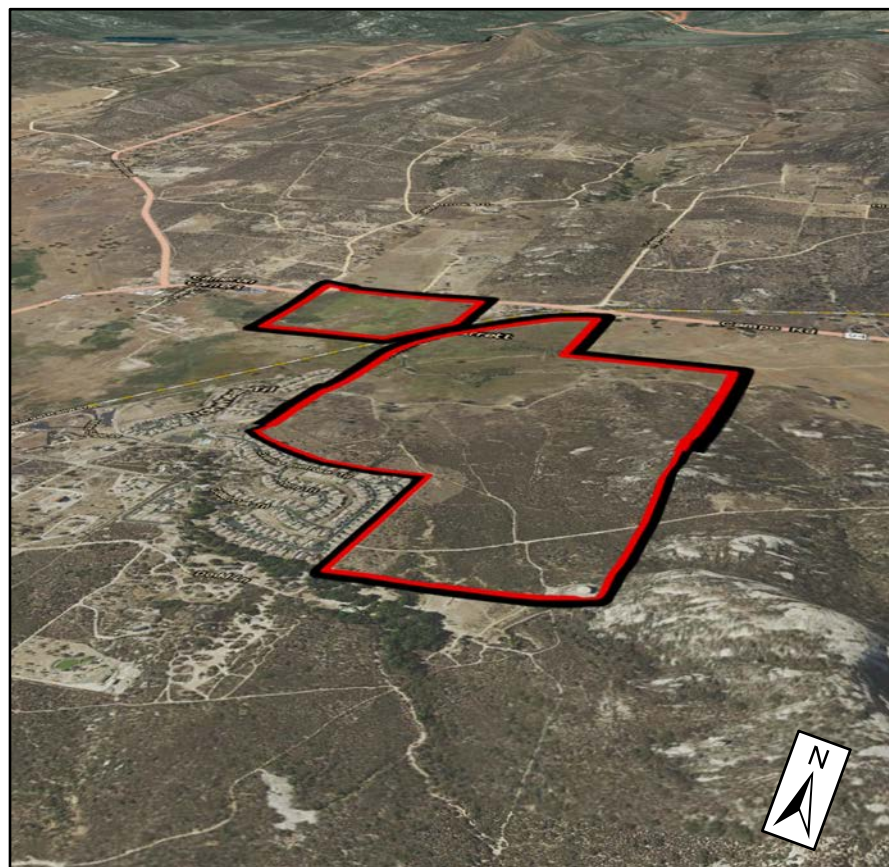


VICINITY MAP



3D VIEW



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

AERIAL VIEW

Legend



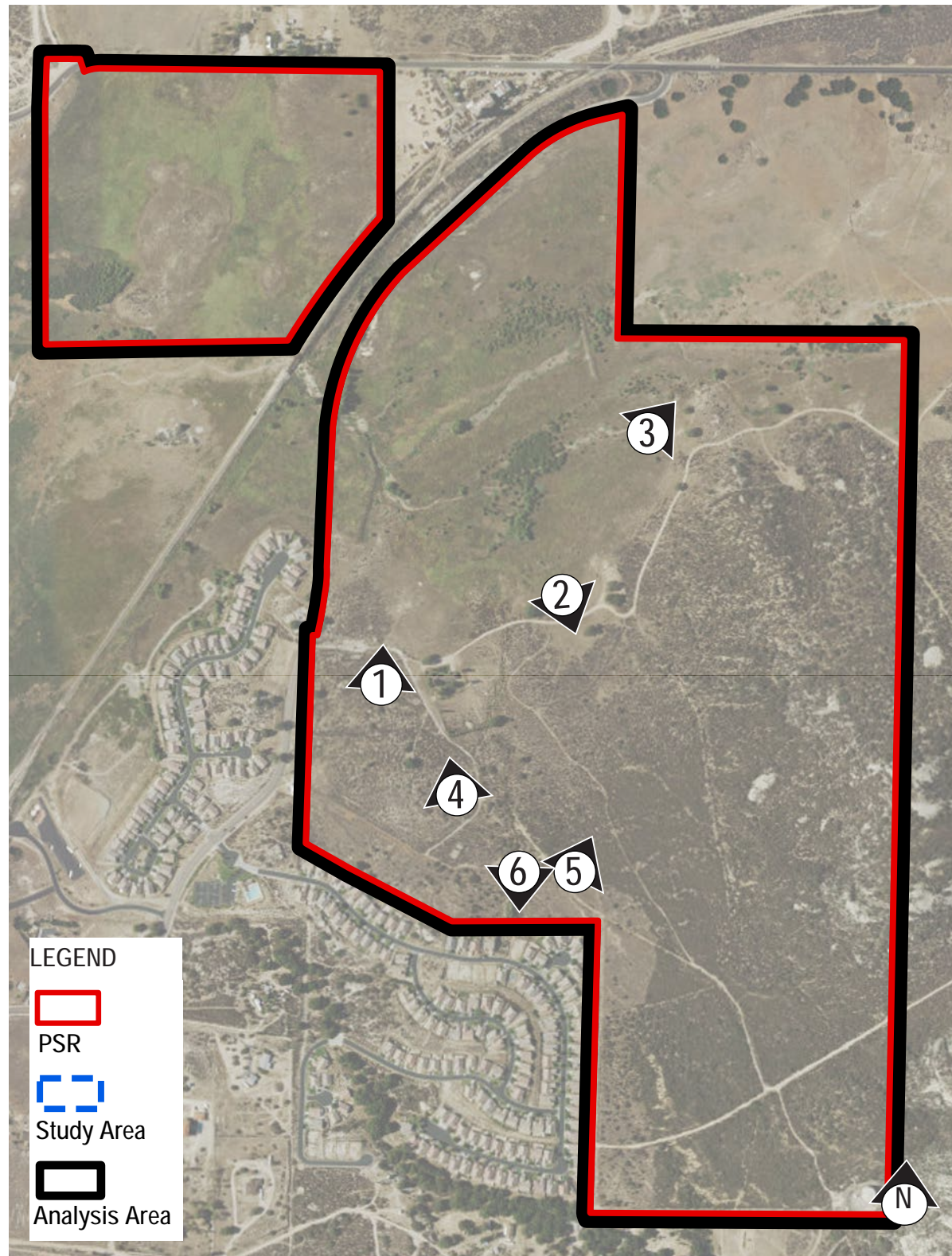
PSR



Study Area



Analysis Area



SITE PHOTO KEY MAP



1 From just west of existing residence in the northwestern end of the area proposed for SR-4, facing north.



2 From the central portion of the property (northern end of area proposed for SR-4), facing south at one of a few scattered oaks in this area.



3 Mulefat vegetation (drainage area) near the split between the proposed RL-40 area and proposed SR-4 area, in the eastern portion of the property, facing northeast.



4 From the near southern leg of the dirt road in the western portion of the property (SR-4 proposed area), facing north.



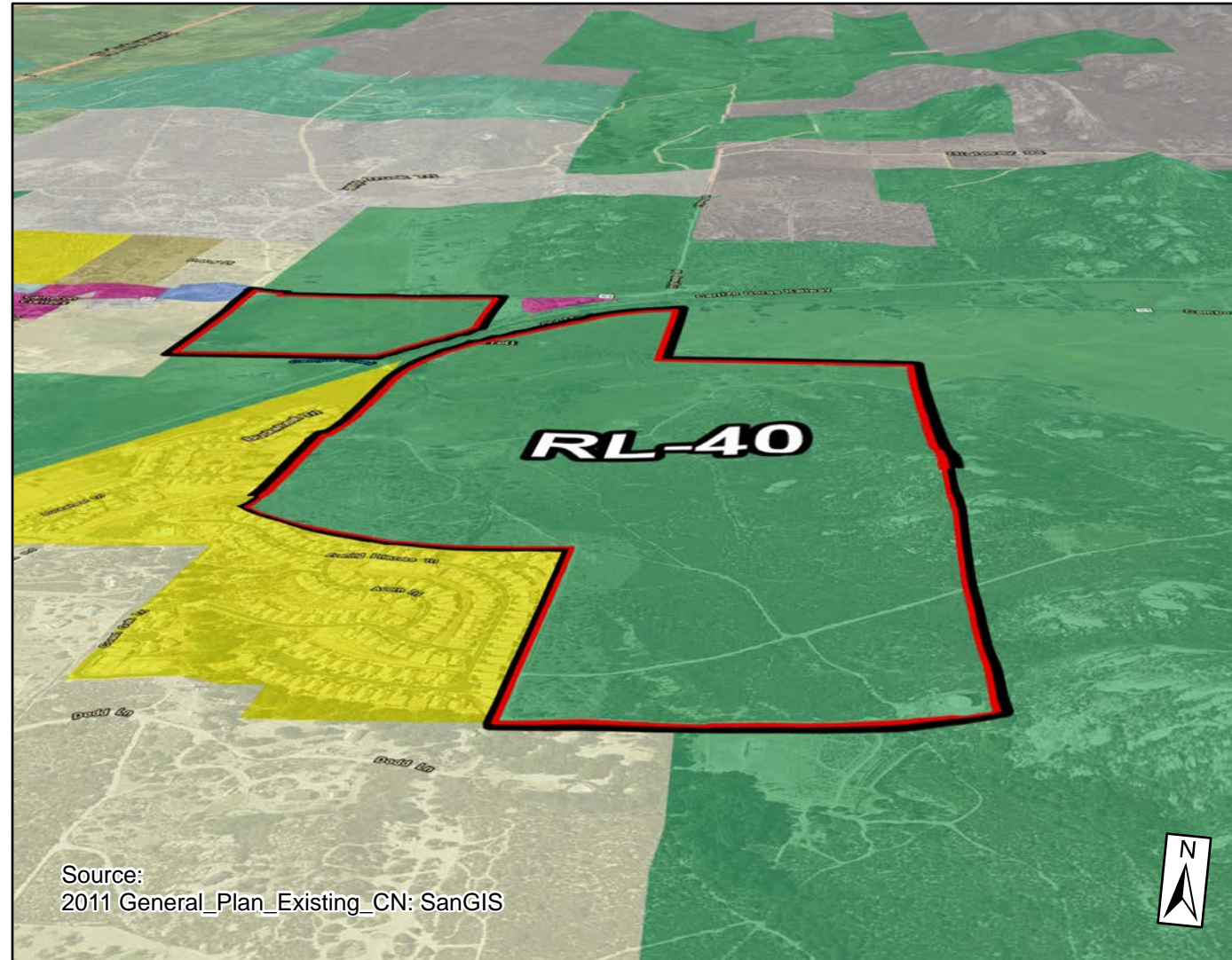
5 From near the fork in the dirt roads in the southwestern portion of the property (SR-4 proposed area), facing northeast.



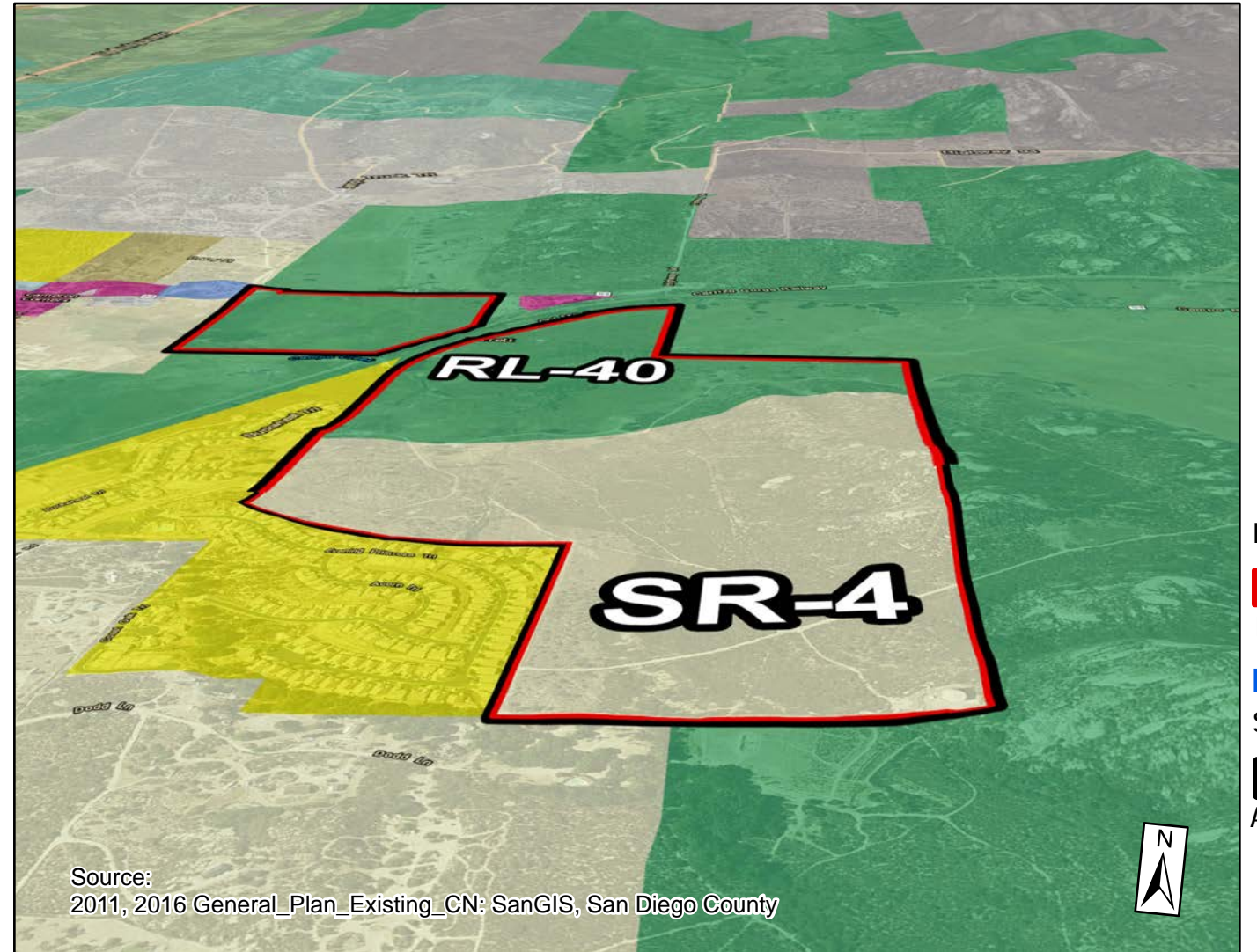
6 From near the southern property line of the western portion, facing south toward Campo Hills community.



GENERAL PLAN - CURRENT LAND USE DESIGNATIONS



GENERAL PLAN - PROPOSED LAND USE DESIGNATIONS



Legend



PSR



Study Area



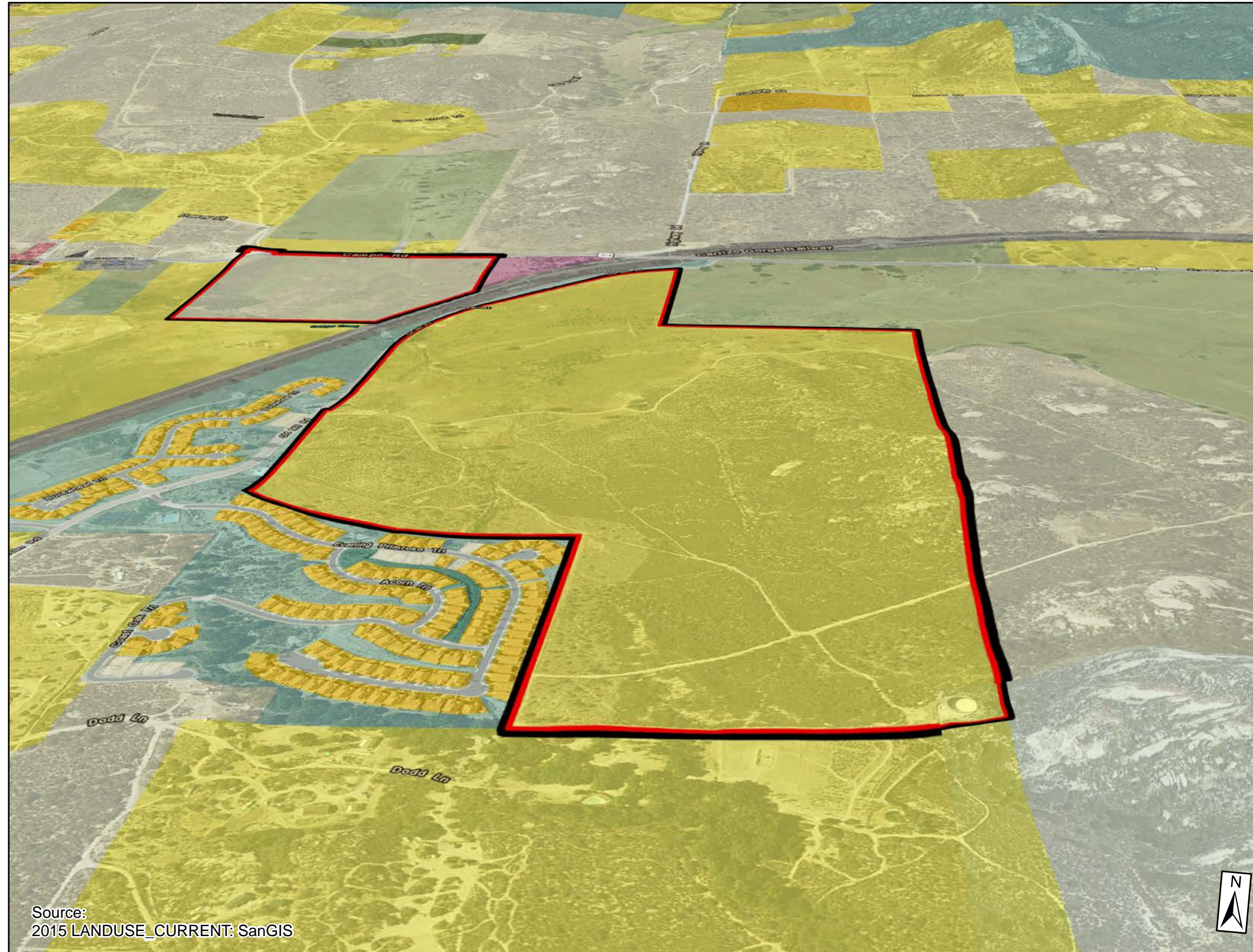
Analysis Area

LEGEND

- | | |
|--|---|
| Village Residential (VR-30), 30 du/ac | Rural Lands (RL-80), 1 du/80 ac |
| Village Residential (VR-24), 24 du/ac | Specific Plan Area (residential densities in italics) |
| Village Residential (VR-20), 20 du/ac | Office Professional |
| Village Residential (VR-15), 15 du/ac | Neighborhood Commercial |
| Village Residential (VR-10.9), 10.9 du/ac | General Commercial |
| Village Residential (VR-7.3), 7.3 du/ac | Rural Commercial |
| Village Residential (VR-4.3), 4.3 du/ac | Limited Impact Industrial |
| Village Residential (VR-2.9), 2.9 du/ac | Medium Impact Industrial |
| Village Residential (VR-2), 2 du/ac | High Impact Industrial |
| Semi-Rural Residential (SR-0.5), 1 du/0.5,1,2 ac | Village Core Mixed Use |
| Semi-Rural Residential (SR-1), 1 du/1,2,4 ac | Public/Semi-Public Facilities |
| Semi-Rural Residential (SR-2), 1 du/2,4,8 ac | Public/Semi-Public Lands - Solid Waste Facility |
| Semi-Rural Residential (SR-4), 1 du/4,8,16 ac | Public Agency Lands |
| Semi-Rural Residential (SR-10), 1 du/10,20 ac | Tribal Lands |
| Rural Lands (RL-20), 1 du/20 ac | Open Space (Recreation) |
| Rural Lands (RL-40), 1 du/40 ac | Open Space (Conservation) |



SURROUNDING AREA ANALYSIS - LAND USE



Source:
2015 LANDUSE_CURRENT: SanGIS

LEGEND

RESIDENTIAL

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

COMMERCIAL AND OFFICE

- Shopping Centers
- Commercial and Office

INDUSTRIAL

- Heavy Industry
- Light Industry
- Extractive Industry

PUBLIC FACILITIES AND UTILITIES

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

PARKS AND RECREATION

- Recreation
- Open Space Parks

AGRICULTURE

- Intensive Agriculture
- Extensive Agriculture

UNDEVELOPED

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

Legend



PSR



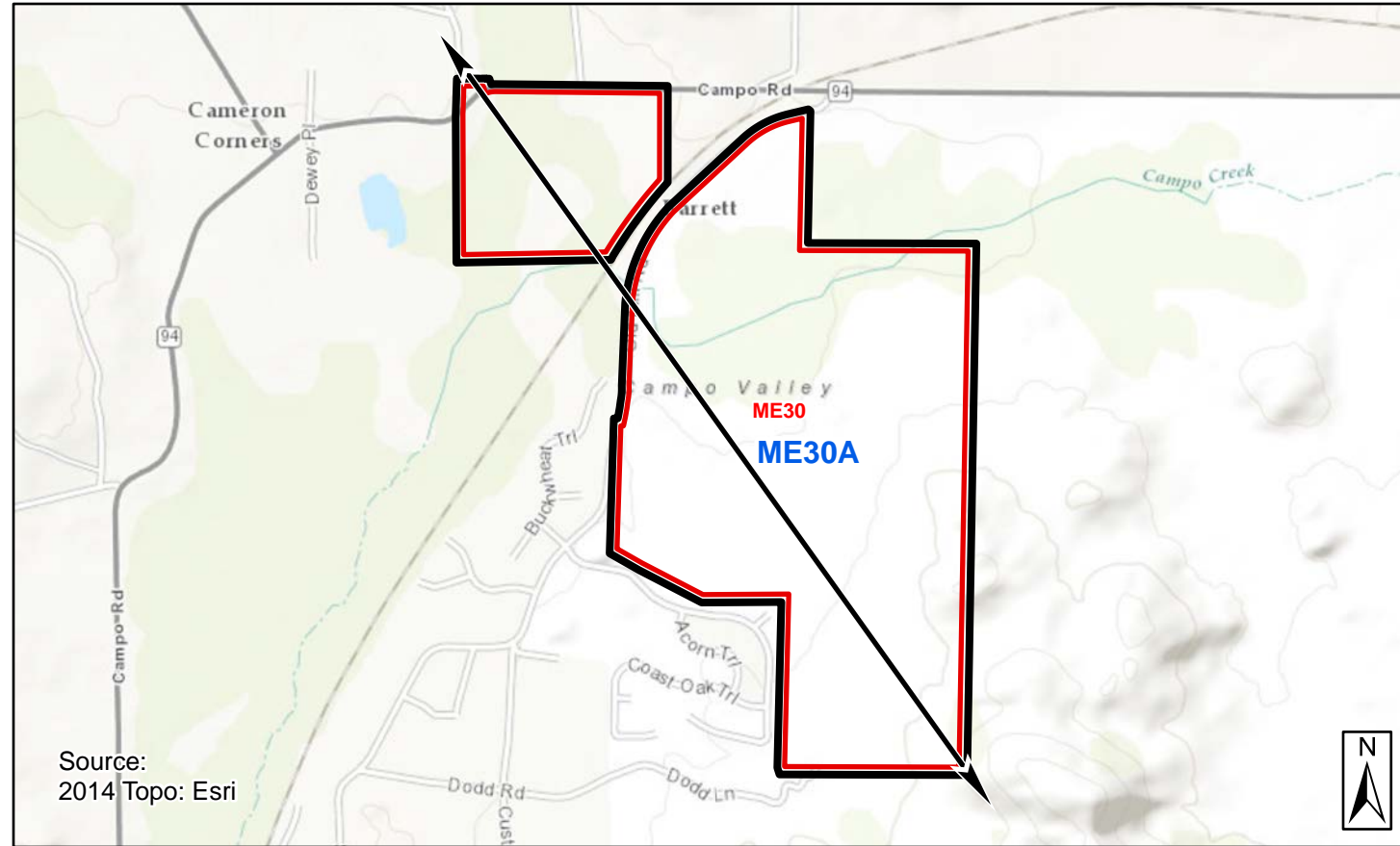
Study Area



Analysis Area



TOPOGRAPHIC VIEW



3D VIEW



Legend



PSR

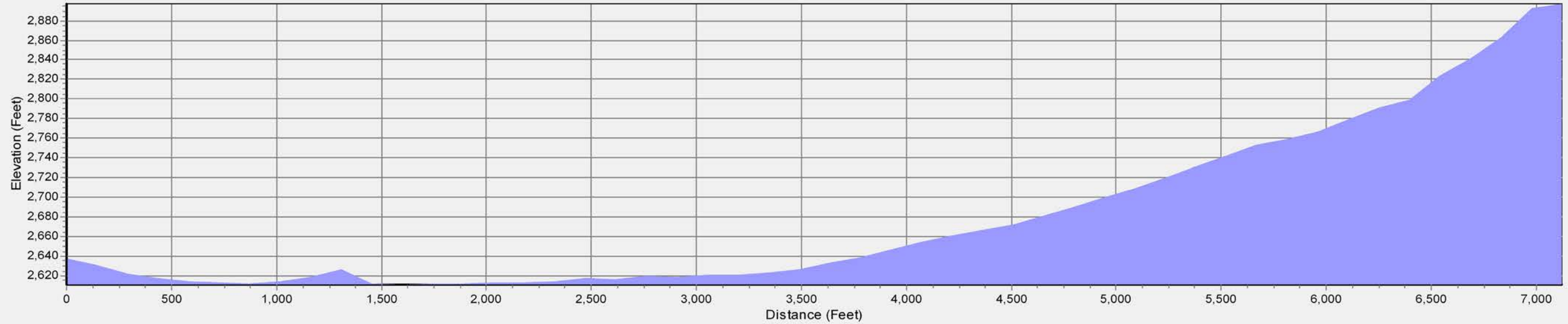


Study Area



Analysis Area

Elevation Profile

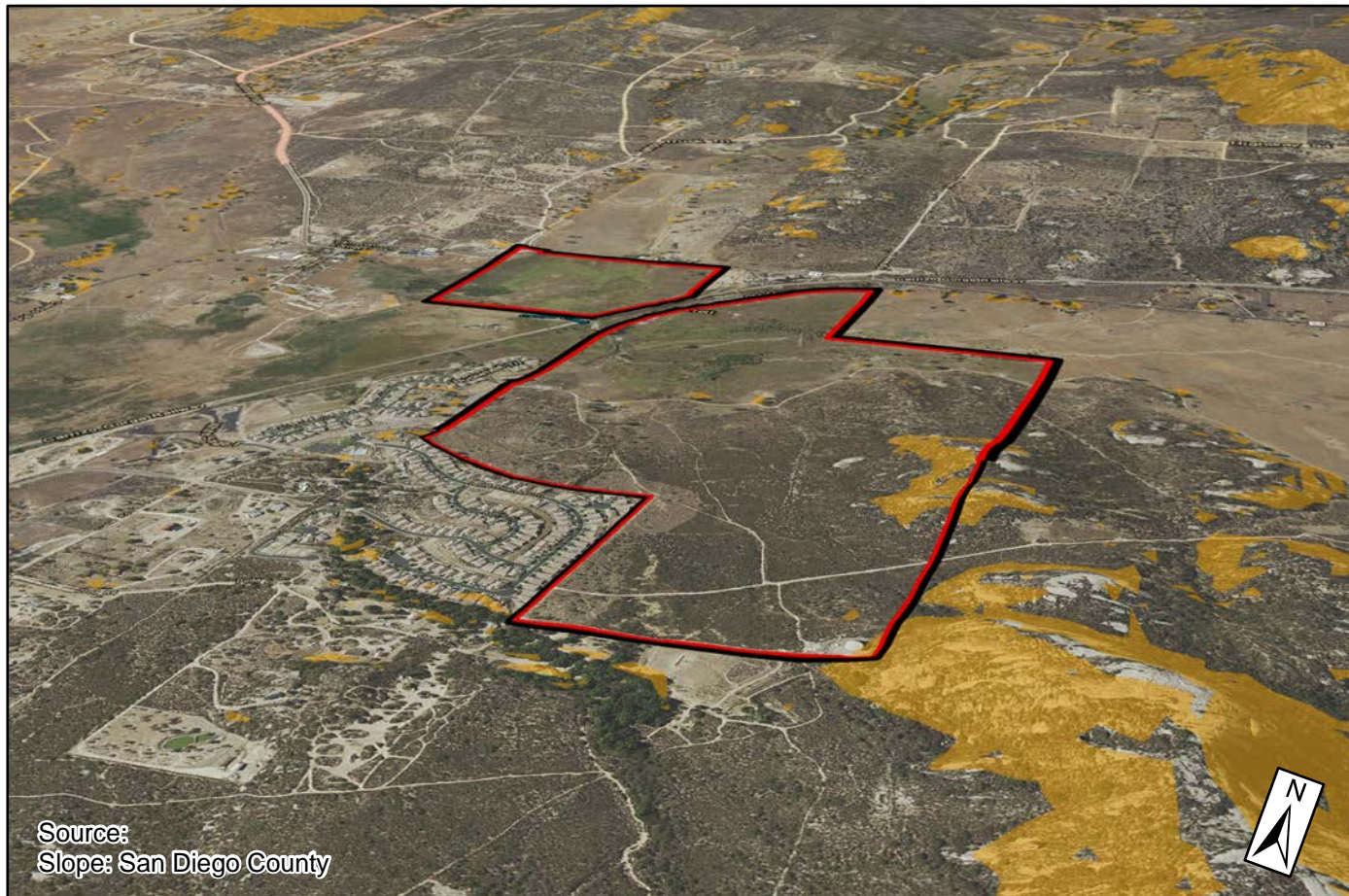


DEM Resolution: 10m, Line ID = 25

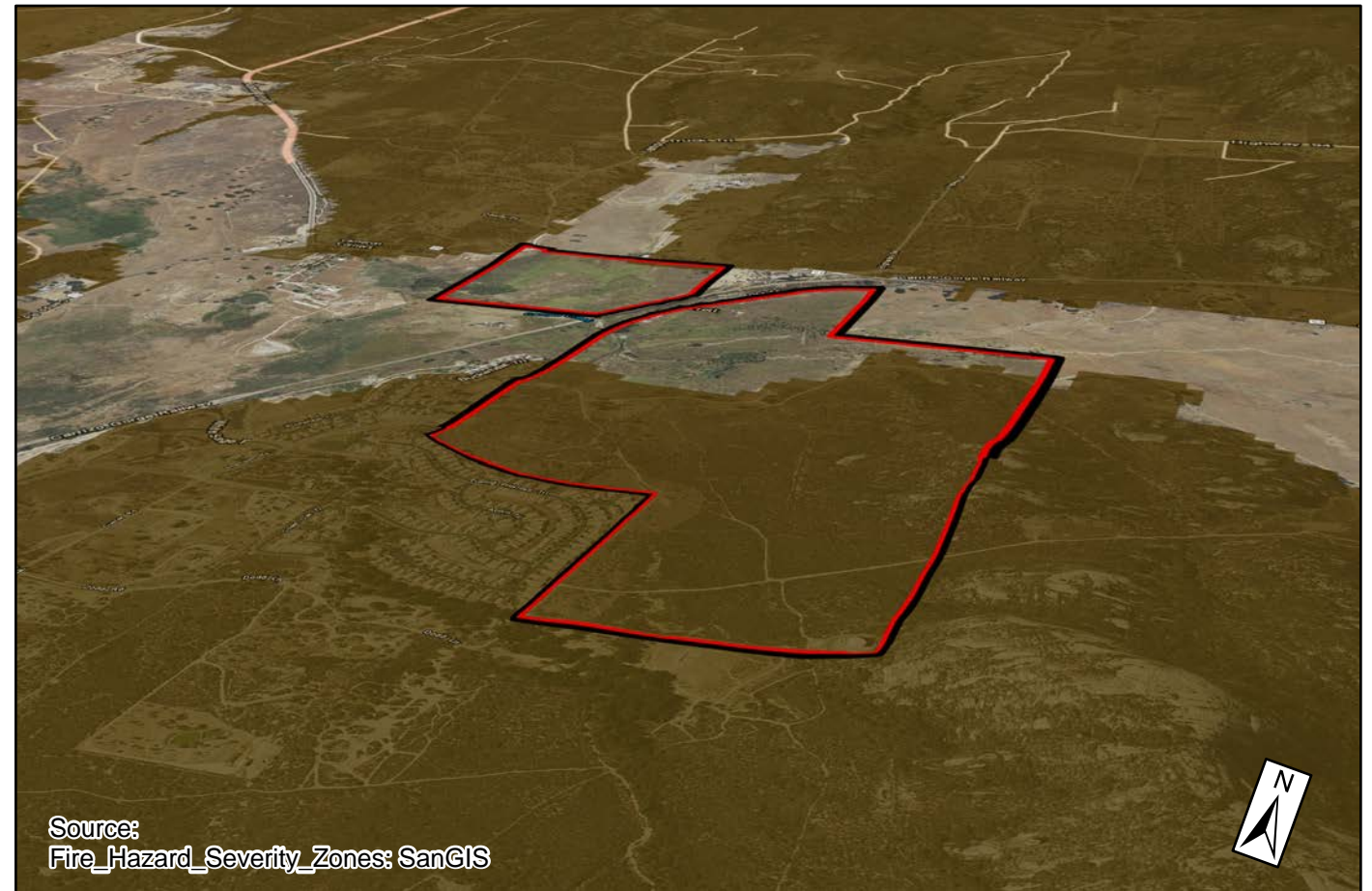
ILLUSTRATIVE SECTION ELEVATION LOOKING NORTH



STEEP SLOPES



VERY HIGH FIRE HAZARD SEVERITY ZONE



Legend



PSR

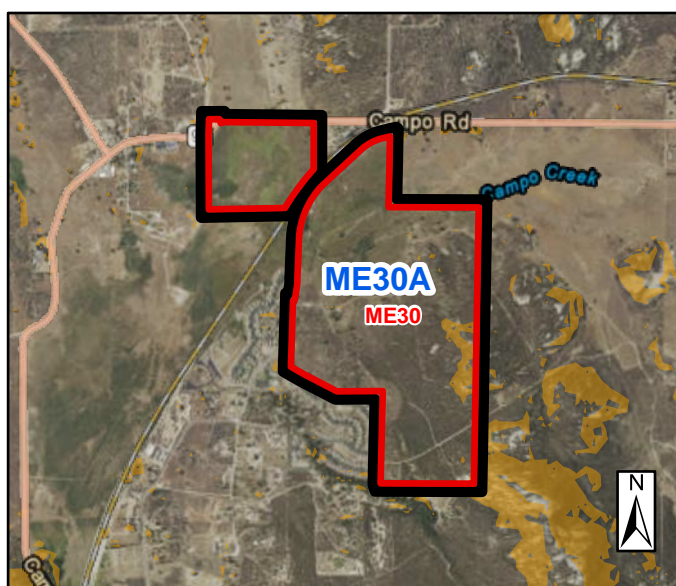


Study Area



Analysis Area

3D VIEW

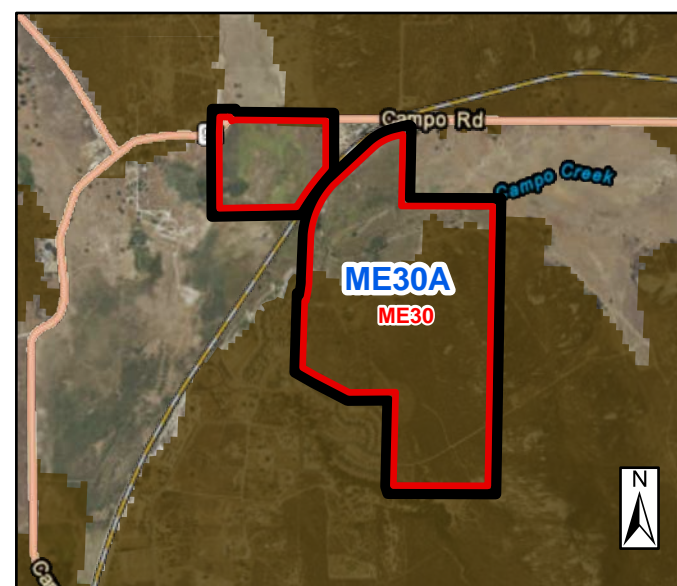


PLAN VIEW

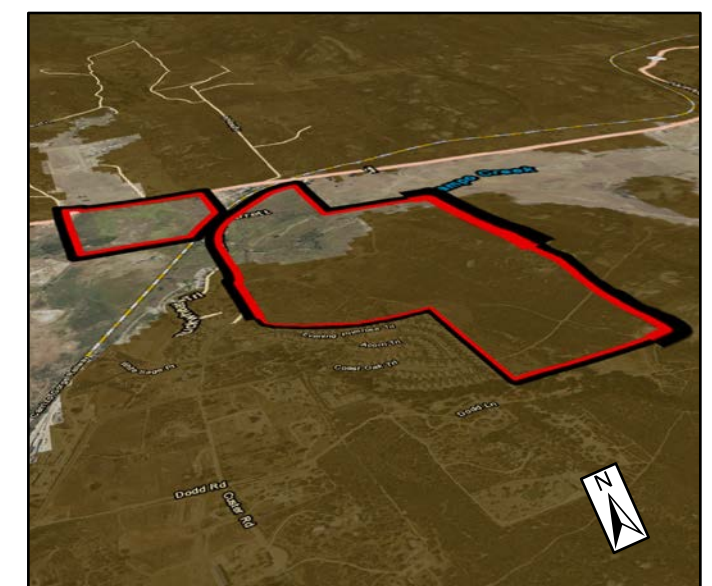


3D VIEW # 2

3D VIEW



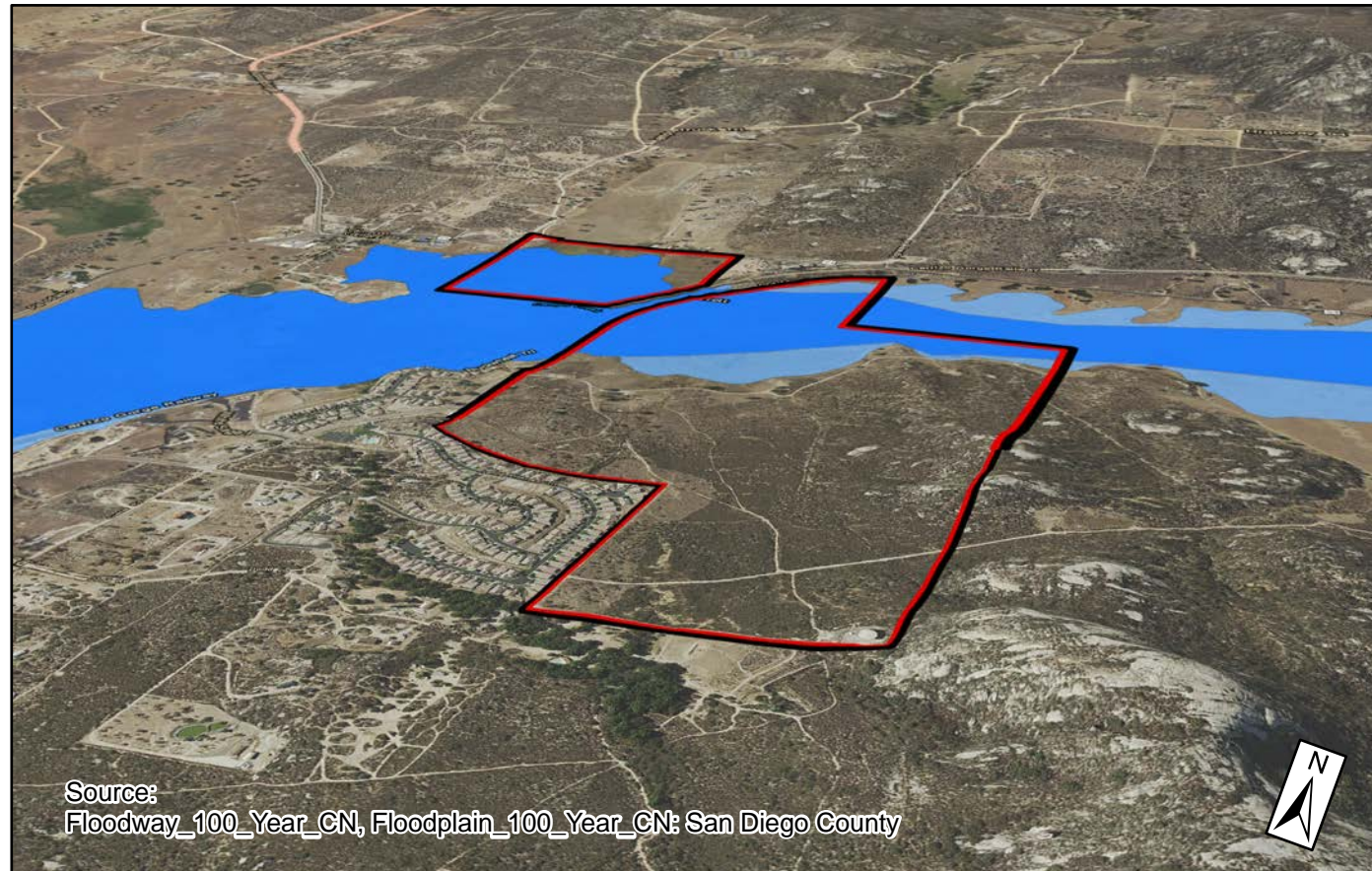
PLAN VIEW



3D VIEW # 2

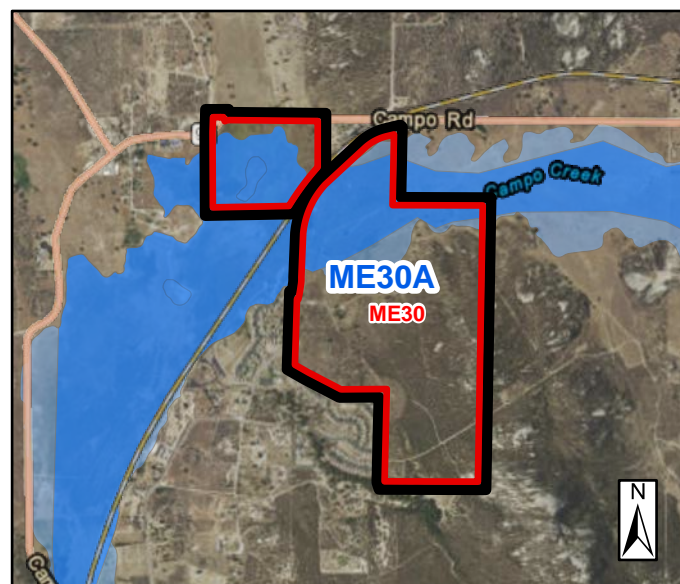
■ 100-YR County Floodway ■ 100-YR County Floodplain

There is no FEMA mapped floodplain/floodway in the ME30A Analysis Area.



Source: Floodway_100_Year_CN, Floodplain_100_Year_CN: San Diego County

3D VIEW



PLAN VIEW

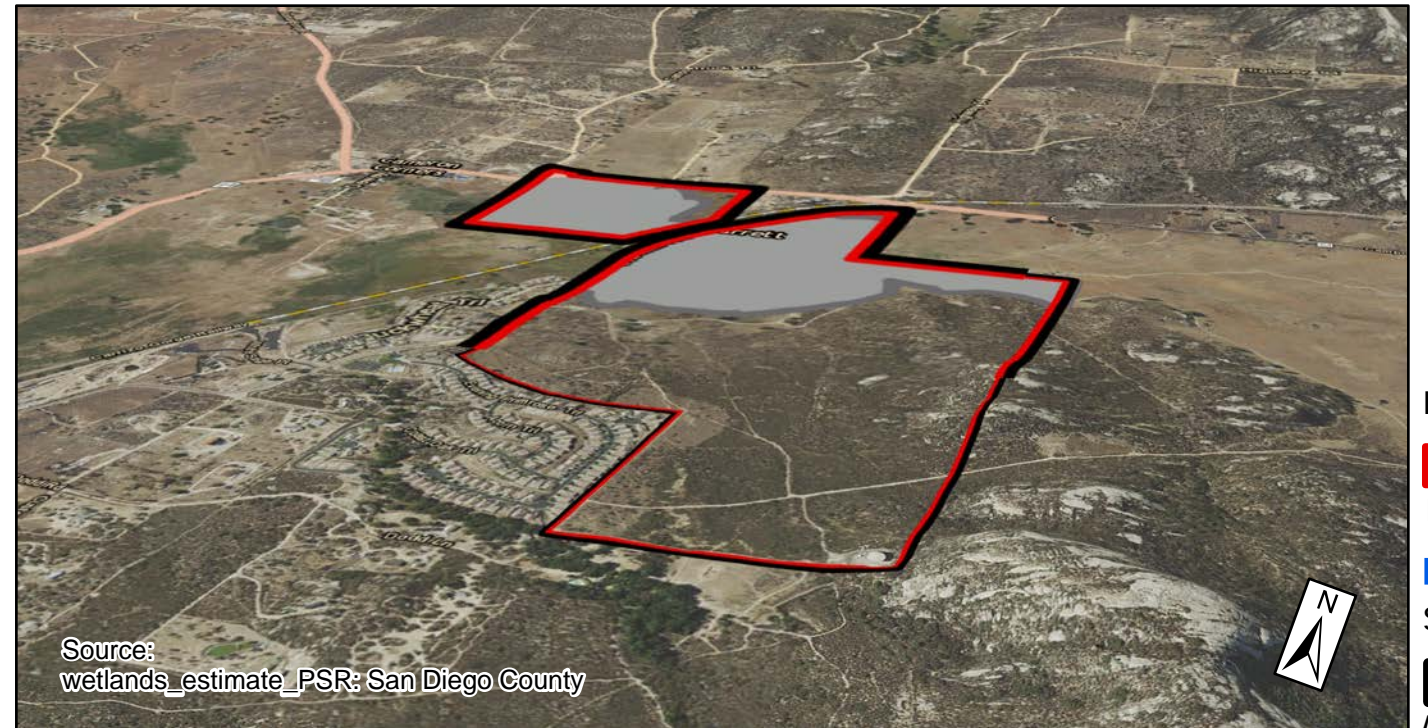


3D VIEW # 2

■ Wetland Area ■ Wetland Buffer

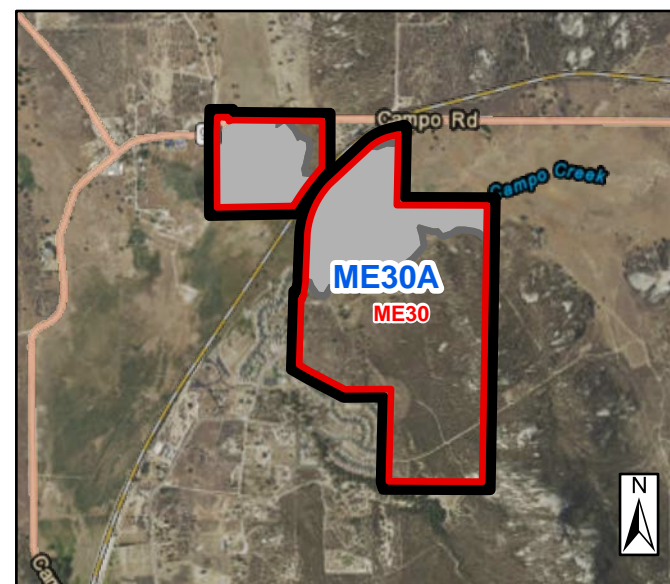
The outlined area of wetlands is just an estimate, and wetland delineations by a qualified biologist would be required at the development review stage.

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



Source: wetlands_estimate_PSR: San Diego County

3D VIEW



PLAN VIEW



3D VIEW # 2

Legend



PSR



Study Area



Analysis Area

PRIME AGRICULTURAL SOILS STATEWIDE SIGNIFICANT SOILS

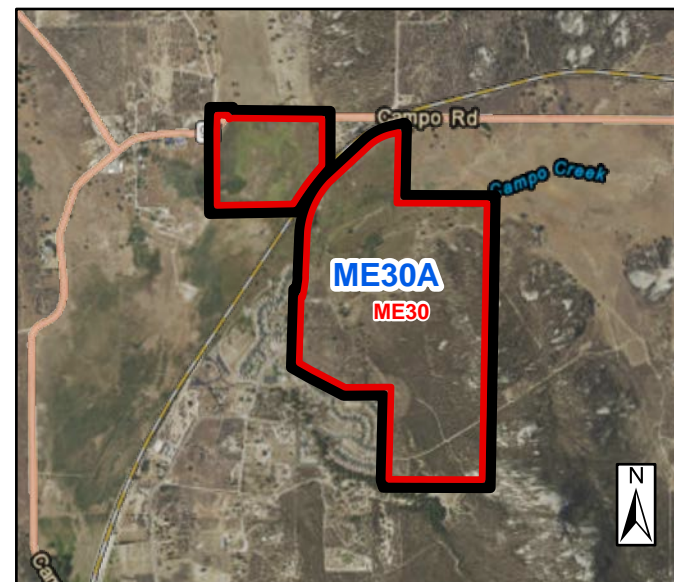
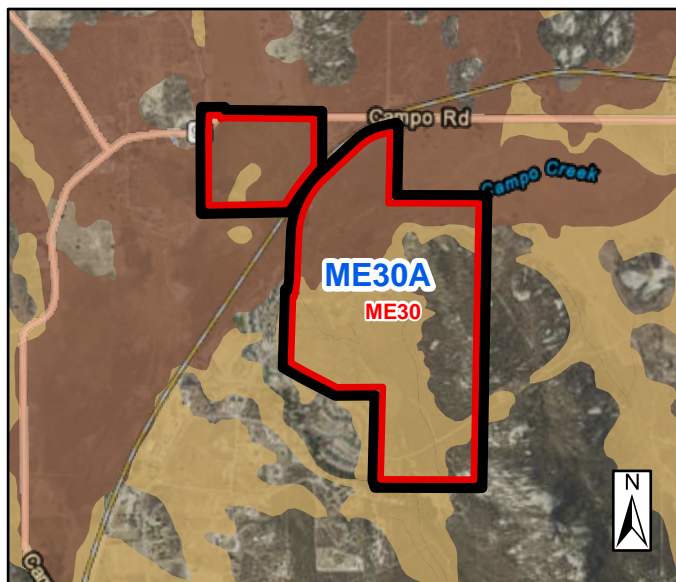
WILLIAMSON ACT CONTRACTS



- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW

3D VIEW



PLAN VIEW

3D VIEW # 2

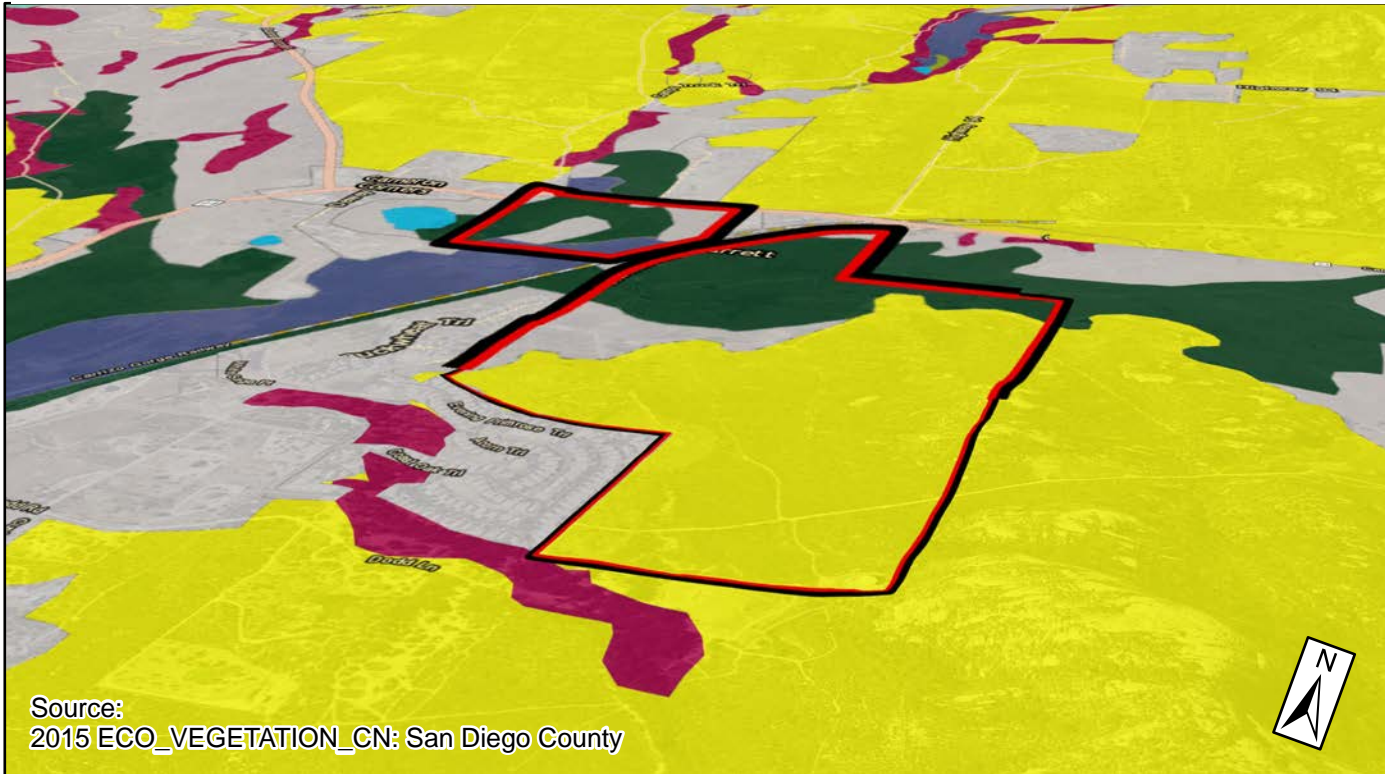
PLAN VIEW

3D VIEW # 2



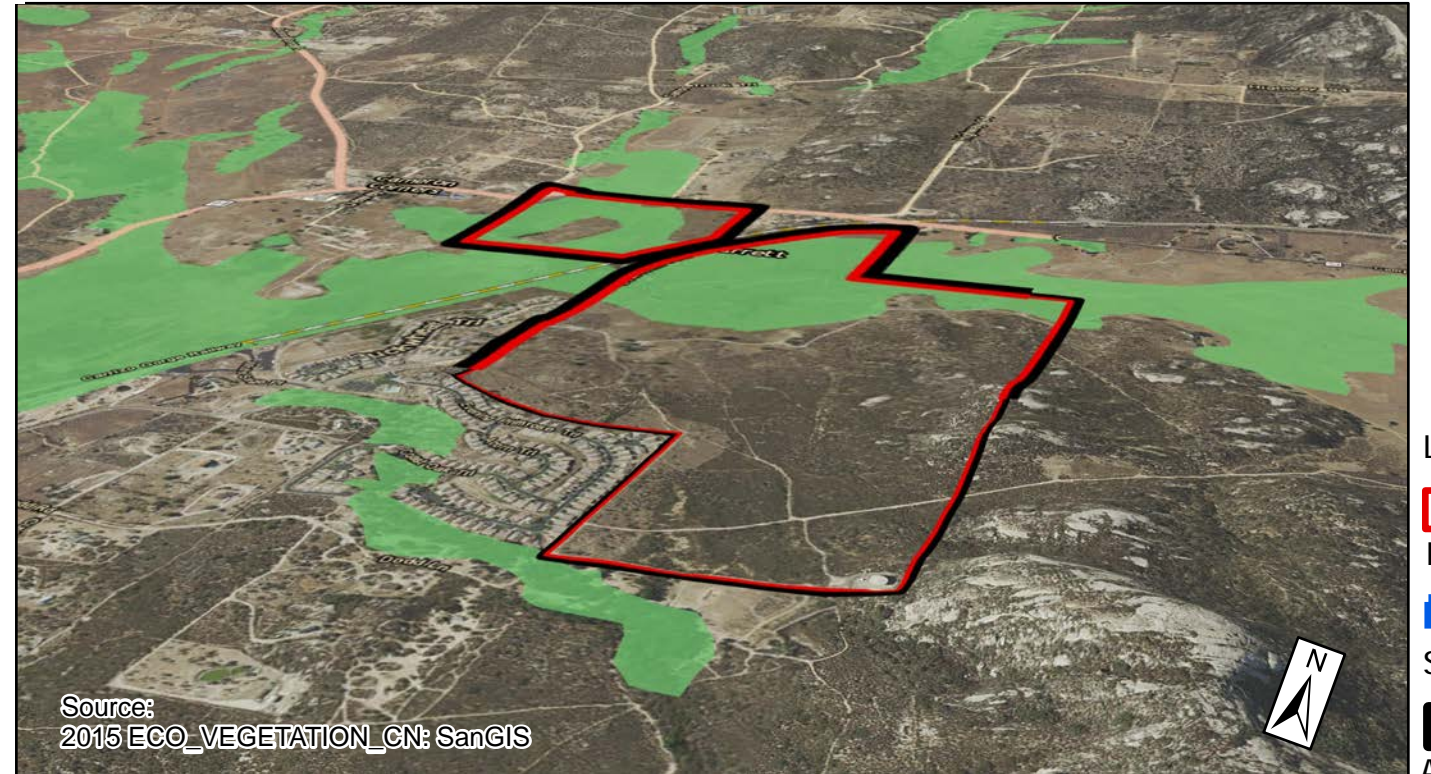
VEGETATION

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



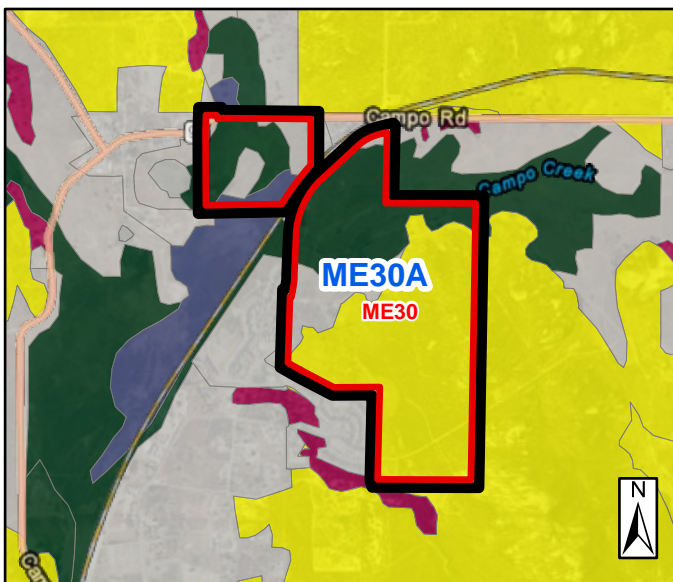
UPPER TIER VEGETATION

These areas contain upper tier vegetation communities, per the GIS vegetation layer. Upper tier vegetation communities found in the PSR areas include oak woodlands, coastal sage scrub, riparian forest types, riparian scrub types, and other wetland vegetation types like marshes. While these areas are not necessarily undevelopable in all situations, the criteria for allowing development and the permitting process for development in these areas are very restrictive.



- Legend
- PSR
 - Study Area
 - Analysis Area

3D VIEW

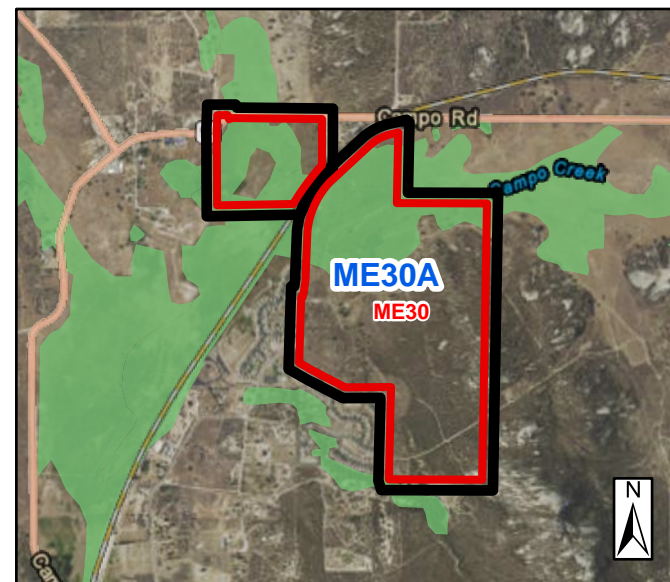


PLAN VIEW



3D VIEW # 2

3D VIEW



PLAN VIEW



3D VIEW # 2



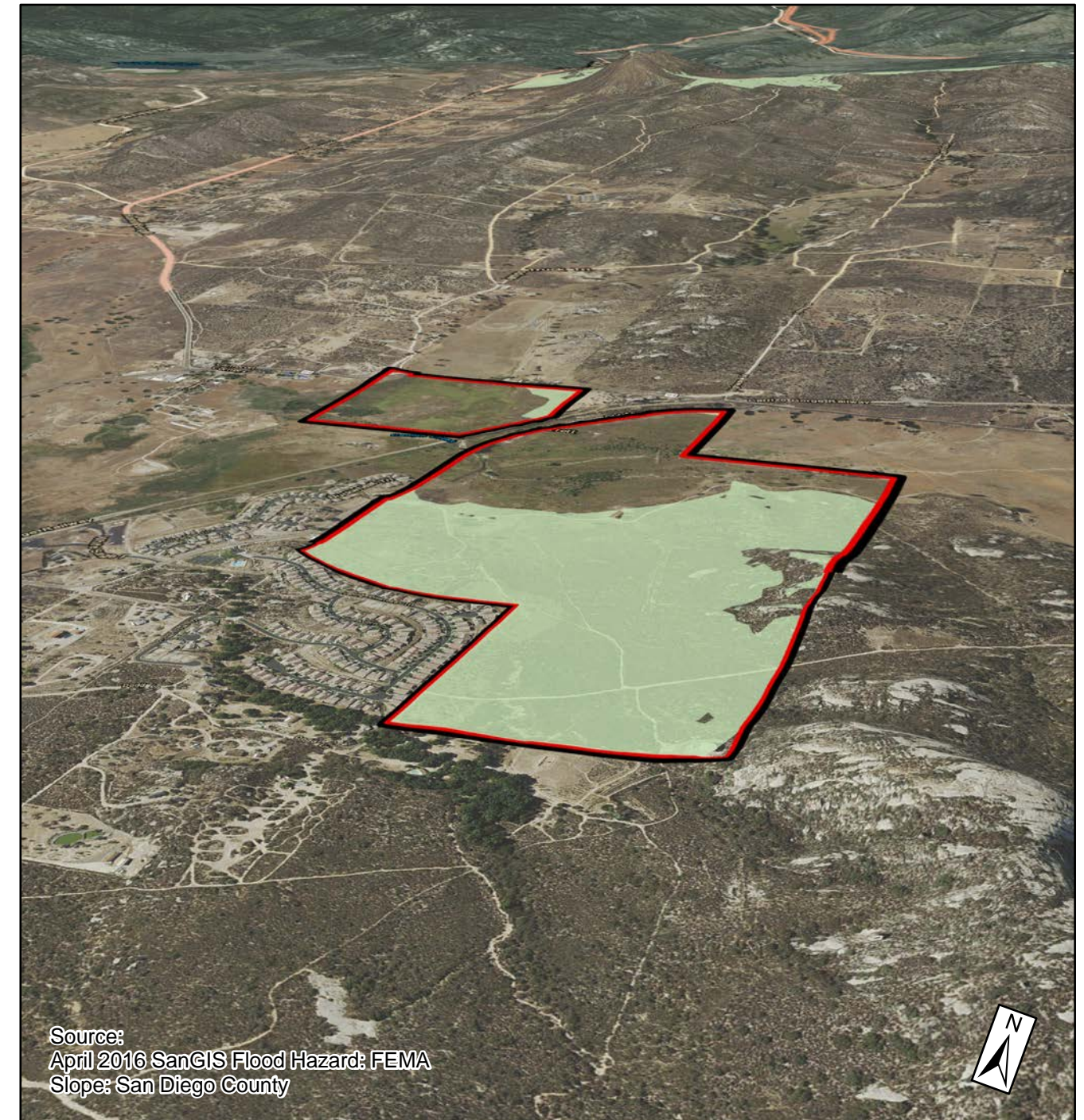
COMPOSITE CONSTRAINTS

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

| | Approximate Acreage Within the Analysis Area | Approximate % of the Analysis Area |
|----------------------------|--|------------------------------------|
| Constraint Area | 117 ac | 45 % |
| Potential Development Area | 145 ac | 55 % |

See p. 32 for an explanation of the potential development area and limitations of this graphic analysis.

Potential Development Area



Legend



PSR

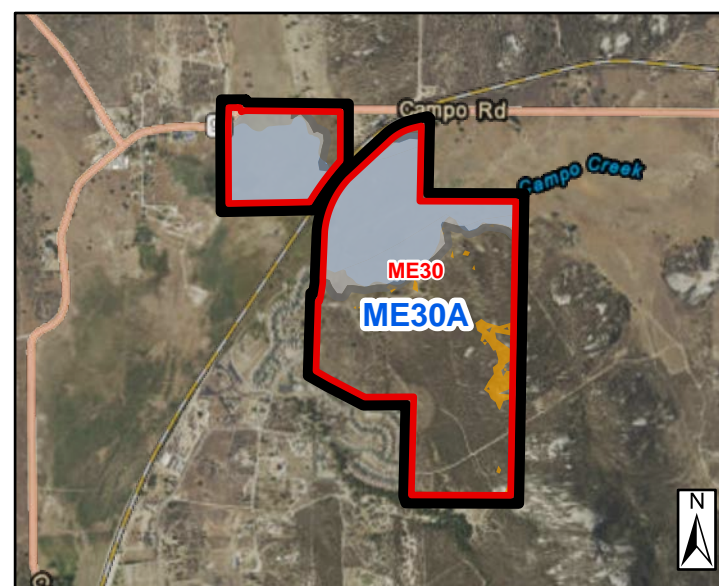


Study Area



Analysis Area

3D VIEW



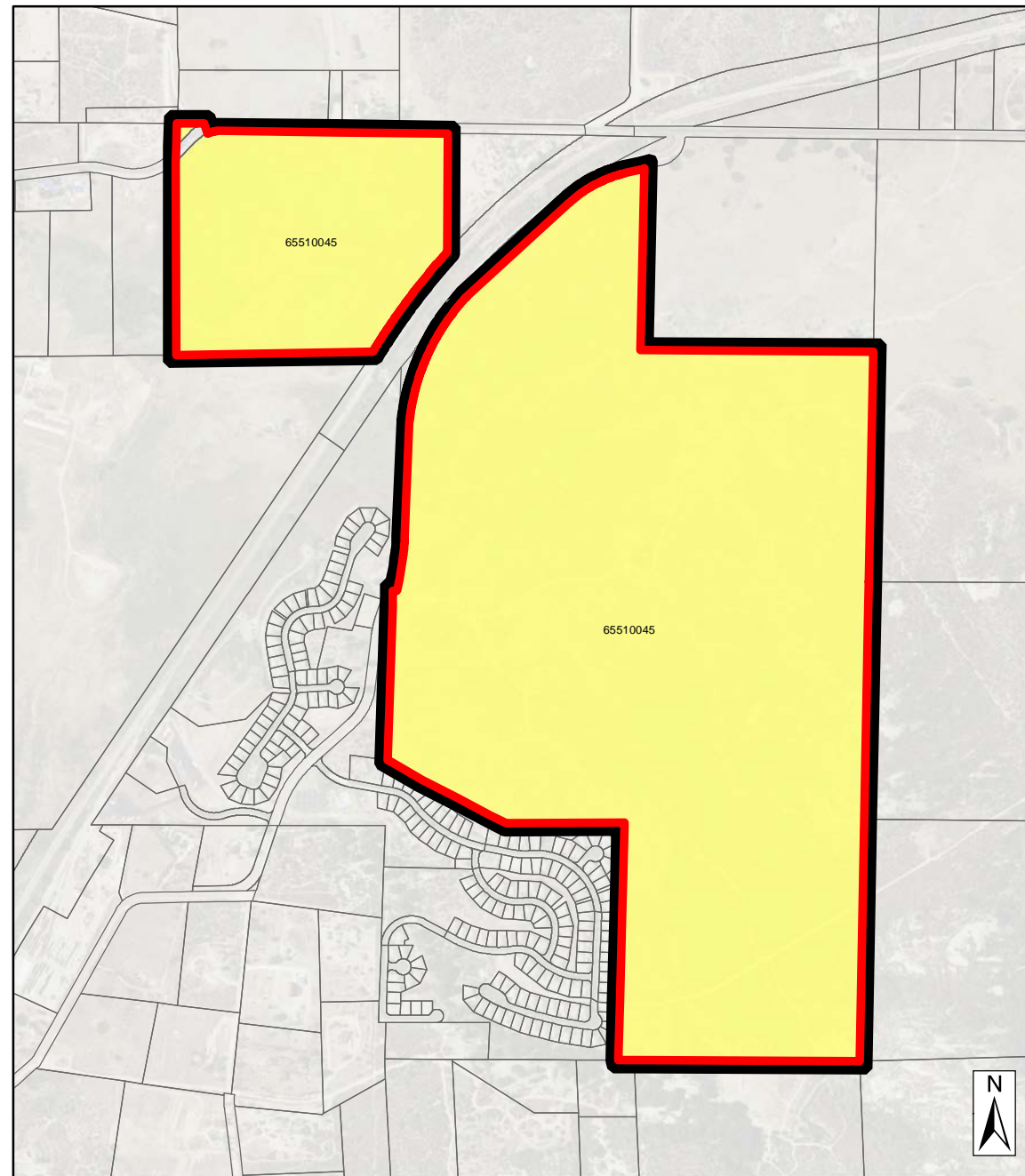
PLAN VIEW



3D VIEW # 2

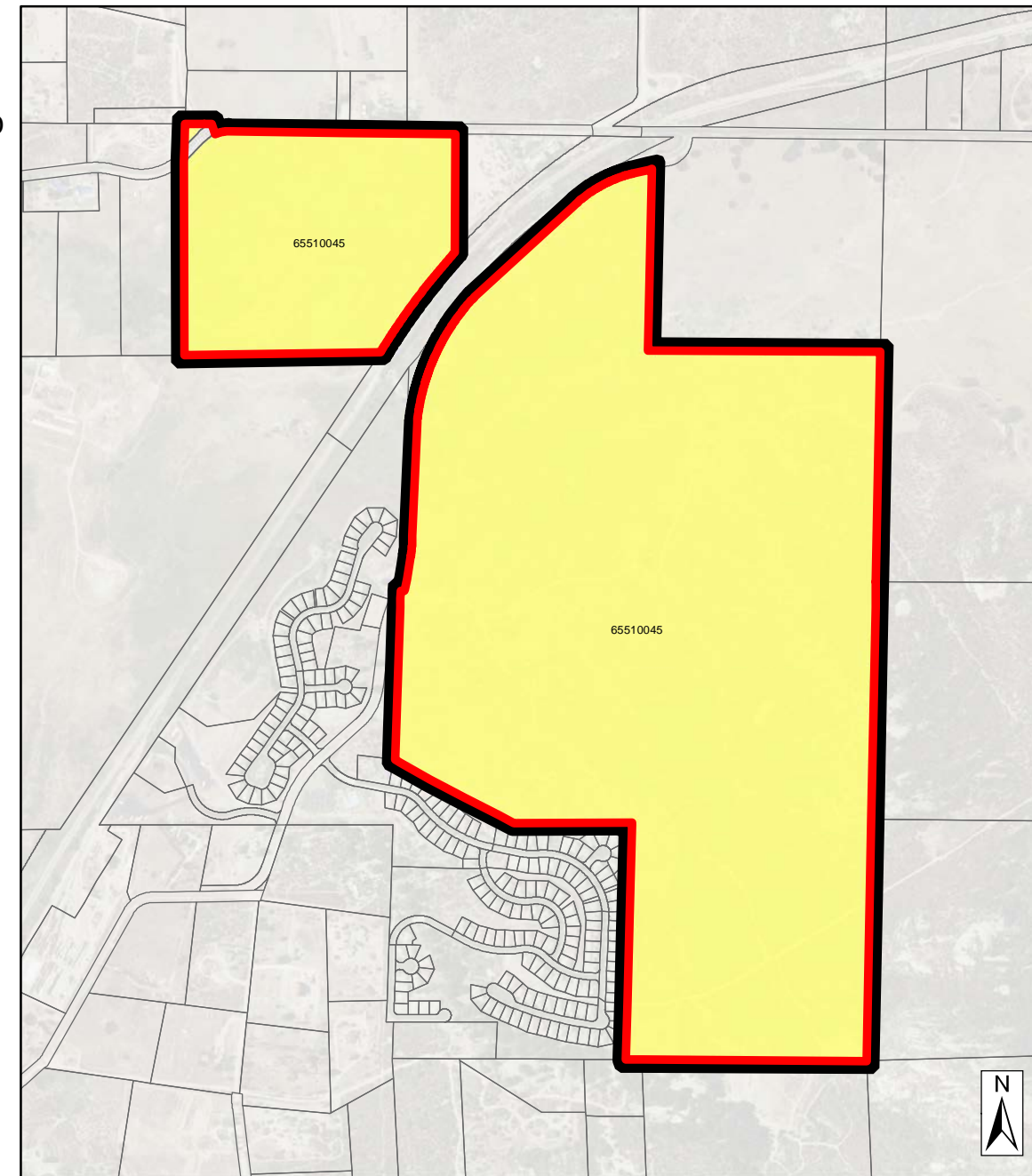
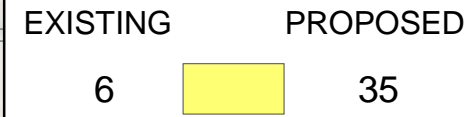
3D VIEW

DENSITY POTENTIAL FOR COMMON OWNERSHIPS



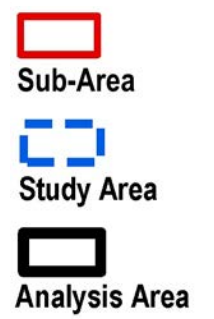
EXISTING DENSITY POTENTIAL

LEGEND



PROPOSED DENSITY POTENTIAL

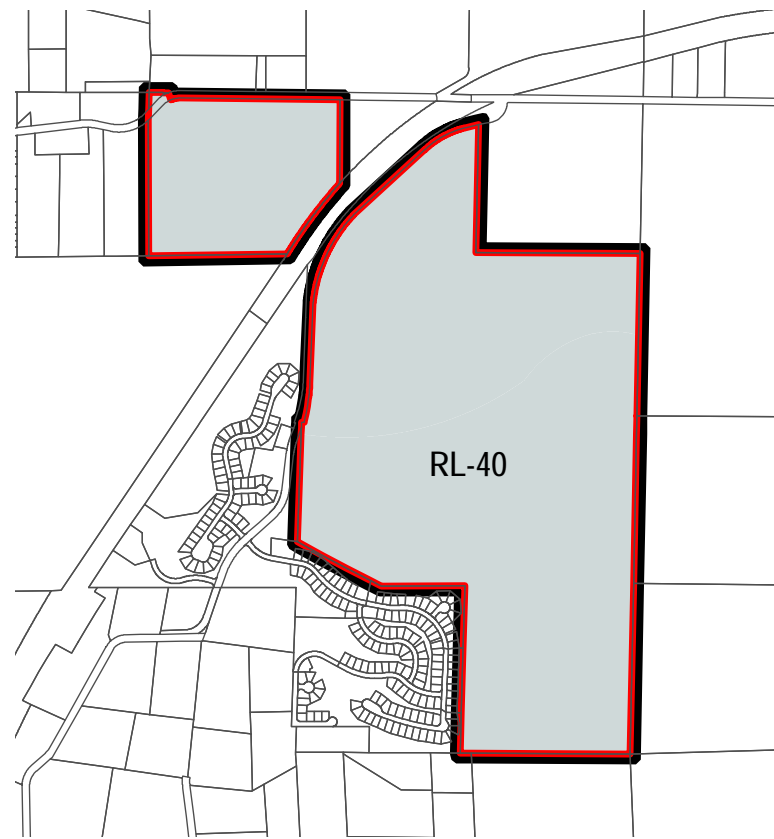
LEGEND



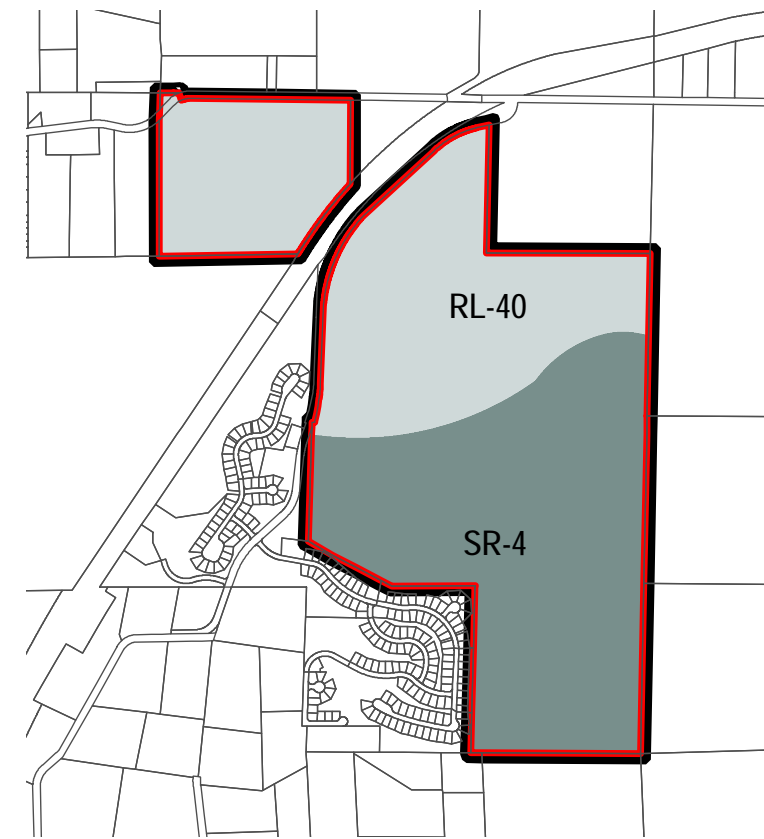


EXISTING

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



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



LEGEND



PSR



Study Area



Analysis Area

Project Overview

STAFF RECOMMENDATION: NOT DETERMINED

Analysis Area/PSR Description

| |
|---|
| <p><u>Proposed Land Use designation:</u> RL-40 to RL-40 and SR-4</p> <p><u>Property Owners:</u> Kemp Trust</p> <p><u>Size:</u> PSR – 262 acres; 1 parcel</p> <p><u>Location/Description:</u> Adjacent to SR-94 on the north and bisected by Sheridan Road; southeast of Cameron Corners; outside the County Water Authority boundary</p> <p><u>Estimated Potential Dwelling Unit Increase:</u> 29</p> <p><u>Fire Service Travel Time:</u> Portions within the 0-5 and 5-10 minute range</p> |
| <p><u>Prevalence of Constraints:</u> ● – high; ◐ – partial; ○ - none</p> <ul style="list-style-type: none"> ○ Steep Slope (Greater than 25%) ◐ Floodplain ◐ Wetlands ● Sensitive Habitat ◐ Agricultural Lands ◐ Fire Hazard Severity Zones |

Project Context

Parcels

- The PSR includes one parcel, bisected by Sheridan Road, totaling 262 acres

General Plan

- The existing designation is RL-40 for the entire PSR area
- The proposed designation is SR-4 for approximately 135 acres in the southern portion of the PSR
 - The area proposed for SR-4 is delineated to be approximately 150 feet from the wetland (alkali seep) covering most of the northern portion of the property..

Location/Access

- ME30A is located adjacent to the boundaries of the Cameron Corners and Campo Rural Villages in the Campo/Lake Morena Community Planning Area, within the Mountain Empire Subregional Planning Area.
- The site is adjacent to SR-94 on the north, and is bisected by Sheridan Road.
- The Campo Hills residential neighborhood is adjacent on the west.

Public Utilities and Services

- The PSR area is not within the County Water Authority Boundary and no water service is available.
- The PSR area is not within a sewer service area.
- The property is within County Service Area 135, under the County Fire Authority for fire protection service.
 - The closest station is Station 46 at 437 Jeb Stuart Road in Campo, just over one mile from the PSR area, via roads.

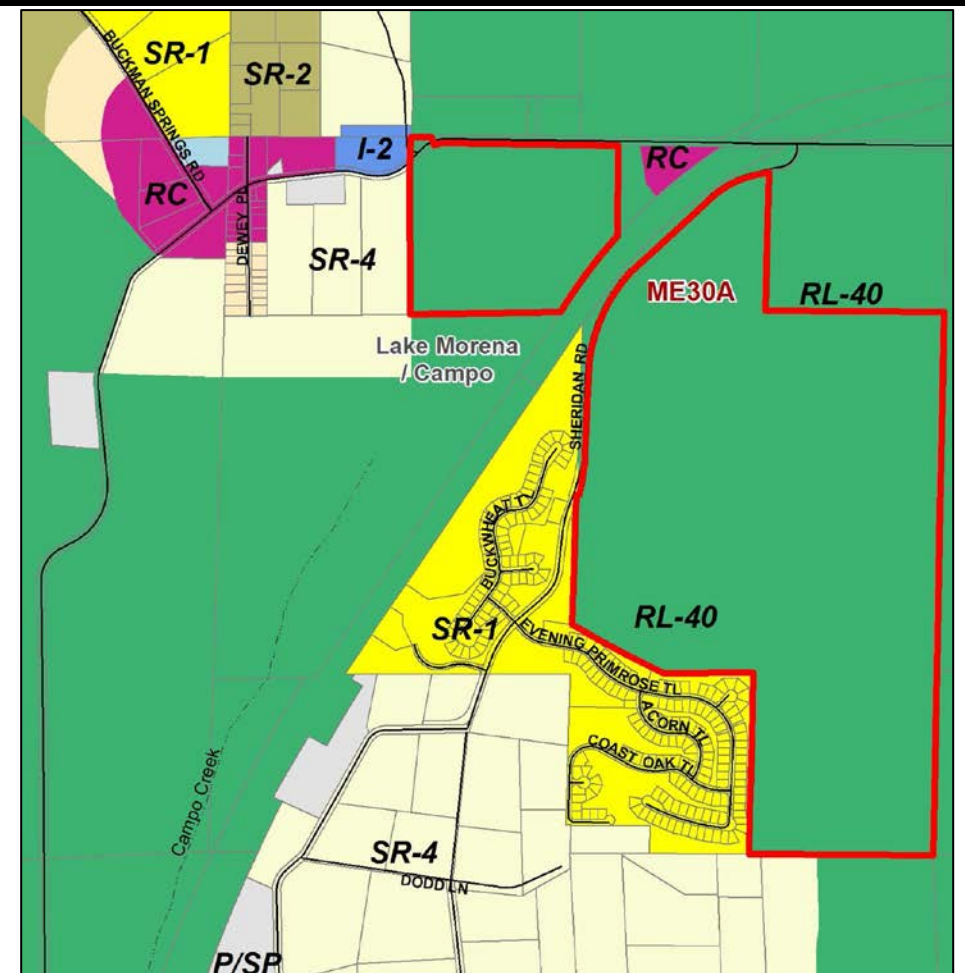
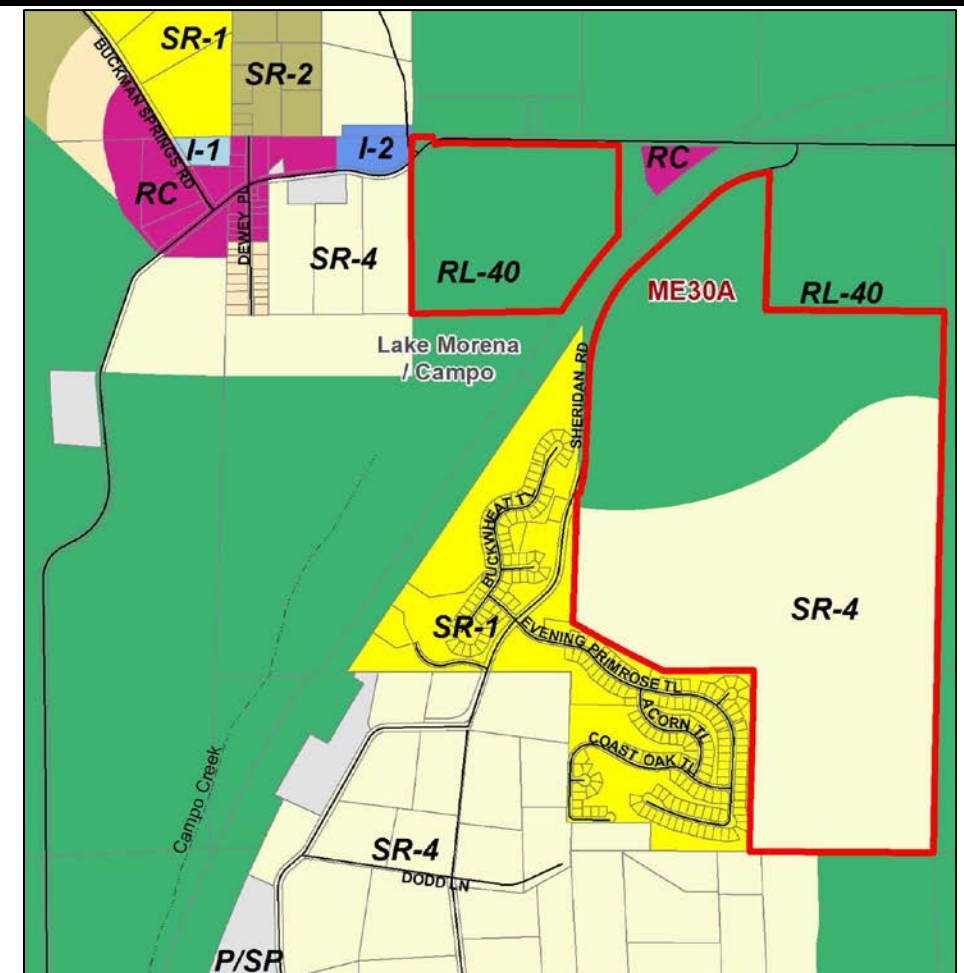
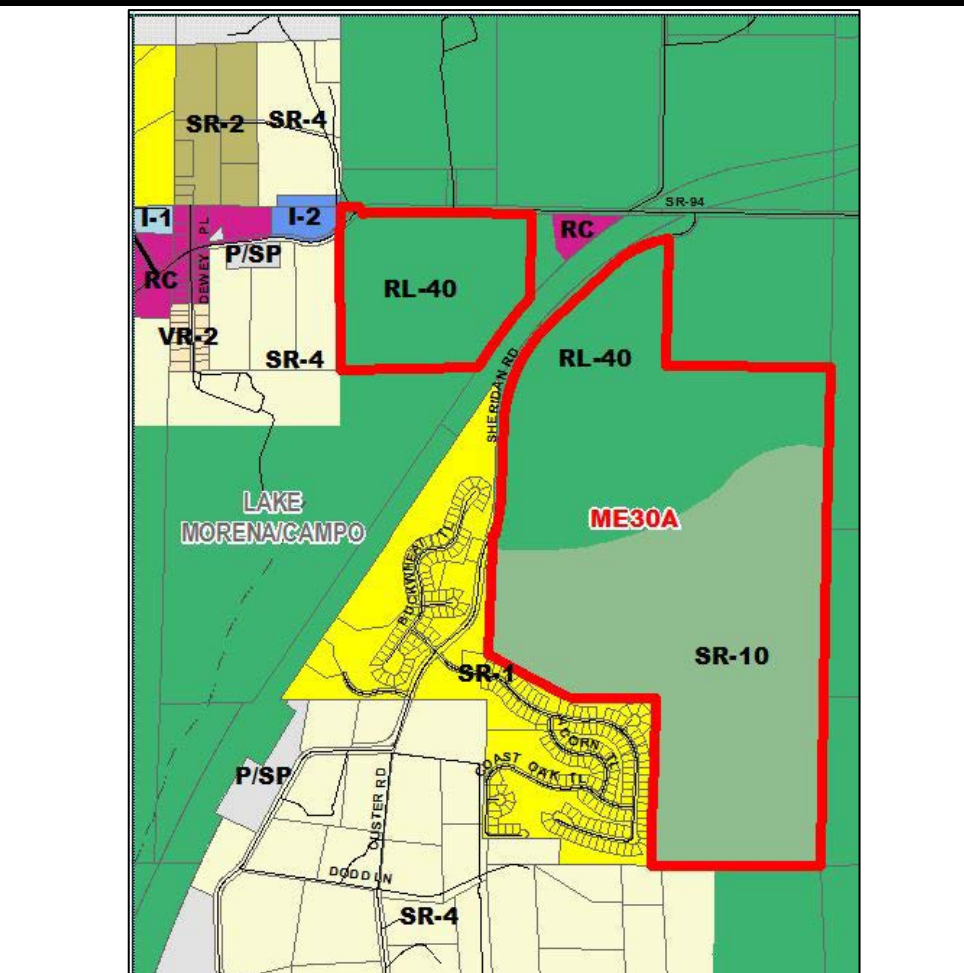
Uses

- There is currently a single family residence in the western portion of the PSR area, and the remainder of the site consists of undeveloped native vegetation, with the exception of a few dirt roads.

Environmental Characteristics

- Most of the northern portion of the PSR area contains mapped wetlands, consisting of alkali seep and freshwater marsh.
 - These mapped wetland areas would remain RL-40 under the proposal.
 - Most of these mapped wetland areas are also within the County 100-year floodplain. There is no mapped FEMA floodplain/floodway in this area.
- South of the wetland area, the vegetation consists of granitic northern mixed chaparral and sagebrush scrub.
- The site contains approximately 9 acres of steep slopes (>25%), mostly limited to the eastern portion of the property.

Comparison of Land Use Maps

| Existing General Plan | | Proposed General Plan | | Alternative General Plan | |
|--|-----------------|--|--|--|--|
|  | |  | |  | |
| Potential Dwelling Unit Estimate – 6 units | | Potential Dwelling Unit Estimate – 35 units | | Potential Dwelling Unit Estimate – 16 units | |
| ZONING | Existing Zoning | Proposed Zoning | | Alternative Zoning | |
| Zoning Use Regulation | S92 | S92 | | S92 | |
| Zoning Minimum Lot Size | 4 AC | No changes to the zoning minimum lot sizes are proposed, but the area is groundwater dependent, so the 8 acre Groundwater Ordinance minimum lot size takes precedence. | | No changes to the zoning minimum lot sizes are proposed, but the area is groundwater dependent, so the 8 acre Groundwater Ordinance minimum lot size takes precedence. | |
| COMMUNITY INPUT | | | | | |
| At their 12/19/16 meeting, the Campo/Lake Morena Community Planning Group voted to recommend approval of the Proposed Project Map. | | | | | |

Guiding Principle Review

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

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

| | Policy | Policy Review Criteria | Description | Notes |
|--------|---|---|--|---------------------------------------|
| LU-1.1 | <p>Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model (CDM) and boundaries established by the Regional Categories Map.</p> | <p>Regional Categories Map</p> <hr/> <p>Extent of existing infrastructure and services</p> <hr/> <p>Comparison to existing land uses and existing designations in the vicinity</p> <hr/> <p>Proximity to the village, other commercial areas, and major job centers</p> | <ul style="list-style-type: none"> • The proposal would require a change in the Regional Category, from Rural to Semi-Rural for the area proposed to change to SR-4. <hr/> <ul style="list-style-type: none"> • Roads/transportation <ul style="list-style-type: none"> ➢ The PSR area is adjacent to SR-94 and is bisected by the County-maintained Sheridan Road. ➢ Approximately 10 miles to the closest I-8 on-ramp, via Buckman Springs Road ➢ The closest Metropolitan Transit System (MTS) bus stop is approximately ½ mile from the PSR area, at the intersection of Buckman Springs Road and SR-94. • Water Service & Infrastructure <ul style="list-style-type: none"> ➢ The PSR is outside of the County Water Authority boundary, and is groundwater dependent. • Sewer Service & Infrastructure <ul style="list-style-type: none"> ➢ Not in a sewer service area • Fire protection service <ul style="list-style-type: none"> ➢ The property is within County Service Area 135, under the County Fire Authority for fire protection service. <ul style="list-style-type: none"> ▪ The closest station is Station 46 at 437 Jeb Stuart Road in Campo, just over one mile from the PSR area, via roads. ▪ For more information on fire protection service and fire hazard issues, see LU-6.11, S-1.1, and S-6.4. <hr/> <ul style="list-style-type: none"> • Existing land uses within a ½ mile: residential, open space, commercial, museum, industrial/storage • Land use designations within ½ mile: VR-2, SR-1, SR-2, SR-4, SR-10, RL-40, Public/Semi-Public Facilities, Rural Commercial, Medium Impact Industrial, Limited Impact Industrial <hr/> <p>Approximately:</p> <ul style="list-style-type: none"> • 0.9 miles to the Campo and Cameron Corners Rural Village-South village (geographic center) that has 103 jobs and existing commercial along SR-94 • 29.5 miles to the City of El Cajon (geographic center) that has 37,643 jobs • 8.2 miles to the Campo Reservation Golden Acorn Casino that has 347 jobs • ¼ mile to the nearest commercial area (gas station and market) | <p>LU-1.1 Additional Notes</p> |
| LU-1.2 | <p>Leapfrog Development. Prohibit</p> | <p>Proposing Village designation(s)</p> | <ul style="list-style-type: none"> • N/A – No Village designations are proposed. | <p>LU-1.2 Additional Notes</p> |

| | Policy | Policy Review Criteria | Description | Notes |
|---------------|---|--|--|---------------------------------------|
| | <p>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. [See applicable community plan for possible relevant policies.]</p> | <p>Project review of development design</p> | <ul style="list-style-type: none"> N/A | |
| <p>LU-1.3</p> | <p>Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p> | <p>Land use designations within a 1 mile radius of Analysis Area/PSR</p> | <p>Approximately:</p> <ul style="list-style-type: none"> 10 acres in VR-2 designation 115 acres in SR-1 designation 280 acres in SR-4 designation 220 in SR-10 designation 2,730 acres in RL-40 designation 40 acres in Rural Commercial 4 acres in Medium Impact Industrial 2 acres in Limited Impact Industrial 600 acres in Public/Semi-Public Facilities | <p>LU-1.3 Additional Notes</p> |
| | | <p>Evident mapping patterns in the vicinity</p> | <ul style="list-style-type: none"> With the exception of approximately 130 acres of SR-4 designated lands just outside the Lake Morena Rural Village boundary, the entire Campo/Lake Morena Community Planning Area is designated SR-10 or lower in the areas outside the three Rural Village boundaries. Pre-existing development and parcel sizes has guided the land use mapping outside the Village boundaries, with smaller parcels typically falling under the SR-10 designation. The Mountain Empire Subregional Plan has a policy (Residential Policy 3 – in place prior to the General Plan Update) that seeks to maintain the rural lifestyle by continuing a pattern of residential and agricultural uses on large lots outside the Village boundaries (formerly referred to as ‘Country Towns’). <ul style="list-style-type: none"> ➤ This policy, in addition to the policies of the General Plan Update, has guided the current land use mapping pattern of low density designations outside the Village boundaries. Low density designations are typical of areas in close proximity to federal lands (large land holdings of | |

| | Policy | Policy Review Criteria | Description | Notes |
|--------|---|---|--|--------------------------------|
| | | | the Cleveland National Forest and Bureau of Land Management in this area), due to the limited access available in these areas and the need to reduce ‘edge effects’ of residential development in close proximity to preserves. <ul style="list-style-type: none"> The Campo Village boundary is adjacent to the area of the PSR proposed for SR-4, but the higher densities within this Village boundary (including the adjacent Campo Hills development, under SR-1) have water (via a groundwater dependent district) and sewer service available. | |
| | | Regional Categories Map | <ul style="list-style-type: none"> The proposal would require a change in the Regional Category, from Rural to Semi-Rural for the area proposed to change to SR-4. | |
| | | Greenbelts on/near the edges of communities | <ul style="list-style-type: none"> The PSR area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 40) and only one house on a 262-acre property, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under Policy LU-2.5. | |
| LU-1.4 | Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding Potential Village development would be accommodated by the General Plan road network Public facilities and services can support the expansion without a reduction of services to other County residents The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area | Proposing Village Regional Category land use designation(s) | <ul style="list-style-type: none"> N/A – No Village designations are proposed. | LU-1.4 Additional Notes |
| | | Contiguous Village expansion | <ul style="list-style-type: none"> N/A | |
| | | Satisfaction of the four criteria listed in the policy. | <ul style="list-style-type: none"> N/A | |
| LU-1.5 | Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of | Proximity to other jurisdictions | <ul style="list-style-type: none"> Approximately 30 miles from the City of El Cajon boundary Approximately 1.75 miles from the Mexico border Approximately ¼ mile from the Campo Indian Reservation | LU-1.5 Additional Notes |

| | Policy | Policy Review Criteria | Description | Notes |
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| | <p>established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</p> | <p>Land use patterns in nearby or adjacent jurisdictions used as primary precedent or justification.</p> | <ul style="list-style-type: none"> Land use patterns in nearby jurisdictions are not primary justifications in density considerations for the site. | |
| <p>LU-1.9</p> | <p>Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p> | <p>Overall acreage area of Analysis Area/PSR(s)</p> <p>Overall additional density potential</p> <p>Portions of the Analysis Area/PSR that would have additional density potential</p> <p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program.</p> <p>Steep slopes (≥25%) within the areas of additional density potential</p> <p>Allowed slope encroachment per the Resource Protection Ordinance (RPO) See p. 32 for an explanation of RPO steep slope implications.</p> <p>FEMA or County mapped floodplains and floodways within the areas with additional density potential</p> | <ul style="list-style-type: none"> The PSR area is 262 acres. The proposal would result in 29 additional potential dwelling units. The additional density potential would be found in the areas proposed to change to an SR-4 designation (approximately 135 acres), in the southern half of the PSR area. <ul style="list-style-type: none"> Though the General Plan allows transfer of density between different designations in a project site upon approval of a Major Use Permit or Specific Plan, the portion proposed to remain RL-40 would have limited development potential, due to the wetlands and floodway in this area. This policy review will focus on the area proposed for SR-4 that would have additional density potential as a result of the proposed change. The Conservation Subdivision requirement would be removed with the proposed change from RL-40 to SR-4. The requirement would be maintained for the area proposed to remain in RL-40 designated lands. The Conservation Subdivision Program requires 85 percent resource avoidance within the RL-40 designation. There is approximately 9 acres of steep slope within areas of additional density potential. 10% encroachment range into steep slopes in the areas with additional density potential (encroachment percentage based on 75% or less of the area of the properties being in steep slopes) No FEMA or County-designated floodplains or floodways within areas with additional density potential <ul style="list-style-type: none"> The County floodway/floodplain is limited to the area proposed to remain RL-40. | <p>LU-1.9 Additional Notes</p> <p>Though the floodplain and wetlands are limited to the area proposed to remain</p> |

| | Policy | Policy Review Criteria | Description | Notes |
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| | | Wetlands within the areas of additional density potential See p. 32 for an explanation of RPO wetland implications. | <ul style="list-style-type: none"> No wetlands within areas with additional density potential <ul style="list-style-type: none"> The mapped wetlands are limited to the area proposed to remain RL-40. | RL-40, the extent of these constraints combined with the Groundwater Ordinance minimum lot size (8 acres – See Policy LU-8.1) limits density potential. There is an area of approximately 182 acres available to fit an overall potential of 35 lots, with an 8-acre minimum lot size. |
| | | Upper tier habitats/vegetation communities within the areas with additional density potential | <ul style="list-style-type: none"> There are no upper tier (Tier 1 or 2) vegetation communities in the area proposed for SR-4. Most of the area proposed to change to SR-4 is mapped as granitic northern mixed chaparral on the southern and eastern portion of the PSR. <ul style="list-style-type: none"> There are areas of sagebrush scrub as well in the southern portion. The upper tier habitat wetland areas without additional density potential are mainly comprised of alkali seep, with a small area of freshwater marsh. | |
| | | Adjacent open space preserves or large blocks of undeveloped native habitat | <ul style="list-style-type: none"> Offsite habitat connections are found to the southeast, with approximately 2,000 acres in RL-40 to the east of the PSR area with almost no residential or agricultural uses, and mostly undisturbed chaparral and sagebrush scrub. <ul style="list-style-type: none"> This RL-40 area provides a connection to approximately 3,550 acres of BLM conservation lands further east (starting approximately one mile from the PSR area). There is also a wetland/riparian corridor along Campo Creek that forms a wildlife corridor connection for the northern portion. | |
| | | Maximum dead end road length based on the proposed minimum lot size | <ul style="list-style-type: none"> Though the existing zoning minimum lot size (not proposed to change) is 4 acres, the entire property would be subject to the Groundwater Ordinance minimum lot size of 8 acres (based average annual precipitation for this area), which supersedes the zoning minimum lot size. Areas of 8-acre lots require a maximum DERL of 2,640 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i> | |
| | | Number of parcels within the Analysis Area/PSR with additional density potential that have existing access via dead end roads | <ul style="list-style-type: none"> The PSR area is currently comprised of only one parcel, with one single family residence that takes access from Sheridan Road, which is a public road and not a dead end road. | |
| | | Existing public road access for areas with additional density potential | <ul style="list-style-type: none"> Public road access to the portion proposed for SR-4 is limited to Sheridan Road. | |
| | | Existing private road access with paved widths of at least 24 feet (fire access standard) for areas with additional density potential | <ul style="list-style-type: none"> There are no paved private roads in the PSR area. | |

| | Policy | Policy Review Criteria | Description | Notes |
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| | | Existing environmental constraints that could limit the potential for widening substandard roads | <ul style="list-style-type: none"> • Access routes from the Sheridan Road segment on the western portion of the property to portions of the SR-4 proposed area would not have to cross the area of wetlands. • New access roads from the north would not likely be feasible, with the wetlands in that area. • The chaparral and sagebrush scrub vegetation would require mitigation, but are not anticipated to limit the potential for new access routes. | |
| | | Unbuilt Mobility Element roads (“paper roads”) that would likely encumber portions of the Analysis Area/PSR with an Irrevocable Offer to Dedicate (IOD) public road right-of-way | <ul style="list-style-type: none"> • There are no unbuilt Mobility Element roads in the PSR area. | |
| LU-2.3 | Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community. | Overall additional density potential | <ul style="list-style-type: none"> • The proposal would result in 29 additional potential dwelling units. | LU-2.3 Additional Notes |
| | | Portions of the Analysis Area that would have additional density potential | <ul style="list-style-type: none"> • The additional density potential would be found in the southern half of the PSR parcel, in the area proposed to change to an SR-4 designation . | |
| | | Prevalent land use designations surrounding the Analysis Area/PSR (1-mile radius and beyond) | Approximately: <ul style="list-style-type: none"> • 10 acres in VR-2 designation • 115 acres in SR-1 designation • 280 acres in SR-4 designation • 220 in SR-10 designation • 2,730 acres in RL-40 designation • 40 acres in Rural Commercial • 4 acres in Medium Impact Industrial • 2 acres in Limited Impact Industrial • 600 acres in Public/Semi-Public Facilities | |
| | | Changes in zoning minimum lot size | <ul style="list-style-type: none"> • Though the existing zoning minimum lot size (not proposed to change) is 4 acres, the entire property would be subject to the Groundwater Ordinance minimum lot size of 8 acres (based average annual precipitation for this area), which supersedes the zoning minimum lot size. | |
| | | Range of lot sizes and most common (mode) lot size in the area | <ul style="list-style-type: none"> • Parcel size ranges from ¼ of an acre to 378 acres within a 1 mile radius, with a wide variation in parcel sizes. | |
| | | Community Plan policies (applicable to the proposal) that specifically reference the application of densities and minimum lot sizes | <ul style="list-style-type: none"> • Policy 3.1.1: <i>“Permit higher density construction only within designated village boundaries.”</i> <ul style="list-style-type: none"> ➤ Though the community plan does not include a definition of ‘higher density construction,’ the SR-4 designation (1 dwelling unit per 4 acres, slope dependent) that is proposed for part of the ME30A area would not be considered high density. | |
| LU-2.4 | Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or land use designation depicted on | Community issues/objectives noted in the community plan that are particularly relevant to the proposal | <ul style="list-style-type: none"> • Goal LU 5.1: <i>“Preservation and enhancement of our rural character to accommodate limited growth while conserving open space and rural lands”</i> <ul style="list-style-type: none"> ➤ The proposal would require changing the Regional Category of the SR-4 proposed area from Rural Lands to Semi-Rural, though the subject area is adjacent to the Campo Rural Village boundary. | LU-2.4 Additional Notes |

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| | <p>the Land Use Map reflect the unique issues, character, and development objectives for a community plan area, in addition to the General Plan Guiding Principles.</p> | <p>Community plan policies that are relevant to the proposal</p> | <ul style="list-style-type: none"> • Policy LU 3.1.1: <i>“Permit higher density construction only within designated village boundaries.”</i> <ul style="list-style-type: none"> ➢ The proposal would include a change from RL-40 to SR-4 for approximately half of the PSR area. ➢ SR-4 (1 dwelling unit per 4 acres, slope dependent) would not be considered a high density designation. • Policy LU 4.1.1: <i>“Do not allow village density growth outside the village boundaries.”</i> <ul style="list-style-type: none"> ➢ The proposal does not include expansion of village boundaries, nor village densities. • Policy LU 5.1.1 <i>“Discourage rural village lot sizes outside of rural village limits and exceptions adopted under the General Plan Update.”</i> <ul style="list-style-type: none"> ➢ Though the existing zoning minimum lot size (not proposed to change) is 4 acres, the entire property would be subject to the Groundwater Ordinance minimum lot size of 8 acres (based average annual precipitation for this area), which supersedes the zoning minimum lot size. ➢ Both 8 acre lots and 4 acre lots are larger than rural village lot sizes. • Policy LU 5.2.2: <i>“Maintain wetland and riparian areas in their natural state, to the extent feasible, and restore impacted wetland and riparian areas.”</i> <ul style="list-style-type: none"> ➢ No land use designation changes are proposed for the portion of ME30A that contains wetlands, and this area would remain in the very low density designation of RL-40. | |
| | | <p>Unique issues and/or community-specific planning rationales noted in the General Plan Update/PSR Board reports that are particularly relevant to the proposal</p> | <ul style="list-style-type: none"> • The June 20, 2012 Board Letter attachment on ME30A references Residential Policy 3 of the Mountain Empire Subregional Plan, which seeks to maintain the rural lifestyle by continuing the existing pattern of residential and agricultural uses on large lots outside the Rural Villages. <ul style="list-style-type: none"> ➢ The Groundwater Ordinance minimum lot size of 8 acres prohibits clustering to small lots, or even to lot sizes that would be consistent with the SR-4 proposal. | |
| <p>LU-2.5</p> | <p>Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities. See p. 32 for a General Plan definition of greenbelts.</p> | <p>Greenbelts on/near the edges of communities</p> | <ul style="list-style-type: none"> • The PSR area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 40) and minimal development (only one house and some dirt roads) in the PSR area, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under this policy. | <p>LU-2.5 Additional Notes</p> |
| | | <p>Regional Category change</p> | <ul style="list-style-type: none"> • The proposal would require a change in the Regional Category, from Rural to Semi-Rural for the area proposed to change to SR-4. | |
| <p>LU-6.2</p> | <p>Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.</p> | <p>Conservation Subdivision design requirement – not currently applicable or maintained/removed with the proposed designation change See p. 32 for an explanation of the Conservation Subdivision Program</p> | <ul style="list-style-type: none"> • The Conservation Subdivision requirement would be removed with the proposed change for the southern portion, from RL-40 to SR-4. • The requirements would be maintained for the northern portion, proposed to remain RL-40 • The Conservation Subdivision Program requires 85 percent resource avoidance within the RL-40 designation. | <p>LU-6.2 Additional Notes</p> |

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| | | Habitat/vegetation types that are found in the areas of additional density potential | <ul style="list-style-type: none"> The vegetation communities found in the areas with additional density potential include granitic northern mixed chaparral and sagebrush scrub. | |
| | | Resource Conservation Areas | <ul style="list-style-type: none"> The PSR area is not within a Resource Conservation Area of the Mountain Empire Subregional Plan. | |
| | | Community Plan policies that reference one or more of the vegetation communities found in the Analysis Area/PSR | <ul style="list-style-type: none"> See the review of Policy LU-2.4 in this report for a discussion of Community Plan Policy LU 5.2.2. | |
| | | Areas that could serve as potential wildlife corridors, due to connections between substantial undeveloped native vegetation onsite and undeveloped native vegetation offsite | <ul style="list-style-type: none"> Offsite habitat connections are found to the southeast, with approximately 2,000 acres in RL-40 to the east of the PSR area with almost no residential or agricultural uses, and mostly undisturbed chaparral and sagebrush scrub. <ul style="list-style-type: none"> This RL-40 area provides a connection to approximately 3,550 acres of BLM conservation lands further east (starting approximately one mile from the PSR area). There is also a wetland/riparian corridor along Campo Creek that forms a wildlife corridor connection for the northern portion. | |
| | | US Fish and Wildlife Service (USFWS) Critical Habitat Area designations for federally endangered species | <ul style="list-style-type: none"> The Analysis Area is approximately 500 yards from a USFWS Critical Habitat designated area for the federally endangered arroyo toad, which has the potential to occur within the PSR area. | |
| LU-6.11 | <p>Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.</p> | Very High and High Fire Hazard Severity Zones present within Analysis Area/PSR | <p>Based on available data, the PSR contains the following approximate acreages of these FHSZ categories:</p> <ul style="list-style-type: none"> Very High - Approximately 160 acres See Policy S-1.1 for information on existing fire protection infrastructure and services. | <p>LU-6.11 Additional Notes</p> <ul style="list-style-type: none"> The area of the PSR that's not within the Very High Fire Hazard Severity Zone is the northern portion containing wetlands, which is classified as a Moderate Fire Hazard Severity Zone area. The property is within County Service Area 135, under the County Fire Authority for fire protection service. The County Fire Marshal provided the following comment: <i>"Our Campo Station is currently staffed with Reserve (Volunteer) personnel and increased development in this area"</i> |
| | | Proposed density consistency with emergency response travel times | <ul style="list-style-type: none"> Preliminary estimates (portions within 0-5 and 5-10 minute ranges) indicate fire response times could likely meet the General Plan standard of 10 minutes for an SR-4 designation; however access improvements would be required throughout the southern area of additional density potential. See the review of Policies S-1.1 and S-6.4 for further detail | |
| | | Other hazards present | <ul style="list-style-type: none"> There are no fault rupture hazard zones or dam inundation zones within the PSR area. Approximately 80 acres are within a County-designated floodplain. See Policies S-9.2, 9.4, 9.5, 10.1 for additional information. | |

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| | | | <ul style="list-style-type: none"> Within the designated floodplain noted above, approximately 65 acres are also in a County-designated floodway. See the review of Policy S-10.1 for additional information. | <p><i>would impact our ability to provide adequate service. New development in this area would be required to provide funding to increase our level of service (i.e. to support staffing of the fire station with career personnel [CAL FIRE staff via contract with the County Fire Authority], fire station improvements and new fire apparatus, etc.)”</i></p> |
| LU-7.1 | <p>Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.</p> | <p>SR-2 density threshold (maximum density determined to support continued agricultural operations) See p. 32 for an explanation of the SR-2 threshold for supporting continued agricultural operations.</p> | <ul style="list-style-type: none"> The PSR area does not contain existing agricultural operations. Though there are some prime agricultural soils in the PSR area, these are mostly within the area proposed to remain RL-40, and the SR-4 designation proposed for the southern portion would also support agricultural operations. | <p>LU-7.1 Additional Notes</p> |
| LU-8.1 | <p>Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.</p> | <p>Agricultural operations present</p> | <ul style="list-style-type: none"> N/A | <p>LU-8.1 Additional Notes</p> <ul style="list-style-type: none"> A groundwater investigation completed in 2006 for a nearby 286-acre subdivision application (TM5366, Harvest Glen - withdrawn) of 40 lots that averaged 7.15 acres per lot resulted in 2 failed well tests that lead the County to conclude that even larger parcel sizes would be needed. It’s possible that different results would be found in the ME30A PSR area, as it is approximately 1.5 miles away from the area of the Harvest Glen subdivision application. Groundwater investigations and well |
| | | <p>County Water Authority (CWA) Boundary</p> | <ul style="list-style-type: none"> The PSR is not within the County Water Authority boundary. | |
| | | <p>Groundwater-dependent (per the Groundwater Ordinance criteria)</p> | <ul style="list-style-type: none"> The PSR is groundwater-dependent. | |
| | | <p>Groundwater Ordinance minimum lot size (if groundwater-dependent)</p> | <ul style="list-style-type: none"> The Analysis Area/PSR is within an area of 15-18 inches of average annual precipitation, which results in a Groundwater Ordinance minimum lot size of 8 acres. | |
| | | <p>Proposed land use designation consistency with Groundwater Ordinance minimum lot size</p> | <ul style="list-style-type: none"> The proposed SR-4 designation for the southern portion would not be consistent with the Groundwater Ordinance minimum lot size of 8 acres. | |

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| | | | | tests will be required during the subdivision application process in order to ensure the long-term sustainability of the area's groundwater supplies. |
| LU-9.2 | Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. <i>[See applicable community plan for possible relevant policies.]</i> | Village land use designations proposed | <ul style="list-style-type: none"> N/A – No Village land use designations are proposed. | LU-9.2 Additional Notes |
| | | Potential community character issues | <ul style="list-style-type: none"> N/A | |
| | | Consistency with the level of environmental constraint | <ul style="list-style-type: none"> N/A | |
| LU-9.5 | Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types. | Village land use designations proposed | <ul style="list-style-type: none"> N/A – No Village land use designations are proposed. | LU-9.5 Additional Notes |
| | | Potential uses associated with Village proposal | <ul style="list-style-type: none"> N/A | |
| | | Nearby uses | <ul style="list-style-type: none"> N/A | |
| LU-9.6 | Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. See p. 32 for a General Plan definition of transportation node. | Commercial, office, civic, and higher density (Village) proposals | <ul style="list-style-type: none"> N/A – No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change. | LU-9.6 Additional Notes |
| | | Town Center or Rural Village in a transportation node | <ul style="list-style-type: none"> N/A | |
| | | Established industrial district, a secondary commercial district, or corridor | <ul style="list-style-type: none"> N/A | |
| LU-9.9 | Residential Development Pattern. Plan and support an | Distinct Village/Community core | <ul style="list-style-type: none"> The PSR area is not in a Village. | LU-9.9 Additional Notes |
| | | Village densities | <ul style="list-style-type: none"> N/A – No Village land use designations are proposed. | |

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| | efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas. (Goal LU-9 refers to distinct villages and community cores) | Land uses surrounding the Analysis Area /PSR | <ul style="list-style-type: none"> N/A | |
| | | Identified growth area | <ul style="list-style-type: none"> N/A | |
| LU-10.3 | Village Boundaries. Use Semi-Rural and Rural Land Use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities. | Regional Category changes | <ul style="list-style-type: none"> The proposal would require a change in the Regional Category, from Rural to Semi-Rural for the area proposed to change to SR-4. | LU-10.3 Additional Notes |
| | | Proximity to the Village Boundary | <ul style="list-style-type: none"> The southern portion is adjacent to the Campo Rural Village boundary to the west and the northern portion is adjacent to the Cameron Corners Rural Village boundary to the west. | |
| | | Proximity to the CPA boundary | <ul style="list-style-type: none"> Approximately 3.5 miles from the Boulevard Community Planning Area boundary to the east. | |
| | | Greenbelts on/near the edges of communities | <ul style="list-style-type: none"> The PSR area could be considered a ‘greenbelt’ per the General Plan definition, due to the existing very low density designation (Rural Lands 40) and minimal development (only one house and some dirt roads) in the PSR area, though it’s not on the outer edge of the community planning area, where the General Plan seeks to preserve greenbelts under Policy LU-2.5. | |
| LU-10.4 | Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts. | Commercial or industrial land use designations outside of Villages | <ul style="list-style-type: none"> N/A - no change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change. | LU-10.3 Additional Notes |
| | | Distance between the proposed commercial or industrial designation and the Village | <ul style="list-style-type: none"> N/A | |
| LU-11.1 | Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible. | Commercial, office, or industrial land use designations outside of Villages | <ul style="list-style-type: none"> N/A - No change to zoning use regulations are proposed. As such, no additional allowances for commercial, office, or civic uses would occur as a result of the proposed change. | LU-11.1 Additional Notes |
| | | Accessibility from surrounding areas | <ul style="list-style-type: none"> N/A | |
| LU-11.10 | Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize | Within a ¼ mile of existing designated medium or high-impact industrial areas | <ul style="list-style-type: none"> The northwestern corner of the PSR is adjacent to two parcels designated for Medium Impact Industrial on Campo Rd/Highway 94, but this portion if the PSR area is not proposed for any changes. The area proposed for a change to SR-4 is more than a half mile from this area designated for Medium Impact Industrial. | LU-11.10 Additional Notes |
| | | Clustering and/or buffering opportunities if within ¼ mile | <ul style="list-style-type: none"> N/A - The area within ¼ mile is not proposed to change designations and consists of wetlands (mostly alkali seep). | |

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| | industrially designated locations by reducing future development conflicts. | | | |
| COS-10.2 | Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions. | On or adjacent to areas classified as having important mineral resources (MRZ-2) or as having mineral resources that may be significant (MRZ-3). | <ul style="list-style-type: none"> The PSR area does not contain any lands classified as MRZ-2 or MRZ-3. | COS-10.2 Additional Notes |
| | | Threshold of SR-10 or lower density (maximum density determined to not preclude mining operations per State Mining & Geology Board) | <ul style="list-style-type: none"> N/A – no MRZ-2 or MRZ-3 | |
| | | If higher density than SR-10 & contains these mineral resource designations – existing uses that would preclude mining | <ul style="list-style-type: none"> N/A | |
| COS-12.1 | Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas. | Semi-Rural or Rural Lands designations on areas of undeveloped ridgelines and steep hillsides | <ul style="list-style-type: none"> The PSR contains some steep hillsides in the southeastern portion and a Semi-Rural 4 designation is proposed for that area. | COS-12.1 Additional Notes |
| COS-14.1 | Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character. | Regional Category changes | <ul style="list-style-type: none"> The proposal would require a change in the Regional Category, from Rural to Semi-Rural for the area proposed to change to SR-4. | COS-14.1 Additional Notes |
| | | Alternative transportation networks available in the vicinity | <ul style="list-style-type: none"> The closest MTS bus stop is approximately ½ mile from the PSR area, at the intersection of Buckman Springs Road and SR-94. <ul style="list-style-type: none"> ➤ Bus route 888 provides service between Jacumba and El Cajon ➤ Bus route 894 provides service between Morena Village and El Cajon The closest park and ride facility is approximately 21 miles away, via Buckman Springs Road and I-8, west of Pine Valley. There are no Class I or II bike lanes available between the PSR area and the Village or other commercial area or job center. | |

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| | | Proximity to the village, other commercial areas, and major job centers | Approximately: <ul style="list-style-type: none"> 0.9 miles to the Campo and Cameron Corners Rural Village-South village (geographic center) that has 103 jobs and existing commercial along SR-94 29.5 miles to the City of El Cajon (geographic center) that has 37,643 jobs 8.2 miles to the Campo Reservation Golden Acorn Casino that has 347 jobs ¼ mile to the nearest commercial area (gas station and market) | |
| | | Land use mapping pattern consistent with community character | <ul style="list-style-type: none"> For information on mapping patterns and community character, see LU-1.3, 2.3, 2.4 | |
| H-1.3 | Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available. | Extensive transportation networks | <ul style="list-style-type: none"> The PSR is approximately 10 miles from the nearest I-8 on ramp via Buckman Springs Road. For more information on transportation networks, see the review of Policy COS-14.1. | H-1.3 Additional Notes |
| | | Proximity to job centers | <ul style="list-style-type: none"> For more information on proximity to job centers, see the review of Policies LU-1.1 and COS-14.1. | |
| | | Extensive public services | <ul style="list-style-type: none"> Common Public services not present: <ul style="list-style-type: none"> Sewer service Water service Paved road access is limited to: <ul style="list-style-type: none"> Sheridan Road, which is a public road that runs along the western perimeter and then curves east to bisect the property. Highway 94/Campo Road, which is a State Highway that runs along the northern perimeter For more information on public services and infrastructure, see the review of Policy LU-1.1. | |
| S-1.1 | Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site-specific constraints and hazards. | Hazards present | <ul style="list-style-type: none"> The majority of the PSR area is within the Very High Fire Hazard Severity Zone. The northern portion of wetlands (mostly alkali seep) is in the Moderate Fire Hazard Severity Zone. See the review of Policy LU-6.11 for additional information on fire protection service. There are no fault rupture hazard zones or dam inundation zones within the PSR area. Approximately 80 acres of the PSR are in a County-designated floodplain. See Policies S-9.2, 9.4, 9.5, 10.1 for additional information. Within the designated floodplain noted above, approximately 65 acres are also in a County-designated floodway. See the review of Policy S-10.1 for additional information. | S-1.1 Additional Notes |
| | | Extent of existing road infrastructure that is built to fire access standards | <ul style="list-style-type: none"> Paved road access is limited to: <ul style="list-style-type: none"> Sheridan Road, which is a public road that runs along the western perimeter and then curves east to bisect the property Highway 94/Campo Road, which is a State Highway that runs along the northern perimeter Additional roads within the PSR area are just private dirt roads. | |
| | | Maximum allowed Dead End Road Length (DERL), based on the proposed zoning minimum lot size | <ul style="list-style-type: none"> Though the existing zoning minimum lot size (not proposed to change) is 4 acres, the entire property would be subject to the Groundwater Ordinance minimum lot size of 8 acres (based average annual precipitation for this area), which supersedes the zoning minimum lot size. Areas of 8-acre lots require a maximum DERL of 2,640 feet. <i>Discretion of the Fire Marshal is allowed for consideration of the applicable densities.</i> | |

| Policy | | Policy Review Criteria | Description | Notes |
|--------|--|--|--|-------------------------------|
| | | Portions of the Analysis Area/PSR that would require extensive access improvements in order to meet fire access standards | <ul style="list-style-type: none"> Access improvements would be required throughout the southern portion that would have additional density potential under the proposed SR-4 designation. | |
| | | Existing site constraints that could limit the feasibility of fire clearing to the proposed density or could limit access improvements where necessary | <ul style="list-style-type: none"> Access routes from the Sheridan Road segment on the western portion of the property to portions of the SR-4 proposed area would not have to cross the area of wetlands. New access roads from the north would not likely be feasible, with the wetlands in that area. The chaparral and sagebrush scrub vegetation would require mitigation, but are not anticipated to limit the potential for new access routes. For additional information on feasibility, see the review of Policy LU-1.9 | |
| S-6.4 | Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards). | Estimated fire response travel time consistency with the proposed designation in accordance with Table S-1 | <ul style="list-style-type: none"> Preliminary estimates (portions within 0-5 and 5-10 minute ranges) indicate fire response times could likely meet the General Plan standard of 10 minutes for an SR-4 designation; however access improvements would be required throughout the southern area of additional density potential. Per Table S-1 of the General Plan, the maximum allowable travel time for an SR-4 designation is 10 minutes, and there is no maximum allowable travel time for an RL-40 designation. See the review of Policy LU-6.11 for additional information on fire protection service. | S-6.4 Additional Notes |
| S-9.2 | Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction. | Floodplains present | <ul style="list-style-type: none"> A County-designated floodplain covers approximately 80 acres in the portion of the PSR proposed to remain in RL-40 designated lands. | S-6.4 Additional Notes |
| | | Density feasibility with avoidance of floodplain | <ul style="list-style-type: none"> Though the floodplain and wetlands are limited to the area proposed to remain RL-40, the extent of these constraints combined with the Groundwater Ordinance minimum lot size (8 acres – See Policy LU-8.1) limits the feasibility of the overall density potential. There is an area of approximately 182 acres available to fit an overall potential of 35 lots, with an 8-acre minimum lot size. | |
| S-9.4 | Development in Villages within the Floodplain Fringe. Allow new uses and development within the | Village designation proposed | <ul style="list-style-type: none"> N/A – No Village land use designations are proposed. | S-9.4 Additional Notes |

| | Policy | Policy Review Criteria | Description | Notes |
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| | floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans. | Mapped floodplains within an area proposed for a Village designation | <ul style="list-style-type: none"> N/A | |
| S-9.5 | Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization. | Semi-Rural or Rural land use designations in the floodplain fringe | <ul style="list-style-type: none"> Approximately 80 acres of the portion of the PSR that is proposed to remain in RL-40 designated lands is within a County-designated floodplain | S-9.5 Additional Notes |
| Community Plan explicit references | <ul style="list-style-type: none"> The Community Plan does not include policy language that allows additional floodplain development beyond the allowances in this policy. | | | |
| Parcels located entirely within a floodplain that would have additional density potential | <ul style="list-style-type: none"> N/A – The PSR parcel is not located entirely within the floodplain. | | | |
| S-9.6 | Development in Dam Inundation | Dam Inundation Area | <ul style="list-style-type: none"> N/A - no dam inundation zone within the PSR | S-9.6 Additional Notes |

| | Policy | Policy Review Criteria | Description | Notes |
|---------------|--|---|--|---------------------------------------|
| | <p>Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.</p> | <p>Density feasibility with avoidance of dam inundation area</p> | <ul style="list-style-type: none"> N/A | |
| <p>S-10.1</p> | <p>Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.</p> | <p>Floodways Density feasibility with avoidance of the floodway</p> | <ul style="list-style-type: none"> Approximately 65 acres of the PSR are located within a County-designated floodway. Though the floodplain/floodway and wetlands are limited to the area proposed to remain RL-40, the extent of these constraints combined with the Groundwater Ordinance minimum lot size (8 acres – See Policy LU-8.1) limits the feasibility of the overall density potential. There is an area of approximately 182 acres available to fit an overall potential of 35 lots, with an 8-acre minimum lot size. | <p>S-10.1 Additional Notes</p> |

Glossary of County Planning Terms and Regulations Referenced

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

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

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

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

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

Potential Development Area (referenced in graphics) – The potential development area on p. 10 shows the area available after factoring out steep slopes, floodplains, estimated wetlands, and estimated wetland buffers. These are not the only constraints that impact potential development areas and there are limited circumstances under which these areas can be developed (small RPO slope encroachment percentage noted below, an access road can cross in certain restrictive circumstances, etc.). This graphic is included to help inform the process of looking at available acreages in relation to density potential associated with the proposal, while recognizing there are limitations to this graphic exercise.

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

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

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

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

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

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