

**ORCHARD RUN**

**SPECIFIC PLAN SP 95-004**



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DEPT. OF PLANNING & LAND USE

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# **I. INTRODUCTION**

## **A. Overview of Project**

Orchard Run is a proposed affordable residential community on a 118.3 acre site located in Valley Center. The project site is described in the Valley Center Community Plan as the "Orchard Run Specific Planning Area" and is authorized a density of 1.5 dwelling units per acre in the southern portion and 7.3 dwelling units per acre in the northern portion. This Specific Plan describes the proposed development of the project site with 300 dwelling units, recreation facilities, greenbelt open space, and a wastewater treatment plant.

The project site has frontage on Lilac Road and Betsworth Road on the north, and Mirar de Valle Road on the south (see Figures 1 and 2). Presently vacant, the property has been used for agricultural purposes in the past, with oats having been growing on the site in 1995. Moosa Creek flows from east to west through the property containing some scattered willows and a small area of southern willow riparian forest. The site is relatively level, rising slightly to meet Betsworth Road in the northwest, and Mirar de Valle Road in the southwest.

This document provides a detailed description of the development plan and each land use element, discusses conformance with the County General Plan and Valley Center Community Plan, implementation procedures and regulations, including a proposed Lower Income Housing Proposal, and guidelines to be followed in design and development of the Orchard Run Specific Plan. Approval of this Specific Plan, along with a tentative map, major use permit, administrative permit, site plan, and certification of an Environmental Impact Report, will enable development of the site in accordance with this document, and pursuant to requirements of the County of San Diego and other affected public agencies.

## **B. Background**

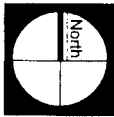
The Valley Center Community Plan was updated as part of General Plan Amendment (GPA) 90-04, adopted by the Board of Supervisors on December 19, 1990. Orchard Run was redesignated (#21) Specific Plan Area (SPA) with a permitted density of 1.5 dwelling units per acre in the south portion and 7.3 dwelling units per acre in the north portion (see Figure 3). The 1.5 dwelling units per acre designation covers approximately 85.6 acres, including the Moosa Creek floodplain, which yields a maximum of 128 dwelling units. The 7.3 designation covers approximately 32.7 acres north of Moosa Creek and yields a maximum of 238 dwelling units, of which 30 percent is required to be set aside for purchase or rent to low to moderate income families. The total permitted dwelling units within the Orchard Run SPA would be 366.

Approval by the Board of Supervisors of the SPA designation included adoption of a project description, objectives, and policies within the Valley Center Community Plan which state, in part, as follows:



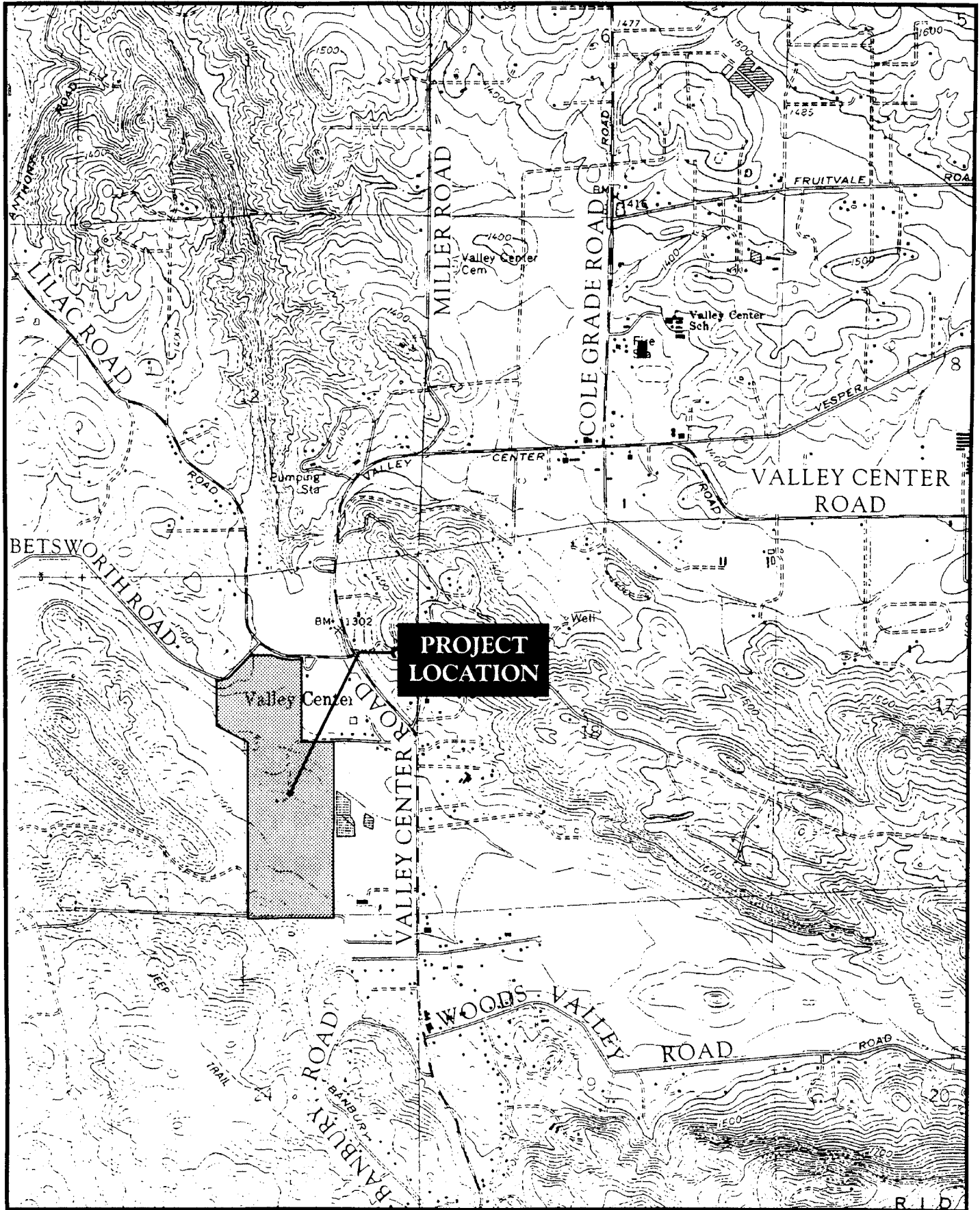
Figure 1

**Brian F. Mooney Associates**



Regional Location Map





**Brian F. Mooney  
Associates**

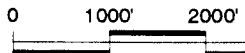
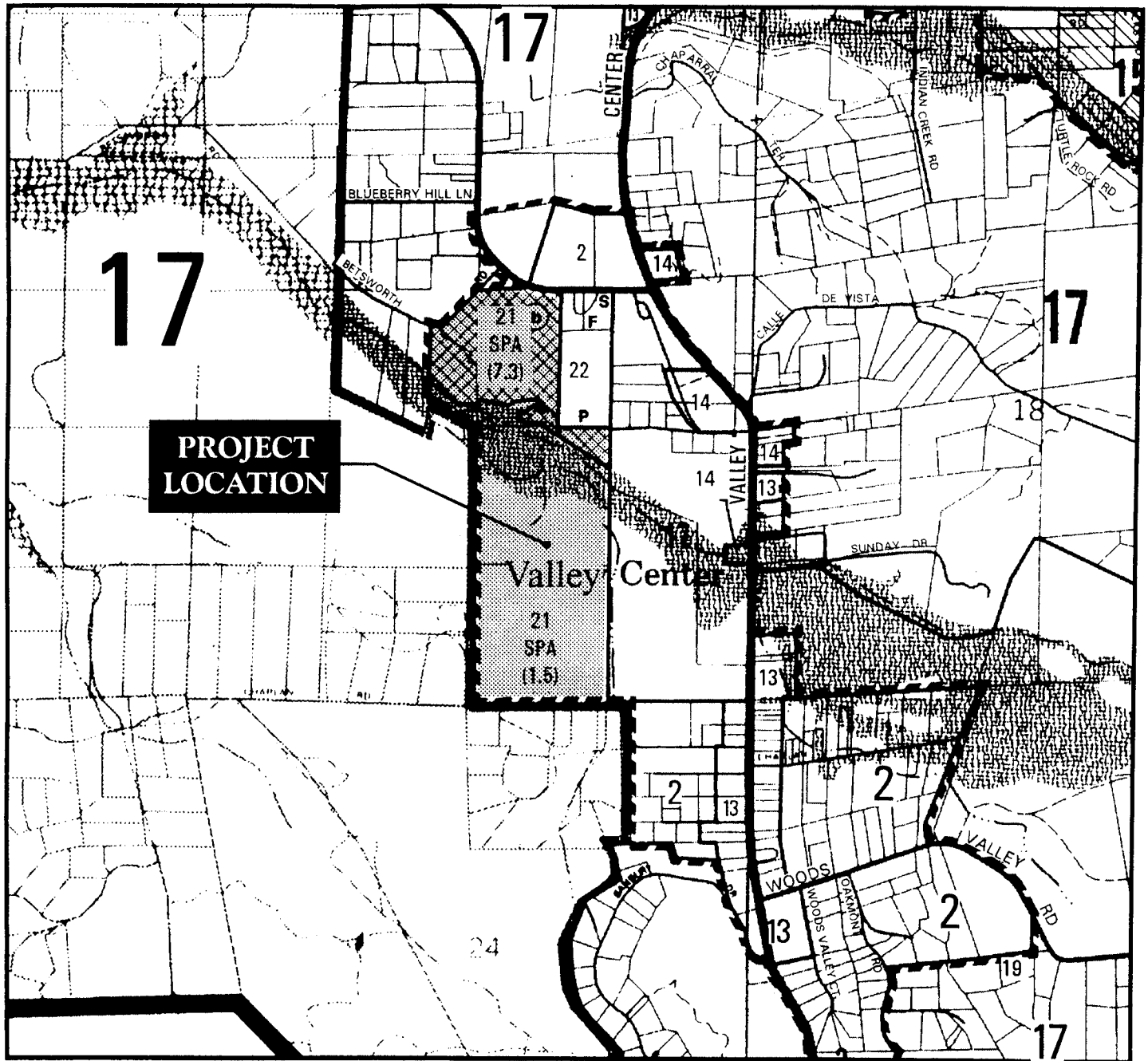


Figure 2

Vicinity Map

SOURCE: USGS 7.5 min. Quad Map (Valley Center & Rodriguez Mountain)

Orchard Run



**LAND USE ELEMENT**

2	RESIDENTIAL	2	14	SERVICE COMMERCIAL	14
	1.0 Dwelling Unit/Acre				
3	RESIDENTIAL	3	15	LIMITED INDUSTRIAL	15
	2.0 Dwelling Unit/Acre				
6	RESIDENTIAL	6	17	ESTATE	17
	7.3 Dwelling Unit/Acre			1.0 Dwelling Unit/2 & 4 Acres	
11	OFFICE PROFESSIONAL COMMERCIAL	11	21	SPECIFIC PLAN AREA	21
13	GENERAL COMMERCIAL	13	22	PUBLIC/SEMI-PUBLIC	22

P	Park	S	Sheriff's Station
SF	School Facility	CRS	County Road Station
F	Fire Station	PO	Post Office

COUNTRY TOWN BOUNDARY - - - - -

NOTE: PROPERTY LINES shown on this map are for informational purposes only; these lines are subject to change and do not necessarily represent legal building sites.

100 YEAR FLOOD PLAIN

NOTE: FLOODPLAIN boundaries are approximate. For further information on building regulations and flood protection, contact the Department of Public Works-Flood Control.

PLAN/ZONE CONSISTENCY DETERMINED VIA POLICY 3.5 OF THE REGIONAL LAND USE ELEMENT

POTENTIAL SITES FOR THE CONSTRUCTION OF MODERATE, LOW AND VERY LOW INCOME HOUSING. SEE HOUSING CHAPTER POLICY 11 OF THE VALLEY CENTER COMMUNITY PLAN TEXT.

**Brian F. Mooney Associates**



0 750'

Figure 3

**Valley Center Community Plan**

- 
- *The overall intent of Orchard Run is to create a series of neighborhoods through the use of open space and greenbelts. Landscaping, with existing eucalyptus trees and additional oak and sycamore trees, will be utilized to buffer higher density residential uses from the existing surrounding lower density areas. In addition, the highest density residential area will be placed near existing recreational facilities adjacent to the northeastern portion of the property.*
  - *The overall objective of the Orchard Run Specific Plan is to create an environmentally sensitive residential community within the central valley of Valley Center that will offer an affordable and diverse range of housing opportunities within the community.*
  - *The Orchard Run Specific Plan shall provide thirty percent of any development north of the Moosa Creek floodplain to qualify and be available for purchase or rent to low to moderate income families as defined by the County of San Diego.*
  - *The Specific Plan will preserve the Moosa Creek floodplain in its overall natural condition. Rechannelization or extraction of natural materials shall not be allowed.*
  - *All perimeter lots shall be designed to minimize adverse effects on the rural residential community character of Valley Center through separation and buffering.*

### **C. Authority and Scope**

The purpose of the Specific Plan, as defined by California Government Code (Title 7, Chapter 3, Article 8, Section 65450, et seq.) is to accomplish "the systematic implementation of the general plan." Policy 2.6 of the Regional Land Use Element of the County General Plan provides for the designation of Specific Plan Areas "where the Board of Supervisors has determined that more detailed planning is required prior to development." The purpose of the Orchard Run Specific Plan is to review the project with respect to the following considerations:

1. Consistency with all existing State laws and local ordinances.
2. Conformity to the adopted General Plan and its Elements, including the Valley Center Community Plan.
3. Compatibility with adjacent land uses.
4. Consistency with the County's growth management policies.
5. Availability of public facilities and services adequate to serve the development.

Adoption of the Orchard Run Specific Plan will include this text which establishes conformance of the project with existing plans, policies, and ordinances; and a Land Use Plan which designates permitted land uses. A "Public Facilities Financing Plan", which identifies the scope and financing alternatives for public facilities to support the project, is included as Appendix A.

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## **II. LOCATION AND SETTING**

### **A. Location**

The Orchard Run Specific Plan project site consists of 118.3 acres of land located in the unincorporated area of northern San Diego County, within the Country Town of the community of Valley Center. The site is located approximately 7 miles north of the City of Escondido and about 5 miles east of Interstate 15 (see Figure 4). The property is approximately 1,250 feet west of Valley Center Road, with portions of the northern boundary adjoining Betsworth and Lilac Roads and the entire southern boundary adjoining Mirar de Valle Road. Regional access is provided from Interstate 15 via either El Norte Parkway and Valley Center Road from the south or Old Castle Road and Lilac Road from the northwest. Additional access is provided by State Highway 76 via Valley Center Road or Cole Grade Road to the northeast.

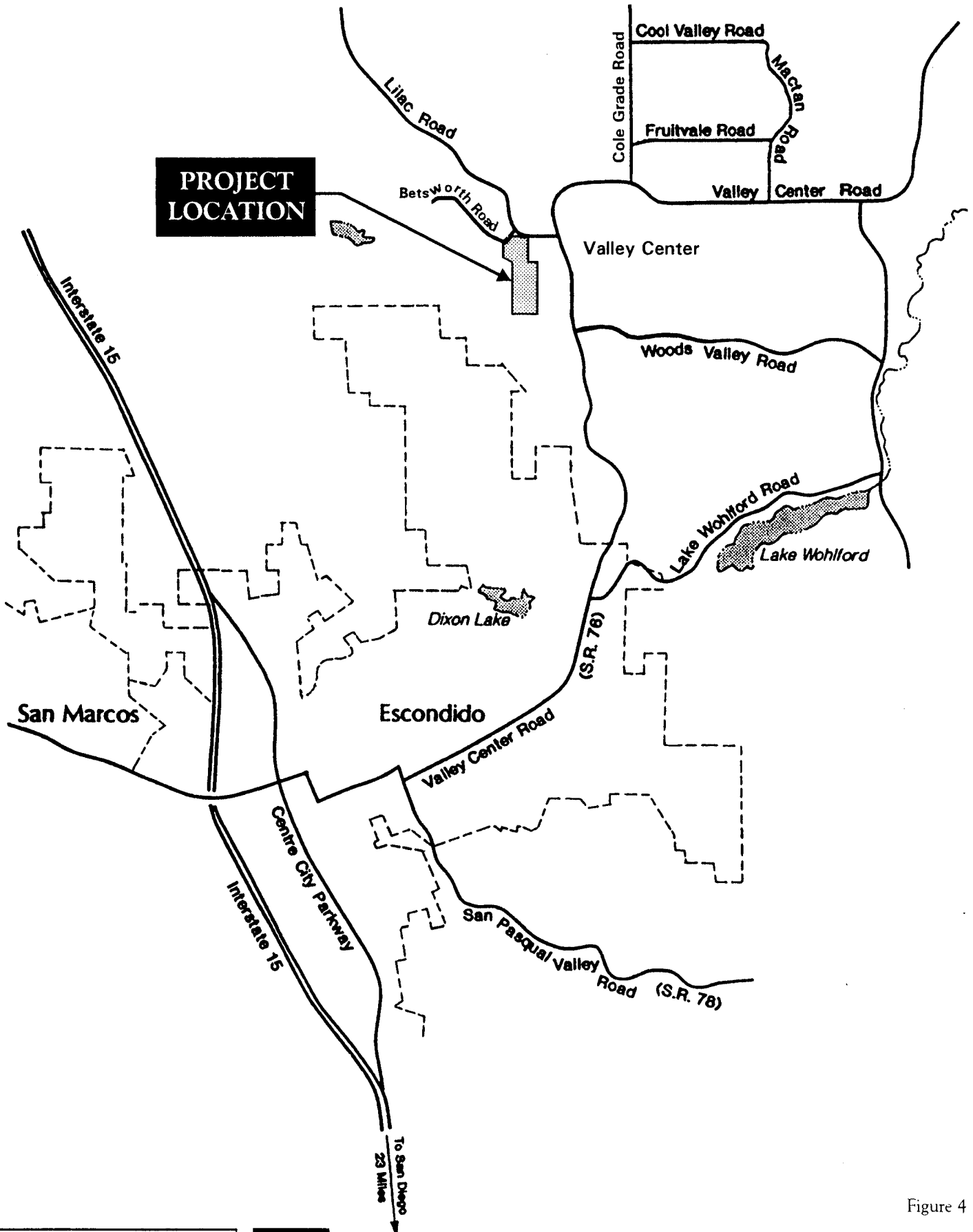
The property is legally defined as a portion of Section 13, Township 11 South, Range 2 West.

### **B. Environmental Setting**

Valley Center is a rural residential area on the fringe of urbanization as the result of tremendous growth within San Diego County. Although urbanization has diminished agriculture in other nearby areas, Valley Center has managed to maintain its style of country living, with citrus and avocado groves, farms and ranches, defining the community character. Urban residential densities and commercial and industrial uses are permitted by the Valley Center Community Plan; however, a development moratorium has existing since 1980 due to the lack of a public sewer system and the existence of high groundwater levels which prevent the installation of subsurface sewage disposal systems in the central portion of the community, including the project site.

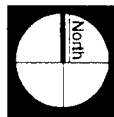
The project site is currently vacant but has been used for agricultural purposes, with oats having been growing on the site in 1995. The site consists of gently sloping terrain that rises to the north and south from Moosa Creek. This creek bisects the central portion of the site with a very broad floodplain and a poorly defined channel, and contains some scattered willows and a small area of southern willow riparian forest. A well is also located within the floodplain. Small areas of chaparral and coastal sage scrub are located near the northern and southern property boundaries; and six coast live oaks, two small Engelmann oaks, and a number of oak hybrids also occur on the property. Figure 5 is an aerial photograph of the site and adjacent area.

East of the project site is an existing dairy and large lot single-family residences. Also along Valley Center Road to the east are a variety of retail, service commercial and light industrial activities commonly found in a rural community. A community recreation center and fire station are also located east of the property near Lilac Road. North and west of the site are groves and homesites on large lots. To the southwest along Mirar de Valle Road, is the site of the approved 135-lot subdivision, Valley Center Country Estates (TM5039).



**PROJECT  
LOCATION**

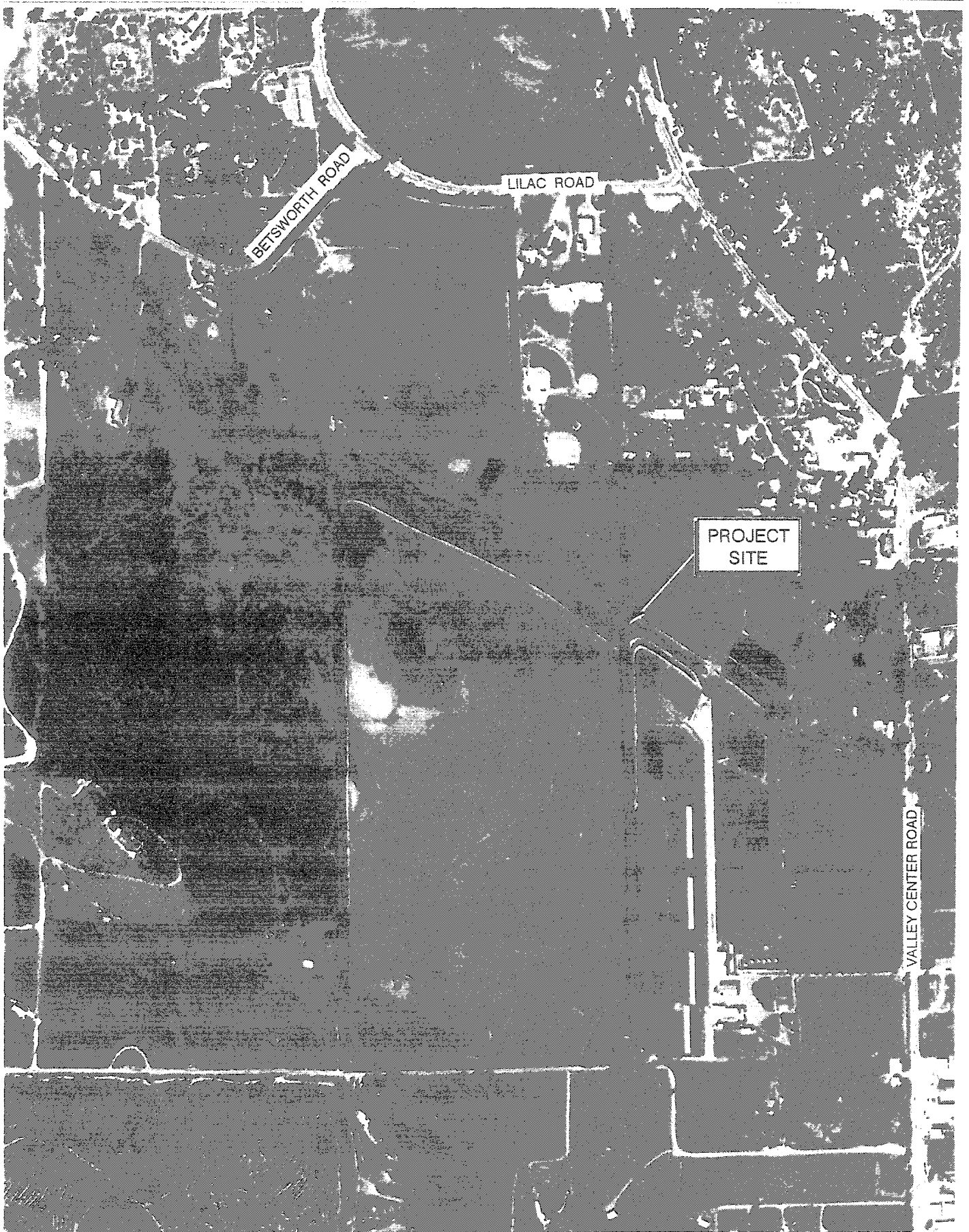
**Brian F. Mooney  
Associates**



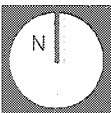
No Scale

Figure 4

Regional Access Map



Brian F. Mooney  
Associates



0 650'

Figure 5  
Aerial Photograph

Orchard Run

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Mirar de Valle Road is paved along the south property frontage but is not a public road, though it is designated as a Collector Road on the County Circulation Element. A requirement of the Valley Center Country Estates project is to improve and dedicate Mirar de Valle Road to County Standards, including realigning the intersection with Valley Center Road. Lilac Road along the north project boundary is also designated as a Collector Road on the Circulation Element. Lilac Road, as well as Betsworth Road located along the northwest project boundary, are both paved County-maintained roads. A private road, named Old Road, extends from Valley Center Road and abuts the project's east property line, but is not proposed to be used by Orchard Run.

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### **III. LAND USE PLAN**

#### **A. Overall Concept**

The Orchard Run Specific Plan is intended to provide a variety of low to moderate priced housing opportunities within a comprehensively designed recreation-oriented development. A total of 300 dwelling units are planned on the 118.3 acre site, which will consist of attached and detached styles.

Concepts followed in the site planning, landscape design, and architecture of the proposed project included: creation of a variety of high quality housing opportunities; preservation and enhancement of Moosa Creek for open space and recreational uses; design of the greenbelt open space areas so as to enhance and separate residential neighborhoods and buffer adjacent existing land uses; and conform to the Valley Center Design Guidelines in the selection of landscape materials and architectural details.

#### **B. Project Goals and Objectives**

##### OVERALL GOAL

CREATE A COMPREHENSIVELY DESIGNED RESIDENTIAL COMMUNITY WHICH IS COMPATIBLE WITH THE RURAL CHARACTER OF VALLEY CENTER AND WHICH OFFERS AN AFFORDABLE AND DIVERSE RANGE OF HOUSING OPPORTUNITIES.

##### **1. Community Character**

Respect the village character of the community by use of architectural and landscape design themes which enhance the project's compatibility with the Valley Center Country Town.

Utilize greenbelt open space to provide a transition between the Country Town and adjacent rural areas, and to create a sense of spaciousness within the project which visually separates neighborhoods, while linking them together with trails and pathways.

##### **2. Residential Development**

Provide a variety of housing types and sizes so as to create a diverse residential community which includes low income households.

Conform to the Valley Center Design Guidelines in order to maintain high architectural quality and contribute to a sense of continuity with the larger community.



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### **3. Community Recreation**

Maximize leisure-time opportunities with both passive and active recreation facilities which will encourage active lifestyles for residents of all ages.

Provide opportunities for recreational activities which are traditional in the Valley Center community, such as animal husbandry, horticulture, vegetable gardens, and tree crops.

### **4. Natural Resources**

Respect and preserve significant natural features of the site such as Moosa Creek, significant rock outcroppings and vegetation, and night sky conditions.

Utilize groundwater and/or reclaimed water for non-potable uses throughout the project.

### **5. Public Facilities**

Assure the availability of adequate public facilities, including contributing to a resolution of the need for a public sewer system in the community.

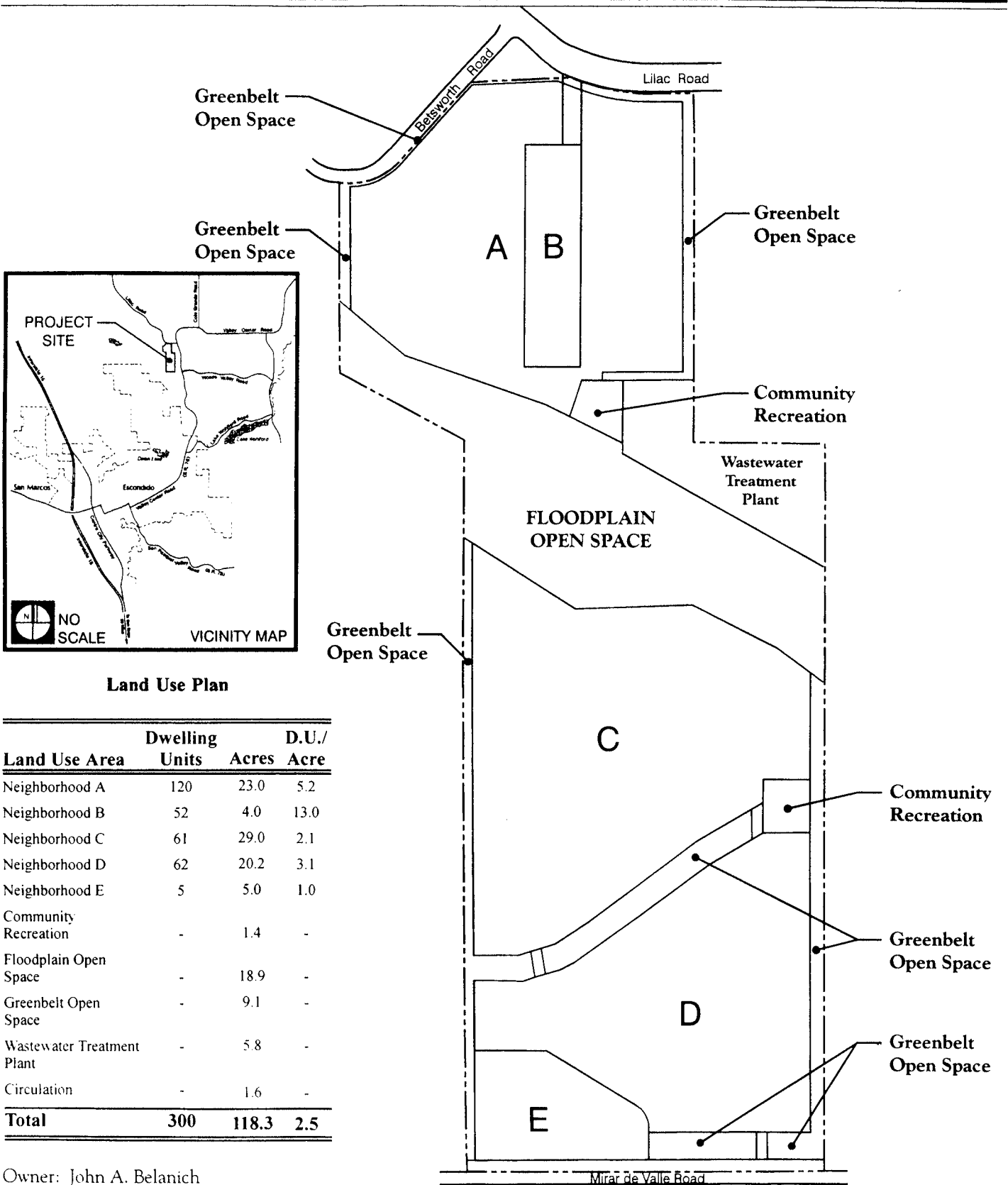
Design public and private road improvements in a manner which are appropriate for a rural community, including roads that blend into the natural terrain and vegetation and utilize rolled curbs and graded walkways rather than concrete curb, gutter, and sidewalk.

## **C. Land Use Elements**

Orchard Run will provide a variety of housing types, recreational and passive open space, and public facilities to serve the project. These land use elements are conceptually illustrated on Figure 6 and described below. More detail is provided in Section V, Implementation, which includes development review procedures and zoning regulations; and in Section VI, Design Guidelines, which further illustrates desired site planning, architecture, and landscape treatments.

### **1. Residential**

A total of 300 dwelling units are proposed on the 118.3 acre site. The northern development area contains approximately 35.3 acres with access to Lilac and Betsworth Roads. A total of 172 homes are proposed in two neighborhoods: Neighborhood A consists of 120 single family detached homes on approximately 23 acres; and Neighborhood B is a 52-unit townhome site on 4 acres, reserved for low to moderate income households. The northern area also contains a 5.8-acre site for a wastewater treatment plant. The southern development area contains approximately 64.1 acres with access to Mirar de Valle Road. A total of 128 homes are proposed in three neighborhoods: Neighborhood C consists of 61 homes on 29 acres; Neighborhood D consists of 62 homes on 20.2 acres; and Neighborhood E consists of 5 homes on 5 acres.



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0 250' 500'

Figure 6  
 Land Use Plan

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Neighborhoods A, C, D, and E, will consist of single family detached homes with the minimum lot size being 3,600 square feet in Neighborhood A, 10,000 square feet in Neighborhood C, 7,000 square feet in Neighborhood D, and one-half acre in Neighborhood E.

Property line setbacks would be 20 feet (front), 25 feet (rear), and 10 feet (side) in Neighborhoods B, C, D, and E. For the clustered homes in Neighborhood A, setbacks could be a minimum of 5 feet. Site Plan review is required for Neighborhoods A, B and E.

In the northern area the height limit would be 2 story/35 feet for Neighborhoods A and B. In the southern area the height limit would be 2 story/20 feet for Neighborhoods C, D, and E.

## **2. Community Recreation**

Two separate community recreation sites of approximately 0.7 acres each are proposed in the northern and southern portions of the project site. These are intended as rural/agricultural facilities which would include a community barn and gardens. Animal husbandry, including 4-H projects, would be permitted for residents of the project only. Compatible recreation improvements and activities would also be permitted, including a swimming pool and tennis courts. A caretaker's dwelling may also be permitted by Administrative Permit in one of the recreation sites, not to exceed 600 square feet of floor area. The S88 Specific Planning Area Use Regulations would be applied. A Site Plan would be required for review of precise development plans for the recreation facilities.

## **3. Greenbelt Open Space**

The proposed design incorporates greenbelts throughout the entire site, totalling approximately 9.1 acres, which are designed to serve several purposes: Define and separate neighborhoods; provide a buffer from adjacent property and roads; and provide a network of hiking and riding trails. In particular, a minimum 50-foot wide greenbelt is planned between the proposed project and the existing Konyn Dairy to the east, to separate these two distinctly different land uses. Permitted uses within Greenbelt Open Space are natural and passive open space including walkways, trails, and picnic areas. Minor improvements such as picnic facilities and shade structures would be permitted. Utilities and drainage improvements would also be permitted. The S88 Specific Planning Area Use Regulations would be applied. Landscaping, walkways, and other improvements would be included with the Landscape Plans for the project; and an Administrative Permit would be required to establish an entity which will be responsible for maintaining commonly owned open space lots.

## **4. Floodplain Open Space**

Open space for the 100-year floodway of Moosa Creek encompasses approximately 18.9 acres in the center of the site. This area would generally be maintained free of permanent structures, although facilities to maintain existing and possible future irrigation wells, and minor recreation improvements would be permitted, including a small bridge, subject to review by the Department of Public Works. Approximately 1.0 acre of floodway is also within the wastewater treatment plant.

---

## 5. Wastewater Treatment Plant

A site of approximately 5.8 acres located in the northern area is designated as a Wastewater Treatment Plant which would provide treatment of sewage generated by the Orchard Run project. The facility will require submittal and approval of a Major Use Permit and will be operated pursuant to an agreement with the Valley Center Municipal Water District. If the site is not needed for a WTP a subsequent Specific Plan Amendment would need to be filed to authorize use of this area for other than open space, or passive recreational purposes.

## D. Specific Plan Map

Figure 6 is a reduced copy of the Specific Plan land use map which illustrates each of the Land Use Areas. Table 1 shows the acres and, where applicable, dwelling units within each Land Use Area. In summary, the Orchard Run Specific Plan proposes 300 dwelling units on 81.2 acres, two 0.7 acre community recreation centers, 28 acres of greenbelt and floodplain open space, a 5.8 acre wastewater treatment plant site, and approximately 1.9 acres for widening of adjacent public roads and on-site private road linkages between neighborhoods.

**Table 1. Land Use Summary**

<b>Land Use Area</b>	<b>No. of Units</b>	<b>Area (Acres)</b>	<b>D.U./Acre</b>	<b>% of Site</b>
Neighborhood A	120	23.0	5.2	20.3
Neighborhood B	52	4.0	13.0	2.8
Neighborhood C	61	29.0	2.1	24.5
Neighborhood D	62	20.2	3.1	17.0
Neighborhood E	5	5.0	1.0	4.2
Community Recreation	—	1.4	—	1.2
Floodplain Open Space	—	18.9	—	16.0
Greenbelt Open Space	—	9.1	—	7.7
Wastewater Treatment Plant	—	5.8	—	4.9
Circulation	—	1.9	—	1.4
<b>Total</b>	<b>300</b>	<b>118.3</b>	<b>2.5</b>	<b>100.0</b>

## E. Project Phasing

Orchard Run will be constructed in phases with full build-out anticipated within five years after recordation of the first final subdivision map for the project. The first phase will be at the north end of the project and include Neighborhoods A and B. The Wastewater Treatment Plant will also be constructed with the first phase of development. Development of the southern area will begin adjacent to Mirar de Valle Road with Neighborhoods D and E, followed by Neighborhood C. Lower Income Housing in Neighborhood B may be constructed in phases as each of the other neighborhoods are developed.

Community recreation, greenbelt open space, and floodplain open space shall also be improved in phases to be shown on the implementing tentative map. Improvement of the Community Recreation sites in the northern and southern areas shall be done with the first development phase in these areas. Trails and other common area improvements may be phased with each final subdivision map.

**Table 2. Phasing Plan**

<b>Land Use Area</b>	<b>No. of Units</b>	<b>Area (Acres)</b>	<b>D.U./Acre</b>
<b>Phase 1</b>			
Neighborhood A	120	23.0	5.2
Neighborhood B	52	4.0	13.0
Community Recreation	—	0.7	—
Greenbelt Open Space	—	1.5	—
Circulation	—	0.3	-
Wastewater Treatment Plant	—	5.8	—
<b>Phase 2</b>			
Neighborhood C	61	29.0	2.1
Neighborhood D	62	20.2	3.1
Neighborhood E	5	5.0	1.0
Community Recreation	—	0.7	—
Floodplain Open Space	—	18.9	—
Greenbelt Open Space	—	7.6	—
Circulation	—	1.6	—
<b>Total</b>	<b>300</b>	<b>118.3</b>	<b>2.5</b>

---

## **IV. GENERAL PLAN CONFORMANCE**

### **A. San Diego County General Plan**

#### **1. Open Space Element Objectives**

##### **Floodplains**

- (1) Protect life and property by regulating uses in areas subject to flooding.
- (3) Control development to assure a minimal adverse polluting effect on reservoirs, lakes, streams, rivers and ground water supplies.
- (4) Encourage the conservation of the habitats of rare or unique plants and wildlife.
- (6) Encourage the use of streams as local open spaces.
- (11) Encourage the use of open space to separate conflicting land uses whenever possible.

##### **Project Conformance**

The Orchard Run Specific Plan preserves Moosa Creek and its floodway in open space, and the floodplain will also be retained in open space, with the exception of minor encroachments into the floodplain fringe.

All residences within the project will be connected to the sewer system rather than individual septic systems. The on-site wastewater reclamation facility will be permitted by the State of California Water Quality Control Board and will assure elimination of current groundwater quality impacts. This will reduce the potential of pollution to groundwater supplies, Moosa Creek and the reservoir downstream from the project site.

A biological survey of the entire project has been conducted. No habitat which contains rare or unique plants and wildlife exists on-site.

Permanent open space and greenbelts are proposed around the perimeter of the project to provide a buffer from adjacent properties.

##### **Open Space Design of Private Lands**

- (11) Encourage recreational planning as a part of all major residential development.

- 
- (16) Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

### **Project Conformance**

Orchard Run has been comprehensively planned to include a variety of passive and active recreational facilities for the residents. This includes a community barn for animal husbandry.

The project has been designed to incorporate perimeter and interior greenbelts which provide recreational areas, buffer off-site uses, and define neighborhood housing clusters.

## **2. Regional Land Use Element Goals**

- (1.1) Urban Growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.
- (1.3) Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.
- (2.4) Limit urban densities in non-urban areas to lands within existing Country Towns.
- (2.6) Insure preservation of contiguous regionally significant open space corridors.
- (4.1) Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.
- (6.1) Encourage communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.

### **Project Conformance**

The project is located within the Valley Center Country Town which allows urban residential densities.

Orchard Run will provide varied housing styles and sizes and will include an affordable housing component under contract with the County Department of Housing and Community Development.

The Specific Plan proposes clustered development in order to preserve the Moosa Creek floodplain as an open space corridor.

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The project includes a site which is adequate in size to accommodate a sewage treatment plant. Development will be subject to "will serve" agreements for local school and public utility districts.

### **3. Recreation Element Goals**

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

#### **Project Conformance**

Recreational facilities will include a community barn and recreation facilities, and an extensive pathway/trail network. A pool and tennis courts may also be provided. The common open spaces will also provide aesthetic enhancement and passive recreational opportunities.

### **4. Seismic Safety Element Goal**

Minimize the loss of life and destruction of property in San Diego County by making planning recommendations giving consideration to seismic and geologic occurrences and their long-range impact on the community.

#### **Project Conformance**

The project site contains no conditions which would constitute seismic or geologic hazards.

### **5. Scenic Highway Element Objective**

- (2) Protect and enhance scenic resources within designated scenic highway corridors.

#### **Project Conformance**

There are no designated scenic highways adjacent to the site.



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## 6. Public Safety Element Policies

Minimize injury, loss of life and damage to property resulting from fire, geologic or crime occurrence.

Maximize public safety factors in the physical planning process.

### Project Conformance

Adequate landscaped perimeter setbacks and internal open space will be provided to halt the spread of structure fires or wildfires. Internal circulation will be adequate to facilitate emergency access.

## 7. Noise Element Policies

(4b) Because exterior community noise equal to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.
2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:
  - (a) Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or
  - (b) If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms; and,
  - (c) If finding "B" above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in "A" above.

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4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

#### **Project Conformance**

An acoustical analysis has been conducted by Giroux & Associates which recommends appropriate setbacks and noise barriers to mitigate impacts from traffic noise.

### **8. Housing Element Policies**

- (16) Increase the supply of low and moderate cost housing by offering incentives to private developers.

#### **Project Conformance**

Orchard Run has been granted a residential density which will enable development of an affordable housing project, including units reserved for low income residents.

### **9. Conservation Element Policies**

#### **Water**

- (4) Reduce local reliance on imported water.
- (14) Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.
- (16) Nonstructural flood protection methods will be used whenever possible for the conservation of floodplains.

#### **Project Conformance**

Groundwater and, if available, reclaimed water, are planned to be used for irrigation of greenbelt open space.

Orchard Run will construct a wastewater treatment facility, which will aid in correcting existing high groundwater problems in the community.

Moosa Creek and its floodplain will be preserved in open space.

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## **Vegetation and Wildlife**

- (5) San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

### **Project Conformance**

Orchard Run landscaping will conform to the Valley Center Design Guidelines recommendations for plant species.

## **Soil**

- (9) To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

### **Project Conformance**

Manufactured slopes will be revegetated according to recommendations of the Valley Center Design Guidelines.

## **Astronomical Dark Sky**

- (1) The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

### **Project Conformance**

All street lights within the project will be Low Pressure Sodium lamps, or other approved type in compliance with Section 59.101 et seq. of the County Code, and will be shielded to prevent any direct upward illumination. Low level lighting will be used to illuminate walkways and be incorporated with the landscaping.

## **Cultural Sites**

- (1) The County shall take those actions which will seek to conserve and protect significant cultural resources.

### **Project Conformance**

Significant cultural resources identified on-site have been mitigated by site testing and recording in accordance with County archaeological guidelines.

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## **10. Energy Element Goals**

- (3) Maximize energy conservation and efficiency of utilization.

### **Project Conformance**

The homes and surrounding landscaping will be designed to maximize energy conservation.

## **11. Public Facilities Element Goals**

### **Parks and Recreation**

Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of county residents and visitors of all ages, income levels, ethnic groups and physical abilities.

### **Project Conformance**

The project will provide varied active and passive recreation opportunities including a community barn and garden, extensive pathways, and possibly a swimming pool and tennis courts, which are designed for enjoyment by all age groups.

### **Transportation**

A safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

### **Project Conformance**

Bus transportation is available on Valley Center Road which is within walking distance of the project.

### **Flood Control**

Protection of life and property in areas subject to flooding.

Preservation and conservation of floodways in their natural state.

### **Project Conformance**

Moosa Creek will be preserved in its natural state and all homesites will be protected from flooding.

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## **Law Enforcement**

A safe living and working environment for San Diego County residents.

Facilities to support a service level of four patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.

### **Project Conformance**

The project will provide a secure living environment with convenient access for emergency services. Existing Sheriff's staffing levels at the Valley Center substation do not provide a service level of four patrol shifts per day.

## **Libraries**

Sufficient libraries to meet the information and education needs of the population served by the county library.

### **Project Conformance**

Action by the County in the form of a County-wide development impact fee will be needed to assure that library facility goals of the Public Facilities Element are met.

## **Schools**

Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

### **Project Conformance**

The Valley Center Union School District and Escondido Union High School District have established a Mello-Roos Community Facilities District.

## **Fire Protection and Emergency Services**

Minimization of the loss of life and property from fires and medical emergencies.

### **Project Conformance**

The project has safe and convenient access for emergency services.

## **Wastewater**

Available wastewater treatment and disposal capacity consistent with the land uses in the general plan.

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Increased production and use of reclaimed water.

### **Project Conformance**

Orchard Run proposes a wastewater treatment plant on a 5.8 acre site within the project to treat wastewater generated by the development.

The project can accommodate the use of reclaimed water for irrigation of common open space.

### **Water Provision Systems**

A sufficient supply of high quality groundwater to meet the needs of current and future users of the resources.

The ongoing planning, management and development of water conveyance and distribution systems to meet the county's future demands.

A prudent balance between water availability and consumption demands.

### **Project Conformance**

The project intends to balance the use of imported water for domestic use with groundwater from an on-site well for common area irrigation. High groundwater conditions within Valley Center currently create a public health problem.

### **Facilities Located in City Spheres**

Orchard Run is not located within the Sphere of Influence or Planning Area of the City of Escondido or any other city.

## **B. Valley Center Community Plan**

### **Community Character**

#### GOALS

Preserve and seek to enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories.

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A. COUNTRY TOWN

Preserve and enhance the village character of the two Country Towns (Town Centers) defined by the current nodes of industrial, commercial and higher density residential land use designations.

**Project Conformance**

The proposed project is consistent with land use and densities appropriate for a Country Town, and will be developed in compliance with the Valley Center Design Guidelines.

POLICIES AND RECOMMENDATIONS

2. Maintaining the existing rural character of Valley Center in future developments by avoiding monotonous tract developments and encourage innovation in design.

**Project Conformance**

The proposed development plan provides varied housing types and lot configurations within a comprehensively landscaped setting. Ample setbacks and integrated open space with greenbelts and walkways will result in a unique residential community.

**Land Use**

Encourage a balance of land uses which will conserve natural and man-made resources, retain Valley Center's rural character, and will accommodate people of diverse lifestyles, occupations, and interests.

POLICIES AND RECOMMENDATIONS

A. Environmental Concerns and Issues

1. Require that discretionary permits, through the utilization of open space easements, preserve environmentally significant and/or sensitive elements such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area.
2. Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.
5. Discourage residential development which would adversely impact viewshed, if it is found that it will alter land contours and drainage courses, or require removal of significant natural vegetation and rock outcroppings, or detract from the rural character of the area.

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6. Discourage extensive or severe grading for residential development.

### **Project Conformance**

Orchard Run provides a unique opportunity for balanced residential housing opportunities which will serve a diversity of individual and family lifestyles and economic conditions.

The proposed clustered development plan limits the area and extent of grading, preserves natural landforms, and limits the height of cut and fill slopes.

### **B. Rural Compatibility Issues**

7. All new residential development to create innovative site designs which are compatible with the image and scale of a rural community, which may include:
  - Roads which follow the topography and minimize grading;
  - Man-made environment integrating into the natural setting and topography;
  - Building pad grading which does not unduly disrupt the natural terrain;
  - Retention of natural vegetation, agricultural groves, rock outcroppings, riparian habitats and drainage areas.
8. Require that roads blend into the natural terrain and minimize the types of improvements normally associated with urban developments such as curbs, gutters, and sidewalks on new residential developments.
9. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unsightly views through the use of landscaping and preservation of open space.

### **Project Conformance**

The proposed project design is sensitive to the natural landforms and minimizes grading.

Private road standards are proposed for interior streets so as to minimize street width and limit urban type street improvements. Lilac Road and Betsworth Road along the project frontage will be improved in accordance with the Valley Center Design Guidelines.

Greenbelt open space is proposed along Lilac Road so as to provide a visual, noise, and traffic buffer from proposed residential areas.

### **C. Clustering**

11. Clustering shall be allowed only in those areas located within the Country Town, Land Use Designation (21) SPA, Regional Category (EDA), if sewerred, or Circle "R" Specific Plan.



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## **Project Conformance**

The project is located within the Country Town and is designated (21) SPA. A total of 29.4 acres (25%) of the project is designated as "Community Recreation", "Floodplain Open Space", or "Greenbelt Open Space". To meet the requirement of the Valley Center Community Plan for a minimum of 40% open space within the 112.5 acres proposed for development by the Orchard Run Specific Plan, an additional total area of 15.6 acres of common or private open space will be provided with the Tentative Map for the project and Site Plan for the townhouse area in Neighborhood B.

## **Housing**

### GOAL

Ensure that adequate housing opportunities are provided for all those living in the plan area in conformance with community character through appropriate siting.

### POLICIES AND RECOMMENDATIONS

5. When appropriate support housing projects sponsored by either private or non-profit agencies that will increase the stock of affordable housing in Valley Center.

## **Project Conformance**

The project developer will coordinate with a professional organization to manage and maintain a unique and affordable housing opportunity within Valley Center which will be designed in conformance with the Valley Center Design Guidelines.

The project developer has sought the support of the community for an affordable housing development and will continue to work to receive their support.

## **Circulation**

### GOAL

Develop a circulation system which will preserve the rural character of the community and provide a safe, balanced transportation system which can accommodate all modes of traffic needed by the community. Long-range planning shall be stressed in order to support both present and future traffic.

### POLICIES AND RECOMMENDATIONS

9. Require that the road system function at a service level no worse than "C" at peak hours as development occurs.

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11. Implement community right-of-way development standards for the Valley Center Planning Area to achieve a rural character and alternative features within the shoulder portion of dedicated right-of-way. Such improvements will identify the community's desire to modify County development standards permitted by Board of Supervisors Policy J-36. These standards shall include:
    - a. Provide decomposed granite walking/jogging paths in lieu of sidewalks;
    - b. Where edge of pavement barrier is necessary, use mountable asphalt dike (smike dike); and
    - c. Provide a bike lane within the "travel way".
  
  13. Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share right-of-way.

### **Project Conformance**

A traffic analysis with appropriate recommendations for street and intersection improvements, has been conducted to determine peak hour service levels on affected roads.

Lilac Road will be improved as a Collector Road in accordance with the adopted Circulation Element. Mirar de Valle Road is also the probable alignment for a future extension of Mountain Meadow Road as a Collector Road between I-15 and Valley Center Road, though adequate dedicated right-of-way for this road does not presently exist.

The proposed project will comply with community goals for the design of Lilac Road improvements as determined to be consistent with public safety standards of the County Department of Public Works.

## **Public Facilities and Services**

### **GENERAL GOALS**

Adopt an active program of coordination between the allowable growth of population and the infrastructure serving it, to ensure at all times, that the public welfare and safety are guaranteed.

Provide a means for establishing the expansion or construction of roads, the construction of adequate school facilities, and the approved staffing of police and fire agencies before Valley Center's residential population overburdens existing facilities.

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## SEWAGE DISPOSAL AND TREATMENT GOAL

Ensure the provision of sewage disposal and treatment in a manner that minimizes any adverse impacts to the health, safety, and welfare of the community.

### **Project Conformance**

A "Public Facilities Financing Plan" (Appendix A) has been prepared to assure that all infrastructure needs to serve the project and suitable public finance techniques are identified. The proposed project is within sewer moratorium area and is eligible for sewer service.

## **Conservation**

### GENERAL GOALS

Preserve Valley Center's unique, natural and cultural resources while supporting its traditional semi-rural lifestyle.

Preserve native vegetation and wildlife habitat in the Valley Center community plan area.

Minimize soil erosion incidental to development in order to preserve Valley Center's unique soil characteristics.

Preserve floodplains and watercourses in their natural state while discouraging development in floodplains.

Encourage and promote a system of interconnecting trails and paths for horses, pedestrians, and bicyclists.

Provide for a "Dark Sky" which would retain the rural setting and not detract from astronomical research at Palomar Mountain.

Preserve archaeological and historical sites and encourage further identification and protection of these community resources.

### POLICIES AND RECOMMENDATIONS

2. Subdivisions should be designed to preserve scenic viewsheds. Radio and T.V. antennas that obscure scenic ridgelines are discouraged.
3. Promote types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, siltation, landslide damage and flooding.

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4. Restrict hillside cutting and scarring, loss of wildlife habitat, loss of riparian habitat and loss of floodplains.
  6. Protect riparian habitat and other types of wetlands from loss or modification by dedicating open space easements with adequate buffer zones and by other means to avoid impacts from adjacent land uses. Road crossings or other disturbances of riparian habitat should be minimized and only allowed when alternatives have been considered and determined infeasible.
  9. Preserve oaks, sycamores, eucalyptus, olive trees, pines, and other individual specimen trees which contribute to the community character and provide wildlife habitat.
  14. Retain water courses in their natural state and prohibit all structures and future development within flood prone areas.

### **Project Conformance**

The proposed clustered development plan limits the extent of grading, minimizes the height of cut and fill slopes, and preserves the floodplain.

The project is subject to the Valley Center Design Guidelines which includes preservation of existing oaks within the project to the extent feasible.

Moosa Creek will be preserved by the proposed project and only limited fill of the floodplain fringe is proposed.

## **Open Space**

### GOAL

Support a system of open space that is adequate to preserve the unique natural elements of the community, enhance recreational opportunities, conserve scenic resources and retain the rural community character.

### POLICIES AND RECOMMENDATIONS

2. Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system.
5. Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space.

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## **Project Conformance**

The proposed project will assure the on-site continuity of Moosa Creek and provide greenbelt open space which will preserve the existing atmosphere of openness and access to surrounding open space.

## **Parks and Recreation**

### GOAL

Develop a comprehensive plan of local, neighborhood, community and regional parks and facilities directed to the needs of all age levels and which use, whenever feasible, outstanding natural features of the planning area.

### **Project Conformance**

Orchard Run will provide private recreation, including a community barn and other facilities which will be recreational amenities for future residents.

## **Noise**

### GOAL

Maintain an environment free of excessive noise by providing control of noise at its source, along the noise transmission path and at the receiver site.

### POLICIES AND RECOMMENDATIONS

1. Develop and implement land use plans and circulation patterns that will minimize noise in residential neighborhoods.

### **Project Conformance**

An acoustical analysis has been conducted by Giroux & Associates which recommends appropriate setbacks and noise barriers to mitigate impacts from traffic noise. Proposed residential areas will be separated from Lilac Road by common open space varying from 40 feet to over 100 feet in width. The setback from Valley Center Road is over 1,250 feet.

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## **V. IMPLEMENTATION**

### **A. Development Review Procedures**

In order to implement the Orchard Run Specific Plan, a number of discretionary and ministerial permits are required per established policies, guidelines and regulations of the County of San Diego. It is specifically intended that standard application forms and review procedures are to be followed pursuant to requirements of the County Department of Planning and Land Use. All review of development applications shall include a determination of conformance to the Land Use Regulations and Design Guidelines of this document, as well as to standard County regulatory ordinances. The following applications and County approvals are required for implementation of the Specific Plan:

#### **1. Subdivision**

The filing and approval of tentative maps and final maps are necessary for the residential lots and to create separate lots for the community recreation centers. The tentative map shall delineate areas of proposed open space lots and easements.

#### **2. Use Permit**

A Major Use Permit is required for the on-site wastewater treatment plant.

#### **3. Administrative Permit**

An Administrative Permit will be required pursuant to procedures of the County Zoning Ordinance, to establish an entity which will be responsible for maintaining the project's Community Recreation and open space lots, trails, and common area landscaping. Prior to approval of any final subdivision map, an Administrative Permit shall be obtained which contains provisions assuring that the open space areas will be maintained and which specifies the level of maintenance. A caretaker's dwelling may also be permitted by Administrative Permit in one of the recreation sites, not to exceed 600 square feet of floor area.

#### **4. Site Plan**

A Site Plan application shall be submitted for development of single family Neighborhoods A and E, Neighborhood B townhome site, and the two Community Recreation sites. Development plans for these sites shall be reviewed by the Valley Center Design Review Committee and shall include site, landscape, and architectural design as follows:

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### **Neighborhood A**

**Objective:** Provide comprehensive site plan review for landscaping, residential building setbacks, and traffic noise mitigation for residential development in Neighborhood A.

**Standards:** A Site Plan shall be submitted for review and approval prior to building permit issuance for dwelling units within Neighborhood A. Elements to be included in the Site Plan are the following: landscaping shall conform to the Valley Center Design Guidelines; varied rear yard setbacks are permitted with the minimum setback being 5 feet; varied front yard setbacks are permitted with the minimum setback being 5 feet and the minimum driveway length being 20 feet from the curb and walkway; minimum side yard setback is 5 feet; pathways shall be provided in the open space; fencing shall conform to the Valley Center Design Guidelines; traffic and water reclamation plant noise mitigation shall be provided to achieve a maximum exterior noise level in any residential lot of 60 decibels and a maximum interior noise level of 45 decibels per the County Noise Element; where fences or walls are used for noise attenuation, a landscaped berm shall be provided so that the maximum fence or wall height does not exceed 6 feet.

### **Neighborhood B**

**Objective:** Provide comprehensive site plan, landscape, and architectural review for residential development in Neighborhood B.

**Standards:** A Site Plan shall be submitted for review and approval prior to building permit issuance for Neighborhood B. Elements to be included in the Site Plan are the following: development plans shall substantially comply with the Valley Center Design Guidelines with respect to architectural character, compact building groups, design for climate and energy conservation, visual linkages between plantings, buildings, and open space, planting design and plant lists, site lighting, and off-street parking - residential development; the design of the buildings in Neighborhood B shall incorporate architectural elements such as rooflines, colors, and building materials designed to provide visual compatibility with adjacent single family residences; and traffic and water reclamation plant noise mitigation shall be provided to achieve a maximum exterior noise level of 60 decibels and a maximum interior noise level of 45 decibels per the County Noise Element.

### **Neighborhood E**

**Objective:** Provide comprehensive site plan review for landscaping, residential building setbacks, traffic noise mitigation, and preservation of existing oaks for residential development in Neighborhood E.

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**Standards:** A Site Plan shall be submitted for review and approval prior to building permit issuance for dwelling units within Neighborhood E. Elements to be included in the Site Plan are the following: landscaping shall conform to the Valley Center Design Guidelines; access shall be from interior streets and not Mirar De Valle Road; traffic noise mitigation shall be provided to achieve a maximum exterior noise level in any residential lot of 60 decibels and a maximum interior noise level of 45 decibels per the County Noise Element; where fences or walls are used for noise attenuation, a landscaped berm shall be provided so that the maximum fence or wall height does not exceed 6 feet; and an existing Engelman oak shown in the project EIR shall be preserved in accordance with the "Grading Techniques for Preservation of Existing Oaks" of the Valley Center Design Guidelines.

### **Community Recreation**

**Objective:** Provide comprehensive site plan, landscape, and architectural review for recreational development in the Community Recreation land use areas.

**Standards:** A Site Plan shall be submitted for review and approval prior to building permit issuance for the Community Recreation land use areas and shall substantially comply with the Valley Center Design Guidelines, including the following: architectural character; visual linkages between plantings, buildings, and open space; planting design and plant lists; site lighting.

## **5. Ministerial Reviews**

Normal ministerial review of grading plans, street and flood control improvement plans, and building permits would follow the subdivision and site plan approvals pursuant to County regulatory ordinances.



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## **B. Land Use Regulations**

In order to accomplish the unique land use and community design goals of the project, special regulatory and design treatments are proposed. The Land Use Regulations which follow describe each proposed land use and establish standards to guide the preparation and review of future development applications. These guidelines are intended to be implemented during subsequent review and approval of tentative maps, site plans, or other required approvals.

Additional Design Guidelines which respond to project design goals and the Valley Center Design Guidelines are illustrated in Section VI. Conceptual plans for each of the residential areas, recreation facilities, and community design elements such as entries, road edges, fences, and signage, illustrate desired site planning, landscaping, architecture, and environmental mitigation techniques. Strict adherence to these illustrations is not required in all situations, and alternative designs for the siting and configuration of buildings, which also conform to the site's zoning regulations and the Valley Center Design Guidelines, would be permitted subject to normal discretionary and ministerial project review by the County.

### **1. Neighborhood A Land Use Regulations**

#### **a. Description**

Neighborhood A consists of 120 detached dwelling units on approximately 23.0 acres located in the northern portion of the property. This site is bordered by Lilac and Betsworth Roads on the north, Greenbelt Open Space and Valley Center Community Services District buildings and playgrounds to the east, Greenbelt Open Space and estate lots off-site to the west, and the Floodplain Open Space for Moosa Creek to the south. Adjacent to the southeast is a Community Recreation site and the Wastewater Treatment Plant. Neighborhood A surrounds the proposed townhouses to be located in Neighborhood B.

#### **b. Land Use Guidelines**

Neighborhood A is to be developed with single family residences with a minimum lot size of 3,600 square feet. The maximum number of dwelling units will not exceed 120. Permitted land uses shall be limited to detached single family dwellings, common and private open space, parking areas, and other uses specified in Sections 2100 through 2104 of the County Zoning Ordinance, as it presently exists or may be amended in the future. Customary and incidental accessory uses pursuant to Section 6150 et seq. would be permitted; and common open space may also be incorporated into the tentative map. Fences, walls, gates, and entry structures are permitted pursuant to Section 6708 of the County Zoning Ordinance. Commercial Use Types are not allowed. Civic Use Types are limited to Essential Services (Section 1335 of the Zoning Ordinance). A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required.

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**c. Zoning**

Neighborhood A may be developed under the existing S88 USE REGULATIONS and in accordance with the existing "J" ANIMAL REGULATIONS per Section 3100 et seq. of the County Zoning Ordinance. However, to accommodate the clustered single family detached housing type and private streets, the Orchard Run Specific Plan hereby modifies the existing DEVELOPMENT REGULATIONS as follows:

- Maximum Density: 6 dwelling units per acre
- Minimum Lot Size: 3,600 square feet
- Permitted Building Type: B (single detached)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: G (35' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback:
  - Front: 5' from edge of right-of-way
  - Side: 5' from property line (interior and exterior)
  - Rear: 5' from property line
- Minimum Usable Open Space: - (not specified)

Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

**d. Site Plan Required**

To implement the Orchard Run Specific Plan within Neighborhood A, a Site Plan for design review pursuant to Section 5900-5910 of the County Zoning Ordinance is required in accordance with the Development Review Procedures and the Objective and Standards specified in Subsection V.A.4, Site Plan.

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## 2. Neighborhood B Land Use Regulations

### a. Description

Neighborhood B consists of 52 attached dwelling units on approximately 4.0 acres located in the northern portion of the property. This site is served by Lilac Road to the north and is surrounded by Neighborhood A.

### b. Land Use Guidelines

Neighborhood B is to be developed with a maximum of 52 attached residences. Development of the site shall be subject to an agreement with the County Department of Housing and Community Development to reserve the dwelling units for a specified period of time for rental and/or sale to qualified low to moderate income individuals or households. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required.

Permitted land uses shall be limited to attached or detached dwellings and other uses specified in Sections 2140 through 2144 of the County Zoning Ordinance, as it presently exists or may be amended in the future. Customary and incidental accessory uses pursuant to Section 6150 et seq. would be permitted; and common open space and parking may also be incorporated into the Site Plan. Fences, walls, gates, and entry structures are permitted pursuant to Section 6708 of the County Zoning Ordinance. Commercial Use Types are not allowed. Civic Use Types are limited to Essential Services (Section 1335 of the Zoning Ordinance).

### c. Zoning

Neighborhood B may be developed under the existing S88 USE REGULATIONS and in accordance with the existing "J" ANIMAL REGULATIONS per Section 3100 et seq. of the County Zoning Ordinance. To accommodate the Multi-Dwelling housing type and private streets, the Orchard Run Specific Plan hereby modifies the existing DEVELOPMENT REGULATIONS as follows:

- Maximum Density: 14 dwelling units per acre
- Minimum Lot Size: 3 acres
- Permitted Building Type: L (all residential building types)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: G (35' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback:
  - Front: 20' from edge of right-of-way
  - Side: 10' from property line (interior and exterior)
  - Rear: 25' from property line
- Minimum Usable Open Space: - (not specified)

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Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

**d. Site Plan Required**

To implement the Orchard Run Specific Plan within Neighborhood B, a Site Plan for design review pursuant to Section 5900-5910 of the County Zoning Ordinance is required in accordance with the Development Review Procedures and the Objective and Standards specified in Subsection V.A.4, Site Plan.

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### 3. Neighborhood C Land Use Regulations

#### a. Description

Neighborhood C consists of 61 detached dwelling units on approximately 29 acres located in the southern portion of the property. This site is bordered by Moosa Creek Floodplain Open Space on the north, Greenbelt Open Space and the Konyn Dairy to the east, Greenbelt Open Space and estate lots off-site to the west, and Greenbelt Open Space and Neighborhood D to the south. Adjacent to the southeast is a Community Recreation site.

#### b. Land Use Guidelines

Neighborhood C is to be developed with single family residences with a minimum lot size of 10,000 square feet. The maximum number of dwelling units will not exceed 61. Permitted land uses shall be limited to detached single family dwellings and other uses specified in Sections 2100 through 2104 of the County Zoning Ordinance, as it presently exists or may be amended in the future. Customary and incidental accessory uses pursuant to Section 6150 et seq. would be permitted; and common open space may also be incorporated into the tentative map. Fences, walls, gates, and entry structures are permitted pursuant to Section 6708 of the County Zoning Ordinance. Commercial Use Types are not allowed. Civic Use Types are limited to Essential Services (Section 1335 of the Zoning Ordinance).

#### c. Zoning

Neighborhood C may be developed under the existing S88 USE REGULATIONS and in accordance with the existing "J" ANIMAL REGULATIONS per Section 3100 et seq. of the County Zoning Ordinance. To accommodate the clustered single family detached housing type and private streets, the following DEVELOPMENT REGULATIONS would be applicable within Neighborhood C:

- Maximum Density: 3 dwelling units per acre
- Minimum Lot Size: 10,000 square feet
- Permitted Building Type: B (single detached)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: B (20' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback:
  - Front: 20' from edge of right-of-way
  - Side: 10' from property line (interior and exterior)
  - Rear: 25' from property line
- Minimum Usable Open Space: - (not specified)

Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

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## 4. Neighborhood D Land Use Regulations

### a. Description

Neighborhood D consists of 62 detached dwelling units on approximately 20.2 acres located in the southern portion of the property. This site is bordered by Greenbelt Open Space and Neighborhood C to the north, Greenbelt Open Space and the Konyn Dairy to the east, Greenbelt Open Space and estate lots off-site to the west, and Greenbelt Open Space and Mirar de Valle Road to the south. Adjacent to the southwest is Neighborhood E.

### b. Land Use Guidelines

Neighborhood D is to be developed with single family residences with a minimum lot size of 7,000 square feet. The maximum number of dwelling units will not exceed 62. Permitted land uses shall be limited to detached single family dwellings and other uses specified in Sections 2100 through 2104 of the County Zoning Ordinance, as it presently exists or may be amended in the future. Customary and incidental accessory uses pursuant to Section 6150 et seq. would be permitted; and common open space may also be incorporated into the tentative map. Fences, walls, gates, and entry structures are permitted pursuant to Section 6708 of the County Zoning Ordinance. Commercial Use Types are not allowed. Civic Use Types are limited to Essential Services (Section 1335 of the Zoning Ordinance).

### c. Zoning

Neighborhood D may be developed under the existing S88 USE REGULATIONS and in accordance with the existing "J" ANIMAL REGULATIONS per Section 3100 et seq. of the County Zoning Ordinance. To accommodate the clustered single family detached housing type and private streets, the following DEVELOPMENT REGULATIONS would be applicable within Neighborhood D:

- Maximum Density: 4 dwelling units per acre
- Minimum Lot Size: 7,000 square feet
- Permitted Building Type: B (single detached)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: B (20' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback:
  - Front: 20' from edge of right-of-way
  - Side: 10' from property line (interior and exterior)
  - Rear: 25' from property line
- Minimum Usable Open Space: - (not specified)

Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

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## 5. Neighborhood E Land Use Regulations

### a. Description

Five estate lots will be located in the southwestern corner of the property on 5 acres, resulting in a density of 1.0 du/ac. This site is bordered by Neighborhood C and Greenbelt Open Space to the north and east, Greenbelt Open Space and estate lots off-site to the west, and Mirar de Valle Road to the south.

### b. Land Use Guidelines

The Estate Lots are to be developed with five individually designed custom homes with a minimum lot size of one-half acre. Permitted land uses shall be limited to the Residential and Agricultural Use Types specified in Section 2182 of the County Zoning Ordinance and shall be subject to the same terms, standards, and procedures as specified in the Zoning Ordinance. Customary and incidental accessory uses pursuant to Section 6150 et seq. would be permitted. Commercial Use Types are not allowed. Civic Use Types are limited to Essential Services (Section 1335 of the Zoning Ordinance).

### c. Zoning

Neighborhood E may be developed under the existing S88 USE REGULATIONS and in accordance with the existing "J" ANIMAL REGULATIONS per Section 3100 et seq. of the County Zoning Ordinance. To accommodate the large lot housing type and private streets, the following DEVELOPMENT REGULATIONS would be applicable within Neighborhood E:

- Maximum Density: 1 dwelling unit per acre
- Minimum Lot Size: one-half acre
- Permitted Building Type: B (single detached)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: B (20' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback:
  - Front: 20' from edge of right-of-way
  - Side: 10' from property line (interior and exterior)
  - Rear: 25' from property line
- Minimum Usable Open Space: - (not specified)

Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

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**d. Site Plan Required**

To implement the Orchard Run Specific Plan within Neighborhood E, a Site Plan for design review pursuant to Section 5900-5910 of the County Zoning Ordinance is required in accordance with the Development Review Procedures and the Objective and Standards specified in Subsection V.A.4, Site Plan.



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## 6. Community Recreation Land Use Regulations

### a. Description

Two Community Recreation facilities for the project are to be located on 0.7 acre sites in the northern and southern areas of Orchard Run.

### b. Land Use Guidelines

The principal feature of the Community Recreation facilities is proposed to be a community barn or barns permitting animal husbandry, including horse boarding and 4-H projects. The project developer shall construct the facility, but is not responsible for its actual use for animal keeping if such use is not desired by a majority of the members of the project homeowner's association. Other permitted uses include a general recreation building, craft rooms, and other active and passive recreational uses. A swimming pool and sport or tennis courts may also be included. A Site Plan pursuant to Section 7150 et seq. of the County Zoning Ordinance is required for review of precise development plans for the recreation facilities. A caretaker's dwelling may also be permitted by Administrative Permit in one of the recreation sites, not to exceed 600 square feet of floor area.

### c. Zoning

The Community Recreation sites may be developed under the existing S88 USE REGULATIONS. To accommodate recreational site development, including animal keeping, the "X" ANIMAL USE TYPE per Section 3100 et seq. of the County Zoning Ordinance, and the following DEVELOPMENT REGULATIONS would be applicable within the Community Recreation sites:

- Maximum Density: - (not specified)
- Minimum Lot Size: - (not specified)
- Permitted Building Type: X (detached non-residential)
- Maximum Floor Area: - (not specified)
- Maximum Floor Area Ratio: - (not specified)
- Maximum Building Height: B (20' and 2 stories)
- Maximum Lot Coverage: - (not specified)
- Minimum Setback: V (per Site Plan review)
- Minimum Usable Open Space: - (not specified)

Exceptions to the DEVELOPMENT REGULATIONS specified herein would be permitted pursuant to PART FOUR of the County Zoning Ordinance (Sections 4000-4900) and in accordance with PROCEDURES specified in PART SEVEN of the County Zoning Ordinance (Sections 7000-7700).

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**d. Site Plan Required**

To implement the Orchard Run Specific Plan for the Community Recreation facilities, a Site Plan for design review pursuant to Section 5900-5910 of the County Zoning Ordinance is required in accordance with the Development Review Procedures and the Objective and Standards specified in Subsection V.A.4, Site Plan.

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## **7. Greenbelt Open Space Land Use Regulations**

### **a. Description**

Greenbelt Open Space is composed of 9.1 acres of natural and landscaped areas which define and separate residential neighborhoods, and are intended for common use by project residents.

### **b. Land Use Guidelines**

Passive and active recreational uses are permitted within Greenbelt Open Space. Permitted uses within Greenbelt Open Space are natural and passive open space including walkways, trails, and picnic areas. Minor improvements such as picnic facilities and shade structures would be permitted. Utilities and drainage improvements would also be permitted, and perimeter fencing is also located in this land use designation. Landscaping, walkways, and other improvements would be included with the Landscape Plans for the project; and an Administrative Permit would be required to establish an entity which will be responsible for maintaining commonly owned open space lots.

### **c. Zoning**

No structures other than picnic facilities and shade structures are proposed within the Greenbelt Open Space and no change is needed to the existing S88 USE REGULATIONS and other designators in the zone box.

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## **8. Floodplain Open Space Land Use Regulations**

### **a. Description**

Floodplain Open Space consists of 18.9 acres within the 100 year floodway of Moosa Creek. Floodplain Open Space separates the northern and southern residential neighborhoods and is intended for common use by residents of the project. The Wastewater Treatment Plant site is adjacent to the northeast.

### **b. Land Use Guidelines**

Floodplain Open Space would generally be maintained free of permanent structures, although facilities to maintain existing and possible future irrigation wells, and minor recreation improvements would be permitted, including a small bridge, subject to review by the Department of Public Works. Permitted uses include walkways, trails, and picnic areas. Utilities and drainage improvements would also be permitted. Landscaping, walkways, and other improvements would be included with the Landscape Plans for the project; and an Administrative Permit would be required to establish an entity which will be responsible for maintaining commonly owned open space lots.

### **c. Zoning**

No significant structures are proposed within the Floodplain Open Space and no change is needed to the existing S88 USE REGULATIONS and other designators in the zone box.

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## 9. Wastewater Treatment Plant Land Use Regulations

### a. Description

A site of approximately 5.8 acres located north of Moosa Creek has been designated as a "Wastewater Treatment Plant". The site includes a portion of the 100-year floodway of Moosa Creek. This site will be used for a Wastewater Treatment Plant (WTP) to provide sewage treatment for the project.

### b. Land Use Guidelines

A Wastewater Treatment Plant is permitted to be constructed at this site to provide sewage treatment and storage of treated wastewater for the Orchard Run project. If the site is not needed for a WTP, a subsequent Specific Plan Amendment would need to be filed to authorize use of this area for other than open space or passive recreational purposes.

In order to handle Orchard Run's peak sewage treatment flow demands, the facility would need to be designed with a peak flow capacity of 305,000 gallons per day (gpd). This capacity is based on an average dry weather flow of 76,250 gpd needed to serve the project. The WTP would consist of the following treatment, storage and distribution facilities: influent and effluent pump stations; an enclosed building approximately 120' by 60' in size (7,200 square feet) by 24' high containing screening, aeration, sedimentation, flocculation, and disinfection facilities and chemical storage areas; an emergency power generator enclosed in a separate structure; an open, lined pond for the storage of treated effluent prior to disposal through landscape irrigation or other approved means; and fencing or a wall to enclose all treatment plant facilities for security and public safety.

### c. Major Use Permit Required

A Major Use Permit is required for development and operation of the Wastewater Treatment Plant. The Major Use Permit may also allow the site to be used for other sewage treatment facilities, such as a pump station, reclaimed water storage facility, or as a primary or secondary treatment facility prior to conveyance of the treated wastewater to an off-site location for further treatment or disposal under the authority of the Valley Center Municipal Water District or other public agency approved for this purpose by the San Diego County Board of Supervisors.

The Major Use Permit plot plan and conditions of approval shall include such design features and requirements as needed to assure compliance with the following odor and noise control standards:

**Odor Control.** Odors shall be controlled through the use of a vent unit within the enclosed treatment facility building which will consist of activated carbon units with flow rates of approximately 5,000 cubic feet per minute per unit. Air vented from the wastewater treatment equipment shall be subjected to a dilution ratio of one volume of

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odorous air to eight or more volumes of clean air. The pump stations shall be enclosed and exhaust air piped to the odor control unit in the main building. Exhaust vents will be designed to provide 30 air changes per hour and be located on the south side of the treatment facility building. Sludge awaiting off-site transport shall be stored in bags within the treatment facility building.

**Noise Control.** The facility shall be operated and maintained in compliance with Section 36.404 of the County Code which specifies sound level limits of 50 decibels (7 a.m. to 10 p.m.) and 45 decibels (10 p.m. to 7 a.m.). A solid block wall shall be constructed along the two east-facing and two north-facing property lines of the Wastewater Treatment Plant site and any other property line where the treatment facility building or emergency generator would be within 400 feet of any existing off-site dwelling unit or proposed dwelling unit within Orchard Run.

**d. Zoning**

No change is needed to the existing S88 USE REGULATIONS and other designators in the zone box.

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## **C. Lower Income Housing Proposal**

### **1. Background**

The project is subject to the following policies of the "Orchard Run Specific Planning Area" and the Valley Center Community Plan:

#### GENERAL POLICIES

1. The Orchard Run Specific Plan shall provide thirty percent of any development north of the Moosa Creek floodplain to qualify and be available for purchase or rent to low to moderate income families as defined by the County of San Diego. The overall density of this area will be 7.3 dwelling units per acre and provide a mix of attached and detached housing opportunities.
2. Any development within the SPA will require a contractual agreement with the County of San Diego that assures the construction of low to moderate income housing.

#### RESIDENTIAL POLICIES

1. The Specific Plan will provide for a variety of low to moderate attached and detached housing opportunities using a cluster design in the northern portion of the property. A minimum of fifty percent of the affordable housing will be for low or very low income families as defined by the County of San Diego.

### **2. Reserved Dwelling Units**

The area north of the Moosa Creek floodplain is proposed for a total of 172 dwelling units consisting of 120 single family detached homes in Neighborhood A and 52 attached townhomes in Neighborhood B. Thirty percent of 172 is 52 dwelling units. Therefore, the reserved dwelling unit requirement can be fulfilled by reserving a total of 52 dwelling units using a combination of the dwelling units in Neighborhoods A and B.

The number, housing type, and location of the reserved dwelling units shall be in accordance with a contract between the applicant and the Department of Housing and Community Development, and the following:

- a. Housing contracts must reflect a formula which will result in the dispersal of low and moderate income housing throughout Neighborhoods A and B.
- b. For every six units that are built within the northern portion of the Specific Plan, the developer shall reserve one dwelling unit for purchase or rent to moderate income individuals or households, and one dwelling unit reserved for purchase or rent to low or

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very low income individuals or households, as defined in the contract with the County of San Diego Department of Housing and Community Development as required by the Valley Center Community Plan Text. The above shall apply until such time as 52 units of low, very low, or moderate income housing have been provided, of which 26 are for low or very low income housing.

Very low income are those whose household income is at or below 50 percent of the Regional Median Income for the County of San Diego, based on family size; and low income are those whose household income is 50 to 80 percent of the County's Regional Median Income. The 1997 County median income is \$34,000.00 for a single person, or \$48,600.00 for a family of four.



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## **D. Public Facilities**

### **1. Transportation System**

Regional access to Woods Valley Ranch is provided from Interstate 15 via either El Norte Parkway and Valley Center Road from the south or Old Castle Road and Lilac Road from the west, as well as from State Highway 76 via Couser Canyon Road, Lilac Road, Cole Grade Road, or Valley Center Road to the north. Orchard Run will take direct access from Lilac Road for Neighborhoods A and B; with secondary access from Betsworth Road for these neighborhoods. Mirar de Valle will provide access at two locations to serve Neighborhoods C, D, and E. All residential lots will be accessed from interior private streets and no direct access will be permitted for these lots directly onto the abutting public streets.

Valley Center Road is the largest County Circulation Element road within the immediate vicinity, situated approximately 1,250 feet east of Orchard Run. It is designated as a Prime Arterial between Escondido City limits and Cole Grade Road. Beyond Cole Grade Road it is a designated Collector Road. North and south of its intersection with Lilac Road it has two travel lanes with emergency parking on the adjacent shoulders and is signed for 45 mph speeds. The County Department of Public Works (DPW) has initiated right of way acquisition for the widening of Valley Center Road to Major Road standards with four travel lanes from Lake Wohlford Road to Cole Grade Road. Intersection and traffic signal improvements at Lilac Road will include dual left turn lanes for northbound traffic turning onto Lilac Road.

Lilac Road will provide direct access to the proposed project and is designated in the County Circulation Element as a four-lane Collector Road. This roadway currently provides one travel lane in each direction and is signalized at its intersection with Valley Center Road. As part of the planned Valley Center Road improvements, this intersection will be modified to provide dual left turns from northbound Valley Center Road to Lilac Road.

Mirar de Valle Road is an east/west local road with approximately 24 feet of pavement. It is designated in the County Circulation Element as a four-lane Collector Road which will extend from Valley Center Road to Mountain Meadow Road which will provide access to I-15. A requirement of the adjacent Valley Center Country Estates project is to improve and dedicate Mirar de Valle Road to County Standards, including realigning its intersection with Valley Center Road.

The North County Transit District provides public transportation to the project site via Route #388, which goes along Valley Center Road travelling between Pala Mission at Pala-Temecula Road, and the Village Mall and the Midtown Plaza in Escondido. A connecting route can be taken from either the Village Mall or the Midtown Plaza to the North County Fair. During morning and evening peak travel periods, an express connection is available to Fashion Valley and downtown San Diego. The stop on Route #388 which is closest to Orchard Run is just south of the intersection of Lilac and Valley Center Roads.

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## **2. Sewer Service**

At present, sewage disposal throughout the Valley Center area is accomplished with individual septic tank leach fields; however, much of the area experiences septic system failures during wet weather due to rising groundwater levels. Following two wet winters, in 1978 and 1979, the San Diego County Department of Health Services requested a building moratorium in this area, which was enacted in November 1980. This moratorium covers approximately 3,265 acres and includes valley areas drained by Moosa Creek and Keys Creek (see Figure 7). This moratorium was recently amended by Ordinance No. 7960 which permits the filing of tentative maps within the Valley Center Country Town, the moratorium area, and certain Specific Plan Areas, including the Orchard Run SPA.

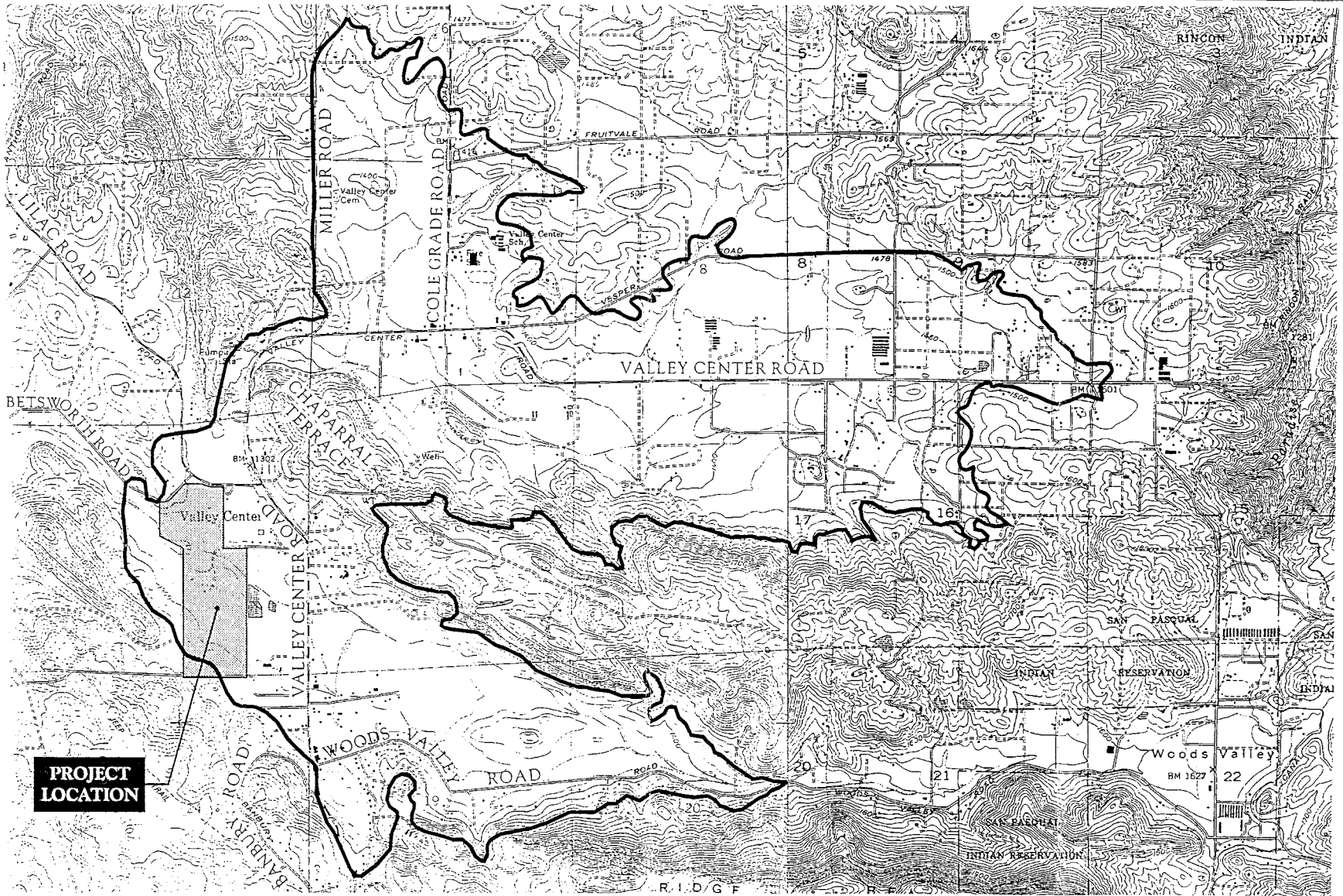
In order to resolve the existing public health problem and provide a sewerage system for the moratorium area, the Valley Center Moratorium Property Owners Association (VCMPOA) was formed to circulate and submit a petition for formation of a County Assessment District, and fund studies and investigate site suitability for the construction of a wastewater treatment facility to serve the central Valley Center community.

After public hearings on the proposed assessment district, the San Diego County Board of Supervisors voted to cease the process for establishment of the district. Orchard Run and other properties within the Moratorium Area must now secure other means for providing sewer service to their properties. Since no method for funding a community-wide sewage collection and treatment system has been identified, Orchard Run proposes to develop an on-site system with treatment capacity only to serve the project. This would involve construction of a small, independent wastewater treatment plant with a design capacity to serve an average dry weather flow of 76,250 gallons per day (gpd) and a peak flow capacity of 305,000 gpd. This facility would be constructed by the project developer in accordance with the design specifications of the Valley Center Municipal Water District (VCMWD). Upon completion of the facility, it would be operated and maintained by VCMWD.

## **3. Water**

Orchard Run is located entirely within the jurisdiction of the Valley Center Municipal Water District. The VCMWD receives water from the San Diego County Water Authority through Lake Skinner, which is filled by Colorado River water. Implementation of the Orchard Run Specific Plan will require connection to existing 8" watermains located in Lilac and Betsworth Roads and a 12" watermain located in Mirar de Valle Road.

A 10" watermain also exists in Valley Center Road. The District's Burnt Mountain Reservoir is approximately 6,000 feet southwest of Orchard Run and the Betsworth Reservoir is approximately 6,000 feet to the northwest.



**Brian F. Mooney  
Associates**



0 1000' 2000'

SOURCE: USGS 7.5 min. Quad Map (Valley Center & Rodriguez Mountain)

Figure 7  
Sewer Moratorium

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## **4. Schools**

Orchard Run is in the Valley Center Union School District which provides primary, elementary and middle schools for Valley Center, the Lake Wohlford area, and portions of Rincon Indian Reservation. The District's elementary school is located on Cole Grade Road and a recently-completed middle school is located at the intersection of Valley Center Road and North Lake Wohlford Road. The District's pupil generation factor is 0.482 student for each dwelling unit.

Escondido Union High School District's service area includes Escondido, Valley Center and San Pasqual. The schools in this district are Escondido High School, Orange Glen High School, San Pasqual High School, Valley High Continuing School and the Adult Education program which is based in Escondido High School. Orchard Run is presently contained within the attendance boundaries of the Orange Glen High School; however, the District has acquired a site of approximately 50 acres located on Cole Grade Road at Oak Glen Road for a high school with a planned capacity for 1,500 students. A general obligation bond election in June 1996 to finance construction of the school was successful and the school could open in late 1998 or early 1999. The District's student generation rate is one student per five homes.

A Mello-Roos Community Facilities District has been formed to assist in the financing of new school construction within Valley Center. The developer of Orchard Run has agreed with the school districts to cooperate in the formation and fair share public finance process for the Mello-Roos District, and voted in December 1991 to form the District.

## **5. Solid Waste Disposal**

Orchard Run's solid waste will be collected by Mashburn Sanitation Company and taken to the San Marcos Landfill, located in the Questhaven area of San Marcos, which is currently undergoing an expansion. The County is also studying siting new solid waste facilities in the North County area. If no new landfill is developed, solid waste from North County would have to be diverted to Sycamore (in Santee) or Otay.

The County has adopted a Mandatory Recycling Ordinance (Chapter 5 of Division 8 of Title 6 of the County Code) to "Regulate Storage, Collection, Transportation, and Disposal of Solid Waste." The ordinance includes these major elements:

- designation of materials to be recycled from residential, commercial, and industrial sources;
- a prohibition against disposal of designated recyclable materials with mixed refuse at County solid waste facilities;
- a requirement that waste haulers operating in the unincorporated areas of the County must provide their customers with collection of designated recyclables in accordance with

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the regional implementation schedule and waste generators must store designated recyclables separately from solid waste for pick-up.

## **6. Emergency Services**

The main Valley Center Fire Station is located on Lilac Road approximately 300 feet to the east of Orchard Run. A second Valley Center Fire Station and the Sheriff's Substation are located on North Lake Wohlford Road at Valley Center Road approximately three miles to the east.

The Sheriff's North Lake Wohlford Road substation provides 24-hour service (three shifts) within the Valley Center community. Response time for police protection will depend upon the location of the patrol car at the time of the call. Average response time recorded during calendar year 1992 was approximately 18.4 minutes for priority calls and 31.7 minutes for non-priority calls. Response time for fire protection is approximately three to five minutes.

## **7. Park Facilities**

Local park facilities are provided and maintained by the Valley Center Community Services District, as described below. In addition, the Hellhole Canyon Open Space Preserve, operated by the County, is located east of North Lake Wohlford Road. Access to a parking and trail staging area is at the north end of Kiavo Road, via Paradise Mountain Road. Primitive group camping is available by reservation.

Orchard Run will contribute to park facilities through payment of "in lieu" park fees, currently \$800.00 per dwelling unit, which is used for neighborhood or community park improvements. Credit for on-site park improvements may reduce this fee.

## **8. Community Services District**

The Valley Center Community Service District was formed in 1966 and provides parks and recreation facilities and services to the Valley Center Local Park Planning Area. The existing facilities include Adams Park, a swimming pool, community hall, athletic fields, and equestrian center. Adams Park and the swimming pool are located on Cole Grade Road, approximately one and one-half miles to the northeast of the project. The community hall and athletic fields are adjacent to the east of the property. The equestrian center is located at Betsworth and Aerie Roads, approximately one mile west of the site. The tax rate for this service district is 0.44 of one percent of the assessed property value (or 0.00438748 x assessed property value).

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## **VI. DESIGN GUIDELINES**

### **A. Purpose and Intent**

Valley Center citizens feel strongly about the quality of the community's natural setting and its rural residential character. Implementation of the Valley Center Design Guidelines (VCDG) is intended to protect this special environment while accommodating the growth expected as a result of construction of a sewerage system to serve the community. The purpose of the Orchard Run Design Guidelines is to insure that this project will have a compatible relationship with the site's natural setting, neighboring properties, and community design goals.

The following Orchard Run Design Guidelines are organized to demonstrate compliance with specific numbered guidelines found within Part III of the Valley Center Design Guidelines.

### **B. Design Criteria from the Valley Center Design Guidelines**

#### **Valley Center Design Guideline #1 - Site Design Process**

- Relationship to the community and neighboring properties:

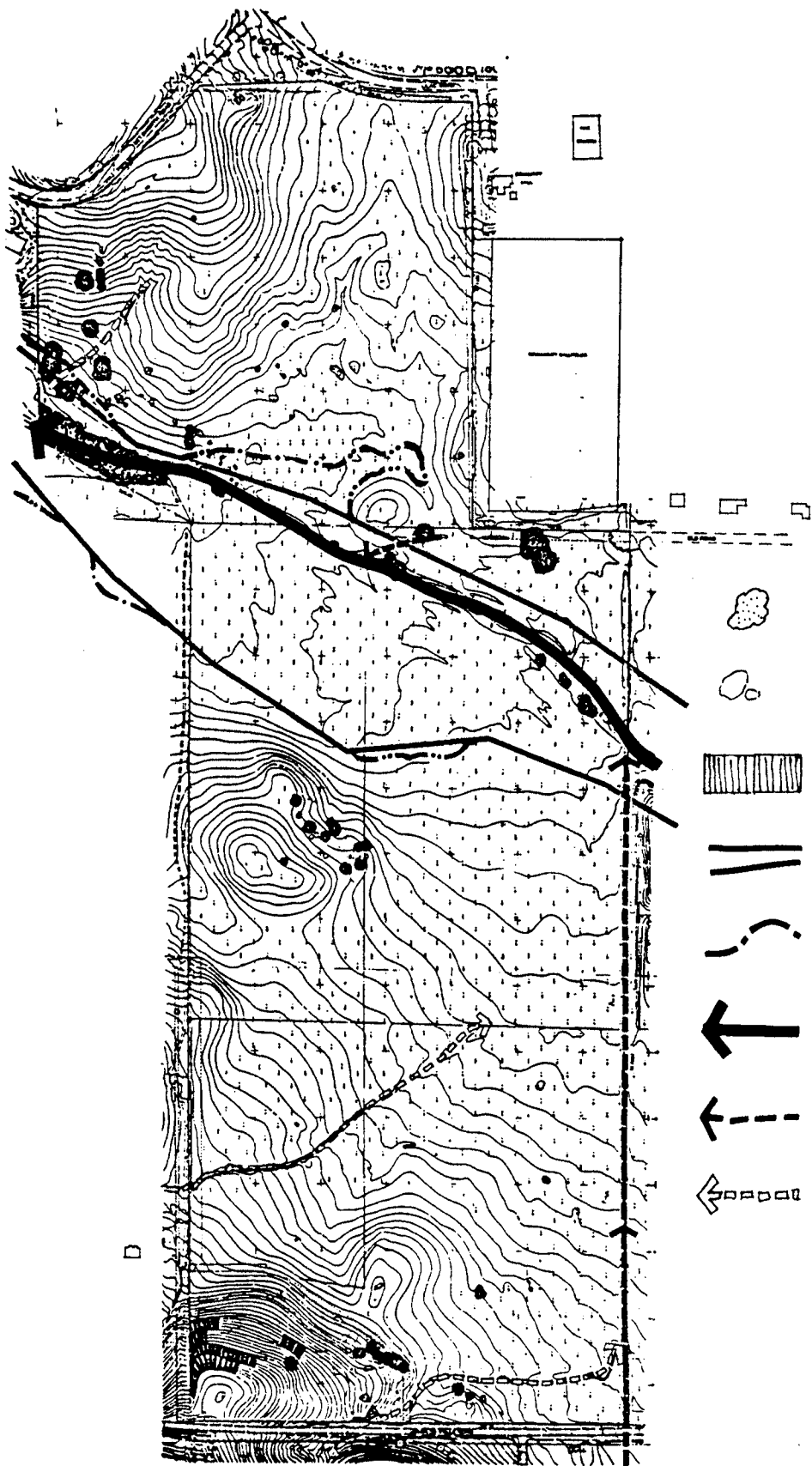
Orchard Run will provide a buffer area consisting of greenbelt open space along the entire perimeter to provide a transition from Orchard Run to the adjacent land uses (see Figure 6). This landscape effort was begun several years ago and mature eucalyptus now serve as a buffer along most of the east and west property lines. Buffering is also provided within the project by using floodplain open space and greenbelts to define and separate residential neighborhoods.








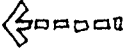
The Orchard Run Specific Plan maintains an overall residential density of 1.5 dwelling units per acre in the 85.6 acre southern portion of the site and a density of 7.3 dwelling units per acre in the 32.7 acre northern portion. To maintain the low profile of the community, the Specific Plan limits building height to thirty-five feet in the northern area and 20 feet in the southern area.

Open space areas are designed to accommodate small scale agricultural uses, 4-H projects, hiking and riding trails, and retention of the floodplain for passive recreation.

- Relationship to Existing Natural Features:

Minimal alterations of landforms are proposed by the project (see Figure 8). The steeper southwest corner of the site is designated for five custom-graded homesites on five acres.



-  Trees (6" or more trunk diam.)
-  Rock Outcroppings (8' or more diam.)
-  Areas of Slope 25% or Greater
-  Floodway
-  100-yr Floodplain
-  Moosa Creek
-  Major Drainage Course
-  Minor Drainage Course



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The floodplain will be left in its natural form, except for a small bridge to accommodate pedestrians, horses, and movement of landscape maintenance equipment.

Important vegetation will be preserved or replaced according to VCDG or County specifications.

Placement of homes will be sensitive to the existing natural features.

Footpaths and equestrian trails will be located to enhance the value of the existing natural features.

- Circulation and Parking:

Separate access to public roads will be provided for the northern and southern portions of the project and parking for recreational facilities will be located within the development so as to minimize external visibility.

- Internal Site Design:

Dwellings will be clustered into neighborhoods so as to provide ample common open space for existing natural drainage courses and to buffer adjacent properties.

Building orientation will vary throughout the project, thereby avoiding typical grid pattern development.

Open space, including floodplain, greenbelt, and private yard areas, will occupy over 40 percent of the project area and will encourage outdoor activities.

## **Valley Center Design Guideline #2 - Protection of Natural Features**

- Natural Contours and Land Forms:

Most of the 118.3 acre site contains slopes of less than 15 percent. Approximately 5.5 acres are from 15 to 25 percent and approximately one acre is over 25 percent. These steeper areas are located in the southwest corner of the site which will be reserved for custom graded homesites at an overall density of one dwelling unit per acre. Cut and fill slopes will be landscaped in accordance with the VCDG planting design principles.

- Large Rock Outcroppings:

Few rock outcroppings exist on the site; these do not extend much above the surrounding grade and are not visually prominent from off-site.



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- Natural Drainage Courses:

The Moosa Creek floodway and minor drainage courses will be preserved as open space and recreational amenities (see Figure 9).

- Oaks, Sycamores, and Other Mature Trees:

Most of the existing mature trees will be preserved within open space. Any oak trees that must be removed will be replaced with appropriately sized nursery stock of the same species.

- Views:

The project will not block existing significant views from adjacent properties because of its lower elevation and low profile housing design.

### **Valley Center Design Guideline #3 - Save the Oaks and Sycamores**

- Criteria for Removal:

Few mature native trees exist on the subject property because of extensive agricultural use in the past. Six coast live oaks of criterion size (8" diameter) exist on the site, as well as two Engelmann oaks of less than criterion size. The four largest coast live oaks will be retained in designated open space.

- Replanting:

The few mature native oak trees which will be lost due to project design will be replaced with appropriately sized nursery stock of the same species in accordance with County replacement ratios.

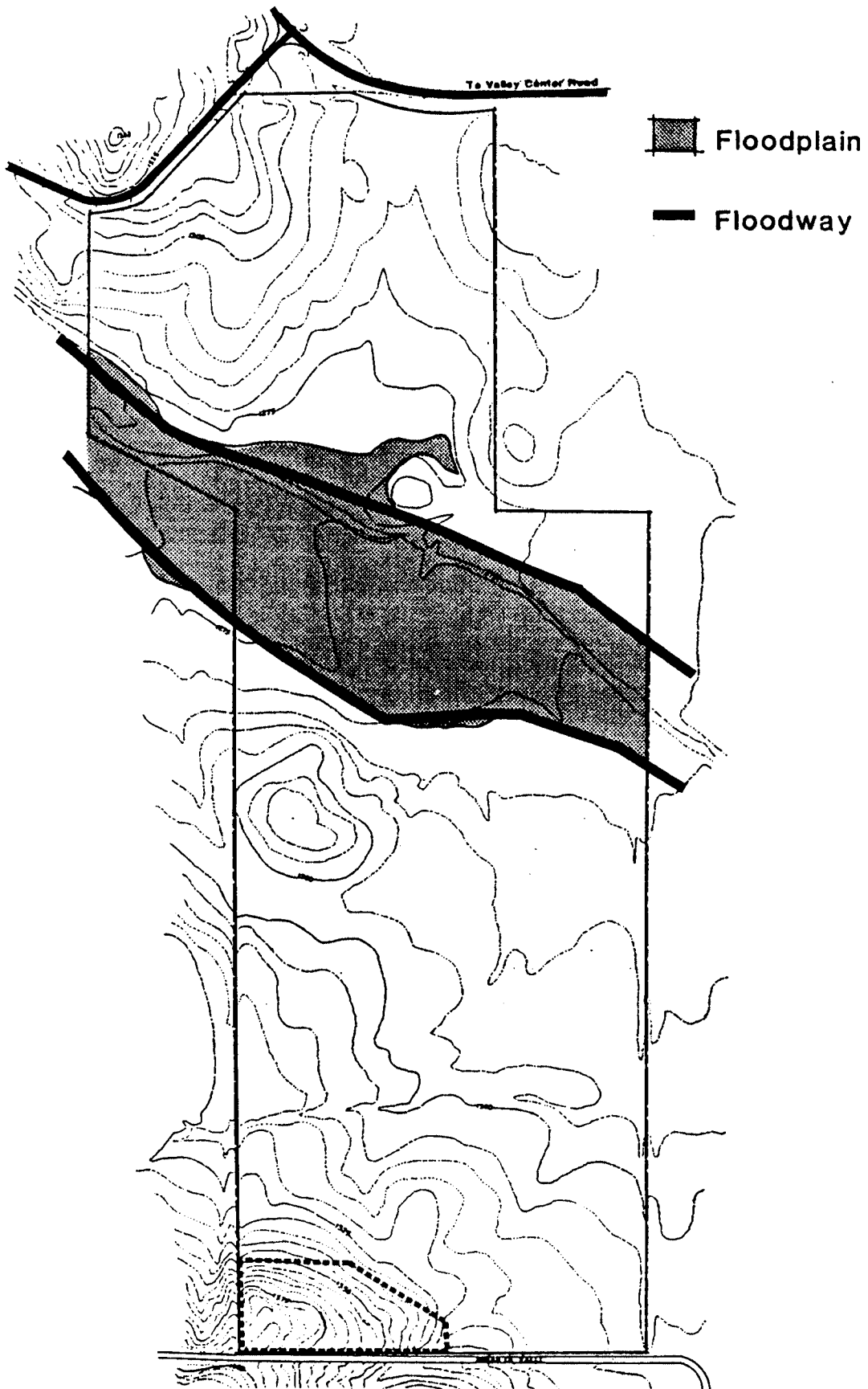
- Grading Techniques for Preservation of Existing Oaks:

Grading will not alter the existing grade within the drip line of preserved oaks.

### **Valley Center Design Guideline #4 - Design of the Road Edge**

- Landscaped Edge Zone:

A 30-foot wide landscape strip and enhanced landscaped entrance will be located along the frontage of Lilac Road (see Figures 10 and 11). A 10-foot landscape strip will also be provided along Betsworth Road and a 100-foot landscape strip will be provided along Mirar de Valle Road except adjacent to the custom lots.



**Brian F. Mooney  
Associates**



0 250' 500'

Moosa Creek Floodplain Fringe and Floodway

Figure 9

SPOTTED BOULDER  
GROUPINGS

LOW GROWING  
GROUNDCOVERS  
& SHRUBS

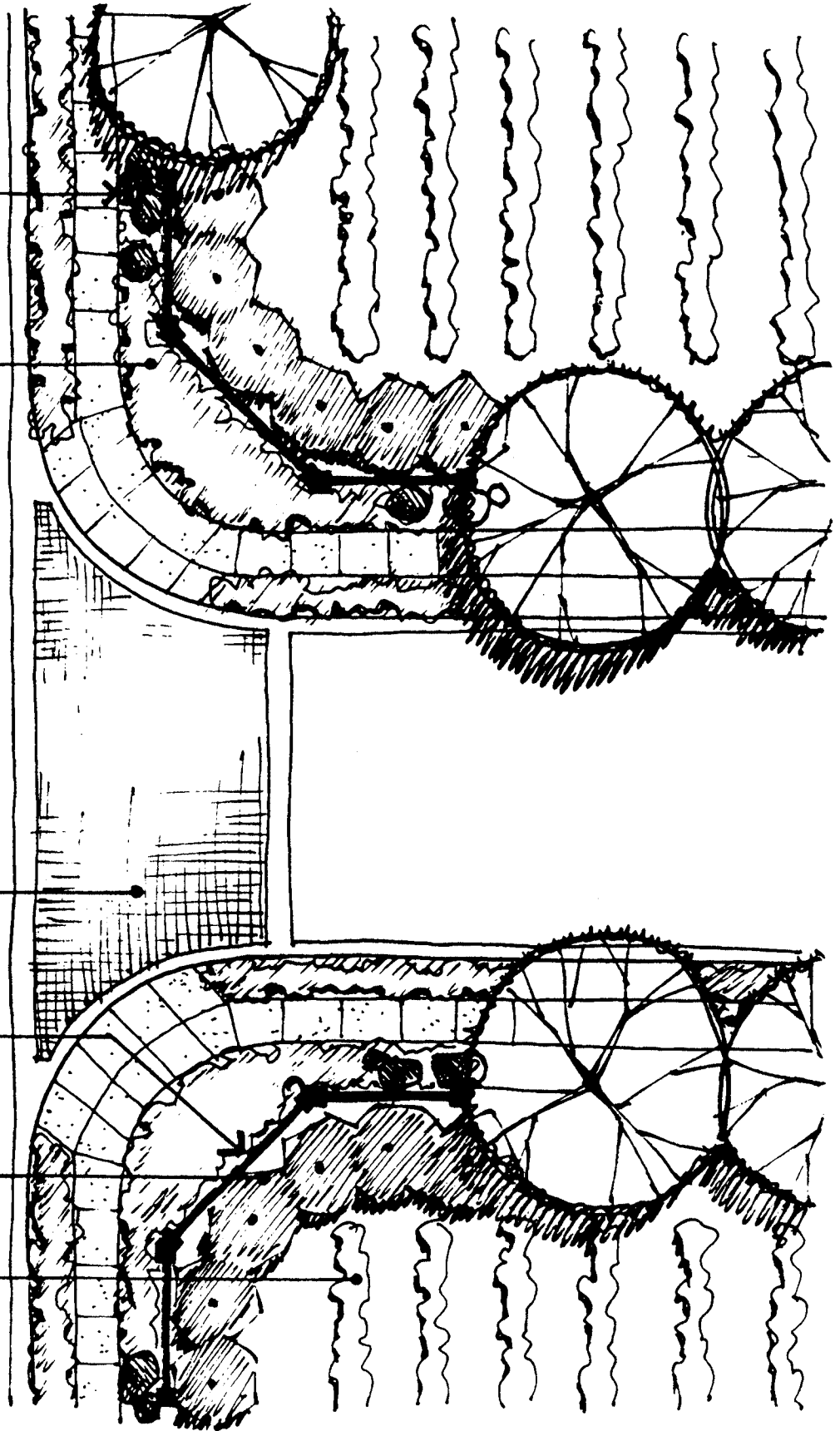
LILAC ROAD

TEXTURED PAVING

ENTRY SIGN

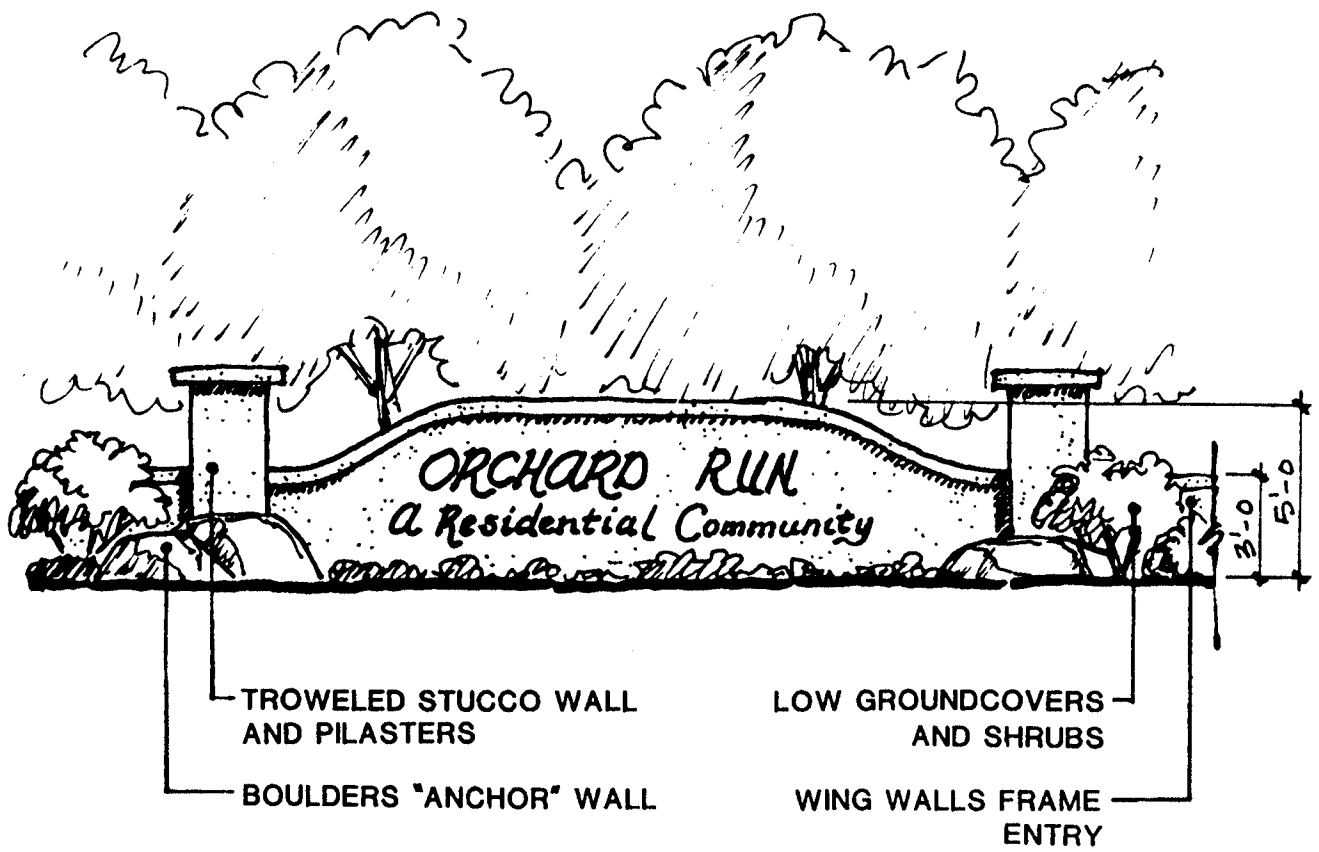
SPECIMEN PLANTINGS

VINEYARD



**Brian F. Mooney  
Associates**

Figure 10  
Project Entry



**Brian F. Mooney  
Associates**

Figure 11  
Main Entry Sign

---

- Character and Elements:

Wood rail will be used for fencing along Lilac, Betsworth, and Mirar de Valle Road frontages of Orchard Run, except where a solid wall is needed to mitigate traffic noise.

- Retain Important Natural Features:

Priority will be given to retaining the existing land forms, trees, and rock outcroppings within the road edge areas.

- Planting Guidelines and Selection:

New plantings, such as oak, sycamore and fruit trees, will be compatible with the existing landscape and reflect the valley's rural character.

Groupings of trees will be natural, as opposed to rigid and stylized arrangements found in urban areas.

## **Valley Center Design Guideline #5 - Architectural Character**

- Building Form:

The architectural character for the residences will be early California Ranch style to ensure compatibility within the community.

The residences within Orchard Run will also share architectural characteristics with each other throughout the project to ensure continuity and integrity of design.

Recreational buildings will use a barn appearance to reflect the rural character of Valley Center community.

No structures will exceed two stories in height.

The use of residential building materials within the VCDG recommended list will be encouraged.

- Walls and Fences:

Fencing will be constructed of wood rail along the project's road frontage except where a solid wall is needed to mitigate traffic noise.

There will be an open visual relationship between the lots and the open space areas.

---

## **Valley Center Design Guideline #6 - Compact Building Groups**

- Clustering:

The homes within Orchard Run will be grouped into five neighborhood areas separated by greenbelt and floodplain open space.

## **Valley Center Design Guideline #7 - Design for Climate and Energy Conservation**

- Structural:

Building design that effectively shades exterior wall surfaces and windows from direct sun exposure will be encouraged.

- Landscaping:

Landscaping will be designed to reduce energy needs for climate control by the strategic placement of deciduous trees and other plant materials throughout all of the residential and recreational areas of Orchard Run.

## **Valley Center Design Guideline #8 - Visual Linkages Between Planting, Buildings and Open Spaces**

- Landscaping:

Trees will be arranged so as to give form and definition to open spaces and to create a visual link between on-site open space and the surrounding community.

Tree groupings will be used to give focus to active and passive recreational activity areas within the development.

## **Valley Center Design Guideline #9 - Planting Design and Plant Lists**

- Planting Design Principles:

Design principles will be consistent with Valley Center's rural character. Guidelines will be followed with respect to roadways, parking lots, and open spaces. In particular, tree plantings will be used to define the form of open space areas and appear natural, rather than ornamental.

---

- **Plant Selection:**

Plant selection will be consistent with the VCDG selection guide and focus on enhancing the visual qualities of the project (see Table 3).

Fruit trees will be included in the planting plan for Orchard Run. Oaks and sycamores will also be used within the open space areas and as street trees. Other native and naturalizing plant species will be used wherever appropriate in the perimeter buffer areas in order to be compatible with the region's natural environment and serve as a visual transition to adjacent properties.

### **Valley Center Design Guideline #10 - Flood Plain Preservation**

- **Floodway and Flood Plain Zones:**

The 100-year floodway of Moosa Creek will be preserved as an open space corridor of 300 feet to 600 feet wide. Fill will be placed within approximately 1.7 acres of flood fringe.

- **Stream Bank Stabilization:**

Stream bank stabilization is not anticipated, since the water flow is minimal, the floodplain is vegetated, and no regrading of the stream bed is proposed.

- **Planting in the Flood Plain:**

Existing trees in the floodplain will be preserved. Oak and sycamore trees may be added to this open space area. A portion of the floodplain is planned to be used for a community garden and orchard.

### **Valley Center Design Guideline #11 - Site Lighting**

- **Parking Area and Private Street Lighting:**

All parking area and street lighting will be designed for safety while minimizing light emission into the night sky and adjacent properties. Low pressure sodium street lights will be used and will be fully shielded (as defined by the County Light Pollution Code).

- **Walkway, Garden and Activity Area Lighting:**

Lighting for walkways and open spaces will be low-level light fixtures, except as needed for site safety and security.

Table 3. Plant List

Plant List	Use Adaptation								Environment Condition								Benefits													
	Road Frontage	Project Entry	Street Trees-North	Street Trees-South	Homesites-North	Homesites-South	Townhome Site	Recreation Sites	Greenbelts	Floodplain	Erosion Control	Description		Sun		Soil			Frost		Cooling	Wind Buffer	Air Filter	Aromatic	Wildlife	Flowers	Fall Color	Screen	Summer Color	Groundcover
												Evergreen	Deciduous	Canopy	Columnar	Sun	Part Shade	Shade	Sand	Loam										
<b>Trees</b>																														
Acacia baileyana (Bailey's acacia)		✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓				✓	✓	✓	✓	✓	
Acacia melanoxylon (blackwood acacia)					✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Agonis flexuosa (peppermint tree)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Albizia julibrissin (silk tree)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Brachychiton acerifolius (flame tree)	✓	✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Callistemon citrinus (lemon bottlebrush)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Calodendrum capense (cape chestnut)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Cercis occidentalis (western redbud)		✓			✓	✓	✓	✓	✓			✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Ceratonia siliqua (carob)			✓	✓	✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Chorisa speciosa (floss silk tree)		✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Cinnamomum camphora (camphor tree)					✓	✓	✓	✓				✓		✓		✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Citrus species	✓	✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Eriobotrya deflexa (bronze loquat)		✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Eucalyptus species	✓	✓			✓	✓	✓	✓	✓			✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Geijera pariflora (Australian willow)		✓			✓	✓	✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Jacaranda mimosifolia (jacaranda)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Koelreuteria paniculata (rain tree)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Lagerstroemia inoica (crape myrtle)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Pistachia chinensis (pistache)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Platanus acerifolia (plane tree)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Platanus racemosa (sycamore)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Populus fremontii (cottonwood)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Quercus agrifolia (coast live oak)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Quercus ilex (holly oak)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Quercus engelmannii (engelmann oak)	✓	✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Salix species (willow)		✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Schinus molle (California pepper)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Schinus terebinthefolius (Brazilian pepper)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	
Tipuana tipu (tipu tree)		✓	✓	✓			✓	✓				✓			✓		✓	✓	✓		✓			✓	✓	✓	✓	✓	✓	



Table 3. Plant List

Plant List	Use Adaptation								Environment Condition								Benefits													
	Road Frontage	Project Entry	Street Trees-North	Street Trees-South	Homesites-North	Homesites-South	Townhome Site	Recreation Sites	Greenbelts	Floodplain	Erosion Control	Description		Sun		Soil			Frost		Cooling	Wind Buffer	Air Filter	Aromatic	Wildlife	Flowers	Fall Color	Screen	Summer Color	Groundcover
												Evergreen	Deciduous	Canopy	Columnar	Sun	Part Shade	Shade	Sand	Loam										
<b>Shrubs and Groundcovers</b>																														
Baccharis salicifolia										✓	✓	✓			✓		✓				✓				✓					
Calliandra species	✓	✓			✓	✓	✓	✓							✓		✓							✓						
Ceanothus species (California lilac)	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Cercis occidentalis (western redbud)	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Chamaemelum nobile		✓			✓	✓	✓	✓	✓								✓							✓						
Coprosma kirkii		✓			✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓						✓		✓					
Garrya fremontii (Fremont siltassel)		✓			✓	✓	✓	✓	✓			✓	✓	✓	✓		✓							✓						
Grevillea 'noellii' (Noel grevillea)	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Hemerocallis (day lilies)	✓	✓			✓	✓	✓	✓	✓			✓			✓		✓								✓					
Heteromeles arbutifolia (toyon)		✓			✓	✓	✓	✓	✓						✓		✓							✓						
Lonicera subspicata		✓			✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓							✓						
Malosma laurina (Laurel sumac)	✓				✓	✓	✓	✓	✓						✓		✓							✓						
Melaleuca nesophila (pink melaleuca)		✓			✓	✓	✓	✓	✓						✓		✓								✓					
Nandina domestica (Heavenly bamboo)		✓			✓	✓	✓	✓	✓			✓	✓	✓	✓		✓							✓						
Pittosporum species	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Pyracantha species	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Raphiolepis species (Hawthorne)	✓	✓			✓	✓	✓	✓	✓						✓		✓								✓					
Ribes species (current) (gooseberries)	✓	✓			✓	✓	✓	✓	✓			✓			✓		✓							✓						
Rosmarinus officinalis (Rosemary)	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓								✓					
Rhus integrifolia (lemonade berry)	✓	✓			✓	✓	✓	✓	✓						✓		✓							✓						
Rubus ursinus		✓			✓	✓	✓	✓	✓						✓		✓								✓					
Sambucus mexicana	✓	✓			✓	✓	✓	✓	✓						✓		✓							✓						
Trachelospermum jasminoides	✓	✓			✓	✓	✓	✓	✓						✓		✓							✓						
Vinca minor	✓	✓			✓	✓	✓	✓	✓						✓		✓							✓						

---

## **Valley Center Design Guideline #16 - Site Planning Principles**

- **Integration of Streets and Sidewalks:**

Orchard Run will have private streets and no through north-south access is proposed.

The north half of Mirar de Valle will be completed by the project in accordance with the alignment approved for the adjacent Valley Center Country Estates subdivision.

- **Building to Street Relationship:**

Buildings will be located with an orientation to interior private streets.

- **Fences and Walls Along Public Streets:**

Wood rail will be used for fencing along Lilac, Betsworth, and Mirar de Valle Road frontages of Orchard Run.

- **Residential Landscape Requirements:**

The entire required front yard area and at least 50 percent of the required side yard areas will be landscaped.

At least one tree of a minimum 15 gallon size will be provided for each 400 square feet of required landscaped area.

- **Special Guidelines for Single-Family Detached and Paired Dwellings:**

On-site covered or enclosed parking will be provided for each single-family dwelling unit.

Single-family detached homes will have at least 15 feet of building frontage facing the street devoted to living areas or a front porch, with no more than 60 percent of the street frontage used for garages or carports.

## **Valley Center Design Guideline #17 - Principles of Residential Clustering**

- **Required Group Open Space:**

Over 40 percent of Orchard Run will be open space and recreation areas, including greenbelt areas, Moosa Creek floodplain open space, and private yards.

---

- Location of Required Group Open Spaces:

The Moosa Creek floodway and floodplain is the largest open space area within the project (approximately 19 acres) and will preserve the form and character of this important community visual resource.

Other open space and greenbelt areas are located around the perimeter of Orchard Run and between the development areas within the project.

- Use of Open Space:

The project's open space is designed to preserve existing resources such as the Moosa Creek floodplain, to provide an internal trail system (see Figure 12), allow development of community gardens, buffer adjoining land uses, and define and separate the residential neighborhoods.

### **Valley Center Design Guideline #18 - Private and Group Open Space**

- Private Open Space:

Private usable open space will be provided within rear yard setbacks of the single family residential neighborhoods.

- Group Open Space:

Common area recreation and greenbelt open space will be provide both hard and soft surfaces to accommodate a variety of activities.

A Site Plan will be required for the townhome site to provide an opportunity to review the adequacy of private and group open space to be incorporated into this area.

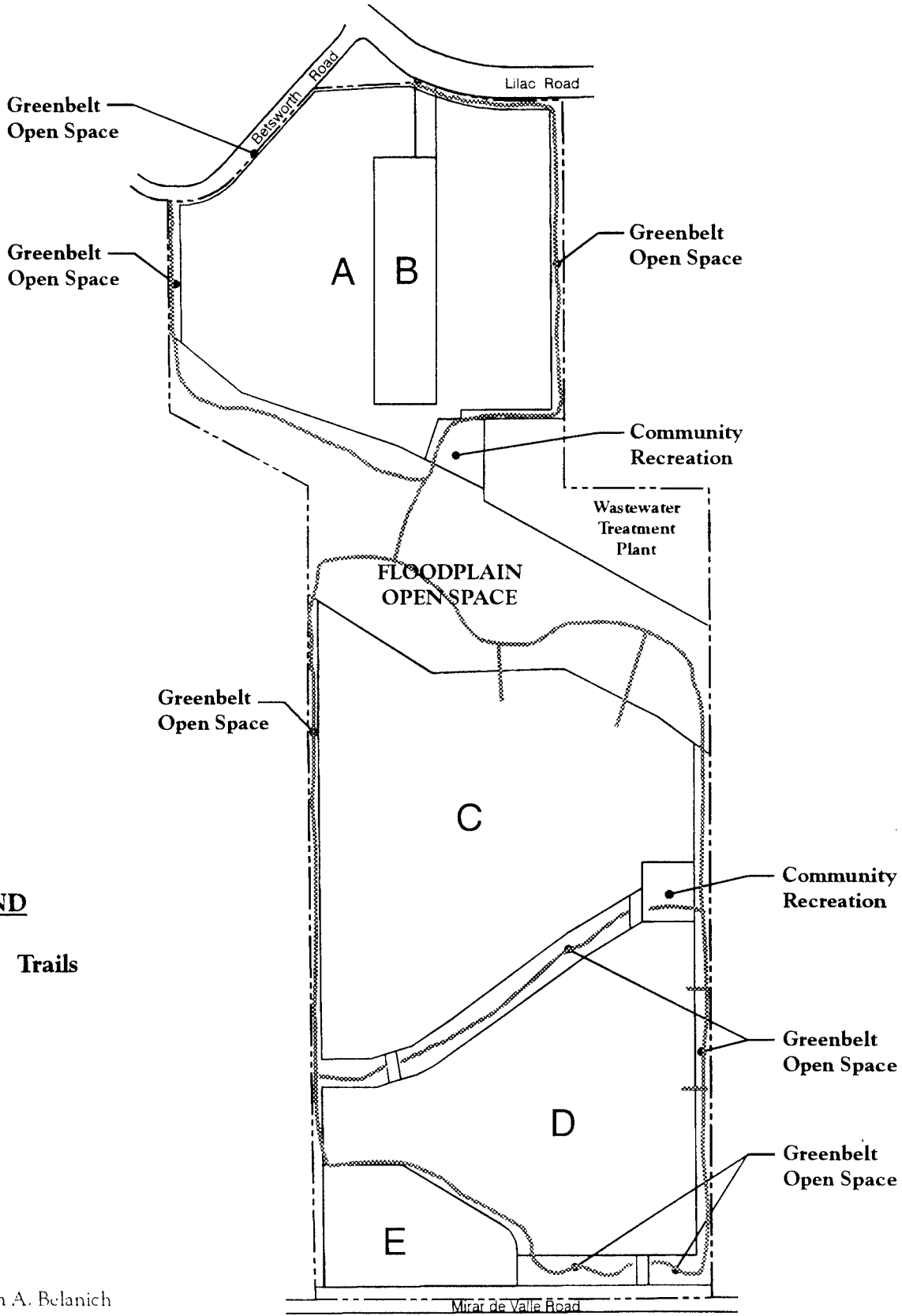
### **Valley Center Design Guideline #19 - Off-Street Parking**

- Covered Parking:

A covered parking area will be provided for each single family residence. The Site Plan for the townhome site will be further reviewed for the adequacy of off-street parking.

- Size and Location of Parking Areas:

The Site Plan for the townhome site will also be reviewed for the size and location of off-street parking.



**LEGEND**

----- Trails

Owner: John A. Belanich  
 Separate Property Trust  
 646 "A" Street Suite 101  
 San Diego, CA. 92101  
 Tel: (619) 233-1903



0 250' 500'

Figure 12

Private Trail Network

---

- Landscape Requirements:

The Site Plan for the townhome site will be reviewed to determine if at least 10 percent of the parking area interior is to be landscaped and at least one 15 gallon tree is to be provided for each 400 square feet of landscaped area.

- Parking Lot - Building Transition Space:

A distance of at least 10 feet will be maintained between all buildings and any parking areas.

**APPENDIX A**  
**ORCHARD RUN SPECIFIC PLAN**  
**PUBLIC FACILITIES FINANCING PLAN**

**ORCHARD RUN  
SPECIFIC PLAN  
PUBLIC FACILITIES  
FINANCING PLAN**

November 15, 1995

*Prepared for:*

**John A. Belanich**

*Prepared by:*

**ALCOR ENGINEERING  
3264<sup>1</sup>/<sub>2</sub> Rosecrans Street  
San Diego, CA 92110  
(619) 224-3524**

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## ORCHARD RUN SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

### *SCOPE OF PUBLIC FACILITIES FINANCING PLAN*

This Public Facilities Financing Plan identifies the size and scope of major public facilities needed to support the planned development of the Orchard Run Specific Plan. This plan provides an analysis of available methods to finance the needed facilities and recommends specific mechanisms for consideration in funding the improvements. This plan conforms with the policies of the General Plan Public Facilities Element. Specific objectives, policies, and implementation measures of that Element applicable to Orchard Run are discussed in the relevant sections.

**SUMMARY OF PUBLIC FACILITIES FINANCING PLAN**

A description of the public facilities directly and indirectly impacted by the development of the Orchard Run Specific Plan is contained on the following pages. Major on-site and off-site public facilities that will support the ultimate buildout of the Orchard Run are identified.

Following the description of the facilities is a discussion of the various financing mechanisms that have been analyzed for application to Orchard Run. The following table summarizes the recommended financing methods by type of facility that are included in this Plan.

**TABLE 1**  
**Recommended Financing Methods for Facilities**  
**Directly Impacted by Orchard Run**

<u><i>Facility Type</i></u>	<u><i>Financing Methods</i></u>
Roads	Developer exaction
Water	Developer exaction and connection fees
Wastewater	Assessment District and developer exaction
Public Parks	Parkland Dedication Fees
Flood Control/Storm Drainage	Developer exaction
Schools	School Facilities Fees and/or Mello-Roos Community Facilities District
Fire Protection and Emergency Services	Fire Mitigation Fees

Table 2 lists the other types of public facilities that have been evaluated and determined not to require specific addition or expansion to support the development of the Orchard Run Specific Plan. In some cases the development of the Orchard Run Specific Plan will contribute incrementally to the expansion of these facilities through the payment of applicable impact fees.

**TABLE 2**  
**Types of Public Facilities Not Proposed for**  
**Developer Financing Related to Supporting the**  
**Orchard Run Specific Plan**

Solid Waste Disposal

Law Enforcement

Animal Control

Libraries

**DESCRIPTION AND PROPOSED FINANCING OF FACILITIES NEEDED AS A RESULT OF DIRECT IMPACT OF ORCHARD RUN**

This section describes all of the major public facilities that have been reviewed in conjunction with the preparation of the Orchard Run Specific Plan. Figure 1 on the following page shows the location of the major public facilities and where connections will be made to existing infrastructure (i.e. roads and water).

**Roads**

The General Plan Public Facilities Element Objective 1, calls for a Level of Service "C" or better on County Circulation Element Roads. The policies and implementing measures for Objective 1 are designed to assure that new development provides roadway expansions and improvements to maintain the Level of Service "C". The project is served by three (3) Circulation Element Roads: Valley Center Road, Lilac Road, and Mirar de Valle Road. Valley Center Road, in the vicinity of the Specific Plan, will be improved to Major Road Standards by a project funded by TRANSNET. Lilac Road and Mirar de Valle are designated as Collector Roads. The portion of these roads fronting the Specific Plan will be improved to Collector Standards by the developer as part of the subdivision improvements. The portion of Betsworth Road, fronting the Specific Plan, will be improved to Local Road Standards by the developer as part of the subdivision improvements. In addition, the developer will make a *fair share contribution* to a traffic signal located at the future alignment of Mirar de Valle Road and Valley Center Road.

Onsite road improvements will consist of local residential streets. The costs of these streets will be borne by the developer.

In addition, the County is authorized, under Government Code Section 66484, to institute a fee for new development, "*in an identified area of benefit to offset the construction or expansion costs of planned Circulation Element roads, bridges, and bikeways needed to serve the development.*" Currently, this fee is not collected by the County in respect to new development. However, if the County Board of Supervisors adopts the fee prior to issuance of building permits, Orchard Run will conform to it's fair share contribution to the extent necessitated by the Orchard Run Development.

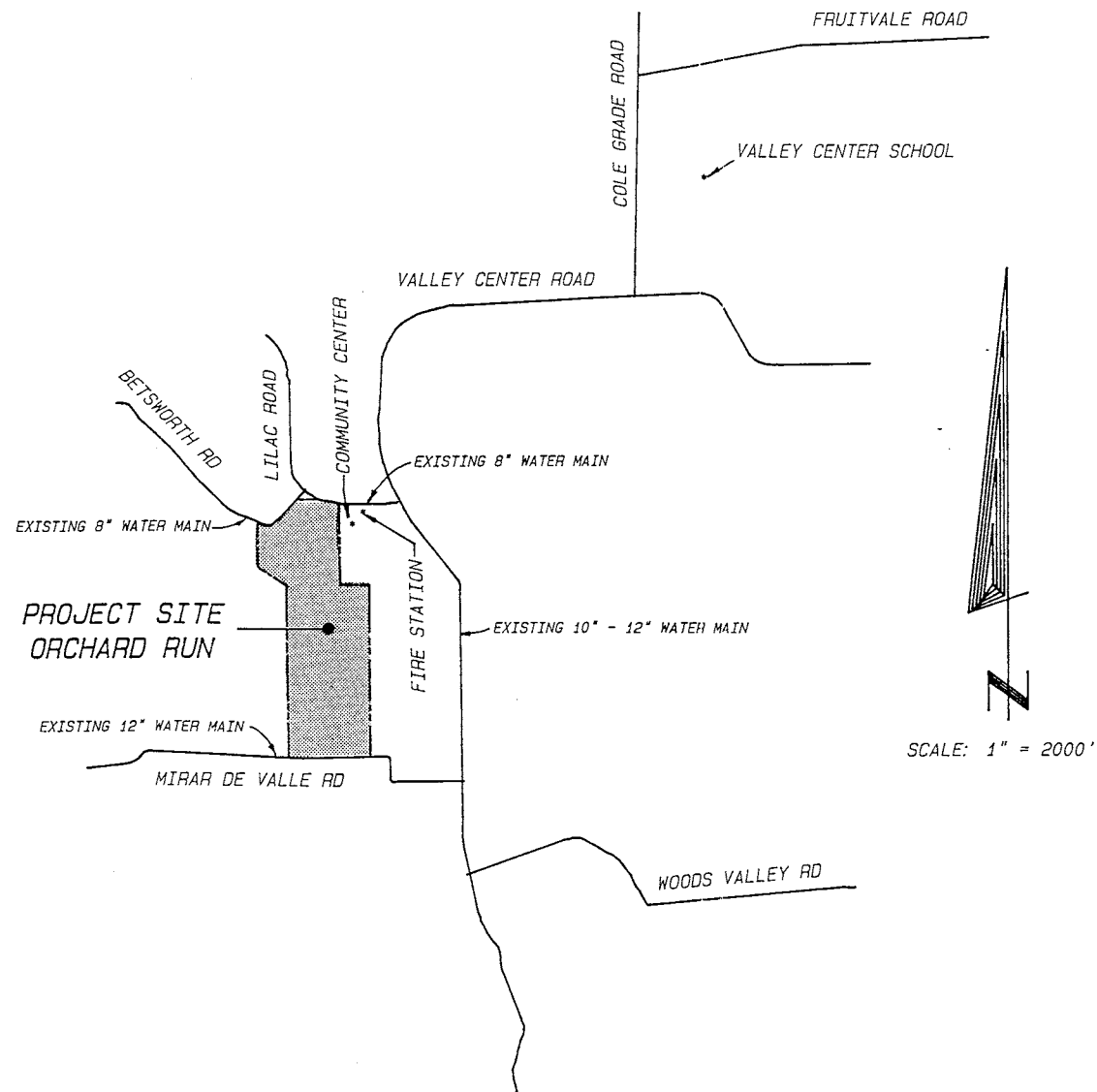


FIGURE 1  
VALLEY CENTER PUBLIC FACILITIES



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## *Water*

The Orchard Run Specific Plan lies within the boundaries of the Valley Center Municipal Water District, which provides potable water service to the area. The District receives its treated water from the San Diego County Water Authority. The District has installed a number of improvements to provide water to the area. There are three (3) existing water service lines in the immediate vicinity of the project which run parallel to the three major roadways adjacent to the property (Lilac Road, Betsworth Road, and Mirar de Valle Road). The water service to Orchard Run will be taken from these mains at four (4) connection points: one on Lilac Road, one on Betsworth Road, and two on Mirar de Valle Road; each connection costing from \$5,000 to \$10,000, for a total off-site water cost of from \$20,000 to \$40,000.

In addition to the developer funding the connection to the existing distribution system of the Valley Center Municipal Water District, builders of homes in the Specific Plan will pay a connection fee to the District at the time water connection is established. This fee is used by the District to provide district-wide supply and storage facilities which benefit all development within the District. At the time of the last revision (July 1995), the connection fee has increased from \$3,706 to \$3,753; with a reduction to \$3,143 (previously \$3,096) per dwelling unit if the lateral was installed as part of the initial subdivision improvements. Assuming the laterals will be installed with the subdivision, the total revenue to the VCMWD, from connection fees for the 305 dwelling units, would be \$958,615 using the \$3,143 fee.

## *Wastewater*

Orchard Run is located in an area to be served by a wastewater reclamation facility which is currently in the design stages. The facility will be financed by means of a special assessment district (1913 Act) that will spread the costs of the facility among the future users in proportion to their use. Once construction of the facility is completed, it will be turned over to the Valley Center Municipal Water District for operation and maintenance. The on-site sewage collection system will be constructed by the developer as part of the overall improvement costs for the development.

### ***Public Parks***

The Valley Center Community Services District serves the Orchard Run area with local parks and recreation services. The District operates a community center consisting of a community hall and athletic fields at 28246 Lilac Road. In addition, the District operates a swimming pool, lighted tennis courts, a volleyball court, horseshoe pit, picnic area with barbecues and barbecue pit facilities at Adams Park, located on Cole Grade Road adjacent to the elementary school. Also, a 42-acre equestrian center is located at Aerie Park, at Aerie Road and Betsworth Road within the Valley Center Community Services District.

Implementation Measure 1.1.1, of the Park Section of the Public Facilities Element, states that the Park Lands Dedication Ordinance will be utilized to meet the local park needs of new development to the extent allowable under state law. The development of Orchard Run will lead to the payment of Park Land Dedication fees by the builders of the homes at the time building permits are issued. These fees will be paid to the County and held in trust for the community until such time that a specific request for the expenditure of the funds for the acquisition and/or development of additional park facilities is made by the Valley Center Community Services District and approved by the County Department of Parks and Recreation. At the current fee rate of \$800.00 per detached dwelling unit, the revenue from Parkland Dedication Fees for the Orchard Run would amount to a total of \$244,000 at buildout.

### ***Flood Control and Drainage***

The flood control section of the Public Facilities Element contains objectives calling for the *"reduction in the need for construction of flood control structures,"* and *"preservation of the floodplain environment from adverse impacts due to development."* Moosa Creek and its floodplain will be preserved in permanent open space, thereby eliminating the need for any flood control structures in the creek.

The Orchard Run Specific Plan will be served by a series of on-site stormwater facilities that will serve to collect, detain, and convey the stormwater runoff from the project area to the current adjacent natural drainage in Moosa Creek. All costs for the construction of the on-site stormwater system will be borne by the developer as separate project improvement costs tied to the subdivision improvements.

### *School Facilities*

The Public Facilities Element Educational Facilities Objective 1 calls for the, "provision of educational facilities sufficient to meet the demands of new development concurrent with need." School districts are encouraged to work with developers to assure the availability of school facilities at time of need. Currently, the maximum rate of development impact fees, before a building permit is issued, which elementary and high school districts can jointly collect, is \$1.72 per square foot of residential area. This results in \$3,440 per residence assuming an average of 2,000 square fee per residential unit; and at total buildout, the 305 dwelling units would result in \$1,049,200 in fees.

Orchard Run is located in the Valley Center Union School District and the Escondido Union High School District. The Valley Center Union School District expects enrollment to grow at a rate of approximately 5% annually for the next year. The District's pupil generation factor is .482 student(s) for each dwelling unit. Escondido Union High School District's student generation factor is one student per five dwelling units, or .20 student(s) per dwelling unit. Based on these rates, Orchard Run would generate 147 students in K through 8th grades, and 61 students in 9th through 12th grades.

The Orchard Run developer has agreed with the two school districts to pursue fair share funding for school facilities serving the project, and is part of a Mello-Roos Community Facilities District. Upon recordation of a Final Map, each lot in the subdivision will be assessed up to \$75 per year, and commencing at building permit, the assessment will increase up to \$750.00 per year, per detached unit, and \$500.00 per year for attached units. The term of the assessment is not to exceed 30 years. These assessments are in lieu of the per square foot fee.

### *Fire Protection and Emergency Services*

The Orchard Run Specific Plan area is located within the Valley Center Fire Protection District's service area. The District has one fire station at 28234 Lilac Road and another at 28205 North Lake Wohlford Road, which was first occupied in March 1, 1991. The District has three fire engines, two Rescue squads, three tankers, and one heavy squad rig. The District is staffed by a combination of paid District staff, California Department of Forestry paid staff, and District volunteers.



The Public Facilities Element Fire Protection and Emergency Services Objective 2, calls for the *"equitable and sufficient funding for fire protection and emergency services facilities."* To implement this objective, the policies require that *"new development be required to finance its full and fair share of the facility and equipment needs that it generates."* The District participates in the County's fire mitigation fee program and is currently collecting \$.24 per square foot of non-sprinklered residential construction. This fee is collected at building permit issuance by the County and passed on to the District to be used for additional capital expenditures related to the new development. If the average size of the houses to be built at Orchard Run were assumed to be 2,000 square feet, each home would be \$480 in fire mitigation fees under the new fee schedule. The total at buildout to be paid to the Valley Center Fire District would amount to \$146,400.

**DESCRIPTION OF FACILITIES INDIRECTLY IMPACTED BY ORCHARD RUN.**

***Solid Waste Disposal***

Currently the Public Facilities Element Solid Waste Goals call for the following: “to minimize residential, commercial, and industrial solid waste generated in the County at its source;” and for “safe, sanitary, and environmentally acceptable collection, storage, transport, recycling, and disposal of the solid waste that is generated.” Currently, solid waste facilities and costs are supported entirely by tipping fees which waste haulers pay for disposal in the various landfills operated by the County. At present, County policies do not require new development to make funding contributions to solid waste. If the County Board of Supervisors adopt such an Impact Fee for Solid Waste, prior to the issuance of building permits or final sub-division map approval, Orchard Run will participate in such a facility financing program.

***Law Enforcement***

The Public Facilities Element Law Enforcement Objective 1 establishes a “level of facilities sufficient to accommodate a service level of three patrol shifts per day, per 10,000 population . . . as an interim step toward meeting the facility goal [of four patrol shifts per day, per 10,000 population].” With 305 dwelling units at an average of 2.6 persons per dwelling unit, Orchard Run could yield a population total of 793. This is equivalent to 7.93% of the objective, or .24 patrol shifts per day.

The Orchard Run Specific Plan will be serviced by the County Sheriff’s 812 beat. At the present time, County policies do not require funding contributions for law enforcement by new developments. If the Board of Supervisors approve such an impact fee prior to the issuance of building permits or final sub-division map approval, Orchard Run will conform to such policy.

***Animal Control***

The General Plan Amendment of the Public Facilities Element Animal Control Objective 1 calls for animal control “facilities sufficient to provide 1.3 square feet of shelter space per

*dwelling unit.” Implementation Measure 4.1.1 states that the County will “develop and utilize an Impact Fee Program that requires new development to contribute it’s fair share of facility costs toward achieving the short term objective.”*

With an estimated 305 dwelling units, Orchard Run would be expected to provide the financing for 395 square feet of new animal control facilities. If an Impact Fee Program is enacted prior to the issuance of building permits or final sub-division map approval for Orchard Run, the development will participate in the fee program for animal control facilities.

### **Libraries**

The Public Facilities Element Library Objective 1 calls for the achievement *“through consistent and incremental improvement, the facility levels of 0.35 square feet of branch library floor space and 2.0 books, or the equivalent in automated information sources, per resident served by the County Library.”* Implementation Measure 2.2.1 requires that County staff *“examine the feasibility of a Development Impact Fee in the unincorporated area to finance library facilities to serve new development.”*

The estimated 793 Orchard Run residents would generate a library service need for 278.63 square feet and 1,586 books using Objective 1 standards. If the Public Facilities Element *“fair share”* funding is implemented prior to the issuance of building permits or final sub-division map approval, Orchard Run will participate in the fee program.

## FINANCING ALTERNATIVES ANALYSIS

### *Introduction*

Various financing alternatives have been considered for the Orchard Run Public Facilities Financing Plan. The alternatives were analyzed to assure full consideration was given to the range of possible methods for financing the infrastructure required to support the planned development of Orchard Run.

The alternatives range from the traditional methods such as exactions and development fees to more modern approaches such as the Mello-Roos Community Facilities District Act.

Each of the methods identified as being candidates for financing public facilities for Orchard Run are as follows:

- ❖ Exactions
- ❖ Impact Fees
- ❖ Special assessments
- ❖ Improvement Districts
- ❖ Facilities Benefit Assessments
- ❖ Mello-Roos Community Facilities Districts

### *Exactions*

Exaction is the term applied to those developer constructed and financed facilities that are made a condition of discretionary development approval. Exactions have their basis in state planning law and are the most common means of providing for local streets, street lighting, curbs, gutters, sidewalks, sewer laterals, water lines, and storm drains. A related financing technique is development impact fees, discussed in the next section. Some, but not all, developer fees have their basis in state planning law and are paid "in lieu" of constructing the required improvement.

Most exactions are straight-forward in their implementation: a condition is placed on a tentative subdivision map (or other discretionary approval) requiring that a particular facility (i.e. local street) be constructed (or guaranteed) prior to approval of the final subdivision map. If the improvement is not constructed, the map is not approved and the owner has no usable lots. In some instances the land use jurisdiction may allow the postponement of the exaction by the posting of a performance bond or other form of

guarantee (i.e. letter of credit) which has the effect of delaying the actual construction until some future date.

The application of exactions to local streets, curbs, gutters, sidewalks, storm drains, sewers, water lines, and street lights is a well established practice. In addition to these "public" facilities, exactions are also used for the construction of public utility infrastructure.

### *Impact Fees*

Impact fees are levied against proposed development to fund costs of facilities, generally off-site, related to the development. Examples of development fees are sewer and water connection fees, the park fees levied under the authority of the Quimby Act, school impact fees levied under the authority of SB201, and local ordinances and thoroughfare and drainage fees levied under the authority of the Subdivision Map Act and local implementing ordinances.

Development fees are relatively simple to implement once the statutory authority has been determined. A local jurisdiction enacts implementing ordinances which normally require the payment of the development fee as a condition of subdivision of land. The fee can be payable either at the time of final map recordation or the issuance of building permits. Most such fees are collected a building permit time. Legislation enacted in 1987 requires that there be strict controls on the use of these fees to finance public facilities.

Development fees can be used to fund roads, sewer, water, parks, schools, and flood control facilities.

### *Special Assessments*

Special assessments are levies placed on property to finance improvements that have a specific benefit to that property. There must be a reasonable relationship between the amount of the assessment and the benefit received by the property. Most special assessments are a result of the Improvement Act of 1911 assessment proceedings, Improvement Act of 1911 bonds, the Municipal Improvement Act of 1913, and/or the Improvement Bond Act of 1915.

A special assessment is implemented by the Board of Supervisors according to the procedures set forth in the applicable governing statute. In general, special assessment proceedings require a resolution of intention, the preparation of an "engineer's report"

setting forth an estimate of the cost of the facilities to be constructed and estimating the amount of assessment per parcel based on the benefit to be received by the property from the proposed improvements. The Board of Supervisors holds a public hearing after it has received the engineer's report. If owners of more than fifty percent of the property included within the proposed assessment district file written protests prior to the close of the public hearing, the Board of Supervisors must "abandon" the assessment district proceeding unless it finds by a 4/5ths vote that there are overriding public health and safety reasons to go forward with the planned improvements.

If the assessment district goes forward, bids are received on the project and bonds are sold to finance the construction and administrative costs associated with the project. At this time, a lien is placed on the property in the amount of the final assessment. The annual assessments are collected by the County Tax Collector on the regular tax bill.

Special assessments can be used only where a special benefit is conferred on a parcel of property as a result of the facility to be constructed. Consequently, the use of special assessments has been traditionally limited to local streets, sidewalks, curbs, gutters, drainage, and local sewer facilities. However, they may also be used to finance lighting, gas supply, fire protection, water supply, fallout shelters, retaining walls, ornamental vegetation, navigation facilities, and stabilization of land, among other uses. In all cases, however, the following principal requirements must be met for the special assessments to be valid:

- ❖ total assessment must not exceed the cost of the public improvement;
- ❖ the improvement must beneficially affect a well defined and limited area of land;
- ❖ the actual assessment must be proportional to the benefit received; and
- ❖ the landowner being assessed must be given an opportunity for a hearing.

### ***Improvement Districts***

Municipal Water Districts are empowered to create improvement districts for the purpose of incurring bonded indebtedness to finance public facilities on less than a district-wide basis. The procedures for the formation of the improvement districts and the establishment of debt are contained within the Water Code. Once the improvement district debt has been established, the debt service may be satisfied by the levying of *ad valorem* property taxes if sufficient voter approval has been secured. Other sources of revenue, such as connection charges may be used to provide for the debt service.

### *Facilities Benefit Assessments*

The City of San Diego pioneered the use of "facilities benefit assessments" as a means of paying for new infrastructure in developing communities. This is basically a "pay as you go" method of financing that involves a determination of the total costs of the facilities to be financed, the type and rate of development, the relative benefit derived by the various classes of development from the facilities and the establishment of a benefit assessment (development fee) that is paid at the time building permits are issued.

In practice, the City of San Diego has used the FBA approach to finance road improvements, fire stations, parks, libraries, and traffic signals. In theory, as long as a community-wide benefit can be shown from the facilities to be financed, this method has broad application.

The County does not presently have the authority to establish facilities benefit assessments, and may require specific state legislation that would grant such authority.

### *Mello-Roos Community Facilities Districts*

The Mello-Roos Community Facilities Act of 1982 authorized the establishment of Community Facilities Districts (CFDs) for the purpose of acquiring or constructing public facilities. The districts are created by the governing body (i.e. city council, board of supervisors, special district board of directors) and require a 2/3rds voter approval. The districts may issue bonds and levy special taxes, subject to the 2/3rds voter approval, to finance the construction or acquisition of any capital facility the parent agency (city, county, etc) is otherwise authorized to construct or acquire. If there are less than twelve registered voters residing in the proposed district, the election is conducted among the property owners weighted according to acreage owned. The special tax can be levied on any basis that bears a reasonable relationship to the benefit received from, or the need generated for, the community facility by the properties so taxed.

Proceedings to create a community facilities district may be initiated either by the legislative body or by a petition of 10% of the property owners, or 10% of the registered voters in the area proposed for the district.

The Mello-Roos Community Facilities District Act allows the use of this financing mechanism for any public facility that the legislative body is otherwise empowered to acquire or construct. In this respect it has probably the broadest potential application of any of the financing means described. It is even possible to use the CFD mechanism to

finance improvements governed by a joint powers authority, thereby expanding its use to include facilities that might otherwise be constructed by two or more public agencies.