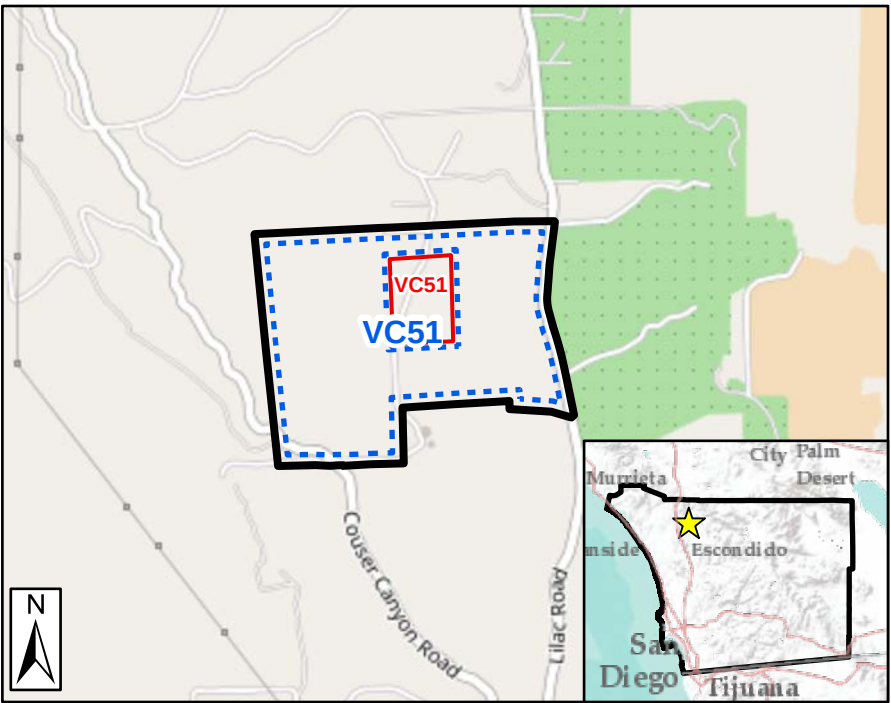
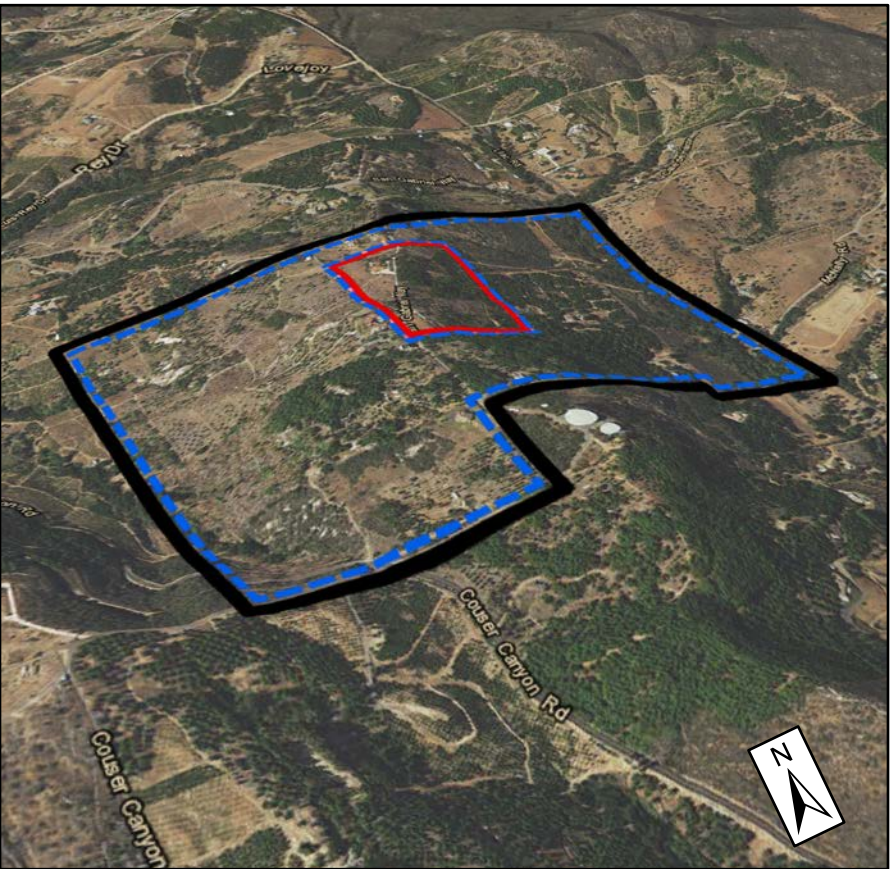
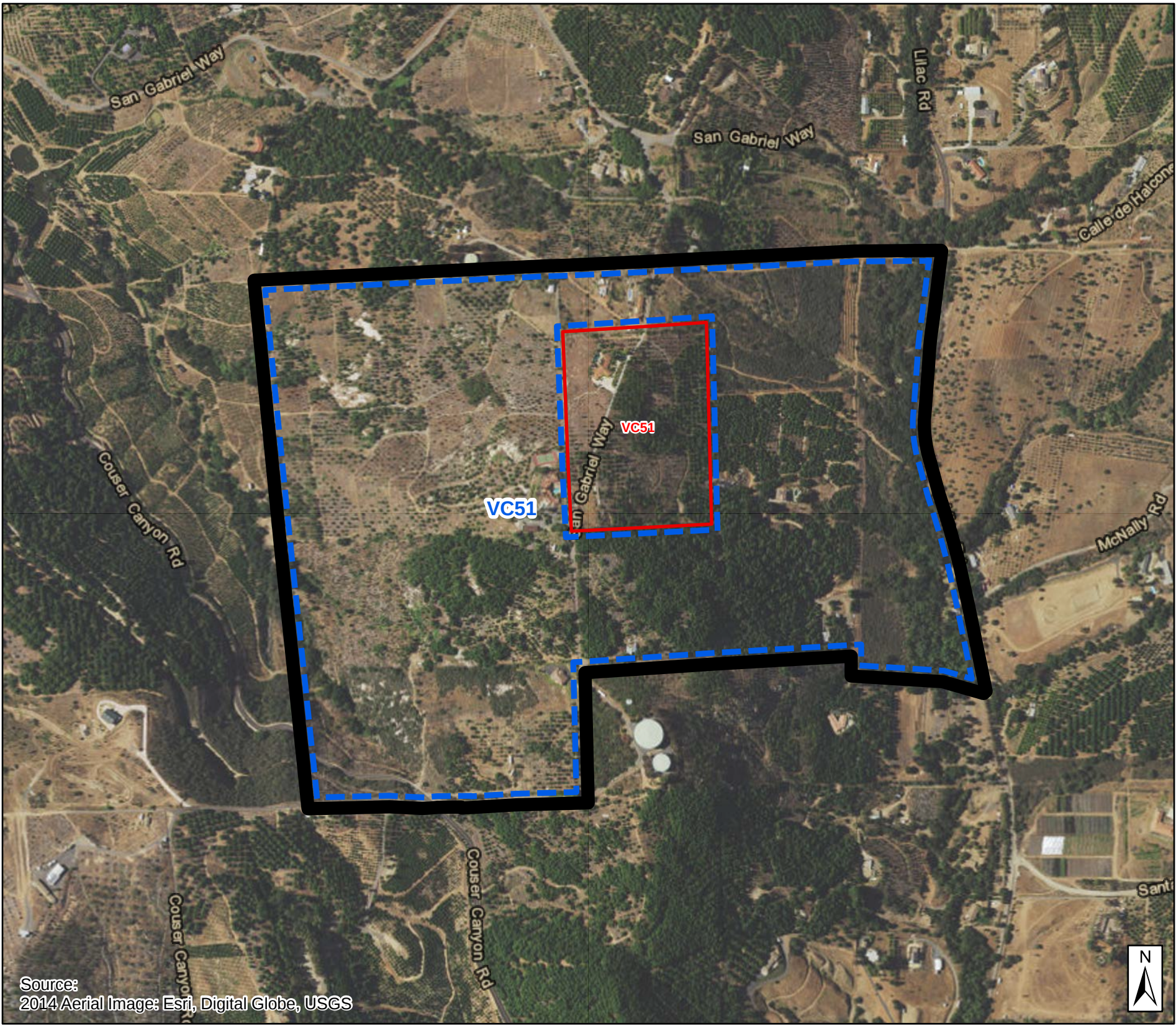




VICINITY MAP



3D VIEW



AERIAL VIEW

Legend



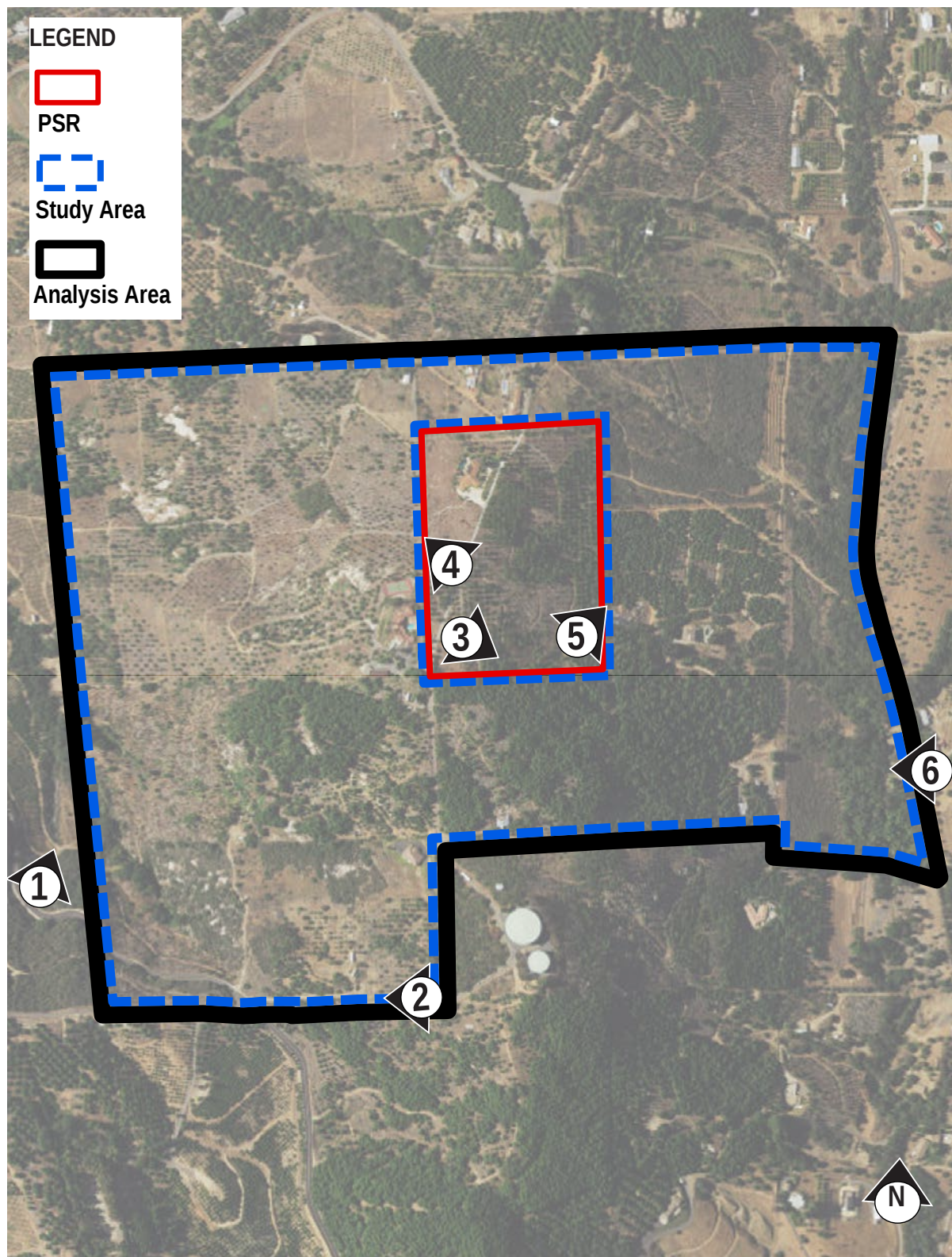
PSR



Study Area



Analysis Area



SITE PHOTO KEY MAP



① From near the southern end of western Study Area boundary, facing northeast at the western Study Area



③ From near San Gabriel Way in the southern portion of the VC51 PSR property, facing southeast



⑤ From the southeastern corner of the VC51 property, facing northeast at the eastern Study Area



② Facing west along the east-west oriented segment of San Gabriel Way, which makes up the southern boundary of the Study Area



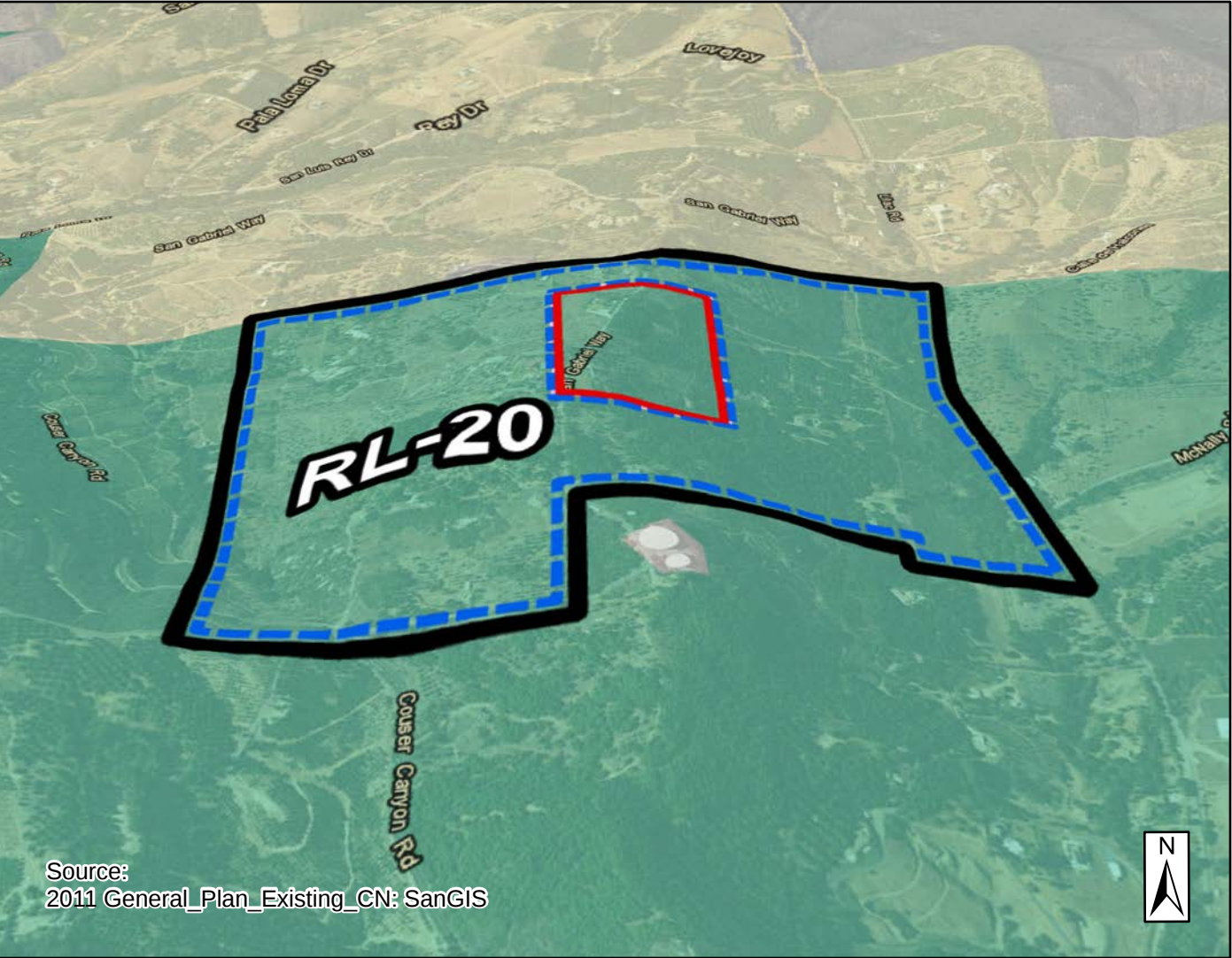
④ From the north-south oriented segment of San Gabriel Way through the VC51 PSR property, facing northwest at the VC51 PSR property and Study Area beyond



⑥ From Lilac Road along the southern portion of the eastern property line, facing west at the oak/riparian corridor in the eastern Study Area



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

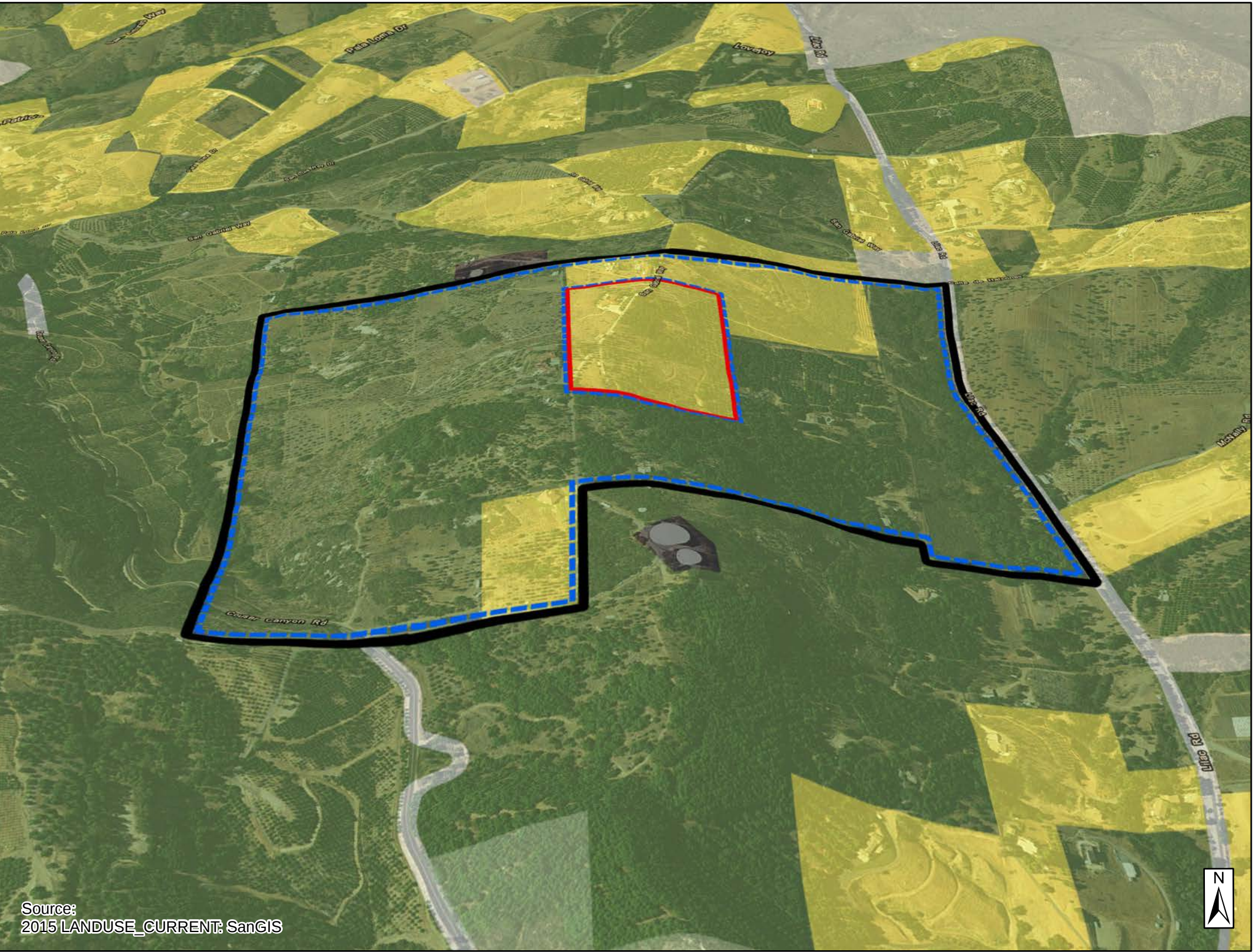
- PSR
- Study Area
- Analysis Area

LEGEND

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



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Mobile Homes
- Multiple Family
- Mixed Use

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

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

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

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

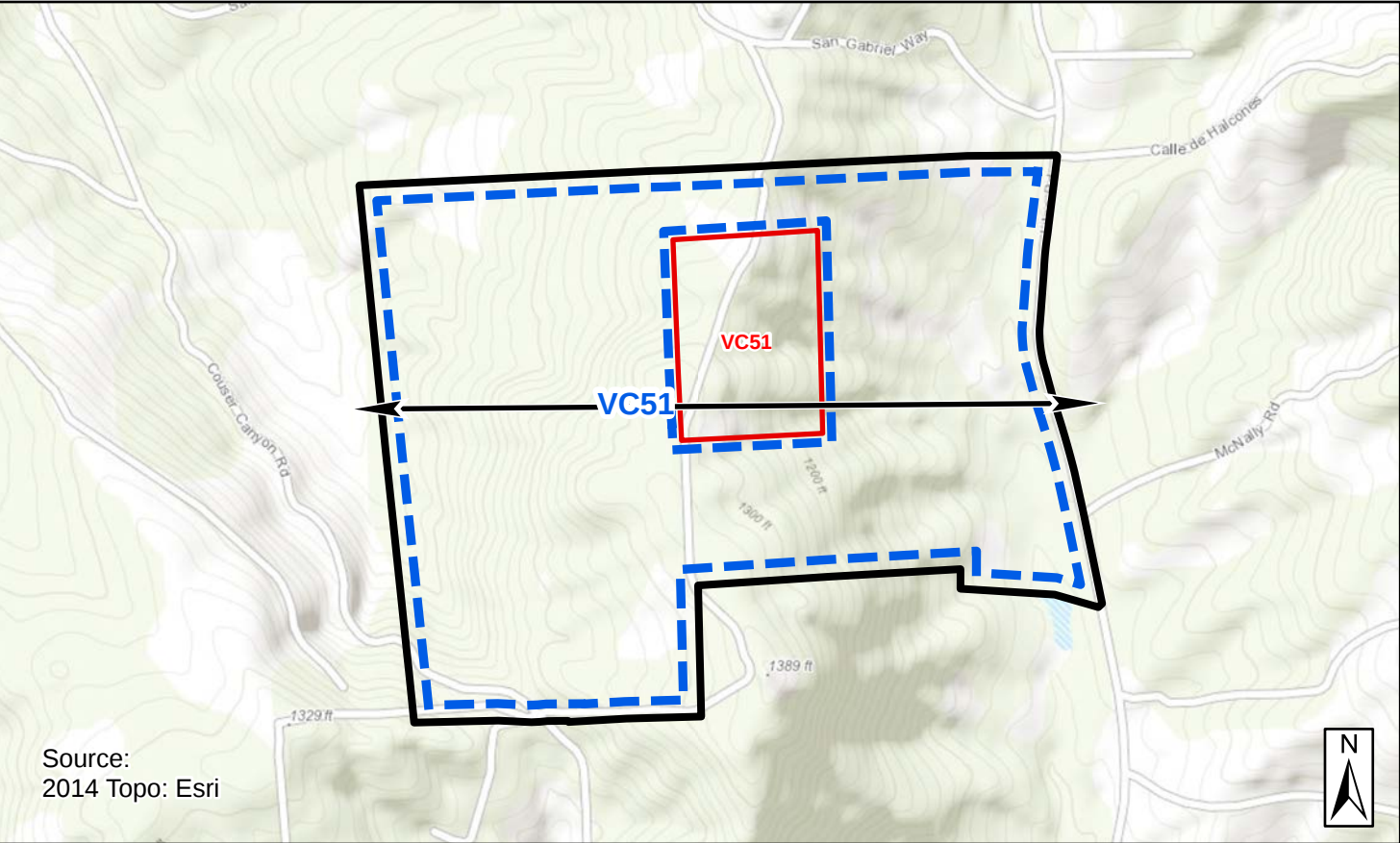
Legend

- PSR
- Study Area
- Analysis Area

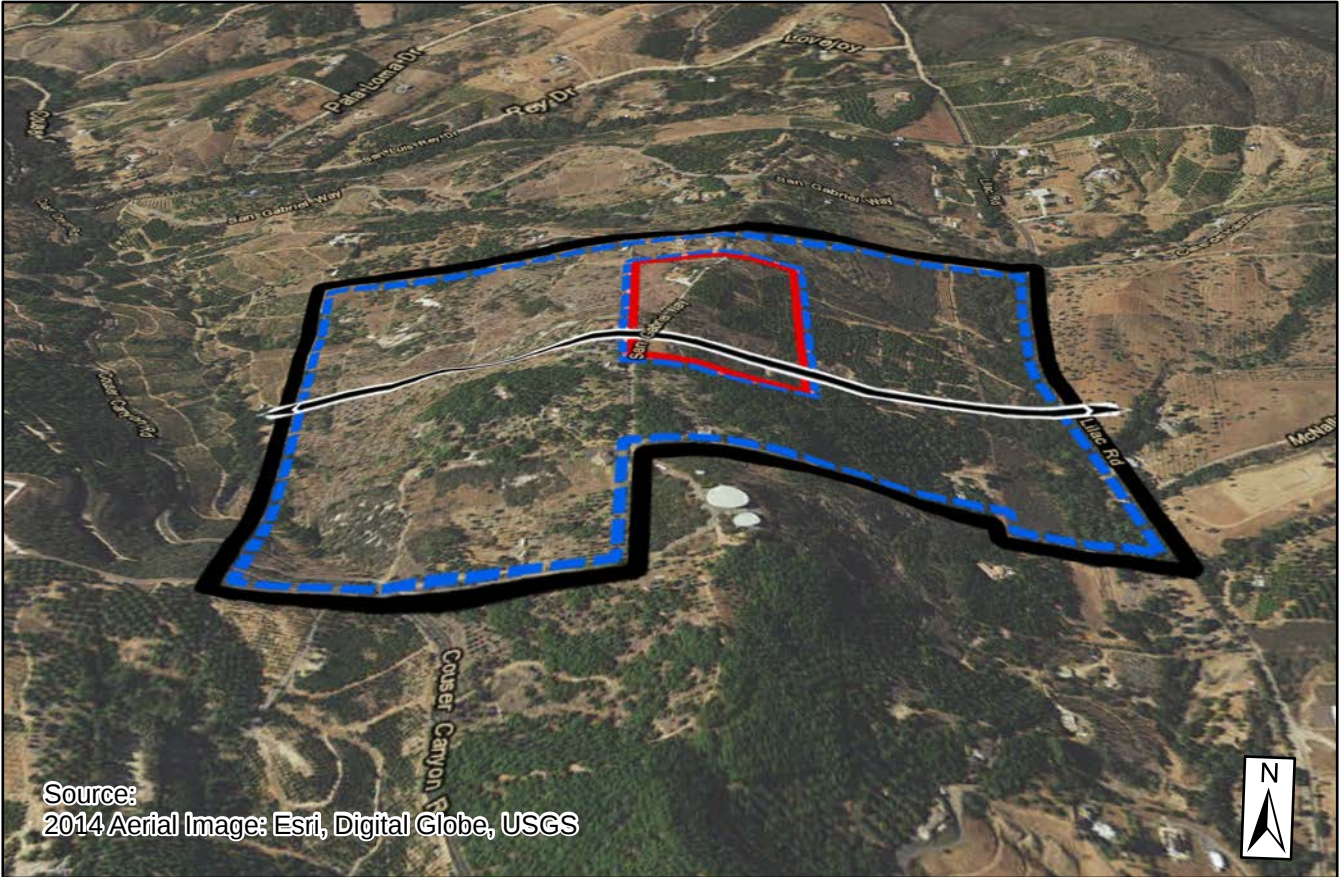
Source:
2015 LANDUSE_CURRENT: SanGIS



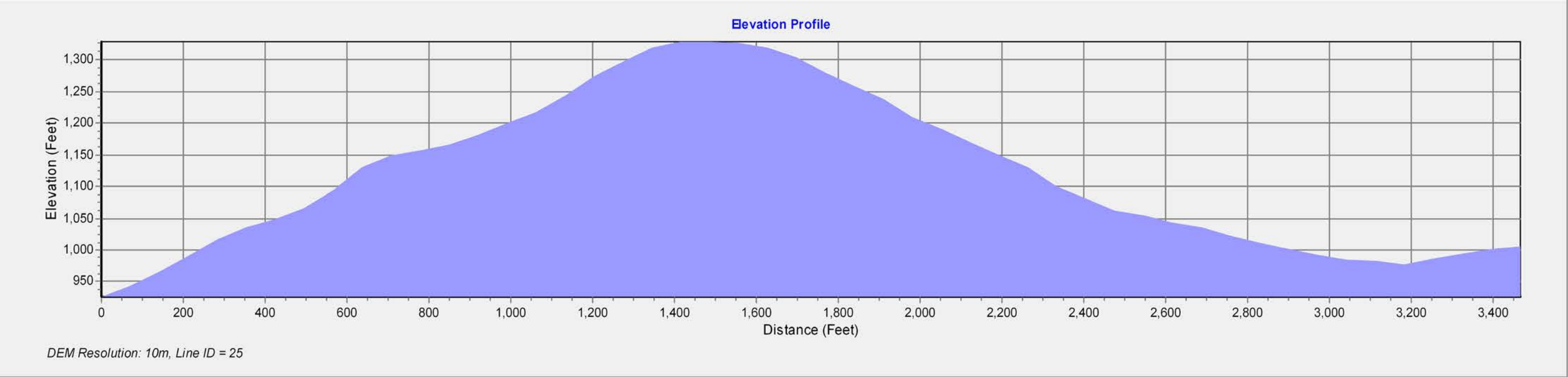
TOPOGRAPHIC VIEW



3D VIEW



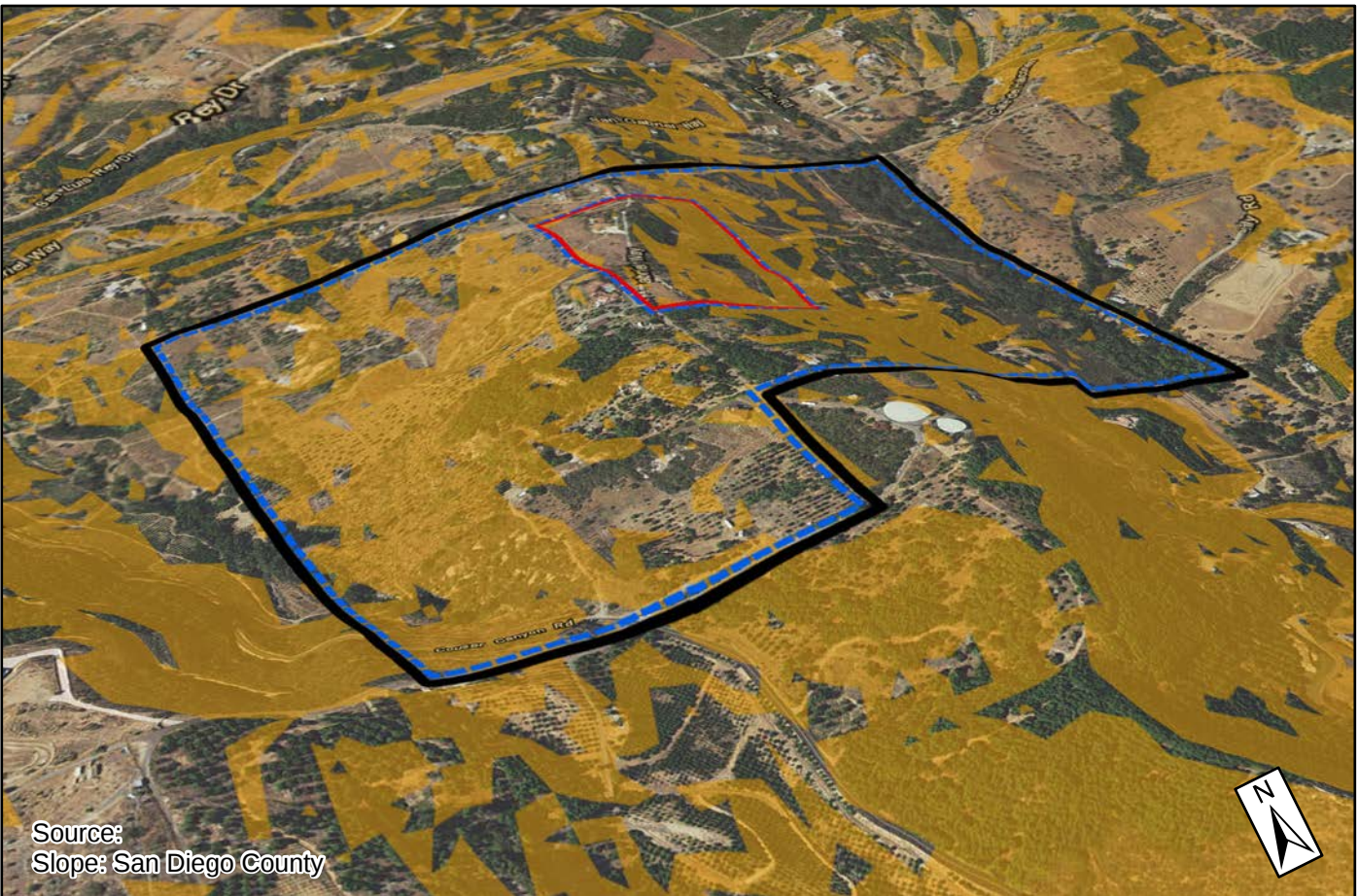
- Legend
- PSR
 - Study Area
 - Analysis Area



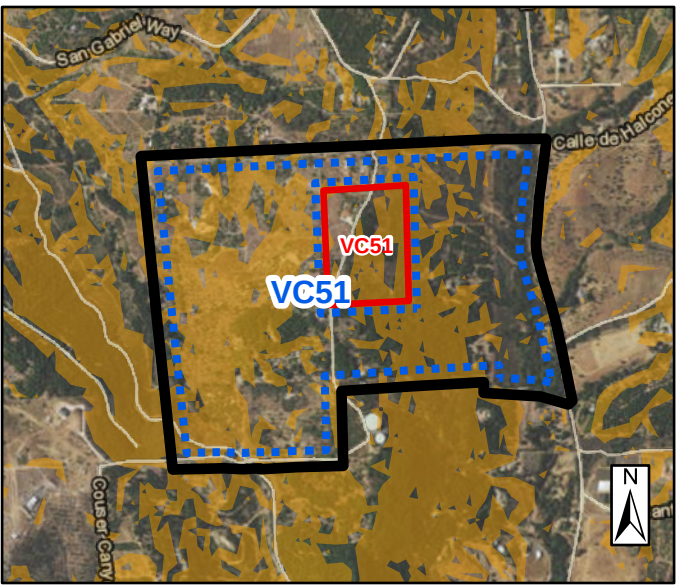
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



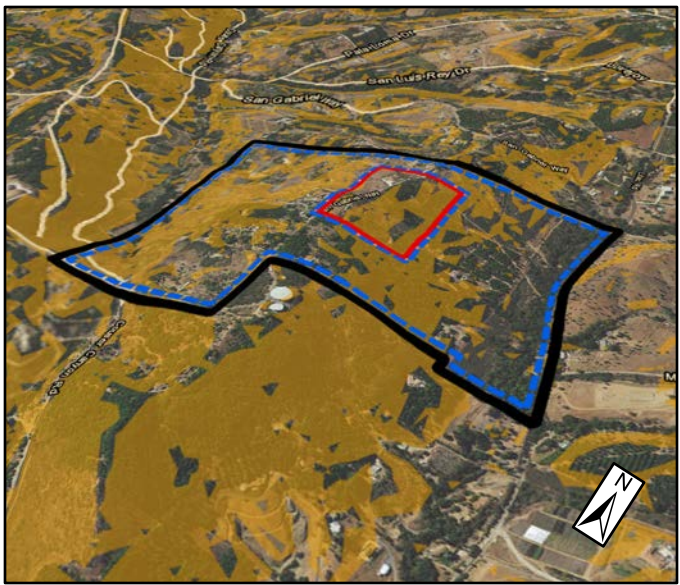
STEEP SLOPES



3D VIEW

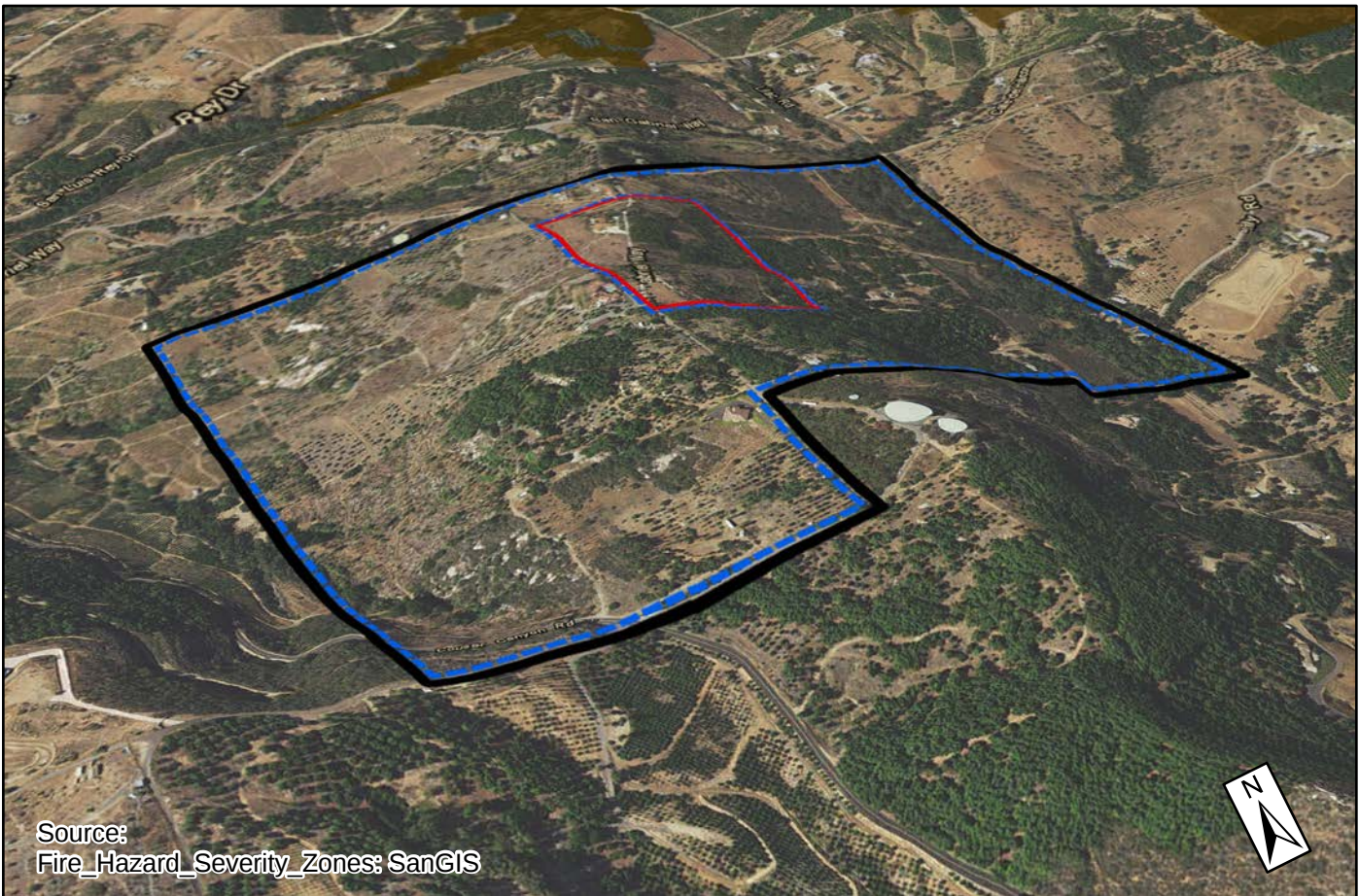


PLAN VIEW

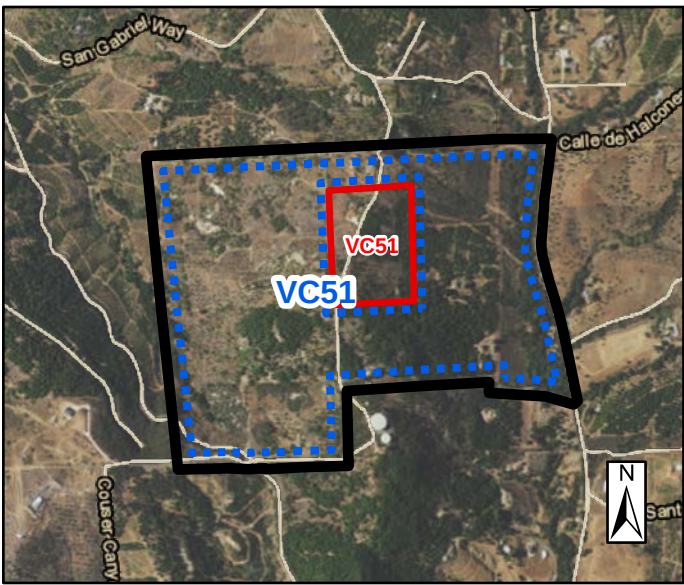


3D VIEW # 2

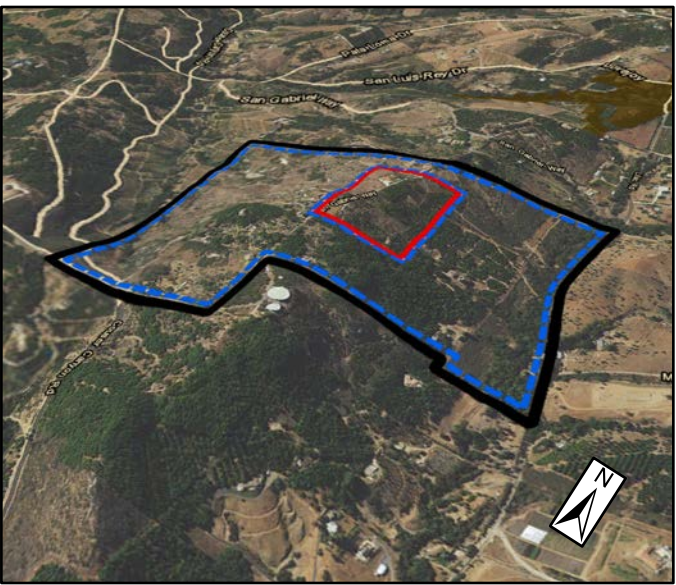
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



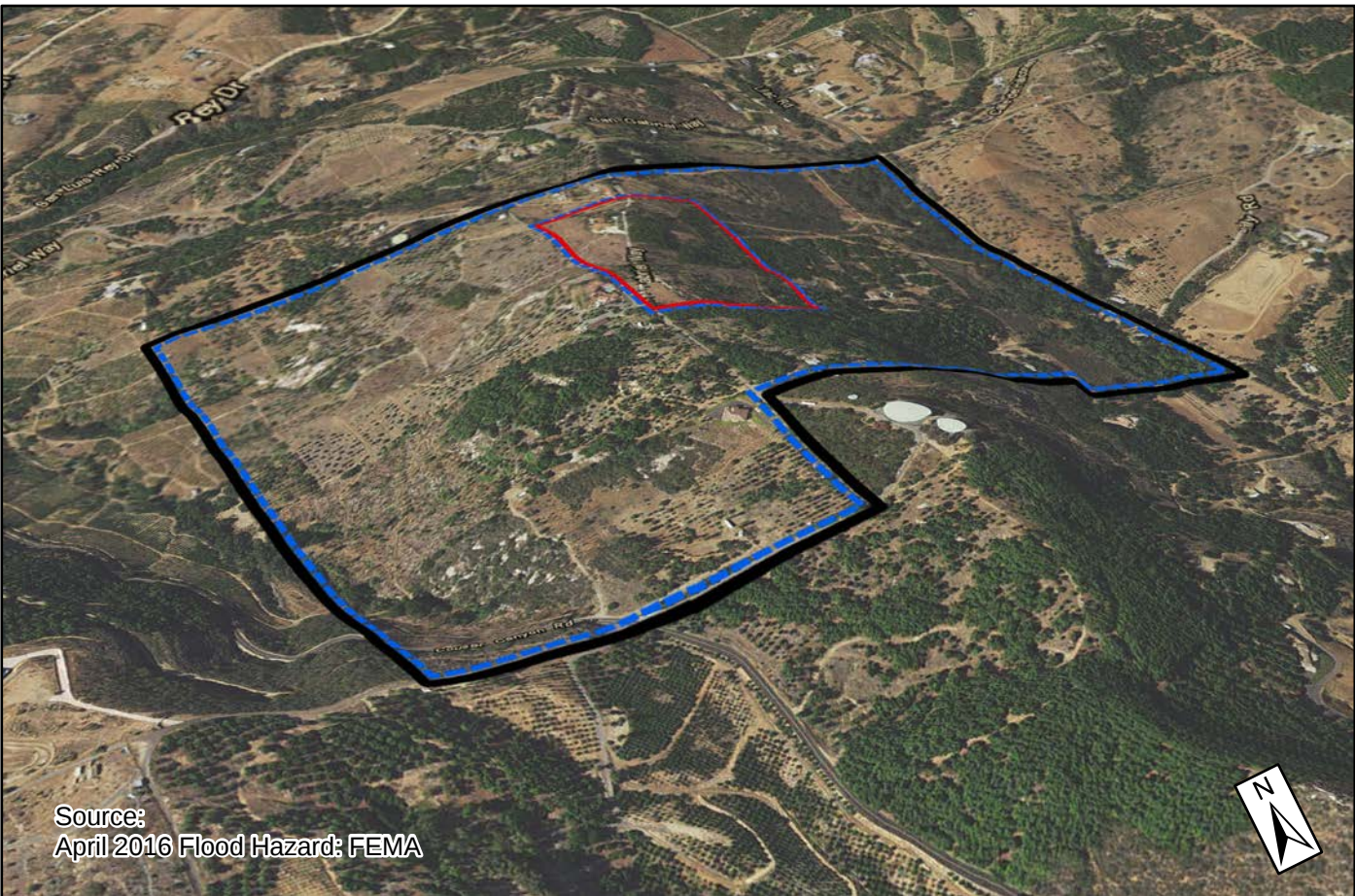
Study Area



Analysis Area

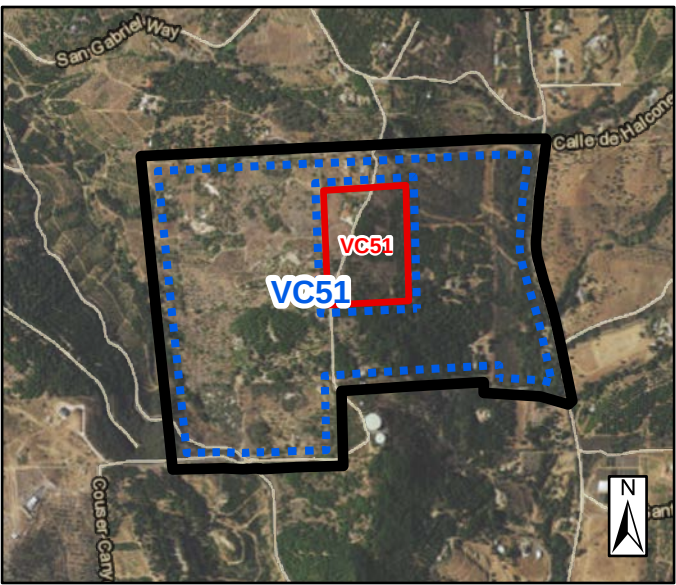


100-YR Floodway 100-YR Floodplain 500-YR Floodplain

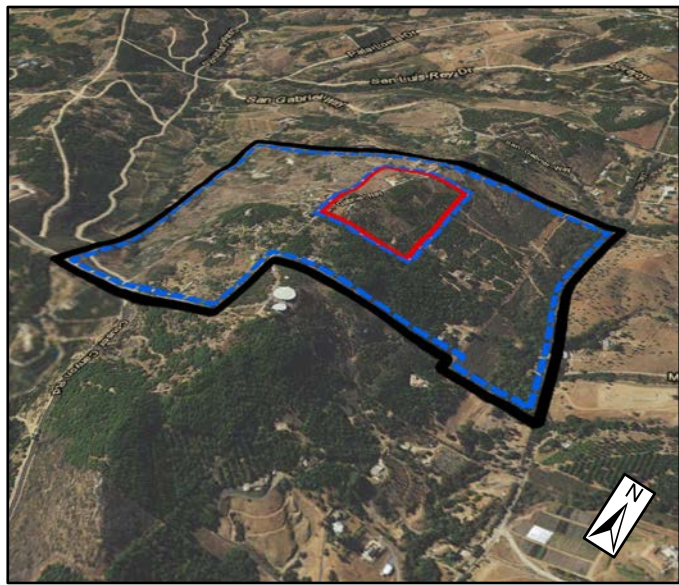


Source:
April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW

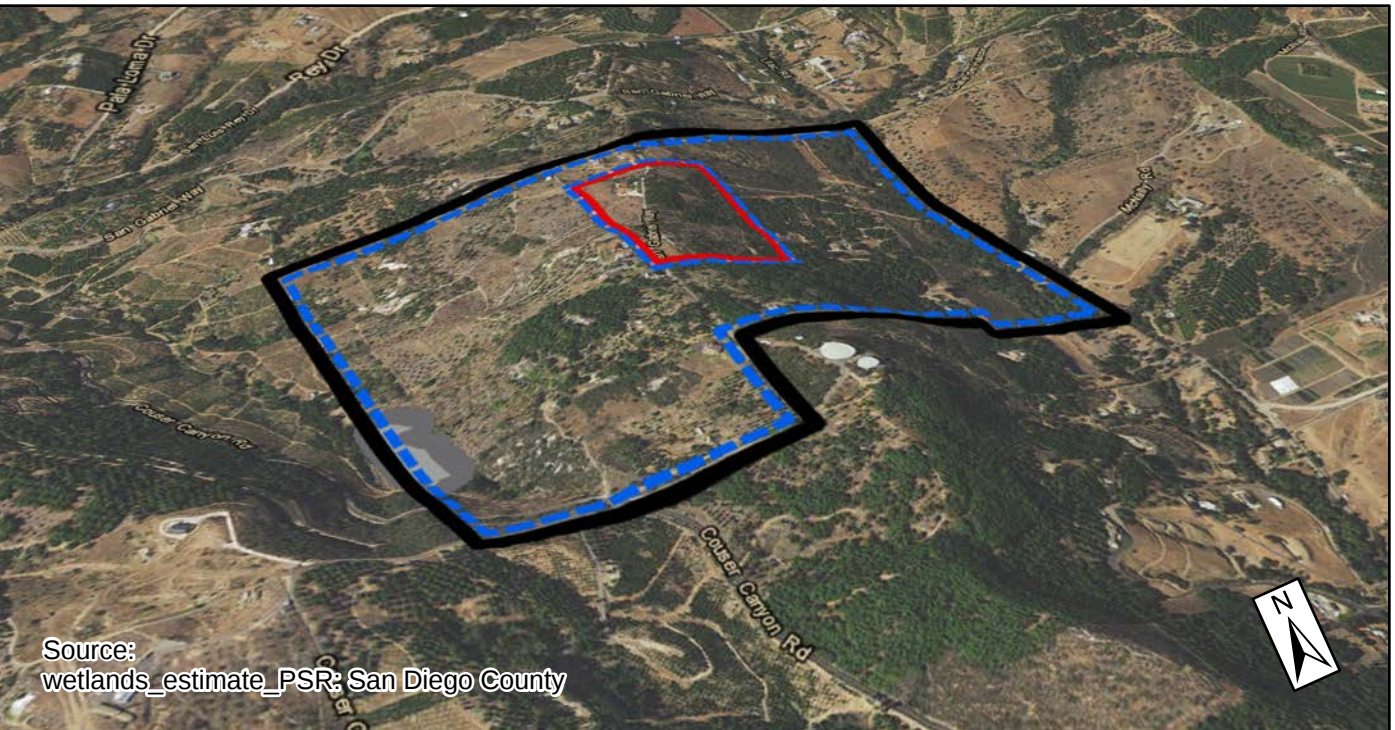


3D VIEW # 2

Wetland Area Wetland Buffer

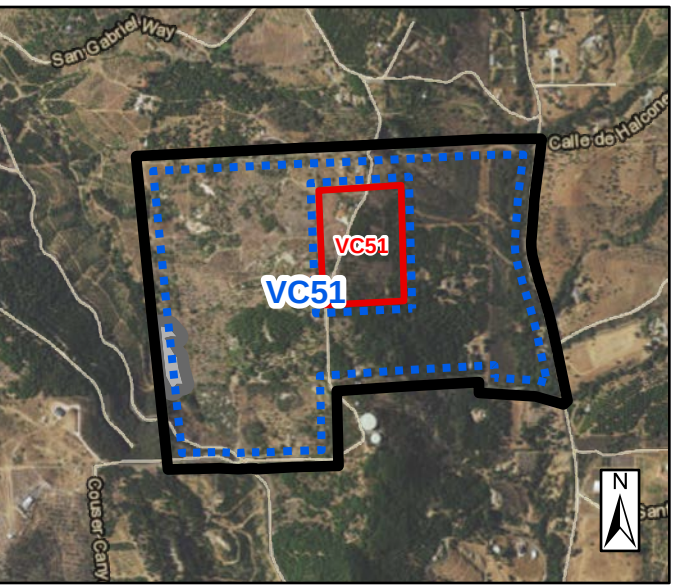
The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

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.

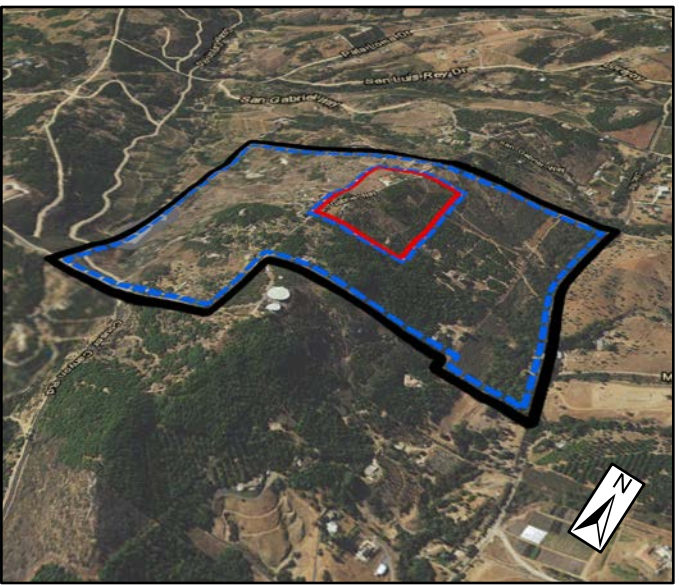


Source:
wetlands_estimate_PSR: San Diego County

3D VIEW



PLAN VIEW

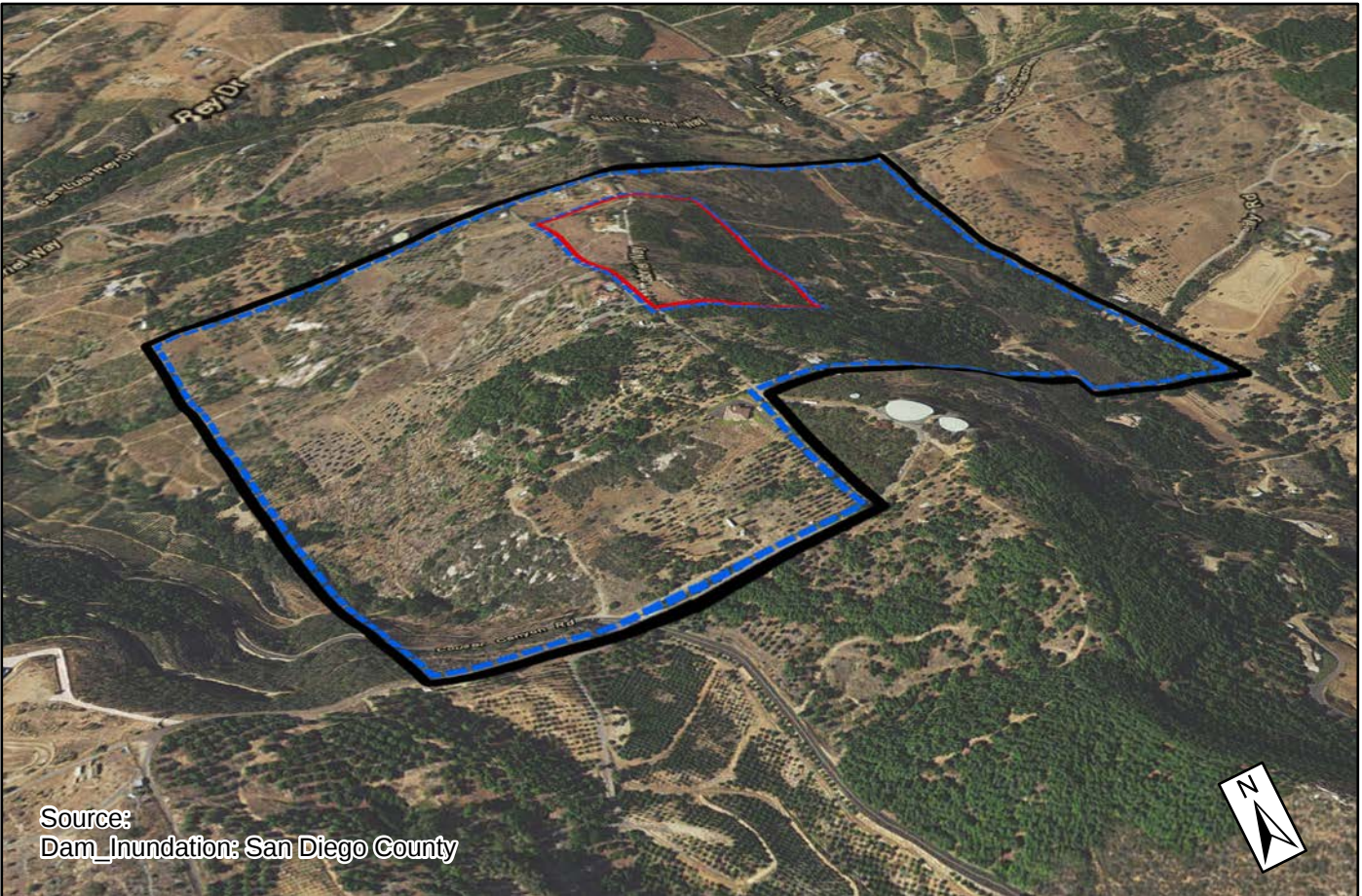


3D VIEW # 2

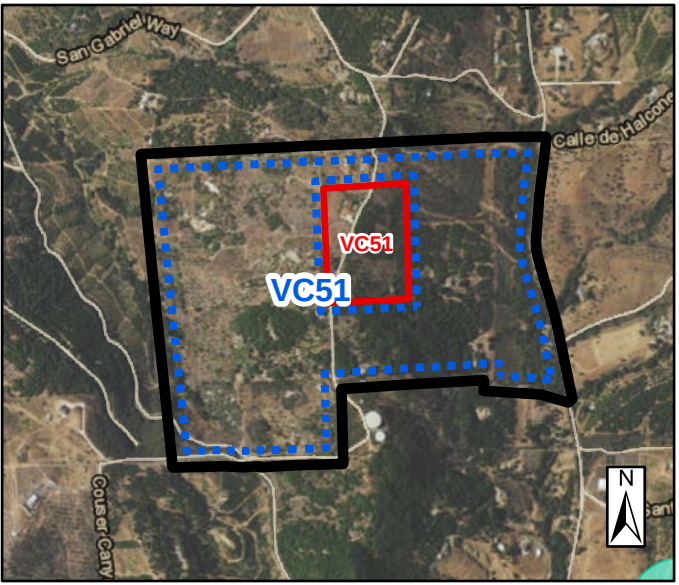
- Legend
- PSR
 - Study Area
 - Analysis Area



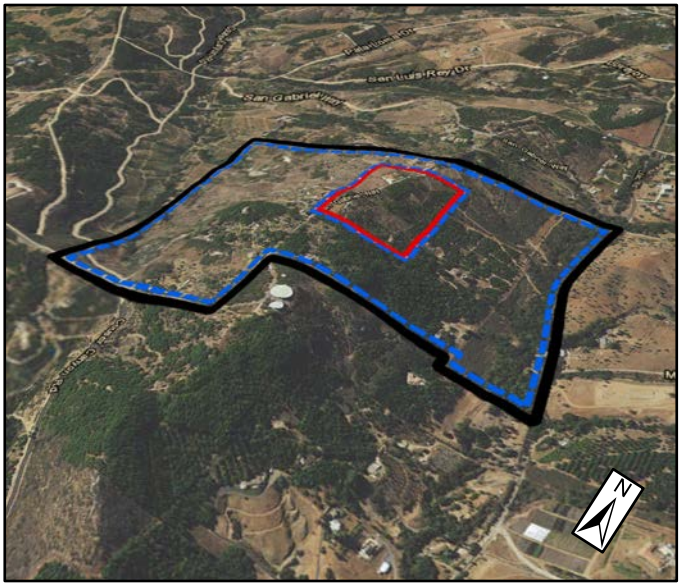
DAM INUNDATION ZONES



3D VIEW

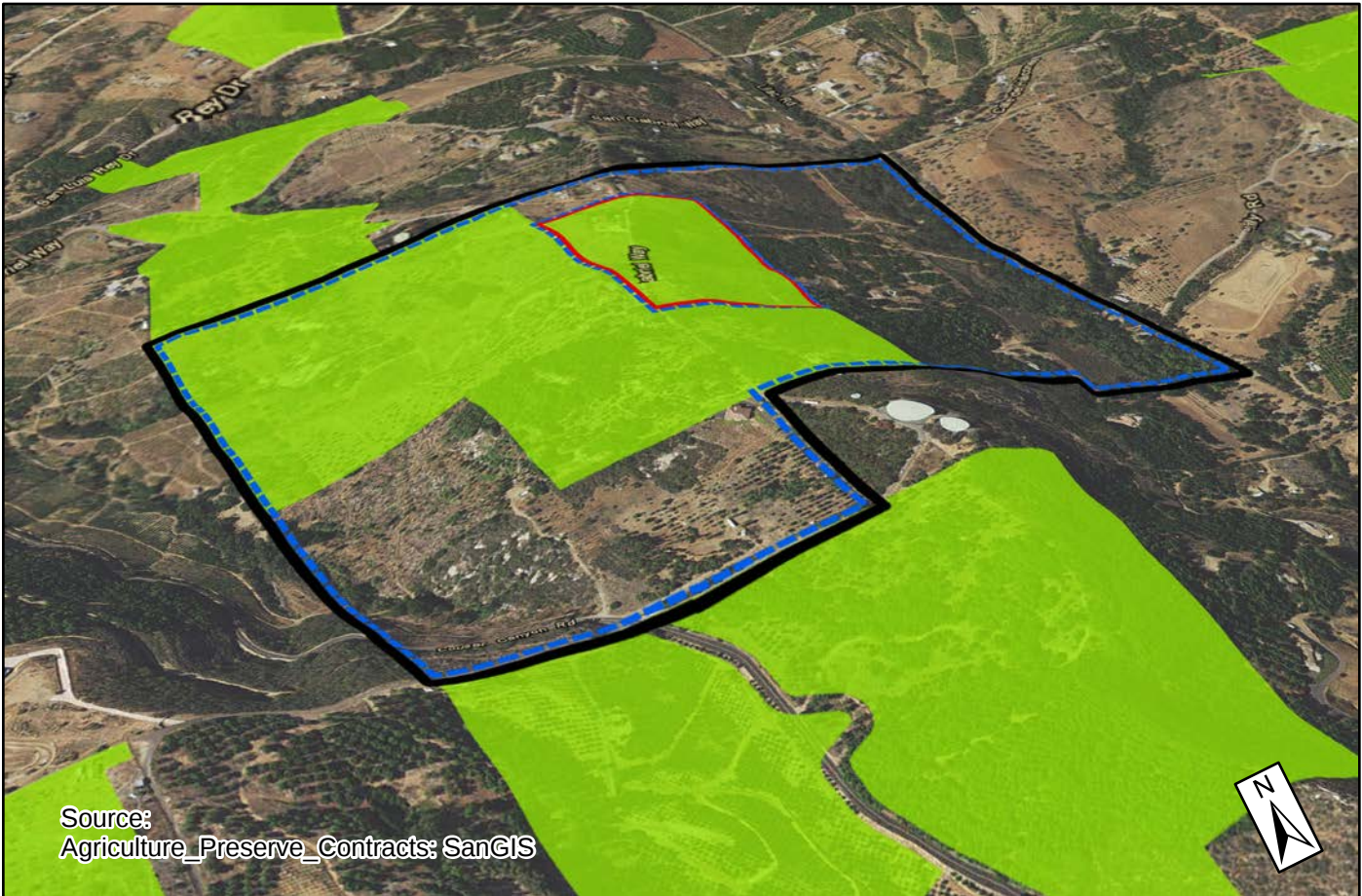


PLAN VIEW

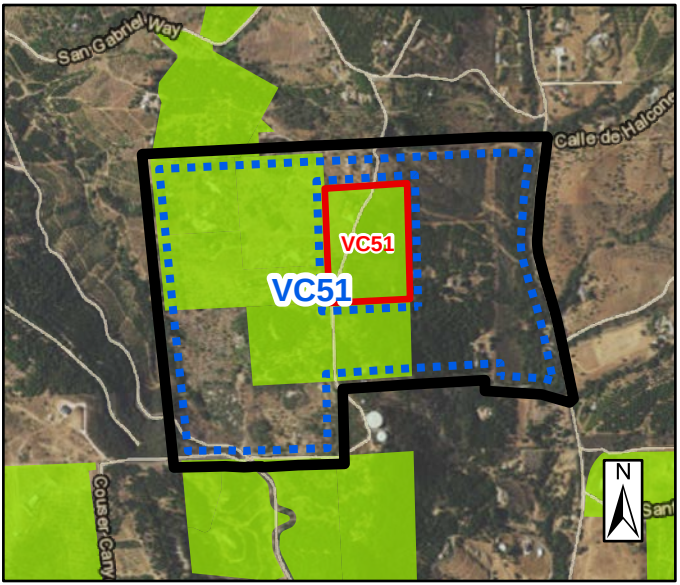


3D VIEW # 2

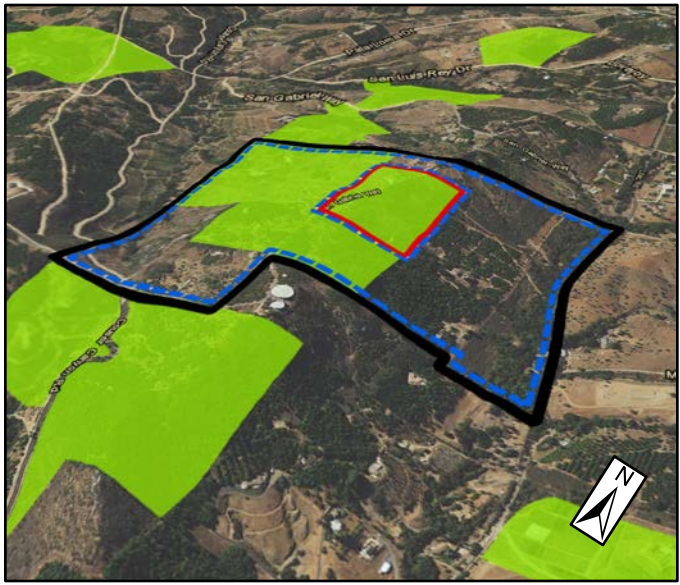
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



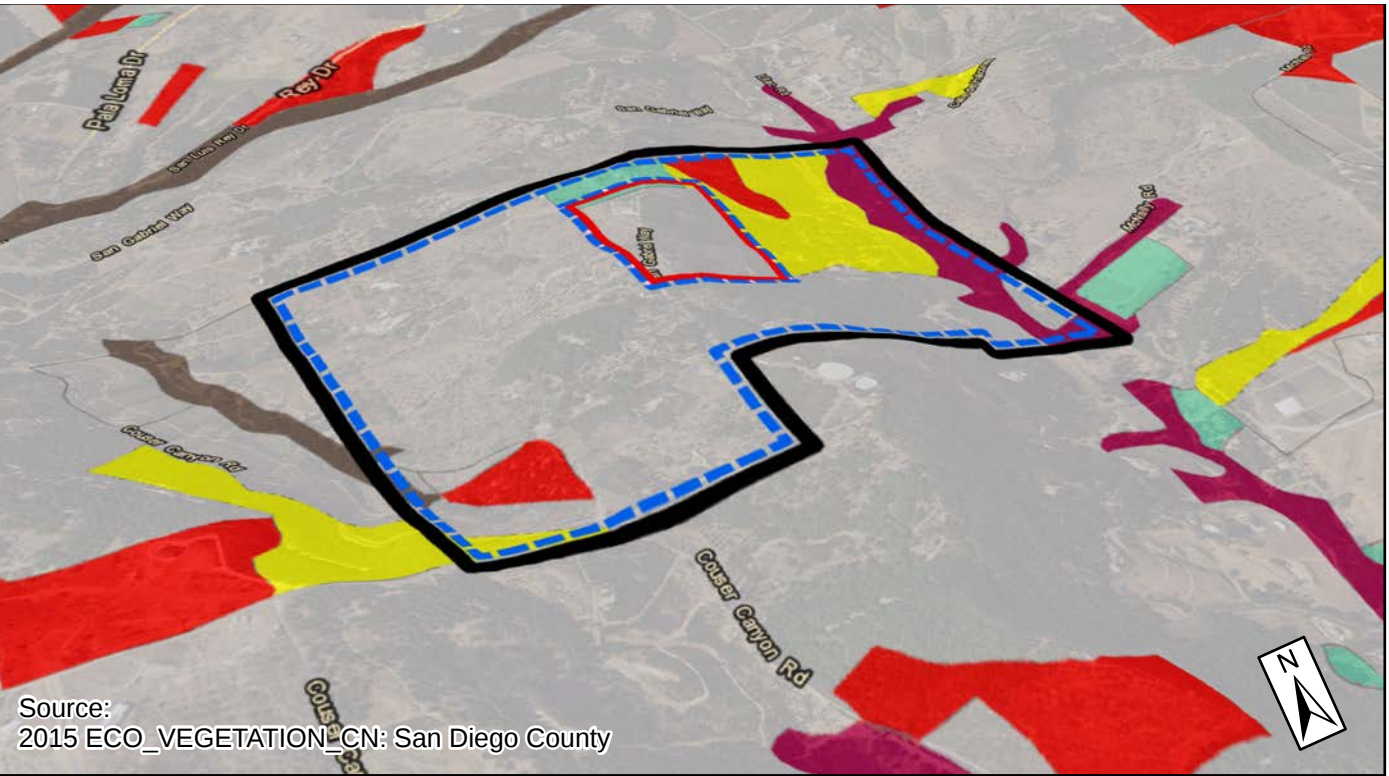
3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



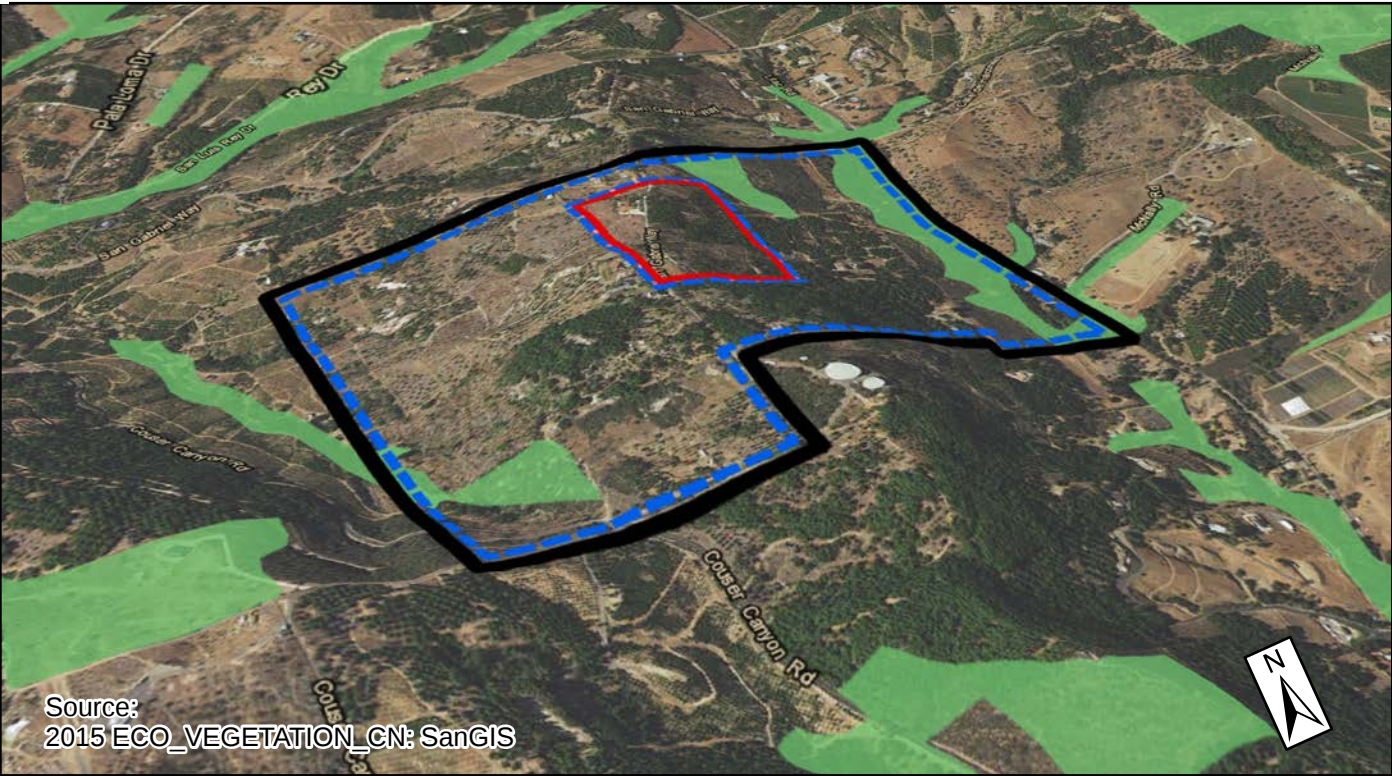
VEGETATION



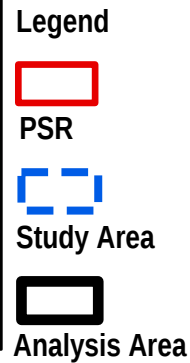
Source:
2015 ECO_VEGETATION_CN: San Diego County

UPPER TIER VEGETATION

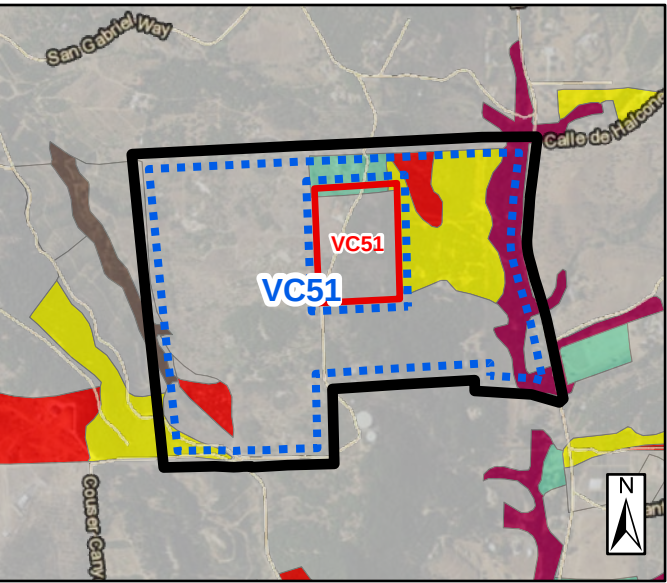
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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

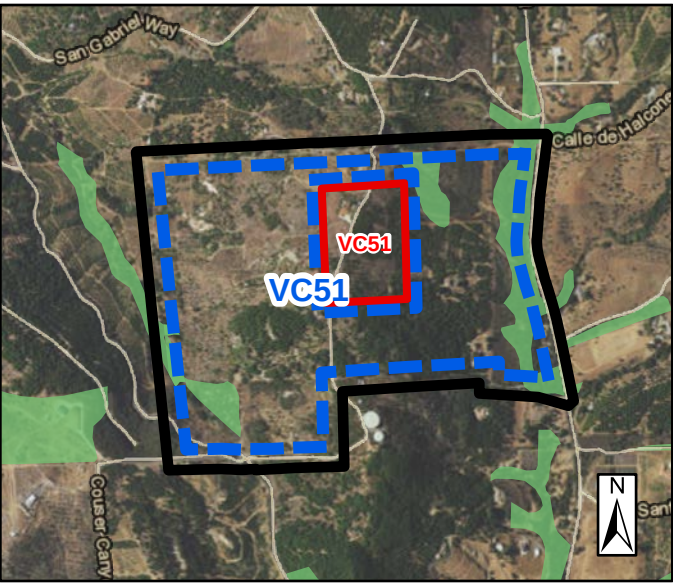


PLAN VIEW

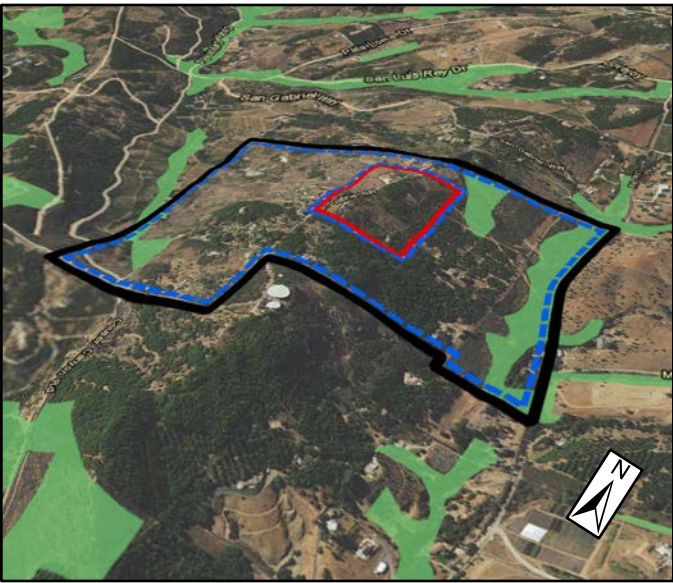


3D VIEW # 2

3D VIEW



PLAN VIEW

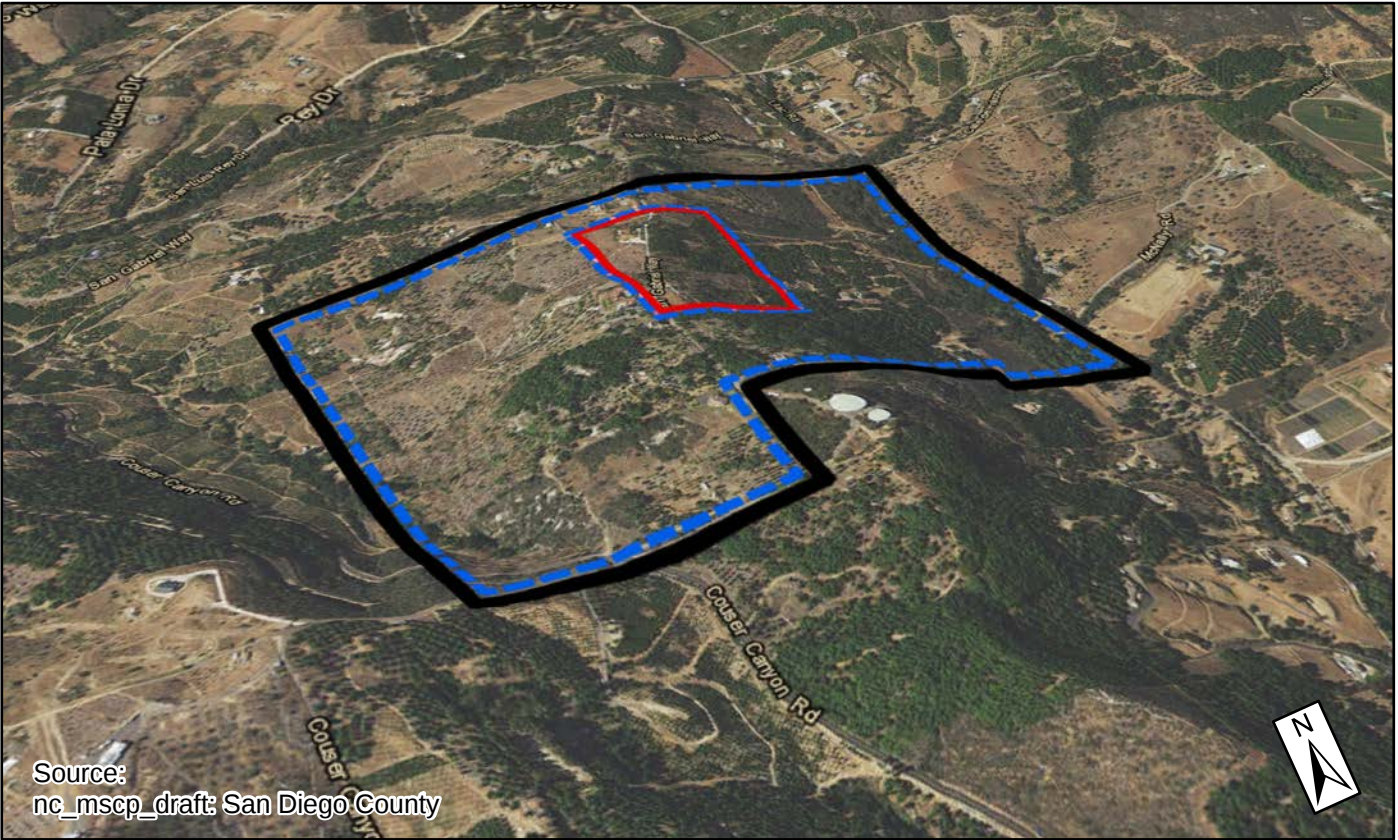


3D VIEW # 2

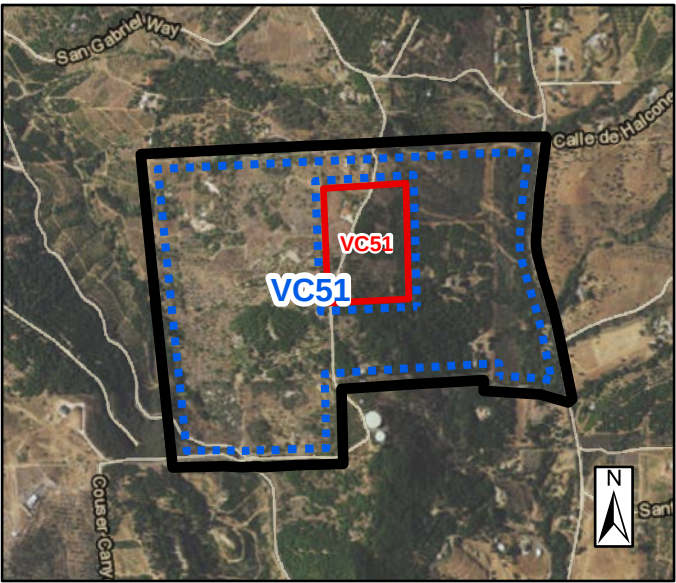


DRAFT NCMSCP PAMA DRAFT NCMSCP PRESERVE LANDS

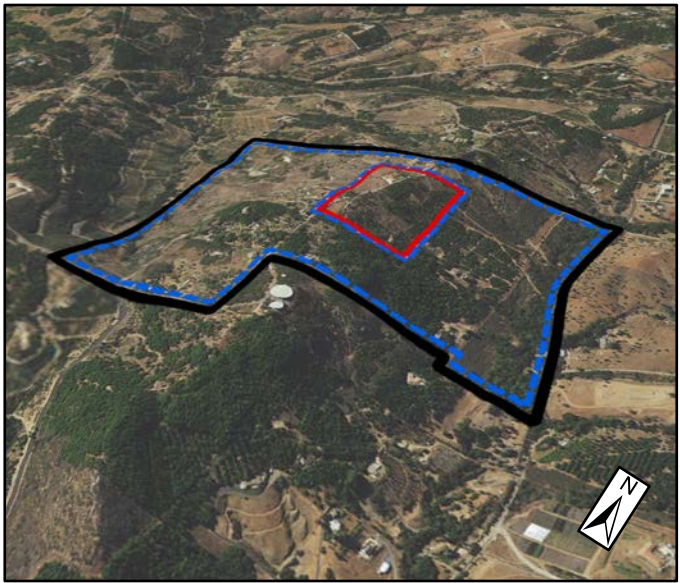
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 34. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

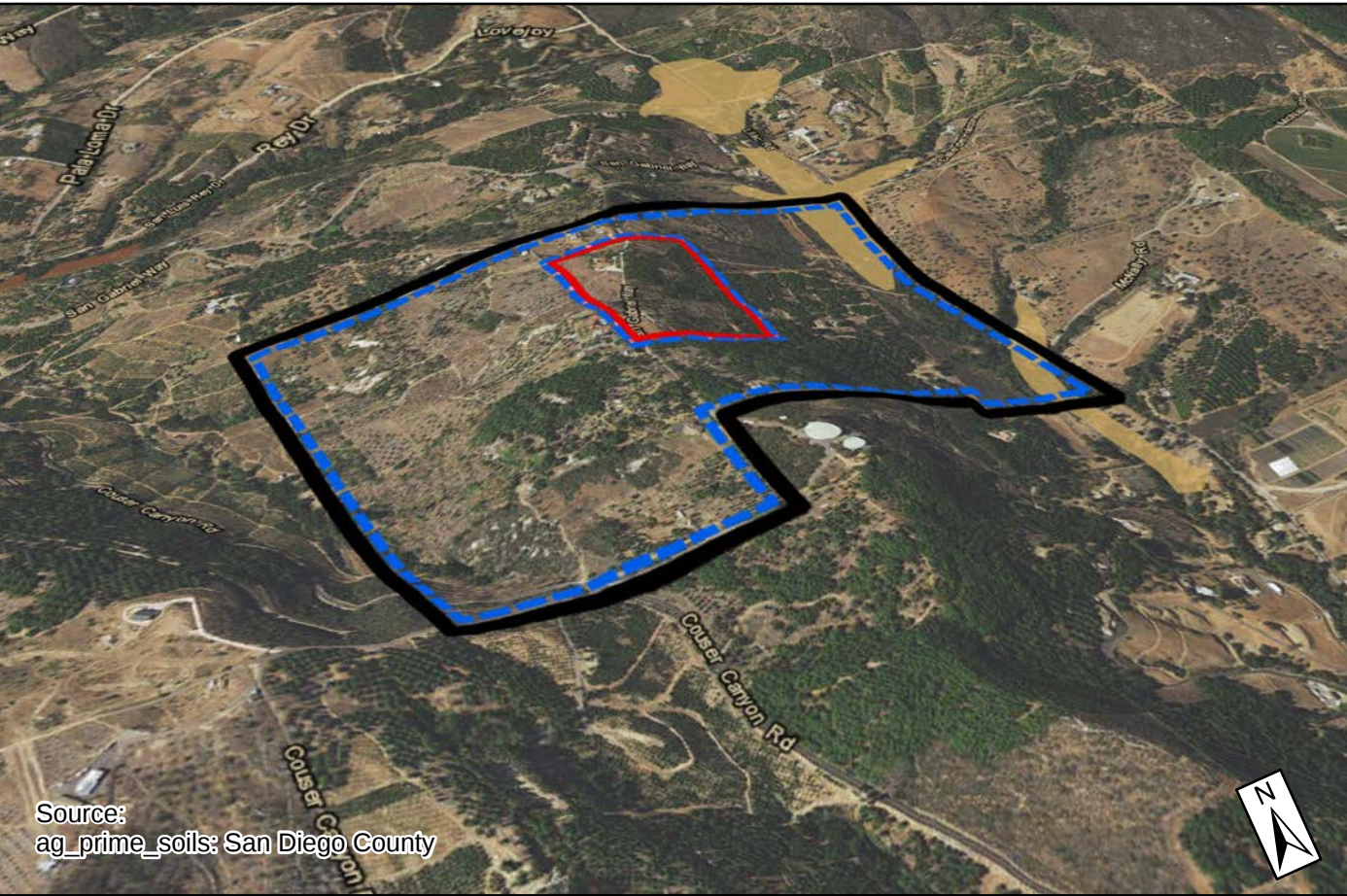


PLAN VIEW

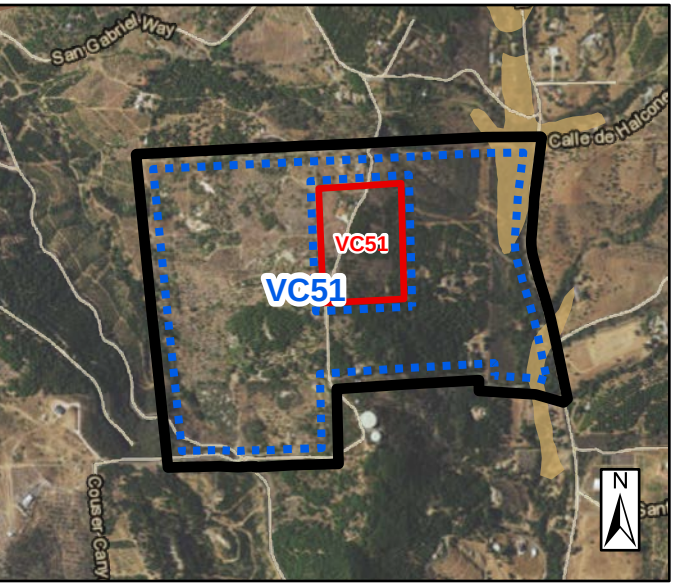


3D VIEW # 2

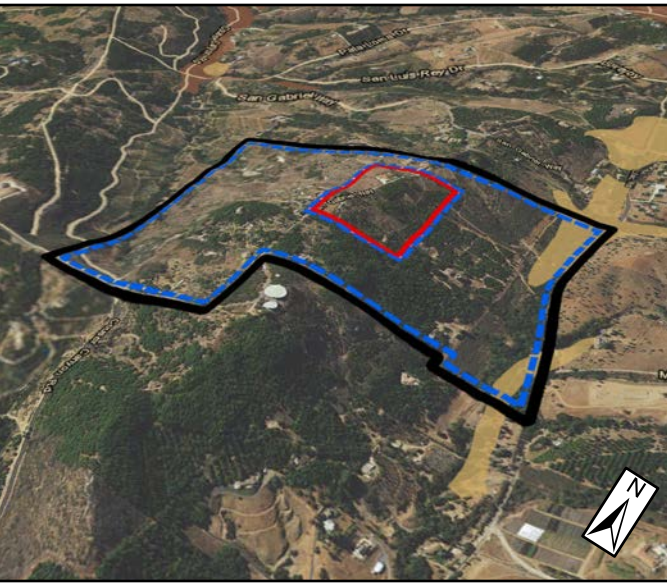
PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



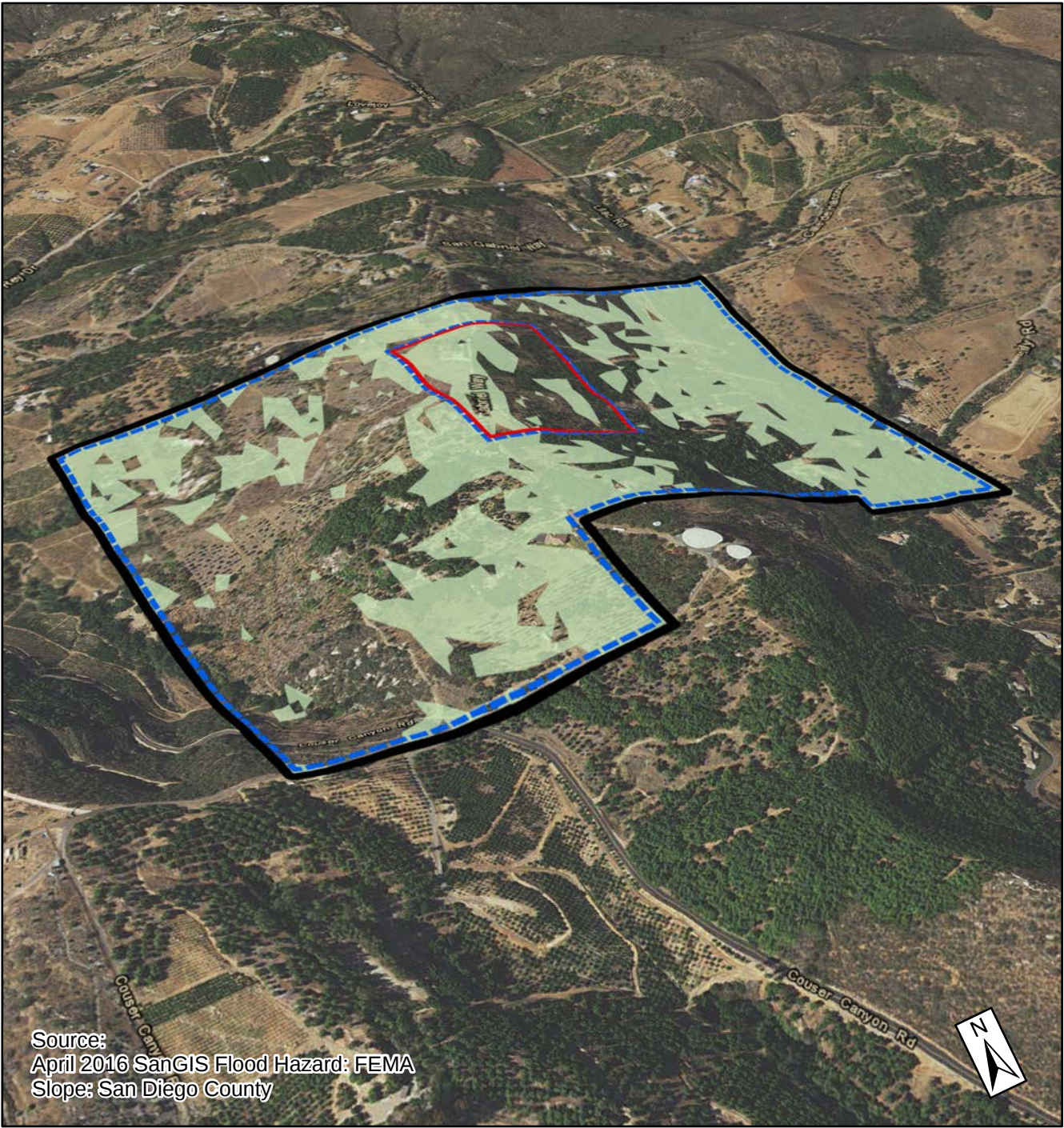
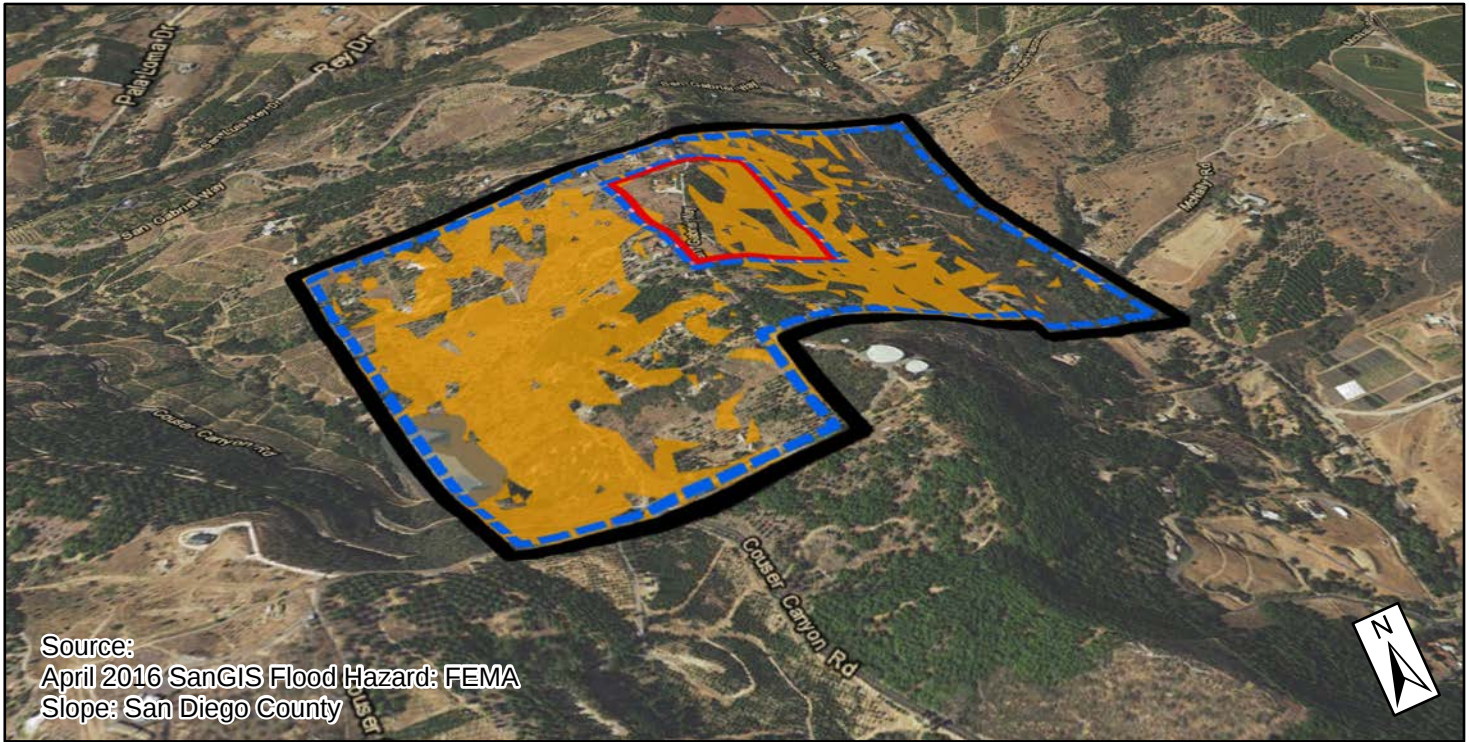
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	85 ac	51 %
Potential Development Area	81 ac	49 %

See p. 34 for an explanation of the potential development area and limitations of this graphic analysis.

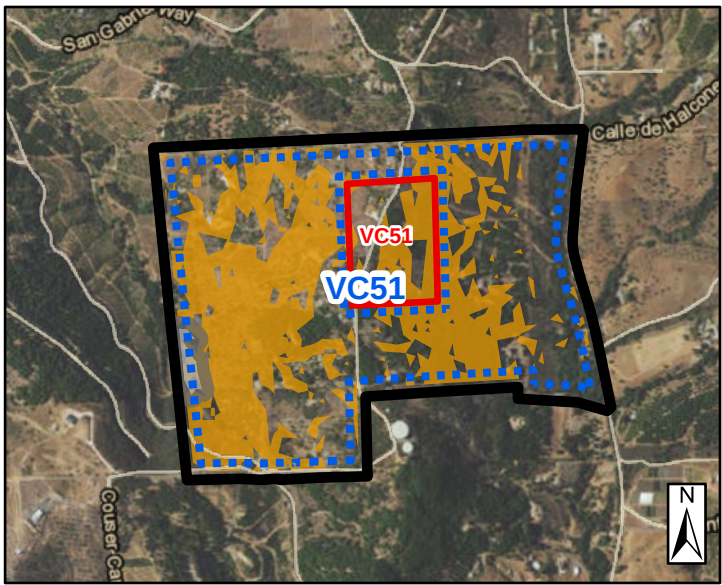
Potential Development Area



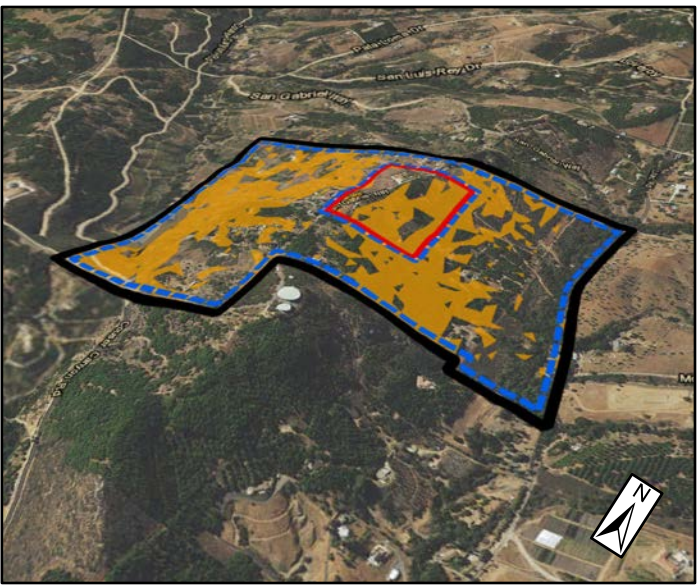
Legend

- PSR
- Study Area
- Analysis Area

3D VIEW



PLAN VIEW

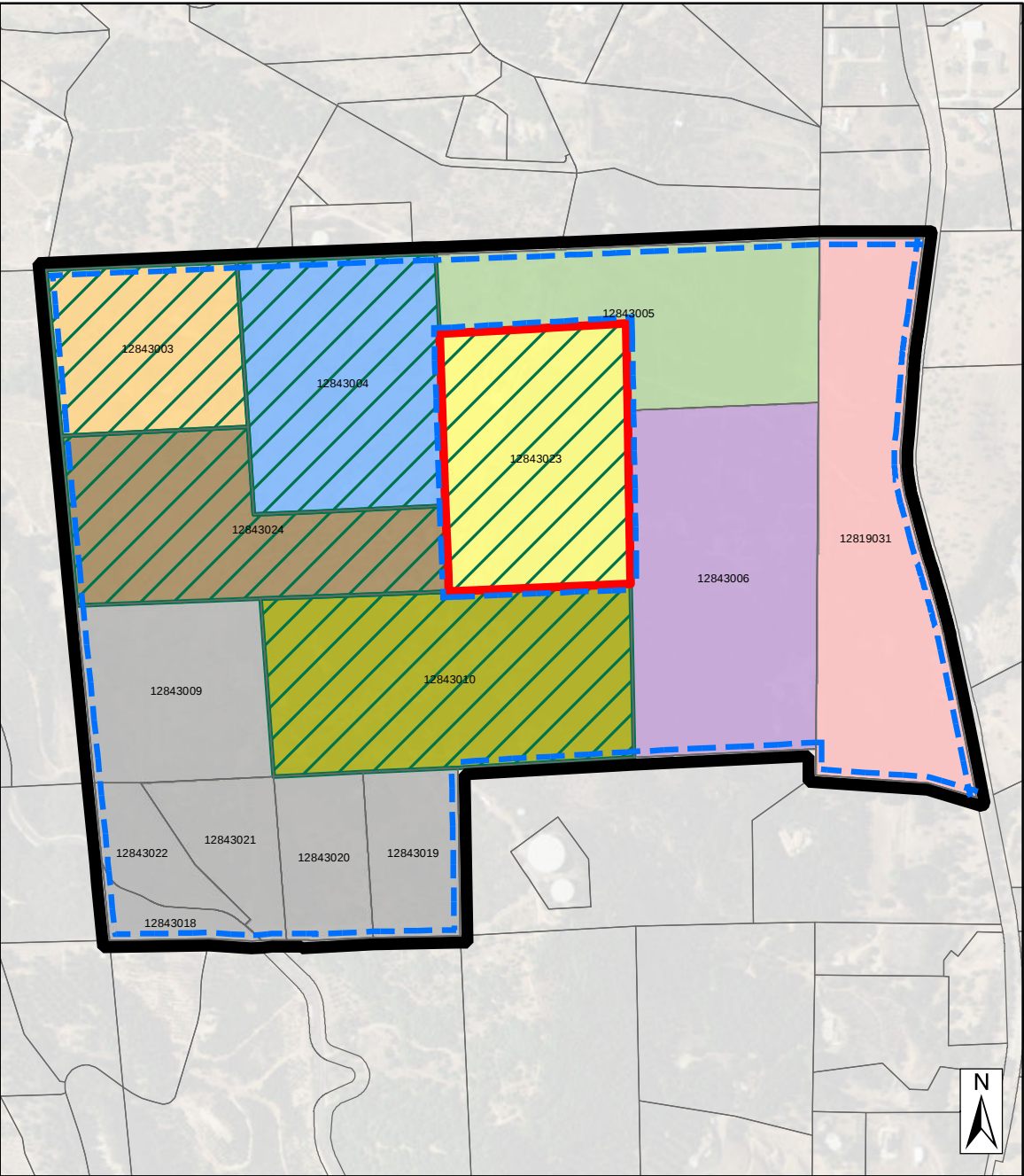


3D VIEW # 2

3D VIEW



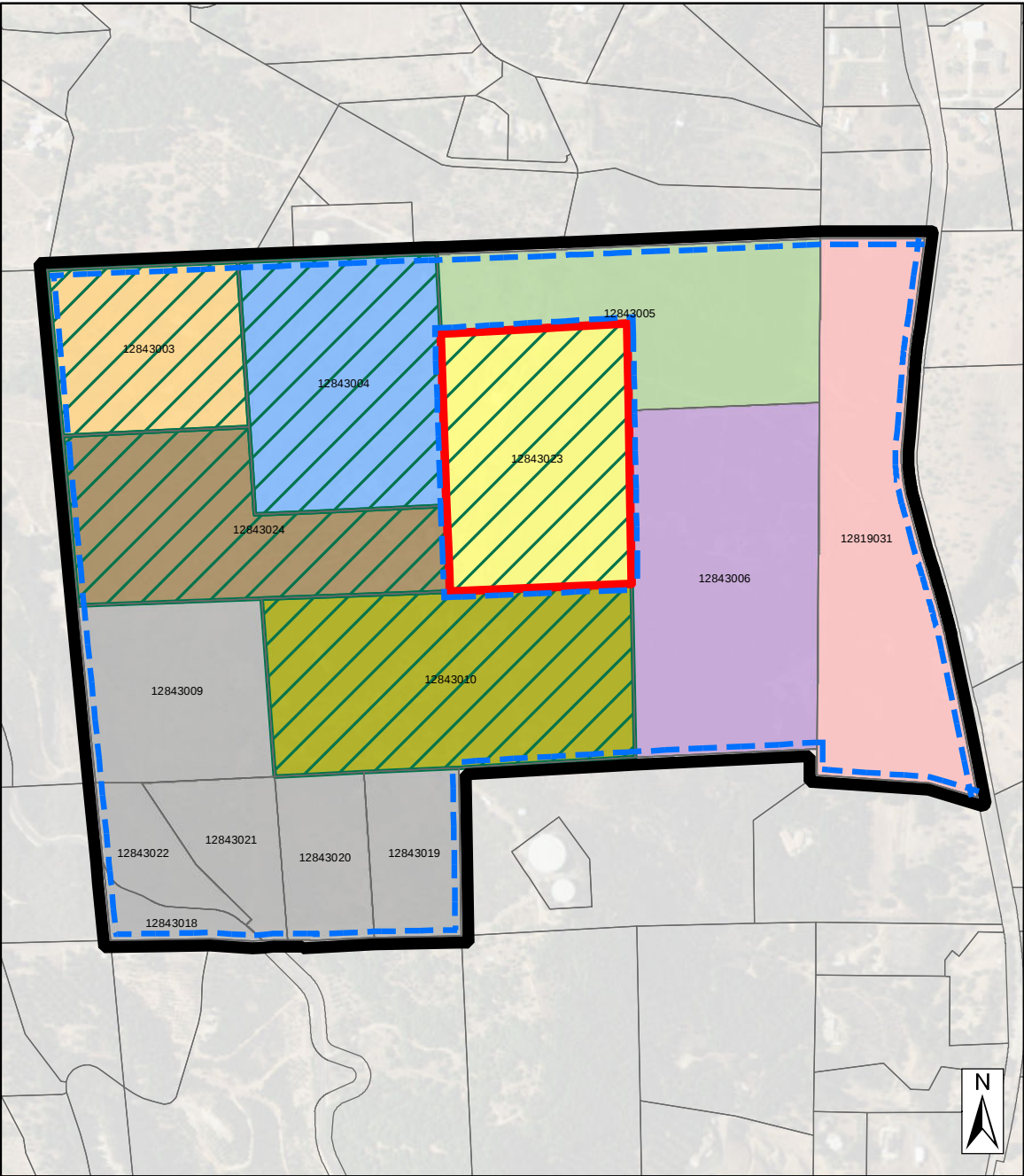
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING	PROPOSED
1	2
1	4
1	2
1	2
1	2
1	3
1	4
1	2
1	
NO ADDITIONAL DENSITY POTENTIAL	
PARCELS UNDER WILLIAMSON ACT	
These parcels are under Williamson Act Contracts which prohibit subdivisions that would create new lots of less than 15 acres. As such, these properties would not actually have additional density potential until a Williamson Act 'non-renewal' process is completed (10-year process).	



PROPOSED DENSITY POTENTIAL

LEGEND

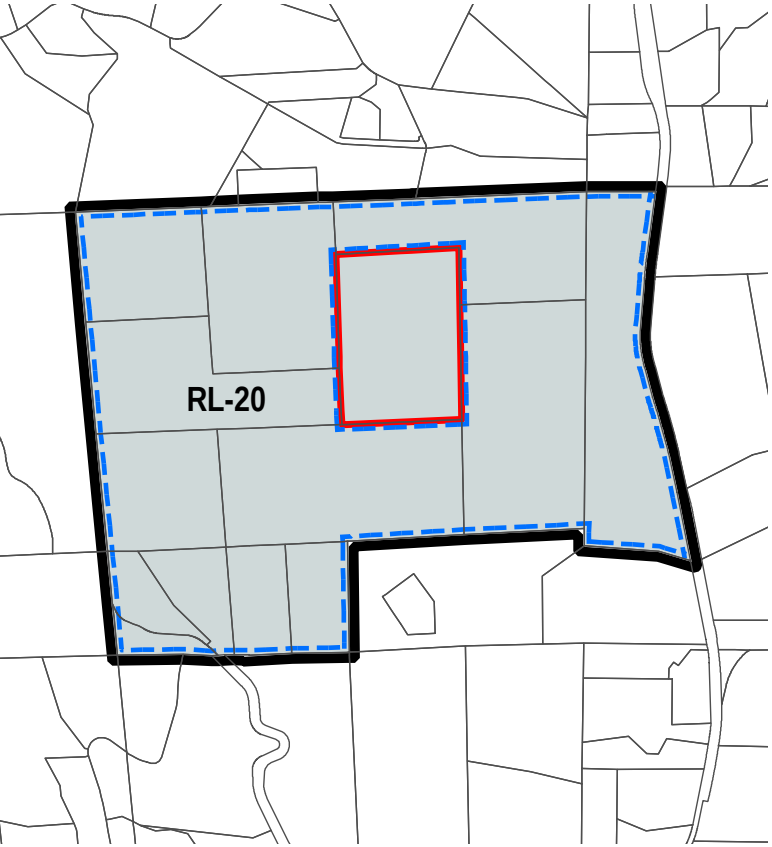
- Sub-Area
- Study Area
- Analysis Area



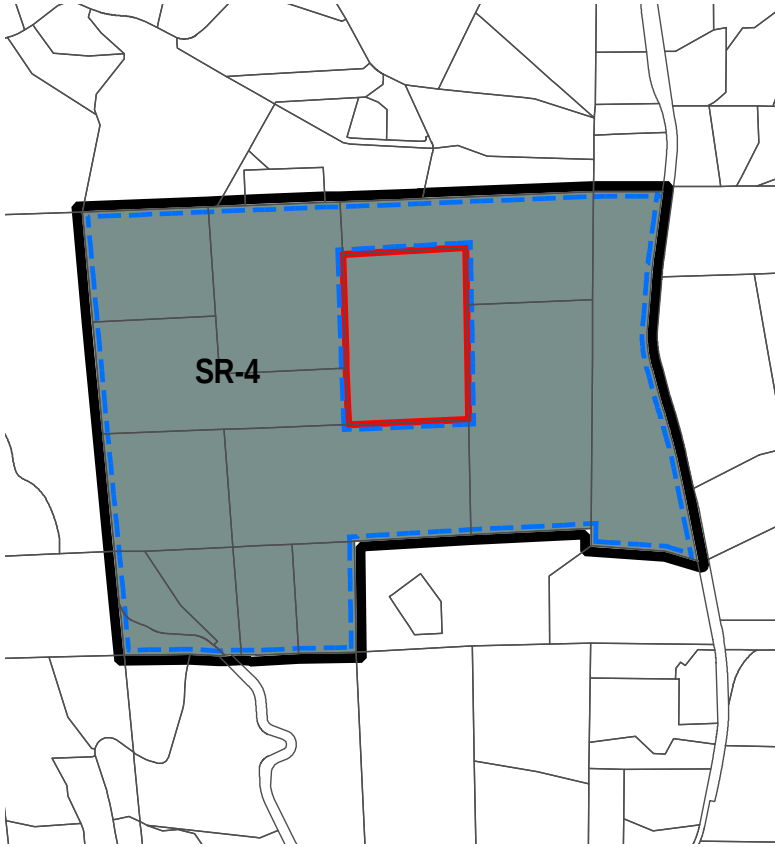
EXISTING

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

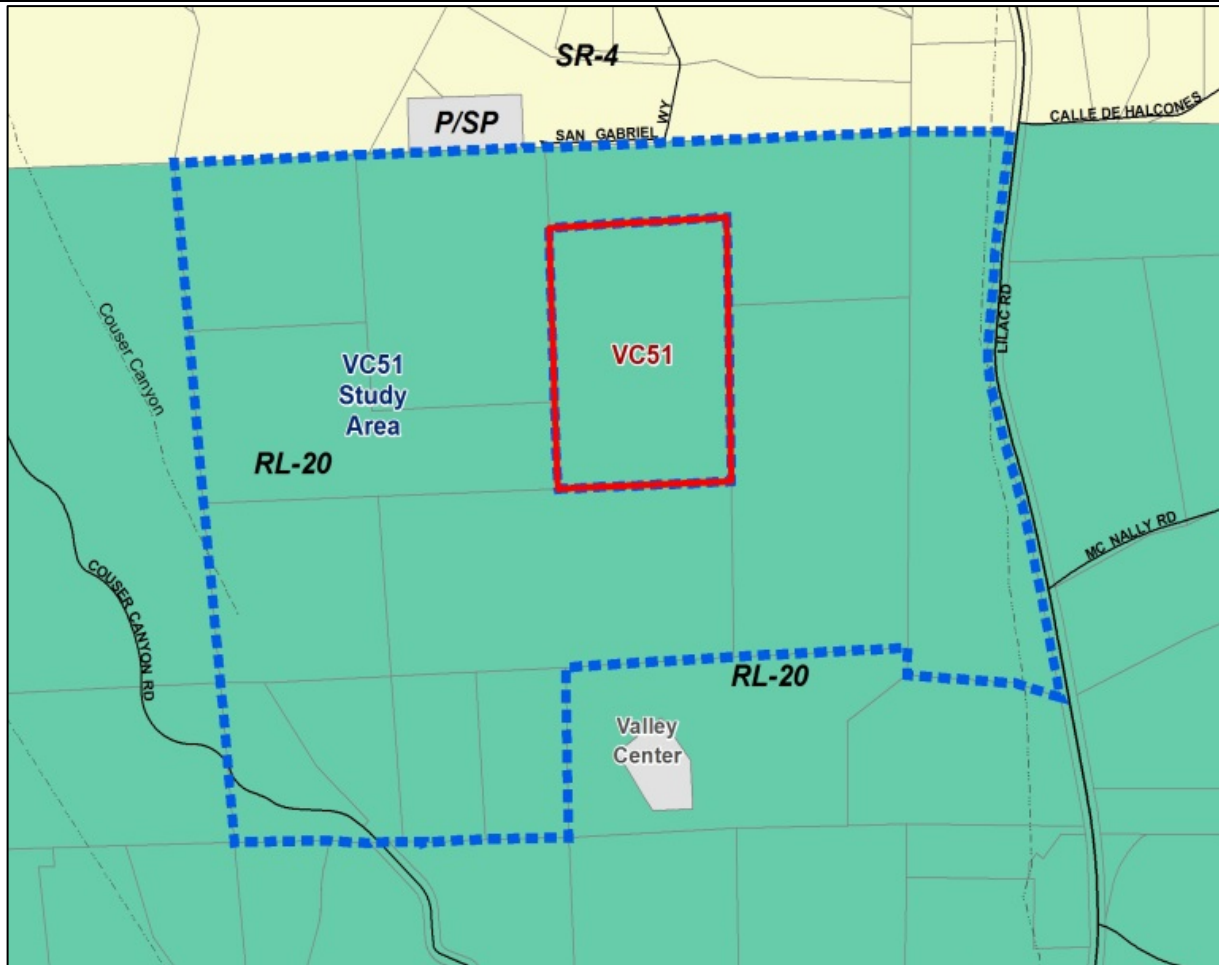
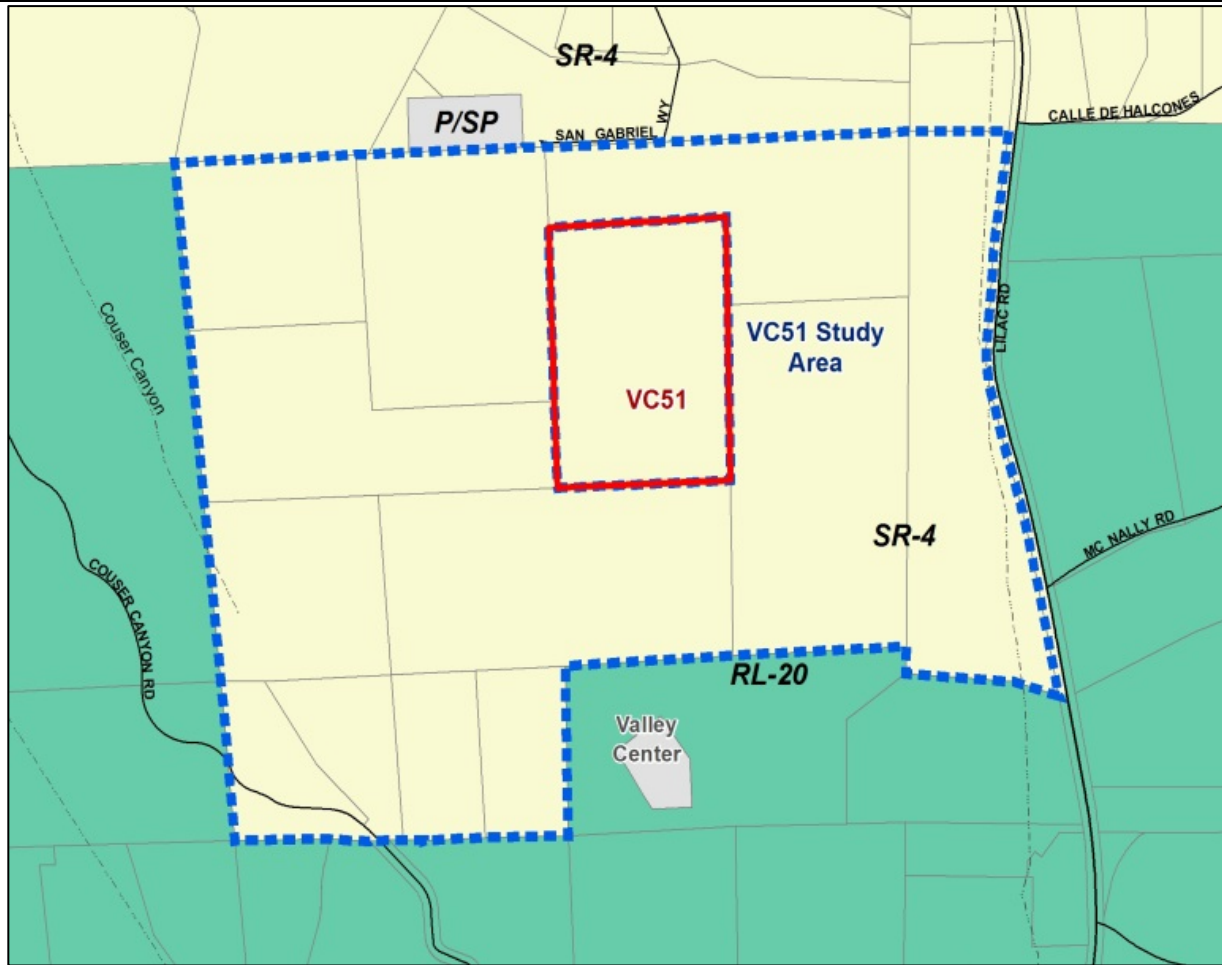
Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<u>Proposed Land Use designation change:</u> Rural Lands 20 (RL-20) to Semi-Rural 4 (SR-4) <u>Property Owners:</u> VC51 PSR property - Rice Family Trust <u>Size:</u> PSR – 16 acres; 1 parcel Study Area – 150 acres; 13 parcels Analysis Area – 166 acres; <u>Location/Description:</u> Approximately 3.5 miles east of I-15 (6 miles road distance) and 4 miles south of SR-76; within the Valley Center Community Planning Area (CPA); within the County Water Authority boundary. <u>Estimated Potential Dwelling Unit Increase:</u> 13 <u>Fire Service Travel Time:</u> Within the 10-20 minute range
<u>Prevalence of Constraints:</u> ● – 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 (reference to PSR parcel and Study Area parcels together) contains 1 PSR parcel totaling 13 acres, and 13 Study Area parcels totaling approximately 150 acres, for a total Analysis Area acreage of approximately 166 acres. • The parcel sizes range from approximately 1.7 acres to 21 acres.
General Plan • The existing designation is Rural Lands 20 (RL-20 – 1 dwelling unit per 20 acres) for the entire Analysis Area. • The proposed designation is Semi-Rural 4 (SR-4 – 1 dwelling unit per 4, 8, or 16 acres, slope-dependent) for the entire Analysis Area.
Location/Access • The Analysis Area is located in the northwestern portion of the Valley Center Community Planning Area (CPA), approximately 6 miles east of the closest I-15 on-ramp via Couser Canyon Road and SR-76. • The Analysis Area is adjacent to Couser Canyon Road on the southwest and Lilac Road on the east. ➤ Both of these roads are Mobility Element Roads – 2-lane collectors.
Public Utilities and Services • The Analysis Area is within the County Water Authority Boundary with water service available from the Valley Center Municipal Water District (VCMWD). • The Analysis Area is not within a sewer service area. • Available estimates from GIS models and Valley Center Fire Protection District (VCFPD) review show that emergency response travel times would be in the range of 10-20 minutes for the entire Analysis Area.
Uses • Existing land uses within the Analysis Area include single-family residential and agricultural operations.
Environmental Characteristics • A good portion of the Analysis Area was previously cleared for agriculture, but areas of native vegetation remain, particularly in the eastern Study Area. ➤ The vegetation communities within the Analysis area consist of coastal sage scrub and chaparral spread out between areas of agricultural uses, and a corridor of oak woodlands in the eastern end of the Study Area adjacent to Lilac Road. • The majority of the Analysis Area contains steep slopes. • The entire Analysis Area is within a Moderate Fire Hazard Severity Zone, due to the extensive agricultural operations in this area.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	
			
Potential Dwelling Unit Estimate in PSR(s) – 1 units Potential Dwelling Unit Estimate in Study Area – 13 units		Potential Dwelling Unit Estimate PSR(s) – 2 units Potential Dwelling Unit Estimate in Study Area – 25 units	
ZONING	Existing Zoning	Proposed Zoning	
Zoning Use Regulation	A70	A70	
Zoning Minimum Lot Size	10 acres; 4 acres for one parcel	2 acres	
COMMUNITY INPUT			
At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend maintaining the current General Plan designation in the Analysis Area (denial of each PSR in the Analysis Area).			

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 - Lilac Road (a County-maintained 2-lane Mobility Element Road) is adjacent to the eastern border of the Analysis Area. - Couser Canyon Road (a County-maintained 2-lane Mobility Element Road) runs through the most southwestern Study Area parcel. - San Gabriel Way is a private road that provides access to the PSR parcel and six Study Area parcels. - Approximately 6 miles to the nearest I-15 on-ramp via Couser Canyon Road and SR-76 - Approximately 6 miles to the nearest North County Transit District (NCTD) bus stop at the SR-76/I-15 interchange - Route 388/389 provides service to Escondido Transit Center and other destinations in Valley Center and Pala. - Water Service and Infrastructure - Located in the VCMWD 8 parcels with existing water service 2 parcels with access to water lines but no service 4 parcels without access to water lines - Sewer Service and Infrastructure - Not in a sewer service area - Fire Protection Service - Valley Center Fire Protection District - The closest VCFPD station is Station 1 at 28234 Lilac Road, approximately 7.5 miles away. - For more information on fire protection service and fire hazard issues, see the reviews of Policies 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 and VCMWD facilities - Land use designations within ½ mile: SR-4, RL-20, Tribal Lands and Public/Semi-Public Facilities	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 6.5 miles to the Valley Center North Village (geographic center) that has 104 jobs and commercial uses along Valley Center Road 12.3 miles to the City of Escondido (geographic center) that has 44,289 jobs 17.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs 3.5 miles to the Pala Reservation Pala Casino that has 1,854 jobs 1.5 miles to the nearest commercial area (The Yellow Deli Market)	
LU-1.2	Leapfrog Development. Prohibit	Proposing Village designation(s)	N/A – No Village designations are proposed.	LU-1.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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. <i>[See applicable community plan for possible relevant policies.]</i>	Project review of development design	N/A	
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: 1,900 acres in RL-20 designation 715 acres in SR-4 designation 250 acres in SR-2 designation 150 acres in Open Space/Conservation 330 acres in Tribal Lands 50 acres in Public/Semi-Public Facilities	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	- Existing parcel sizes played a major role in the mapping of Semi-Rural areas during the General Plan Update, as discussed in Board reports throughout the process of the General Plan Update. This is further reflected in a ‘community-specific planning rationale’ for Valley Center, referenced in the Board Letters of May 19, 2004, and April 13, 2011 as follows: <i>“Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes.”</i> ➤ The Analysis Area is adjacent to an approximately 820-acre area of SR-4 that would be considered the one exception to the ‘greenbelt’ (see LU-2.5) of very low density, agriculture and open space in this northwestern portion of the Valley Center Community Planning Area (CPA). The mapped SR-4 in this area is generally reflective of existing parcelization, with most of the parcels having no additional subdivision potential under SR-4. ➤ The Analysis Area contains larger parcels, with 5 of the 13 under Williamson Act contracts for preservation of agricultural uses. ➤ The RL-20 designation of the Analysis Area is generally consistent with the surrounding area of approximately 9,000 acres of Rural Lands designations (mostly RL-20) to the east, south, west,	

Policy		Policy Review Criteria	Description	Notes
			northwest and northeast; with very low densities and agricultural uses in areas of extensive steep slopes. ➤ A 900-acre habitat preserve is approximately ½ mile to the south. • This area of Valley Center is part of the Rural Lands outer ring of a concentric Community Development Model mapping pattern, outside of the Valley Center Village and Semi-Rural designated lands. • The Rural Lands designations for this area are also reflective of a limited public road network, many substandard private roads traversing steep slopes, and fire response travel times that are beyond standards for Semi-Rural. ➤ These issues are important considerations for areas with additional subdivision potential, as it relates to fire protection requirements.	
		Regional Categories Map	• Requires changing the Regional Category from Rural Lands to Semi-Rural	
		Greenbelts on/near the edges of communities	• The Analysis Area is part of an existing ‘greenbelt’ as it is in an area of very low density (Rural Lands), agriculture, and open space within the northwestern edge of the CPA.	
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: ▪ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ▪ Potential Village development would be accommodated by the General Plan road network ▪ Public facilities and services can support the expansion without a reduction of services to other County residents ▪ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Proposing Village Regional Category land use designation(s)	• N/A – No Village designations are proposed.	LU-1.4 Additional Notes
		Contiguous Village expansion	• N/A	
		Satisfaction of the four criteria listed in the policy.	• N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of	Proximity to other jurisdictions	• Approximately 7 miles from the City of Escondido • Approximately 8 miles from the County of Riverside • Approximately ¼ mile from the Pala Indian 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 VC51 PSR is 16 acres. - The Study Area is 150 acres. - The Analysis Area 166 acres.	LU-1.9 Additional Notes
		Overall additional density potential	- The proposed land use designation of SR-4 would result in 13 potential additional potential dwelling units based solely on densities associated with SR-4; however, nearly half the Analysis Area (five large parcels) is under Williamson Act contracts for agricultural preservation (including the PSR parcel), requiring minimum lot sizes of 15 acres. A map showing the properties with Williamson Act contracts is provided on page 8 of this report. - The Williamson Act contracts require a minimum lot size of 15 acres and would not allow subdivisions/additional density potential on these properties under contract until/if the Williamson Act contracts are removed, which typically involves a 10-year ‘non-renewal’ process. - The minimum lot size associated with these Williamson Act contract lands would reduce the potential for additional dwelling units by 7, for a total of 6 potential additional dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	- The proposed land use designation of SR-4 would result in additional density potential for all parcels except the six most southwestern Study Area parcels; however, as discussed above, five parcels that would have additional density potential under SR-4 are under Williamson Act contracts and would not be allowed to subdivide until the Williamson Act contracts are removed. - The three easternmost Study Area parcels would have additional density potential and are not in Williamson Act contracts. - This policy review will focus on areas with additional density potential under SR-4 density, with the understanding of the current subdivision prohibition for the parcels under Williamson Act contracts.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 34 for an explanation of the Conservation Subdivision Program.	The Conservation Subdivision requirement would be removed with the proposed change from RL-20 to SR-4.	

Policy		Policy Review Criteria	Description	Notes
		Steep slopes (≥25%) within the areas of additional density potential	- Approximately 80 acres of steep slope within areas with additional density potential ➤ Approximately 90 acres total in steep slopes across the entire Analysis Area (54% of the Analysis Area)	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 34 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. 34 for an explanation of RPO wetland implications.	There is currently only a small area of mapped wetlands in GIS (less than one acre in the western edge, within a parcel without additional density potential); however, the area of oak woodlands along Lilac Road (eastern edge of Study Area) contains portions that would likely qualify as wetlands, during a biological resources survey.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	- Approximately 11 acres of coast live oak woodland within areas with additional density potential - Approximately 4 acres of coastal sage scrub within areas with additional density potential	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 34 for an explanation of MSCP and PAMA.	The Analysis Area is not within the draft PAMA.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	- Though a good portion of the adjacent areas have been cleared for agriculture and very low density residential development, there are hillsides with remaining coastal sage scrub and chaparral on all sides that could provide habitat for wildlife through the agricultural areas. - A tributary of Keys Creek is found within the oak woodlands on the eastern side of the Study Area, providing a riparian habitat connection downstream to the main corridor of Keys Creek, approximately one mile to the south. - A 900-acre habitat preserve is approximately ½ mile to the south.	
		Maximum dead end road length based on the proposed minimum lot size	- Based on the proposed minimum lot size of 2 acres, the maximum dead end road length is 1,320 feet. ➤ As discussed previously, the five Analysis Area parcels (including the VC51 PSR parcel) under Williamson Act contracts would not be able to subdivide until the contracts are removed, so 2-acre lots would currently only be potentially feasible on the properties not under Williamson Act contracts. <i>Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density.</i>	

Policy		Policy Review Criteria	Description	Notes
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	- Two of the parcels would have access limited to dead end roads and two parcels do not currently have any access. - Though the parcels gaining access from the private San Gabriel Way would not technically be considered on a dead end road, that road is very narrow through most of the Analysis Area (not built to the 24’ paved standard). - Only three Study Area parcels would have potential access to a road built to fire code standards (those with access to one of the two public roads – Lilac Road and Couser Canyon Road).	
		Existing public road access for areas with additional density potential	- Lilac Road is a County-maintained road along the eastern perimeter of the Analysis area (potential access for one existing parcel). - Couser Canyon Road is a County-maintained road that crosses the southwest corner of the Study Area (potential access for two existing parcels).	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	Based on available information, it is estimated that the private roads within the Analysis Area are not built to the fire access standard of a 24’ paved width.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- Lilac Road would be a logical choice for connecting access roads to a public road, from a geographic standpoint, as it covers the entire eastern perimeter of the Analysis Area. However, connecting to this road presents feasibility challenges, as an area of oak woodlands is found along the western side of the road through the Analysis Area. - This area of oak woodlands is within a tributary of Keys Creek (blue line stream), which is likely to have portions delineated as wetlands during a biological resources survey (not currently mapped in GIS). - Steep slopes are present throughout the areas of additional density potential, which could limit access improvements and roadway widening. In addition, coastal sage scrub is found on some of these slopes.	
		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 proposed land use designation of SR-4 would result in 13 additional potential dwelling units based solely on densities associated with SR-4; however, nearly half the Analysis Area (five large parcels) is under Williamson Act contracts for agricultural preservation (including the PSR parcel), requiring minimum lot sizes of 15 acres. A map showing the properties with Williamson Act contracts is provided on page 8 of this report. - The Williamson Act contracts require a minimum lot size of 15 acres and would not allow subdivisions/additional density potential on these properties under contract until/if the Williamson Act contracts are removed, which typically involves a 10-year ‘non-renewal’ process. - The minimum lot size associated with these Williamson Act contract lands would reduce the potential for additional dwelling units by 7, for a total of 6 potential additional dwelling units.	LU-2.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Portions of the Analysis Area that would have additional density potential	• The proposed land use designation of SR-4 would result in additional density potential for all parcels except the six most southwestern Study Area parcels; however, as discussed above, five parcels that would have additional density potential under SR-4 are under Williamson Act contracts and would not be allowed to subdivide until the Williamson Act contracts are removed. • The three easternmost Study Area parcels would have additional density potential and are not in Williamson Act contracts. ➤ This policy review will focus on areas with additional density potential under SR-4 density, with the understanding of the current subdivision prohibition for the parcels under Williamson Act contracts.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: • 1,900 acres in RL-20 designation • 715 acres in SR-4 designation • 250 acres in SR-2 designation • 150 acres in Open Space/Conservation • 330 acres in Tribal Lands • 50 acres in Public/Semi-Public Facilities	
		Changes in zoning minimum lot size	• A change in the zoning minimum lot size from 10 acres (4 acres for 1 parcel) to 2 acres is proposed to allow flexibility in subdivision design.	
		Range of lot sizes and most common (mode) lot size in the area	• Parcel sizes vary widely within a 1-mile radius, and range from 1 acre to 445 acres, with the largest parcels located within the Pala Indian Reservation.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	Included in the project scope of this GPA/Rezone is a proposed revision to Residential Policy 8 of the Valley Center Community Plan. The full policy is below, with the proposed revision in strikeout/underline. <i>Once the appropriate number of lots has been established, the developer may elect to “cluster” or “lot area average” to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 <u>and SR-2</u>, 1 acre in SR-2, 2 <u>1</u> acres in SR-4, and 2.5 acres in SR-10 provided the project is sewered and providing that:</i> <i>a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.</i> <i>AND:</i> <i>b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.</i>	
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	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	• Community Character Goal: “Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories: Village, Semi-Rural Lands, and Rural Lands:” a. “Village: Enhance the rural village character of the Valley Center’s North and South Villages defined by the current nodes of industrial, commercial, and higher density village residential	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.		<i>land use designations.”</i> b. <i>“Semi-Rural Lands: Preserve and maintain the overall rural and agricultural character of the Semi-Rural areas.”</i> c. <i>“Rural Lands: Preserve and maintain the overall rural and agricultural character of the Rural Lands area outside the Semi-Rural area.”</i> ➤ The proposal would remove 166 acres from the Rural Lands Regional Category and Rural Lands 20 land use designation. ➤ The proposed SR-4 designation is a density low enough to allow for continued agricultural operations (see review of Policy LU-7.1 for more information).	
		Community plan policies that are relevant to the proposal	• Residential Policy 2: <i>“Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.”</i> ➤ The Analysis Area contains oak woodlands along the eastern border of the study area parcels, which would require preservation if development occurs within the Analysis Area. These oak woodlands are along a tributary of Keys Creek with portions that would likely qualify as wetlands. There is also a small area of riparian wetlands (less than one acre) in the western edge of the Study Area, on a parcel that would not have additional density potential under the proposed SR-4. ➤ Just over half of the Analysis Area contains steep slopes. • Residential Policy 3: <i>“Prohibit ridgeline development unless it can be shown through a viewshed analysis that there would only be minimal impact to adjacent properties.”</i> ➤ While this type of policy is more relevant to the development review process, the proposal would increase density in a ridgeline area (north-south through the center of the Analysis Area, as seen in the 3D aerial on page 1). • Agricultural Policy 1: <i>“Support agricultural uses and activities throughout the CPA, by providing appropriately zoned areas in order to ensure the continuation of an important rural lifestyle in Valley Center.”</i> • Agricultural Policy 3: <i>“Prohibit residential development which would have an adverse impact on existing agricultural uses.”</i> ➤ The proposed SR-4 designation is a density low enough to allow for continued agricultural operations (see the review of Policy LU-7.1 for more information).	

Policy		Policy Review Criteria	Description	Notes
		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, ‘community-specific planning rationales’ were referenced for the various communities of the unincorporated County. One of these for Valley Center noted: <i>“Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes.”</i> ➤ Most of the Analysis Area is not parcelized to Semi-Rural densities. - The April 2011 Board Letter attachment explained some mapping principals used in the review of property owner referrals (some of which became PSRs), noting the following: <i>“Productive agriculture – Densities were retained within the County’s most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/Valley Center border near Lilac Road and I-15.</i> <i>“Highly constrained land – Within the CWA boundary, property referrals located in areas categorized as Rural Lands typically contain steep slopes, significant environmental constraints, and limited access to infrastructure or services. In most of these areas, a compromise solution was recommended or densities were retained. In three locations, high expectations for growth conflict with the physical characteristics of the land: Elfin Forest in San Dieguito, Hellhole Canyon in Valley Center, and properties along the Pala Pauma/Valley Center border. These areas contain multiple referrals in highly constrained locations.”</i> ➤ Note that ‘densities were retained’ refers to not changing the draft Land Use Map designations as a result of referrals in these areas (for these and other reasons noted), during the General Plan Update process. ➤ These excerpts on mapping principles in Rural Lands reference the location of the Analysis Area, which is adjacent to Lilac Road, near the borders of Valley Center/Pala Pauma and Valley Center/Bonsall. ➤ The Analysis Area contains productive agricultural lands and extensive steep slopes, including ridgelines.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 34 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	The Analysis Area is part of an existing ‘greenbelt’ as it is located in a very low density area (Rural Lands) and contains active agricultural operations within the northwestern corner of the Valley Center CPA.	LU-2.5 Additional Notes
		Regional Category change	Requires changing the Regional Category from Rural Lands 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. 34 for an explanation of the Conservation Subdivision Program	The Conservation Subdivision requirement would be removed with the proposed change from RL-20 to SR-4.	LU-6.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Habitat/vegetation types that are found in the areas of additional density potential	- Properties that would have additional density potential are found throughout all Analysis Area parcels except for the six southwestern parcels, though Williamson Act contracts preclude any subdivisions on five other parcels, as discussed in the review of Policy LU-1.9. - The Analysis Area contains coastal sage scrub, southern mixed chaparral, and non-native grasslands mixed among the agricultural operations and residences, in addition to an intact corridor of oak woodlands along Lilac Road (which includes portions that would likely qualify as wetlands).	
		Resource Conservation Areas	The Analysis Area is not within a Resource Conservation Area of the Valley Center Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	- Residential Policy 2: <i>“Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.”</i> - Conservation Policy 7: <i>“Preserve oaks, sycamores, eucalyptus, olive trees, pines and other individual specimen trees which contribute to the community character and provide wildlife habitat.”</i> ➤ The Analysis Area contains steep slopes and an oak woodland/riparian corridor.	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 34 for an explanation of MSCP and PAMA.	The Analysis is not within 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	- Though a good portion of the adjacent areas have been cleared for agriculture and very low density residential development, there remain hillsides of coastal sage scrub and chaparral on all sides that could provide habitat for wildlife through the agricultural areas. - A tributary of Keys Creek is found within the oak woodlands on the eastern side of the Study Area, providing a riparian habitat connection downstream to the main corridor of Keys Creek, approximately one mile to the south.	
		Animal species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	The arroyo toad, burrowing owl, San Diego coast horned lizard, Harbinson’s dun skipper, California gnatcatcher, golden eagle, least Bell’s vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Stephen’s kangaroo rat, Townsend’s big-eared bat, tricolored blackbird, and the western spadefoot toad have the potential to occur in the Analysis Area.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	The Analysis Area is approximately 2 miles from designated Critical Habitat Areas for the arroyo toad, southwestern willow flycatcher, and least Bell’s vireo (San Luis Rey River).	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	The entire Analysis Area is within the moderate Fire Hazard Severity Zone, due to the existing agricultural operations, which consist of mostly irrigated crops.	LU-6.11 Additional Notes
		Proposed density consistency with emergency response travel times	- Preliminary estimates from GIS modeling and input received from the Valley Center Fire Protection District show the Analysis Area would be in the range of 10-20-minute response times, which would not meet the General Plan standard of 10 minutes for an SR-4 designation. - See the review of Policy S-6.4 for additional information.	

Policy		Policy Review Criteria	Description	Notes
		Other hazards present	- There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area. - See the review of Policy S-1.1 for additional information on hazards.	
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. 34 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The Analysis Area contains existing agricultural operations and a land use designation of SR-4 is proposed, which is a lower density than the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	Based on available information, the Analysis Area contains: - Orchard crops - Vineyard 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 (CWA) Boundary	- The Analysis Area is within the County Water Authority boundary (Valley Center Municipal Water District). - This policy is not applicable to properties that are within the County Water Authority boundary.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	The Analysis Area is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designations are proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	

Policy		Policy Review Criteria	Description	Notes
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 34 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	N/A – No 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-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	N/A	
		Established industrial district, a secondary commercial district, or corridor	N/A	
LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/Community core	The Analysis Area is not within 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 from Rural Lands to Semi-Rural	LU-10.3 Additional Notes
		Proximity to the Village Boundary	Approximately 5.5 miles from the Valley Center North Village Boundary (7 miles via roads)	
		Proximity to the CPA boundary	Approximately ½ mile from the Pala-Pauma CPA boundary	
		Greenbelts on/near the edges of communities	The Analysis Area is part of an existing ‘greenbelt’ as it is located in a very low density area (Rural Lands) and contains active agricultural operations within the northwestern corner of the Valley Center CPA.	
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 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	N/A	
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial, office, or industrial land use designations outside of Villages	N/A - No 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-11.1 Additional Notes
		Accessibility from surrounding areas	N/A	

Policy		Policy Review Criteria	Description	Notes
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).	N/A - The Analysis Area is not within MRZ-2, MRZ-3, or within the 1,300’ buffer from MRZ-2.	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining and Geology Board)	N/A	
		If higher density than SR-10 and contains these mineral resource designations – existing uses that would preclude mining	N/A	
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 an SR-4 designation is proposed.	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 Category changes	Requires changing the Regional Category from Rural Lands to Semi-Rural	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 6 miles (via roads) to the nearest NCTD Route 388/389 bus stop at the I-15 and SR-76 interchange, with service to Escondido, Valley Center, and spots along Highway 76 - Approximately 6 miles to the nearest park-and-ride facility, near the SR-76/I-15 interchange - No Class I or II bike lanes within the vicinity	

Policy		Policy Review Criteria	Description	Notes
	regional and community-level development patterns while maintaining community character.	Proximity to the village, other commercial areas, and major job centers	Approximately: • 6.5 miles to the Valley Center North Village (geographic center) that has that has 104 jobs and existing commercial along Valley Center Road • 12.3 miles to the City of Escondido (geographic center) that has 44,289 jobs • 17.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs • 3.5 miles to the Pala Reservation Pala Casino that has 1,854 jobs • 1.5 miles to the nearest commercial area (The Yellow Deli Market) on Lilac Road	
		Land use mapping pattern consistent with community character	• For information on mapping patterns and community character, see the reviews 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	• The closest I-15 on-ramp is approximately 6 miles away, via Couser Canyon Road and SR-76. • For more information on transportation networks, see the review of Policy COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	• For information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1.	
		Extensive public services	• Common public services not present: ➢ No sewer service ➢ Public road access is limited to the eastern edge and the southwestern corner of the Analysis Area. ➢ Preliminary estimates show that current travel times would be beyond the 10-minute maximum travel time requirement for the proposed SR-4 designation. See the review of Policy S-6.4 for further detail. • 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 Moderate Fire Hazard Severity Zone. See the review of 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	• Couser Canyon Road is a General Plan Mobility Element Road located within the southwest corner of the Analysis Area. • Lilac Road is a General Plan Mobility Element Road that is adjacent to the eastern edge of the Analysis Area. • Based on available information, it is estimated that the private roads within the Analysis Area are not built to the fire access standard width of 24’ paved.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• The proposed minimum lot size is 2 acres, resulting in a maximum DERL of 1,320 feet. ➢ As discussed previously, the five Analysis Area parcels (including the VC51 PSR parcel) under Williamson Act contracts would not be able to subdivide until the contracts are removed, so 2-acre lots would only currently be potentially feasible on the properties not under Williamson Act contracts. • <i>Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density.</i>	

Policy		Policy Review Criteria	Description	Notes
		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 areas with additional density potential. - The parcels that have frontage on Couser Canyon Road (public) would not have additional density potential associated with the proposed SR-4 designation. - The large parcel adjacent to Lilac Road (public) would require access roads from Lilac, built to Fire Code standards, in order to subdivide. - The rest of the access roads within or adjacent to Analysis Area parcels are not built to Fire Code standards. - Two of the parcels on the western edge do not currently have any access.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- Lilac Road would be a logical choice for connecting access roads to a public road, from a geographic standpoint, as it covers the entire eastern perimeter of the Analysis Area. However, connecting to this road presents feasibility challenges, as an area of oak woodlands is found along the western side of the road through the Analysis Area. - This area of oak woodlands is within a tributary of Keys Creek (blue line stream), which is likely to have portions delineated as wetlands during a biological resources survey (not currently mapped in GIS). - Steep slopes are present throughout the areas of additional density potential, which could limit access improvements and roadway widening. In addition, coastal sage scrub is found on some of these slopes. - For additional information on feasibility, see the review of 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	- Per Table S-1, the maximum allowable travel time for an SR-4 designation is 10 minutes. - According to estimates from GIS modeling and from input received from the Valley Center Fire Protection District, the entire Analysis Area is currently within the 10-20 minute estimated fire response travel time. - Fire response travel times will require verification from the VCFPD during the subdivision application process (based the road network available/proposed at that time), to ensure consistency with the General Plan standards.	S-6.4 Additional Notes
S-9.2	Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	N/A – There are no floodplains within the Analysis Area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	N/A – No Village land use designations are proposed and no floodplains are present within the Analysis Area.	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Mapped floodplains within an area proposed for a Village designation	N/A	
S-9.5	Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	Semi-Rural or Rural land use designations in the floodplain fringe	N/A – There are 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	
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 – There are no dam inundation zones within the Analysis Area.	S-9.6 Additional Notes
		Density feasibility with avoidance of dam inundation area	N/A	

Policy		Policy Review Criteria	Description	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	• N/A – There are no floodways within the Analysis Area.	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	• N/A	

Glossary of County Planning Terms and Regulations Referenced

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

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

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

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

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