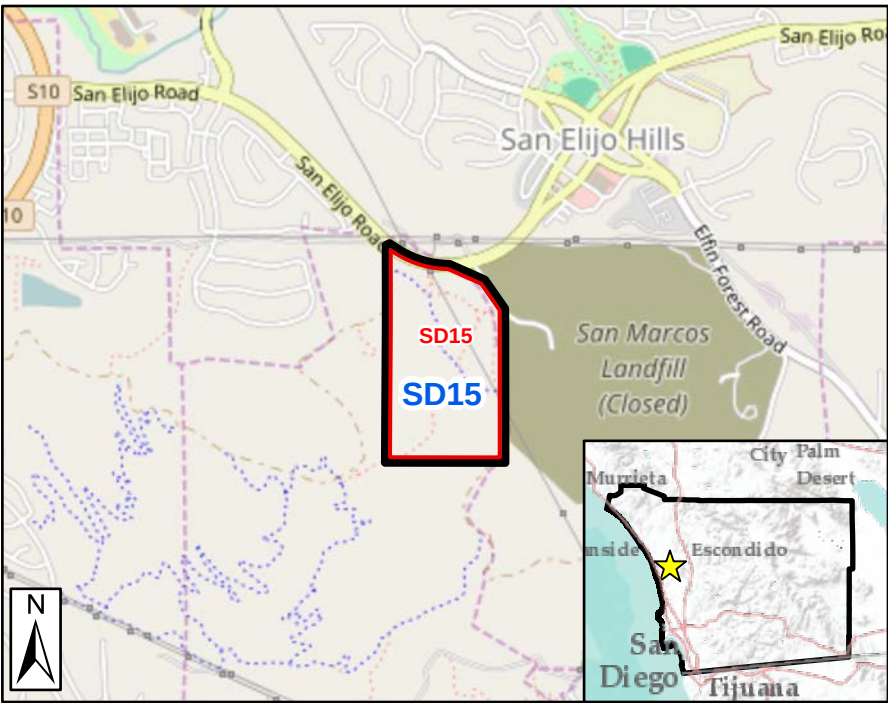
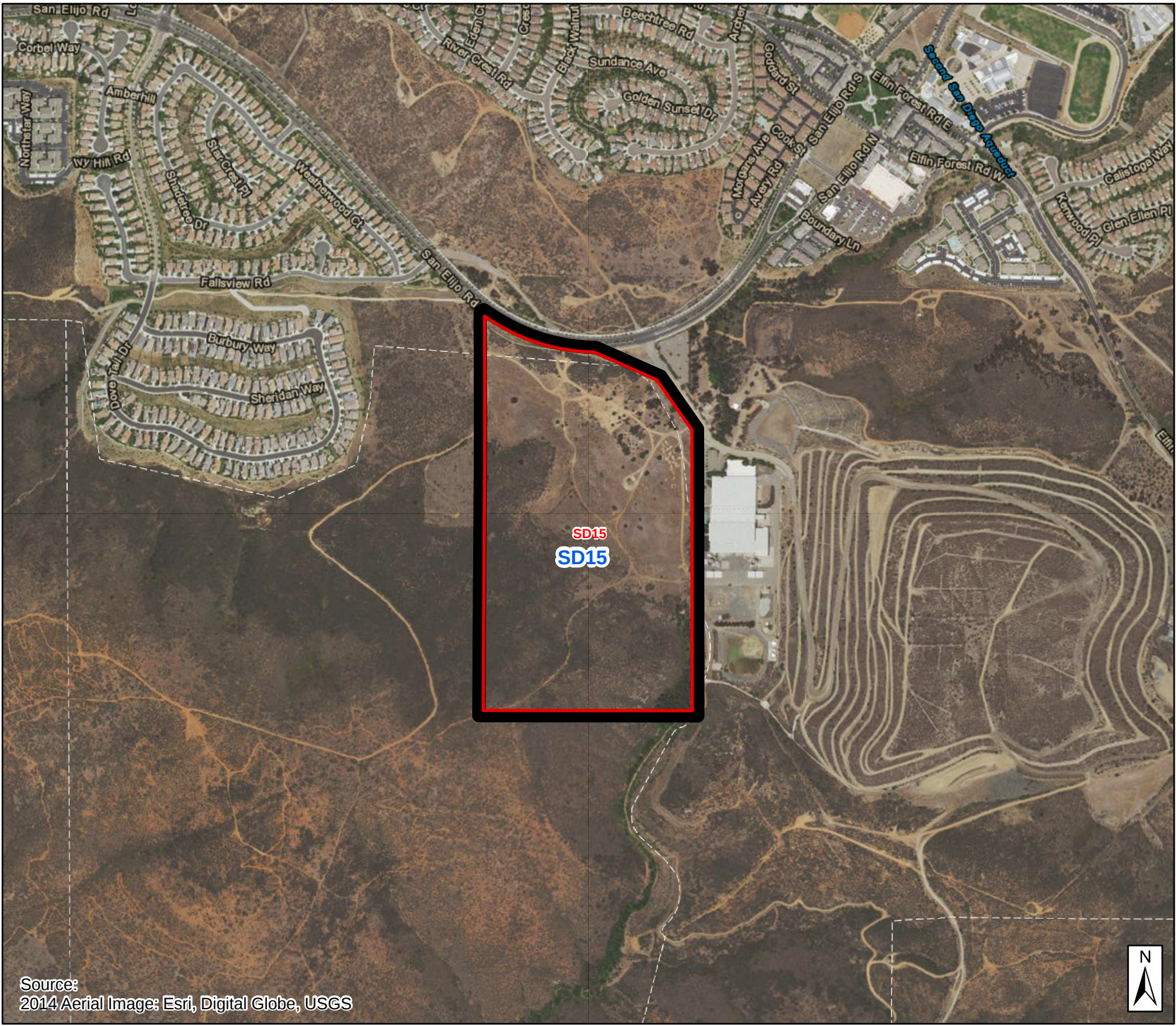




VICINITY MAP



3D VIEW



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

AERIAL VIEW

Legend



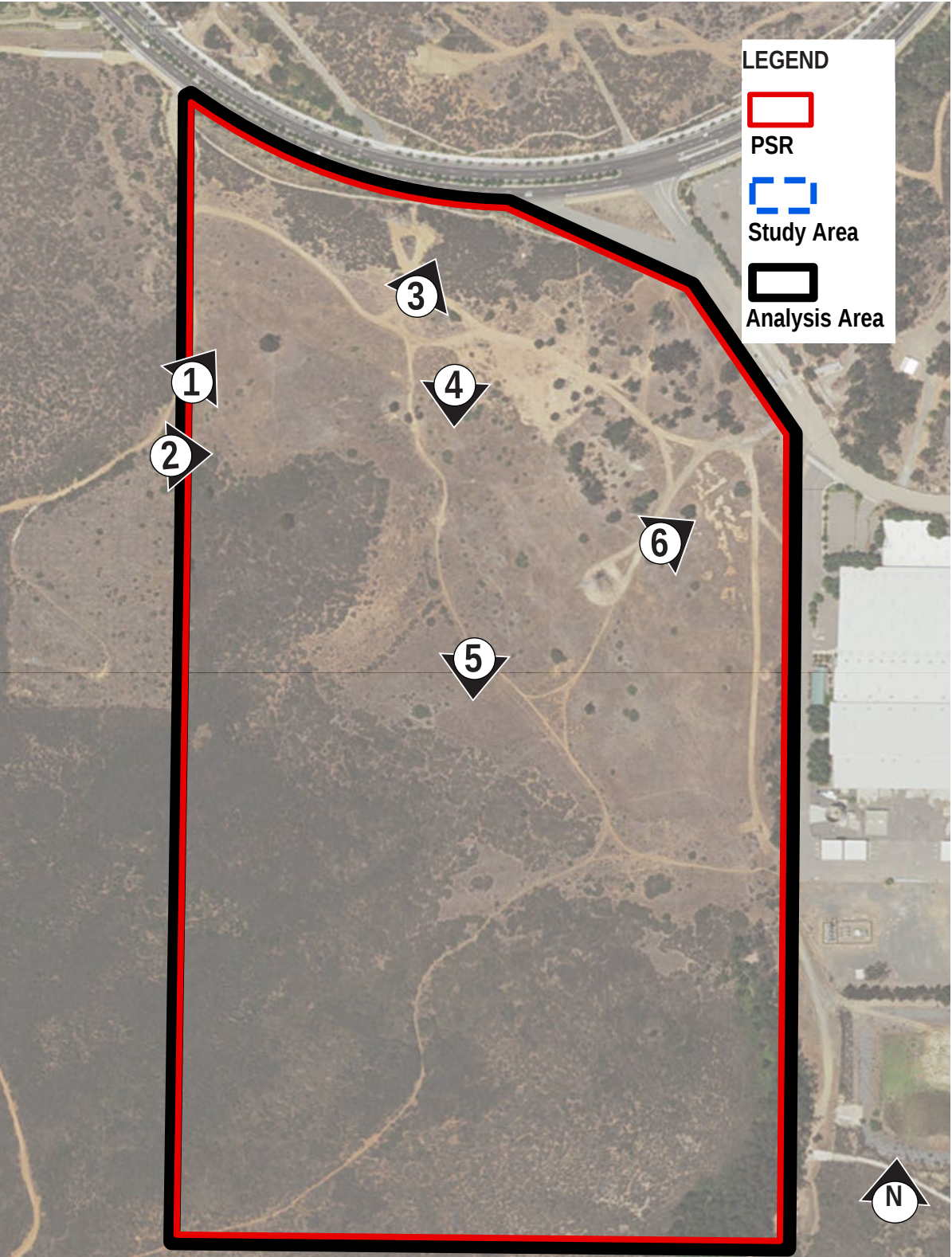
PSR



Study Area



Analysis Area



SITE PHOTO KEY MAP



1 Facing northeast at the property, from the trail near the western property line.



2 Facing east at the property, from the trail near the western property line.



3 From the dirt road in the northern portion of property, facing north toward San Elijo Road.



4 From near the dirt road in the northern portion of the property, facing south.



5 From near the trail in the central portion of the property, facing south.



6 From near the middle north-south trail in the northern portion of the property, facing east at the northeastern end 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 <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

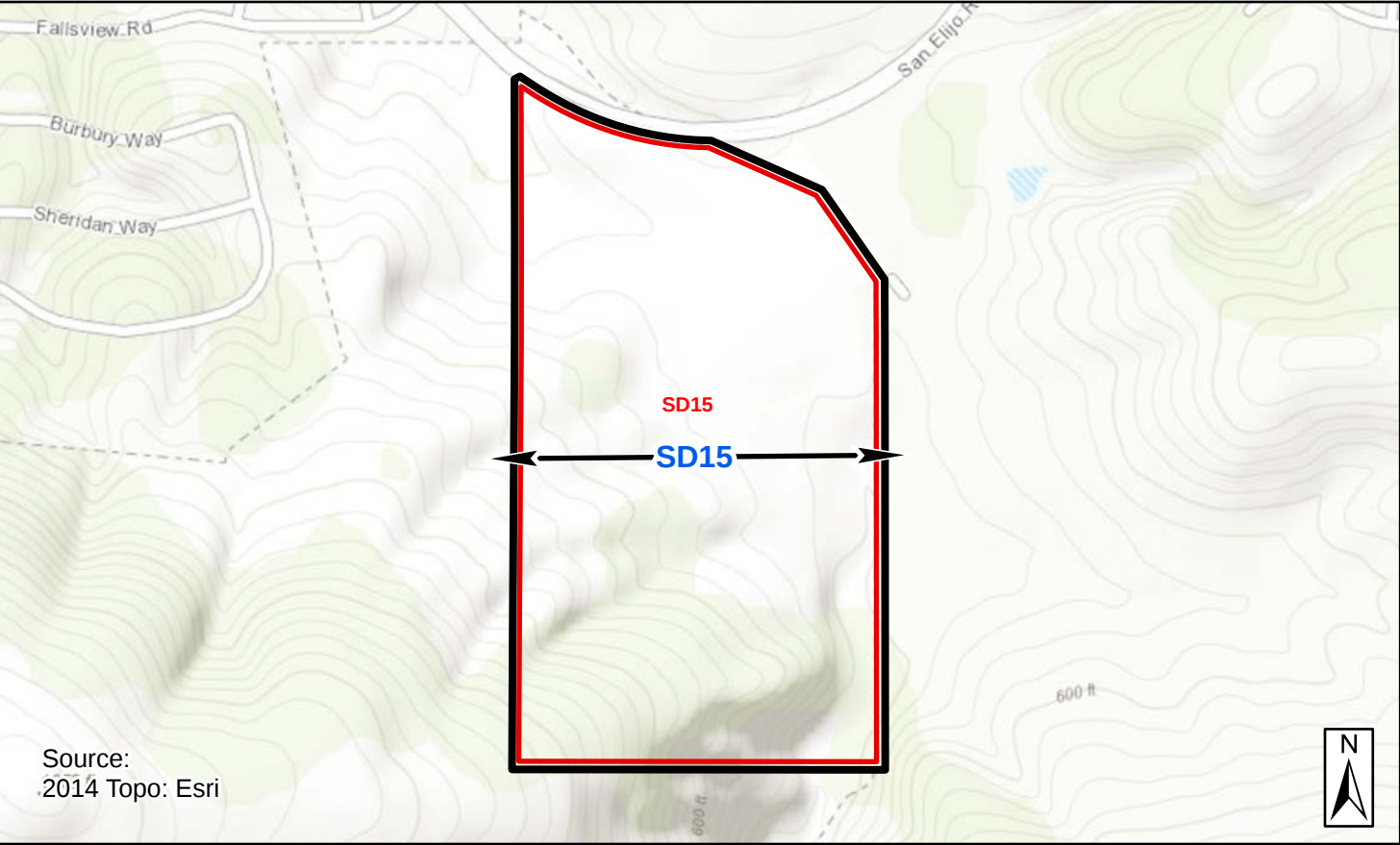
Legend

- PSR
- Study Area
- Analysis Area

Source:
2015 LANDUSE_CURRENT: SanGIS



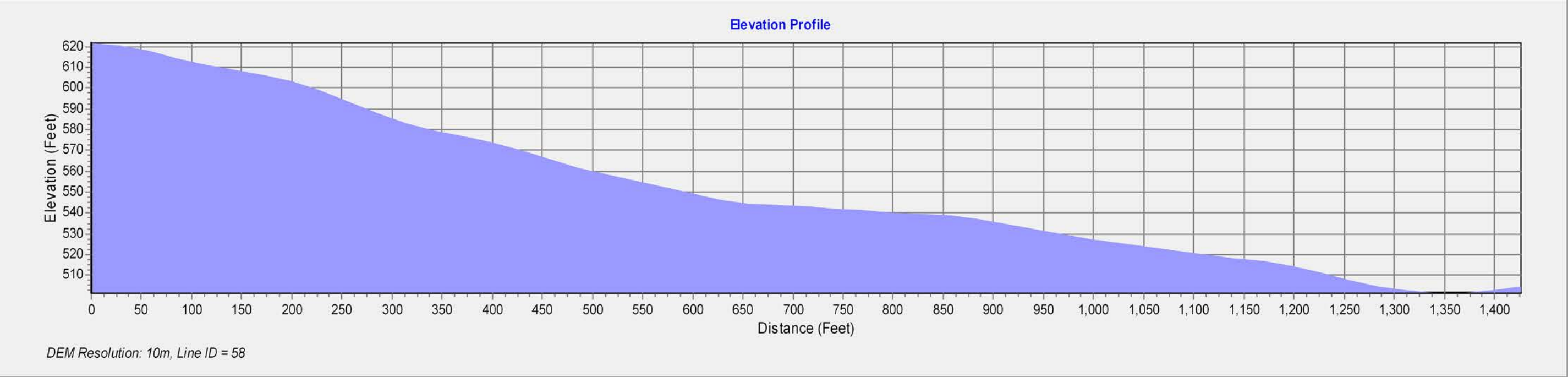
TOPOGRAPHIC VIEW



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



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



Source:
April 2016 Flood Hazard: FEMA

3D VIEW



PLAN VIEW



3D VIEW # 2

Wetland Area Wetland Buffer

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

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



Source:
wetlands_estimate_PSR: San Diego County

3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area



Analysis Area



 DAM INUNDATION ZONES



3D VIEW



PLAN VIEW



3D VIEW # 2

 WILLIAMSON ACT CONTRACTS



3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area



Analysis Area



VEGETATION

- PSR Parcels

Coastal Sage Scrub

Chaparral

Grassland
- Riparian Scrub

Riparian Woodland

Riparian Forest

Other Woodlands
- Vernal Pool, Meadow and Seep

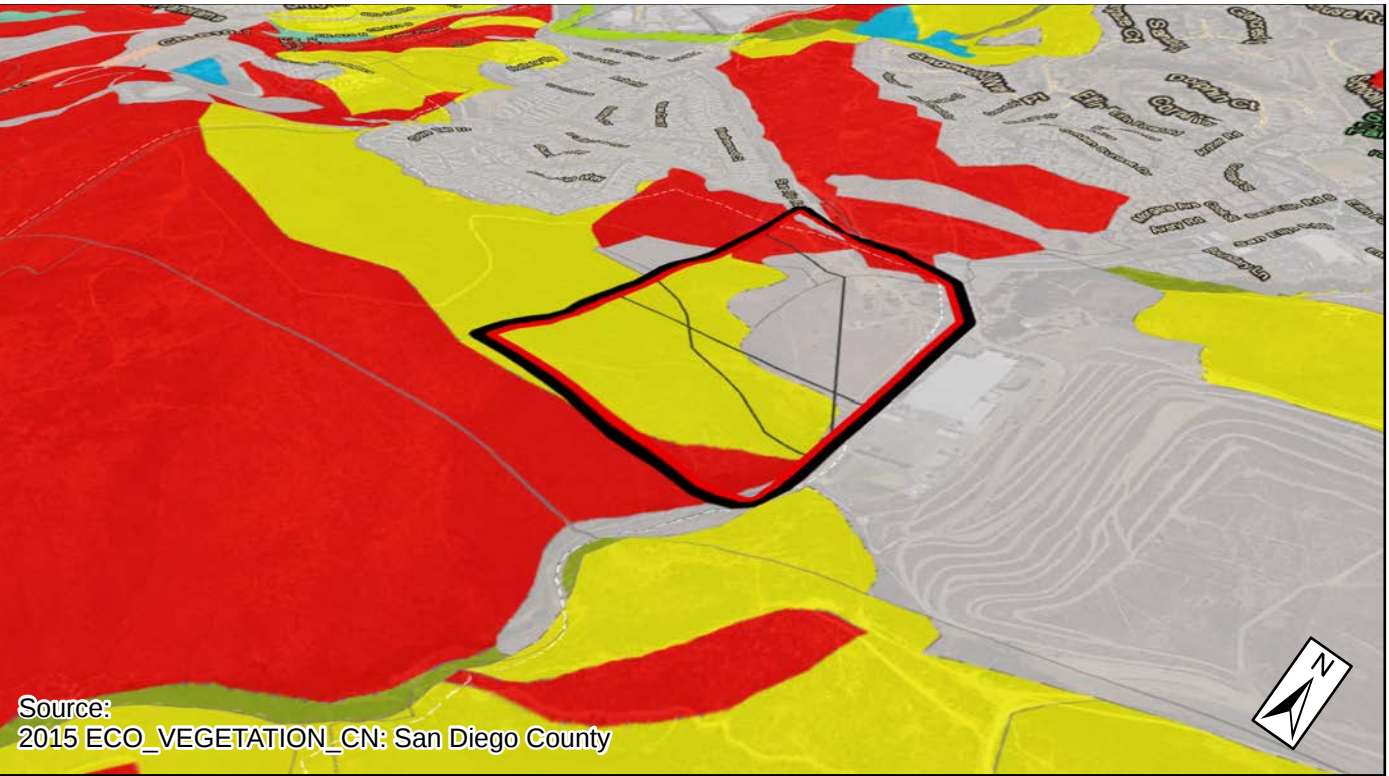
Marsh

Desert Scrub

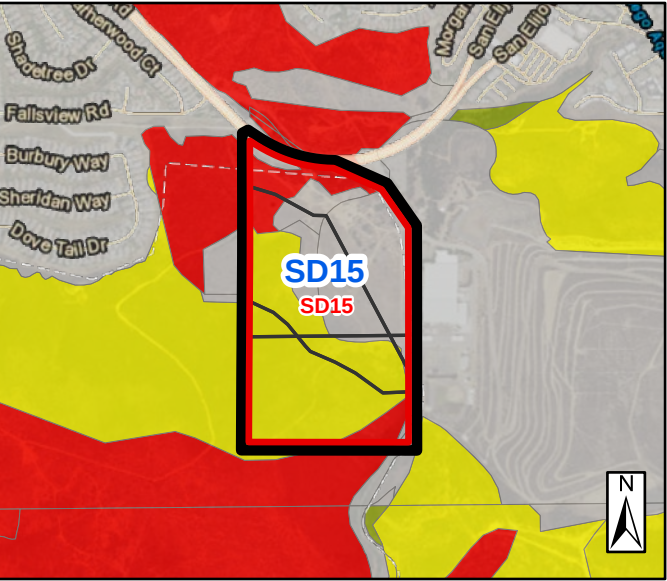
Dry Wash Woodland
- Water (Including 11200, 13200)

Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland

Not Mapped (data gaps)



3D VIEW



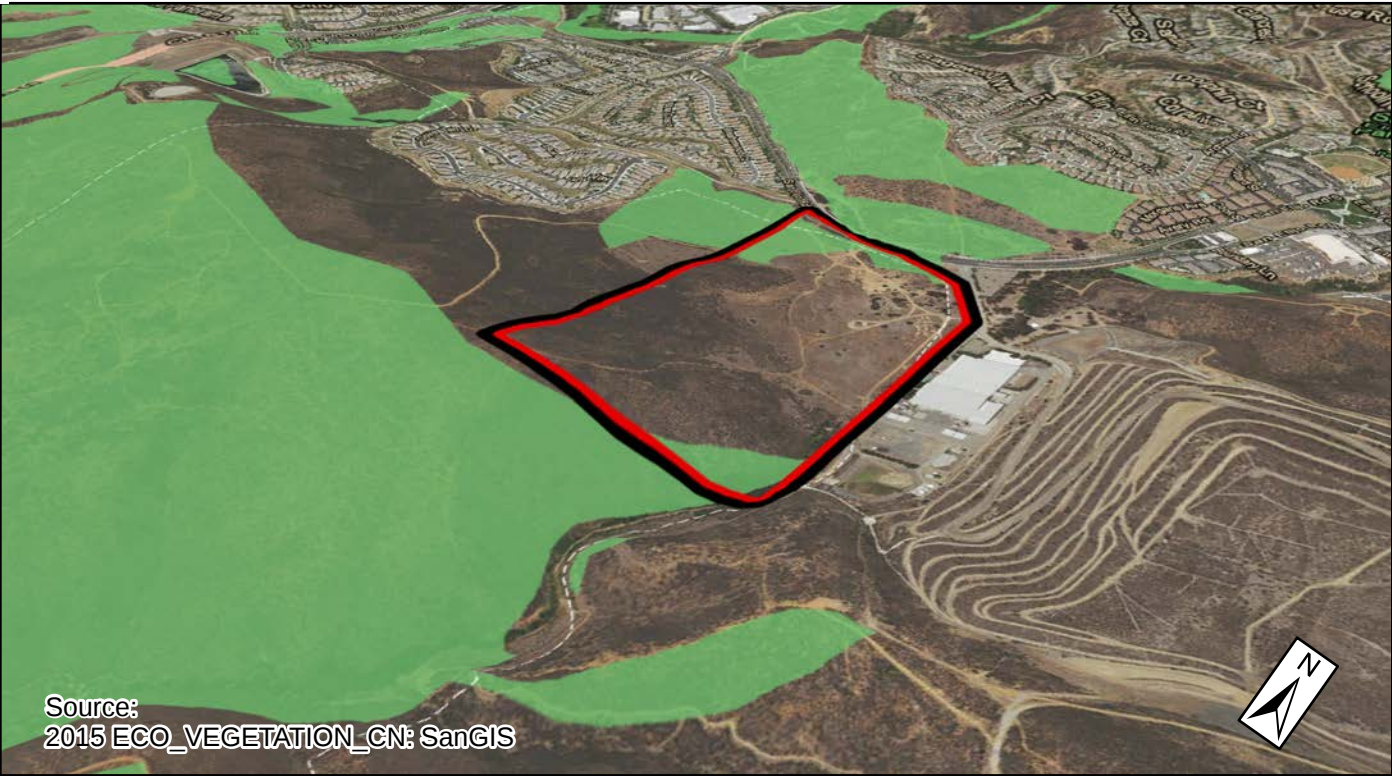
PLAN VIEW



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



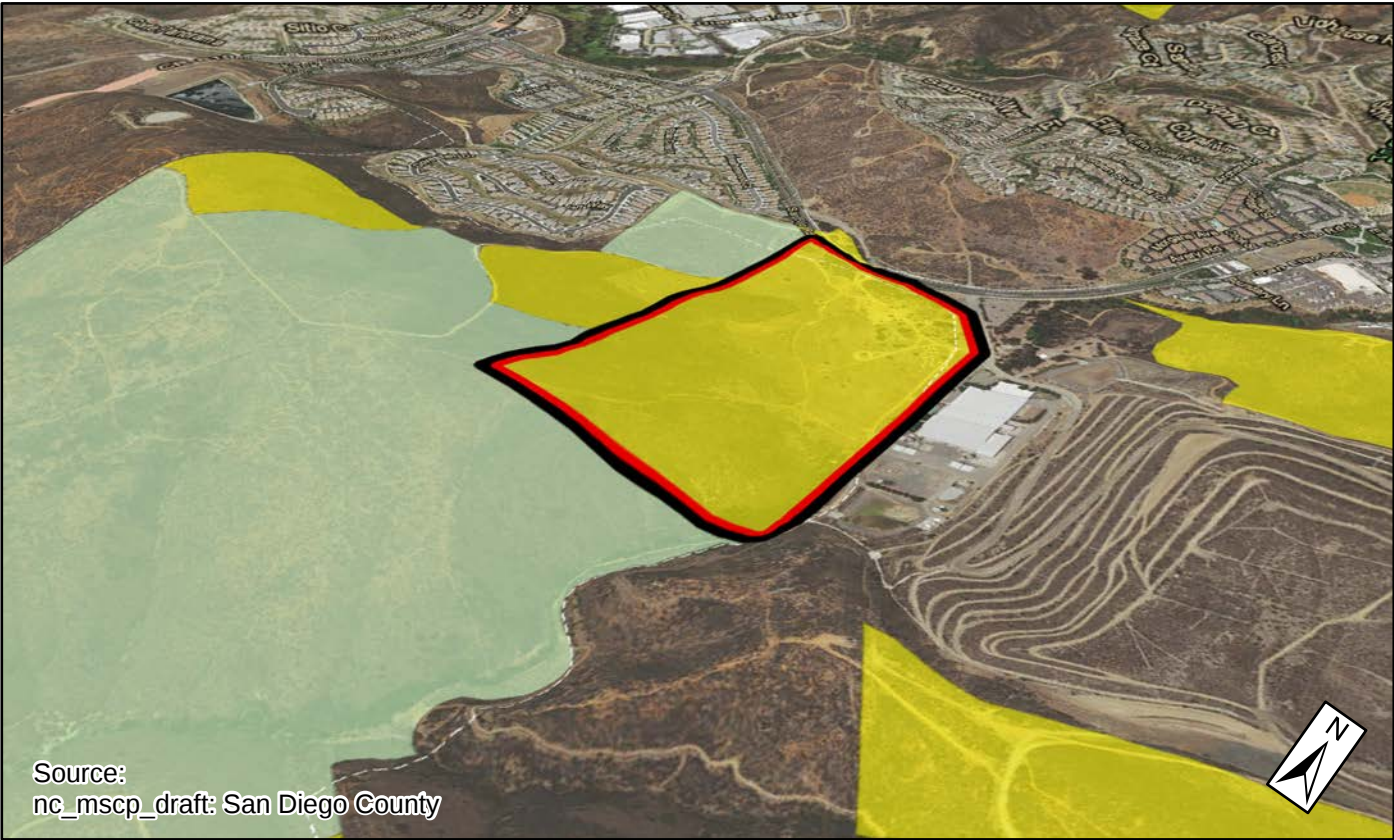
3D VIEW # 2

- Legend
- PSR
 - Study Area
 - Analysis Area

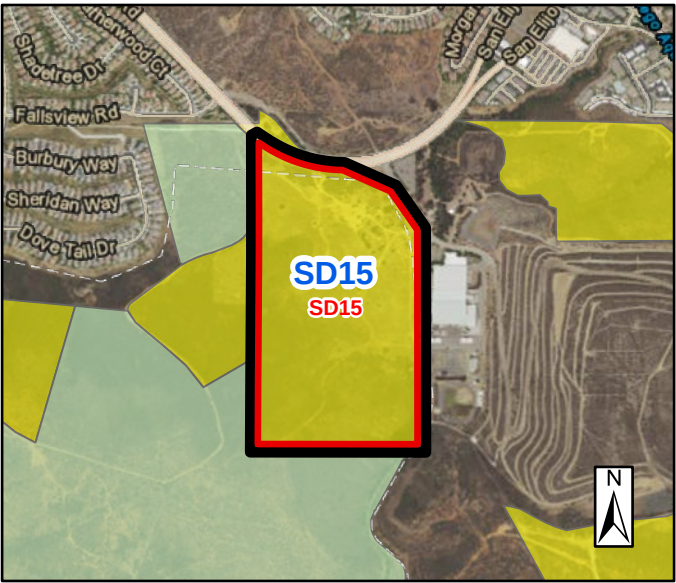


DRAFT NCMSCP PAMA **DRAFT NCMSCP PRESERVE LANDS**

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**



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	15 ac	22 %
Potential Development Area	54 ac	78 %

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



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

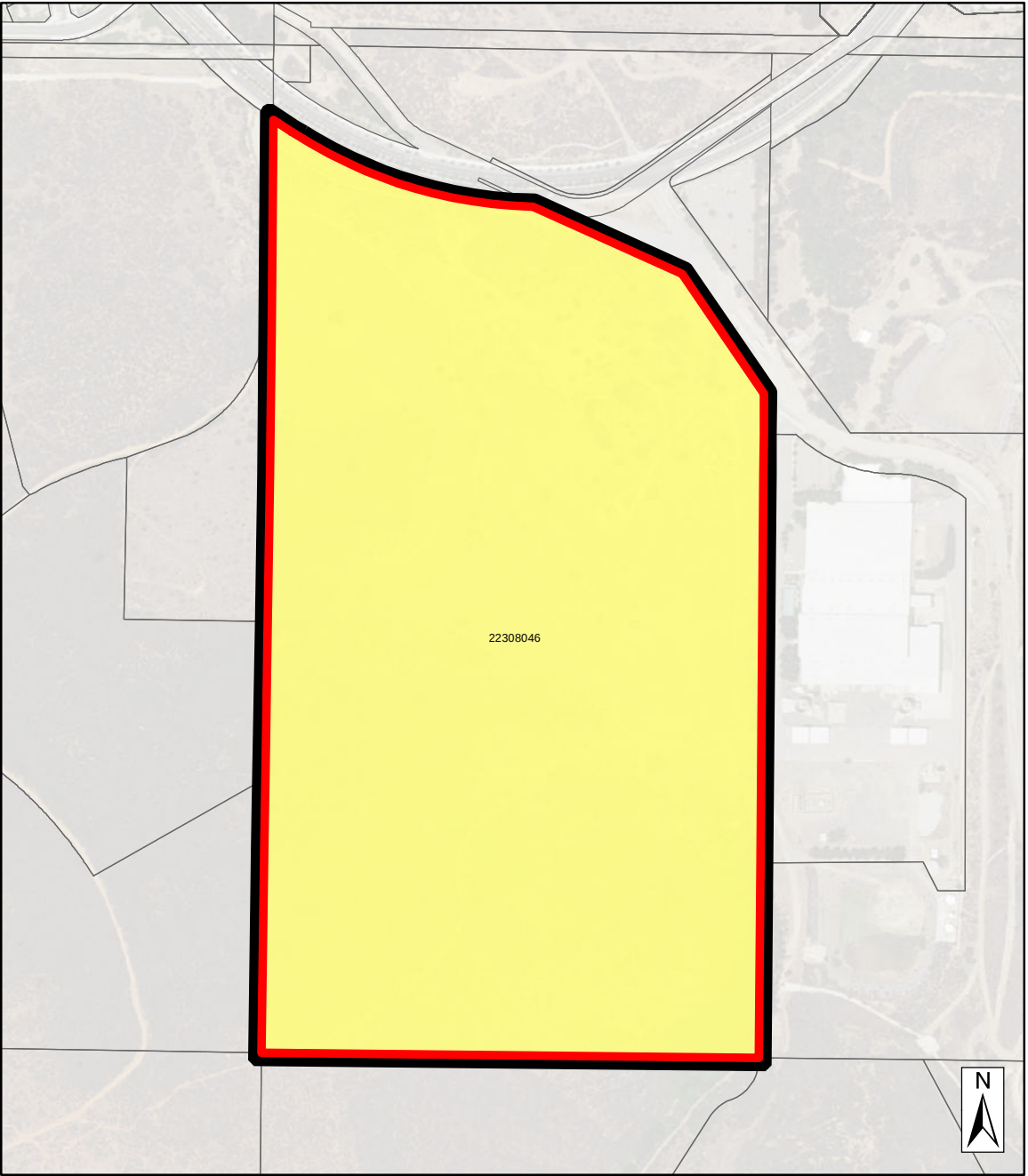
PLAN VIEW

3D VIEW # 2

3D VIEW



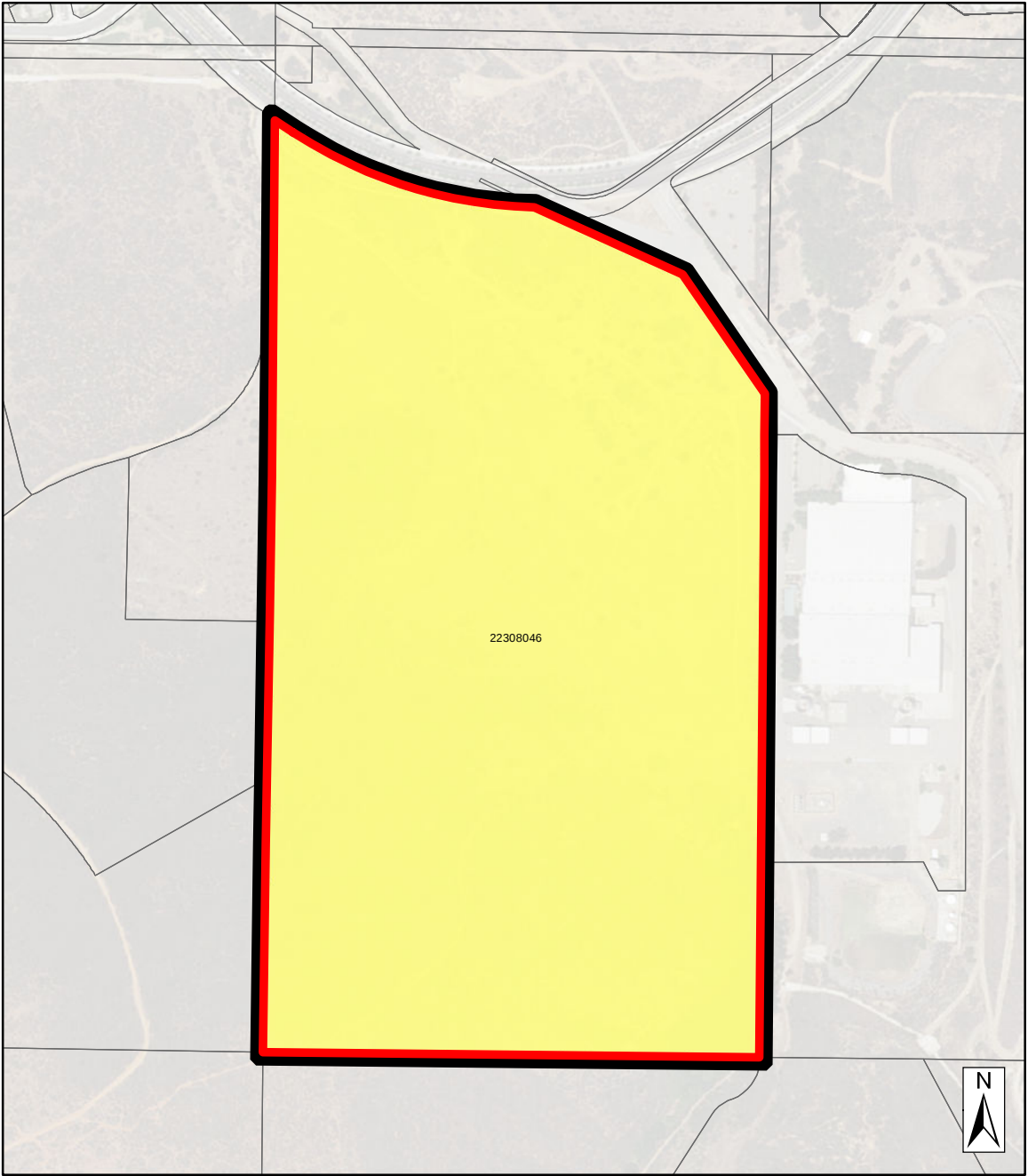
DENSITY POTENTIAL FOR COMMON OWNERSHIPS



EXISTING DENSITY POTENTIAL

LEGEND

EXISTING 61 PROPOSED 362



PROPOSED DENSITY POTENTIAL

LEGEND

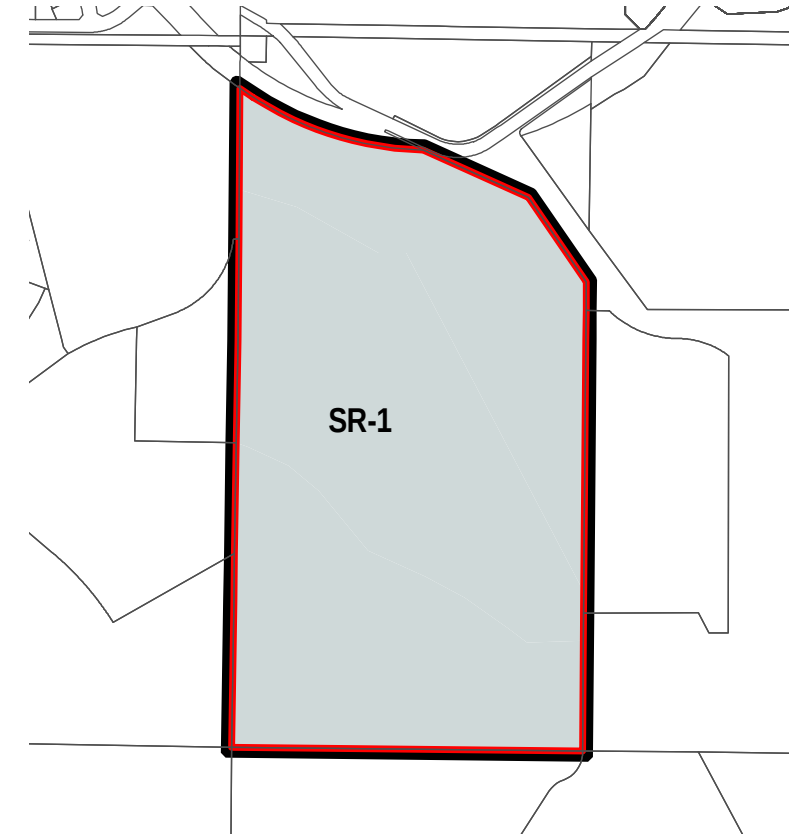
- Sub-Area
- Study Area
- Analysis Area



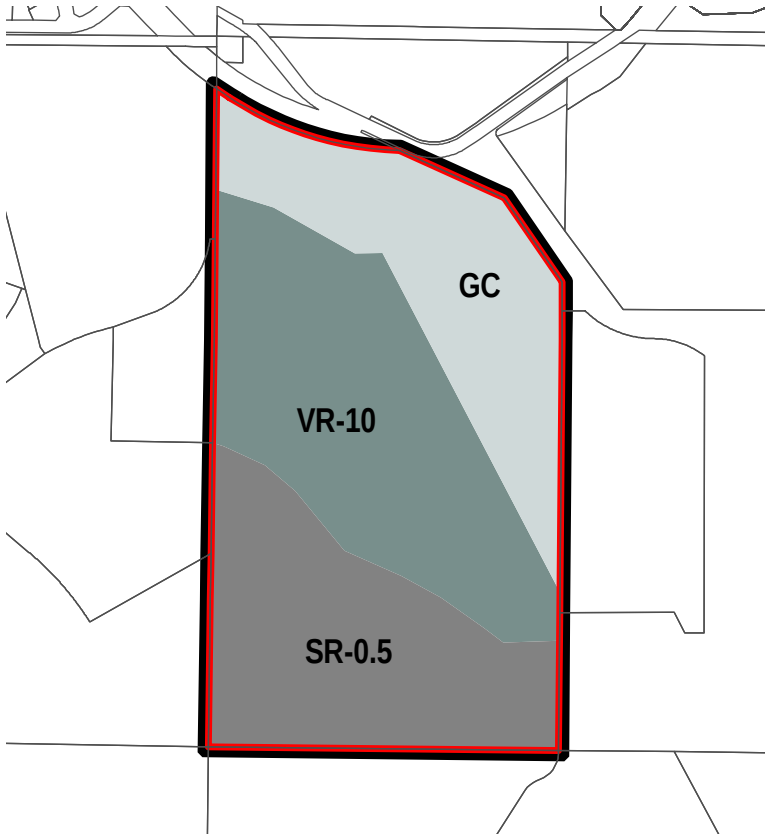
EXISTING

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

PROPOSED



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



LEGEND

- PSR
- Study Area
- Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED
Analysis Area/PSR Description
<u>Proposed Land Use designation:</u> SR-1 to General Commercial, Village Residential 10.9, and Semi-Rural 0.5 <u>Property Owners:</u> Questhaven-SAB LLC <u>Size:</u> PSR – 69 acres; 1 parcel <u>Location/Description:</u> Adjacent to San Elijo Road; approximately 6 miles west of I-15 and ¼ mile west of San Elijo Hills; within the County Water Authority boundary <u>Estimated Potential Dwelling Unit Increase:</u> 301 <u>Fire Service Travel Time:</u> Most of the PSR area is within the 5-10 minute estimated travel time range
<u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none ◐ Steep Slope (Greater than 25%) ○ Floodplain ◐ Wetlands ◐ Sensitive Habitat ○ Agricultural Lands ● Fire Hazard Severity Zones
Staff Recommendation and Summary Rationale
NOT DETERMINED

Project Context

Parcels The PSR contains 1 parcel totaling 69 acres, with no Study Area added.
General Plan - The existing designation is SR-1. - The Proposed Map designations are a mix of General Commercial (GC), VR-10.9, and SR-0.5. This policy review was prepared in consideration of that proposal. Since the development of this preliminary policy analysis, an Alternative Map (map on p. 15) was finalized and is analyzed in the draft SEIR.
Location/Access - SD15 is located in located in a 550-acre unincorporated island to the west of the main portion of the San Dieguito Community Planning Area, surrounded by the cities of San Marcos and Carlsbad. - SD15 is located within the City of San Marcos Sphere of Influence and is designated Specific Plan on the City of San Marcos General Plan. - The north side of the parcel borders the four-lane divided San Elijo Road, which is a public road maintained by the City of San Marcos in this area. - The entire southern border and approximately half of the western border of the PSR area are adjacent to open space preserves. - To the east is the area of a closed County landfill (within the City of San Marcos jurisdiction).
Public Utilities and Services - The PSR is within the Olivenhain Municipal Water District, but the property does not currently have active water service. - The PSR is within the sewer service area for the Vallecitos Water District, but the property does not currently have active sewer service. - Fire Protection Service is provided by the Rancho Santa Fe Fire Protection District and most of the PSR is within an area of 5-10 minute estimated travel time.
Uses The property is currently undeveloped except for a couple dirt roads/trails and SDGE transmission lines along the SDGE easement through the property.
Environmental Characteristics - The property contains a mix of coastal sage scrub and chaparral vegetation communities, including an area of coastal sage scrub along the San Elijo Road frontage. - Steep slopes are found in the southern portion of the property, which is generally undisturbed chaparral adjacent to open space preserves. - The entire parcel is located within the Very High Fire Hazard Severity Zone (FHSZ).

Comparison of Land Use Maps

Existing General Plan		Proposed General Plan	Alternative General Plan
Potential Dwelling Unit Estimate in PSR – 61 units		Potential Dwelling Unit Estimate PSR – 362 units	Potential Dwelling Unit Estimate PSR – 80 units
ZONING	Existing Zoning	Proposed Zoning	Alternative Zoning
Zoning Use Regulation	RR (Rural Residential) / S80 (Open Space – mapping error)	C34 (General Commercial-Residential) / RV (Residential Variable) / RR (Rural Residential)	34 (General Commercial-Residential) / RR (Rural Residential)
Zoning Minimum Lot Size (acres)	1 acre / 2 acres	6,000 square feet / 0.5-acre	6,000 square feet / 4 acres
COMMUNITY INPUT			
TBD			

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 (review of 'Proposed' Map as shown on p. 15)

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	- The proposal would require a change in the Regional Category, from Semi-Rural to Village for the middle section proposed for VR-10.9. - The portions proposed for General Commercial and SR-0.5 would not require a change in the existing Semi-Rural Regional Category.	LU-1.1 Additional Notes
		Extent of existing infrastructure and services	- Roads/transportation - The PSR parcel is adjacent to a public road (San Elijo Road) which is maintained by the City of San Marcos (only an approximately 700-foot section of the road touches unincorporated County lands in this area, including the frontage of the PSR parcel). The PSR parcel has access rights to San Elijo Road, via a private road easement. - Within the PSR area, there are informal dirt roads/trails. - Approximately 5 miles to the closest freeway on ramp (SR-78), via Rancho Santa Fe Road - Approximately 2 miles from the nearest NCTD Bus Stop (Bus route 304, providing service to Encinitas Coaster Station and Palomar College Sprinter station) - Water Service & Infrastructure - Olivenhain Municipal Water District - No existing active water service - An existing Olivenhain water line runs adjacent to the eastern property line - Sewer Service & Infrastructure - Within the sewer service area for the Vallecitos Water District - No existing active sewer service - An existing VWD sewer line runs along San Elijo Road. - Fire protection service - Rancho Santa Fe Fire Protection District - The closest station is Rancho Santa Fe Fire Protection District Station 6, at 20223 Elfin Forest Road, approximately 2.5 miles away via San Elijo Road and Elfin Forest Road. - For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4.	
		Comparison to existing land uses and existing designations in the vicinity	- Existing land uses within a ½ mile: open space, residential, commercial/retail (within the City of San Marcos) - County land use designations within ½ mile: SR-1, SR-10, Open Space (Conservation)	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 2 miles to the North County Metro-South Village (geographic center) that has 684 jobs and commercial along La Bonita Drive 3.6 miles to the City of San Marcos (geographic center) that has 34,576 jobs 5.1 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs 16.2 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs ½ mile to the nearest commercial area (San Elijo Hills in the City of San Marcos)	
LU-1.2	Leapfrog Development. Prohibit leapfrog development which is	Proposing Village designation(s)	- A VR-10.9 (Village) designation is proposed for the middle portion of the area. - A C34 (General Commercial-Residential) zone with an associated density of 2 units per acre is proposed for	LU-1.2 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]		the area of the General Commercial designation. ➤ The General Commercial portion of the proposal would not require a change to the Village Regional Category.	
		Project review of development design	• The project does not include review or approval of a development design. • A ‘D’ zoning special area designator would be applied to the property if the Proposed Project map is approved to change a portion to the Village Regional Category. This D designator would require future development within the Village Regional Category to meet the LEED Neighborhood Development Certification or an equivalent.	
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: • 460 acres in Open Space/Conservation • 2.5 acres in SR-1 • 180 acres in SR-4 • 60 acres in SR-10 • 17 acres in RL-20 • 6 acres in Public/Semi-Public Facilities	LU-1.3 Additional Notes
		Evident mapping patterns in the vicinity	• SD15 is located in a 550-acre County island surrounded by the incorporated cities of Carlsbad, San Marcos, and Encinitas. ➤ This County island contains a majority of open space lands and undisturbed habitat. ➤ The closest unincorporated area to this County island is the western portion of Elfin Forest (approximately 250’ away; also within the San Dieguito CPA). ➤ Outside of some public and open space parcels, this nearby area of Elfin Forest is designated mostly SR-4 and RL-20, with a few SR-2 properties as well. ▪ These designations reflect existing parcelization. ▪ This adjacent area also has a limited public road network. ➤ Outside of some adjacent undeveloped areas within the jurisdiction of adjacent cities, there are some existing higher density developments nearby in Carlsbad and San Marcos (La Costa Oaks, University Commons, San Elijo Hills). See also policy LU-1.5 review.	

Policy		Policy Review Criteria	Description	Notes
		Regional Categories Map	- The proposal would require a change in the Regional Category, from Semi-Rural to Village for the middle section proposed for VR-10.9 - The portions proposed for General Commercial and SR-0.5 would not require a change in the existing Semi-Rural Regional Category.	
		Greenbelts on/near the edges of communities	- The Analysis Area is not within a greenbelt, as it is located in Semi-Rural Lands. - SD15 borders an existing greenbelt area (adjacent open space at the edge of the community).	
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)	A VR-10.9 (Village) designation is proposed.	LU-1.4 Additional Notes
		Contiguous Village expansion	N/A - This is only applicable to Village expansions and not applicable to a new non-contiguous Village proposal, so this policy is N/A to this proposal.	
		Satisfaction of the four criteria listed in the policy.	N/A	
LU-1.5	Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities	Proximity to other jurisdictions	- Adjacent to the City of San Marcos - Less than ½ mile from the borders of the Cities of Carlsbad and Encinitas	LU-1.5 Additional Notes
		County land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.	Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site.	

Policy		Policy Review Criteria	Description	Notes
	and capabilities.			
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 SD15 PSR is 69 acres.	LU-1.5 Additional Notes
		Overall additional density potential	The proposal would result in 301 additional potential dwelling units.	
		Portions of the Analysis Area/PSR that would have additional density potential	The additional density potential would be found throughout the entire PSR property.	
		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 designations.	
		Steep slopes (≥25%) within the areas of additional density potential	Approximately 16 acres of steep slope within areas with additional density potential (located in the area proposed to change to SR-0.5).	
		Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 33 for an explanation of RPO steep slope implications.	10% encroachment would be allowed into steep slopes in the area proposed to change to SR-0.5 (encroachment percentage based on 75% or less of the area of the property being in steep slopes).	Based on the area of steep slope and the encroachment allowed, this issue alone is not anticipated render the densities infeasible.
		FEMA or County mapped floodplains and floodways within the areas with additional density potential	There are no FEMA or County-designated floodplains or floodways present.	
		Wetlands within the areas of additional density potential See p. 33 for an explanation of RPO wetland implications.	- There are no mapped wetlands on the property. ➤ There is a small drainage area in the southeast corner that will likely qualify as a wetland, though it is not currently mapped in the GIS wetlands layer.	
		Upper tier habitats/vegetation communities within the areas with additional density potential	There are approximately 8 acres of coastal sage scrub within the northern and southeastern portions of the property.	The adjacency to an open space preserve, remaining

Policy		Policy Review Criteria	Description	Notes
		North County MSCP - Draft Pre-Approved Mitigation Area (PAMA) overall in the Analysis Area and acreage within the areas of additional density potential. See p. 33 for an explanation of MSCP and PAMA.	The entire PSR (69 acres) is in draft PAMA (additional density potential throughout).	native vegetation, and draft PAMA designation will require precise planning of development footprints for maintaining effective wildlife corridors.
		Adjacent open space preserves or large blocks of undeveloped native habitat (if in draft PAMA)	- The PSR is adjacent to open space preserves covering over 1,000 acres (Center for Natural Lands Management). ➤ Approximately 360 acres of this open space is within the unincorporated County ➤ Approximately 600 acres of this open space is within the City of Carlsbad to the west ➤ Approximately 70 acres of this open space is within the City of San Marcos to the southeast	
		Maximum dead end road length (DERL) based on the proposed minimum lot size	- Based on the proposed minimum lot sizes of 6,000 square feet (for the area of the proposed VR-10.9 and General Commercial designations), and ½ acre (for the area of the proposed SR-0.5 designation), the maximum dead end road length would be 800 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	- The one PSR parcel is adjacent to a public road (San Elijo Road) and the parcel has access to this road (via a private road easement in the northeastern end of the property), but no additional paved access roads are currently available. - Meeting the DERL requirements and/or providing secondary access will require addressing the adjacent uses (closed recycling plant and County landfill on the east and open space preserves on the south and west).	
		Existing public road access for areas with additional density potential	The one PSR parcel is adjacent to a public road (San Elijo Road).	
		Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential	Outside of the private road easement access to San Elijo Road noted above, there are only informal dirt roads/trails within the PSR parcel.	
		Existing environmental constraints that could limit the potential for widening substandard roads	- Coastal sage scrub vegetation could limit access improvements in the northern and southeastern areas of the PSR parcel area. - Steep slopes could limit access improvements in the area proposed to change to an SR-0.5 designation.	
		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	There are no unbuilt Mobility Element roads adjacent to or within the PSR parcel.	

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	The proposal would result in 301 additional potential dwelling units.	LU-2.3 Additional Notes
		Portions of the Analysis Area that would have additional density potential	The entire PSR (1 parcel) has additional density potential.	
		Prevalent County land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond)	Approximately: 460 acres in Open Space/Conservation 2.5 acres in SR-1 180 acres in SR-4 60 acres in SR-10 17 acres in RL-20 6 acres in Public/Semi-Public Facilities	
		Changes in zoning minimum lot size	A zoning minimum lot size of 6,000 square feet is proposed for the area of the proposed VR-10.9 and General Commercial designations, and a zoning minimum lot size of ½ acre is proposed for the area of the proposed SR-0.5 designation.	
		Range of lot sizes and most common (mode) lot size in the area	- There is a wide range of parcel sizes in this area, due to the adjacent open space preserves and nearby higher density developments in Carlsbad and San Marcos. - County parcel sizes range from ¼ acre to 150 acres within a 1 mile radius.	
		Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes	- Land Use Policy 1 calls for prohibiting ‘leap frog’ development as it will unnecessarily increase the costs of providing public services and facilities. ➤ SD15 includes a proposal for a Village designation (VR-10.9) located away from established Villages (see also the Policy LU-1.2 review).	
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	- In the ‘Introduction to the Community Plan’ section, page 2 it notes, <i>“...most of the remaining vacant land is located on the fringes of various urbanizing areas; and, as such, it is appropriate for low-intensity residential use.”</i> - Land Use General Goal of the Community Plan: <i>“Provide a distribution of land uses that is compatible with the existing character of the community and preserves the rural nature as it transitions to surrounding jurisdictions.”</i> - Land Use Commercial Goal: <i>“Provide for well-designed and located commercial areas that are compatible with the character of the community.”</i> - The proposal is for most of the property to be in high intensity residential and commercial designations that are not found in this area of the San Dieguito CPA. In addition, most of the property consists of undisturbed native vegetation surrounded by open space preserves on the south and approximately half of the western boundary.	LU-2.4 Additional Notes
		Community plan policies that are relevant to the proposal	Community Character Policy 5: <i>“Encourage the preservation and enhancement of the natural features located within the San Dieguito Plan Area.”</i>	

Policy		Policy Review Criteria	Description	Notes
			➤ The property is within the PAMA of the Draft NCMSCP (see p. 33) signifying an area of native habitat that is important for wildlife corridor connections and preservation of species covered in the Draft NCMSCP. • Land Use Policy 1 (‘leap frog’ development) – see the review of Policy LU-2.3 in this report • Land Use Policy 2: <i>“Ensure that development takes place in a coordinated, integrated fashion that is compatible with the rural, scenic qualities of the area.”</i> ➤ High density/high intensity designations of Village Residential (VR-10.9) and General Commercial are proposed (for most of the property), adjacent to natural preserves. • Commercial Policy 10: <i>“Ensure that additional commercially designated land will be provided only when existing commercial land has been developed, is approaching full use, and there is a demonstrated need for commercial growth in San Dieguito due to residential growth.”</i> - Commercial Policy 11: <i>“Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.”</i> ➤ Based on available information, there are only four properties in San Dieguito zoned/designated for commercial that are undeveloped and three of those are currently going through the permitting review process for commercial development. ➤ There are nearby commercial nodes within the City of San Marcos. ▪ One is about a half mile to the northeast, within the San Elijo Hills development, which includes grocery, convenience commercial, service commercial and specialty commercial. ▪ Another is about a mile to the northwest in the area of Melrose Drive and Rancho Santa Fe Road, which includes convenience commercial, service commercial, and specialty commercial. • Conservation Policy 2: <i>“Ensure that land adjacent to recreation areas, natural preserves, and agricultural areas has the appropriate, compatible land use designation.”</i> • Natural Habitat Protection Policy 1: <i>“Preserve the integrity, function and long-term viability of environmentally sensitive habitat within the San Dieguito CPA. Emphasis shall be placed on areas exhibiting riparian characteristics; coastal sage scrub; and coastal mixed chaparral.”</i> ➤ Development at the density/intensity level of the proposed designations could require removal of coastal sage scrub and chaparral on the property.	
		Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal	• In the 4/13/11 Board of Supervisors staff report on referrals/PSRs, some of the General Plan Update community-specific objectives for applying densities in San Marcos were listed. Two of these (listed below) are applicable to this area, adjacent to the City of San Marcos. ➤ <i>“Retaining the rural character of a community adjacent to incorporated areas”</i> ➤ <i>“Potential to retain local character by separating the high density development within the City of San Marcos from the low density development patterns within the County”</i>	
LU-2.5	Greenbelts to Define Communities. Identify and	Greenbelts on/near the edges of communities	• The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	LU-2.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	maintain greenbelts between communities to reinforce the identity of individual communities. See p. 33 for a General Plan definition of greenbelts.	Regional Category change	- The proposal would require a change in the Regional Category, from Semi-Rural to Village for the middle section proposed for VR-10.9. - The portions proposed for General Commercial and SR-0.5 would not require a change in the existing Semi-Rural Regional Category.	
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 designations.	LU-6.2 Additional Notes
		Habitat/vegetation types that are found in the areas of additional density potential	- The entire PSR property has additional density potential. - The property contains coastal sage scrub and southern mixed chaparral vegetation types. ➤ These vegetation communities cover approximately 40 of the 69 acres.	
		Resource Conservation Areas	The PSR is not within a Resource Conservation Area of the San Dieguito Community Plan.	
		Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR	Natural Habitat Protection Policy 1 – see Policy LU-2.4 review in this report.	
		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.	The entire PSR property (69 acres) is in 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 PSR is adjacent to open space preserves covering over 1,000 acres (Center for Natural Lands Management). ➤ Approximately 360 acres of this open space is within the unincorporated County. ➤ Approximately 600 acres of this open space is within the City of Carlsbad to the west. ➤ Approximately 70 acres of this open space is within the City of San Marcos to the southeast. - The unincorporated properties that are not already in preserves are within the draft PAMA, like the SD15 property.	
		Species covered in the Draft NCMSCP that have the potential to occur in the Analysis Area/PSR	The following animal species covered in the draft NCMSCP have the potential to occur in the PSR area: arroyo toad, least Bell’s vireo, southwestern willow flycatcher, pallid bat, golden eagle, burrowing owl, coastal cactus wren, coast horned lizard, yellow-billed cuckoo, Townsend’s big-eared bat, Stephen’s kangaroo rat, Hermes copper butterfly, California gnatcatcher, and western spadefoot toad.	

Policy		Policy Review Criteria	Description	Notes
		US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species	- Southwestern willow flycatcher is a federally endangered species that has the potential to occur within the PSR property and the USFWS Critical Habitat Area designation for this species is approximately 4.5 miles away (Agua Hedionda Creek). - Arroyo toad and least Bell’s vireo are also federally endangered with the potential to occur in the PSR area, but their USFWS Critical Habitat Areas are more than 5 miles away. - Stephen’s kangaroo rat is another federally endangered species that has the potential to occur within the PSR property; however, USFWS has not yet established Critical Habitat Area designations for this species.	
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	- The entire property is within the Very High Fire Hazard Severity Zone (FHSZ). - See Policy S-1.1 for information on existing fire protection infrastructure and services.	LU-6.11 Additional Notes
		Proposed density consistency with emergency response travel times	- Current GIS estimates show that most of the property is within the 5-10 minute emergency response travel time. - County Fire Marshal review estimates a 4.9 minute travel time to the northern edge of the property - Each of the proposed designations would require a maximum travel time of 5 minutes to all areas of the development (required at the development review stage). - See S-6.4 for further detail.	
		Other hazards present	There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodplains/floodways within the PSR.	
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 for an explanation of the SR-2 threshold for supporting continued agricultural operations.	The PSR does not contain existing agricultural operations.	LU-7.1 Additional Notes
		Agricultural operations present	None	
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 PSR is within the County Water Authority boundary (Olivenhain Municipal Water District). - This policy is not applicable to PSRs that are within the County Water Authority boundary.	LU-8.1 Additional Notes
		Groundwater-dependent (per the Groundwater Ordinance criteria)	N/A - The PSR is not groundwater dependent.	
		Groundwater Ordinance minimum lot size (if groundwater-dependent)	N/A	
		Proposed land use designation consistency with Groundwater Ordinance minimum lot size	N/A	
LU-9.2	Density Relationship to Environmental Setting. Assign	Village land use designations proposed	A VR-10.9 (Village) designation is proposed.	LU-9.5 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Potential community character issues	See the review of Policies LU-2.3 & 2.4 for community character information.	
		Consistency with the level of environmental constraint	- For information on steep slopes see the review of Policies LU-1.9 and COS-12.1. - For information on environmental constraints, see the review of Policies LU-1.9 and LU-6.2.	
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	A VR-10.9 (Village) designation is proposed.	LU-9.5 Additional Notes
		Potential uses associated with Village proposal	- The proposal includes potential mixed use (General Commercial GP with C34 zoning at 2 units per acre) in the northern portion and Village Residential in the central portion. - Specific uses and housing types would be proposed at the development application stage and are not included in the proposal for this ‘stand-alone’ GPA/Rezone.	
		Nearby uses	Developments within a half mile (in the City of San Marcos) include single family residential, multi-family residential, a range of housing types, and some commercial uses.	
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	The PSR includes a proposed change to VR-10.9 and General Commercial for the northern portion (approximately 46 acres) of the PSR parcel.	LU-9.6 Additional Notes
		Town Center or Rural Village in a transportation node	The PSR is not in a Town Center of a Village or Rural Village at a transportation node.	
		Established industrial district, a secondary commercial district, or corridor	The PSR is not in an established industrial district, a secondary commercial district, or corridor.	
LU-9.9	Residential Development Pattern. Plan and support an efficient	Distinct Village/Community core	The PSR is not in a Village.	LU-9.9 Additional Notes
		Village densities	The PSR includes a proposal for a Village designation (VR-10.9) for the central portion of the property	

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	- Land use designations within 1 mile radius (approximate): ➤ 460 acres in Open Space/Conservation ➤ 2.5 acres in SR-1 ➤ 180 acres in SR-4 ➤ 60 acres in SR-10 ➤ 17 acres in RL-20 ➤ 6 acres in Public/Semi-Public Facilities - Prevalent use types within a 1 mile radius: ➤ Residential, commercial/industrial (within the City of San Marcos), open space/preservation, office (within the City of San Marcos), closed landfill (within the City of San Marcos)	
		Identified growth area	- The PSR would not be considered an identified growth area because: ➤ The property is located in draft PAMA; ➤ The property contains steep slopes and sensitive habitats; ➤ The property is mostly surrounded by open space preserves; and ➤ The property lacks road infrastructure beyond the northern access, and most of the area is currently estimated to have emergency response travel times beyond the General Plan thresholds for the proposed designations	
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	- The proposal would require a change in the Regional Category, from Semi-Rural to Village for the middle section proposed for VR-10.9 - The portions proposed for General Commercial and SR-0.5 would not require a change in the existing Semi-Rural Regional Category.	LU-10.3 Additional Notes
		Proximity to the Village Boundary	- Approximately 1 mile from the North County Metro-South Village Boundary. - Almost 4 miles from the nearest Village Boundary within the San Dieguito CPA (Harmony Grove)	
		Proximity to the CPA boundary	Adjacent to the City of San Marcos	
		Greenbelts on/near the edges of communities	The Analysis Area is not within a ‘greenbelt’ per the General Plan definition because it is not located within a very low density area (Rural Lands).	
LU-10.4	Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.	Commercial or industrial land use designations outside of Villages	The proposal includes zoning use regulation changes, and would involve new allowances for commercial uses.	LU-10.3 Additional Notes
		Distance between the proposed commercial or industrial designation and the Village	Approximately 1 mile from the North County Metro-South Village Boundary	
LU-11.1	Location and Connectivity. Locate commercial, office, and industrial development in Village areas with	Commercial, office, or industrial land use designations outside of Villages	The proposal includes zoning use regulation changes, and would involve new allowances for commercial uses outside of an existing Village.	LU-11.1 Additional Notes

Policy		Policy Review Criteria	Description	Notes
	high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	Accessibility from surrounding areas	- The only accessibility to the property is via San Elijo Road. This is a public road currently maintained by the City of San Marcos (though it is in the County’s General Plan Mobility Element for the short section fronting the SD15 property). ➤ There is no other road access from the properties in the County jurisdiction, south of San Elijo Road. - San Elijo Road contains bike lanes in this area. - Approximately 2 miles from the nearest NCTD Bus Stop (Bus route 304, providing service to Encinitas Coaster Station and Palomar College Sprinter station)	
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 PSR is not within a ¼ mile of existing designated Medium or High Impact Industrial areas within the County’s General Plan for the unincorporated jurisdiction. - The property is within the City of San Marcos Sphere of Influence (SOI) and the City’s General Plan designates the site for a future Specific Plan for light industrial, commercial, and open space uses.	LU-11.10 Additional Notes
		Clustering and/or buffering opportunities if within ¼ mile	N/A	
COS-10.2	Protection of State-Classified or Designated Lands. Discourage 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).	69 acres (entire PSR) designated as MRZ-3	COS-10.2 Additional Notes
		Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board)	The PSR proposal involves a change to the VR-10.9, SR-0.5, and General Commercial designations, which would not be consistent with a density low enough to allow potential future mining operations.	
		If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining	- Existing and adjacent densities include: SR-1, SR-10, Open Space/Conservation, and existing residential uses outside of County jurisdiction - Adjacent residential uses (relatively high density within the City of San Marcos jurisdiction approximately 700 feet away) would preclude a future mining operation.	
COS-12.1	Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides	The PSR contains steep hillsides and proposes an SR-0.5 designation for the areas containing the steep hillsides.	COS-12.1 Additional Notes

Policy		Policy Review Criteria	Description	Notes
COS-14.1	Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Regional Category changes	- The proposal would require a change in the Regional Category, from Semi-Rural to Village for the middle section proposed for VR-10.9. - The portions proposed for General Commercial and SR-0.5 would not require a change in the existing Semi-Rural Regional Category.	COS-14.1 Additional Notes
		Alternative transportation networks available in the vicinity	- Approximately 2 miles from the nearest NCTD Bus Stop ➤ Bus route 304 provides service to the Encinitas Coaster Station and Palomar College Sprinter Station. - Approximately 7 miles to the nearest park-and-ride facility, at the I-5/La Costa Avenue interchange - Bike lanes (along San Elijo Road) are available between the PSR and the closest commercial area (within the City of San Marcos).	
		Proximity to the village, other commercial areas, and major job centers	Approximately: 2 miles to the North County Metro-South Village (geographic center) that has 684 jobs and commercial along La Bonita Drive 3.6 miles to the City of San Marcos (geographic center) that has 34,576 jobs 5.1 miles to the City of Carlsbad (geographic center), which has the most jobs of North County cities with 67,713 jobs 16.2 miles to the San Pasqual Reservation Valley View Casino that has 1,112 jobs ½ mile to the nearest commercial area (San Elijo Hills in the City of San Marcos)	
		Land use mapping pattern consistent with community character	See the review of Policies LU-1.3, 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 PSR is adjacent to an existing public road, and is approximately 5 miles from the nearest freeway on-ramp (SR-78). - See the review of Policy COS-14.1 for information on alternative transportation networks and the review of Policy LU-11.1 for information on accessibility from surrounding neighborhoods.	H-1.3 Additional Notes
		Proximity to job centers	For more information on proximity to job centers, see the review of Policies LU-1.1 and COS-14.1.	
		Extensive public services	- Common public services <i>not</i> present: ➤ Within a water district and sewer district, but no existing water/sewer infrastructure, beyond the lines adjacent to the property on the north ➤ For more information on public services and infrastructure, see LU-1.1.	
S-1.1	Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards.	Hazards present	- The PSR is within the Very High Fire Hazard Severity Zone. See Policy LU-6.11 for additional information. - There are no fault rupture hazard zones, dam inundation zones, or FEMA/County-designated floodways/floodplains within the PSR.	S-1.1 Additional Notes
		Extent of existing road infrastructure that is built to fire access standards	- San Elijo Road is a public road located adjacent to the northern border of the PSR. - There are no private roads within the PSR parcel that are currently built to fire access standards.	
		Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size	- Based on the proposed minimum lot sizes of 6,000 square feet (for the area of the proposed VR-10.9 and General Commercial designations), and ½ acre (for the area of the proposed SR-0.5 designation), the maximum dead end road length would be 800 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i>	

Policy		Policy Review Criteria	Description	Notes
		Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards	• The northern portion of the PSR (located outside of the area of steep slopes) currently has frontage on a public road with access via a private road easement, but access to other portions of the PSR is limited to unimproved private roadways and dirt paths. • Access improvements are necessary to serve all new potential lots.	
		Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary	• Coastal sage scrub vegetation could limit access improvements in the northern and southeastern areas of the PSR parcel area. • Steep slopes could limit access improvements in the area proposed to change to an SR-0.5 designation. • For additional information on feasibility, see Policy LU-1.9.	
S-6.4	Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).	Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1	• Each of the proposed designations would require a maximum travel time of 5 minutes to all areas of the development (required at the development review stage). • Current GIS estimates show that most of the property is within the 5-10 minute emergency response travel time. • County Fire Marshal review estimates a 4.9 minute travel time to the northern edge of the property, from the nearest fire station at 20223 Elfin Forest Road (Rancho Santa Fe FPD). The comment noted: <i>“Travel time just to the edge of the property abutting San Elijo Rd. is 4.9 minutes, and the maximum travel time as the property is currently zoned (and as proposed) is 5 minutes.”</i>	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	• N/A – There are no floodplains within the PSR.	S-6.4 Additional Notes
		Density feasibility with avoidance of floodplain	• N/A	
S-9.4	Development in Villages within the Floodplain Fringe. Allow new uses and development within the	Village designation proposed	• The proposal involves a change to the VR-10.9 designation.	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	There are no floodplains within the PSR.	
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	N/A – There are no floodplains within the PSR.	S-9.5 Additional Notes
		Community Plan explicit references	N/A	
		Parcels located entirely within a floodplain that would have additional density potential	N/A	
S-9.6	Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County’s emergency response and evacuation plans.	Dam Inundation Area	N/A – There are no dam inundation zones within the PSR.	S-9.6 Additional Notes
		Density feasibility with avoidance of dam inundation area	N/A	

Policy		Policy Review Criteria		Description	Notes
S-10.1	Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	Floodways	• N/A – There are no floodways within the PSR.		<i>S-10.1 Additional Notes</i>
		Density feasibility with avoidance of the floodway	• N/A		

Glossary of County Planning Terms and Regulations Referenced

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

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

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

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

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

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

Potential Development Area (referenced in graphics) – The potential development area on p. 11 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

Resource Protection Ordinance (RPO) – The RPO includes provisions to protect wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. The policy reviews in this document specifically addresses the implications of anticipated requirements associated with wetlands, floodplains, and steep slopes, utilizing available information. Site specific studies at the development review stage will be used to determine RPO requirements for other sensitive biological habitats and prehistoric and historic sites. At this stand-alone GPA/Rezone stage, FEMA and County floodplain/floodway maps are available, a GIS slope model is available to estimate acreage of steep slopes ($\geq 25\%$), and estimates of the extent of wetland areas are available. The RPO limits development footprint encroachment into steep slopes to a small percentage, based on the percentage of the lot in steep slopes (almost all of the PSR areas will fall somewhere in the range of 10-16% encroachment allowed). Development in wetlands and associated buffers (typically 50’-200’ buffers) would be limited to road crossings under certain limited circumstances (restrictive). Uses permitted in floodways are limited to agricultural, recreational, and other such low-intensity uses.

Semi-Rural 2 (SR-2) Threshold for Policy LU-7.1 Review –

Based on research found in County documents, including the Agricultural Resources section of the General Plan EIR and the County’s CEQA Guidelines for Determining Significance for Agricultural Resources, an SR-2 density (1 unit per 2 acres, slope-dependent) could be considered a threshold for a lower-density land use designation that supports continued agricultural operations.

An SR-2 threshold is based on research on available analysis of lot sizes in relation to successful agricultural operations in the county. The County Agricultural Commissioner provided input on this issue in a 1997 letter to the Department of Planning and Land Use that affirmed the commercial viability of small farms and specifically, two-acre parcels for agricultural use in June 1997. The high cost of land and difficulties farmers face in starting operations on large parcels led to the establishment of San Diego County’s unique small-farm economy. The Guidelines for Determining Significance for Agricultural Resources contains language that supports an SR-2 threshold and states lands compatible with agricultural uses include ‘rural residential lands,’ which is defined in these Guidelines as parcel sizes of two acres or greater.

Analysis included in the General Plan Update Final EIR provides additional justification for the use of an SR-2 threshold for supporting the continuation of agricultural operations. In the *Agricultural Resources – Conversion of Agricultural Resources to Non-Agricultural Land Uses* section, the analysis assumes that areas allowing one dwelling unit per acre (SR-1) would not support continued agricultural operations. This assumption considers the typical zoning minimum lot sizes and overall residential density associated with SR-1, with many homes in close proximity to each other.

Transportation Node (General Plan definition) – As referenced in Policy LU-9.6, a transportation node is intended to be the intersection of two high volume Mobility Element roadways, along with a transit stop.