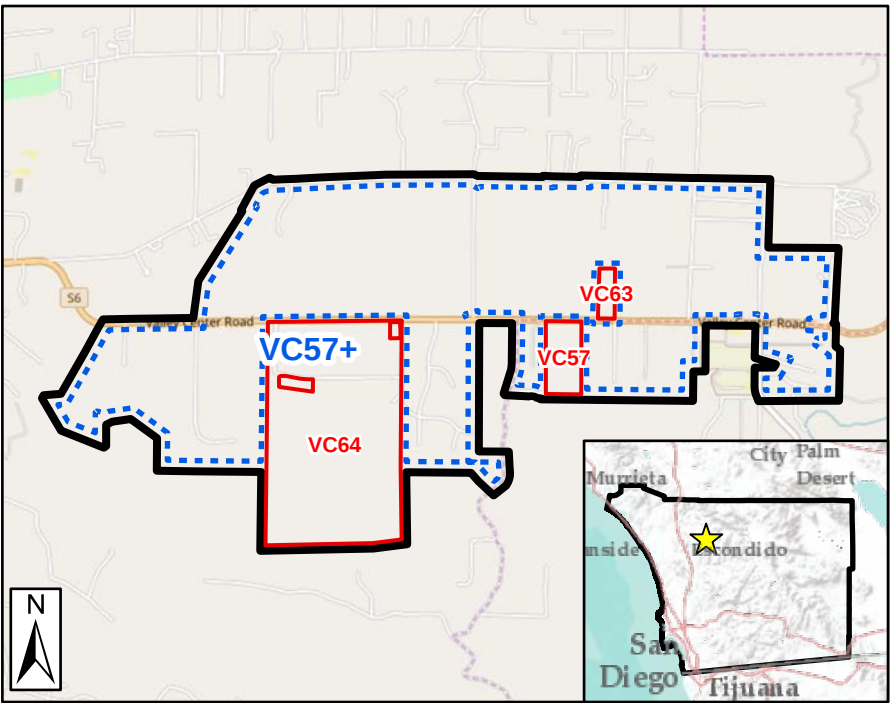
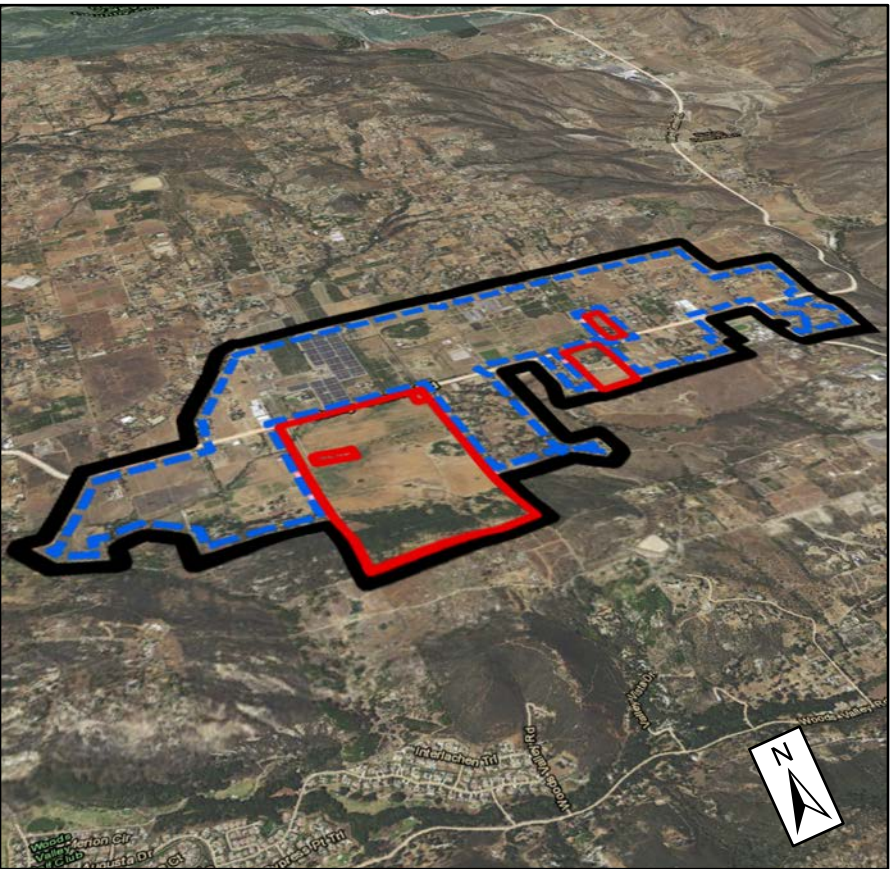
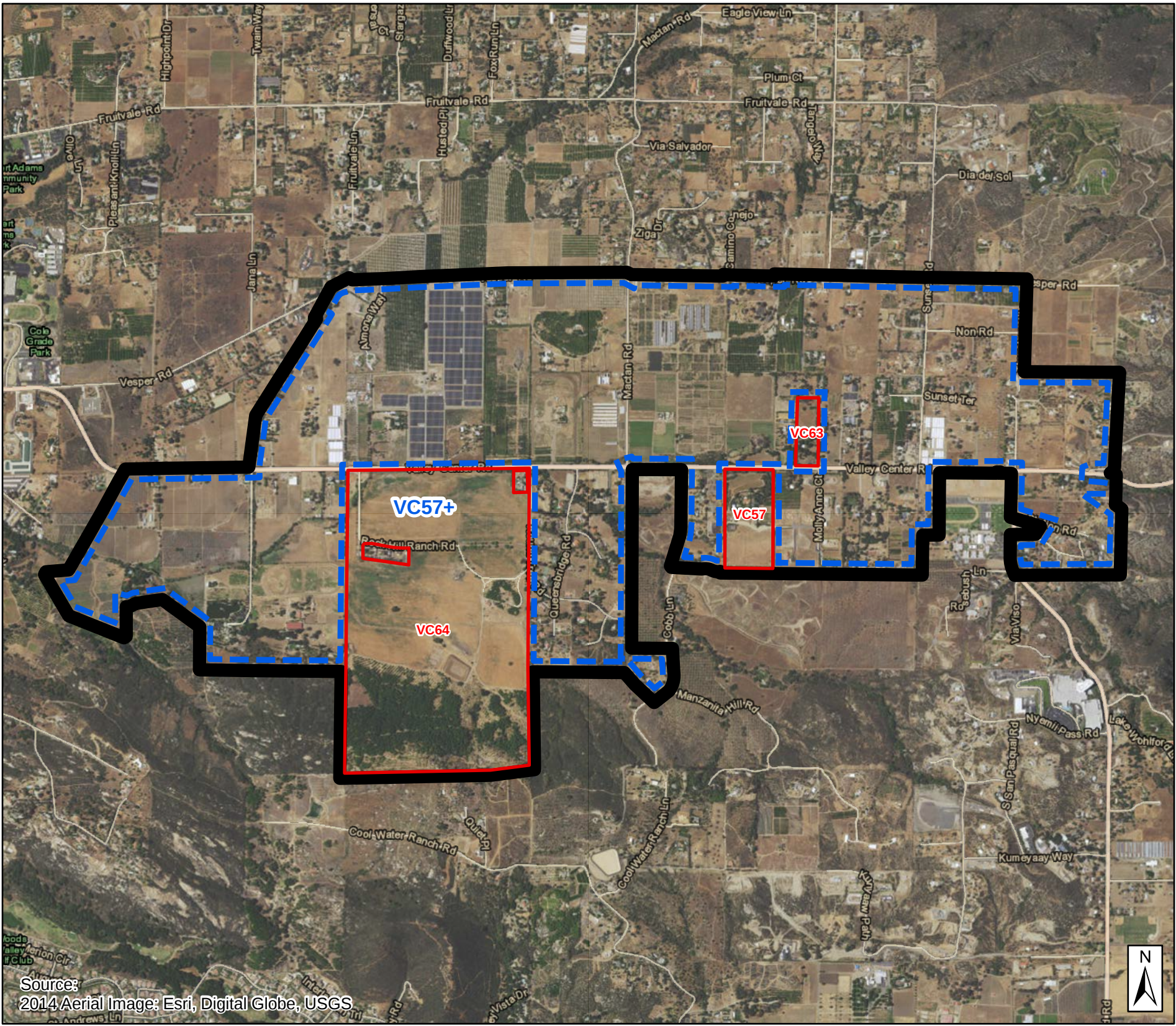




VICINITY MAP



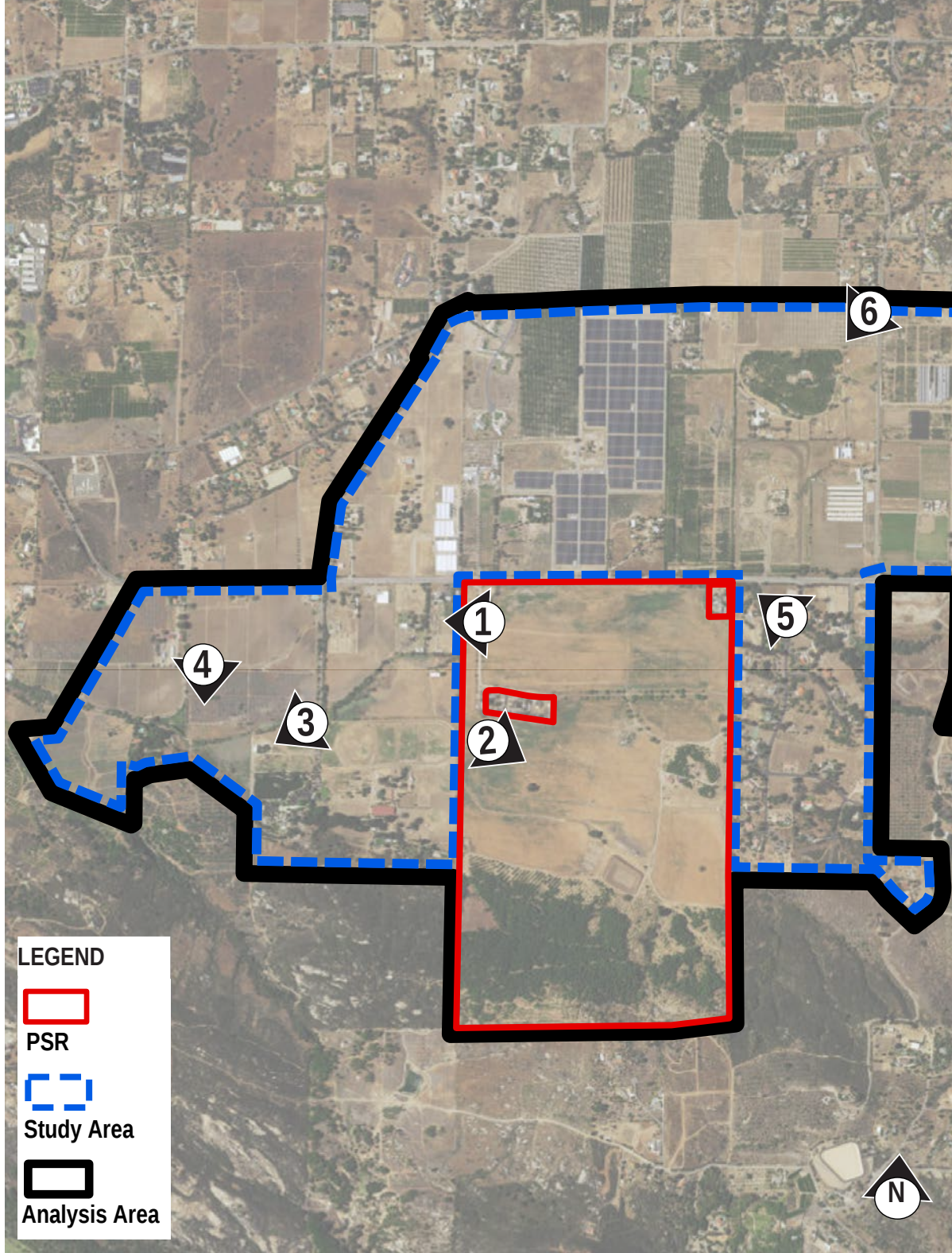
3D VIEW



AERIAL VIEW

Legend

- PSR
- Study Area
- Analysis Area



SITE PHOTO KEY MAP - WESTERN PORTION



① From Rock Hill Ranch Road (northwestern corner of the VC64 PSR property), facing west at the riparian corridor that continues through the western Study Area



③ From a bridge over an area of southern willow scrub in the riparian corridor of the western Study Area, facing west



⑤ Within the most extensively developed residential portion of the Study Area along Queensbridge Road, just east of VC64, facing northwest



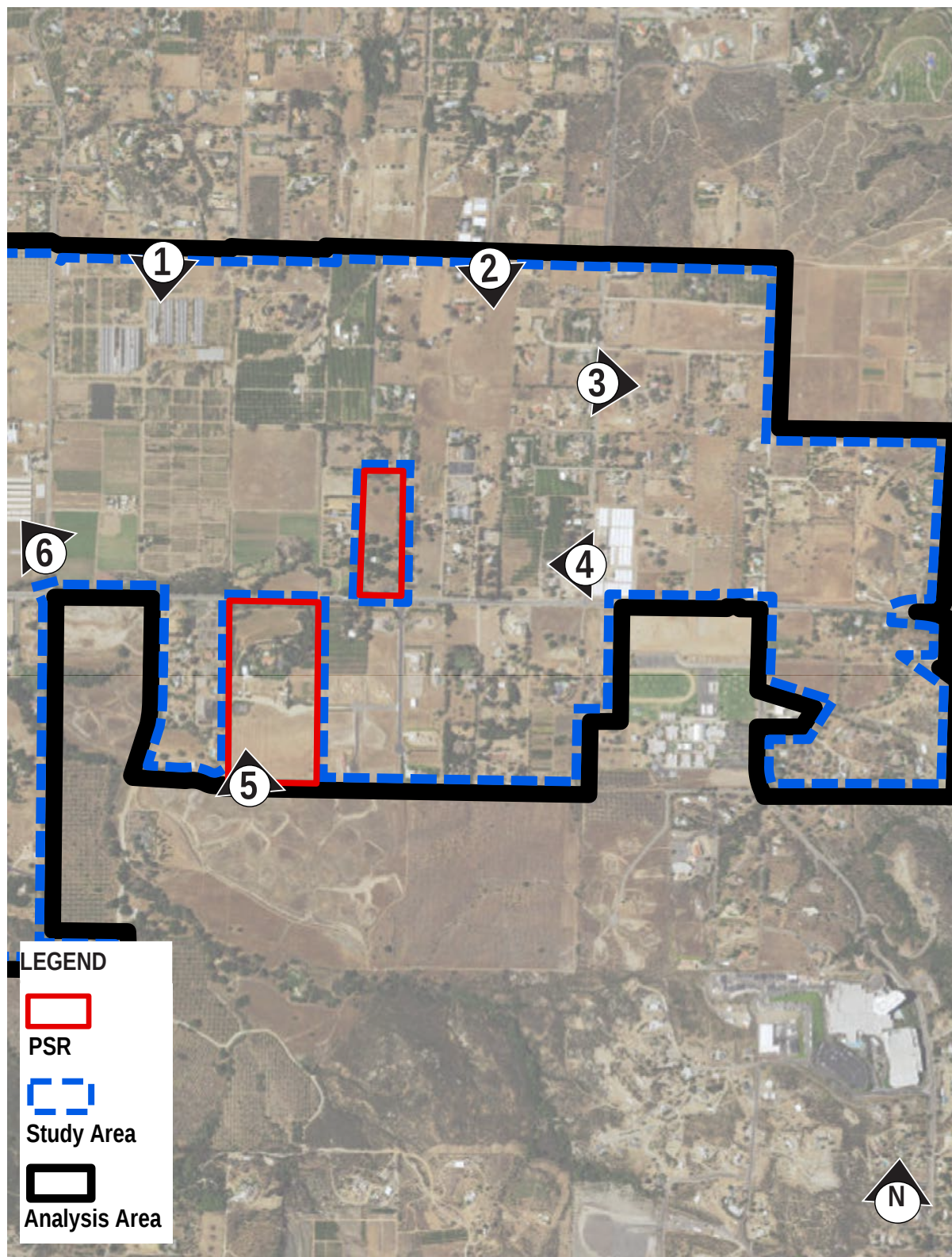
② From the western end of the VC64 PSR parcel, facing south-east at the southern portion of the property



④ Within the floodplain portion of the western Study Area, facing south at agricultural fields



⑥ From Vesper Road, just west of Mactan Road, facing south-west at the northwestern portion of the Study Area



SITE PHOTO KEY MAP - EASTERN PORTION



1 From Vesper Road near the intersection with Mactan Road, facing south at the northern Study Area



2 From Vesper Road near the intersection with John Wayne Lane, facing south at the northern Study Area



3 From Sunset Road in the northeastern Study Area, facing east



4 On Sunset Road near the intersection with Valley Center Road, facing west at the Valley Center General Store (commercial zoning on this property would not require a change associated with the proposed land use designation change)



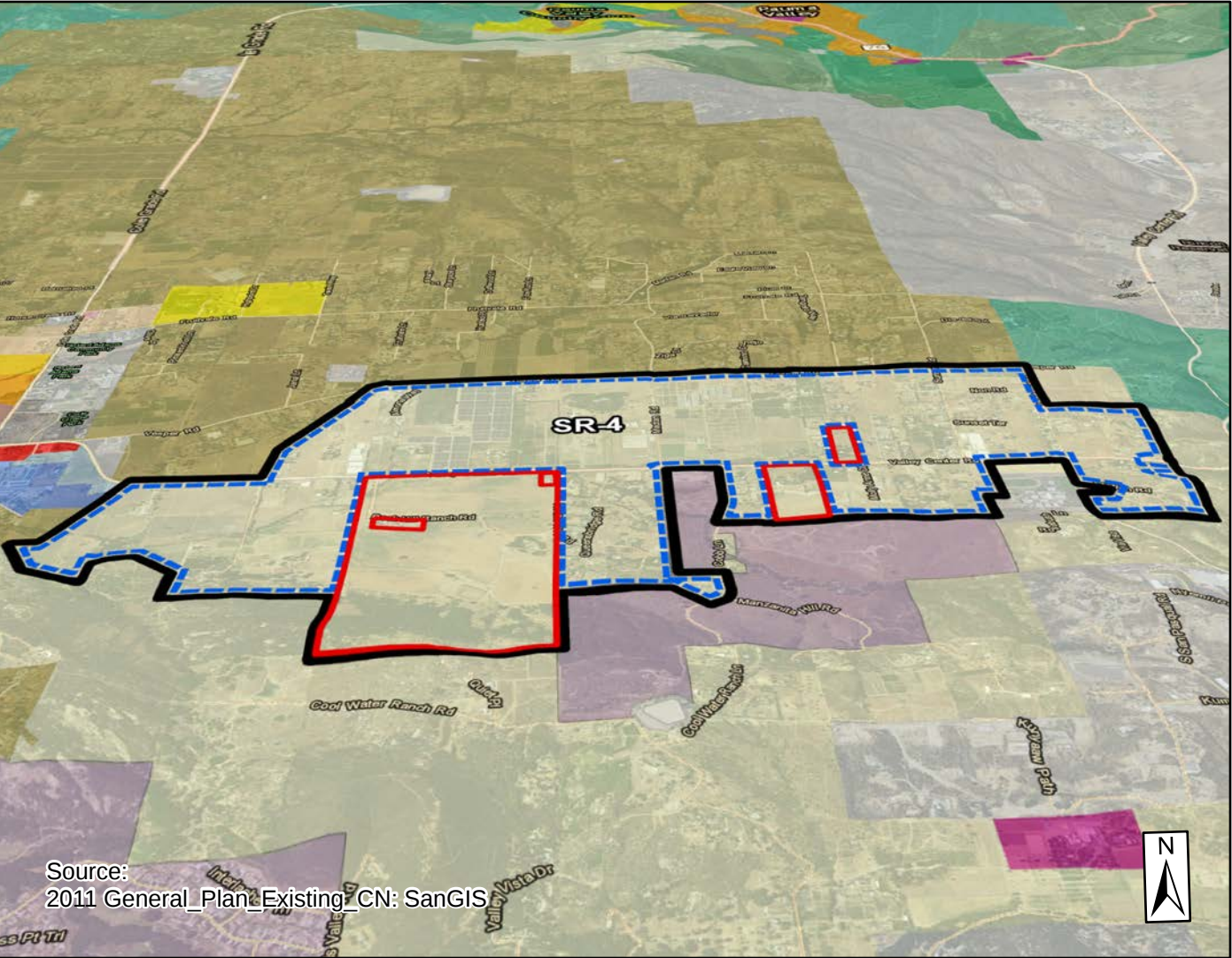
5 Facing north at the VC57 PSR property from near the southern property line



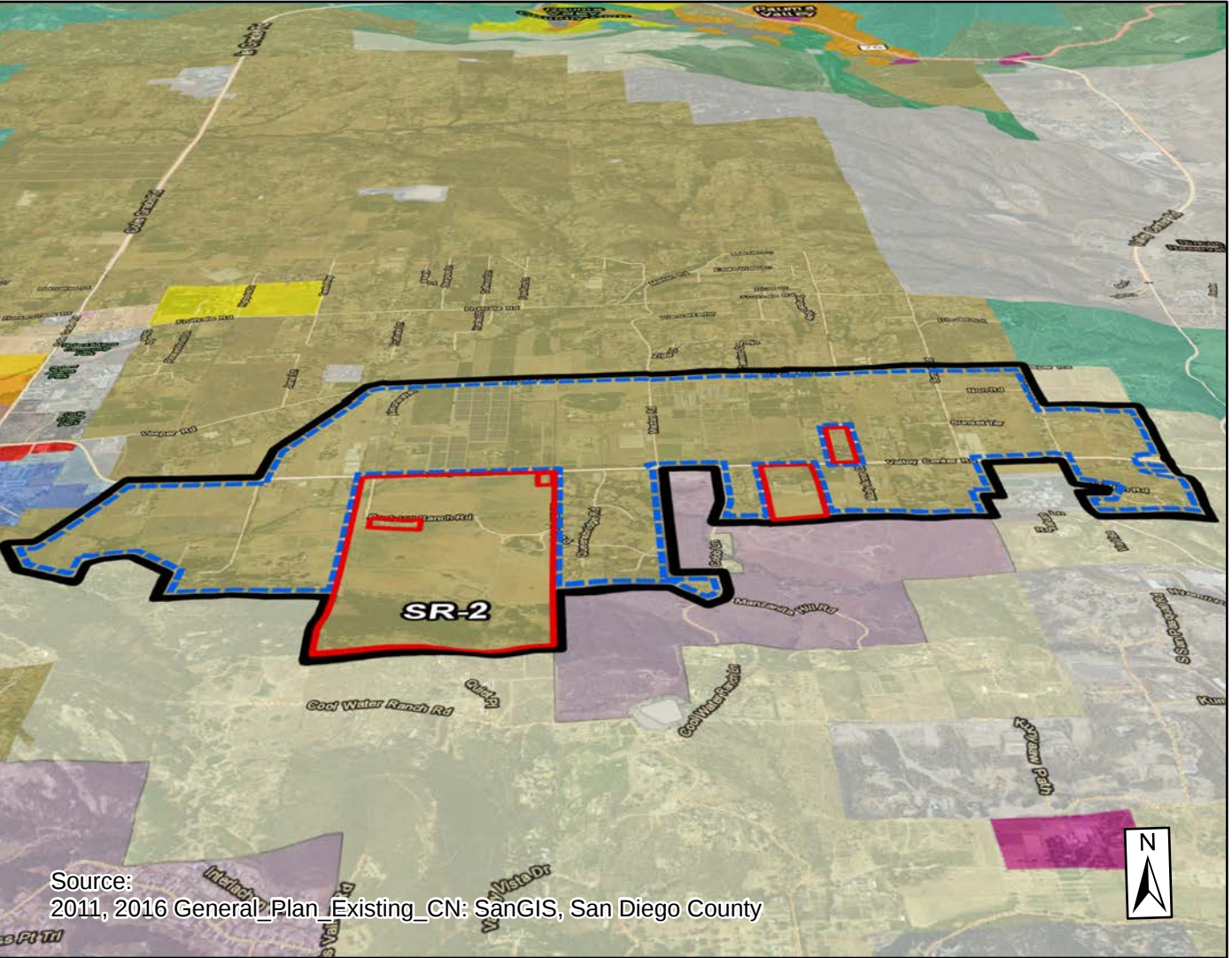
6 From near Valley Center Road, facing northwest at properties in the central portion of the Study Area



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

- PSR
- Study Area
- Analysis Area

LEGEND

- | | |
|--|---|
| Village Residential (VR-30), 30 du/ac | Rural Lands (RL-80), 1 du/80 ac |
| Village Residential (VR-24), 24 du/ac | Specific Plan Area (residential densities in <i>italics</i>) |
| 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

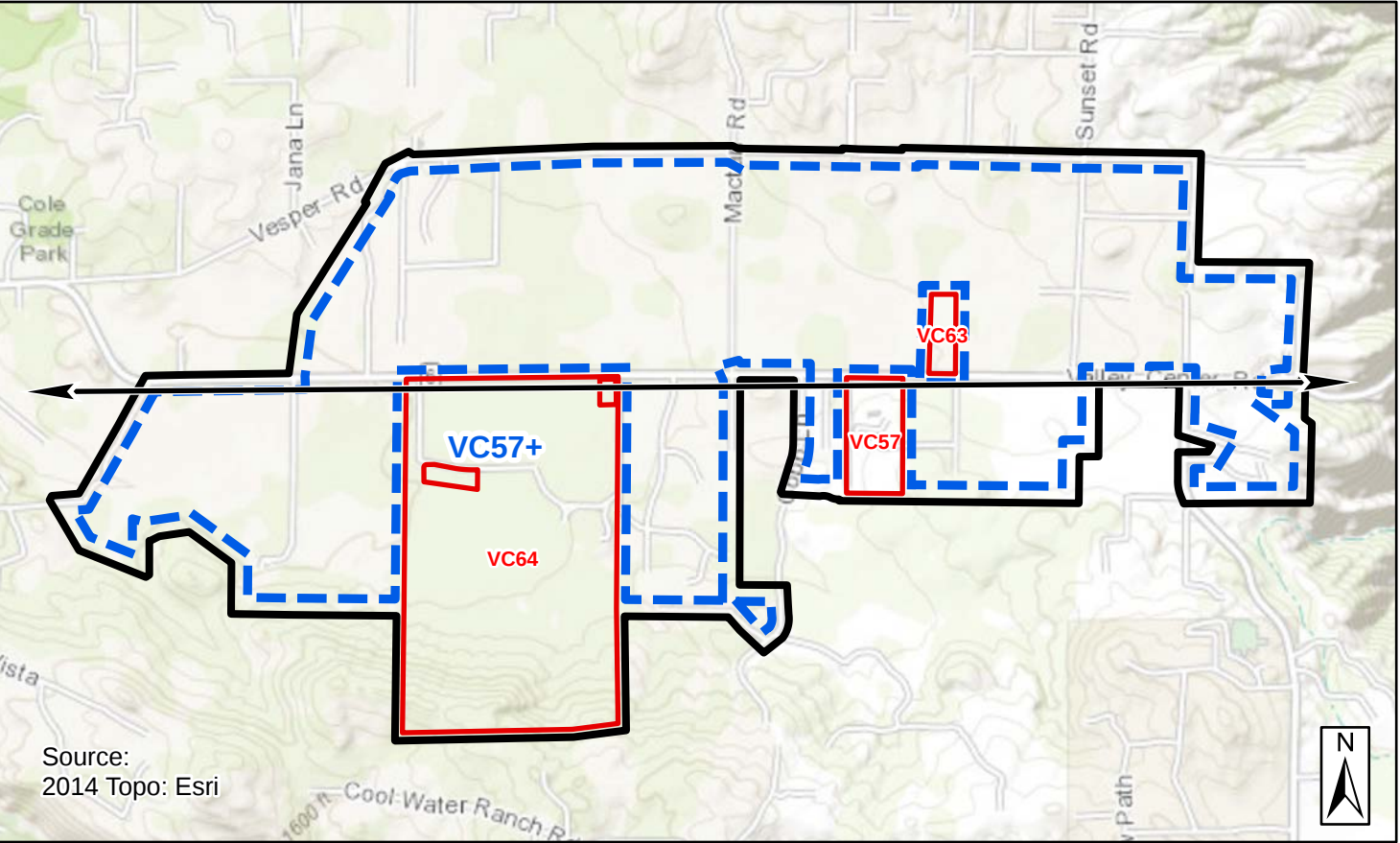
Legend

- PSR
- Study Area
- Analysis Area

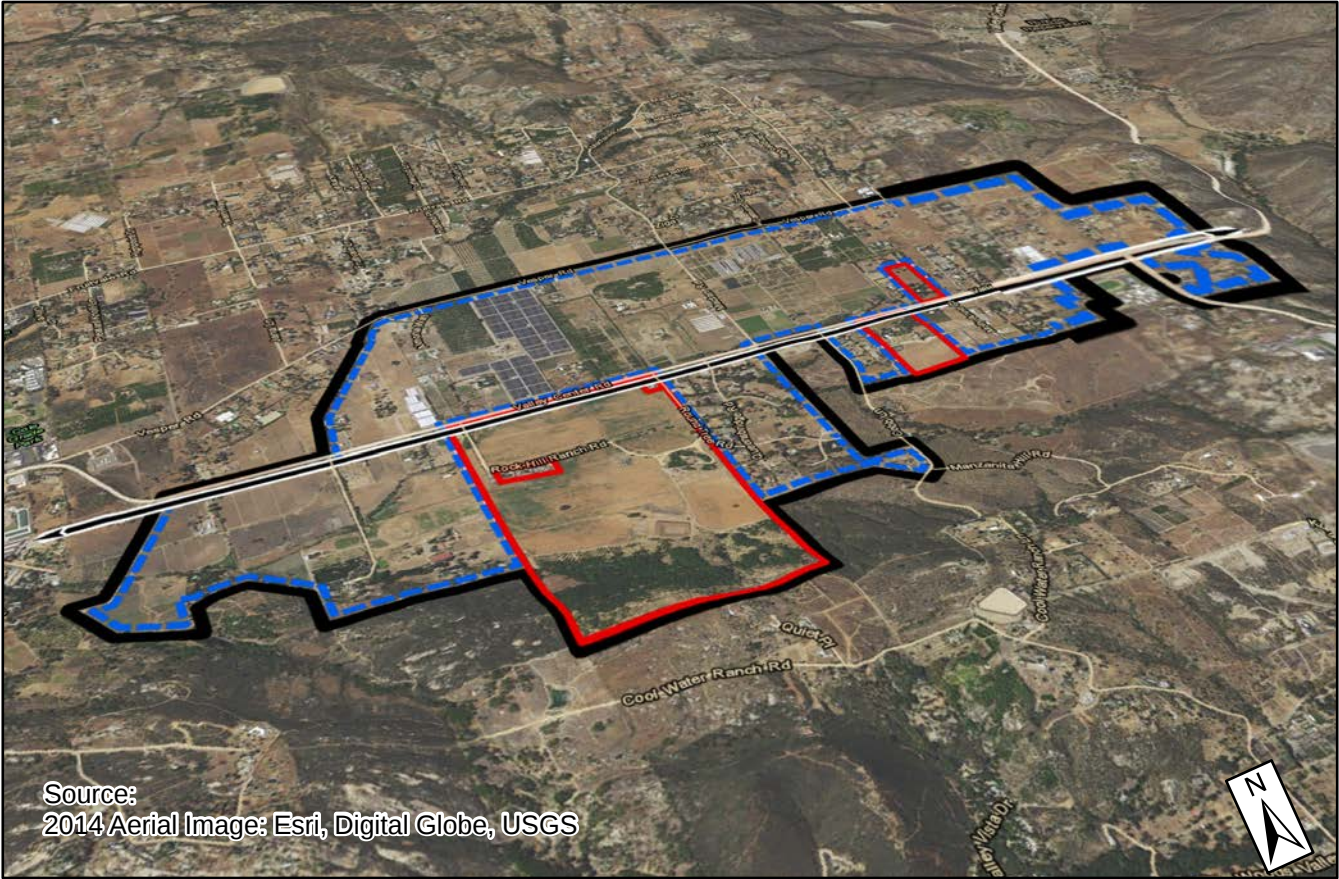
Source:
2015 LANDUSE_CURRENT: SanGIS



TOPOGRAPHIC VIEW



3D VIEW



Legend



PSR

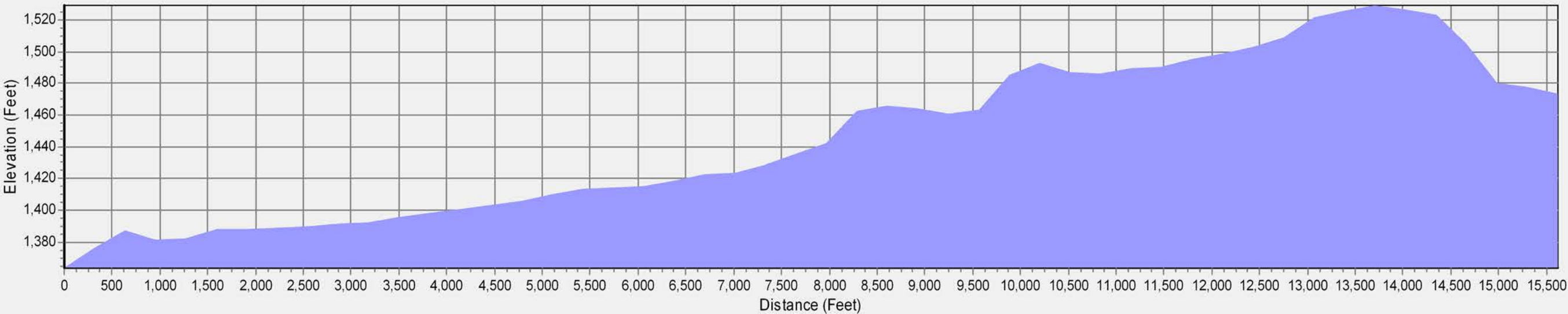


Study Area



Analysis Area

Elevation Profile

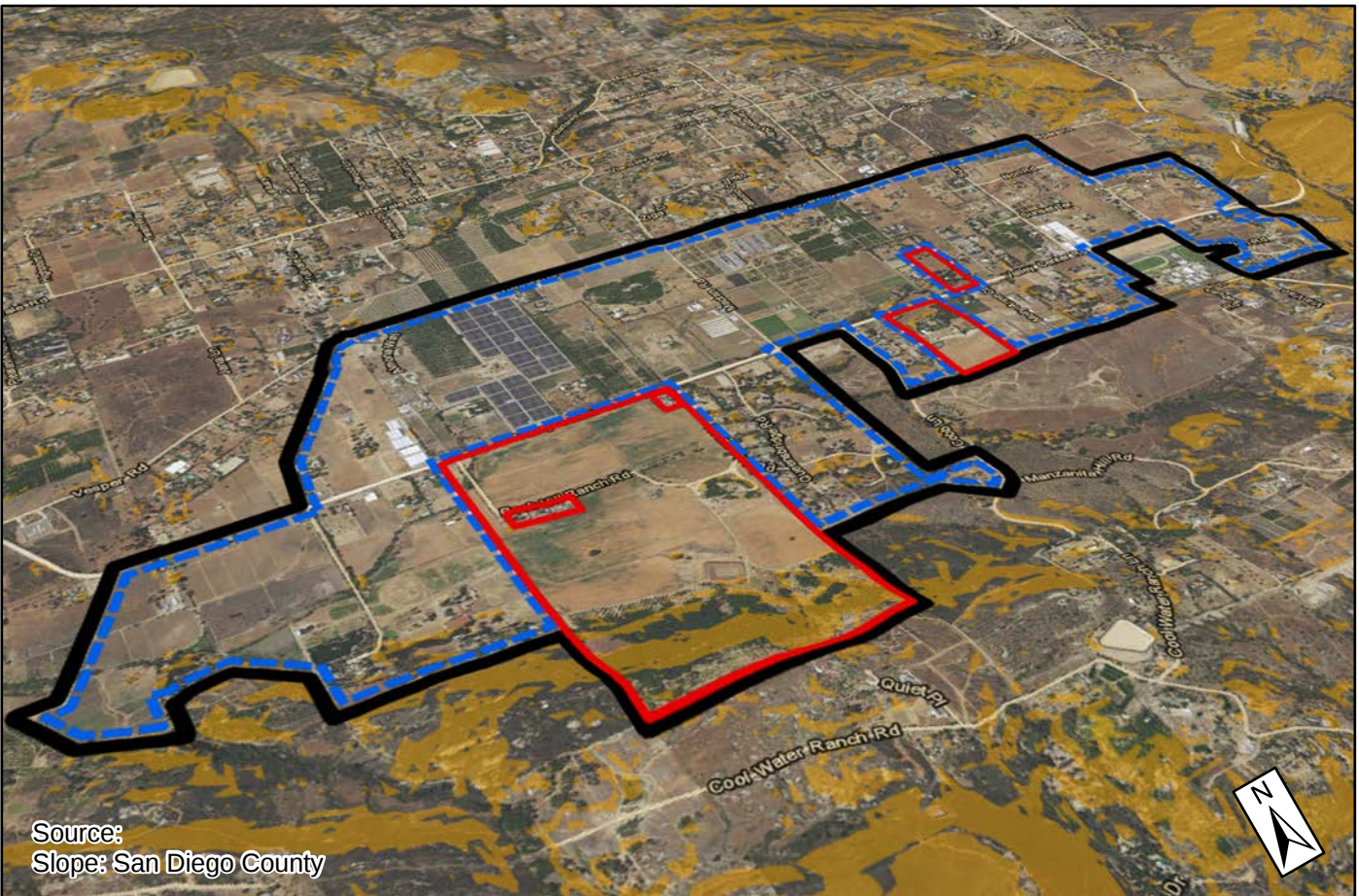


DEM Resolution: 10m, Line ID = 58

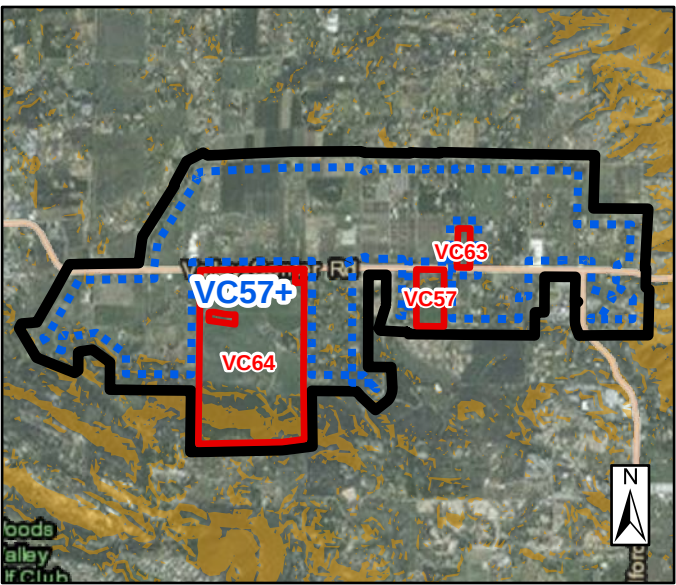
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



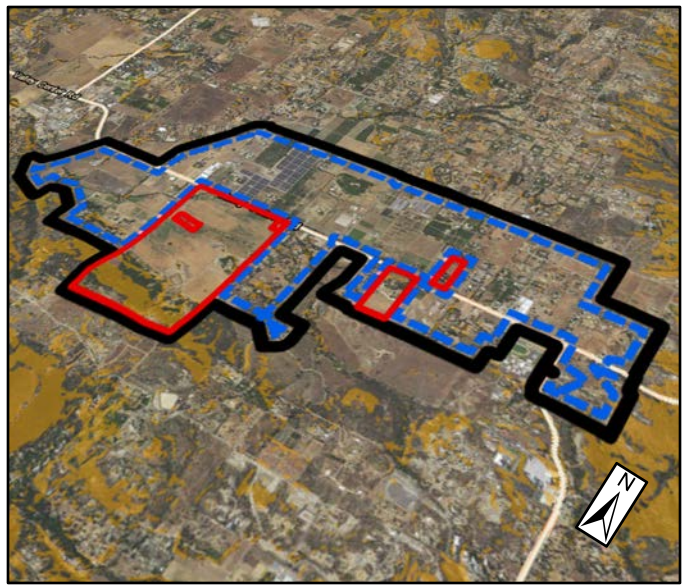
STEEP SLOPES



3D VIEW

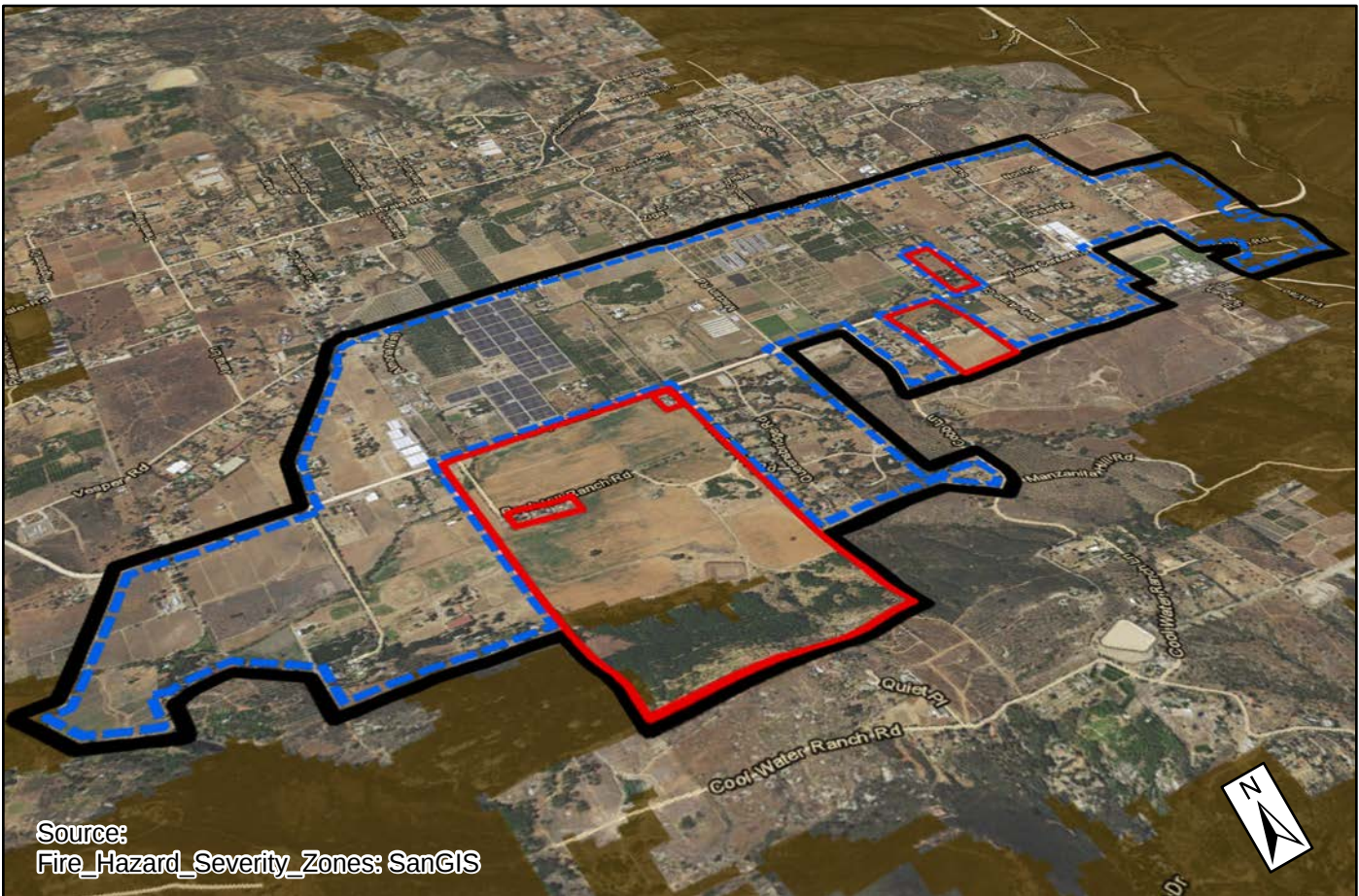


PLAN VIEW

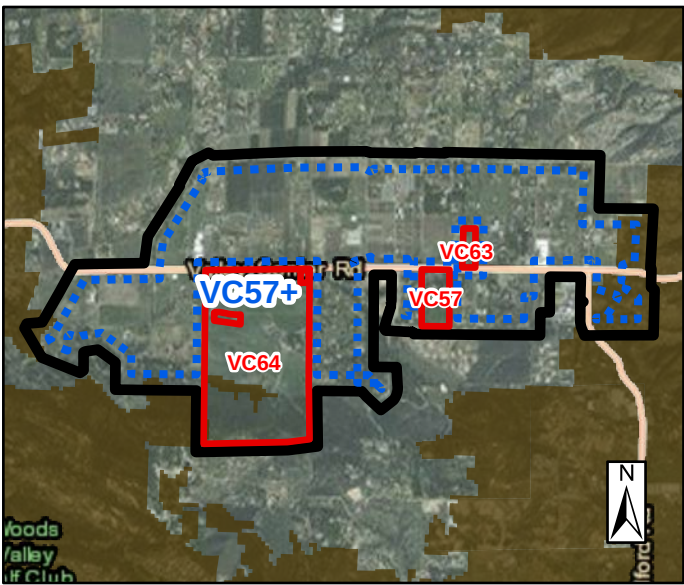


3D VIEW # 2

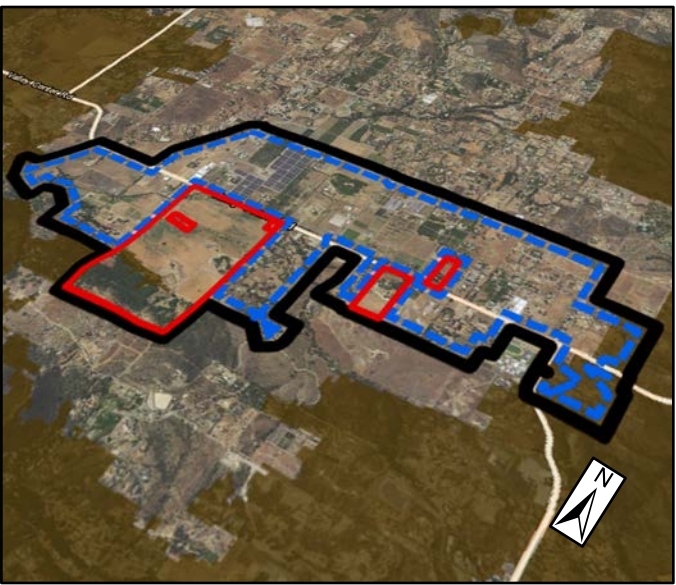
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



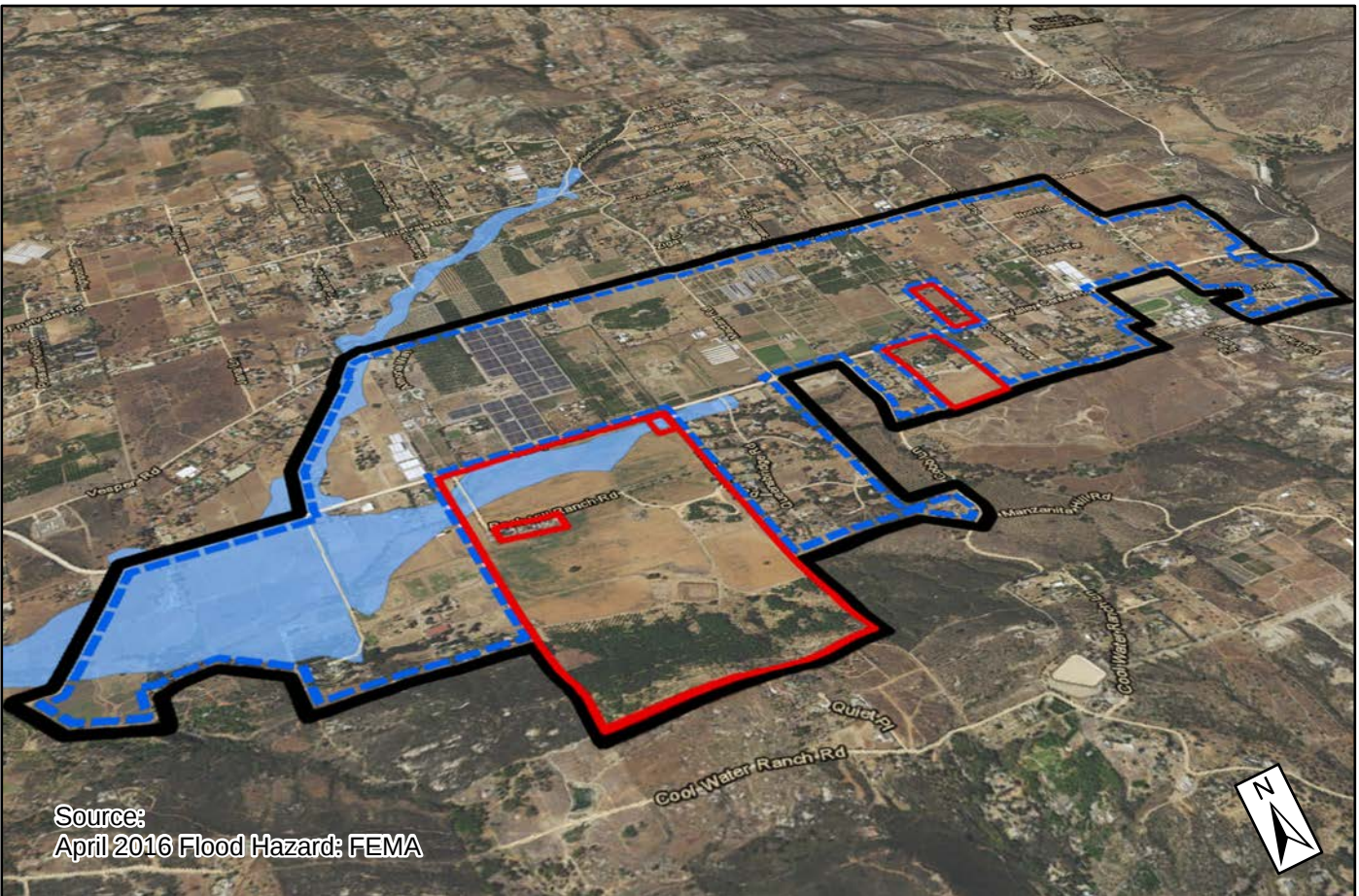
Study Area



Analysis Area

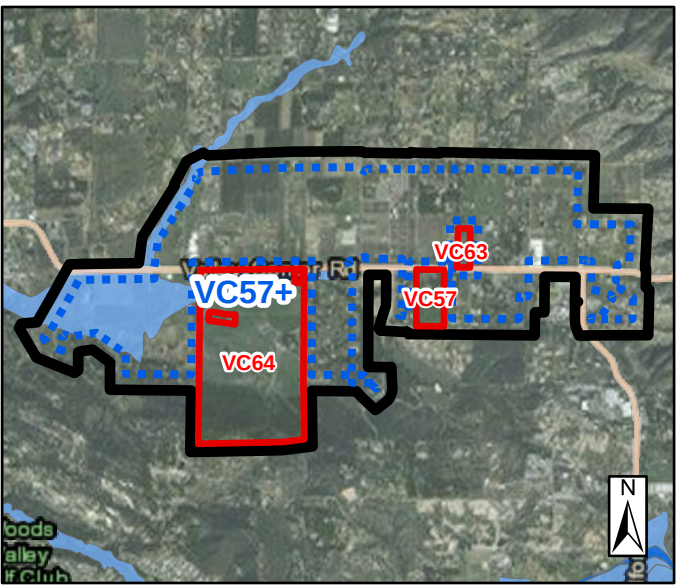


100-YR Floodway 100-YR Floodplain 500-YR Floodplain

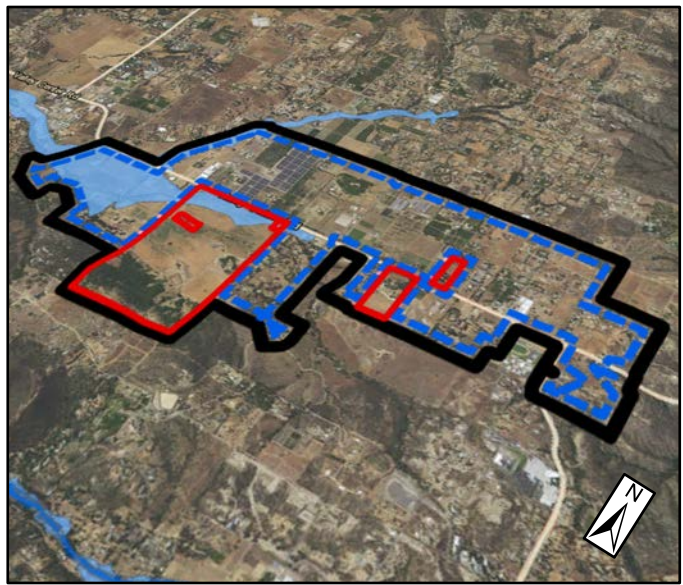


Source:
April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW

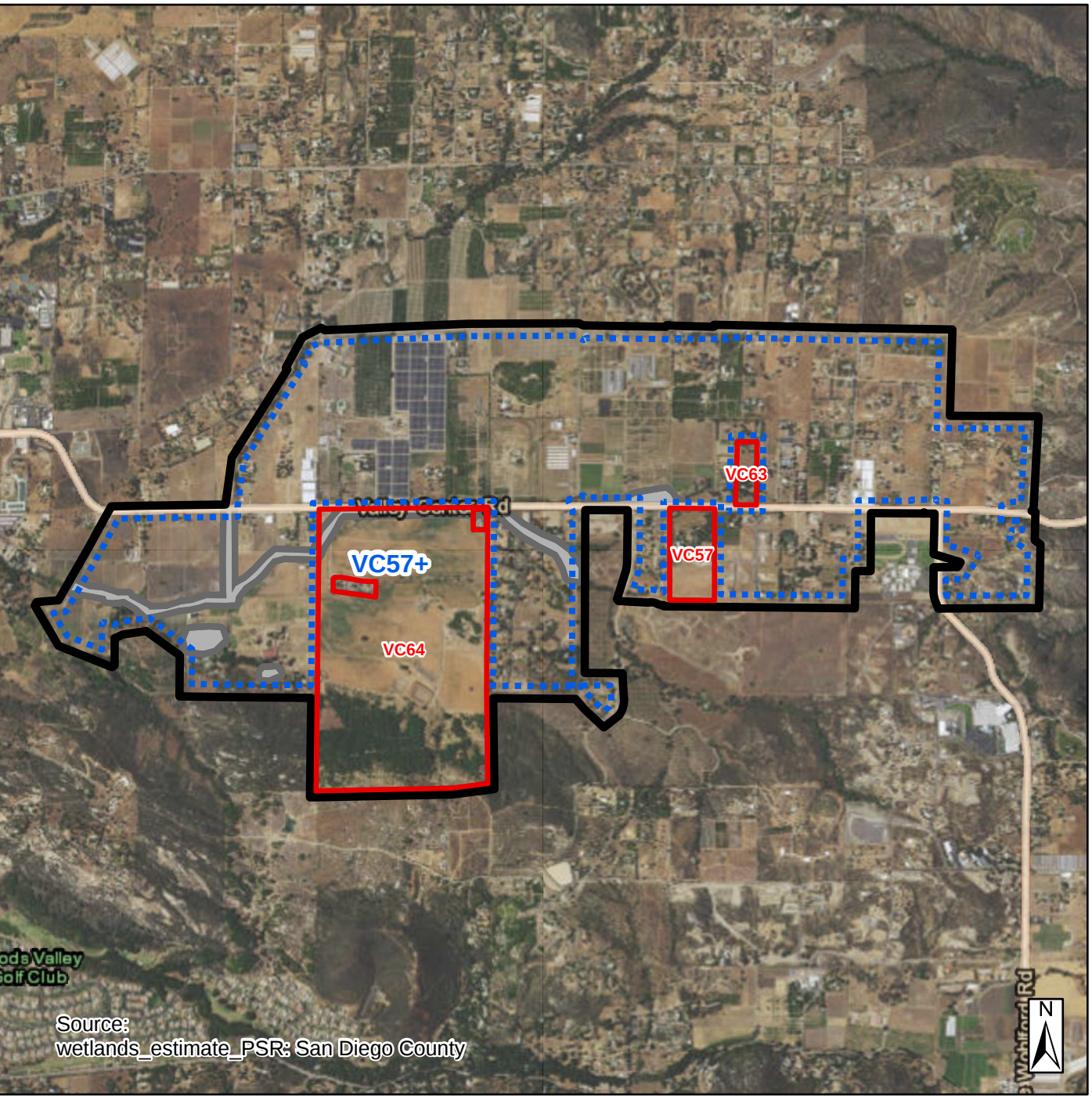


3D VIEW # 2

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

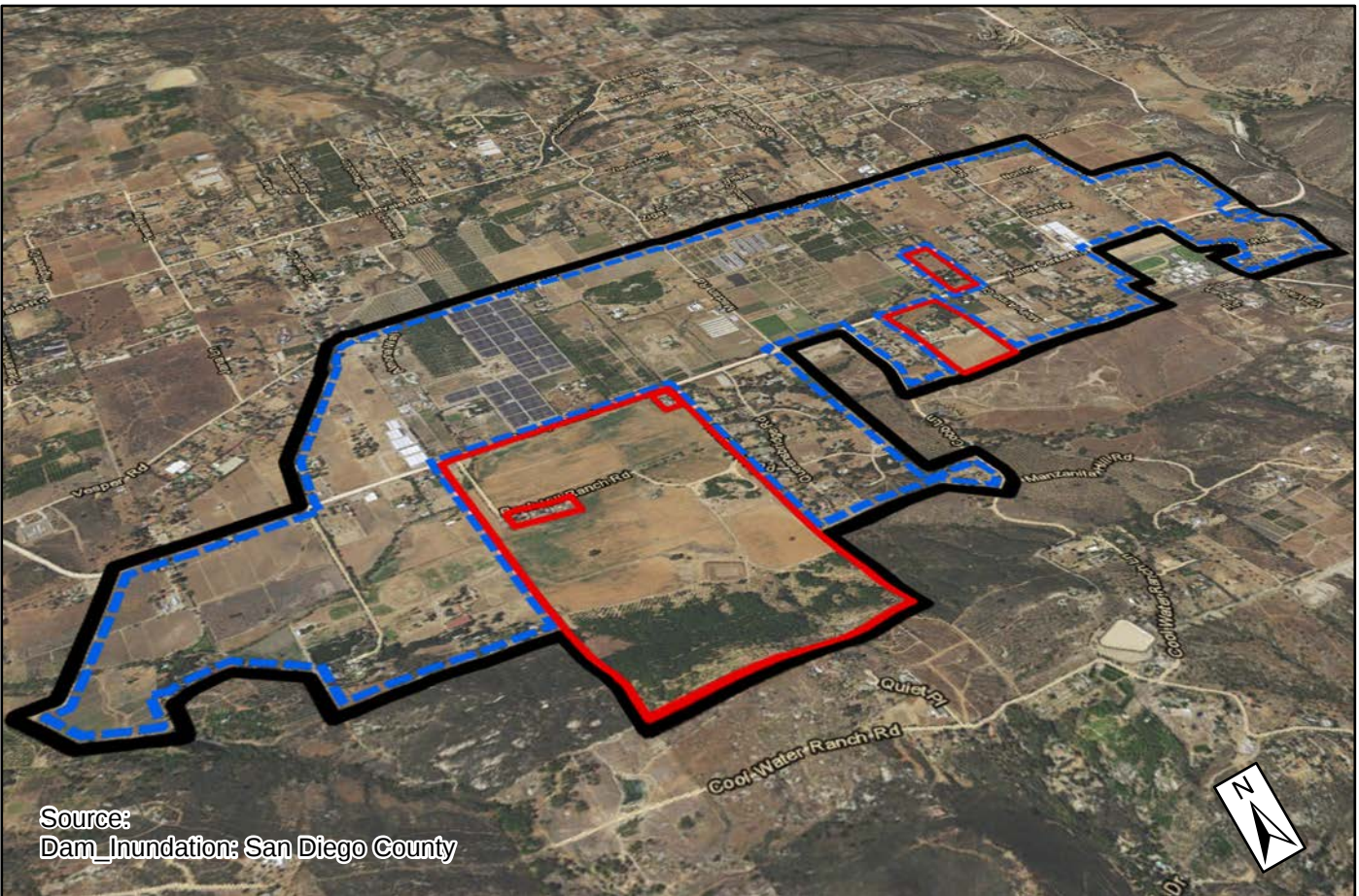
PLAN VIEW

Legend

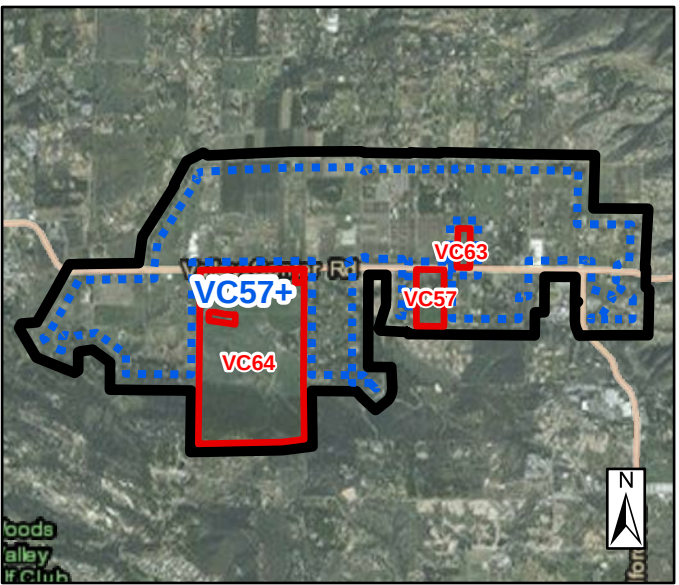
- PSR
- Study Area
- Analysis Area



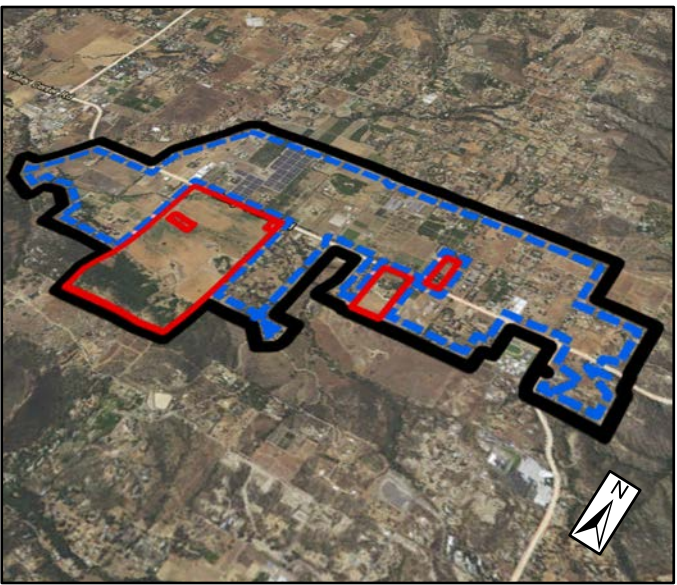
DAM INUNDATION ZONES



3D VIEW

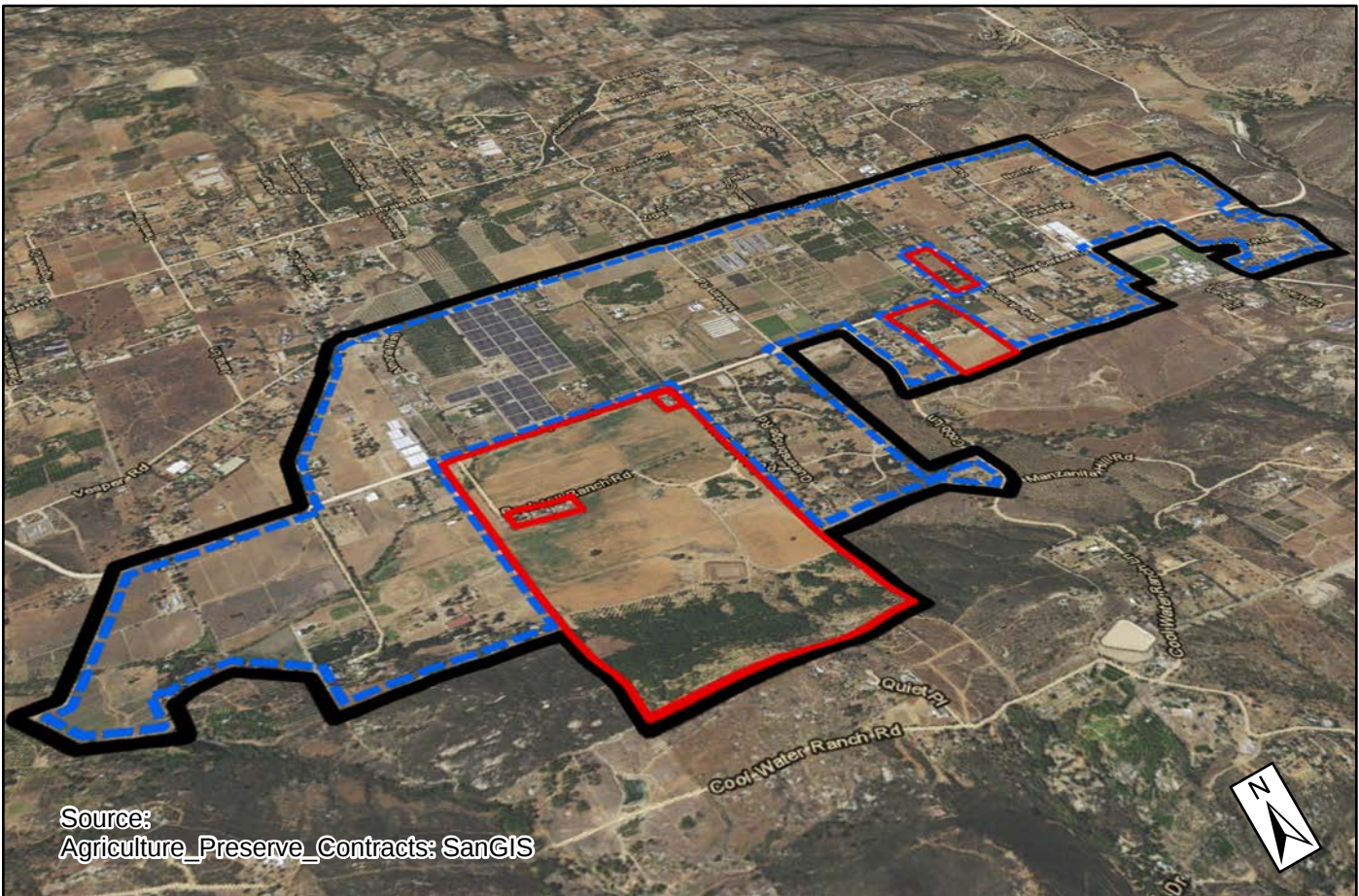


PLAN VIEW

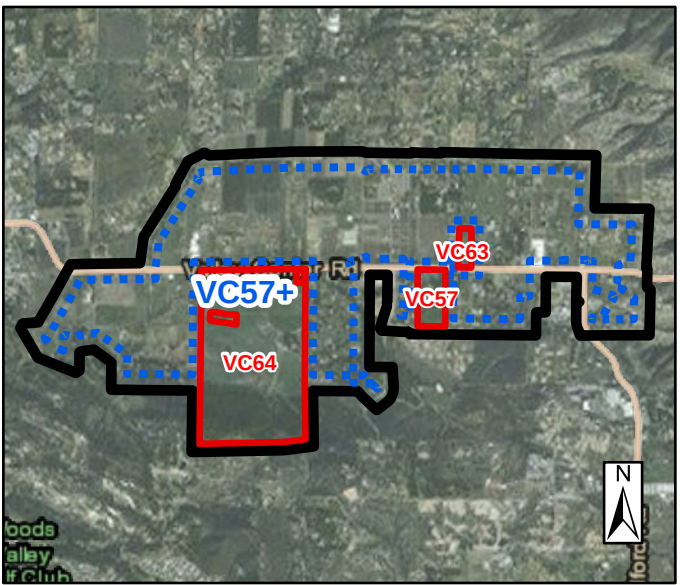


3D VIEW # 2

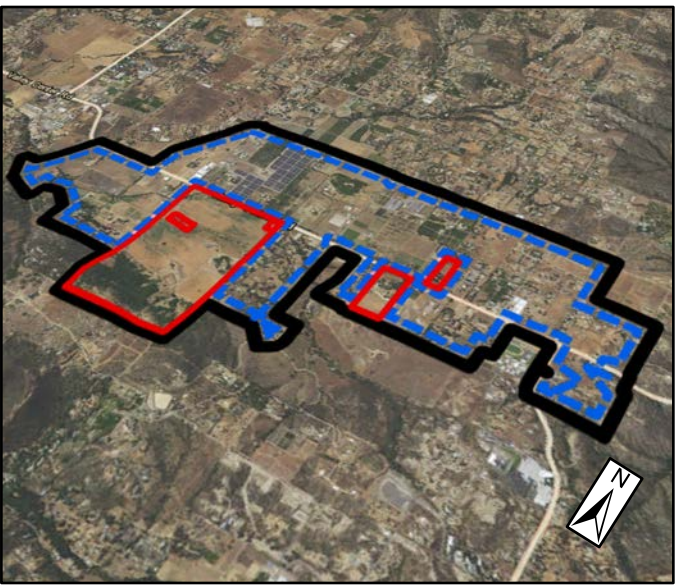
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



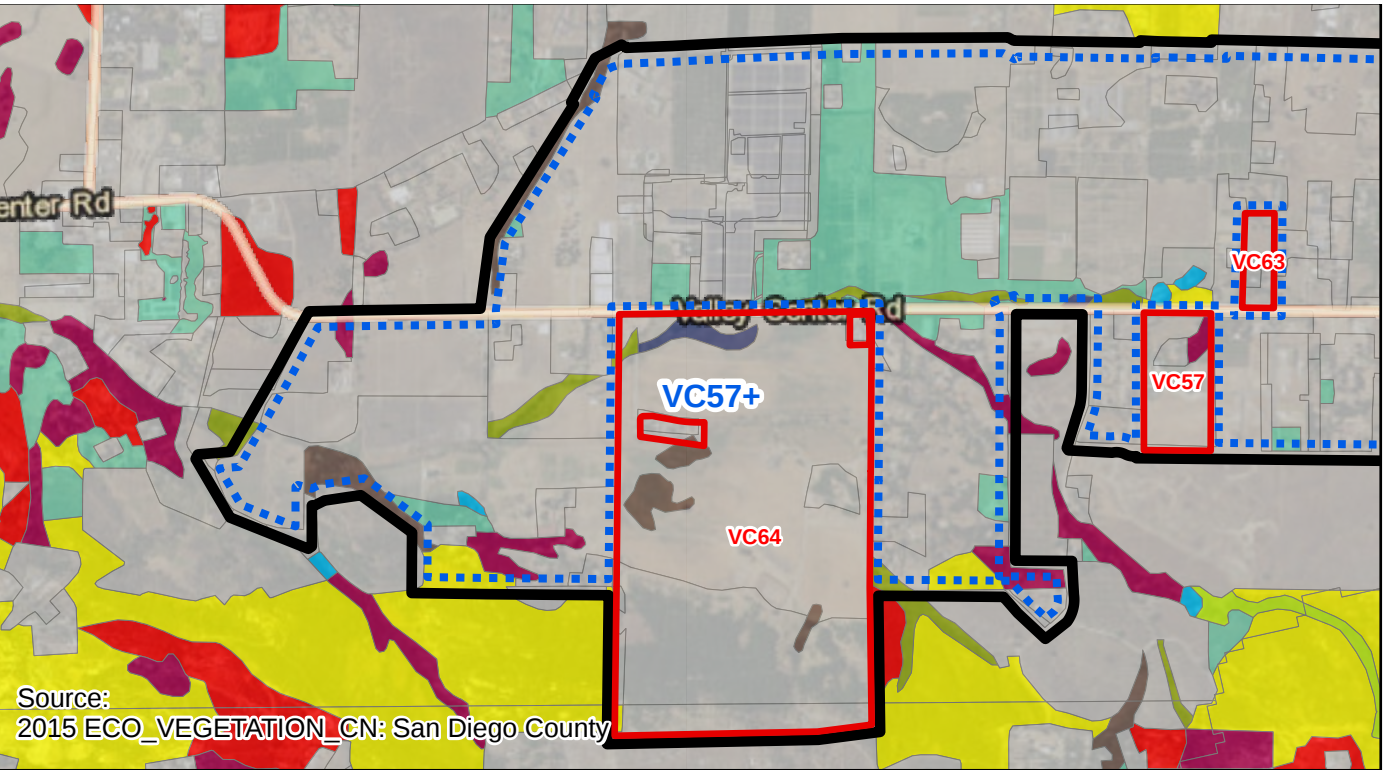
3D VIEW # 2

Legend

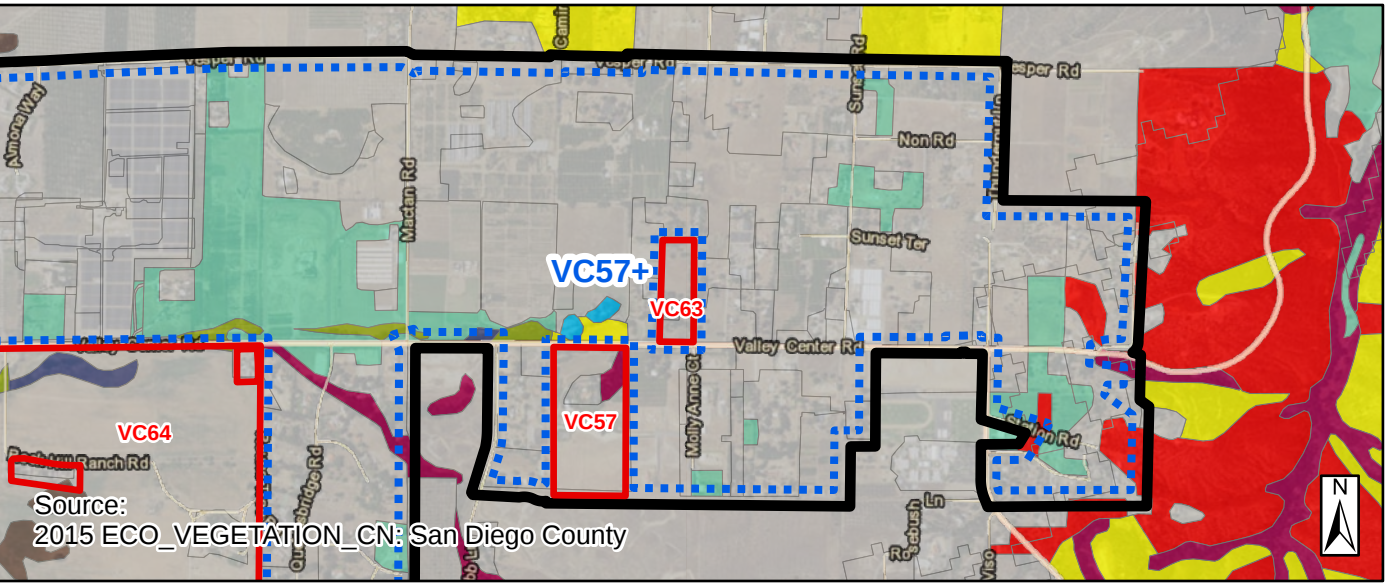
- PSR
- Study Area
- Analysis Area



VEGETATION



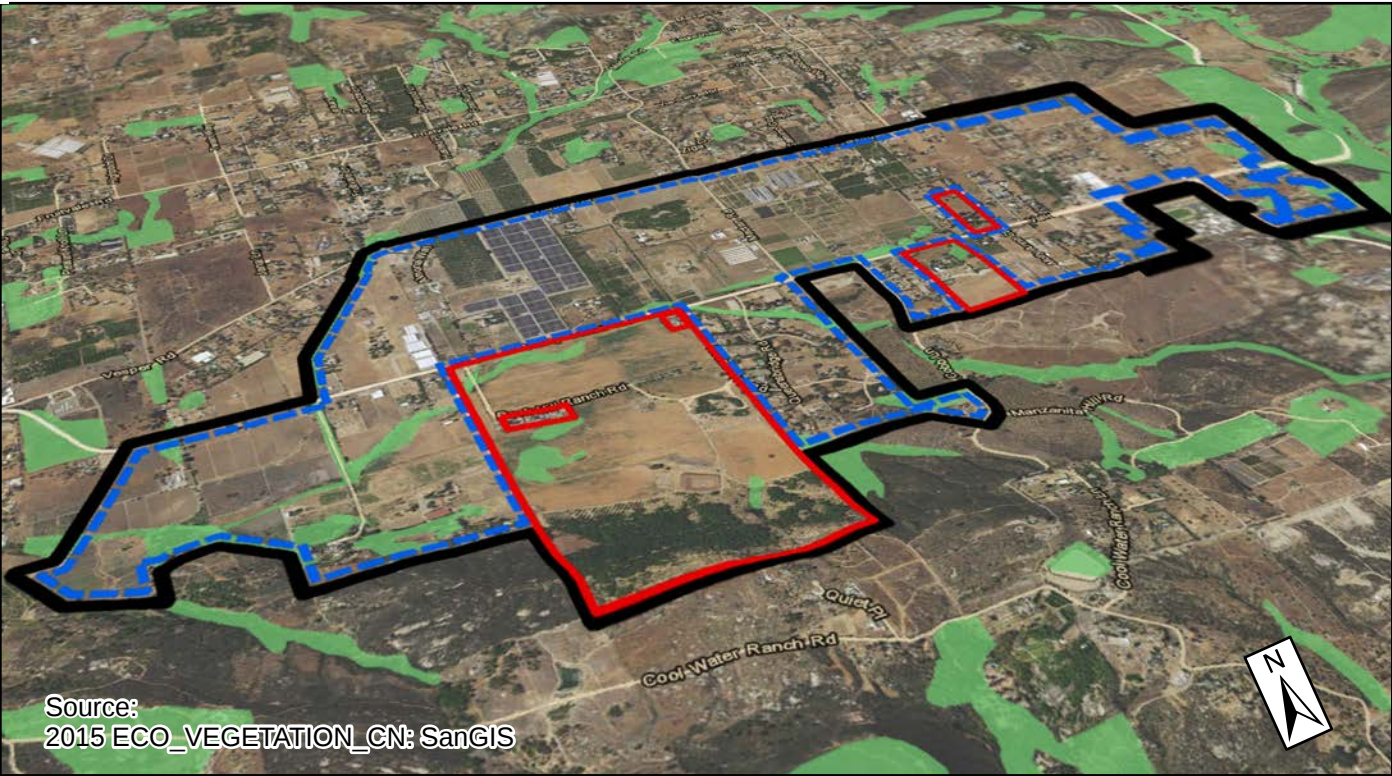
PLAN VIEW (WESTERN PORTION)



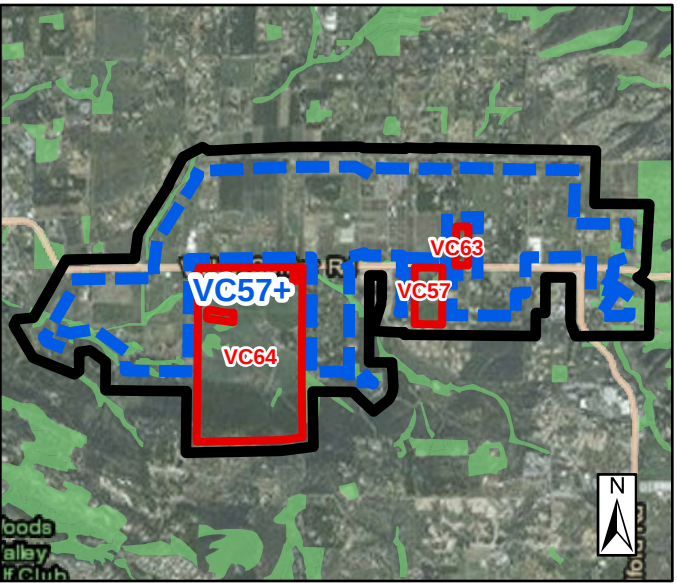
PLAN VIEW (EASTERN PORTION)

UPPER TIER VEGETATION

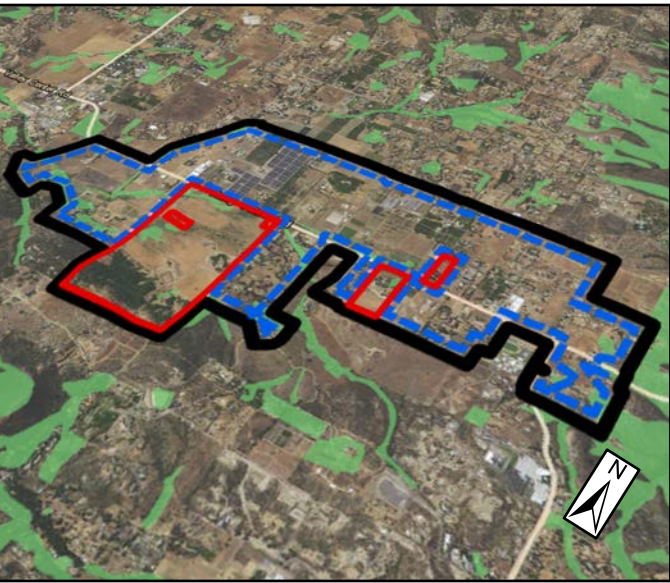
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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

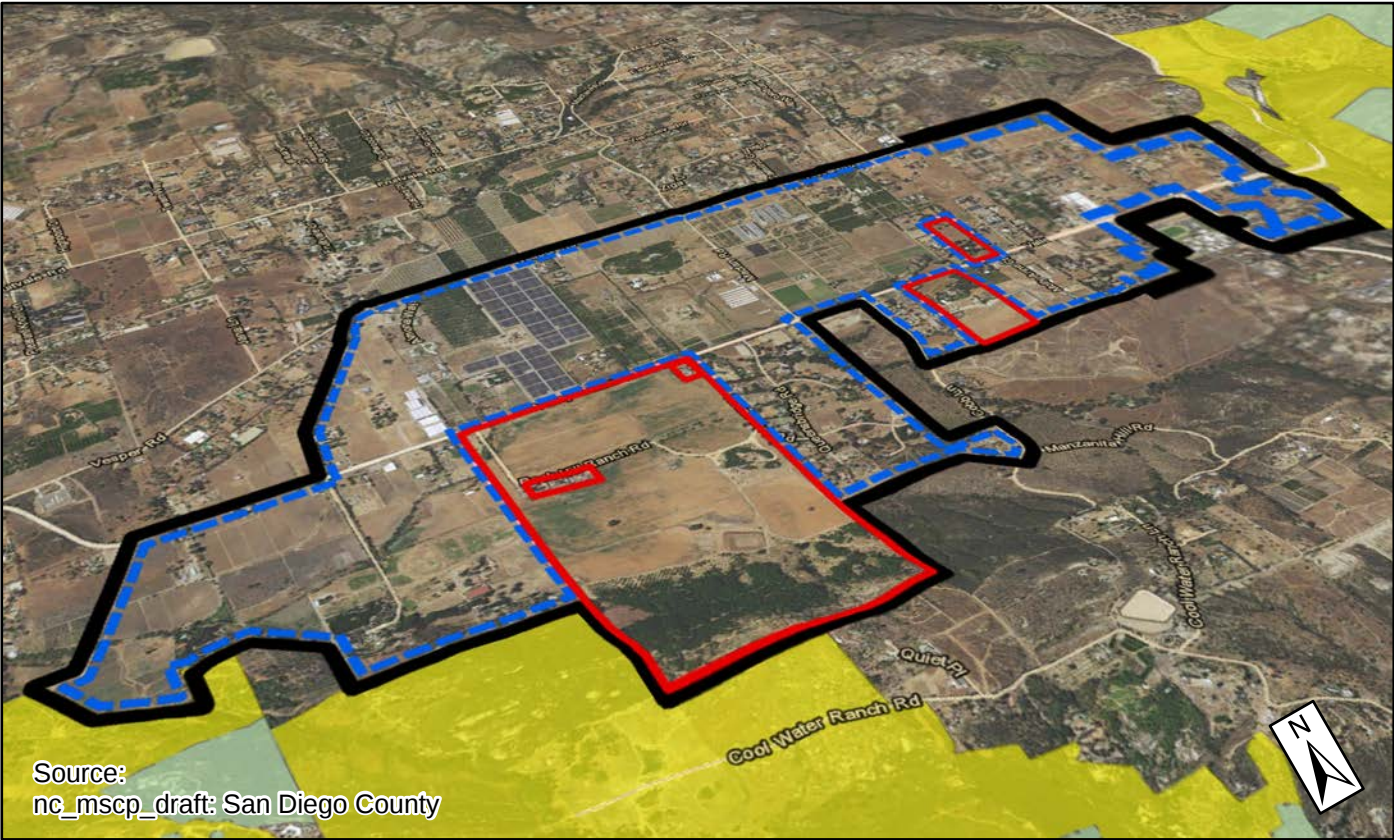


3D VIEW # 2

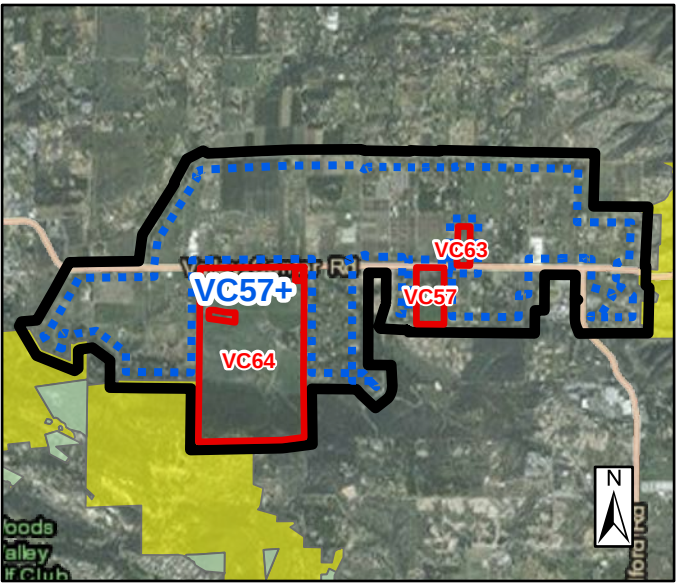


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

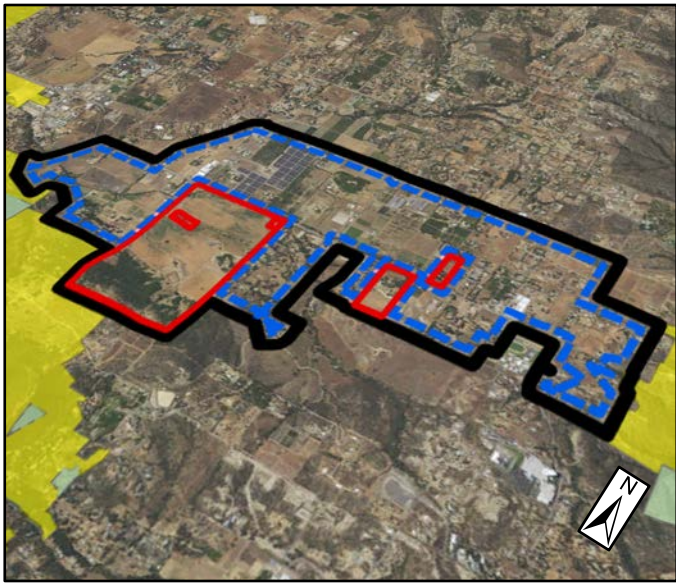
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 37. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

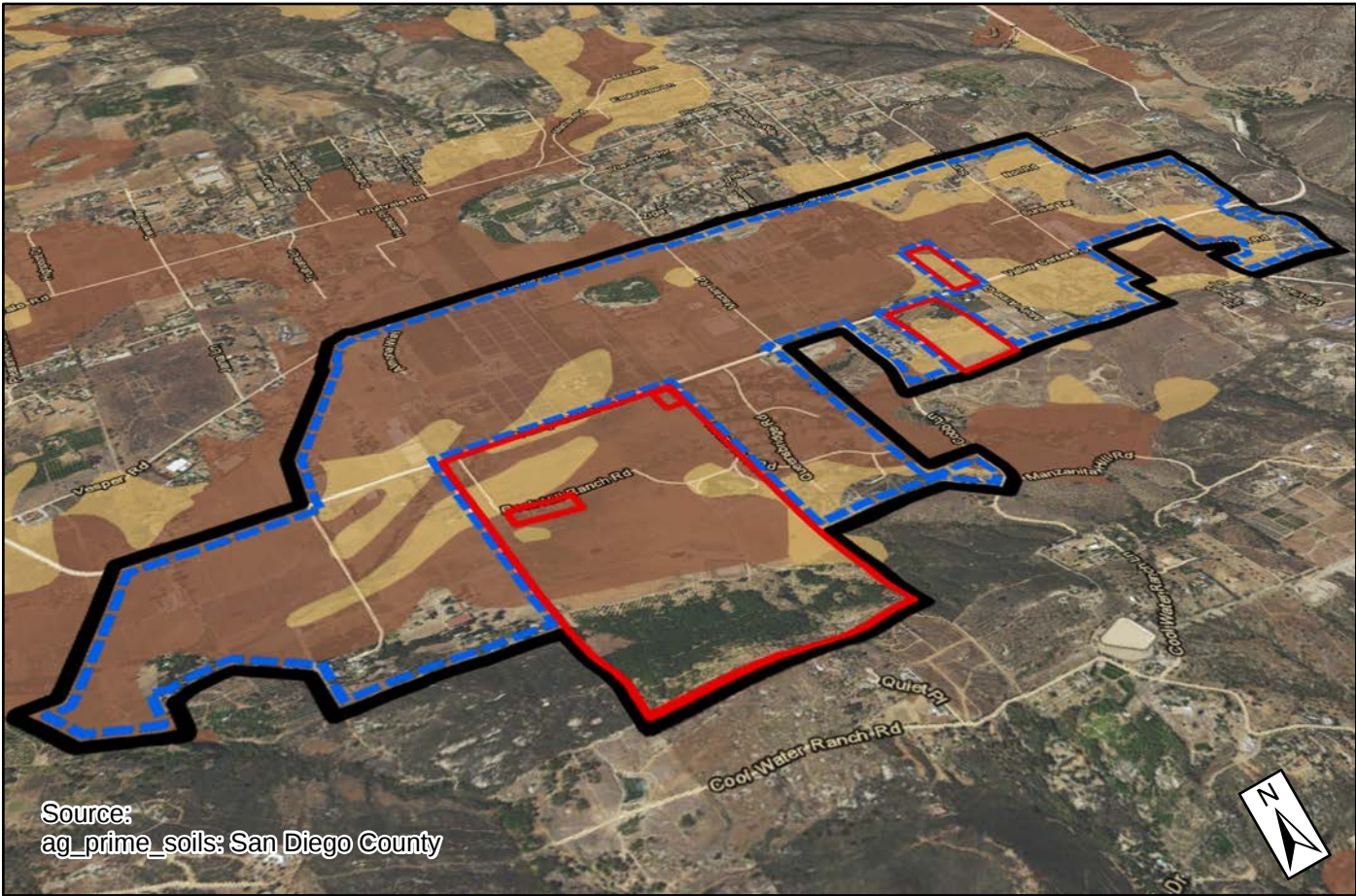


PLAN VIEW

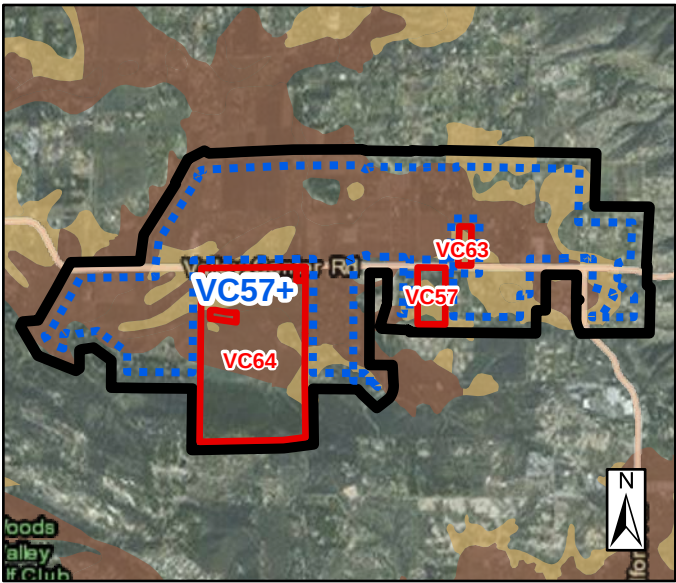


3D VIEW # 2

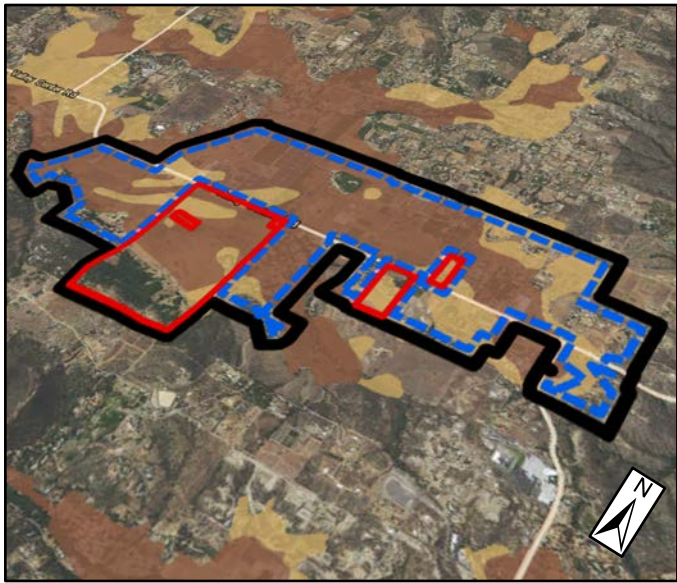
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



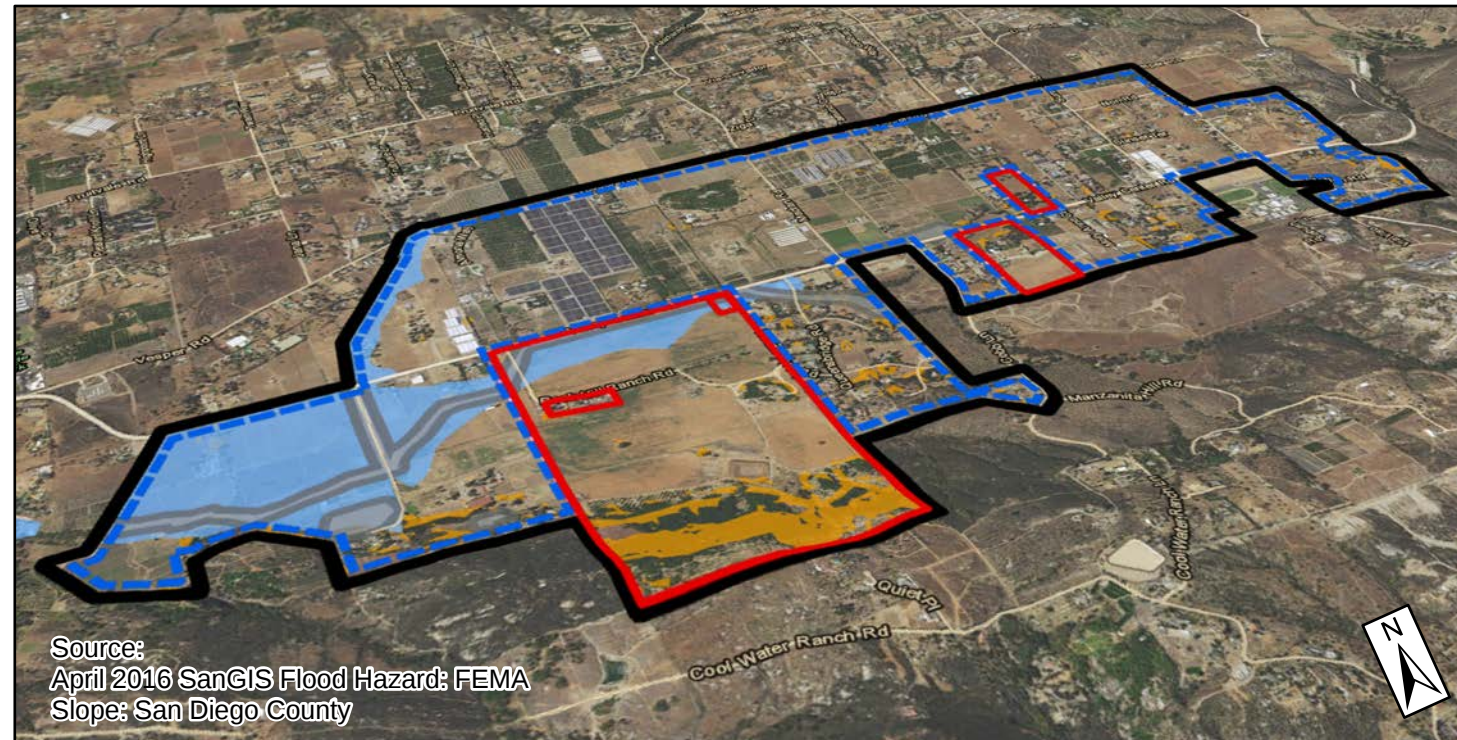
3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area

 Potential Development Area

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	254 ac	19 %
Potential Development Area	1083 ac	81 %



Source:
 April 2016 SanGIS Flood Hazard: FEMA
 Slope: San Diego County

Legend

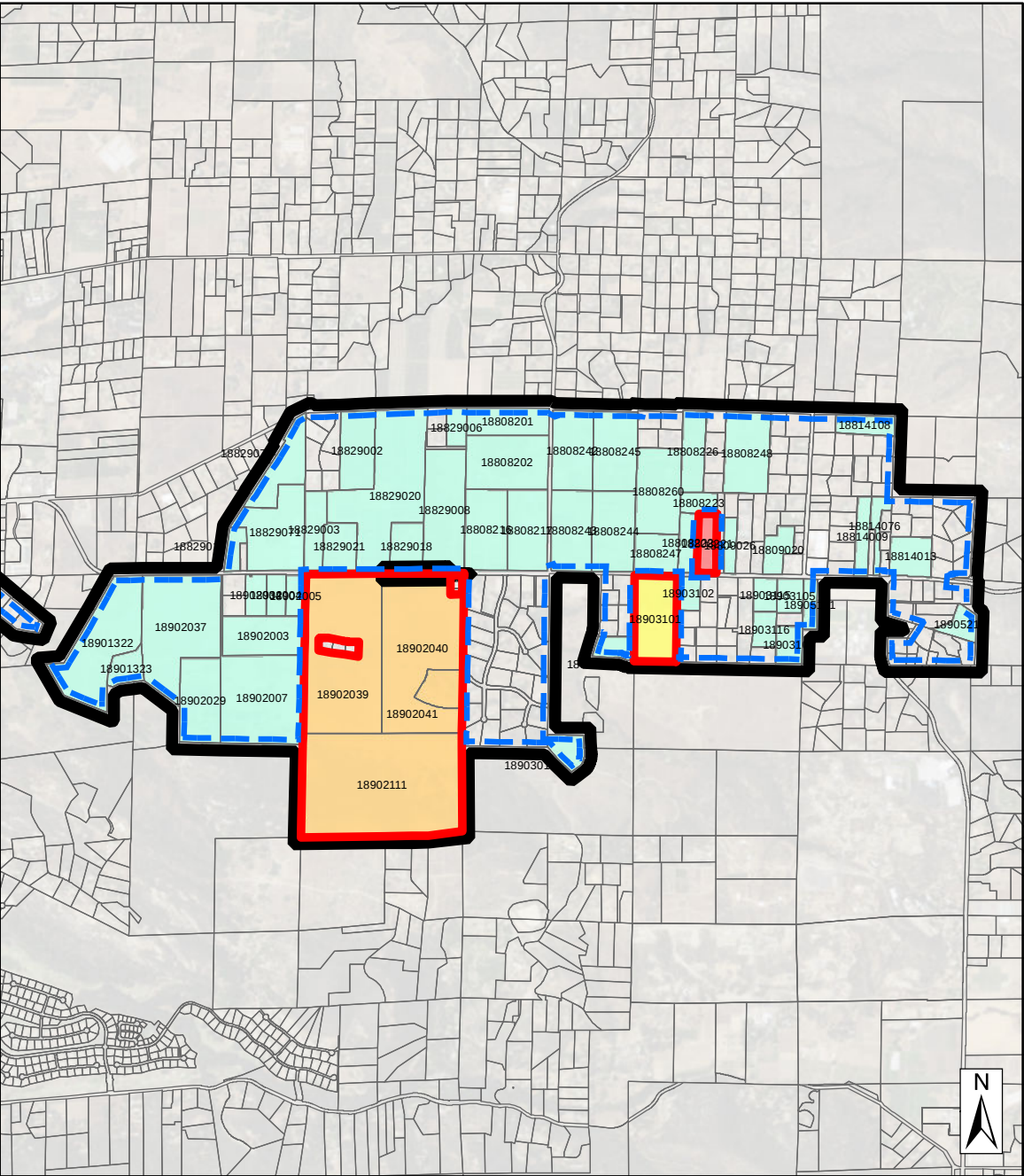
 PSR

 Study Area

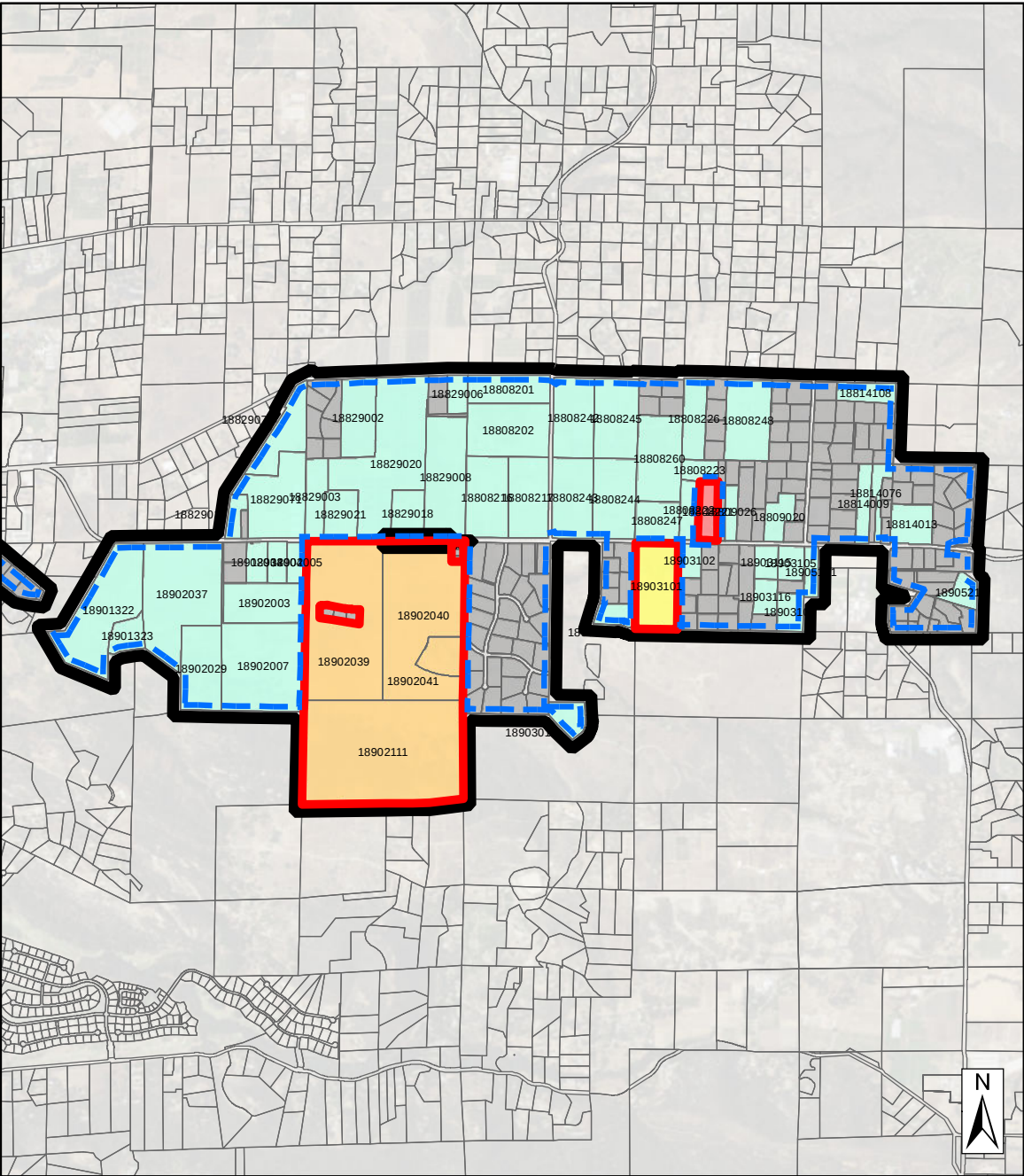
 Analysis Area



DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

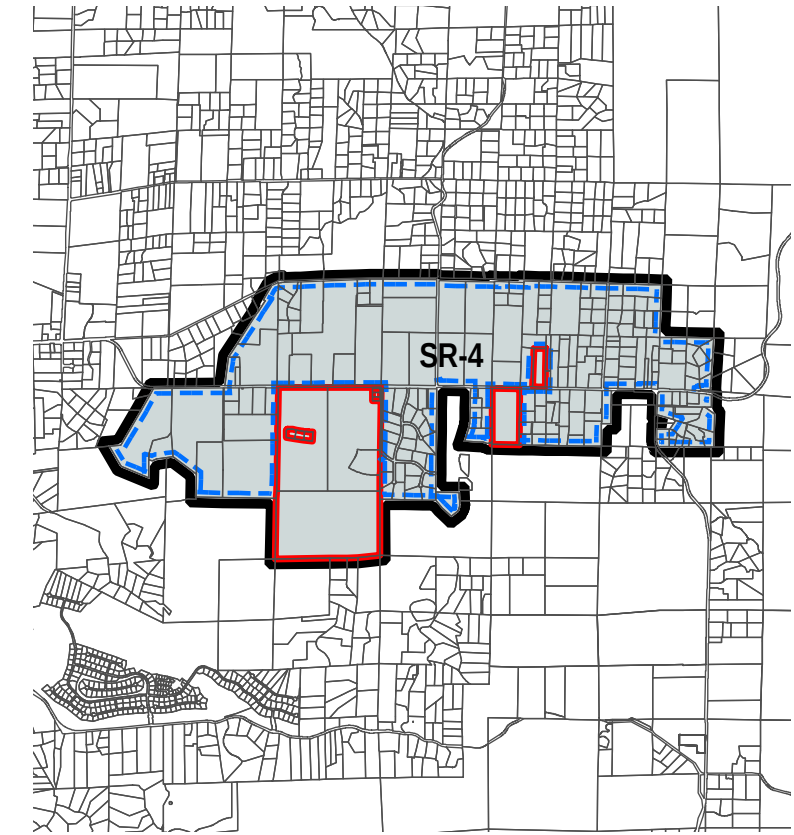




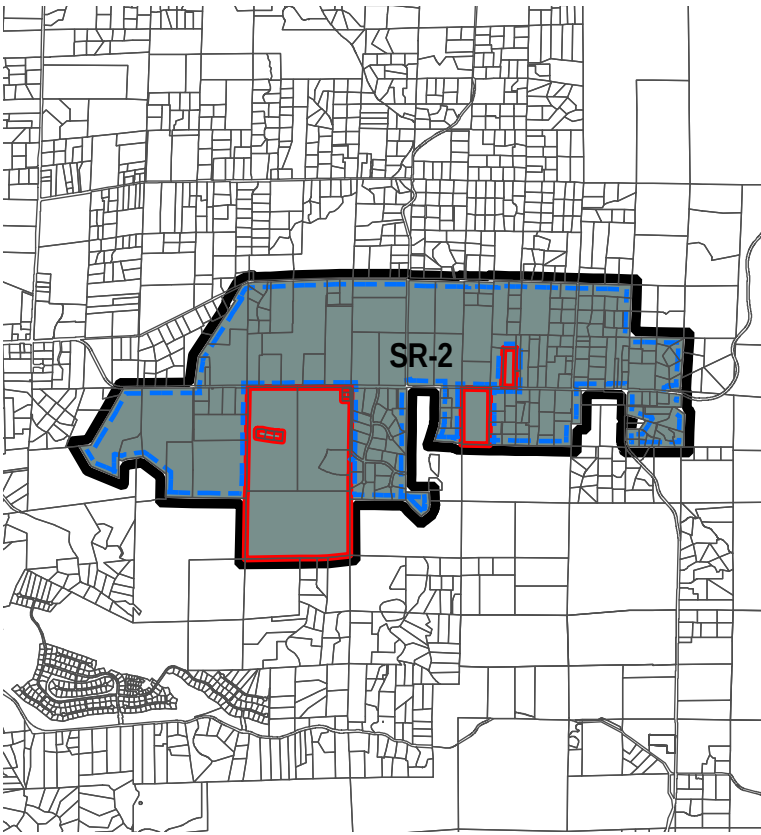
EXISTING

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: NOT DETERMINED
Analysis Area/PSR Description
<u>Proposed Land Use designation:</u> Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) <u>Property Owners</u> PSRs: Schimpf, Caston, and Tuluie <u>Size:</u> PSRs – 276 acres; 6 parcels Study Area – 1,061 acres; 211 parcels Analysis Area – 1,337 acres; 217 parcels <u>Location/Description:</u> Just east of the Valley Center North Village; includes parcels south of Vesper Road and north and south of Valley Center Road; within the County Water Authority boundary <u>Estimated Potential Dwelling Unit Increase:</u> 231 <u>Fire Service Travel Time:</u> Portions within the 0-5 minute range and portions within the 5-10 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

Project Context

Parcels - The Analysis Area (term used for PSR request parcels and Study Area parcels together) contains 6 PSR parcels totaling 276 acres, and 211 Study Area parcels totaling 1,061 acres, for a total Analysis Area acreage of 1,337 acres. - The current parcel sizes range from approximately 1/3 acre to 99 acres.
General Plan - The existing designation is SR-4 (1 dwelling unit per 4, 8, or 16 acres, slope-dependent). - The proposed designation is SR-2 (1 dwelling unit per 2, 4, or 8 acres, slope-dependent).
Location/Access - The Analysis Area is located just east of the Valley Center North Village and just west of the Hellhole Canyon Open Space Preserve. - The area is accessible via Valley Center Road, Vesper Road, and North Lake Wohlford Road (all Mobility Element Roads). - Approximately 11 miles to the closest I-15 on-ramp via Valley Center Road, Lilac Road, and Old Castle Road
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. - The Analysis Area is not within a sewer service area. - The Analysis Area is completely within the Valley Center Fire Protection District (VCFPD). ➤ Available estimates from GIS models show the Analysis Area would be partially in the 5-10 minute travel time range and partially in the 0-5 minute travel time range.
Uses Existing uses include residential, agriculture, a solar farm, and two small commercial areas (proposed SR-2 designation would remain consistent with the existing commercial zoning).
Environmental Characteristics - Most of the native vegetation and sensitive habitats are found in the western portion of the Analysis Area. These consist of pockets of oak woodlands and cottonwood and willow riparian forest/scrub. - This western portion of the Analysis Area also includes wetlands and floodplain/floodway areas associated with Keys Creek. - Small portions of undeveloped slopes in the eastern portion of the Analysis Area contain coastal sage scrub and chaparral vegetation communities. - The majority of the Analysis Area is classified as developed/disturbed in vegetation mapping, due to previous clearing for agricultural and residential uses. - Steep slopes are mostly limited to a hillside in the southern portion of the VC64 property and some small pockets of steep slopes the eastern end of the Analysis Area, close the Hellhole Canyon area.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative General Plan	
Potential Dwelling Unit Estimate – 374 units		Potential Dwelling Unit Estimate – 605 units		Potential Dwelling Unit Estimate – 524 units	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	RR, A70, & C40 (2 parcels)	A70 & C40 (2 parcels)		A70 & C40 (2 parcels)	
Zoning Minimum Lot Size	2 & 4 acres	1 acre		1, 2, and 4 acres	
COMMUNITY INPUT					
At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend maintaining the current General Plan designation within 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	No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis Area. - Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. - Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. - Vesper Road is a public road that runs along the northern border of the Analysis Area. - Sunset Road is a north-south road through the eastern portion of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road. - Approximately 11 miles to the closest I-15 on-ramp via Valley Center Road, Lilac Road, and Old Castle Road - There are a few bus stops for NCTD Route 388 within the Analysis Area, along Valley Center Road. - This Route provides service to the Escondido Transit Center, along with various stops in Valley Center and Pala. - Water Service & Infrastructure - Valley Center Municipal Water District 119 parcels have existing water service. 36 parcels have an existing water line on or adjacent to the property, but do not currently have service. 62 parcels do not currently have access to a water line on-site or adjacent. - Sewer Service & Infrastructure - Not in a sewer service area - Fire protection service - Valley Center Fire Protection District (applicable district) - The closest VCFPD station is Station #2 at 28205 N. Lake Wohlford Road, adjacent to the southeastern portion of the Analysis Area. - 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, open space, commercial, industrial, agriculture - Land use designations within ½ mile: SR-2, SR-4, RL-20, General Commercial, Limited Impact Industrial, Medium Impact Industrial, Specific Plan Area, Tribal Lands, Open Space/Conservation, and Public/Semi-Public Facilities	

Policy		Policy Review Criteria	Description	Notes
		Proximity to the village, other commercial areas, and major job centers	Approximately: • ½ mile to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road • 7.8 miles to the City of Escondido (geographic center) that has 44,289 jobs • 18.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs • 1.4 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs • In addition to the close proximity to commercial areas in the North Village, there are two commercial properties within the Analysis Area, on Valley Center Road.	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development 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>	Proposing Village designation(s)	• N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		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: • 20 acres in VR-15 • 13 acres in VR-10.9 • 26 acres in VR-7.3 • 33 acres in VR-4.3 • 23 acres in VR-2.9 • 120 acres in VR-2 • 90 acres in SR-1 • 2000 acres in SR-2 • 1,570 acres in SR-4 • 585 acre sin RL-20	LU-1.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
			• 40 acres in RL-40 • 270 acres in Open Space/Conservation • 850 acres in Tribal Lands • 8 acres in Office Professional • 82 acres in General Commercial • 28 acres in Rural Commercial • 700 acres in Specific Plan areas • 38 acres in Medium Impact Industrial • 25 acres in Limited Impact Industrial • 165 acres in Public/Semi-Public Facilities	
		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> ➤ Though the Analysis Area has several large parcels (27 over 10 acres), over 70% are less than four acres. ➤ While these smaller parcels outnumber the larger parcels by a lot, the total acreage of the Analysis Area covered by those over 10 acres and under 4 acres is quite similar. As such, the practice of ‘reflecting existing parcelization’ has limitations in this area. • A few mapping patterns factors can be considered in comparing the Analysis Area to a similar acreage of properties currently designated SR-2, adjacent to the north. ➤ Proximity to the North Village would be similar, with the western ends of both areas being adjacent to the Village boundary. ➤ Available services would also be similar with water service available to the adjacent area, but not sewer service. Fire response times would be similar. ➤ The VC57+ Analysis Area has a more extensive public road network than this adjacent SR-2 area. ➤ The adjacent area of SR-2 doesn’t have nearly the level of floodplain constraints and estimated wetland areas that the western portion of VC57+ has. ➤ The extents of native vegetation and existing agricultural operations are similar for both areas.	
		Regional Categories Map	• No change in the Regional Category is required.	
		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-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where	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	

Policy		Policy Review Criteria	Description	Notes
	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	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	- Approximately 4 miles from the City of Escondido boundary - Approximately 14 miles from the County of Riverside - Less than 1 mile from the San Pasqual Indian Reservation	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.	
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	Overall acreage area of Analysis Area/PSR(s)	- The Analysis Area (combination of PSR and Study Area parcels) is approximately 1,337 acres. - The VC57 PSR is approximately 22 acres. - The VC63 PSR is approximately 7acres. - The VC64 PSR is approximately 247 acres. - The Study Area is approximately 1,061 acres.	LU-1.9 Additional Notes
		Overall additional density potential	Estimates show the proposal would result in 231 additional potential dwelling units.	

Policy	Policy Review Criteria	Description	Notes
densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Portions of the Analysis Area/PSR that would have additional density potential	- All of the PSR ownerships would have additional density potential. - While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	
	Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 37 for an explanation of the Conservation Subdivision Program.	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	
	Steep slopes (≥25%) within the areas of additional density potential	Approximately 69 acres of steep slope within the Analysis Area	
	Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 37 for an explanation of RPO steep slope implications.	10% allowed encroachment into steep slopes (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	The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway.	
	Wetlands within the areas of additional density potential See p. 37 for an explanation of RPO wetland implications.	There are approximately 30 acres of estimated wetlands within the Analysis Area.	
	Upper tier habitats/vegetation communities within the areas with additional density potential	Approximately: 12 acres of coast live oak woodland 20 acres of riparian scrub/forest (mainly willow and cottonwood-based riparian types) 5 acres of freshwater marsh 10 acres of coastal sage scrub in the eastern portion	
	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. 37 for an explanation of MSCP and PAMA.	The Analysis Area is not with the draft PAMA.	

Policy		Policy Review Criteria	Description	Notes
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	- Approximately 600 acres near (but outside) the southwestern border of the Analysis Area is in draft PAMA and is undeveloped riparian and upland habitats, with the riparian corridor continuing into the Analysis Area. - Just beyond the eastern border of the Analysis Area is Hellhole Canyon, which is mostly in open space preserves, including the 1,907-acre County open space preserve.	
		Maximum dead end road length (DERL) based on the proposed zoning minimum lot size	- Based on the proposed zoning minimum lot size of 1 acre, 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>	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	- Due to the prevalence of existing public roads in this Analysis Area (see the review of Policy LU-1.1), there would not be as many hurdles to meeting access and dead end road length requirements, in comparison to other PSR areas. - The southwestern portion of the Analysis Area would present the greatest challenges to meeting access requirements due to the floodplain/floodway, riparian habitats, and areas of estimated wetlands in this portion of the Analysis Area. - This portion also includes a large PSR parcel (with subdivision potential) with no current access and an existing private road in the Study Area that is longer than the maximum dead end road length for the existing or proposed density. - Access improvements in this area will have to be planned around riparian/wetland areas, or limited to a single crossing (see the Resource Protection Ordinance reference link below). - Additional density potential is more limited in the eastern portion of the Analysis Area (east of Mac Tan Road), due to the prevalence of small parcels in this area. - This eastern portion also contains the majority of parcels that currently have no access or access via dead end roads; however, it is estimated that these dead end road lengths do not exceed the maximum allowable. New subdivisions would require improving access roads that are not currently built to fire access standards.	
		Existing public road access for areas with additional density potential	- Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis Area. - Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. - Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. - Vesper Road is a public road that runs along the northern border of the Analysis Area. - Sunset Road is a north-south road through the eastern portion of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road.	

Policy		Policy Review Criteria	Description	Notes
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	- The private roads in the Analysis Area are a mix of paved and dirt roads with varying widths. - A few of the paved private roads are estimated to be paved to the 24’ fire access standard width, including Irish Oaks Road in the southwestern portion and Queensbridge Road, just south of the Mac Tan Road/Valley Center Road intersection.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- The areas of riparian habitat/estimated wetlands and the areas of mapped floodplain/floodway in the southwestern portion of the Analysis Area (and a small corridor continuing east, near Valley Center Road) would present challenges in designing access improvements. - The County’s Resource Protection Ordinance (RPO) includes restrictive criteria that must be met in order to allow an access road to cross a wetland, when there is no other feasible route. ➤ See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf	
		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	The Mobility Element Network of the General Plan includes a planned alignment for ‘New Road 14’ that would run along the westernmost boundary of the Analysis Area to connect with Valley Center Road and Vesper Road. ➤ The planned road would be a 2.3B Minor Collector (2-lane) with intermittent turn lanes, with a right-of-way width of 68’ to 82’ and an IOD may be required that could encumber a portion of the westernmost parcel in the Analysis Area during a subdivision application process for that property. ➤ The New Road 14 special circumstances in the Mobility Element Network Appendix notes the alignment should go ‘north of floodplain whenever feasible.’ Since the alignment along the boundary of this westernmost parcel would be in the floodplain (and partially within the County floodway), it’s possible that some realignment of the planned road route could be considered during discretionary project review, or in future General Plan Amendments.	
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	The proposal would result in an estimated 231 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	- All of the PSR ownerships would have additional density potential. - While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. See p. 13 for a map of the Analysis Area showing parcels with additional density potential.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius)	Approximately: 20 acres in VR-15 13 acres in VR-10.9 26 acres in VR-7.3 33 acres in VR-4.3 23 acres in VR-2.9 120 acres in VR-2 90 acres in SR-1 2000 acres in SR-2 designation 1,570 acres in SR-4 designation 585 acre sin RL-20 designation	

Policy		Policy Review Criteria	Description	Notes
			• 40 acres in RL-40 • 270 acres in Open Space/Conservation • 850 acres in Tribal Lands • 8 acres for Office Professional • 82 acres in General Commercial • 28 acres in Rural Commercial • 700 acres in Specific Plan areas • 38 acres in Medium Impact Industrial • 25 acres in Limited Impact Industrial • 165 acres in Public/Semi-Public Facilities	
		Changes in zoning minimum lot size	• A change in the zoning minimum lot size is proposed, from 2 and 4 acres to 1 acre, to provide some flexibility in lot design.	
		Range of lot sizes and most common (mode) lot size in the area	• Parcel sizes range from approximately ¼ acre to 850 acres within a 1 mile radius.	
		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 Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.	Community issues/objectives noted in the community plan that are particularly relevant to the proposal	• 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:” ▪ “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 land use designations.” ▪ “Semi-Rural Lands: Preserve and maintain the overall rural and agricultural character of the Semi-Rural areas.” ▪ “Rural Lands: Preserve and maintain the overall rural and agricultural character of the Rural Lands area outside the Semi-Rural area.” ➤ The proposal would not require a change in the current Semi-Rural Regional Category.	LU-2.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
			➤ The proposed SR-2 designation would be compatible with preservation of agricultural uses in the Analysis Area. See the review of Policy LU-7.1 for additional information. • Agricultural Goal – “Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan.” ➤ As discussed in the review of Policy LU-7.1, the proposed SR-2 designation has a coinciding density considered low enough to support continued agricultural operations.	
		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> ➤ As discussed in the review of Policy LU-1.9 above, the Analysis Area contains approximately 42 acres of upper tier vegetation/habitats, including approximately 20 acres of riparian forest/riparian scrub and 12 acres of oak woodlands. ▪ As these native habitats are mostly spread out in pockets among agricultural and residential uses, avoidance of these areas would not be anticipated to substantially impact overall density feasibility. • Residential Policy 8 - see the review of Policy LU-2.3 • 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> ➤ As discussed in the review of Policy LU-7.1, the proposed SR-2 designation has a coinciding density considered low enough to support continued agricultural operations.	
		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> ➤ Though the Analysis Area has several large parcels (27 over 10 acres), over 70% are less than four acres. ➤ While these smaller parcels outnumber the larger parcels by a lot, the total acreage of the Analysis Area covered by those over 10 acres and under 4 acres is quite similar. As such, the practice of ‘reflecting existing parcelization’ has limitations in this area.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p.37 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).	LU-2.5 Additional Notes
		Regional Category change	• No change in the Regional Category is required.	

Policy		Policy Review Criteria	Description	Notes
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. 37 for an explanation of the Conservation Subdivision Program	The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	- All of the PSR ownerships would have additional density potential. - While many of the smaller Study Area parcels would not have additional density potential (spread out in different portions), just over half of the Study Area acreage would have additional density potential. As such, this policy review will discuss the entire Analysis Area. - Though the majority of the Analysis Area has been previously cleared for residential and agricultural uses, the Analysis Area contains the following approximate acreages of habitat/vegetation types: ➤ 12 acres of coast live oak woodland (includes areas of estimated wetlands) ➤ 20 acres of riparian scrub/forest (mainly willow and cottonwood; includes areas of estimated wetlands) ➤ 5 acres of freshwater marsh ➤ 10 acres of coastal sage scrub in the eastern portion ➤ 110 acres of non-native grasslands, mostly north of Valley Center Road	
		Resource Conservation Areas	The eastern border of the Analysis Area is at the western edge of the Rancho Guejito – Pine Mountain – San Luis Rey River 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	- Land Use Policy 2: <i>“Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.”</i> ➤ See the review of Policy LU-2.4 in this report. - Conservation Policy 7: <i>“Preserve and encourage wildlife corridors which are essential to the long term viability of wildlife populations through open space easements or other appropriate means.”</i> - As discussed further in the review of Policy LU-1.9, the eastern portion of the Analysis Area is on the edge of an important wildlife corridor that is part of the draft PAMA for the North County MSCP. Subdivisions in this area will require clustering of development footprints away from native habitat areas near the northern and northeastern boundaries of the Analysis Area. - Smaller riparian corridors are also found in the western and southern portions of the Analysis Area (with connection to draft PAMA areas just outside of the Analysis Area), but avoidance of these habitats would not be anticipated to substantially impact density potential.	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 37 for an explanation of MSCP	- The Analysis Area is not in the draft PAMA. - None of the areas of additional density potential are in draft PAMA.	

Policy		Policy Review Criteria	Description	Notes
		and PAMA.		
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	- Approximately 600 acres near (but outside) the southwestern border of the Analysis Area is in draft PAMA and is undeveloped riparian and upland habitats, with the riparian corridor continuing into the Analysis Area. - Just beyond the eastern border of the Analysis Area is Hellhole Canyon, which is mostly in open space preserves, including the 1,907-acre County open space preserve.	
		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 all 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 3 miles from a designated Critical Habitat Area for the arroyo toad and southwestern willow flycatcher (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	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: - Very High – 70 acres - High – 620 acres - See the review of Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes The remaining land within the Analysis Area is in the Moderate FHSZ because of the existing agriculture operations.
		Proposed density consistency with emergency response travel times	- Available estimates from GIS models show the Analysis Area would be partially in the 5-10 minute travel time range and partially in the 0-5 minute travel time range, which is consistent with the VCFPD estimates. - See the review of Policy S-6.4 for further detail.	
		Other hazards present	- There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. - The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway. See the review of Policies S-9.2, 9.4, 9.5, 10.1 for additional information.	
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. 37 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-2 is proposed, which is consistent with the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes Additional info on the factors that contributed to the high LARA Model scores: Water - As discussed previously, the entire Analysis Area is within the Valley Center Municipal Water District and most of the properties have either current service and/or a water line on or adjacent to the property.
		Local Agricultural Resources Assessment (LARA) Model analysis See p. 37 for an explanation of the LARA model.	- As the proposed density is at the SR-2 threshold, a LARA Model analysis was prepared. - The LARA Model considers water, climate, and soils as primary model factors, while also considering surrounding land uses. - The Analysis Area received high scores water, climate, soil quality, and surrounding land use (extensive agricultural operations present in adjacent areas). ➤ As a result of the high scores, the LARA Model resulted in a conclusion that the Analysis Area is an important agricultural resource per the LARA Model criteria.	

Policy		Policy Review Criteria		Description	Notes
		Agricultural operations present	Agricultural operations present: - row crops - field crops - orchards - vineyards		- Climate – The Analysis Area is located in Sunset Zone 21, which is an air drained thermal belt that is good for citrus and is the mildest zone that gets adequate winter chilling for some plants. - Soil quality - There are over ten contiguous acres of soils (in various portions of the Analysis Area) which meet the quality criteria for Prime Farmland or Farmland of Statewide Importance including clayey alluvial land, and Fallbrook, Placentia, and Visalia sandy loams. - Surrounding land use – Several properties within the Analysis Area and several properties adjacent to the Analysis Area contain active agricultural operations.
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 Analysis Areas that are within the County Water Authority boundary and within a water service district.		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 proposed	N/A – No Village land use designations are proposed.		LU-9.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	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.]	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	
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. 38 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 One full parcel and a portion of another parcel are currently zoned C40 (Rural Commercial). Both parcels are Study Area parcels on Valley Center Road in the eastern portion. The zoning for these parcels is not proposed to change, as C40 is consistent with the current SR-4 land use designation and the proposed SR-2 designation, as noted in Section 2050 of the Zoning Ordinance.
		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	Distinct Village/Community core	The Analysis Area in not in a Village.	LU-9.9 Additional Notes
		Village densities	The Analysis Area does not include proposals for Village designations.	
		Land uses surrounding the Analysis Area /PSR	N/A	

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 western edge of the Analysis Area is adjacent to the Valley Center North Village boundary.	
		Proximity to the CPA boundary	The northeastern edge of the Analysis Area is approximately 1 mile from the Pala-Pauma CPA 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 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 See the LU-9.6 notes above for information on two parcels with current commercial zoning.
		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 See the LU-9.6 notes above for information on two parcels with current commercial zoning.
		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	The western edge of the Analysis Area is adjacent to an area of existing designated Medium Impact Industrial properties.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	- The proposed minimum lot size of 1 acre would allow clustering development pads away from the industrial area, in addition to implementing effective buffering. - The existing RR (Rural Residential) and A70 (Limited Agricultural) zoning on the 38-acre property adjacent to industrial is not proposed to change.	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant	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

Policy		Policy Review Criteria	Description	Notes
	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-3).		
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	N/A	
		If higher density than SR-10 & 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-2 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 and community-level development patterns while maintaining community character.	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- There are a few bus stops for NCTD Route 388 within the Analysis Area, along Valley Center Road. ➤ This Route provides service to the Escondido Transit Center, along with various stops in Valley Center and Pala. - Approximately 11 miles to the nearest park-and-ride facility at the I-15/Gopher Canyon Road interchange. - Class II bike lanes are available on Valley Center Road, connecting the Analysis Area to the North and South Villages of Valley Center and further south to Escondido.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: ½ mile to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road 7.8 miles to the City of Escondido (geographic center) that has 44,289 jobs 18.1 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs 1.4 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs - In addition to the close proximity to commercial areas in the North Village, there is a commercial property within the Analysis Area, at Valley Center Road and Sunset 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 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	• The closest I-15 on ramp is approximately 11 miles away, via Valley Center Road, Lilac Road and Old Castle Road. • For more information on transportation networks, see the reviews of Policies LU-1.1 and 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 • For more information on public services and infrastructure, see the review of Policy LU-1.1.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	• The Analysis Area is within the Very High, High, and Moderate Fire Hazard Severity Zones. See the review of Policy LU-6.11 for additional information. • There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. • The Analysis Area contains approximately 170 acres of a FEMA and County-designated floodplain and approximately 100 acres of a County-designated floodway.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	• Valley Center Road is a public road (in the Mobility Element network – 2-lane classification) that traverses east-west through the Analysis area. • Lake Wohlford Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the south and ends at the intersection with Valley Center Road in the southeastern portion of the Analysis Area. • Mactan Road is a public road (in the Mobility Element network – 2-lane classification) that comes in from the north and ends at the intersection with Valley Center Road in the central portion of the Analysis Area. • Vesper Road is a public road that runs along the northern border of the Analysis Area. • Sunset Road is a north-south road through the eastern portion of the Analysis Area, which is public/County-maintained between Valley Center Road and Vesper Road. • The private roads in the Analysis Area are a mix of paved and dirt roads with varying widths. ➤ A few of the paved private roads are estimated to be paved to the 24’ fire access standard width, including Irish Oaks Road in the southwestern portion and Queensbridge Road, just south of the Mac Tan Road/Valley Center Road intersection.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• The proposed zoning minimum lot size is 1 acre, resulting in a maximum DERL of 1,320 feet. • <i>Discretion of the Fire Marshal is possible in applying DERLs, for consideration of the applicable density.</i>	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	• Due to the prevalence of existing public roads in this Analysis Area (see the review of Policy LU-1.1), there would not be as many hurdles to meeting access and dead end road length requirements, in comparison to other PSR areas. ➤ The southwestern portion of the Analysis Area would present the greatest challenges to meeting access requirements due to the floodplain/floodway, riparian habitats, and areas of estimated wetlands in this portion of the Analysis Area. ▪ This portion also includes a large PSR parcel (with subdivision potential) with no current access and an existing private road in the Study Area that is longer than the maximum dead end road length for the existing or proposed density. ▪ Access improvements in this area will have to be planned around riparian/wetland areas, or limited to a single crossing (see the Resource Protection Ordinance reference link below).	

Policy		Policy Review Criteria	Description	Notes
			- Additional density potential is more limited in the eastern portion of the Analysis Area (east of Mac Tan Road), due to the prevalence of small parcels in this area. - This eastern portion also contains the majority of parcels that currently have no access or access via dead end roads; however, it is estimated that these dead end road lengths do not exceed the maximum allowable. New subdivisions would require improving access roads that are not currently built to fire access standards.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- The areas of riparian habitat/estimated wetlands and the areas of mapped floodplain/floodway in the southwestern portion of the Analysis Area (and a small corridor continuing east, near Valley Center Road) would present challenges in designing access improvements. - The County’s Resource Protection Ordinance (RPO) includes restrictive criteria that must be met in order to allow an access road to cross a wetland, when there is no other feasible route. - See RPO section 86.604(a)5 here - http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf - For additional information on feasibility, see Policy LU-1.9.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- Per Table S-1, the maximum allowable travel time for an SR-2 designation is 10 minutes. This standard will require verification by the VCFPD during the subdivision application process, based on existing and proposed roads at that time. - Available estimates from GIS models show the Analysis Area would be partially within the 0-5 minute travel time range and partially within the 5-10 minute travel time range.	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	A FEMA and County-designated floodplain covers approximately 170 acres in the western portion of the Analysis Area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	- Reaching the density potential could be challenging for the three westernmost Study Area properties, due to the extent of the floodplain in this area. - The proposed 1-acre zoning minimum lot size would provide some flexibility in subdivision design to cluster away from floodplain areas.	
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.	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	A FEMA and County-designated floodplain covers approximately 170 acres in the western portion of the Analysis Area, and a Semi-Rural designation is proposed.	S-9.5 Additional Notes
		Community Plan explicit references	The Valley Center Community Plan does not include policy language to allow additional floodplain development beyond the allowances in this policy.	
		Parcels located entirely within a floodplain that would have additional density potential	None of the parcels with additional density potential under the proposed SR-2 designation are located entirely within the floodplain.	
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	• A County-mapped floodway covers approximately 100 acres in the Analysis Area.	<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	• The floodway is narrower than the floodplain and none of the parcels with additional density potential under the proposed SR-2 designation are located entirely within the floodplain. • The proposed 1-acre zoning minimum lot size would provide some flexibility in subdivision design to cluster away from floodplain and floodway areas.	

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. 12 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.