

3.1.4 Land Use Planning

This subchapter describes the relevant policy and regulatory framework for the project and the existing community character of the project site and vicinity; evaluates associated potential impacts from implementation of the project and applicable cumulative projects; and identifies related design considerations based on the Specific Plan.

3.1.4.1 Existing Conditions

Project Site and Surrounding Land Uses

As designated in the San Diego County General Plan, a portion of the project site lies within the VCCP area and a portion of the project site lies within the BCP area. Subchapter 1.3, Project Location, provides a description of the project site and surrounding land uses.

Existing Land Use Regulations

The County regulations applicable to the use and development of the project are briefly described below. An analysis of the project's compliance with these regulatory plans and policies follows.

SANDAG RCP

The Regional Comprehensive Plan (RCP) was adopted by SANDAG in 2004 and serves as a blueprint for the region's future growth and development. The RCP is based upon the principles of sustainability and smart growth focusing on locating higher density and mixed-use development close to existing and planned transportation infrastructure. Policies within the RCP include: (1) focus future population and job growth away from rural areas and closer to existing and planned job centers and public facilities to preserve open space and to make more efficient use of existing urban infrastructure; (2) create safe, healthy, walkable, and vibrant communities that are designed and built accessible to people of all abilities; and (3) integrate the development of land use and transportation, recognizing their interdependence. Policy Objectives include: (1) preserve the positive aspects and unique sense of place of existing communities, while allowing flexibility for change; (2) protect agricultural areas, natural systems, high-value habitat areas (as reflected in adopted habitat plans), and other open space areas that define the character of our communities; (3) place high priority on public facility investments that support compact, mixed-use, accessible, walkable neighborhoods that are conveniently located to transit; (4) improve existing public facilities in smart growth areas to mitigate the impact of higher intensities of use; (5) facilitate redevelopment and infill development; (6) protect public health and safety by avoiding and/or mitigating incompatible land uses. SANDAG is currently working on an effort to merge the RCP with the 2050 RTP and the SCS. This effort is known as San Diego Forward: The Regional Plan and is scheduled for adoption in 2015.

SANDAG Sustainable Community Strategy

As previously discussed in subchapter 3.1.2, SANDAG completed and adopted its 2050 RTP in October 2011. The RTP identifies transportation goals, objectives, and policies

that will help meet the needs of the region. These goals and objectives are established to determine specific courses of action to guide the County toward implementation of the RTP. As required by SB 375, the 2011 RTP also includes a Sustainable Communities Strategy (SCS) to reduce greenhouse gas emissions.

The relevant RTP includes goals and policy objectives outlined in Table 2.1 of the RTP:

- Mobility Goal. The transportation system should provide the general public and those who move goods with convenient travel options. It should reduce the time it takes to travel and the costs associated with travel.
 - Policy Objectives: Tailor transportation improvements to better connect people with jobs and other activities. Provide convenient travel choices including transit, intercity and high speed trains, driving, and ridesharing, walking, and biking. Increase the use of transit, ridesharing, walking, and biking in major corridors and communities.
- Reliability Goal. The transportation system should be reliable. Travelers should expect relatively consistent travel times, from day to day, for the same trip and mode of transportation.
 - Policy Objective: Manage the efficiency of the transportation to improve traffic flow.
- System Preservation and Safety Goal. The transportation system should be well maintained to protect the public's investments in transportation. It also is critical to ensure a safe regional transportation system.
 - Policy Objectives: Reduce bottlenecks and increase safety by improving operations.
- Healthy Environment Goal. The transportation system should promote environmental sustainability and foster efficient development patterns that optimize travel, housing, and employment choices. The system should encourage growth away from rural areas and closer to existing and planned development.
 - Policy Objectives: Reduce greenhouse gas emission from vehicles and continue to improve air quality in the region. Make transportation investments that result in healthy and sustainable communities.

The 2050 RTP is the first such plan in the state that included a SCS in accordance with SB 375. The main goal of the SCS is to develop a plan for future growth in the County based upon the principles of sustainability and smart growth. The SCS focuses on "housing and job growth in the urbanized areas where there is existing and planned

infrastructure, protect sensitive habitat and open space, invest in a network that gives residents and workers transportation options that reduce GHG emissions, promote equity for all, and implement the plan through incentives and collaboration” (SANDAG 2011a).

The SCS includes four building blocks: (1) a land use component that accommodates the Regional Housing Needs Assessment and includes the protection of sensitive resources, including areas protected under habitat conservation plans; (2) transportation networks including highways, transit, and local streets and roads; (3) transportation demand management strategies; and (4) transportation system management programs and policies.

San Diego County General Plan

The San Diego County General Plan is a broad-based planning document that contains text, maps, and diagrams explaining the County’s long-range growth and development goals and policies. The adopted General Plan consists of six countywide elements: Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise.

Land Use Element/Community Development Model

The Land Use Element includes three regional categories: Village, Semi-Rural, and Rural Lands. Regional categories are intended to provide a framework for the regional distribution of uses that serves as the foundation for the land use map designations, goals, policies, and regulations that guide future development. The regional category applicable to the project site is “Semi-Rural,” as shown in Figure 3.1-2. The General Plan designates “Semi-Rural” lands as “appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities.”

The County’s land use designations are defined by the land use type—residential, commercial or industrial—and the maximum allowable residential density or nonresidential building intensity. The designations are applied throughout the County and are illustrated on the community-specific land use maps within the General Plan. More specific standards may be established for each land use designation to implement the goals and policies of the General Plan, through such tools as the Zoning Ordinance, to address impacts related to specific land uses or the needs of an individual community. Within the VCCP area, the project site is designated “Semi-Rural (SR-4)”, which permits one housing unit per 4, 8, or 16 gross acres, depending on slope; and Semi-Rural 10 (SR-10), which permits one unit per 10 or 20 gross acres, depending on slope within the BCP area (Figure 3.1-3).

A major component guiding the physical planning of the County is the Community Development Model. The Community Development Model is implemented by three regional categories – Village, Semi-Rural, and Rural Lands – that broadly reflect the different character and land use development goals for the County’s developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands. The Community Development Model directs the highest intensities and greatest mix of uses to Village areas, while directing lower-intensity uses, such as estate-style residential lots and agricultural operations, to Semi-Rural areas. The Semi-Rural category may effectively serve as an edge to the Village, as well as a transition to

the lowest-density category, Rural Lands, which represents large open space areas where only limited development may occur. The intent of the Community Development Model is to guide new development into more compact development as a means to reduce associated impacts. Generally, locating housing closer to retail, services, schools, and jobs and on smaller lots within communities can reduce the size of required infrastructure improvements and number and length of automobile trips, while increasing the efficiency of delivering police, fire, and other public services and enhancing community livability. This model of development likewise allows an increase in the amount of open space, natural habitat, and agriculture that can be preserved.

The Community Development Model is specifically implemented through General Plan Policies LU-1.1 and LU-1.2:

- LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.
- 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.

Goals and Policies

The General Plan also contains goals and policies within each element as summarized below.

Land Use Element presents a policy framework for shaping the type and location of new development and strategies to maintain and enhance existing development and community character.

Mobility Element provides a framework for providing a balanced, multi-modal transportation system for the movement of people and goods within the County.

Conservation and Open Space Element provides policies relating to the conservation, protection, and management of natural resources and the preservation of open space, along with provision of park and recreation resources.

Housing Element presents goals, policies, and programs designed to assist the development of housing for the County's current and future residents at all income levels.

Safety Element establishes policies that minimize the risk of personal injury, loss of life, and property and environmental damage associated with natural and man-made hazards.

Noise Element provides a process to control and abate environmental noise and to protect citizens from excessive exposure.

Valley Center Community Plan

The VCCP provides policies and recommendations applicable to development within the community of Valley Center. The VCCP was adopted by the County Board of Supervisors in 1979 and amended in 2002, and the land use map was updated in 2011, in conjunction with the General Plan Update. Specific policies relevant to the proposed project are analyzed below, in Community Plan Goals and Policies.

Bonsall Community Plan

Like the VCCP, the BCP also provides policies and recommendations relevant to the community. The Bonsall Community Plan land use map was updated in conjunction with the County's General Plan Update in 2011. Specific policies relevant to the proposed project are analyzed below, in Community Plan Goals and Policies.

County Zoning Ordinance

The San Diego County Zoning Ordinance provides detailed regulatory provisions for development of all unincorporated lands within the County. County zoning is used to implement the goals and objectives of the adopted General Plan in accordance with state law which requires the General Plan and corresponding zoning to be consistent with the General Plan. The existing zoning for the project site is A70 (Limited Agricultural), which is intended for crop or animal agriculture, for the portion of the site within the VCCP and Rural Residential (RR) for the portion of the site within BCP. Figure 3.1-4 shows the existing zoning for the project site.

County Subdivision Ordinance

Pursuant to the state of California's Subdivision Map Act, the County's Subdivision Ordinance (Section 81.401 et seq. of the County Code of Regulatory Ordinances) regulates the division of property in the County. The ordinance addresses design, standards, and required improvements for approval of proposed subdivisions and tentative maps, and requires minimum lot sizes, setback designators, and lot configurations appropriate for supporting specific land uses. Pursuant to the Ordinance, every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is submitted to the Board of Supervisors for approval.

Resource Protection Ordinance

The RPO establishes special controls on certain discretionary projects for the protection of environmentally sensitive resources, including wetlands, steep slopes, sensitive biological habitats, floodplains, and prehistoric and historic sites. The RPO allows development on sensitive lands "only when all feasible mitigation measures to protect the habitat are required as a condition of approval and mitigation provides an equal or greater benefit to the affected species. Where the project has been modified to the greatest extent possible to preserve sensitive habitat, on-site or off-site mitigation may be allowed." The project site contains steep slopes, sensitive habitat lands, wetlands,

and prehistoric resources. Figure 2.1-1 shows the RPO steep slopes on the project site, and Figures 2.5-2a and 2.5-2b show the location of vegetative communities and sensitive species on-site.

Steep Slopes

The RPO defines steep slope lands as “all lands having a slope with natural gradient of 25 percent or greater and a minimum rise of 50 feet, unless said land has been substantially disturbed by previous legal grading. The minimum rise shall be measured vertically from the toe of slope to the top of slope within the project site boundary.” A total of 20.0 acres of the project site contains steep slopes as defined by the RPO. As shown in Figure 2.1-1, the project has been designed such that development encroachment into these slopes would be confined to a 1.6-acre area (or 8.0 percent), which is consistent with the RPO 10 percent encroachment allowance.

Sensitive Habitat Lands

Sensitive habitat lands are defined in the RPO as, “land which supports unique vegetation communities, or the habitats of rare or endangered species or subspecies of animal or plants as defined in Section 15380 of the State CEQA Guidelines.” Sensitive RPO habitat lands on-site consist of 0.6 acre of disturbed coastal/valley freshwater marsh, 24.4 acres of southern coast live oak riparian woodland (including disturbed), 4.7 acres of southern willow riparian woodland, 6.4 acres of southern willow scrub (including disturbed), 0.1 acre of mule fat scrub, 0.5 acre of open water, and 0.4 acre of disturbed wetlands (see Figure 2.5-2a-c). Subchapter 2.5, Biological Resources, of this EIR provides a description of the locations, extent, and characteristic species of these on- and off-site habitat types.

Wetlands

Wetlands are defined in the RPO as lands having one or more of the following attributes: (1) at least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) an ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system. Wetlands are sensitive biological resources because they have been dramatically reduced in San Diego County and across the nation. Due to the regional and national loss of wetland habitats, resource agencies have implemented a “no net loss” policy. Wetland habitats are important because they support high levels of food, nutrients, and wildlife diversity, and are a valuable water source for wildlife in the arid climate of southern California.

The project area contains a number of drainages that flow from the north and east towards the southwestern portion of the site, as discussed in subchapter 2.5, Biological Resources and shown on Figure 2.5-3a-c. County RPO wetlands on-site total 37.64 acres, and include coastal/valley freshwater marsh, southern coast live oak riparian woodland, southern willow riparian woodland, southern willow scrub, mule fat scrub, open water, and disturbed wetlands. Some streambeds on-site were not considered County RPO wetlands due to the low wetland values of degraded portions of these drainage courses that lie within heavily used agricultural areas.

Significant Prehistoric or Historic Sites

Significant prehistoric or historic sites are defined by the RPO as the “sites that can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, state, or federal importance.” The project site contains two CEQA-significant archaeological sites, one of which also is RPO-significant. The RPO-significant archaeological site is located within the proposed off-site roadway and utility alignments. Subchapter 2.6, Cultural Resources, of this EIR provides a detailed description of these sites.

San Diego County Community Trails Master Plan

The CTMP implements the County Trails Program, which involves trail development and management on public, semi-public, and private lands. A system of interconnected regional and community trails and pathways is planned to be developed to address an established need for recreation and transportation, as well as health and quality of life benefits associated with hiking, biking, and horseback riding throughout the County. Goals and policies described in the CTMP encourage communities to maximize trail opportunities. The CTMP contains a trails map for both the Valley Center and Bonsall communities. The project site contains two planned east-west County public trail segments; one along the northern boundary of the project site, along West Lilac Road; and the other is located above a VCMWD pipeline right-of way traversing the extreme southern portion of the community. Both of these planned on-site public trail segments would assist the County to achieve implementation of the County Master Trails Plan.

County Light Pollution Code

The Light Pollution Code (LPC) is a County Regulatory Ordinance (County Code Sections 51.201-51.209) that restricts the use of any outdoor lighting that emits undesirable light rays into the night sky. Although the primary intent of the code is to curb lighting that may affect astronomical research at the Mount Palomar and Mount Laguna observatories, it also contains language to minimize light spill into adjacent neighborhoods. The LPC defines two zones in the unincorporated portion of San Diego County. Zone A consists of areas within a 15-mile radius of Mount Laguna and Mount Palomar. Zone B pertains to all areas that are not defined as Zone A. The project site is located approximately in Zone B (3,700 feet beyond the Zone A boundary).

County of San Diego Board of Supervisors Policy I-17

This policy is in place to ensure that all projects involving a zoning reclassification provide public improvements and facilities with the associated lands, easements, and right-of-way, necessary to ensure adequate public services and utilities will be provided to serve the project.

County of San Diego Board of Supervisors Policy I-18

Policy I-18 requires all projects pursuing a Major or Minor Use Permit that require any road improvements, drainage, sewage, fire protection or other public facilities and improvements (including the land, easements and rights-of-way therefore) to provide adequate infrastructure and services to the project to ensure that the establishment or

maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity.

County of San Diego Board of Supervisors Policy I-73

The purpose of this policy is to minimize the effects of disturbing natural terrain and provide for creative design for hillside developments. The policy provides guidelines to assist the decision makers in the evaluation of hillside development in San Diego County. This policy is intended to serve as a guideline and supplement to any other applicable regulations, including the RPO. This policy also provides advance notice of what may be required when reviewing development proposals in hillside areas.

County of San Diego Board of Supervisors Policy I-78

County Board of Supervisors Policy I-78 deals with the location of future small wastewater treatment facilities. The policy requires that prior to approving a small wastewater treatment facility, one of the following findings shall be made in addition to the findings required in the Public Facility Element:

1. All projects should be located within the Urban Limit Line or within one mile of the Urban Limit Line; except that where a Specific Plan has been approved prior to August 12, 1987, and said Specific Plan specifies such facilities, subsequent applications to implement or amend the Specific Plan shall not be subject to this finding; or
2. In the Semi-Rural and Rural Development Areas where a facility is approved, annexation and hookup to a traditional sewer system shall be prohibited until the Urban Limit Line is extended.

The Board of Supervisors delegates to the San Diego County Planning Commission the authority to waive the locational criteria in paragraph 1 above, if the Planning Commission determines that in the particular case it would not be in the public interest to follow the policy and the following conditions are met:

1. The proposed facility is located within the geographic boundaries of the two Country Town Areas as shown on the Valley Center Community Plan Map (adopted by the Board of Supervisors in August 2011);
2. The proposed facility is a community-based, multi-user facility that will make sewer service available on a voluntary basis to commercial, industrial, residential, and civic/public uses. Capital costs of the proposed facility will be shared by those designated to receive sewer service; and
3. The proposed facility will be operated by a public agency authorized to provide sewer service.

County Board of Supervisors Policy I-84

The project is subject to Board of Supervisors Policy I-84, which requires that adequate facilities are available concurrent with need before giving final approval to subdivisions

and certain other projects requiring discretionary approval by the County. Since 1980, the County has been using standardized letters for the following reasons:

1. To obtain information from special districts and other facility providers concerning facility availability;
2. To ensure that this information is provided to the appropriate decision-making body; and
3. To provide data to the facility provider so that it can determine what capital improvements are required to serve the project. In order to use standard forms effectively, it is necessary to specify what these form letters should contain and to clarify how they will be used.

County Board of Supervisors Policy I-132

The project is subject to Board of Supervisors Policy I-132, which is intended to ensure that the feasible mitigation measures identified in the Environmental Impact Report for the Valley Center Septic Moratorium/Board of Supervisors Policy I-78 Amendment project are enforceable.

County of San Diego Board of Supervisors Policy I-136

This policy requires the County to consider applications requesting the formation of community facilities districts and the issuance of bonds to finance eligible public facilities pursuant to the Mello-Roos Community Facilities Act of 1982 (Mello-Roos Act), as amended. Public facilities and services eligible to be financed by a District include the following:

- Streets, highways, and bridges
- Traffic signals, street lighting, and safety lighting
- Road maintenance
- Parks, pathways, and recreation facilities, including golf courses
- Sanitary sewer, storm drain, potable and reclaimed water facilities, and other public utilities
- Flood control facilities
- Governmental facilities
- Fire and police stations, and paramedic facilities
- Libraries
- Operation and maintenance of recreation facilities including golf courses
- Biological mitigation measures involving land acquisition, dedication and revegetation
- Public rights-of-way landscaping

County of San Diego Board of Supervisors Policy J-34

This policy is intended to ensure Mobility Element road improvements required for major subdivisions, large-scale projects, and major use permits will be completed. Pursuant to this policy, projects are required to complete a traffic study in accordance with the County guidelines to identify project impacts to Mobility Element roads and identify

required improvements and, if necessary due to public health, safety and welfare concerns, alternative improvements.

Natural Community Conservation Plan

The County participates in the NCCP planning process and is committed to the development of MSCPs. The first MSCP was adopted in 1997 and covers the southwestern portion of the county. The second is underway and will cover the northern portion of the county, including the area of the project site. The third will cover the eastern portion of the county. Until an MSCP is adopted, sensitive species and habitat resource documentation, impact assessment, and mitigation fall under the guidelines set forth by San Diego County's RPO, the NCCP guidelines, and CEQA.

Multiple Species Conservation Program

The County adopted the MSCP on March 18, 1997, to meet the requirements of the NCCP Act of 1991 and the federal and California Endangered Species Act (ESAs). The MSCP is a comprehensive, long-term habitat conservation plan that addresses the needs of multiple species by identifying key areas for preservation as open space in order to link core biological areas into a regional wildlife preserve. The total MSCP study area encompasses 582,243 acres, of which 43 percent (252,132 acres) is in the southwestern and western unincorporated areas of San Diego County. If the project is approved after the adoption of the North County MSCP Subarea Plan, the project would be required to make findings of conformance to the Subarea Plan and associated Biological Mitigation Ordinance (BMO).

Community Character

Community character can be defined as those features of a neighborhood, which give it an individual identity and the unique or significant resources that comprise the larger community. Community character also is a function of the existing land uses and natural environmental features based on a sense of space and boundaries, physical characteristics (such as geographic setting, presence of unique natural and man-made features, ambient noise, and air quality). Each community planning area in San Diego County identifies its community character attributes and outlines goals and policies intended to preserve those attributes.

Valley Center Community

The VCCP area is characterized by its unique topographic features, its agricultural activities, and its predominance of estate residential development. The rural character of the community results from the low population density and the prevalence of large areas of open space provided by agriculture. The Community Character Element of the VCCP identifies Valley Center as a "rural community," and the intent of the VCCP is to "maintain the rural character of the Planning Area." The VCCP area is characterized by its rural residential pattern of development and scattered agricultural uses located on the periphery of an urbanizing San Diego County. According to the VCCP, "although urbanization has greatly diminished agricultural uses in other areas of the County, Valley Center has managed to maintain its rural identity."

Bonsall Community

The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. This hill and valley topography has resulted in a predominance of low-density estate-type residential lots and agricultural land uses. Houses are generally located far apart and randomly, on hillsides and hilltops, as well as in the valleys. Surrounding the houses are large open spaces composed of fallow fields, undisturbed native vegetation, and agriculture. Agriculture is a key factor in Bonsall's rural community character, as are the scenic, sometimes narrow and winding, rural roads and rolling hill and valley topography. Also characterizing the BCP area is its golf courses and equestrian facilities. Commercial activity in Bonsall is centered in the Mission Road/Olive Hill Road and SR-76 area. Open space is an outstanding characteristic of the community of Bonsall and, along with the uses and pleasures it affords, comprises the "rural atmosphere" which Bonsall residents are committed to preserving.

Project Vicinity

The vicinity of the project site consists of rural hills, valleys, and riparian habitat, as well as estate residential development. The area surrounding the project site is characterized by its agricultural and residential land uses. Several hundred homes of varying types exist in the project area ranging from small lot townhomes to farm homes on large parcels with mostly citrus and avocado groves. Single-family residential homes are located on parcels ranging from less than 5,000 square feet to 40 acres. The residential developments near the site are located off West Lilac Road, Covey Lane, Rocking Horse Road, Old Highway 395, Mountain Ridge Road, Circle R Drive, and SR-76. Typical architectural styles are Mission or Ranch style homes and are mostly one or two stories. Also close to the community are small commercial and office buildings, an industrial rock manufacturing and concrete batch plant, and an RV Park (All Seasons RV Park and Campground). The area immediately around the project site does not contain streetlights, lighted signs, or traffic signals, and outside lighting of residences is customarily kept to a minimum to maintain dark skies.

3.1.4.2 Analysis of Project Impacts and Determination of Significance

Guidelines for the Determination of Significance

Based on CEQA Guidelines, Appendix G, the project would have a significant impact if it would conflict with any applicable land use plan (including a habitat conservation plan or NCCP, see subchapter 2.7), policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Community Plan, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis

The project proposes land uses and densities that are not consistent with the adopted General Plan Land Use Element Regional Category of Semi-Rural and the adopted land use designation of Semi-Rural SR-4 (VCCP Land Use Map) and Semi-Rural SR-10 (BCP Land Use Map). As part of the project, the General Plan Regional Land Use Map is proposed to be amended to change the adopted regional category (Semi-Rural) designation of the project site and to re-designate the entire 608-acre site as "Village" (as shown in Figure 1-1). In addition, the project proposes to change the VCCP land use designation to Village Residential (VR 2.9) and Village Core (C-5) and the BCP land use

designation to Village Residential (VR 2.9) (as shown in Figure 1-2). The proposed project includes a General Plan Amendment, which if approved, would result in the project being consistent with the General Plan.

SANDAG RCP/RTP/SCS

The County has adopted smart growth principles of conserving natural resources and developing lands and infrastructure more sustainably in the future as the underlying premise of its General Plan and is the basis of the Community Development Model (General Plan, p.1-16). The General Plan identifies goals and policies that contribute to achieving these principles as listed in General Plan Table I-1. The project is consistent with the strategies of both the RCP and SCS as shown through its consistency with all of the relevant policies listed in General Plan Table I-1, including the “sustainable development” linchpin principles of LU-1.2 and the Community Development Model, as described throughout each of the appropriate subchapters of the EIR and in Appendix W to the EIR.

The project’s smart land use design concept locates mixed land uses in close proximity to one another; providing a variety of housing types, densities and levels of affordability, and compact building footprints to minimize land consumption and maximize energy efficiency. The project locates higher density and mixed-use development where infrastructure can be provided efficiently and close to existing infrastructure, such as I-15. The project requires less roadway infrastructure because of its compact design which locates housing in close vicinity to commercial and public services and its location less than one-half mile from the I-15 corridor. The project will provide high-quality reclaimed water that can be used for many non-potable purposes, reducing reliance on potable water supplies. It will provide a town center with commercial and employment opportunities potentially reducing the need for surrounding residents to travel by automobile several miles to the closest neighborhood center. The project is a compact walkable community providing neighborhood-serving commercial uses within one-half mile of all residents. The project would locate a range of housing types, services and jobs in a compact pattern of development located within a half-mile (10-minute walk) from at least seven diverse neighborhood assets such as retail, services, civic facilities, and jobs. Residents and the public will have access to 16 miles of trails that connect the commercial areas, residential areas, school, and park creating pedestrian-friendly commercial centers and development. Agriculture will be promoted through farmers’ markets and the integration of tree crops into the community landscaping. Subchapter 2.4.6 shows impacts on agriculture will not be significant. Likewise, as shown in subchapter 2.5, the project would not result in significant impacts to biological resources. The property is not located within a proposed Pre-Approved Mitigation Area and impacts to upland vegetation will be mitigated through the dedication of appropriate habitat. Impacts on GHG emission will not be significant (see subchapter 3.1.2.1). The compact development would reduce the number and length of automobile trips. The project trip lengths would be shorter from the project site than from within the Valley Center community as identified in the County General Plan and SCS (Chen Ryan 2014).

The project would not conflict with the objectives of the 2050 RTP/SCS and the RCP. Potential impacts associated with plans or policies would thus be less than significant. The project would be included in the next update of both the SCS and the RTP documents.

General Plan Goals and Policies

Every subchapter of the EIR throughout Chapters 2.0 and 3.0 contain a discussion of the project's consistency with existing regulations, including General Plan goals and policies, relevant to the environmental issue area. A detailed compilation of the project's consistency with all General Plan goals and policies is included as an attachment to the EIR (see General Plan Consistency Analysis as Appendix W).

The project proposes a land use plan that is consistent with Land Use Policies LU-1.1 and LU-1.2. Land Use Policy LU-1.1 reflects the County's Community Development Model, and Land Use Policy LU 1.2 defines the Leapfrog Development.

Land Use Policy LU-1.1, Community Development Model

The project is consistent with the Community Development Model because it proposes a "Village" Regional Category that is surrounded by the Semi-Rural Regional Category, which transitions to the Rural Regional Category as discussed and illustrated in the regional Land Use text. The General Plan defines the Community Development Model as a central core, referred to as a "Village" in which the highest intensities of development are located, that is surrounded by areas of lesser intensity including "Semi-Rural" and "Rural Lands." The edge of a "Village" can be defined by a boundary that can be used to differentiate permitted development densities and design standards. The "Village" would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. Outside of the "Village," "Semi-Rural" areas would contain low-density residential neighborhoods, small-scale agricultural operations, and rural commercial businesses. Following this model, the project has been designed with the highest intensities (commercial, mixed-use and attached residential) within the central portion of the project (Town Center) and the lower-intensity residential uses around the perimeter of the site (single-family detached).

Land Use Policy LU-1.2, Leapfrog Development

Under Land Use Policy LU-1.2, new Villages are allowed if they meet the following criteria: (1) are consistent with the Community Development Model and, (2) provide necessary services and facilities and, (3) are designed to meet the LEED-Neighborhood Development Certification or an equivalent, and (4) are within established water and sewer service boundaries.

(1) Community Development Model

As discussed above and further shown in Figure 1-2, the project proposes to change the Regional Category to "Village" with land use designations of Village Core/Mixed-Use and Village Residential. The following illustrates how the project is designed to meet the Community Development Model described in the General Plan at page 3-20. The proposed Village Regional Category is surrounded by the Semi-Rural Regional Category, which transitions to the Rural Regional Category. Under the Community Development Model, the edge of a "Village" can be defined by a boundary which is designed to differentiate permitted development densities and design standards. The project's perimeter would be designed to adhere to this model boundary concept. The

project edge contains ranchette-style lots that are 100 feet wide with grade separations and matured planting buffers, a multi-purpose pathway with low, rustic stone and wood-rail fencing that is equestrian-friendly, a minimum 50-foot wide agricultural buffer planted with two rows of orchard trees, and a 104.1-acre Biological Open Space. These developed and managed features differentiate the “Village” from the surrounding “Semi-Rural” densities and corresponding design standards. Outside of the “Village,” “Semi-Rural” areas would continue to maintain low-density residential neighborhoods, small-scale agricultural operations, and rural commercial businesses.

The General Plan defines the Community Development Model as a central core, referred to as a “Village” or, in very rural communities, a “Rural Village” in which the highest intensities of development are located, that is surrounded by areas of lesser intensity including “Semi Rural” and “Rural Lands.” The edge of a “Village” or “Rural Village” can be defined by a boundary that can be used to differentiate permitted development densities and design standards. Within the project site, the project would be designed under the Community Development Model to contain the densest neighborhoods and a broad range of commercial and civic uses supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. The highest intensities (commercial, mixed-use and attached residential) are to be located within the central portion of project (Town and Neighborhood Centers) with the lower-intensity residential uses (single-family detached) around the perimeter. See, Attachment “A” of EIR Appendix W and the project’s Specific Plan Section II-G and Section V-B for additional details relating to the project’s conformance with the Community Development Model. proposes the development of Town and Neighborhood Centers with high intensity land uses and pedestrian friendly circulation, surrounded by less dense and intense land uses, accommodating future growth in a compact and sustainable footprint.

(2) Provide Necessary Services and Facilities

The project would provide all necessary services and facilities, including water, sewer, parks, schools, and fire service. The VCMWD has provided service availability forms for both water and sewer that state that services are reasonably expected to be available within the next five years. In addition, the project includes four options for fire service. All options would allow fire service to be provided to the project in conformance with the requirement of the General Plan (see subchapter 2.7).

(3) Designed to Meet the LEED for Neighborhood Development Certification or an Equivalent

LEED for Neighborhood Development, or LEED-ND, is a rating system that integrates the principles of smart growth, new urbanism and green building into the first national system for neighborhood design. As stated in the Policy LU-1.2, the project is not required to be LEED-ND certified, but requires that the project be designed to meet LEED-ND certification or an equivalent. In addition to the project being in conformance with the National Green Building Standard (NGBS) program, attached to the Specific Plan as Appendices “G” and “H,” the project would be designed in a manner that is equivalent or corresponding in performance or outcome with the LEED-ND Certification program. Details of how the project was compared to the LEED-ND certification model are detailed in Attachment A of Appendix W. Additionally, the Global Response: Project Consistency with General Plan Policy LU-1.2 contains details of the project’s scoring

associated with 18 fundamental Green Development Practices identified from the various categories of credits that could be received under the LEED-ND Certification model. These Green Development Practices were chosen because they are the key tenements of LEED-ND and recognized smart growth principals. The project was then evaluated under each of the Green Development Practices as well as against the intent provisions of the corresponding relevant credit categories under LEED-ND. The following is a summary of the Green Development Practices used to design the project and how the practices correlate with the principles of the relevant credit categories of the LEED-ND program, and how the project complies. The project is designed to meet the LEED for Neighborhood Development Certification or an equivalent program and was planned by Calthorpe and Associates in order to create a new urban village consistent with these principles. LEED for Neighborhood Development, or LEED ND, is a rating system that integrates the principles of smart growth, new urbanism and green building into the first national system for neighborhood design. As stated in the Policy LU 1.2, the proposed Project is not required to be LEED-ND certified, but requires that the project be designed to meet LEED-ND certification or an equivalent.

The project is equivalent to the standards and principles of the LEED ND program because the project integrates principles of smart growth new urbanism and green building design. The project's planning and design applies these sustainable development principles to site selection, compact development footprints, variation in lot and building design, mixed use and clustered development, innovative planning techniques (such as following the Compact development model and other principles set forth in the Specific Plan) zoning techniques, conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and wastewater technology, and integrated pedestrian and bike paths connecting the community amenities and reducing automobile use. The project encourages sustainability through the following green neighborhood practices that are incorporated into the project's Specific Plan or are a part of the various accompanying Tentative and Final Maps, Site Plans, Landscape Plans and EIR Technical Appendices that would be adopted as a part of the project:

Smart Location and Linkage. For purposes of this evaluation, some of the relevant underlying objectives for this topic area include: reducing vehicle miles traveled, encouraging daily physical activity associated with walking and bicycling, locating within a water and wastewater service area, conserving natural resources, preserving water quality, natural hydrology, habitat and wetlands, protecting prime and unique soils on farmland from development, and enhancing natural hydrological systems. The project's location is within existing water and sewer service district boundaries; it protects and restores habitat for sensitive species, wetlands, and natural drainages, and long-term management is ensured through implementation of a resource management plan; it would promote ongoing agriculture land uses on-site; is not in a floodplain; contains 16-plus miles of walkable and bikeable trails; and complies with the Resource Protection Ordinance (RPO) by avoiding 99.7 percent of the RPO defined steep slopes. The project incorporates principles of smart location as required by the County General Plan, which requires new villages to be located within existing water and sewer districts and near existing infrastructure and facilities. In addition, State and Local planning policies (for example, SB 375 and AB 32) encourage locating projects near major transportation corridors, in part to reduce commuting distances and carbon footprints by lowering VMTs. The project site is located less than a half mile from the I-15, and as shown in

~~Table 4.12 of the TIS (Appendix E), would reduce trip lengths within the Valley Center community by 0.08 miles, assuming the construction of Road 3, and 0.09 miles without the construction of Road 3. The project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3. Finally, the project is outside the County's PAMA of the draft North County MSCP and is not located within an Agricultural Preserve or Williamson Contract lands.~~

Neighborhood Pattern and Design: The project's neighborhood pattern and design creates walkable streets, compact development, mixed-use neighborhood centers, and mixed-income diverse communities; implements traffic calming; provides for a mass transit bus stop and includes a Transit Demand Management program; provides close access to civic and public spaces and to recreational facilities; promotes local food production; has tree-lined streets, parks, and trails; and a neighborhood school that is walkable and bikeable by students because of traffic calming measures.

Green Infrastructure and Building: The project's buildings will exceed the state's Building Code efficiency standards (2008 Title 24) by 30 percent; construction activity will meet all air and water pollution prevention regulatory requirements; landscaping will be drought tolerant and consist of native and regionally appropriate species; stormwater management plans will reduce pollution; the project will install 2,000 kilowatts (kW) of on-site solar/photovoltaic systems, which are estimated to produce 3,400,000 kW hours of electricity, or approximately 22 percent of the project's total electricity needs at build-out (see subchapter 3.1.2); waste disposal will be reduced by 20 percent through the construction of an on-site recycling facility; potable water consumption will be reduced by 20 percent; and light pollution reduction measures will protect night skies; project-related construction activities shall use a minimum of Tier III U.S. EPA/CARB-certified construction equipment for the majority of construction equipment used, during the entire construction period; the project will install high-efficiency public street and area lighting to achieve an overall minimum 15 percent lighting energy reduction; the project will install Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) in 95 percent of the single-family, mixed-use residential, and senior community residential uses; project design shall include the installation of Smart Meters; All fireplaces installed in residential uses must be natural gas or equivalent non-wood burning fireplaces; The project requires that only electric-powered landscaping equipment be used on property managed by the homeowners' association (HOA); and lastly, in addition to the Specific Plan policies, performance measures, and project design features, the project's GHG emissions also would be reduced as a result of several existing statewide regulations: Pavley I and II (the latter of which also is sometimes referred to as LEV III or ACC), the LCFS, the RPS, and the Tire Pressure Program (see Sustainable Building, below).

Sustainable Location: The project's Sustainable Location practice is equivalent to the Smart Location principle of LEED®ND, to locate projects within existing water and sewer service district boundaries, to encourage reducing vehicle trips and vehicle distance traveled, to improve health by encouraging daily physical activity associated with walking and bicycling, as well as locating "neighborhood assets" or "diverse uses" within ½ mile walking and biking distance of project residents.

As discussed throughout the EIR, the project is located within existing water and sewer district boundaries, namely the County Water Authority and VCMWD.

Although the project would add traffic to the area, the project will reduce trip length and vehicle distances traveled as a result of locating services in the vicinity of residential uses. The project incorporates principles of smart location as required by the County General Plan, which requires new villages to be located within existing water and sewer districts and near existing infrastructure and facilities. In addition, state and local planning policies (for example, SB 375 and AB 32) encourage locating projects near major transportation corridors, in part to reduce commuting distances and carbon footprints by lowering VMTs. The project entrance from West lilac Road is approximately 1.6 to 1.8 miles from the I-15 on and off-ramps, and as shown in Table 4.12 of Appendix E (Traffic Impacts Statement), would reduce trip lengths within the Valley Center community by 0.08 mile, assuming the construction of Road 3, and 0.09 mile without the construction of Road 3. The project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3.

The project would encourage daily physical activity associated with walking and biking. The project also locates neighborhood services within short walking and biking distances as follows: (1) the project village core will reserve a future site for a mass transit stop, which is located within a short walk or bike ride from all points within the community; and (2) a 16-plus mile landscaped community path and trail network supports pedestrians, bicyclists, and equestrians. Trails are crisscrossed throughout the project encouraging their use from all points. The trail system will tie into the planned County trail system at the north and south ends of the project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, landscaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian connections and increase roadway safety.

The project is designed so that all homes within the project will be located within one-half mile distance of at least seven neighborhood assets or “diverse uses” which are located in the Town Center and Neighborhood Centers. Among the LEED-ND defined “diverse uses” proposed are the following: general store/market, farmer’s market, bank, coffee shop, bakery, drug store, senior care center, gym, recreational center, school, civic offices, public park, and commercial office. Project zoning would allow “diverse uses” within one-half mile of the project’s geographic center on account of the dense, mixed-uses permitted in the Town Center, the Neighborhood Centers, and the location of the senior center and the group care facility.

Compact and Efficient Development Footprint: The project’s Compact and Efficient Development Footprint Practice is equivalent to the LEED-ND Compact Development principle, to conserve land and promote livability, walkability, transportation efficiency and reduce vehicle distance traveled. It is also equivalent to the LEED-ND Walkable Streets principle, to promote walking by providing safe, appealing and comfortable street environments that support public health by encouraging daily physical activity and the LEED-ND Bicycle Facility principle, to promote bicycling and transportation efficiency and reduce vehicle distance traveled, as well as to improve public health by encouraging utilitarian and daily physical activity.

The project densities range from 24 du/acre to 2.9 du/acre, resulting in a compact, pedestrian-oriented planning and design. Project densities are illustrated in the Specific Plan in Table 3, Land Use Summary by Phase. The project also includes an extensive and thoroughly integrated, 16-plus mile trail network, including community pedestrian and bike paths, linking together the project components, including the Town Center, the Neighborhood Centers, all the neighborhoods, the school site, the 13.5-acre central park, and the smaller parks and green spaces located throughout the project site. This promotes the project's walkability and livability. The trails include a staging area in the Town Center, and three trail connections at the north and south ends of the project to trails defined in the County Master Trail Plan. See Figure 1-4a (Lotting Study) and Figure 1-8 (Trails Plan). Project parks and trails are designed to be wholly integrated with the dedicated 104.1-acre biological open space. Figure 1-9 (Open Space and Parks) illustrates this for example, in showing adjacency of the Biological Open Space to four parks, including the 13.5 acre central park, and to the school site and adjoining recreational and play fields areas. Certain trails, towards the project perimeters connect to the County Master Trail Plan and will also allow equestrian usage.

Mixed-Use Development: The Mixed-Use Development practice is equivalent to the LEED-ND Mixed-Use Neighborhood Center principle, to reduce automobile dependence, encourage daily walking, biking, and transit use, and support car-free living by providing access to diverse land uses, and the LEED-ND Mixed Income Diverse Communities principle, to promote socially equitable and engaging neighborhoods by enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community.

The Town Center, consisting of 21.4 acres, and the northern Neighborhood Center, 4.8 acres, provide for mixed-use development as shown in Figure 1-4a. These areas will be zoned to allow an urban core of mixed use, clustered development, including 375 higher-density, up-to-three-story, attached residential units, including live/work and row homes, some with minimums of 1,000 square feet, along with specialty retail, community serving commercial, professional offices, a town green, a civic center, a country inn, and a central recycling facility, where a trail staging area leads to 16-plus miles of trails. At the southern portion of the project site there will be senior housing. The inclusion of smaller, denser homes in the core areas, a senior care facility, and surrounding residential neighborhoods provide a variety of housing types.

Innovative Zoning and Design: The Innovative Zoning and Design practice is equivalent to the LEED-ND Walkable Streets principle, to promote transportation efficiency and reduce vehicle distance traveled and to improve public health by providing safe, appealing, and comfortable street environments that encourage daily physical activity and avoid pedestrian injuries, the LEED-ND Community Outreach and Local Input principle, to encourage responsiveness to community needs by involving the people through the HOA who live or work in the community in project design and planning and in decisions about how the project should be improved or changed over time, and the Neighborhood Schools principle, to promote community interaction and engagement through traffic calming and thereby improve students' health by encouraging walking and bicycling to school.

The project would be designed with the highest intensities (commercial, mixed-use and attached residential) within the central portion of the project (Town Center) and the lower-intensity residential uses around the perimeter of the site (single-family detached

residential uses.) The Town Center includes high-density residential development, commercial and professional offices uses, various private facilities, multiple private parks, and community trails. Compact residential neighborhoods surround the Town Center towards the project perimeter and support several small parks and community trails. There are also two Neighborhood Centers (highly abbreviated forms of the Town Center) planned southeast of the Town Center. The road network leads to the Town Center and Neighborhood Centers and there are over sixteen miles of multi-use community trails providing a pedestrian lineage to every part of the community, which also connects to the County regional trail system. The project is compact enough to encourage residents to walk to amenities and service, as all residences would be within one half mile, and less than 10-minute walk, from the Town Center or from one of the two Neighborhood Centers.

The County Zoning Ordinance allows for a variety of innovative techniques to address local development criteria and standards. The Specific Plan text includes detailed development design criteria and standards for both subdivision design and for architectural design. All development will require Site Plan approval, pursuant to the “D” Designator, for implementation to ensure compliance with the Design Guidelines and developments standards included respectively in the Specific Plan’s Section III, Design Guidelines, and in Section III, Development Standards and Regulations. These guidelines address the design elements that contribute to project planning concepts for pedestrian-oriented residential and commercial/mixed use design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the residential and commercial/mixed use areas of the project are illustrated at the end of Section III of the Specific Plan. The development of the single-family detached areas of the project is regulated by Specific Plan Figures 98 and 99, which identify 17 different lot configurations. The Site Plan required for all detached single-family development requires that each lot must show a specific lot configuration from the table coupled with one of 14 single-family architectural configurations. This results in a permutation of numerous combinations of lot sizes and architectural styles ensuring that the compact form of development has a wide range and diversity of designs.

Pedestrian safety is essential to encouraging a pedestrian-oriented community and a community where children can safely walk to school. Thus, the project includes multiple approaches to traffic calming throughout the project. Traffic calming features include roadway design (such as roundabouts, one-way streets and slightly curved streets), road features (such as bulb-outs and on-street parking) and landscaping such as, landscaping areas for trees to be planted close to the curb, to cause automobile drivers to reduce their travel speeds without having to resort to less effective measures (such as speed bumps). The project includes one public road, West Lilac Road, that is designated as part of the County maintained road system. Furthering pedestrian safety, the project would dedicate and construct a portion of West Lilac Road with a multi-purpose pathway to be built within a 12-foot section of the road right of way and includes an 8-foot Decomposed Granite (DG) pathway and landscaping per the guidelines and standards set forth in the Specific Plan (Specific Plan, p. 1-20, Figure 1-8).

Conservation of Wildlife Habitat: The Conservation of Wildlife Habitat practice is equivalent to the LEED-ND Imperiled Species and Ecological Communities and the Wetland and Water Conservation principles, to promote open space and habitat

conservation, preserve and enhance water quality and natural hydrologic systems, and protect habitat and biodiversity through conservation of wetlands and water bodies.

The project includes the preservation of 104.1 acres of open space that includes native habitat to support a variety of wildlife species. See subchapter 2.5 for a discussion of impacts and mitigation measures. Mitigation measures will restore, enhance, and maintain open space subject to a Resource Management Plan, funded through an endowment or community facilities district, will enhance and create wetlands, under the jurisdiction of local, state, and federal resource agencies, and will include a Revegetation Plan, with numeric success criteria, and subject to local, state, and federal review and approval prior to issuance of wetland and the first and all subsequent grading permits.

Soil Conservation: The Soil Conservation practice is equivalent to the LEED-ND Construction Activity Pollution Prevention principle, to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust.

The project is required to comply with all relevant Ordinances ensuring a broad range of construction best management practices to minimize soil disturbance and erosion during construction. The Project construction activities are scheduled per the Community Phasing Plan to minimize the length of time soils are exposed. The total disturbance area on the site would be 504 acres but less than 50 acres would be disturbed at any given time under the worse-case scenario.

Storm Water Management, Natural Filtering and Drainage: The Stormwater Management, Natural Filtering, and Drainage practice is equivalent to the LEED-ND Stormwater Management principle, and Minimized Site Disturbance in Design principle to reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region, and the LEED-ND Reduced Parking Footprint principle, to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.

Project stormwater is managed through the use of LID techniques to preserve natural drainages and minimize concentrated hydrological flows. As for preservation, the project would not disturb any natural drainages and all flows would be directed on-site, grass-lined detention basins, as described in the project Drainage Plan, for settling and filtration prior to discharge off-site through both natural and man-made drainages. The Drainage Plan includes measures such as planting shallow drainage slopes to prevent erosion and siltation.

Water Efficient and Native Palette Landscaping: The Water Efficient and Native Palette Landscaping practice would be equivalent to the LEED-ND Minimized Site Disturbance in Design principle and Water-Efficient Landscaping principle, to reduce outdoor water consumption.

The Landscape Plan which is incorporated into the Specific Plan is designed to limit water and energy use while preserving and enhancing the environment. The Landscape Plan conserves water through the use of native and drought-resistant species and integrates existing field agriculture, orchards, riparian corridors, and native oaks into the project design. Native vegetation will be emphasized, supplemented by compatible, non-invasive ornamental plant materials. To limit water and energy usage, all of the

reclaimed water from the WRF treated to Title 22 Standards will irrigate on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and in biological open spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies, thus preserving and protecting the environment.

Operation and Maintenance Plans for Project Plans and Facilities Project Wide:
The Operation and Maintenance Plans for Project Plans and Facilities Project Wide practice would be equivalent to the LEED-ND Long-Term Conservation Management of Habitat or Wetlands Principle to create and commit to implementing a long term management plan for native habitats and water conservation areas, and create guaranteed funding sources.

Conceptual Resource Management Plans have been prepared setting forth guidelines for the operation and maintenance of preserved environmental resources both on- and off-site [see Attachments 15 (Wetlands), 16 (Biological Open Space) and Attachment 17 (Off-site Habitat Mitigation) of Appendix G]. These plans must be reviewed and approved by local, state, and federal resource agencies before being finalized. Additionally, multiple Operations and Maintenance Manual (HOA, Stormwater RF, WRF) would be required to be prepared and adopted to assure compliance with performance standards and all local, state, and federal environmental, health and safety laws, as applicable.

Recycling and Innovating Wastewater Technology:
The Recycling and Innovating Wastewater Technology practice is equivalent to the LEED-ND Wastewater Management principle - to reduce pollution from wastewater and encourage water reuse, and the LEED-ND Solid Waste Management Infrastructure principle, - to reduce the volume of waste deposited in landfills by including a recycling or reuse station.

A Major Use Permit is being processed concurrently with the Specific Plan for construction of a WRF located on a 2.4-acre site in the southwestern portion of the project site. Recycled water will be subject to VCMWD policy on reclaimed water uses (Article 190.7 Conservation and Local Supply Use Requirements section (c)). Recycled water distribution pipelines may be installed within the community roadways to deliver the recycled water to the targeted on-site areas. The reclaim wastewater generated by the project will be used for community open space irrigation.

Also planned within the project site is a RF to be located in the Town Center at a trail head staging area. The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of waste. The RF would be available for use by project residents, as well as those residing in the surrounding area.

Pedestrian and Bike Paths Connecting the Community Amenities:
The Pedestrian and Bike Paths Connecting the Community Amenities practice is equivalent to the LEED-ND Access to Civic and Public Space to improve physical and mental health and social capital by providing a variety of open spaces close to work and home and LEED-ND Compact Development to promote livability, walkability, to reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

The project includes an extensive and thoroughly integrated, 16-plus mile Trail Network, including community pedestrian and bike paths, linking together the major project

components, including the Town Center and Neighborhood Centers, Neighborhoods, the school, and the and 13.5-acre central park. The trails include a staging area in the Town Center, and three trail connections at the north and south ends of the project to trails defined in the County Master Trail Plan. Figures 1-4a and 1-8 show the integration of the project as whole with the Trail Network.

Topography Preservation: this Topography Preservation practice is equivalent to the LEED-ND Steep Slope Protection principle, to minimize erosion, protect habitat, and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.

The County has adopted the RPO, which regulates the development of steep slopes. The project has been designed so that 99.7 percent of all grading will occur outside of the RPO defined steep slope areas. Less than 1.6 acres of RPO-defined steep slopes would be disturbed by the project, which complies with the RPO. The project is designed to minimize slope disturbance through preservation and alignment of project forms to the natural topography. Construction activities must conform to the project Grading Plan Development Standards governing contour grading, manufactured slopes and material import/export balance.

Agricultural Land Conservation: The Agricultural Land Conservation practice is equivalent to the LEED-ND Agricultural Land Conservation principle, to preserve irreplaceable agricultural resources by protecting prime and unique farmland from development, and the LEED-ND Local Food Production principle - to promote the environmental and economic benefits of community-based food production and improve nutrition through better access to fresh produce.

The project would support continued agricultural operations as follows: the project would permanently preserve 43.8 acres of agriculture off-site based on the County's Guidelines for the Determination of Significance for Agriculture or purchase agricultural mitigation credits at a 1:1 ratio through the County's PACE (Purchase of Agricultural Conservation Easement) program. The site is not located within a Williamson Act Contract or an Agricultural Preserve. Approximately 23.8 acres of active agriculture would remain on-site within the biological open space and 18.3 acres of orchards will be planted within the project agricultural buffers. An additional 20 acres of common area open space could include community gardens and agriculture. Other compatible agricultural uses would be allowed by the Specific Plan, such as farmers' markets, community gardens and vineyards.

Building Site Selection: The project's Building Site Selection Green Building Practice is equivalent to the LEED-ND intent of Minimize Site Disturbance by preserving existing noninvasive trees, native plants, and pervious surfaces.

The project conducted an initial inventory of the natural resources (see subchapter. 2.5) across the site to create a development plan that would maximize avoidance of natural resources. This is reflected in the Open Space and Recreation Plan, and to varying other extents other resource-attentive plans, such as the Drainage Plan, the Landscape Concept Plan, and the Water and Wastewater Plan. These plans are assured proper implementation, though several county, state, and federal government agency approvals and oversight mechanisms, to protect project site natural resource areas both during construction and in perpetuity.

Sustainable Building: The project Sustainable Building practice would be equivalent to the LEED-ND Certified Green Building principle, to encourage the design, construction, and retrofit of buildings using green building practices, the LEED-ND Building Energy Efficiency principle, to encourage the design and construction of energy-efficient buildings that reduce air, water, and land pollution and environmental damage from energy production and consumption, the LEED-ND Solar Orientation principle, to encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies, and the LEED-ND Tree-Lined Streets principle to, encourage walking and bicycling and discourage speeding, and to reduce urban heat island effects, improve air quality, increase evapotranspiration, and reduce cooling loads in buildings.

The project would be designed, constructed and built to exceed 2008 Title 24 Energy Standards by 30 percent, and the project will install 2,000 kW of on-site solar/photovoltaic systems, which are estimated to produce 3,400,000 kW hours of electricity, or approximately 22 percent of the project's total electricity needs at build-out. In order to achieve this total photovoltaic energy production volume, the project shall produce or cause to be produced renewable electricity by one of the following methods to be determined by the applicant: (1) installation of the equivalent of one photovoltaic (i.e., solar) power system no smaller than 2 kW on 500 single-family homes, and a photovoltaic power system(s) no smaller than 1,000 kW on 90,000 square feet of non-residential roof area; or (2) the installation of the equivalent of one photovoltaic (i.e., solar) power system no smaller than 2 kW on 1,000 single-family homes. The actual capacity and/or conversion efficiency of the photovoltaic panels may alter the actual number of roofs or non-residential roof space requirements to meet the annual 3,400,000 kW-h requirement at project build-out.

The project would also plant shade along streets, trails, in parks, in parking lots, in the commercial centers and in civic and public spaces, which would negate the formation of urban heat islands and reduce energy demand during the hottest weather.

Integrated Transportation Planning: The Integrated Transportation Planning practice would be equivalent to the LEED-ND Transit Facility principle to encourage transit use and reduce driving by providing safe, convenient, and comfortable transit waiting areas, and LEED-ND Transportation Demand Management principle to reduce energy consumption, pollution from motor vehicles and adverse public health effects by encouraging multimodal travel.

The project site is less than a half-mile from the I-15 corridor, with access to regional destinations, and approximately a mile of frontage along West Lilac Road (a Mobility Element roadway), maximizing efficient community access within Valley Center and Bonsall. The village core will reserve a future mass transit stop, which is located within a short walk or bike ride from all points within the community and would include an interim transit service to transport residents to the nearest transit stop until the NCTD establishes a transit route to the Project. A 16-plus mile community path and trail network supports pedestrians, bicyclists, and equestrians and is connected to the planned County trail system at the north and south ends of the project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, landscaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian access and increase roadway safety. Finally, the project will implement a Transportation Demand

Management Plan and private interim-transit program until regional transit plans are coordinated.

Dark Sky Protection: The Dark Sky Protection practice is equivalent to the LEED-ND Light Pollution Reduction principle to increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.

The project is 3,700 feet beyond the Zone A radius for Palomar Observatory. The project is, however, designed to comply with the safety standards of the County Light Pollution Code. Street lighting will include downward directed lighting, shielded lighting, low voltage decorative lighting, and lighting lower than what would typically be found on an urban street (see Specific Plan, Section III.D.)

~~**Sustainable Site Design.** The project was designed to be consistent with the Community Development Model. Lower intensity, residential land uses graduate out from a dense, clustered, mixed use, high intensity, village core. The project is pedestrian-oriented and shifts reliance from automobiles as every resident is a short walk from goods and services. Live/work units and offices offer alternatives to highway commuting. Recycling of wastewater, containers, and compost conserve water, energy and raw materials. Community gardens and orchards, and specialty retail, including farmer's markets, promote agricultural sustainability by supporting local farms and decrease the reliance on imported produce. The project would preserve sensitive biological resources over one-sixth of the project site. The open space areas would support wildlife habitat, protect creeks and wetlands, associated upland habitats and management of open space preserve areas, and oak woodlands. 99.7 percent of all proposed grading would not impact RPO Steep Slope land. The project also proposes to restore natural drainages and wetland habitat on-site. Portions of the existing agricultural on-site would remain within open space and the project would mitigate its direct impacts to agriculture by purchasing a conservation easement for agriculture land on or off site. The project's Specific Plan incorporates residential and commercial uses in the village core, diversifying housing types from 1,000 square foot live/work lofts, to townhomes, to larger attached and detached homes, of varying configurations, creating thoroughly integrated, walkable commercial centers and neighborhoods, making a development footprint that is compact and provides community-based amenities, thus reducing regional automotive trips.~~

~~**Innovative Land Use.** As stated above, the project design and proposed compact land uses would create a walkable community. All residents could walk or bike on dedicated, community paths, to stores, parks and recreational fields, the civic center, professional offices, a senior center, a recycling center, a gym and pool, community gardens and orchards, and nature trails. The location of homes near the Town Center reduces driving distances thus reducing gas and electricity consumption. The project's Specific Plan incorporates a number of landscaping measures and policies that enhance sustainable planning principles such as the use of native, drought tolerant and regionally appropriate plants and ornamentals and the use of reclaimed water, allowance for rain water harvesting, and grey water systems. A biological preserve compliments the regional habitat program and enhances storm water management. Grading Design, Erosion Control, Stormwater and Drainage Best Management Practices are incorporated~~

into the Specific Plan and the accompanying project plans such as the Stormwater Management Plan and Water Conservation Plan.

Integrated Transportation Planning. The project site is less than a half mile from I-15, with access to regional destinations, and faces West Lilac Road, maximizing efficient community access within Valley Center and Bonsall. The village core could accommodate a mass transit stop, a short walk or bike ride from all points within the community. A 16-plus mile community path and trail network supports pedestrians, bicyclists, and equestrians and is connected to the County trail system at the north and south ends of the project. Streets are designed to promote traffic calming through the use of narrow lanes, curvatures, roundabouts, treescaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian connections and increase roadway safety. Finally, the Project would implement a TDM Plan and private interim transit program until regional transit plans are coordinated.

Sustainable Building. The project's homes and buildings would be designed, constructed, and built ~~to~~ into CAL GREEN building standards and would be designed to exceed 2008 Title 24 Energy Standards ~~by~~ by 30 percent. All buildings would be solar ready and have roofs built for solar panels and pipes for solar hot water, and are individually planned to consider solar orientation. ~~would~~ would All buildings would have dual pipe irrigation systems to conserve fresh water resources. The project would also plant approximately 35,000 trees, which would negate the formation of urban heat islands, and reduce energy demand during the hottest weather. Sustainable green buildings, designed to CAL GREEN and would exceed 2008 Title 24 standards by 30 percent, consume less energy and water, improve indoor air quality, and preserve and enhance natural biological resources.

Finally, implementation of these project plans would be through the HOA which would manage landscaping, pathways, parks, and community agriculture. The RF and WRF would be managed by the VCMWD and all Resource Management plans would need approval of the applicable governmental agencies to ensure the conservation of biological open space would include management components. Therefore, because the project is consistent with the Community Development Model, provides necessary services and facilities (and is within established water and sewer service boundaries), and is designed to be equivalent to the LEED-ND, the project is consistent with General Plan Policies LU-1.1 and LU-1.2.

As shown both by the project's score under the NGBS certification and the practically equal effect to the LEED-ND certification program, the project conforms to General Plan Policy LU-1.2. See Global Response: Project Consistency With General Plan Policy LU-1.2 for additional details relative to the determination.

(4) Other Relevant General Plan Policies

The project likewise provides a "complete neighborhood" to include a neighborhood center within easy walking distance of surrounding residences (LU-3-3) while providing a mixture of residential land use designations and development regulations that accommodate various building types and styles (LU-3-1 and LU-3-2).

The project includes an amendment to the General Plan's Mobility Element to redesignate West Lilac Road from its existing current classification as a Light Collector with intermittent turn lanes (2.2C) to a Light Collector with reduced shoulder (2.2F) from Main Street to the mapped Road 3. Goal M-1 of the General Plan's Mobility Element identifies the County's need for a balanced road network, requiring "a safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities." The proposed amendment would not be inconsistent with this goal or related policies. It would amend the General Plan Mobility Element road classification of West Lilac Road from 2.2C to 2.2F from the project entrance at Main Street to Road 3. As detailed in the Traffic Impact Study (see Appendix E), a number of road segments would fail with the addition of project traffic. However, the General Plan Amendment to the Mobility Element includes the amendment of Mobility Element Table M-4 to include Old Highway 395 from E. Dulin Road to West Lilac Road, West Lilac Road from Old Highway 395 to the project entrance (2.2C) and from the project entrance to Road 3 (2.2F), and Old Highway 395 between West Lilac Road and the I-15 SB ramps. Table M-4 identifies road segments with road classifications that could result in a LOS E / F but where the adverse impacts of adding additional travel lanes do not justify the resulting benefit of increased traffic capacity. The project is designed with two direct connection points to West Lilac Road with no private driveway access (M-2.2). With the inclusion of the amendment to Table M-4 the project would be consistent with the General Plan Mobility Element.

A discussion of the project's conformance with other General Plan policies is detailed in the General Plan Consistency Analysis (see Appendix W). Overall, the project would be consistent with the General Plan; therefore, land use impacts associated with policy inconsistencies would be **less than significant**.

Community Plan Goals and Policies

The community character of the project can be examined from both a local and regional perspective. As described above, both Valley Center and Bonsall are characterized as "rural communities" by their respective community plans. Compliance with the goals and policies of the community plans are detailed in the General Plan Consistency Analysis (see Appendix W). Relevant policies are discussed in the following paragraphs.

Valley Center Community Plan

As currently written, the VCCP envisions the two existing rural Villages as the only areas recognized on the plan map where urban levels of development are permitted. The project proposes, as part of its General Plan Amendment, to modify the text of the VCCP to be consistent with the proposed project by changing the number of rural villages from two to three. As discussed above, the General Plan's goals and policies permit the establishment of a new village that is designed to be consistent with the Community Development Model, provide necessary services and facilities, and meet the LEED-ND Certification or an equivalent.

Goal 1 of the VCCP Community Character Goals is to preserve and enhance the rural character of Valley Center. The project proposes many different densities and architectural styles, integrated into a cohesive community through landscaping, trails, and a Town Center to provide community focus. The Design Guidelines and other provisions of the Specific Plan assure that monotony in design is avoided. The proposed

project further assures consistency with relevant policies associated with this goal through the requirement for Site Plan review.

The VCCP Land Use policies seek to preserve sensitive natural resources including steep slopes, canyons, floodplains, ridge tops, and unique scenic views (VCCP Policies A-1 through A-3). As detailed throughout the EIR including, subchapters 2.1 (Visual Resources) and 2.5 (Biological Resources), the project is designed to avoid disturbance of a majority of the on-site steep slopes and most sensitive habitats. Additionally, mitigation measures are included to assure the reduction of significant impacts to scenic views to the greatest extent possible.

The Agricultural Goal of the VCCP seeks the preservation and enhancement of existing and future agricultural uses. As detailed in the Agricultural Resources Report (see Appendix F of the EIR), one of the project's objectives includes the recognition of the existing rural atmosphere of the surrounding area through use of agriculture on-site and provision of transitional features to provide adequate buffering between types of residences and active agriculture. The Specific Plan includes agriculture throughout the project site including common open space areas, biological open space, and manufactured slopes. HOA-maintained agricultural open space would be retained along many of the boundaries of the project site, as agricultural compatibilities buffers including groves of orchard trees, such as avocado and citrus. Other agricultural-related commercial uses may also be established by the project as allowed in the C-36 zones.

The Conservation Goals of the VCCP require projects to preserve Valley Center's unique, natural and cultural resources while supporting its traditional semi-rural lifestyle; preserve native vegetation and wildlife habitat; minimize soil erosion; and promote a system of interconnecting trails and paths for horses, pedestrians and bicyclists; As detailed in subchapter 2.6 (Cultural Resources) the project includes mitigation measures required to assure that no unknown cultural resources are disturbed or lost as a result of project implementation. The project design also includes the preservation of wetland and upland habitat within an on-site protective easement, an extensive network of trails, and the implementation of BMPs throughout the site.

The project is consistent with the relevant policies of the VCCP. Additional discussions, including a detailed matrix of the project's consistency with all other policies of the VCCP is located in the General Plan Consistency Analysis (see Appendix W).

Bonsall Community Plan

As currently written, the BCP recognizes three areas with the Village Regional Category located in the Olive Hill Road/Mission Road and SR-76 area. The project proposes as part of its General Plan Amendment to modify the text of the BCP to be consistent with the project by changing the number of areas with the Village Regional Category from three to four. As discussed above, the General Plan's goals and policies permit the establishment of a new village that is designed to be consistent with the Community Development Model, provide necessary services and facilities, and meet the LEED-ND Certification or an equivalent.

BCP Policy LU-1.1.1 requires development in the community to preserve the rural qualities of the area. Conformance to this policy is reflected through the varied land uses proposed within the project site including different patterned homes, the maintenance of

on-site agriculture within biological buffers and common areas, and small village commercial centers. Additionally, the project places the highest density of homes closest to the center of the site, furthest from adjacent agricultural operations. Developing the village in this manner would provide housing needs in a compact village design, while preserving outlying rural areas outside of services and infrastructure (Policy LU-1.2.1). Project grading would conform to the natural contours of the land and would not substantially alter the profile of the site (Policy LU-1.1.3). The proposed project further assures consistency with relevant policies associated with this goal through the requirement for Site Plan review (LU-1.2.2).

BCP Goal COS-1.1 requires the preservation of unique natural and cultural resources. As detailed in subchapter 2.6 (Cultural Resources), the project includes mitigation measures required to assure that no known or unknown cultural resources are disturbed or lost as a result of project implementation.

BCP Policy COS-1.1.4 requires development to be compatible with adjacent natural preserves, sensitive habitat areas, agricultural lands, and recreation areas. As detailed in subchapter 2.5 (Biological Resources), the project is designed to avoid disturbance of the site's most sensitive habitats through the dedication of 103.6 acres of open space. Additionally, Goal COS-1.2 requires the continuation of agriculture as a prominent use throughout the Bonsall community. The project includes agriculture throughout the project site including common open space areas, biological open space, and manufactured slopes. HOA-maintained agricultural open space would be retained along many of the boundaries of the project site, as agricultural compatibility buffers including groves of orchard trees, such as avocado and citrus. Other agricultural-related commercial uses may also be established by the project as allowed in the C-36 zones. With respect to recreation, the project includes 23.8 acres of park land plus miles of trails to assure on-going recreational uses throughout the project site and the community.

The project is consistent with the relevant policies of the BCP. Additional discussions, including a detailed matrix of the project's consistency with all other policies of the BCP is located in the General Plan Consistency Analysis (Appendix).

Overall, land use impacts associated with policy inconsistencies would be **less than significant**.

County Zoning Ordinance

The project proposes residential, commercial, and other land uses, along with residential densities, that are not consistent with existing zoning. Existing zoning is A70, Limited Agricultural Use Regulations for the 532 acres within the VCCP area and RR, Rural Residential for the 76 acres within the BCP area. The project proposes the construction of a maximum of 1,746 units with an overall density of 2.9 du/ac. Residential density within the planning areas ranges from 0.5 du/ac for the single-family units to 25 du/ac for a portion of the mixed-use residential areas. Also, proposed within the project site are commercial uses; facilities and amenities to serve the senior population (including a senior community center and group residential and group care facility); and civic uses that may include a fire station, school (K-8), public and private parks, and other recreational amenities. An on-site RF, WRF, and other supporting infrastructure also would be located on the 608-acre site. Biological open space is proposed to preserve

103.6 acres of sensitive biological/wetland habitat. Some of the proposed uses would not be consistent with the existing zoning.

As part of the project, the applicant is requesting a Rezone for the entire 608-acre site. The Town Center and two Neighborhood Centers would be rezoned to C34 "General Commercial/Residential." The remainder of the project site would be rezoned as RU – Residential. Proposed zoning is defined within the Specific Plan and illustrated on Figure 1-3. Approval of the rezone would remedy current inconsistencies between the proposed GPA Land Use designation and impacts associated with zoning would **be less than significant**.

County Subdivision Ordinance

The project would comply with the requirements of the County of San Diego Subdivision Ordinance, as all final subdivision maps associated with the project would conform to the zoning as proposed by the Specific Plan. **No impacts** would occur.

Resource Protection Ordinance

The project has been designed to the greatest extent possible to preserve RPO steep slopes, sensitive habitat, wetlands, and cultural resources on-site.

A steep slope analysis prepared for the project identified the various slope categories on the project site and was used extensively to determine suitable development locations by minimizing development encroachment into the steep slopes and preserving significant slopes. The project would preserve 18.4 acres of the 20.0 acres (92 percent) of on-site RPO steep slopes. The minimal areas of encroachment are within the allowances identified in RPO. Project grading would impact 1.6 acres of the existing 20 acres of RPO steep slopes on-site. This is within the 10 percent allowance permitted under RPO.

Approximately 37.1 acres of the 608-acre site includes RPO sensitive habitat and wetlands. Development would be focused in the previously disturbed and agricultural areas of the site, and the project would limit impacts to the existing RPO habitats on-site. The project would avoid and preserve 90 percent of RPO wetlands existing on-site (refer to subchapter 2.5). Wetland impacts (2.0 acres) would be limited to where crossings over wetlands are required to provide access to the proposed development. The proposed crossings meet the findings necessary to allow the impacts through impact avoidance and minimization by placing the proposed crossings where RPO wetlands are narrow, disturbed, and at existing roads. The project would provide a limited building zone and a minimum of a 50-foot buffer from wetlands to adequately avoid indirect impacts in accordance with RPO requirements. The project would mitigate for impacts in accordance with the County's HLP Ordinance. With the implementation of the proposed mitigation, RPO habitat impacts would be **less than significant** (refer to Biological Resources, subchapter 2.5).

Several cultural resource sites are located within the project site and off-site areas, but only one site within the on-site development footprint meets the threshold of significance under RPO. This site would be preserved in dedicated on-site open space. One RPO-significant archaeological site is located within the proposed off-site roadway and utility

alignments, but would not be impacted by the proposed improvements. No RPO significant cultural resources would be directly impacted by the project.

Additional information regarding RPO compliance is contained in the Cultural Resources, Biological Resources, and Aesthetics sections of this EIR. As such, impacts associated with inconsistencies with the RPO would be **less than significant**.

San Diego County Community Trails Master Plan

The County's CTMP shows two County (public) trails planned to cross the project site. The first trail roughly parallels West Lilac Road in an east-west direction along the northern boundary of the project site and is classified as a "Third Priority Pathway" by the County. The second trail, also classified as a "Third Priority Pathway" is planned to cross from east to west along an existing VCMWD water easement, near the southern boundary of the project. The project would construct public trails that would follow West Lilac Road, the VCMWD easement, consistent with CTMP guidelines. The project is consistent with the Community Trails Master Plan. **No impacts** would occur.

County Light Pollution Code

The project site is located approximately 3,700 feet beyond the Zone A boundary of Palomar Observatory. The LPC contains policies restricting the use of outdoor lighting to minimize light spill over into the dark night sky and adjacent neighborhoods. Currently, the project site and immediate surrounding area are not lit with streetlights. Visible night lighting is associated with private homes, commercial operations and I-15 vehicular traffic.

Project lighting would include lights similar to, or lesser in intensity than, other developed areas in the County. Section III.D.10 of the Specific Plan identifies lighting concepts, describing how lighting throughout the project would be done in a manner that minimizes light intrusion onto adjacent properties through the use of fixtures that are compatible with the design of each planning area and that light be shielded and directed downward. Park P-10 would be designed per County Park Standards and could have pole-mounted lighting installed to light sports fields per County standards. Although project lighting would produce light levels brighter than currently exist on the project site, all lighting would adhere to the County of San Diego's Dark Sky Ordinance. Lighting design would include the use of shields and full cut-off light fixtures to ensure that light rays are projected downward and that glare and spillage into the sky or onto adjacent property are limited. Each light would provide the lowest light level necessary, and would be limited to less than 4,050 lumens output, maintaining compliance with the LPC. The sports fields at the public park would include pole-mounted lighting with the condition that the field lights are turned off prior to 10:00 p.m. as provided in the Specific Plan. Based on compliance with the LPC and the design measures to minimize glare and spill, project lighting would result in **less than significant** visual impacts, as described in subchapter 2.1 of this EIR.

County of San Diego Board of Supervisors Policy I-17

Project public improvement and facilities impacts are analyzed in EIR subchapter 3.1.7. As discussed in subchapter 3.1.7, the project would provides all public improvements and facilities with the associated lands, easements, and rights-of-way, necessary to

ensure adequate public services and that adequate utilities would be provided to serve the project. Please see the Global Response to Comment, Environmental Analysis and Easement Summary Table, showing all easements help by the applicant, in addition to all easements that could be required to implement the project. The project would be conditioned to acquire any easements not already held by the applicant and if they cannot be acquired, the applicant would request that staff initiate eminent domain proceedings to obtain the required easements at the expense of the applicant. Conditions of approval would be satisfied in accordance with build-out of the project, such that adequate facilities are available concurrent with need. The project would therefore be consistent with Board Policy I-17. Impacts associated with policy consistency would be **less than significant**.

County of San Diego Board of Supervisors Policy I-18

As discussed in subchapter 3.1.7, the project would include all necessary public infrastructure required to support the project. The project would therefore be consistent with Board Policy I-18. Impacts associated with policy consistency would be **less than significant**.

County of San Diego Board of Supervisors Policy I-48

Policy I-48 applies only to County sanitation districts. This project is not located in such a district. **No impact** would occur.

County of San Diego Board of Supervisors Policy I-73

The project would impact 1.07 of the 14.87 acres of RPO steep hillsides located on-site. Natural hillsides would be retained, as feasible. As discussed in subchapter 2.8, the project would impact less than 10 percent of steep hillsides on-site, which complies with the RPO steep hillsides requirements. Thus, the project would comply with this policy and impacts associated with policy consistency would be **less than significant**.

County of San Diego Board of Supervisors Policy I-78

As discussed in subchapter 3.1.7, the findings required by this policy could be made for the project's wastewater facility. The project would be consistent with Board Policy I-78, and impacts associated with policy consistency would be **less than significant**.

County of San Diego Board of Supervisors Policy I-84

As discussed in detail in subchapter 3.1.7, adequate fire facilities would be available to serve the project within the allowable response time. Likewise, with the satisfaction of certain conditions, law enforcement services; water and sanitary sewer service; and school, library, and recreational facilities, would be adequate as evidenced by the PFAF, included as Appendix R of this EIR. Conditions of approval would be satisfied in accordance with build-out of the project, such that adequate facilities are available concurrent with need. The project would be consistent with Board Policy I-84, and impacts associated with policy consistency would be **less than significant**.

County Board of Supervisors Policy I-132

The project would include a Mitigation Monitoring and Reporting Program in compliance with CEQA to ensure that the mitigation measures identified for the project are enforceable and completed. The project would be consistent with Board Policy I-132; **no impacts** would result.

County of San Diego Board of Supervisors Policy I-136

If a Community Facilities District is proposed for the project, it would comply with Policy 1-136. For details on the project's financing, refer to section IV-10 of the Specific Plan. Formation of a Community Facilities District is one financing option. **No impacts** would result.

County of San Diego Board of Supervisors Policy J-34

A traffic impact study has been completed for the project and is included as Appendix E to this EIR. The traffic impacts study identifies project impacts to Mobility Element roads and associated mitigation. The project applicant has been working closely with the Department of Public Works, as required by this policy, to assure that project-related off-site improvements are included as project design features or as mitigation measures that would relieve the project's percentage of increased traffic in a way that is appropriate for the project's vicinity. Please refer to subchapter 2.3, Traffic, for details on the project's impacts to Mobility Element roadways. The project is consistent with this policy and impacts would be **less than significant**.

Natural Community Conservation Plan

The project's open space system is consistent with the goals and objectives of the NCCP, qualifying the Specific Plan for permitting authority under 4 (d) rule under the NCCP. As detailed in subchapters 2.5.2.2 and 2.5.2.5, the project would result in impacts to coastal sage scrub. Coastal California gnatcatcher was not located on-site during focused surveys. In accordance with the NCCP, the project would obtain an Habitat Loss Permit (HLP). The proposed mitigation for impacts to coastal sage scrub habitat would be in accordance with Section 4.13 of the NCCP process guidelines. Mitigation for all project impacts to coastal sage scrub would be accomplished by the off-site preservation of coastal sage scrub habitat at a 2:1 ratio within a proposed future PAMA area. The project would not have impacts to any narrow endemic species or to any core populations of any narrow endemic species identified in the MSCP. Therefore, the project is consistent with the NCCP and HLP requirements, and associated impacts would be **less than significant**.

Multiple Species Conservation Program

The project site is located within the proposed North County MSCP Subarea. The entire project site is located outside of the proposed PAMA. The proposed PAMA is located to the north and northeast and to the west of the project site. Mitigation for habitats that is not accommodated on-site would be located within the proposed North County MSCP Subarea PAMA or an approved mitigated bank (as discussed in subchapter 2.5). As such, the project would comply with the draft MSCP Subarea Plan, and impacts to biological resources would be **less than significant** after mitigation.

3.1.4.3 Cumulative Impact Analysis

Plan Consistency

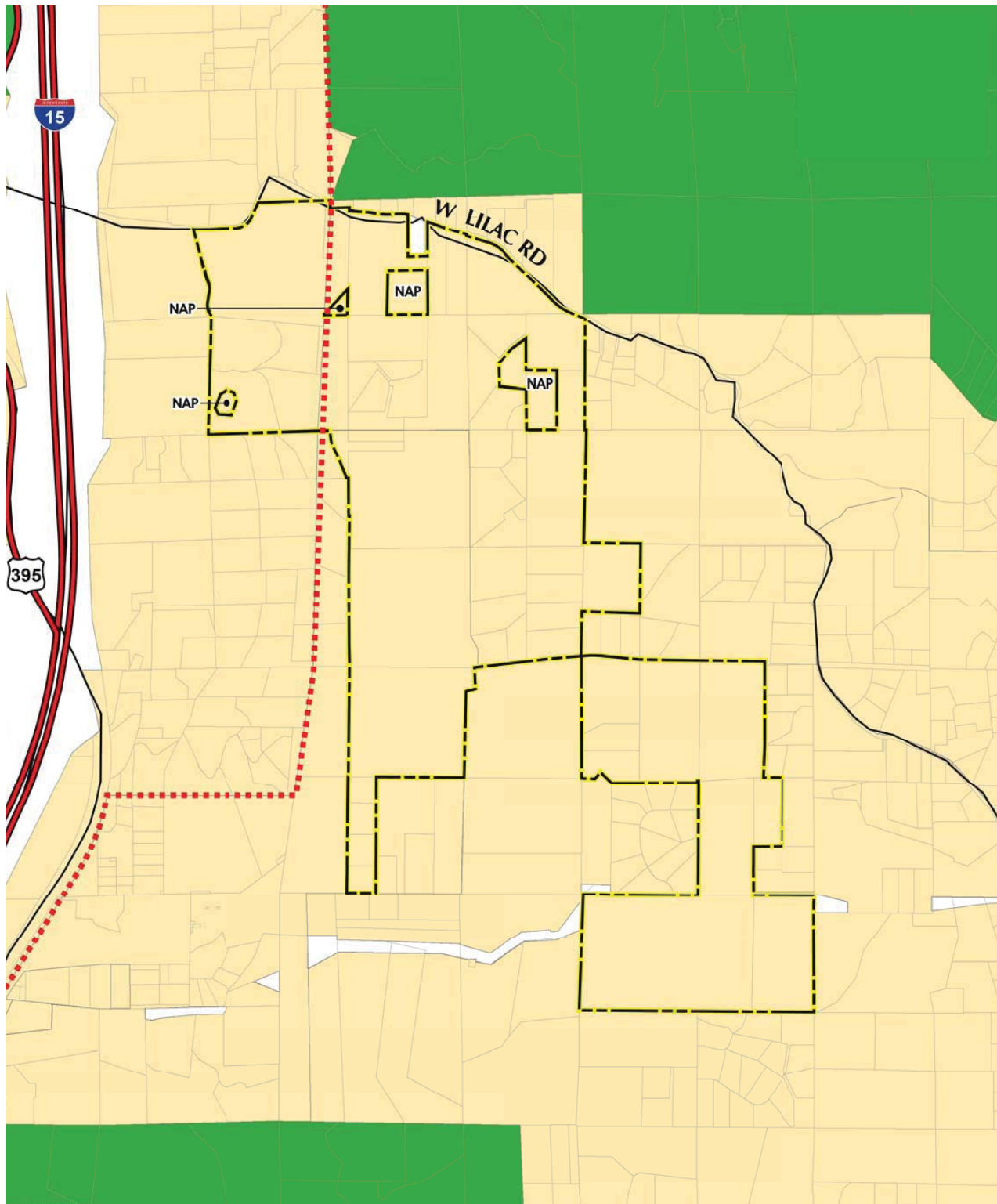
The project is located in an area characterized by predominantly low-density residential development and agricultural uses. The cumulative project area for land use and planning would be those projects surrounding the project site, similar to the cumulative area identified for visual resources (see Figure 2.1-24). The projects identified within this cumulative project area propose residential development. These projects are relatively minor in nature, and none of the projects require General Plan Amendments or Rezones.

It is also appropriate to examine a larger, regional, cumulative study area in the analysis of impacts associated with cumulative land use. Figure 1-24 shows a large, regional area including parts of the VCCP, BCP, Fallbrook Community Plan, North County Metro Community Plan, and Pauma Community Plan area. A number of projects within this cumulative project area, as identified in Table 1-6, require Community Plan Amendments. Additionally, at least 27 Property Specific Requests are included in this regional cumulative project area. These projects are being considered for General Plan redesignation as detailed in Table 1-6, Map Key 3s 96 through 108. Approval of the Property Specific Requests would increase residential densities beyond those shown in the adopted General Plan and associated community plans. Overall, these Property Specific Requests represent an increase of approximately 1,598 dwelling units throughout the regional cumulative project area. The specific densities and land use designations for these projects would be determined by the Board of Supervisors.

For this project and other projects, including the Property Specific Requests, to be approved, they must be found consistent with the General Plan. Consistency with relevant General Plan policies would ensure compliance with the General Plan and applicable Community Plan policies. Therefore impacts would be **less than significant**.

3.1.4.4 Conclusion

Because the project is not consistent with the existing General Plan designations and zoning for the project site, a GPA and Rezone are required as part of the project's approvals in order to reconcile the inconsistency. The GPA and Rezone would also allow the implementation of land use patterns consistent with the 2050 RTP/SCS and defined by the Community Development Model and conform to General Plan Policies LU-1.1 and LU-1.2, as well as all other relevant goals and policies as shown in the General Plan Consistency Analysis (see Appendix W). Overall, the project would be consistent with relevant plans, providing a community defined by compact land use patterns, where residents live closer to jobs, businesses, schools, parks, services, and their neighbors.



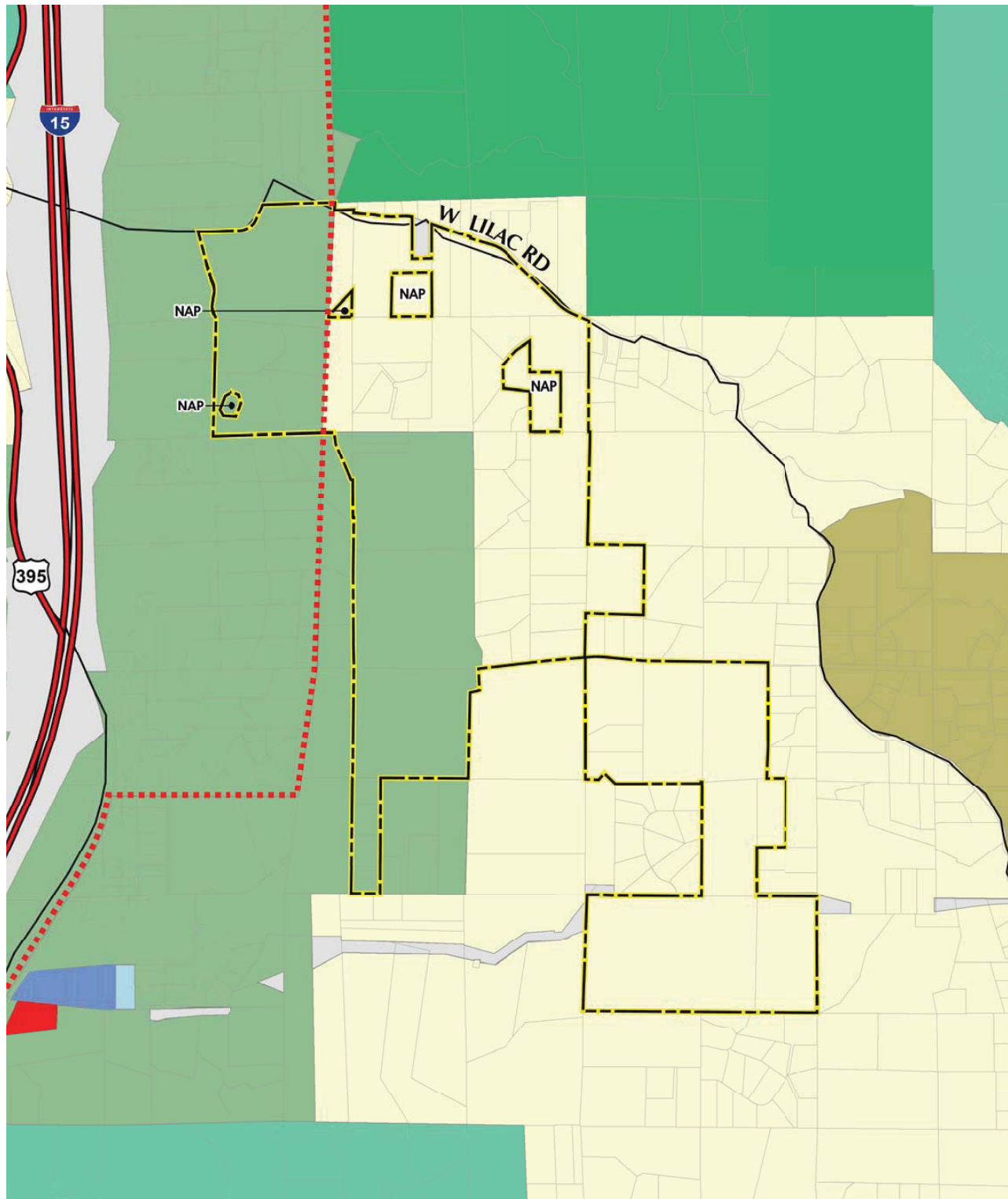
EXISTING REGIONAL CATEGORIES

- RURAL
- SEMI-RURAL
- NO JURISDICTION

0 Feet 1,500



FIGURE 3.1-2
Existing Regional Categories within the Project Area



- | | |
|--|--|
|  SEMI-RURAL RESIDENTIAL (SR-2) |  GENERAL COMMERCIAL |
|  SEMI-RURAL RESIDENTIAL (SR-4) |  LIMITED IMPACT INDUSTRIAL |
|  SEMI-RURAL RESIDENTIAL (SR-10) |  MEDIUM IMPACT INDUSTRIAL |
|  RURAL LANDS (RL-20) |  PUBLIC/SEMI-PUBLIC FACILITIES |
|  RURAL LANDS (RL-40) |  COMMUNITY PLANNING AREA BOUNDARY |

0 Feet 1,500



FIGURE 3.1-3

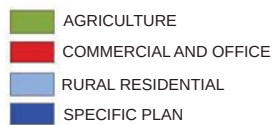
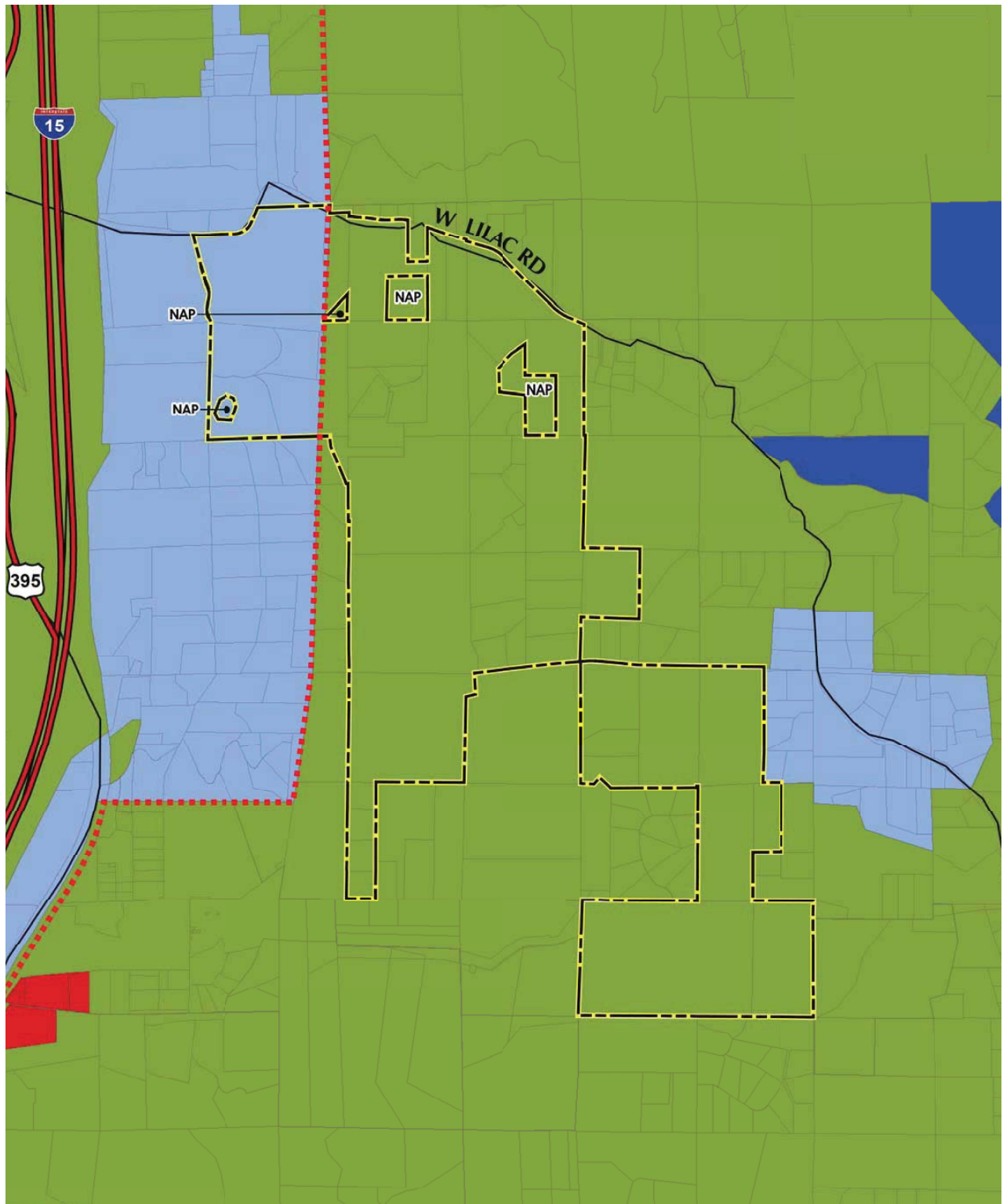


FIGURE 3.1-4
Existing Zoning within Project Area