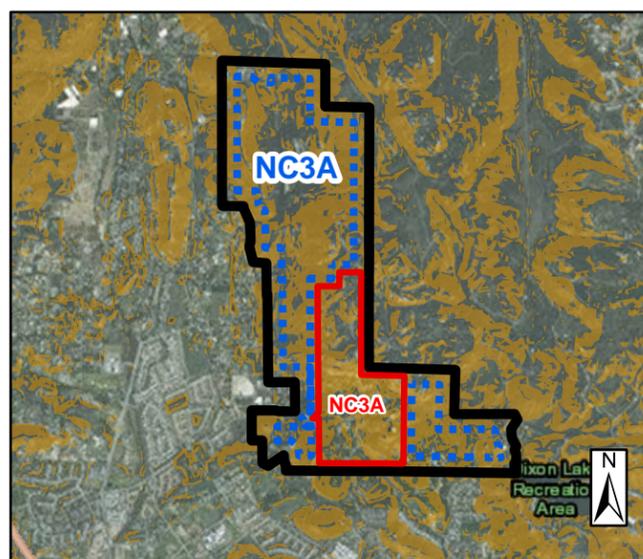
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



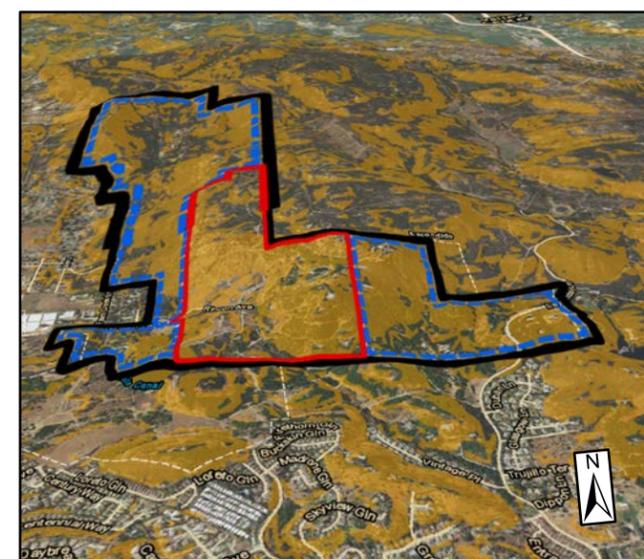
STEEP SLOPES



3D VIEW

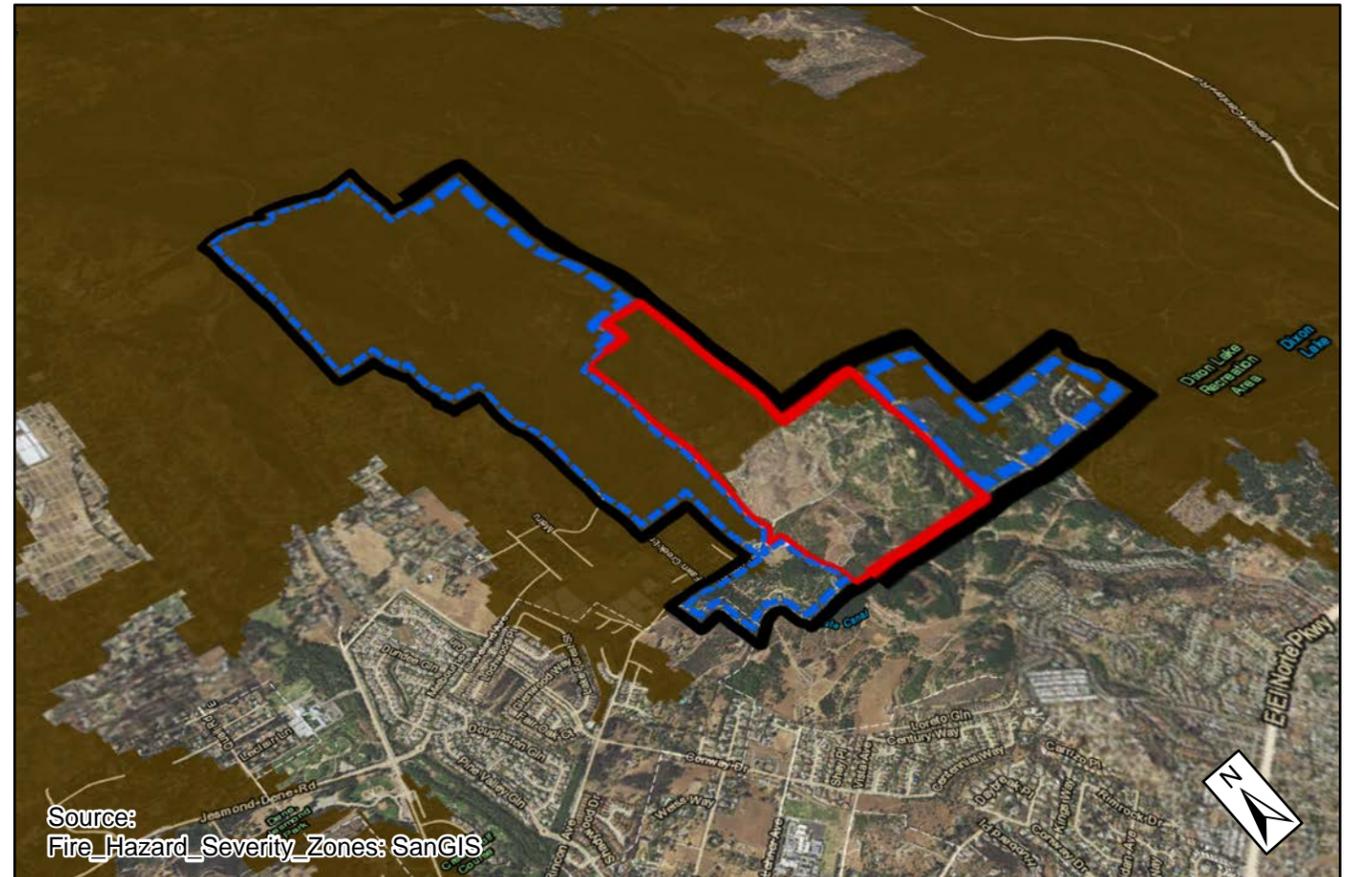


PLAN VIEW

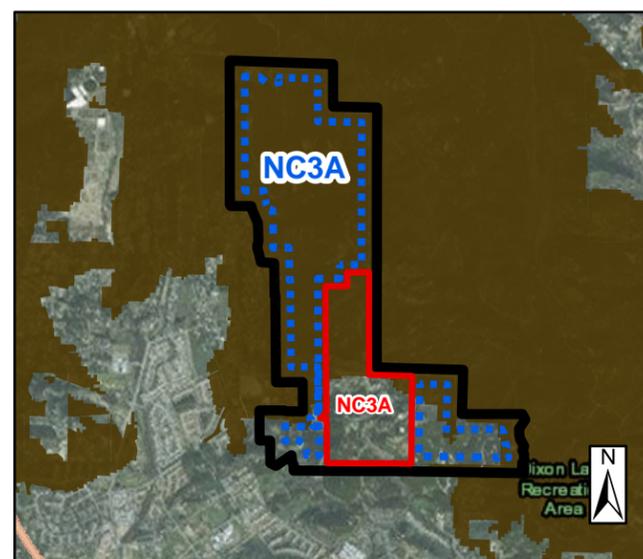


3D VIEW # 2

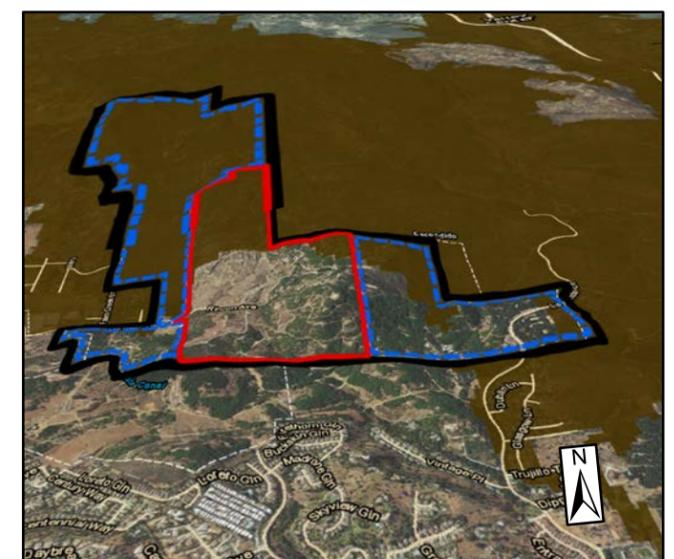
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW

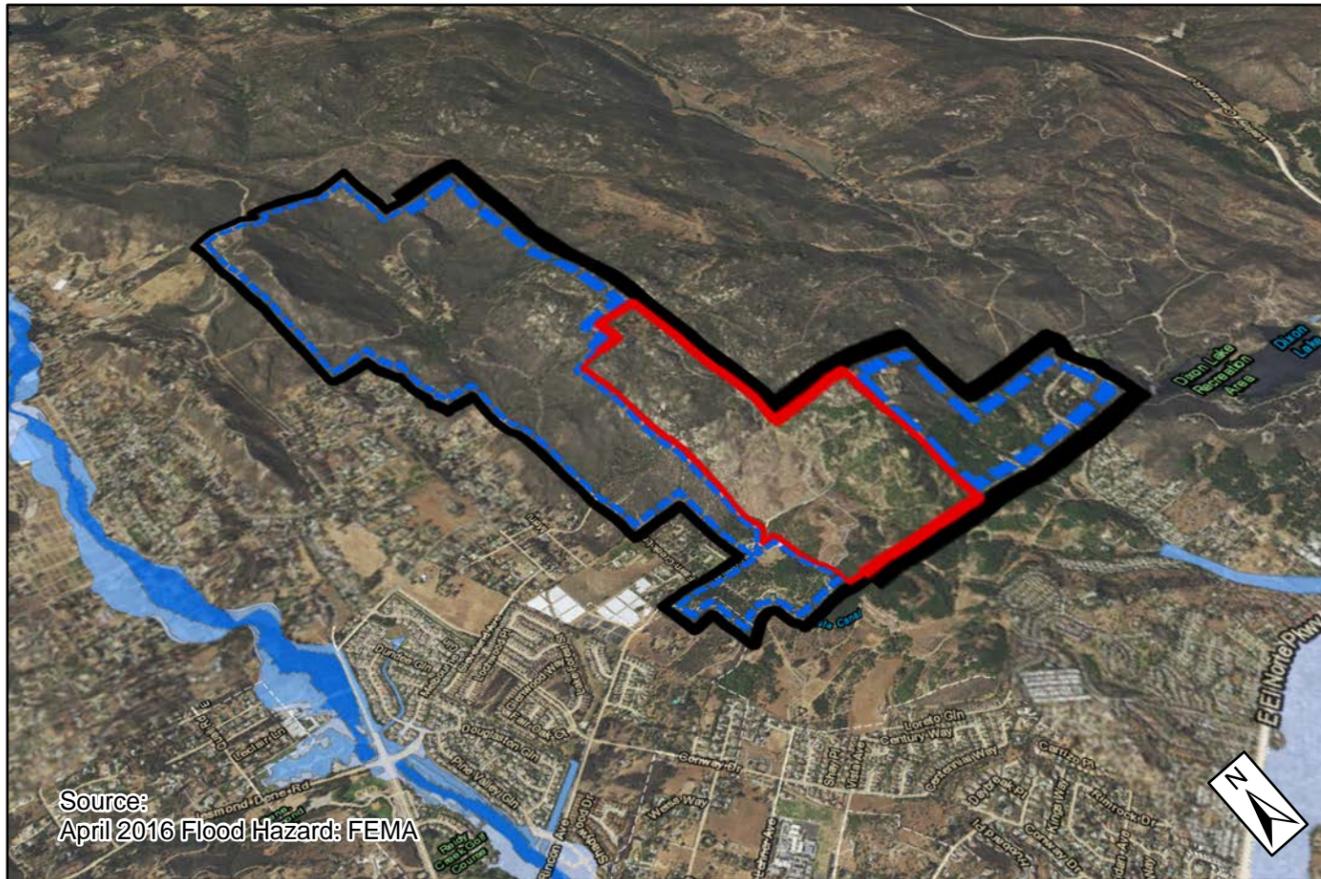


3D VIEW # 2

- Legend
- PSR
 - Study Area
 - Analysis Area

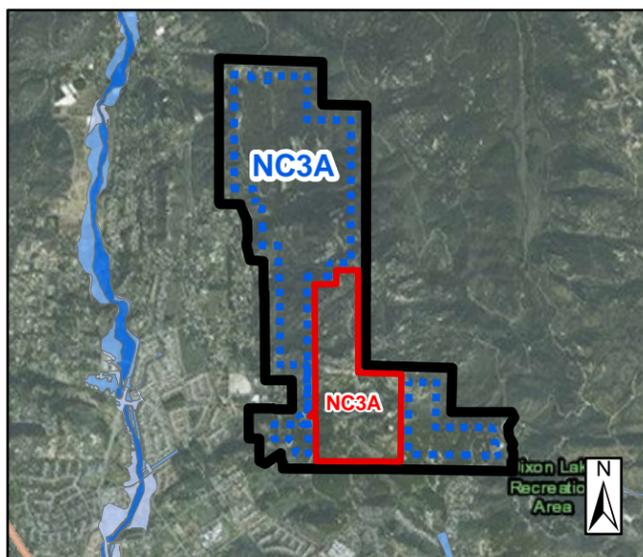


100-YR Floodway 100-YR Floodplain 500-YR Floodplain

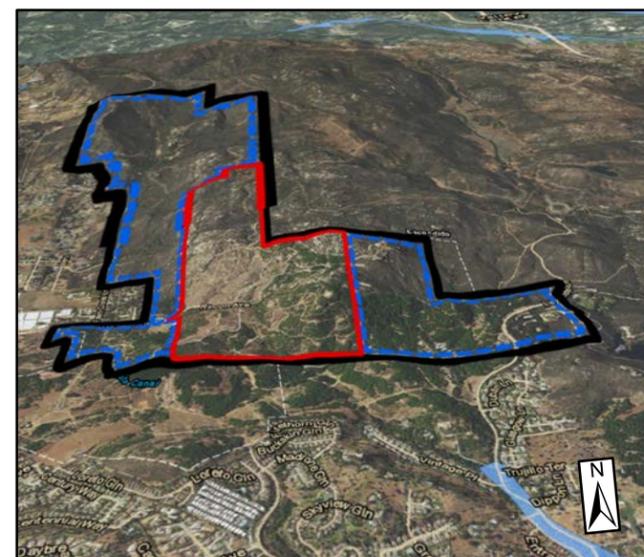


Source: April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW

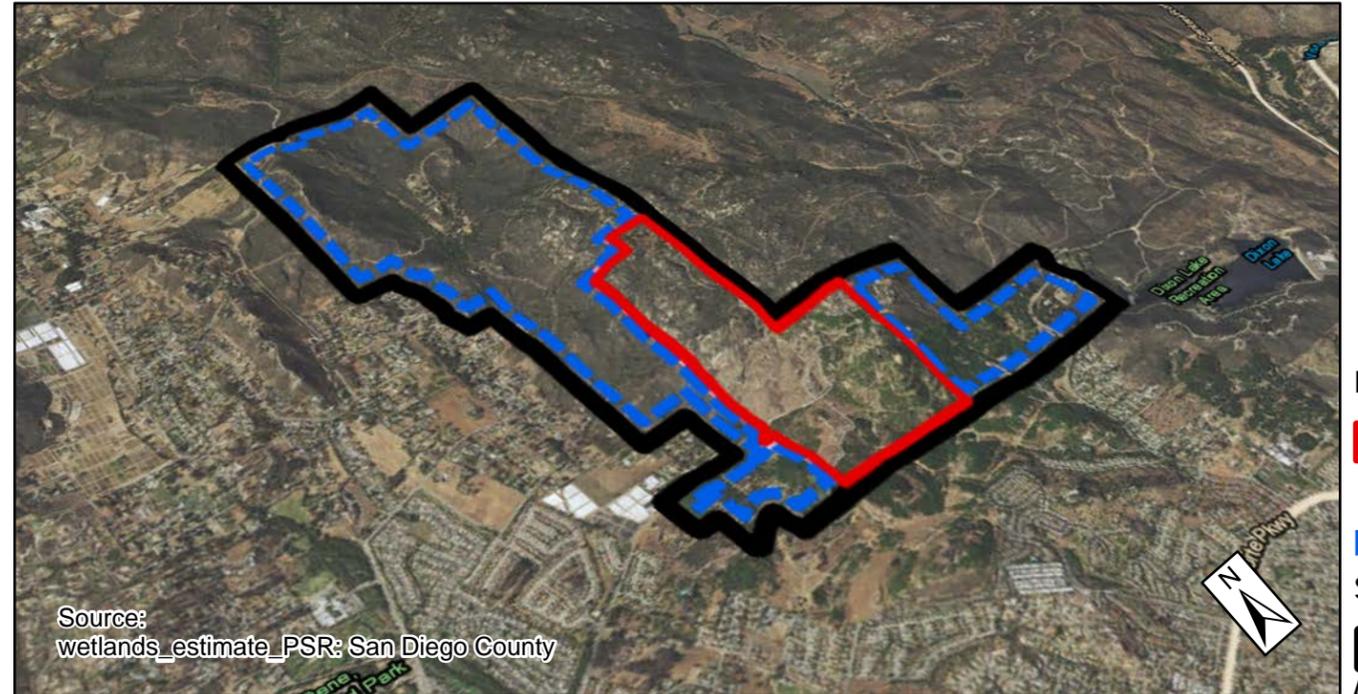


3D VIEW # 2

Wetland Area Wetland Buffer

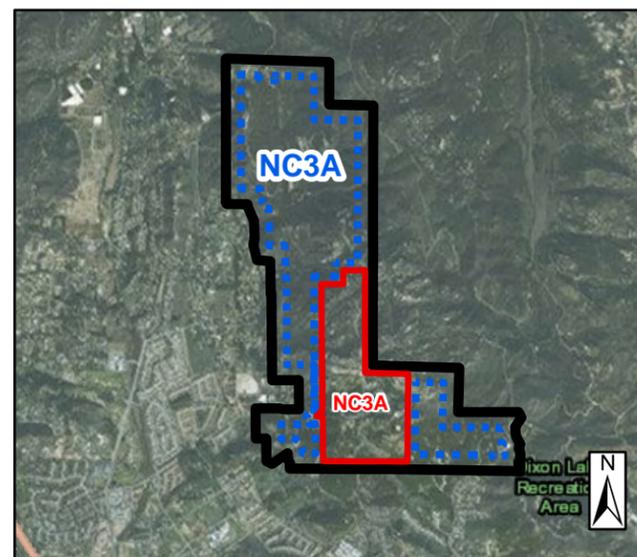
The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

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.

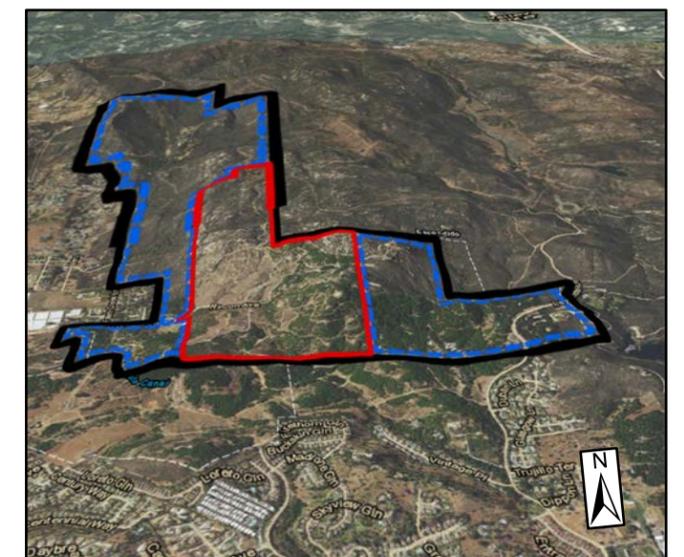


Source: wetlands_estimate_PSR: San Diego County

3D VIEW



PLAN VIEW



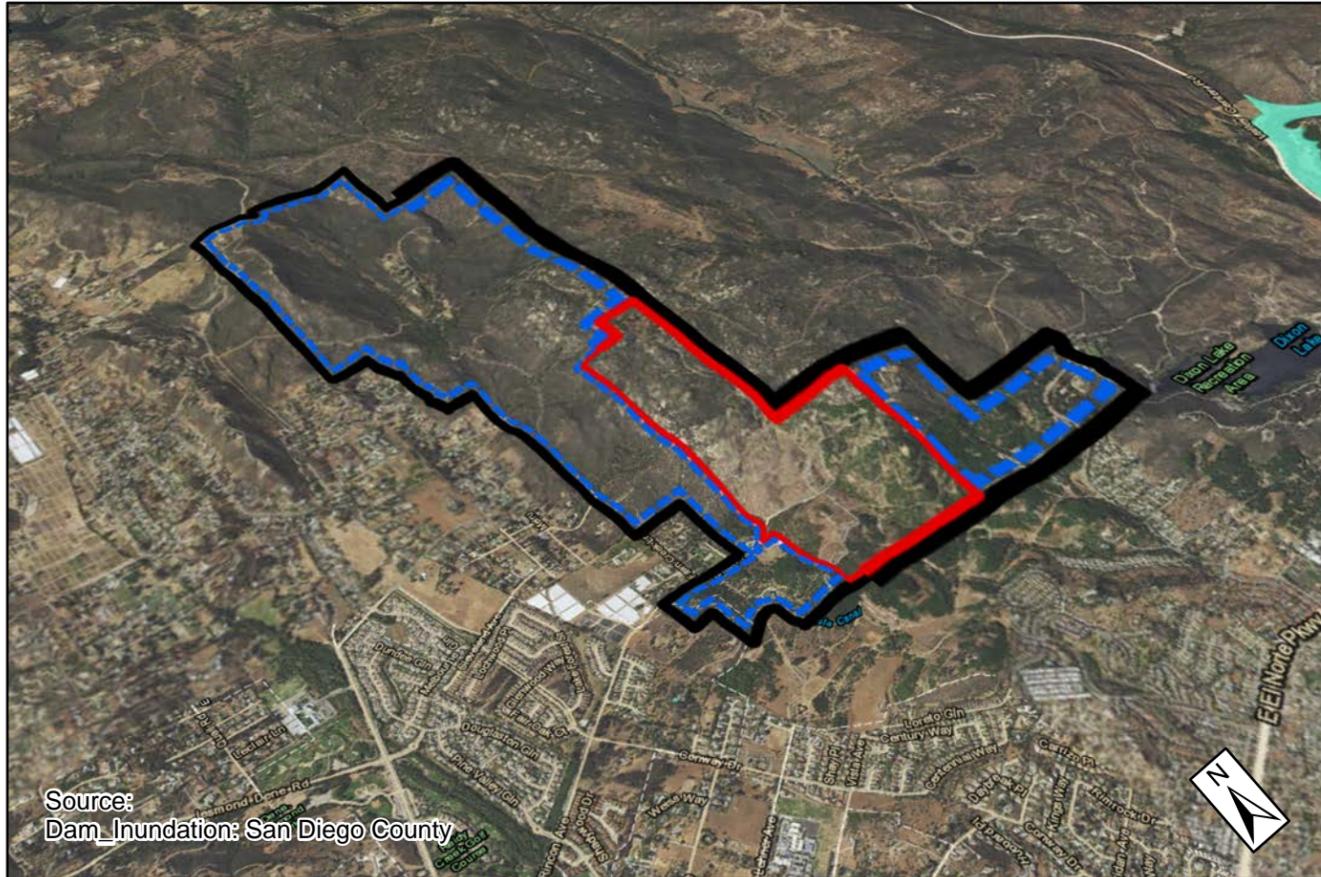
3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area

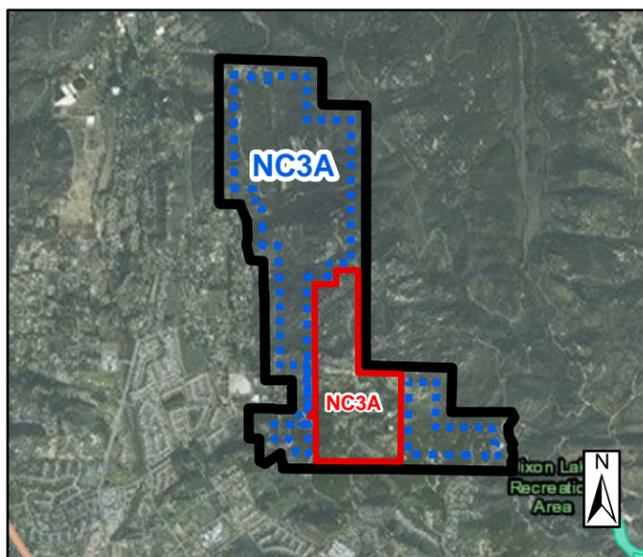


DAM INUNDATION ZONES

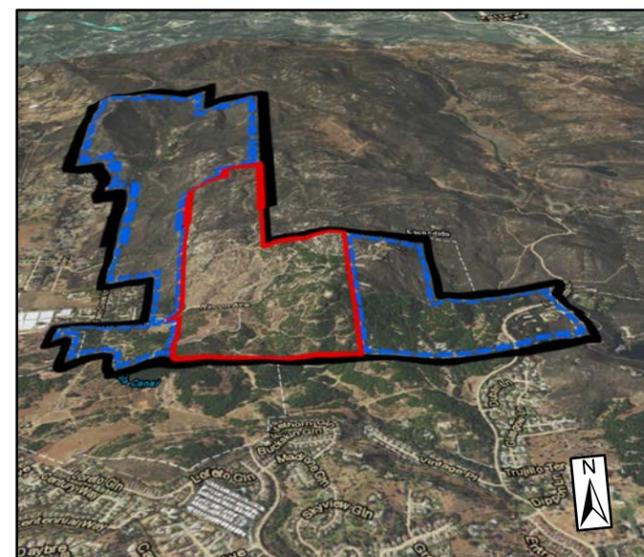


Source: Dam_Inundation: San Diego County

3D VIEW

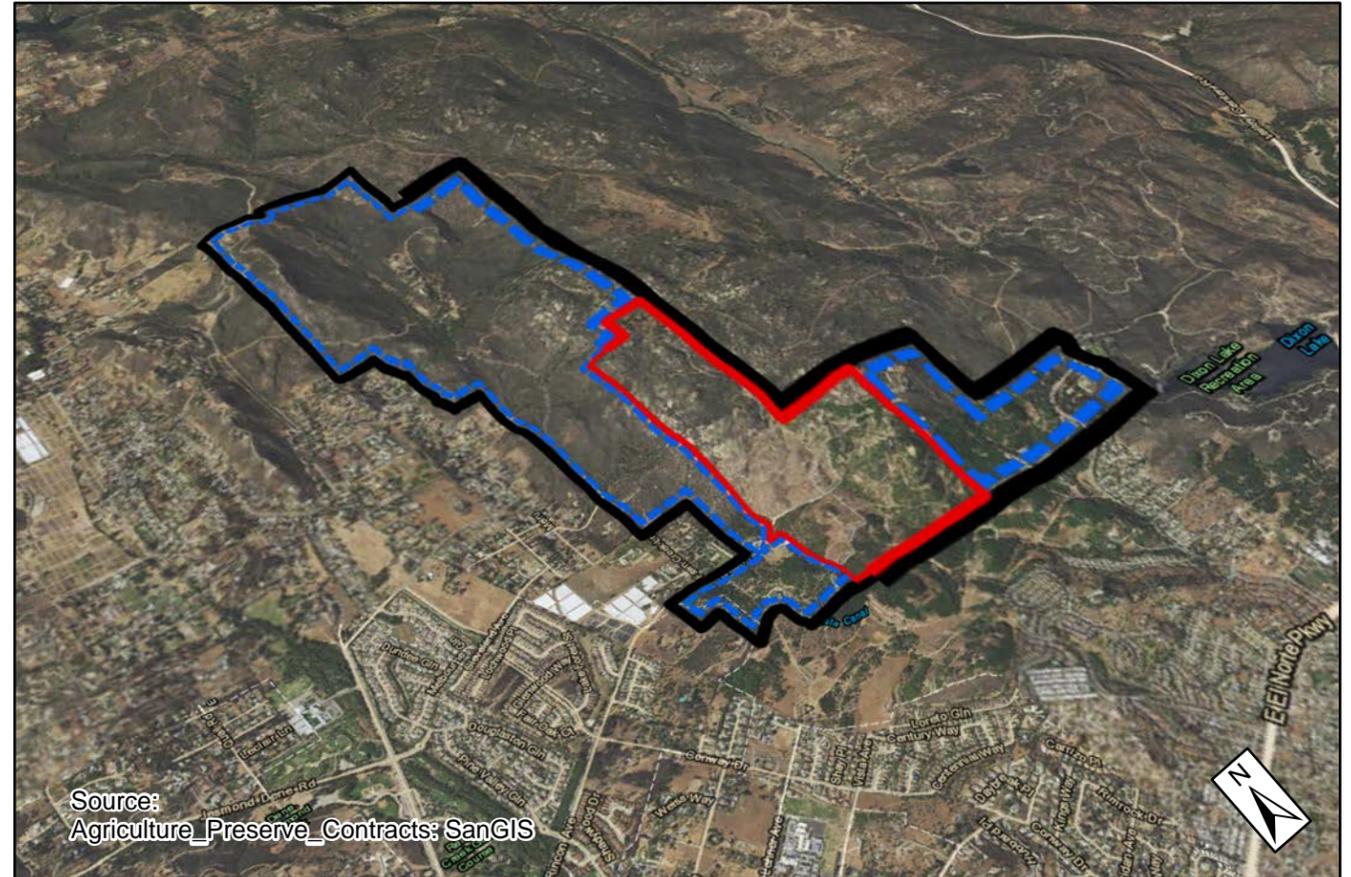


PLAN VIEW



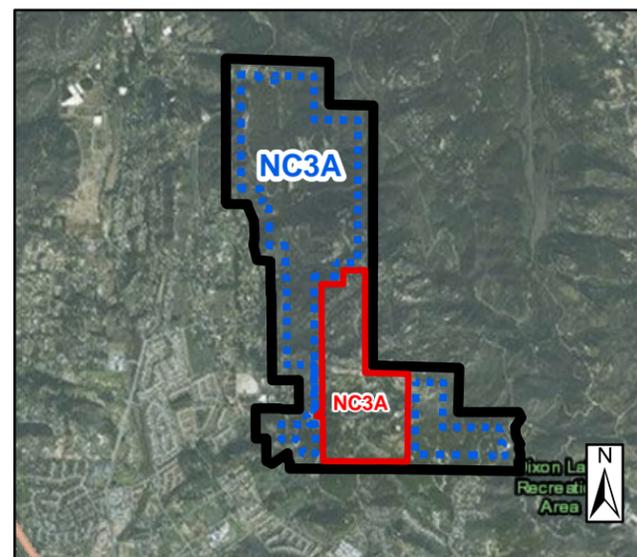
3D VIEW # 2

WILLIAMSON ACT CONTRACTS

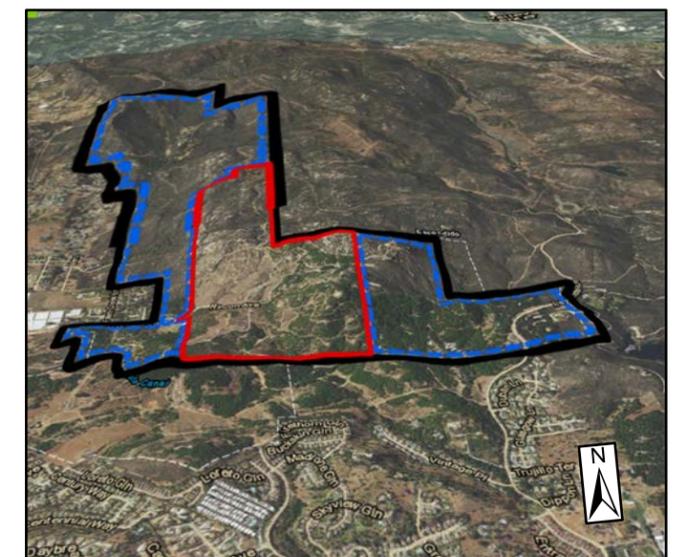


Source: Agriculture_Preserve_Contracts: SanGIS

3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area



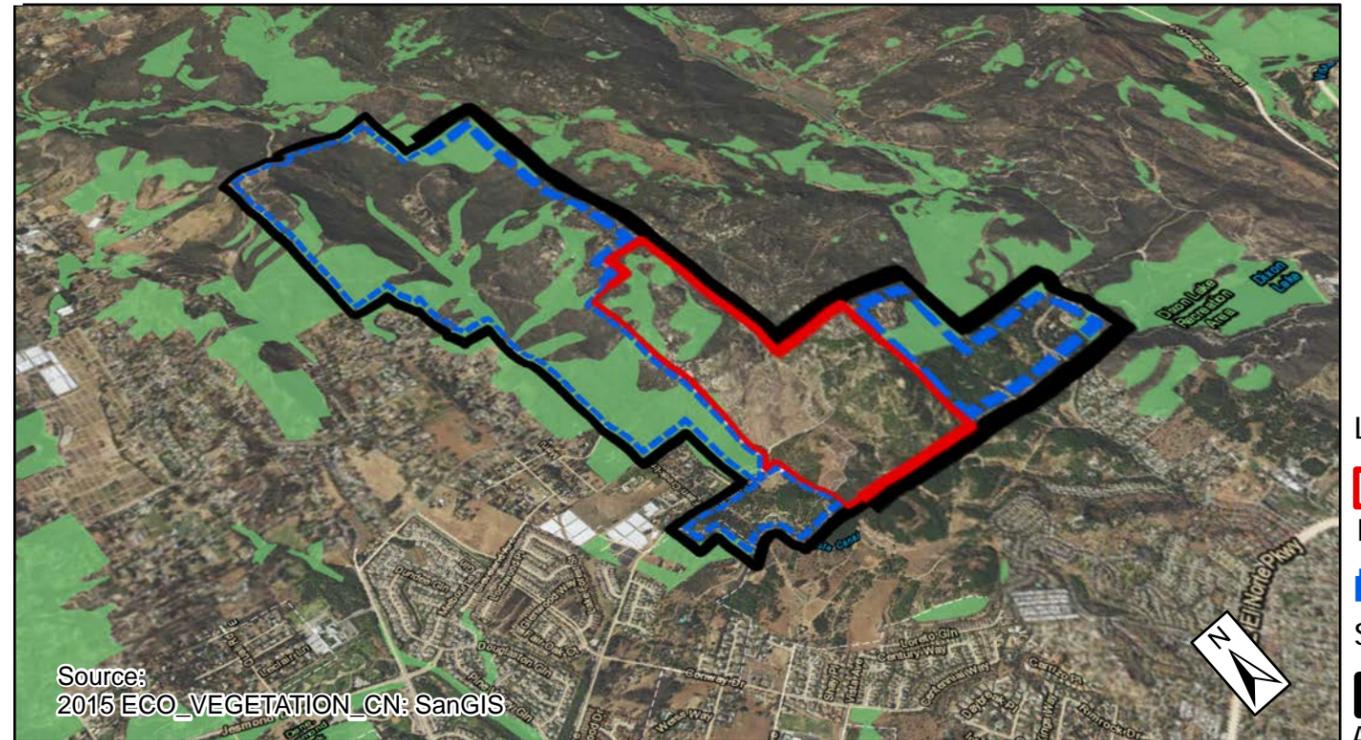
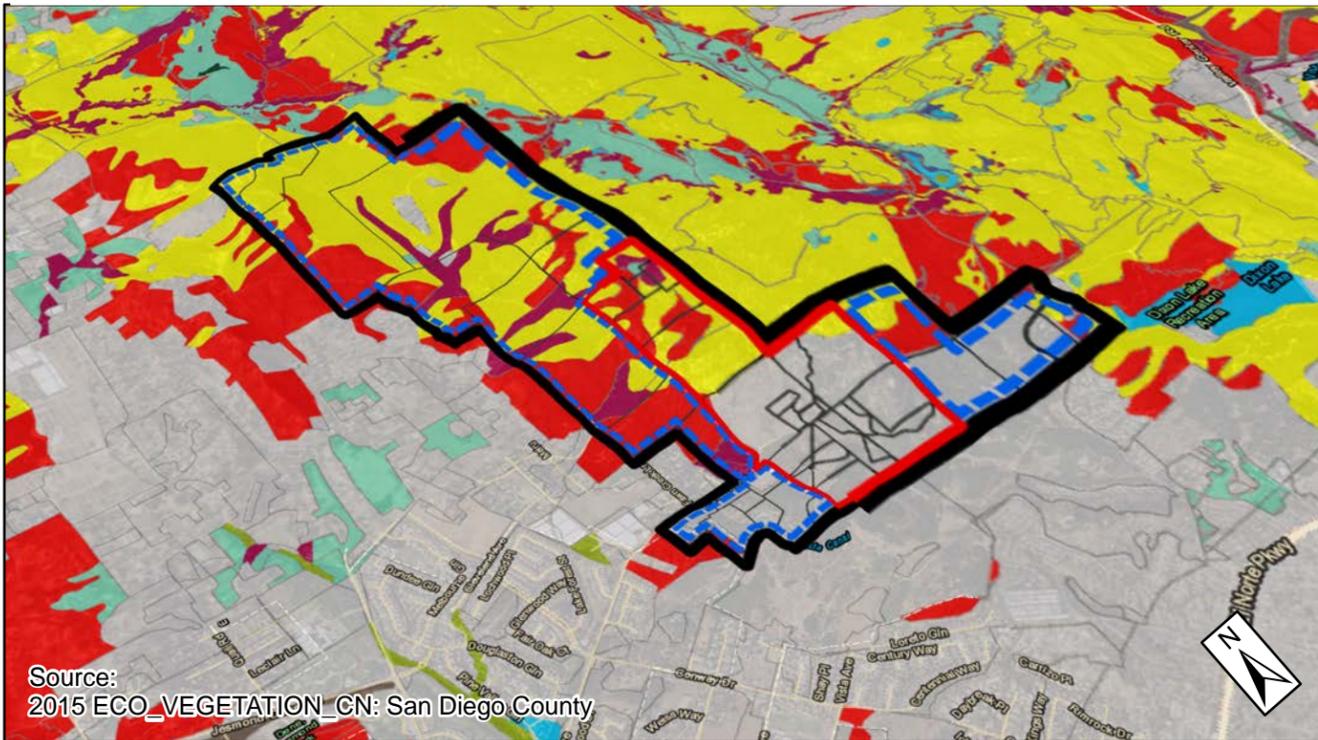
Analysis Area

VEGETATION



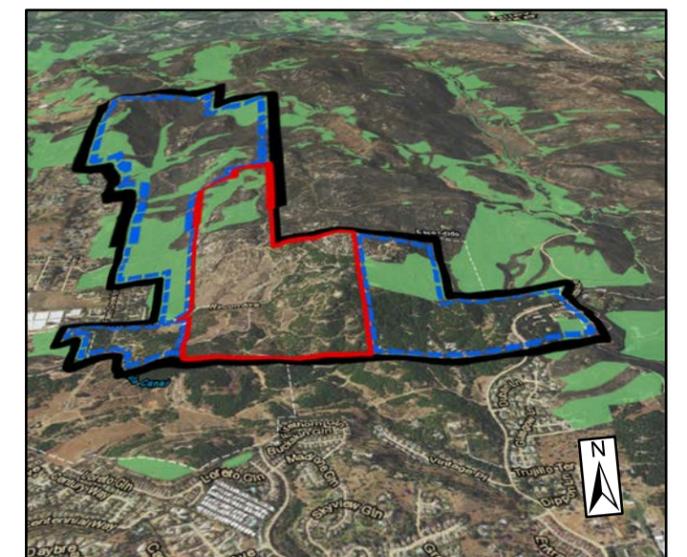
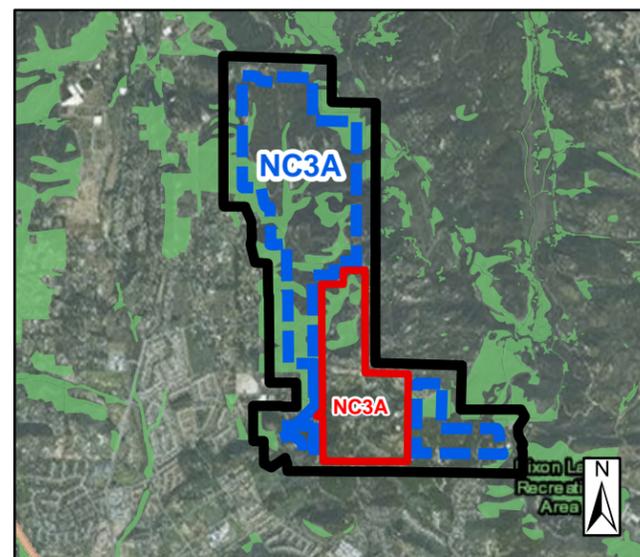
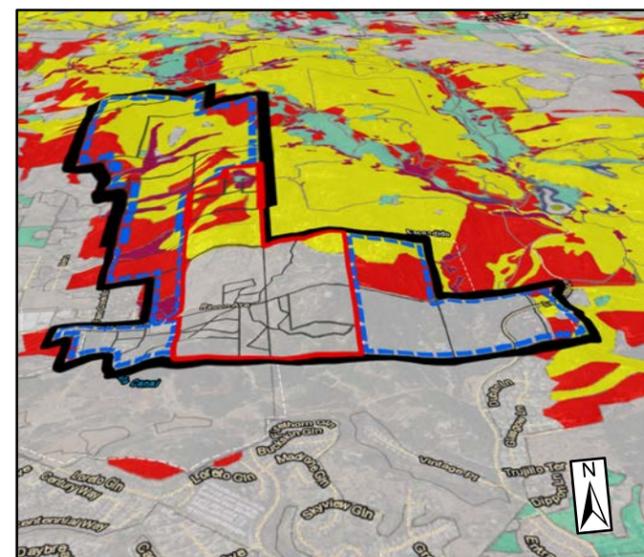
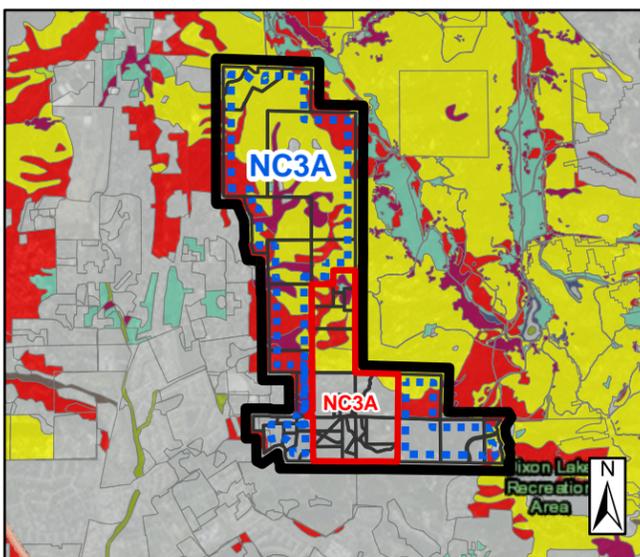
UPPER TIER VEGETATION

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

3D VIEW



PLAN VIEW

3D VIEW # 2

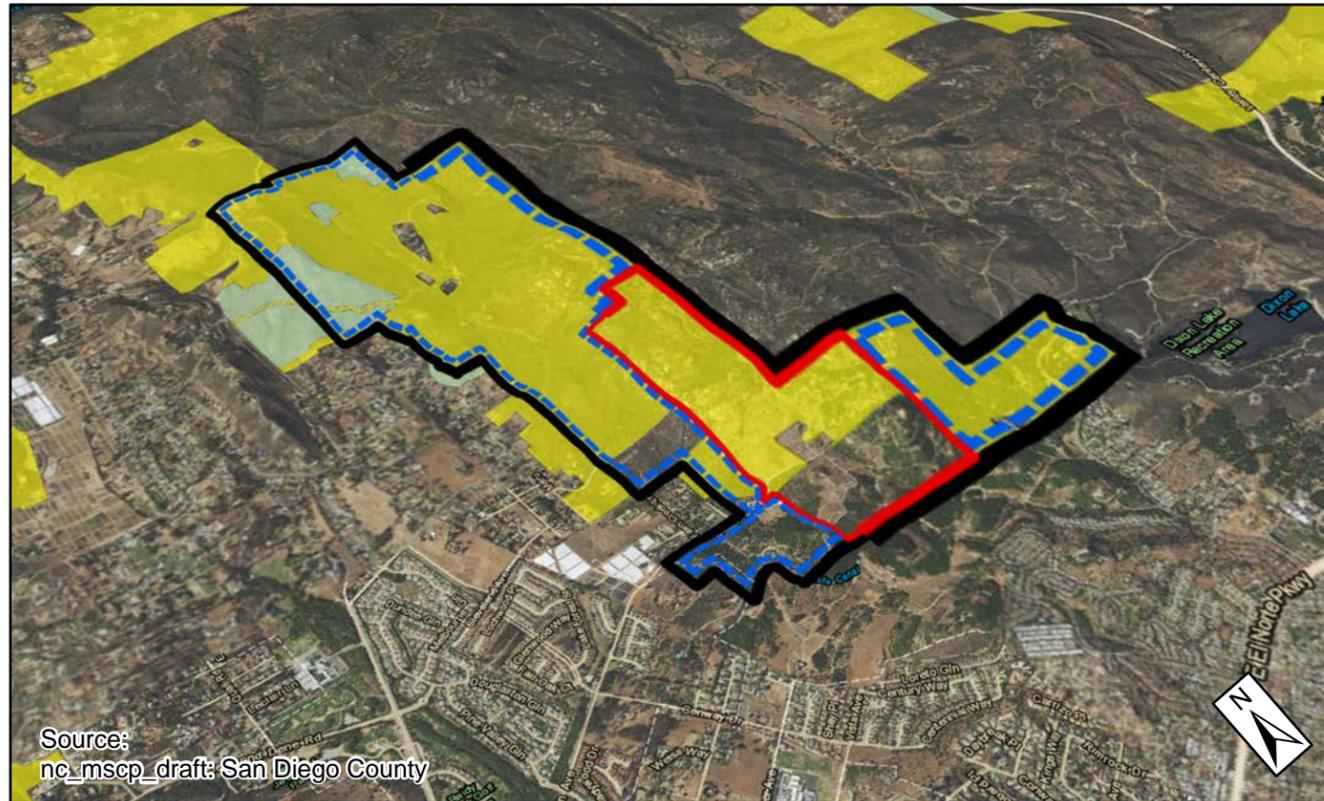
PLAN VIEW

3D VIEW # 2

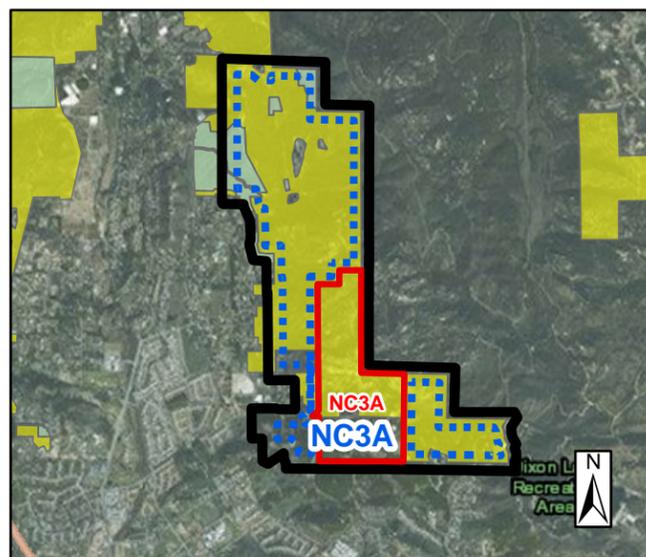


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

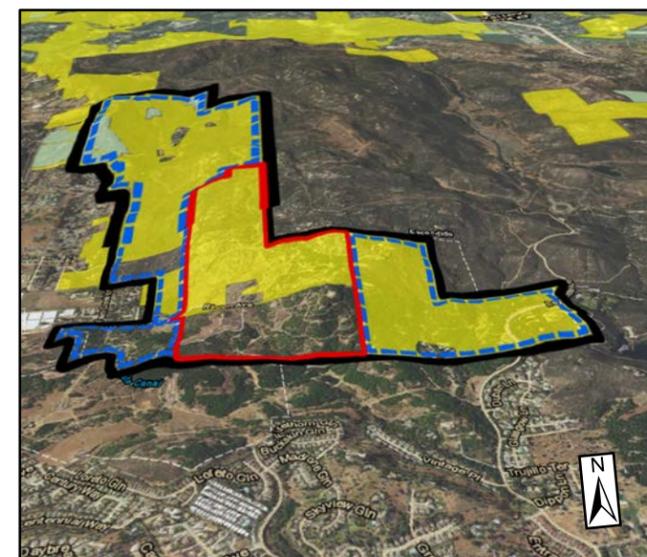
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 32. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

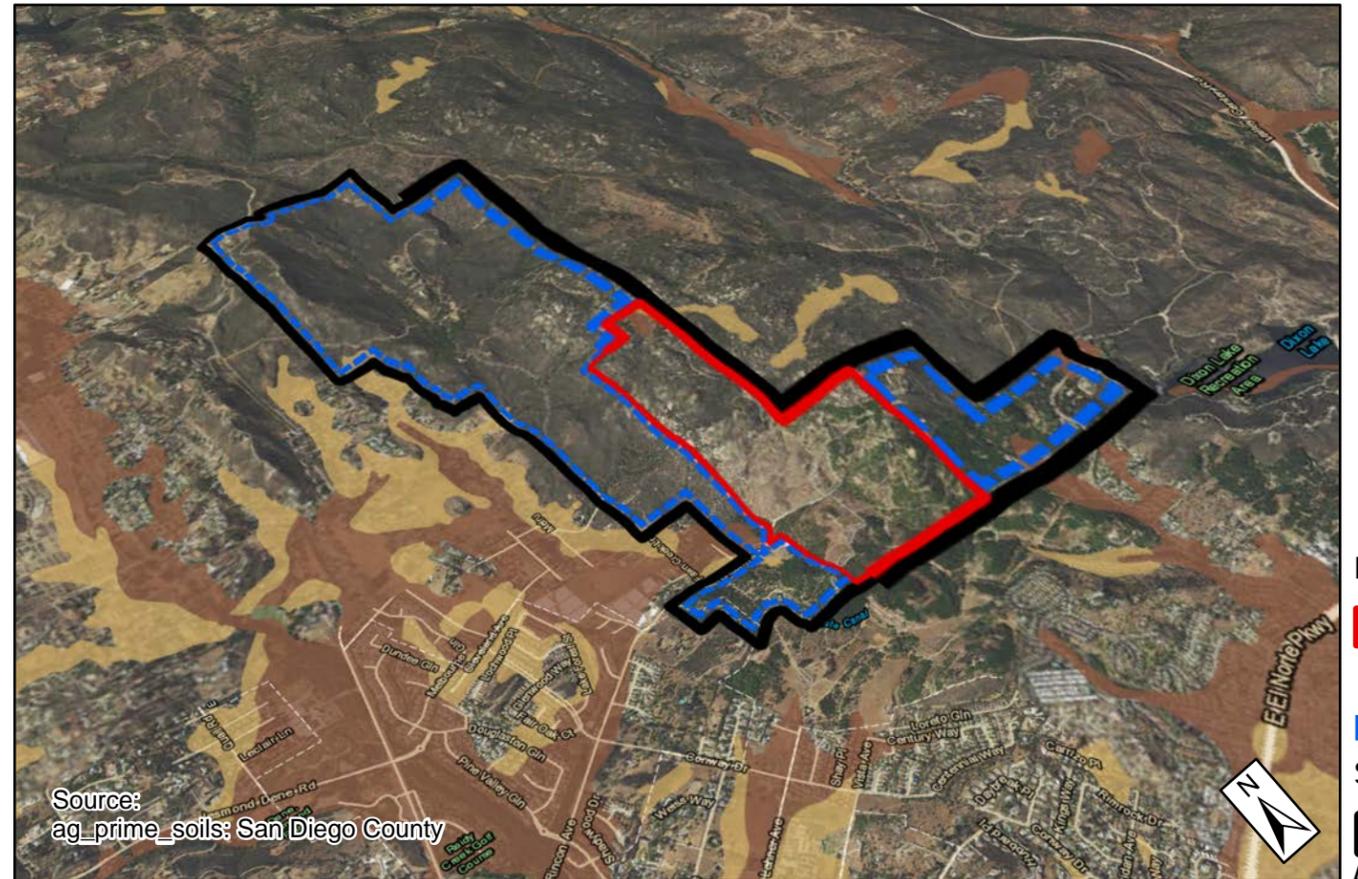


PLAN VIEW

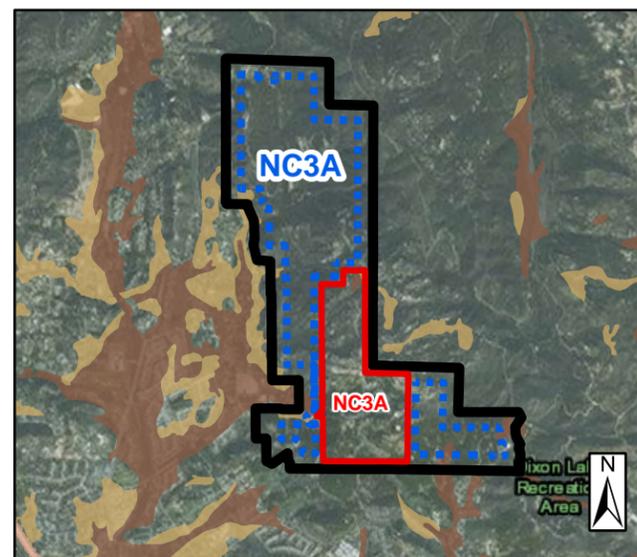


3D VIEW # 2

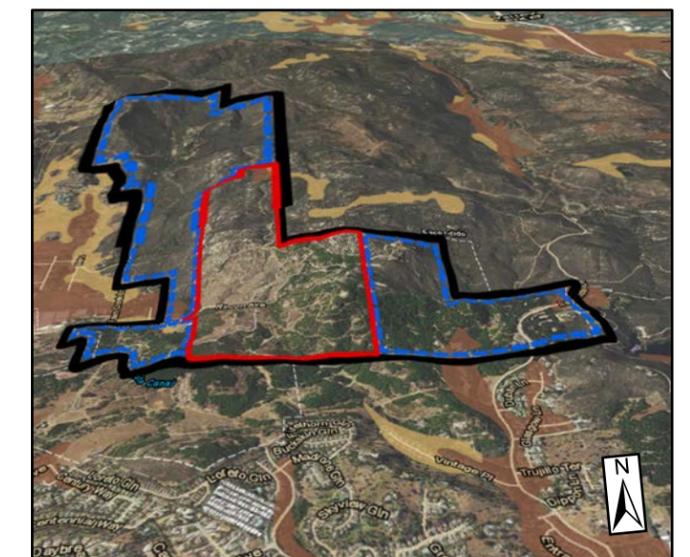
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



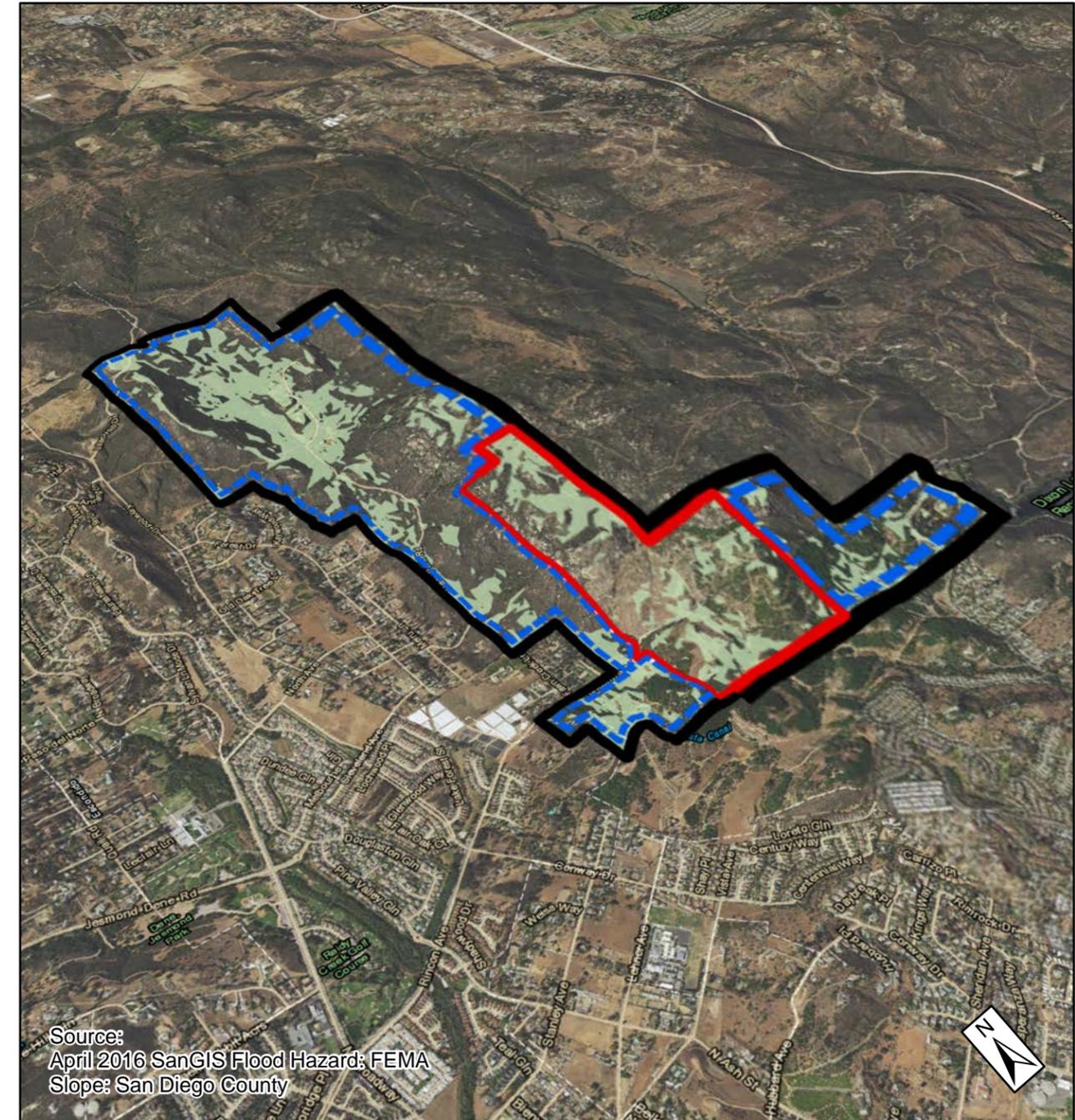
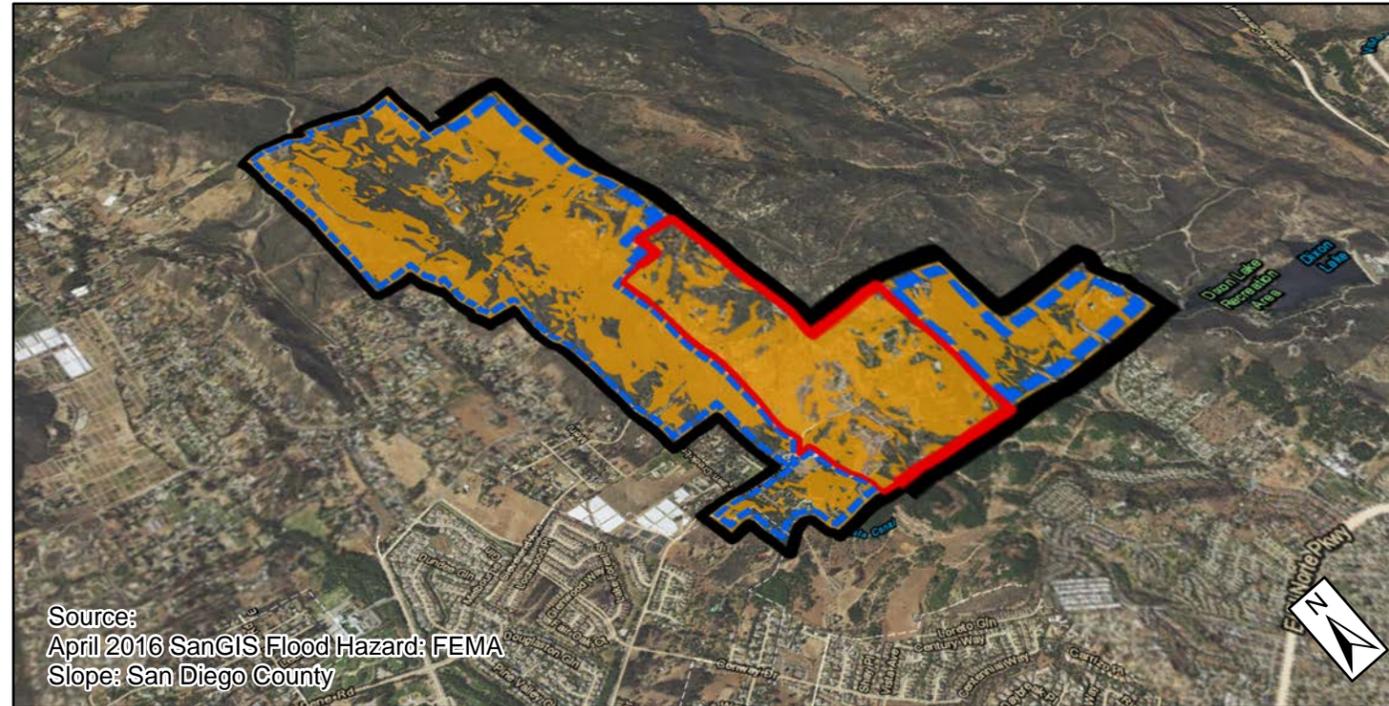
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	676 ac	67 %
Potential Development Area	339 ac	33 %

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

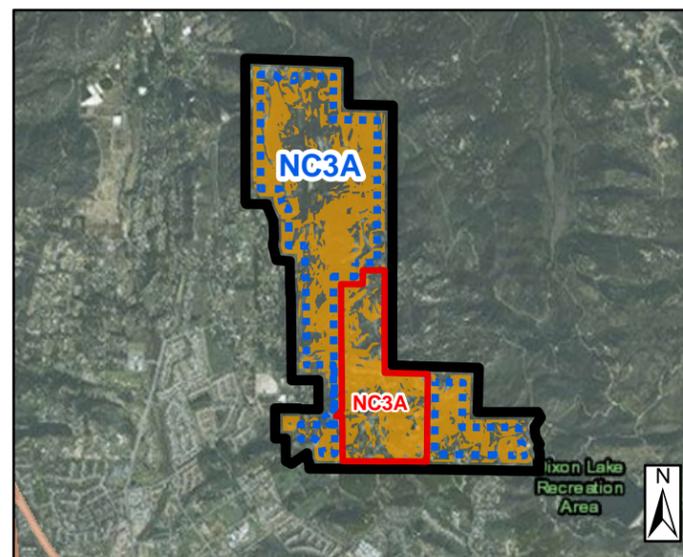
Potential Development Area



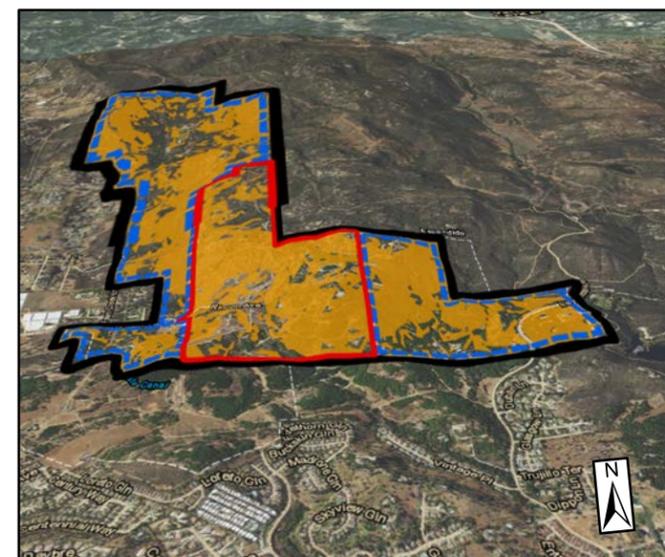
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

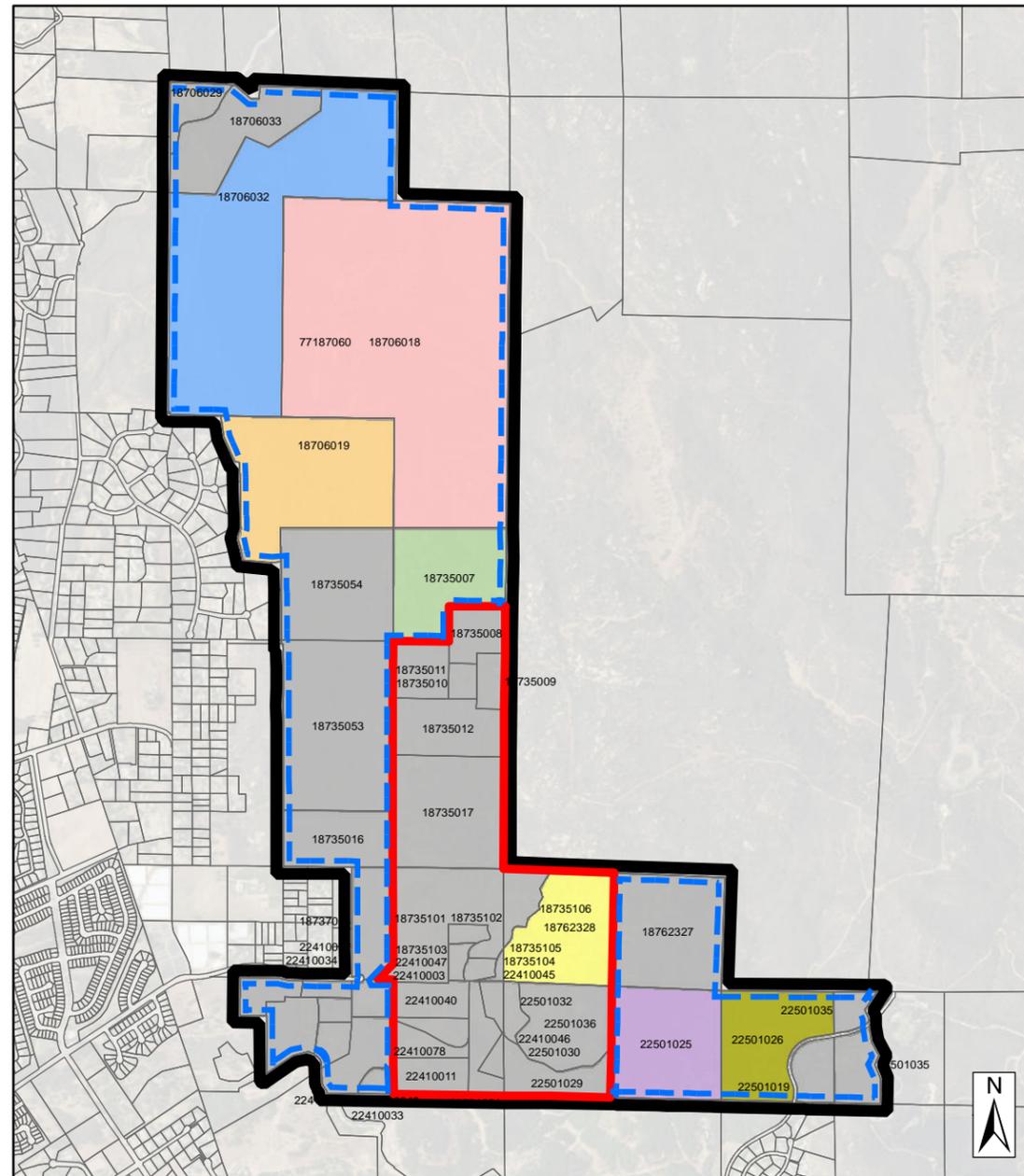


3D VIEW # 2

3D VIEW



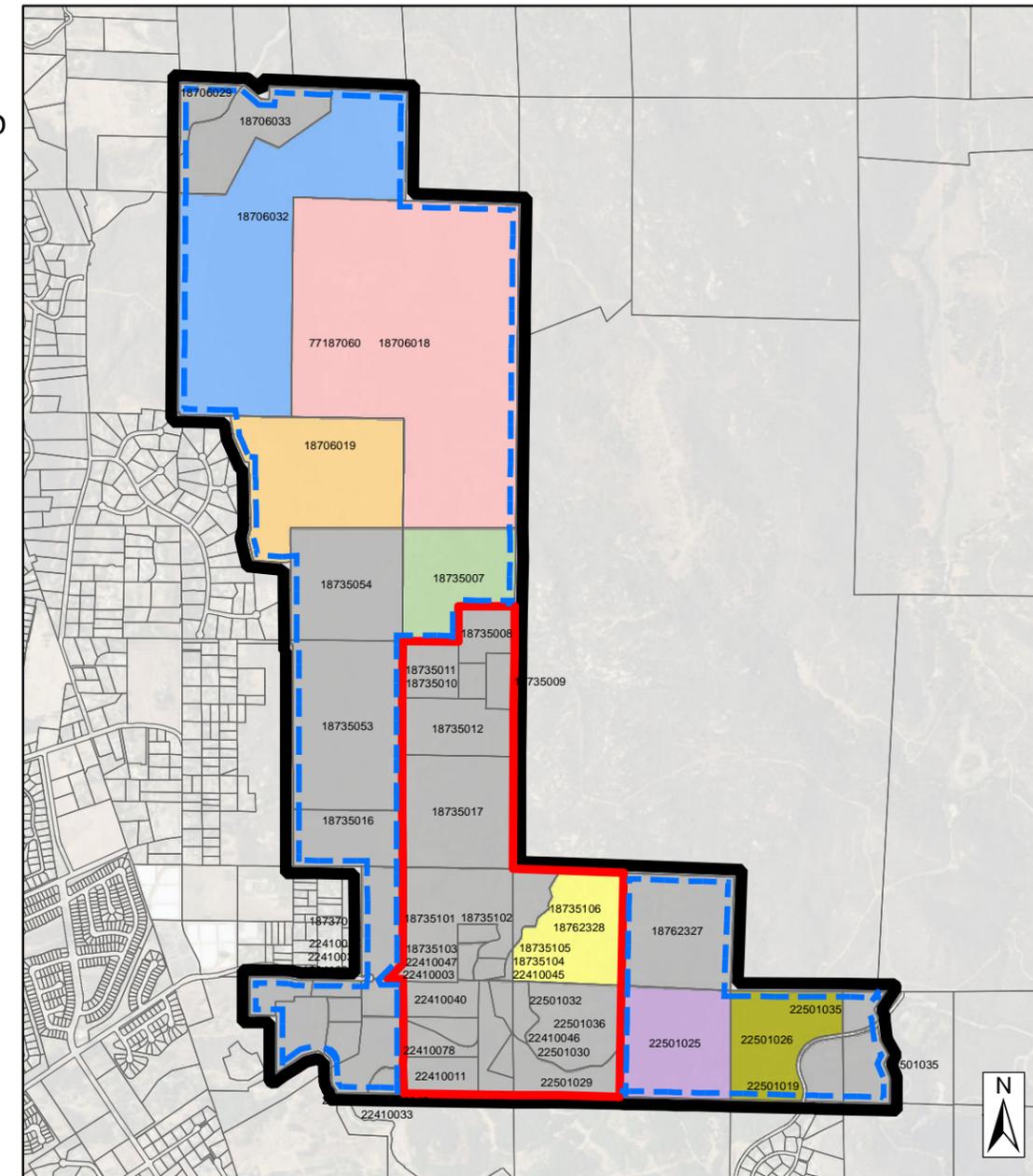
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING	PROPOSED
1	2
9	14
3	4
6	7
1	2
1	2
1	2
	NO ADDITIONAL DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

LEGEND

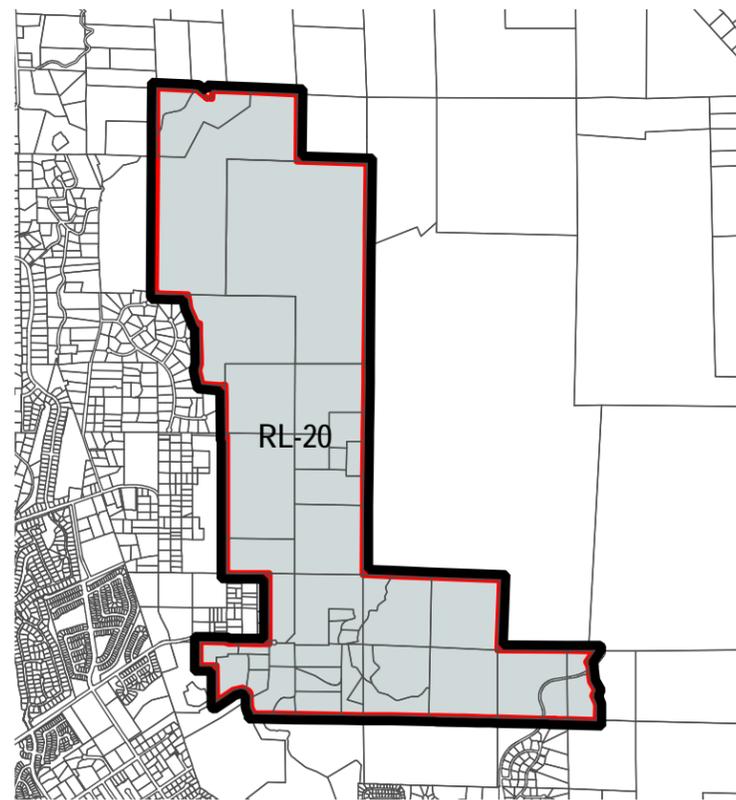
- PSR
- Study Area
- Analysis Area

As several PSR parcels have changed ownership since 2012, the parcel by parcel density calculation was used (instead of the density calculation method of combining the acreage of adjacent parcels under the same ownership, used for other PSR areas).

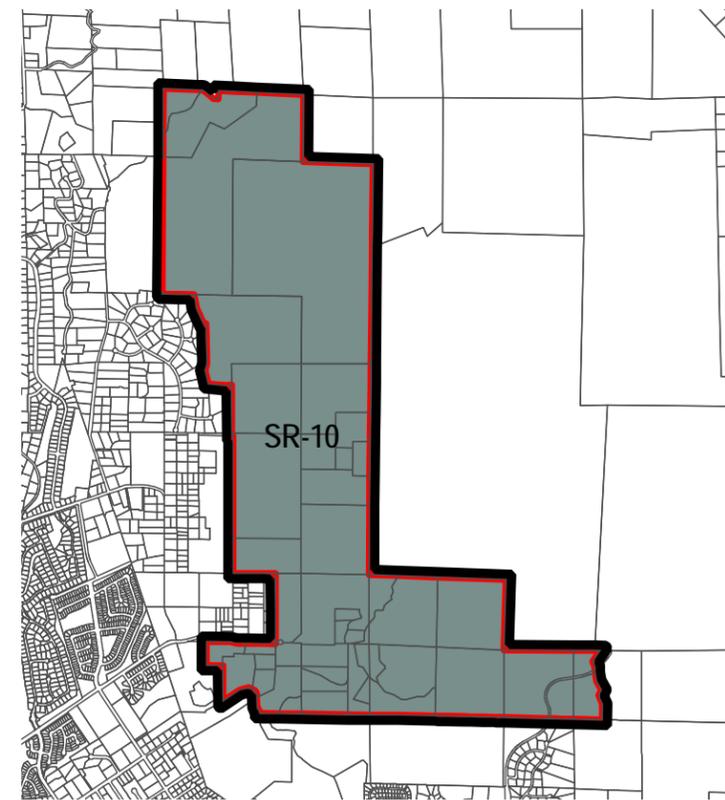


EXISTING

	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
PROPOSED	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							



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



LEGEND

- PSR
- Study Area
- Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<p><u>Proposed Land Use designation:</u> RL-20 to SR-10</p> <p><u>Property Owners:</u> Various (multiple PSR parcels changed ownership since 2012)</p> <p><u>Size:</u> PSR – 248 Acres; 25 Parcels Study Area – 767 Acres; 23 Parcels</p> <p><u>Location/Description:</u> 1.7 miles east of I-15; one mile north of El Norte Parkway; adjacent to the City of Escondido; within the County Water Authority boundary</p> <p><u>Estimated Potential Dwelling Unit Increase:</u> 11</p> <p><u>Fire Service Travel Time:</u> Portions within the 5-10 minute range and portions within the 10-20 minute range</p> <p><u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none</p> <ul style="list-style-type: 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 25 PSR parcels totaling 248 acres, and 23 Study Area parcels totaling 767 acres, for a total Analysis Acreage of 1,015 acres.

General Plan Designation

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

Location/Access

- The Analysis Area is located in the Hidden Meadows community, within the North County Metro Subregional Planning Area, approximately 1.7 miles east of I-15 and one mile north of El Norte Parkway, adjacent to the City of Escondido.
- The southern portion of the Analysis Area is accessible via Rincon Ave (a County maintained road).
 - The County maintained portion ends in the southwestern Study Area, so there is no public road access to the PSR parcels.
- The remainder of the Analysis Area has only private road access.

Public Utilities and Services

- The Analysis Area is within the County Water Authority Boundary (Valley Center Municipal Water District and City of Escondido Water Division).
 - 13 parcels have current water service, but the majority of the Analysis Area does not have service or access to existing water lines.
- Emergency response travel times are estimated at 5-10 minutes and 10-20 minutes.
- The Analysis Area is not within a sewer service area.

Uses

- The Analysis Area is sparsely developed with residential uses, agricultural uses and the Deer Park Monastery in the northern Study Area.
- Based on satellite and on-site photos, the active agricultural operations in NC3A include orchard crops.

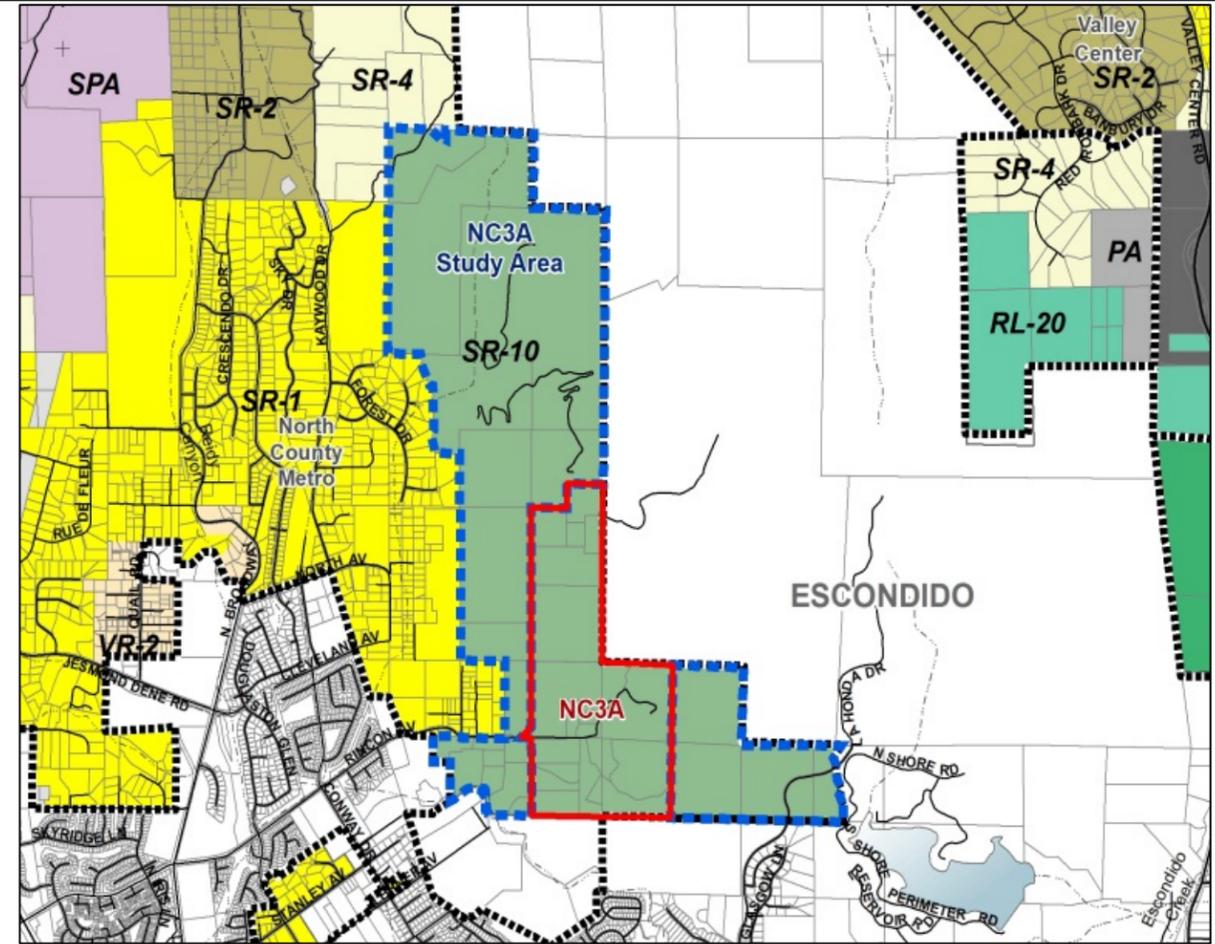
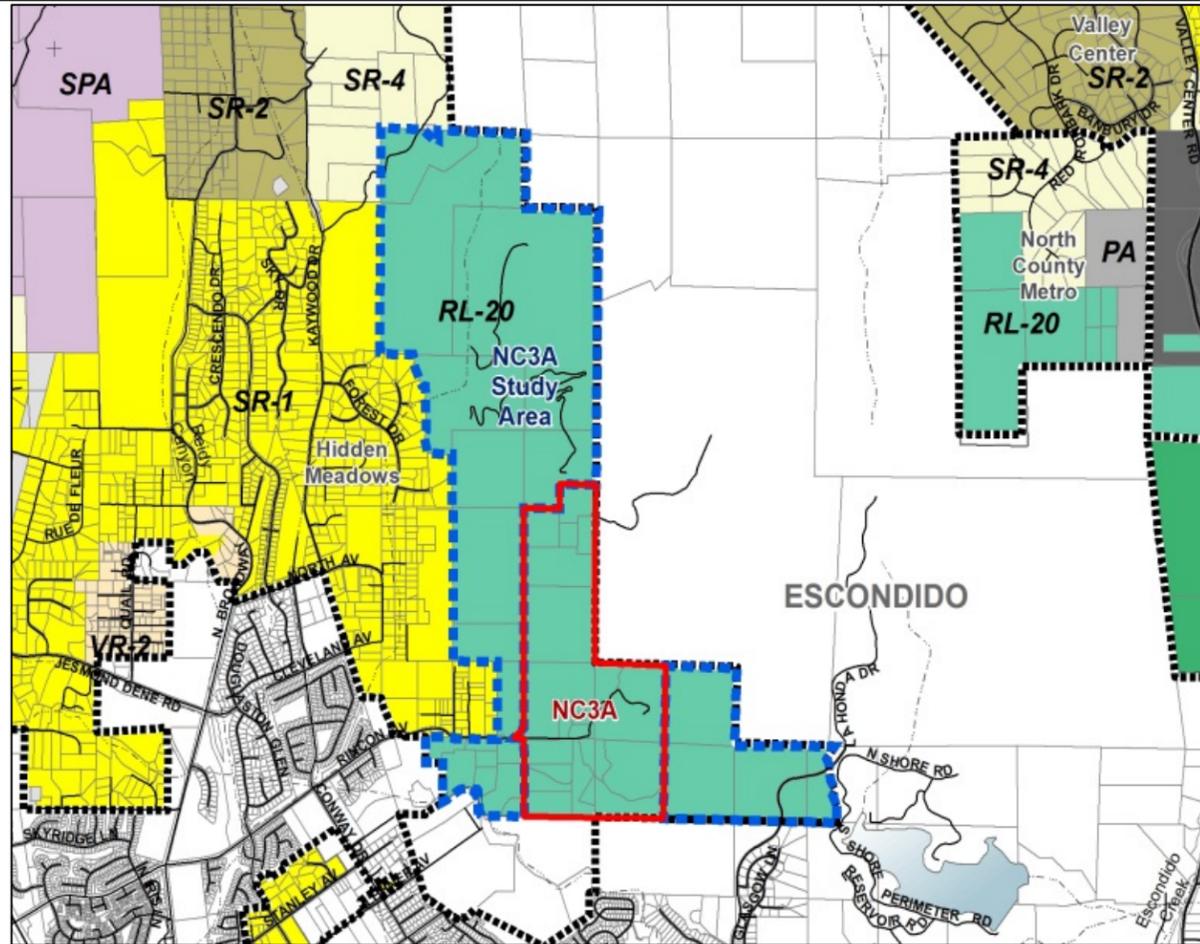
Environmental Characteristics

- Most of the Analysis Area is in steep slopes, thus limiting the additional density potential associated with the proposed change to the slope-dependent SR-10 designation.
- The majority of the Analysis Area is covered in native vegetation, including southern mixed chaparral, coastal sage scrub, and oak woodlands.
 - The Analysis Area is adjacent to the City of Escondido’s 3,058-acre Daley Ranch Preserve, an existing wildlife corridor.

Comparison of Land Use Maps

Existing General Plan

Proposed General Plan



Potential Dwelling Unit Estimate in PSR(s) – 24 units
Potential Dwelling Unit Estimate in Study Area – 42 units

Potential Dwelling Unit Estimate PSR(s) – 25 units
Potential Dwelling Unit Estimate in Study Area – 52 units

ZONING	Existing Zoning	Proposed Zoning
Zoning Use Regulation	A70	A70
Zoning Minimum Lot Size (acres)	4	4

COMMUNITY INPUT

At their 10/27/16 meeting, the Hidden Meadows Community Sponsor 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/Rezoning without an associated development project

	Policy	Policy Review Criteria	Description	Notes
LU-1.1	<p>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.</p>	<p>Regional Categories Map</p> <p>Extent of existing infrastructure and services</p> <p>Comparison to existing land uses and existing designations in the vicinity</p> <p>Proximity to the village, other commercial areas, and major job centers</p>	<ul style="list-style-type: none"> • Requires changing the Regional Category to Semi-Rural • Roads/transportation <ul style="list-style-type: none"> ➤ Rincon Avenue is a County-maintained road that connects to the southwestern portion of the Study Area. ➤ The remainder of the Analysis Area is limited to private road access. ➤ Approximately 3 miles to the closest I-15 on-ramp via Rincon Ave and South Iris Lane ➤ Approximately 1.5 miles to the nearest North County Transit District (NCTD) bus stop, on Rincon Avenue, providing service to Escondido Transit Center. • Water Service & Infrastructure <ul style="list-style-type: none"> ➤ Most of the Analysis Area is within the Valley Center Municipal Water District. ➤ The southern end of the Analysis Area is within the City of Escondido Water Division service area. ➤ 13 parcels with existing water service ➤ 3 parcels with access to water lines but no service ➤ 32 parcels without current access to water lines • Sewer Service & Infrastructure <ul style="list-style-type: none"> ➤ There is no sewer service available within the Analysis Area. • Fire protection service <ul style="list-style-type: none"> ➤ The Analysis Area is within the Deer Springs Fire Protection District, with the exception of the southernmost 300 acres. <ul style="list-style-type: none"> ▪ The closest DSFPD fire station is Station 2 at 1321 Deer Springs Road, approximately 5 miles away. ➤ The Valley Center Fire Protection District covers the southeastern six parcels. This is an island of the district and any development in this area would have to de-annex from VCFPD and into the City of Escondido FPD or the Rincon Del Diablo FPD. <ul style="list-style-type: none"> ▪ The closest VCFPD station is Station 1 at 28234 Lilac Road, approximately 10 miles away. ➤ The remaining 86 acres (south of Rincon Ave.) is in the City of Escondido Fire District. <ul style="list-style-type: none"> ▪ The closest City of Escondido fire station is Station 7 at 421 North Ash Street, 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. <p>Existing land uses within a ½ mile: open space, residential, and agriculture</p> <p>Land use designations within ½ mile: SR-1, SR-2, SR-4, and RL-20</p> <p>Approximately:</p> <ul style="list-style-type: none"> • 4.9 miles to the North County Metro – East Village (geographic center) that has 150 jobs • 3 miles to the City of Escondido (geographic center) that has 44,289 jobs • 12.9 to the City of Carlsbad (geographic center) which has the most jobs of North County cities with 67,713 jobs 	<p>LU-1.1 Additional Notes</p>

	Policy	Policy Review Criteria	Description	Notes
			<ul style="list-style-type: none"> • 6.3 miles to San Pasqual Reservation - Valley View Casino (geographic center) that has 1,112 jobs • 2 miles from the nearest commercial area along W. County Club Lane (Escondido Hills Plaza) 	
LU-1.2	<p>Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]</p>	<p>Proposing Village designation(s)</p> <p>Project review of development design</p>	<ul style="list-style-type: none"> • N/A • N/A 	<p>LU-1.2 Additional Notes</p>
LU-1.3	<p>Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>Land use designations within a 1 mile radius of Analysis Area/PSR</p> <p>Evident mapping patterns in the vicinity</p>	<p>Approximately:</p> <ul style="list-style-type: none"> • 1,300 acres in SR-1 designation • 425 acres in SR-4 designation • 250 acres in SR-2 Designation • 150 acres in RL-20 designation • 55 acres within the Mountain Gate Specific Plan Area <ul style="list-style-type: none"> • The Analysis Area makes up the ‘greenbelt’ buffer (see Policy LU-2.5) at the eastern edge of the North County Metro Subregional Planning Area. <ul style="list-style-type: none"> ➢ Existing very low density residential and an existing very low density designation (RL-20) ➢ Most of the native vegetation remains and approximately 2/3 of the Analysis Area is in steep slopes. ➢ The Analysis Area is adjacent to the 3,058-acre Daley Ranch Preserve in the City of Escondido, which makes up a buffer on that side. • The areas of the unincorporated County adjacent to the west are in SR-1, SR-2, and SR-4 designations with consideration of existing parcelization, and the presence of public roads and other infrastructure. • The level of fire hazards also impacts mapping patterns and the Analysis Area is mostly within the Very High Fire Hazard Severity Zone, with particular fire protection factors to consider related to the 	<p>LU-1.3 Additional Notes</p>

	Policy	Policy Review Criteria	Description	Notes
		Regional Categories Map	<p>current lack of access, the presence of extensive steep slopes and native vegetation, and the adjacency to Daley Ranch Preserve (Analysis Area is downwind from, during Santa Ana conditions).</p> <ul style="list-style-type: none"> Requires changing the Regional Category to Semi-Rural 	
		Greenbelts on/near the edges of communities	<ul style="list-style-type: none"> The Analysis Area is part of an existing greenbelt, as it is located within a very low density area (Rural Lands) along the eastern edge of the North County Metro Community Subregional Planning Area. 	
LU-1.4	<p>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:</p> <ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> N/A – No Village designations are proposed. 	<p>LU-1.4 Additional Notes</p>
		Contiguous Village expansion	<ul style="list-style-type: none"> N/A 	
		Satisfaction of the four criteria listed in the policy	<ul style="list-style-type: none"> N/A 	
LU-1.5	<p>Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities</p>	Proximity to other jurisdictions	<ul style="list-style-type: none"> Adjacent to the City of Escondido and within the City of Escondido Sphere of Influence Approximately 3 miles from the San Pasqual Reservation 	<p>LU-1.5 Additional Notes</p>
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	<ul style="list-style-type: none"> Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. 	

	Policy	Policy Review Criteria	Description	Notes
	and capabilities.			
LU-1.9	<p>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.</p>	<p>Overall acreage area of Analysis Area/PSR</p> <p>Overall additional density potential</p> <p>Portions of the Analysis Area/PSR that would have additional density potential</p> <p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program.</p> <p>Steep slopes (≥25%) within the areas of additional density potential</p> <p>Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.</p> <p>FEMA or County mapped floodplains and floodways within the areas with additional density potential</p> <p>Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications.</p> <p>Upper tier habitats/vegetation communities within the areas with additional density potential</p> <p>North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall acreage in the Analysis Area and acreage within the areas of additional density potential</p>	<ul style="list-style-type: none"> The Analysis Area is 1,015 acres. The NC3A PSR is 248 acres. The Study Area is 767 acres. <ul style="list-style-type: none"> The proposal would result in 11 additional potential dwelling units. <ul style="list-style-type: none"> The additional density potential would be found in the northern and southeastern parcels of the Analysis Area. This policy review will focus on these portions of the Analysis Area that would have additional density potential as a result of the proposed change. <ul style="list-style-type: none"> 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 required based on the proposed SR-10 designation. <ul style="list-style-type: none"> There is approximately 400 acres of steep slope within areas of additional density potential. <ul style="list-style-type: none"> 10% encroachment range in areas with additional density potential (encroachment percentage based on 75% or less of the area of the properties being in steep slopes) <ul style="list-style-type: none"> There are no FEMA or County-designated floodways or floodplains within the Analysis Area. <ul style="list-style-type: none"> There are no mapped wetlands within areas with additional density potential; however, there is a drainage area in the northern portion of the Study Area (within the area of oak woodlands) that could qualify as a wetland. Oak woodlands that aren't within wetland delineations can also impact development footprint locations. <ul style="list-style-type: none"> There is approximately 105 acres of coastal sage scrub within areas with additional density potential. There is approximately 35 acres of oak woodland within areas with additional density potential. <ul style="list-style-type: none"> Approximately 800 acres of the Analysis Area are in the draft PAMA of the North County MSCP. With the exception of about 12 acres covering the developed area of the Deer Park Monastery (northern Study Area) and a residential development pad in the southeastern Study Area portion, the entire area of additional density potential is in the Draft PAMA. 	<p>LU-1.9 Additional Notes</p> <ul style="list-style-type: none"> Based on the area of steep slope and the encroachment allowed, this issue alone is not anticipated render the densities infeasible. The adjacency to a large open space preserve, extensive remaining native vegetation, and Draft PAMA designation will require creative planning of development footprints for maintaining effective wildlife corridors.

	Policy	Policy Review Criteria	Description	Notes
		See p. 32 for an explanation of MSCP and PAMA		<ul style="list-style-type: none"> The limited additional density potential provides some assurance that habitat issues will not likely impact the feasibility of the proposed density.
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	<ul style="list-style-type: none"> On the eastern and northern sides, the Analysis Area is adjacent to the 3,058-acre Daley Ranch Open Space Preserve within the City of Escondido. 	
		Maximum dead end road length based on the proposed minimum lot size	<ul style="list-style-type: none"> Based on the existing (not proposed to change) minimum lot size of 4 acres, the maximum dead end road length is 1,320 feet. Discretion of the Fire Marshal in applying DERLs is allowed for consideration of the applicable densities. 	
		Number of parcels within the Analysis Area/PSR with additional density potential have existing access via dead end roads	<ul style="list-style-type: none"> Of the additional density potential parcels, all are currently accessed via dead end roads except two (on the northwest end and southeast end of the Study Area). 	
		Existing public road access	<ul style="list-style-type: none"> No public road access to any areas with additional density potential. 	
		Existing private road access with paved widths of 24 feet (fire access standard)	<ul style="list-style-type: none"> Based on available information, it is estimated that most of the private roads within the Analysis Area are not built to the fire access standard width of 24'. 	
		Existing environmental constraints that could limit the potential for widening substandard roads	<ul style="list-style-type: none"> Road development and widening of existing roads may be difficult in some areas due to the prevalence of steep slopes. Roadway expansion may be difficult in the northern portion of the Analysis area, as the existing site access road runs directly adjacent to, and passes through, this oak woodland area. Coastal sage scrub vegetation communities are found on slopes through portions of the Analysis Area, and this upper tier vegetation community could limit access improvements. 	
		Unbuilt Mobility Element roads that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The proposal would result in 11 additional potential dwelling units. 	
		Portions of the Analysis Area that would have additional density potential	<ul style="list-style-type: none"> The additional density potential would be found in the northern and southeastern parcels of the Analysis Area 	
		Prevalent land use designations surrounding the Analysis Area/PSR (1 mile radius)	Approximately: <ul style="list-style-type: none"> 50 acres in VR-2 1,200 acres in SR-1 250 acres in SR-2 300 acres in SR-4 150 acres in RL-20 50 acres in the Mountain Gate Specific Plan area 	

Policy		Policy Review Criteria	Description	Notes
		Changes in zoning minimum lot size	<ul style="list-style-type: none"> No change in the zoning minimum lot size is necessary or proposed (currently 4 acres). 	
		The most common (mode) lot size in the area	<ul style="list-style-type: none"> Parcel sizes range from 0.5 acres to 700 acres within a 1 mile radius One to four acre lots are prevalent to the west/southwest (close to the City of Escondido developed areas), while much larger lots are typical to the north and east. 	
		Community Plan policies that specifically reference the application of densities and minimum lot sizes	<ul style="list-style-type: none"> Land Use Policy 7 of the North County Metro Subregional Plan calls for prohibiting new subdivisions within the Escondido Sphere of Influence (SOI) at densities of greater than 1 dwelling unit per acre, unless the General Plan Land Use Map shows a higher density or unless sewer is available. <ul style="list-style-type: none"> The proposed change to SR-10 (1du/10acres, slope dependent) would not allow densities greater than 1 du/acre. The current zoning minimum lot size of 4 acres is not proposed to change. 	
LU-2.4	Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	<ul style="list-style-type: none"> Goal 1: Accommodate Urban Development in Appropriate Areas: “The North County Metropolitan Subregion is developing rapidly and contains large areas of developable land with many basic urban services available or located nearby.” <ul style="list-style-type: none"> There is no sewer service within the Analysis Area; current water infrastructure is limited; public road access is limited to 4 parcels in the southwest portion; and the majority of the land is within steep slopes with habitat constraints. Goal 2: Encourage Logical City Annexations: “Spheres of influence boundaries... have been adopted to facilitate rational city annexations in the future.” <ul style="list-style-type: none"> The Analysis Area is within the City of Escondido Sphere of Influence; however, no annexation is being proposed. Goal 3 - Promote Agriculture in Non-Urban Areas: “Promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development.” <ul style="list-style-type: none"> The proposed SR-10 designation would allow for continued agricultural operations, as this density is below the SR-2 threshold for supporting continued agricultural operations (see Policy LU-7.1) 	LU-2.4 Additional Notes
		Community plan policies that are relevant to the proposal	<ul style="list-style-type: none"> Land Use Policy 7 – see the Policy LU-2.3 review in this report Land Use Policy 8 calls for promoting agriculture outside the City SOIs. <ul style="list-style-type: none"> NC3A is located within the City of Escondido Sphere of Influence. In addition, the proposed SR-10 designation would be considered low density enough to preserve agriculture in the Analysis Area (see Policy LU-7.1). 	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	<ul style="list-style-type: none"> A ‘Key Community Issue’ guiding the General Plan Update mapping process (developed in coordination with the community) noted, “Ensure preservation of agriculture in areas adjacent to rapidly growing cities.” <ul style="list-style-type: none"> The proposed SR-10 designation would be considered low density enough to preserve agriculture in the Analysis Area (see Policy LU-7.1). 	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual	‘Greenbelt’ criteria	<ul style="list-style-type: none"> The Analysis Area is within a ‘greenbelt’ per the General Plan definition because it consists of agricultural lands and extensive undeveloped areas of native vegetation, and is located within a very low density area (Rural Lands), located at the edge of the North County Metro Subregional Planning Area 	LU-2.5 Additional Notes <ul style="list-style-type: none"> Considering the large size of the Analysis Area (1,015 acres), the additional density potential (11 additional
		Regional Category change	<ul style="list-style-type: none"> Requires changing the Regional Category to Semi-Rural 	

	Policy	Policy Review Criteria	Description	Notes
	<p>communities. See p.32 for a General Plan definition of greenbelts.</p>			<p>potential units) is minimal, due to the extent of steep slopes and the slope-dependent proposed designation of SR-10.</p> <ul style="list-style-type: none"> • Due to these additional density limitations and the remaining Conservation Subdivision requirement, the area would still exhibit many characteristics of Rural Lands if the change is approved. • Greenbelts of Rural Lands and open space in North County Metro are limited to portions of the northern and eastern edges of the community, with the greenbelts in close proximity to SR-1 and SR-2 designations. <ul style="list-style-type: none"> ➤ These limited greenbelts (and lack of greenbelts on the west and south) are due to many of these edges of North County Metro being located within an SOI of adjacent cities.
<p>LU-6.2</p>	<p>Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.</p>	<p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change</p> <p>Habitat/vegetation types are found in the Analysis Area/PSR</p>	<ul style="list-style-type: none"> • 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 required based on the proposed SR-10 designation (down from 80% associated with existing RL-20 designation). <p>Approximately:</p> <ul style="list-style-type: none"> • 375 acres of chaparral • 200 acres of coastal sage scrub • 135 acres of oak woodlands • 2 acres of non-native grasslands • The remainder of the Analysis Area is classified as agricultural or otherwise disturbed (residential uses and Deer Park Monastery), though there are still some areas of native vegetation within the areas mapped as disturbed or agriculture. 	<p>LU-6.2 Additional Notes</p>

	Policy	Policy Review Criteria	Description	Notes
		Habitat/vegetation types are found in the areas of additional density potential	<ul style="list-style-type: none"> Properties that would have additional density potential are found in the northern and southeastern portions of the Analysis Area. These areas of additional density potential contain oak woodland, coastal sage scrub, chaparral, and a small area of non-native grasslands. 	
		Resource Conservation Areas	<ul style="list-style-type: none"> The Analysis Area is not within a Resource Conservation Area of the North County Metro Subregional Plan. 	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	<ul style="list-style-type: none"> N/A 	
		North County MSCP – Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density	<ul style="list-style-type: none"> Approximately 800 acres of the Analysis Area is in the draft PAMA of the North County MSCP With the exception of about 12 acres covering the developed area of the Deer Park Monastery (northern Study Area) and a residential development pad in the southeastern Study Area portion, the entire area of additional density potential is in the Draft PAMA. 	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	<ul style="list-style-type: none"> On the eastern and northern sides, the Analysis Area is adjacent to the 3,058-acre Daley Ranch Open Space Preserve within the City of Escondido. This adjacency to the large preserve along with the extensive native vegetation in the Analysis Area make the Analysis Area suitable for wildlife corridor connections. 	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	<ul style="list-style-type: none"> The following species covered in the Draft NCMSCP have the potential to occur within the Analysis Area: arroyo toad, pallid bat, Townsend’s big-eared bat, golden eagle, Stephen’s kangaroo rat, southwestern willow flycatcher, San Diego coast horned lizard, western spadefoot toad, California gnatcatcher, least Bell’s vireo, burrowing owl, Harbison’s dun skipper, and tricolored blackbird. 	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	<ul style="list-style-type: none"> The Analysis Area is approximately 4.8 miles from a portion of the San Dieguito River that is within the USFWS Critical Habitat Area designation for the endangered arroyo toad. 	
LU-6.11	<p>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.</p>	Very High and High Fire Hazard Severity Zones (FHSZ) present within Analysis Area/PSR	<p>Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories:</p> <ul style="list-style-type: none"> Very High – approximately 800 acres, covering the entire northern portion of the Analysis Area and small portions along the eastern border of the Analysis Area See Policy S-1.1 for information on existing fire protection infrastructure and services 	<p>LU-6.11 Additional Notes</p> <ul style="list-style-type: none"> The southernmost portions of the Analysis Area are in the Moderate FHSZ because of the existing agriculture operations The majority of the Analysis Area is within the Deer
		Proposed density consistency with emergency response travel times	<ul style="list-style-type: none"> Current estimates (portions within the 5-10 minute and 10-20 minute categories) indicate fire response times could meet the General Plan standard of 20 minutes for an SR-10 designation. See S-6.4 for further detail. 	

	Policy	Policy Review Criteria	Description	Notes
		Other hazards present	<ul style="list-style-type: none"> There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area. See Policy S-1.1 for additional information. 	Springs Fire Protection District. The District noted the particularly hazardous fire conditions associated current access limitations and the adjacent Daley Ranch preserve on the east (large area of native vegetation exacerbating the hazard under Santa Ana wind conditions).
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 32 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	<ul style="list-style-type: none"> The Analysis Area contains existing agricultural operations and proposes a land use designation of SR-10, which is a lower density than the SR-2 threshold for supporting continued agricultural operations. 	LU-7.1 Additional Notes
		Agricultural operations present	<ul style="list-style-type: none"> Orchard crops 	
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 Boundary Groundwater-dependent (per the Groundwater Ordinance criteria) Groundwater Ordinance minimum lot size (if groundwater-dependent) Proposed land use designation consistency with Groundwater Ordinance minimum lot size	<ul style="list-style-type: none"> The Analysis Area is within the County Water Authority boundary (Valley Center Municipal Water District and City of Escondido Water Division). This Policy is not applicable to Analysis Areas that are within the County Water Authority Boundary. The Analysis Area is not groundwater dependent. N/A N/A 	LU-8.1 Additional Notes
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 Potential community character issues Consistency with the level of environmental constraint	<ul style="list-style-type: none"> N/A – No Village land use designations are proposed. N/A N/A 	LU-9.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	<ul style="list-style-type: none"> N/A – No Village land use designations are proposed. 	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	<ul style="list-style-type: none"> N/A 	
		Nearby uses	<ul style="list-style-type: none"> N/A 	
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 33 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> N/A 	
		Established industrial district, a secondary commercial district, or corridor	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The Analysis Area is not in a Village. 	LU-9.9 Additional Notes
		Village densities	<ul style="list-style-type: none"> The Analysis Area does not include proposals for Village designations. 	
		Land uses surrounding the Analysis Area/PSR	<ul style="list-style-type: none"> N/A 	
		Identified growth area	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The proposal requires a change in the Regional Category, from Rural Lands to Semi-Rural. 	LU-10.3 Additional Notes
		Proximity to the Village Boundary	<ul style="list-style-type: none"> Approximately 3 miles to the North County Metro – East Village Boundary 	
		Proximity to the CPA boundary	<ul style="list-style-type: none"> Adjacent to the North County Metro Subregion boundary 	
		Greenbelts on/near the edges of communities	<ul style="list-style-type: none"> The Analysis Area is part of an existing greenbelt, as it is located within a very low density area (Rural Lands) along the edge of the North County Metro Subregional Planning Area (see 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	<ul style="list-style-type: none"> N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office or civic uses would occur as a result of the proposed change. 	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> The entire Analysis Area (1,015 acres) is within MRZ-3 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)	<ul style="list-style-type: none"> The Analysis Area proposes a change to an 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> The Analysis Area contains steep hillsides and proposes an SR-10 designation. 	COS-12.1 Additional Notes
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	<ul style="list-style-type: none"> The proposal requires a change in the Regional Category, from Rural Lands to Semi-Rural. 	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	<ul style="list-style-type: none"> Approximately 1.5 miles to the nearest NCTD bus stop - bus route 358/359 along Broadway as well as Country Club Lane <ul style="list-style-type: none"> ➤ Route provides service to the City of Escondido Transit Center. Approximately 3 miles to the nearest park-and-ride facility at the I-15/West El Norte Parkway interchange There are no Class I or II bike lanes within the vicinity. 	
		Proximity to the village, other commercial areas, and major job centers	Approximately: <ul style="list-style-type: none"> 4.9 miles to the North County Metro – East Village (geographic center) that has 150 jobs 3 miles to the City of Escondido (geographic center) that has 44,289 jobs 12.9 to the City of Carlsbad (geographic center) which has the most jobs of North County cities with 67,713 jobs 6.3 miles to San Pasqual Reservation - Valley View Casino (geographic center) that has 1,112 jobs 2 miles from the nearest commercial area along W. County Club Lane (Escondido Hills Plaza) 	
Land use mapping pattern consistent with community character	<ul style="list-style-type: none"> For information on mapping patterns and community character, see the review of Policies LU-2.3 and LU-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	<ul style="list-style-type: none"> Approximately 3 miles from the nearest I-15 interchange via Rincon Ave and Iris Lane For more information on transportation networks, see Policy COS-14.1 review. 	H-1.3 Additional Notes
		Proximity to job centers	<ul style="list-style-type: none"> For more information on proximity to job centers, see LU-1.1 and COS-14.1. 	
		Extensive public services	<ul style="list-style-type: none"> Common public services <i>not</i> present: <ul style="list-style-type: none"> ➤ Sewer ➤ Public road access is limited to 4 parcels in the southwest portion. ➤ The majority of the parcels do not currently have access to water lines. For more information on public services and infrastructure, see LU-1.1. 	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	<ul style="list-style-type: none"> The Analysis Area is within the Very High and Moderate 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. 	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	<ul style="list-style-type: none"> Rincon Ave is the only public road within the Analysis Area, providing access to 4 parcels in the southwestern portion. <ul style="list-style-type: none"> ➤ Beyond the public portion, Rincon is estimated to be built to 24' for another ¼ mile along the private portion, though it is gated just beyond the public portion. Based on aerial imagery, it is estimated that most of the other private roads within the Analysis Area 	

	Policy	Policy Review Criteria	Description	Notes
			are not built to the fire access standard width of 24’.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	<ul style="list-style-type: none"> The existing (not proposed to change) minimum lot size is 4 acres, resulting in a maximum DERL of 1,320 feet. Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density. 	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	<ul style="list-style-type: none"> The majority of the Analysis Area parcels are either currently accessed via dead end roads or have no current access. With the exception of the 4 parcels (in the southwestern portion) that are accessed via the public portion of Rincon Avenue, extensive access improvements will be necessary throughout the areas with additional subdivision potential associated with the proposal. 	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	<ul style="list-style-type: none"> Road development and widening of existing roads may be difficult in some areas due to the prevalence of steep slopes. Roadway expansion may be difficult in the northern portion of the Analysis area, as the existing site access road runs directly adjacent to, and passes through an oak woodland area. <ul style="list-style-type: none"> A new route may necessary for a subdivision in this area, and a new secondary access route may also be necessary. Coastal sage scrub vegetation communities are found on slopes through portions of the Analysis Area, and this upper tier vegetation community could limit location options for access improvements and residential pads/fire clearing. 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	<ul style="list-style-type: none"> Per Table S-1, the maximum allowable travel time for an SR-10 designation is 20 minutes. According to County GIS estimates, portions of the Analysis Area are within the 5-10-minute fire response travel time, and other portions are within the 10-20-minute range. <ul style="list-style-type: none"> The closest fire stations of the applicable districts are noted in the Policy LU-1.1 review. As the City of Escondido FPD only covers the southwestern 85 acres of the Analysis Area, which has the best access currently available, meeting General Plan travel times will not be an issue. The Deer Springs FPD noted some potential fire protection issues with the proposal (see Policy LU-6.11 review). With regard to travel times, the closest DSFPD station is further away (1321 Deer Springs Road), though travel times are anticipated to fall within the 20-minute maximum travel time required for the SR-10 designation. <ul style="list-style-type: none"> Extensive access improvements would be required, particularly for the northern portion, if subdivisions are proposed in this location. 	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	Floodplains present	<ul style="list-style-type: none"> N/A – There are no floodplains within the Analysis Area. 	S-6.4 Additional Notes
	Density feasibility with avoidance of floodplain	<ul style="list-style-type: none"> N/A 		

	Policy	Policy Review Criteria	Description	Notes
	to federal flood proofing standards and siting criteria to 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	<ul style="list-style-type: none"> N/A – No Village land use designations are proposed and no floodplains are present within the Analysis Area. 	S-9.4 Additional Notes
Mapped floodplains within an area proposed for a Village designation	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> N/A – There are no floodplains within the Analysis Area. 	S-9.5 Additional Notes
Community Plan explicit references	<ul style="list-style-type: none"> N/A 			
Parcels located entirely within a floodplain that would have additional density potential	<ul style="list-style-type: none"> 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 Density feasibility with avoidance of dam inundation area	<ul style="list-style-type: none"> • N/A – There are no dam inundation zones within the Analysis Area. • N/A 	S-9.6 Additional Notes
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 Density feasibility with avoidance of the floodway	<ul style="list-style-type: none"> • N/A – There are no floodways within the Analysis Area. • N/A 	S-10.1 Additional Notes

Glossary of County Planning Terms and Regulations Referenced

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

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

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

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

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

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

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

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

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

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

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

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

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