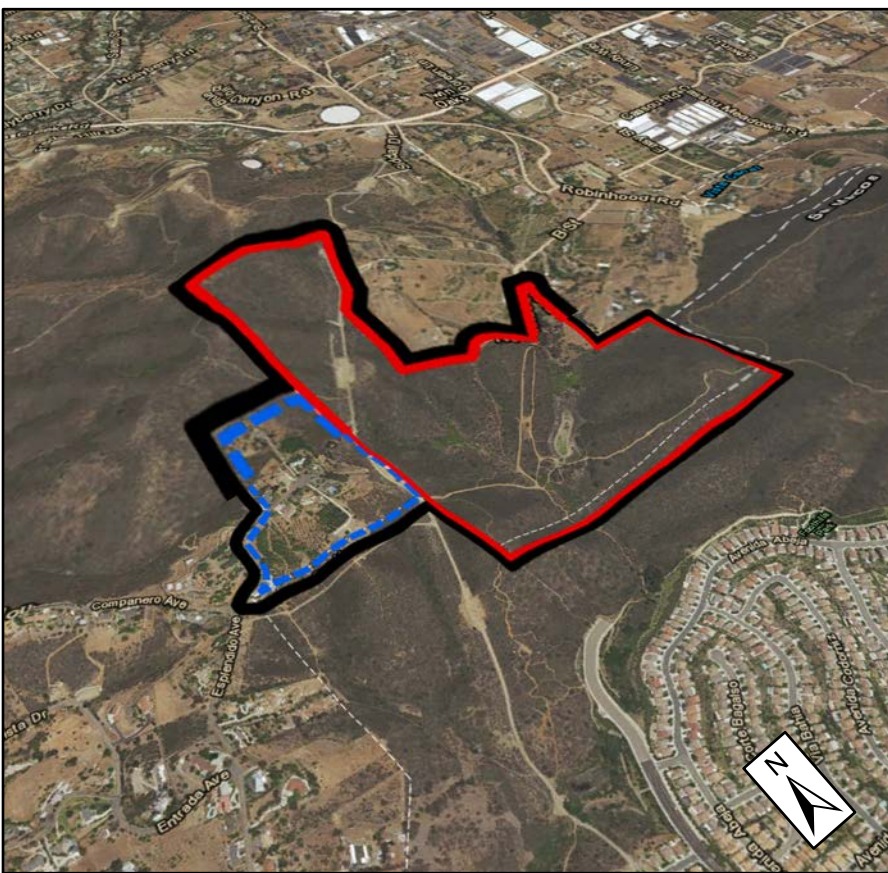
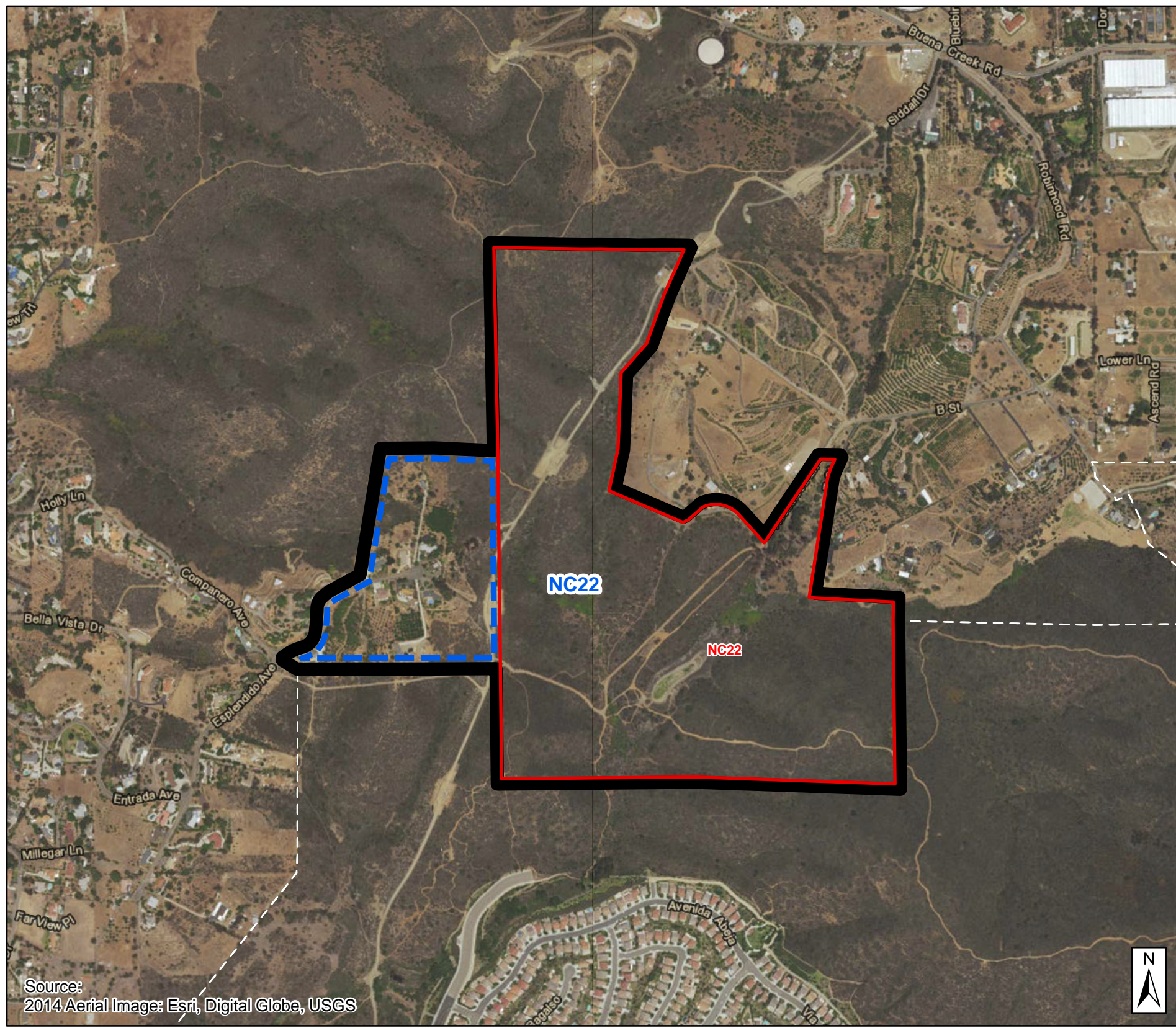


VICINITY MAP



3D VIEW

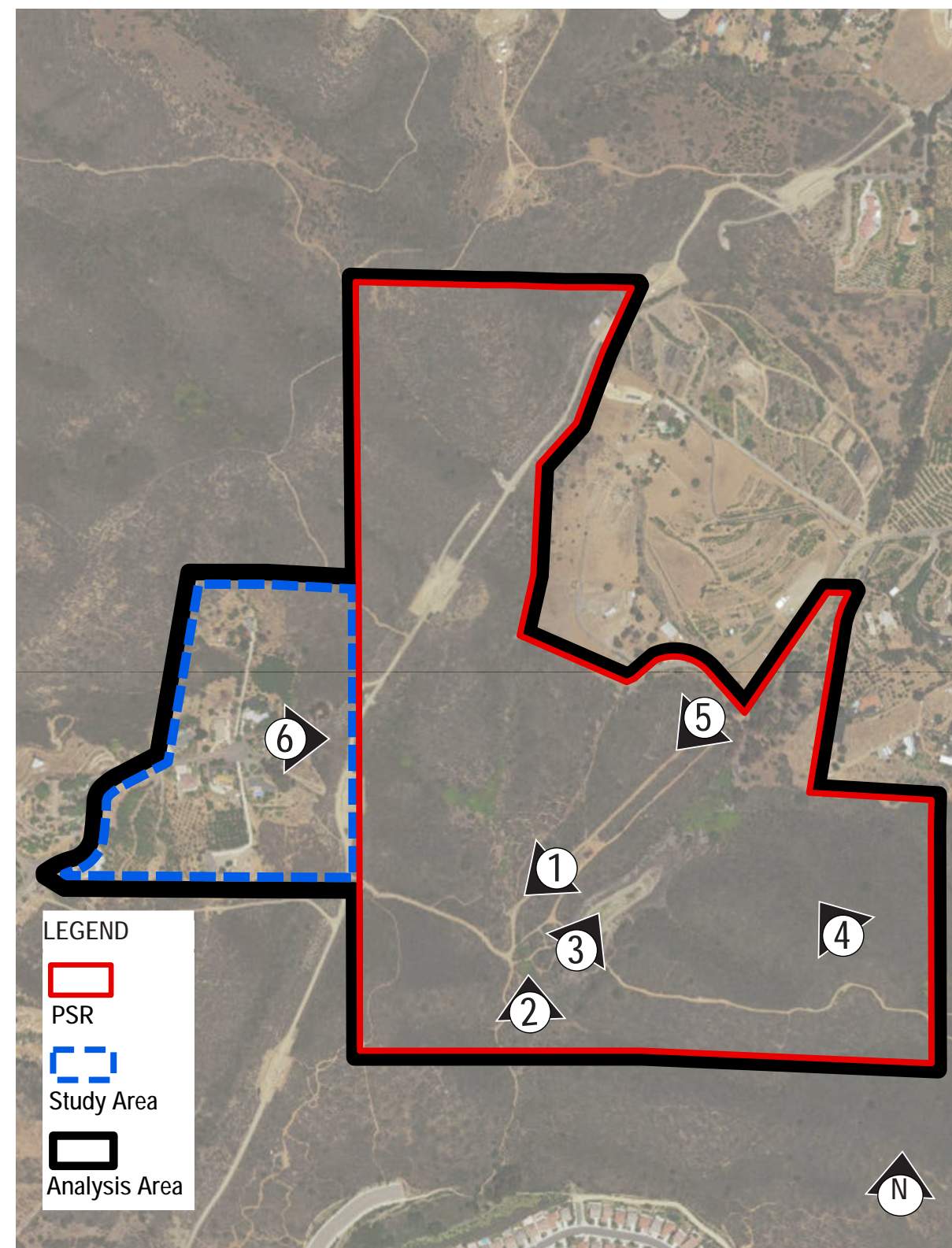


AERIAL VIEW

Legend

- PSR
- Study Area
- Analysis Area

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



SITE PHOTO KEY MAP



1 From the area of the trail fork in the southern portion of the PSR area, facing south at coastal sage scrub vegetation



2 From the trail fork just southwest of the pond in the PSR area, facing north at mulefat riparian vegetation



3 From near the south shore of the pond in the southern PSR portion, facing northeast



4 From hillside north of the trail in eastern portion of the PSR area facing northwest (the partially developed hillside in the middle of the picture is outside the PSR area, but the riparian corridor below that and the steeper hillside beyond that are both within the PSR area)



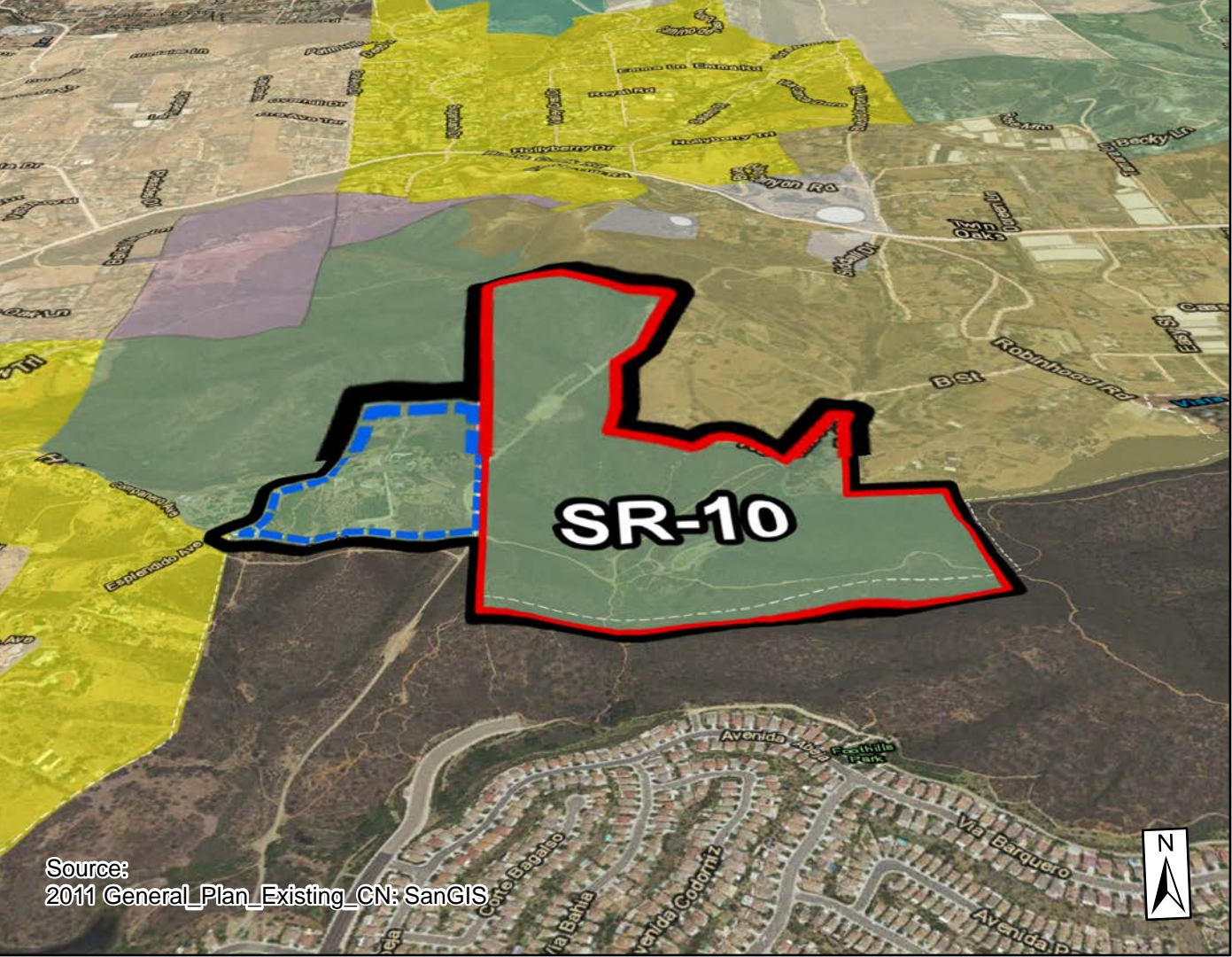
5 From the trail in the northeastern portion of the property, facing southwest at coastal sage scrub vegetation



6 From the eastern Study Area parcel off the cul-de-sac of Esplendido Avenue, facing east at the PSR area

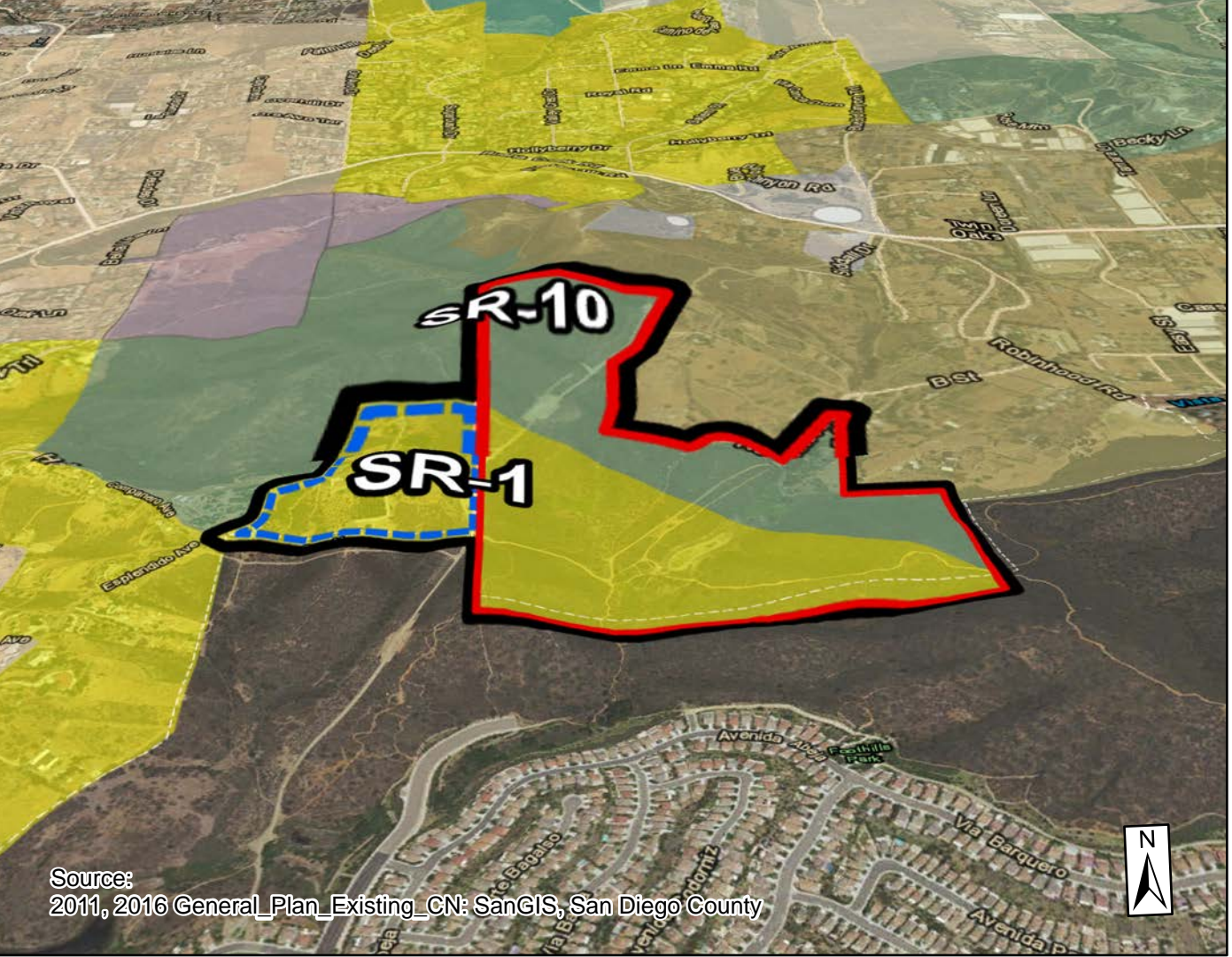


GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



Source:
2011 General_Plan_Existing_CN: SanGIS

GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Source:
2011, 2016 General_Plan_Existing_CN: SanGIS, San Diego County

Legend

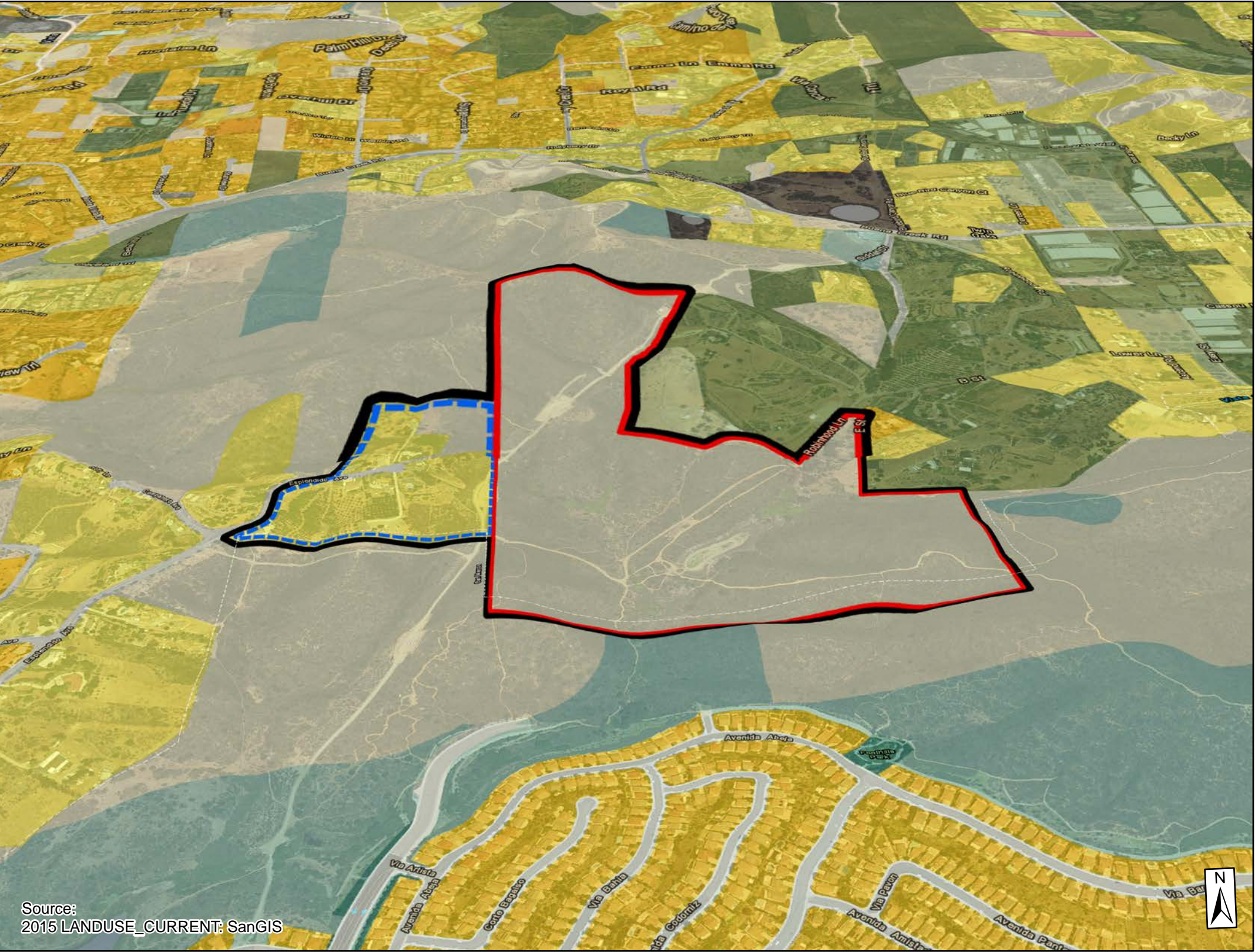
- PSR
- Study Area
- Analysis Area

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



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

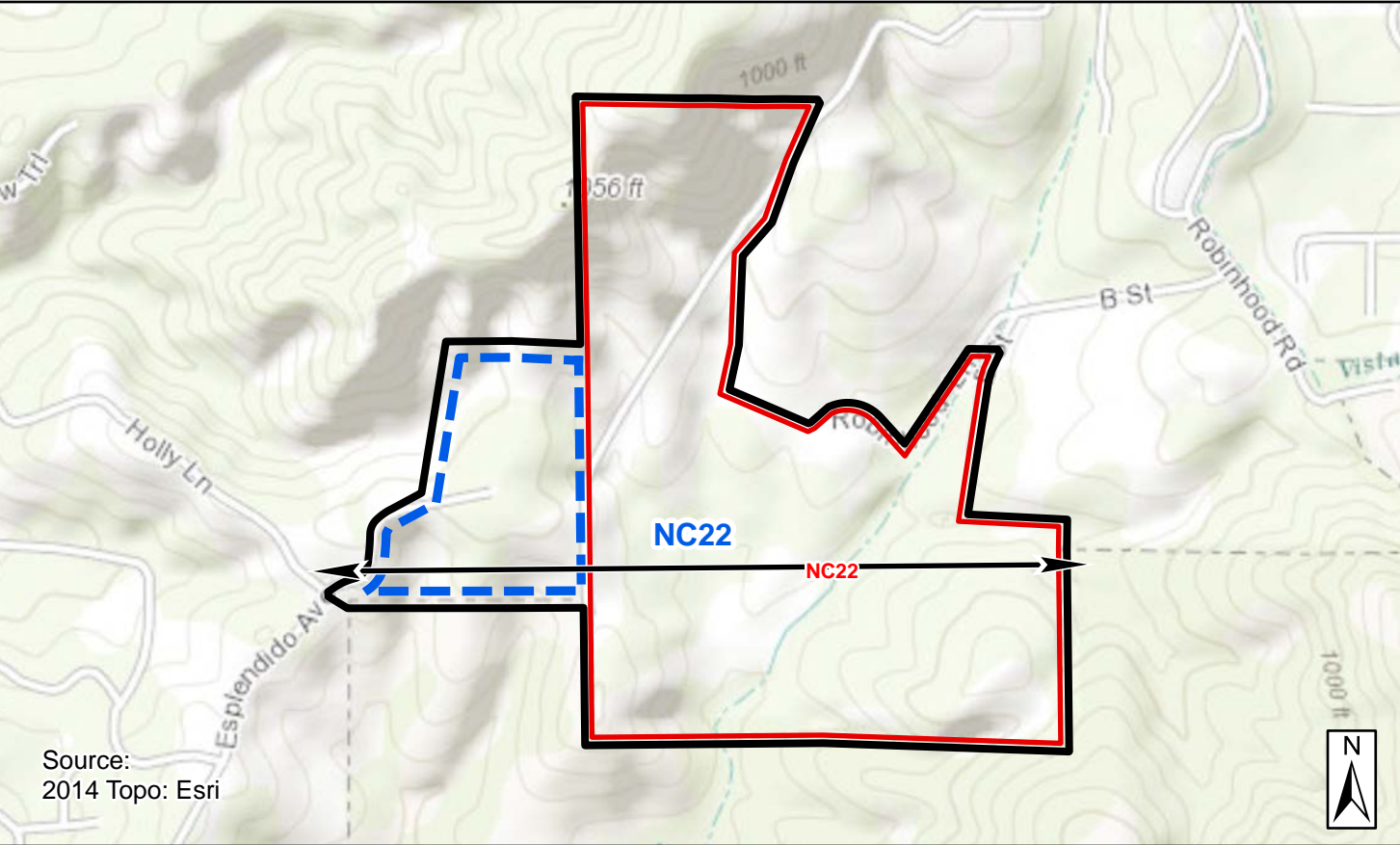


Analysis Area

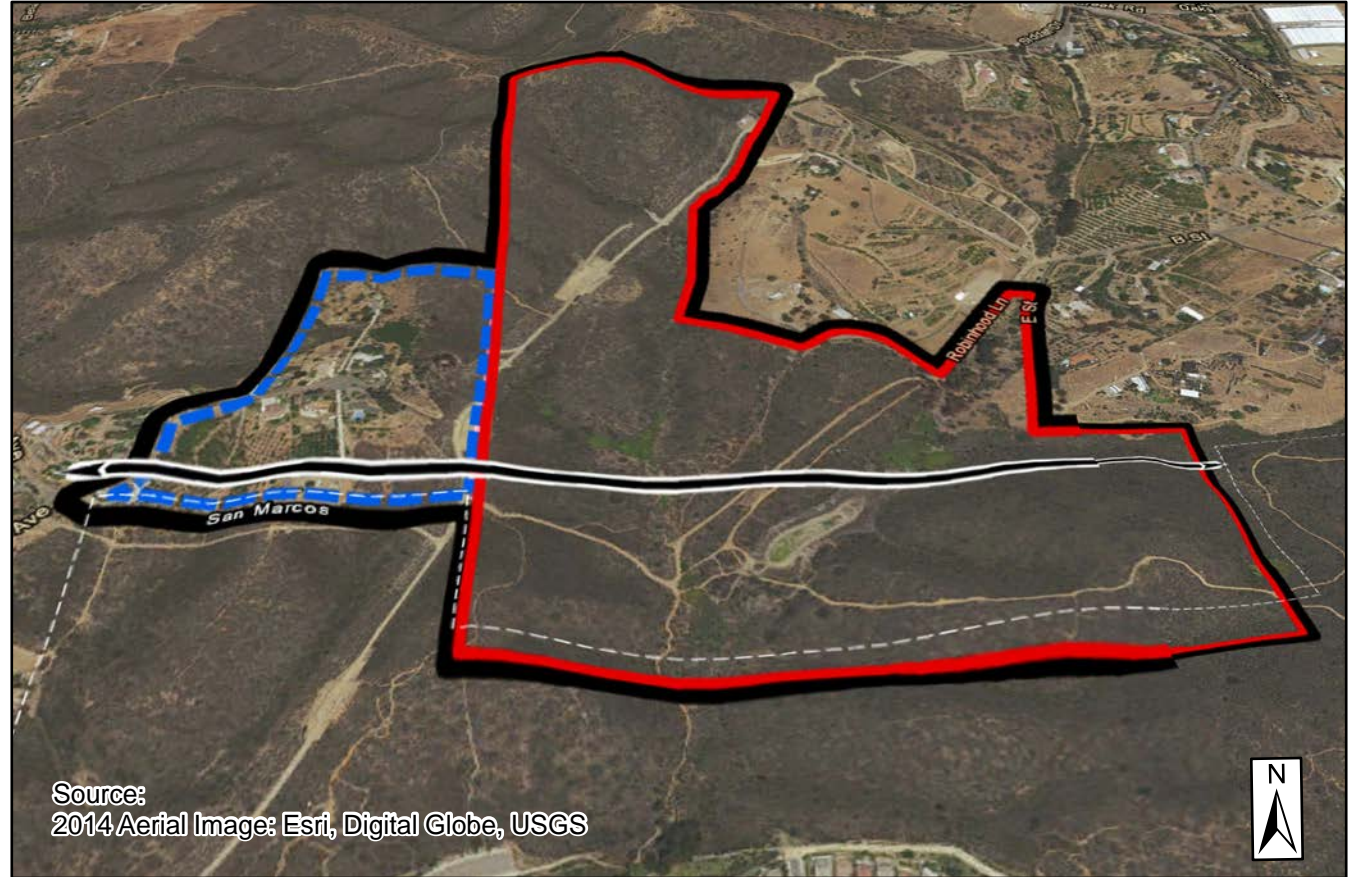
Source:
2015 LANDUSE_CURRENT: SanGIS



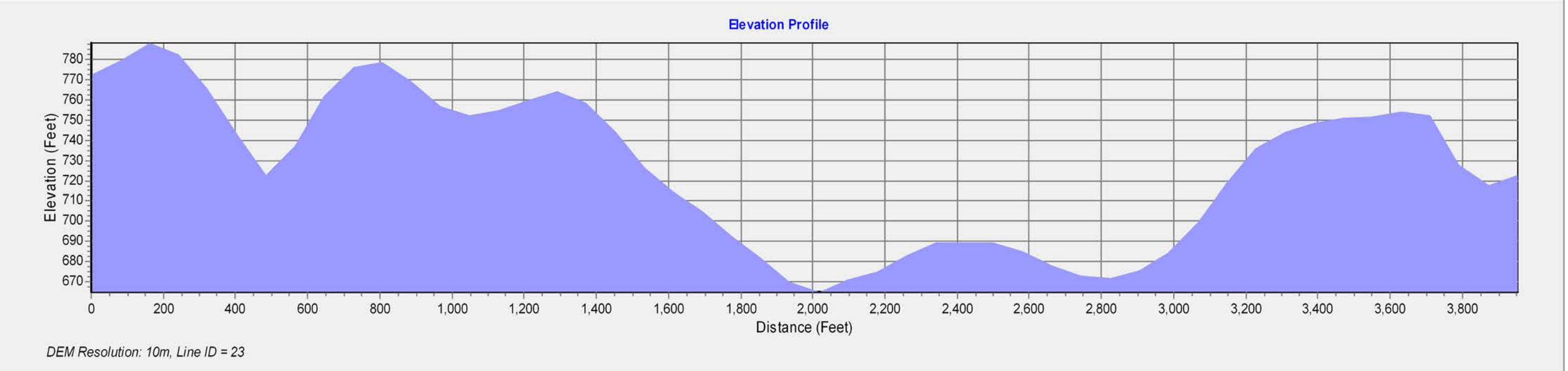
TOPOGRAPHIC VIEW



3D VIEW



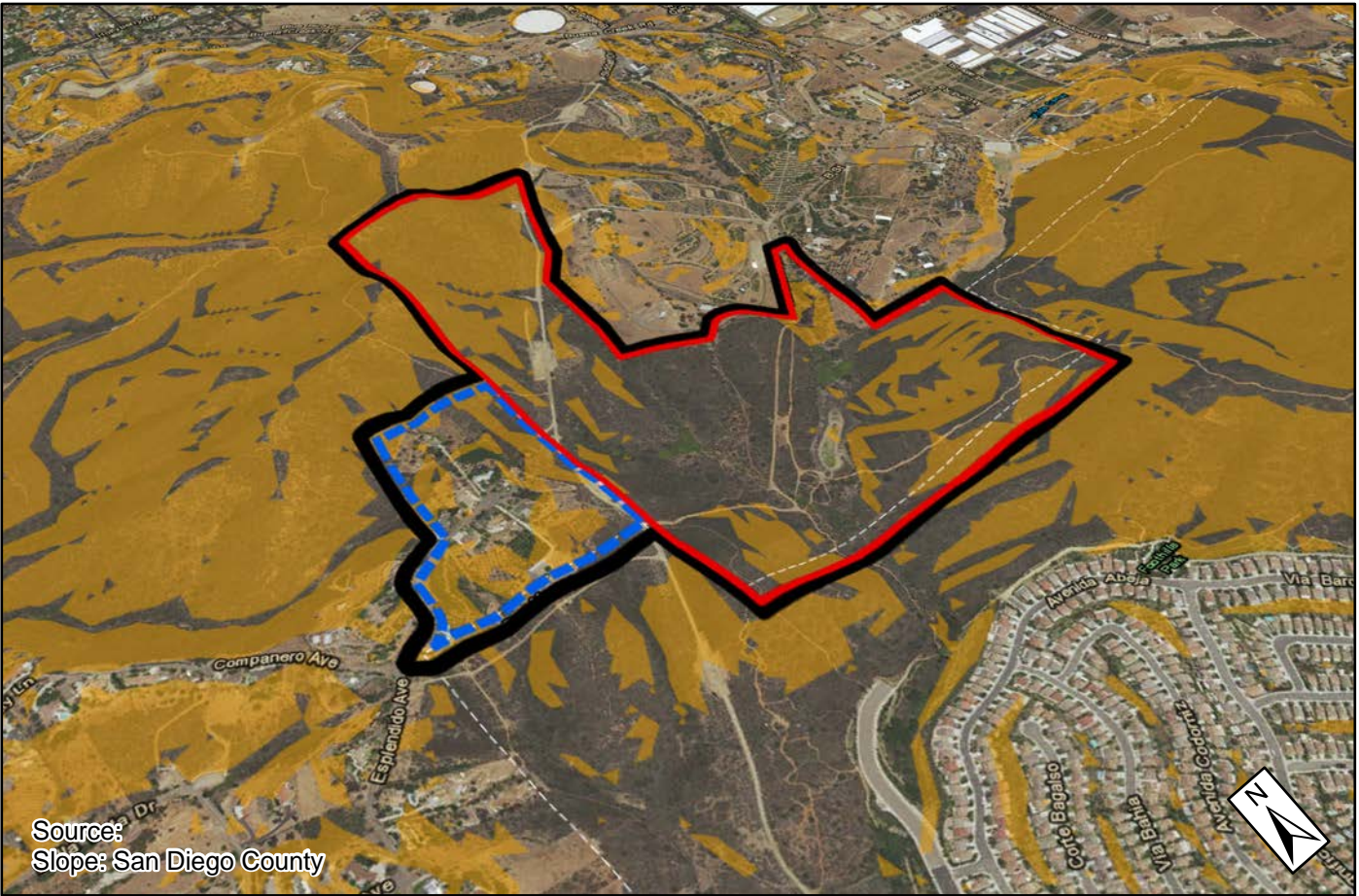
- Legend
- PSR
 - Study Area
 - Analysis Area



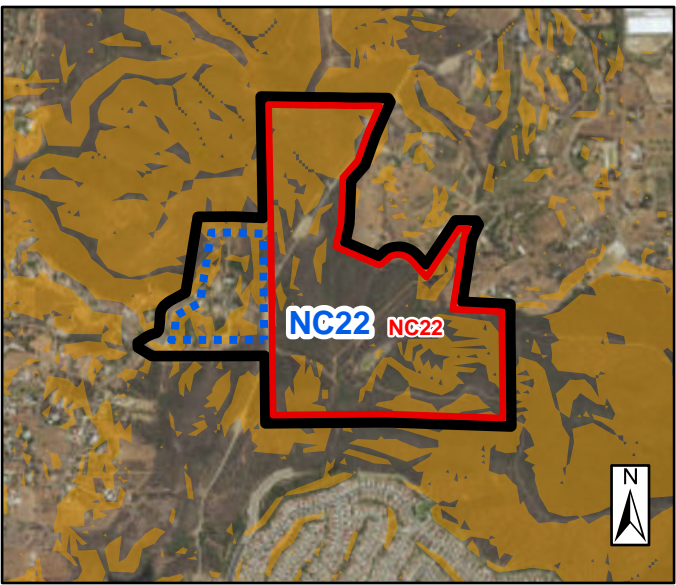
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



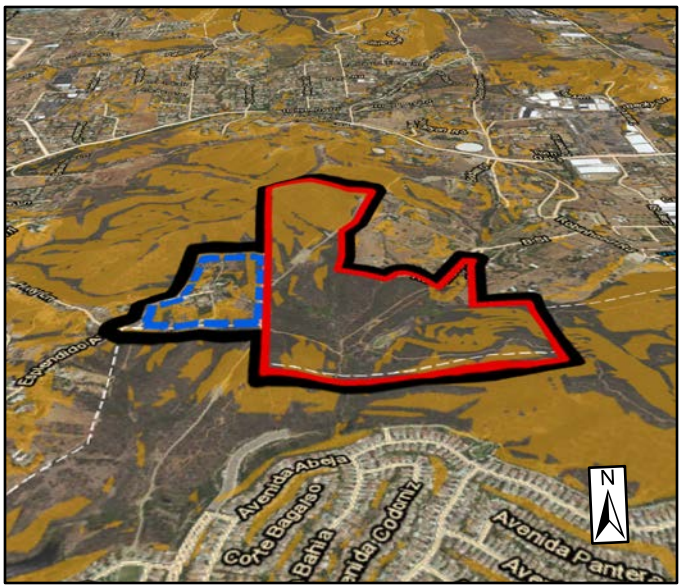
STEEP SLOPES



3D VIEW



PLAN VIEW

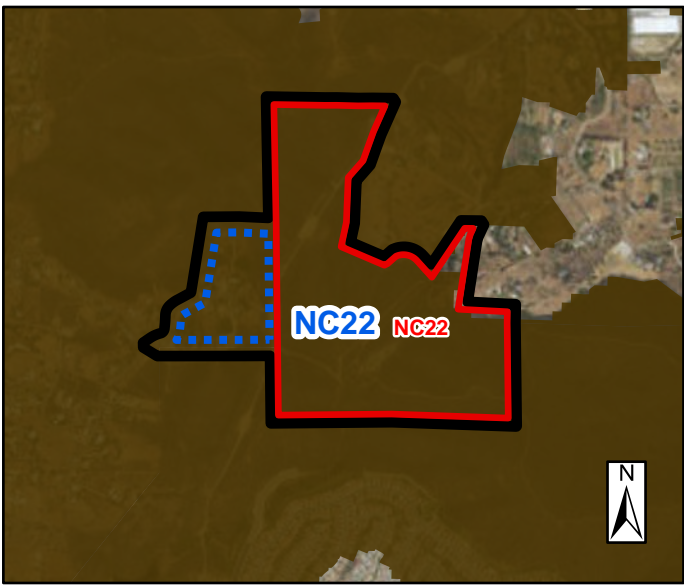


3D VIEW # 2

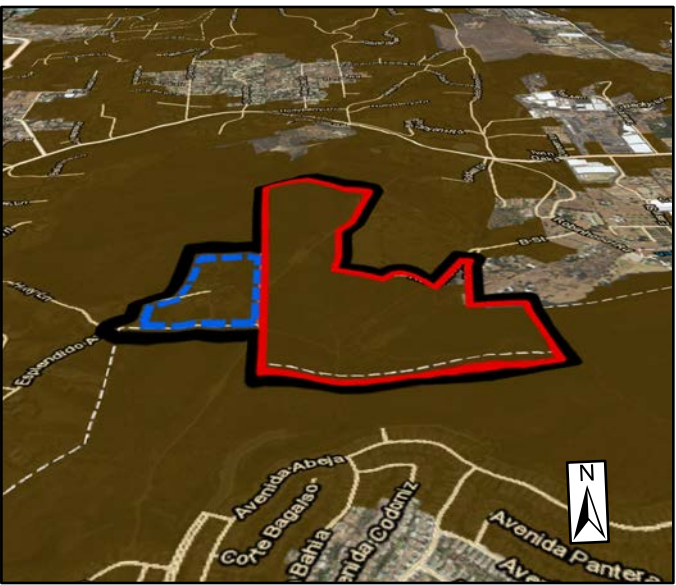
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW

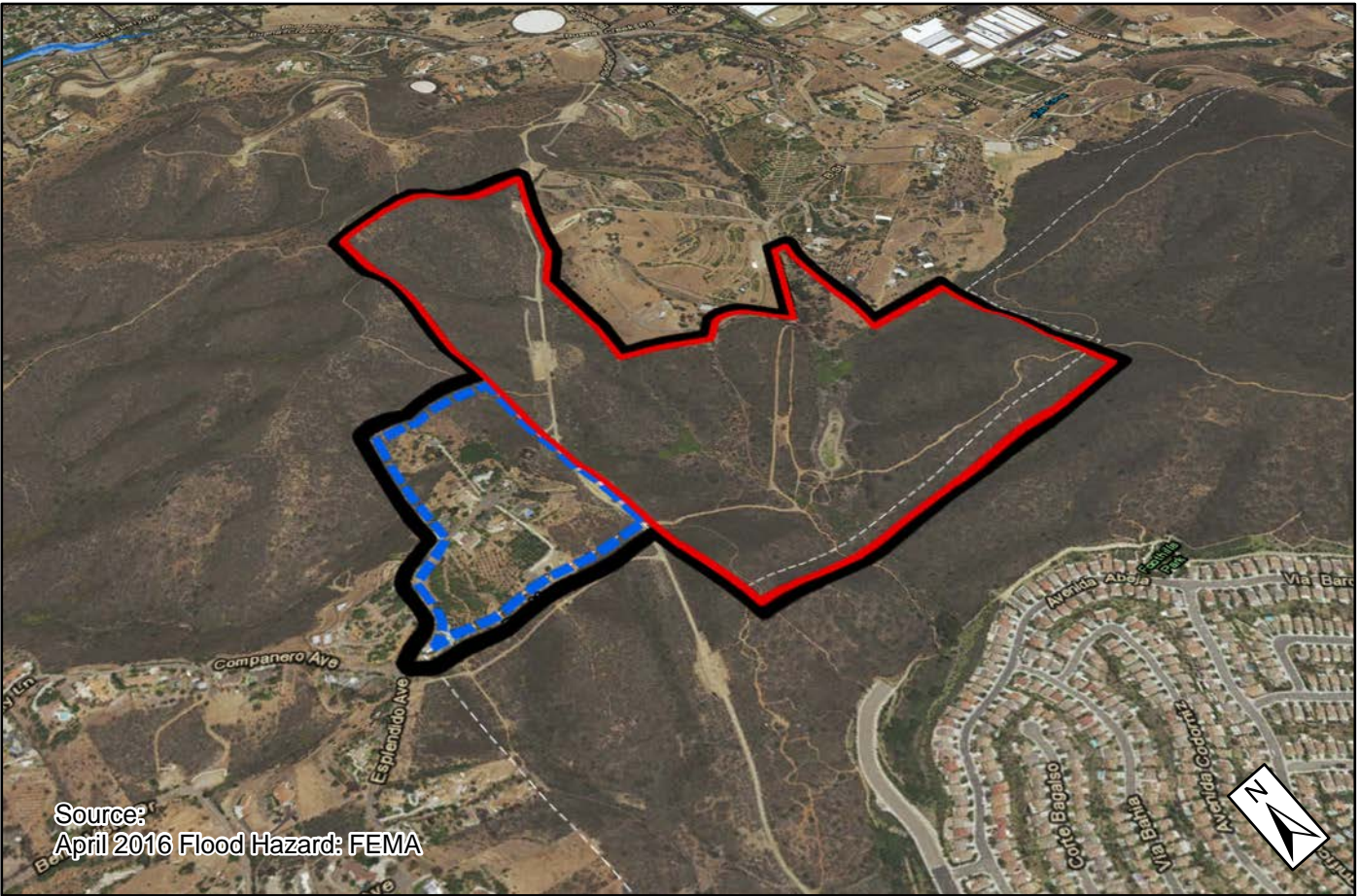


3D VIEW # 2

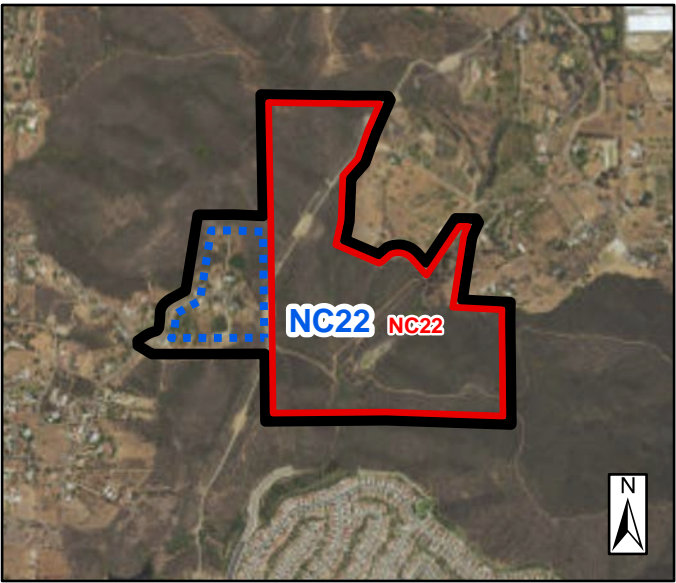
- Legend
- PSR
 - Study Area
 - Analysis Area



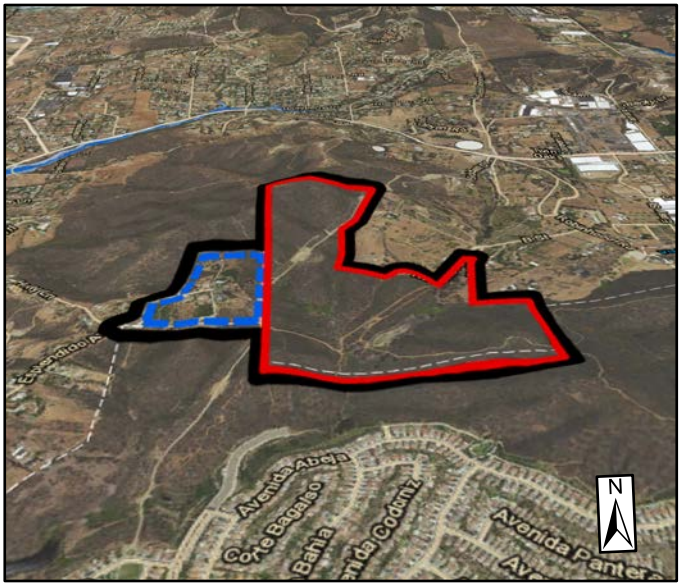
100-YR Floodway 100-YR Floodplain 500-YR Floodplain



3D VIEW



PLAN VIEW



3D VIEW # 2

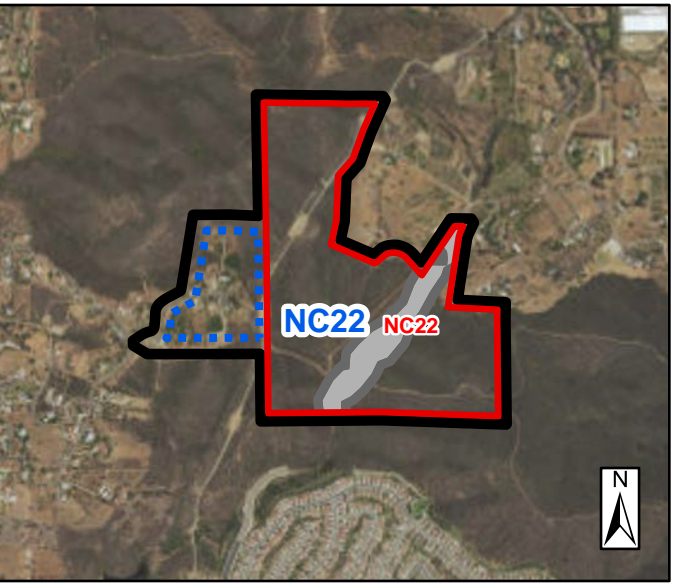
Wetland Area Wetland Buffer

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

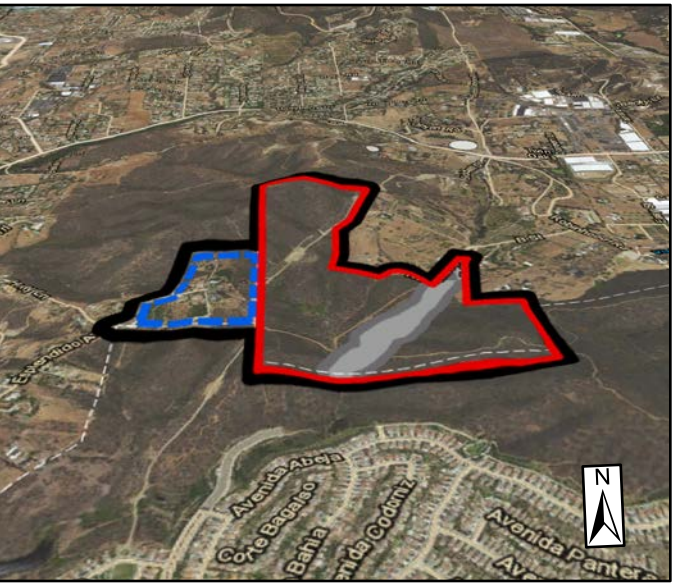
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW



PLAN VIEW

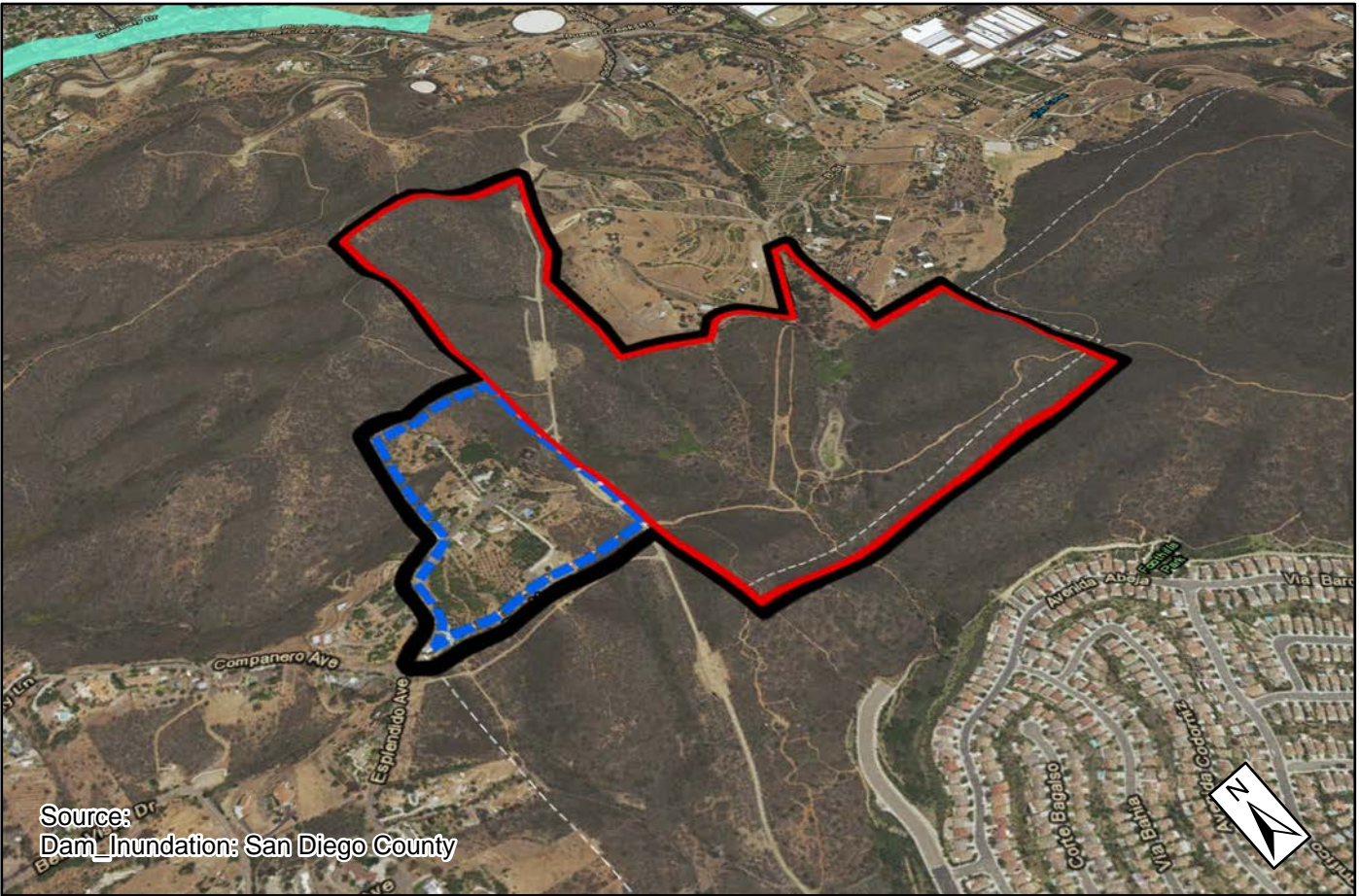


3D VIEW # 2

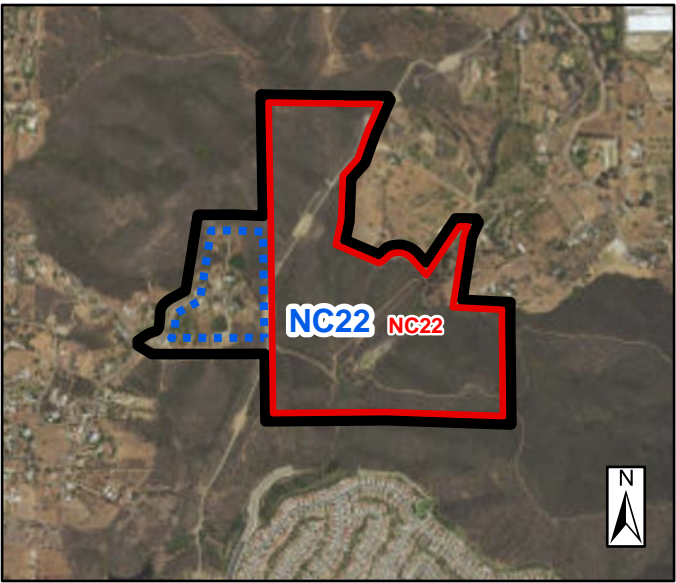
- Legend
- PSR
 - Study Area
 - Analysis Area



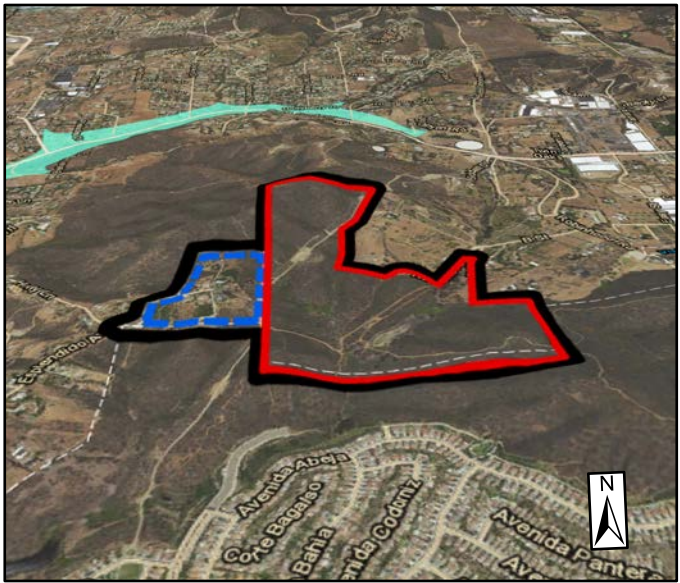
DAM INUNDATION ZONES



3D VIEW

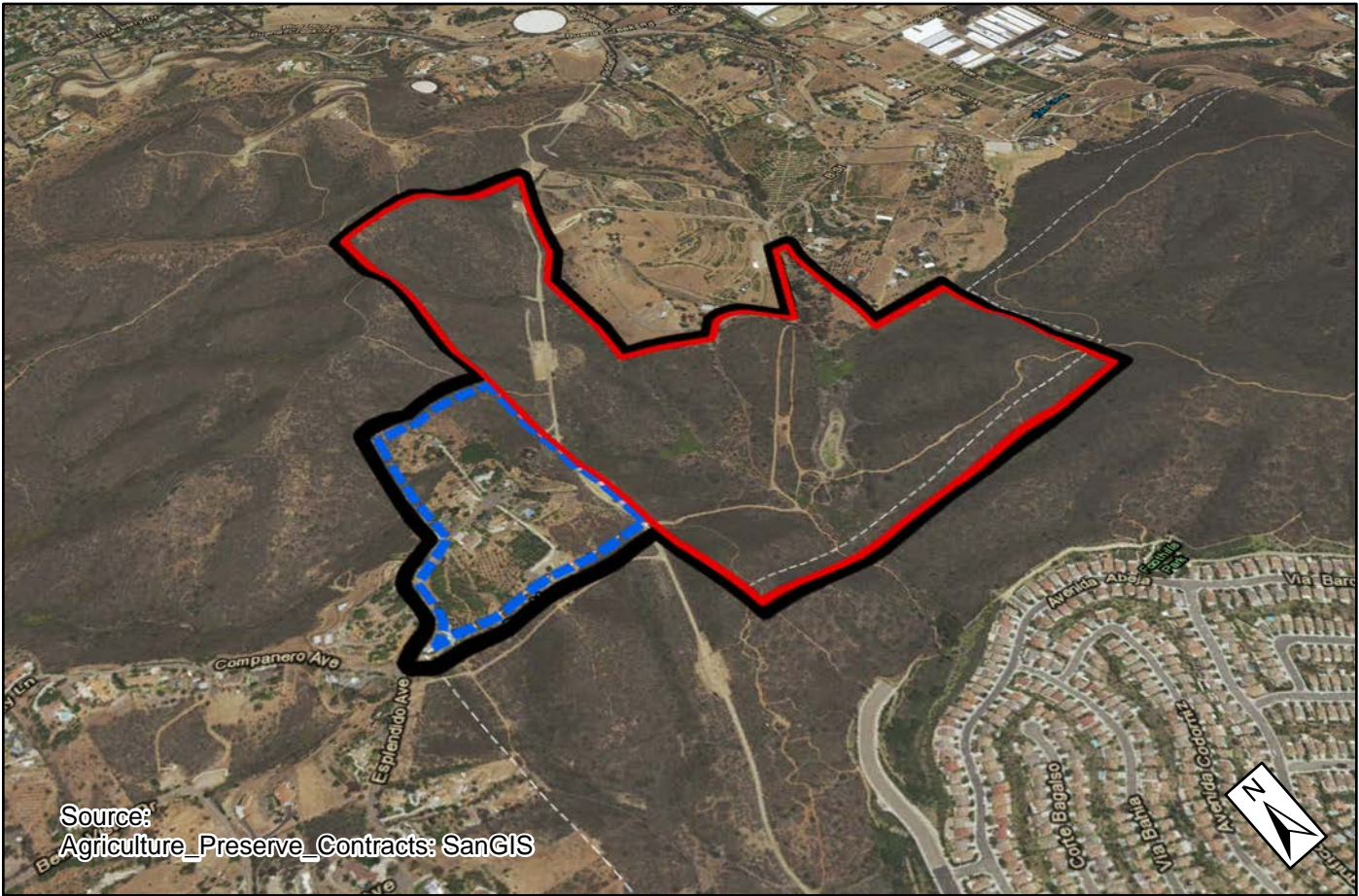


PLAN VIEW

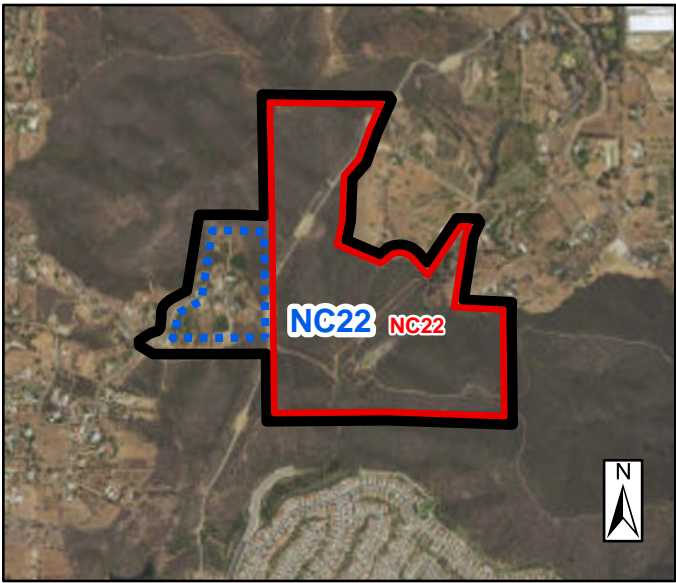


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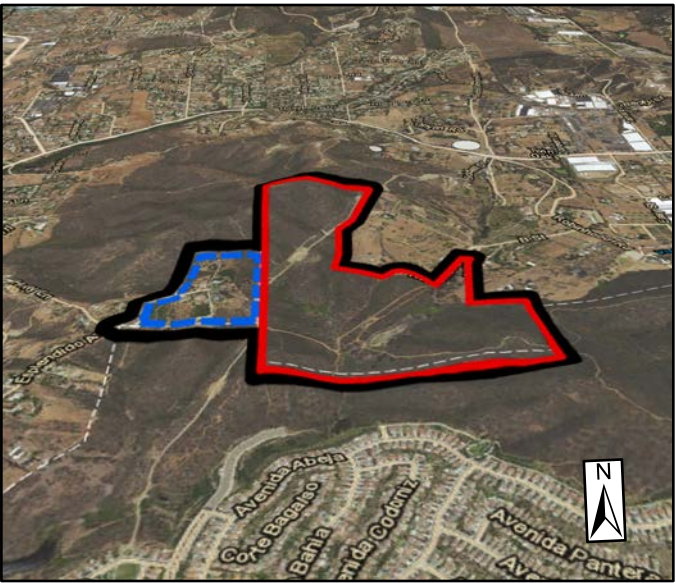
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



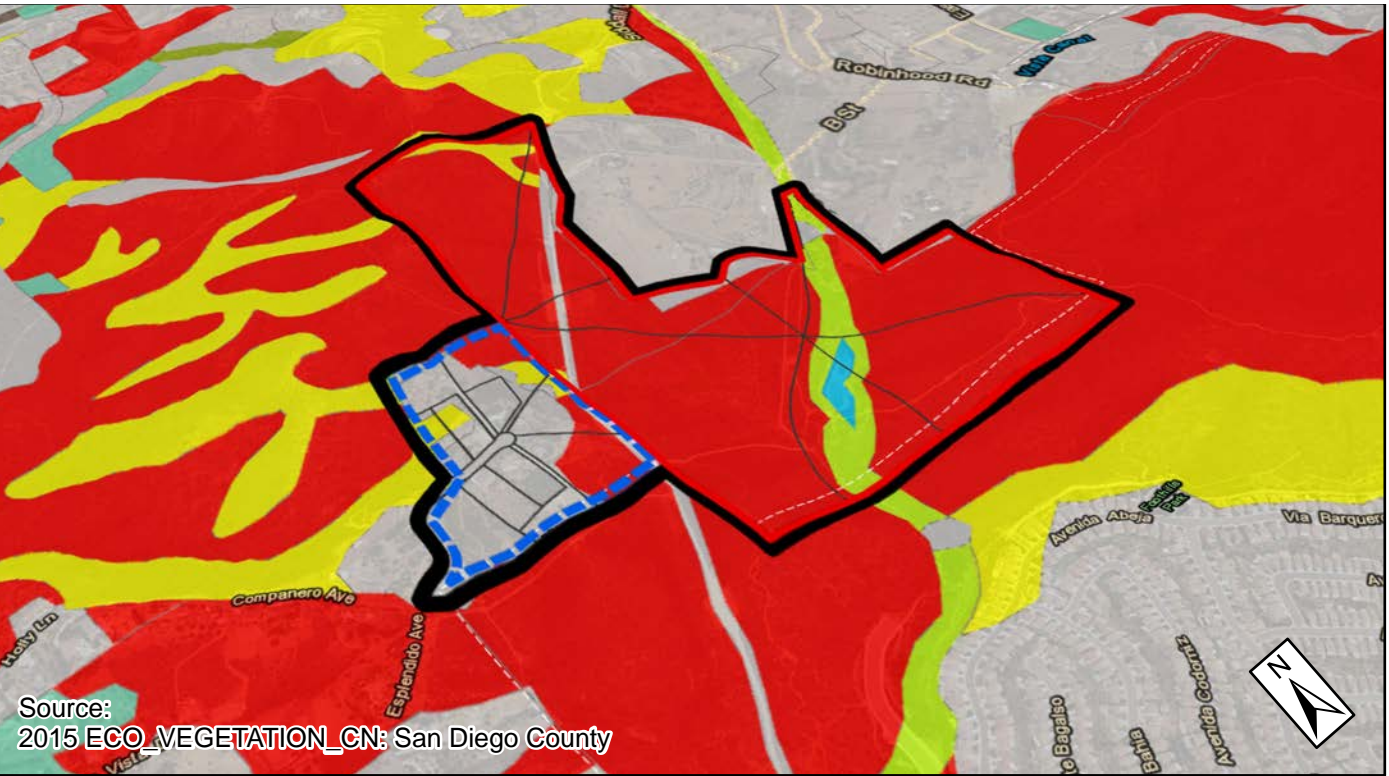
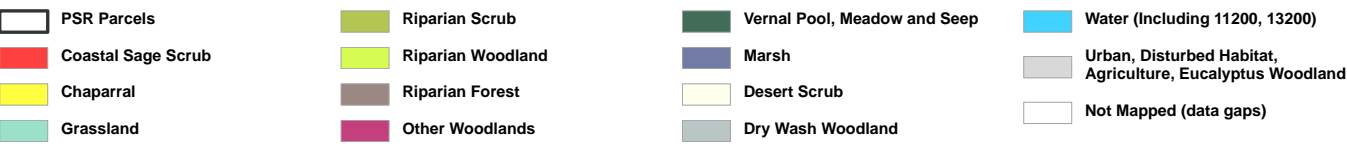
3D VIEW # 2

Legend

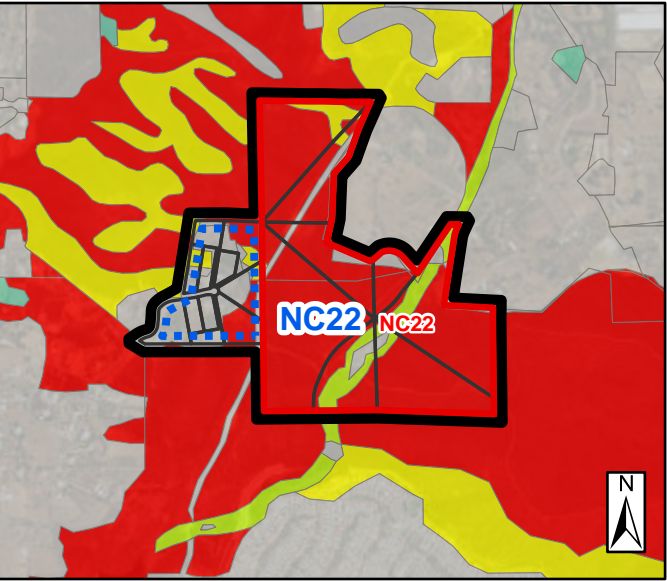
- PSR
- Study Area
- Analysis Area



VEGETATION



3D VIEW



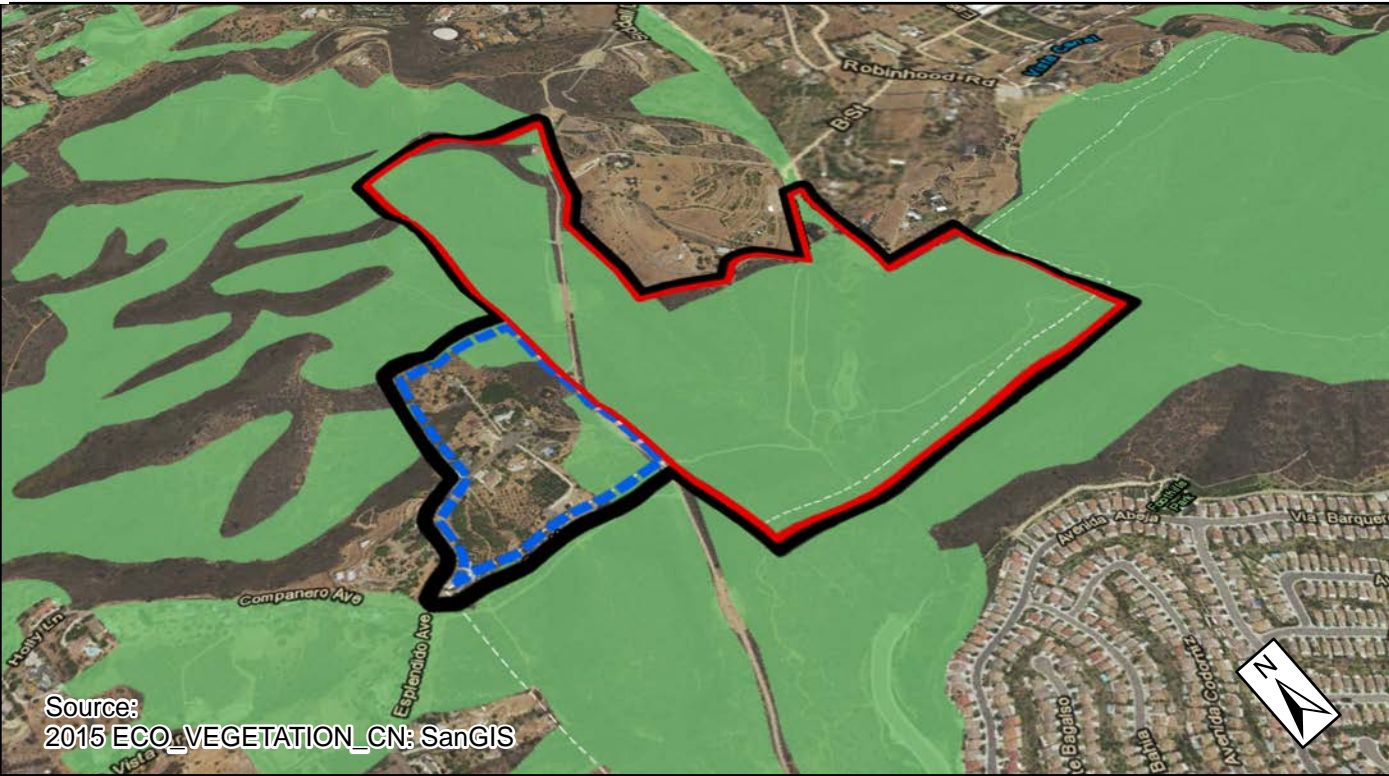
PLAN VIEW



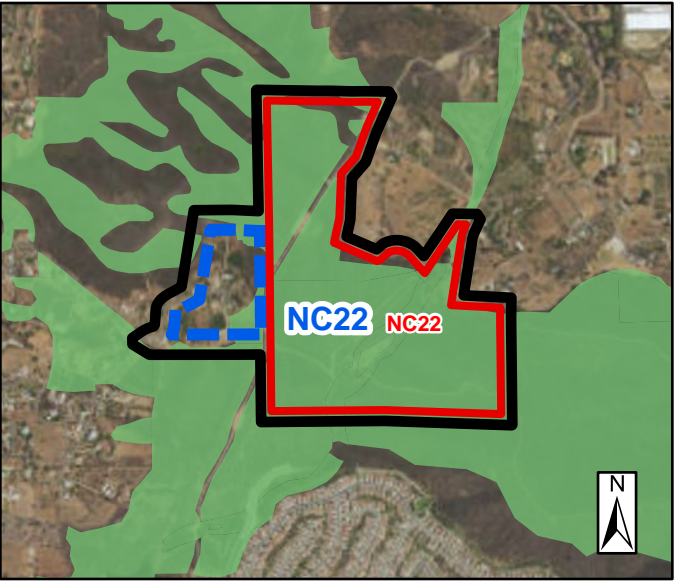
3D VIEW # 2

UPPER TIER VEGETATION

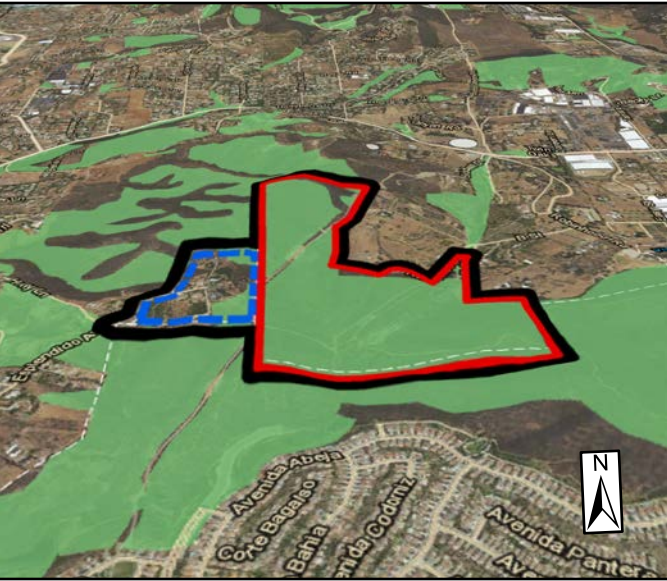
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.



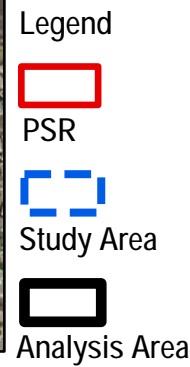
3D VIEW



PLAN VIEW



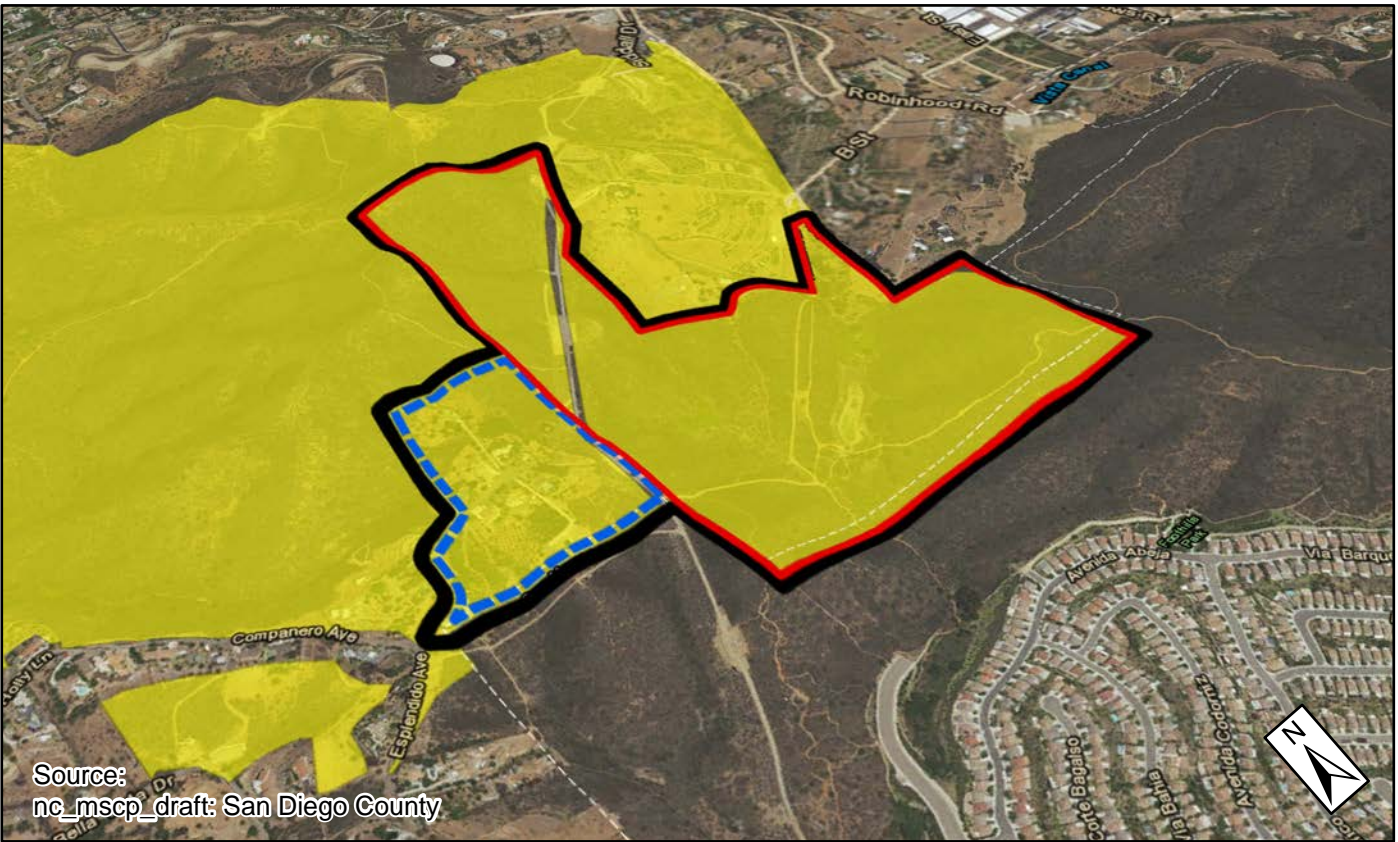
3D VIEW # 2



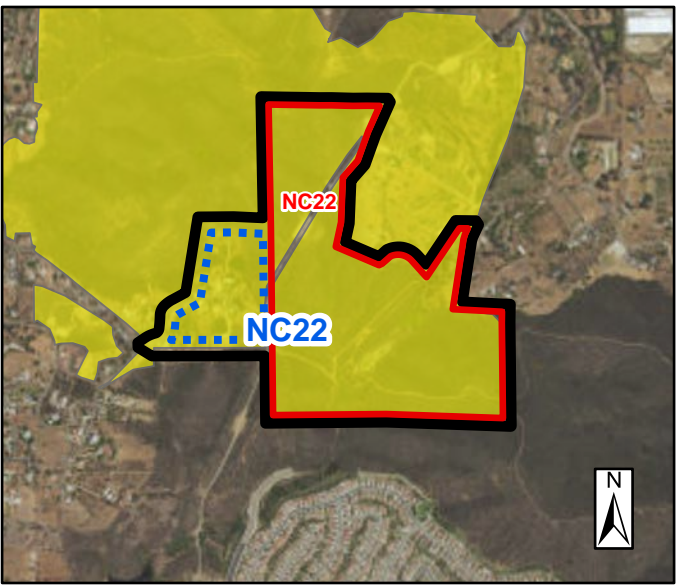


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

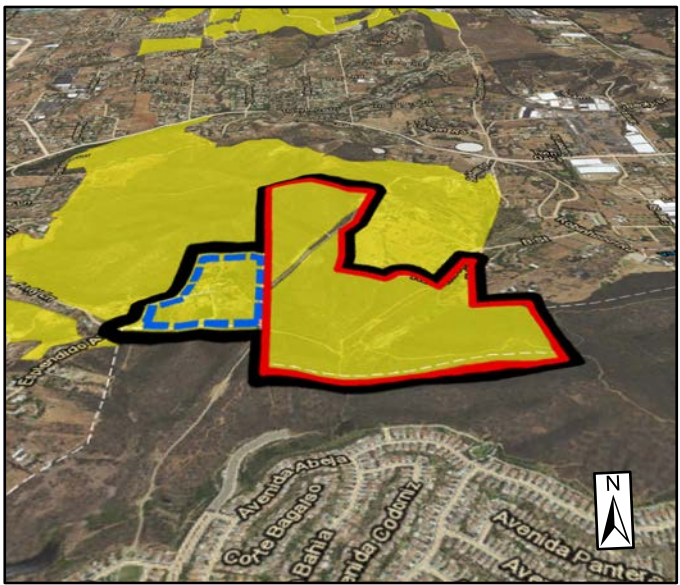
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 31. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

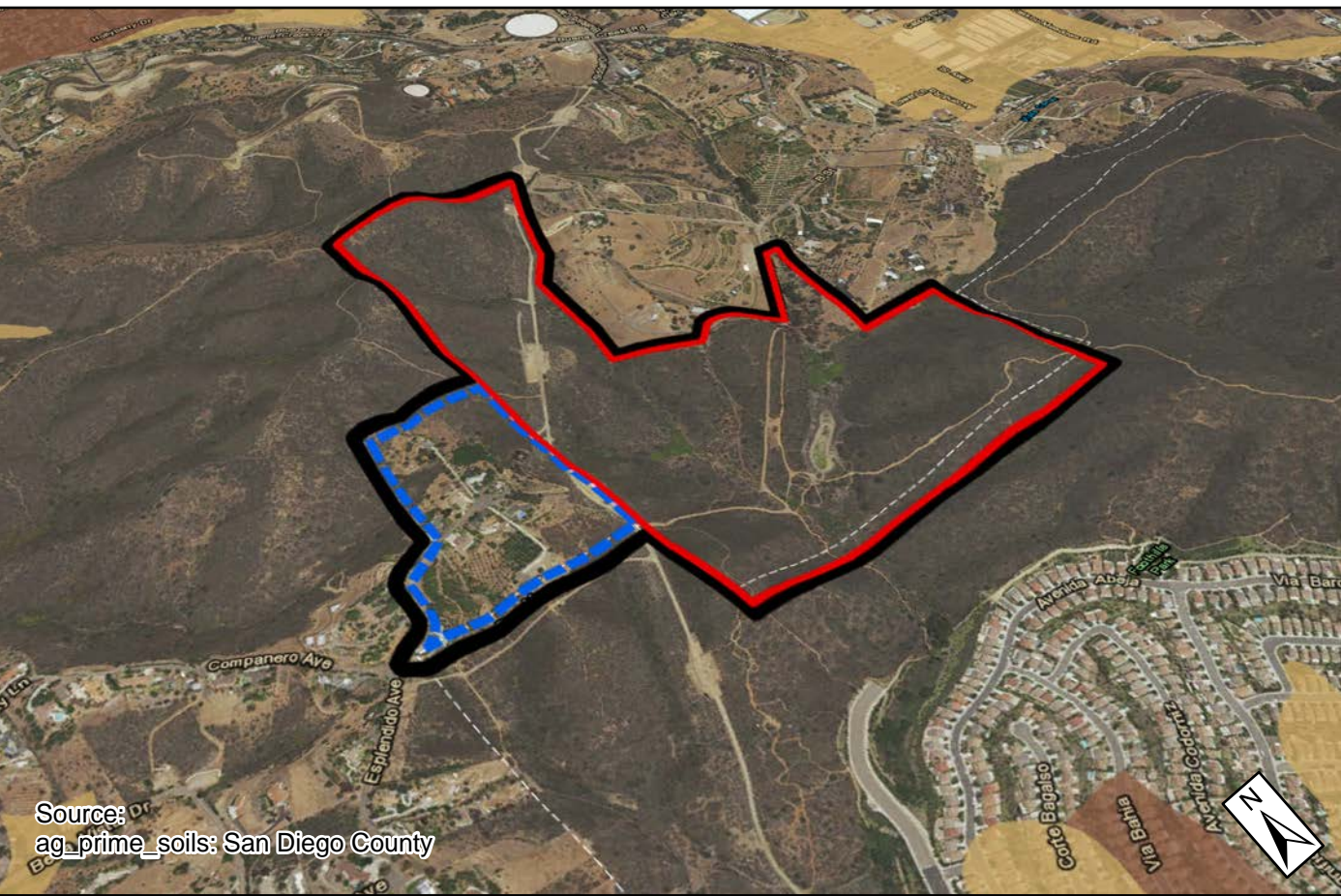


PLAN VIEW

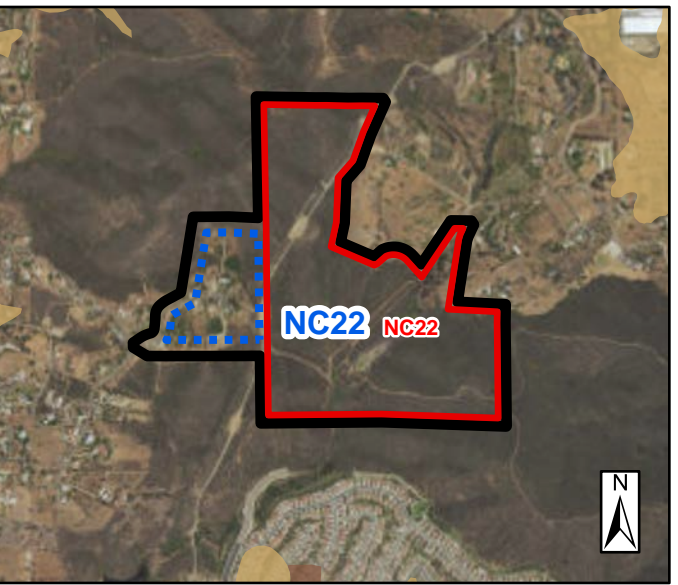


3D VIEW # 2

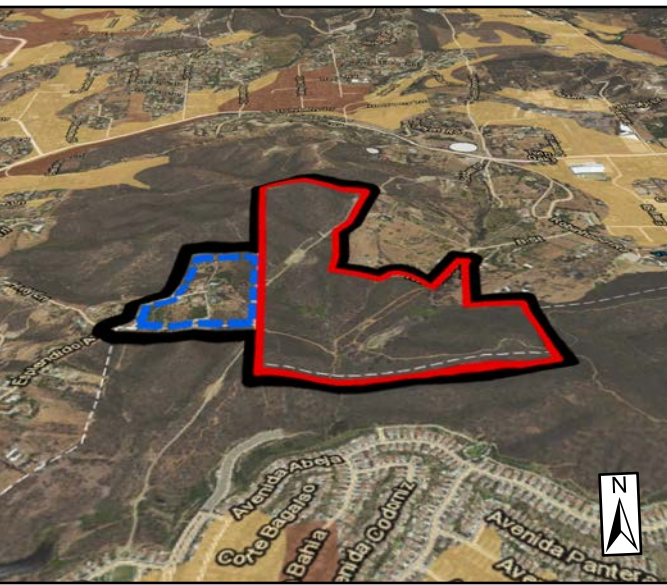
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



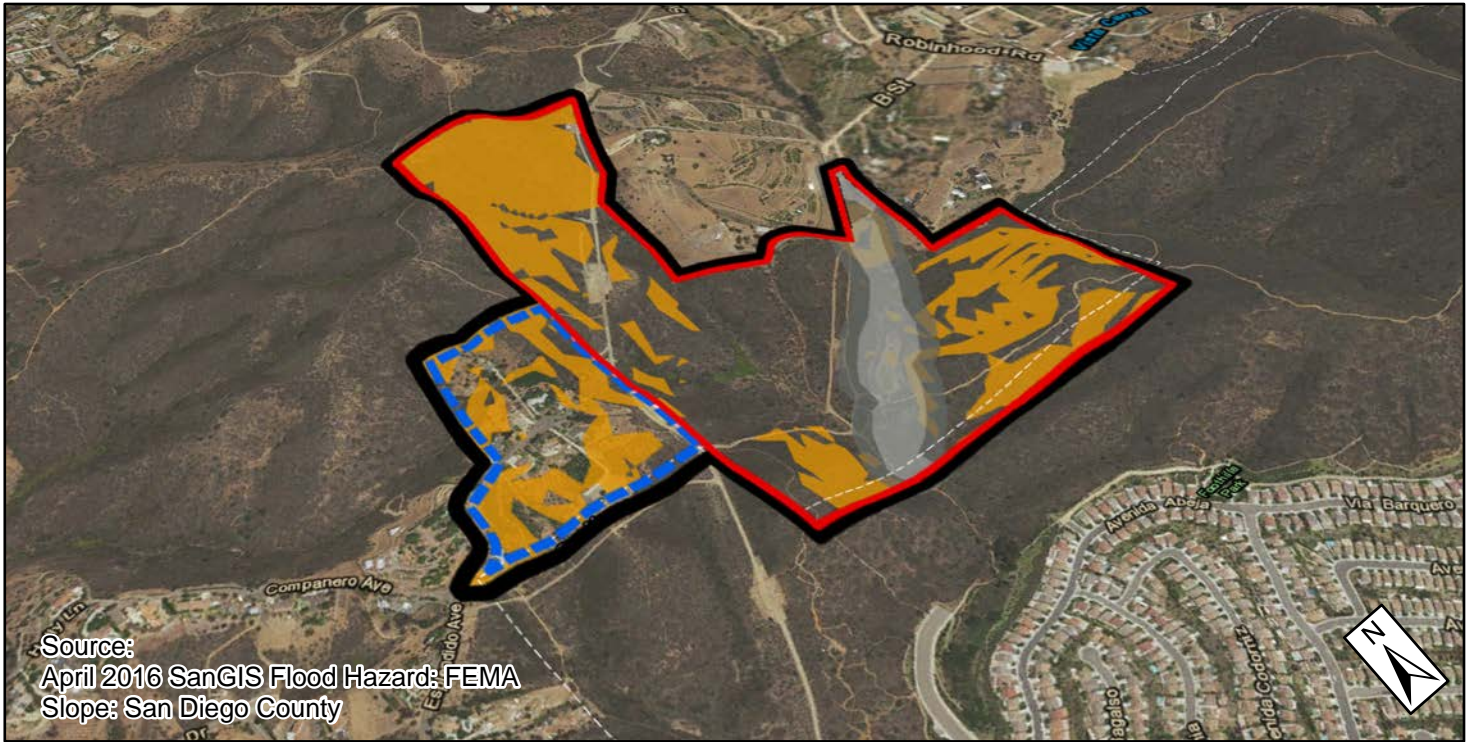
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	80 ac	52 %
Potential Development Area	74 ac	48 %

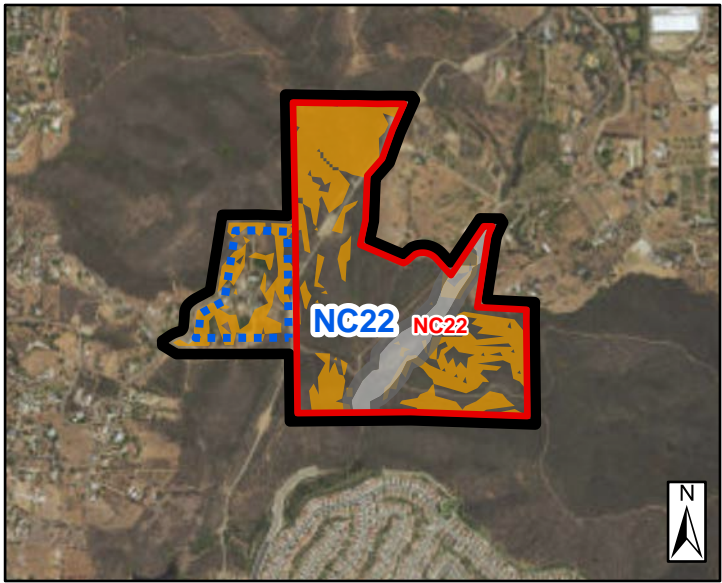
See p. 31 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area

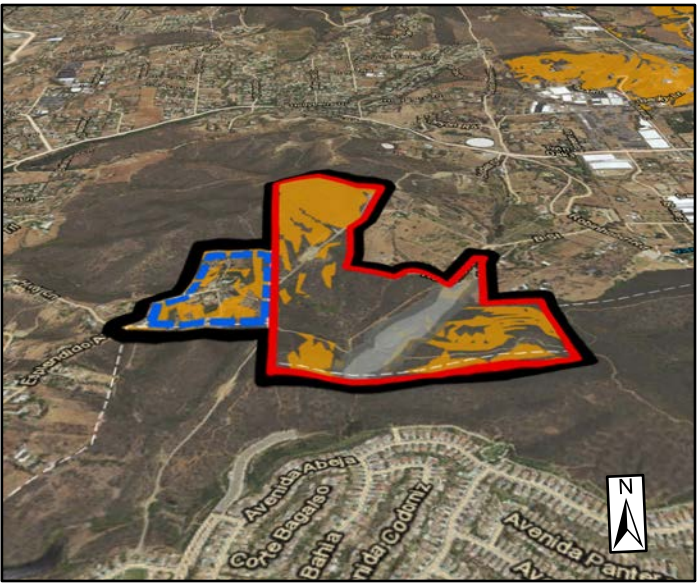


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW



PLAN VIEW

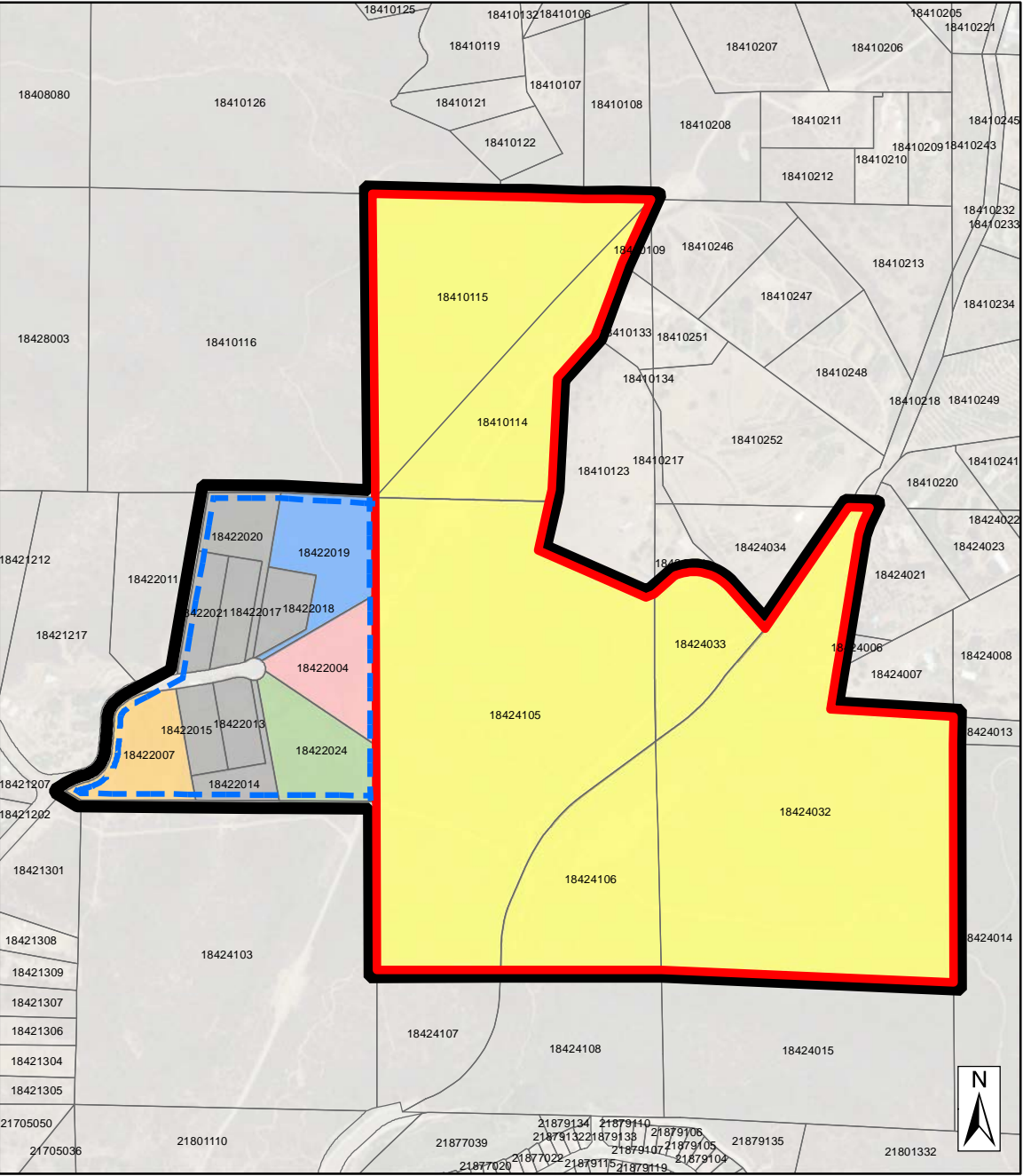


3D VIEW # 2

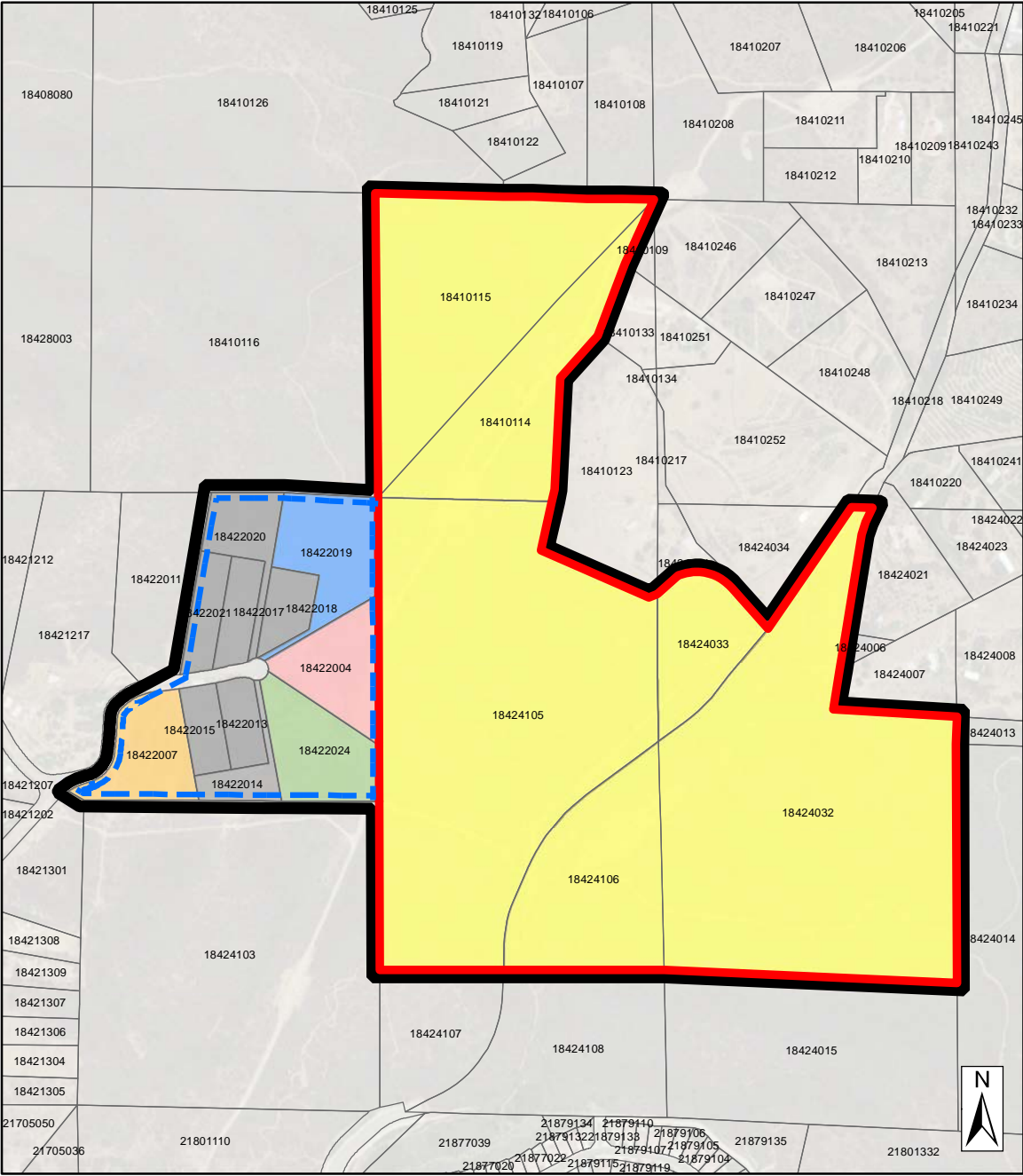
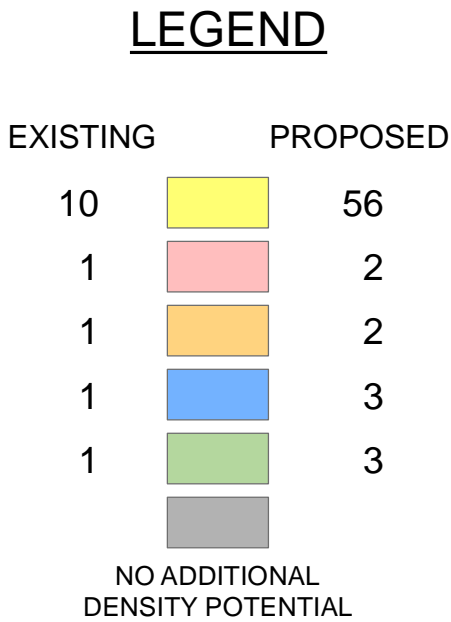
3D VIEW



DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

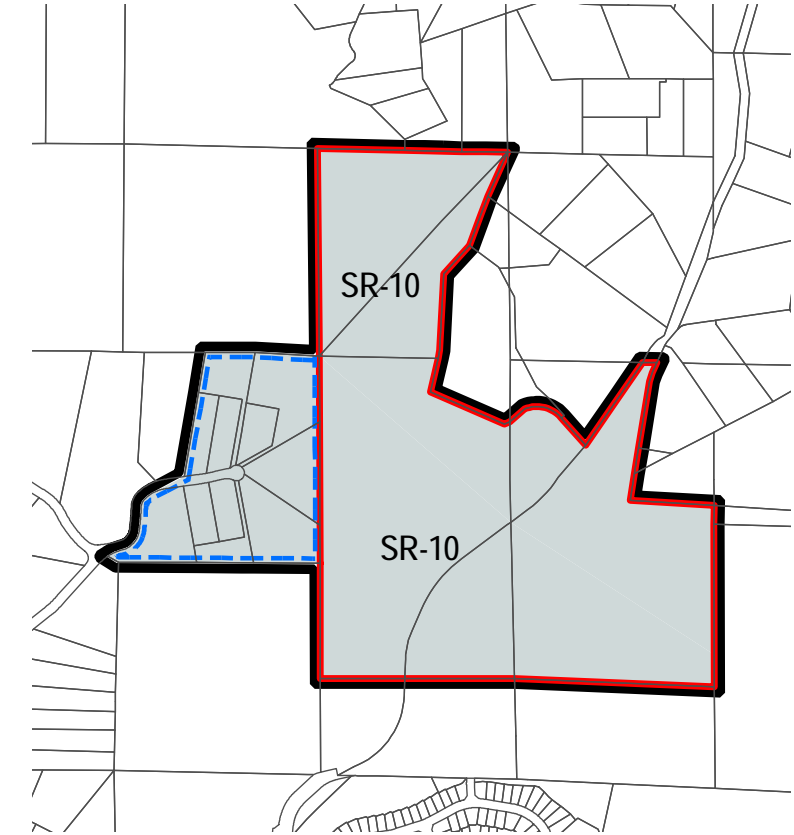




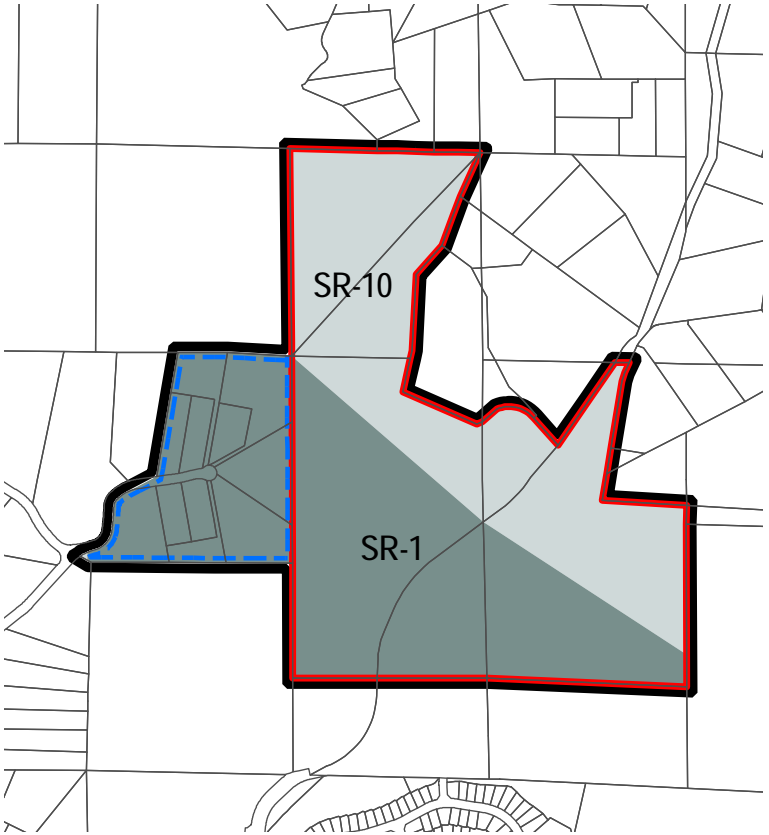
EXISTING

RURAL			SEMI-RURAL					VILLAGE							
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RL 80	RL 40	RL 20	SR 10	SR 4	SR 2	SR 1	SR .5	VR 2	VR 2.9	VR 4.3	VR 7.3	VR 10.9	VR 15	VR 24	VR 30
RURAL			SEMI-RURAL					VILLAGE							

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

- LEGEND
- PSR
 - Study Area
 - Analysis Area

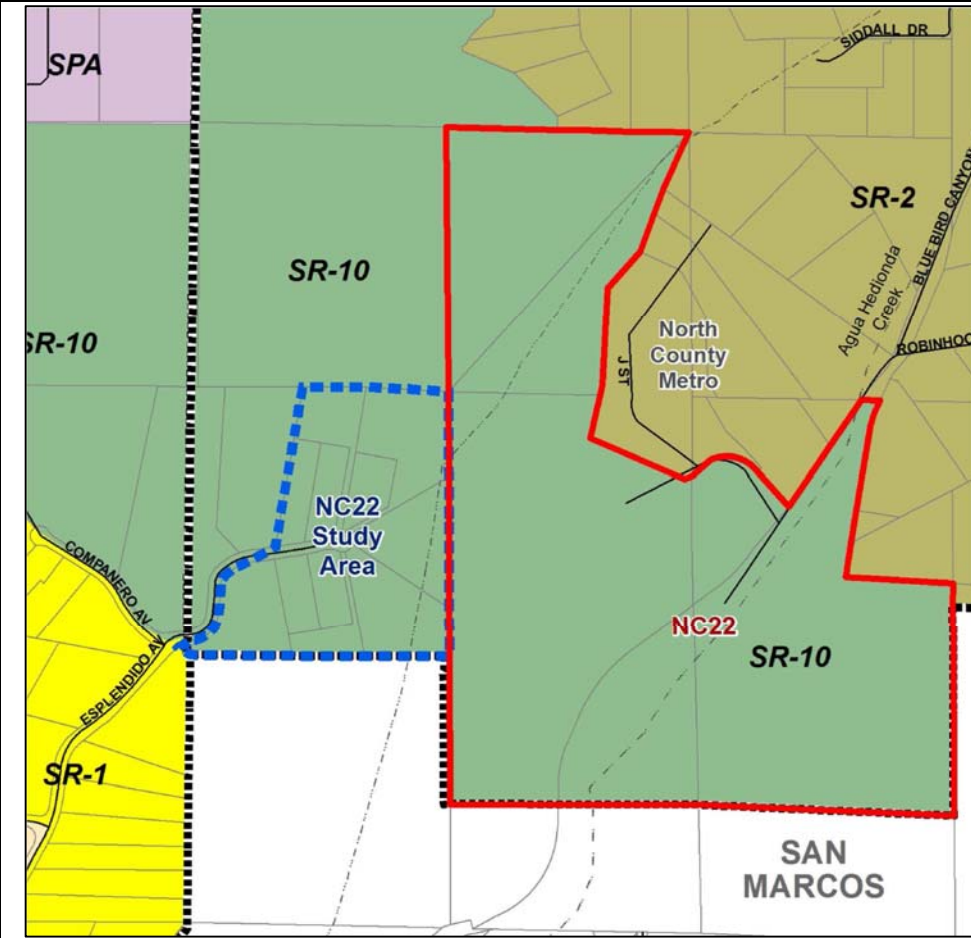
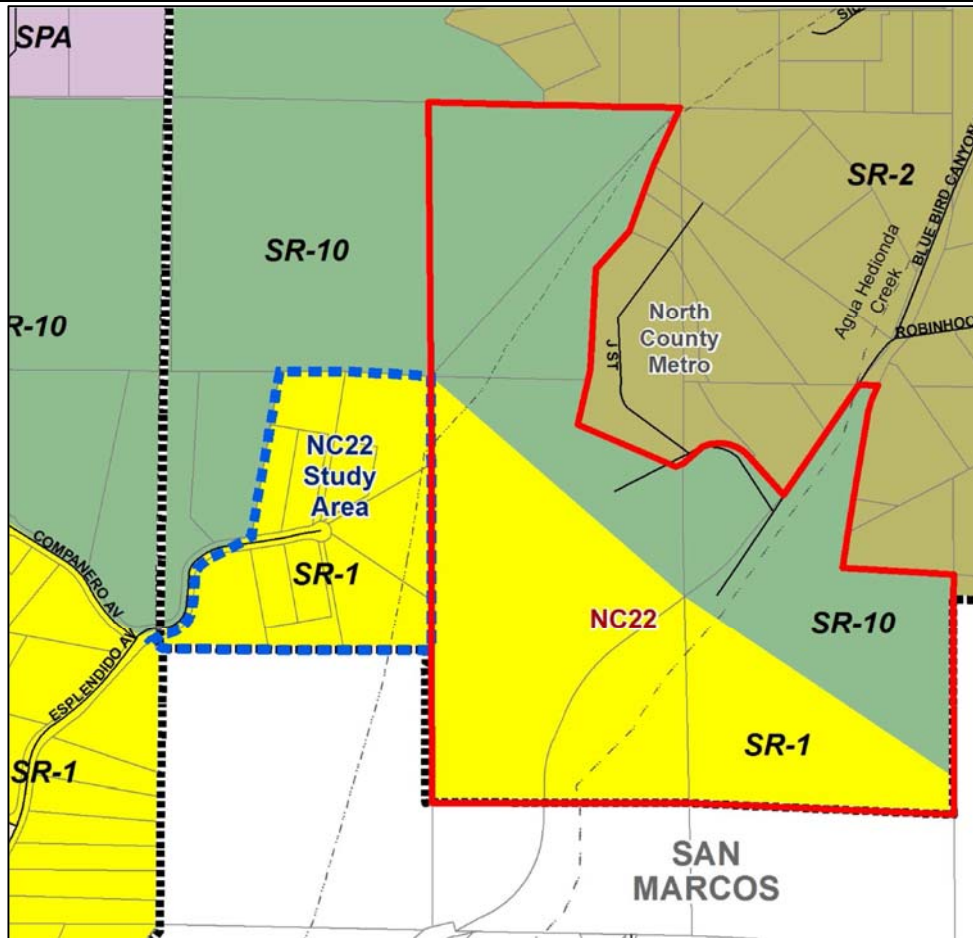
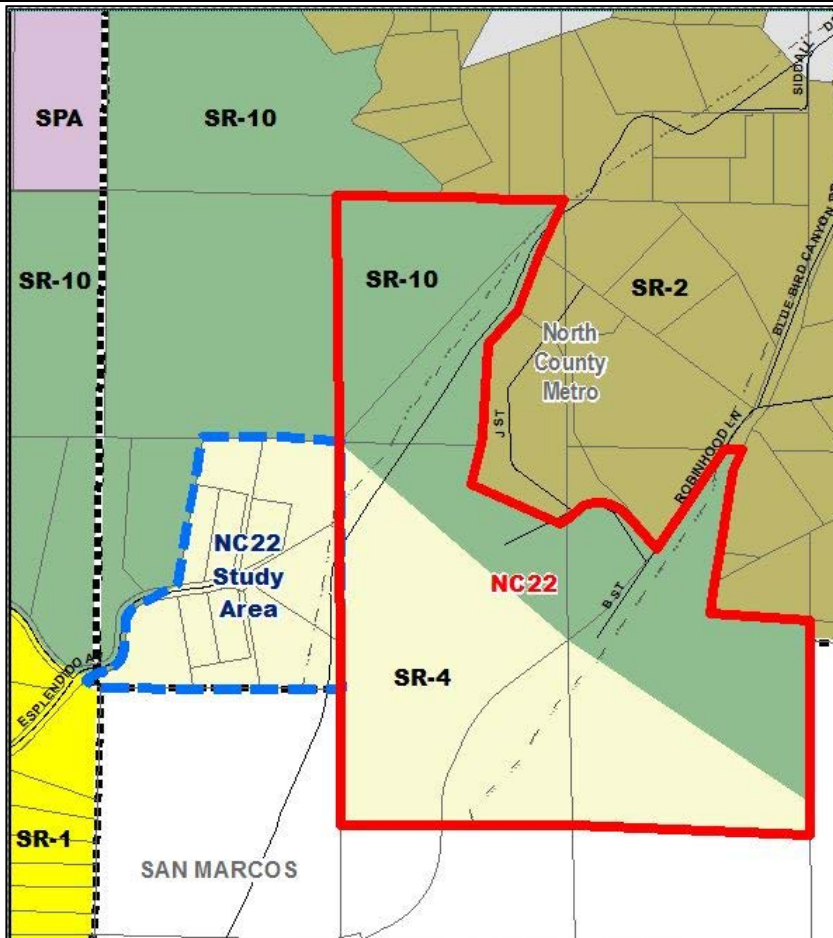
Project Overview

STAFF RECOMMENDATION: DENIAL (MAINTAIN EXISTING GP)
Analysis Area/PSR Description
<div>Proposed Land Use designation: SR-10 to SR-10/SR-1</div> <div>Property Owners: PSR: Vista San Marcos, Ltd.</div> <div>Size: PSR – 126 acres; 6 parcels Study Area - 28 acres; 11 parcels</div> <div>Location/Description: West of I-15 and north of SR-78; near Buena Creek Road; adjacent to the City of San Marcos; within the County Water Authority boundary</div> <div>Estimated Potential Dwelling Unit Increase: 52</div> <div>Fire Service Travel Time: Most of the Analysis Area is within the 5-10 minute range</div>
<div>Prevalence of Constraints: ● – high; ◐ – partial; ○ - none</div> <div><div>◐ Steep Slope (greater than 25%)</div><div>○ Floodplain</div><div>◐ Wetlands</div><div>● Sensitive Habitat</div><div>◐ Agricultural Lands</div><div>● Fire Hazard Severity Zones</div></div>

Project Context

- Parcels
- The Analysis Area contains 6 PSR parcels totaling 126 acres, and 11 Study Area parcels totaling 28 acres, for a total Analysis Area acreage of 154 acres.
- General Plan Designation
- The existing designation is SR-10.
 - The proposed designation is SR-1 for the southwestern half of the PSR area (approximately 65 acres) and the entire 28-acre study area.
- Location/Access
- NC22 is located in the Twin Oaks community, within the North County Metro Subregional Planning Area, approximately four miles west of I-15 and two miles north of SR-78.
 - The Study Area is accessible via Esplendido Avenue, a County-maintained road.
 - An unbuilt Mobility Element Road (Las Posas Road) alignment runs north-south through the Analysis Area.
- Public Utilities and Services
- The Analysis Area is within the Vista Irrigation District. The Study Area parcels have current water service, but the PSR parcels do not.
 - It is estimated that current emergency response travel times are beyond the 5-minute travel time required for the SR-1 designation.
 - The PSR parcels are not within a sewer district. The Study Area parcels are within the Buena Sanitation District, but none of them have current sewer service.
 - The Analysis Area is split between the San Marcos Fire Protection District and the Vista Fire Protection District.
- Uses
- The PSR area is undeveloped.
 - Most of the study area parcels contain single family residences, and a few of the parcels also contain small agricultural uses.
- Environmental Characteristics
- About half of the Analysis Area is located within steep slopes.
 - About 95% of the Analysis Area is within the Very High Fire Hazard Severity Zone (FHSZ).
 - Most of the PSR area contains undisturbed coastal sage scrub habitat.
 - A riparian corridor bisects the hillsides of the southern portion of the PSR area, and is part of the drainage system that makes up the headwaters of Agua Hedionda Creek.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative General Plan	
					
Potential Dwelling Unit Estimate – 21 units		Potential Dwelling Unit Estimate – 73 units		Potential Dwelling Unit Estimate – 28 units	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	A70	A70		A70	
Zoning Minimum Lot Size (acres)	2	0.5 / 1 / 2		1 / 2	
COMMUNITY INPUT					
At their 10/19/16 meeting, the Twin Oaks Community Sponsor Group voted to recommend maintaining the current General Plan designation in the Analysis Area (denial of the PSR).					

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	• No change in the Regional Category is required.		LU-1.1 Additional Notes
		Extent of existing infrastructure and services	<ul style="list-style-type: none">• Roads/transportation<ul style="list-style-type: none">➤ The Study Area parcels have existing access via a County maintained road (Esplendido Avenue).➤ PSR parcels connect to Robinhood Road/B Street and J Street, which are private roads on the northeast.➤ Approximately 2 miles to the SR-78 on-ramp via Buena Creek Road and Sycamore Avenue➤ Approximately 2 miles to the Buena Creek Sprinter Station, the closest North County Transit District (NCTD) public transit stop• Water Service & Infrastructure<ul style="list-style-type: none">➤ Vista Irrigation District➤ 11 parcels with existing water service (all of the Study Area parcels)➤ 3 PSR parcels with access to water lines but no service➤ 3 PSR parcels without current access to water lines• Sewer Service & Infrastructure<ul style="list-style-type: none">➤ The 11 Study Area parcels are within the Buena Sanitation District, but do not have current service or access to sewer lines.➤ The 6 PSR parcels are not within a sewer district.• Fire protection service<ul style="list-style-type: none">➤ San Marcos Fire Protection District – covers all parcels except the 2 northernmost PSR parcels<ul style="list-style-type: none">▪ The closest fire station is Station 1 at 180 West Mission Road, San Marcos, approximately 5 miles from the Analysis Area.➤ Vista Fire Protection District – covers the 2 northernmost PSR parcels<ul style="list-style-type: none">▪ The closest fire station is Station No. 4, at 2122 Thibodo Road, Vista, approximately 2.4 miles from the Analysis Area.➤ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4.		
		Comparison to existing land uses and existing designations in the vicinity	<ul style="list-style-type: none">• Existing land uses within a ½ mile: Residential, Agriculture, Open Space• Land use designations within ½ mile: VR-2, SR-1, SR-2, SR-10, Public/Semi-Public Facilities, Specific Plan Area (Sugarbush)		
		Proximity to the village, other commercial areas, and major job centers	Approximately: <ul style="list-style-type: none">• 1.3 miles to the North County Metro North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue• 2.7 miles to the City of San Marcos (geographic center) that has 34,576 jobs• 6.6 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs• 12.7 miles to the San Pasqual Reservation - Valley View Casino, which has 1,112 jobs• Approximately 1.5 miles to the nearest commercial area (liquor store and deli)		
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is	Proposing Village designation(s)	• N/A – No Village designations are proposed.		LU-1.2 Additional Notes
		Project review of development	• N/A		

Policy		Policy Review Criteria	Description	Notes
	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>	design		
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	Approximately: <ul style="list-style-type: none">• 90 acres in VR-30 designation• 12 acres in VR-20 designation• 15 acres in VR-7.3 designation• 30 acres in VR-4.3 designation• 450 acres in VR-2 designation• 400 acres in SR-1 designation• 688 acres in SR-2 designation• 185 acres in SR-10 designation• 115 acres in Sugarbush Specific Plan Area• 2 acres in General Commercial designation• 50 acres in Limited Impact Industrial designation• 40 acres in Public/Semi-Public Facilities designation	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	<ul style="list-style-type: none">• This area of Twin Oaks is part of the Semi-Rural ring of a concentric mapping pattern, outside the North Village of North County Metro.• Outside of the Village boundary, the Semi-Rural areas were mapped with consideration of existing parcelization, available infrastructure, and level of constraints and sensitive habitat present.<ul style="list-style-type: none">➤ The Analysis Area is designated SR-10 and includes mostly large parcels. The large PSR parcels are not in a sewer service area, and lack public road access.➤ The Analysis Area is within a wildlife corridor of coastal sage scrub and riparian vegetation, which is the largest block of habitat in this area of southern Twin Oaks/northern San Marcos, and also forms the headwaters of Agua Hedionda Creek.	

Policy		Policy Review Criteria	Description	Notes
			➤ The area of SR-2 to the east includes smaller parcels with residential and agricultural uses and is limited to much smaller, fragmented pockets of native vegetation.	
		Regional Categories Map	• No change in the Regional Category is required.	
		Greenbelts on/near the edges of communities	• The Analysis Area is not part of an existing greenbelt.	
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: <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)	• N/A – No Village designations are proposed.	LU-1.4 Additional Notes
		Contiguous Village Expansion	• N/A	
		Satisfaction of the four criteria listed in the Policy	• N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Proximity to other jurisdictions	• Adjacent to the City of San Marcos and mostly within its Sphere of Influence • Approximately 1.5 miles from the City of Vista	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	• Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	

Policy		Policy Review Criteria	Description	Notes
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	<ul style="list-style-type: none">The Analysis Area is 154 acres.The NC22 PSR is 126 acres.The Study Area is 28 acres.	LU-1.9 Additional Notes
		Overall additional density potential	<ul style="list-style-type: none">The proposal would result in 52 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	<ul style="list-style-type: none">All PSR parcels are under common ownership; therefore, the entire PSR area is considered as having additional density potential.4 Study Area parcels would have additional density potential under the proposed SR-1 designation.This policy review will focus on these portions of the Analysis Area/PSR that would have additional density potential as a result of the proposed change.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 31 for an explanation of the Conservation Subdivision Program.	<ul style="list-style-type: none">The Conservation Subdivision requirement would be removed within the areas proposed to change to SR-1.The Conservation Subdivision requirement would be maintained within the areas proposed to remain in an SR-10 designation.<ul style="list-style-type: none">The Conservation Subdivision Program requires 75% percent resource avoidance in the existing/proposed SR-10 designated lands.	
		Steep slopes (≥25%) within the areas of additional density potential	<ul style="list-style-type: none">Approximately 58 acres of steep slope within areas of additional density potential	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 31 for an explanation of RPO steep slope implications.	<ul style="list-style-type: none">10% encroachment would be allowed into steep slopes in the PSR parcels and 4 study area parcels (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	<ul style="list-style-type: none">There are no FEMA or County-designated floodplains or floodways present.	
		Wetlands within the areas of additional density potential See p. 31 for an explanation of RPO wetland implications.	<ul style="list-style-type: none">There are approximately 12 acres of wetlands within areas with additional density potential, including a 1.5 acre freshwater pond.	<ul style="list-style-type: none">Wetland buffers of approximately 50-200’ will be required, thereby decreasing the overall area allowed for development within the 3 PSR parcels that contain wetlands.
		Upper tier habitats/vegetation communities within the areas with additional density potential	<ul style="list-style-type: none">Approximately 10.5 acres of riparian woodland and riparian scrub in areas with additional density potential (generally associated with the wetland areas within the Analysis Area)Approximately 108 acres of coastal sage scrub in areas with additional density potential	

Policy		Policy Review Criteria	Description	Notes
		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. 31 for an explanation of MSCP and PAMA.	<ul style="list-style-type: none">The entire Analysis Area is within draft PAMA (154 acres).	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	<ul style="list-style-type: none">The Analysis Area is within a corridor of undeveloped native habitat that spans over 1,200 acres between the unincorporated County and City of San Marcos lands.<ul style="list-style-type: none">➤ All of this adjacent land within the unincorporated County is also in draft PAMA.In addition to a northwest to southeast corridor with the Analysis Area in the middle, a northeast to southwest corridor is present with a riparian area in the middle, comprising the headwaters of Agua Hedionda Creek.	
		Maximum dead end road length based on the proposed minimum lot size	<ul style="list-style-type: none">Within the area proposed for a minimum lot size of 0.5 acres (Study Area parcels within the sewer district), the maximum dead end road length is 800 feet.Within the area proposed for a minimum lot size of 1 acre (PSR parcels that aren't in a sewer district), the maximum dead end road length is 1,320 feet.<i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	<ul style="list-style-type: none">Roadway development to fire access standards could be a major constraint to development in the PSR parcels with additional density potential, as the existing site access roads are within/along high quality vegetation areas, and areas within steep slopes.
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	<ul style="list-style-type: none">All access within the Analysis Area is via dead end roads, and three of the PSR parcels have no current connections to any roads for potential access	
		Existing public road access for areas with additional density potential	<ul style="list-style-type: none">Esplendido Avenue is a public road providing access to each of the Study Area parcels (but none of the PSR parcels), and four of the Study Area parcels would have additional density potential with the proposed change.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	<ul style="list-style-type: none">There are no private roads within the PSR parcels with a paved width of at least 24'.	
		Existing environmental constraints that could limit the potential for widening substandard roads	<ul style="list-style-type: none">The wetland/riparian corridor running northeast to southwest through the PSR area (varying width of approximately 180' – 270') will limit access options associated with the 56 total lots possible in the PSR area under the proposed land use designations.<ul style="list-style-type: none">➤ Within the wetland/riparian corridor, there is a pond of approximately 1.5 acres in size.➤ See pages 8 & 9 (Section 86.604a5) of the Resource Protection Ordinance for criteria/limitations associated with potential wetland crossings for roads - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdfApproximately 85% of the PSR area contains coastal sage scrub, which would also present constraints to access improvements, as any roadway improvements would encroach into this vegetation.Coastal sage scrub is also found within the 3 eastern Study Area parcels.	
		Unbuilt Mobility Element roads	<ul style="list-style-type: none">Las Posas Road is a planned (currently unbuilt) Mobility Element road with a proposed alignment	

Policy		Policy Review Criteria	Description	Notes
		(“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way	<p>through the Analysis Area connecting the existing Las Posas Road (dead end) to the south with Siddall Drive and Buena Creek Road to the north.</p> <ul style="list-style-type: none">➤ Potential right-of way dedications would be evaluated, including analysis of environmental constraints, with a development proposal.• The typical right-of-way width for the proposed road classification (Light Collector with intermittent turn lanes) is 64’ to 78’.	
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 52 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	<ul style="list-style-type: none">• All PSR parcels are under common ownership; therefore, the entire PSR area is considered as having additional density potential.• 4 Study Area parcels would have additional density potential under the proposed SR-1 designation.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	<p>Approximately:</p> <ul style="list-style-type: none">• 90 acres in VR-30 designation• 12 acres in VR-20 designation• 15 acres in VR-7.3 designation• 30 acres in VR-4.3 designation• 450 acres in VR-2 designation• 400 acres in SR-1 designation• 688 acres in SR-2 designation• 185 acres in SR-10 designation• 115 acres in Sugarbush Specific Plan Area• 2 acres in General Commercial designation• 50 acres in Limited Impact Industrial designation• 40 acres in Public/Semi-Public Facilities designation	
		Change in zoning minimum lot size	<ul style="list-style-type: none">• Changes in the zoning minimum lot size from 2 acres to 0.5 acre (Study Area parcels within sewer district) and 1 acre (PSR parcels outside sewer district) are required for the Analysis Area parcels, for consistency with the proposed land use designation.	
		Range of lot sizes and most common (mode) lot size in the area	<ul style="list-style-type: none">• Parcel sizes range from ¼ acre lots to 40 acres within a 1 mile radius.• The SR-10 area to the north and west contains mostly large lots, while the SR-2 area to the east contains mostly parcels of 5 acres or less.• A large undeveloped corridor of native habitat separates the Analysis Area from a higher density area of 5,000-6,000 square-foot lots in the City of San Marcos to the south.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	<ul style="list-style-type: none">• Policies referencing densities and minimum lot sizes in the North County Metro Subregional Plan are focused on the Escondido Sphere of Influence area and the Twin Oaks Valley outside the San Marcos Sphere of Influence (SOI).<ul style="list-style-type: none">➤ Land Use Policy 8 of the Subregional Plan calls for designating the Twin Oaks Valley outside the San Marcos SOI as Semi-Rural and Rural Lands Regional Categories.➤ Most of the Study Area and about 22 acres of the PSR area are outside the San Marcos SOI (and within the Twin Oaks Valley) and no change in the current Semi-Rural Regional Category is proposed or necessary.	
LU-2.4	Relationship of Land Uses to	Community issues/objectives noted	<ul style="list-style-type: none">• Goal 3 - Promote Agriculture in Non-Urban Areas: “Promote agriculture by protecting semi-rural	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	in the community plan that are particularly relevant to the proposal	and rural areas from urbanization and incompatible development.” ➤ The Study Area parcels contain agricultural operations. See Policy LU-7.1 for additional information on agricultural preservation.	
		Community plan policies that are relevant to the proposal	• Land Use Policy 8 of the Subregional Plan calls for designating the Twin Oaks Valley outside the San Marcos SOI as Semi-Rural and Rural Lands Regional Categories. ➤ Most of the Study Area and about 22 acres of the PSR area are outside the San Marcos SOI (and within the Twin Oaks Valley) and no change in the current Semi-Rural Regional Category is proposed or necessary.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• 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.” ➤ The Analysis Area is adjacent to the City of San Marcos, and contains existing agricultural operations within Study Area parcels.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p.31 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	• The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	• Although NC22 is currently designated SR-10 and not rural lands, the majority of the property is undisturbed habitat at the boundary of the City of San Marcos, which are characteristics of a greenbelt.
		Regional Category change	• N/A	
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	• The Conservation Subdivision requirement would be removed within the areas proposed to change to SR-1. • The Conservation Subdivision requirement would be maintained within the areas proposed to remain in an SR-10 designation. ➤ The Conservation Subdivision Program requires 75% percent resource avoidance in the existing/proposed SR-10 designated lands.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	• Properties that would have additional density potential include four Study Area parcels, as well as the entire PSR area, as all PSR parcels are under common ownership. • These areas of additional density potential contain a wetland/riparian corridor with a pond in the middle, coastal sage scrub, and chaparral.	
		Resource Conservation Areas	• 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	• N/A	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and	• All of the Analysis Area is in Draft PAMA.	

Policy		Policy Review Criteria	Description	Notes
		acreage within the areas of additional density potential See p. 31 for an explanation of MSCP and 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">The Analysis Area is within a corridor of undeveloped native habitat that spans over 1,200 acres between the unincorporated County and City of San Marcos lands.<ul style="list-style-type: none">➤ All of this adjacent land within the unincorporated County is also in draft PAMA.In addition to a large northwest to southeast corridor with the Analysis Area in the middle, a northeast to southwest corridor is present with riparian area in the middle, comprising the headwaters of Agua Hedionda Creek.	
		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: pallid bat, golden eagle, burrowing owl, arroyo toad, southwestern pond turtle, yellow-billed cuckoo, Townsend’s big-eared bat, Stephen’s kangaroo rat, southwestern willow flycatcher, Hermes copper butterfly, San Diego coast horned lizard, California gnatcatcher, western spadefoot toad, and least Bell’s vireo.	
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	<ul style="list-style-type: none">The Analysis Area is 2 miles upstream of a portion of the Agua Hedionda Creek that is within the USFWS Critical Habitat Area designation area for the endangered southwestern willow flycatcher	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: <ul style="list-style-type: none">Very High: approximately 150 acresSee Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes <ul style="list-style-type: none">Approximately 4 acres in a Moderate FSHZ
		Proposed density consistency with emergency response travel times	<ul style="list-style-type: none">Current estimates show that fire response times do not meet the General Plan standard of 5 minutes for an SR-1 designation. See S-6.4 for further detail.	
		Other hazards present	<ul style="list-style-type: none">There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodways/floodplains within the Analysis Area.	
LU-7.1	Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.	SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 31 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	<ul style="list-style-type: none">The Analysis Area contains existing agricultural operations (within Study Area parcels) and proposes a land use designation of SR-1 for the southwestern half of the PSR area and the entire Study Area, which is higher than the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	Agricultural operations present: <ul style="list-style-type: none">OrchardsVineyards	
LU-8.1	Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to	County Water Authority (CWA) Boundary	<ul style="list-style-type: none">The Analysis Area is within the County Water Authority boundary (Vista Irrigation District).This policy is not applicable to Analysis Areas that are within the County Water Authority boundary.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	<ul style="list-style-type: none">N/A - The Analysis Area is not groundwater-dependent.	

Policy		Policy Review Criteria	Description	Notes
	be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	Groundwater Ordinance minimum lot size (if groundwater-dependent)	<ul style="list-style-type: none">N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A – No Village land use designation is proposed.	LU-9.2 Additional Notes
		Potential community character issues	<ul style="list-style-type: none">N/A	
		Consistency with the level of environmental constraint	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A – No Village land use designation is 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. 32 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	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	

Policy		Policy Review Criteria		Description	Notes
	neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	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	• No change in the Regional Category is required.		LU-10.3 Additional Notes
		Proximity to the Village Boundary	• The southwestern edge of the Study Area is adjacent to the North County Metro – North Village Boundary. ➤ Though this adjacent area is within the Village boundary, it is designated SR-1. ➤ Most of the adjacent area on the west is designated SR-10.		
		Proximity to the CPA boundary	• Adjacent to the North County Metro CPA (and Twin Oaks) boundary		
		Greenbelts on/near the edges of communities	• The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).		
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	• N/A - No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.		LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	• N/A		
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Commercial, office, or industrial land use designations outside of Villages	• N/A - No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.		LU-11.1 Additional Notes
		Accessibility from surrounding areas	• N/A		
LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	• N/A - The 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	On or adjacent to areas classified as having important mineral resources	• The entire Analysis Area is within MRZ-3 designated lands.		COS-10.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.	(MRZ-2) or as having mineral resources that may be significant (MRZ-3).		
		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">A change to an SR-1 designation in the southwestern half of the PSR are and the Study area would be below the SR-10 threshold that would preclude mining operations per State Mining & Geology Board.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	<ul style="list-style-type: none">Densities of adjacent residential uses includes SR-1, SR-2 and SR-10 with existing residential uses that would preclude mining operations due to the proximity of houses.	
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 a combination of SR-10 and SR-1.	<i>COS-12.1 Additional Notes</i>
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	<ul style="list-style-type: none">No change in the Regional Category is required.	<i>COS-14.1 Additional Notes</i>
		Alternative transportation networks available in the vicinity	<ul style="list-style-type: none">Approximately 2 miles to the NCTD Buena Creek Sprinter Station<ul style="list-style-type: none">➤ This route provides service to Oceanside Transit Center and Escondido Transit Center.Approximately 8 miles to the nearest park-and-ride facility at the I-15/West El Norte Parkway interchangeNo Class I or II bike lanes available between Analysis Area and the Village or other commercial or job center	
		Proximity to the village, other commercial areas, and major job centers	Approximately: <ul style="list-style-type: none">1.3 miles to the North County Metro - North Village (geographic center) that has 1,280 jobs and commercial along Santa Fe Avenue2.7 miles to the City of San Marcos (geographic center) that has 34,576 jobs6.6 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs12.7 miles to the San Pasqual Reservation Valley View Casino, which has 1,112 jobsApproximately 1.5 miles to the nearest commercial area (liquor store and deli)	
		Land use mapping pattern consistent with community character	<ul style="list-style-type: none">For more information on mapping patterns and community character, see LU-1.3, 2.3, and 2.4.	

Policy		Policy Review Criteria	Description	Notes
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">• The Study Area parcels have existing access via a County-maintained road (Esplendido Avenue).• Approximately 2 miles to the SR-78 on-ramp via Sycamore Avenue and Lobelia Drive• The closest I-15 on ramp is approximately 4 miles away via Buena Creek Road and Deer Springs Road.• Las Posas Road is an unbuilt Mobility Element road with a potential alignment from southwest to northeast through the Analysis Area.• For more information, please see the 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 not present:<ul style="list-style-type: none">➢ No sewer infrastructure present➢ Estimates show that current fire response times do not meet the General Plan standard of 5 minutes for an SR-1 designation. See S-6.4 for further detail.• 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">• Almost the entire Analysis Area (150 acres of the total 154 acres) is within a Very High Fire Hazard Severity Zone (FHSZ). See Policy LU-6.11 for additional information.<ul style="list-style-type: none">➢ Approximately 4 acres in the northwest portion is adjacent to existing residential and agricultural development are in a Moderate FHSZ• There are no fault rupture hazard zones, dam inundations zones, or FEMA/County-designated floodways/floodplains 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">• Esplendido Avenue is a County-maintained public road providing access to the Study Area parcels• There are no private roads within the Analysis Area built to fire access standards.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	<ul style="list-style-type: none">• Within the area proposed for a minimum lot size of 0.5 acres (Study Area parcels within sewer district), the maximum dead end road length is 800 feet.• Within the area proposed for a minimum lot size of 1 acre (PSR parcels that aren't in a sewer district), the maximum dead end road length is 1,320 feet.• Discretion of the Fire Marshal is allowed for consideration of the applicable densities.	
		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 Study Area parcels are currently accessed via a County-maintained public road.• The entire PSR area would require new access roads to fire code standards.	
		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">• The wetland/riparian corridor running northeast to southwest through the PSR area (varying width of approximately 180' – 270') will limit access options associated with the 56 total lots possible in the PSR area under the proposed land use designations.<ul style="list-style-type: none">➢ Within the wetland/riparian corridor, there is a pond of approximately 1.5 acres in size.➢ See pages 8 & 9 (Section 86.604a5) of the Resource Protection Ordinance for criteria/limitations associated with potential wetland crossings for roads - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf• Approximately 85% of the PSR area contains coastal sage scrub, which would also present constraints towards access improvements, as any roadway improvements would encroach into this vegetation.	

Policy		Policy Review Criteria	Description	Notes
			<ul style="list-style-type: none">Coastal sage scrub is also found within the 3 eastern Study Area parcels.	
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">According to County GIS estimates, most of the Analysis Area are within the 5-10 minute estimated fire response travel time.Per Table S-1, the maximum allowable emergency response travel time for an SR-1 designation is 5 minutes.<ul style="list-style-type: none">The portion of the Analysis Area proposed to change to SR-1 is within the San Marcos Fire Protection District. The district estimates the travel time to be beyond the 5-minute General Plan standard for SR-1.	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	<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	
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	

Policy		Policy Review Criteria	Description	Notes
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	<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	
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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A	
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	<ul style="list-style-type: none">N/A – There are no floodways within the Analysis Area.	S-10.1 Additional Notes
		Density feasibility with avoidance of the floodway	<ul style="list-style-type: none">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.