

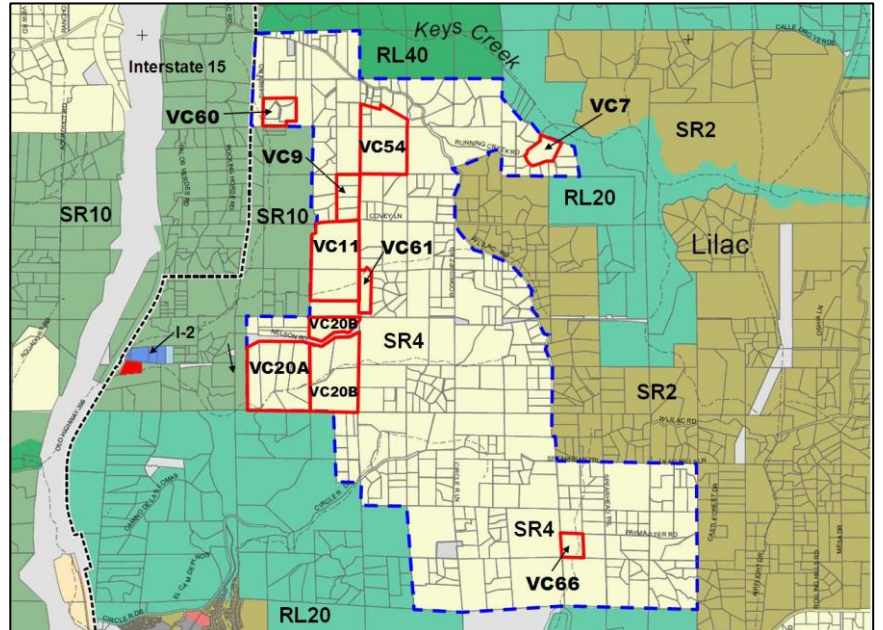
**VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, VC61, VC66, and Study Area**

Existing GP Designation(s)	SR4
Requestor(s) Position: Support workplan designation	
Area (acres): 2,427 [348.9 PSRs; 2078.1 study area]	
# of parcels: 387	

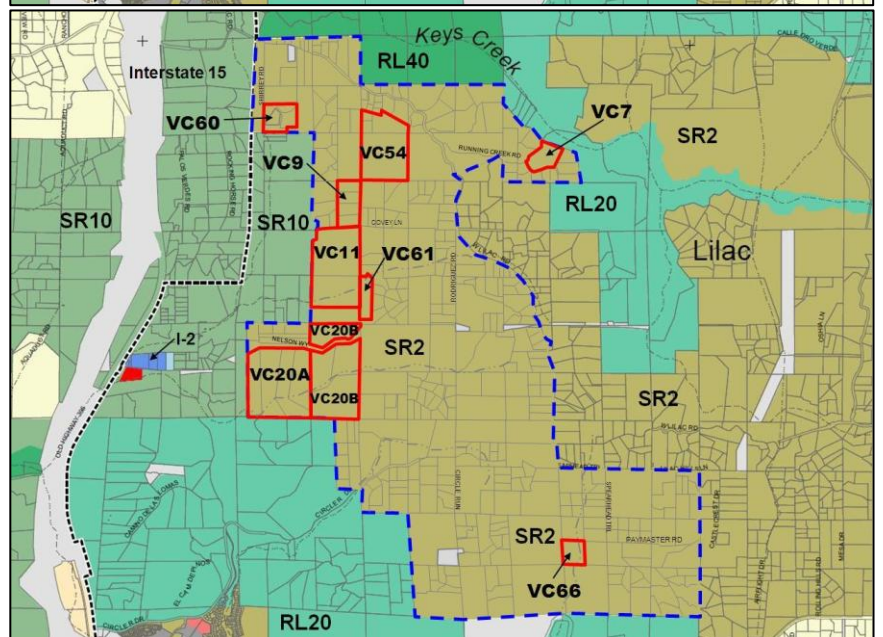
Workplan Designation Evaluated	SR2
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	371
<b>Complexity</b>	<b>High</b>

**Discussion:** This is a collection of similar requests in northwestern Valley Center for an increase in density from SR4 to SR2. It is recommended that they be addressed together with a larger study area to maintain consistency. The change would increase yield by approximately 371 dwelling units. Due to the large area that these requests cover, amending the land use map in this manner is anticipated to be fairly complex. Also, the Valley Center CPG is opposed to the increase in density citing that the SR4 designation is more consistent with topography, and surrounding uses, including agriculture (see attached minutes).

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

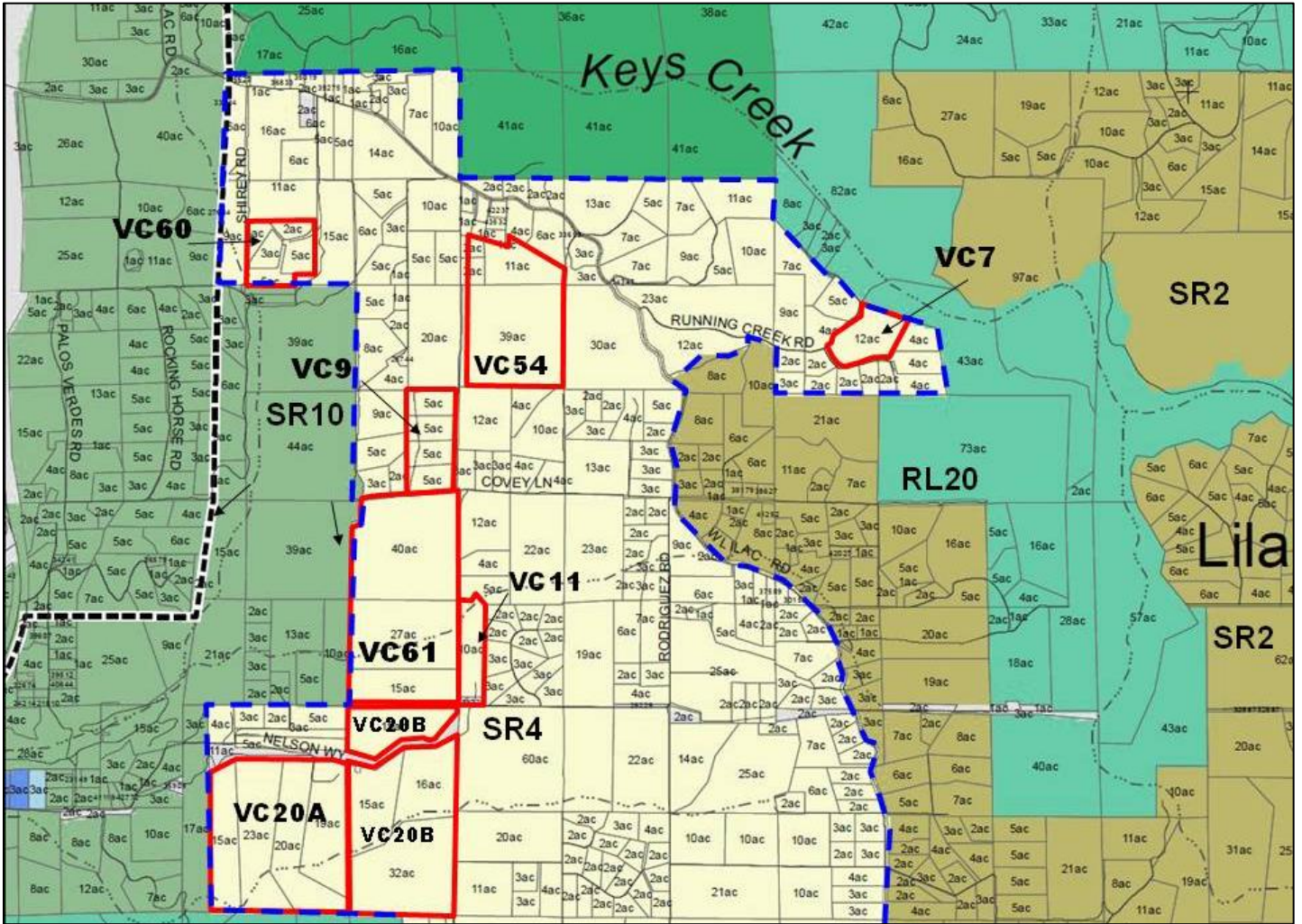


## **VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, VC61, VC66, and Study Area**

### **Rationale for High Complexity Classification:**

- This designation is an extensive community remapping that may have a significant impact on the surrounding area. The effects of doubling the maximum allowable density over almost 2,500 acres of primarily agricultural land will require extensive study to determine the impact on the community, resources, and the environment.
- Overall, nearly 1000 dwelling units could be built in this area compared to the estimated 390 units currently in existence.
- As this area is distant from the Valley Center village, it would be necessary to review the proposed change to ensure it is in consistent with the Community Development Model, Policy LU-1.1, and Guiding Principle 2. The Community Development Model supports decreased densities as the distance increases from the village core to promote compact development and preserve distinct boundaries between communities.
- The study area affects over 300 property owners. A change affecting such a large number of people increases the complexity involved in notifying owners of the proposed changes, seeking their input, and addressing their concerns.
- Some of the properties were evaluated as SR2 during the referral process, however the most intensive designation evaluated on other properties in the study area was SR4. A change to this designation would require additional study not previously undertaken during the General Plan Update process.
- The area constitutes primarily agricultural lands. Further analysis would be required to determine the effect of a density increase on efforts to preserve agricultural areas of the county such as this one. Review would be required for compliance with Policy LU-7.1, which seeks to protect agricultural lands with lower-density land use designations that support continued agricultural operations.
- Portions of the study area contain High and Very High Value Habitat, including intact areas of willow/cottonwood riparian corridors and would require additional environmental analysis to ascertain the impact of development on such sensitive habitat.
- There are also large portions of the study area in a Very High fire hazard severity zone. Further review of evacuation routes and existing fire protection measures would be required to establish compliance with Policy LU-6.11, which requires assigning land uses and densities in a manner that minimizes development in very high fire threat areas.

# Lot Size Map (North)

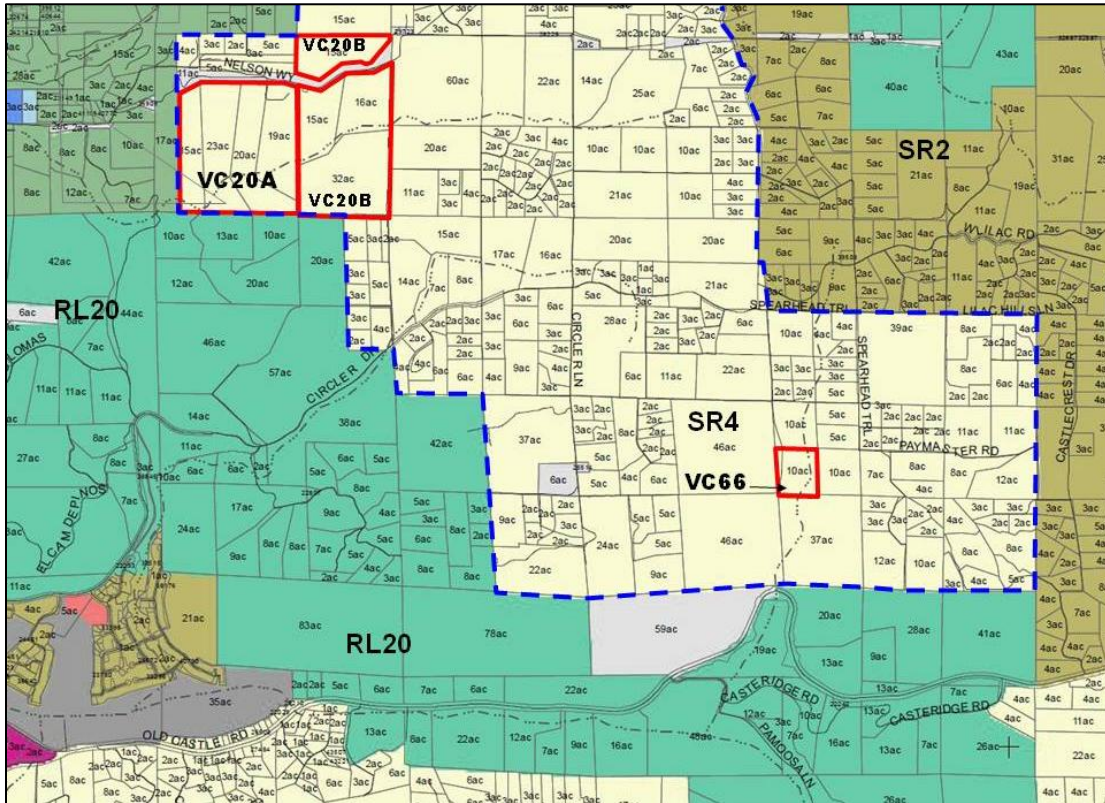


For Additional Information (January 9, 2012 Staff Reports): [VC7](#), [VC9](#), [VC11](#), [VC20A](#), [VC20B](#), [VC54](#), [VC60](#), [VC61](#), [VC66](#)

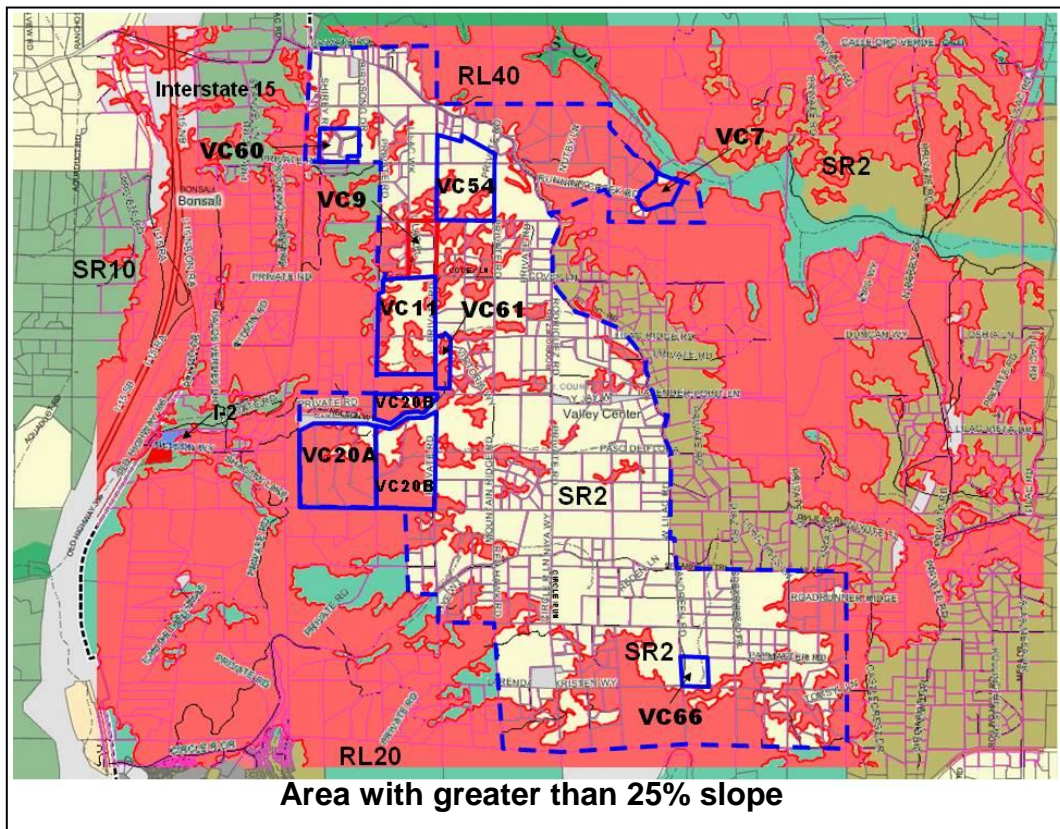


VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, VC61, VC66, and Study Area

Lot Size Map (South)

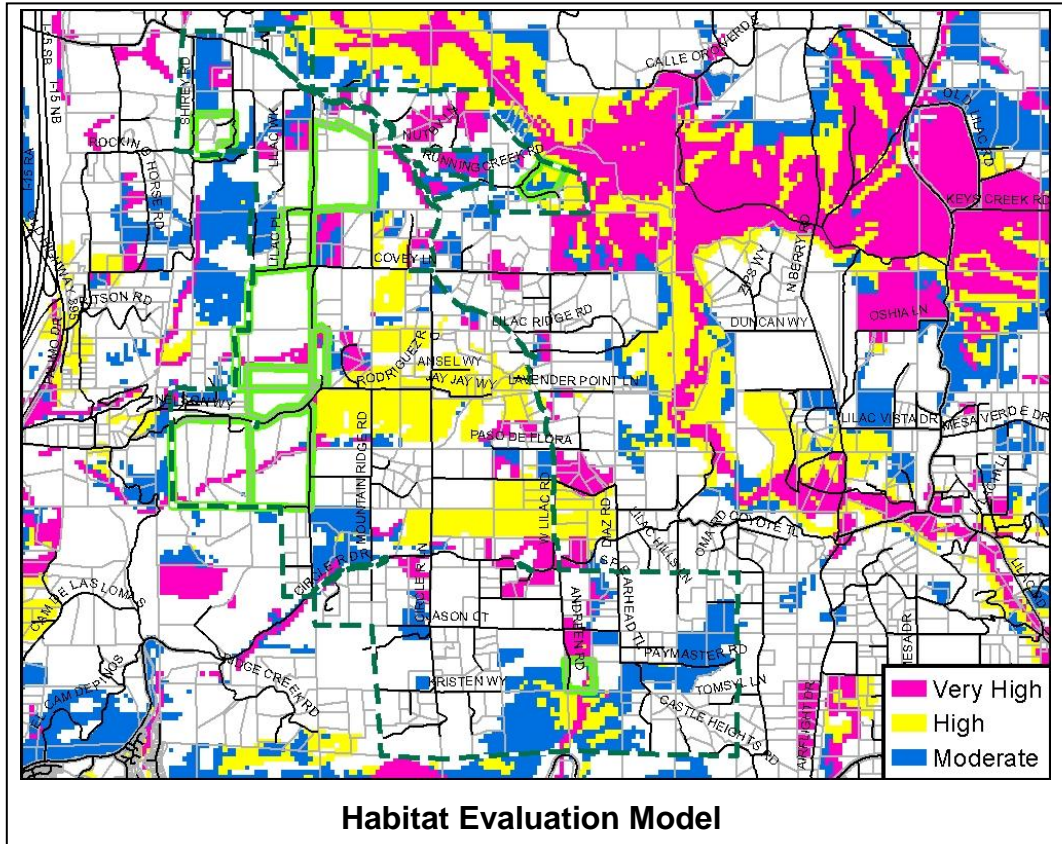


Property Constraints





### Property Constraints



“

**From:** Chris Varvel [<mailto:chrisv@henryavocado.com>]

**Sent:** Tuesday, February 14, 2012 3:56 PM

**To:** DPLU, gpupdate

**Subject:** increase planned density

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I am writing in regards to the General Plan Study, Valley Center area, Study Area 1, SR4 to SR2.

I oppose increasing the planned density in rural areas. We purchased our property in Valley Center because it was/is rural and low density - I believe a majority of my Valley Center neighbors live here for the same reason. If we wanted to live in a neighborhood we would live in Escondido or San Marcos and so on. Please do not change The General Plan regarding density in Valley Center and or any rural areas in San Diego County.

Respectfully

Chris Varvel

9462 Circle R Drive

February 24, 2012

Devon Muto  
Chief Advanced Planning Division  
Department of Planning & Land Use  
County of San Diego  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Re: *SR-2 Designation for Properties in Valley Center Properties*

Dear Mr. Muto:

We are writing this letter in response to the recent notice we received from you that the County is considering changing the land use designation on certain properties in Valley Center from SR4 to SR2. Through various entities we own land within this Valley Center study area. This land consists of the 79 acre Covey property described as Parcel Nos. 129-300-16, 46 and 48 and Parcel No. 129-010-58. We also own 40 acres of land known as Circle R described as Parcel Nos. 129-300-31, 32, 33, 34 and 35 and 30 acres of land known as the Pringle property consisting of Parcel Nos. 129-111-04 and 129-111-40.

On January 9, 2012 the Board of Supervisors voted 5-0 to direct the Chief Administrative Officer to consider changing the designations for certain Valley Center properties from SR4 to SR2 (Action 4.23). For the reasons noted in this letter, we strongly support the change in the designation of the Valley Center properties from SR4 to SR2.

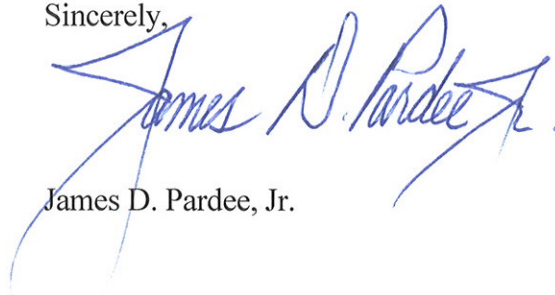
At the Board hearing on January 10, 2012 County staff determined this request was moderate and therefore consistent with all of the Guiding Principles of General Plan 2020. At present GP 2020 creates an island of SR4 properties nearest the I-15 freeway in a sea of property otherwise designated SR2 in this area. There are two Circulation Element Roads in this area that provide direct access to I-15 from both West Lilac Road and Circle R Drive. Water service is already provided to these properties by the Valley Center Municipal Water District.

The Deer Springs Fire Protection District has two existing fire stations in this area known as the Miller and Deer Springs Station 1 with an emergency response time of about 4.75 minutes to the area. The 79 acre Covey property is located squarely within the Accretive specific planning area where the Planning Commission previously authorized the processing of a general plan amendment for 1,746 homes on 416 acres or a density of 4.3 dwelling units per acre.

Devon Muto  
February 24, 2012  
Page 2

San Diego Crop Reports have consistently documented that agriculture has been successfully implemented in San Diego County for many years based on farms between 1 and 9 acres in size. The 2010 Crop Report states that San Diego County has 6,687 farms which is more than any other county in the United States. 68% of San Diego farms are 1-9 acres in size. I am providing you with a copy of the 2010 Crop Report discussing these issues. Thank you for providing us with the opportunity to comment upon change in the Valley Center properties from SR4 to SR2.

Sincerely,

A handwritten signature in blue ink that reads "James D. Pardee, Jr." with a stylized flourish at the end.

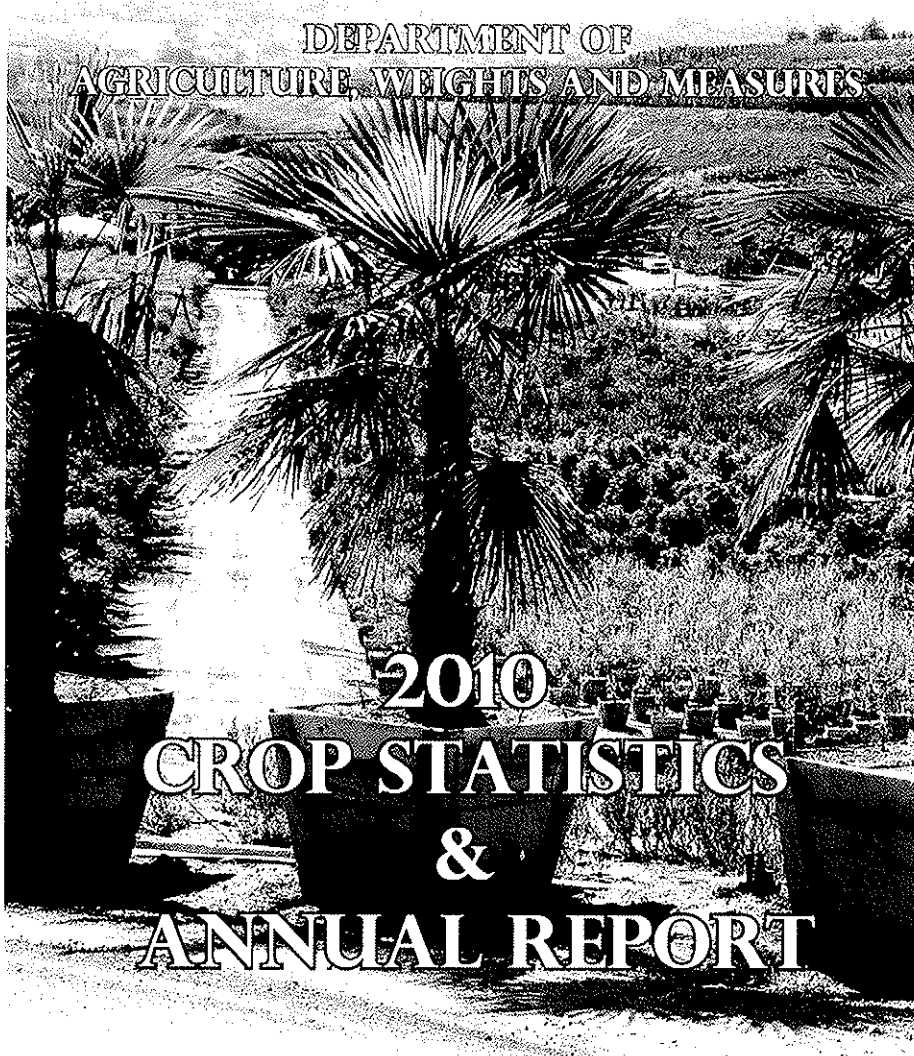
James D. Pardee, Jr.

Encl.



COUNTY OF SAN DIEGO

DEPARTMENT OF  
AGRICULTURE, WEIGHTS AND MEASURES



2010  
CROP STATISTICS  
&  
ANNUAL REPORT

# WHAT MAKES SAN DIEGO COUNTY AGRICULTURE UNIQUE...



*San Diego County* is the most southwestern county in the continental United States with a geographic area of 4,200 square miles, approximately the size of Connecticut, and a population of more than 3 million.

*The National Weather Service* describes the San Diego climate as the most nearly perfect in America, characterized as Mediterranean, with warm winters and cool summers.



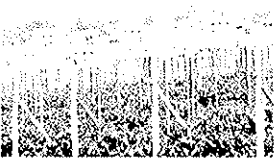
*San Diego County's* varied topography creates a wide fluctuation of microclimates resulting in nearly 30 different types of vegetation communities. This diversity allows for San Diego to grow over 200 different agricultural commodities - from strawberries along the coast, apples in the mountain areas, to palm trees in the desert.

*San Diego County* has the 5th\* highest urban population among counties in the United States, and the 17th\* largest agricultural economy. (\*updated)



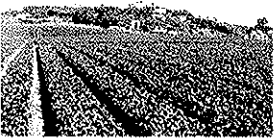
*Agriculture* in San Diego County covers 302,713 acres and is a key contributor to San Diego County's economy, along with defense, manufacturing, tourism and biotechnology.

*San Diego County* has 6,687 farms, more than any other county in the United States. 68% of San Diego County farms are 1-9 acres. Nearly 27% of farms in San Diego County are operated by women.



*The high cost of water and land* make farming in San Diego County expensive and encourages growers to raise products with a high dollar value per acre. San Diego produces the highest dollar value per acre of any county in California!

*The median size farm* is just 4 acres and yet our county's farmers rank number one in both California and the nation in the production value of nursery, floriculture and avocados.



*Statewide, San Diego County* is in the top five counties for cucumbers, mushrooms, tomatoes, boysenberries, strawberries, grapefruit, Valencia oranges, tangelos and tangerines, honey, and eggs.

*San Diego County farmers* produce 44 crops valued at over \$1 million dollars annually.

# Valley Center Community Planning Group

## Preliminary Minutes of the March 12, 2012 Meeting

**Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison**

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 13 March 2012

Approved:

1.		Call to Order and Roll Call by Seat #:								7:08 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	P	P	P	A	P	P	P	A	P	P	P	P	A	P

**Notes:** Lewis, Davis excused

**Quorum Established:** 12 present

**Pledge of Allegiance**

**2. Approval of Minutes: February 13, 2012**

**Motion:** Move to approve Minutes of February 13, 2012, as corrected

**Maker/Second:** Quinley/Glavinic

**Carries/Fails 12-0-0 (Y-N-A):** Voice

**3. Open Forum:**

Smith asks VCCPG if an audience member may speak in open forum to address a property specific request presented to BOS [not permitted to speak at BOS]; or, should he be included in item 5.e.? Rudolf, noting that the request was not part of the list of requests already included and reviewed as item 5.e., suggests he speak in open forum rather than 5.e., which would allow the VCCPG to vote on his request at the April meeting. Glavinic doesn't mind if proponent speaks tonight during 5.e. discussion. A vote to allow the proponent to speak during 5.e fails, so proponent is permitted to speak during open forum:

Abe Boulds owns the property at 28582 Valley Center Rd. He relates the history of his ownership, including a failed percolation test in 2008 that required him to retest. The poor economy made it impossible to move forward in 2009. He revisited the project in 2011. However, the property was down-zoned from commercial to rural residential as part of the General Plan Update process. He met with County staff, who indicated they would work with proponent. But, the staff said he must go before the VCCPG first. VCCPG denied his request to revert to a previous commercial designation. He indicates his willingness to help the community and recounts some of the ways he has cooperated in the interests of the community. However, he doesn't think the community is now returning the favor. The proponent has met with both Rudolf and Vick on this issue. The proponent is a longtime resident. Questions about the address of the property ensue with the previous owner attesting that he had properly obtained the address presented. Proponent will return in April.

**MOTION:** Move to allow property specific request proponent, Abe Boulds, to speak in conjunction with agenda item 5.e.

**MAKER/SECOND:** Smith/Quinley

**Carries/Fails 5-7-0 (Y-N-A):**

A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
N	N	N	Y	A	N	Y	Y	A	Y	Y	N	N	A	N



right to do as they see fit. Rudolf says that the open-space in such cases is typically owned by a homeowners' association [HOA]. If the HOA dissolves, the zoning status could change. Glavinic worries about risk of losing open space to development. Jackson says the discussion is off track, these are General Plan issues and not design guideline issues. Montgomery's concerns are how the recommendations document fits into the regulatory system. The guidelines shouldn't apply to single family homes or conventional subdivisions. A further issue is whether the guidelines should be mandatory or voluntary. She believes they should be mandatory. She then reviews the major themes of the recommendations. The guidelines should be applied appropriately within the categories of use, i.e. rural residential, semi-rural residential, village, etc. We shouldn't apply village guidelines to rural residential areas, for example.

**Motion:** Move to accept the report of the GPU SC and ratify the recommendations in the DRB Recommendations [appended below] to be included with the DPLU staff's report to the BOS on Residential Design Guidelines, which were sent to Marcus Lubich prior to the 2/25/2012 deadline for comments.

**Maker/Second:** Rudolf/Quinley

**Carries/Fails 11-1-0 (Y-N-A):** Voice; Glavinic dissents

**5.c.**

**Discussion and possible vote on the Draft County of San Diego Climate Action Plan, Draft Guidelines for Determining Significance: Climate Change as well as the Draft Report Format and Content Requirements: Greenhouse Gas Analyses and Reporting. Public Comment period runs from February 17, 2012 to March 10, 2012 (Smith)**

**Discussion:**

No discussion

**5.d.**

**Discussion and possible vote on the Escondido General Plan Update, EIR, Downtown Specific Plan Update, and Climate Action Plan as those plans impact Valley Center. Comments have been submitted in advance of the meeting by the VCCPG Chair and will be subject to a ratification vote. (Smith)**

**Discussion:** Smith addresses development along Valley Center Rd. [Valley Pkwy in Escondido] that will likely impact traffic on Valley Center grade. Another area along I-15 was designated for commercial development that seemed misplaced. Smith sent an email to the City of Escondido objecting to plans for those two areas. Rudolf clarifies some technicalities in the plan, and notes the fuzziness of the boundaries of areas in question. He describes an annexation proposal that may lead to further development of land along the Valley Center grade in what is now designated open space. Glavinic addresses Sager Ranch development and suggests it should be subjected to much higher traffic impact fees [TIF] than what are now required. Rudolf says TIF only applies in County. Glavinic says an equivalent fee should be applied by City of Escondido. Smith says Mirar de Valle would have to be improved to provide second exit. Rudolf says there is no proposal to annex north of Daley Ranch.

**Motion: Move to Ratify comments sent previously by the chair to County and include VCCPG's strenuous opposition to any proposed annexation by the City of Escondido east of Daley Ranch including anything east of Valley Center Road.**

**Maker/Second:** Rudolf/Hofler

**Carries/Fails 12-0-0 (Y-N-A):** Voice

**5.e**

**Discussion and vote on Property Specific requests including comments on Special Study Area 3. These items were considered at the February 23<sup>rd</sup> meeting of the General Plan Update Subcommittee. (Rudolf)**

**Discussion:** Rudolf presents a review of property specific requests including the process history of some of the properties. He says all requests can be located on a map posted on the wall in the meeting room. Rudolf and Smith received two calls regarding particular requests, but no property owners attended the meeting of General Plan Update [GPU] SC on this topic and none are present tonight. Smith notes that he spoke to another property owner, advising him of opportunities to speak at this meeting and to other officials. The principal concern among requestors was downzoning to allow fewer dwellings per acre. However, no property owners are present to speak to this issue at this meeting. Rudolf reviews some history of the GPU process and why these requests would defeat the purpose and goals of the General Plan Update. Rudolf specifically

addresses Gaughan request but sees no reason to accept it. Glavinic voices his concerns about the process of downzoning. He also questions the development potential in Lilac Ranch considering a road is proposed through the property. Rudolf says that his best information is that it will not be developed. Smith addresses special study area 3a. Rudolf questions validity of allowing one property owner to up-end entire GPU process given the ramifications of avoiding spot zoning. Smith thinks this property might be addressed without causing a cascade of zoning changes. Rudolf defends recommendation by clarifying surrounding property designations that warrant the recommended designation.

**Motion:** Move to accept the recommendations as presented by the GPU SC [appended below]

**Maker/Second:** Rudolf/Hofler **Carries/Fails 11-1-0 (Y-N-A):** Voice Glavinic dissents

**5.f. Approval of Vice Chair Quinley's expense statement of \$60 for post-office box rental in 2012. (Quinley)**

**Discussion:** Smith notes a routine submission for expense reimbursement by Vice-Chair Quinley.

**Motion:** Move To approve expense statement submittal by Vice-Chair Quinley

**Maker/Second:** Hofler/Glavinic **Carries/Fails 12-0-0 (Y-N-A):** Voice

**6. Subcommittee Reports & Business:**

- a) Mobility – Robert Davis, Chair.
- b) GP Update – Richard Rudolf, Chair.
- c) Nominations – Hans Britsch, Chair.
- d) Northern Village – Ann Quinley, Chair.
- e) Parks & Recreation – Brian Bachman, Chair.
- f) Rancho Lilac – Ann Quinley, Chair. - inactive
- g) Southern Village – Jon Vick, Chair. :
- h) Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive
- i) Tribal Liaison – Larry Glavinic, Chair:
- j) Website – Robert Davis, Chair:
- k) Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.
- l) I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair
- m) Equine Ordinance - Smith, Chair

**7. Correspondence Received for September 12, 2011 Agenda:**

- a) DPLU to VCCPG, Statement of Economic Interest (FORM 700) for VCCPG members. (all)
- b) City of Escondido Planning Division to VCCPG, Notice of Availability of a Draft Environmental Impact Report assessing the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan Draft. The Draft EIR is Available at <http://www.escondido.org/general-plan-update.aspx>. Written comments must be received by February 27, 2012 at 5:00 PM directed to Jay Petrek, AICP, Principal Planner, City of Escondido Planning Division, 201 North Broadway, Escondido, CA 92024
- c) DPLU to VCCPG; County of San Diego, DPLU will be the lead agency and will prepare an EIR for POD 11-011, Tiered Equine Ordinance which proposes amendments to the County of San Diego Zoning Ordinance for equine uses. It will implement a new tiered system of permitting for horse stables with both ministerial and discretionary tiers of permitting. (Smith)
- d) Tentative Agenda for March 9, 2012 meeting of the Traffic Advisory Committee. The meeting will begin at 9:00 AM in the Department of the Sheriff, Room 2, 9621 Ridgehaven Court in San Diego. (Note: there are no items of special concern to Valley Center on this agenda.
- e) Notice of Consideration of Award of Construction Contract for Asphalt Resurfacing and Culvert Replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn's district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1<sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street.

**8. Motion to Adjourn: 8.57pm**

**Maker/Second: Smith/Quinley Carries/Fails (Y-N-A): 12-0-0 Voice**

**Note: Next regular meeting scheduled for 9 April 2012**

Agenda Item 5.e.:

To: VCCPG

From: GPU Subcommittee

Re: Recommendations on Property-Specific post-GPU Referrals

Date: March 12, 2012

Recommendation:

Accept this Report and Recommend the Attached Chart and Recommendations be included with the DPLU staff's Report to the Board for May 2012, and forward them to Devon Muto ASAP.

Discussion:

See Attachment 1 hereto, 3/12/12 GPU Subcommittee Property-Specific Recommendations (vote: 7-0-0, except as noted below). The subcommittee recommends you recommend no changes from those you approved and sent to DPLU staff for inclusion in the new general Plan, on 1/31/2011. All members were present except Dave Anderson and Brian Bachman.

PREVIOUS ITEMS:

The subcommittee recommends that the Planning Group reaffirm its previous votes on all items 6 through 66 shown in the column "1/11 VCCPG and GPU Rec," because of topography, fire danger level, remoteness from public roads, consistency with surrounding agricultural uses and with "Smart Growth" principles that growth be concentrated not in green fields but on infill Village development. The GPU Planning Principle of "feathering" justifies SR4 or greater for all of these properties. Feathering density from a concentrated Village core (and established village services and amenities such as sewers, road networks, schools to Semi-Rural and Rural areas adheres to the Board's direction at the beginning of the GPU process that GP updating follow these principles of "Smart Growth". To increase green field development now with a publicly financed Amendment to the new General Plan that was approved only a few months ago and as an after-thought to this entire 12-year process appears a "bait & switch" strategy directed by and for the benefit of a few development interests at the expense of Valley Center's future.

On items 6 and 7 we continue to recommend RL20 because of the VCCPG's previous votes; with the same problems: almost entirely steep slopes, entirely PAMA and extreme fire risk, unique farmland, and high-medium habit value. One reason to consider possible higher density, being close to the higher density of proposed Rancho Lilac, is no longer viable, since those 902 acres have been recently purchased by CALTRANS as a Mitigation



Bank Preserve, and will never be developed. These parcels were part of the Rancho Lilac SPA in the old GP.

Item 51 was separately called out by the Board (See Attachment 2, Board Actions, item 4.24). Staff is requested to review the existing RL20 designation “to identify a moderate solution such as SR4.” The rationale provided to the Board by staff when the staff categorized the potential change as “Moderate” precludes any such modification. The 16-acre parcel is in the extreme north central portion of VC, not far from the Pala Reservation. It is surrounded by RL20 lands of 5 to more than 30 acres. It is separated from an SR4 area (ranging from under 2 to up to 20-acres) by at least one other parcel, and has very limited access. The parcel is entirely steep slope greater than 25%, and entirely Unique Farmland. Staff opined that an additional 131 acres would have to be changed from RL20 to SR4 to accommodate the request. The parcel was designated 1/10 in the old GP, a yield of 1 house, the same as the new GP. Aside from being inconsistent with the Guiding Principles, redesignation to SR4 would require additional environmental analysis beyond that done for the GPU.

On items 6, 7, 9, 11, 20-A and-B, 51, 54, 60, 61, and 66 in the western agricultural area, we recommend the same designations shown on the new General Plan, just adopted in August 2011.

The Board referral to staff and us speaks of “Study Areas.” Essentially, all the parcels designated SR4 in the West Lilac area within and around the Accretive PAA (including items 6, 7, 9, 11, 20-A and-B, 51, 54, 60, 61, and 66) are again being (informally) called a study area, as previously formally requested by Accretive, and rejected by the Board in its final approval of the GPU in August. The subcommittee continues to believe the SR4 or greater designation is THE appropriate designation, based on the GPU Guiding Principles. Our recommendations (All West Side SR4 “Study Area”) would prevent huge, inappropriate, “spot” designations, and be more consistent with topography, and surrounding uses, including agriculture. Additionally, since the Board modified Board Policy I-63 as part of the GPU package, Accretive’s PAA appears to be irrelevant, and will need a new General Plan Amendment in any event. If that General Plan Amendment ultimately comes forward, and is approved, the entire West Lilac area will have to be re-analyzed for appropriate designations. Until and unless that occurs, there appears to be no reason to re-evaluate the designations so recently approved by the Board. (The vote was 6-0-1, with member Britsch abstaining from all votes relating to the West Lilac area, because of the proximity of his home and cactus farm to the Accretive PAA.) Staff estimates approval of the entire “Study Area” would be approximately 2500 acres, adding 7500 population.

On items 57, 63, and 64, the subcommittee recommends the designations shown on ALL

previous maps (Referral, Draft Land Use, and the approved GPU) for each item, SR4. Items 63 and 64 are not shown on the GPU Report to the VCCPG for 1/31/11, but were reported on verbally as late items, and voted on by the VCCPG to be SR4.

Item 57 (Schimpf) is one 21.7-acre parcel adjacent to the Live Oak Ranch SPA, on the east side of Cobb Lane. Item 63 (Caston) is one 6.7-acre parcel, north of the SPA and north of VC Road (almost across the road from #57). Item 64 (Tuluie) consists of 4 parcels totaling 250 acres, west of the SPA.

Item 57 consists of mostly high Habitation Value, high Fire Severity, and about ¼ each Unique farmland and Farmland of Local Importance. It was slope-dependant 1/ 2,4 in the old GP, analyzed and approved at SR4. Staff says accommodating the request would require changing 437 additional surrounding acres, as well as require additional environmental review. The 6.7-acre item 63 (originally asked for SR1, classified a “Major” change by staff, now asking SR2, classified ‘Moderate’) is surrounded by lots ranging from 3 to 20 acres, mostly greater than 2-acres; is entirely High Severity Fire Hazard, and almost all High Habitat Value. Staff information does not specify the number of additional acres that would be required to also be reclassified if this parcel were changed, but it appears to be roughly 300 acres. The change would also eliminate the feathering required by the Community Development Model between SR4 and adjacent easterly RL20. Item 64, although also categorized as “Moderate” is about 2/3 Farmland of Local Importance, 1/3 Unique Farmland, 2/3 High Habitation Value, 2/3 High Severity Fire Hazard, about 1/3 Steep Slope Greater than 25%, and about 1/3 Wetlands and/or in the 100-year Floodplain. These 250 acres were designated 1/ 2,4 slope dependant in the old GP, analyzed and approved at SR4 for the GPU. Staff estimates approval would require redesignation of 470 additional acres to protect General Plan Consistency, as well as additional environmental analysis.

These 3 items collectively result in another “Study Area” (Central/East VC Road ‘Study Area’ on Attachment 1). Together they would require changing an additional approximately 1150 acres (besides the 278.4 for the parcels alone) from SR4 to SR2, adding approximately 4300 population.

## NEW ITEM

Item 67 (Gaughan) was added on the last day of the Board Workshop, after Mr. Gaughan obtained a letter from us stating the community liked the landscaping he has accomplished on the former yard site, without addressing his dispute with staff over the land use designation (SR2 instead of I-2, Limited Industrial under the old GP). However, the 2.1-acre parcel was treated similarly to Items 52 and 53, on which the VCCPG voted to accept the county’s compromise with all the parcels in the floodway and floodplain formerly designated Industrial. That is, honor the FEMA Mapping and prohibit any development in

the Floodway unless it obtains a “No Rise Certificate” from the county, unless and until the FEMA mapping changes.

County data shows items 52, 53 and 67 all entirely within the Floodway. The GPU subcommittee recommends no position on Item 67 (we don’t have a dog in this fight). However, the subcommittee recommends that the VCCPG strongly request that the staff look into allowing Solar Farms (allowed in ANY zone with either a Major or Minor Use Permit) in the former Industrial areas. These parcels are very appropriate for such a use (essentially appearing industrial), and are much closer to the SDG & E substation than any of the sites currently being considered by Solar Farm Applicants.

## CONCLUSION

The Planning Group should recommend no changes to the Land Use Designations approved by the Board when it adopted the new General Plan. They were crafted over 13 years of negotiations between landowners, the community and staff, honoring the Board’s Guiding Principles for the General Plan countywide within Valley Center. The population “target” for Valley Center’s share of anticipated growth over the life of the new General Plan was 33,000 people. Under the new General Plan, at build out we will have 36,000. Approval of a publicly sponsored GP Amendment as a means to approve the hand full of Property-Specific Requests discussed herein also requires doubling the development potential of approximately 6000 acres on the rural west side and the central valley – because California law prohibits “spot zoning” these properties at higher density than the properties around them. The scheme to make the upzone legal by increasing the density of surrounding green field properties would result in the addition of almost 12,000 to VC’s 2030 population To add another 30% now will destroy the balance we have crafted in dozens and dozens of community meetings during the last 12 years to plan not only land uses but the entire public road network that reflects and supports those land uses.

The new General Plan for 2030 already allows thousands more rooftops than SANDAG is forecasting, particularly in Semi-Rural and Rural areas.

Respectfully submitted,

Rich Rudolf

Chairperson

GPU Subcommittee



### Attachment 1

ID	Owner	Old GP	Referral Map	New GP	Request	1/11 VCCPG and GPU Rec	
6&7	Lynch	21 SPA	SR2	SR4	SR2	RL20	
9	Jackson	(17) 1/ 2.4	SR2	SR4	SR2	SR4	
11	Pardee	(17) 1/ 2.4	SR2	SR4	SR2	SR4/SR10	
20A	Fahr	(17) 1/ 2.4	SR2	SR4	SR2	SR4	
20B	Crane	(17) 1/ 2.4	SR2	SR4	SR2	SR4	
54	Wollam	(17) 1/ 2.4	SR4	SR4	SR2	SR4	
60	Rahimi	(17) 1/ 2.4	SR4/10	SR4	SR2	SR4/SR10	
61	Blair	(17) 1/ 2.4	SR4	SR4	SR2	SR4	
66	Guzman	(17) 1/ 2.4	SR4	SR4	SR2	SR4	
57	Schimpf	(17) 1/ 2.4	SR4	SR4	SR2	SR4	
63	Caston	(17) 1/ 2.4	SR4	SR4	SR2(1)	SR4	
64	Tuluie	(17) 1/ 2.4	SR4	SR4	SR2	SR4	
51	Rice	GenAg 1/10	RL20	RL20	SR4	RL20	
67	Gaughan	Lim Imp Indus	SR2	SR2	I-2	SR2 Solar?	
	All West Side SR4 "Study Area"			SR4	SR2	SR4 SR4/SR10 RL20	

ID	Owner	Old GP	Referral Map	New GP	Request	1/11 VCCPG and GPU Rec
	All Central/ East VC Road			SR4	SR2	SR4

## Attachment 2

**4.31**

**ACTION:**

ON MOTION of Supervisor Cox, seconded by Supervisor Jacob, the Board of Supervisors formally referred to the Chief Administrative Officer all actions previously approved by the Board of Supervisors as tentative during the General Plan Update Property Specific Requests Workshop (Actions 4.1-4.21, 4.24-4.30), excluding those properties within the West Lilac Study area, and return to the Board with a work plan.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

**4.32**

**ACTION:**

ON MOTION of Supervisor Cox, seconded by Supervisor Jacob, the Board of Supervisors formally referred to the Chief Administrative Officer all actions previously approved by the Board of Supervisors as tentative during the General Plan Update Property Specific Requests Workshop (Action 4.23), regarding the properties within the West Lilac Study area and return to the Board with a work plan.

AYES: Cox, Jacob, Roberts

ABSENT: Slater-Price

RECUSE: Horn

**4.23**

**ACTION – VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, VC61, and VC66:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board of Supervisors tentatively directed the Chief Administrative Officer to review the proposed land use designation for Property Specific Requests VC11, VC20A, VC20B, VC54 and other related parcels in the Valley Center West Lilac study area, including VC7, VC9, VC60, VC61 and VC66, to determine if the request can be modified to be categorized as a moderate request and to determine if the designations can be changed from SR4 to SR2.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

**4.24**

**ACTION – VC51:**

ON MOTION of Supervisor Horn, seconded by Supervisor Slater-Price, the Board of Supervisors tentatively directed the Chief Administrative Officer to review the proposed land use designation for Property Specific Request VC51 in the Valley Center area to identify a moderate solution such as SR4.

AYES: Cox, Slater-Price, Roberts, Horn

NOES: Jacob

**4.25**

**ACTION – VC57 and VC63:**

ON MOTION of Supervisor Horn, seconded by Supervisor Roberts, the Board of Supervisors tentatively directed the Chief Administrative Officer to review the proposed land use designations for Property Specific Requests VC57 in the Valley Center area and other parcels in the same study area, including VC63, to determine if the land use designations can be changed from SR4 to SR2.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

**4.26 ACTION – VC64:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board of Supervisors tentatively directed the Chief Administrative Officer to review the proposed land use designation for Property Specific Request VC64 in the Valley Center area and other parcels in the same study area.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

**4.27 ACTION:**

ON MOTION of Supervisor Horn, seconded by Supervisor Jacob, the Board of Supervisors tentatively directed the Chief Administrative Officer to review the proposed land use designation for the property described by Jerry Gaughan located on Cole Grade Road in the Valley Center area and include adjacent parcels.

AYES: Cox, Jacob, Slater-Price, Roberts, Horn