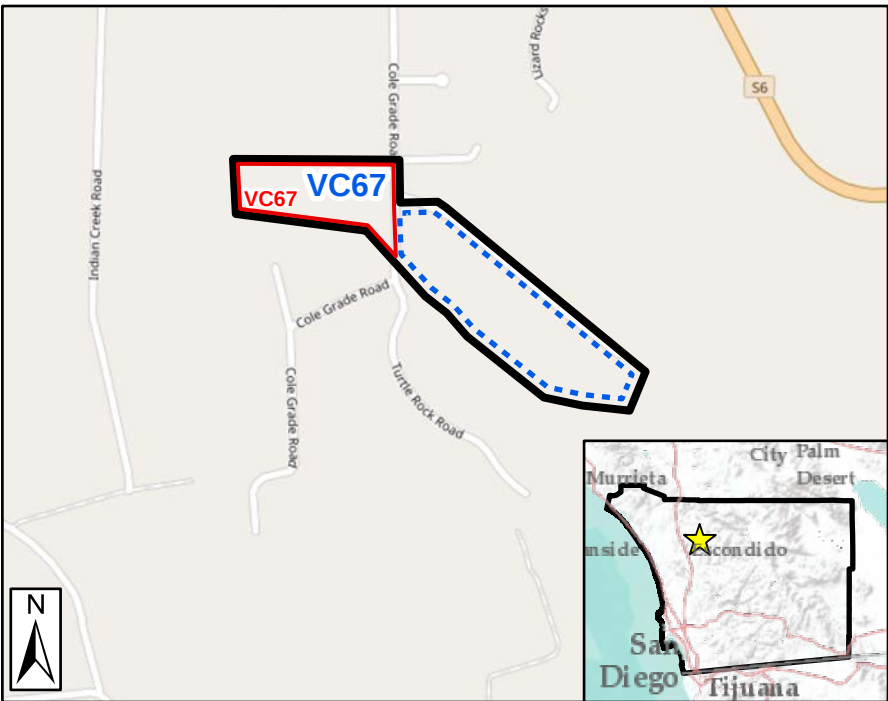
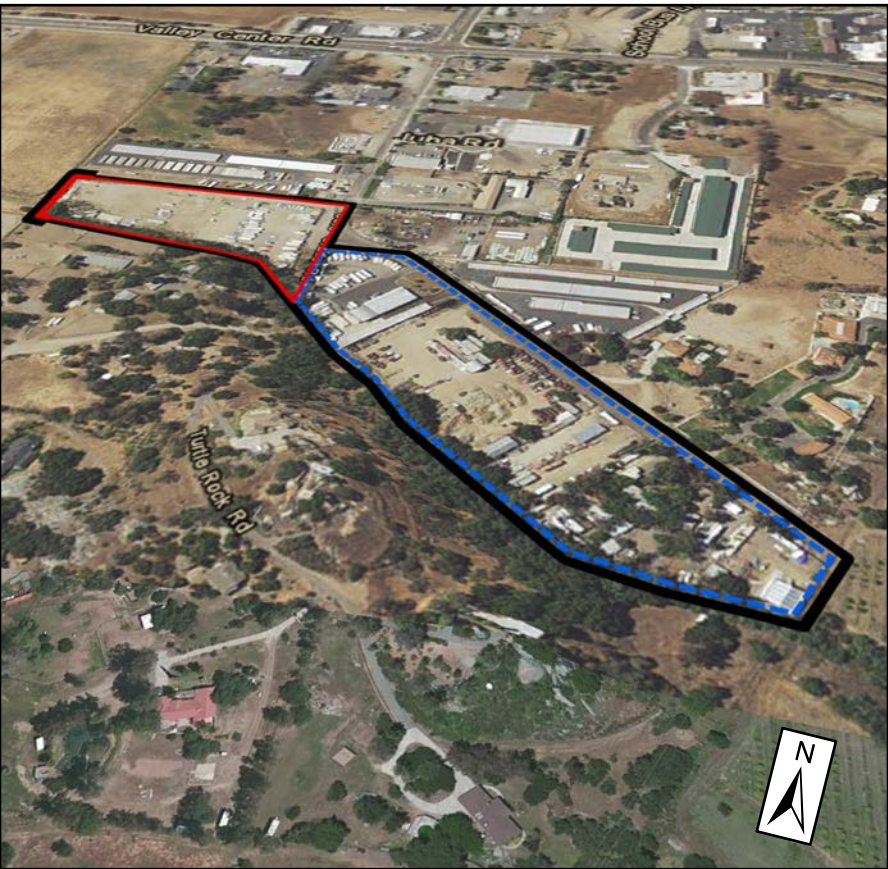
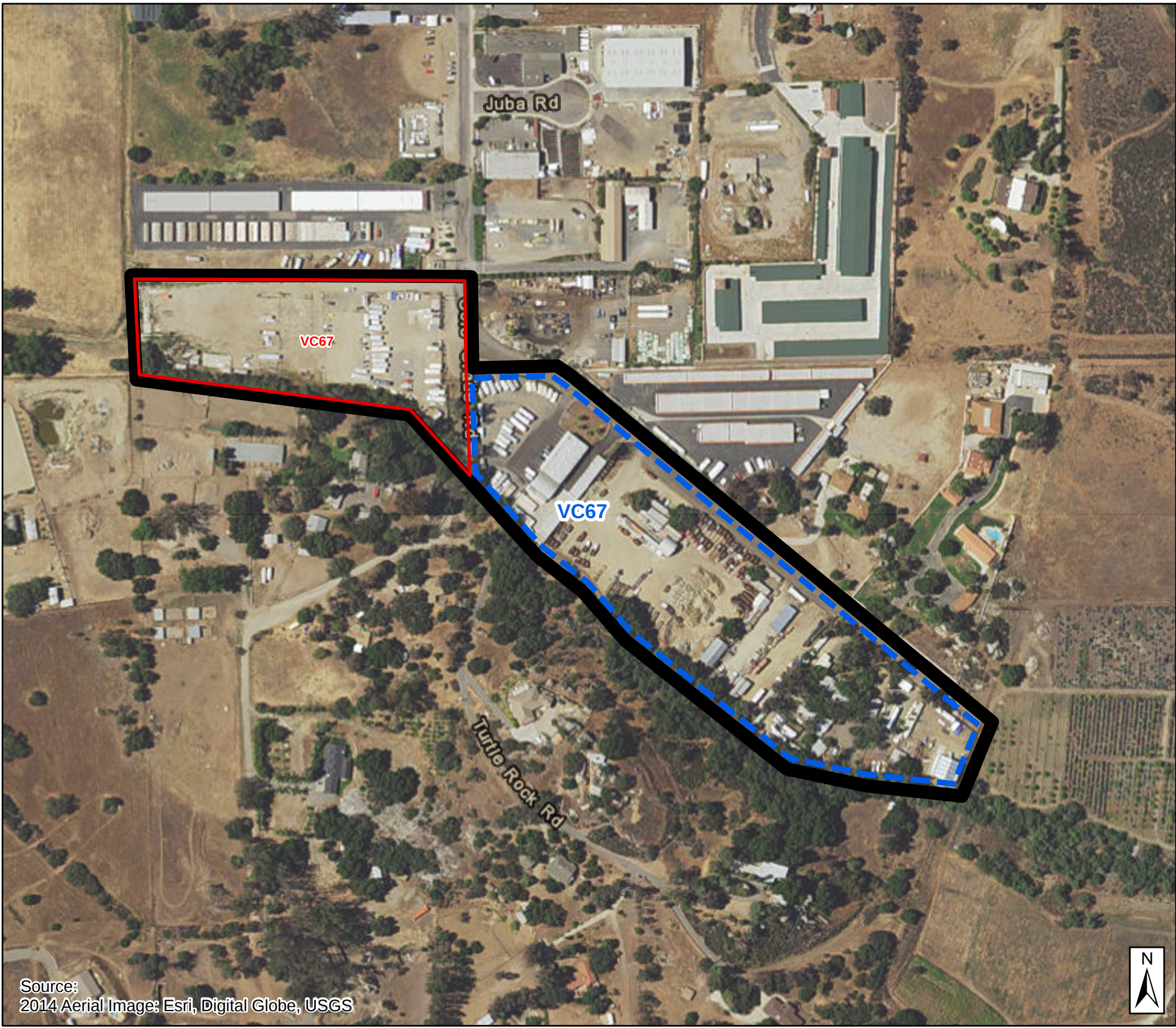




VICINITY MAP

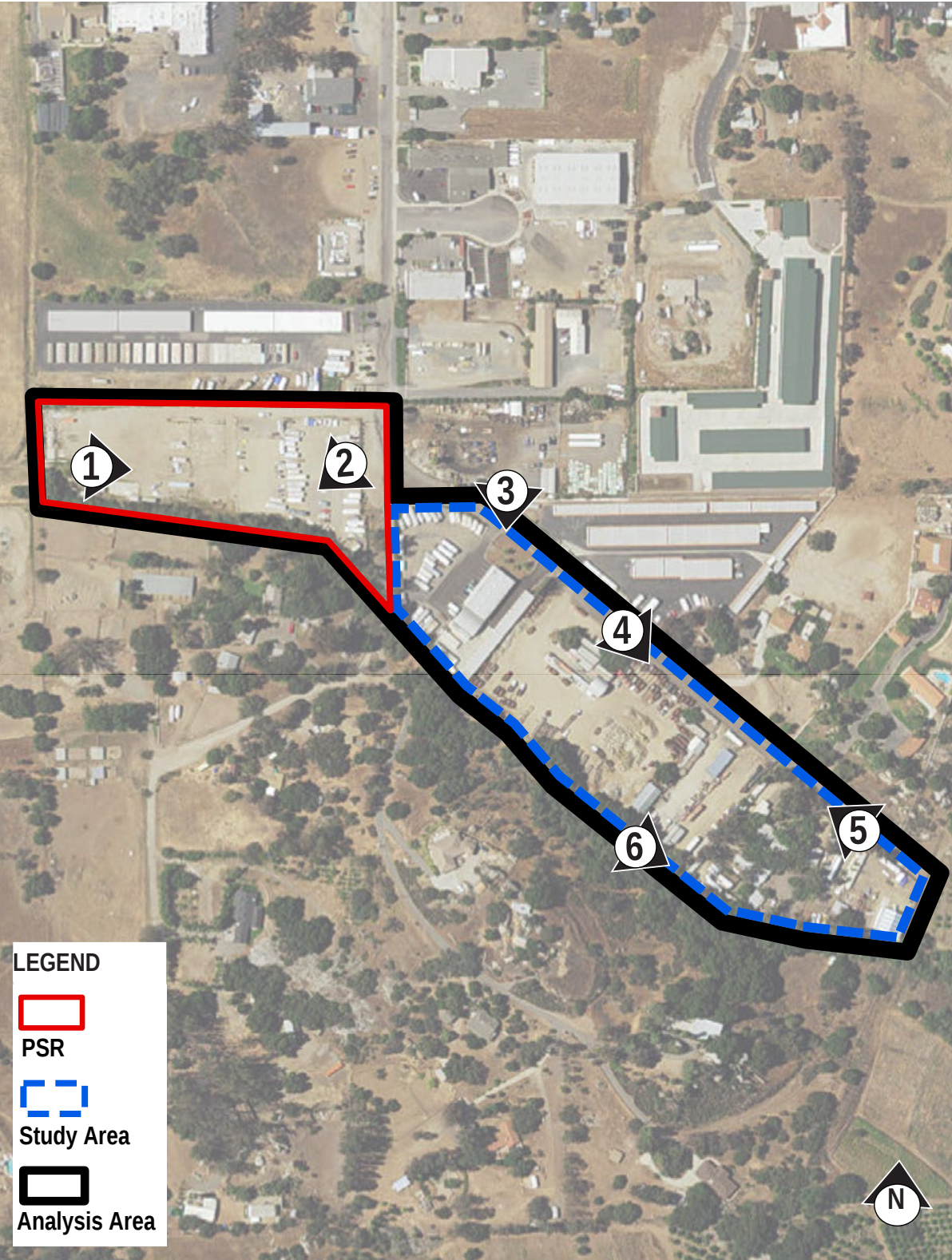


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP



1 From the western portion of the VC67 property, facing east (Keys Creek on the right)



2 From the eastern portion of the VC67 PSR property, facing southwest (Keys Creek is behind the fence on the left)



3 From the private road along the northern boundary of the Study Area, facing south at the westernmost Study Area parcel



4 From the private road on the northern end of the Study Area, facing southeast with Study Area properties on the right



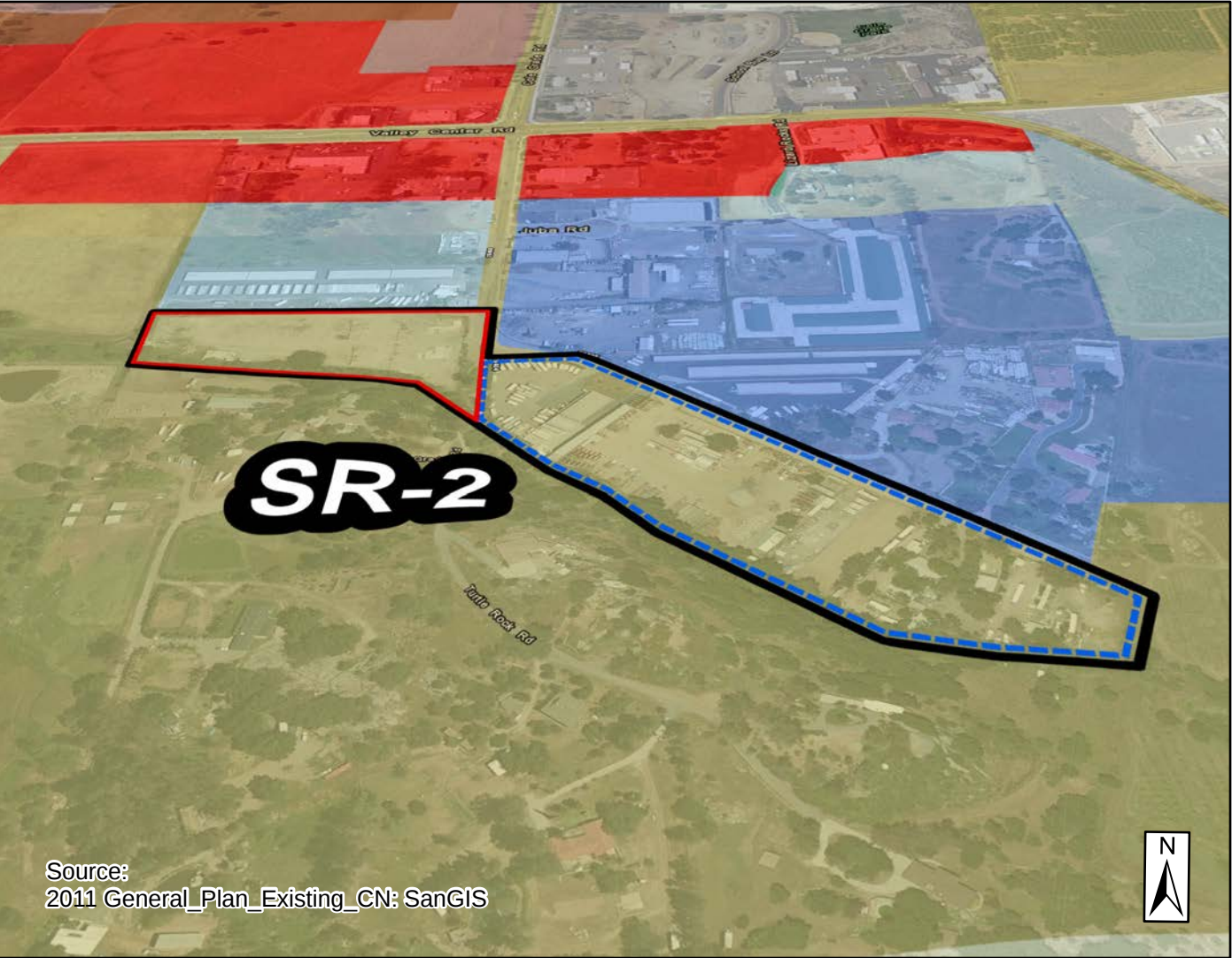
5 From the private road on the northern end of the eastern portion of the Study Area, facing northwest with Study Area properties on the left



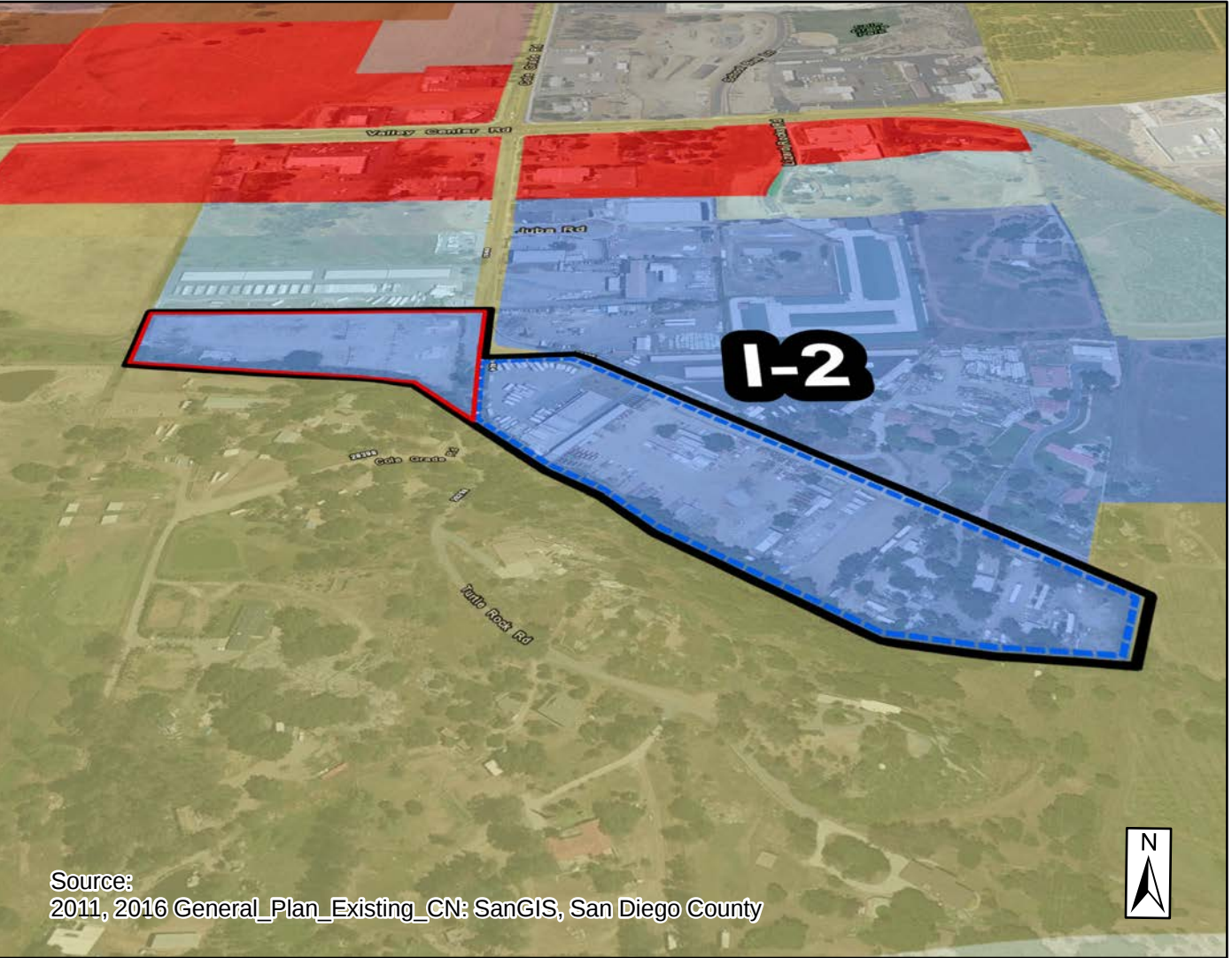
6 View of Keys Creek corridor facing southeast from near the southern boundary of the Study Area



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

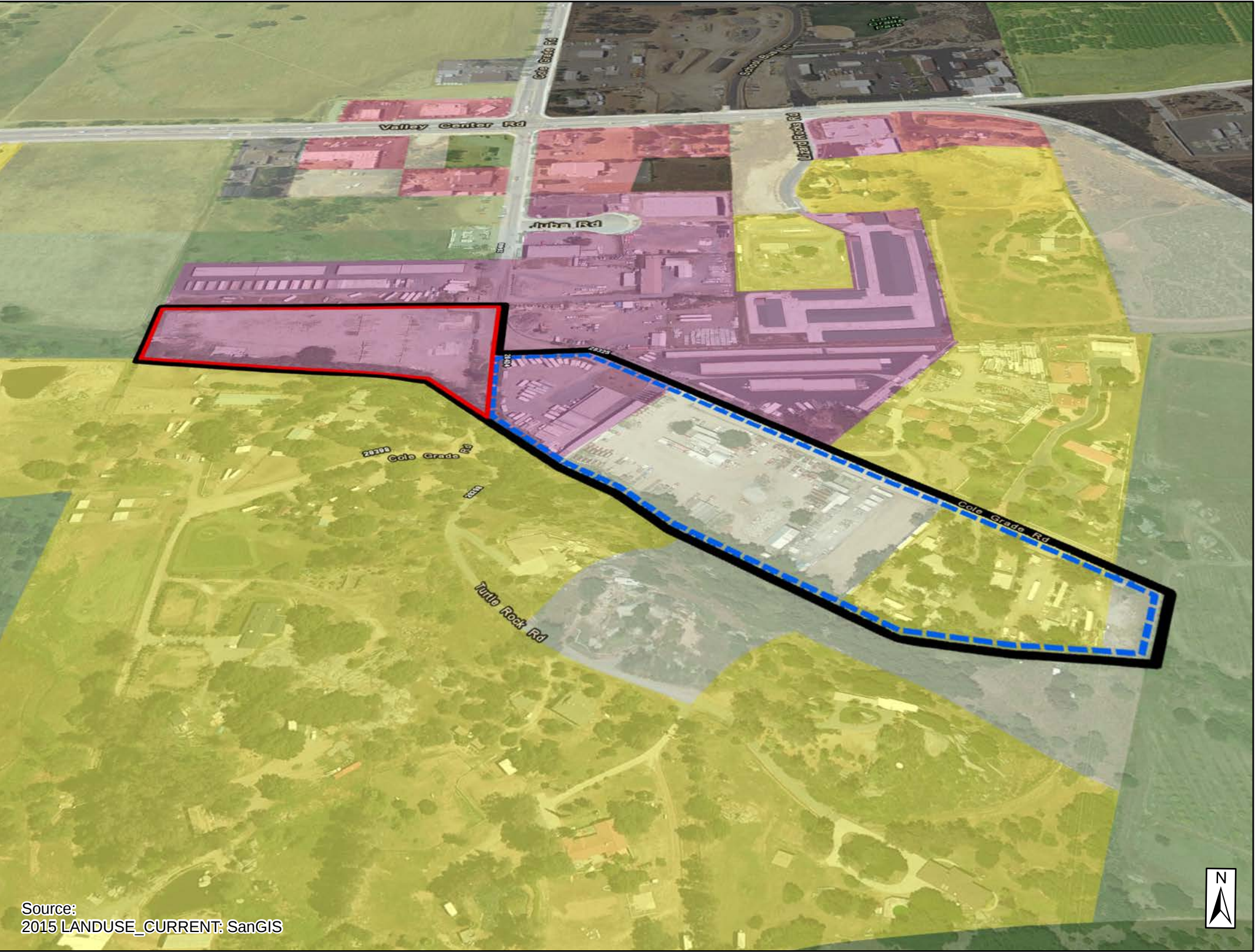
- PSR
- Study Area
- Analysis Area

LEGEND

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



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

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

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

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

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

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

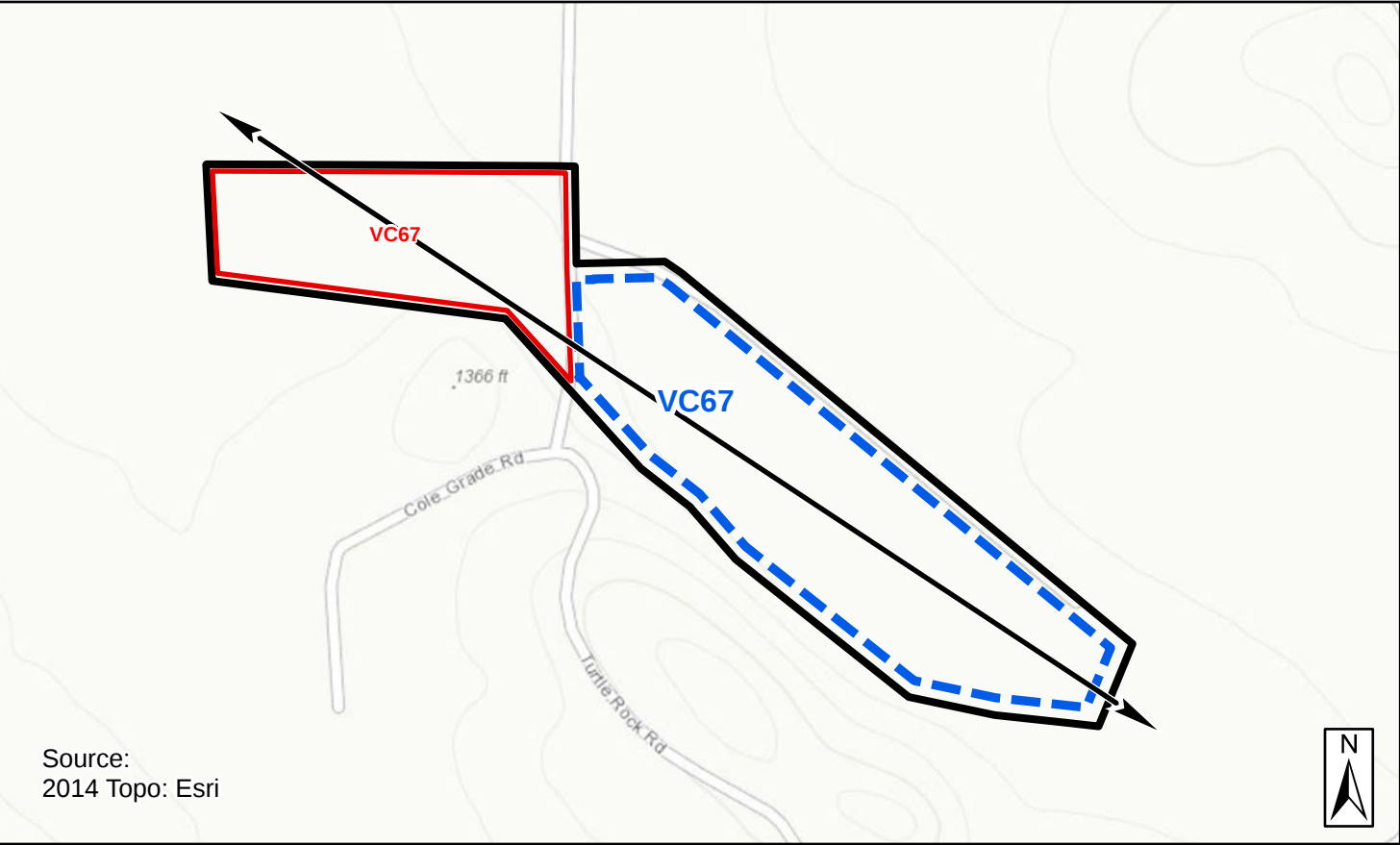
Legend

- PSR
- Study Area
- Analysis Area

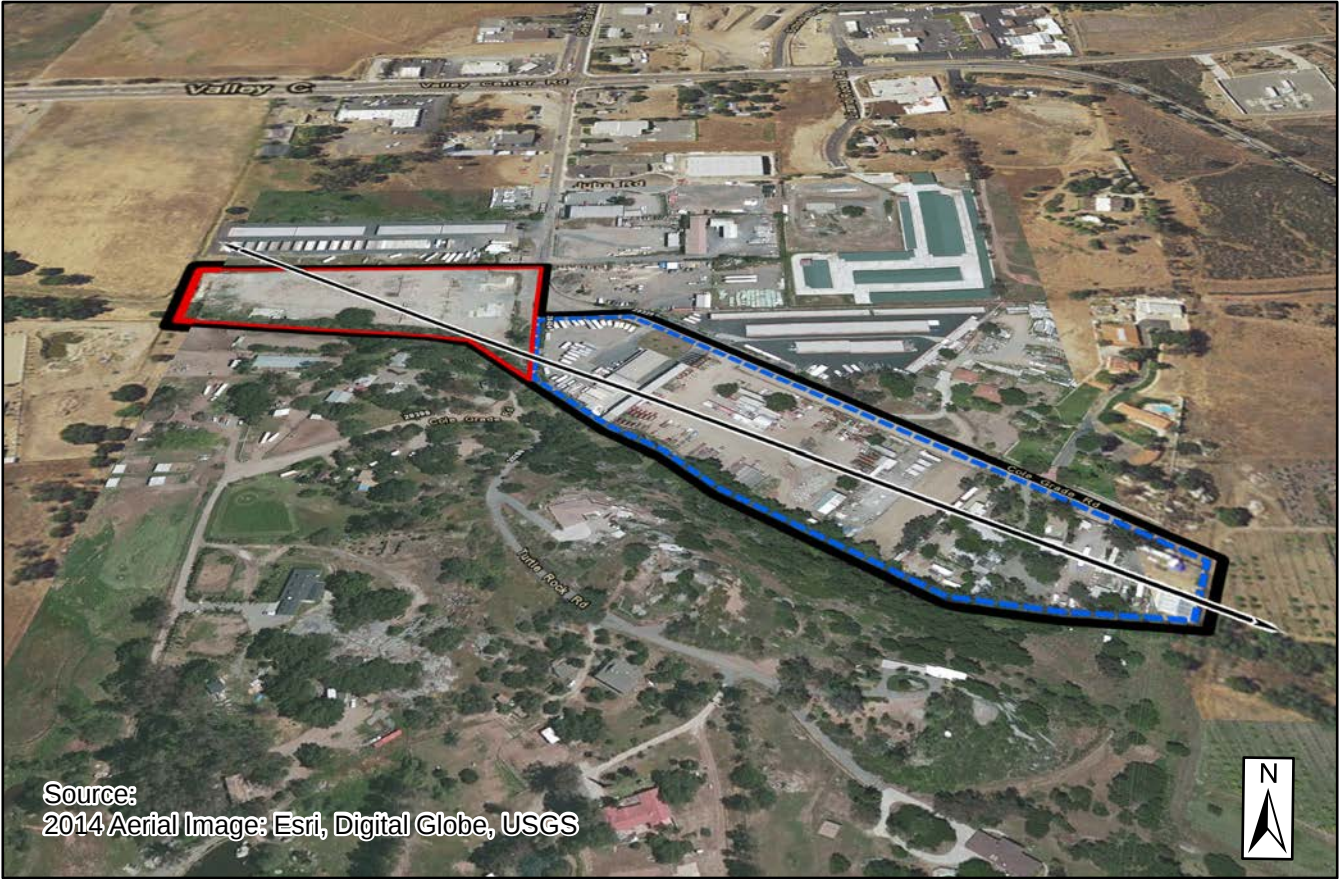
Source:
2015 LANDUSE_CURRENT: SanGIS



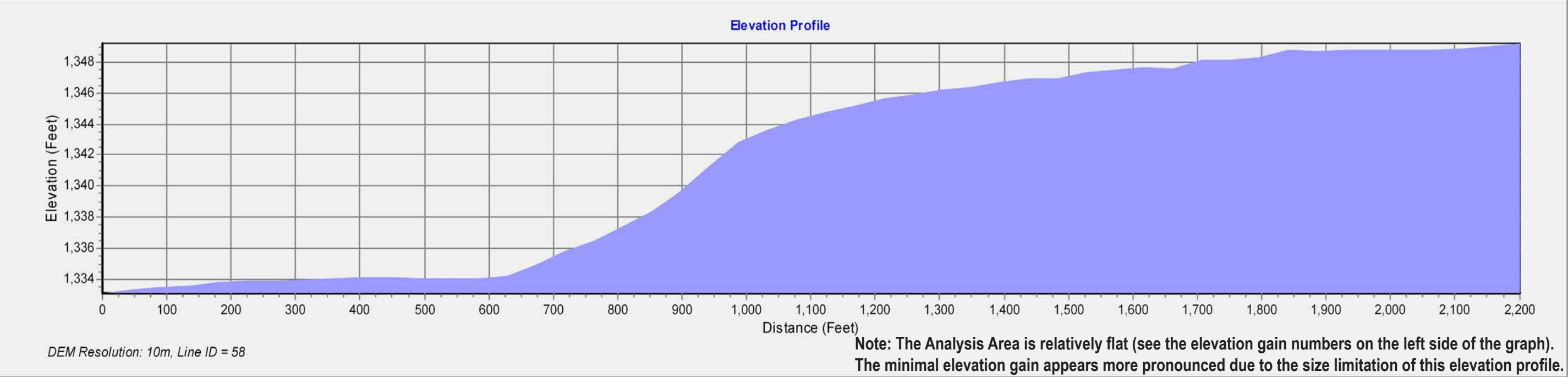
TOPOGRAPHIC VIEW



3D VIEW



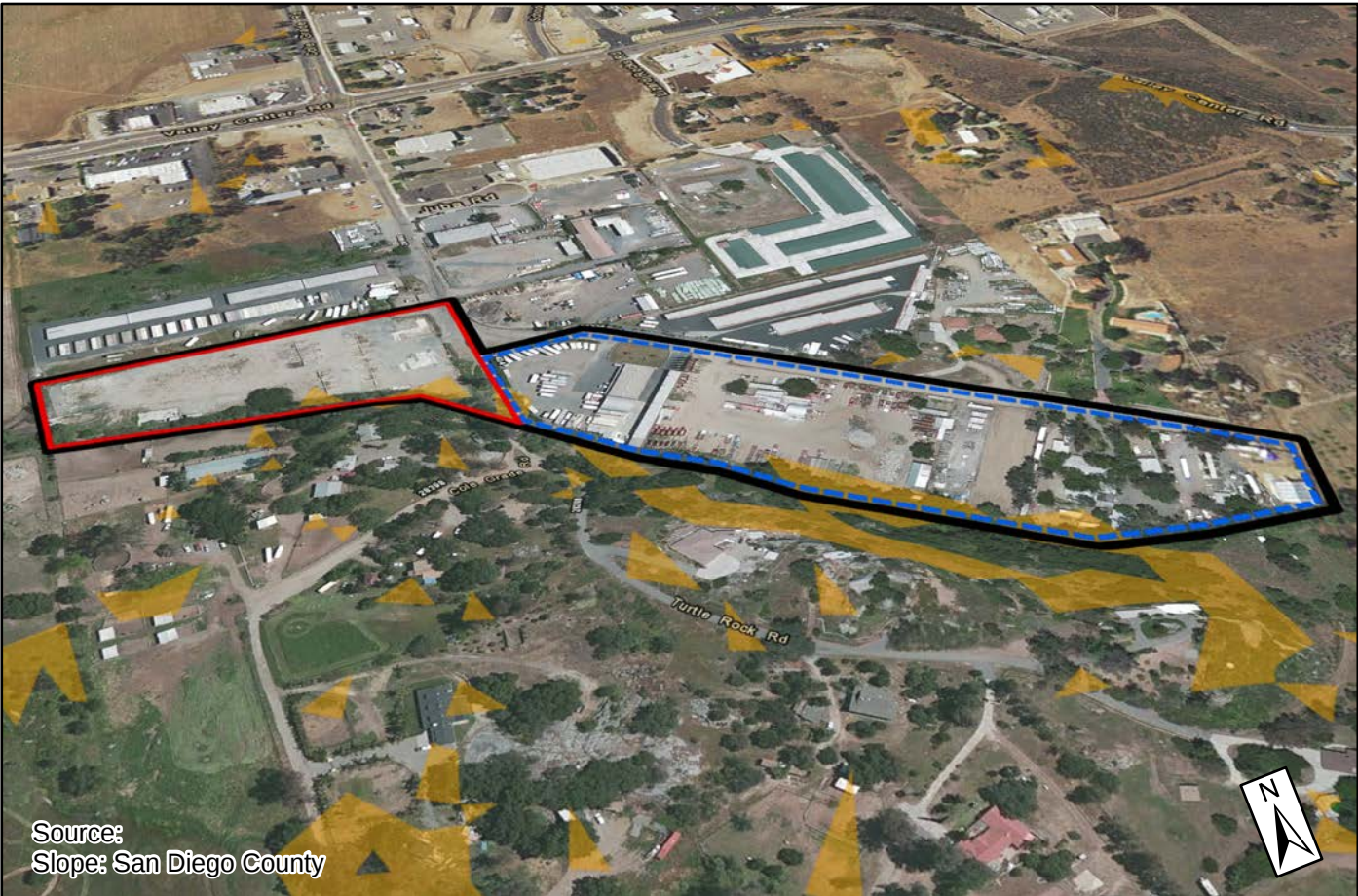
- Legend
- PSR
 - Study Area
 - Analysis Area



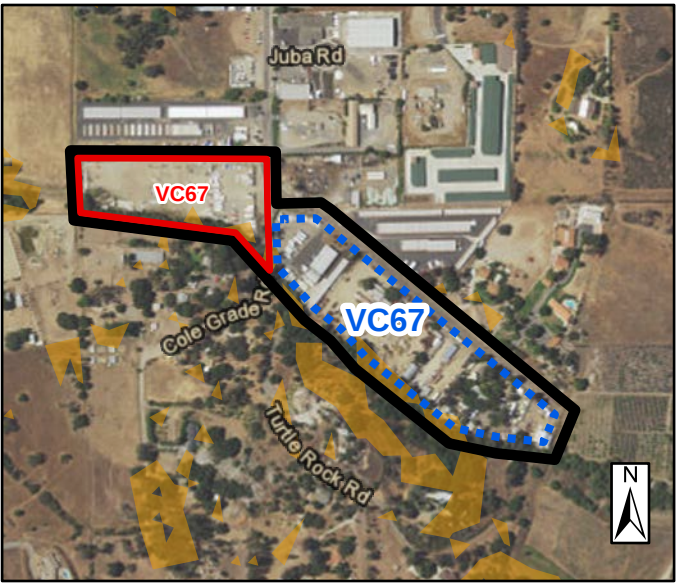
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



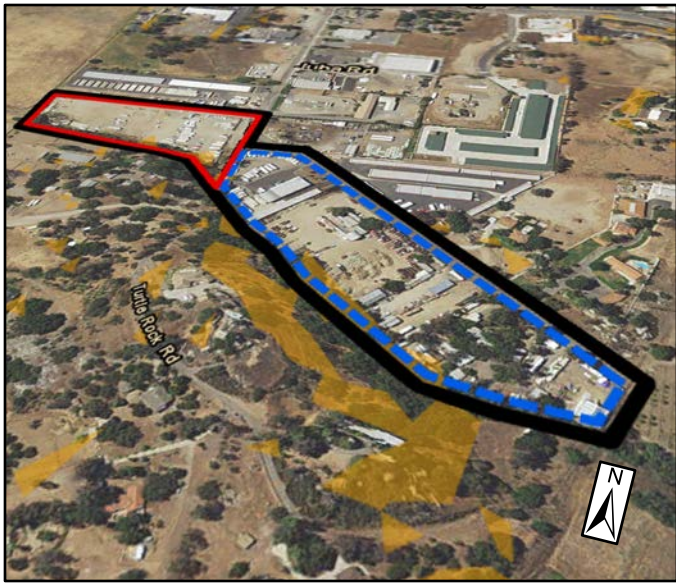
STEEP SLOPES



3D VIEW

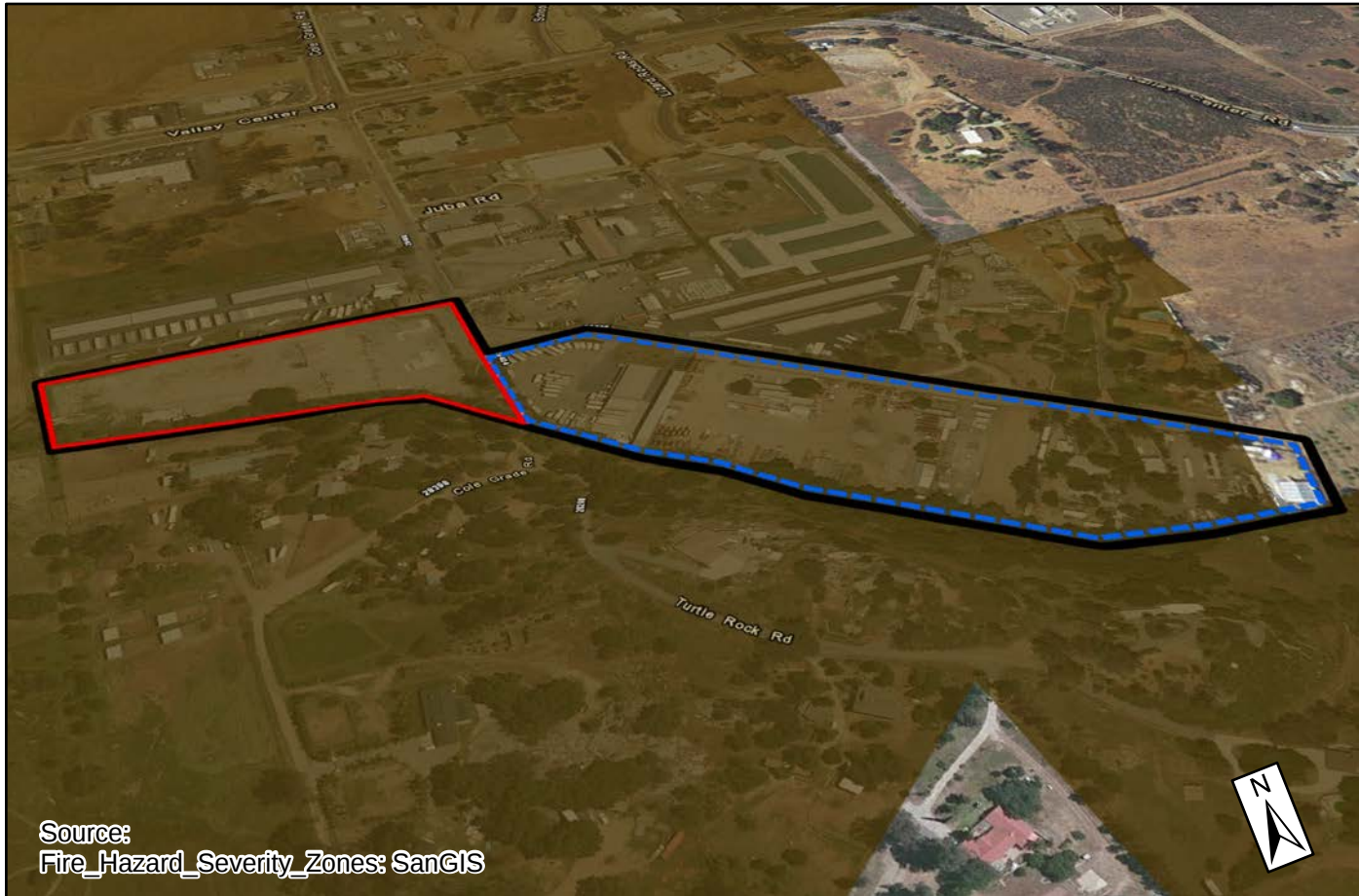


PLAN VIEW

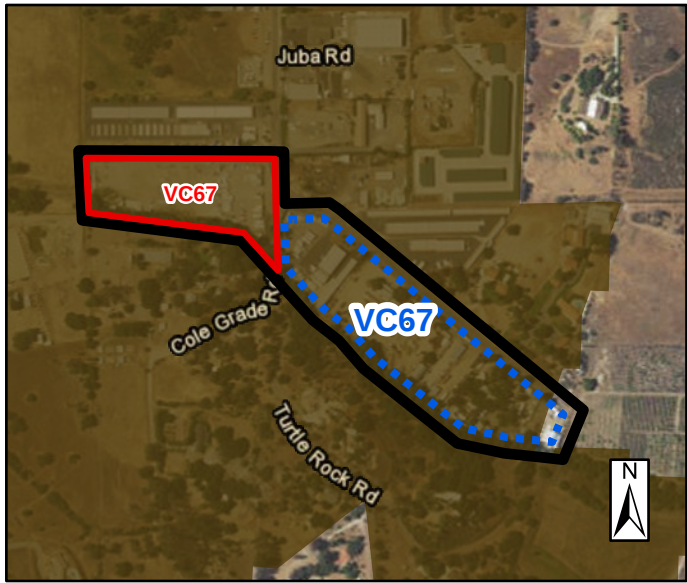


3D VIEW # 2

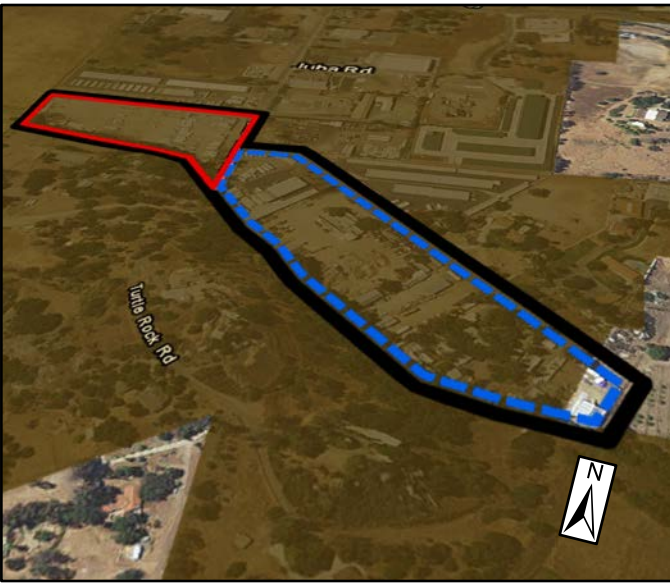
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area

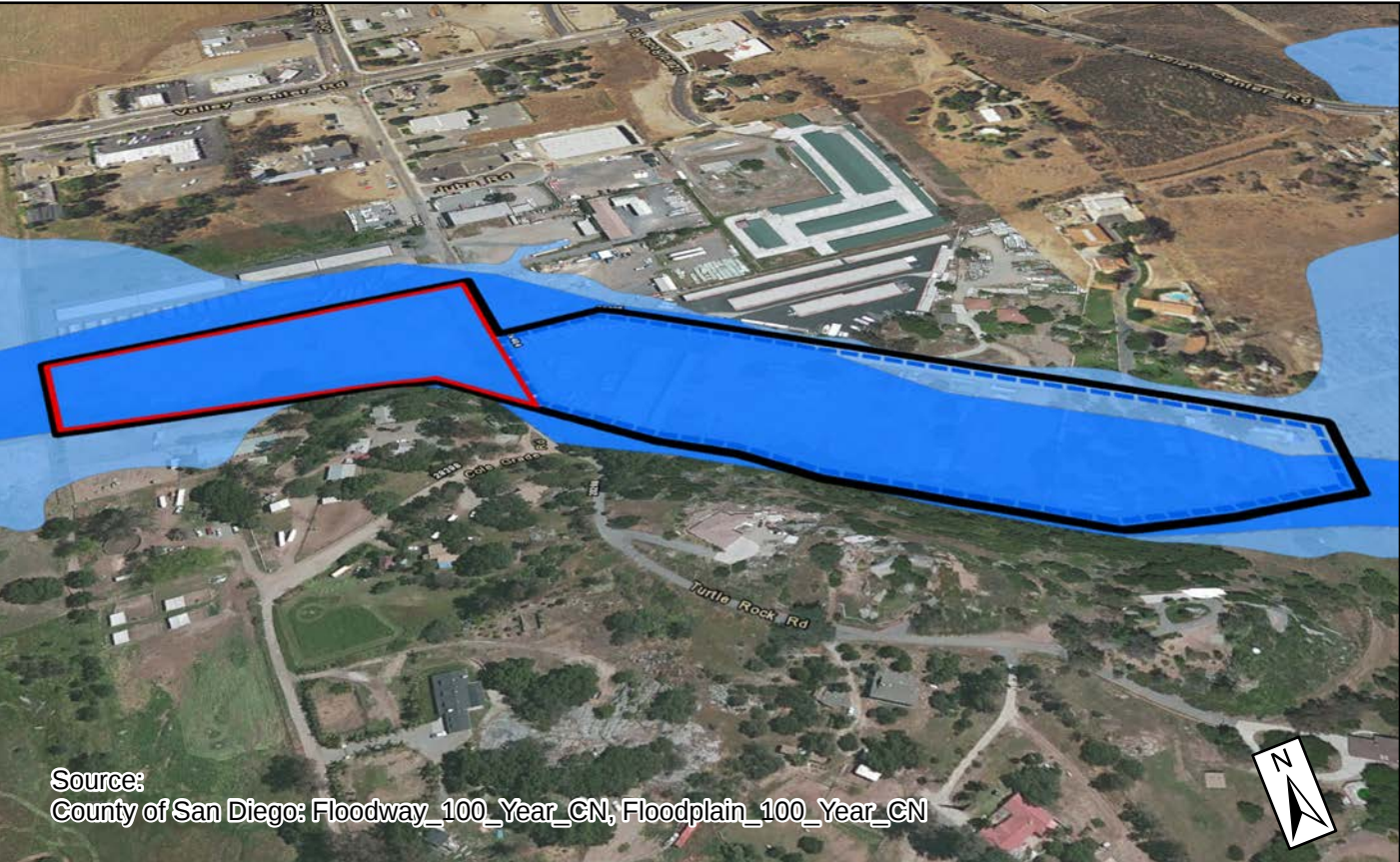


Analysis Area



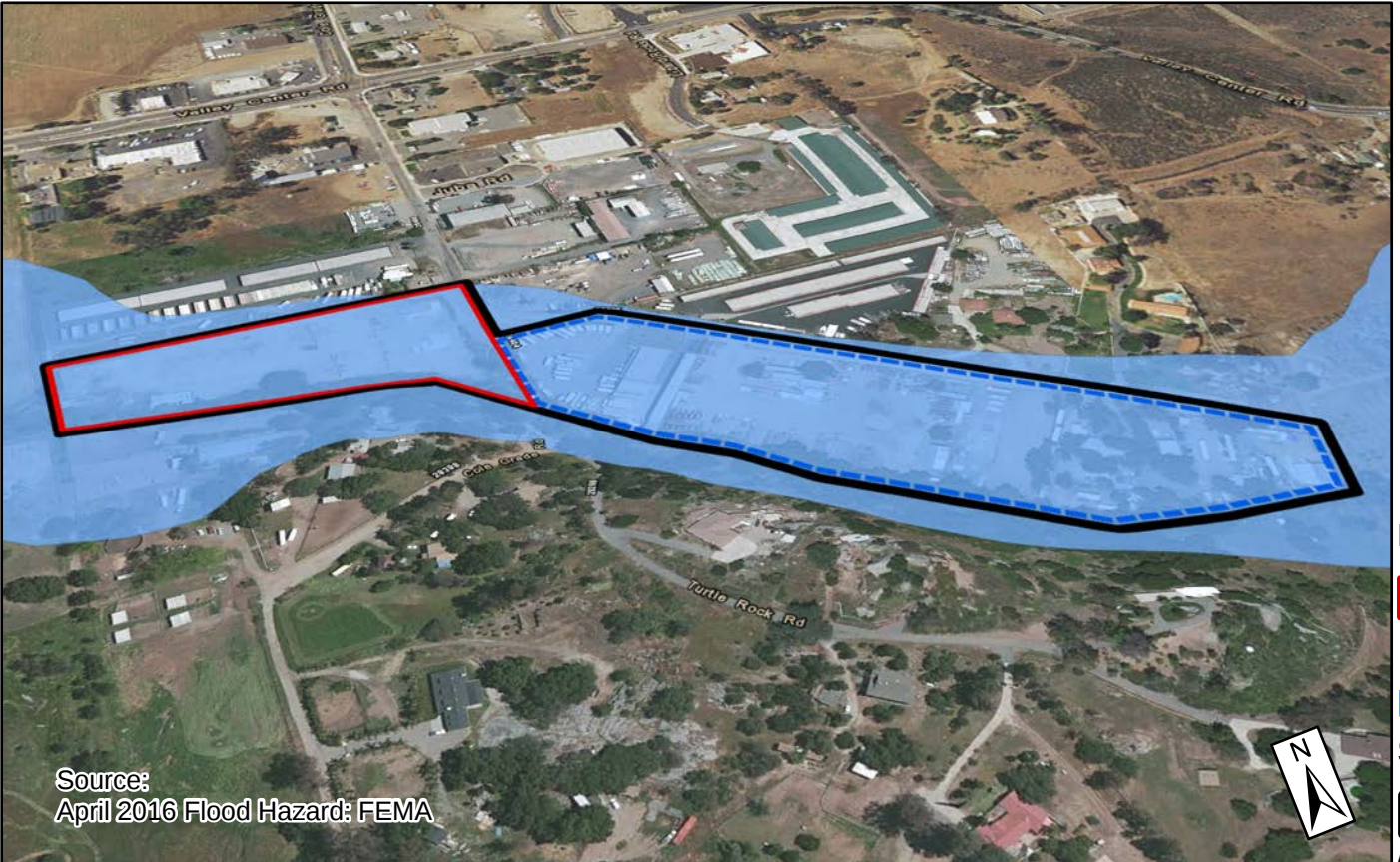
COUNTY FLOOD HAZARD

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



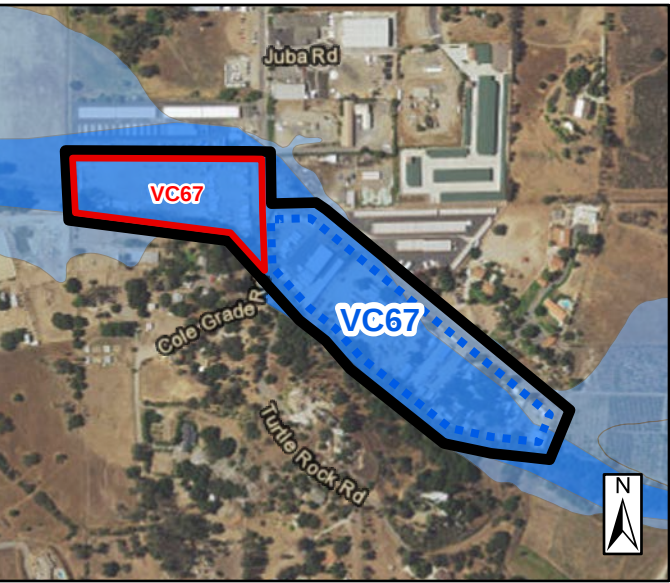
FEMA FLOOD HAZARD

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

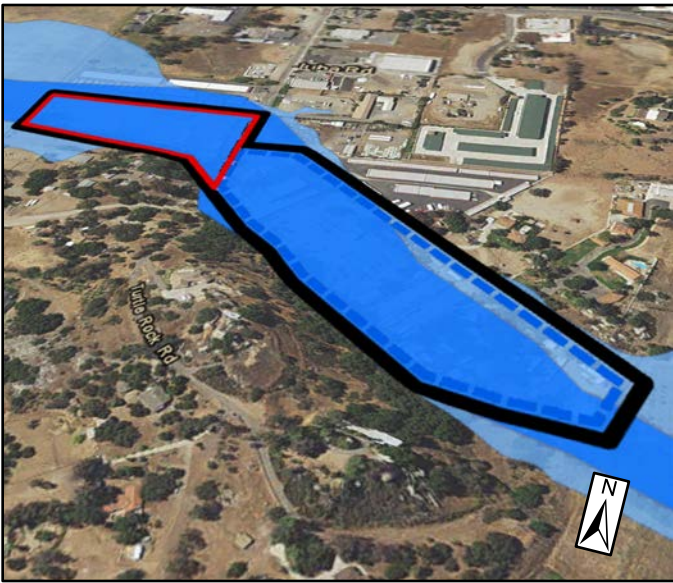


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW

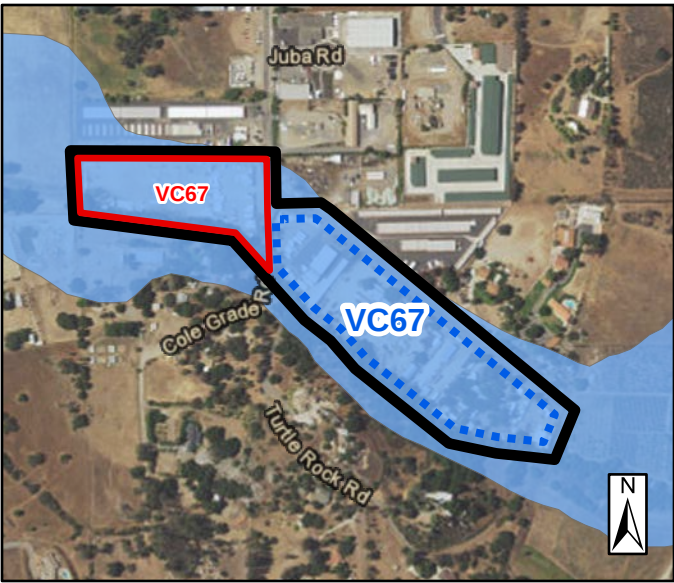


PLAN VIEW

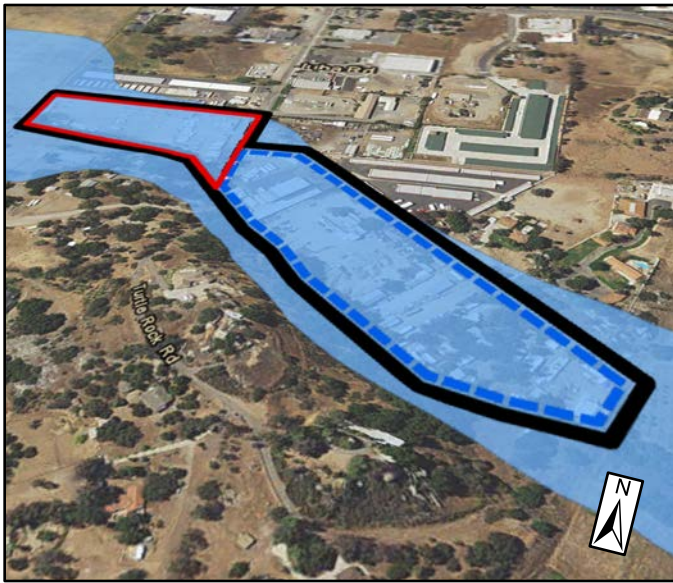


3D VIEW # 2

3D VIEW



PLAN VIEW



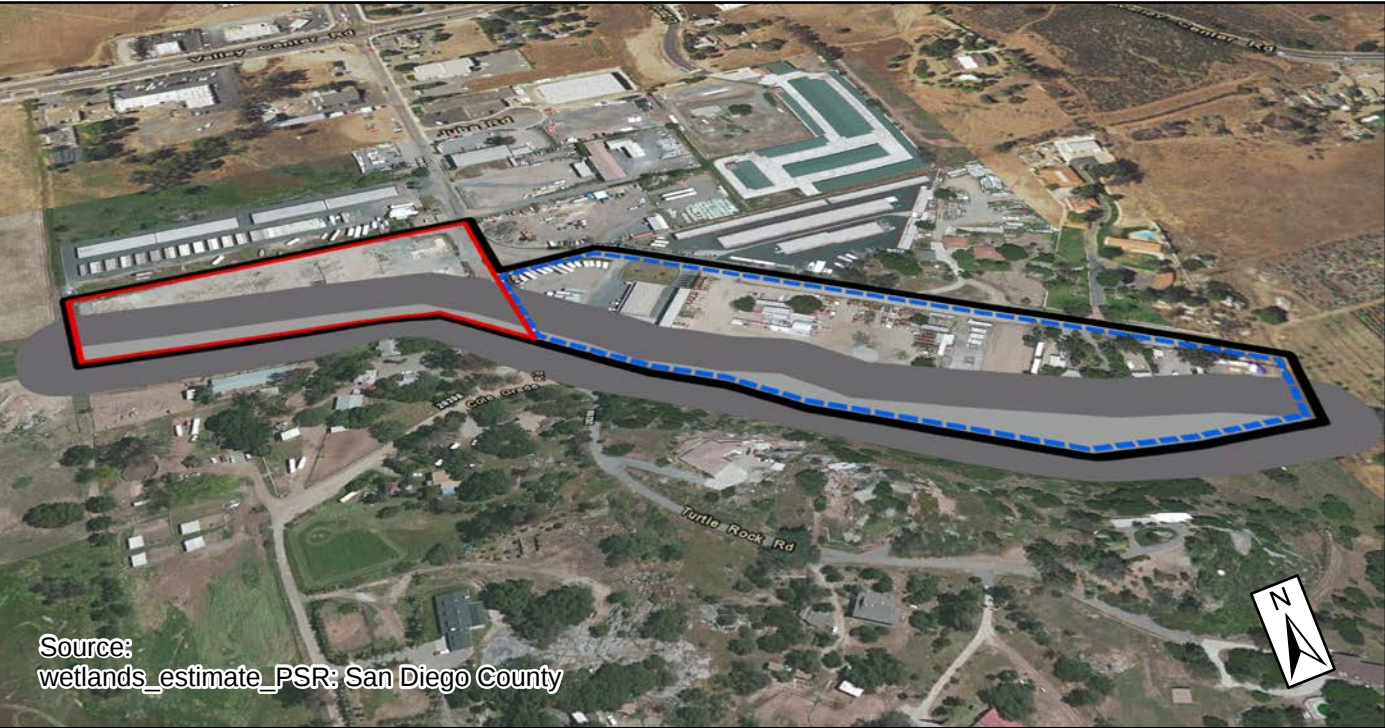
3D VIEW # 2



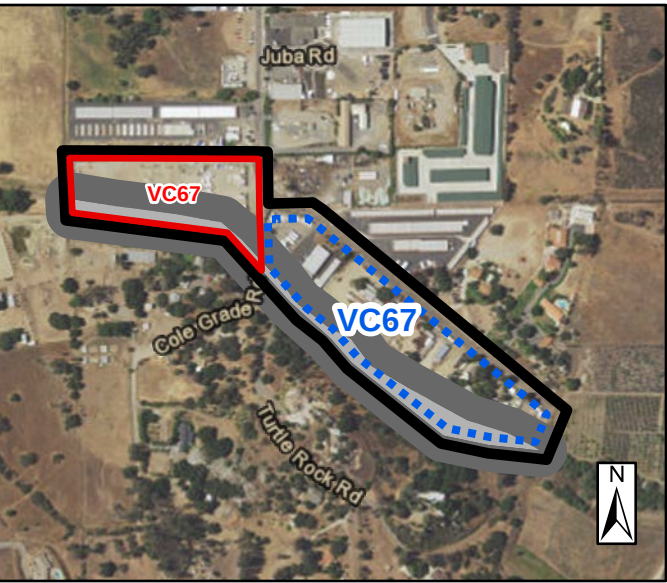
Wetland Area Wetland Buffer

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

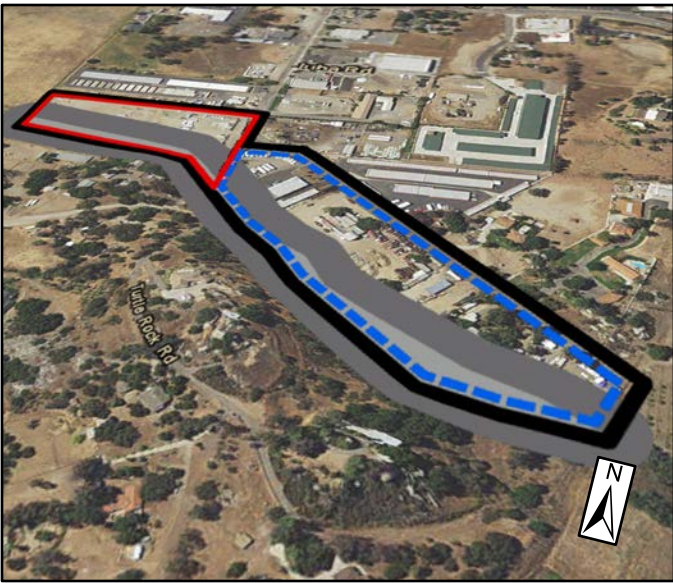
Note: In this aerial map, the estimated wetlands are only shown within the Analysis Area boundaries. For additional information on any estimated wetlands within the map view, but outside the Analysis Area, please email pds.advanceplanning@sdcounty.ca.gov.



3D VIEW

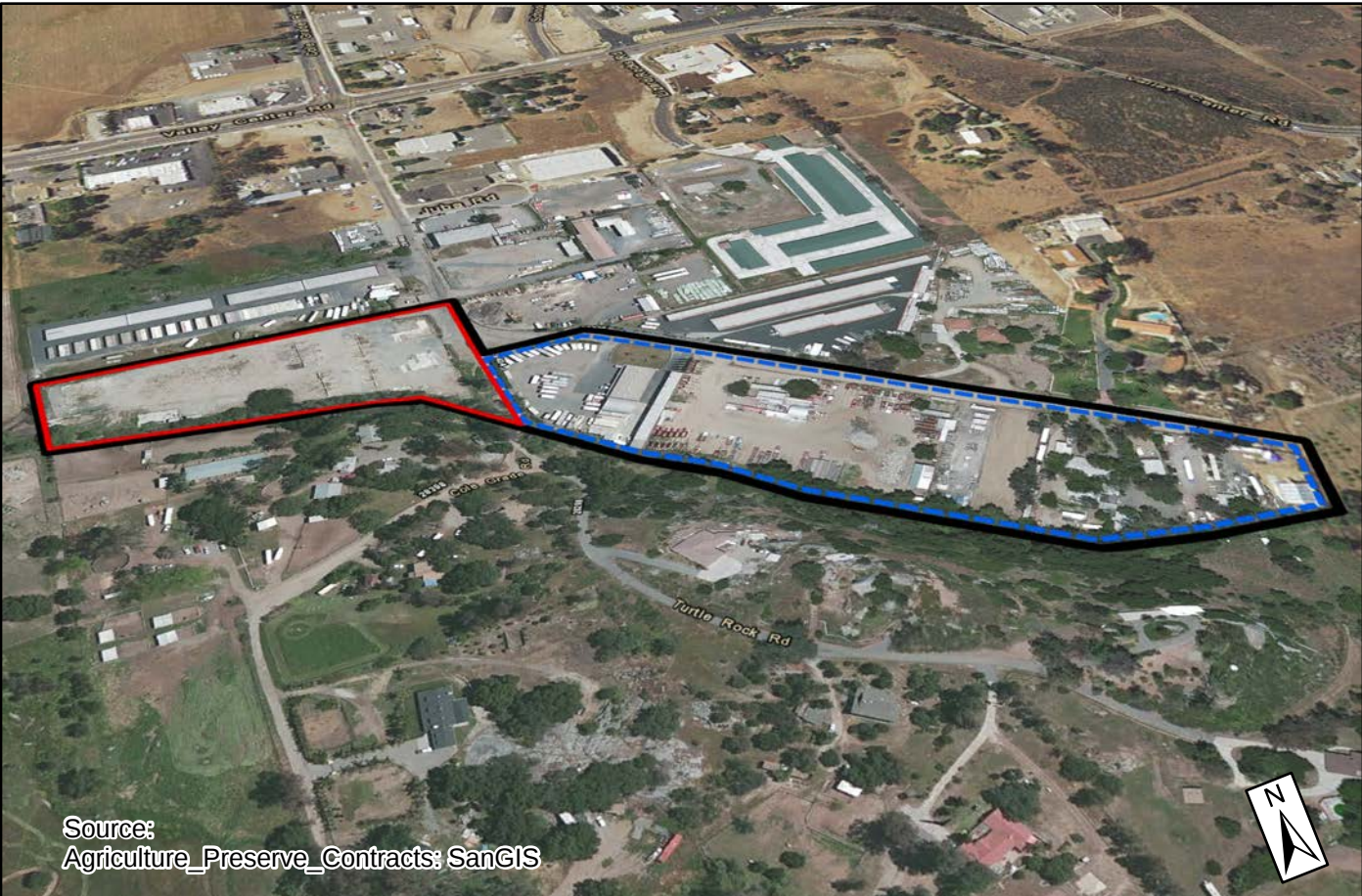


PLAN VIEW

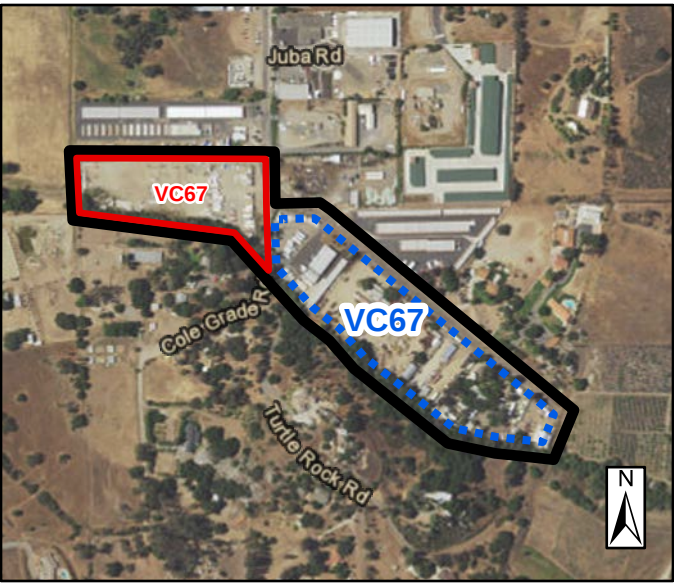


3D VIEW # 2

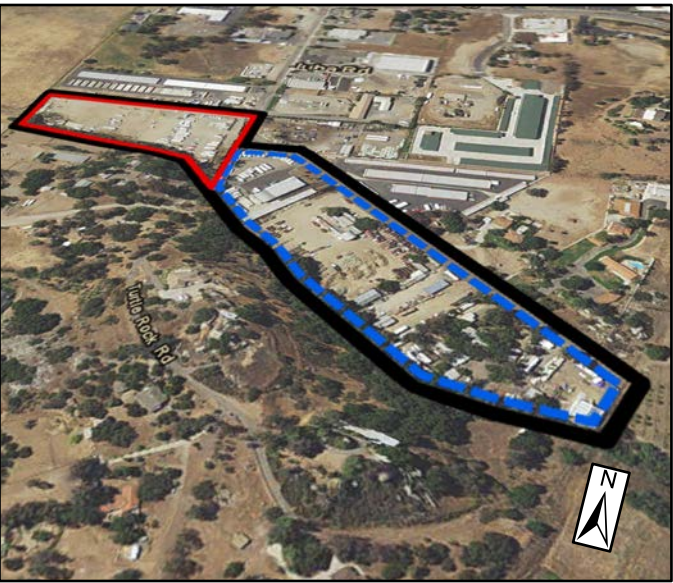
WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



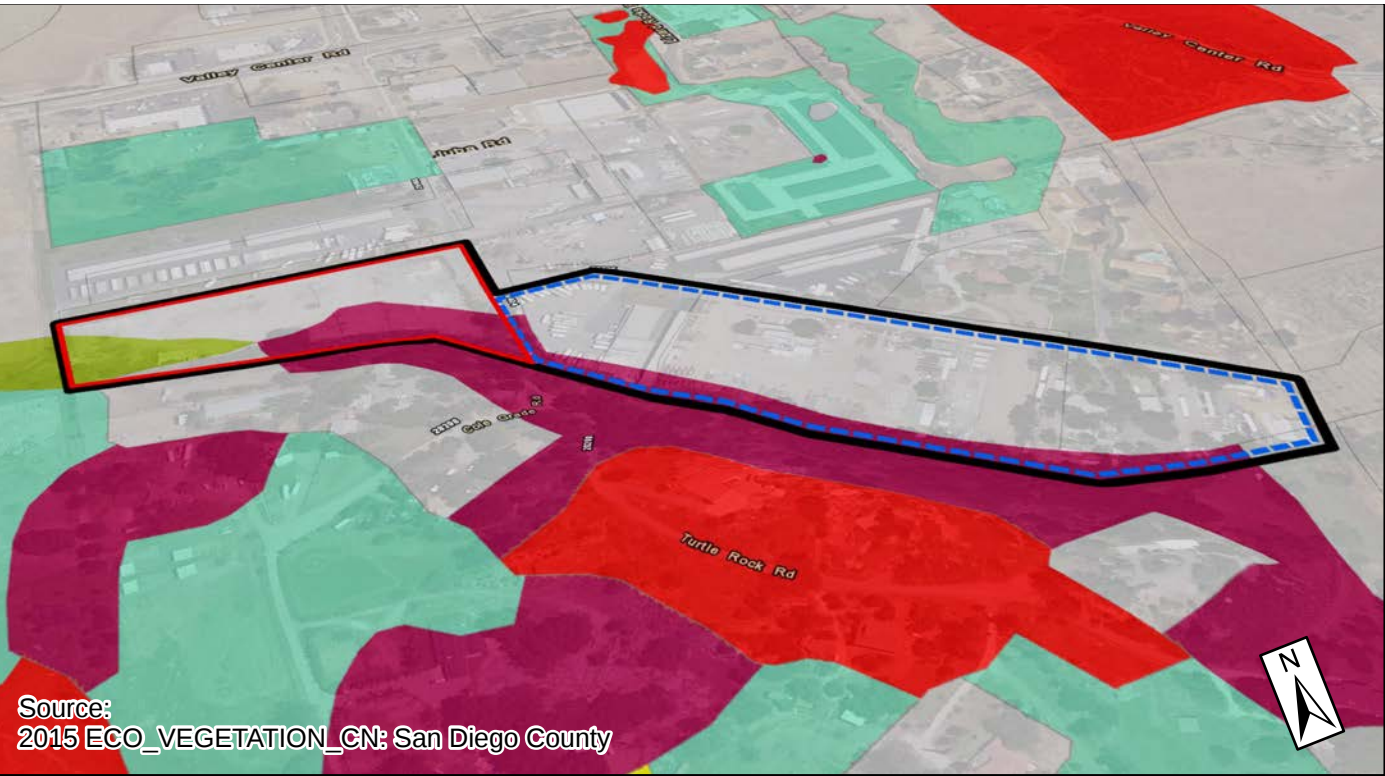
3D VIEW # 2

- Legend
- PSR
 - Study Area
 - Analysis Area

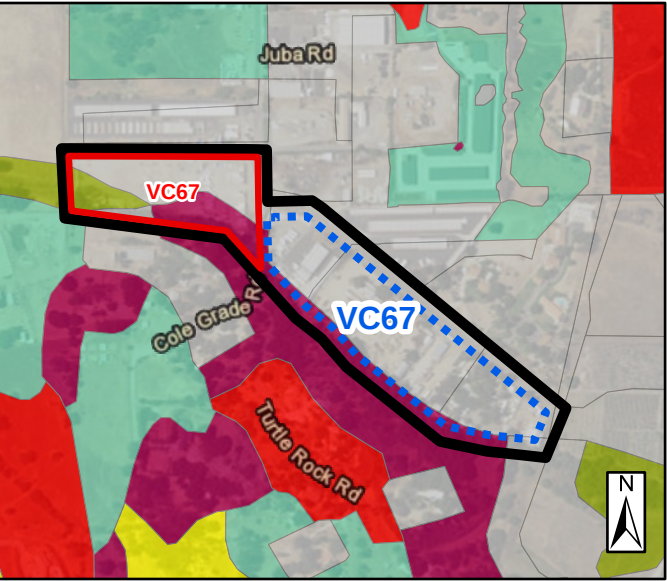


VEGETATION

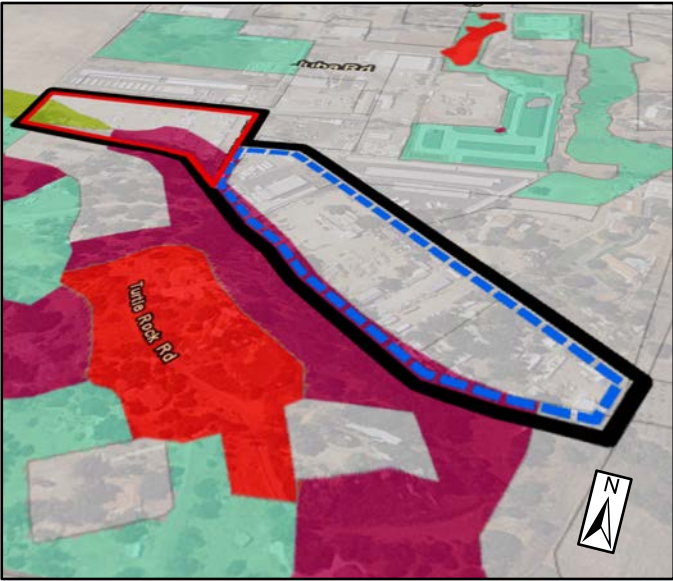
- | | | | |
|--------------------|------------------------------|--------------------------------|--|
| Coastal Sage Scrub | Riparian Woodland | Marsh | Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland |
| Chaparral | Riparian Forest | Desert Scrub | Not Mapped (data gaps) |
| Grassland | Other Woodlands | Dry Wash Woodland | |
| Riparian Scrub | Vernal Pool, Meadow and Seep | Water (Including 11200, 13200) | |



3D VIEW



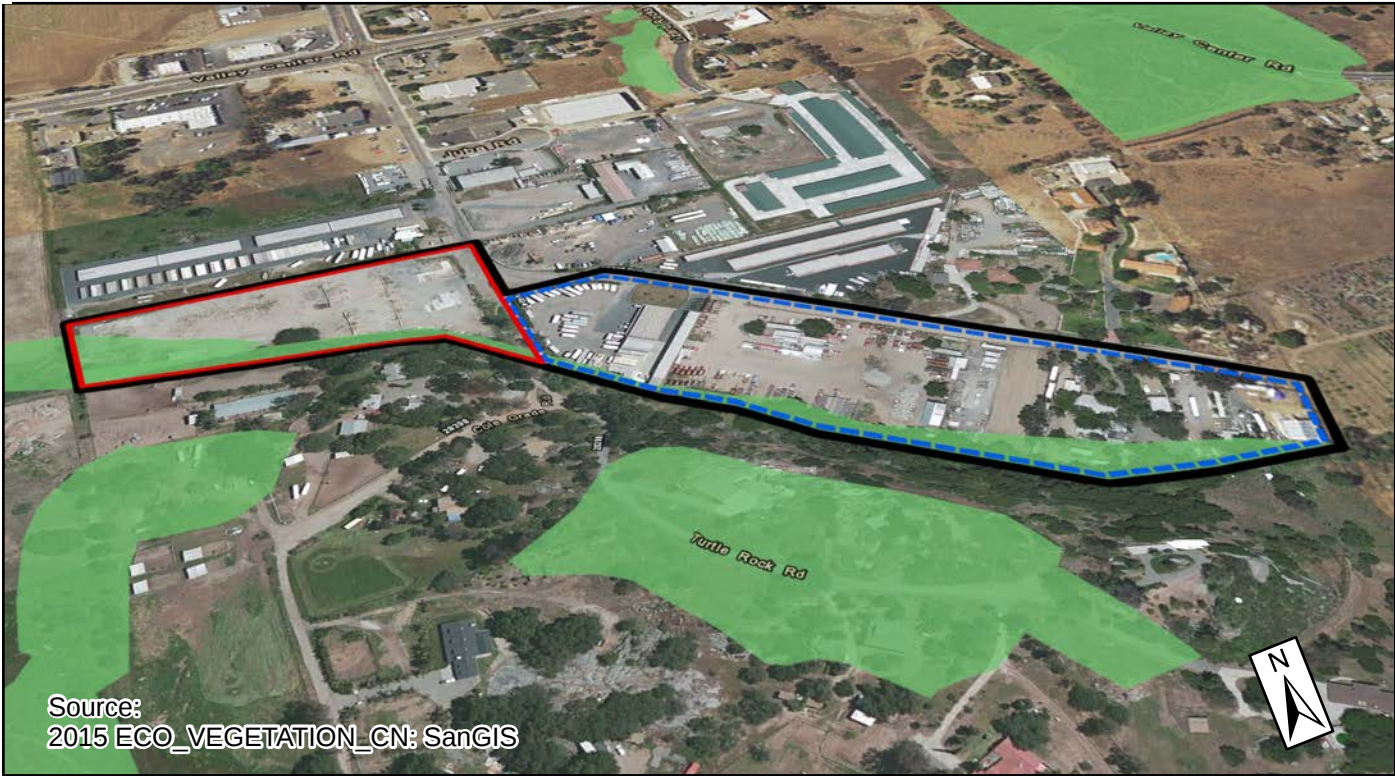
PLAN VIEW



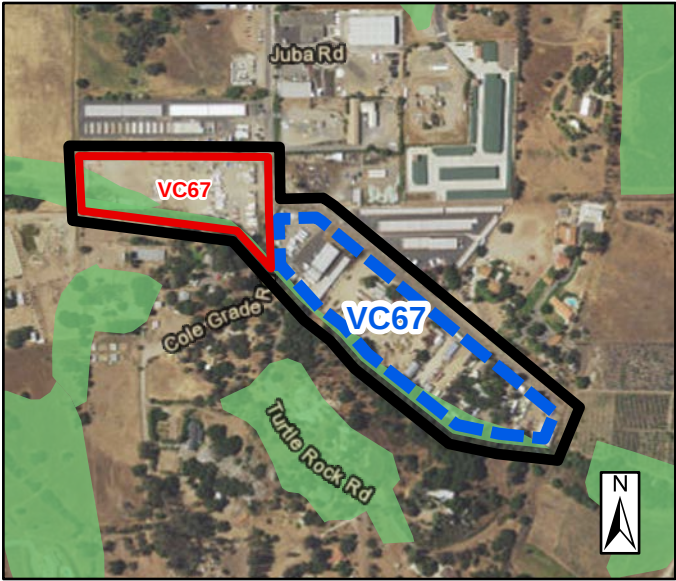
3D VIEW # 2

UPPER TIER VEGETATION

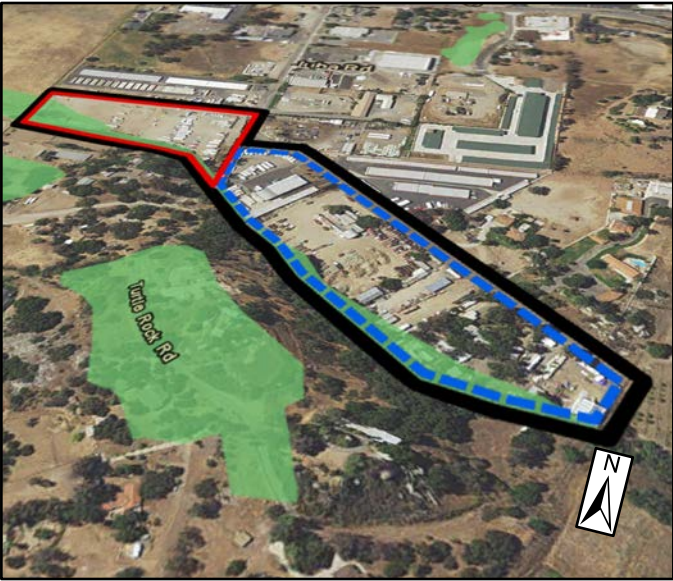
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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



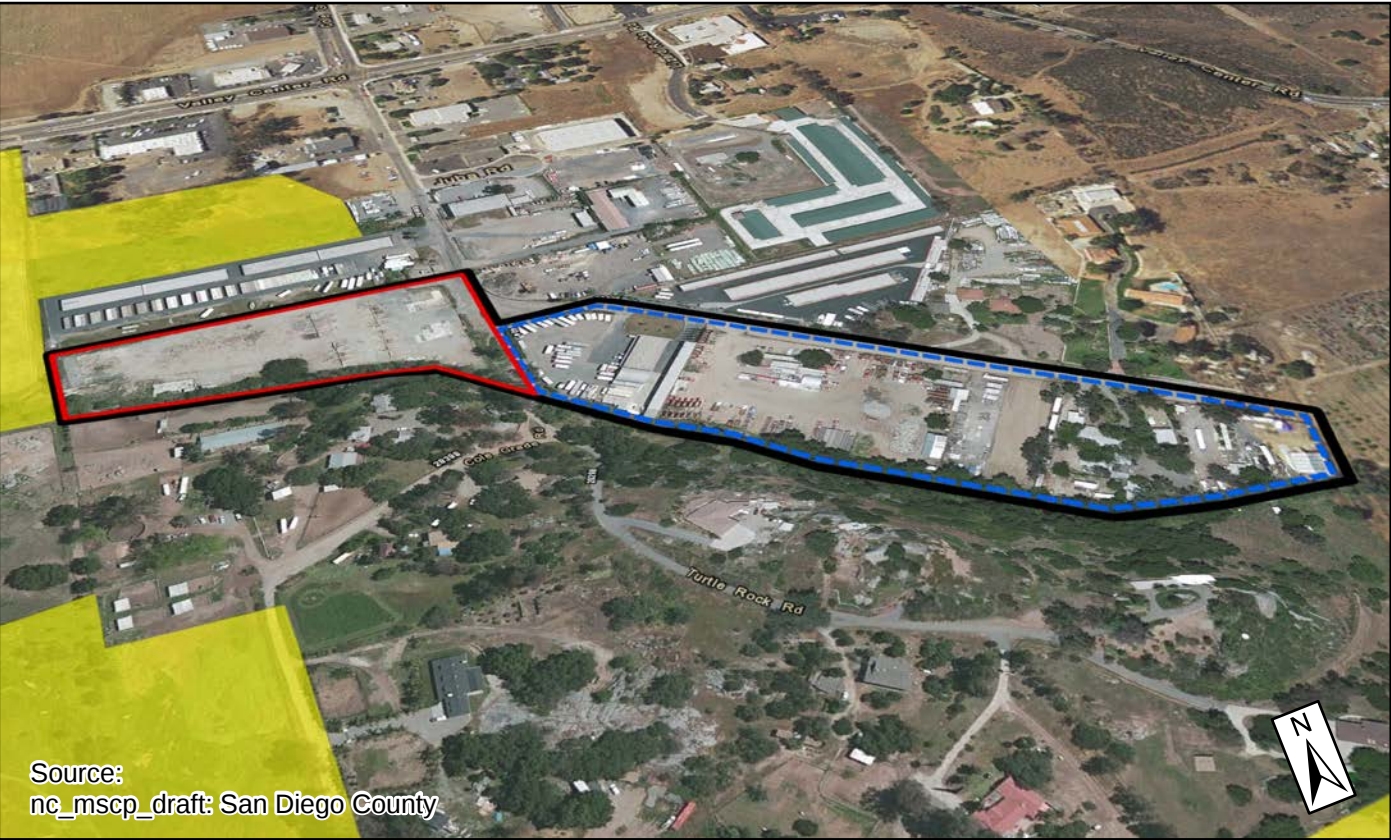
3D VIEW # 2

- Legend
- PSR
 - Study Area
 - Analysis Area

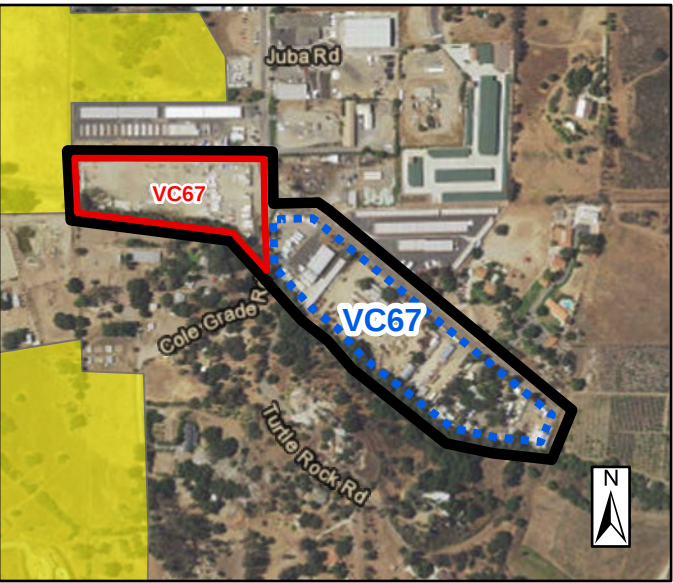


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

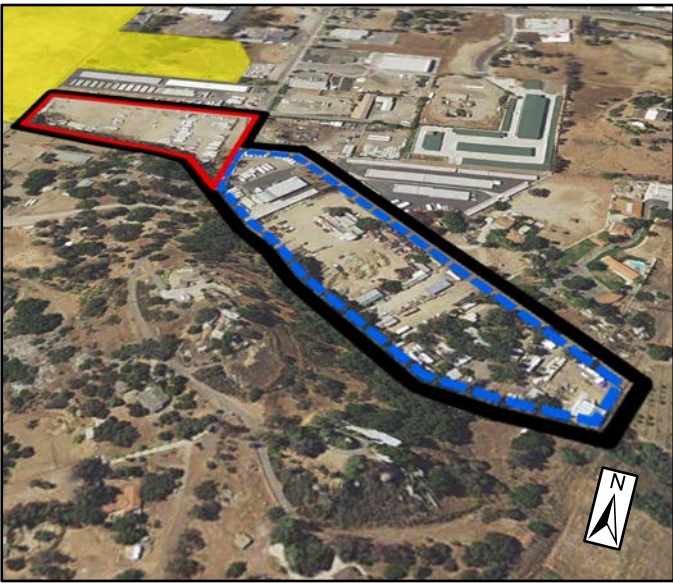
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 33. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

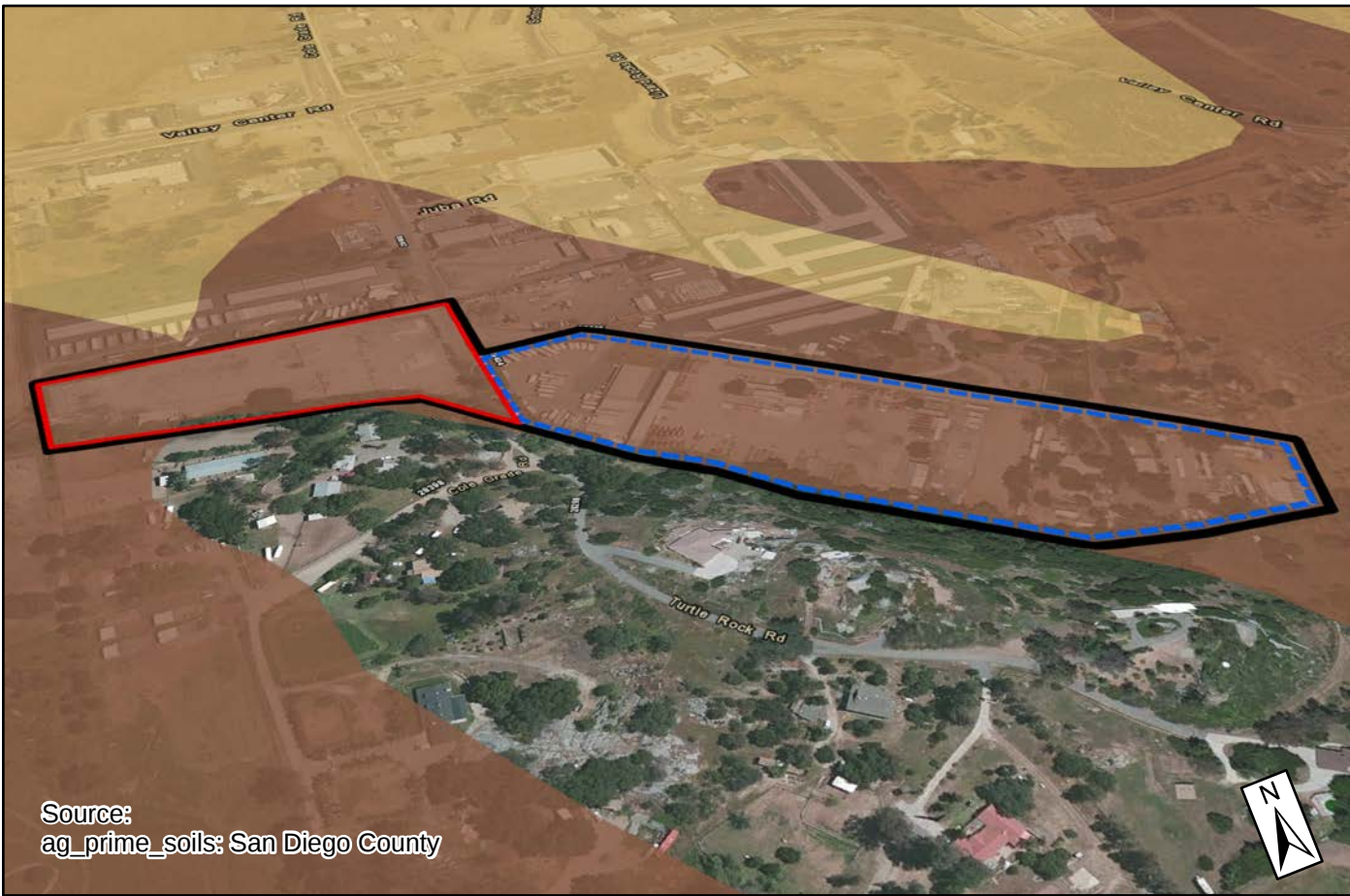


PLAN VIEW



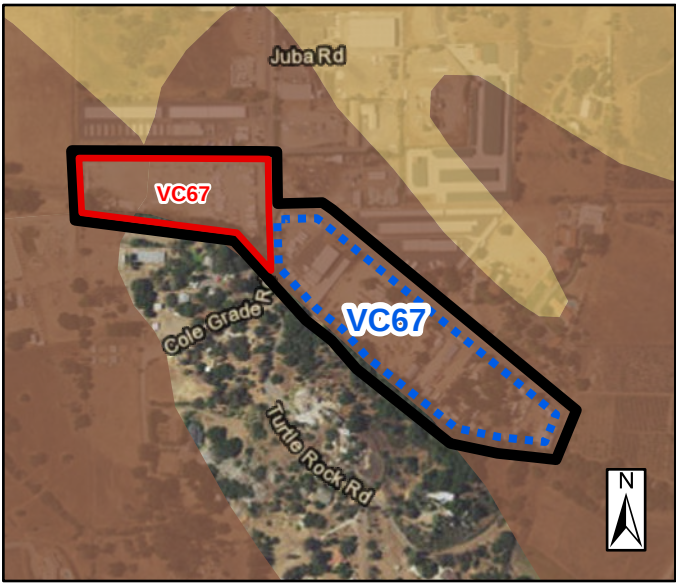
3D VIEW # 2

PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**

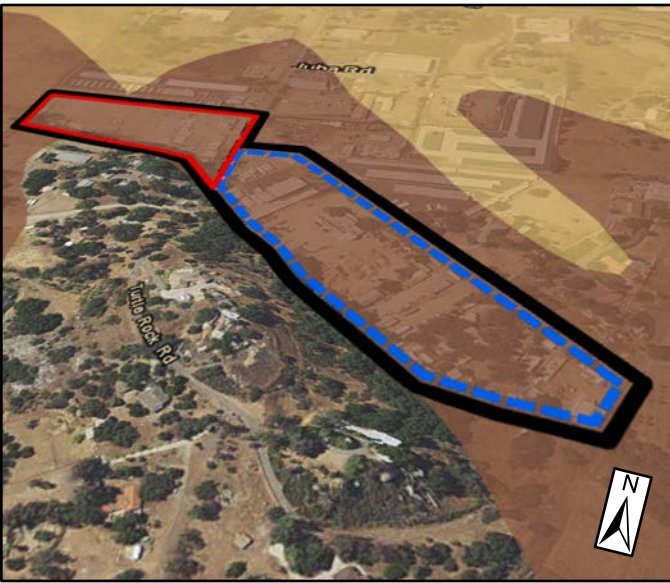


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW



PLAN VIEW



3D VIEW # 2



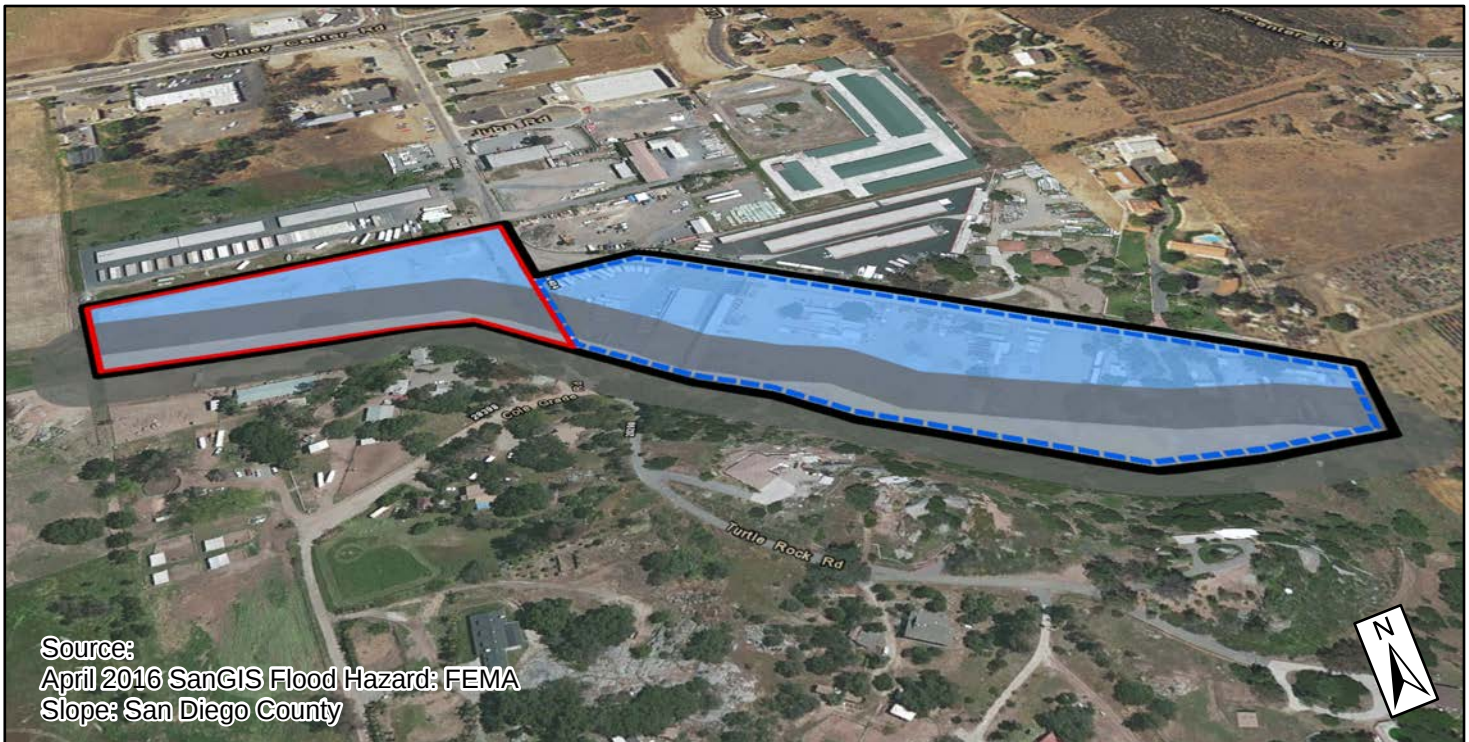
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	14 ac	100 %
Potential Development Area	0 ac	0 %

See p. 33 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area



Legend



PSR

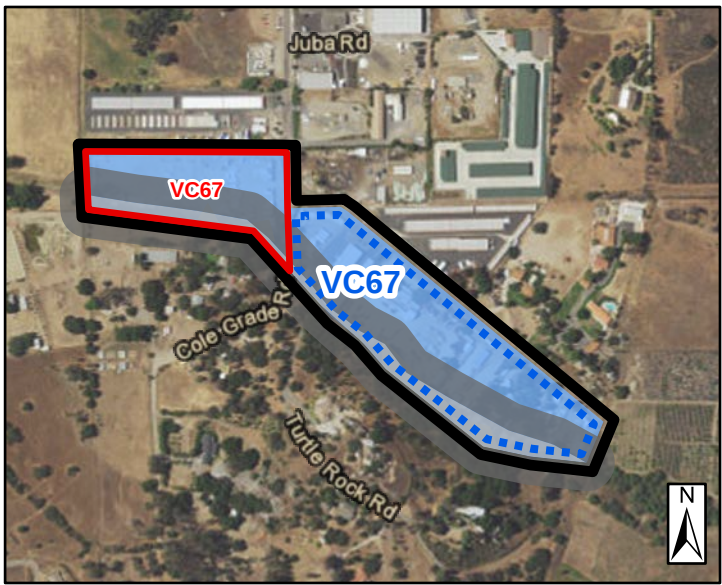


Study Area

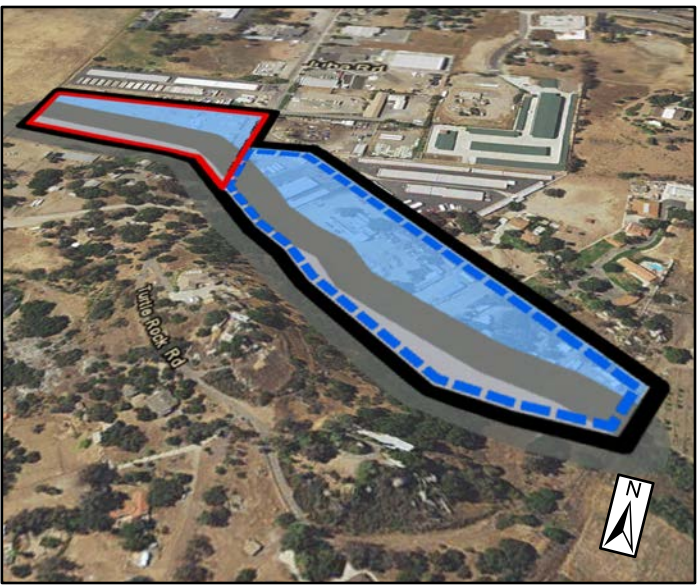


Analysis Area

3D VIEW



PLAN VIEW



3D VIEW # 2

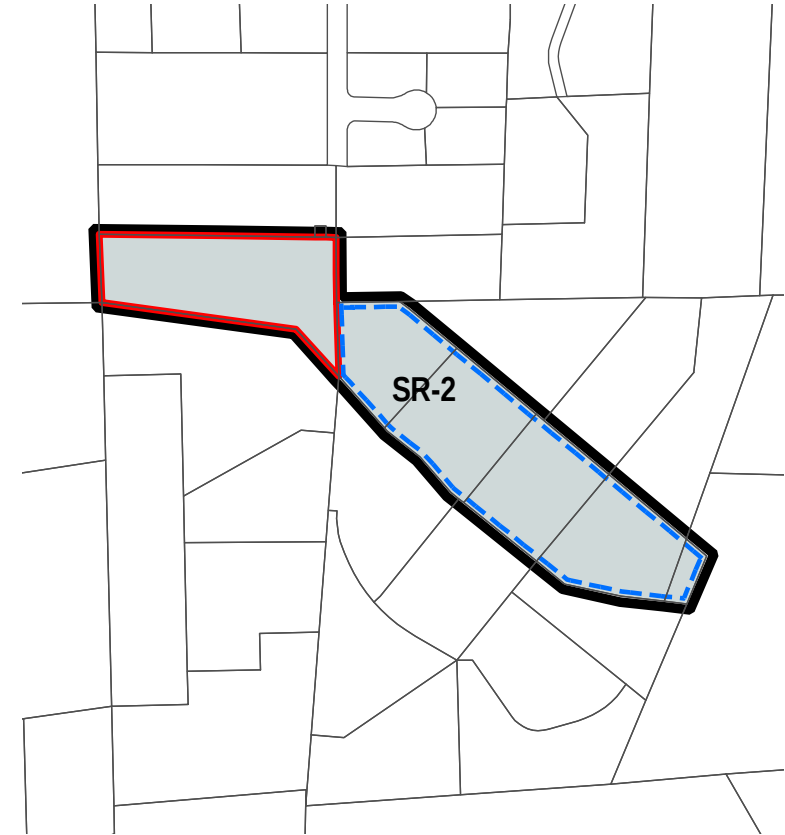
3D VIEW



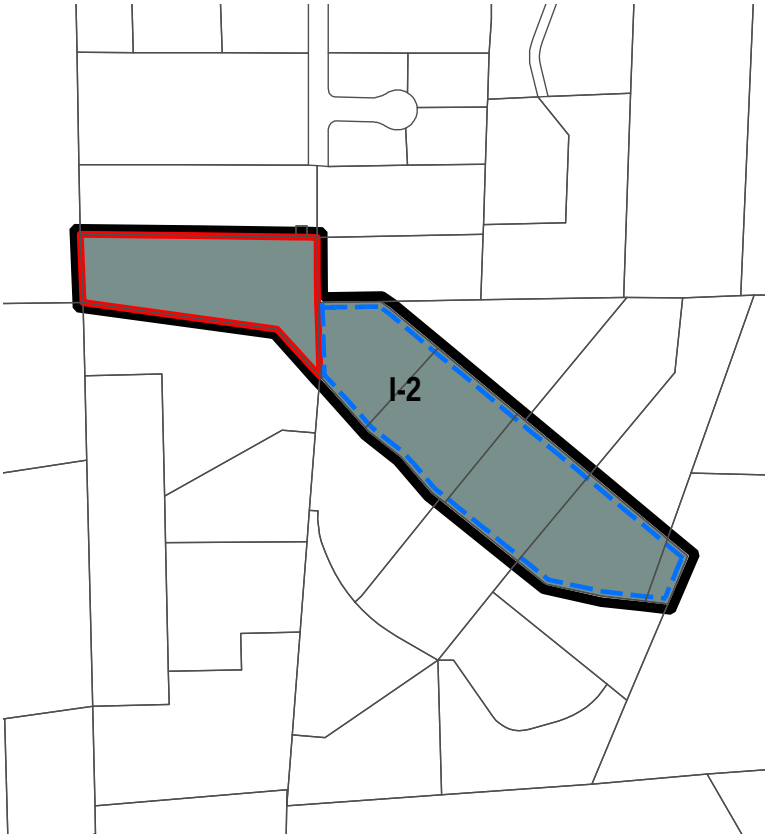
EXISTING

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

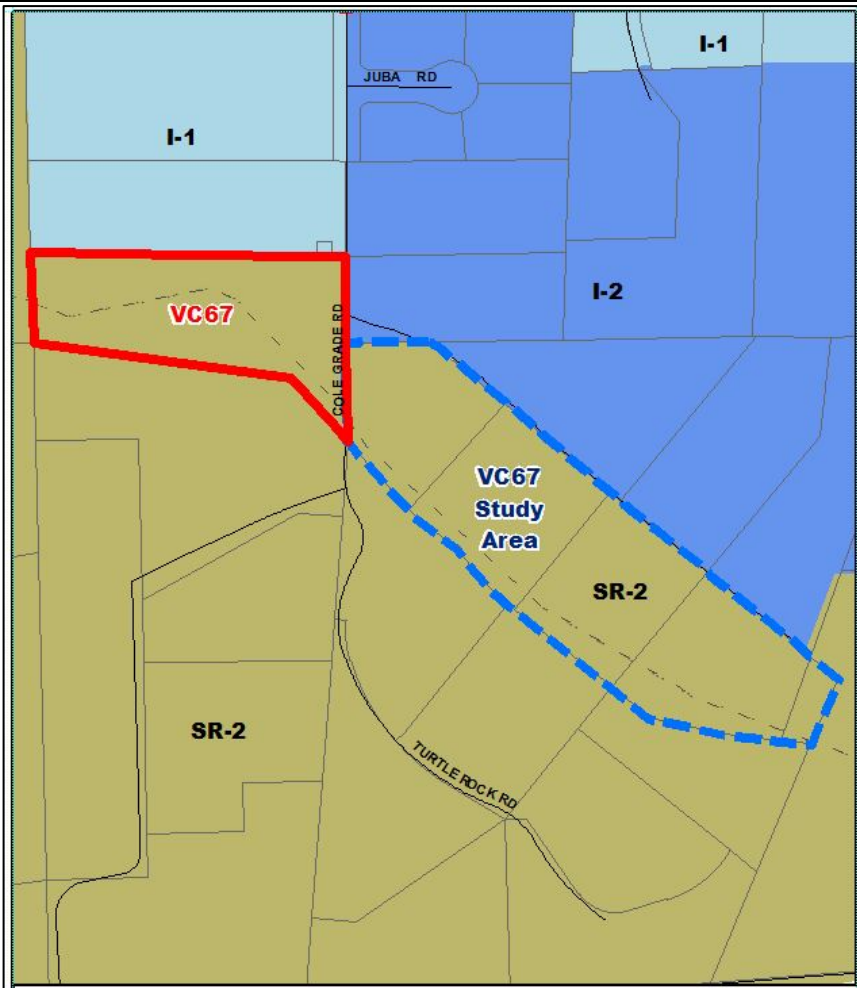
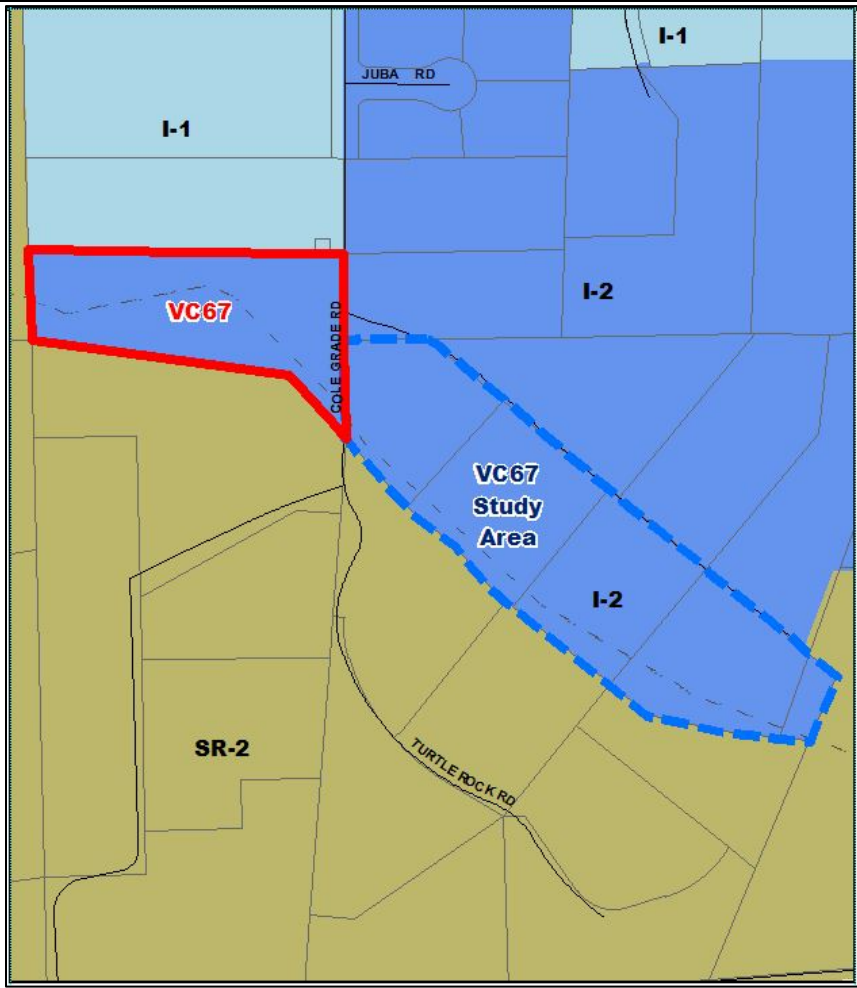
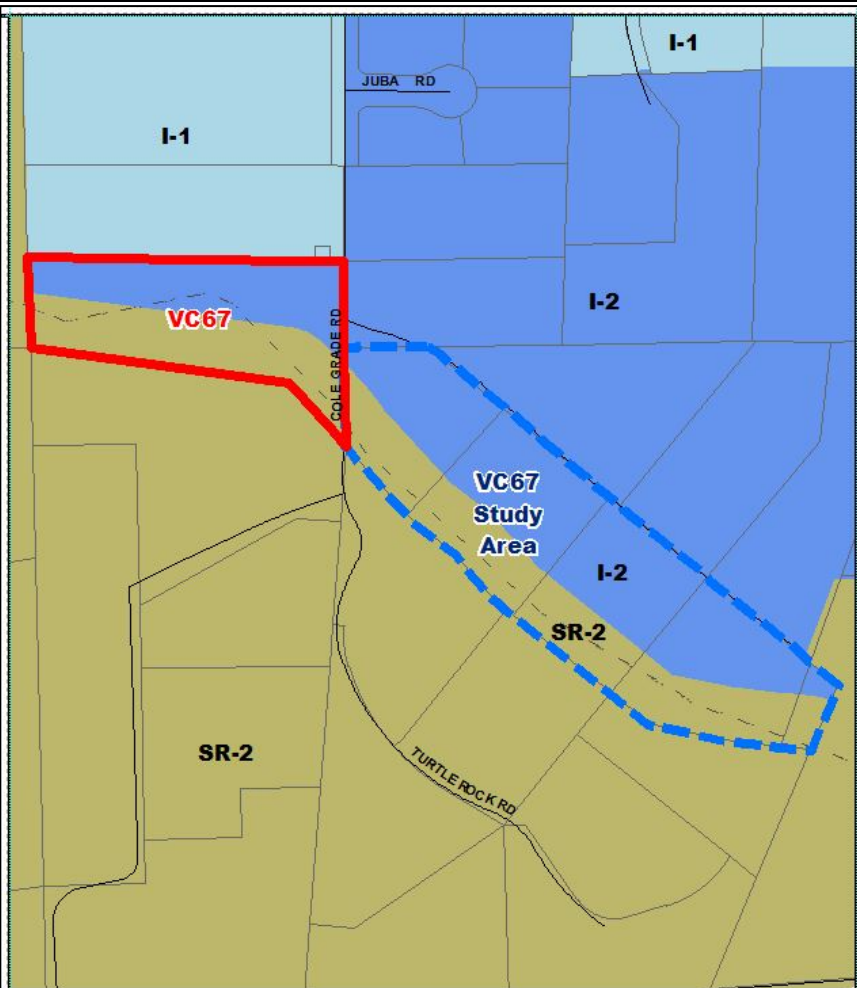
Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
Proposed Land Use designation: Semi-Rural 2 to Medium Impact Industrial (I-2) Property Owners: VC67 PSR property – Valley Center RV and Outdoor Storage LLC Size: PSR VC67 – 4.3 acres; 1 parcel Study Area – 9.3 acres; 5 parcels Analysis Area – 13.6 acres; 6 parcels Location/Description: Valley Center Community Planning Area (CPA), adjacent to the North Village boundary and ¼ mile south of intersection of Valley Center and Cole Grade Roads; inside the County Water Authority boundary Estimated Potential Dwelling Unit Increase: N/A Fire Service Travel Time: Within the 0-5 minute range
Prevalence of Constraints: ● – high; ◐ – partial; ○ - none ○ Steep Slope (greater than 25%) ● Floodplain ◐ Wetlands ◐ Sensitive Habitat ○ Agricultural Lands ● Fire Hazard Severity Zones

Project Context

- Parcels
- The Analysis Area contains one PSR parcel totaling approximately 4.3 acres and five Study Area parcels totaling approximately 9.3 acres.
 - The parcel sizes range from approximately 0.3 acres to 4.3 acres.
- General Plan
- The existing designation is SR-2 for the entire Analysis Area.
 - The proposed designation is Medium Impact Industrial (I-2) for the entire Analysis Area.
- Location/Access
- The Analysis Area is located in the Valley Center Community Planning Area (CPA), adjacent to the Valley Center North Village boundary.
 - The Analysis Area is immediately south of an Industrial district in the southern end of the North Village which includes some undeveloped and under-developed properties designated/zoned for Industrial.
 - The Analysis Area is accessed via a privately-maintained portion of Cole Grade Road.
 - The intersection of Valley Center Road is approximately ¼ north of the Analysis Area. Valley Center Road is County-maintained, as is Cole Grade Road north of this intersection.
- Public Utilities and Services
- The Analysis Area is within the County Water Authority Boundary and within the Valley Center Municipal Water District (VCMWD).
 - The Analysis Area is not within a sewer service area, nor is it within VCMWD’s proposed future sewer service area (proposed to cover the properties within the two Village boundaries of Valley Center).
 - The properties are served by the Valley Center Fire Protection District.
- Uses
- Existing uses in the Analysis Area include indoor and outdoor storage of vehicles (including trucks, RVs and boats), construction equipment, propane tanks and other items.
 - The VC67 PSR property is limited to outdoor storage.
- Environmental Characteristics
- Keys Creek runs along the southern end of the entire Analysis Area.
 - Most of the Analysis Area is disturbed, though some native riparian vegetation is found in the southern portion of the Analysis Area parcels (estimated wetlands of southern willow scrub and oak woodlands), including covering approximately ½ acre of the VC67 PSR property.
 - The Analysis Area is located entirely within the 100-year floodplain (FEMA and County) and almost entirely within the County-mapped 100-year floodway.
 - The VC67 PSR property is entirely within the County floodway.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan		Alternative General Plan	
					
Potential Dwelling Unit Estimate – N/A		Potential Dwelling Unit Estimate – N/A		Potential Dwelling Unit Estimate – N/A	
ZONING	Existing Zoning	Proposed Zoning		Alternative Zoning	
Zoning Use Regulation	RR	M54		RR, M54	
Zoning Minimum Lot Size	6,000 sf	6,000 sf		6,000 sf	
COMMUNITY INPUT					
At their 5/8/17 meeting, the Valley Center Community Planning Group voted to recommend approval of the Proposed Project Map.					

Guiding Principle Review

Guiding Principle	
1. Support a reasonable share of projected regional population growth.	See Policies LU-9.9 and H-1.3
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	See Policy LU-1.1
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	See Policies LU-2.3 and LU-2.4
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.	See Policy LU-6.2
5. Ensure that development accounts for physical constraints and the natural hazards of the land.	See Policy LU-1.9, LU-6.11, and S-1.1
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	See Policy COS-14.1
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	See Policy COS-14.1
8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.	See Policy LU-7.1
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	See Policy LU-1.1
10. Recognize community and stakeholder interests while striving for consensus.	See Policy LU-2.3 and LU-2.4

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/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 - The Analysis Area is accessed via a privately maintained segment of Cole Grade Road and there is no public road access available. - Approximately ¼ mile south of the intersection of Cole Grade and Valley Center Roads (closest public roads) - A planned Mobility Element road (‘New Road 14’) has a proposed alignment that would run through the central portion of the VC67 PSR property running east-west connecting to Cole Grade Road and turning south. - The closest transit stop is a bus stop for NCTD Route 388, which is approximately ¼ mile north of the Analysis area on Valley Center Road, near the intersection with Cole Grade Road. - This route provides service between Escondido, Valley Center, and Pala. - Water Service and Infrastructure - Located in the Valley Center Municipal Water District - Sewer Service and Infrastructure - Not within a sewer service area, and not within VCMWD’s proposed future sewer service area (proposed to cover the properties within the two Village boundaries of Valley Center) - Fire protection service - Valley Center Fire Protection District - The closest station is at 28234 Lilac Road, approximately 1.5 miles away, via roads. - For more information on fire protection service and fire hazard issues, see the review 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 ½ mile: industrial, commercial, agriculture, recreation, school, and residential - Land use designations within ½ mile: General Commercial, Limited Impact Industrial, Medium Impact Industrial, SR-4, SR-2, VR, SR-1, Rural Commercial, Office Professional, VR-15, VR-10.9, Public/Semi-Public Facilities, VR-4.3, and Open Space-Recreation	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 0.5 miles to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road 7 miles to the City of Escondido (geographic center) that has 44,289 jobs 2.9 miles to the San Pasqual Reservation (geographic center) Valley View Casino that has 1,112 jobs	
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	Proposing Village designation(s)	N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	N/A	

Policy		Policy Review Criteria	Description	Notes
	Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]			
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 • 14 acres in VR-10.9 • 38 acres in VR-7.3 • 65 acres in VR-4.3 • 135 acres in VR-2 • 5 acres in SR-1 • 1,099 acres in SR-2 • 693 acres in SR-4 • 118 acres in Public/Semi-Public Facilities • 116 acres in Specific Plan area • 88 acres in Rural Commercial • 38 acres in Medium Impact Industrial • 36 acres in Open Space (Recreation) • 23 acres in Limited Impact Industrial • 8 acres for Office Professional	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• The General Plan Update Board Letters of May 19, 2004 and April 13, 2011 referenced the following, as a ‘community-specific planning rationale’ for Valley Center: “Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes.” • Prior to the General Plan Update of 2011, the Analysis Area was designated Limited Impact Industrial with M54 (General Impact Industrial) zoning. • The land use designation and zoning were changed with the General Plan Update, as a reflection of General Plan policies (see S-9.2, S-9.5, and S-10.1 in this report) and Resource Protection Ordinance restrictions that limit the types of uses and development that can be allowed in floodplains and floodways. ➤ The Industrial mapping pattern in this area remains for properties covering approximately 65	

Policy		Policy Review Criteria	Description	Notes
			acres directly north of the Analysis Area. These properties are outside of mapped floodplains/floodways, with the exception of five properties directly adjacent to the Analysis Area, which are only partially within the floodplain/floodway. ➤ Within the adjacent 65-acre area designated for Industrial, approximately half of it is undeveloped. See the review of Policies LU-2.4 and S-9.5 for references to the Valley Center Community Plan, in relation to the current mapping pattern in this area.	
		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 an area of very low density area (Rural Lands), agriculture, and/or open space.	
LU-1.4	Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: - Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding - Potential Village development would be accommodated by the General Plan road network - Public facilities and services can support the expansion without a reduction of services to other County residents - The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area	Proposing Village Regional Category land use designation(s)	N/A – No Village designations are proposed.	LU-1.3 Additional Notes In accordance with Land Use Element Table LU-1, the proposed Medium Impact Industrial designation is compatible with the Village, Semi-Rural, and Rural Lands Regional Categories. Therefore, no change to the current Semi-Rural Regional Category would be required for consistency with the proposal.
		Contiguous Village expansion	N/A	
		Satisfaction of the four criteria listed in the policy.	N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of	Proximity to other jurisdictions	- Approximately 2.25 miles from the City of Escondido boundary - Approximately 13.75 miles from the County of Riverside - Approximately 2 miles from the San Pasqual Indian Reservation	LU-1.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	
LU-1.9	Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	Overall acreage area of Analysis Area/PSR(s)	- The Analysis Area is 13.6 acres. - The Study Area is 9.3 acres. - The PSR is 4.3 acres.	LU-1.9 Additional Notes
		Overall additional density potential	N/A	
		Portions of the Analysis Area/PSR that would have additional density potential	None of the Analysis Area would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation.	
		Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 33 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	- None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. - It is estimated that there are no steep slopes within the Analysis Area.	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 33 for an explanation of RPO steep slope implications.	10% encroachment range (encroachment percentage based on 75% or less of the area of the properties being in steep slopes).	
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	- None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. - The entire Analysis Area is within the FEMA and County-mapped floodplain. - The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area. - See the review of Policies S-9.2, S-9.5, and S-10.1 for additional information on the floodway/floodplain in relation to the proposal.	

Policy		Policy Review Criteria	Description	Notes
		Wetlands within the areas of additional density potential See p. 33 for an explanation of RPO wetland implications.	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • It is estimated that the riparian wetlands associated with the Keys Creek corridor encroach slightly into the southern portion of the Analysis Area properties, including covering about ½ acre of the VC67 PSR property.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • The southern willow scrub and oak woodland riparian vegetation communities along the Keys Creek corridor encroach slightly into the southern portion of the Analysis Area properties; including covering about ½ acre of the VC67 PSR property.	
		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. 33 for an explanation of MSCP and PAMA.	• N/A – The Analysis area is not in the draft PAMA.	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	• N/A – The Analysis area is not in the draft PAMA.	
		Maximum dead end road length based on the proposed minimum lot size	• Based on the proposed minimum lot size of 6,000 sf, the maximum dead end road length is 800 feet.	
		Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • The Analysis Area is accessed via a privately maintained portion of Cole Grade Road that reaches a dead end just south of the Analysis Area. See also Policies S-1.1 and LU-6.11 for information on access and fire protection.	
		Existing public road access for areas with additional density potential	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • There is no public road access to the Analysis Area. The County-maintained portion of Cole Grade Road ends approximately ¼ mile north of the Analysis Area, at the intersection of Cole Grade Road and Valley Center Road. See the reviews of Policies S-1.1 and LU-6.11 for information on access and fire protection.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • It is estimated that the private portion of Cole Grade Road providing access to the Analysis Area is paved to a width of 20-24’ though there may be current maintenance issues. • The eastern fork of the road that leads to the Study Area parcels is not paved (though some partial paving remains in the frontage of the westernmost Study Area parcel). See the reviews of Policies S-1.1 and LU-6.11 for additional information on access and fire protection.	

Policy		Policy Review Criteria	Description	Notes
		Existing environmental constraints that could limit the potential for widening substandard roads	• Areas of estimated riparian wetlands (Keys Creek corridor) are found in the southernmost portion of the Analysis Area parcels; this includes approximately ½ acre of the VC67 PSR property. • There is a County-mapped floodway through the all of the VC67 PSR parcel and the majority of the Study Area, as well as a FEMA and County-mapped floodplain through the entire Analysis Area that could limit access improvements.	
		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 calls for an alignment of ‘New Road 14’ through the VC67 PSR parcel. • 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.’ • The New Road 14 special circumstances in the Mobility Element Network Appendix notes the alignment should go ‘north of floodplain whenever feasible.’ Since the VC67 PSR parcel is completely within the floodplain, 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	• None of the Analysis Area properties would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	• The entire Analysis Area is proposed to change to Medium Impact Industrial, allowing high intensity uses as noted above.	
		Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: • 20 Acres in VR-15 • 14 acres in VR-10.9 • 38 acres in VR-7.3 • 65 acres in VR-4.3 • 135 acres in VR-2 • 5 acres in SR-1 • 1,099 acres in SR-2 • 693 acres in SR-4 • 118 acres in Public/Semi-Public Facilities • 116 acres in Specific Plan area • 88 acres in Rural Commercial • 38 acres in Medium Impact Industrial • 36 acres in Open Space (Recreation) • 23 acres in Limited Impact Industrial • 8 acres in Office Professional	
		Changes in zoning minimum lot size	• The zoning minimum lot size would remain the same at 6,000 square feet.	
		Range of lot sizes and most common (mode) lot size in the area	• Parcel sizes range from ¼ acres to 850 acres within a 1 mile radius; 2-8 acre parcels are most prevalent.	

Policy		Policy Review Criteria	Description	Notes
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	N/A – There are no references to minimum lot size or application of density as it relates to the proposed Medium Impact Industrial designation for the Analysis Area.	
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	- The first goal in the Land Use section notes: <i>“Two economically viable and socially vibrant villages where dense residential uses, as well as commercial and industrial uses are contained.”</i> ➤ The Analysis Area is located just outside the Village boundary for the Northern Village and an Industrial designation is proposed. - Industrial Goal of the Community Plan: <i>“Well planned and contained industrial uses which are clean, non-polluting, and compatible with the rural low density residential character of the community.”</i> <i>“The retention of established industrial uses outside of the FEMA floodway.”</i> ➤ The second portion of this goal and the issue statement that follows incorrectly reference the floodway within the Analysis Area as a FEMA floodway. It’s actually a County-mapped floodway within a County and FEMA-mapped floodplain. ➤ Per the County’s General Plan, Flood Damage Prevention Ordinance, and Resource Protection Ordinance, the County floodway carries the same restrictions as a FEMA floodway.	LU-2.4 Additional Notes
		Community plan policies that are relevant to the proposal	- Industrial Policy 5 of the Community Plan (specifically references this area): <i>“Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.”</i> ➤ Note: the Analysis Area is within the County floodway and floodplain, but the FEMA mapping only includes a floodplain in this area. ➤ Per the County’s General Plan, Flood Damage Prevention Ordinance, and Resource Protection Ordinance, the County floodway carries the same restrictions as a FEMA floodway. ➤ This policy calls for re-designating these Analysis Area parcels back to Industrial designations and zoning if a re-mapping of the floodway is completed, that shows the properties are outside the floodway. ▪ The Community Plan incorrectly references a FEMA floodway, but it’s actually a County-mapped floodway. - Industrial Policy 3 of the Community Plan: <i>“Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per the Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space.”</i> ➤ The Design Guidelines for Valley Center reference the Resource Protection Ordinance, which notes: <i>“Uses permitted in a floodway shall be limited to agricultural, recreational, and other such low-intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area. Mineral resource extraction shall be permitted</i>	

Policy		Policy Review Criteria	Description	Notes
			<i>subject to an approved Major Use Permit and Reclamation Plan, provided that mitigation measures are required which produce any net gain in the functional wetlands and riparian habitat.”</i> • Conservation Policy 12 of the Community Plan: <i>“Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.”</i> • See the review of Policy LU-6.2 for information related to specific habitat types.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• The General Plan Update Board Letters of May 19, 2004 and April 13, 2011 referenced the following, as a ‘community-specific planning rationale’ for Valley Center: <i>“Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes.”</i>	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p.33 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 an area of very low density area (Rural Lands), agriculture, and/or open space.	LU-2.5 Additional Notes
		Regional Category change	• No change in the Regional Category is required.	
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. 33 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	• There would be no additional density potential associated with the proposal; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • Areas of southern willow scrub and oak woodland associated with the Keys Creek corridor encroach into the southern portion of the Analysis Area properties. ➤ The riparian corridor covers approximately ½ acre of the VC67 PSR property.	
		Resource Conservation Areas	• The Analysis Area is not within a Resource Conservation Area of the Valley Center Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	• Residential Policy 2: <i>“Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.”</i> ➤ As discussed above, the riparian corridor encroaches into the southern portion of the Analysis Area properties, including approximately ½ acre of the VC67 PSR property. • Conservation Policy 4: <i>“Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land</i>	

Policy		Policy Review Criteria	Description	Notes
			<i>uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible.”</i> ➤ As discussed previously, riparian wetlands are found on the southern edge of each Analysis Area property, including covering approximately ½ acre of the VC67 PSR property. There are currently no buffers of the wetlands from industrial uses.	
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density. See p. 33 for an explanation of MSCP and PAMA.	N/A – The Analysis Area is not in the draft PAMA.	
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	- The Analysis Area is currently developed with light industrial uses, which consist mostly of storage of cars, trucks, boats, RVs, and other items; however the creek (within and adjacent to the Analysis area properties) serves as a narrow wildlife corridor. - The functionality of the creek as a wildlife corridor and habitat for sensitive species would be anticipated to gradually improve over time if an appropriate buffer from the creek is implemented.	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	The arroyo toad, Harbison’s dun skipper, golden eagle, least Bell’s vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Townsend’s big-eared bat, and western spadefoot toad have the potential to occur within 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 USFWS designated Critical Habitat Area (portion of the San Luis Rey River) for the federally endangered arroyo toad and southwestern willow flycatcher, which have the potential to occur in the Analysis Area.	
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 (FHSZs) present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: - Very High – 13.2 acres - See the review of Policy S-1.1 for information on existing fire protection infrastructure and services.	
		Proposed density consistency with emergency response travel times	- Preliminary GIS estimates indicate emergency response times would meet the General Plan standard of 10 minutes for an Industrial designation within a Semi-Rural Regional Category. ➤ The Analysis Area is estimated to be within the 0-5 minute travel time range. - See the review of Policy S-6.4 for additional information.	
		Other hazards present	- There are no fault rupture hazard zones or dam inundation zones within the Analysis Area. - The entire Analysis Area is within the FEMA and County-mapped floodplain. - The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area. - See the review of Policies S-9.2, S-9.5, and S-10.1 for additional information on the floodway/floodplain in relation to the proposal.	

Policy		Policy Review Criteria	Description	Notes
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. 33/34 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	N/A – There are currently no agricultural uses within the Analysis Area.	
		LARA Model analysis See p. 33 for an explanation of the LARA model.	N/A	
		Agricultural operations present	N/A	
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/PSRs that are within the County Water Authority boundary.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	N/A - The Analysis Area is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	N/A – No Village land use designation is proposed.	LU-9.2 Additional Notes
		Potential community character issues	N/A	
		Consistency with the level of environmental constraint	N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	N/A – No Village land use designation is proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	N/A	
		Nearby uses	N/A	

Policy		Policy Review Criteria	Description	Notes
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 34 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	Though certain commercial uses are allowed in the proposed M54 (General Impact Industrial) zone, this zone and the proposed Medium Impact Industrial designation are geared toward uses with limited customer interaction and associated trips.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	- The Analysis Area is just outside the Village boundary for the Valley Center North Village. - The Analysis Area is not at a transportation node and does not have public road access, but it’s about ¼ mile from a transportation node at the intersection of Valley Center Road and Cole Grade Road (two high volume Mobility Element roads and a transit stop).	
		Established industrial district, a secondary commercial district, or corridor	- In the pre-2011 General Plan, the Analysis Area was designated Limited Impact Industrial, with M54 (General Impact Industrial) zoning. - The Analysis Area is adjacent to properties (to the north) that are still designated and zoned for Industrial.	
LU-9.9	Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores)	Distinct Village/community core	N/A - The Analysis Area in not in a Village.	LU-9.9 Additional Notes
		Village densities	N/A – The proposed designation and zoning would not allow residential uses.	
		Land uses surrounding the Analysis Area/PSR	N/A	
		Identified growth area	N/A	
LU-10.3	Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	Regional Category changes	No change in the Regional Category is required.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	Adjacent to the Valley Center North Village boundary	
		Proximity to the CPA boundary	Approximately 2 miles from the Valley Center 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 an area of very low density (Rural Lands), agriculture, and/or open space.	
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	The Analysis Area is just outside of the Village boundary for the Valley Center North Village.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	Immediately adjacent to the Village boundary	
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	The Analysis Area is just outside of the Village boundary for the Valley Center North Village.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	- Though there is no public road access to the Analysis Area, it is adjacent to the Village boundary and an area currently designated for Industrial. ➤ Pedestrian infrastructure does not extend to the Analysis Area, though most Industrial uses typically involve customer transactions requiring car/truck transportation.	

Policy		Policy Review Criteria	Description	Notes
LU-11.10	Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.	Within a ¼ mile of existing designated medium or high-impact industrial areas	The Analysis Area properties are currently used for light industrial and are adjacent to an area currently designated and zoned for industrial.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A – The proposal is for a Medium Impact Industrial land use designation with M54 zoning.	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3).	The entire Analysis Area is classified as MRZ-4. MRZ-4 areas are those where geologic information does not rule out either the presence or absence of mineral resources. Further exploration could result in the reclassification of MRZ-4 lands.	COS-10.2 Additional Notes Despite the compatibility of the proposed Medium Impact Industrial designation with mining, the presence of residential development in close proximity to the Analysis Area could preclude a future mining operation due to potential significant environmental impacts resulting from surface mineral extraction.
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining and Geology Board)	The proposed Medium Impact Industrial designation would not involve residential uses, and would not be incompatible with mining operations.	
		If higher density than SR-10 and contains these mineral resource designations – existing uses that would preclude mining	N/A	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	N/A - The Analysis Area does not contain steep hillsides or undeveloped ridgelines.	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	Regional Category changes	No change in the Regional Category is required.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- The closest transit stop is a bus stop for NCTD Route 388, which is approximately ¼ mile north of the Analysis area on Valley Center Road, near the intersection with Cole Grade Road. ➤ This route provides service between Escondido, Valley Center, and Pala. - Approximately 11.5 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 and the County maintained portion of Cole	

Policy		Policy Review Criteria	Description	Notes
	maintaining community character.		Grade Road, starting approximately ¼ mile north of the Analysis Area.	
		Proximity to the village, other commercial areas, and major job centers	Approximately: • 0.5 miles to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road • 7 miles to the City of Escondido (geographic center) that has 44,289 jobs • 2.9 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs • 0.25 miles to the nearest commercial area (Town Center Market) on Valley Center Road	
		Land use mapping pattern consistent with community character	• For information on mapping patterns and community character, see the review of Policies LU-2.3 and LU-2.4.	
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	• The closest I-15 on ramp is approximately 11.5 miles away, via Lilac Road and Old Castle Road. • There is no public road or sidewalk/trail access to the Analysis Area. The closest public roads are approximately ¼ mile away at the intersection of Valley Center Road and Cole Grade Road. • For more information on transportation networks, see the reviews of Policies COS-14.1 and LU-1.1.	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/infrastructure not present: ➢ No sewer service ➢ No public road access or trails/sidewalks – closest are approximately ¼ mile away • 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 mostly within the Very High Fire Hazard Severity Zone (0.3 acres in the Moderate Zone). 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 entire Analysis Area is within the FEMA and County-mapped floodplain. • The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	• There is no public road access to the Analysis Area. The County-maintained portion of Cole Grade Road ends approximately ¼ mile north of the Analysis Area, at the intersection of Cole Grade Road and Valley Center Road. • It is estimated that the private portion of Cole Grade Road providing access to the Analysis Area is paved to a width of 20-24’ though there may be current maintenance issues. • The eastern fork of the road that leads to the Study Area parcels is not paved (though some partial paving remains in the frontage of the westernmost Study Area parcel).	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	• Based on the existing and proposed minimum lot size of 6,000 sf, the maximum dead end road length is 800 feet.	
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	• The eastern fork of Cole Grade Road would require paving to 24’ to meet access standards. • It is estimated that the north-south portion of Cole Grade Road (used by the PSR parcel for access) is paved to approximately the 24’ standard, or close to it.	

Policy		Policy Review Criteria	Description	Notes
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	- While most of the Analysis Area is developed/disturbed, the southern portion of each property contains some riparian vegetation/wetlands associated with the Keys Creek corridor. ➤ The VC67 PSR parcel contains the largest riparian area, with approximately ½ acre, separated from the current uses by a fence. - A buffer from this corridor of wetlands would be required, but access improvements for the subject parcels could possibly be limited to the northern portion of the properties. - For additional information on feasibility, see the review of Policy LU-1.9.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	- According preliminary GIS estimates, the Analysis Area is within the 0-5 minute travel time range. - Per Table S-1, the maximum allowable travel time for a Medium Impact Industrial designation within the Semi-Rural Regional Category is 10 minutes.	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	- The entire Analysis Area is within the FEMA and County-mapped floodplain. - The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	- None of the Analysis Area parcels would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. - The area of the proposed Medium Impact Industrial designation would cover the entire Analysis Area, so there would be no opportunity to limit development potential through this GPA process.	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	N/A – The Analysis Area is not within a Village boundary and no Village land use designations or changes to a Village Regional Category 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	- The entire Analysis Area is within the FEMA and County-mapped floodplain. - The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area. - Under the proposed change to the Medium Impact Industrial designation, the Analysis Area would remain within the Semi-Rural Regional Category.	S-9.5 Additional Notes
		Community Plan explicit references	- Industrial Policy 5 of the Community Plan (specifically references this area): <i>“Re-designate upon the receipt of revised floodway mapping by FEMA, existing industrial uses in Valley Center with the appropriate land use designation, use regulation and other Zoning development regulations.”</i> ➤ Note: the Analysis Area is within the County floodway and floodplain, but the FEMA mapping only includes a floodplain in this area. ➤ Per the County’s General Plan, Flood Damage Prevention Ordinance, and Resource Protection Ordinance, the County floodway carries the same restrictions as a FEMA floodway. ➤ This policy calls for re-designating these Analysis Area parcels back to Industrial designations and zoning if a re-mapping of the floodway is completed, that shows the properties are outside the floodway. ▪ The Community Plan incorrectly references a FEMA floodway, but it’s actually a County-mapped floodway. - Industrial Policy 3 of the Community Plan: <i>“Require new industrial development to adhere to floodplain preservation criteria outlined in Design Guidelines for Valley Center. Hazards of flood inundation and stream bank erosion shall be minimized while protecting the scenic and aesthetic values of the floodplain. As per Design Guidelines for Valley Center, the environmentally sensitive floodplain areas or any mapped plan shall be protected as open space.”</i>	

Policy		Policy Review Criteria	Description	Notes
			➤ The Design Guidelines for Valley Center reference the Resource Protection Ordinance, which notes: <i>“Uses permitted in a floodway shall be limited to agricultural, recreational, and other such low-intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area. Mineral resource extraction shall be permitted subject to an approved Major Use Permit and Reclamation Plan, provided that mitigation measures are required which produce any net gain in the functional wetlands and riparian habitat.”</i> • Conservation Policy 12 of the Community Plan: <i>“Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.”</i>	
		Parcels located entirely within a floodplain that would have additional density potential	• None of the Analysis Area parcels would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • All of the Analysis Area parcels are located entirely within the FEMA and County-mapped 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	
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	• The County-mapped floodway covers the entire VC67 PSR parcel and approximately 80% of the Study Area. There are no FEMA-mapped floodways within the Analysis Area. ➤ Per the County’s General Plan, Flood Damage Prevention Ordinance, and Resource Protection Ordinance, the County floodway carries the same restrictions as a FEMA floodway.	S-10.1 Additional Notes The County participates in the National Flood Insurance Program (NFIP). The NFIP is administered by the Federal Emergency Management Agency (FEMA). Through the NFIP, FEMA works with private insurance companies to provide flood insurance to property owners and renters. As a requirement for participating in the NFIP, the County agrees to adopt and enforce ordinances that meet or exceed FEMA standards for floodplain management. The permitting of incompatible development in floodways and floodplains could put the County at risk,
		Density feasibility with avoidance of the floodway	• None of the Analysis Area parcels would have additional density potential; however, high intensity industrial uses and development would be allowed under the Medium Impact Industrial designation. • The area of the proposed Medium Impact Industrial designation would cover the entire Analysis Area, so there would be no opportunity to limit development potential through this GPA process.	

Policy		Policy Review Criteria	Description	Notes
				in terms of NFIP participation and/or Community Rating System reviews. In addition to the provision of flood insurance through FEMA, participation in the NFIP allows a community to access disaster mitigation grants for flood disasters. If FEMA audits reveal the permitting of incompatible uses, or easing of floodplain/floodway regulations and enforcement, the County risks both suspension of the class 6 rating in FEMA’s Community Rating System, leading to higher flood insurance rates in the County, and probation or suspension from the NFIP, possibly leading to loss of the availability of flood insurance, federal grants, and disaster assistance.

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.