

Attachment A – Staff Recommended Resolution

**A Resolution of the San Diego County Board of Supervisors Adopting the
Property Specific Requests General Plan Amendment [Staff
Recommended Options]; GPA 12-005**

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING THE PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT; GPA 12-005

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 12-005 has been prepared, being the third amendment to the Land Use Element and the third amendment to the Mobility Element of the County General Plan, in the Calendar Year 2018; and

WHEREAS, GPA 12-005 has been filed by the County of San Diego consisting of an amendment to the Land Use Element, the Mobility Element, and the Valley Center Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications have been prepared together with GPA 12-005; and

WHEREAS, on June 22, 2018, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 12-005; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, on September 12, 2018, and October 31, 2018, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 12-005; and

WHEREAS, on September 12, 2018, and October 31, 2018, the Board of Supervisors has made findings pursuant to Attachment F, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Approve GPA 12-005, which consists of an amendment to the Land Use Element, including the Land Use Map and the Regional Category Map, as shown in Exhibit A of the Resolution, an amendment to the Mobility Element as shown in Exhibit B of the Resolution, and an amendment to the Valley Center Community Plan, as shown in Exhibit C of the Resolution.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Approved as to Form and Legality
County Counsel

By: _____
Senior Deputy

Exhibit A












Land Use Maps

Property Specific Requests

General Plan Amendment

BO18+ Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  General Commercial
-  Limited Impact Industrial (I-1)
-  Medium Impact Industrial (I-2)
-  Public/Semi-Public Facilities













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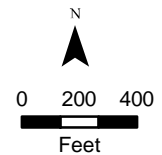
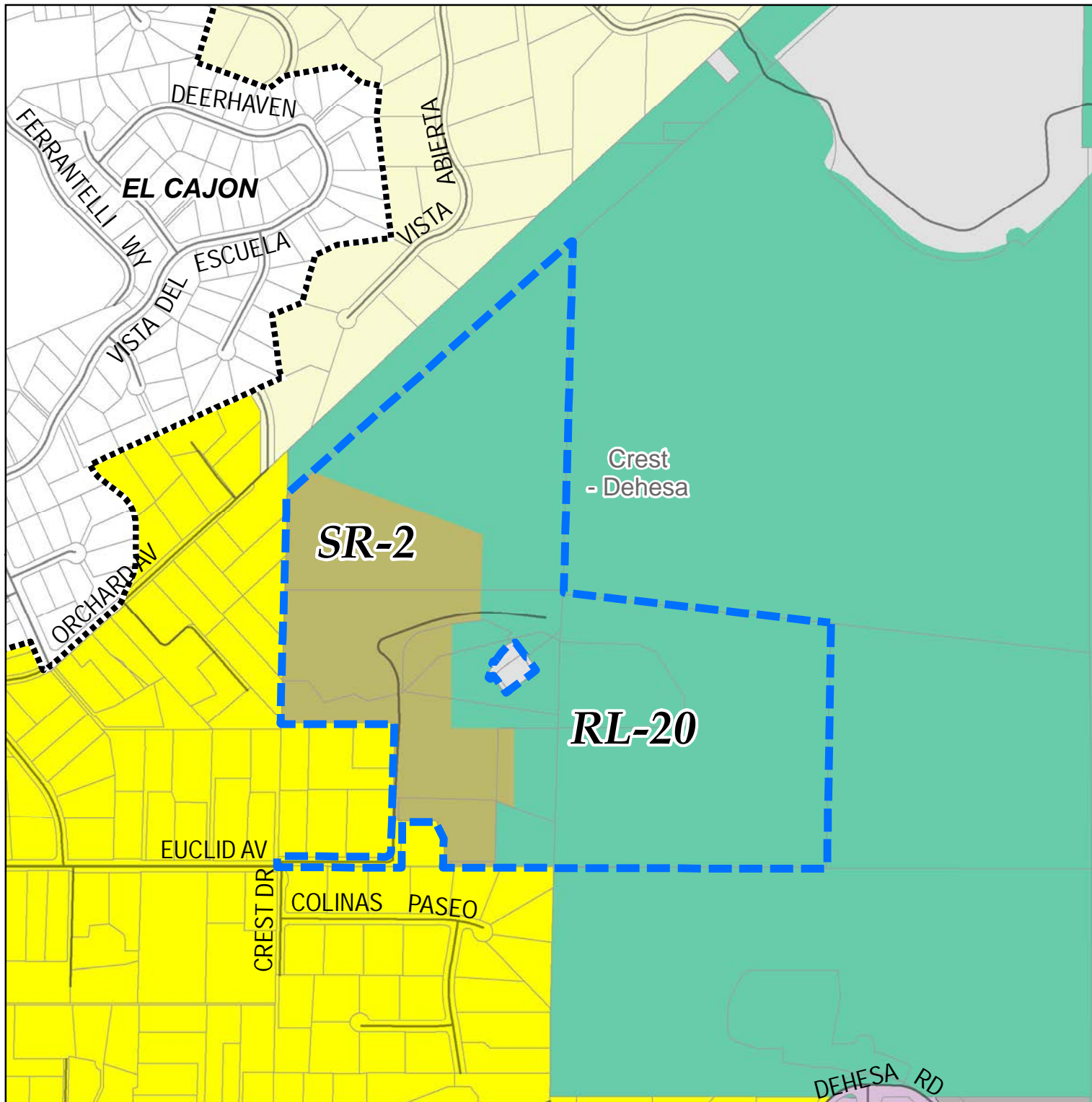


Property Specific Requests General Plan Amendment

CD14

Proposed General Plan Change

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
- Designation**
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Specific Plan Area
-  Public/Semi-Public Facilities
-  Public Agency Lands




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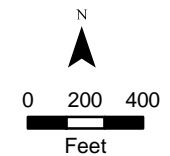
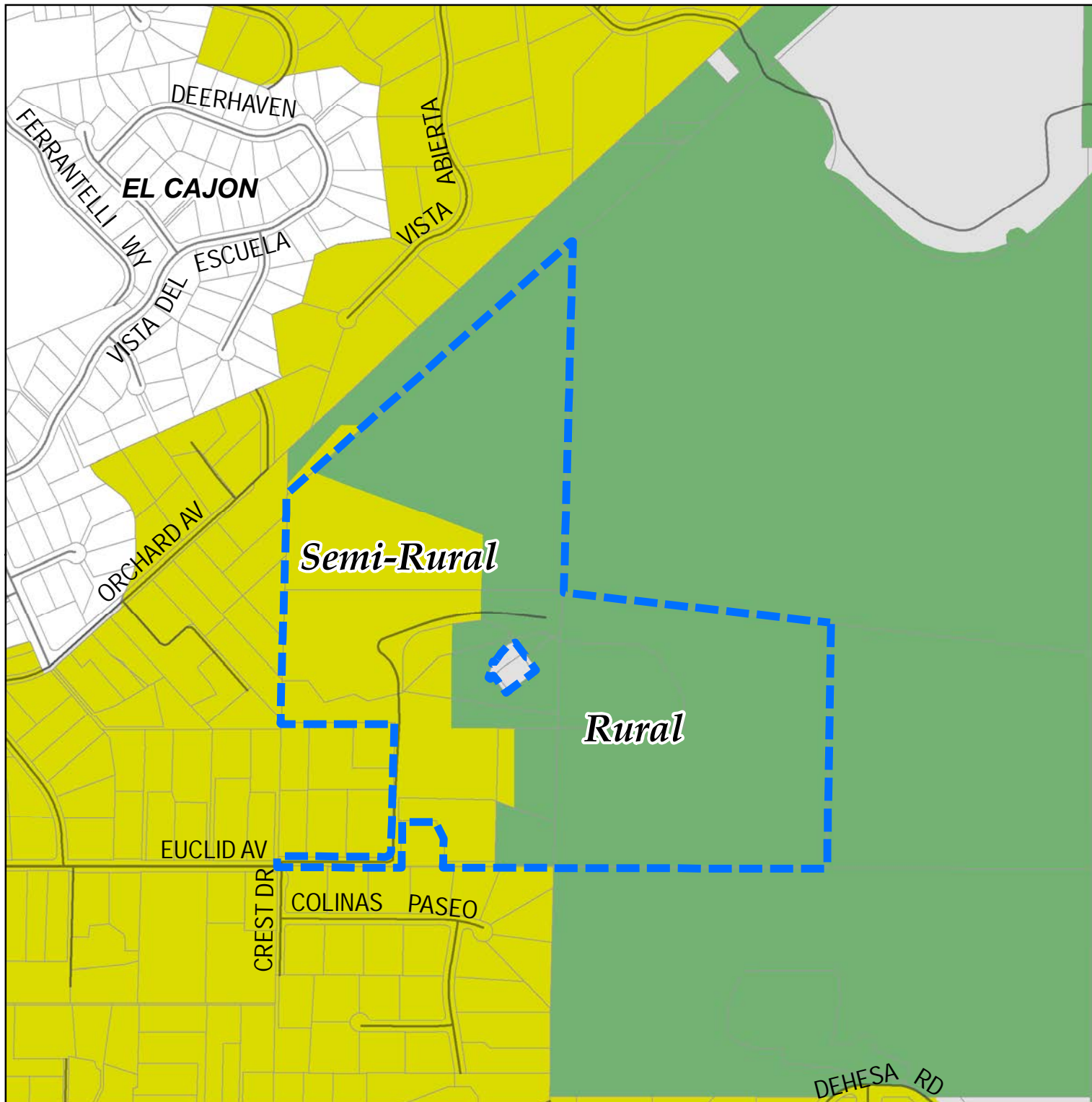


Property Specific Requests General Plan Amendment

CD14

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
- Regional Category**
-  No Jurisdiction
-  Rural
-  Semi-Rural



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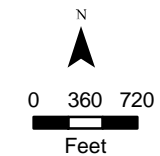
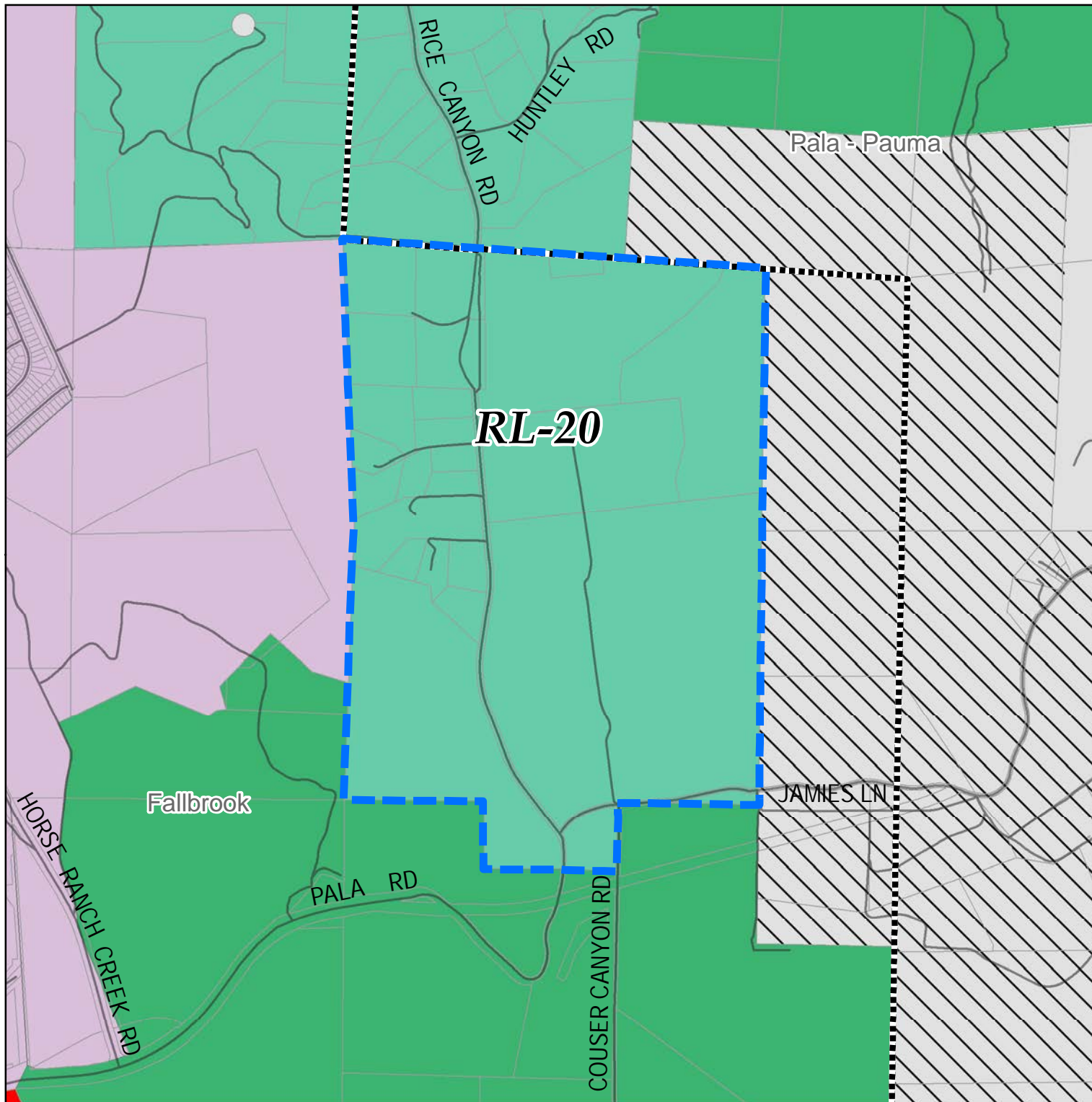
Property Specific Requests

General Plan Amendment

FB2+ Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Specific Plan Area
-  General Commercial
-  Public/Semi-Public Facilities
-  Public/Semi-Public Lands (Solid Waste Facility)












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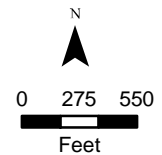
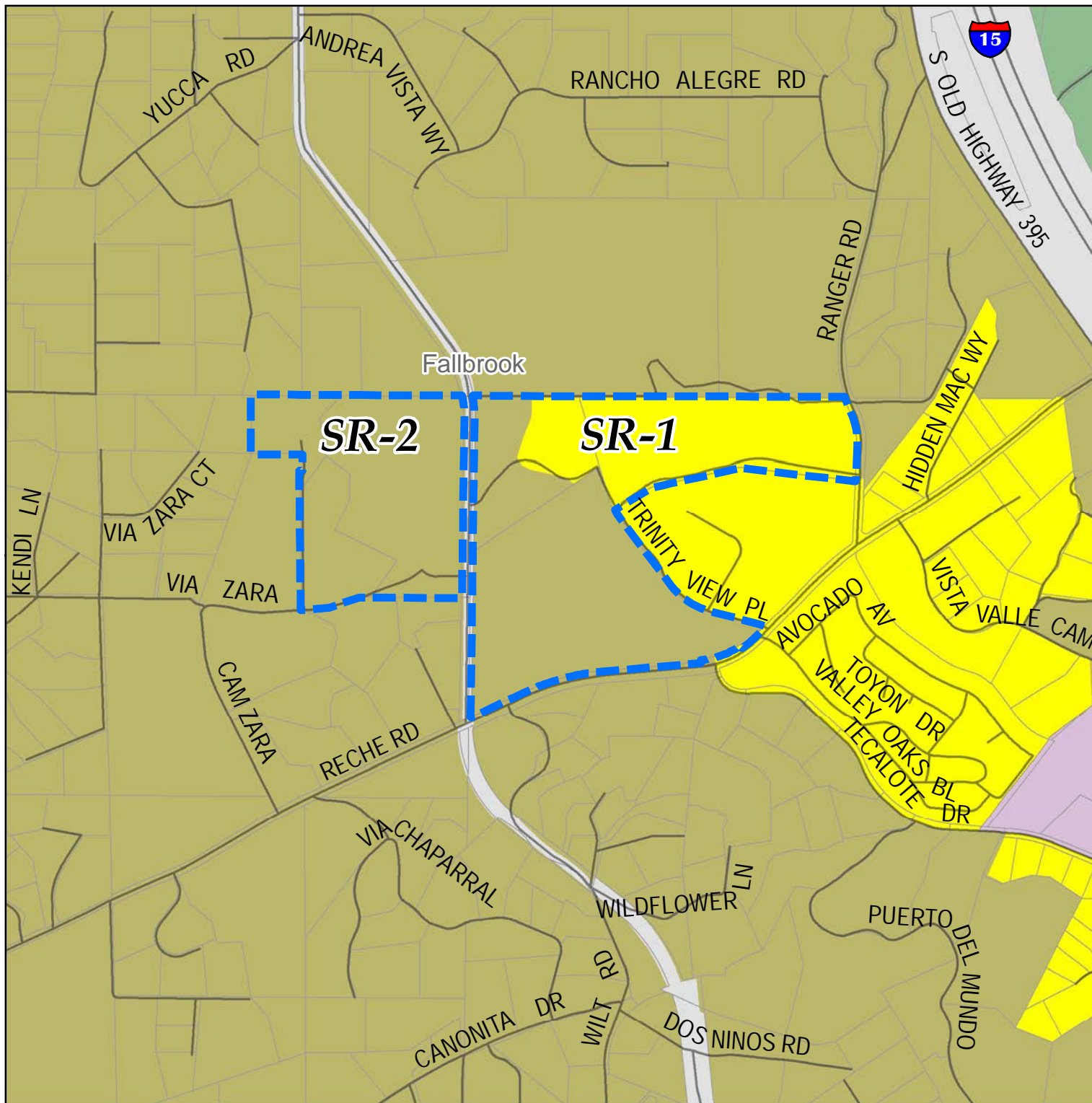


Property Specific Requests General Plan Amendment

FB17

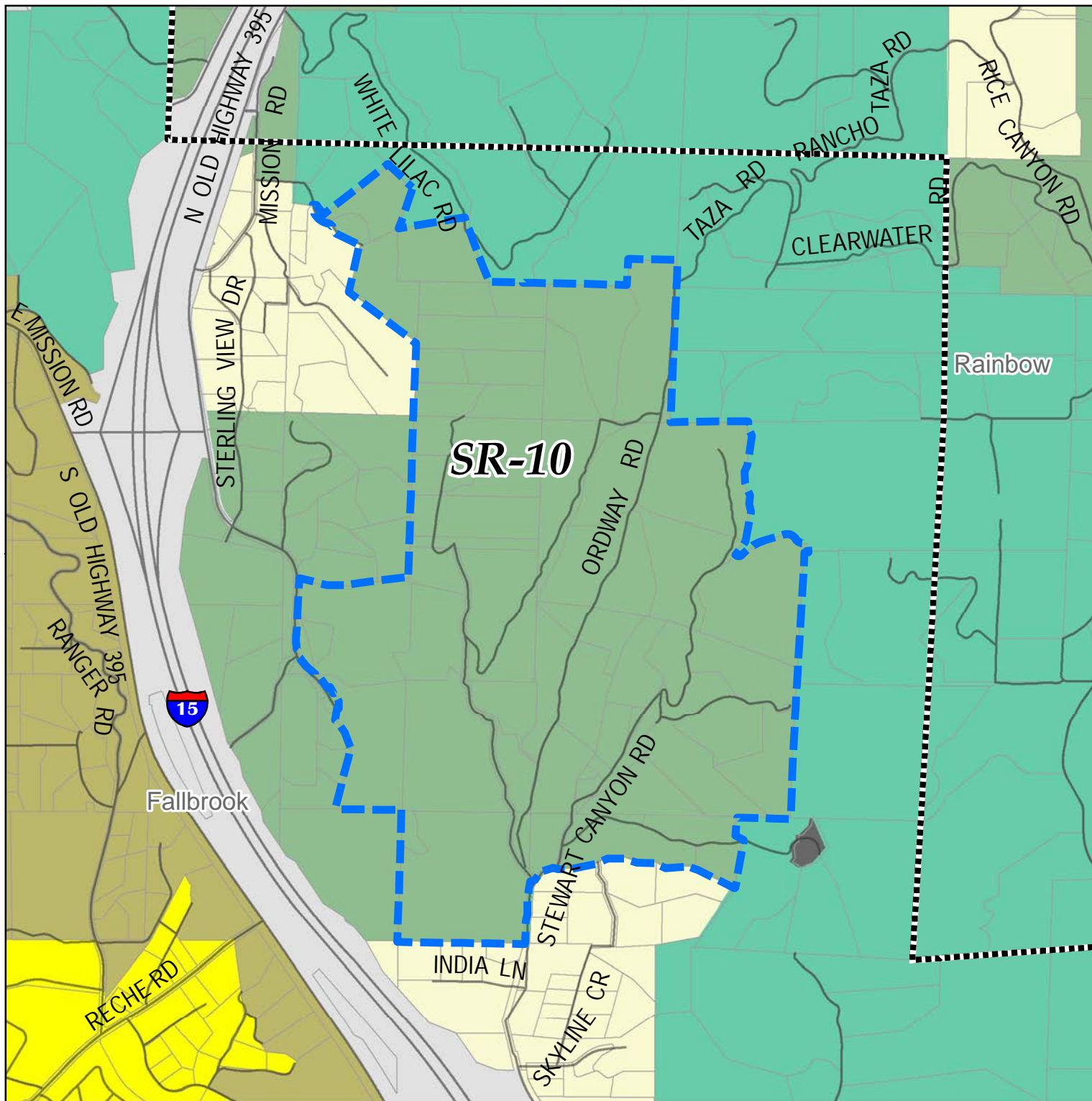
Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Village Residential (VR-2.9)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-10)
-  Specific Plan Area
-  Public/Semi-Public Facilities



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






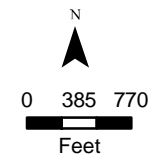
Property Specific Requests

General Plan Amendment

FB19+ Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan
-  Land Use Designation(s)
-  Community Planning
-  Area Boundary
- Designation**
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)









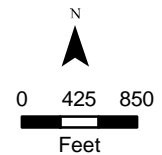
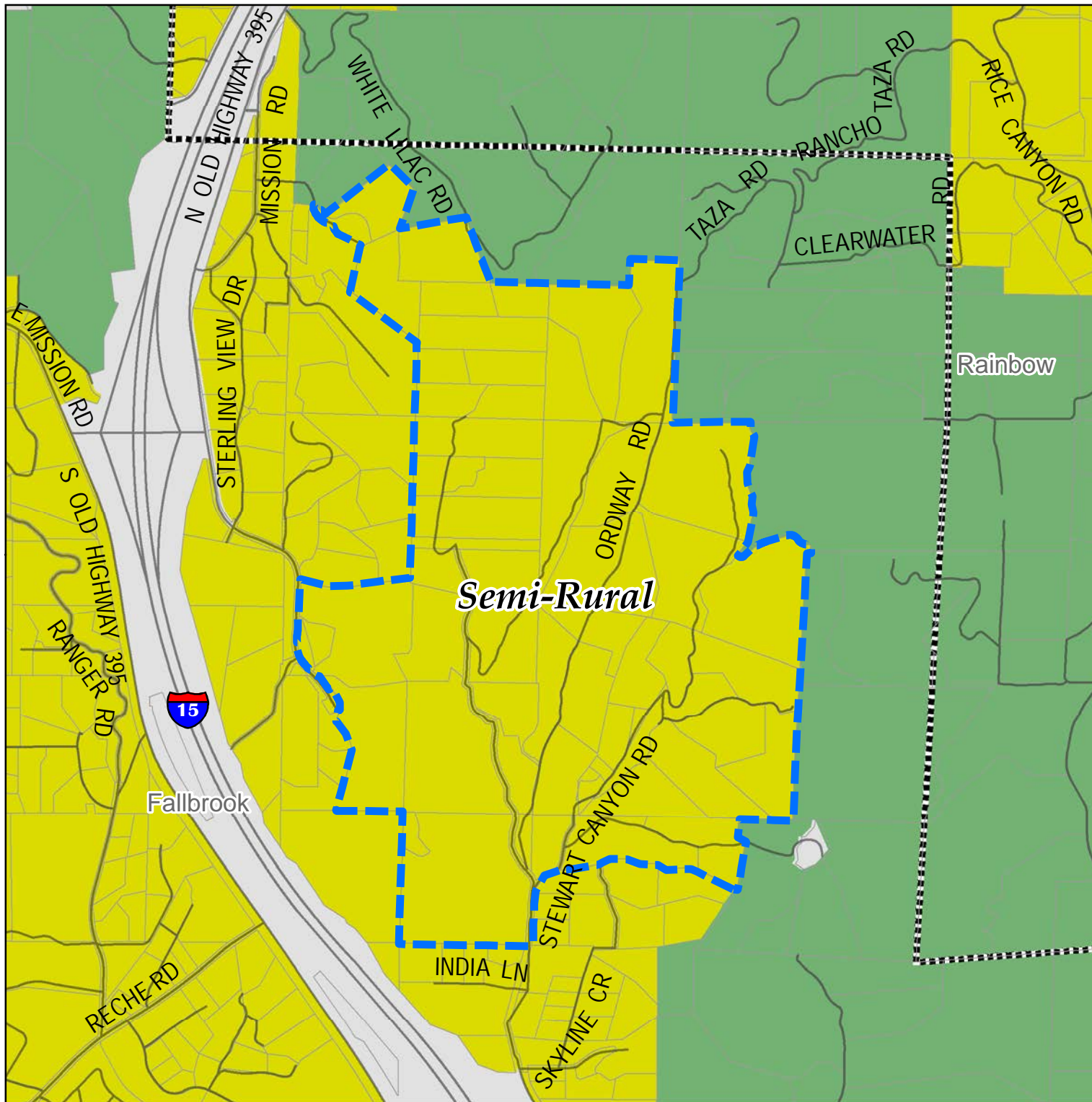
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Property Specific Requests
 General Plan Amendment
 FB19+ Analysis Area

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary
- Regional Category**
-  No Jurisdiction
-  Rural
-  Semi-Rural



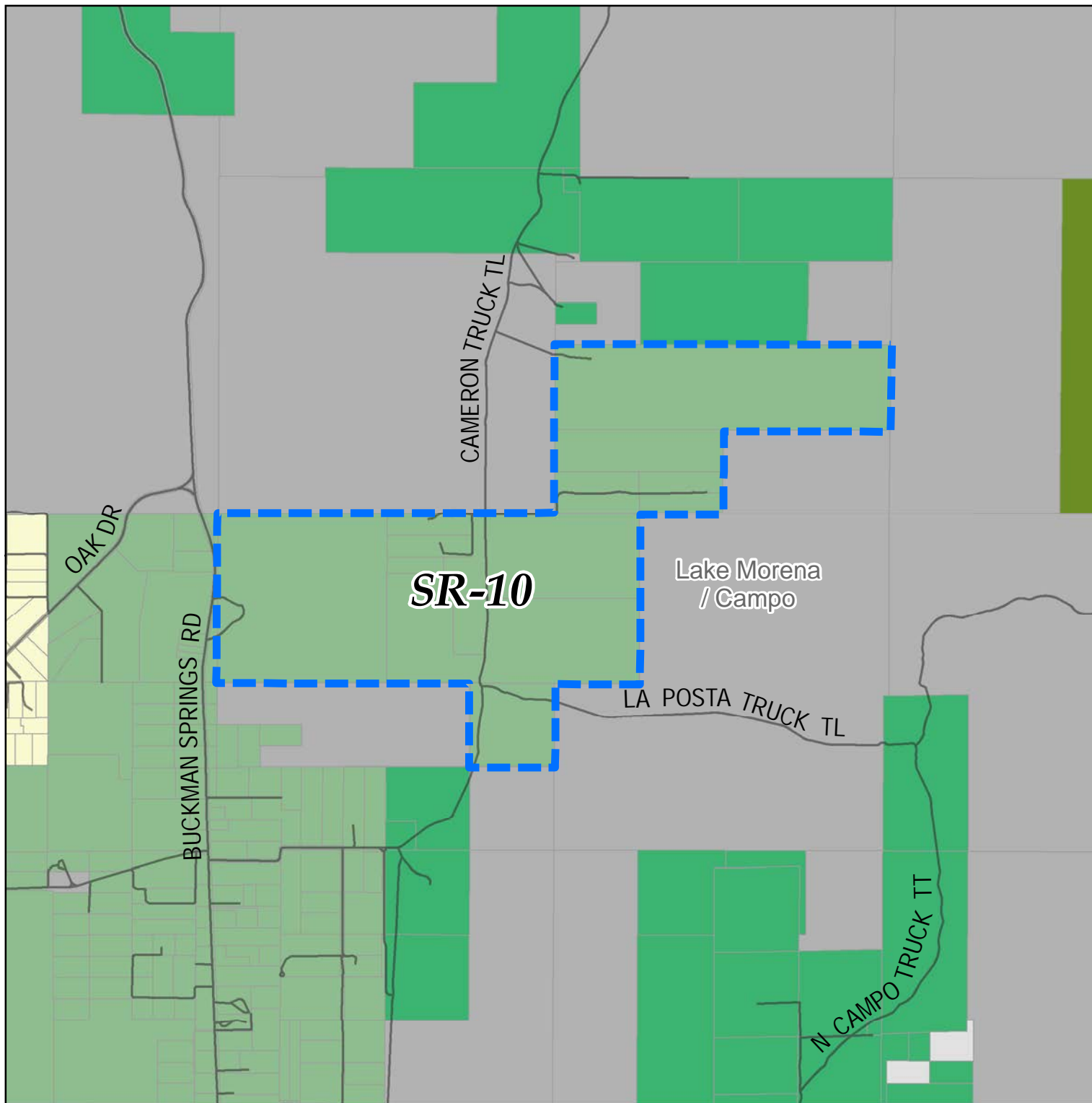
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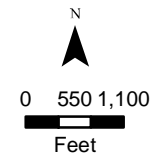
Property Specific Requests General Plan Amendment

ME26 Analysis Area

Proposed General Plan Change



- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Designation
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)
 - Rural Lands (RL-20)
 - Rural Lands (RL-40)
 - Rural Lands (RL-80)
 - Public/Semi-Public Facilities
 - Public Agency Lands









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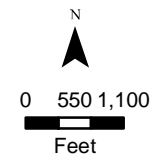
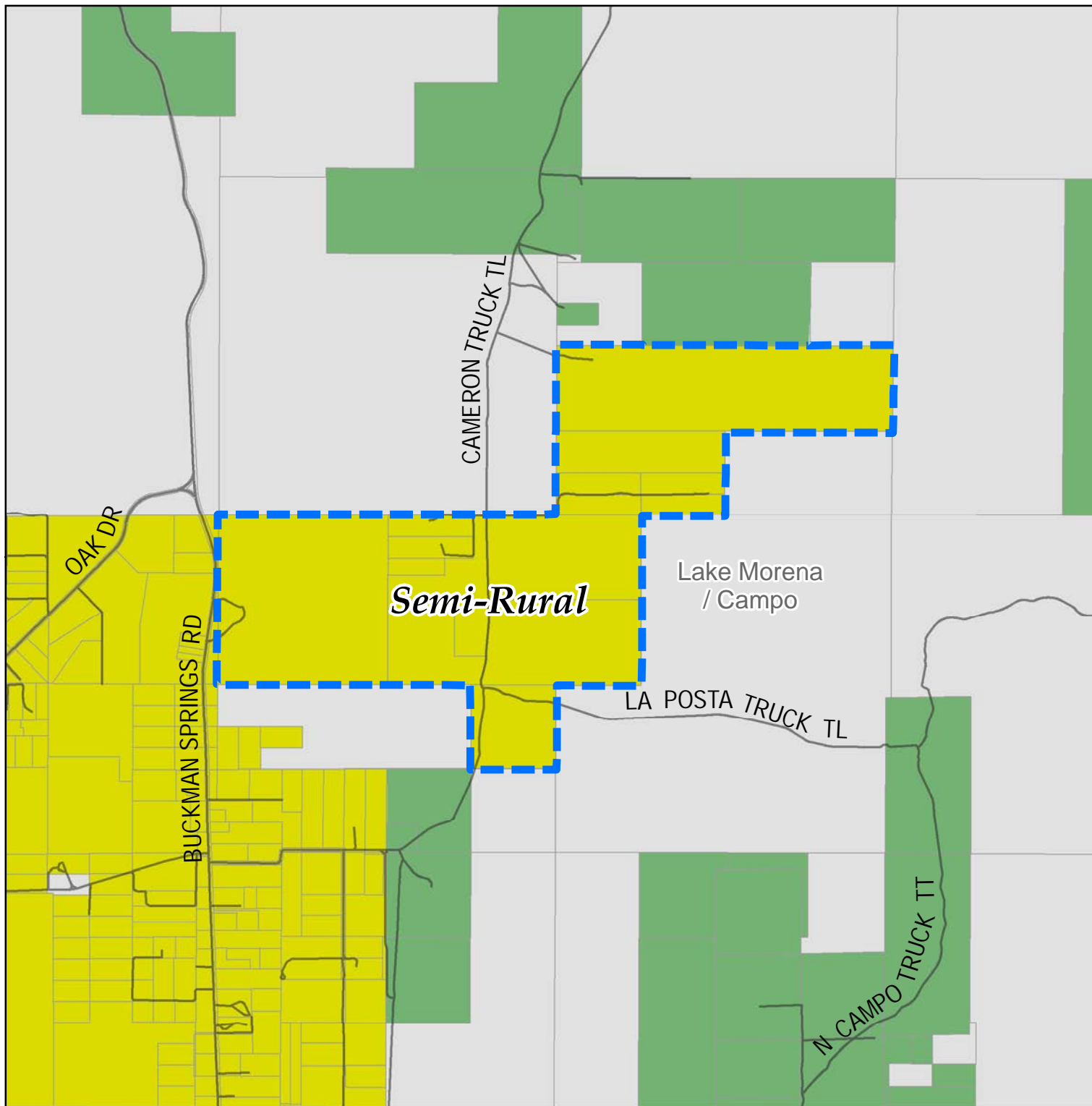


Property Specific Requests General Plan Amendment

ME26 Analysis Area

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary
- Regional Category**
-  No Jurisdiction
-  Rural
-  Semi-Rural

















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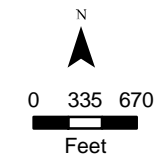
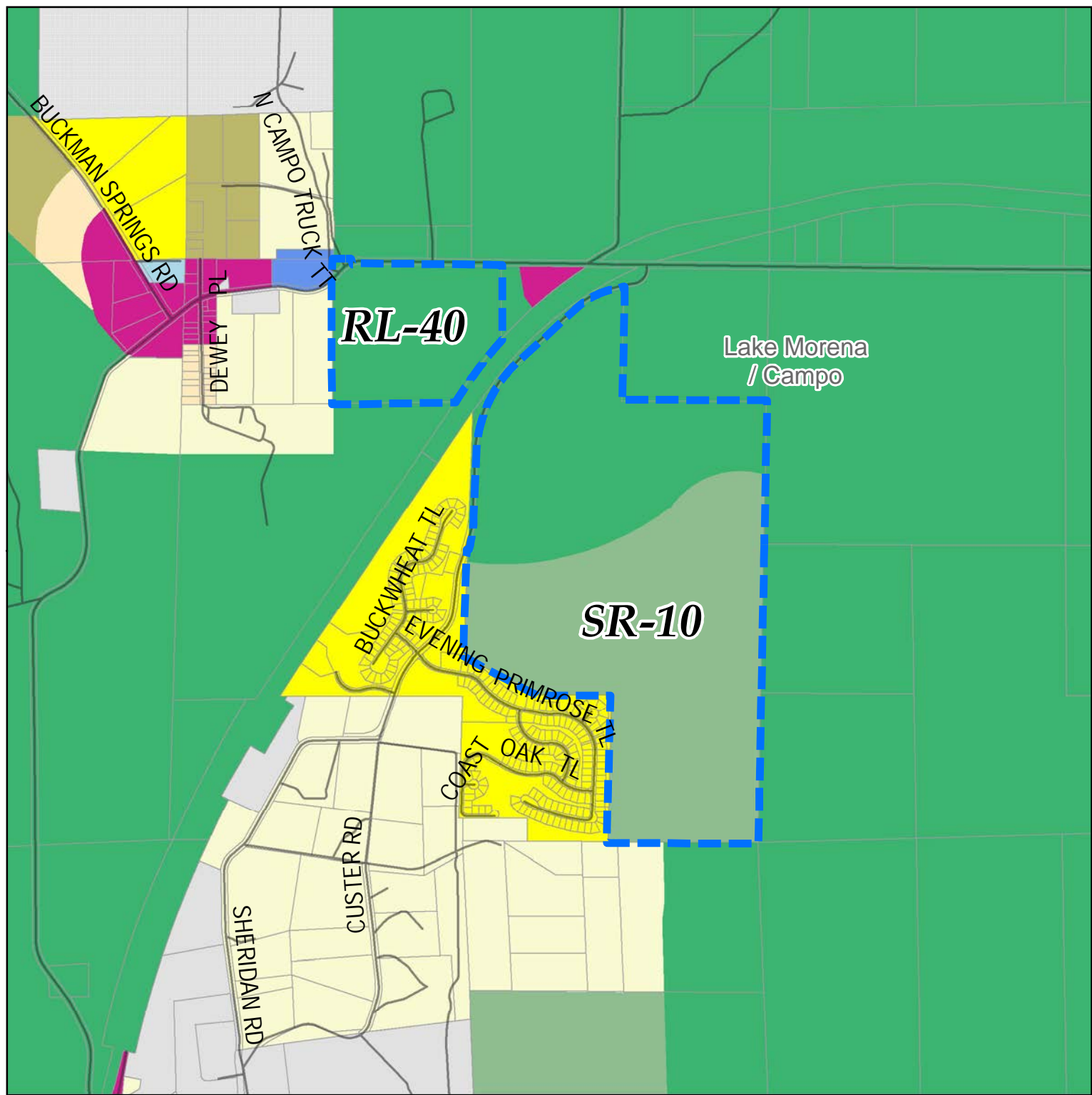


Property Specific Requests General Plan Amendment

ME30A

Proposed General Plan Change

-  Parcels
-  Proposed General Plan
Land Use Designation(s)
-  Community Planning
Area Boundary
- Designation**
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-40)
-  Rural Commercial
-  Limited Impact Industrial (I-1)
-  Medium Impact Industrial (I-2)
-  Public/Semi-Public Facilities
-  Tribal Lands






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



Property Specific Requests General Plan Amendment

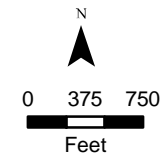
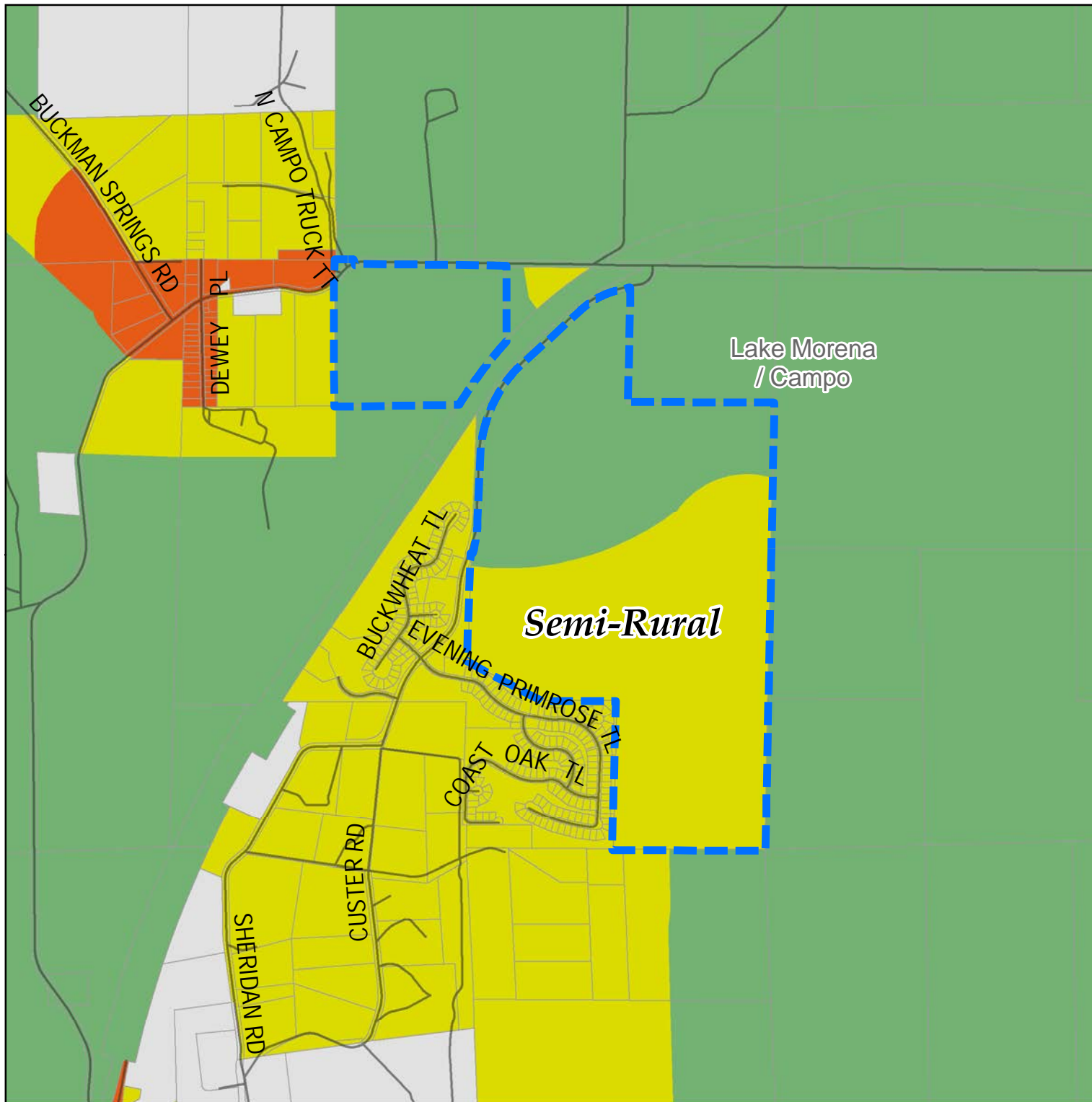
ME30A

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary

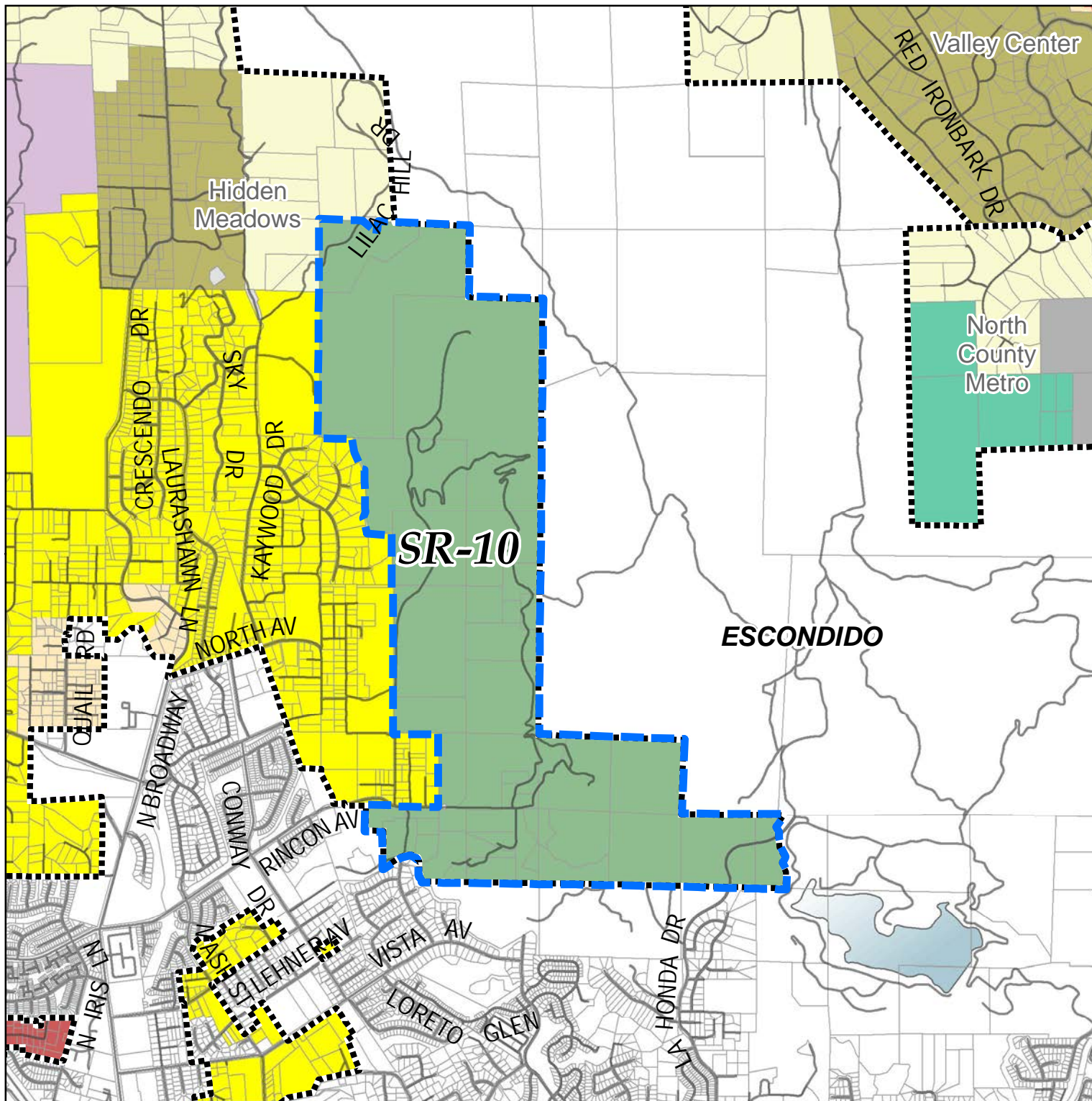
Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village



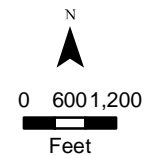
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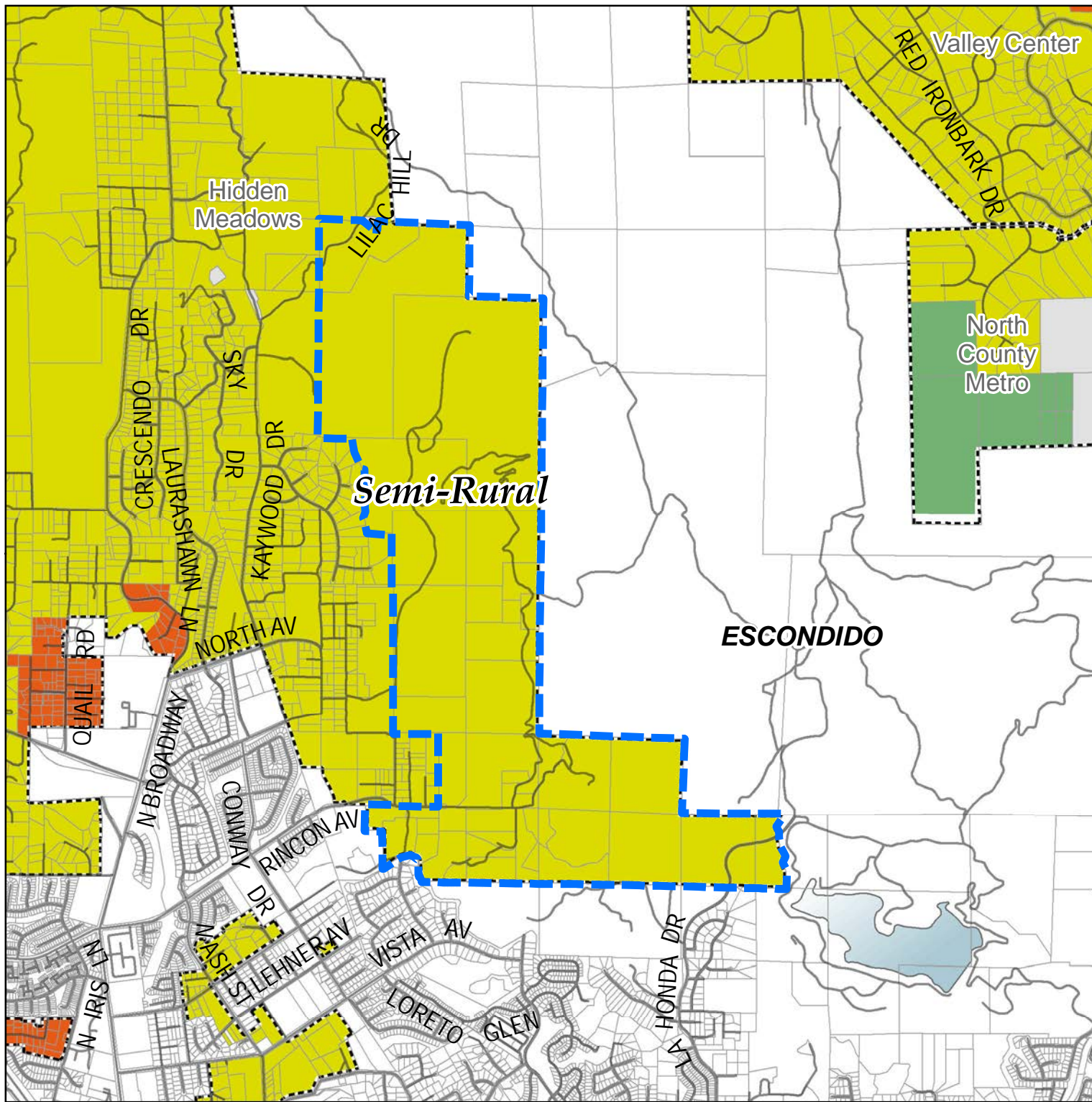
Property Specific Requests
 General Plan Amendment
 NC3A Analysis Area
 Proposed General Plan Change

- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Designation**
- Village Residential (VR-24)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Specific Plan Area
- General Commercial
- Public/Semi-Public Facilities
- Public Agency Lands



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Property Specific Requests
General Plan Amendment

NC3A Analysis Area

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary

Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village

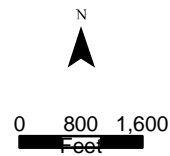
ESCONDIDO

Semi-Rural

Hidden Meadows

North County Metro

Valley Center








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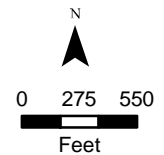
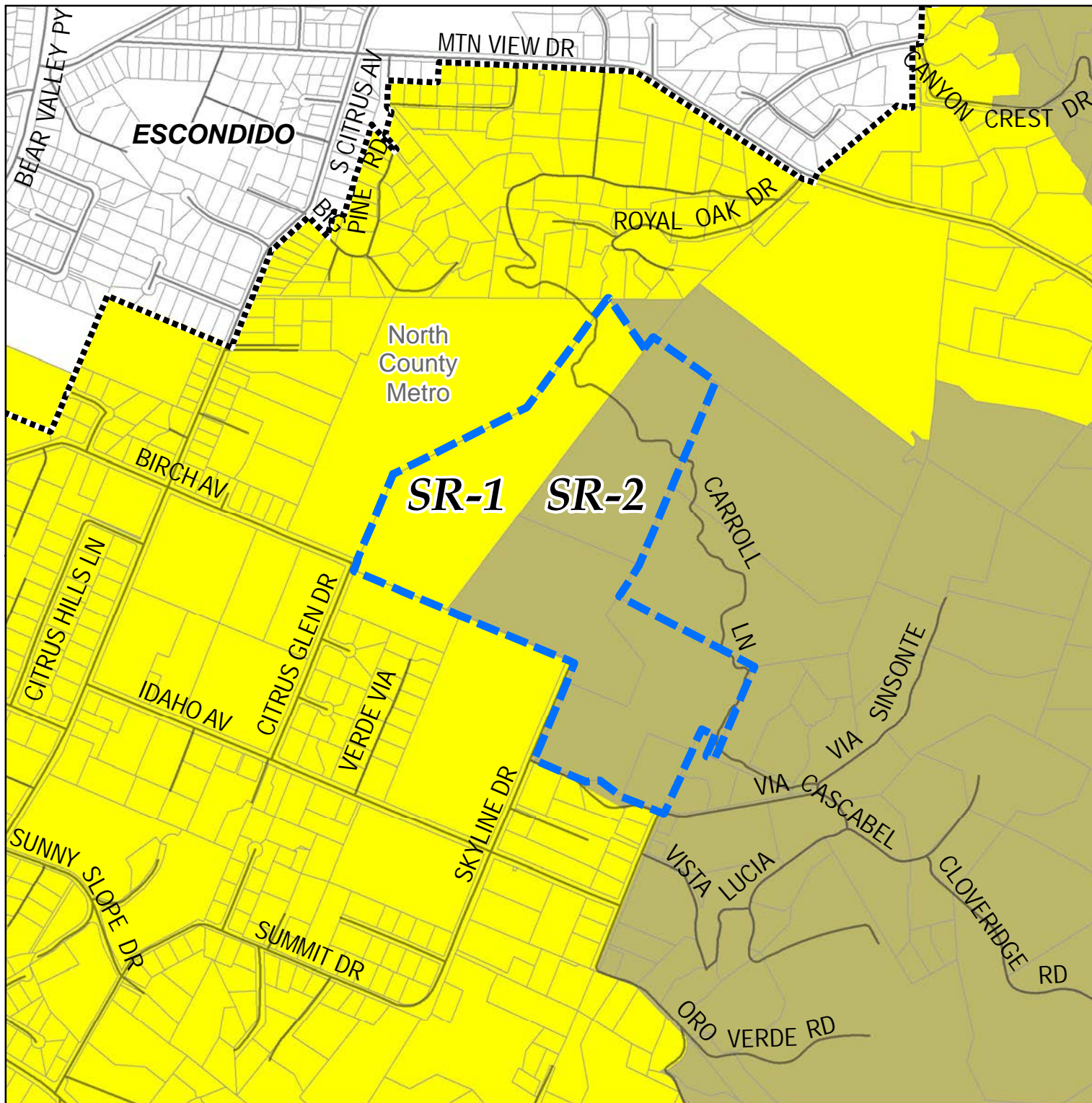


Property Specific Requests General Plan Amendment

NC18A

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)











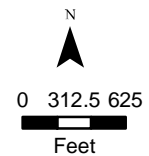
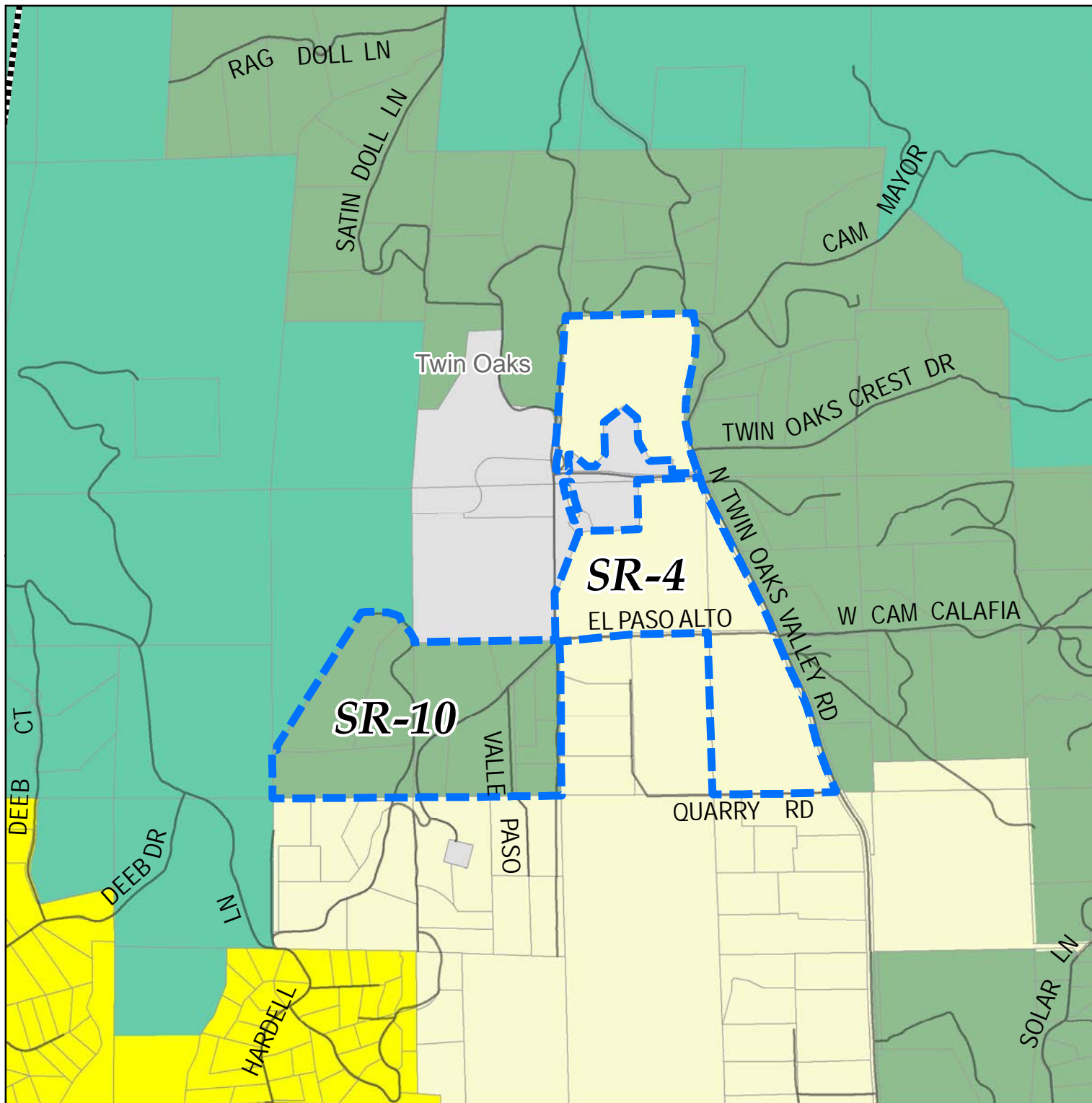
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Property Specific Requests
 General Plan Amendment
 NC37 Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities



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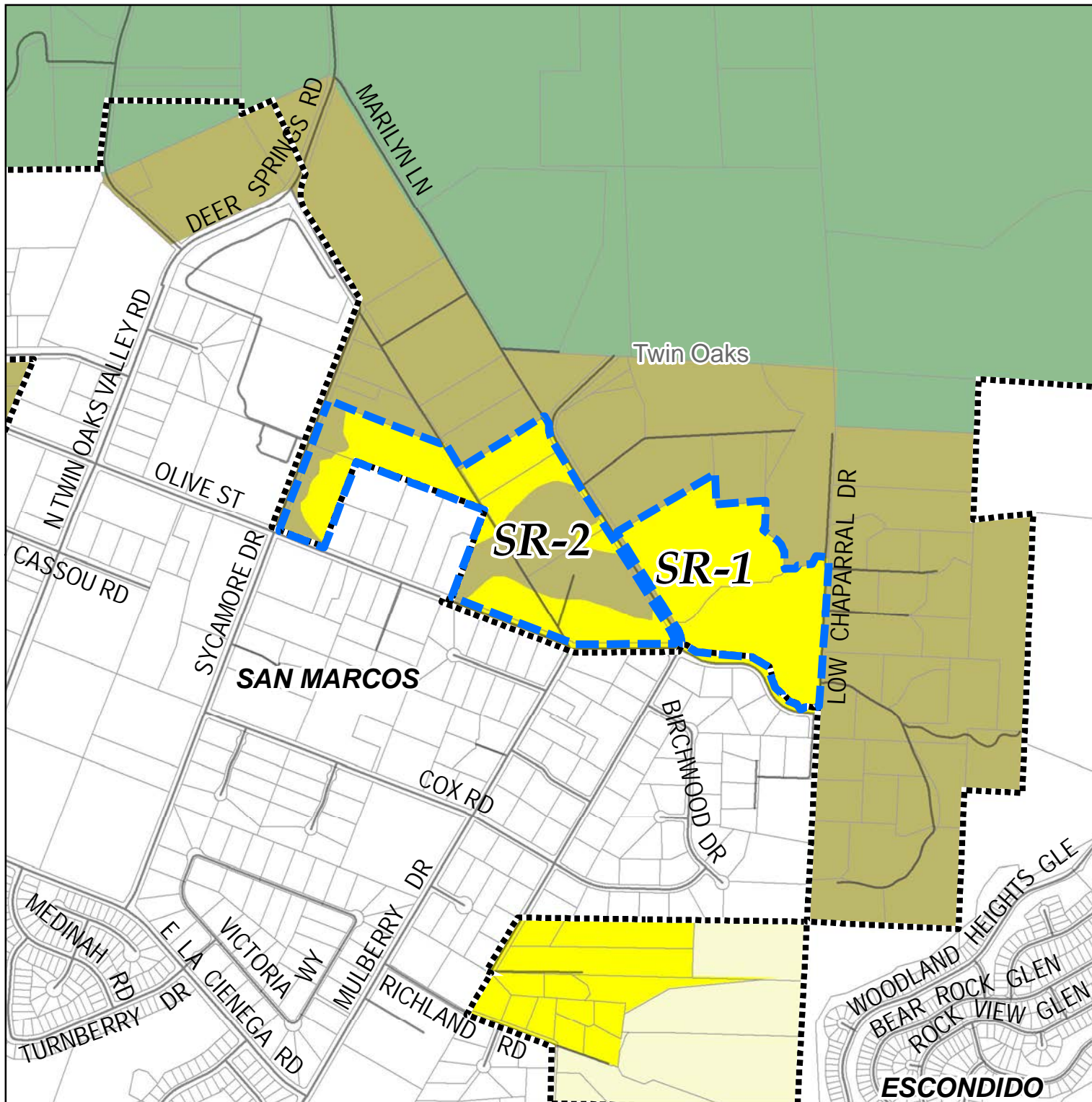
Property Specific Requests

General Plan Amendment

NC38+ Analysis Area

Proposed General Plan Change

- Parcels
- Proposed General Plan Land Use Designation(s)
- Community Planning Area Boundary
- Designation
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-2)
 - Semi-Rural Residential (SR-4)
 - Semi-Rural Residential (SR-10)



















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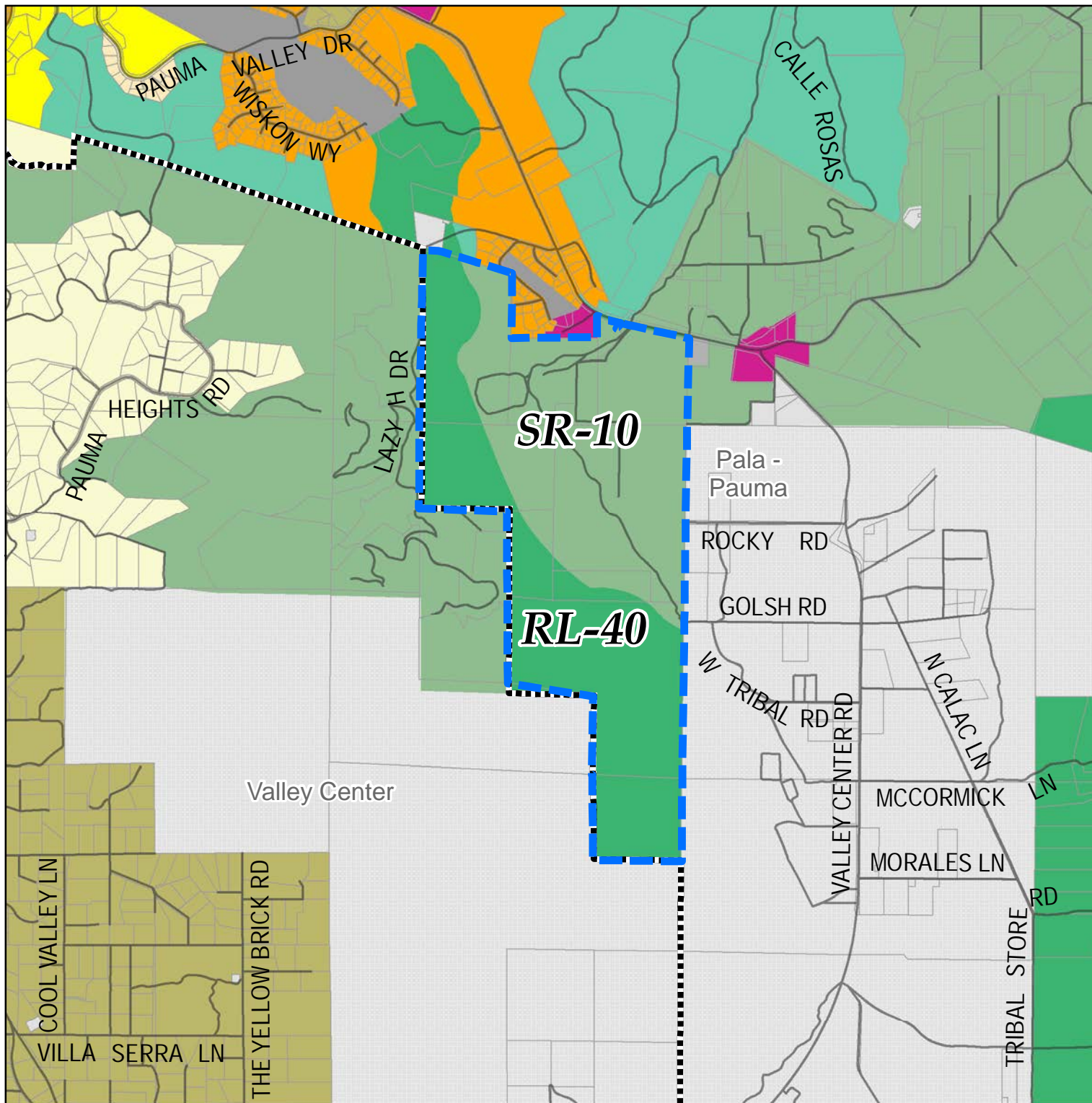


Property Specific Requests General Plan Amendment

PP30

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Village Residential (VR-4.3)
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-1)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Rural Commercial
-  Public/Semi-Public Facilities
-  Public Agency Lands
-  Tribal Lands
-  Open Space (Recreation)






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



Property Specific Requests General Plan Amendment

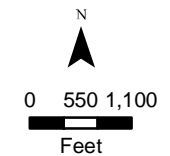
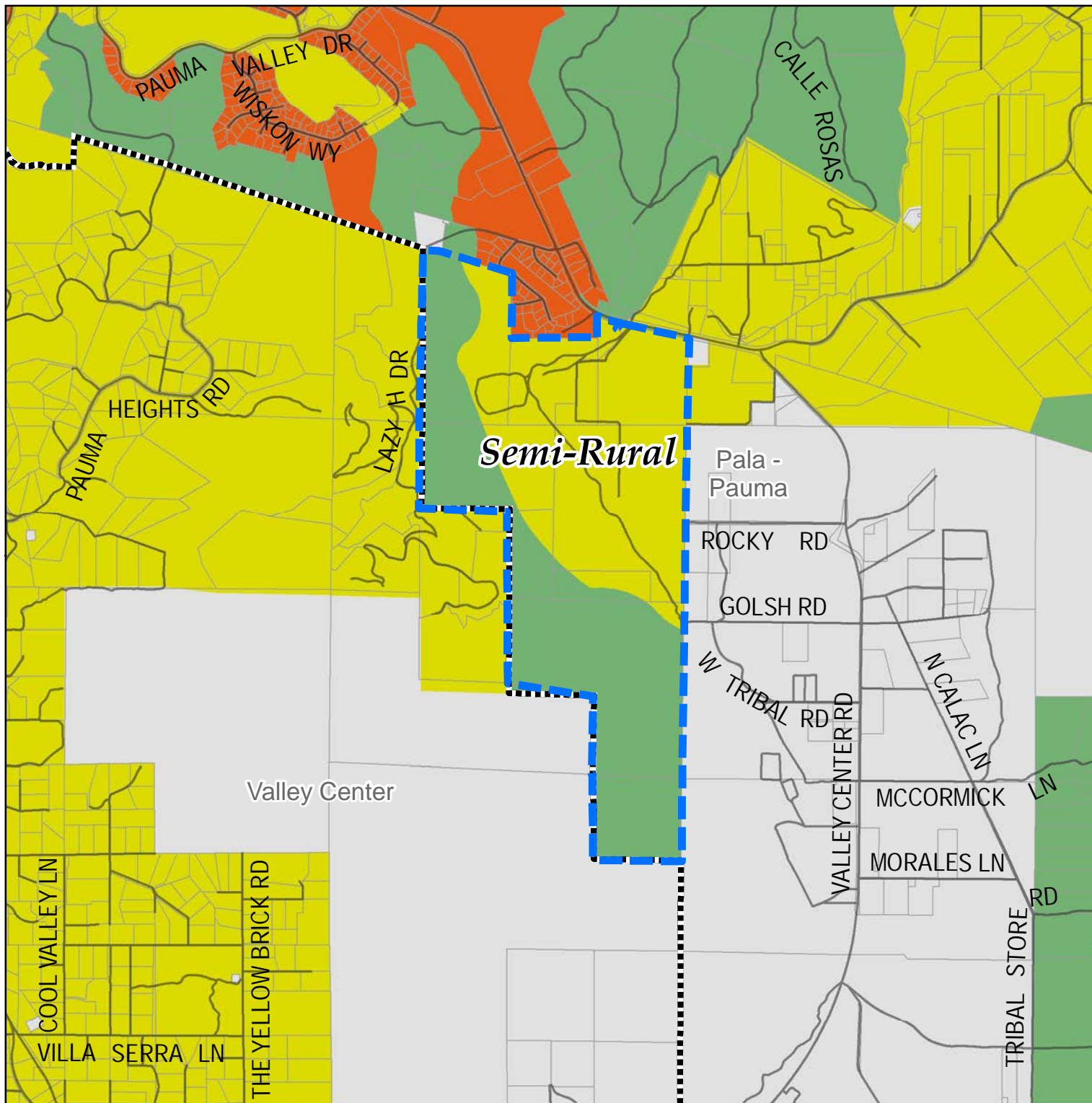
PP30

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary

Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village



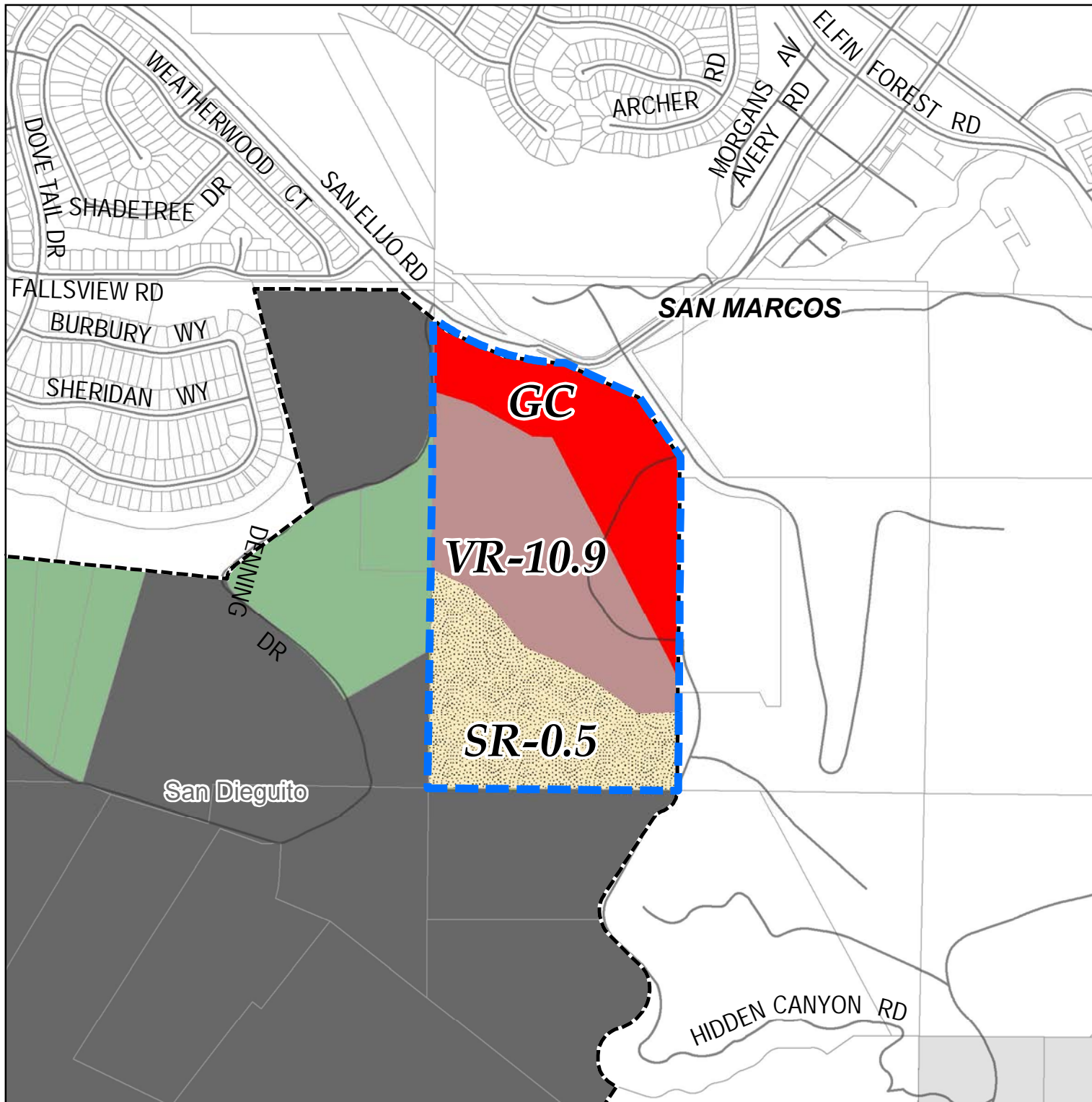
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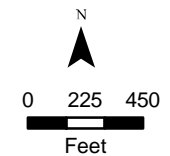
Property Specific Requests General Plan Amendment

SD15

Proposed General Plan Change



- Parcels
- Proposed General Plan
- Land Use Designation(s)
- Community Planning Area Boundary
- Designation**
- Village Residential (VR-10.9)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-10)
- General Commercial
- Public/Semi-Public Facilities
- Open Space (Conservation)






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



Property Specific Requests General Plan Amendment

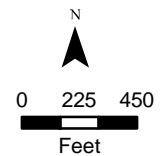
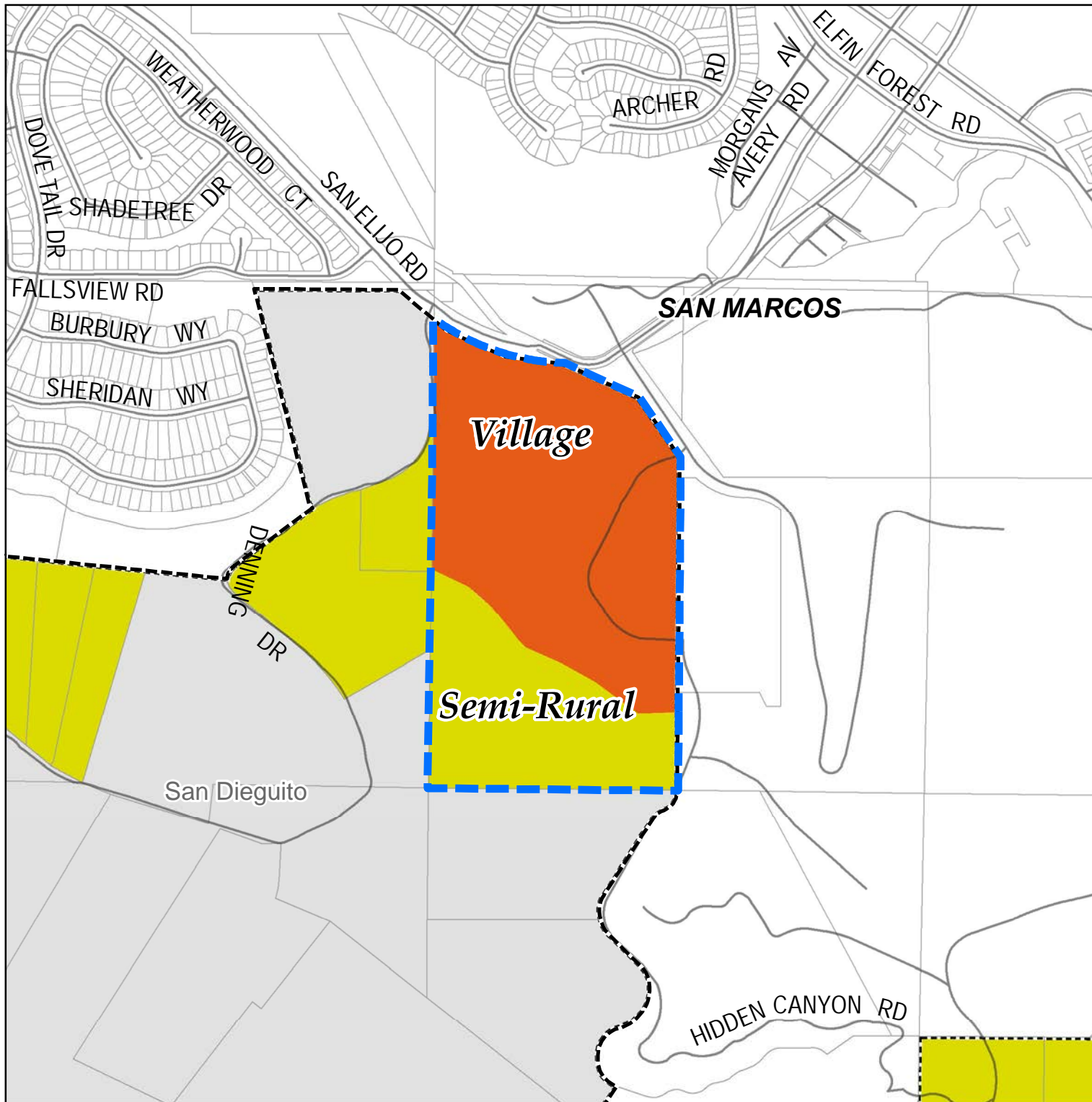
SD15

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
-  Community Planning Area Boundary

Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village



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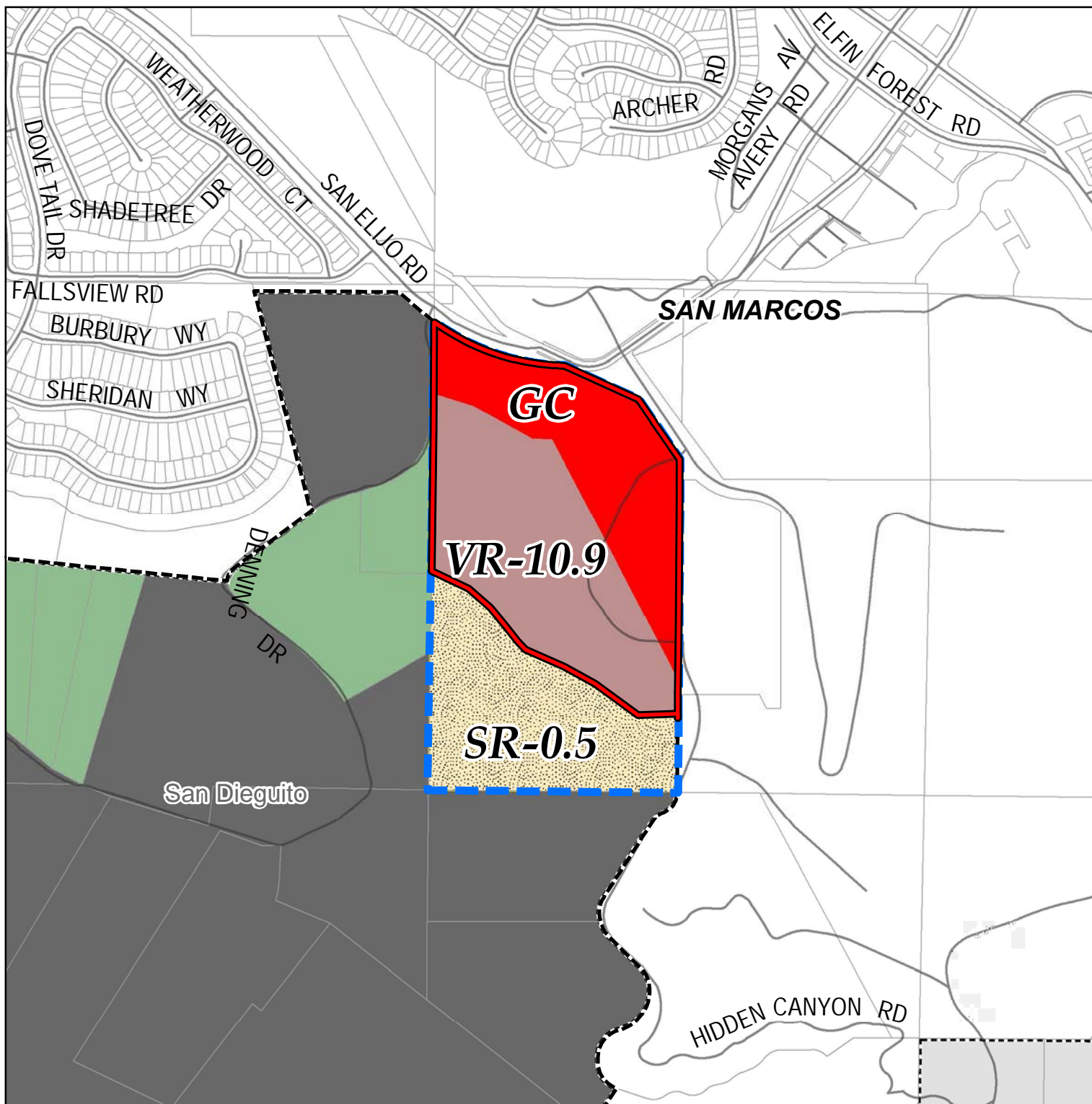


Property Specific Requests General Plan Amendment

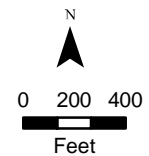
SD15

Village Boundary

Proposed General Plan Change



- Parcels
 - Village Boundary
 - Proposed General Plan Land Use Designation(s)
 - Community Planning Area Boundary
- Designation**
- Village Residential (VR-10.9)
 - Semi-Rural Residential (SR-5)
 - Semi-Rural Residential (SR-1)
 - Semi-Rural Residential (SR-10)
 - General Commercial
 - Public/Semi-Public Facilities
 - Open Space (Conservation)



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














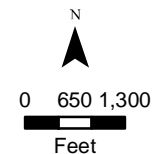
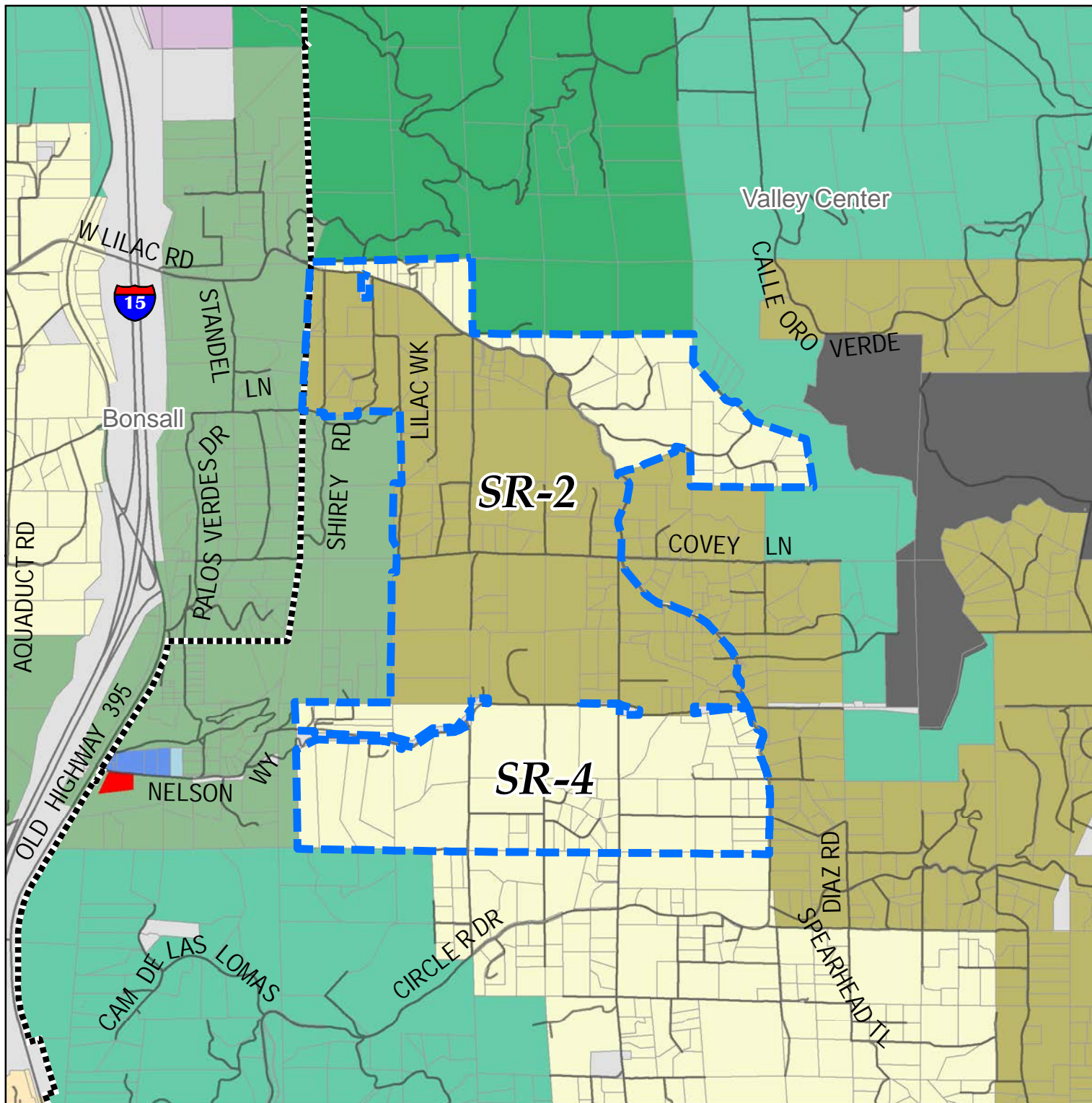
Property Specific Requests

General Plan Amendment

VC7+ Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Village Residential (VR-2)
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Semi-Rural Residential (SR-10)
-  Rural Lands (RL-20)
-  Rural Lands (RL-40)
-  Specific Plan Area
-  General Commercial
-  Limited Impact Industrial (I-1)
-  Medium Impact Industrial (I-2)
-  Public/Semi-Public Facilities
-  Open Space (Conservation)











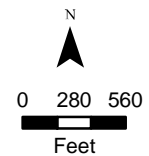
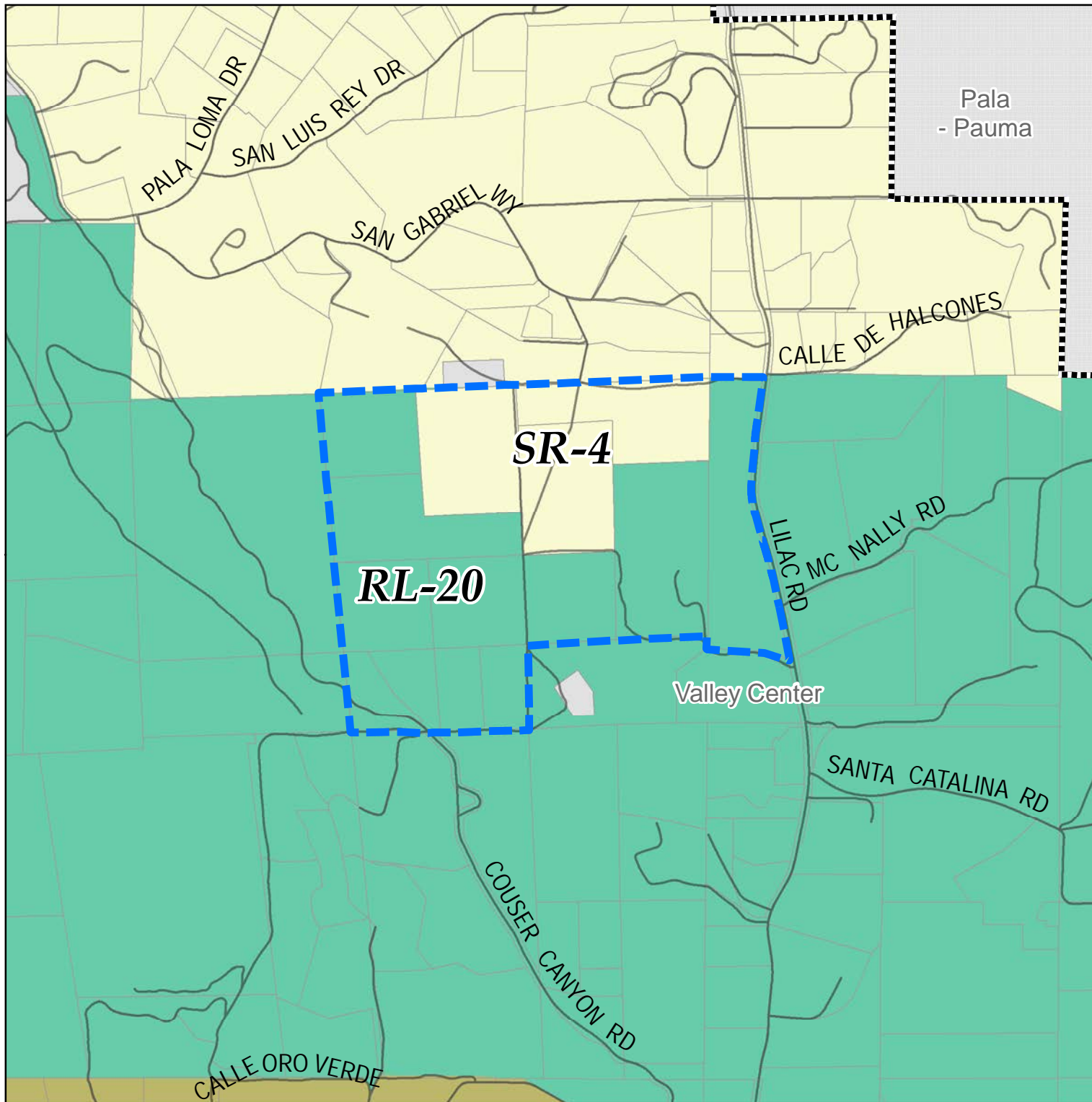
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Property Specific Requests
 General Plan Amendment
 VC51 Analysis Area

Proposed General Plan Change

-  Parcels
-  Proposed General Plan Land Use Designation(s)
-  Community Planning Area Boundary
- Designation**
-  Semi-Rural Residential (SR-2)
-  Semi-Rural Residential (SR-4)
-  Rural Lands (RL-20)
-  Public/Semi-Public Facilities
-  Tribal Lands





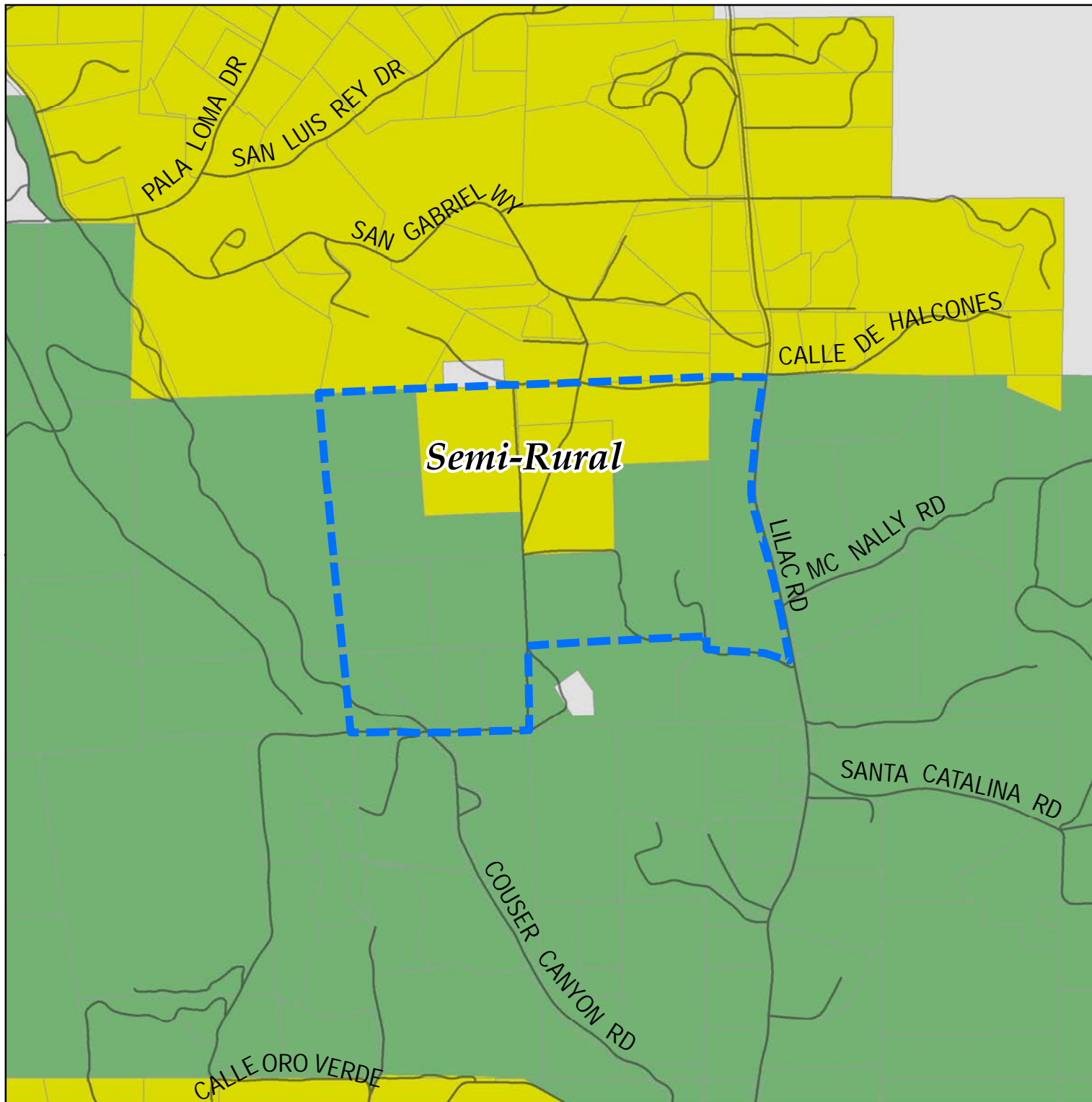
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Property Specific Requests
 General Plan Amendment
 VC51 Analysis Area

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category
- Regional Category**
-  No Jurisdiction
-  Rural
-  Semi-Rural



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





















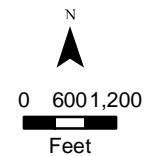
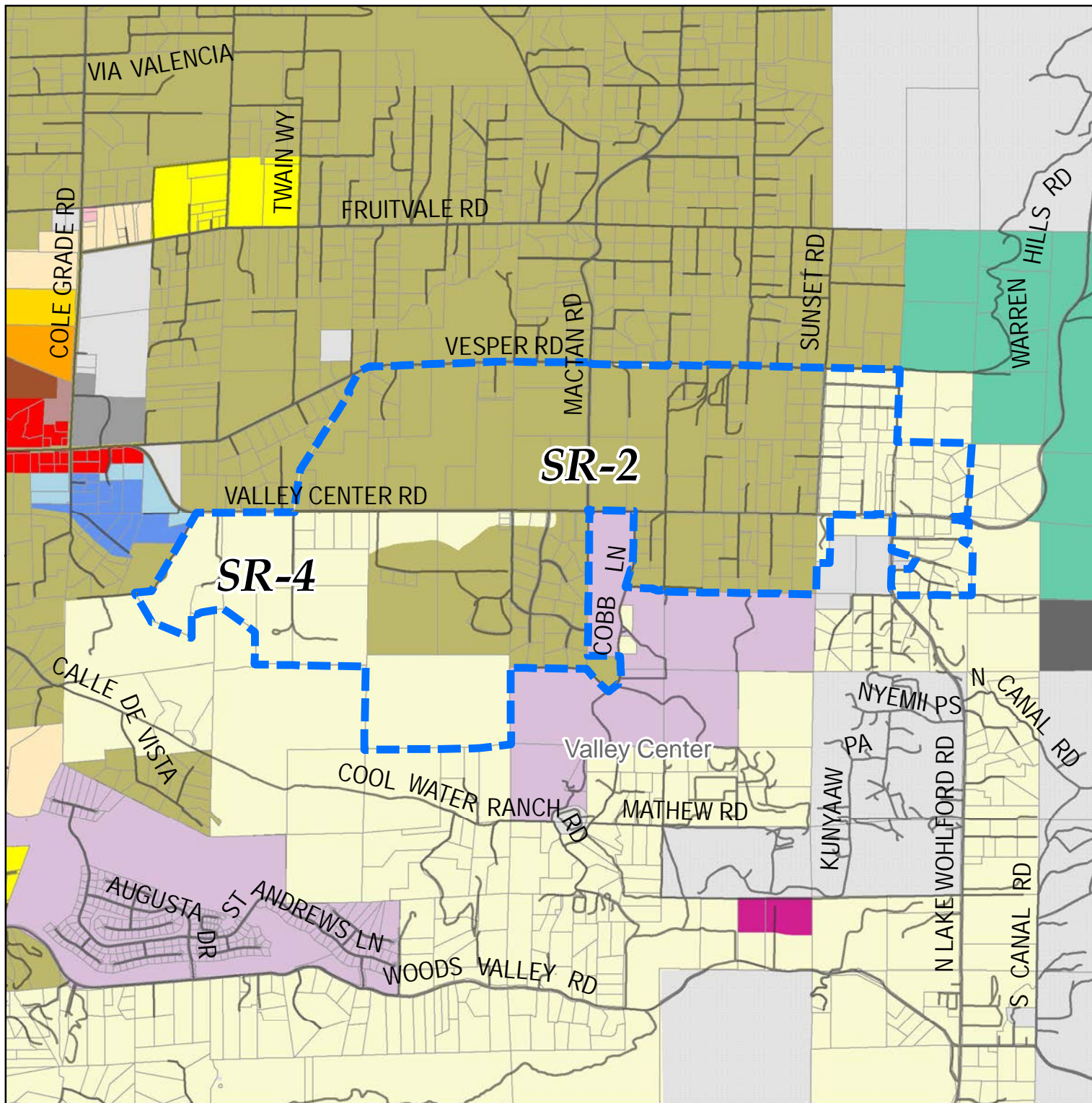
Property Specific Requests

General Plan Amendment

VC57+ Analysis Area

Proposed General Plan Change

-  Parcels
 -  Proposed General Plan Land Use Designation(s)
 -  Community Planning Area Boundary
- Designation**
-  Village Residential (VR-15)
 -  Village Residential (VR-10.9)
 -  Village Residential (VR-4.3)
 -  Village Residential (VR-2.9)
 -  Village Residential (VR-2)
 -  Semi-Rural Residential (SR-1)
 -  Semi-Rural Residential (SR-2)
 -  Semi-Rural Residential (SR-4)
 -  Rural Lands (RL-20)
 -  Specific Plan Area
 -  Neighborhood Commercial
 -  General Commercial
 -  Rural Commercial
 -  Limited Impact Industrial (I-1)
 -  Medium Impact Industrial (I-2)
 -  Public/Semi-Public Facilities
 -  Tribal Lands
 -  Open Space (Recreation)
 -  Open Space (Conservation)



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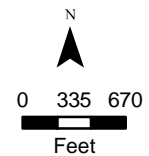
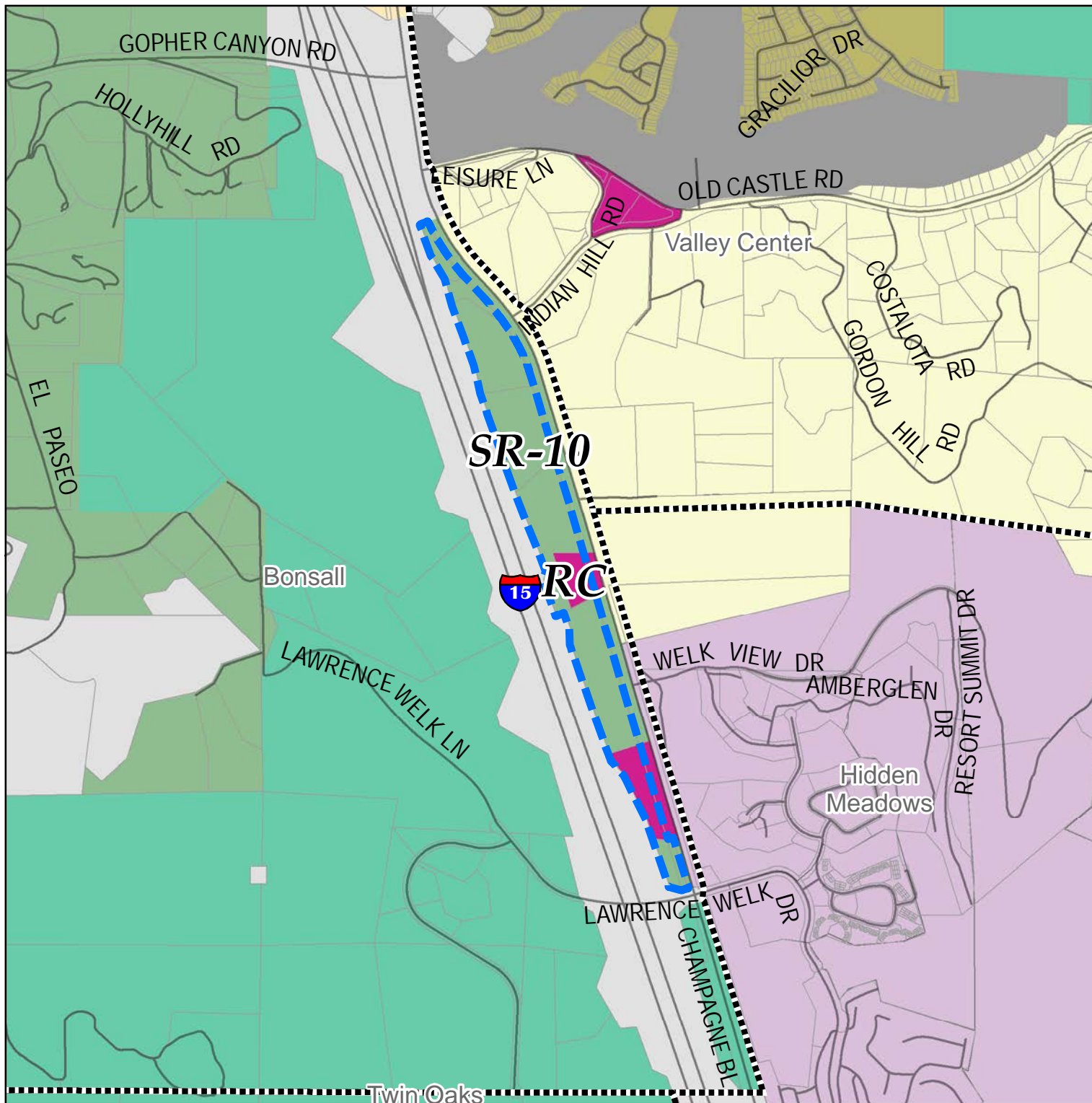


Property Specific Requests General Plan Amendment

Western Champagne Gardens

Proposed General Plan Change

-  Parcels
 -  Proposed General Plan Land Use Designation(s)
 -  Community Planning Area Boundary
- ### Designation
-  Village Residential (VR-2)
 -  Semi-Rural Residential (SR-2)
 -  Semi-Rural Residential (SR-4)
 -  Semi-Rural Residential (SR-10)
 -  Rural Lands (RL-20)
 -  Specific Plan Area
 -  Rural Commercial
 -  Public/Semi-Public Facilities
 -  Open Space (Recreation)



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Property Specific Requests
General Plan Amendment

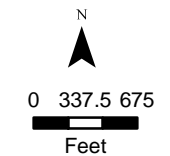
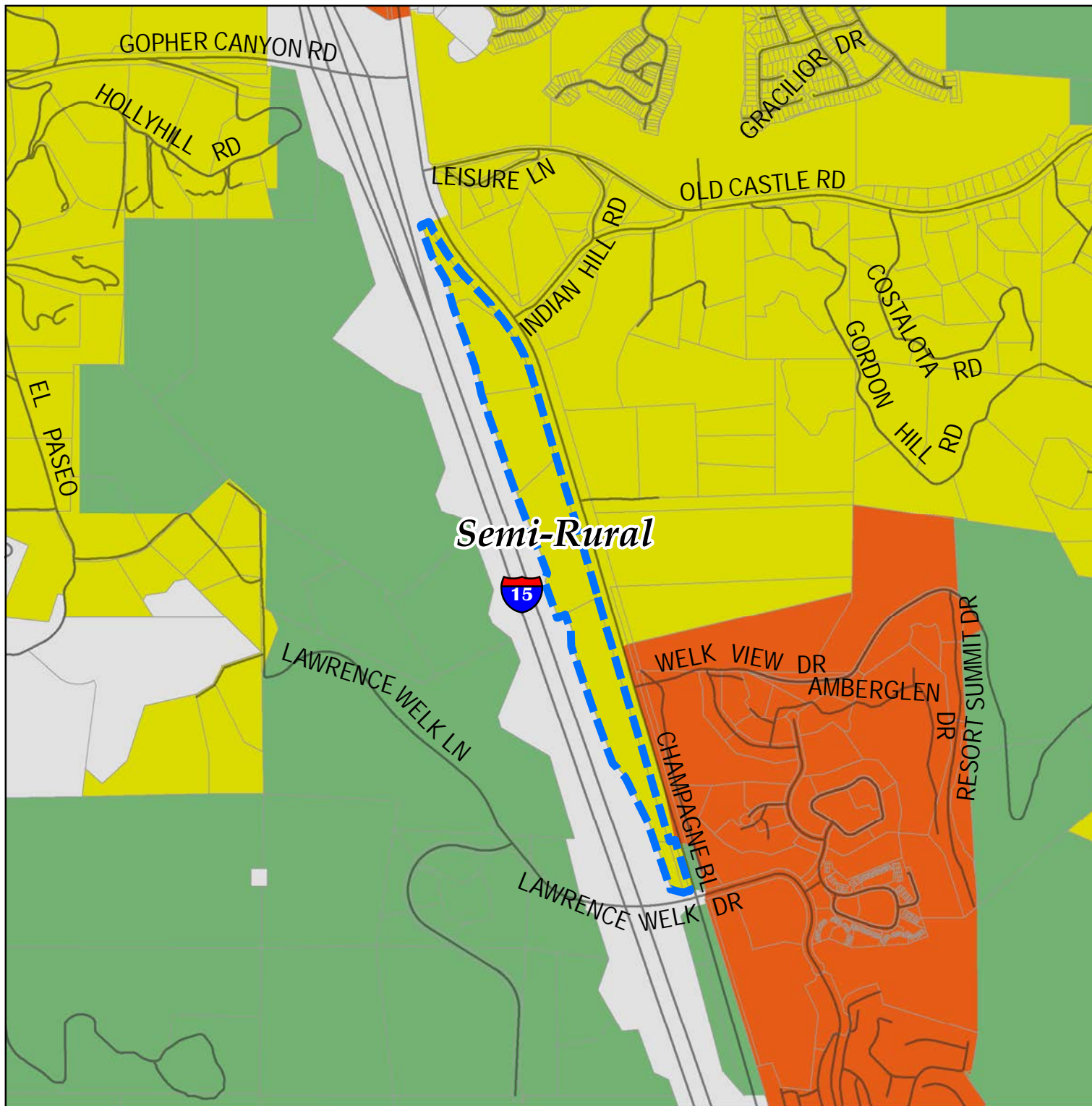
Western Champagne Gardens

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category

Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village












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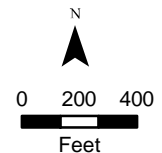
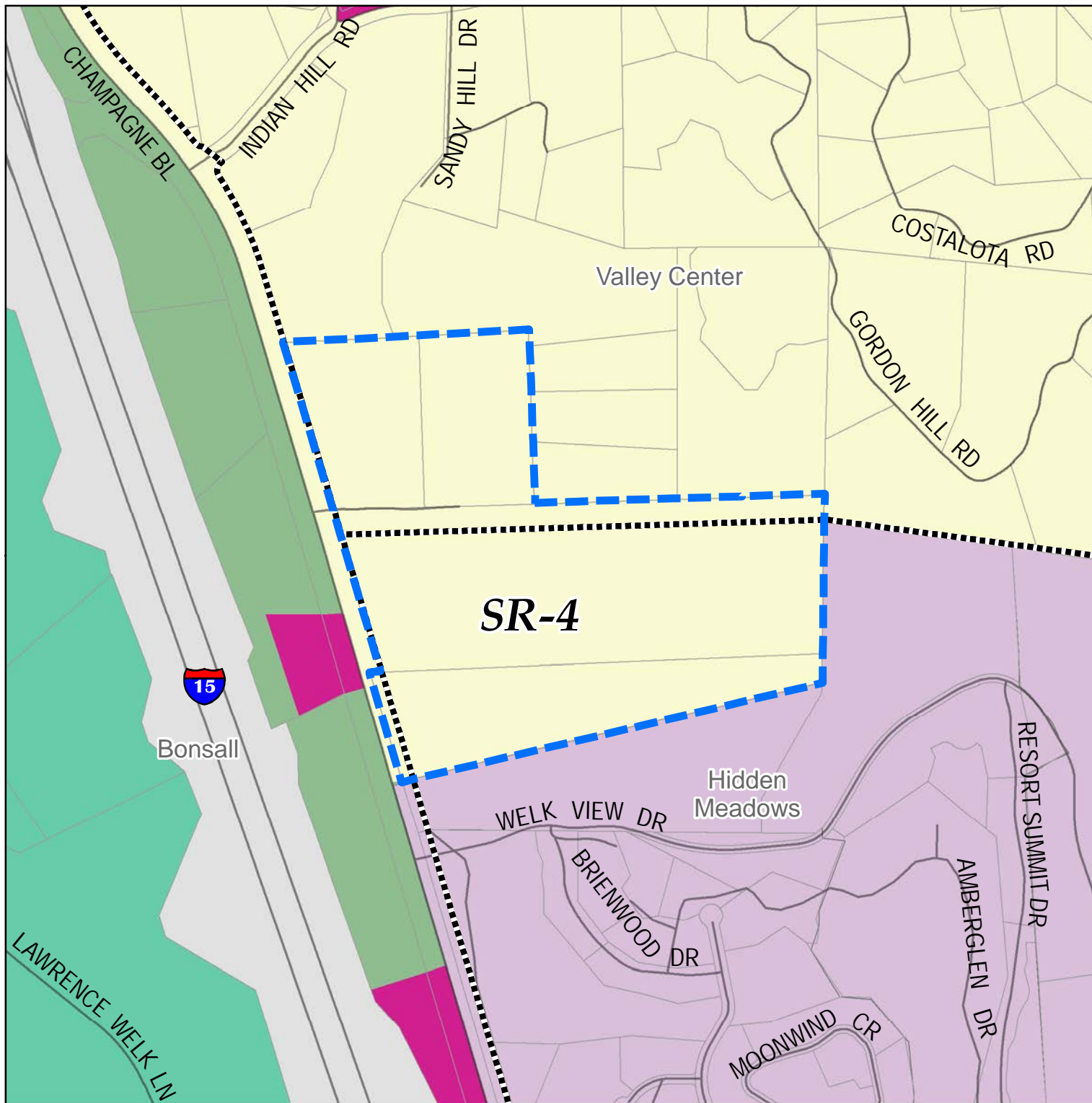


Property Specific Requests General Plan Amendment

Eastern Champagne Gardens

Proposed General Plan Change

-  Parcels
 -  Proposed General Plan Land Use Designation(s)
 -  Community Planning Area Boundary
- Designation
-  Semi-Rural Residential (SR-4)
 -  Semi-Rural Residential (SR-10)
 -  Rural Lands (RL-20)
 -  Specific Plan Area
 -  Rural Commercial
 -  Public/Semi-Public Facilities



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Property Specific Requests General Plan Amendment

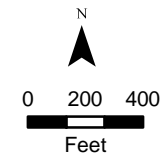
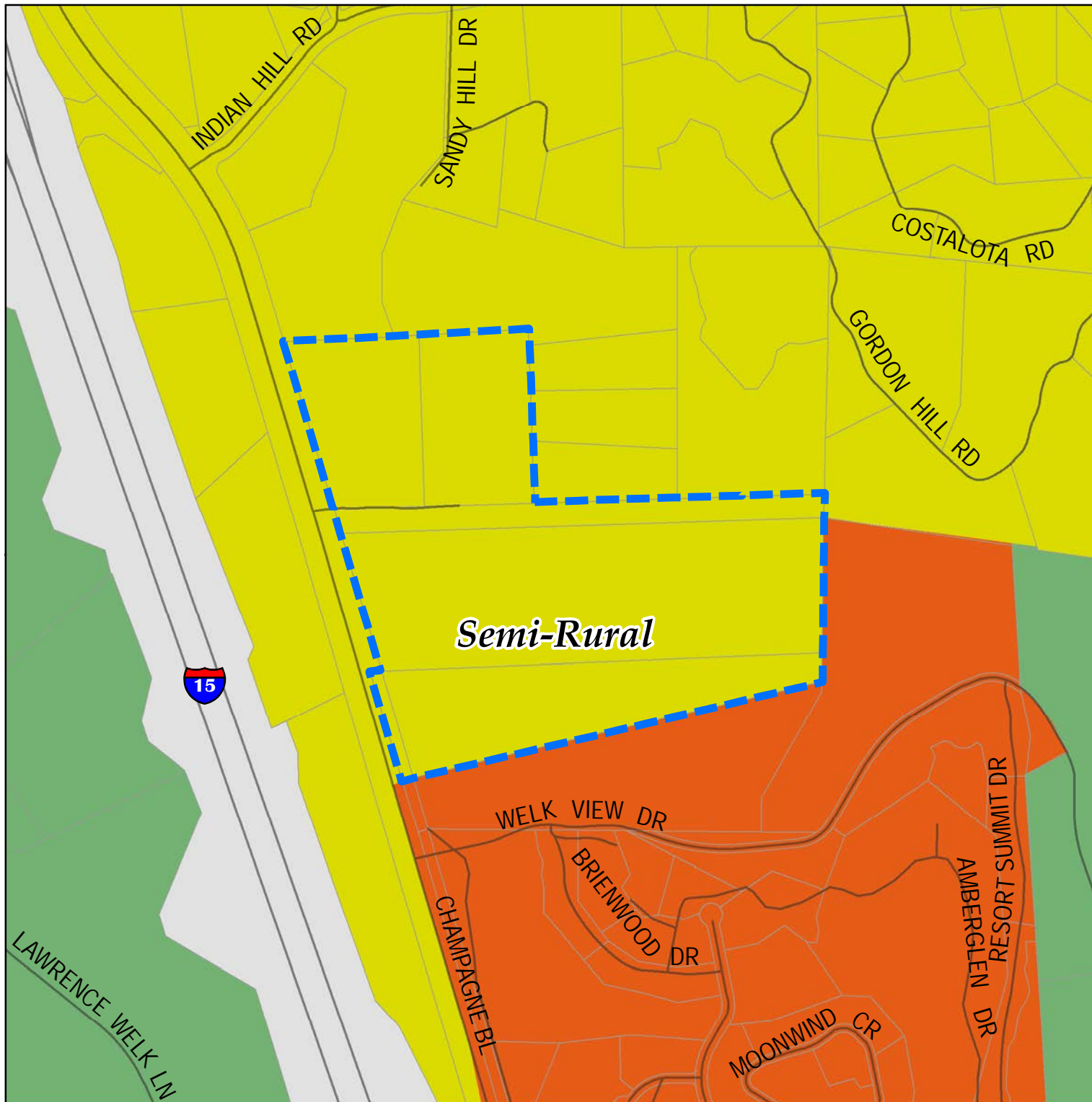
Eastern Champagne Gardens

Proposed Regional Category Change

-  Parcels
-  Proposed Regional Category

Regional Category

-  No Jurisdiction
-  Rural
-  Semi-Rural
-  Village



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Exhibit B

Mobility Element Amendment

Impacted Roadway Segments and Supporting Rationale for LOS E/F Acceptance (Additions to General Plan Mobility Element Table M-4)

Roadway / Segment Limits	Current Classification	Alternate Classification (Los D or Better)	Rationale for Maintaining Current Classification and LOS E/F Acceptance
Bonsall CPA			
<u>Old Highway 395</u> Fallbrook/Bonsall Boundary to West Lilac	2.1D 2-Ln Light Collector with Improvement Options Projected LOS E	4.2B 4-Ln Boulevard with Intermittent Turn Lanes	<ul style="list-style-type: none"> • Marginal Deficiency • 2.1D has extra Right-of-way for improvement options
Fallbrook CPA			
<u>Old Hwy 395</u> Dulin Road East to Dulin Road West (<i>this segment has been previously accepted at LOS E in Table M-4 and is proposed to be re-accepted at LOS E with additional projected trips</i>) <i>and</i> Dulin Road West to Fallbrook/Bonsall Boundary	2.1D 2-Ln Community Collector with Improvement Options Projected LOS E	4.2B 4-Ln Boulevard with Intermittent Turn Lanes	<ul style="list-style-type: none"> • Marginal Deficiency – LOS failing only in short segment. Address traffic congestion through operational improvements such as right-turn lanes. • Sufficient Right-of-Way – Classification provides sufficient right-of-way to add operational improvements to increase road capacity and resolve LOS deficiencies. • Consistent with planning group preference during the General Plan Update process.
Pala-Pauma Subregion			
<u>Pala Road/SR-76</u> Valley Center Road to South Grade Road	2.1D 2-Ln Community Collector with Improvement Options Projected LOS E	4-Ln State Highway	<ul style="list-style-type: none"> • Roundabout planned at Valley Center Road/SR-76 intersection by CALTRANS to improve traffic flow • Consistent with planning group preference during the General Plan Update process.
Valley Center CPA			
<u>Lilac Road</u> Couser Canyon Road to Keys Creek Rd	2.3C 2-Ln Minor Collector Projected LOS E	2.3B 2-Ln Minor Collector with Intermittent Turn Lanes	<ul style="list-style-type: none"> • Marginal Deficiency – LOS failing only in short segment. Address traffic congestion through operational improvements such as turn lanes.

Exhibit C

Valley Center Community Plan Revision

Proposed Community Plan Policy Strikeout/Underline Revision
Valley Center Community Plan Residential Policy 8 (p. 12 of the Community Plan)

8. Once the appropriate number of lots has been established, the developer may elect to “cluster” or “lot area average” to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, ~~1 acre in SR-2~~, ~~2~~ 1 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewerered and providing that:
- a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.

AND:

Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.