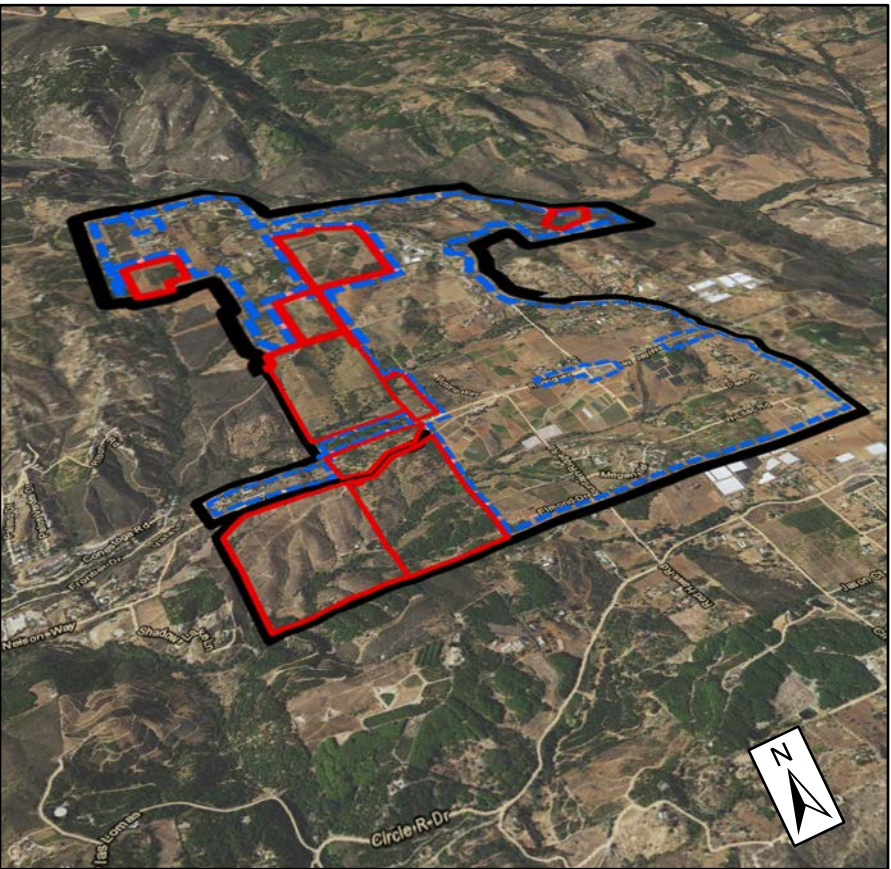
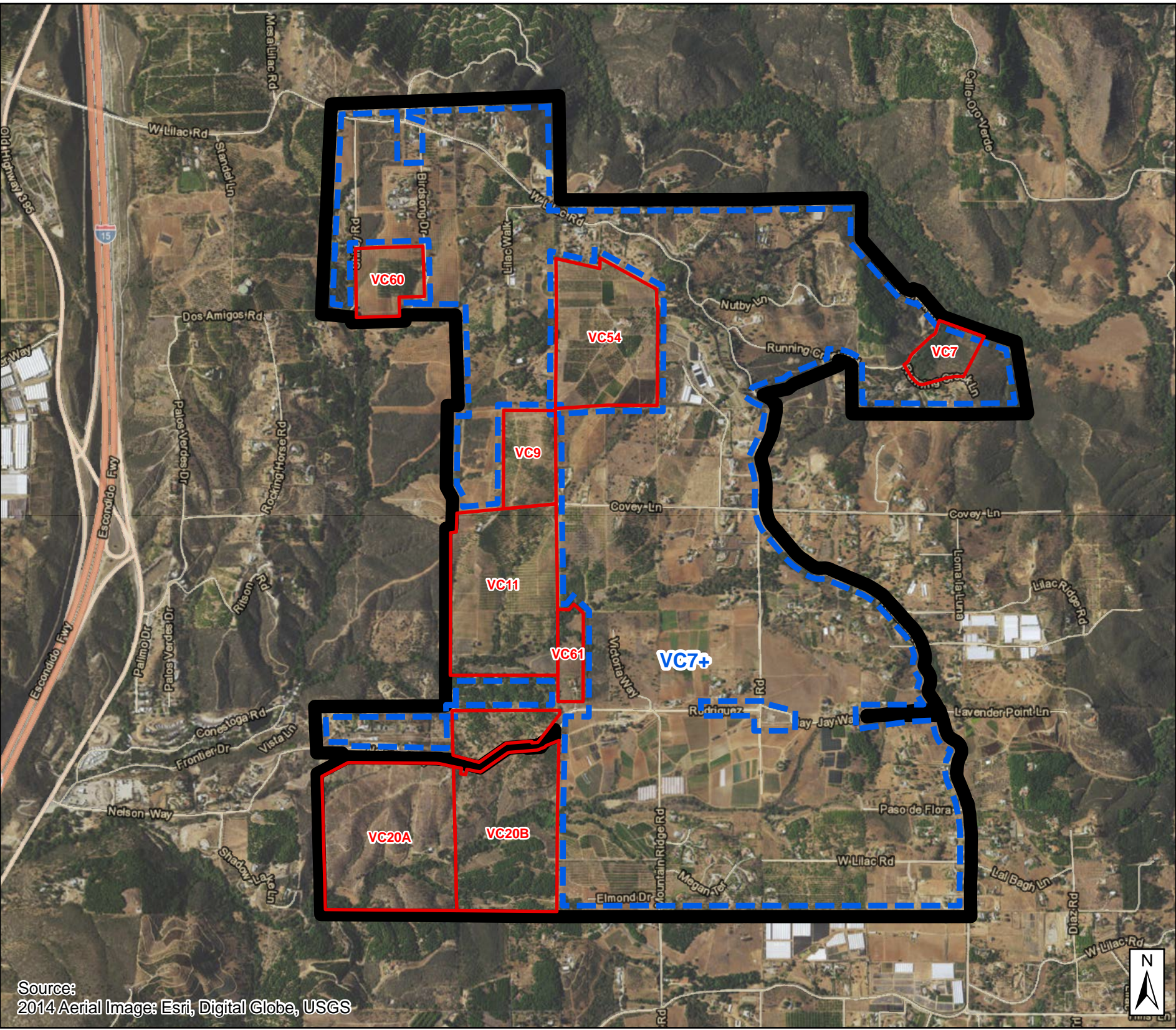


VICINITY MAP

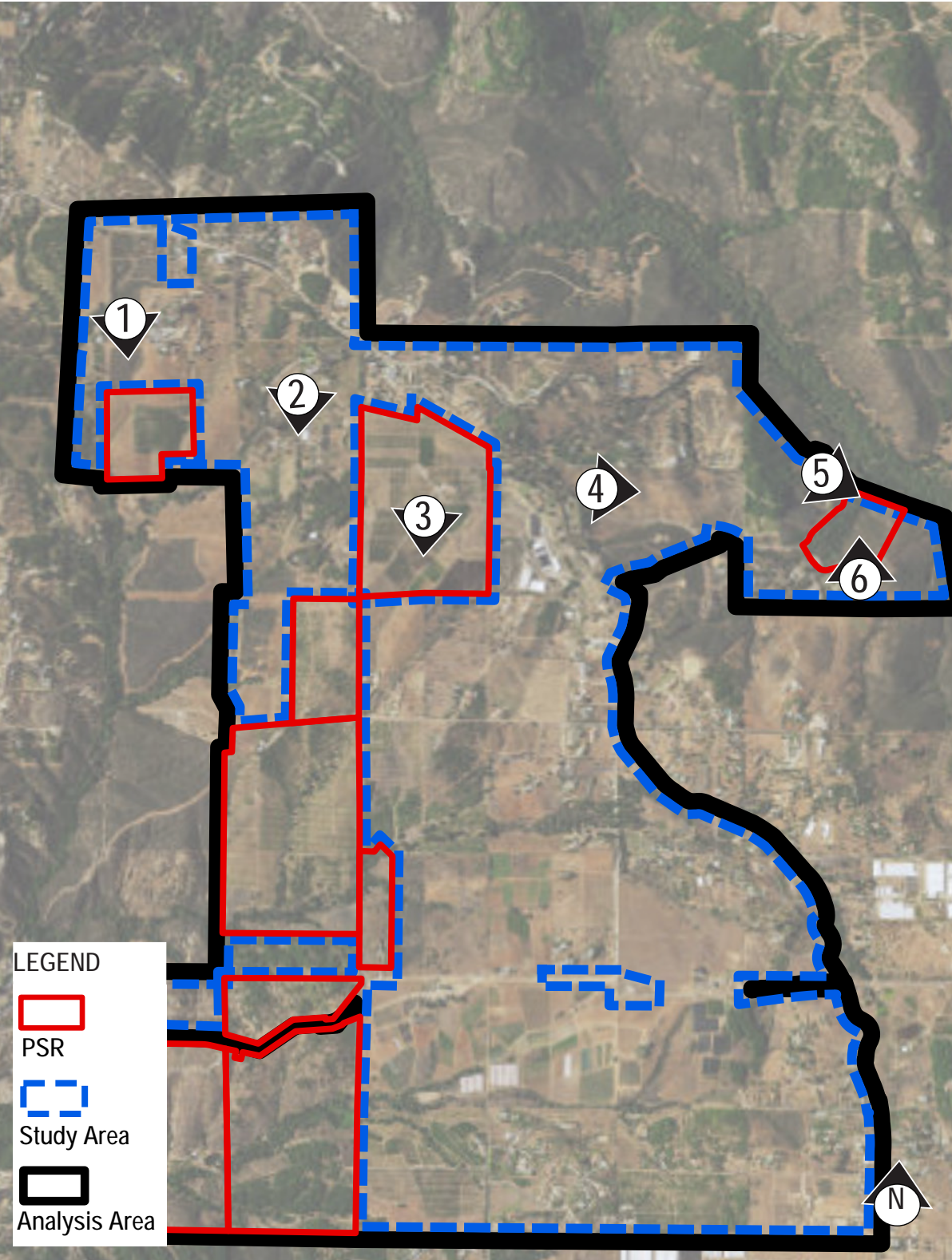


3D VIEW



AERIAL VIEW

- Legend
- PSR
 - Study Area
 - Analysis Area



SITE PHOTO KEY MAP - NORTHERN PORTION



① View of coastal sage scrub vegetation in the northwestern corner of the Study Area, facing south from a dirt road near West Lilac Road



③ In the central portion of VC54, facing south at rows of ornamentals in VC54 and Study Area beyond



⑤ From near the northwest corner of the VC7 PSR property, facing southeast at an area of oak woodlands



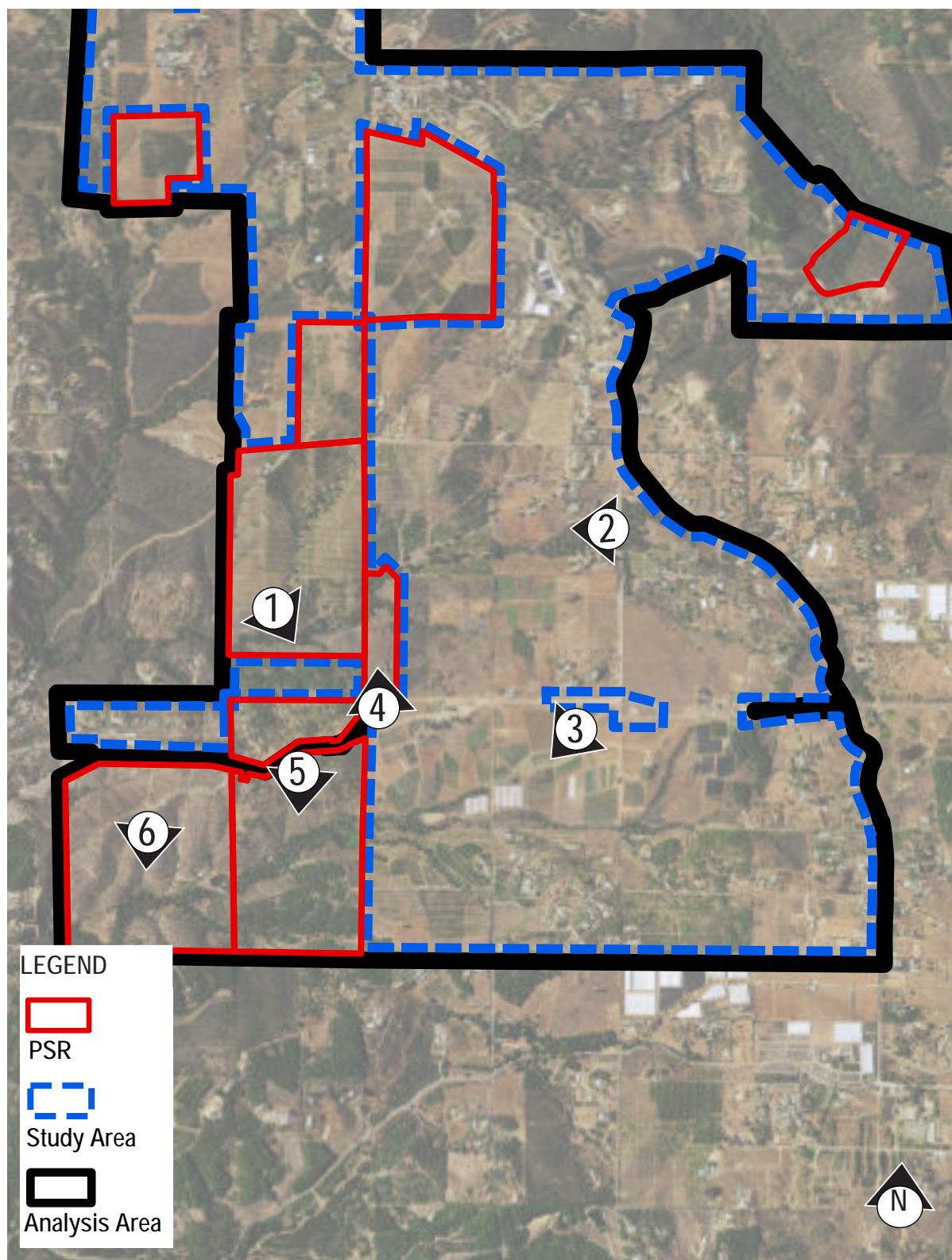
② From the northern Study Area (just south of West Lilac Road), facing south at an agricultural operation in the Study Area



④ From West Lilac Road (in the north-south oriented portion of the road), facing east at the northeastern Study Area



⑥ From near the southern boundary of the VC7 PSR property, facing north at the property (in this view, the residence, background hillsides, and part of the riparian area are outside the VC7 property)



SITE PHOTO KEY MAP - SOUTHERN PORTION



① In the southwestern portion of the VC11 PSR property, facing southeast at orchards and the riparian corridor that runs through the southern end of the property



③ From near Rodriguez Road in the south-central portion of the Study Area, facing southwest at agricultural operations in this area



⑤ From just south of Nelson Way within the VC20B PSR property, facing south at hillsides of agricultural operations bisected by a riparian corridor (seen in left side of the photo)



② From the eastern end of the Study Area near West Lilac Road, facing west at part of the oak woodlands in this area



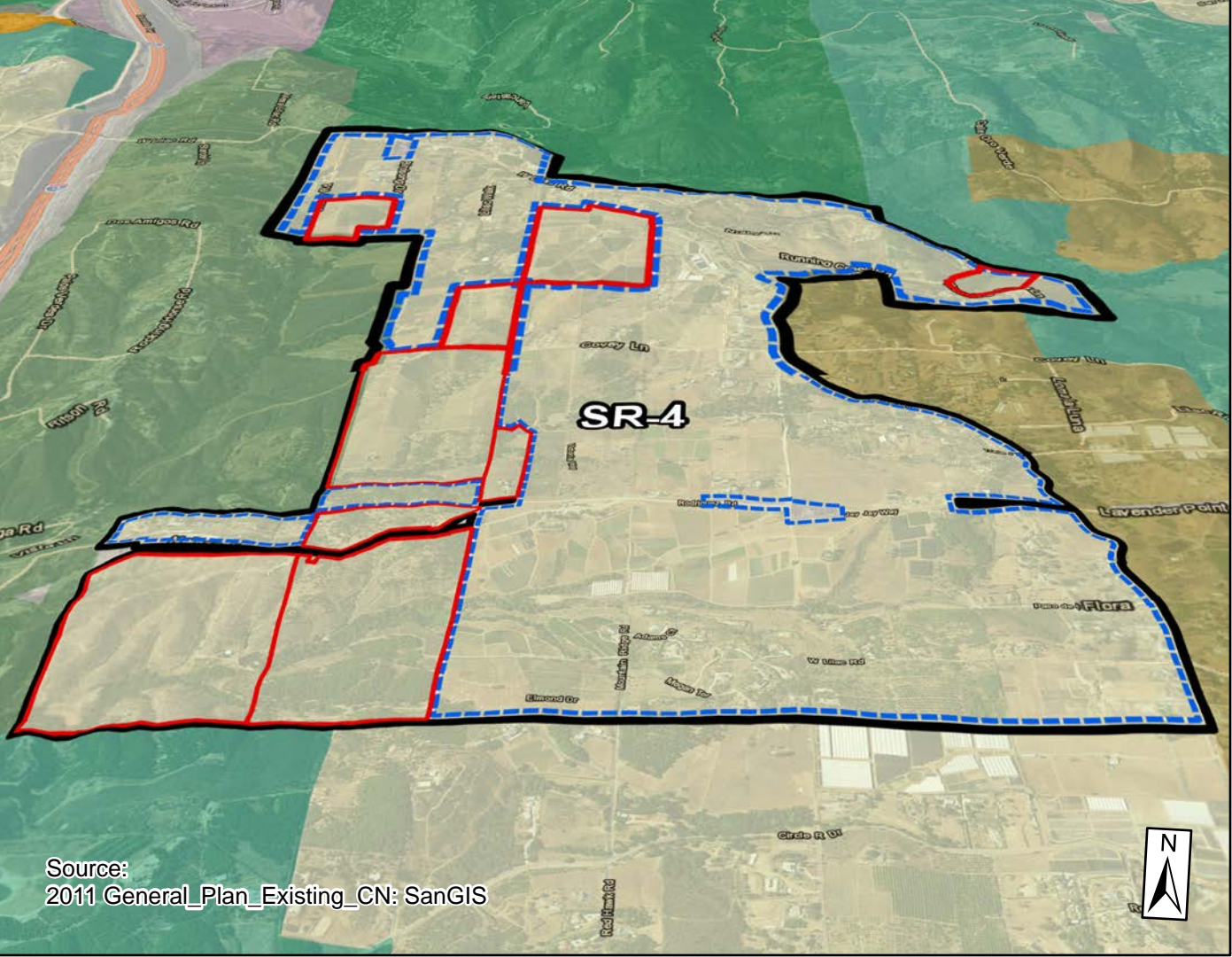
④ From Nelson Way, facing north at the VC61 PSR property on the right (VC11 and a Study Area parcel are on the left)



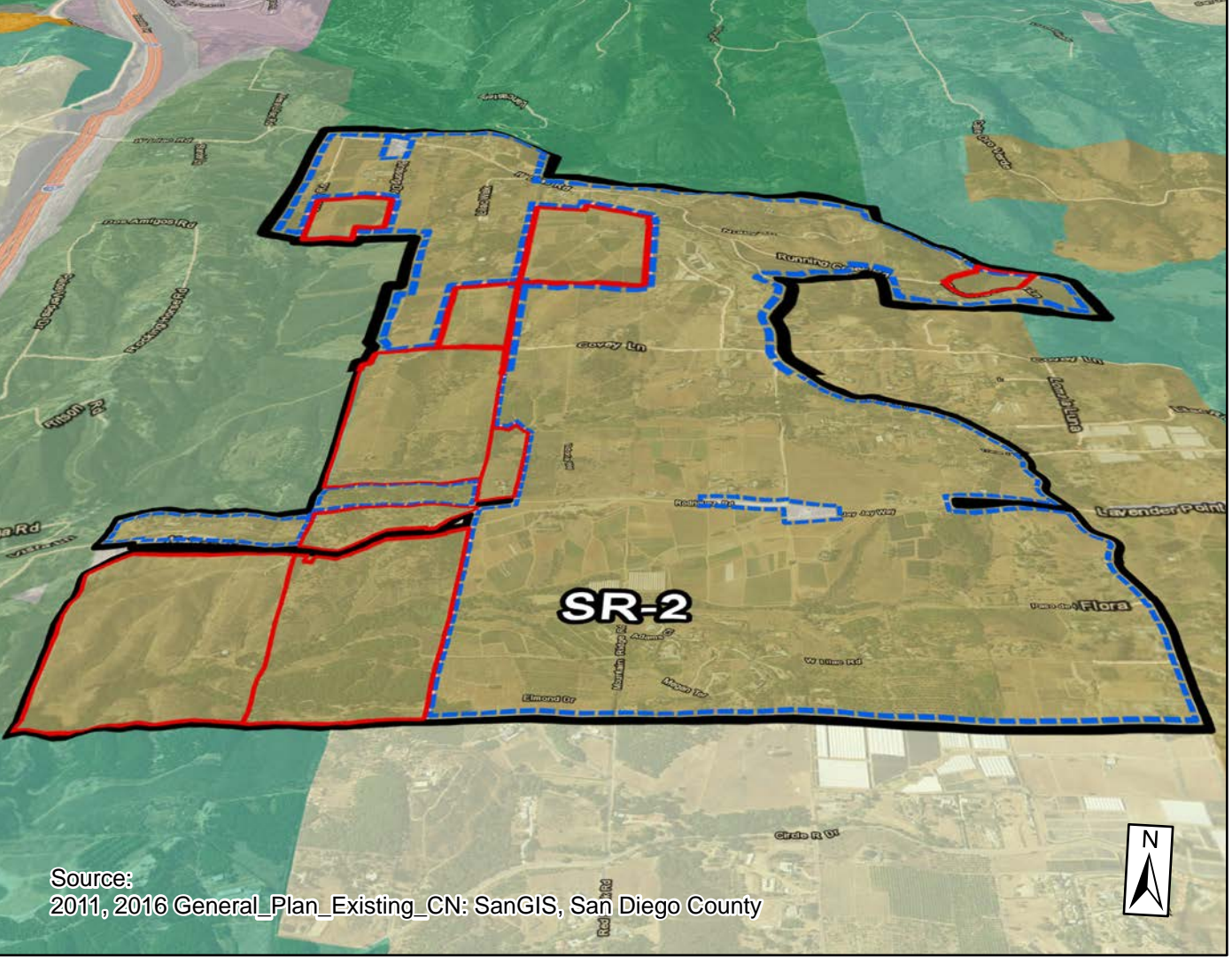
⑥ From near the dirt road in the northern portion of the VC20A PSR property, facing south toward the central portion of the property



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend

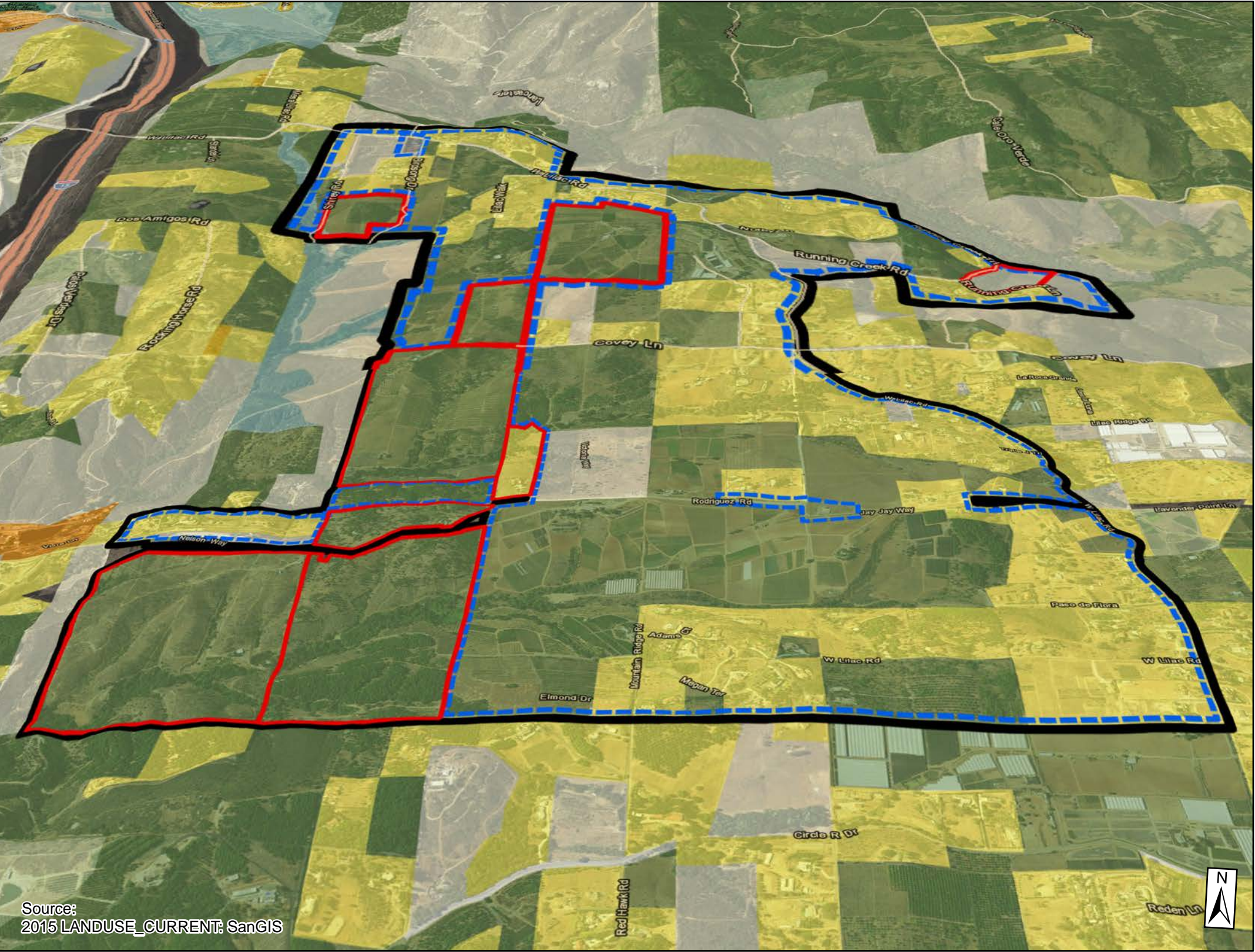
- PSR
- Study Area
- Analysis Area

LEGEND

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



SURROUNDING AREA ANALYSIS - LAND USE



LEGEND

RESIDENTIAL

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

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

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

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

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

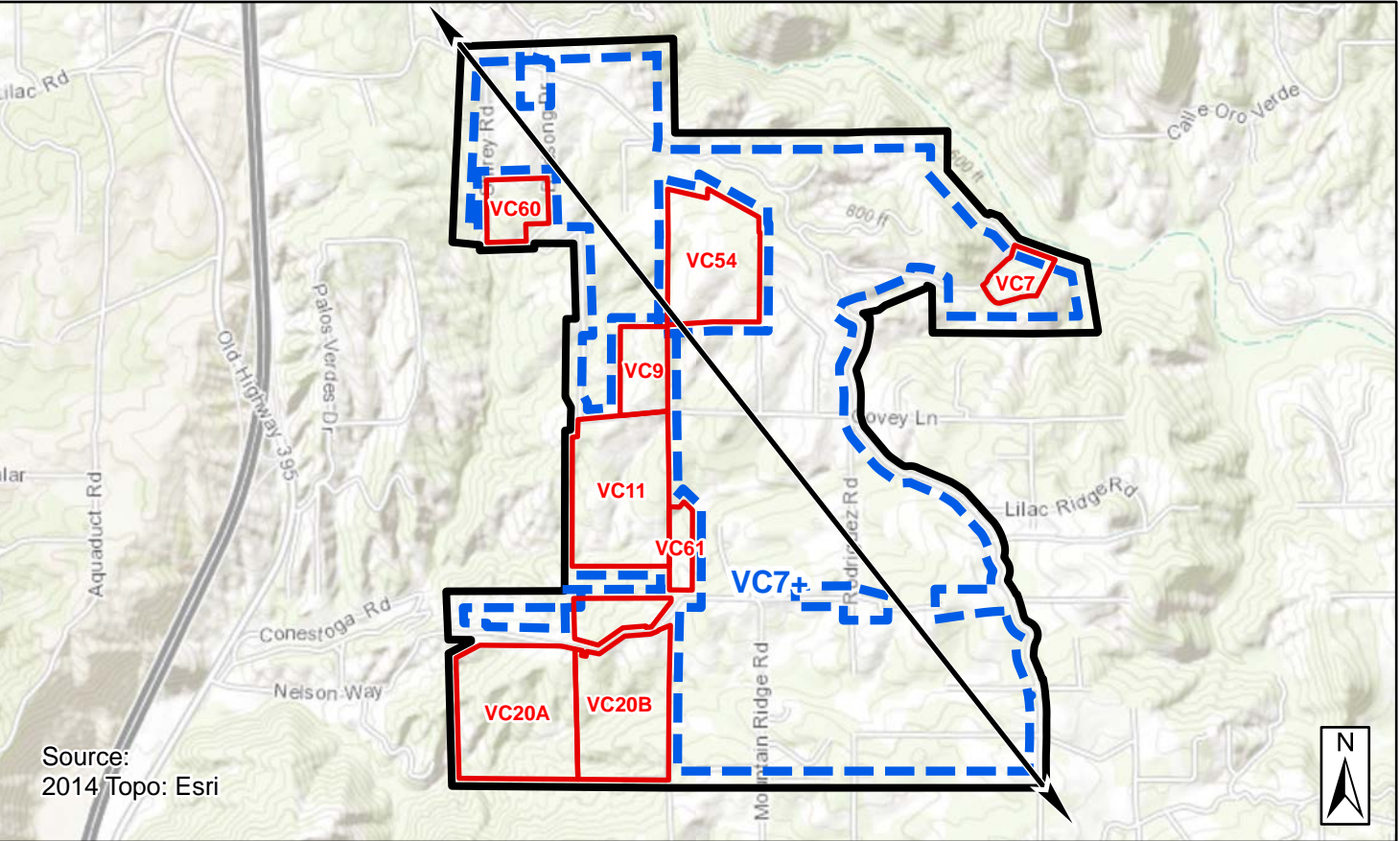
Legend

- PSR
- Study Area
- Analysis Area

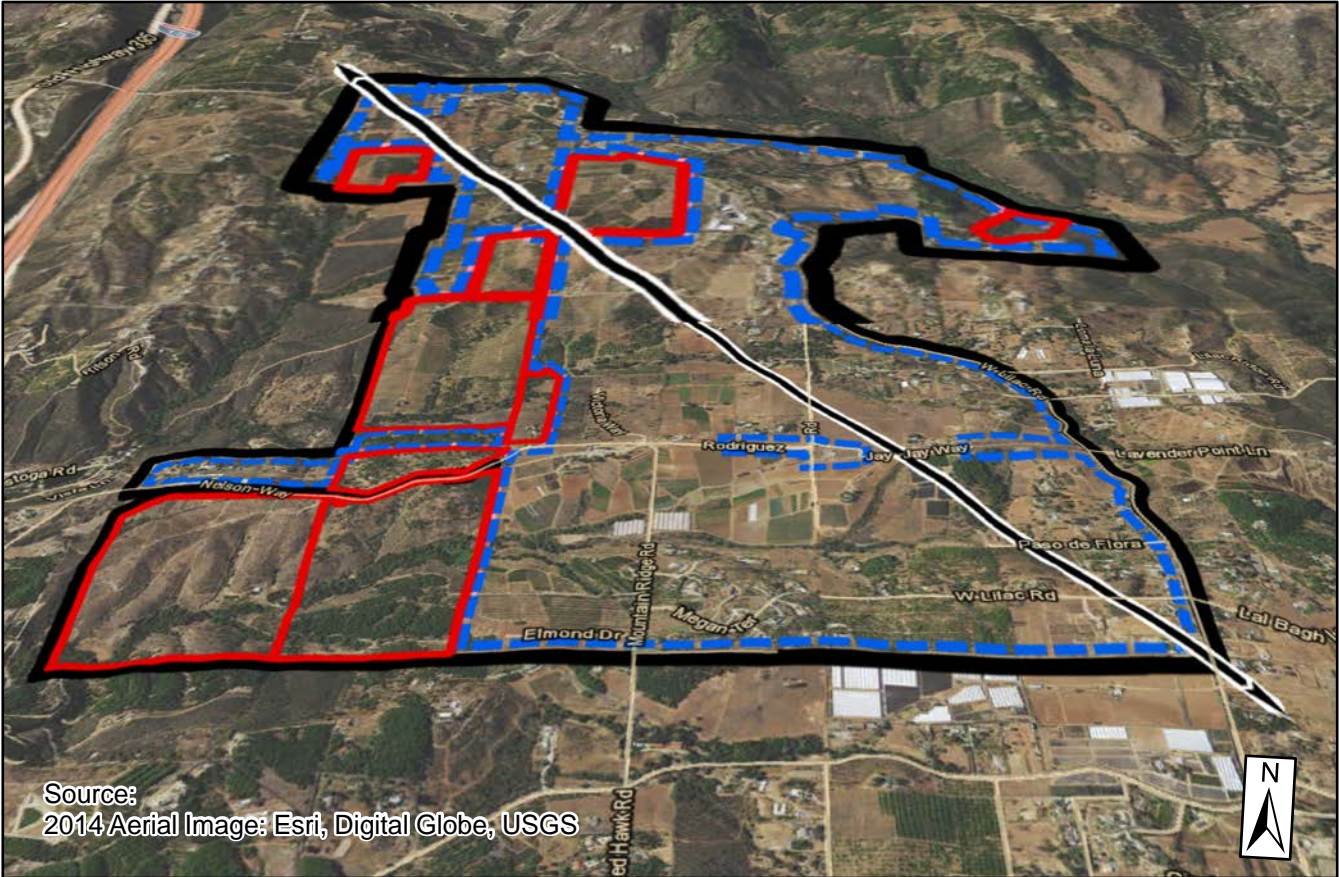
Source:
2015 LANDUSE_CURRENT: SanGIS



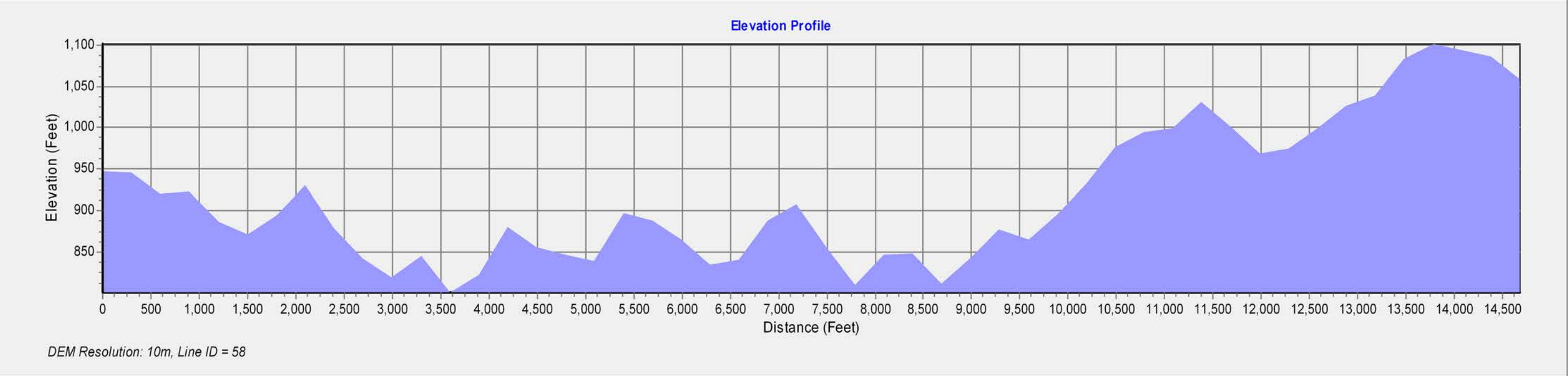
TOPOGRAPHIC VIEW



3D VIEW



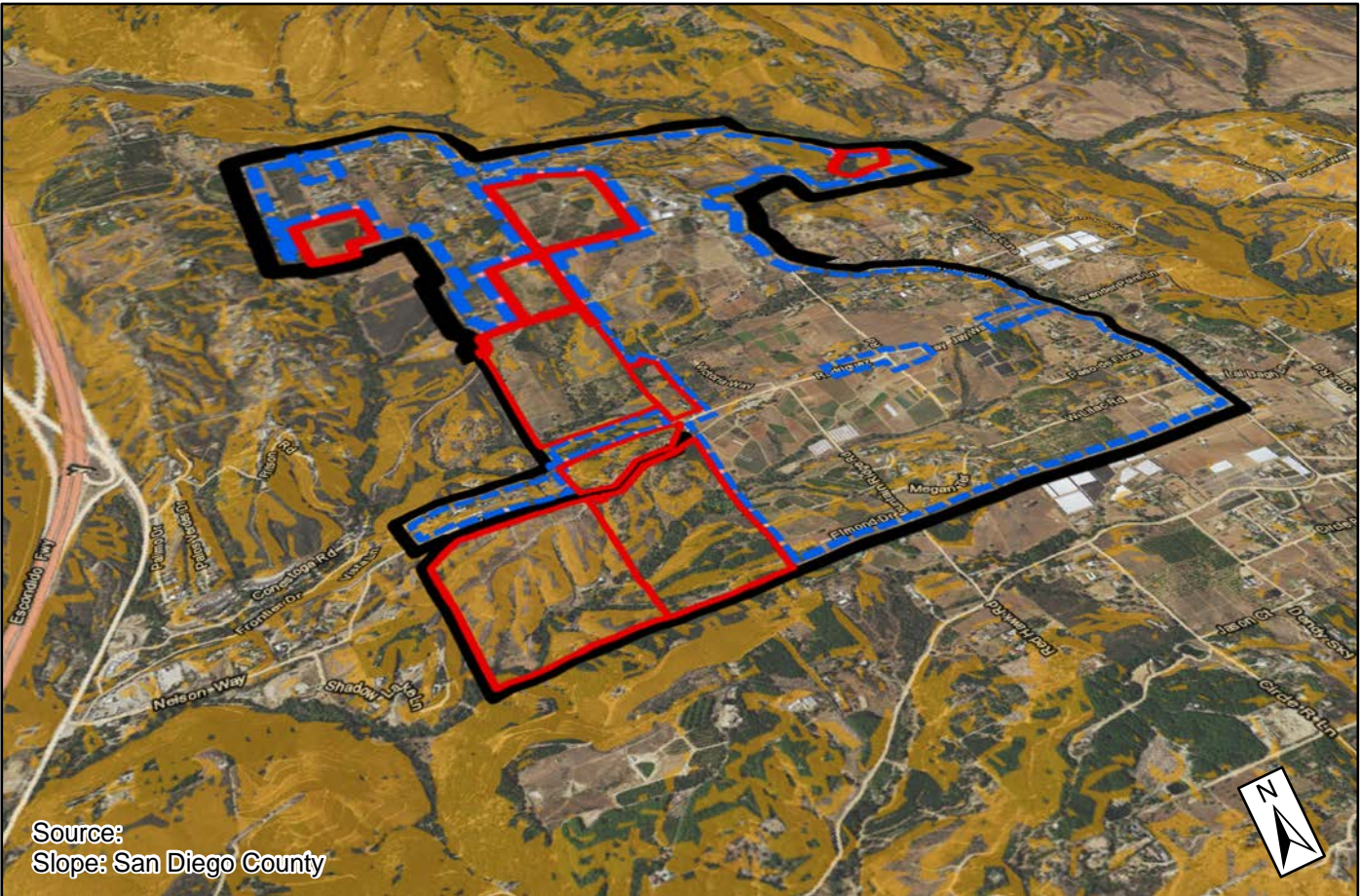
- Legend
- PSR
 - Study Area
 - Analysis Area



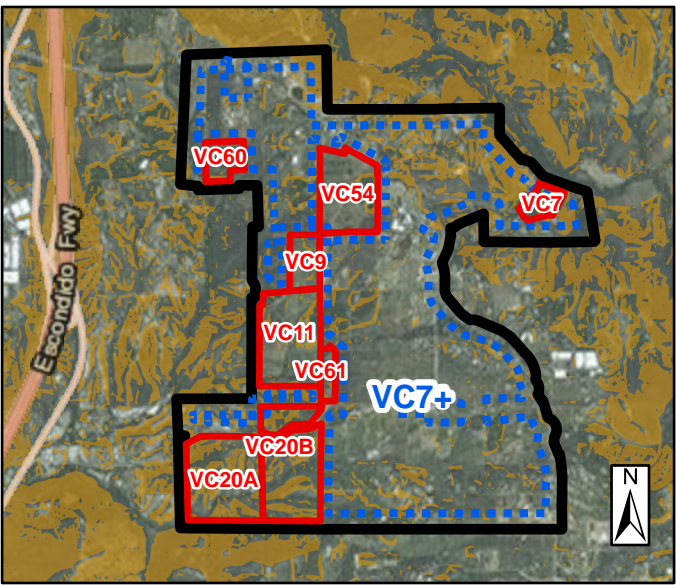
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



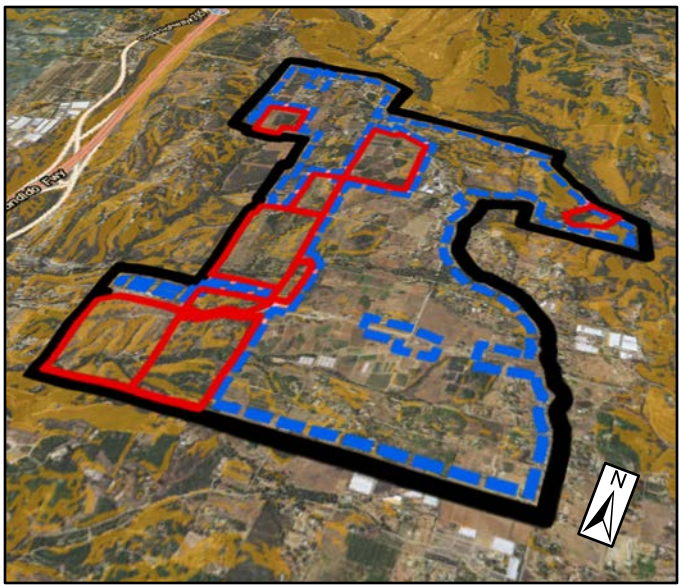
STEEP SLOPES



3D VIEW

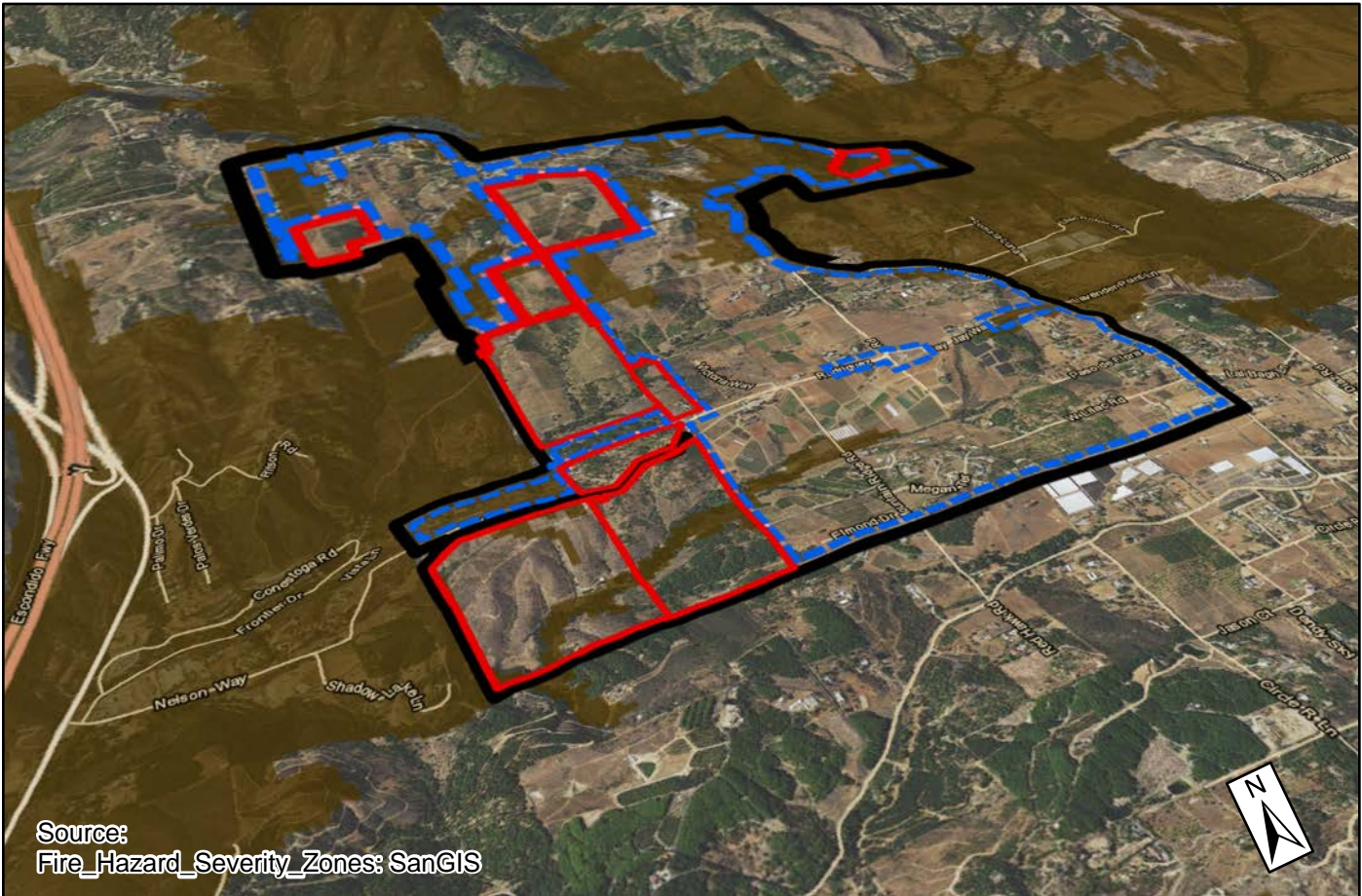


PLAN VIEW

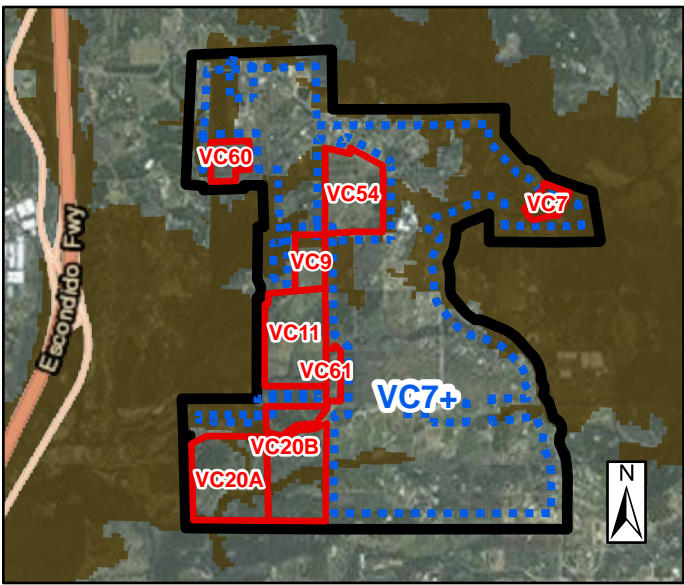


3D VIEW # 2

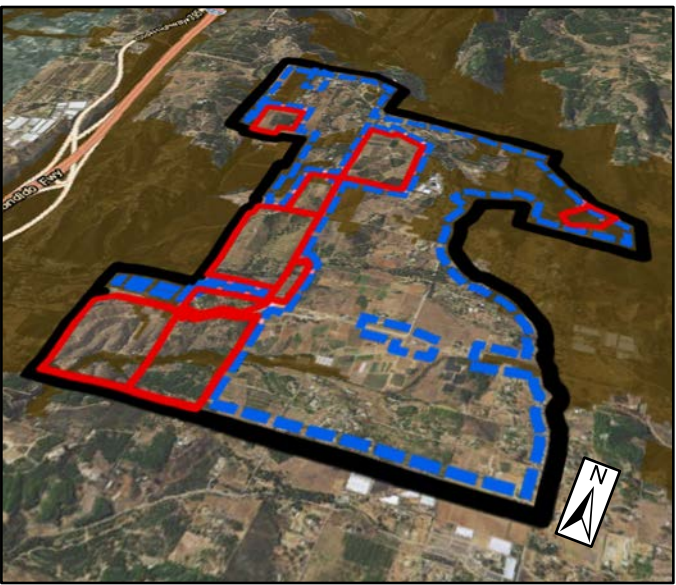
VERY HIGH FIRE HAZARD SEVERITY ZONE



3D VIEW

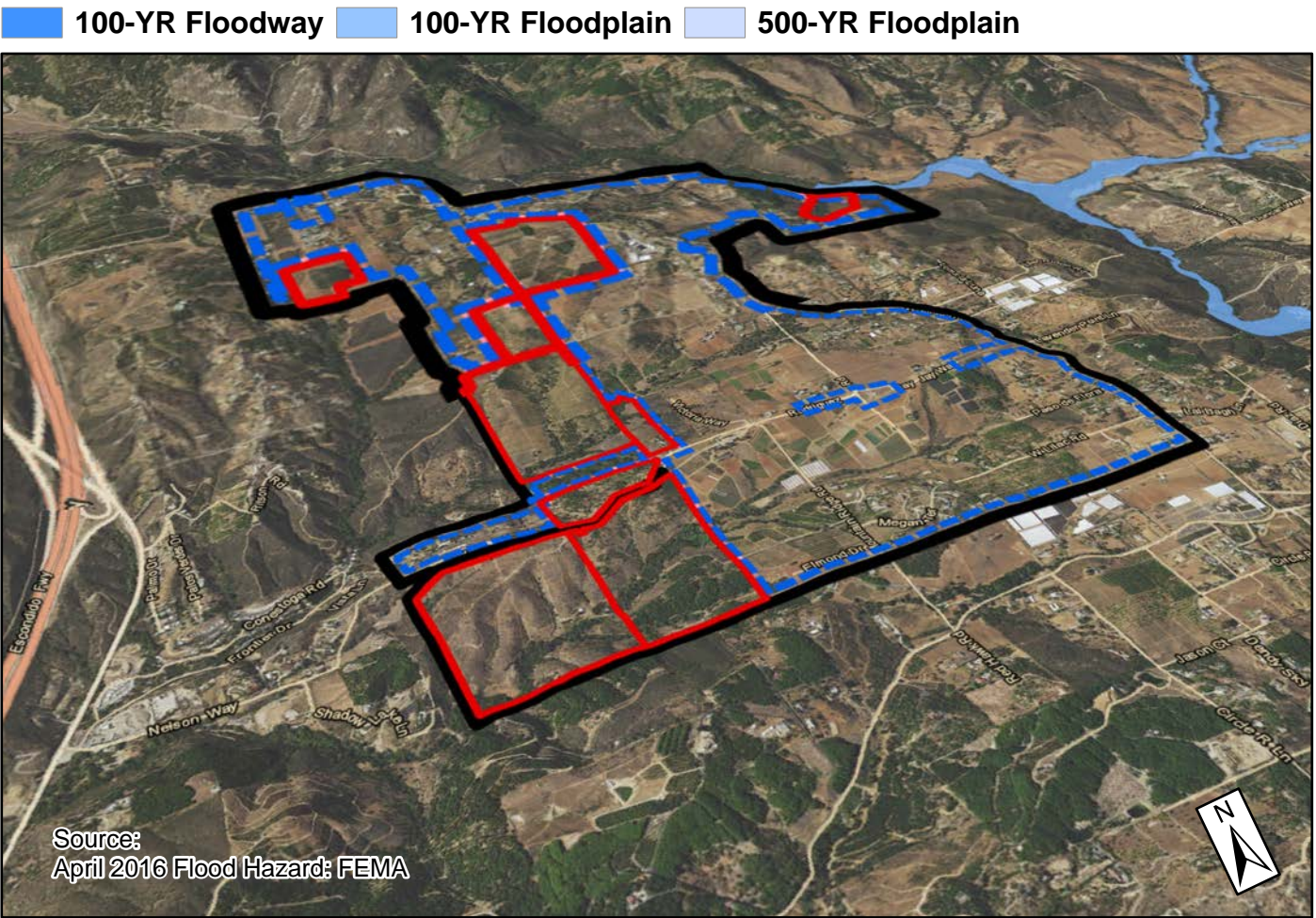


PLAN VIEW

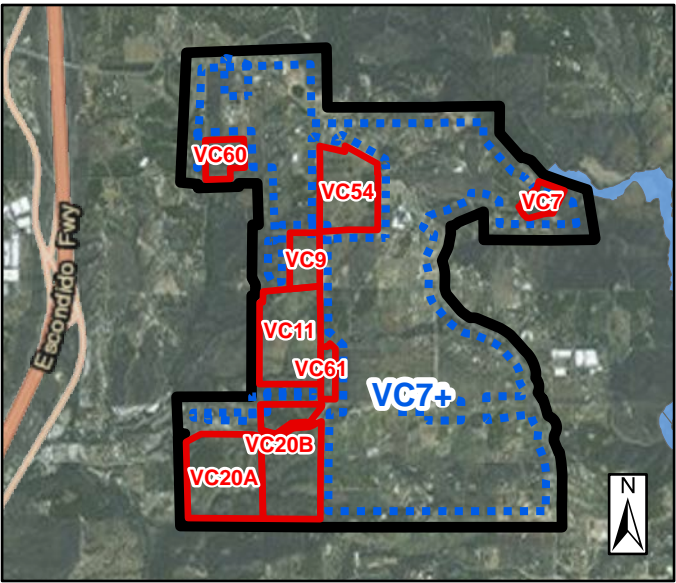


3D VIEW # 2

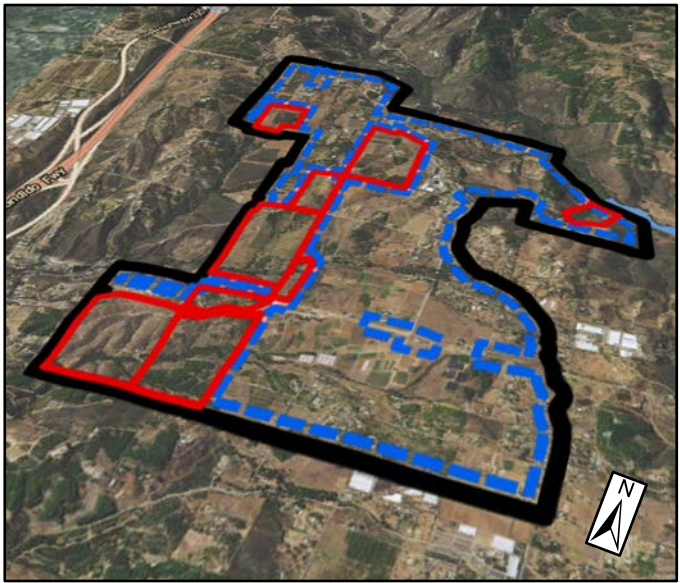
- Legend
- PSR
 - Study Area
 - Analysis Area



3D VIEW



PLAN VIEW

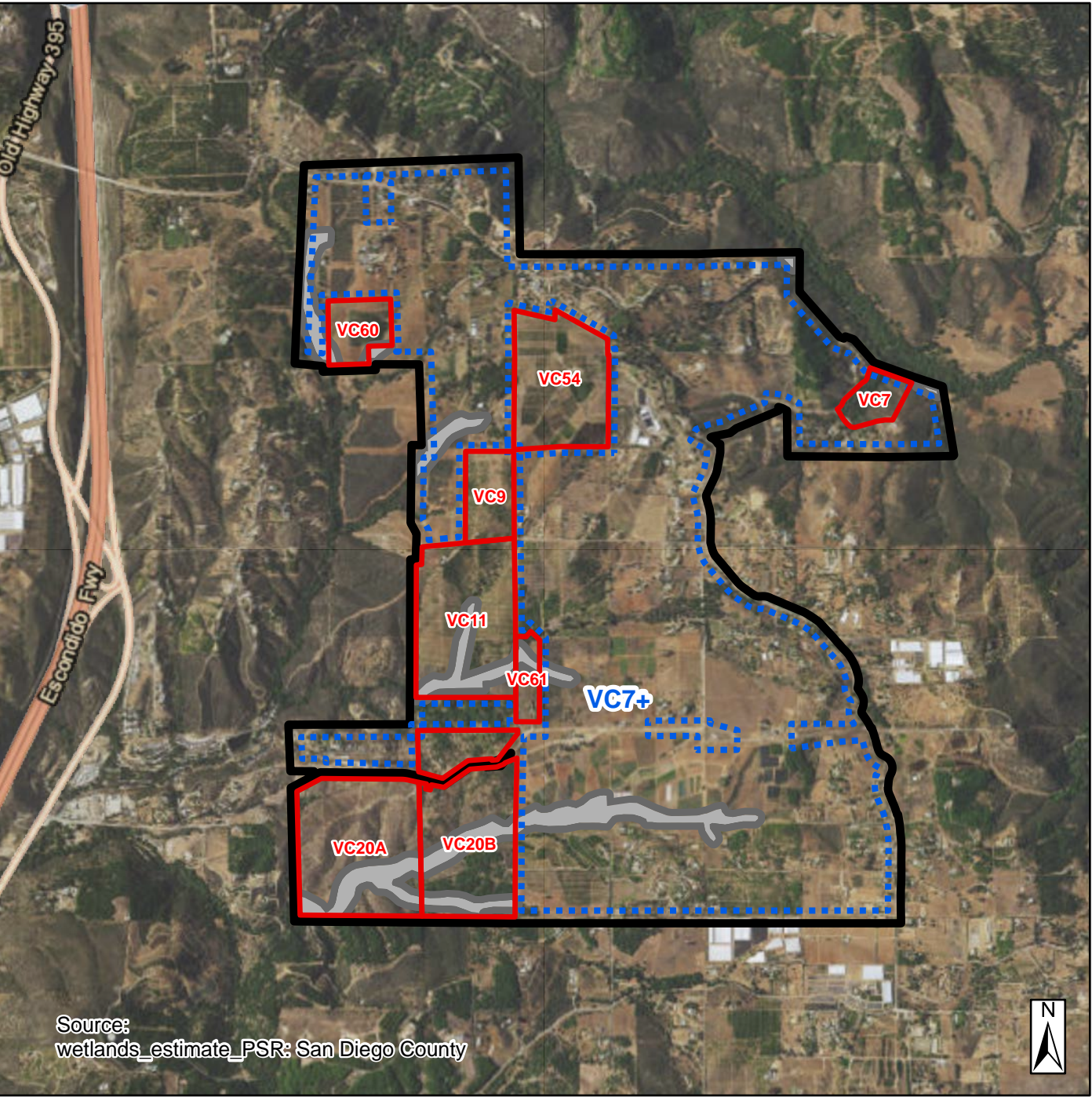


3D VIEW # 2

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.

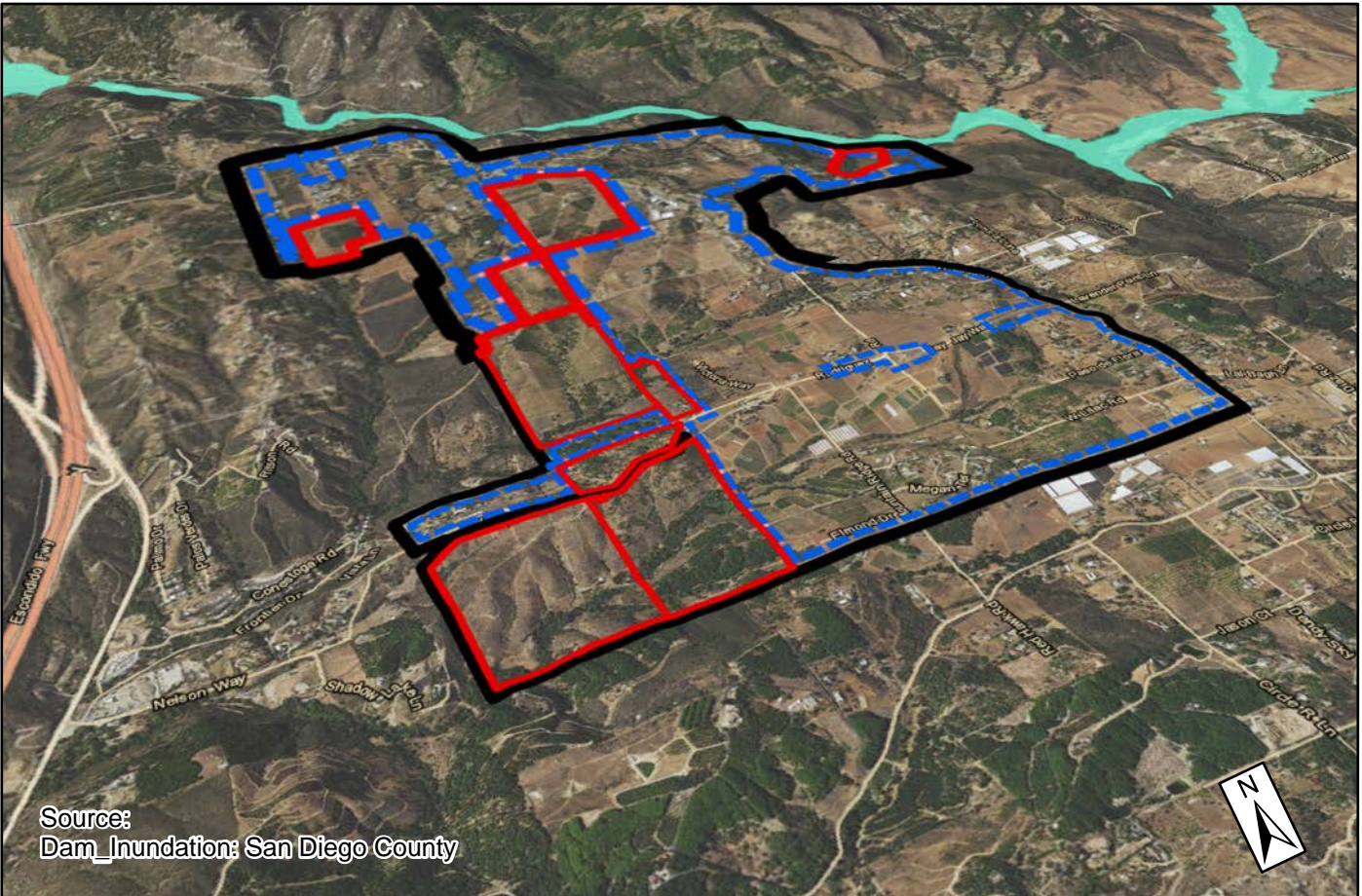


PLAN VIEW

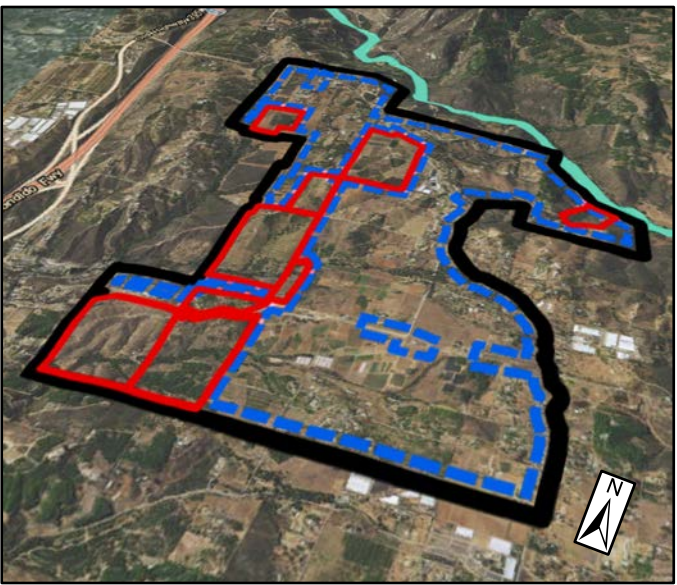
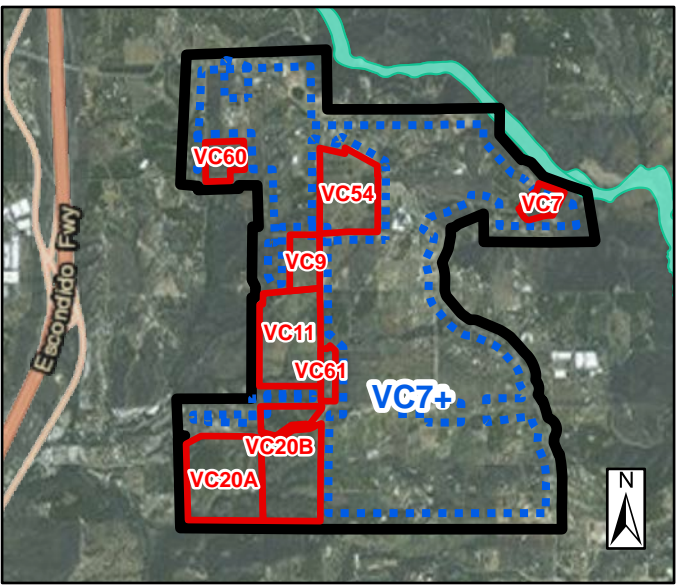
- Legend
- PSR
 - Study Area
 - Analysis Area



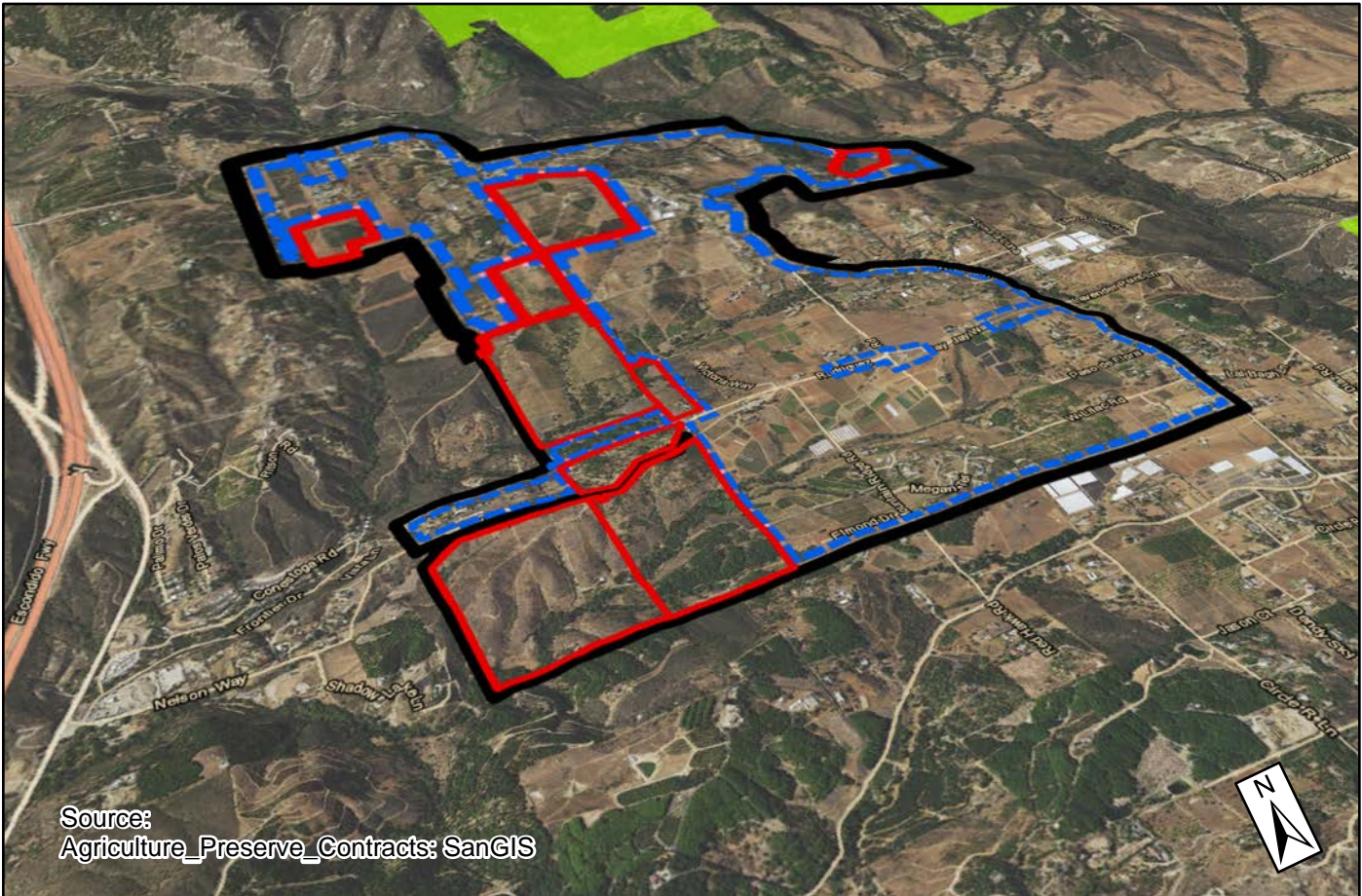
DAM INUNDATION ZONES



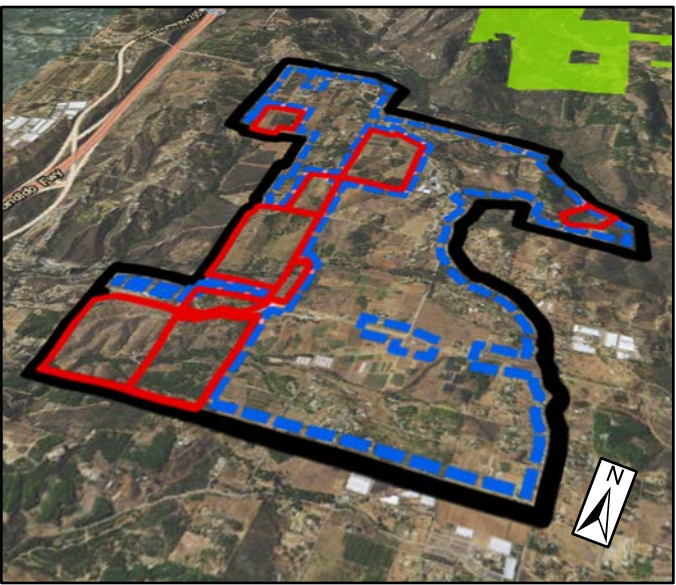
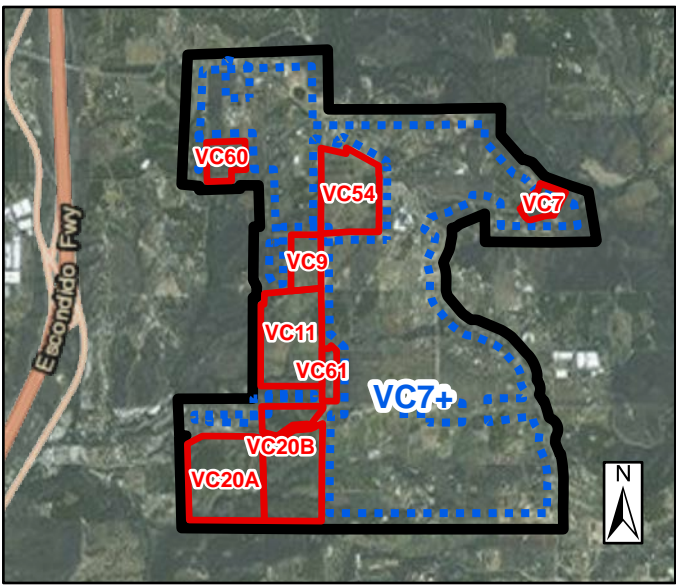
3D VIEW



WILLIAMSON ACT CONTRACTS



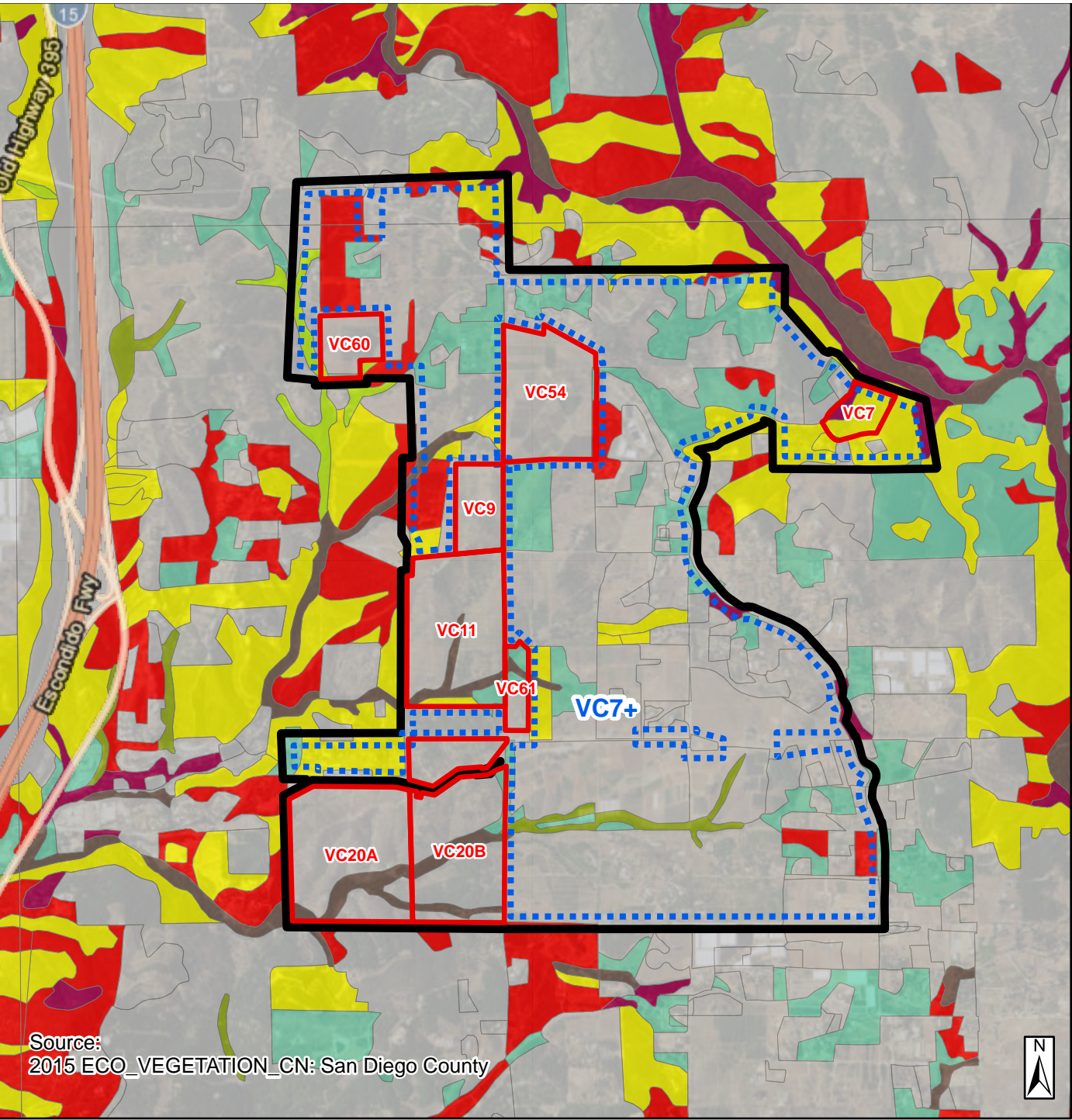
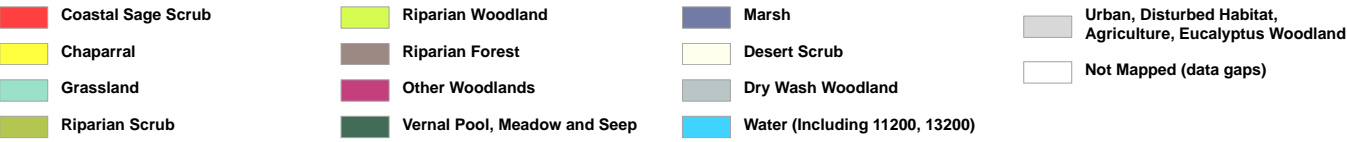
3D VIEW



- Legend
- PSR
 - Study Area
 - Analysis Area



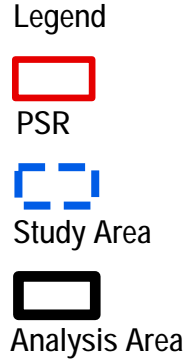
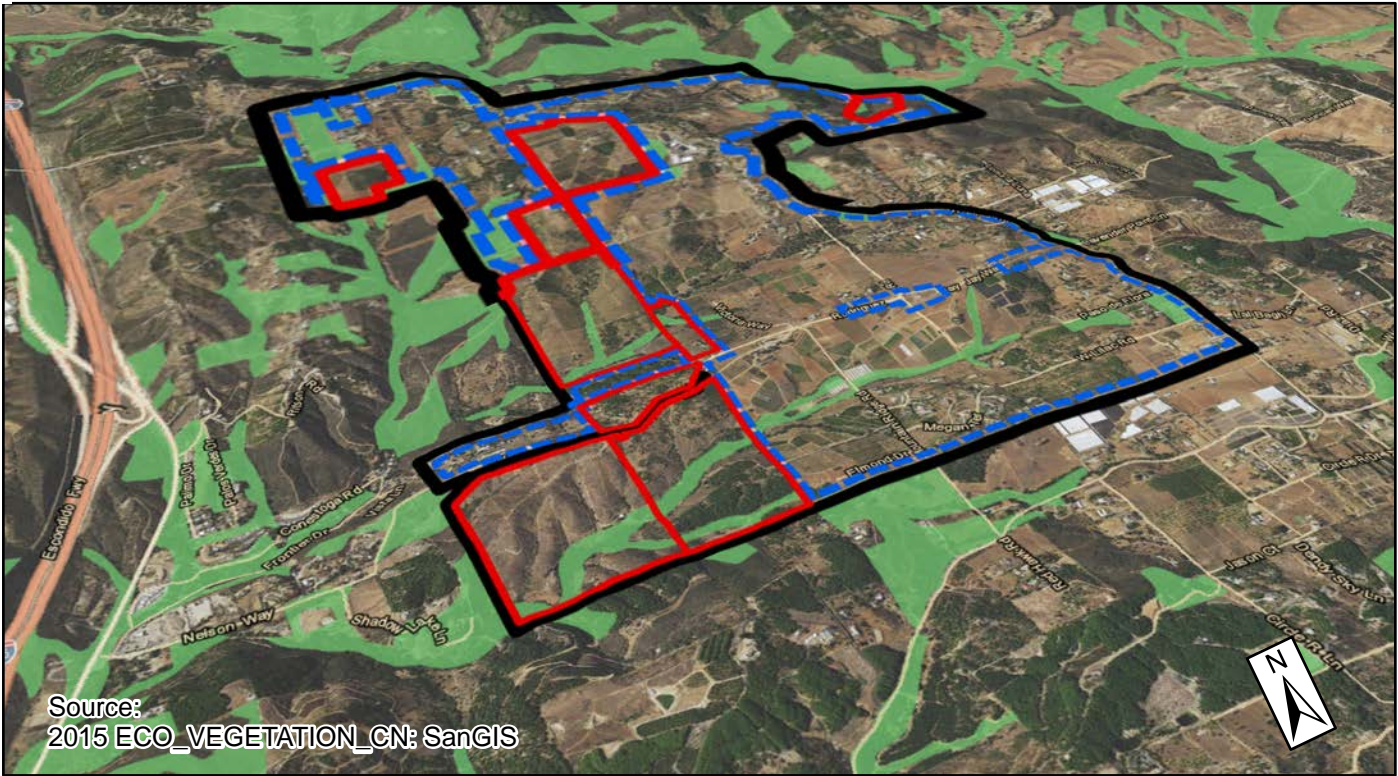
VEGETATION



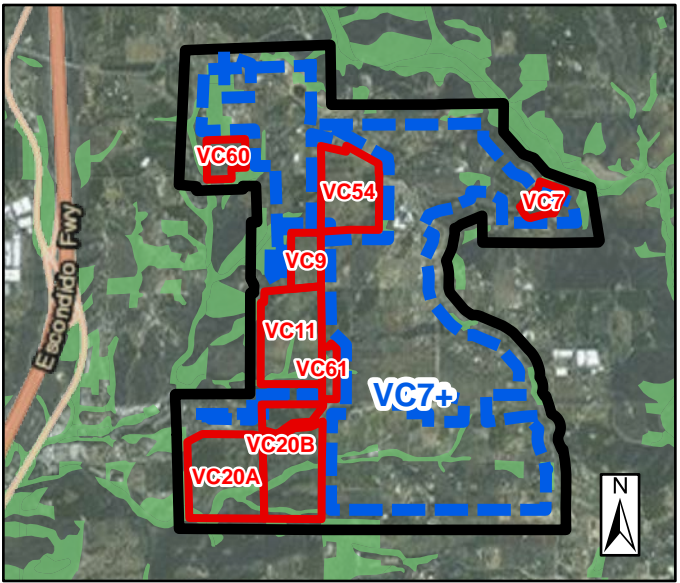
PLAN VIEW

UPPER TIER VEGETATION

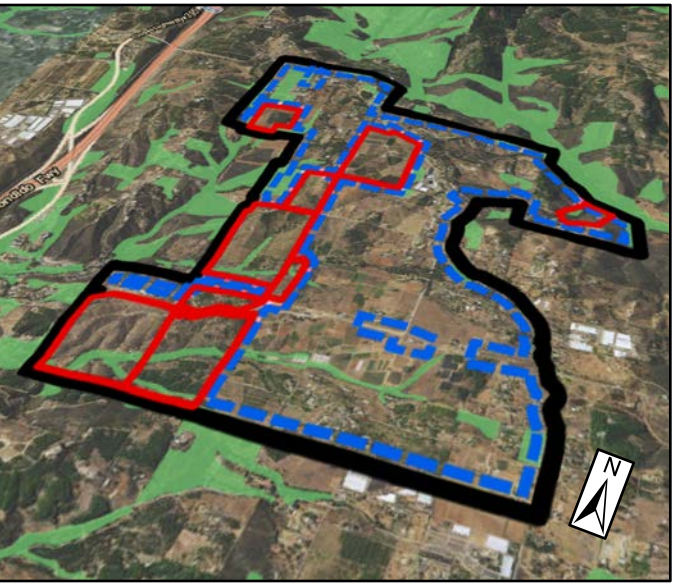
These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are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

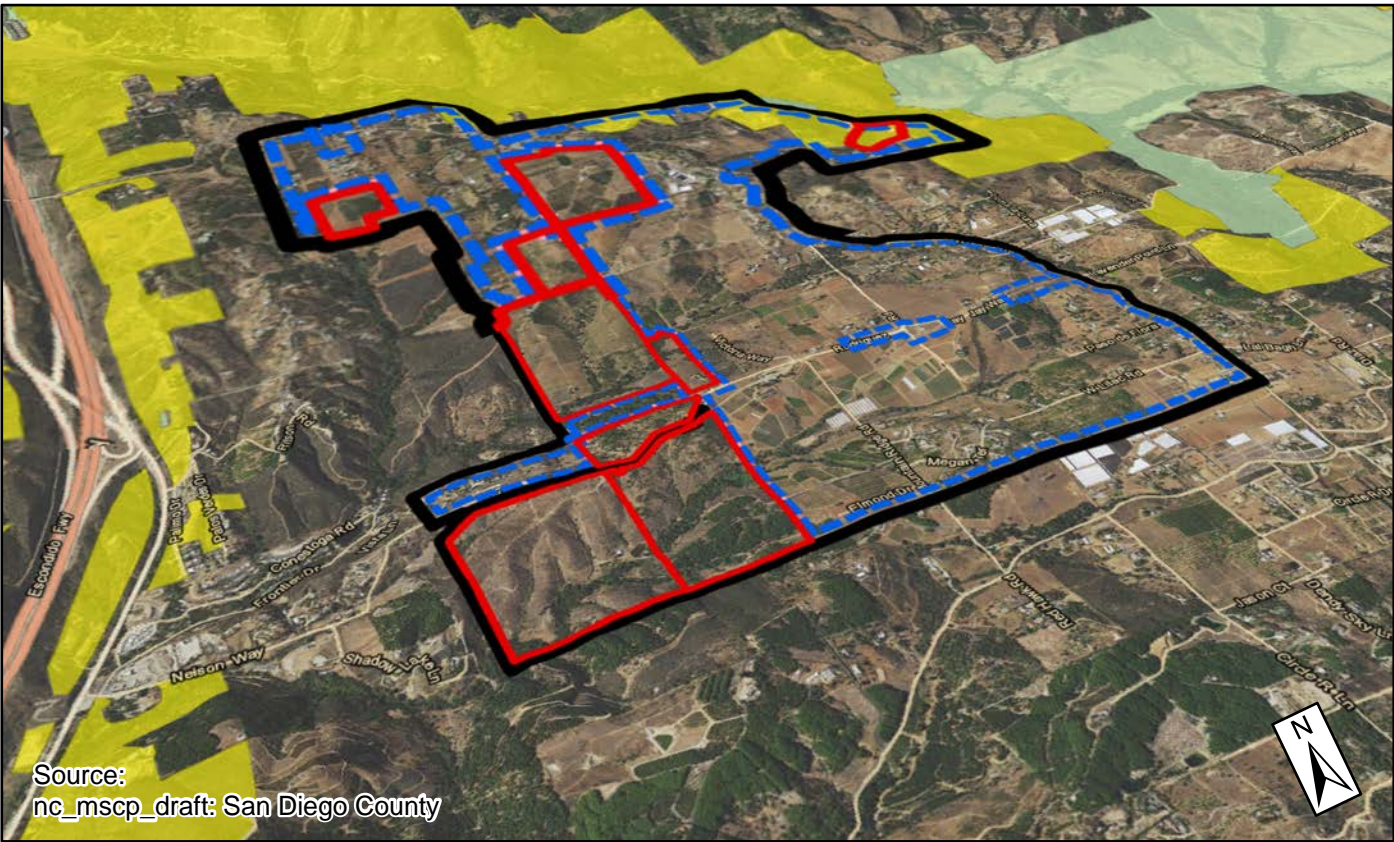


3D VIEW # 2

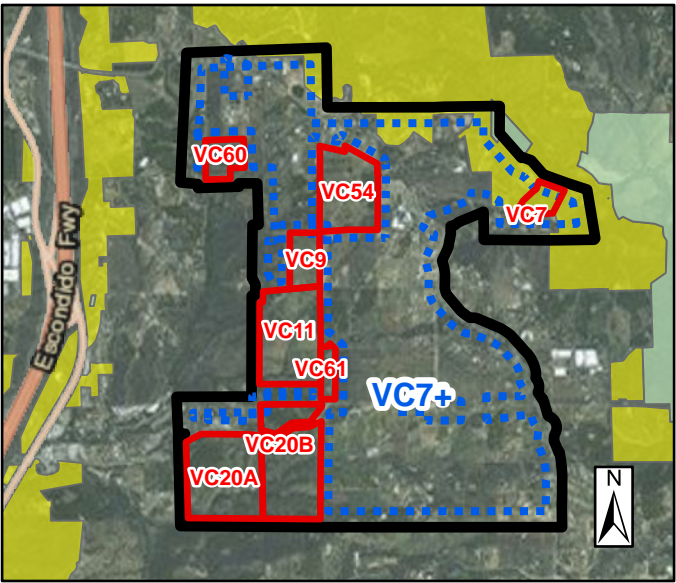


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

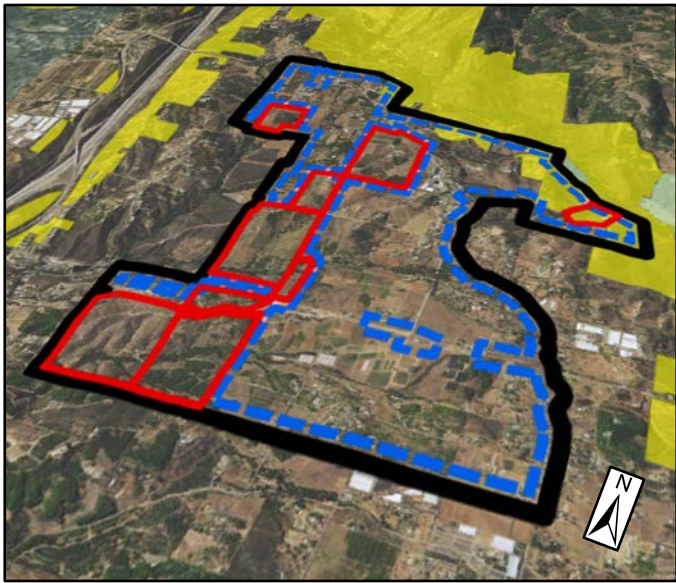
Draft NCMSCP PAMA – For an explanation of MSCP and PAMA, see p. 36. While PAMA areas are not undevelopable, higher habitat preservation ratios are typically required, particularly in areas that serve as potential wildlife corridors.



3D VIEW

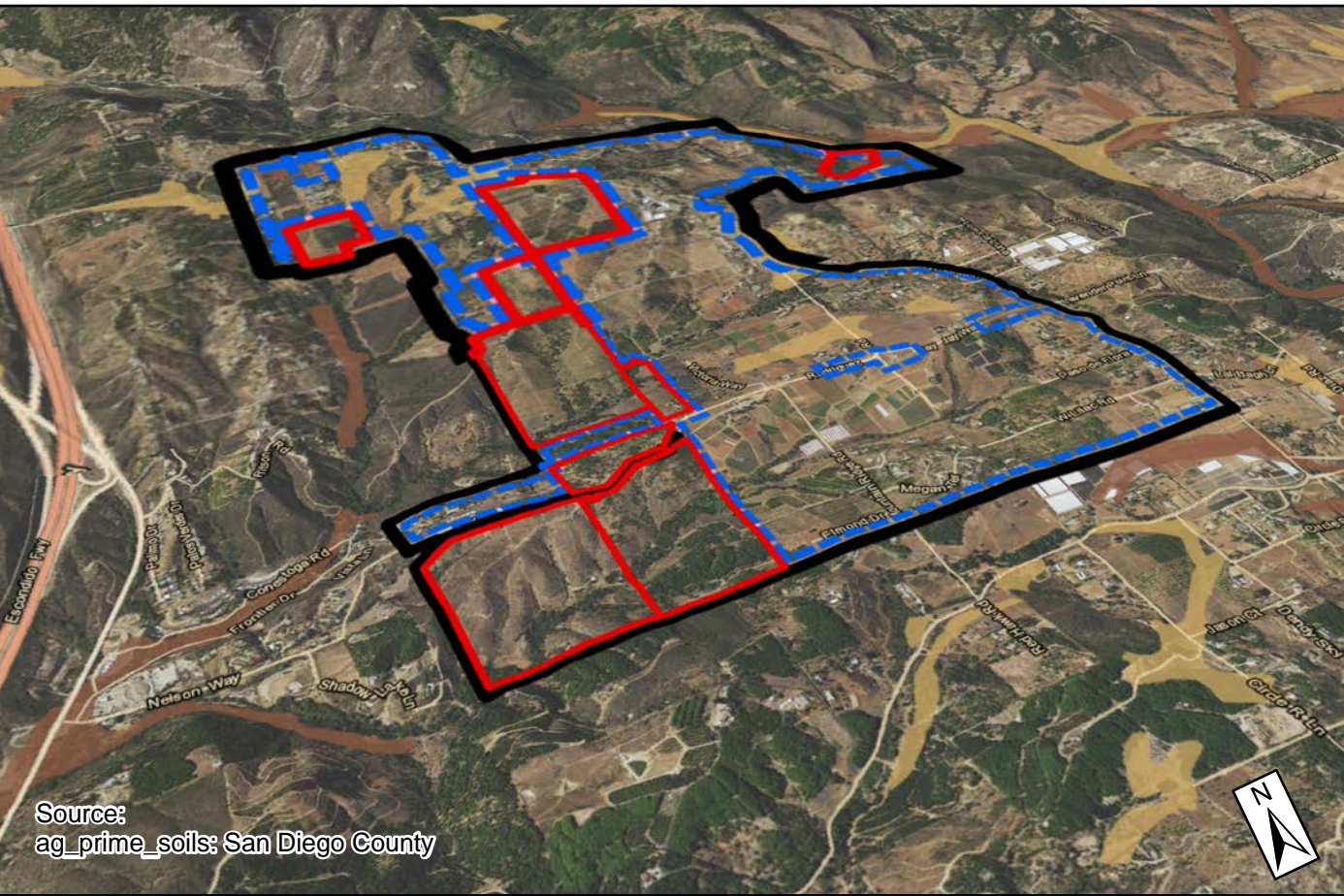


PLAN VIEW

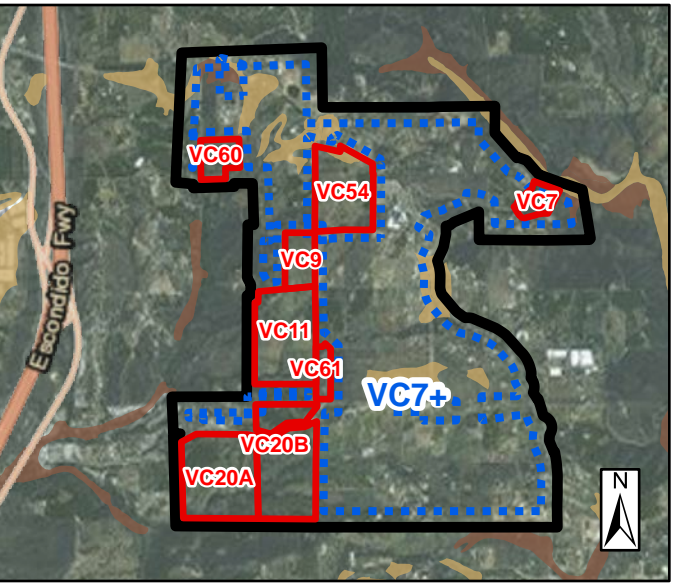


3D VIEW # 2

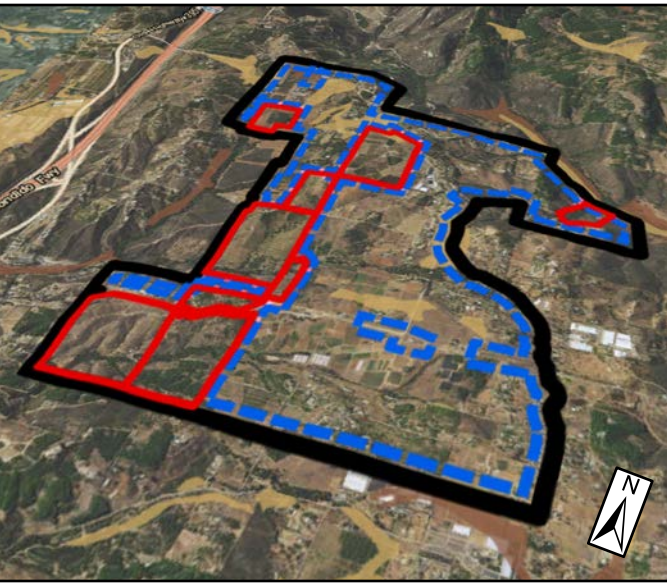
PRIME AGRICULTURAL SOILS **STATEWIDE SIGNIFICANT SOILS**



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend

- PSR
- Study Area
- Analysis Area



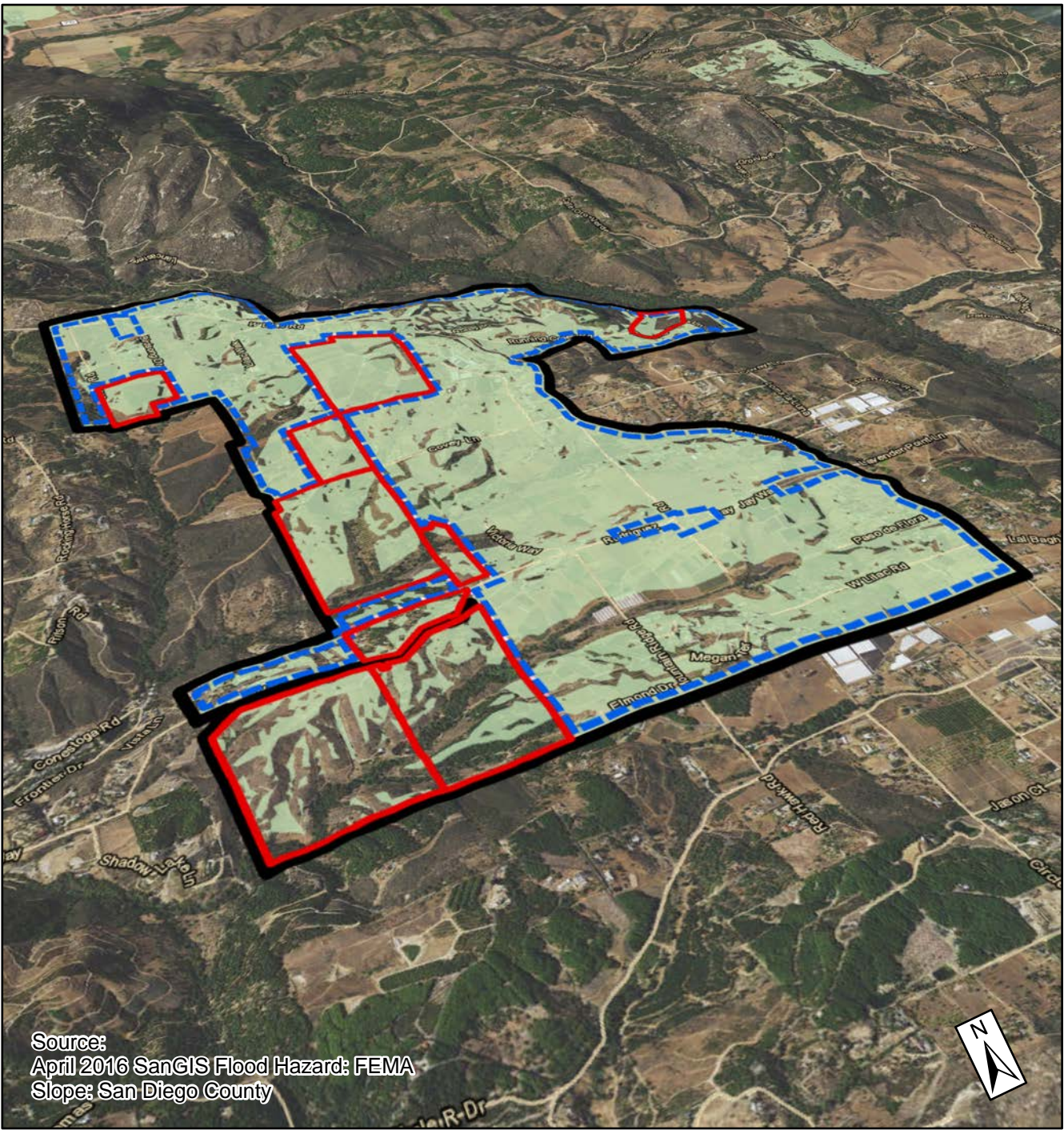
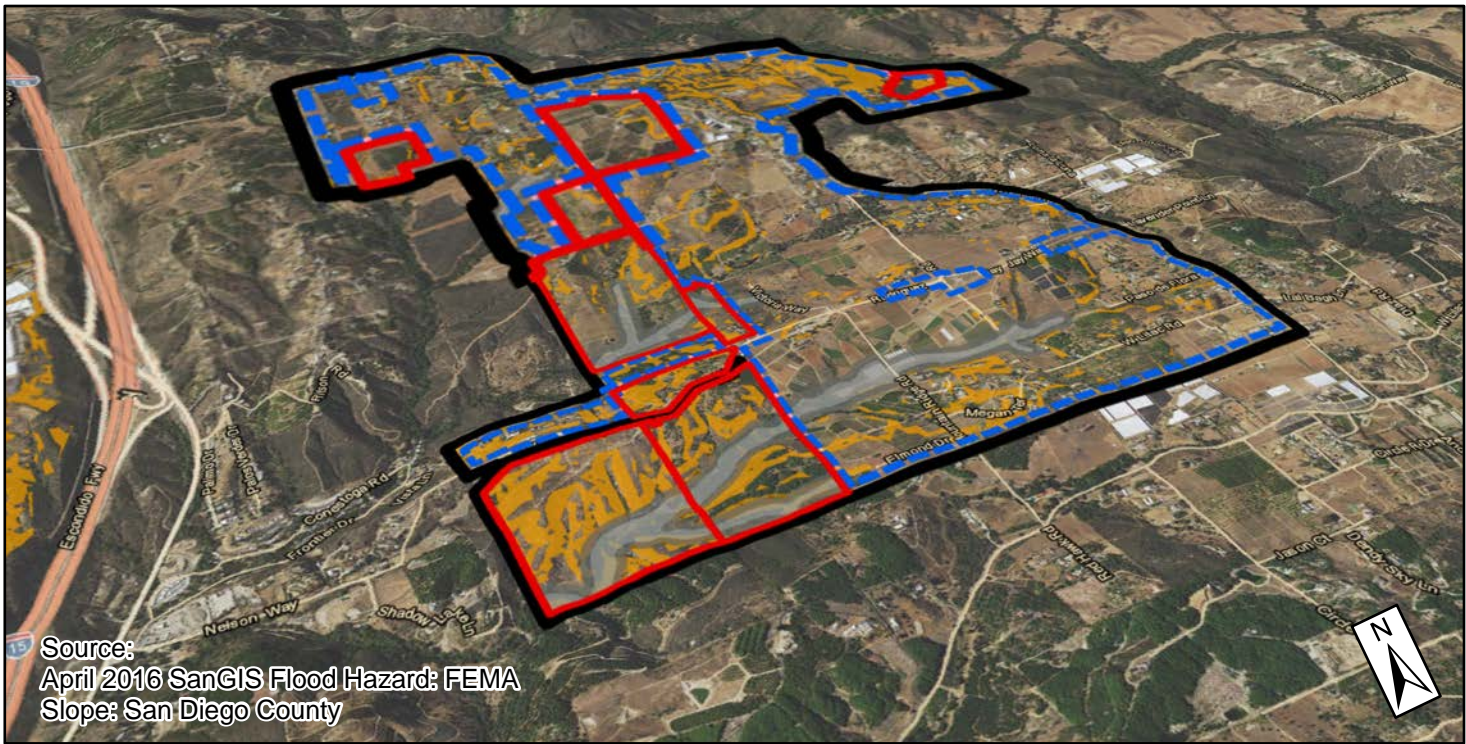
COMPOSITE CONSTRAINTS

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

	Approximate Acreage Within the Analysis Area	Approximate % of the Analysis Area
Constraint Area	383 ac	26 %
Potential Development Area	1082 ac	74 %

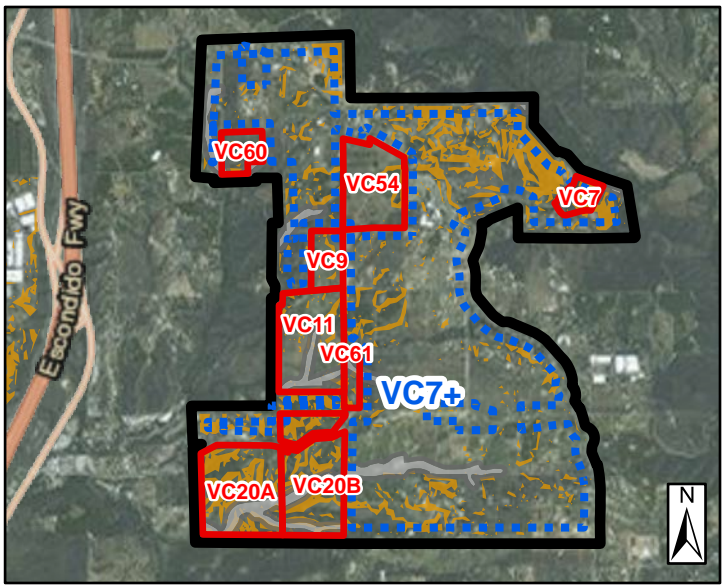
See p. 36 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area

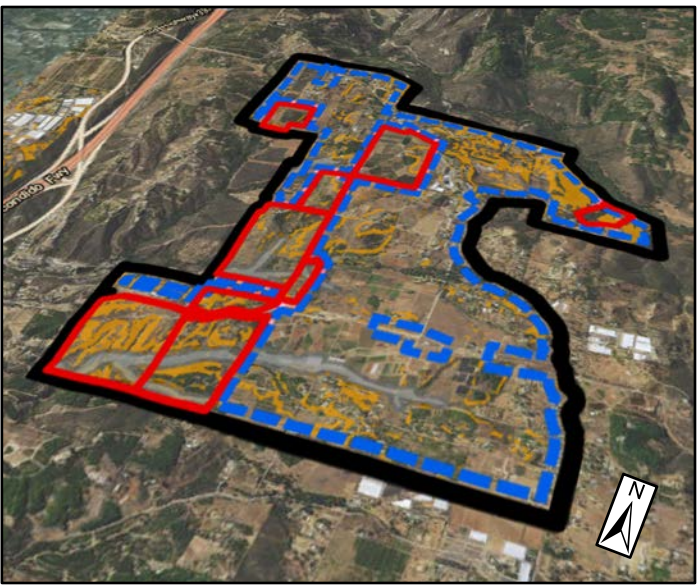


- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW



PLAN VIEW

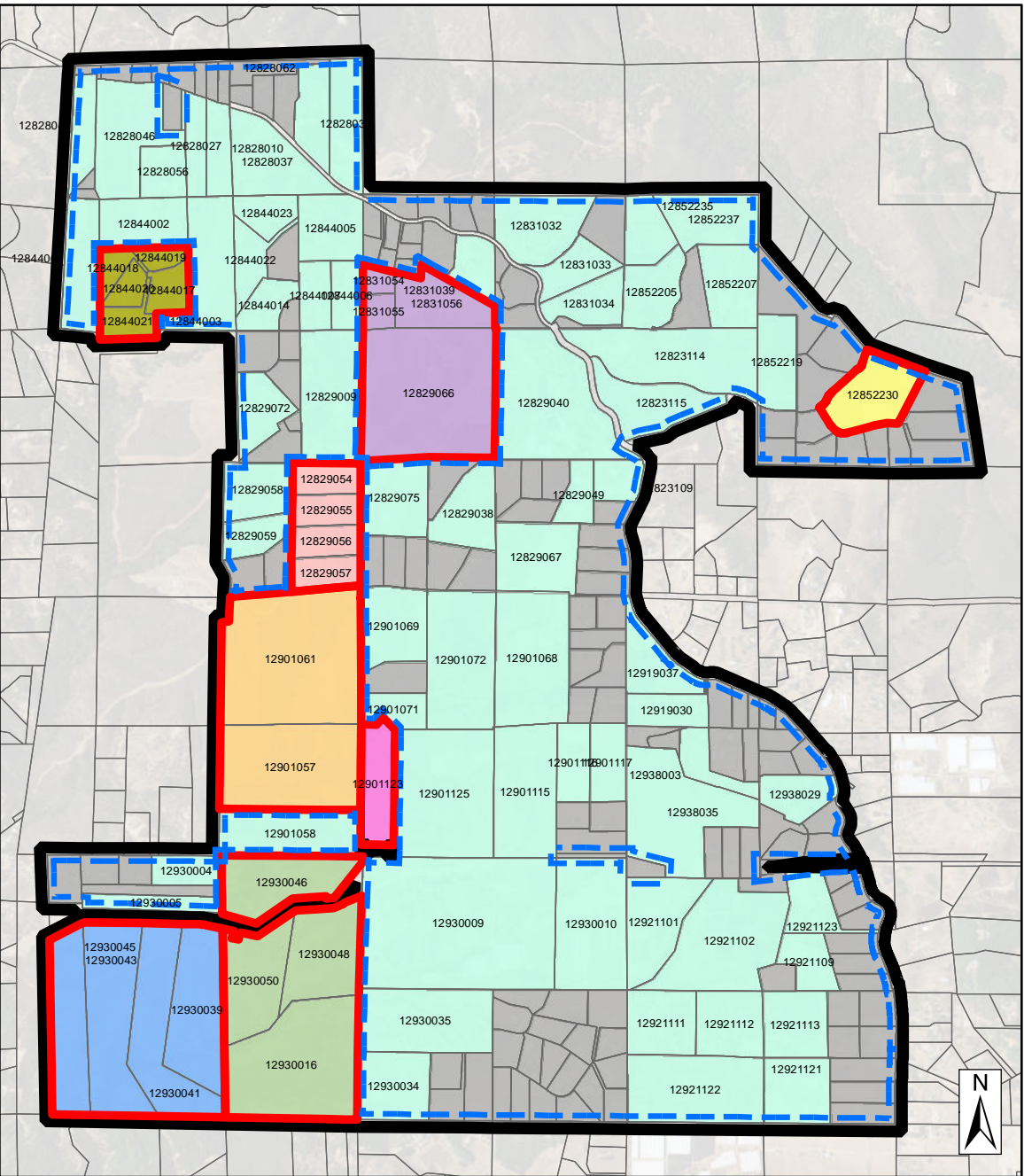


3D VIEW # 2

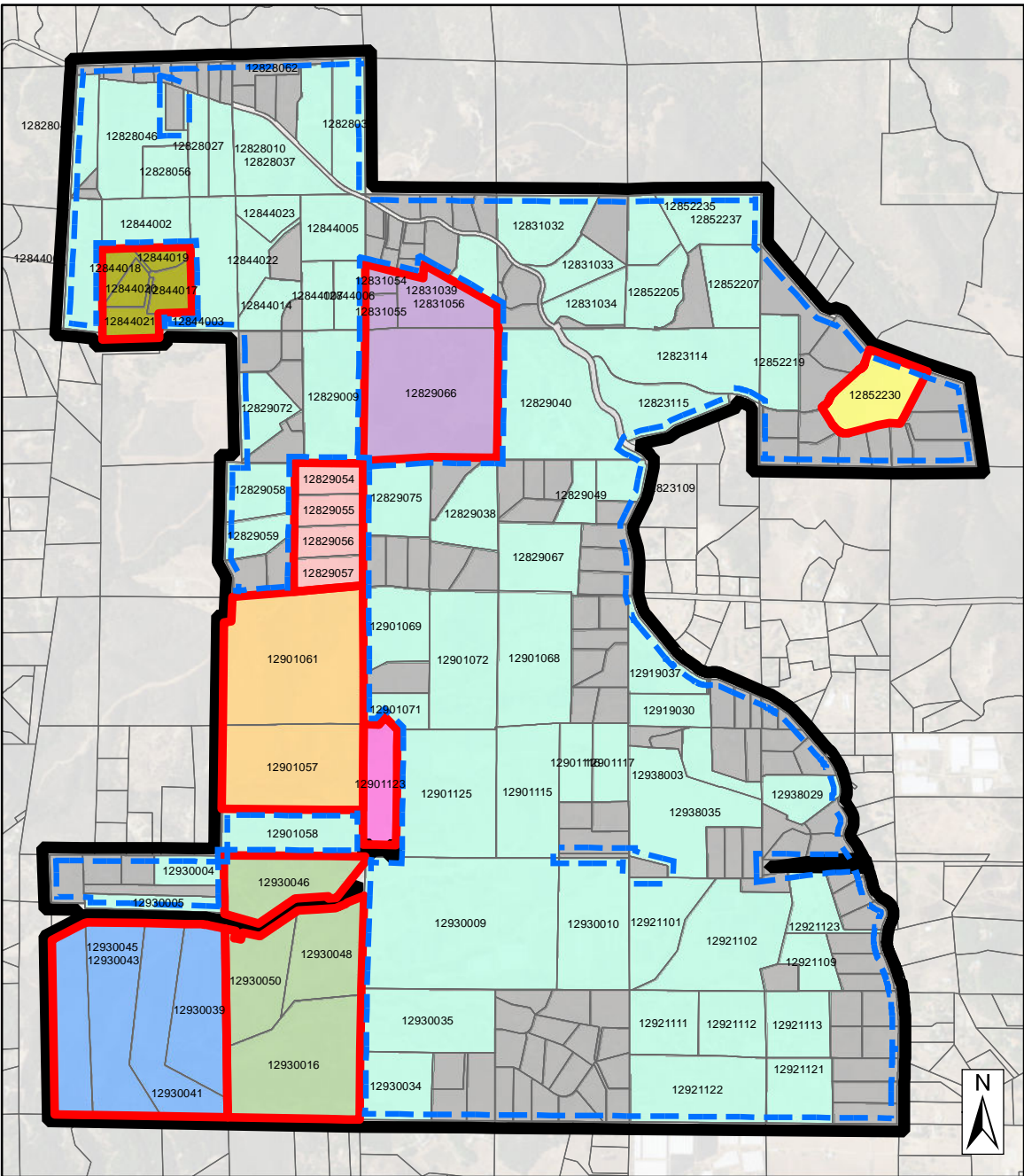
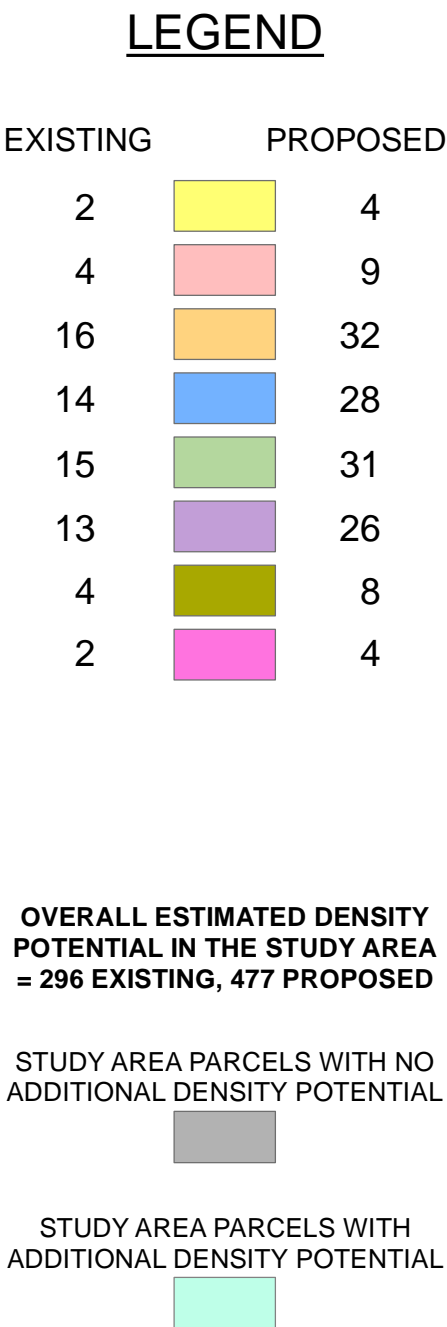
3D VIEW



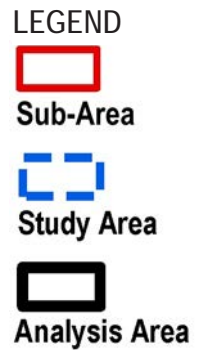
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL



PROPOSED DENSITY POTENTIAL

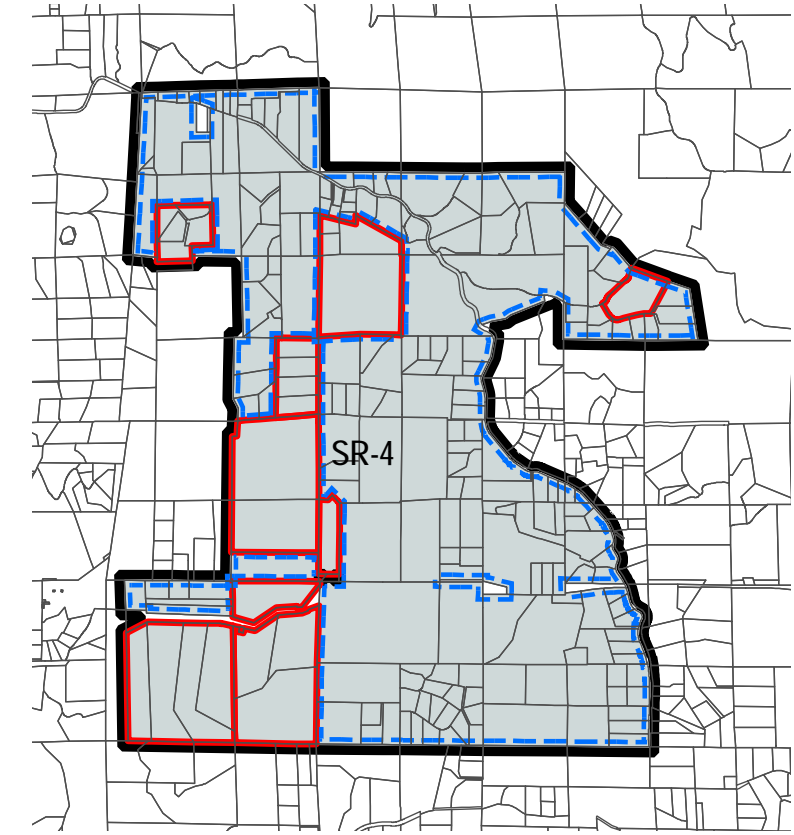




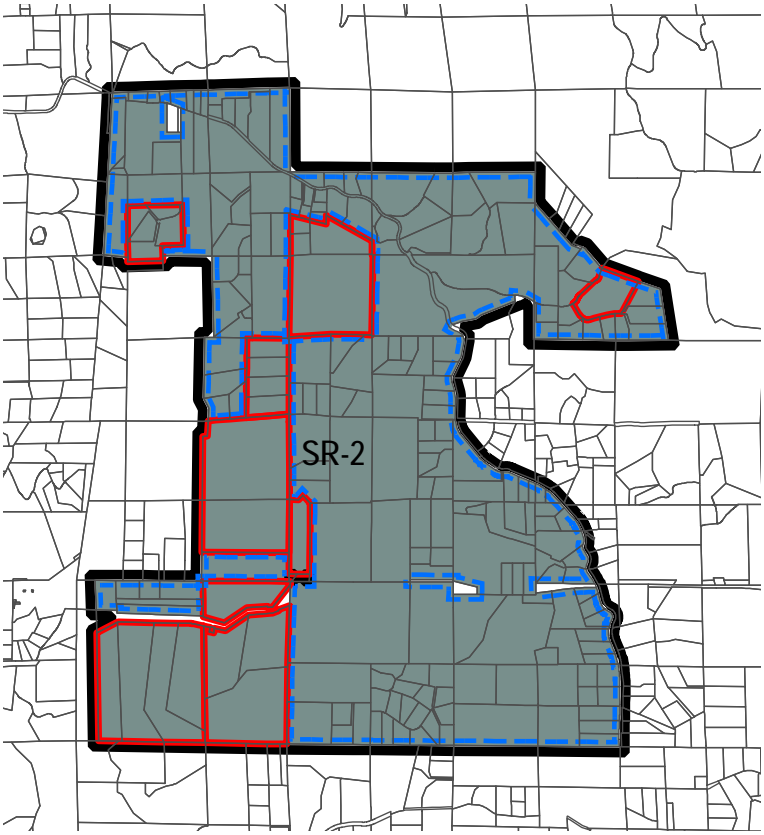
EXISTING

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

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



- LEGEND
- PSR
 - Study Area
 - Analysis Area

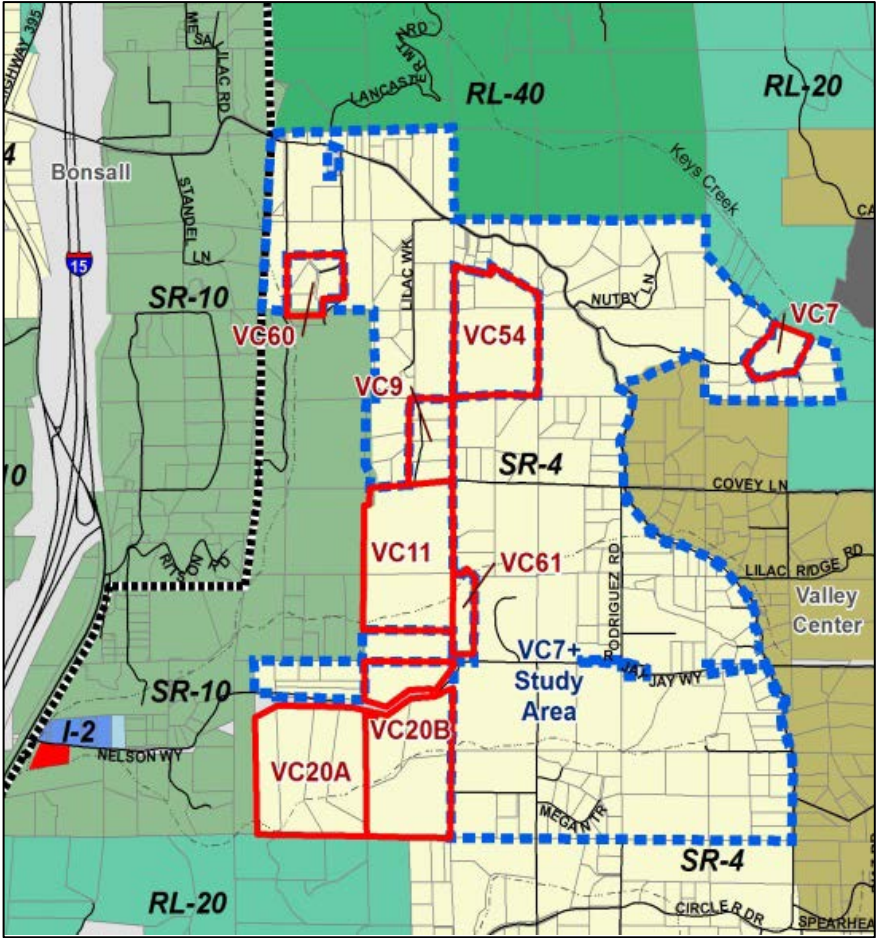
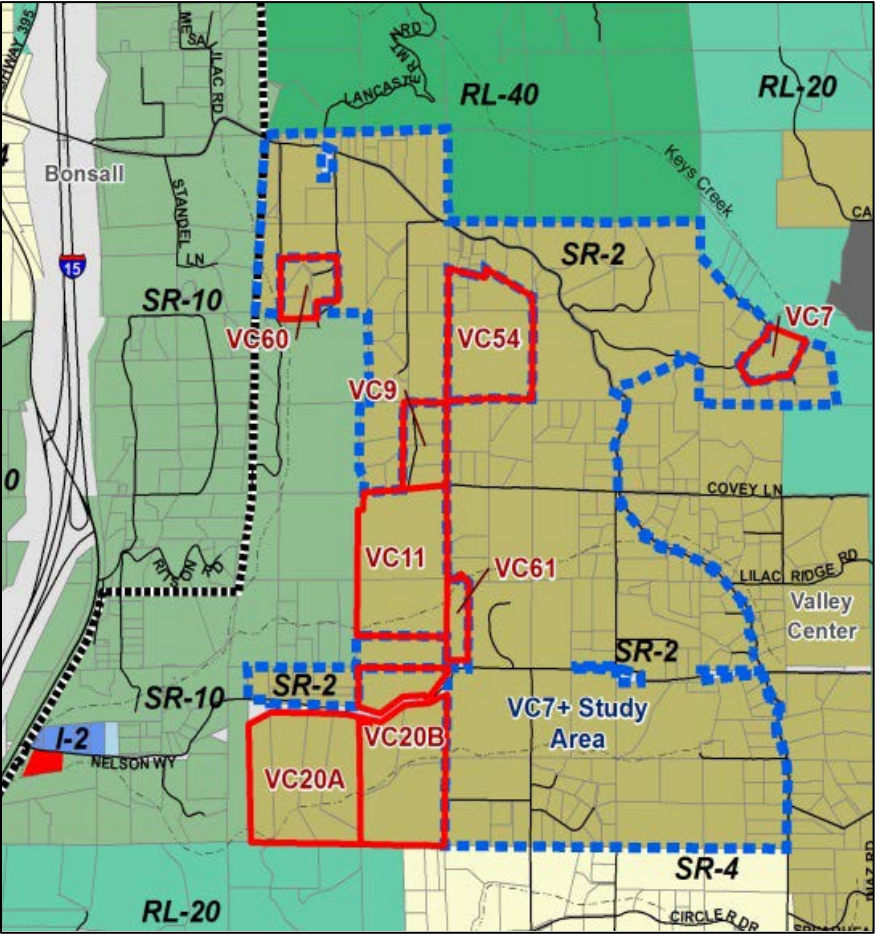
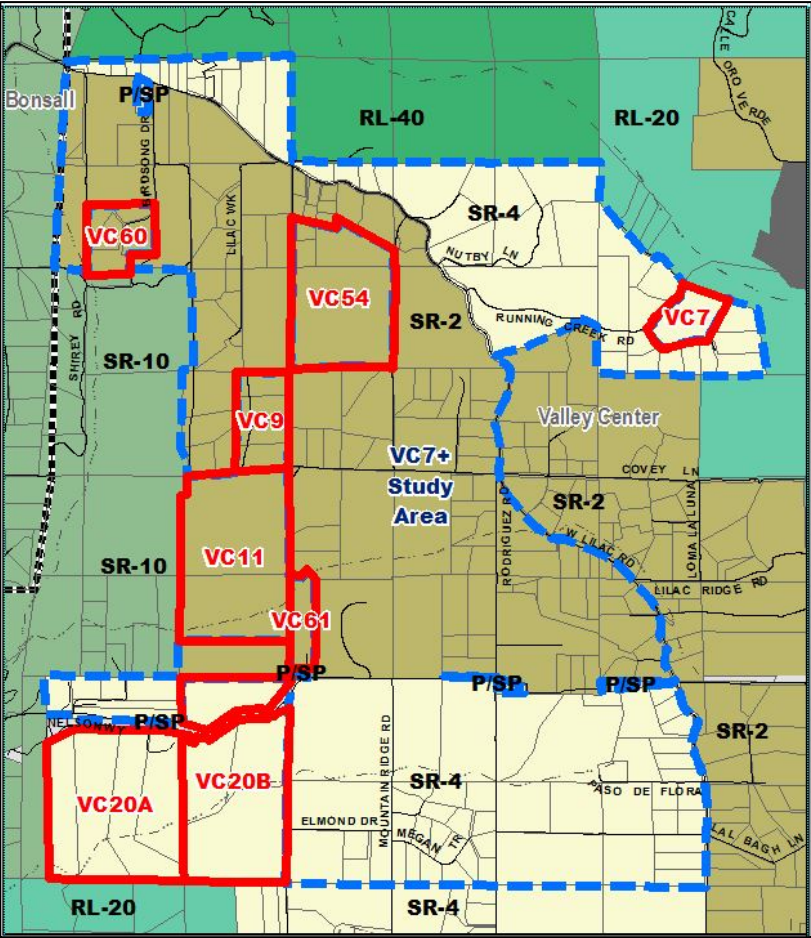
Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<div>Proposed Land Use designation: Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2)</div> <div>Property Owners: Various</div> <div>Size: PSR – 340 acres; 25 parcels Study Area – 1,125 acres; 208 parcels Analysis Area – 1,465 acres; 233 parcels</div> <div>Location/Description: Approximately ½ mile east of I-15 and 2.5 miles south of SR-76; within the Valley Center Community Planning Area (CPA); within the County Water Authority Boundary</div> <div>Estimated Potential Dwelling Unit Increase: 253</div> <div>Fire Service Travel Time: Mostly within the 5-10 minute range</div> <div>Prevalence of Constraints: ● – high; ◐ – partial; ○ - none<div><div>◐ Steep Slope (Greater than 25%)</div><div>○ Floodplain</div><div>◐ Wetlands</div><div>◐ Sensitive Habitat</div><div>◐ Agricultural Lands</div><div>● Fire Hazard Severity Zones</div></div></div>

Project Context

Parcels <ul style="list-style-type: none">The Analysis Area (term used for PSR request parcels and Study Area parcels together) contains 25 PSR parcels totaling 340 acres, and 208 Study Area parcels totaling 1,125 acres, for a total Analysis Area acreage of 1,465 acres.The current parcel sizes range from approximately 0.1 acres to 60 acres.
General Plan <ul style="list-style-type: none">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 <ul style="list-style-type: none">VC7+ is located in the northwest portion of the Valley Center Community Planning Area (CPA).The western edge of the Analysis Area is located ½ mile east of I-15 and the northern edge is 2.5 miles south of SR-76.The only public road access to the Analysis Area is via West Lilac Road, along the northern and eastern edges of the Analysis Area. This road is a General Plan Mobility Element Road.
Public Utilities and Services <ul style="list-style-type: none">The Analysis Area is within the County Water Authority Boundary with water service available from the Valley Center Municipal Water District (VCMWD).The Analysis Area is not within a sewer service area.The Analysis Area is completely within the Deer Springs Fire Protection District (DSFPD).<ul style="list-style-type: none">➤ Available estimates from GIS models show most of the Analysis Area would be in the 5-10 minute travel time range. Input received from DSFPD notes most of the Analysis Area resides more toward the 10-minute travel time range from their closest station.
Uses <ul style="list-style-type: none">Existing uses include single family residential and agricultural operations of varying sizes.Based on satellite and on-site photos, the active agricultural operations in VC7+ include row crops, field crops, orchards, vineyards, nurseries, and greenhouses.Land uses that surround VC7+ also include active agricultural operations.
Environmental Characteristics <ul style="list-style-type: none">Much of the vegetation consists of pockets of coastal sage scrub, chaparral, and non-native grasslands in areas that have not been cleared for agricultural or residential uses.In addition to these vegetation types there are aeras of riparian wetlands along the northeast border (tributary of Keys Creek), and also in the western and southern portions (tributaries of Moosa Creek).Steep slopes cover much of the northern and southern portions of the Analysis Area, including along West Lilac Road.The majority of the Analysis Area is in the Moderate Fire Hazard Severity Zone (FHSZ) due to the prevalence of extensive irrigated agriculture.

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	Alternative General Plan
			
Potential Dwelling Unit Estimate – 366 units		Potential Dwelling Unit Estimate – 619 units	Potential Dwelling Unit Estimate – 507 units
ZONING	Existing Zoning	Proposed Zoning	Alternative Zoning
Zoning Use Regulation	A70, RR	A70, RR	A70, RR
Zoning Minimum Lot Size	1, 2, and 4 acres (mostly within the 2-acre minimum lot size area)	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 in the Analysis Area (denial of each PSR in the Analysis Area).			

Guiding Principle Review

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

General Plan Conformance - Review of General Plan Policies Applicable to General Plan Amendments/Rezones without an associated development project

Policy		Policy Review Criteria	Description	Notes
LU-1.1	Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.	Regional Categories Map	<ul style="list-style-type: none">No change in the Regional Category is required.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	<ul style="list-style-type: none">Roads/transportation<ul style="list-style-type: none">West Lilac Road is a public road providing access to the northern and eastern portions of the Analysis Area. This is the only public road access.There are additional paved private roads within the Analysis Area, but based on available information, it is estimated that none are built entirely to fire access standards.Approximately 2.5 miles to the nearest I-15 on-ramp from the northwestern portion of the Analysis Area, via West Lilac Road and Old Highway 395Approximately 1.5 miles to the nearest I-15 on-ramp from the southwestern portion, via the private Nelson Way to Old Highway 395Approximately 6 miles to nearest North County Transit District (NCTD) bus stop (Bus Route 388)Water Service and Infrastructure<ul style="list-style-type: none">VCMWD115 parcels with existing water service34 parcels have an existing water line on-site or adjacent to the property84 parcels do not currently have access to a water line on-site or adjacent to the propertySewer Service and Infrastructure<ul style="list-style-type: none">Not in a sewer service areaFire protection service<ul style="list-style-type: none">Deer Springs Fire Protection District (applicable district)<ul style="list-style-type: none">The closest Deer Springs fire station is Station 1 at 8709 Circle R Drive, approximately 2 miles away from the southwestern end of the Analysis Area, via Nelson Way and Old Highway 395 (road distances to other portions would be substantially longer and roads built to fire access standards are currently quite limited).The closest fire station is CAL FIRE Miller Fire Station at 9127 West Lilac Road, located inside the Analysis Area boundaries (northwestern edge), though the fire station property is not proposed for a designation change as part of this project and would remain in the Public/Semi-Public designation.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	<ul style="list-style-type: none">Existing land uses within a ½ mile: residential, agriculture, open space, fire protection district facilities, and water district facilitiesLand use designations within ½ mile: SR-2, SR-4, SR-10, RL-20, RL-40, Limited Impact Industrial, Medium Impact Industrial, Public/Semi-Public Facilities, and Open Space-Conservation	

Policy		Policy Review Criteria	Description	Notes
		Proximity to the village, other commercial areas, and major job centers	Approximately: <ul style="list-style-type: none">6.8 miles to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road10.8 miles to the City of Escondido (geographic center) that has 44,289 jobs14.3 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs6 miles to the Pala Reservation Pala Casino that has 1,854 jobs4 miles to the nearest commercial area (The Yellow Deli Market)	
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)	<ul style="list-style-type: none">N/A – No Village designations are proposed.	LU-1.2 Additional Notes
		Project review of development design	<ul style="list-style-type: none">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: <ul style="list-style-type: none">855 acres in SR-2 designation1,100 acres in SR-4 designation1315 acres in SR-10 designation1600 acres in RL-20 designation940 acres in RL-40 designation2 acres in Limited Impact Industrial designation10 acres in Medium Impact Industrial designation4 acres in General Commercial designation35 acres in Specific Plan Area375 acres in Open Space (Conservation) designation440 acres in Public/Semi-Public Facilities designation	LU-1.3 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Evident mapping patterns in the vicinity	<ul style="list-style-type: none">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><ul style="list-style-type: none">The Analysis Area has a varying range of parcel sizes, with a many larger and smaller parcels, making the task of ‘reflecting existing parcelization’ difficult for this area.<ul style="list-style-type: none">Just over half of the parcels in the Analysis Area are less than four acres.Several large parcels remain, with 48 parcels larger than 10 acres.A few mapping patterns factors can be considered in comparing the Analysis Area to the area adjacent to the east that is currently designated SR-2. This area is approximately 3,500 acres that is north of Old Castle Road, south of the 900-acre open space preserve of the former Lilac Ranch, and west of the ‘leg’ of RL-20 in this area.<ul style="list-style-type: none">The Analysis Area is part of the ‘outer ring’ of Semi-Rural as it is located further away from the Villages than the adjacent area of SR-2; however, it is closer to the I-15.The adjacent area of SR-2 has a higher prevalence of 2-acre and smaller parcels.The adjacent area of SR-2 is served by four public roads (Old Castle Road, Circle R Drive, Lilac Road, and West Lilac Road), while the Analysis Area is only served by one (West Lilac Road).Both areas are within water service areas, but sewer service is not available in either area.The Analysis Area has a higher prevalence of large agricultural operations, but remaining native vegetation is not as prevalent as in the adjacent SR-2 area.Both areas include portions with extensive steep slope constraints.	
		Regional Categories Map	<ul style="list-style-type: none">No change in the Regional Category is required.	
		Greenbelts on/near the edges of communities	<ul style="list-style-type: none">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 contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none">Potential Village development would be compatible with environmental conditions and constraints, such as topography and floodingPotential Village development would be accommodated by the General Plan road networkPublic facilities and services can support the expansion	Proposing Village Regional Category land use designation(s)	<ul style="list-style-type: none">N/A – No Village designations are proposed.	LU-1.4 Additional Notes
		Contiguous Village expansion	<ul style="list-style-type: none">N/A	
		Satisfaction of the four criteria listed in the policy.	<ul style="list-style-type: none">N/A	

Policy		Policy Review Criteria	Description	Notes
	without a reduction of services to other County residents <ul style="list-style-type: none">The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area			
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	<ul style="list-style-type: none">Approximately 8 miles from the City of EscondidoApproximately 9 miles from the County of RiversideApproximately 2.5 miles from the Pala Indian Reservation	LU-1.5 Additional Notes
		Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification	<ul style="list-style-type: none">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)	<ul style="list-style-type: none">The Analysis Area (combination of PSR and Study Area parcels) is approximately 1,465 acres.The VC7 PSR is approximately 12 acres.The VC9 PSR is approximately 20 acres.The VC11 PSR is approximately 71 acres.The VC20A PSR is approximately 77 acres.The VC20B PSR is approximately 78 acres.The VC54 PSR is approximately 55 acres.The VC60 PSR is approximately 17 acres.The VC61 PSR is approximately 9 acres.The Study Area is approximately 1,125 acres.	LU-1.9 Additional Notes
		Overall additional density potential	<ul style="list-style-type: none">The proposal would result in 253 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	<ul style="list-style-type: none">All of the PSR ownerships would have additional density potential.Many of the Study Area parcels (spread out in different portions) would not have additional density potential due to their small size; however, the majority 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	<ul style="list-style-type: none">The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	

Policy		Policy Review Criteria	Description	Notes
		change See p. 37 for an explanation of the Conservation Subdivision Program.		
		Steep slopes (≥25%) within the areas of additional density potential	<ul style="list-style-type: none">There are approximately 278 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.	<ul style="list-style-type: none">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	<ul style="list-style-type: none">There are no FEMA or County-designated floodplains or floodways within the Analysis Area.	
		Wetlands within the areas of additional density potential See p. 37 for an explanation of RPO wetland implications.	<ul style="list-style-type: none">There are approximately 69 acres of wetlands within the Analysis Area.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	<ul style="list-style-type: none">There are approximately 60 acres of riparian scrub/riparian forest within the Analysis Area.There are approximately 60 acres of coastal sage scrub within the Analysis Area.There are approximately 5 acres of coast live oak woodland within the Analysis Area.	
		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.	<ul style="list-style-type: none">The Analysis Area includes approximately 88 acres in draft PAMA; all within the northern portion, north of where West Lilac Road crosses through this area (see the map of the draft PAMA area on page 11).	
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	<ul style="list-style-type: none">The draft PAMA corridor in this area (which includes the 88 acres of the Analysis Area noted above generally follows the riparian corridor of Keys Creek and associated tributaries; also including surrounding lands with minimal or no development.<ul style="list-style-type: none">➤ Most of this adjacent PAMA area on the north is in very low density Rural Lands designations.The northeastern portion of the Analysis Area is approximately 500 feet from a 900-acre open space preserve, separated by an area of RL-20 in draft PAMA. These factors make the northern and northeastern portions of the Analysis Area (north and east of West Lilac Road) the most ideal for a wildlife corridor within the Analysis Area.Viable wildlife corridors are not as prevalent in the southern portion of the Analysis Area, due to the more fragmented native habitat areas, but there is a riparian corridor (tributary of Moosa Creek) in the southern portion that goes through VC20A and VC20B and continues in the Study Area properties east of there.	

Policy		Policy Review Criteria	Description	Notes
		Maximum dead end road length based on the proposed minimum lot size	<ul style="list-style-type: none">Based on the proposed minimum lot size of 1 acre, the maximum dead end road length (DERL) 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	<ul style="list-style-type: none">West Lilac Road is the only public road in the Analysis Area and also the only road completely built to fire access standards.Approximately 1/3 of the Analysis Area parcels are either on dead end roads or have no access at all.<ul style="list-style-type: none">➤ These parcels are spread throughout, so there is not much of an opportunity to differentiate between different sections of the Analysis Area, in terms of access.Current fire access is generally deficient in this area, outside of those properties with access to West Lilac Road. Current fire code requirements would apply to new development applications.	
		Existing public road access for areas with additional density potential	<ul style="list-style-type: none">West Lilac Road is a public road providing access to the northern and eastern portions of the Analysis Area.	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	<ul style="list-style-type: none">Based on available information, it is estimated that portions of Covey Lane (running east-west through the central portion) and Nelson Way (running east-west through the southern portion) are paved to 24 feet wide, but the 24-foot width does not extend for the length of these roads through the Analysis Area.The other private roads within the Analysis Area are either dirt or have estimated paved widths of less than 24 feet.	
		Existing environmental constraints that could limit the potential for widening substandard roads	<ul style="list-style-type: none">Steep slope areas and other topography constraints are anticipated to be the biggest constraints to widening existing roads, as the existing narrow roads are generally not near the riparian areas or other habitat constraints.<ul style="list-style-type: none">➤ Shirey Road in the northwest corner would be an exception to this as it runs along an intact area of high quality costal sage scrub, which could limit widening potential.In addition to widening existing narrow private roads, new access roads will be needed. New roads would be constrained by riparian areas and coastal sage scrub, but as noted previously, the limited extent of these habitats would allow planning roads around them feasible through most of the Analysis Area.	
		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	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">The area of the planned alignment would likely be encumbered by an Irrevocable Offer to Dedicate (IOD) public road right-of-way, unless the planned alignment is amended prior to subdivisions in the area of the alignment.

Policy		Policy Review Criteria	Description	Notes
LU-2.3	Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Overall additional density potential	<ul style="list-style-type: none">The proposal would result in an estimated 253 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	<ul style="list-style-type: none">All of the PSR ownerships would have additional density potential.Many of the Study Area parcels (spread out in different portions) would not have additional density potential due to their small size; however, the majority 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: <ul style="list-style-type: none">855 acres in SR-2 designation1,100 acres in SR-4 designation1315 acres in SR-10 designation1600 acres in RL-20 designation940 acres in RL-40 designation2 acres in Limited Impact Industrial designation10 acres in Medium Impact Industrial designation4 acres in General Commercial designation35 acres in Specific Plan Area375 acres in Open Space (Conservation) designation440 acres in Public/Semi-Public Facilities designation	
		Changes in zoning minimum lot size	<ul style="list-style-type: none">A change in the zoning minimum lot size is proposed, from a combination of 4 acres, 2 acres and 1 acre to 1 acre throughout the Analysis Area.	
		Range of lot sizes and most common (mode) lot size in the area	<ul style="list-style-type: none">Parcel sizes range from ¼ acre to 436 acres within a 1-mile radius.	

Policy		Policy Review Criteria	Description	Notes
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	<p>The GPA/Rezone scope includes 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.</p> <p><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 1 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewered and providing that:</i></p> <p><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></p> <p><i>AND:</i></p> <p><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></p>	
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	<ul style="list-style-type: none">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.”<ul style="list-style-type: none">“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.”<ul style="list-style-type: none">➤ The proposal would not require a change in the current Semi-Rural Regional Category.➤ 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.”<ul style="list-style-type: none">➤ 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.	LU-2.4 Additional Notes
		Community plan policies that are relevant to the proposal	<ul style="list-style-type: none">Residential Policy 2: “Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.”<ul style="list-style-type: none">➤ As discussed in the review of Policy LU-1.1 above, the Analysis Area contains approximately 125 acres of upper tier vegetation/habitats, including riparian forest, riparian scrub, coastal sage scrub, and some small areas of oak woodlands.	

Policy		Policy Review Criteria	Description	Notes
			<ul style="list-style-type: none">▪ 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><ul style="list-style-type: none">➤ 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	<ul style="list-style-type: none">• 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><ul style="list-style-type: none">➤ The proposal would not require a change in the current Semi-Rural Regional Category.➤ Less than 1/3 of the Analysis Area parcels are more than 10 acres or less than 2 acres, so the current development pattern generally fits the mid-range density of Semi-Rural designations.• The April 2011 Board Letter attachment explained some mapping principals used in the review of property owner referrals (some of which became PSRs), noting the following: <i>“Productive agriculture – Densities were retained within the County’s most productive agricultural areas, where residential densities of 1 du/ 10 acres or less are recommended. Those areas include Pauma Valley, Twin Oaks Valley, and locations along the Bonsall/Valley Center border near Lilac Road and I-15.”</i><ul style="list-style-type: none">➤ The Analysis Area covers productive agricultural lands near the Bonsall/Valley Center border. See the review of Policy LU-7.1 for information on the proposal in relation to agricultural preservation.	
LU-2.5	Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 36 for a General Plan definition of greenbelts.	Greenbelts on/near the edges of communities	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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. 37 for an explanation of the Conservation Subdivision Program	<ul style="list-style-type: none">• The Conservation Subdivision requirement is not applicable to the existing or proposed designation.	LU-6.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
		Habitat/vegetation types that are found in the areas of additional density potential	<ul style="list-style-type: none">• All of the PSR ownerships would have additional density potential.• Many of the Study Area parcels (spread out in different portions) would not have additional density potential due to their small size; however, the majority 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.• The Analysis Area contains the following habitat/vegetation types:<ul style="list-style-type: none">➤ Approximately 60 acres of riparian scrub/riparian forest➤ Approximately 60 acres of coastal sage scrub➤ Approximately 41 acres of southern mixed chaparral➤ Approximately 5 acres of coast live oak woodland	
		Resource Conservation Areas	<ul style="list-style-type: none">• The northeastern edge of the Analysis Area is within the Lancaster Mountain – Keys Canyon – Lilac Creek Resource Conservation Area of the Valley Center Community Plan.<ul style="list-style-type: none">➤ Any subdivisions in this area will have to avoid the riparian areas and design the development to maintain a functional wildlife corridor.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	<ul style="list-style-type: none">• 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><ul style="list-style-type: none">➤ 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.• 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><ul style="list-style-type: none">➤ As discussed further in the review of Policy LU-1.9, the northeastern 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, 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 and PAMA.	<ul style="list-style-type: none">• The draft PAMA covers approximately 88 acres of the Analysis Area, within the northern and northeastern portions.	

Policy		Policy Review Criteria	Description	Notes
		Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite	<ul style="list-style-type: none">The draft PAMA corridor in this area (which includes the 88 acres of the Analysis Area noted above) generally follows the riparian corridor of Keys Creek and associated tributaries; also including surrounding lands with minimal or no development.<ul style="list-style-type: none">➤ Most of this adjacent PAMA area on the north is in very low density Rural Lands designations.The northeastern portion of the Analysis Area is approximately 500 feet from a 900-acre open space preserve, separated by an area of RL-20 in draft PAMA. These factors make the northern and northeastern portions of the Analysis Area (north and east of West Lilac Road) the most ideal for a wildlife corridor within the Analysis Area.Viable wildlife corridors are not as prevalent in the southern portion of the Analysis Area, due to the more fragmented native habitat areas, but there is a riparian corridor (tributary of Moosa Creek) in the southern portion that goes through VC20A and VC20B and continues in the Study Area properties east of there.	
		Animal species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	<ul style="list-style-type: none">The arroyo toad, burrowing owl, cactus wren, San Diego coast horned lizard, Harbinson’s dun skipper, California gnatcatcher, golden eagle, Hermes copper butterfly, least Bell’s vireo, pallid bat, southwestern willow flycatcher, southwestern pond turtle, Stephen’s kangaroo rat, Townsend’s big-eared bat, tricolored blackbird, and 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	<ul style="list-style-type: none">The Analysis Area is approximately 1.5 miles from a designated Critical Habitat Area for the arroyo toad, southwestern willow flycatcher, and least Bell’s vireo (San Luis Rey River).	
LU-6.11	Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.	Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR	Based on available data, the Analysis Area contains the following approximate acreages of these FHSZ categories: <ul style="list-style-type: none">Very High – approximately 365 acresHigh – 0 acresSee Policy S-1.1 for information on existing fire protection infrastructure and services	LU-6.11 Additional Notes <ul style="list-style-type: none">Outside of the noted approximate acreage in the Very High FHSZ, the remainder of the Analysis Area is in the Moderate FHSZ because of the existing agriculture operations.
		Proposed density consistency with emergency response travel times	<ul style="list-style-type: none">Available estimates from GIS models show most of the Analysis Area would be in the 5-10 minute range. Input received from the DSFPD notes most of the Analysis Area resides more toward the 10-minute travel time range from their closest station.See the review of Policy S-6.4 for additional information.	
		Other hazards present	<ul style="list-style-type: none">There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the Analysis Area.See the review of Policy S-1.1 for additional information.	
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.	<ul style="list-style-type: none">The Analysis Area contains existing agricultural operations and proposes a land use designation of SR-2, which is consistent with the SR-2 threshold for supporting continued agricultural operations.	LU-7.1 Additional Notes <p>Additional info on the factors that contributed to the LARA Model scores:</p> <ul style="list-style-type: none">Water – As discussed

Policy		Policy Review Criteria	Description	Notes
		Local Agricultural Resources Assessment (LARA) Model analysis See p. 37 for an explanation of the LARA model.	<ul style="list-style-type: none">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 moderate score for water and soil quality. High scores were received for climate, surrounding land use, and land use consistency rating.<ul style="list-style-type: none">The LARA Model resulted in a conclusion that the PSR area is an important agricultural resource per the LARA Model criteria.	previously, the entire Analysis Area is within the Valley Center Municipal Water district and approximately half of the properties have current water service.
		Agricultural operations present	<ul style="list-style-type: none">Row cropsField cropsOrchardsVineyards	<ul style="list-style-type: none">Climate - VC7+ is in Sunset Zones 21 and 23. Sunset Zone 21 is good for citrus and is the mildest zone that gets adequate winter chilling that some crops need for higher production rates. Sunset Zone 23 is one of the most favorable for growing subtropical plants and is most favorable for growing avocados.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 Bonsall, Fallbrook, and Placentia 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	County Water Authority (CWA) Boundary	<ul style="list-style-type: none">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

Policy		Policy Review Criteria	Description	Notes
	be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.	Groundwater-dependent (per the Groundwater Ordinance criteria)	<ul style="list-style-type: none">The Analysis Area is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	<ul style="list-style-type: none">N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	<ul style="list-style-type: none">N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i>	Village land use designations proposed	<ul style="list-style-type: none">N/A – No Village land use designations are proposed.	LU-9.2 Additional Notes
		Potential community character issues	<ul style="list-style-type: none">N/A	
		Consistency with the level of environmental constraint	<ul style="list-style-type: none">N/A	
LU-9.5	Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	Village land use designations proposed	<ul style="list-style-type: none">N/A –No Village land use designations are proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	<ul style="list-style-type: none">N/A	
		Nearby uses	<ul style="list-style-type: none">N/A	
LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 38 for a General Plan definition of transportation node.	Commercial, office, civic, and higher density (Village) proposals	<ul style="list-style-type: none">N/A – No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	<ul style="list-style-type: none">N/A	
		Established industrial district, a secondary commercial district, or corridor	<ul style="list-style-type: none">N/A	
LU-9.9	Residential Development Pattern. Plan and support an efficient	Distinct Village/Community core	<ul style="list-style-type: none">The Analysis Area is not within a Village.	LU-9.9 Additional Notes
		Village densities	<ul style="list-style-type: none">The Analysis Area does not include proposals for Village designations.	

Policy		Policy Review Criteria	Description	Notes
	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)	Land uses surrounding the Analysis Area /PSR	<ul style="list-style-type: none">N/A	
		Identified growth area	<ul style="list-style-type: none">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	<ul style="list-style-type: none">No change in the Regional Category is required.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	<ul style="list-style-type: none">Approximately 6 miles to the Valley Center North Village Boundary	
		Proximity to the CPA boundary	<ul style="list-style-type: none">The northwestern edge of the Analysis Area is adjacent to the CPA boundary, separating Valley Center from Bonsall.	
		Greenbelts on/near the edges of communities	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A - No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A - No changes to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change.	LU-11.1 Additional Notes
		Accessibility from surrounding areas	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A - The Analysis Area is not within a ¼ mile of existing designated Medium or High Impact Industrial areas.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	<ul style="list-style-type: none">N/A	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage	On or adjacent to areas classified as having important mineral resources	<ul style="list-style-type: none">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
	development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.	(MRZ-2) or as having mineral resources that may be significant (MRZ-3)		
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining and Geology Board)	<ul style="list-style-type: none">N/A	
		If higher density than SR-10 and contains these mineral resource designations – existing uses that would preclude mining	<ul style="list-style-type: none">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	<ul style="list-style-type: none">The Analysis Area contains steep hillsides and an SR-2 designation is proposed.	<i>COS-12.1 Additional Notes</i>
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	<ul style="list-style-type: none">No change in the Regional Category is required.	<i>COS-14.1 Additional Notes</i>
		Alternative transportation networks available in the vicinity	<ul style="list-style-type: none">Approximately 2 miles to the closest North County Transit District (NCTD) bus stop at the I-15/SR-76 areaApproximately 2.5 miles to the nearest park-and-ride facility at Champagne Boulevard and Gopher Canyon Road, adjacent to the I-15 freewayNo Class I or II bike lanes within the vicinity	
		Proximity to the village, other commercial areas, and major job centers	Approximately: <ul style="list-style-type: none">6.8 miles to the Valley Center North Village (geographic center) that has 104 jobs and commercial along Valley Center Road10.8 miles to the City of Escondido (geographic center) that has 44,289 jobs14.3 miles to the City of Carlsbad (geographic center) that has the most jobs of North County cities with 67,713 jobs6 miles to the Pala Reservation Pala Casino that has 1,854 jobs4 miles to the nearest commercial area (The Yellow Deli Market)	
		Land use mapping pattern consistent with community character	<ul style="list-style-type: none">For more information on mapping patterns and community character, see the reviews of Policies LU-2.3 and LU-2.4.	

Policy		Policy Review Criteria	Description	Notes
H-1.3	Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	Extensive transportation networks	<ul style="list-style-type: none">Approximately 1.5 miles to the nearest I-15 on-ramp from the southwestern portion, via the private Nelson Way to Old Highway 395For more information on transportation networks, see the review of Policy COS-14.1.	H-1.3 Additional Notes
		Proximity to job centers	<ul style="list-style-type: none">For information on proximity to job centers, see the reviews of Policies LU-1.1 and COS-14.1.	
		Extensive public services	<ul style="list-style-type: none">Common public services not present:<ul style="list-style-type: none">➤ No sewer service➤ Public road access is limited to West Lilac Road, which runs through the northern portion of the Analysis Area and along the eastern border.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	<ul style="list-style-type: none">The Analysis Area is within the Very High and Moderate Fire Hazard Severity Zones. See the review of Policy LU-6.11 for additional information.There are no fault zones, FEMA/County-designated floodplains/floodways, or dam inundation zones within the Analysis Area.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	<ul style="list-style-type: none">West Lilac Road is a public road providing access to the northern and eastern portions of the Analysis Area. Based on available information, it is estimated that portions of Covey Lane (running east-west through the central portion) and Nelson Way (running east-west through the southern portion) are paved to 24 feet wide, but the 24-foot width does not extend for the length of these roads through the Analysis Area.The other private roads within the Analysis Area are either dirt or with estimated paved widths of less than 24 feet.	<ul style="list-style-type: none">
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	<ul style="list-style-type: none">The proposed 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>	<ul style="list-style-type: none">
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	<ul style="list-style-type: none">West Lilac Road is the only public road in the Analysis Area and also the only road completely built to fire access standards.Approximately 1/3 of the Analysis Area parcels are either on dead end roads or have no access at all.<ul style="list-style-type: none">➤ These parcels are spread throughout, so there is not much of an opportunity to differentiate between different sections of the Analysis Area, in terms of access.Current fire access is generally deficient in this area, outside of those properties with access to West Lilac Road. Current fire code requirements would apply to new development applications.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	<ul style="list-style-type: none">Steep slope areas and other topography constraints are anticipated to be the biggest constraints to widening existing roads, as the existing narrow roads are generally not near the riparian areas or other habitat constraints.<ul style="list-style-type: none">➤ Shirey Road in the northwest corner would be an exception to this as it runs along an intact area of high quality costal sage scrub, which could limit widening potential.In addition to widening existing narrow private roads, new access roads will be needed. New roads would be constrained by riparian areas and coastal sage scrub, but as noted previously, the limited extent of these habitats would allow planning roads around them feasible through most of the Analysis Area.For additional information on feasibility, see the review of Policy LU-1.9.	

Policy		Policy Review Criteria	Description	Notes
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	<ul style="list-style-type: none">Per Table S-1, the maximum allowable travel time for an SR-2 designation is 10 minutes. This standard will require verification by the DSFPD during the subdivision application process, based on existing and proposed roads at that time.Available estimates from GIS models show most of the Analysis Area would be in the 5-10 minute range. Input received from the DSFPD notes most of the Analysis Area resides more toward the 10-minute travel time range from their closest station.	S-6.4 Additional Notes Travel times may be an issue during build out of the proposed densities, due to the limited road network. The DSFPD noted, “The BO18 and VC7+ areas may need an additional fire station to mitigate the excessive travel times.”
S-9.2	Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	Floodplains present	<ul style="list-style-type: none">N/A – There are no floodplains within the Analysis Area.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	<ul style="list-style-type: none">N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new	Village designation proposed	<ul style="list-style-type: none">N/A – No Village land use designations are proposed and no floodplains are present within the Analysis Area.	S-9.4 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	Mapped floodplains within an area proposed for a Village designation	<ul style="list-style-type: none">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	<ul style="list-style-type: none">N/A – There are no floodplains within the Analysis Area.	S-9.5 Additional Notes
		Community Plan explicit references	<ul style="list-style-type: none">N/A	
		Parcels located entirely within a floodplain that would have additional density potential	<ul style="list-style-type: none">N/A	
S-9.6	Development in Dam Inundation	Dam Inundation Area	<ul style="list-style-type: none">N/A – There are no dam inundation zones within the Analysis Area.	S-9.6 Additional Notes

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

Glossary of County Planning Terms and Regulations Referenced

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

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

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

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

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

MSCP Pre-Approved Mitigation Area (PAMA) Designation – A PAMA is an area with high biological value in which conservation will be encouraged. This will be done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside of the PAMA. These areas may also be targets for acquisition by various entities from willing sellers when funding is available. Most of the PSRs are in the area that will be covered by the North County MSCP (NCMSCP), which is currently in the planning phase. As noted in the policy reviews, PAMA designations are considered draft at this point, in the areas that will be covered by the draft NCMSCP. If the NCMSCP is adopted with the current draft PAMA delineations, the preservation of effective wildlife corridors in these areas will be sought during the development review stage.

Potential Development Area (referenced in graphics) – The potential development area on p. 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.