

Attachment B – Analysis Area Summary Reports

I. Introduction

On August 3, 2011, the Board of Supervisors (Board) adopted the General Plan Update. On January 11, 2012, the Board directed staff to evaluate 56 separate property requests for land use designation changes that were raised during public testimony of the General Plan Update and not adopted as part of the update. These requests are known as “Property Specific Requests” (PSRs).

To evaluate the requests, Analysis Areas consisting of a single PSR or multiple PSRs with the same or similar land use designation changes were defined to establish a context for evaluation. In some cases, surrounding properties were included and evaluated within the Analysis Areas. The Board held additional Workshops in the summer of 2012 to receive staff analysis and provide direction for the General Plan Amendment. The Board directed staff to analyze 47 PSRs. Four PSRs were grouped and processed under a separate General Plan Amendment approved by the Board on June 18, 2014 (3). Two PSRs were later withdrawn by the property owners. In 2014, staff began the current PSR evaluation and released the Notice of Preparation (NOP) for the Subsequent Environmental Impact Report (SEIR) in December, 2015.

Early in this process, property owners within the former Champagne Gardens Specific Plan Area contacted the County to correct conflicts with the expired Champagne Gardens Specific Plan (Champagne Gardens) and the current Specific Plan Area General Plan land use designations and zoning on almost all of the properties. This area is included in this PSR Project and alternative land use designations are provided for consideration.

The GPA and REZ includes proposed changes to General Plan land use designations for 41 PSRs and Champagne Gardens within 23 Analysis Areas. The Project also includes zoning changes when necessary for consistency, a proposed revision to Valley Center Community Plan Residential Policy 8, and changes to the Mobility Element of the General Plan. The proposed changes cover approximately 882 parcels over 9,336 acres.

Proposed Project Map – The Proposed Project Map includes the land use designations directed by the Board for analysis, in most cases. The Proposed Project Maps are the highest density/intensity options and represent an increase of 1,826 potential units above the unit capacity established by 2011 General Plan.

Alternative Maps - Based on site and policy analyses, Alternative Maps are provided for most Analysis Areas, and represent an increase of 662 potential units above the unit capacity established by the 2011 General Plan.

II. Methodology

Each Analysis Area was studied with a combination of using Geographic Information Systems Data, site visits, conducting outreach with Community Planning and Sponsor Groups (CPG/CGS), property owners, and other stakeholders. The exhibits that follow summarize the Staff Recommendations for the Existing Maps, Proposed Project Maps, and Alternative Maps. Additional analysis is included in the Analysis Area Policy Analysis Reports, which were prepared during the public outreach and development of alternatives for the Draft Subsequent Environmental Impact Report.

The proposed land use changes for each PSR Analysis Area as directed by the Board for analysis in 2012 (in most cases) and the proposed land use changes for the area of the former Champagne Gardens Specific Plan area are reflected in the Proposed Project Maps within this report and the Subsequent Environmental Impact Report (SEIR). The Proposed Project Maps are the highest density/intensity options and represent an increase of 1,826 potential units above the unit capacity established by the 2011 General Plan. The California Environmental Quality Act (CEQA) requires that the SEIR analyze a reasonable range of alternatives that would reduce environmental impacts. Alternative Maps were prepared for most Analysis Areas and provide another option for decision-makers, which address land use and environmental issues considered during the analysis and outreach for the project

III. Analysis Area Summaries

1. BO18+ Analysis Area
2. CD14 Analysis Area
3. DS8 Analysis Area
4. DS24 Analysis Area
5. FB2+ Analysis Area
6. FB17 Analysis Area
7. FB19+ Analysis Area
8. FB21+ Analysis Area
9. ME26 Analysis Area
10. ME30A Analysis Area
11. NC3A Analysis Area
12. NC18A Analysis Area
13. NC22 Analysis Area
14. NC37 Analysis Area
15. NC38+ Analysis Area
16. PP30 Analysis Area
17. SD15 Analysis Area
18. VC7+ Analysis Area
19. VC51 Analysis Area
20. VC57+ Analysis Area
21. VC67 Analysis Area
22. Western Champagne Gardens
23. Eastern Champagne Gardens