APPENDIX L
PROJECT ALTERNATIVES
AREAS OF DIFFERENCE

Areas of Difference

Analysis of Differences in Land Use Designations Between the Referral and Draft Land Use Maps

General Plan Update

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INTRODUCTION

Background and Purpose of Report

The purpose of this report is to identify and evaluate differences in the Draft Land Use and Referral Maps for the San Diego County General Plan Update (the Project). The Draft Land Use and Referral Maps are two alternative land use maps being evaluated by the Project Environmental Impact Report (EIR). This analysis is provided as an appendix to the EIR and serves as a tool for County staff and decision makers when determining the Land Use Map that will ultimately be adopted as part of the General Plan Update.

The San Diego County General Plan Update, which applies to all unincorporated portions of the County, is a multi-year process which began in August 1998 (referred to as General Plan 2020). The current General Plan for the unincorporated County has not been comprehensively updated since 1979 and has been the subject of substantial modification over the years. During this period, considerable growth and change has taken place, leading to the incorporation of a number of cities and to the annexation of lands on the periphery of the unincorporated area.

The unincorporated portion of the County is divided into 24 planning areas (see Figure 1-2 in the EIR Project Description). Fourteen of the planning areas are referred to as community planning areas (CPAs) and twelve of these areas are represented by planning or sponsor groups, while two are unrepresented. Nine areas are called Subregional Group Planning Areas (Subregions). The 14 CPAs are Alpine, Bonsall, County Islands (unrepresented), Fallbrook, Julian, Lakeside, Pendleton-DeLuz (unrepresented), Rainbow, Ramona, San Dieguito, Spring Valley, Sweetwater, Valle de Oro, and Valley Center. The nine subregions are Central Mountain (including the Cuyamaca, Descanso, and Pine Valley Subregional Planning Areas), Crest/Dehesa/Harbison Canyon/Granite Hills, Desert (including the Borrego Springs Subregional Group Area), Jamul/Dulzura, Mountain Empire (including the Boulevard, Campo/Lake Morena, Jacumba, Potrero, and Tecate Subregional Group Areas), North County Metropolitan (including the Hidden Meadows and Twin Oaks Valley Subregional Group Areas), North Mountain (including the Palomar Mountain Subregional Group Area), Otay (unrepresented), and Pala/Pauma Valley.

Throughout the planning process for the General Plan Update, County staff created two advisory groups to guide development of the Project: the Steering Committee and Interest Group. The Steering Committee, comprised of one representative from each of the planning and sponsor groups, and the Interest Group, comprised of representatives from 19 stakeholder groups, guided and assisted throughout the preparation of General Plan Update by making policy recommendations to staff, the Planning Commission, and Board of Supervisors. In addition, staff met with community planning and sponsor groups representing the individual CPAs and subregions to develop consensus for a General Plan Update Land Use Map. This process resulted in the development of two land use map alternatives, the Draft Land Use Map and the Referral Map, which are described in the following section. The areas where the land use designations for the

two maps differ are referred to as Areas of Difference (AOD). This report analyzes each AOD to provide a basis for recommending a General Plan Update Land Use Map.

Description of Project Alternatives

The County Board of Supervisors has endorsed two land use maps (the "Referral Map" and "Draft Land Use Map") for consideration in the EIR for the General Plan Update. Because the Referral Map is more intensive than the Draft Land Use Map, the Referral Map has been identified as the Proposed Project, while the Draft Land Use Map serves as a project alternative for evaluation by the EIR. In addition, the California Environmental Quality Act (CEQA) requires that a range of project alternatives be evaluated in the EIR. Therefore, the Hybrid and Environmentally Superior Maps are also included as project alternatives, while the existing General Plan Land Use represents the No Project Alternative for the EIR. Descriptions of the Referral Map (Proposed Project), the three project alternatives (Draft Land Use, Hybrid, and Environmentally Superior Maps), and the No Project Alternative are summarized below:

- Referral Map (Proposed Project) - The Referral Map is the map the Board of Supervisors created during the land use mapping phase of the project which incorporated a number of residential and commercial/industrial property referrals that are not included in the Draft Land Use Map. This map has remained intact from when it was endorsed with only one modification relating to an expired Specific Plan that needed to be remapped.
- Draft Land Use Map (Project Alternative) - The Draft Land Use Map is the other map endorsed by the Board of Supervisors during the land use mapping phase. This map is a result of the extensive public outreach conducted during the project planning process and reflects staff's efforts to build overall consensus for the Land Use Map. It is also the map where the Board directed continued refinements relating to meeting the Housing Element allocation and where additional modifications were made to achieve a more balanced road network. Changes to this map relating to the road network were primarily made in Valley Center and Alpine as staff continued work with the planning groups for these areas. In addition, land use changes include minor refinements and the above mentioned expired Specific Plan.
- Hybrid Map (Project Alternative) - The Hybrid Map strikes a balance between the Referral Map and the Draft Land Use Map. It includes the Housing Element sites, the road network land use changes, and the other refinements to the map. It also incorporates the Referral Map changes that meet the project objectives and reflects the policy direction of the Regional Elements.
- Environmentally Superior Alternative (Project Alternative) - This alternative reflects a more stringent application of growth restrictions in portions of the Semi-Rural and the Rural Lands regional categories, along with a reduction in the size and intensity of the villages in Valley Center and Alpine.

- Existing General Plan (No Project Alternative) - The No Project Alternative assumes that the existing General Plan would remain in effect and is represented by the Land Use Map for the existing General Plan.

Report Organization

The report provides a general description and analysis of each AOD. The AODs, which comprise one or several parcels, reflect geographic areas where the land use designation of the Referral and Draft Land Use Maps differ. The AODs are grouped according to the CPA or subregional planning area where they are located and the CPA/subregional planning areas are presented alphabetically. At the beginning of each CPA/subregional planning area section a figure is provided showing all the AODs in the planning area as a yellow cross hatch (Overview of All Areas of Difference). The land use designations shown on this map are based on the Referral Map (Proposed Project). The areas with yellow hatching reflect where different land use designations are proposed for the Draft Land Use Map, and possibly the other land use maps as well. Each AOD is identified on the figure with a numerical number to reference the analysis provided in the remaining portion of the section. The general description and analysis provided for each AOD are summarized below.

- *Property Description*: This section provides general information about the AOD, such as where it is located, the total number of acres and parcels, the land use designation assigned by the existing General Plan (the No Project Alternative), and a description of the AOD's overall context. The context identifies if the AOD is currently developed, and if so the type of land use, along with the type of development surrounding the AOD and the primary access to the area. In addition, this section identifies if the AOD was a Board of Supervisor referral at a past Board hearing held during the planning process for the General Plan Update. Throughout the project planning process, staff sought the Board's endorsement of several iterations of the Land Use Map. In 2003, the Board of Supervisors directed staff to evaluate and provide recommendations for a list of property referrals. When the AOD includes parcels that were also property referral, the referral reference number is identified.
- *Site Analysis*: This section identifies the physical site constraints on the AOD. These include steep slopes greater than 25 percent; floodplains; wetlands, including vernal pools; critical biological resources; and significant agricultural lands. Based on available GIS data, the prevalence of the constraints is identified as highly constrained, partially constrained, or minimally/not constrained. Additional analysis is considered when appropriate based on proposed land use designations, such as the availability of fire and emergency services to support development in high fire-threat areas.
- *Land Use Alternatives*: This section identifies the proposed land use designation(s) for the four EIR alternatives: Referral, Hybrid, Draft Land Use, and Environmentally Superior Maps. In addition, the community planning or sponsor group recommendation is identified, when available. At a minimum,

the recommended land uses designations will differ between the Referral and Draft Land Use Maps.

- *Discussion*: This section provides any relevant amplifying information, such as the rationale for the proposed land use designations, along with an explanation of some of the more subtle differences between the land use alternatives, when applicable.
- *Potential Conflicts with Goals and Policies*: This section identifies and potential conflicts between the proposed land use designation(s) for any of the land use alternatives and the draft General Plan goals and policies. For example, the Safety Element policy identifies response time standards for the provision of fire services to an area and there is a potential conflict when the proposed density of the land use map alternative is not consistent with this policy. Another example of a potential conflict is when a land use designation with a Semi-Rural Regional Category density is proposed for a remote area of the unincorporated County with limited access and other services and infrastructure. The proposed density is inconsistent with the Land Use Element policy concerning the Community Development Model.
- *Fulfillment of Guiding Principles*: Similar to the previous section, this section analyzes how well the land use designation(s) for each AOD fulfill the General Plan guiding principles (see Chapter 2 of the draft General Plan). The analysis of how well each AOD fulfills the guiding principle is rated as either total, partial, none, or not applicable. Although it is not anticipated that the land use recommendations for a single AOD would fully meet each guiding principle, this table provides a basis to compare the four land use alternatives to determine which most fully meets the objectives of the guiding principles. For example, an AOD in a remote area of the unincorporated County with very low density land use designations may fully meet guiding principles 2, 3, 4, 5, 7, 8, and 9. However, this AOD would not necessarily support guiding principles 1 (Support a reasonable share of the project regional population growth) and 6 (Provide and support a multi-modal transportation network). This does not necessary mean that the land use designation for the AOD is in conflict with the project guiding principles, rather the AOD does not directly support every guiding principle.
- *AOD Mapping*: In addition to an aerial showing the boundaries of the AOD and its surrounding context, figures are provided to show where the site physical constraints are located. When applicable, these figures support the site analysis discussed above and provide maps depicting steep slopes, floodplains, wetlands, critical biological resources areas, and agricultural lands. The figures are described below in more detail:
    - Steep Slopes — Areas in red depict where the slope is over 25 percent
    - Floodplain — This map is based on available floodplain mapping within the County and includes mapping by both the County and the Federal

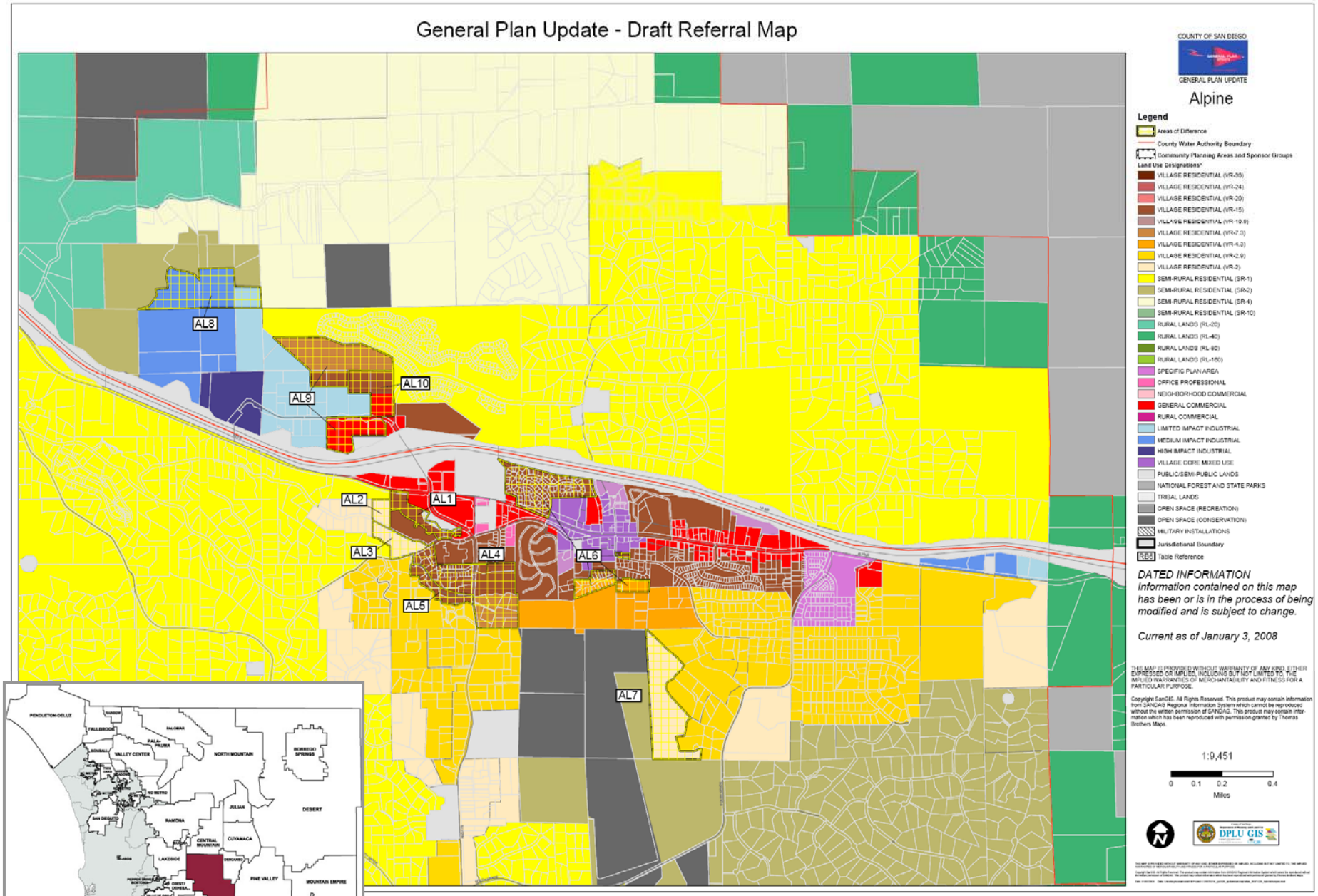
Emergency Management Agency (FEMA). The various shades of blue depict the mapped floodplain constraints.

- Wetlands (also Vernal Pools) — Constrained areas included wetlands, as defined by the County Resources Protection Ordinance (green) and Vernal Pools (blue).
- Critical Biological Resource Areas — This map is based on the County's Habitat Evaluation Model and constrained areas of interest are shown as either High (orange) or Very High (pink).
- Agricultural Lands — Constrained areas of interest include AG Prime FMMP Farmland (light green), Farmland of Statewide Importance (green), and Farmland of Local Importance (orange)

Acronyms

Acronym	Definition
AOD	Area of Difference
CPA	Community Planning Area
CPG	Community Planning Group
COS	Conservation and Open Space
CSG	Community Sponsor Group
CWA	County Water Authority
du	Dwelling Unit
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GPA	General Plan Amendment
LAFCO	Local Agency Formation Commission
MSCP	Multiple Species Conservation Program
PAMA	Pre-Approved Mitigation Area
RL	Rural Lands
SR-#	Semi-Rural (when # is 1, 2, 4, or 10)
SR-#	State Route (when # is 54, 76, 78, 94, or 125)
SPA	Specific Plan Area
TM	Tentative Map
TPM	Tentative Parcel Map
VR	Village Residential

Alpine CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

AL1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Willmark Communities Location/Description: • 6.8 acres (2 parcels) • Inside CWA boundary • Stretches between Alpine Blvd and Arnold Way Existing General Plan: (24) Impact Sensitive	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-1
	Steep slope (greater than 25%)	◒	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel, bounded by multi-family residential to the west and commercial to the east. The north end borders Alpine Blvd. and the south end borders Arnold Way.	Other: Parcels are located within the Village boundary		CPG Recommendation: SR-1

Discussion

This AOD consists of a portion of two parcels, which are designated VR-15 on the Referral Map. The Hybrid Map, Draft Land Use, and Environmentally Superior Maps retained VR-15 on the portion of the two parcels that is potentially buildable. The remainder of the parcels is constrained by habitat and a drainage channel, thus the existing General Plan designation of (24) Impact Sensitive. The Hybrid, Draft Land Use, and Environmentally Superior Maps designate the constrained area SR-1. This should allow the property owner to achieve the same amount of development without overstating the vehicular trips when running the GP Update traffic forecast model. The SR-1 designation has been coordinated with the Alpine Community Planning Group.

The key constraints associated with AOD AL1 are steep slopes, floodplain, wetlands, and critical biological resource areas. Figure AL1-1 provides an aerial photo showing the boundaries of the AOD, Figure AL1-2 identifies steep slope areas, Figure AL1-3 identifies floodplains and floodways, Figure AL1-4 identifies wetlands, and Figure AL1-5 identifies critical biological resource areas.

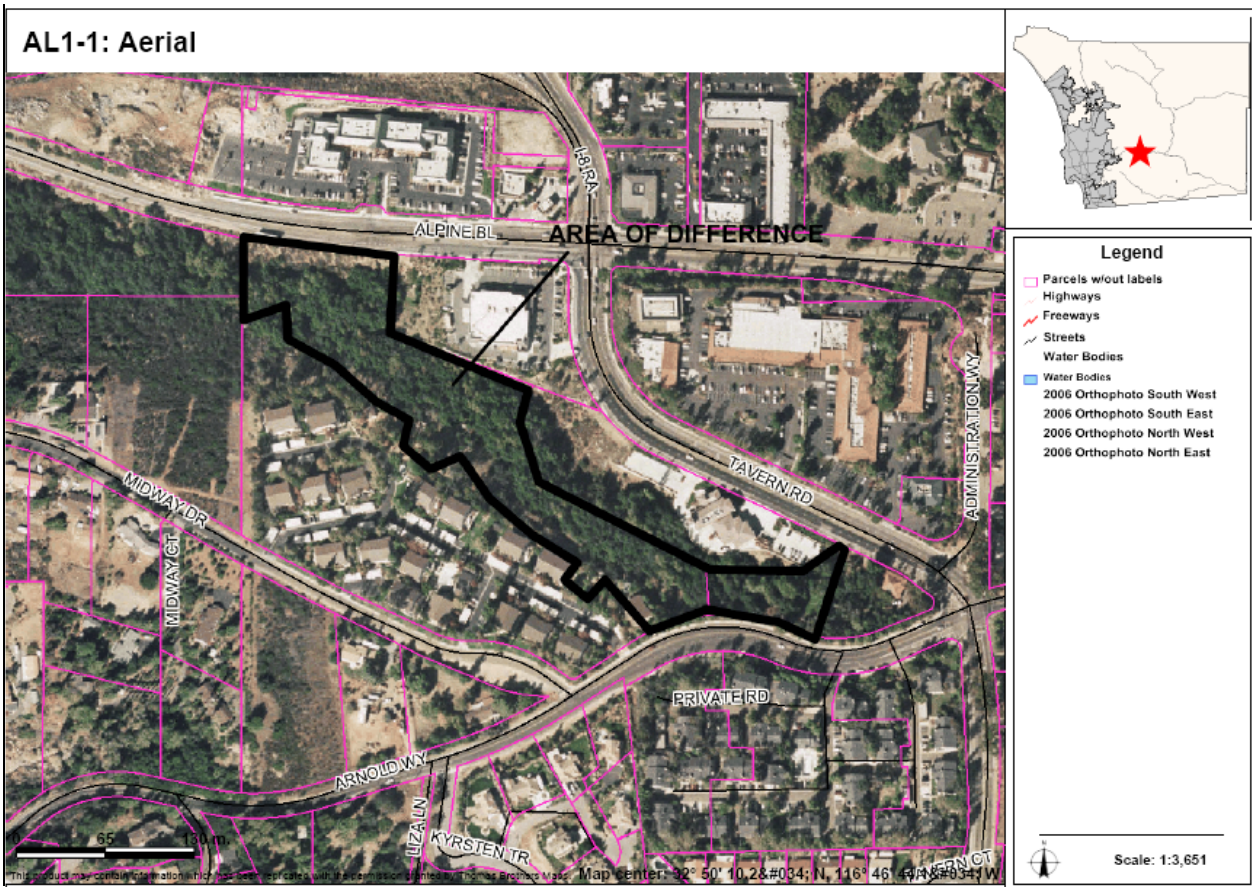
Potential Conflicts with Goals and Policies

	Map Alternative			
	Ref	Hyb	LU	ES
Land Use Element	●			
Mobility Element				
Housing Element				
Conservation & Open Space Element	●			
Safety Element				
Noise Element				

AREAS OF DIFFERENCE

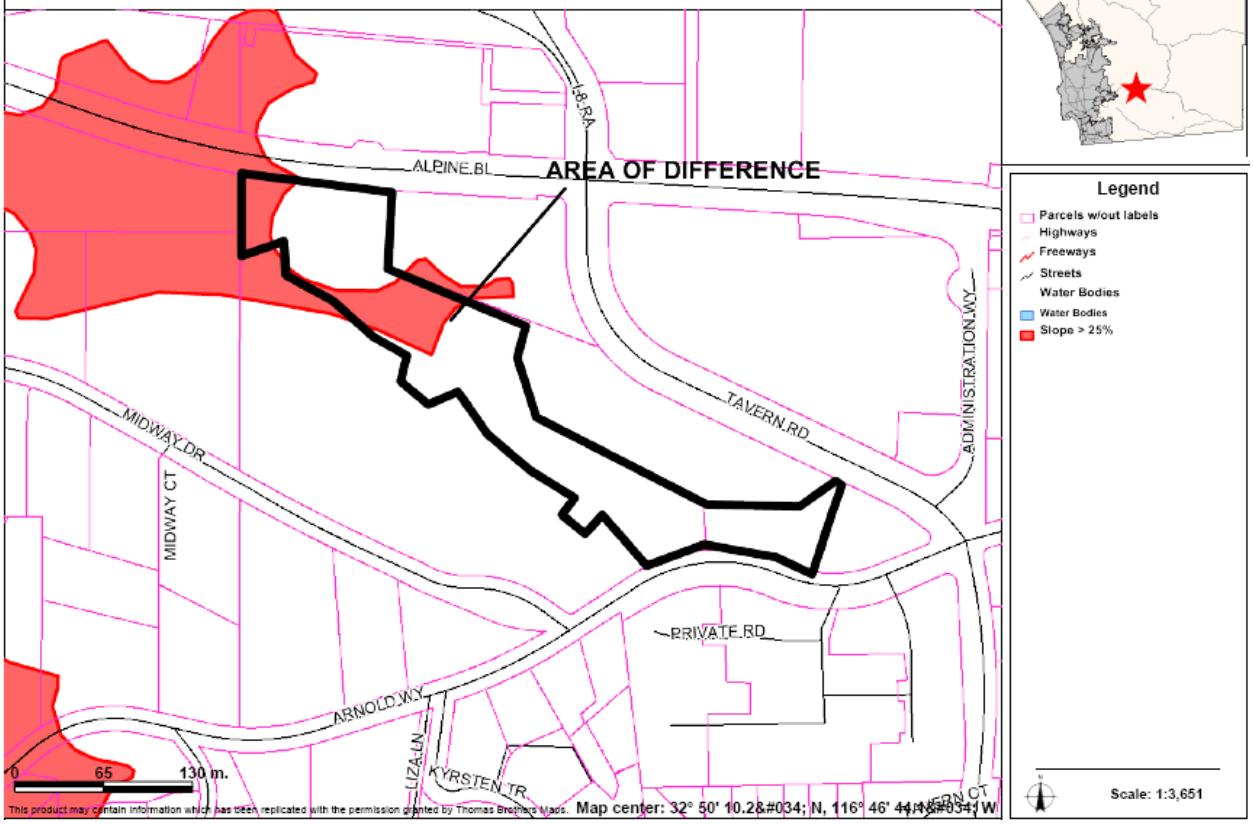
AL1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	n/a	n/a	n/a	n/a
3	Reinforce the vitality, local economy, and character of communities	☐	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	n/a	n/a	n/a	n/a
10	Recognize community and stakeholder interests	☐	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

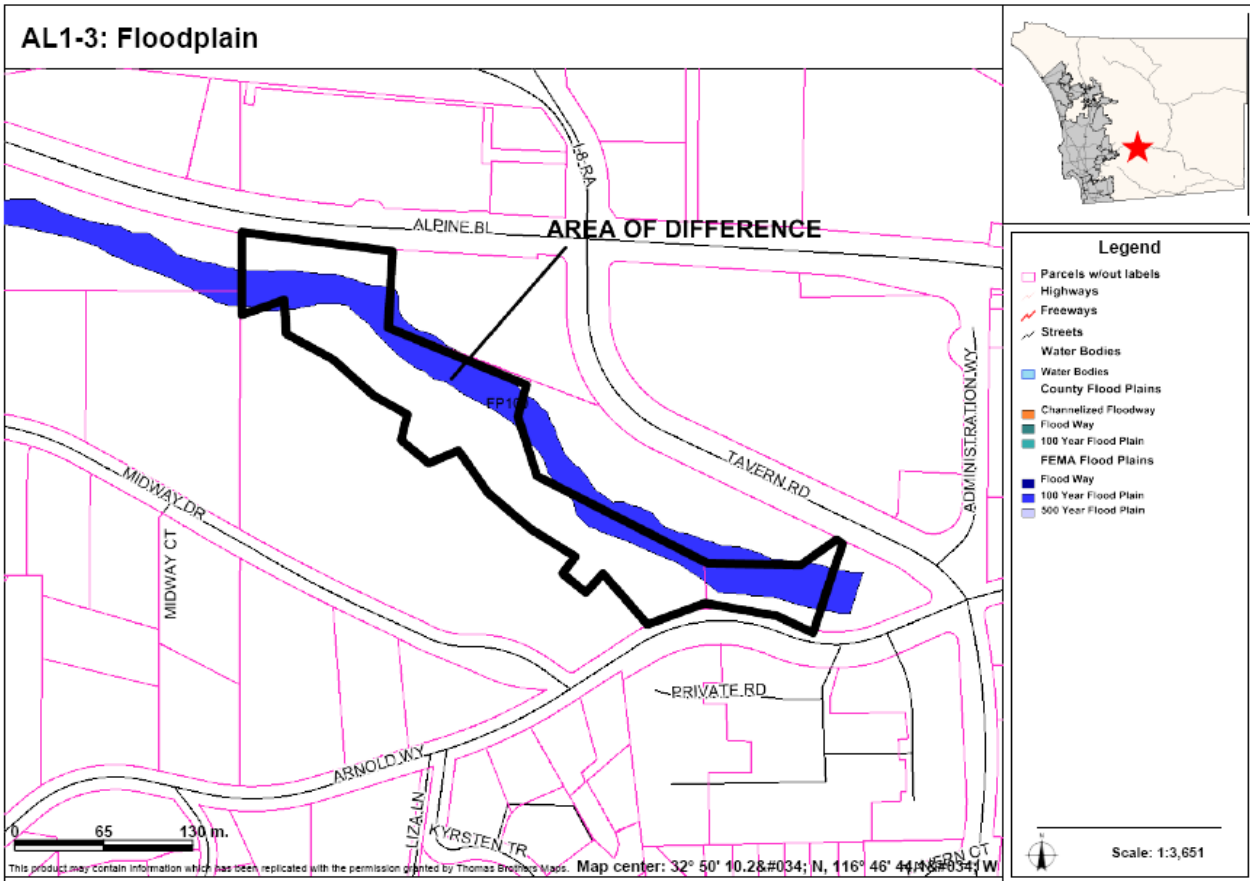


AREAS OF DIFFERENCE

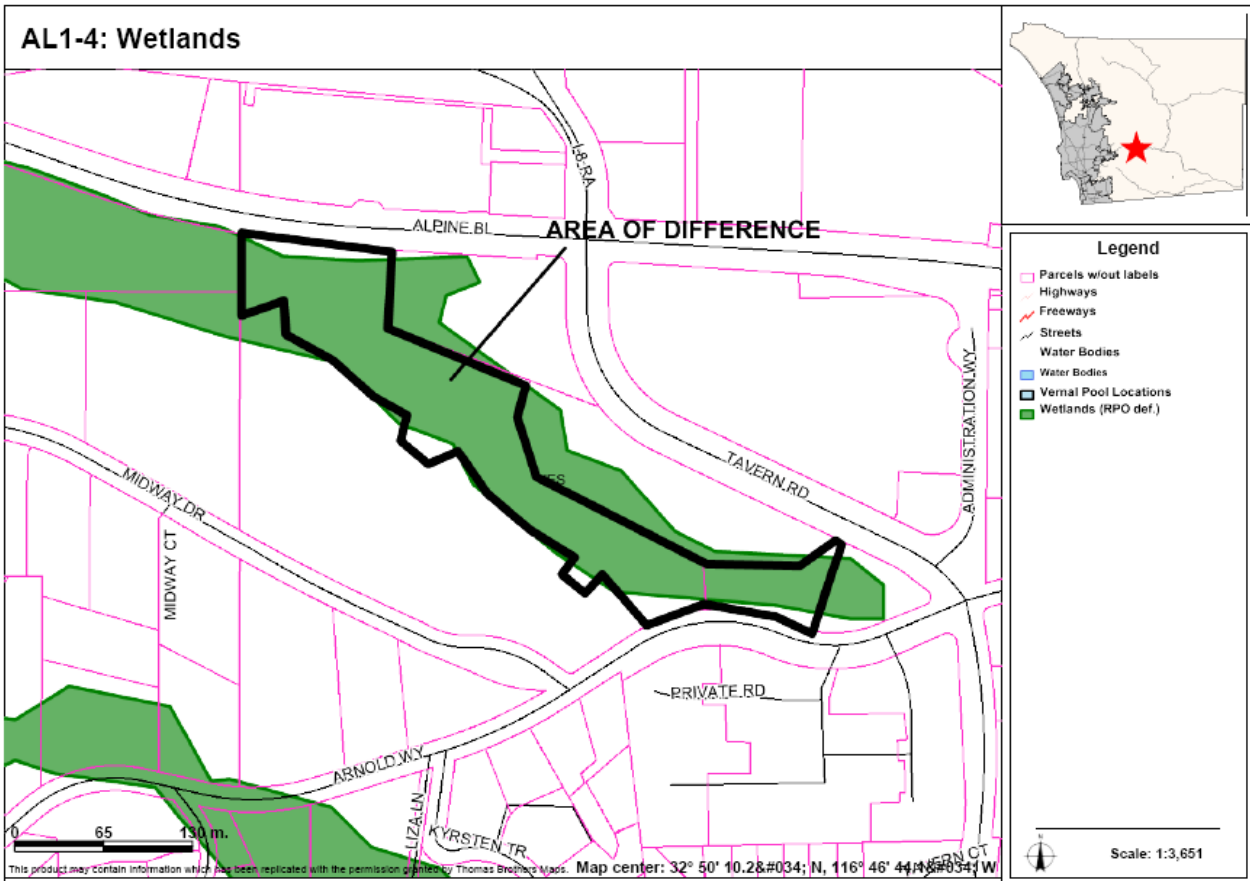
AL1-2: Steep Slope

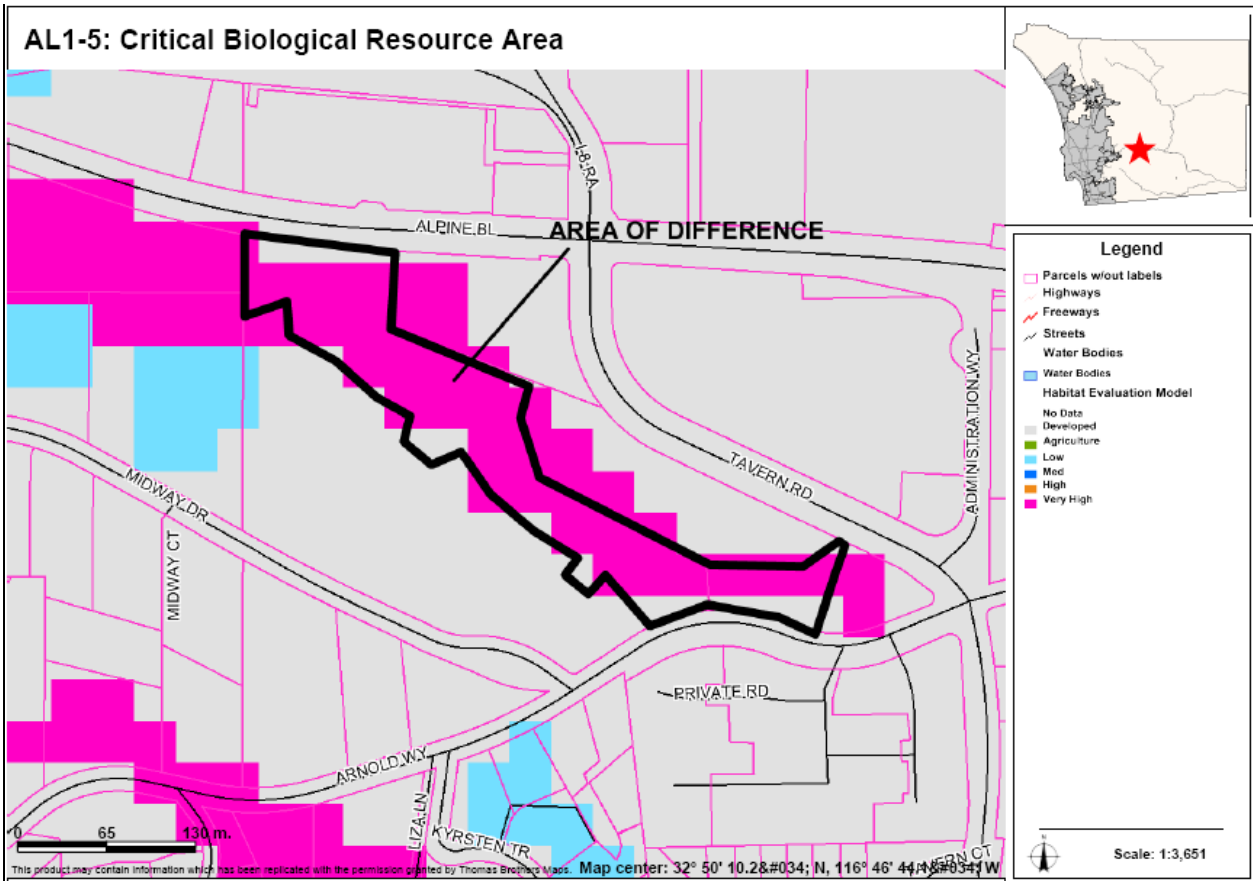


AL1-3: Floodplain



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: an	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2
Location/Description: • 3.9 acres (1 parcel) • Inside CWA boundary • Adjacent to Midway Drive and south of Alpine Blvd.	Steep slope (greater than 25%)	◒	Hybrid: VR-15
	Floodplain	○	Draft Land Use: VR-15
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: VR-15
	Critical Biological Resource Areas	●	
Existing General Plan: (1) 1du/1,2 4 ac	Agricultural Lands	○	
Context: Generally undeveloped parcel Bounded by Multi-Family Residential to the east and a school to the west. North side bounded by vacant land and south side borders Midway Drive.	Other: Parcels are located within the Village boundary		CPG Recommendation: VR-15

Discussion

The designation of VR-2 was carried over from previous maps. Through coordination with the Alpine Community Planning Group (5/25/06), it was determined that a VR-15 designation would be appropriate to encourage additional senior housing. Although the VR-15 designation would result in increased vehicular trips being generated on the roadways in the area, the difference is more than offset by the density being lowered in other areas.

The key constraints associated with AOD AL2 are steep slopes, wetlands, and critical biological resource areas. Figure AL2-1 provides an aerial photo showing the boundaries of the AOD, Figure AL2-2 identifies steep slope areas, Figure AL2-3 identifies wetlands, and Figure AL2-4 identifies critical biological resource areas.

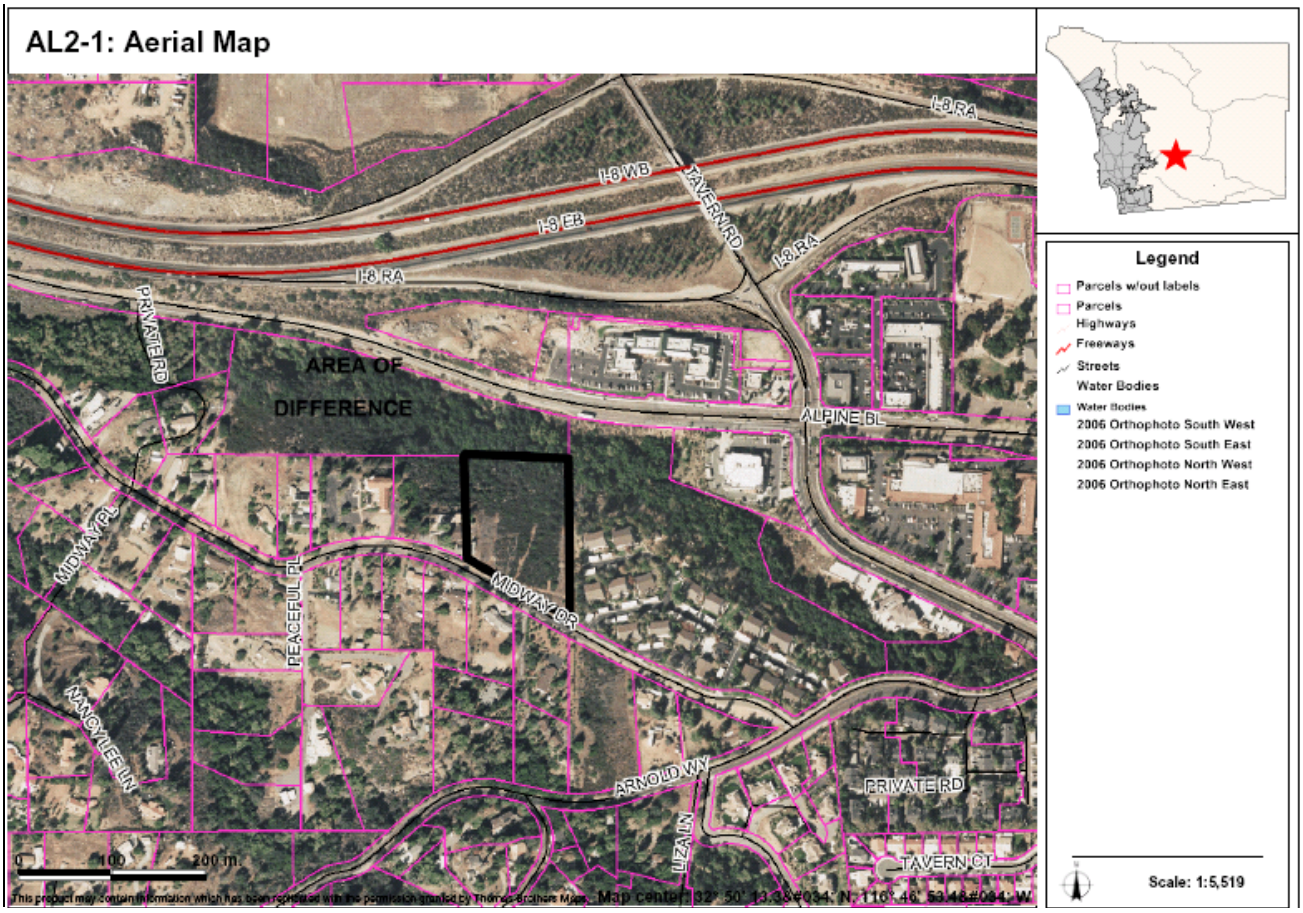
Potential Conflicts with Goals and Policies

None

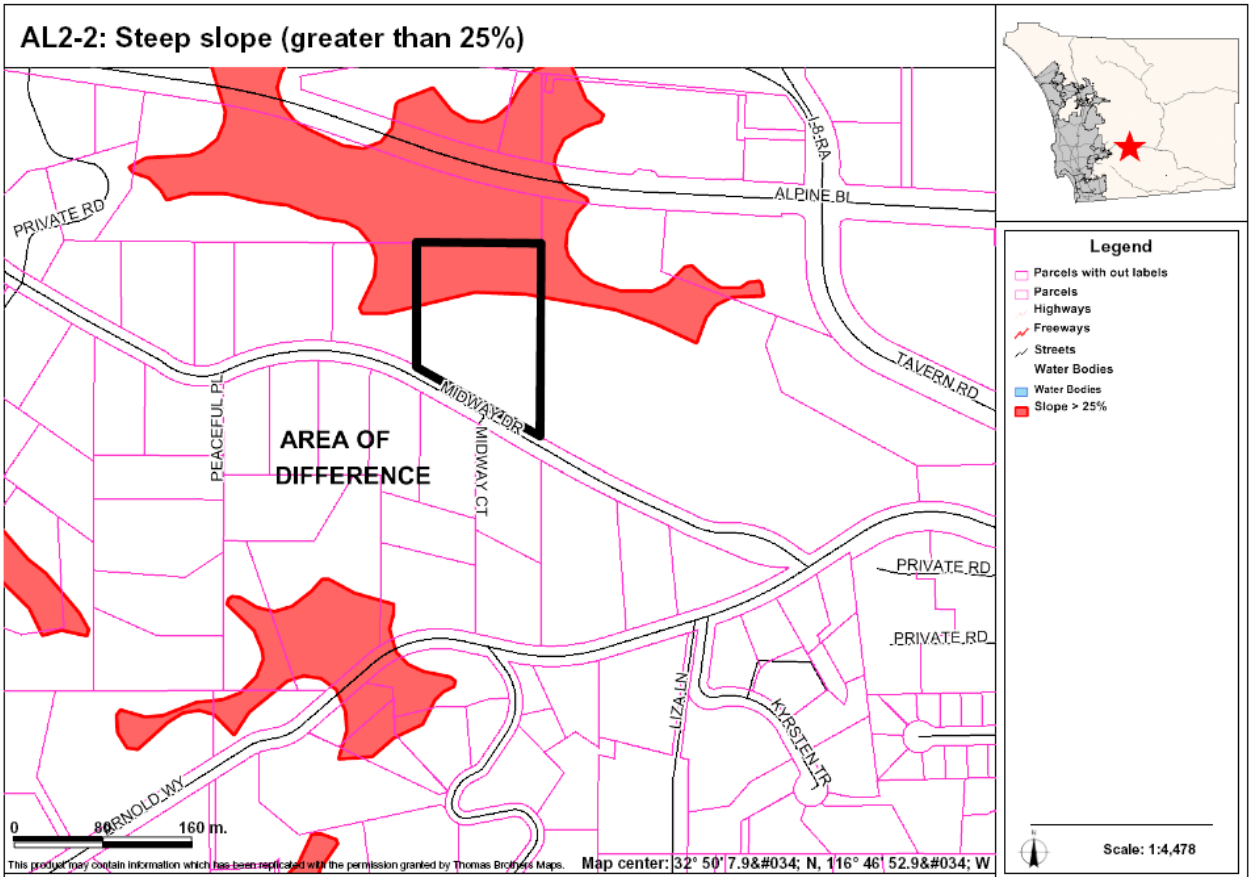
AREAS OF DIFFERENCE

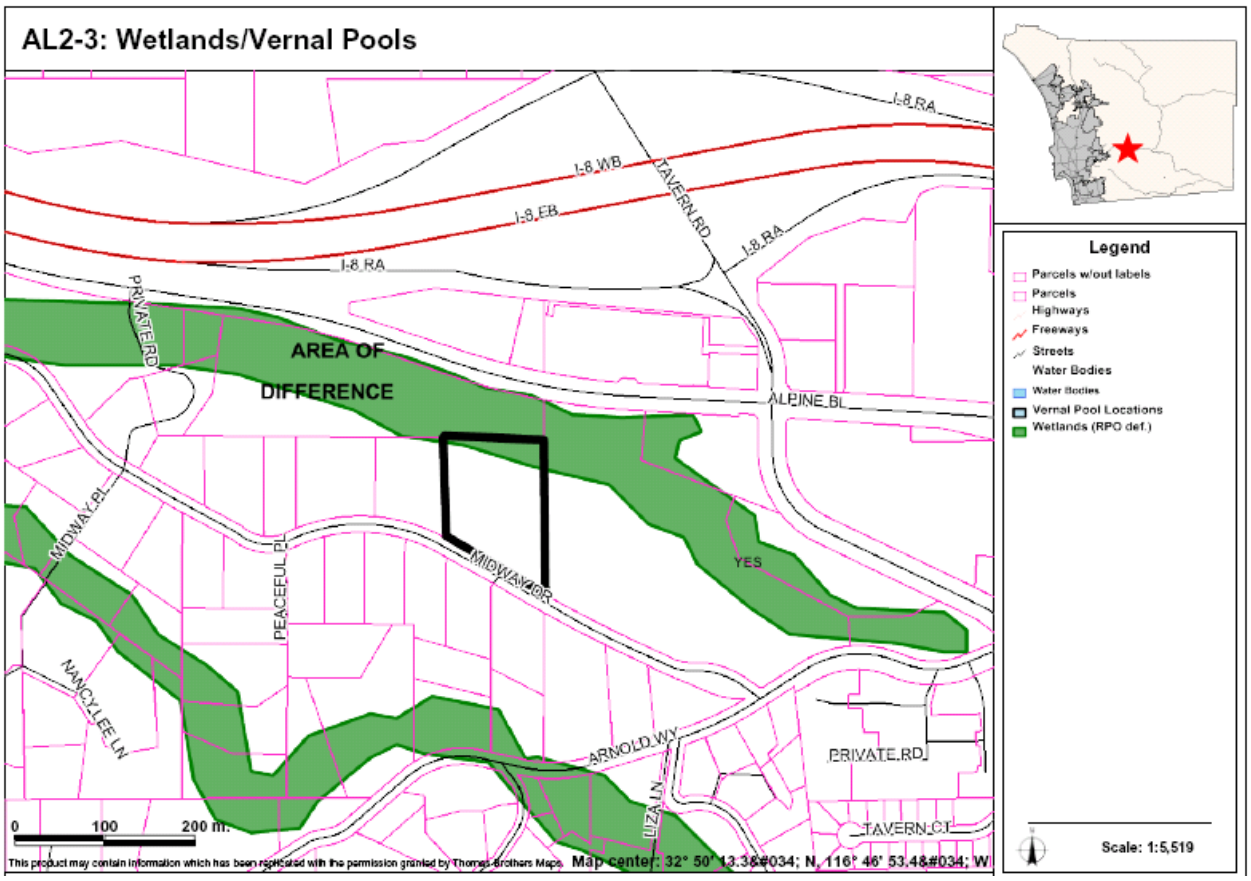
AL2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	□	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

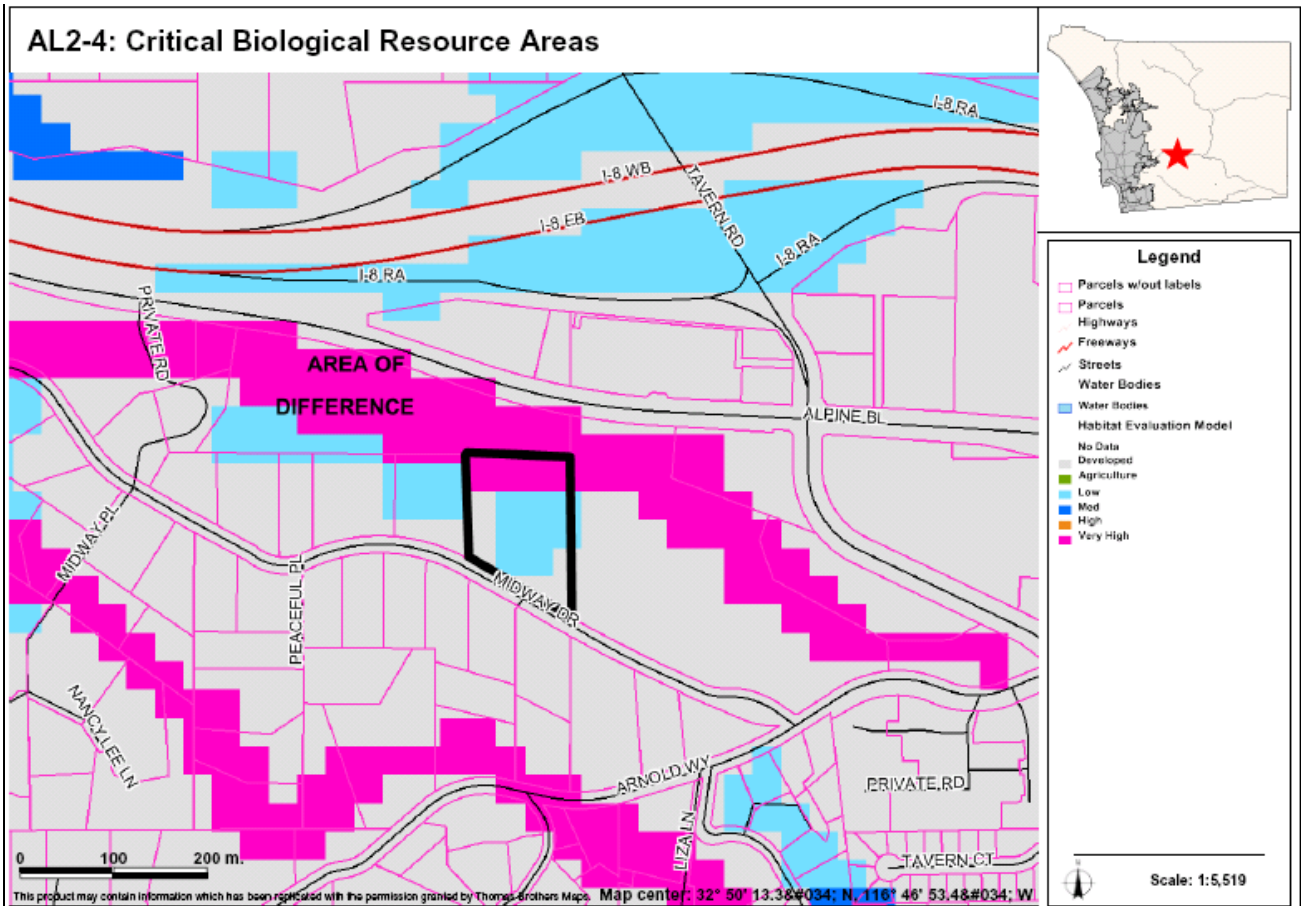


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

AL3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: an Location/Description: • 7.1 acres (5 parcel) • Inside CWA boundary • Adjacent to Midway Drive and Arnold Way Existing General Plan: 1du/1,2 4 ac (3) 2 du/ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2 Hybrid: VR-4.3;VR-10.9 Draft Land Use: VR-4.3;VR-10.9 Environmentally Superior: VR-4.3, VR-10.9
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Parcels partially developed with single-family residential and bounded by Midway Drive and multi-family residential to the north and east; Arnold Way to the south; single-family residential to the west and south.	Other: Parcels are located within the Village boundary		CPG Recommendation: VR-4.3;VR-10.9

Discussion

AOD was originally designated VR-2 on both the Referral and Draft Land Use Maps. During the road network planning phase, in coordination with the Alpine CPG (5/25/06), a change to the Draft Land Use Map was recommended to increase densities to VR-4.3 and VR-10.9 to reflect surrounding development.

There are no key constraints associated with AOD AL3. Figure AL3-1 provides an aerial photo showing the boundaries of the AOD.

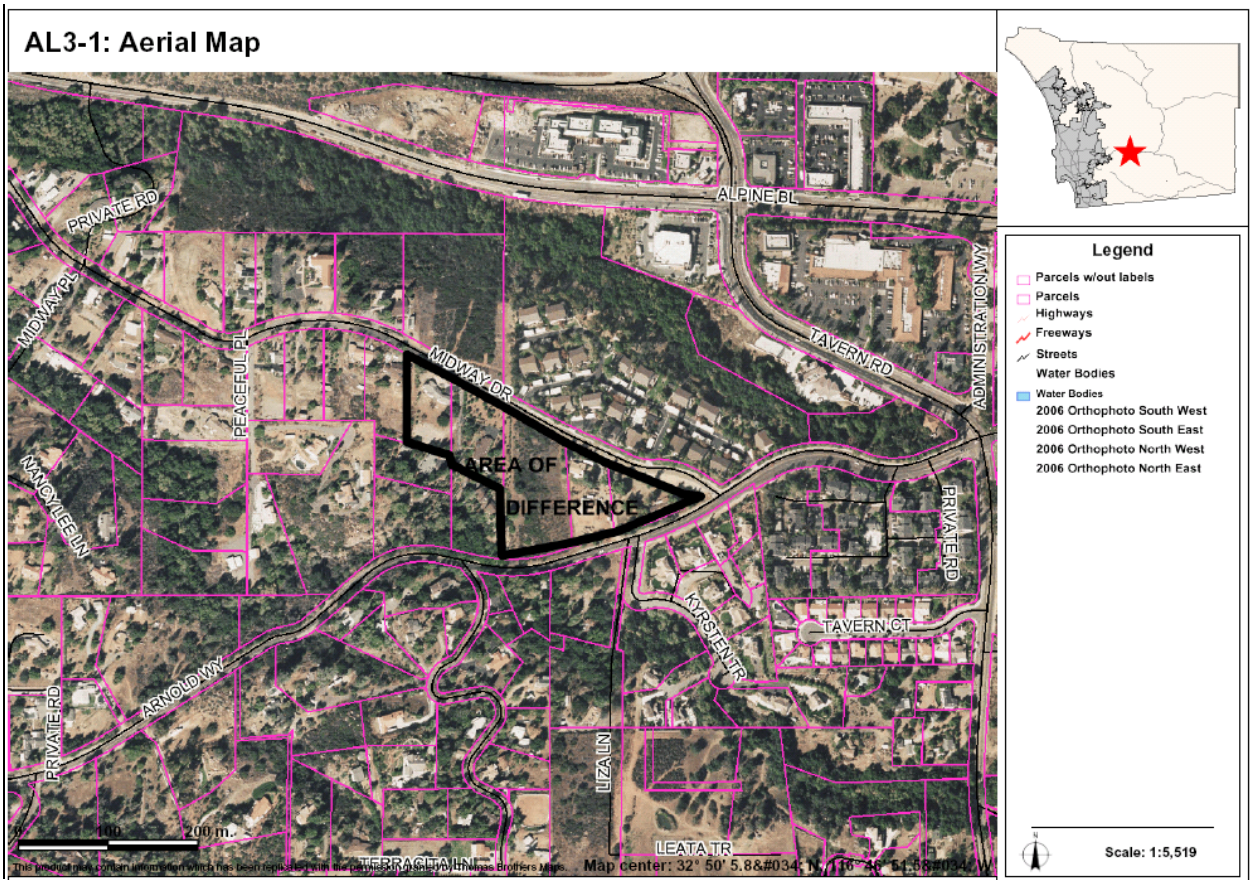
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

AL3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE

AL4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 40.3 acres (47 parcels) • Inside CWA boundary • Adjacent to Arnold Way and crossing over Tavern Rd. Existing General Plan: 14.5 du/1,2 4 ac 7.3 du/ac 4.3 du/ac (1) 1 du/1,2 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15; VR-7.3 Hybrid: VR-10.9;VR-2 Draft Land Use: VR-10.9;VR-2 Environmentally Superior: VR-10.9, VR-2
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Heavily developed single-family residential on the western portion. Multi-family development on the eastern portion and spaced rural development on the southern portion. Bounded by residential development and vacant lands.	Other: N/A		CPG Recommendation: VR-10.9;VR-2

Discussion

AOD was initially designated as VR-15 and VR-7.3 on both the Referral and Draft Land Use Maps. During the road network planning phase, and through coordination with the Alpine CPG (5/25/06), recommended densities on the Draft Land Use Map were reduced to VR-10.9 and VR-2 to reduce vehicle trips that would contribute to a forecasted failing LOS at the Interstate 8 interchange at Tavern Road. In a portion of this area, the Hybrid, Draft Land Use, and Environmentally Superior Map designations also better reflect the built-out density of an area that is unlikely to redevelop.

The key constraints associated with AOD AL4 are wetlands and critical biological resource areas. Figure AL4-1 provides an aerial photo showing the boundaries of the AOD, Figure AL4-2 identifies wetlands, and Figure AL4-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

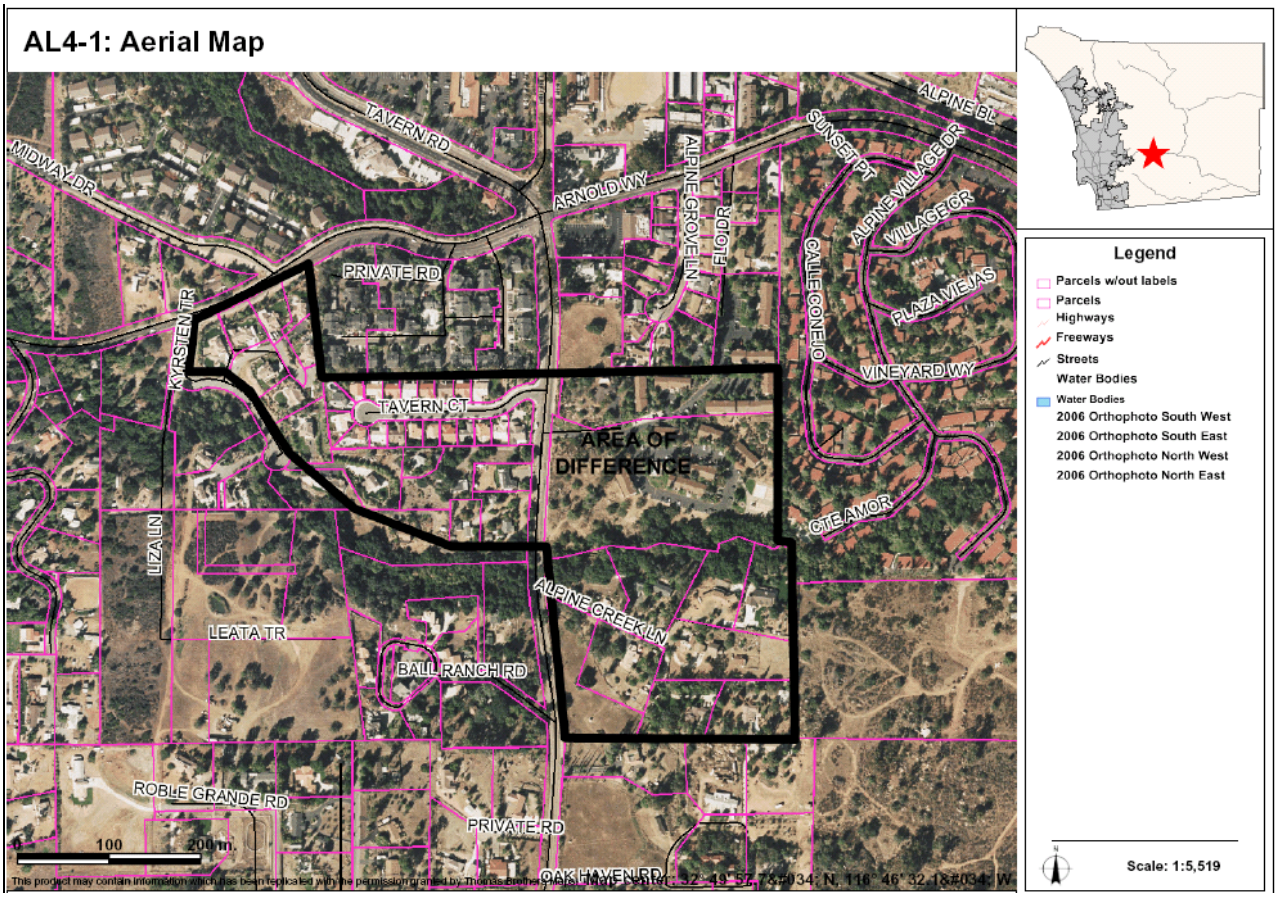
None

AREAS OF DIFFERENCE

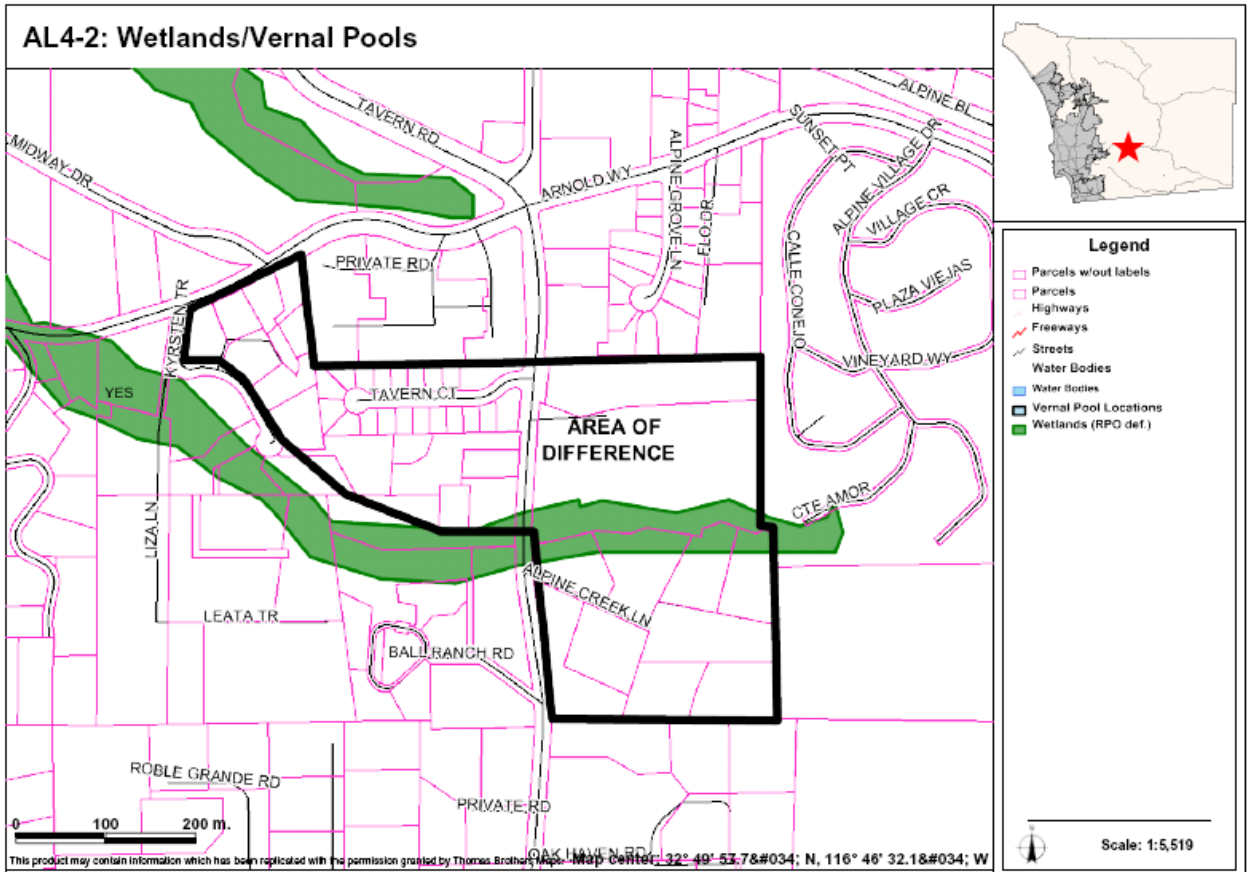
AL4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	□	■	■	■
4	Protect natural resources and habitats of ecological importance	□	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	■

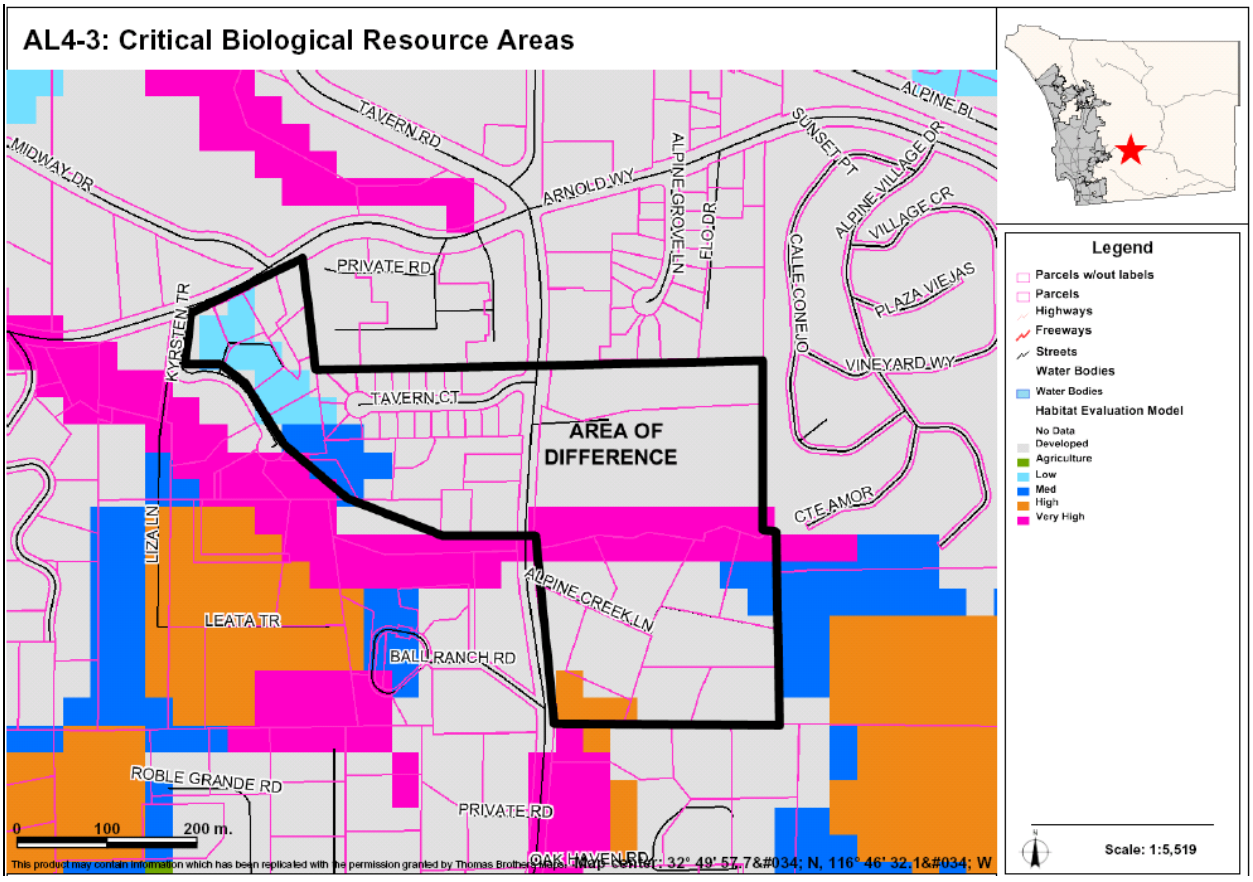
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

AL4-1: Aerial Map



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 6.9 acres (10 parcels) • Inside CWA boundary • Adjacent to Tavern Rd. and bordering AL4. Existing General Plan: (24) Impact Sensitive	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-1
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcels Bounded by Single-Family Residential to the north and south. Mostly undeveloped land to the west and southwest.	Other: N/A		CPG Recommendation: SR-1

Discussion

AOD was initially designated as VR-15 on both the Referral and Draft Land Use Maps. During the road network planning phase, and through coordination with the Alpine CPG (5/25/06), recommended densities on the Draft Map were reduced to SR-1 to reduce vehicle trips that would contribute to a forecast failing LOS at the Interstate 8 interchange at Tavern Road. This AOD also includes portions of a number of parcels where a creek and sensitive vegetation exists. Therefore, based on the County's policies and regulations, it is unlikely that the majority of this area could be developed. The SR-1 designation reflects this. The Hybrid and Environmentally Superior Maps have the same designation as the Draft Land Use Map.

The key constraints associated with AOD AL5 are wetlands and critical biological resource areas. Figure AL5-1 provides an aerial photo showing the boundaries of the AOD, Figure AL5-2 identifies wetlands, and Figure AL5-3 identifies critical biological resource areas.

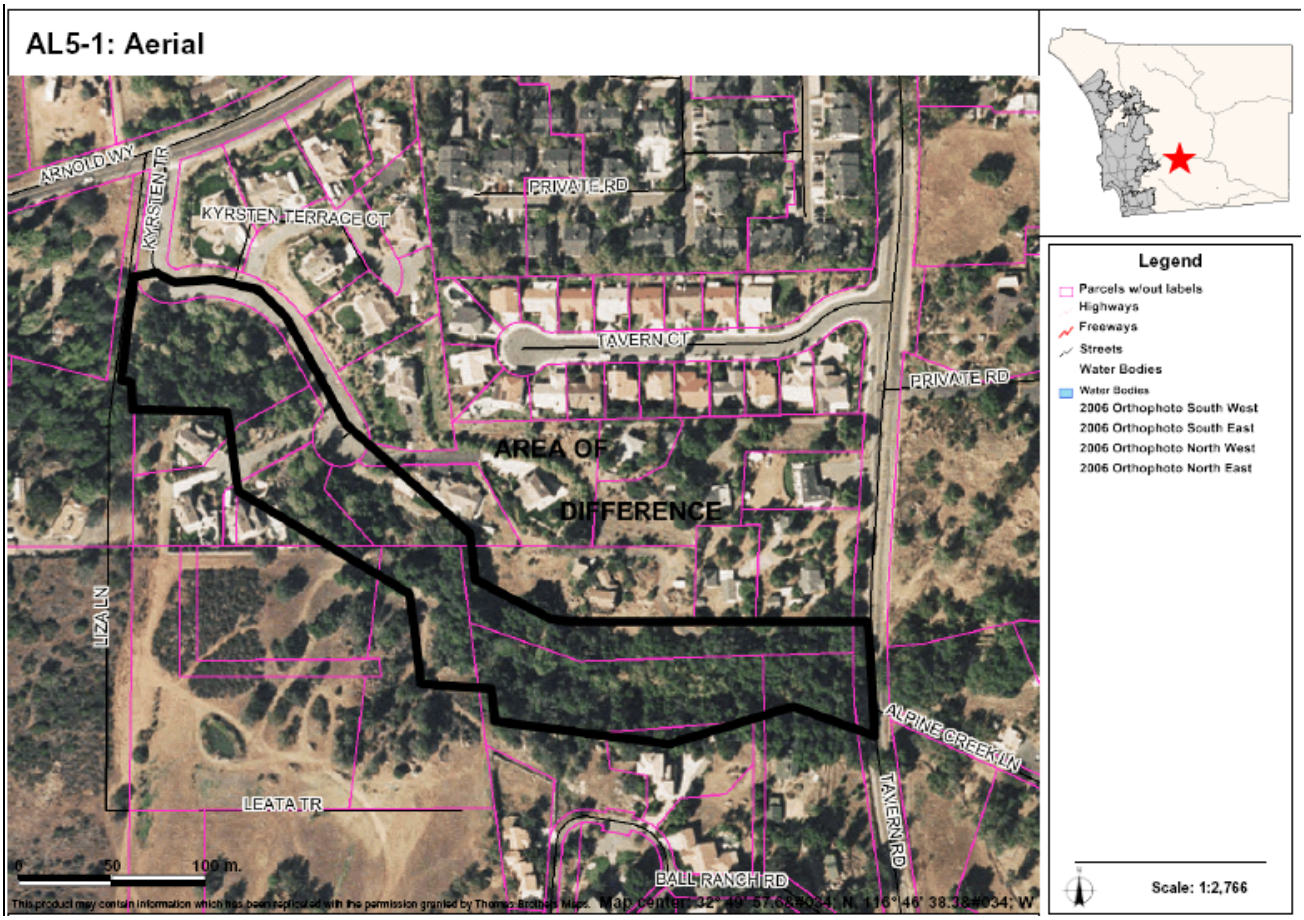
Potential Conflicts with Goals and Policies

None

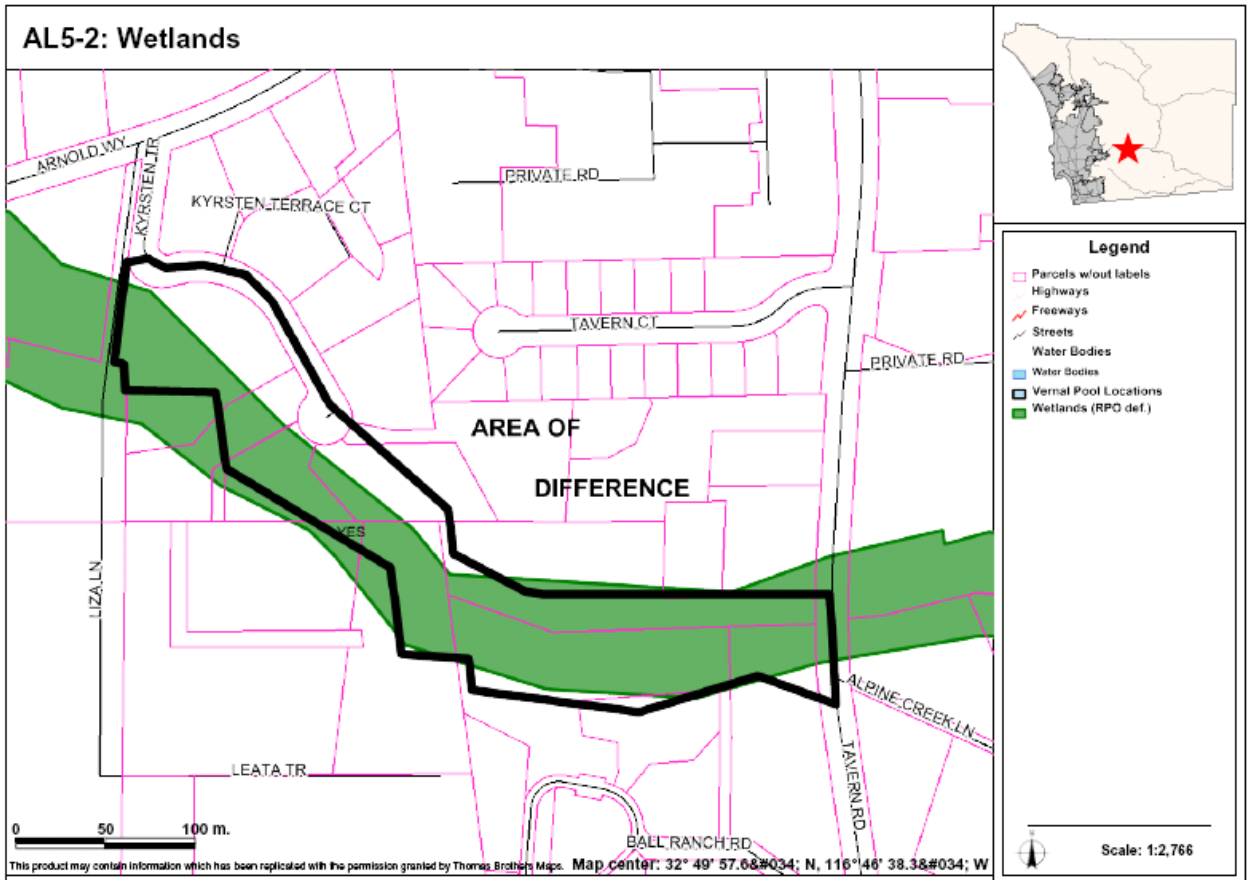
AREAS OF DIFFERENCE

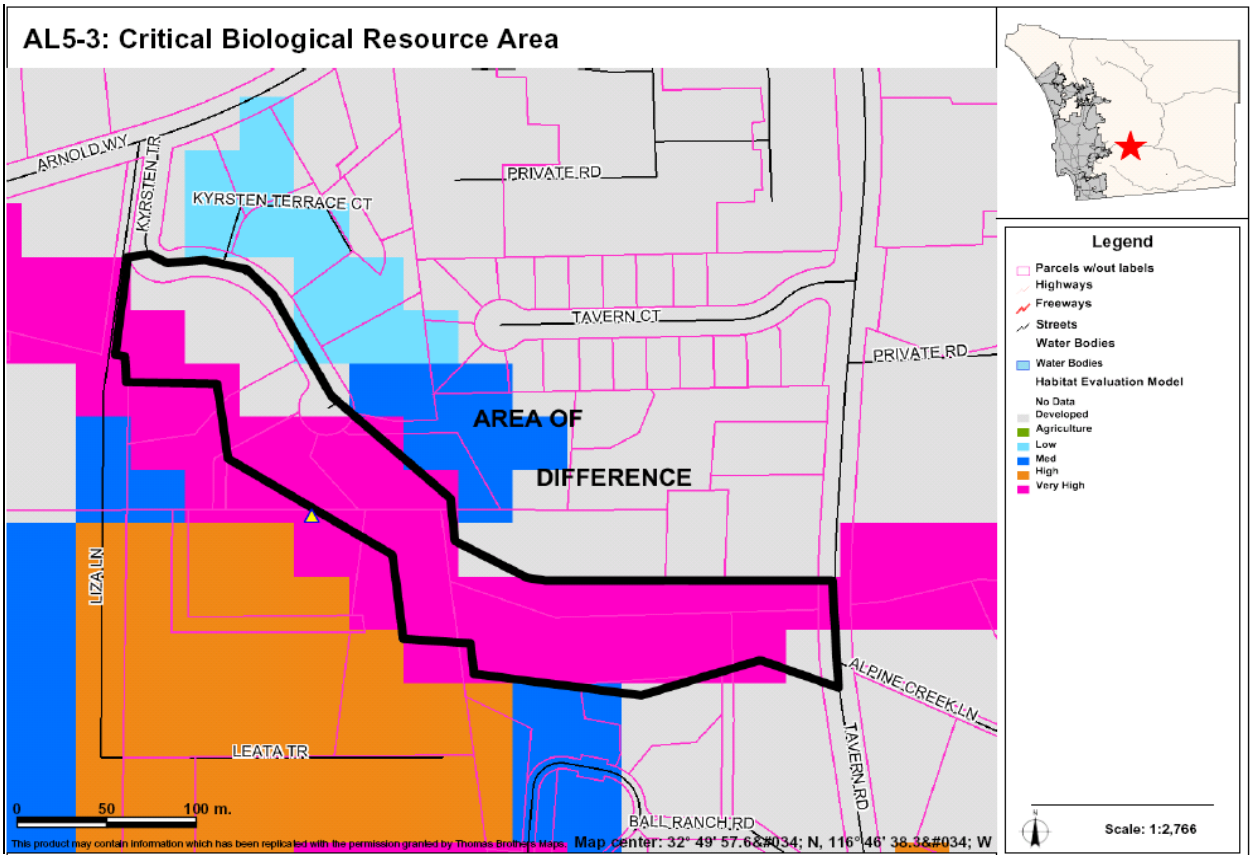
AL5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	☐	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	⊡	⊡	⊡	⊡
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15, VR-4.3
Location/Description: • 37.8 acres (121 parcels) • Inside CWA boundary • Adjacent to I-8 and Alpine Blvd.	Steep slope (greater than 25%)	○	Hybrid: VR-7.3
	Floodplain	○	Draft Land Use: VR-7.3
	Wetlands (also Vernal Pools)	○	
Existing General Plan: 7.3 du/ac (3) 2 du/ac	Critical Biological Resource Areas	●	Environmentally Superior: VR-7.3
	Agricultural Lands	◒	
Context: Three separate areas (two of three are built-out) in the Alpine village south of Interstate 8	Other: N/A		CPG Recommendation: VR-7.3

Discussion

This AOD was initially designated either VR-15 or VR-4.3 on both the Referral and Draft Land Use Maps. During the road network planning phase, and through coordination with the Alpine CPG (5/25/06), the recommended designation was changed to VR-7.3 to reflect existing development patterns that are unlikely to redevelop. For the unbuilt-out area, the designation is consistent with surrounding areas.

The key constraints associated with AOD AL6 are critical biological resource areas and agricultural lands. Figure AL6-1 provides an aerial photo showing the boundaries of the AOD, Figure AL6-2 identifies critical biological resource areas, and Figure AL6-3 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

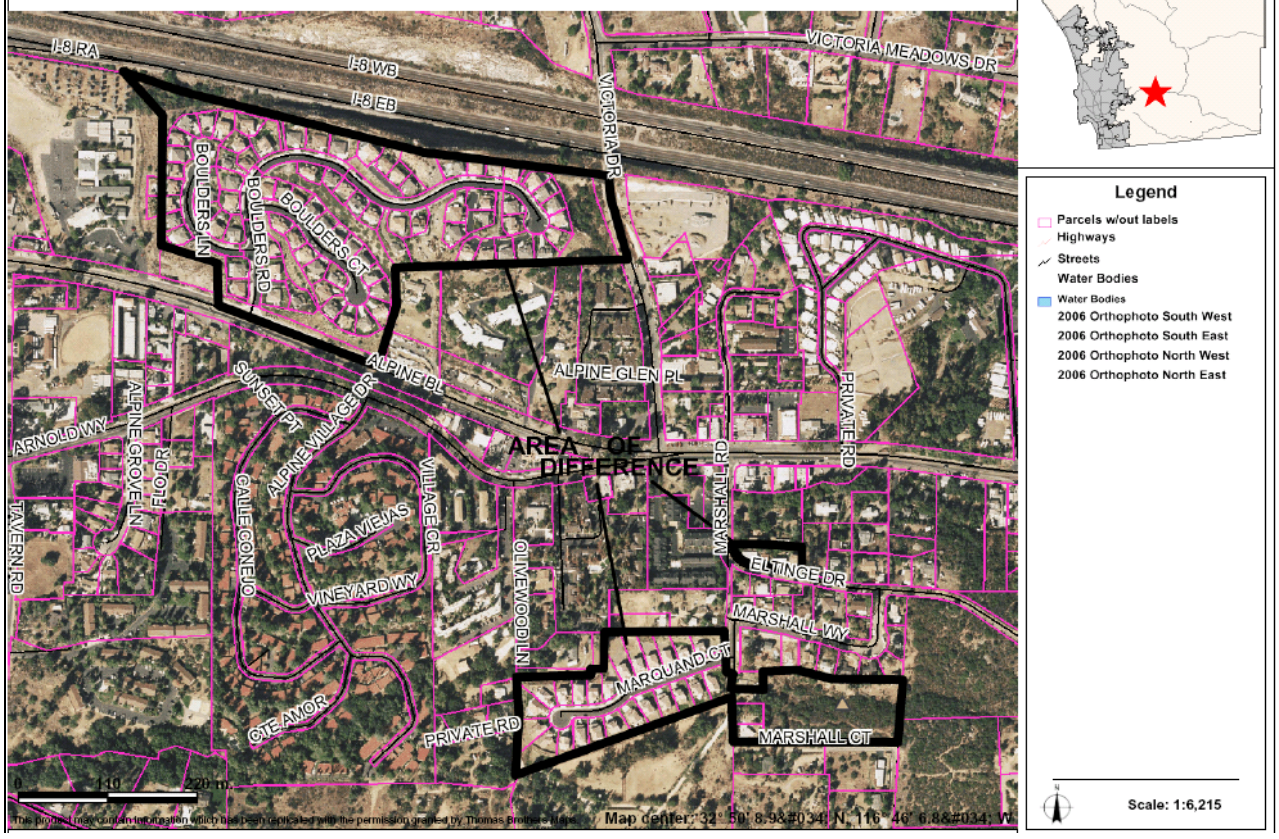
None

AREAS OF DIFFERENCE

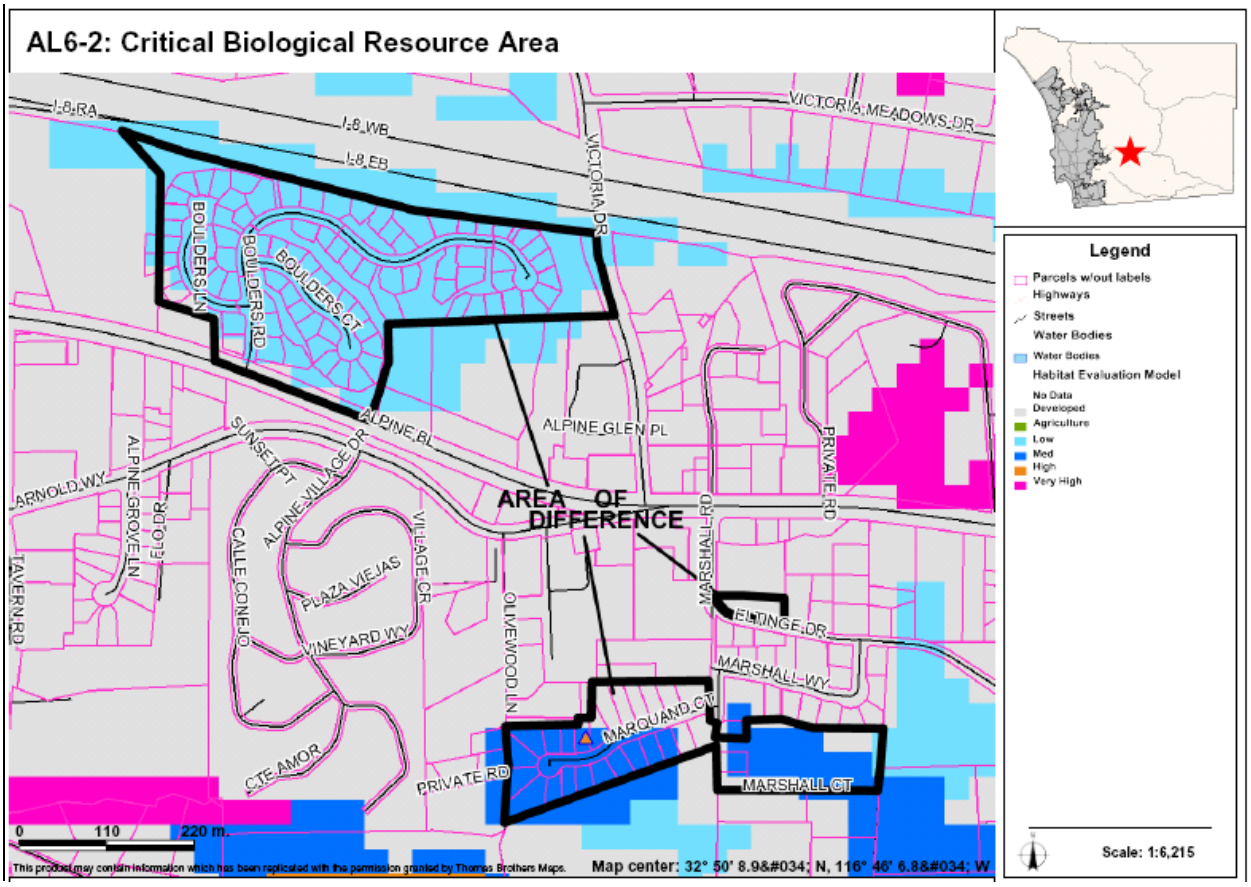
AL6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	□	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

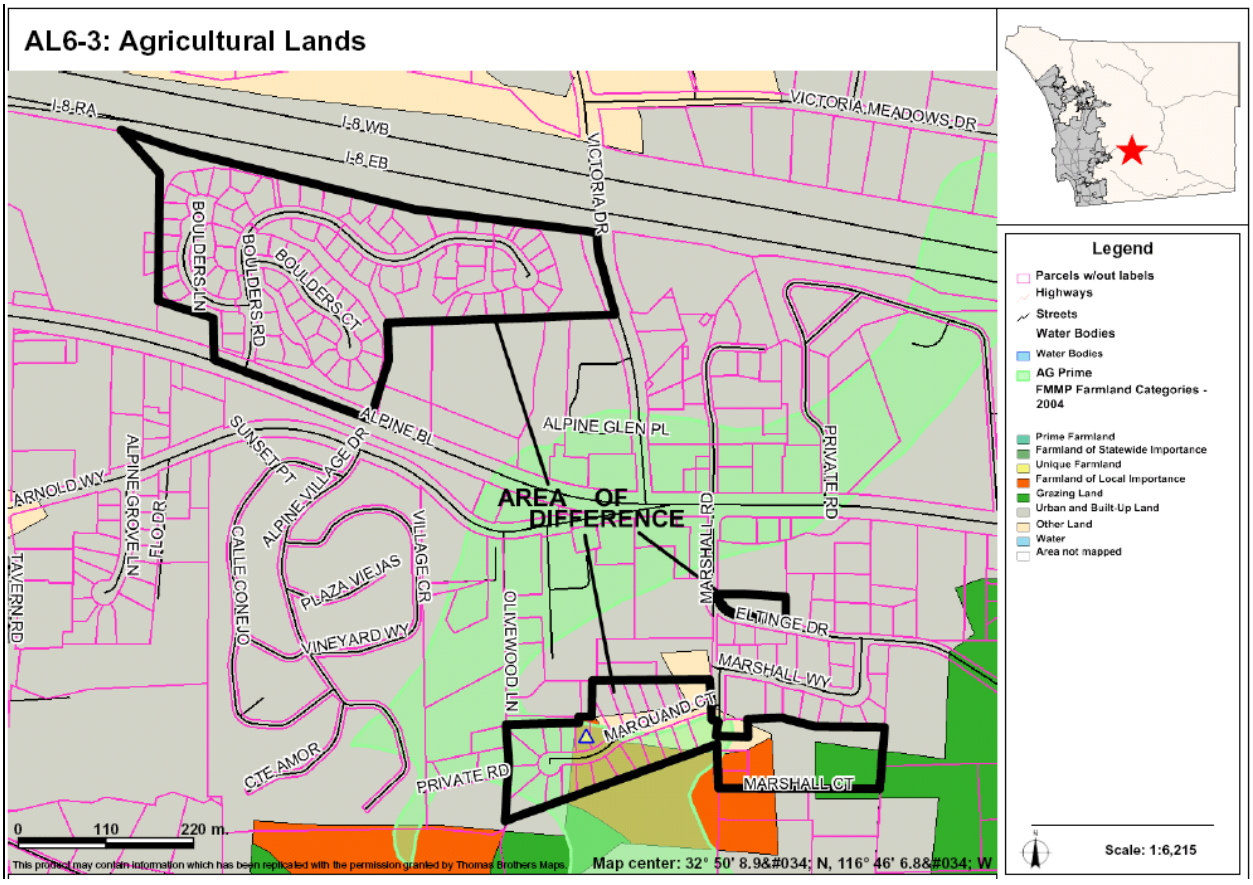
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

AL6-1: Aerial



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2
Location/Description: • 33.5 acres (2 parcels) • Inside CWA boundary • Located east of S. Grade Rd. adjacent to Boulder Oaks Ln.	Steep slope (greater than 25%)	◒	Hybrid: SR-1
	Floodplain	○	Draft Land Use: SR-1
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: SR-1
Existing General Plan: (1) 1 du/ 1,2,4 ac	Agricultural Lands	○	
Context: Undeveloped parcels bounded by undeveloped lands to the west and Spaced Rural Residential development to the east.	Other: N/A		CPG Recommendation: SR-1

Discussion

This AOD, east of Wrights Field, was initially designated VR-2 on both the Referral and Draft Land Use Maps. During the road network planning phase, in coordination with the Alpine CPG (5/25/06), the recommended density on the Draft Land Use Map was reduced to SR-1 to reduce vehicle trips contributing to a forecast level of congestion on South Grade Road and Alpine Boulevard. A portion of the site is constrained by steep slopes, which SR-1 (a slope-dependent designation) would take into account. Therefore, the designation will also provide greater flexibility in design to reflect constraints and surrounding context.

The key constraints associated with AOD AL7 are steep slopes and critical biological resource areas. Figure AL7-1 provides an aerial photo showing the boundaries of the AOD, Figure AL7-2 identifies steep slope areas, and Figure AL7-3 identifies critical biological resource areas.

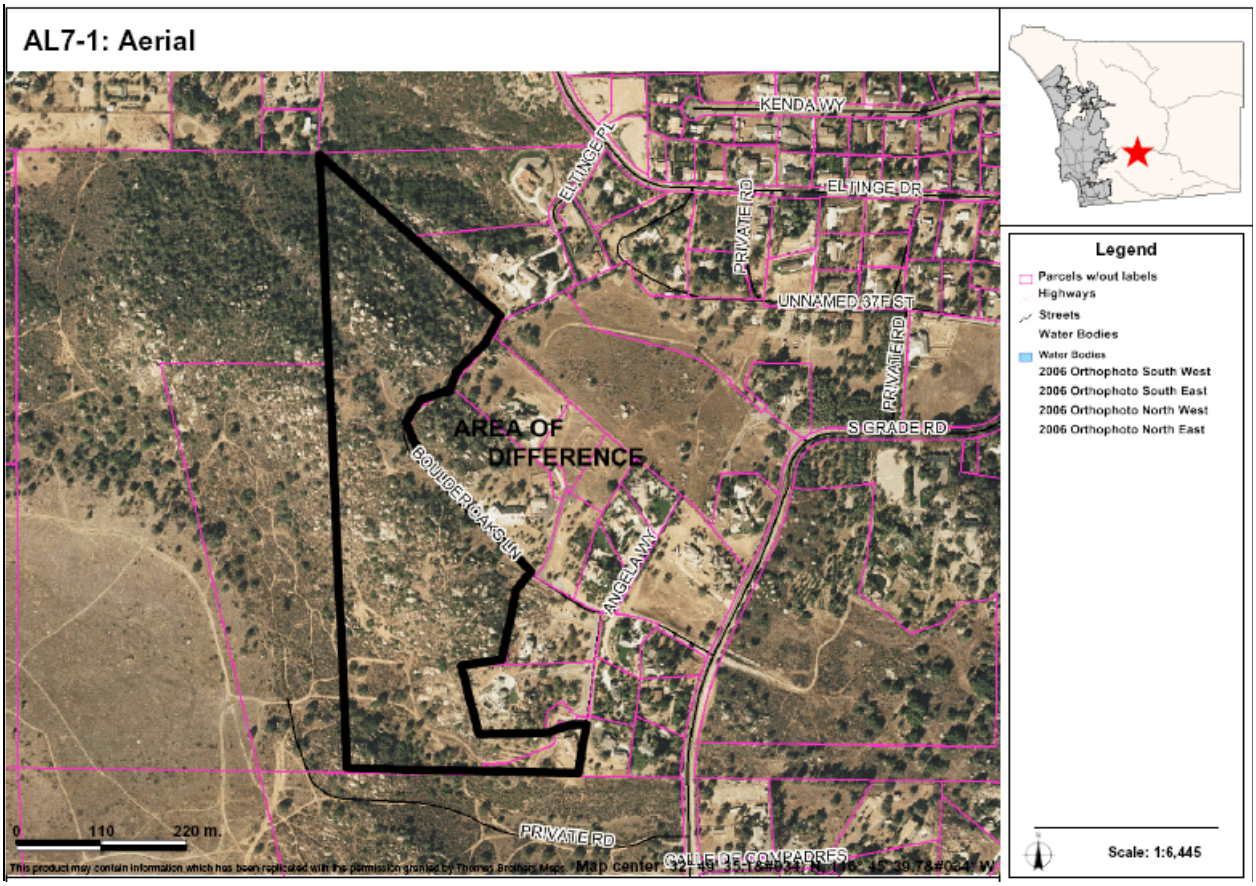
Potential Conflicts with Goals and Policies

None

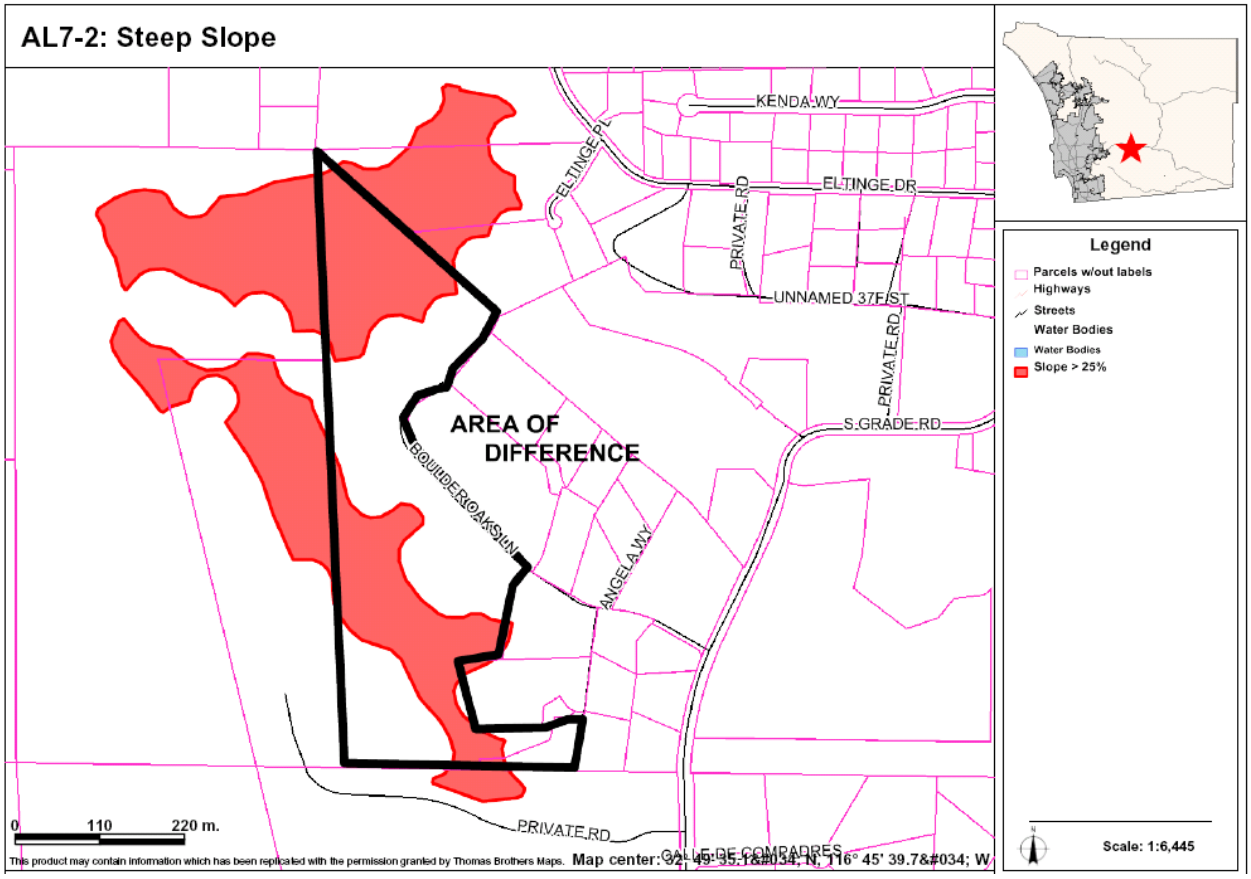
AREAS OF DIFFERENCE

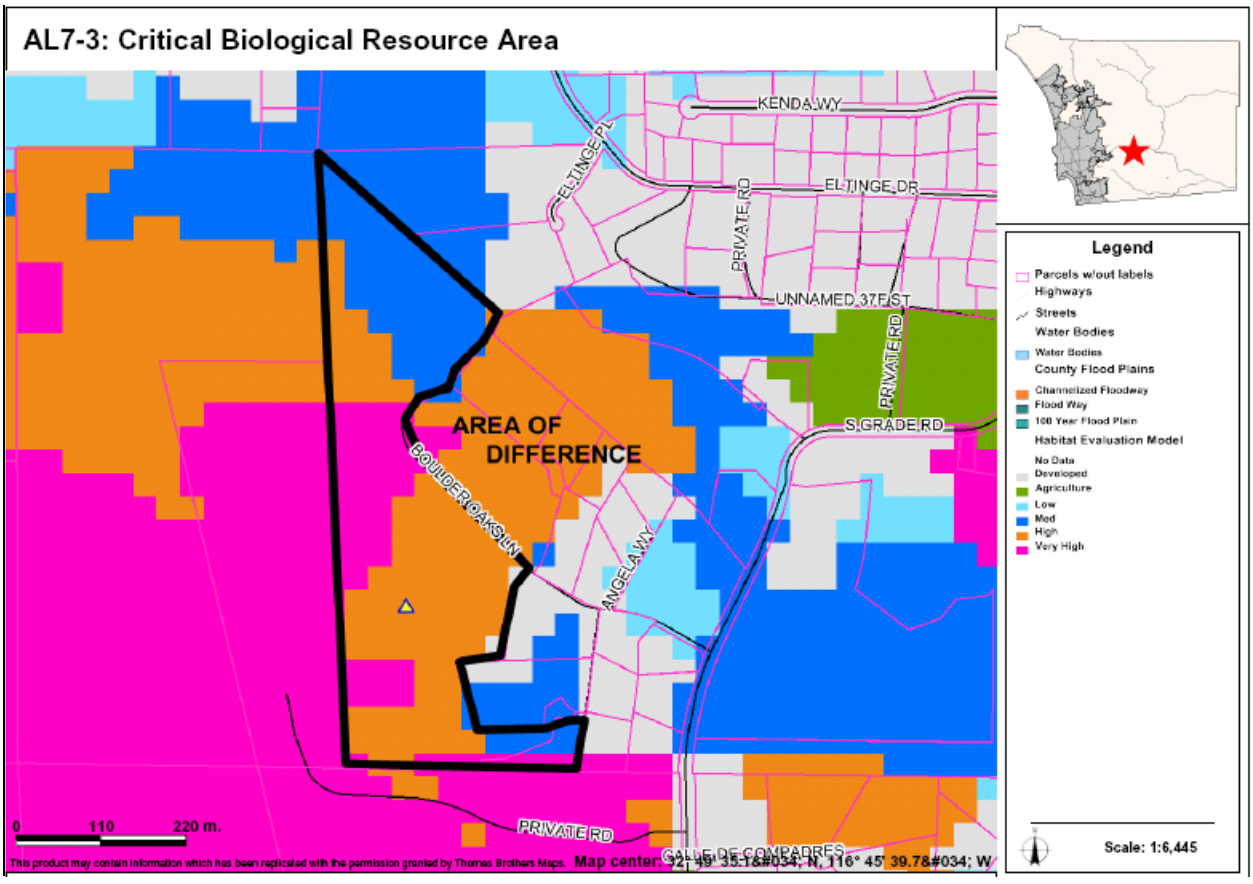
AL7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	☐	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Dyke & Grandi	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-2, I-1
Location/Description: • 34.1 acres (3 parcels) • Inside CWA boundary • <1 mile north of I-8 and accessed by Taberna Vista Wy.	Steep slope (greater than 25%)	◒	Hybrid: SR-2, I-2, I-1
	Floodplain	○	Draft Land Use: SR-2, I-2, I-1
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: SR-2, I-2, I-1
Existing General Plan: (1) 1 du/ 1,2,4 ac	Agricultural Lands	○	
Context: Undeveloped parcels surrounded by undeveloped lands and steep slopes. Spaced Rural Residential to the north.	Other: N/A		CPG Recommendation: I-2, I-1

Discussion

This area covers the northwest portion of Alpine's industrial area. The area was initially designated I-2 (Medium Impact Industrial) and I-1 (Limited Impact Industrial) on both the Referral and Draft Land Use Maps. During road network planning, staff sought ways to reduce the number of vehicle trips affecting the Tavern Road and the Tavern Road / I-8 interchange which has a failing level of service. Therefore, staff designated the northwest portion of the North Village industrial area as SR-2. Part of the rationale for this designation was the residential uses to the north and the topography of the area which was less conducive to industrial development. The change was not endorsed by the Alpine CPG (5/25/06). However, it should be noted that in combination with a change to the southeast of the area, the total industrial land would not change substantially (See AL9 and AL10). The Hybrid Map incorporates the same strategy as the Draft Land Use and Environmentally Superior Maps but draws the line between the residential and industrial designations to better follow the topography in the area. The result is a compromise between the Referral and Draft Land Use Maps.

The key constraints associated with AOD AL8 are steep slopes and critical biological resource areas. Figure AL8-1 provides an aerial photo showing the boundaries of the AOD, Figure AL8-2 identifies steep slope areas, and Figure AL8-3 identifies critical biological resource areas.

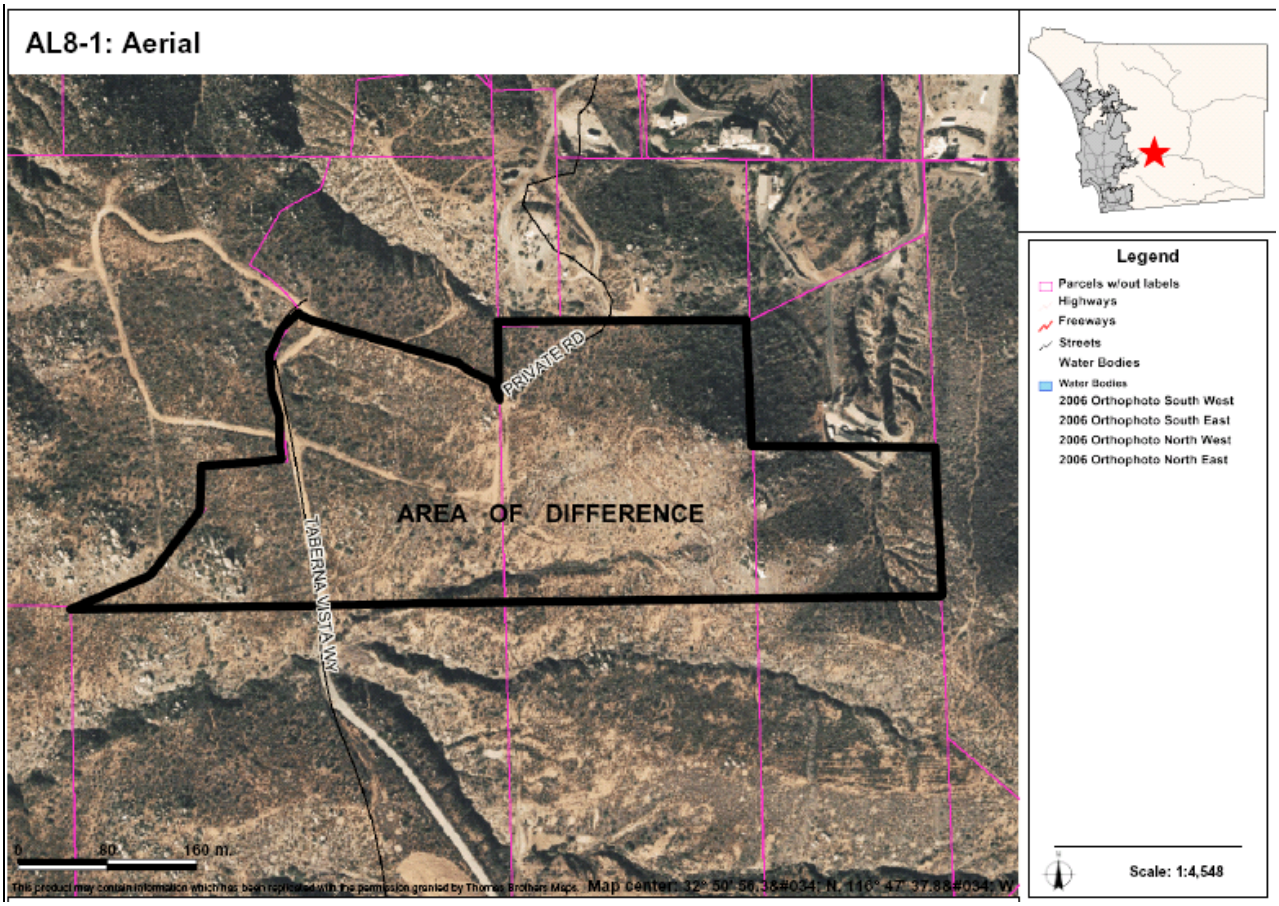
Potential Conflicts with Goals and Policies

None

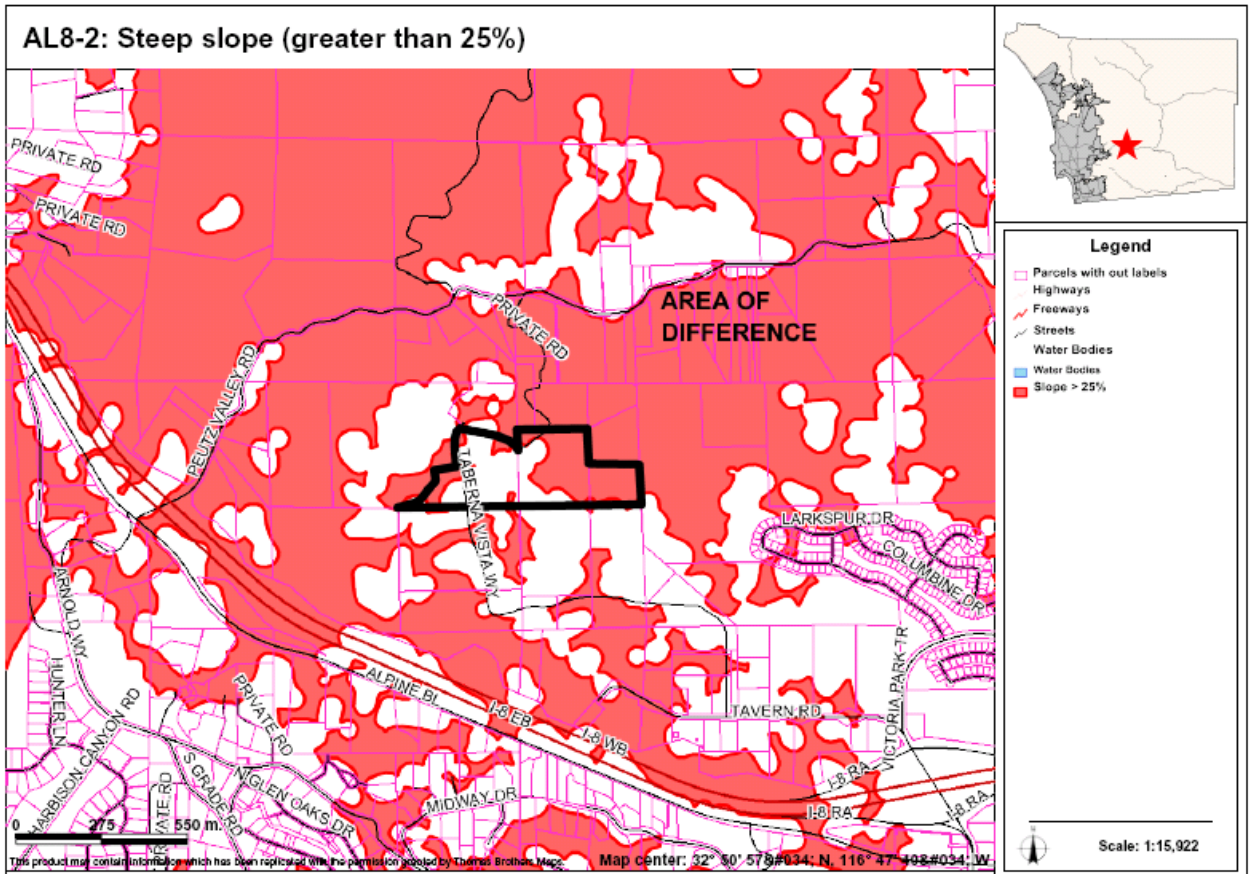
AREAS OF DIFFERENCE

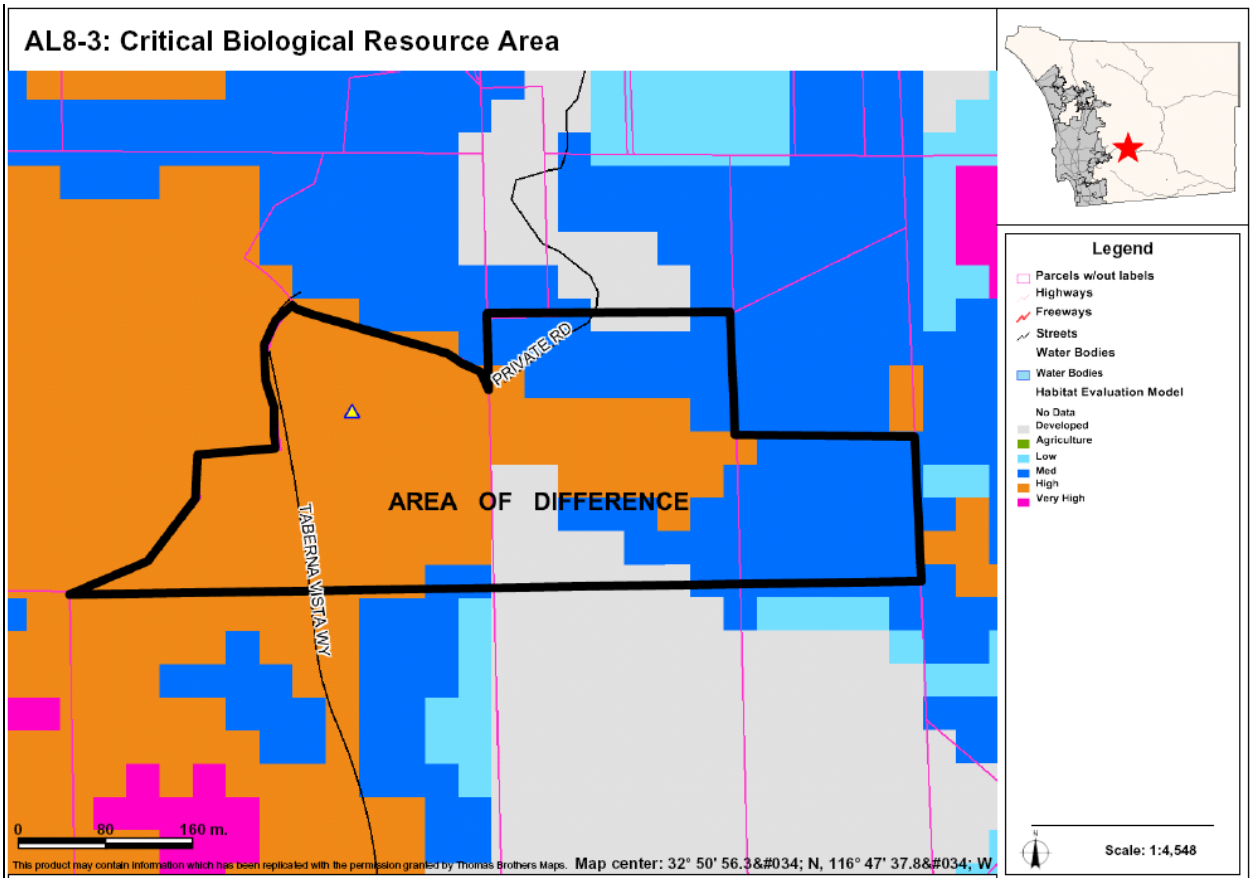
AL8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	☐	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	☐	☐

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

AL9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Dyke Location/Description: • 46.2 acres (7 parcels) • Inside CWA boundary • Adjacent I-8 and Victoria Park Trail Existing General Plan: (15) Limited Impact Industrial (1) 1 du/1,2,4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-7.3, VR-15, C-1 Hybrid: VR-2.9, VR-4.3, I-1 Draft Land Use: VR-2.9, VR-4.3, I-1 Environmentally Superior: SR-1, VR-4.3, I-1
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Consists of two undeveloped areas. The southern portion is bounded by I-8, Victoria Park Tr., Tavern Rd., and Commercial development. The northern portion is bounded by Extractive Industry to the south, a single-family residential subdivision to the north, and undeveloped lands to the east.	Other: N/A		CPG Recommendation: VR-7.3, VR-15, C-1

Discussion

This area covers the western portion of Alpine's North Village. The area was originally the same on the Referral and Draft Land Use Maps, but the Draft Land Use Map was changed by lowering the residential densities and changing the Commercial area to a Limited Impact Industrial. The rationale was to reduce vehicular trips using the Tavern Rd. / I-8 interchange, which is forecast to have major congestion issues. The Hybrid Map is the same as the Draft Land Use Map, but the Environmentally Superior Map further reduces the residential density. Another reason to lower the residential density is to be more compatible with the existing neighborhood to the north. In addition, densities to the east have been increased (See AL10) to offset some of the reduction. The changes were not endorsed by the Alpine CPG (5/25/06). This change was made to reduce the traffic impacts created by these uses. The Alpine CPG recognized the need to reduce trips and sought to achieve the reductions through an Extractive Use overlay.

The key constraint associated with AOD AL9 is steep slopes. Figure AL9-1 provides an aerial photo showing the boundaries of the AOD and Figure AL9-2 identifies steep slope areas.

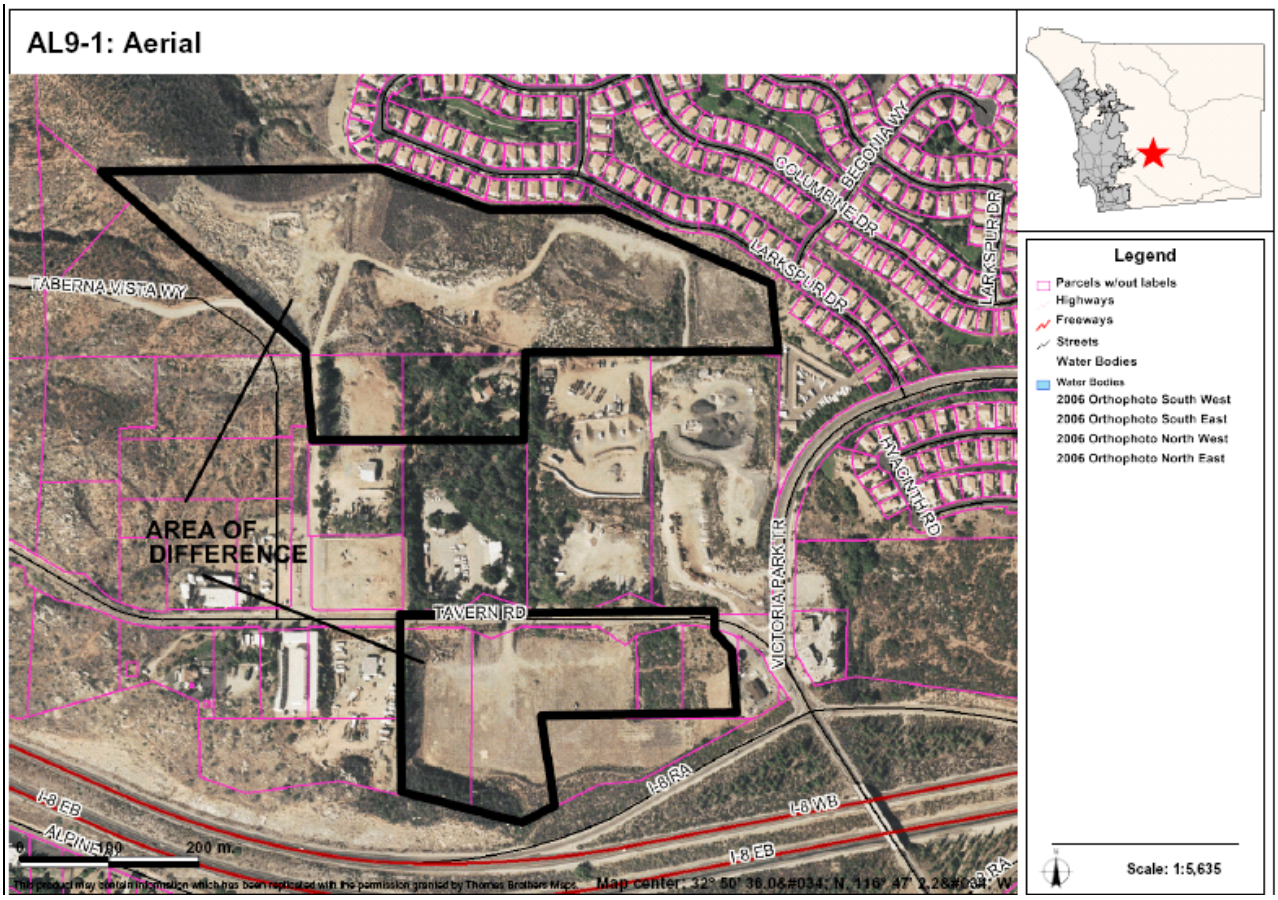
Potential Conflicts with Goals and Policies

None

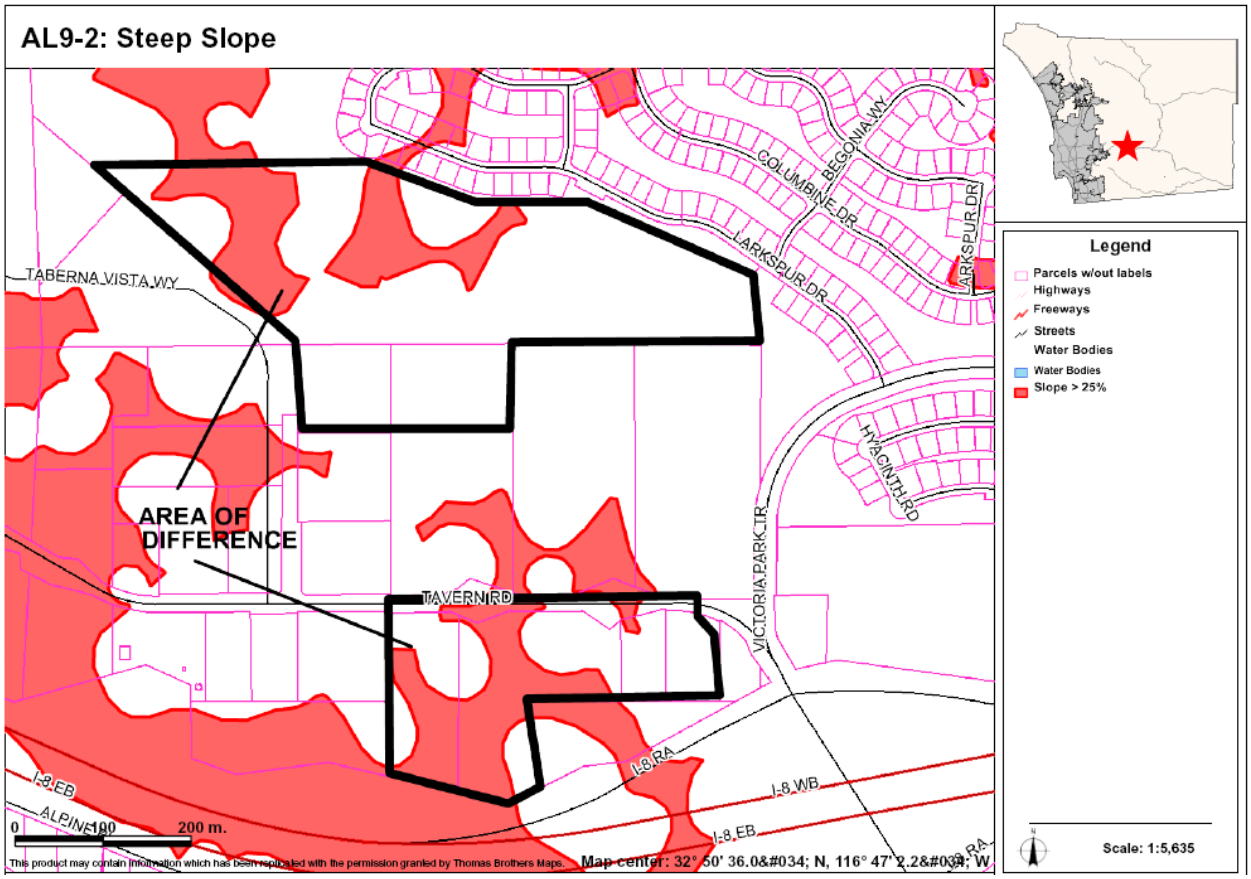
AREAS OF DIFFERENCE

AL9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	□	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	□	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

AL10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: North Village Housing Element Changes (Dyke) Location/Description: • 14.6 acres (2 parcels) • Inside CWA boundary • Adjacent to Tavern Rd. and Victoria Park Tr. Existing General Plan: (15) Limited Impact Industrial	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15, C-1 Hybrid: VR-20 Draft Land Use: VR-20 Environmentally Superior: VR-20
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Extractive Industrial area bounded by Industrial lands (west), Tavern Rd. (south), Victoria Park Tr. and Residential Recreation (east), and undeveloped lands (north).	Other: N/A		CPG Recommendation: N/A

Discussion

This area is located in the western portion of Alpine's North Village area. Similar to AL8 and AL9, the area was originally designated the same on the Referral and Draft Land Use Maps. The density was increased on the Draft Land Use Map to offset some of the decreases in density to the northwest (AL8). The increase also assists the County with its Housing Element Adequate Sites Inventory, providing a potential of 227 housing units. Furthermore, there will be a net decrease in vehicle trips since the difference also affects an area of General Commercial (GC). The Alpine CPG has not considered this change. The Hybrid and Environmentally Superior Maps are the same as the Draft Land Use Map.

There are no key constraints associated with AOD AL10. Figure AL10-1 provides an aerial photo showing the boundaries of the AOD.

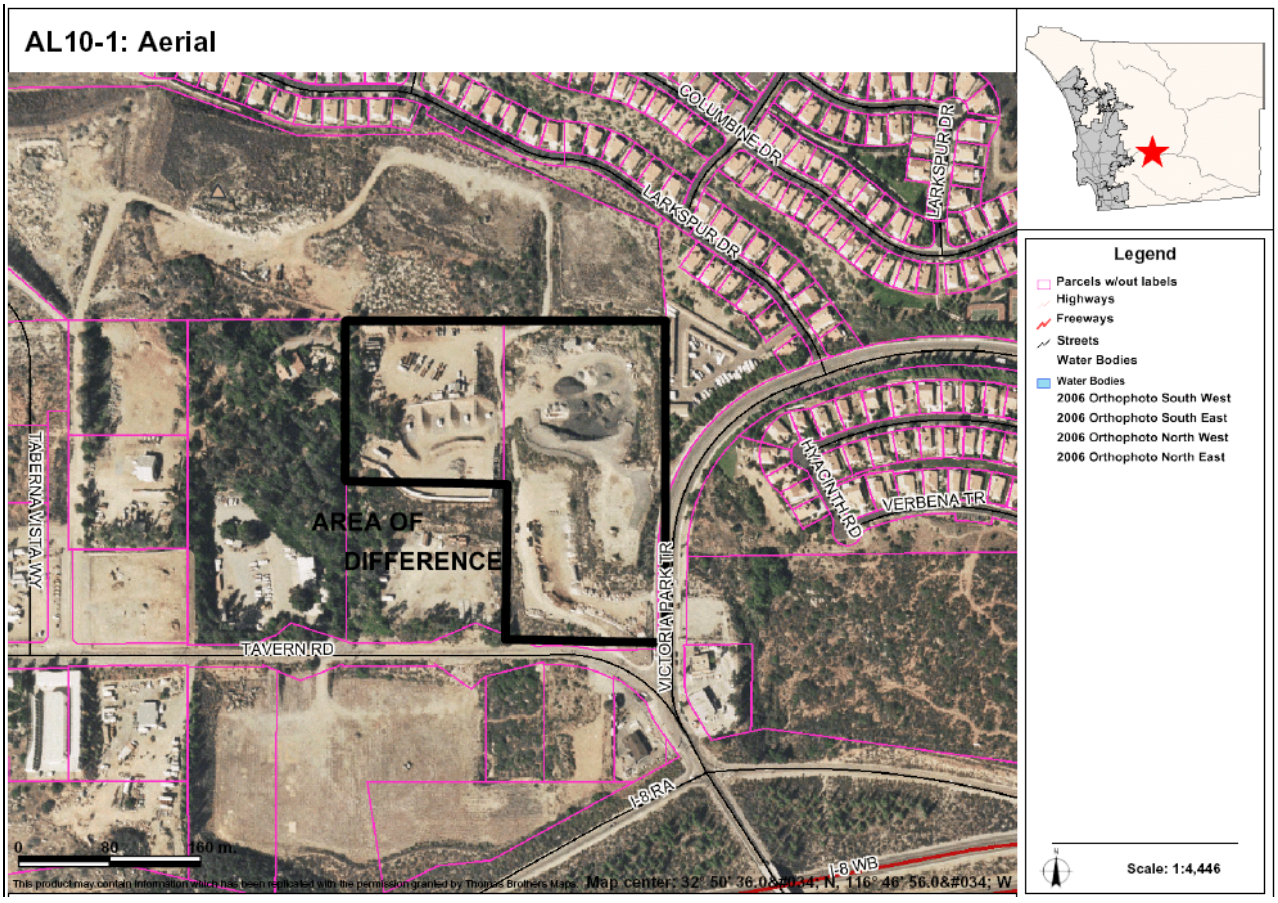
Potential Conflicts with Goals and Policies

None

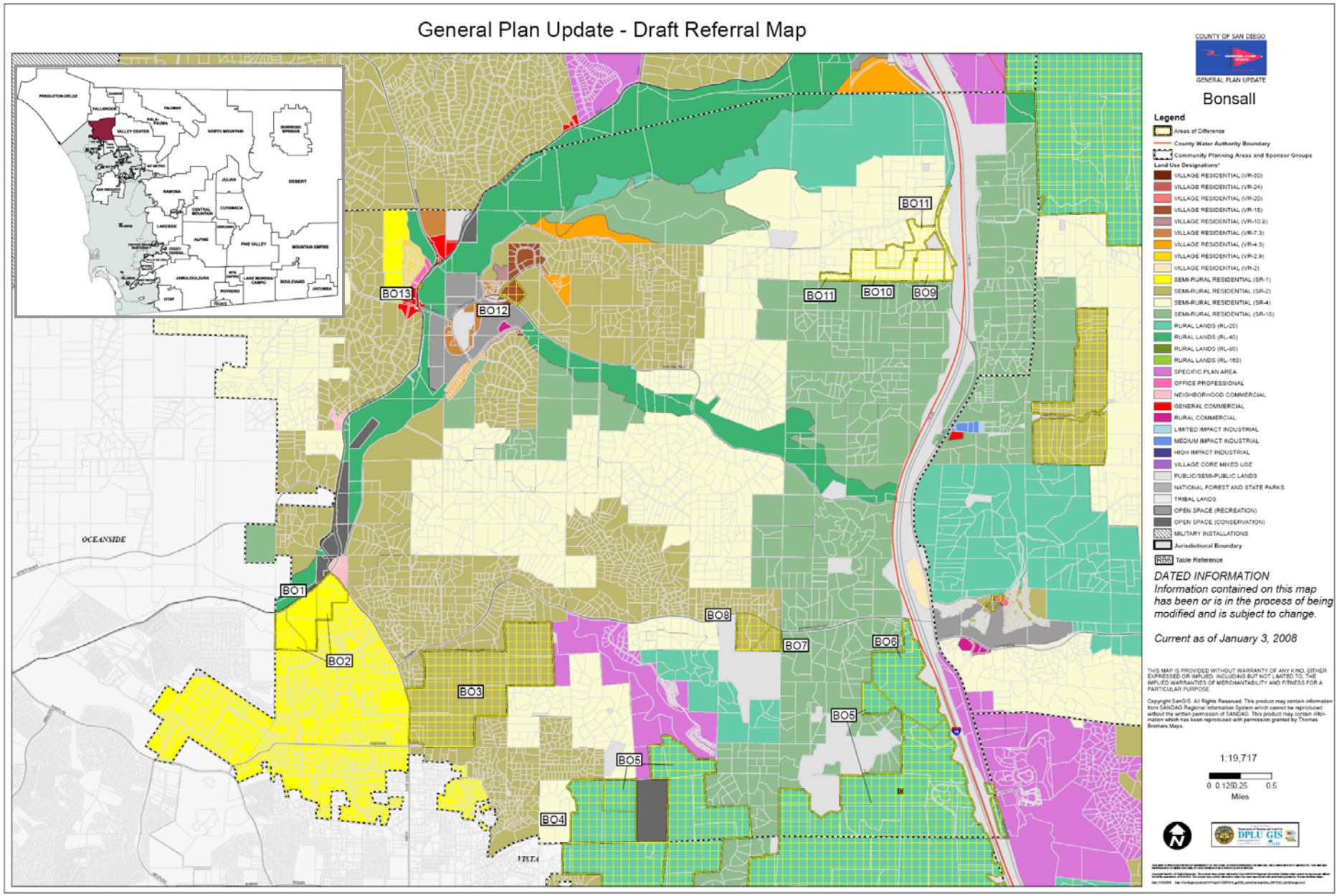
AREAS OF DIFFERENCE

AL10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	□	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



Bonsall CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

BO1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Stacco [5] Location/Description: • 79.02 acres (5 parcels) • Inside CWA boundary • Adjacent to City of Oceanside and SR 76 (Mission Avenue) Existing General Plan: (17) 1 du/2,4 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-1 Hybrid: SR-1 Draft Land Use: SR-2 Environmentally Superior: SR-2
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel bordered by spaced rural residential to the south and east; undeveloped land to the west; and SR-76 to the north.	Other: N/A		CSG Recommendation: SR-1

Discussion

This site is located adjacent to developed lands and along a major road. It is also located in a Resource Conservation area, contains some biologically sensitive habitat, and contributes trips to Mission Road, with a failing level of service. Either designation would be consistent with the adjacent developed land.

The key constraints associated with AOD BO1 are steep slopes, wetlands, and critical biological resource areas. Figure BO1-1 provides an aerial photo showing the boundaries of the AOD, Figure BO1-2 identifies steep slope areas, Figure BO1-3 identifies wetlands, and Figure BO1-4 identifies critical biological resource areas.

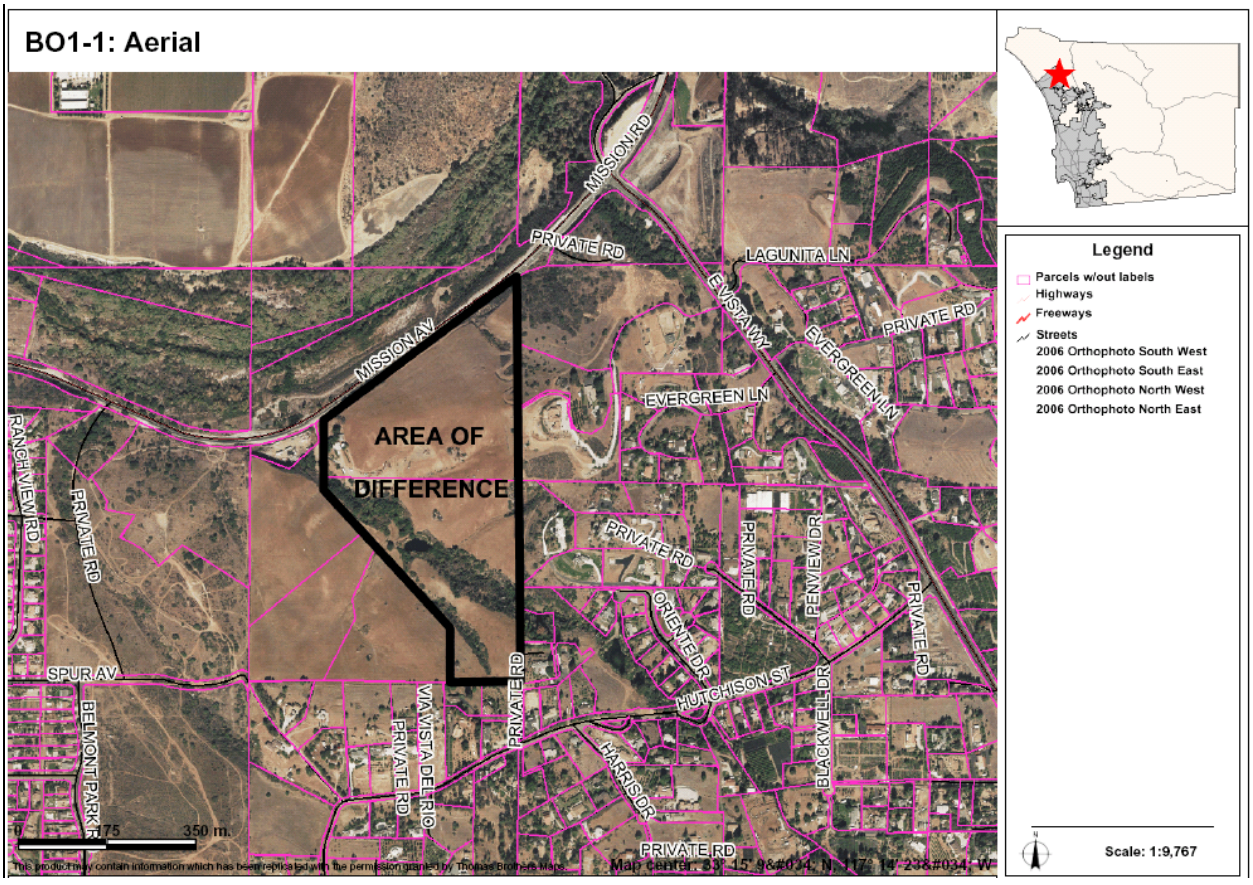
Potential Conflicts with Goals and Policies

None

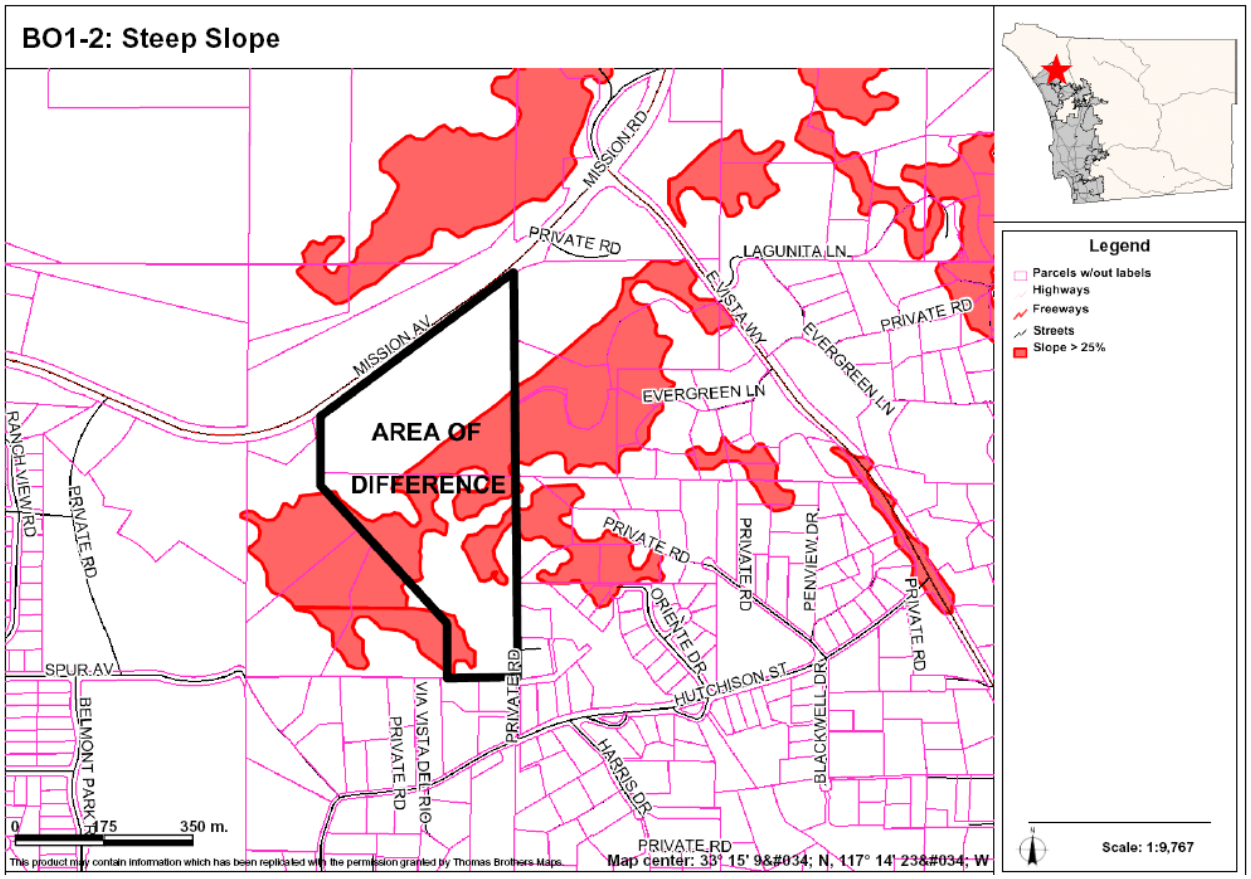
AREAS OF DIFFERENCE

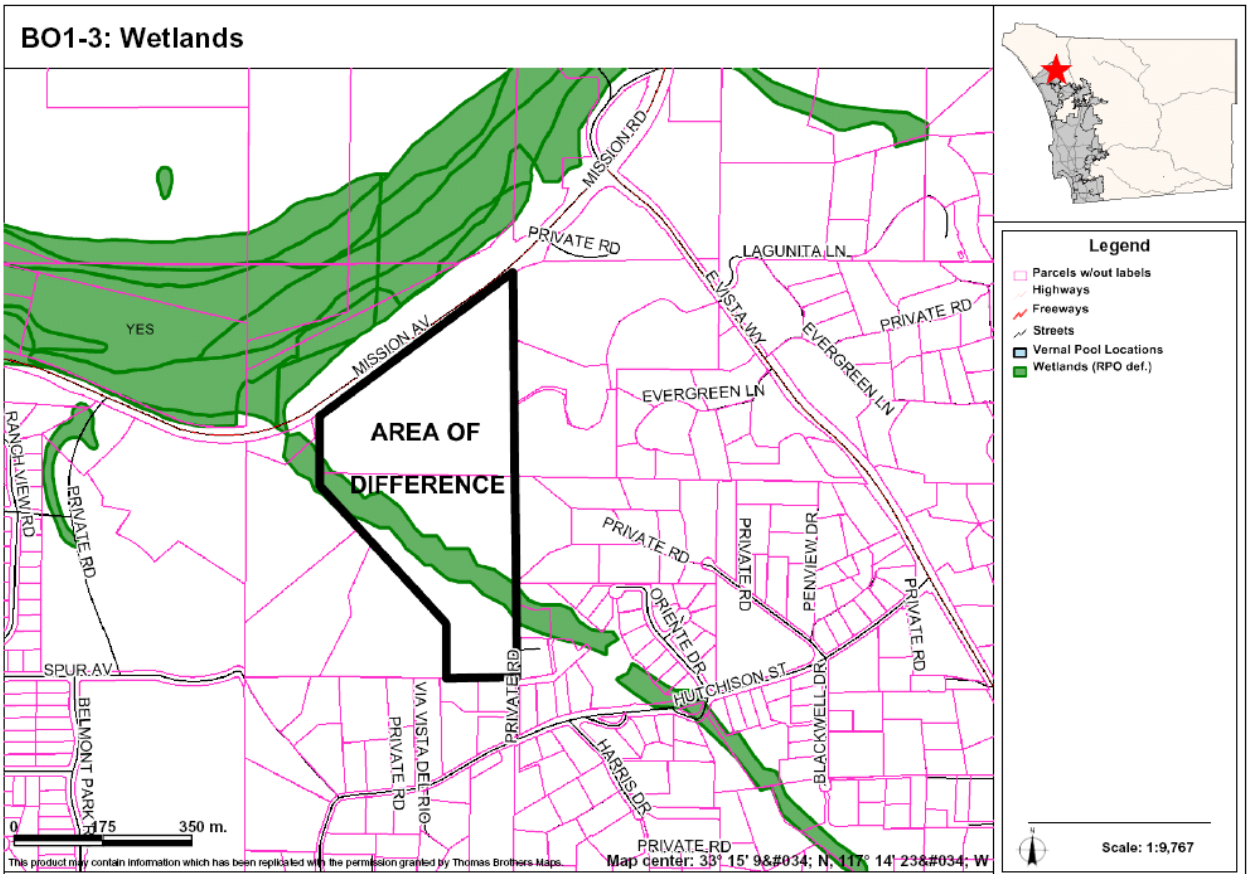
BO1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	☐	☐
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	■	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

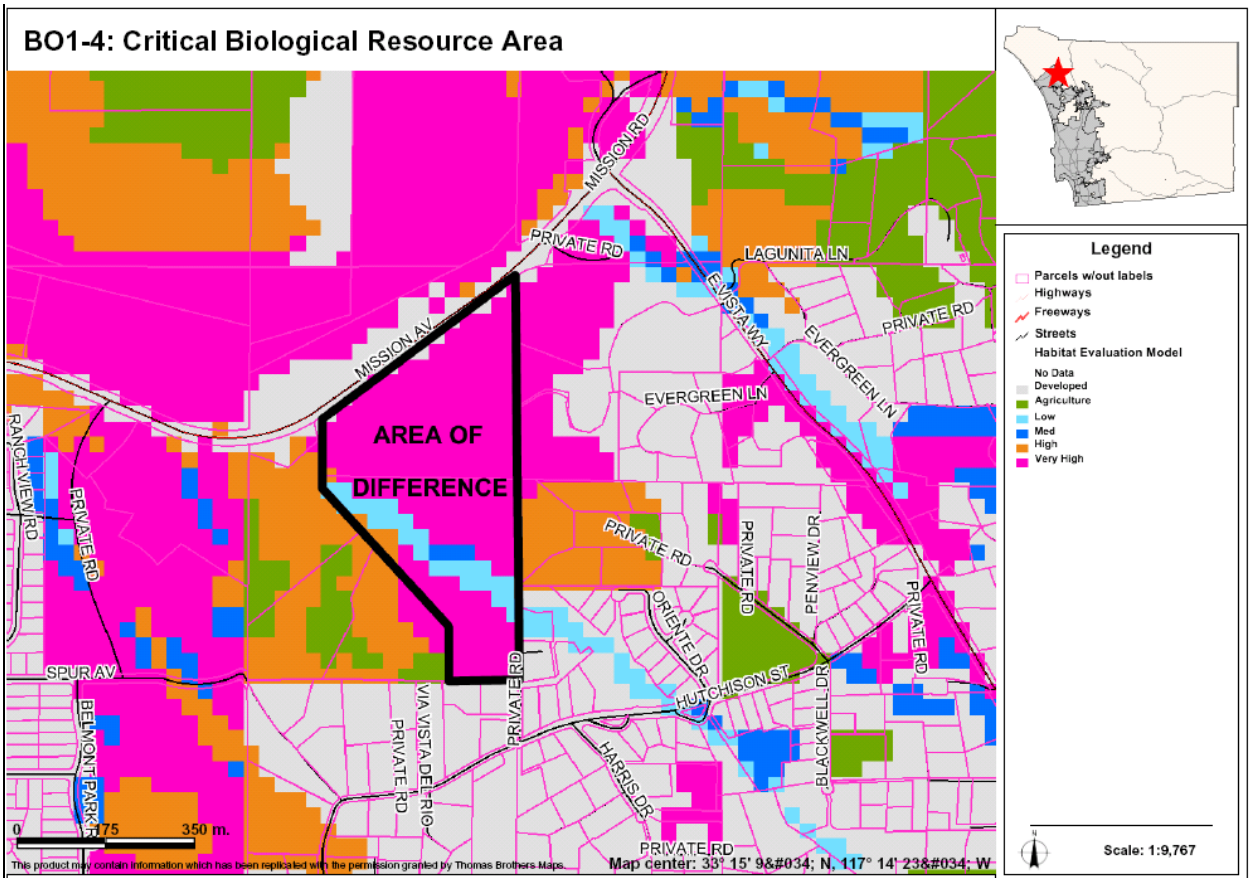


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-1
Location/Description: • 70.3 acres (9 parcels) • Inside CWA boundary • Adjacent to City of Oceanside and south of SR 76 (Mission Avenue) near landfills. Also adjacent to E. Vista Way.	Steep slope (greater than 25%)	◒	Hybrid: SR-1
	Floodplain	○	Draft Land Use: SR-2
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-2
	Critical Biological Resource Areas	●	
Existing General Plan: (17) 1 du/2,4 acres	Agricultural Lands	◒	
Context: Two generally undeveloped parcels. The northeast land is split into three uses from north to south: low recreational, vacant, and spaced residential. The southwest land is entirely undeveloped.	Other: N/A		CSG Recommendation: None

Discussion

This AOD reflects land use designation changes made to retain consistency with the changes made for AOD B1.

The key constraints associated with AOD BO2 are steep slopes, critical biological resource areas, and agricultural lands. Figure BO2-1 provides an aerial photo showing the boundaries of the AOD, Figure BO2-2 identifies steep slope areas, Figure BO2-3 identifies critical biological resource areas, and Figure BO2-4 identifies important agricultural lands.

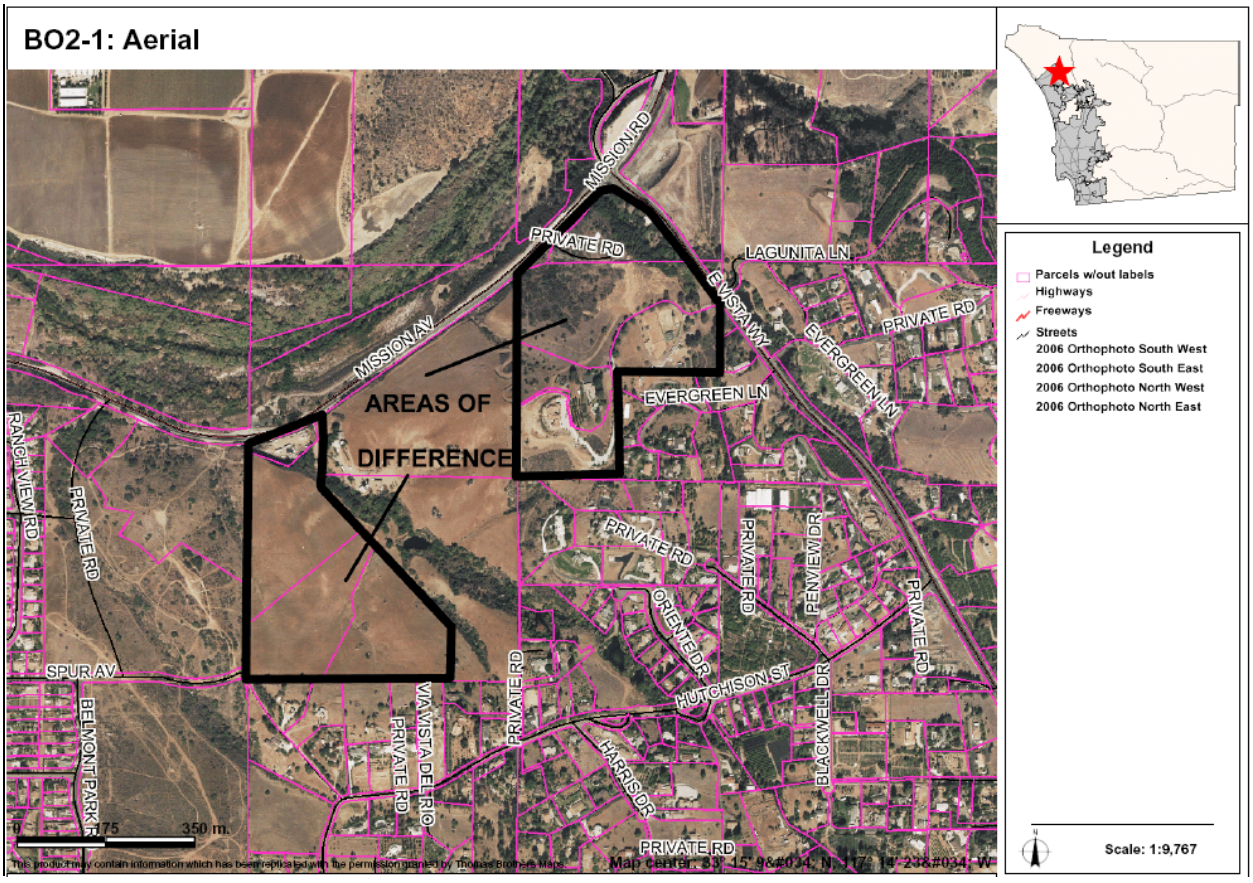
Potential Conflicts with Goals and Policies

None

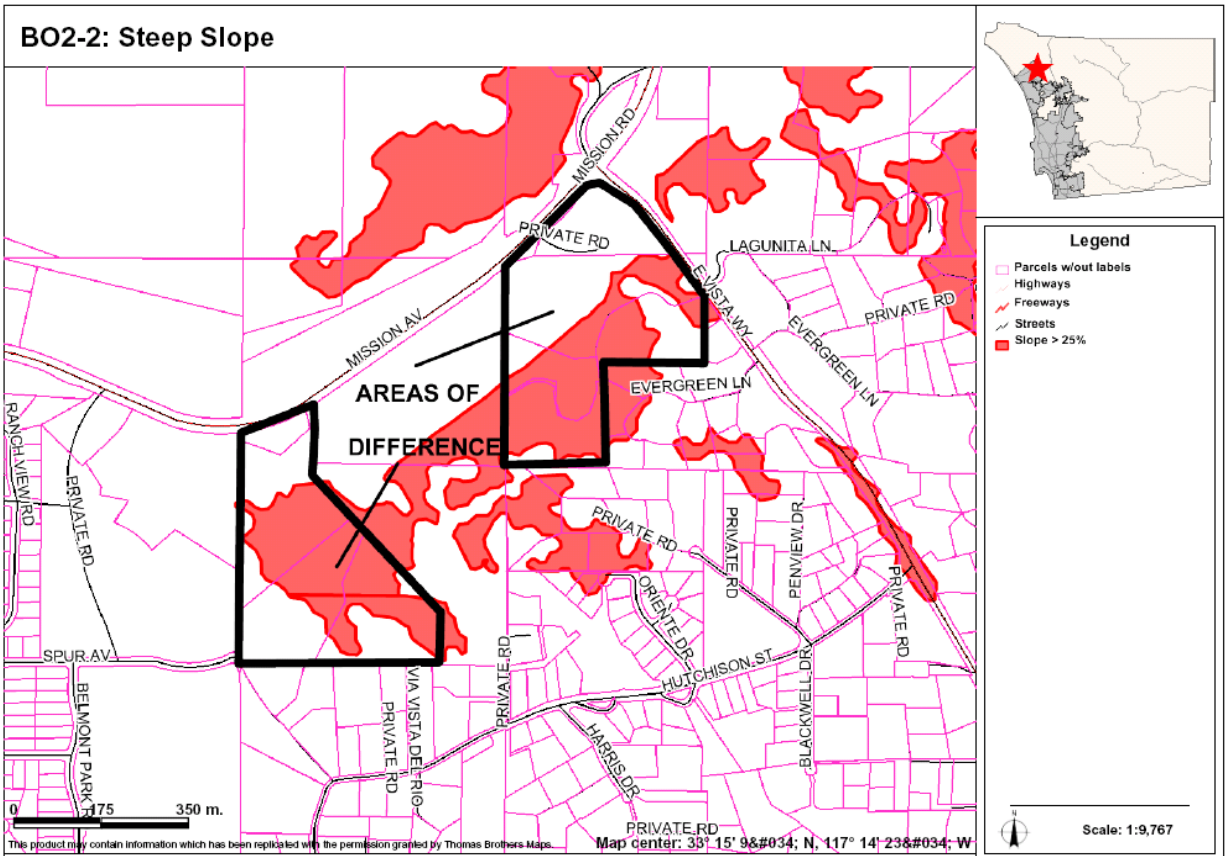
AREAS OF DIFFERENCE

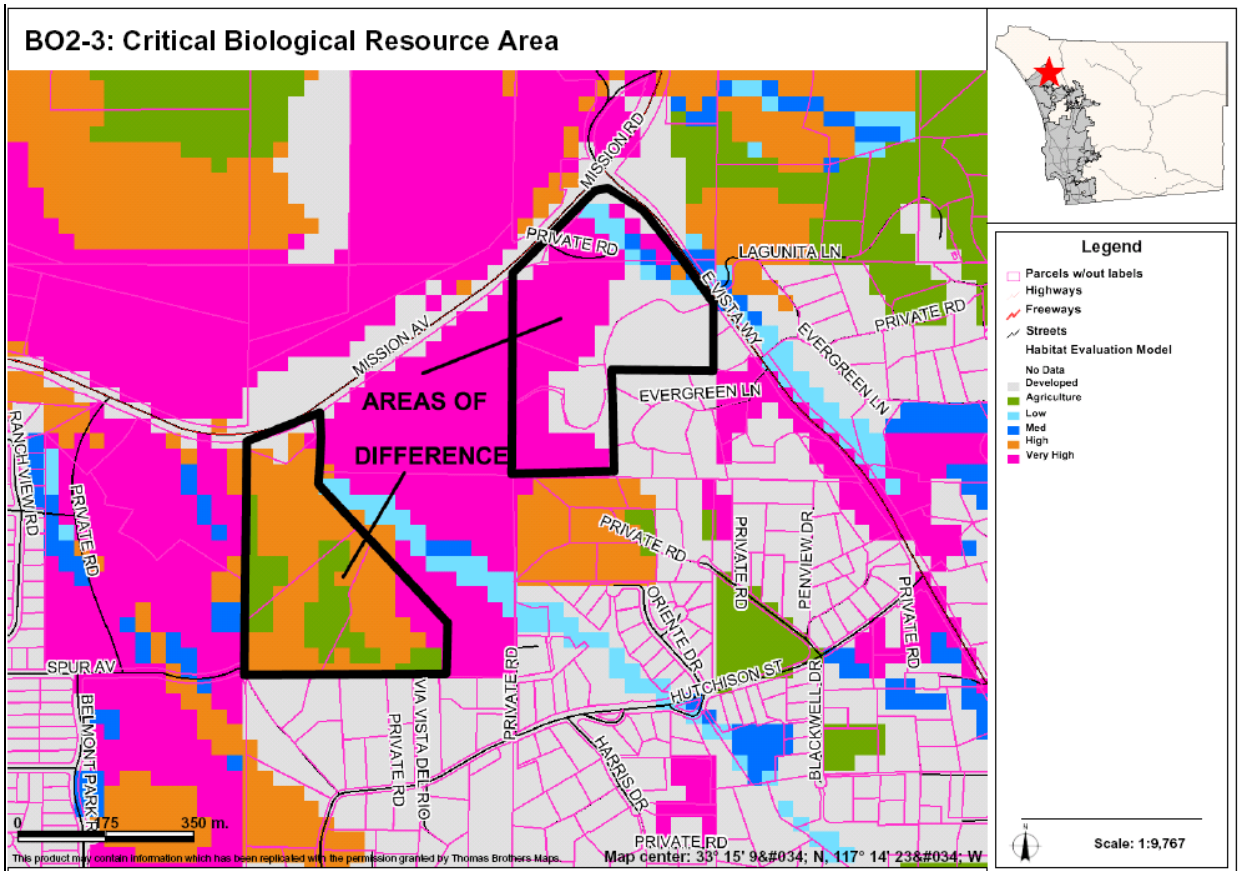
BO2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	☐	☐
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available

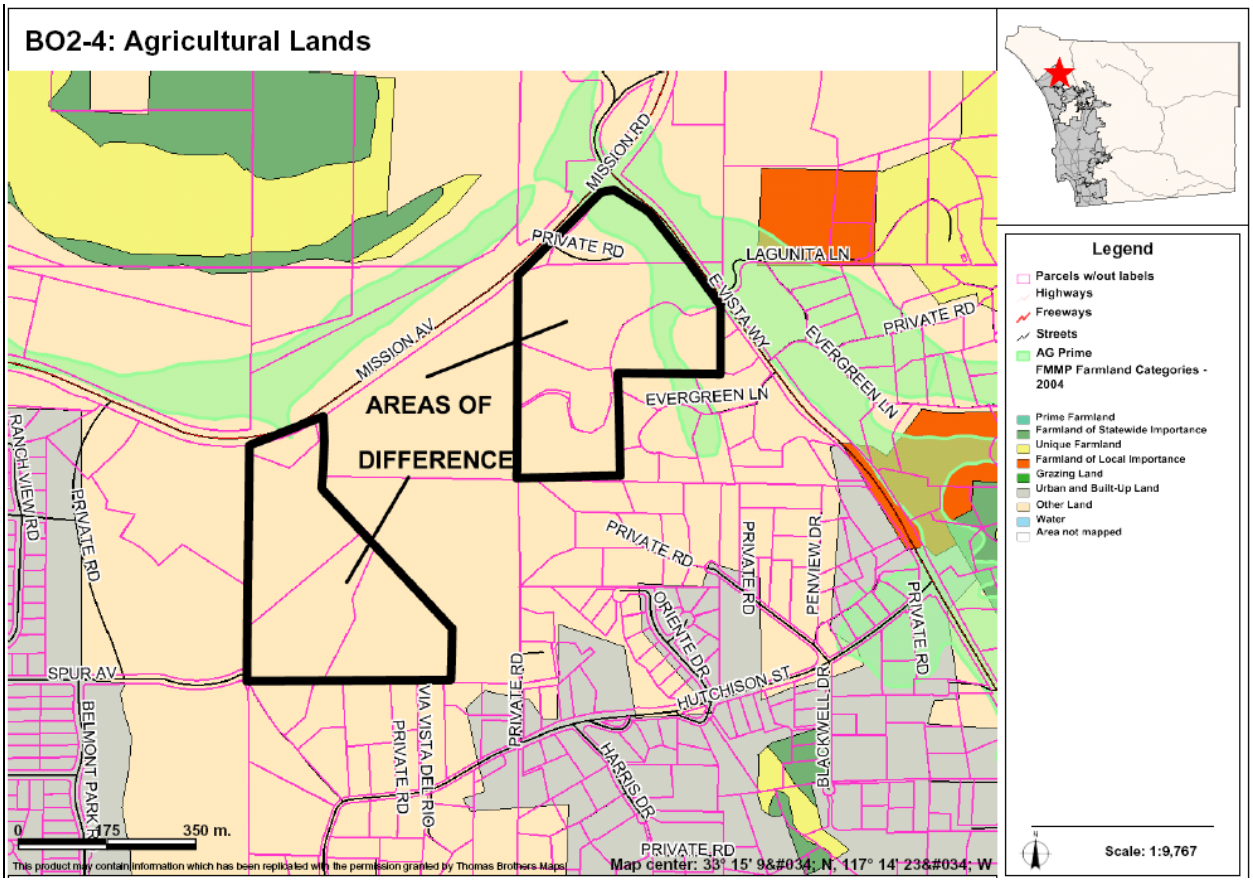


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Board Motion for Traffic Modeling [p] Location/Description: • 445.5 acres (13 parcels) • Inside CWA boundary • Adjacent to E. Vista Way and south of Gopher Canyon Rd. Existing General Plan: (19) 1 du/2,4,8 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: SR-10 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Generally undeveloped with field crops and intensive agricultural uses in the southwest portion of the AOD. Surrounded by single-family and multi-family homes to the south and west, with vacant lands to the east and north.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is generally surrounded by subdivided lands; located near the Vista city limits and major public roads. The area contains agricultural uses and is partially mapped as farmland of statewide importance. Portions of the site may contain biologically sensitive habitat and the site likely contributes trips to roads with poor level of service. The Hybrid Map, which is consistent with the parcelization to the south, is a compromise between the Referral & Draft Land Use Maps.

The key constraints associated with AOD BO3 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure BO3-1 provides an aerial photo showing the boundaries of the AOD, Figure BO3-2 identifies steep slope areas, Figure BO3-3 identifies wetlands, Figure BO3-4 identifies critical biological resource areas, and Figure BO3-5 identifies important agricultural lands.

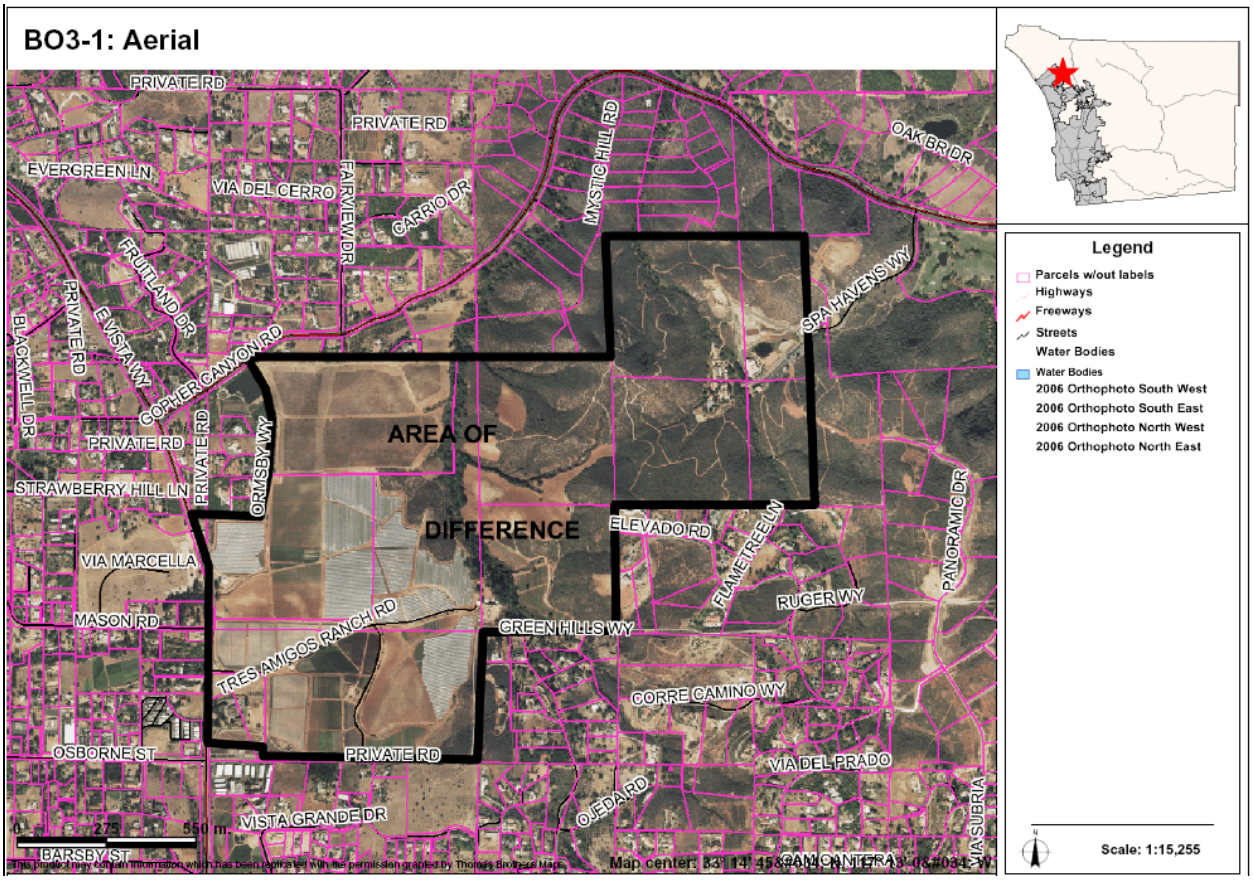
Potential Conflicts with Goals and Policies

None

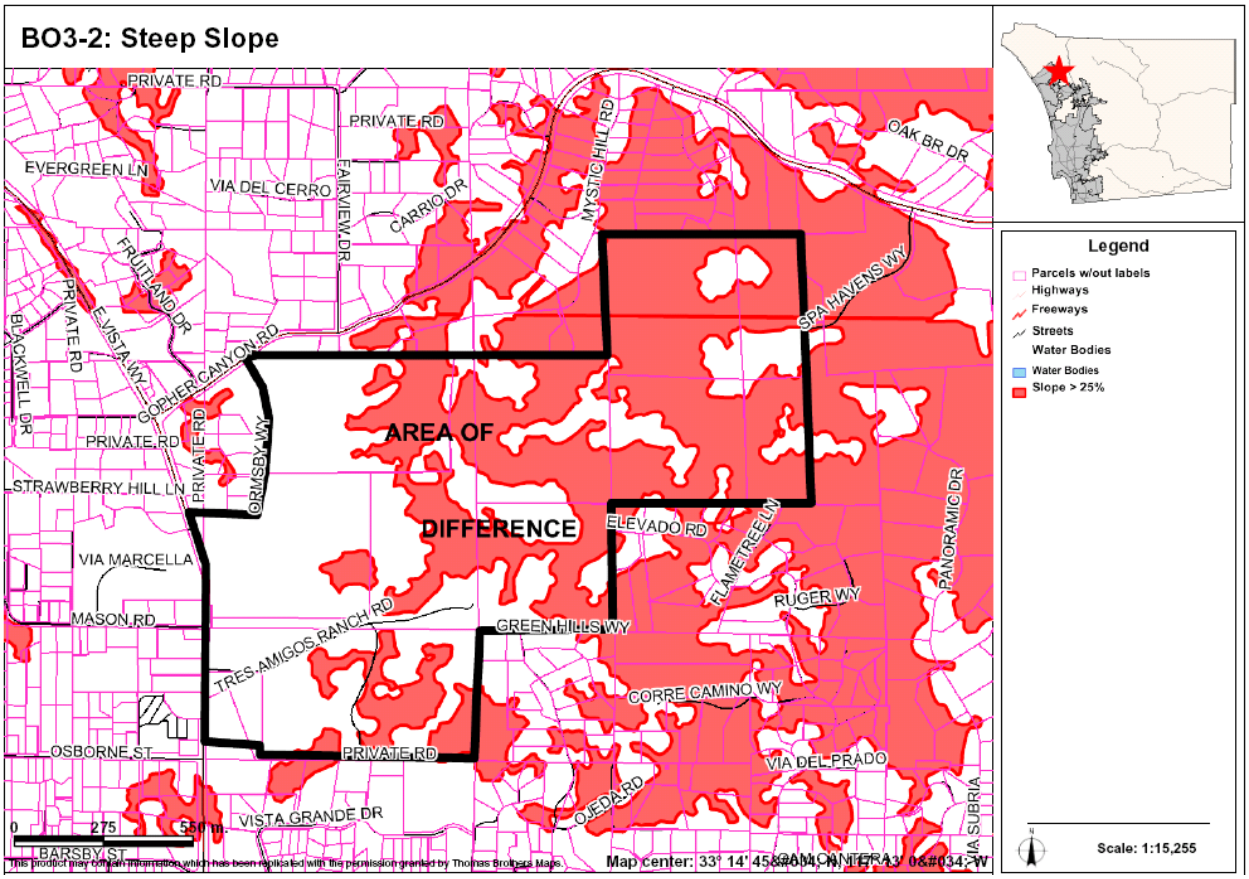
AREAS OF DIFFERENCE

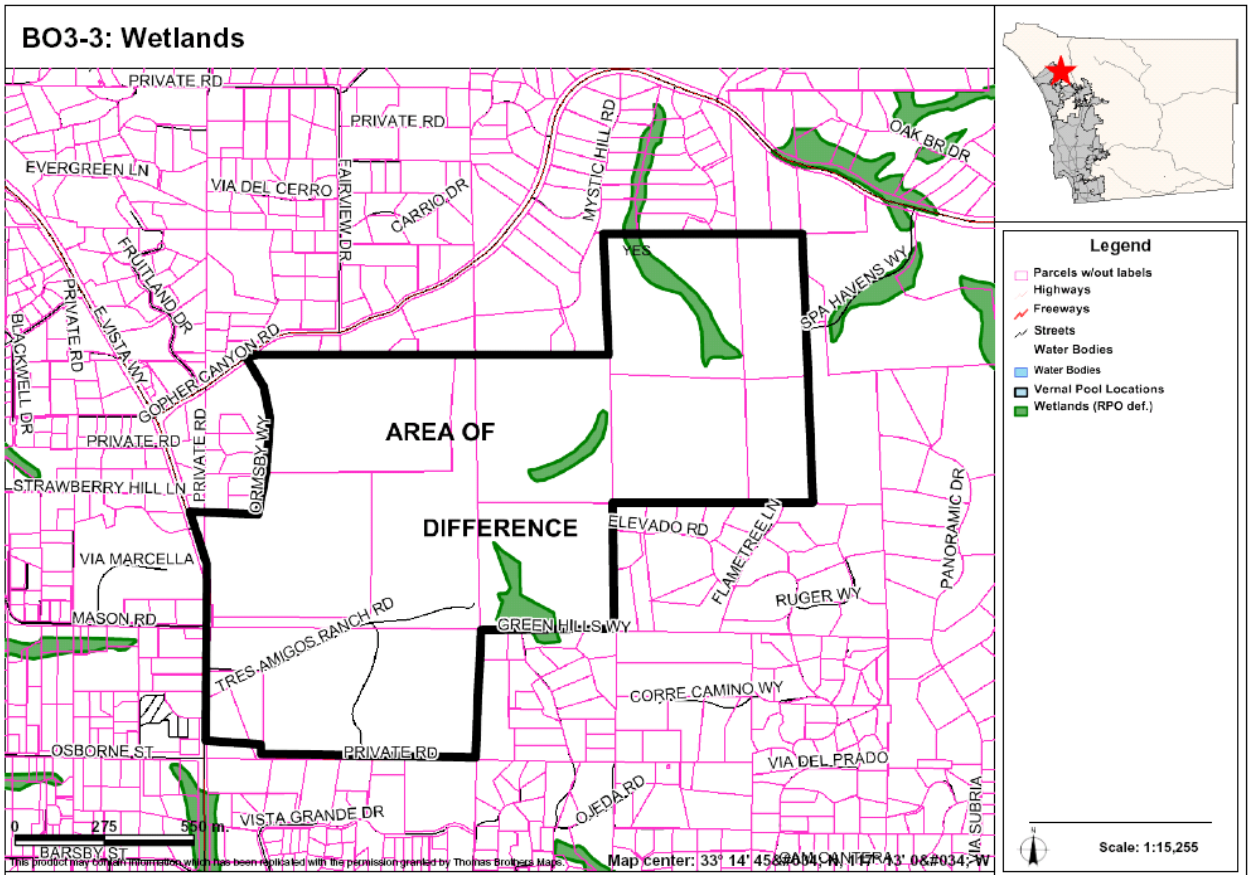
BO3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	□	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



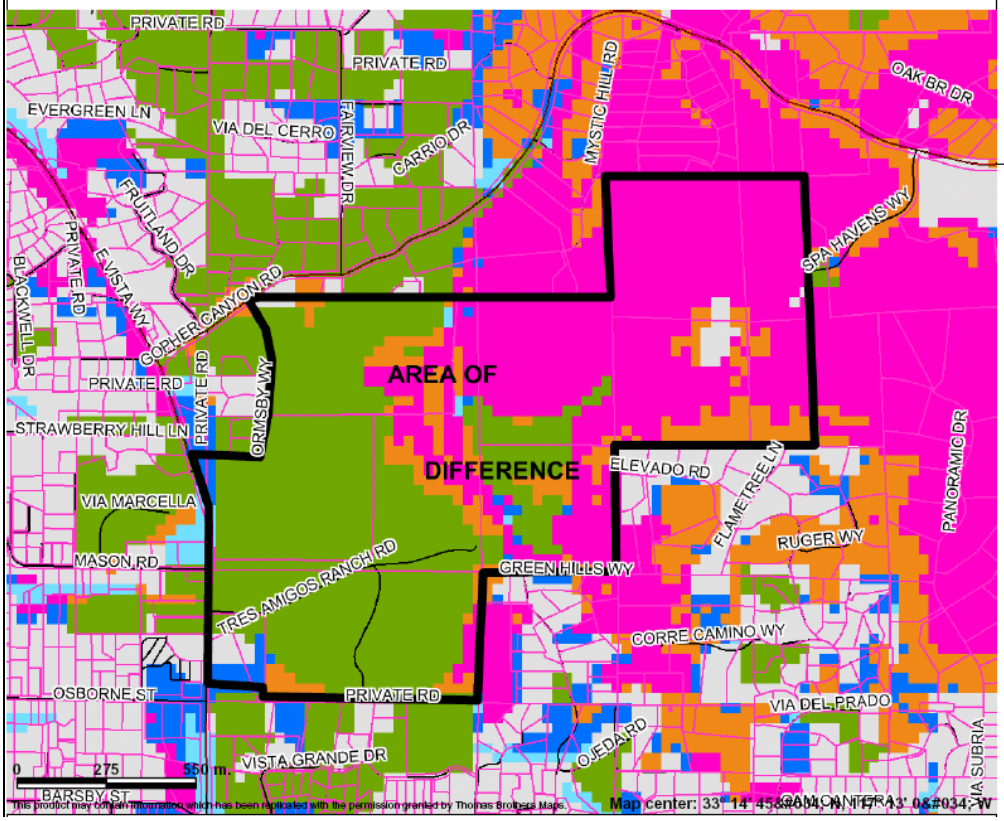
AREAS OF DIFFERENCE



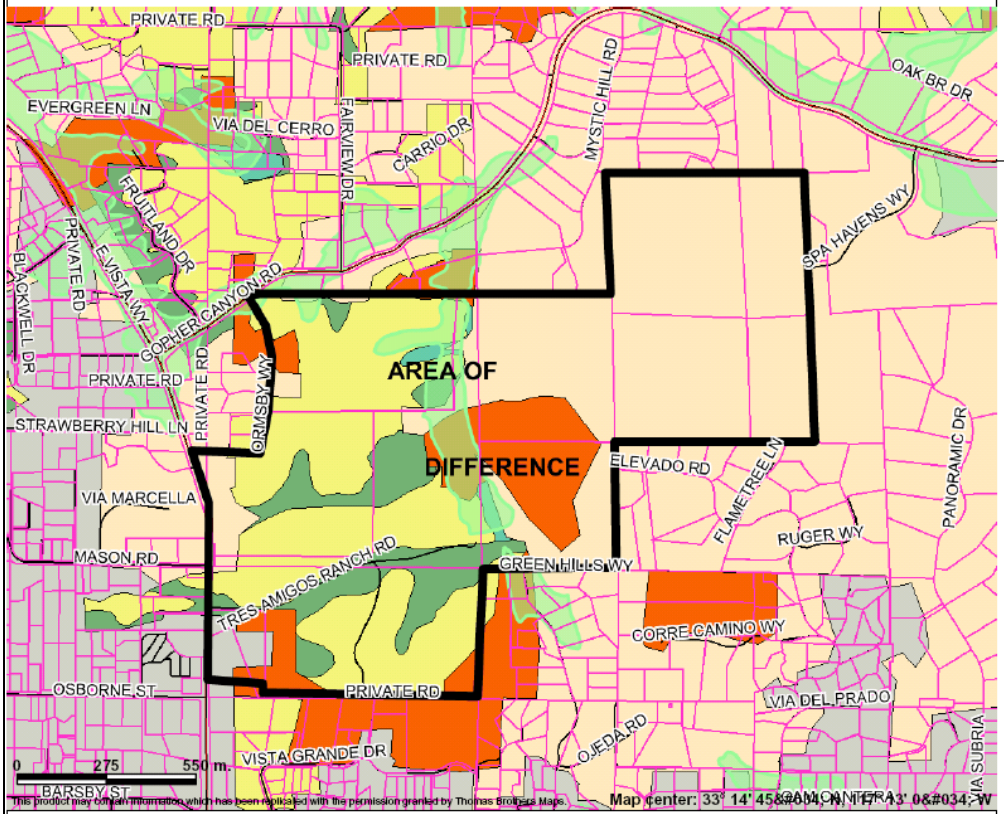


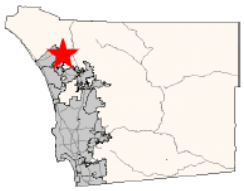
AREAS OF DIFFERENCE

BO3-4: Critical Biological Resource Area



BO3-5: Agricultural Lands





AREAS OF DIFFERENCE

BO4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: S Pacific Palisades [x]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 120.8 acres (2 parcels) • Inside CWA boundary • North of North Country Metro; to the east lies a large open space park. • Existing General Plan: (18) 1 du/4,8,20 acres	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally vacant and undeveloped parcel	Other: N/A		CSG Recommendation: None

Discussion

This AOD is located in the southern portion of the Bonsall planning area. The area covers the site of the pipelined Tentative Map #5158 that was approved at a density of about 1 du/ 8 acres, referred to as Palisade Estates. The site contains steep slopes and sensitive habitat, and has potential to contribute to the regional preserve system. All General Plan Update maps would provide a designation within the Rural Lands Category. The RL20 designation would provide for some subdivision of the land, but densities would remain less than the areas to the north and west. The RL40 designation would substantially limit future subdivision of the site.

The key constraints associated with AOD BO4 are steep slopes and critical biological resource areas. Figure BO4-1 provides an aerial photo showing the boundaries of the AOD, Figure BO4-2 identifies steep slope areas, and Figure BO4-3 identifies critical biological resource areas.

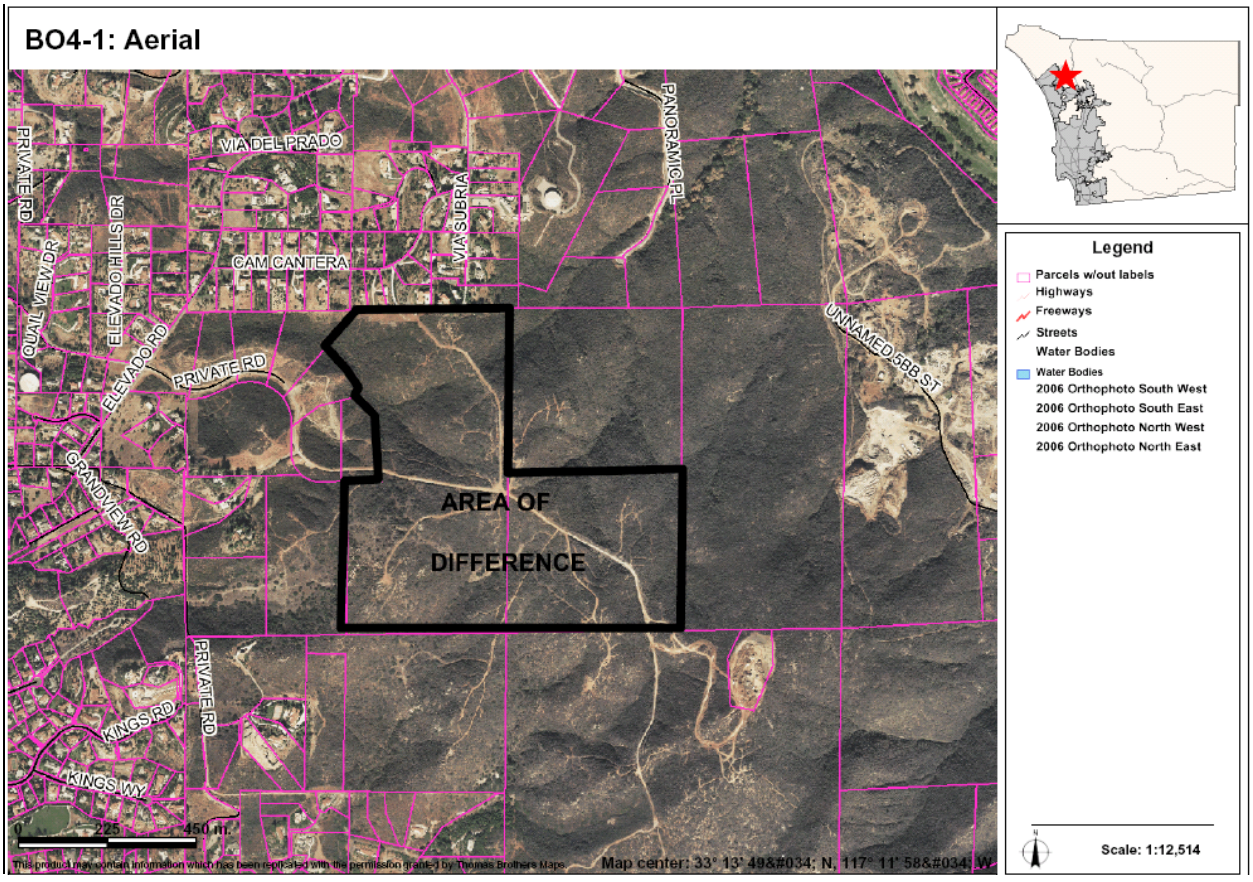
Potential Conflicts with Goals and Policies

None

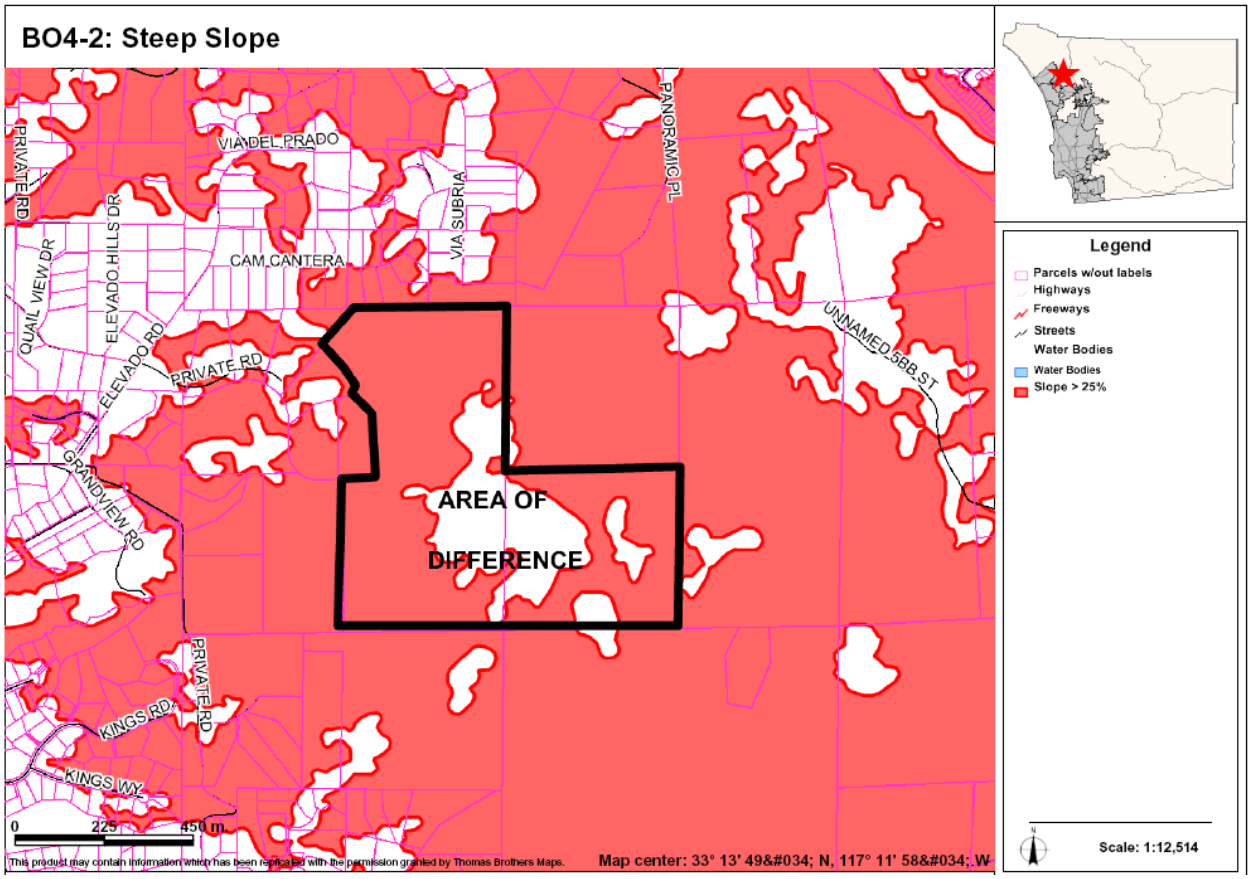
AREAS OF DIFFERENCE

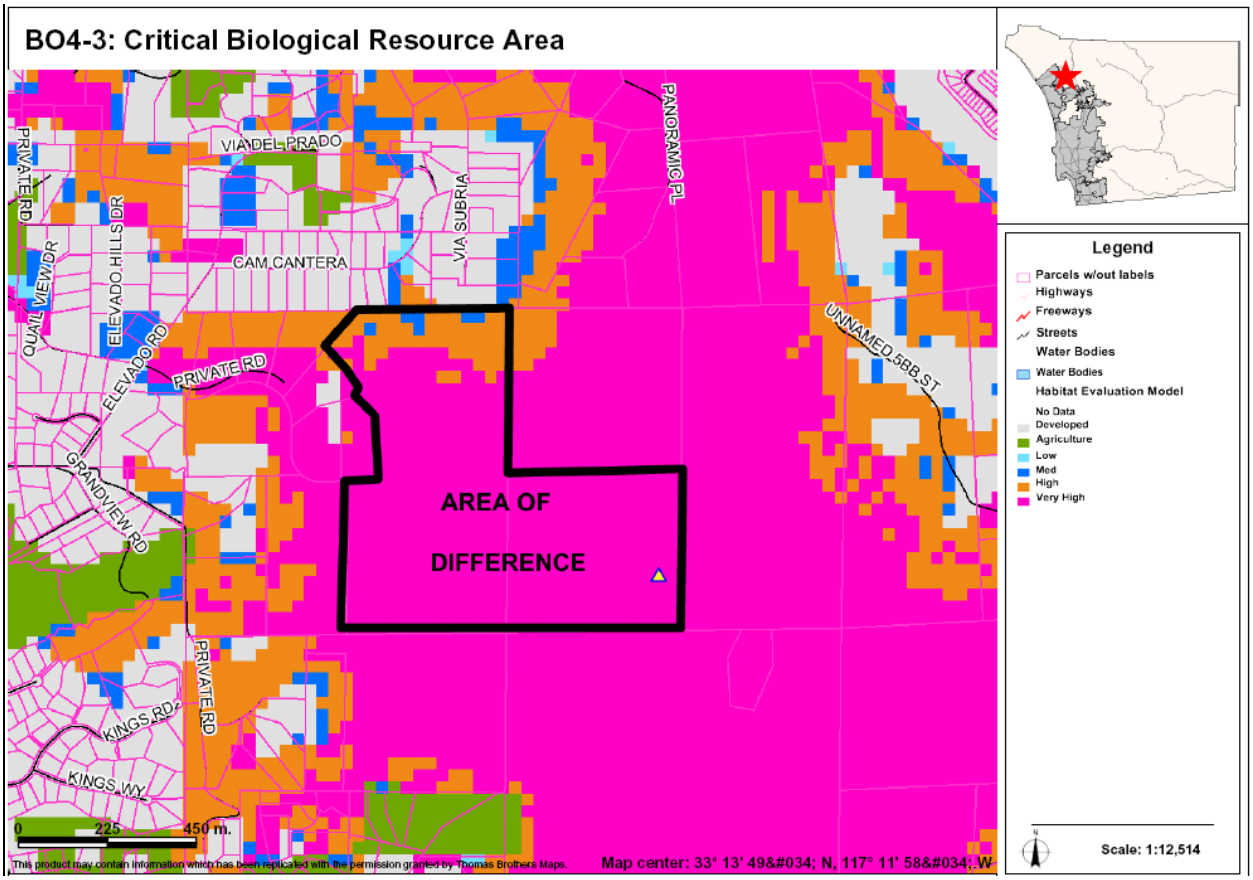
BO4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

BO5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: None	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 850.6 acres (35 parcels) • Inside CWA boundary • East of BO4 and extending east to the I-15. Adjacent to a golf course and vineyards.	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/4,8,20 acres	Agricultural Lands	○	
Context: Four areas used as mostly extractive industry and undeveloped land. In between the two areas lie open space parks as well as agricultural vineyards.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is to the immediate east of AOD BO4 and extends further east to Interstate 15. It is also similar in circumstance except that it does not contain a pipelined project. All designations are in the Rural Lands category to account for these constraints.

The key constraints associated with AOD BO5 are steep slopes, wetlands, and critical biological resource areas. Figure BO5-1 provides an aerial photo showing the boundaries of the AOD, Figure BO5-2 identifies steep slope areas, and Figure BO5-3 identifies critical biological resource areas.

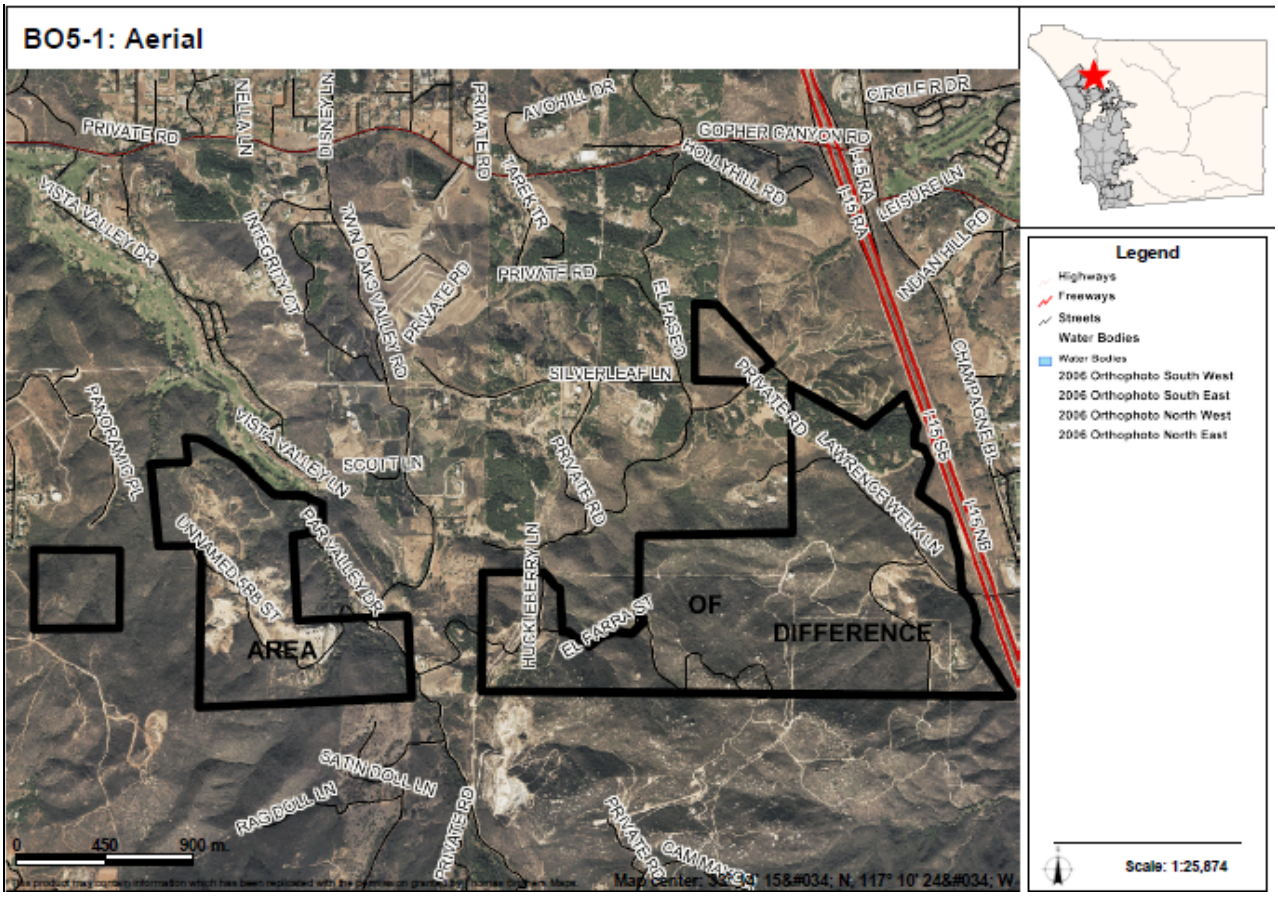
Potential Conflicts with Goals and Policies

None

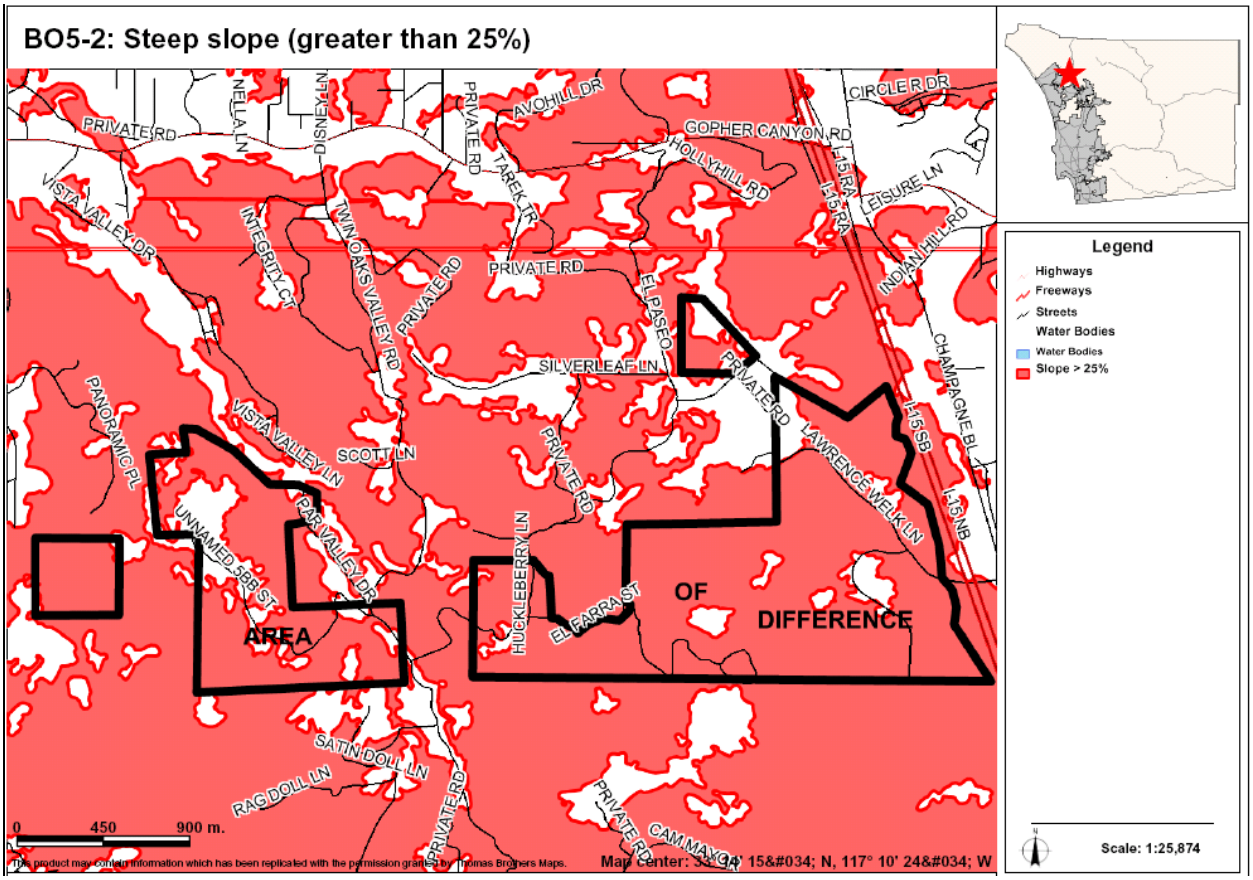
AREAS OF DIFFERENCE

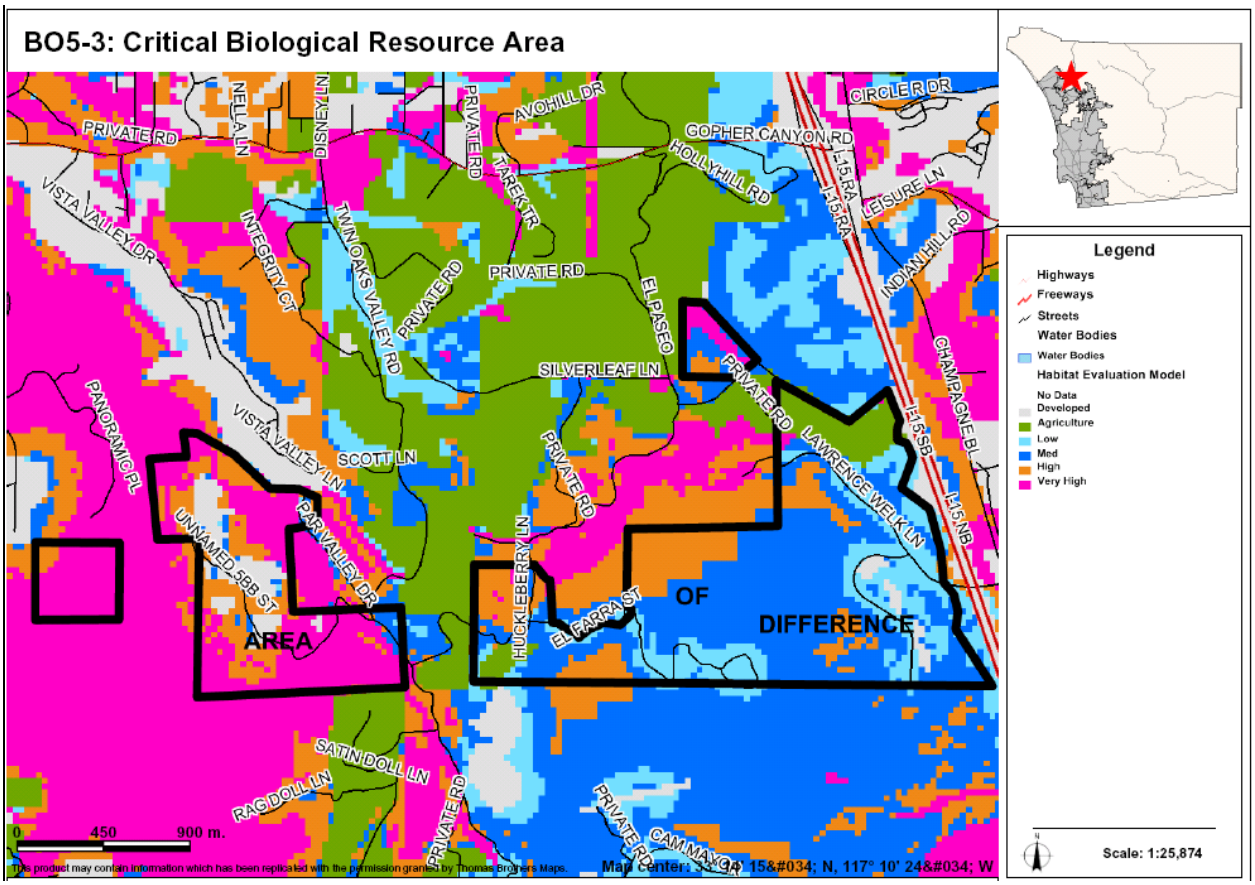
BO5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

BO6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Hangafarin [a]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 157.4 acres (7 parcels) • Inside CWA boundary • Bounded by the I-15 on the east side and immediately south of Gopher Canyon Rd.	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Critical Biological Resource Areas	◒	
Existing General Plan: (18) 1 du/4,8,20 acres	Agricultural Lands	●	
Context: Consists of spaced residential and generally vacant land.	Other: N/A		CSG Recommendation: None

Discussion

This area is to the immediately north of BO5 along the Interstate-15 corridor. It is also similar in character to AODs BO4 and BO5 in that it has environmental and topographical constraints. Additionally, this area is removed from infrastructure and services.

The key constraints associated with AOD BO6 are steep slopes, wetlands, critical biological resource areas, and agricultural resources. Figure BO6-1 provides an aerial photo showing the boundaries of the AOD, Figure BO6-2 identifies steep slope areas, Figure BO6-3 identifies critical biological resource areas, and Figure BO6-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

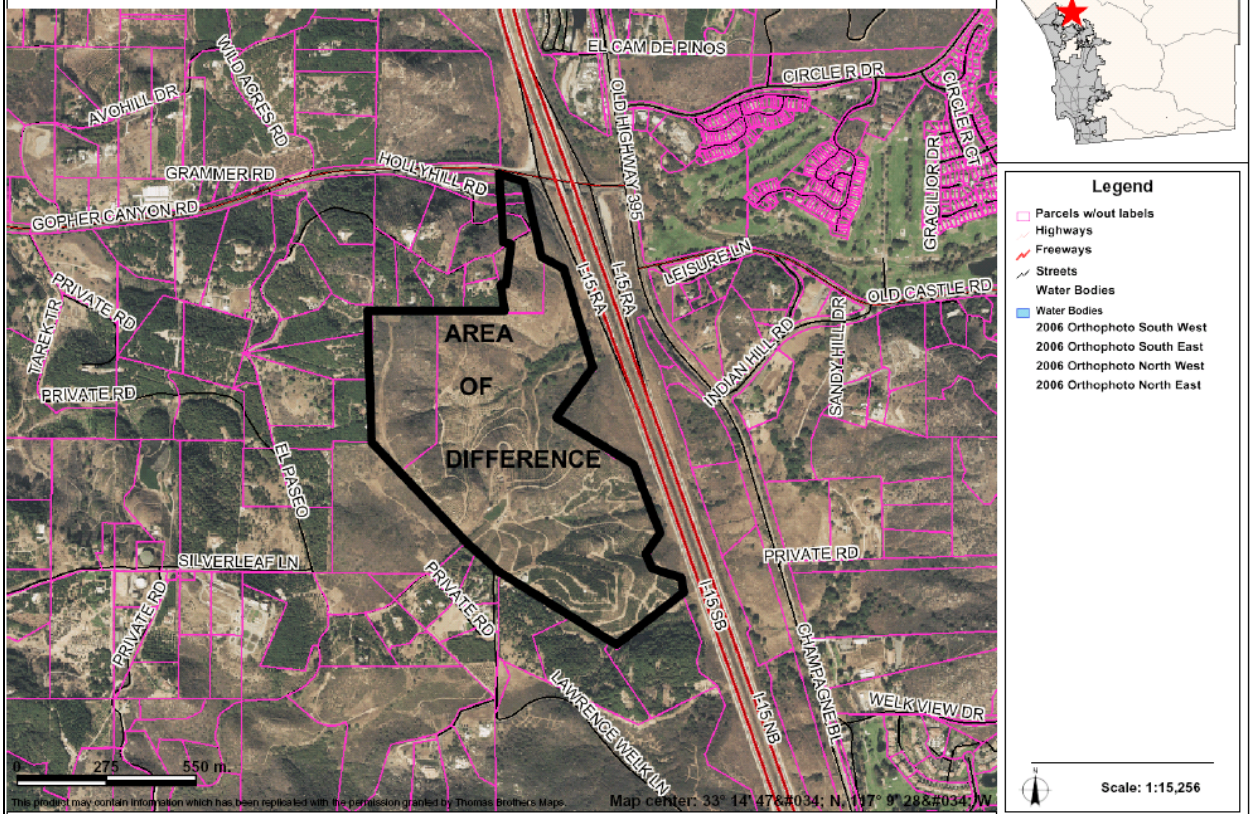
None

AREAS OF DIFFERENCE

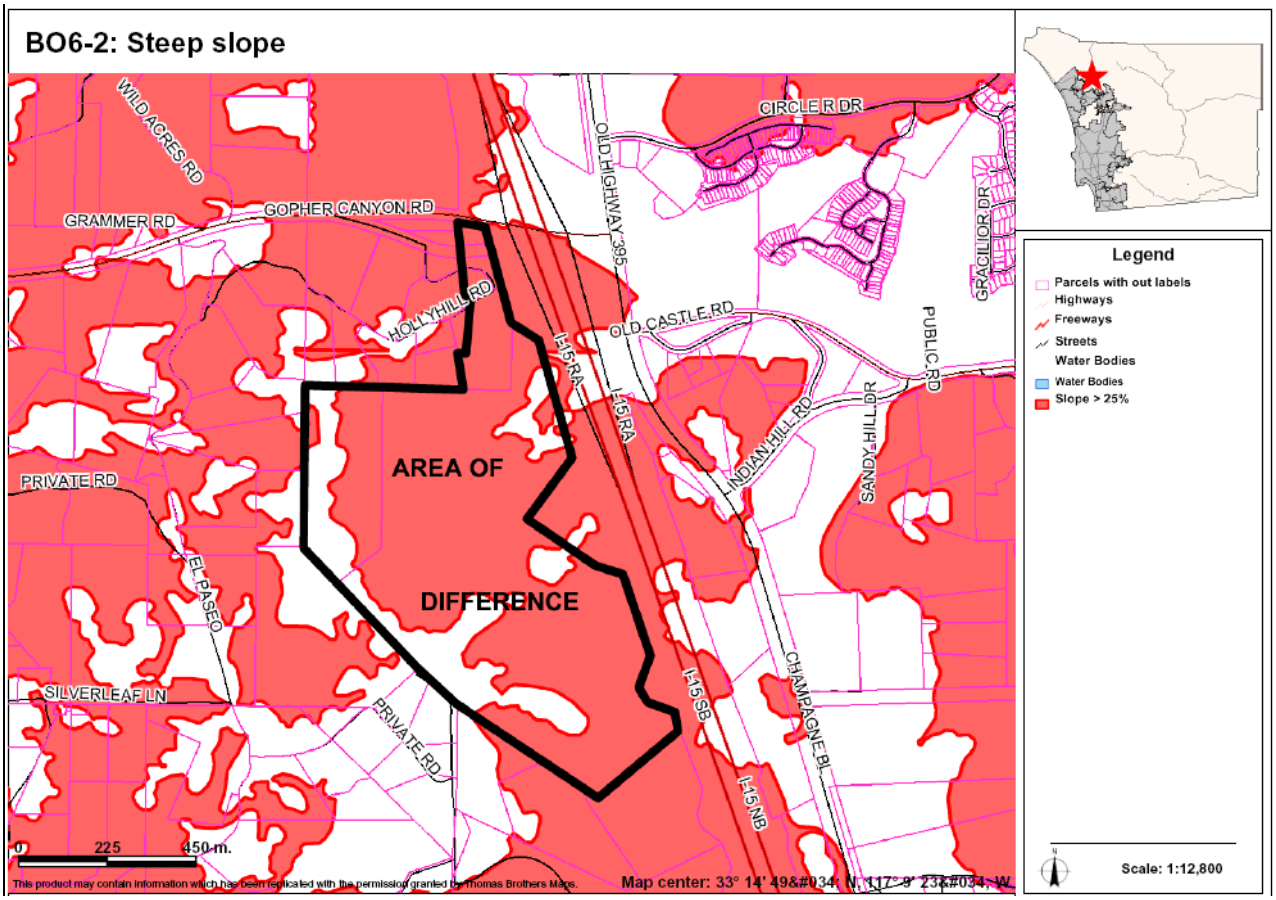
BO6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

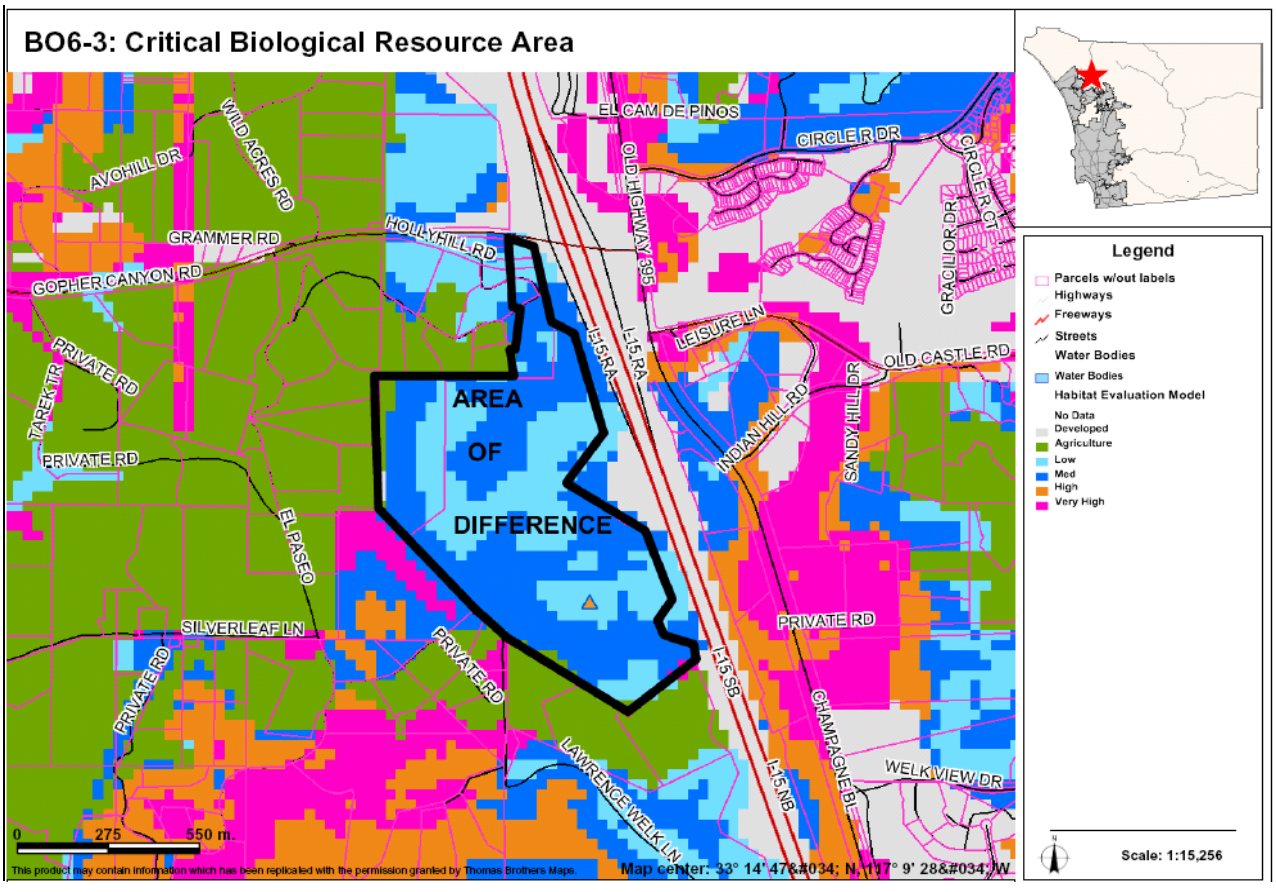
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

BO6-1: Aerial

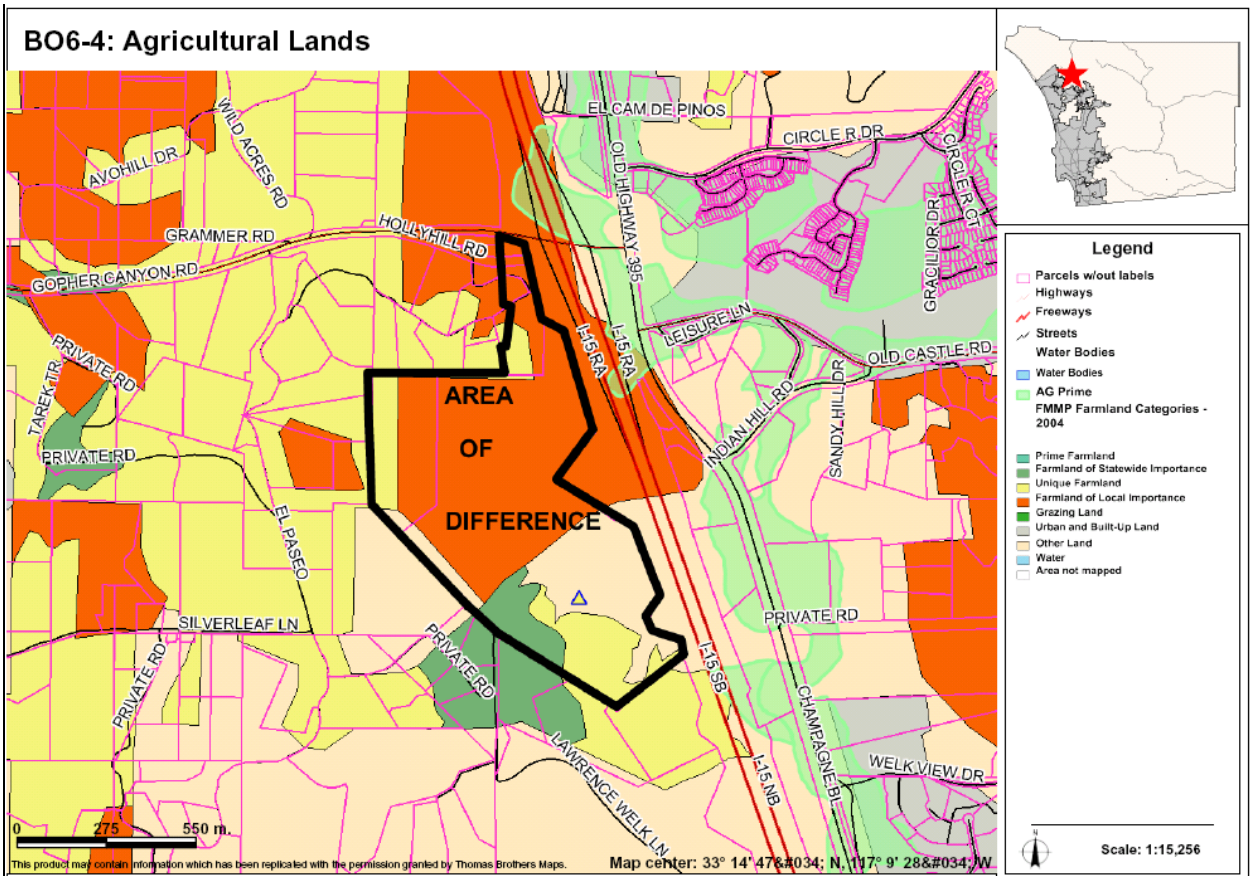


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Tran [7]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 19.2 acres (2 parcels) • Inside CWA boundary • Bounded by Gopher Canyon Rd. to the north and Valley of the King Rd. to the west.	Steep slope (greater than 25%)	●	Hybrid: SR-2
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Critical Biological Resource Areas	○	
Existing General Plan: (17) 1 du/2,4 acres	Agricultural Lands	●	
Context: Generally undeveloped, used for agriculture/vineyards. Surrounding area has some residential development and agriculture.	Other: N/A		CSG Recommendation: SR-10

Discussion

This site is roughly 20 acres in size with majority designated unique farmland. The site lies in a transitional area with SR-2 proposed to the north and SR-10 to the east. The different map alternatives reflect these differences.

The key constraints associated with AOD BO7 are steep slopes and agricultural lands. Figure BO7-1 provides an aerial photo showing the boundaries of the AOD, Figure BO7-2 identifies steep slope areas, and Figure BO7-3 identifies important agricultural lands.

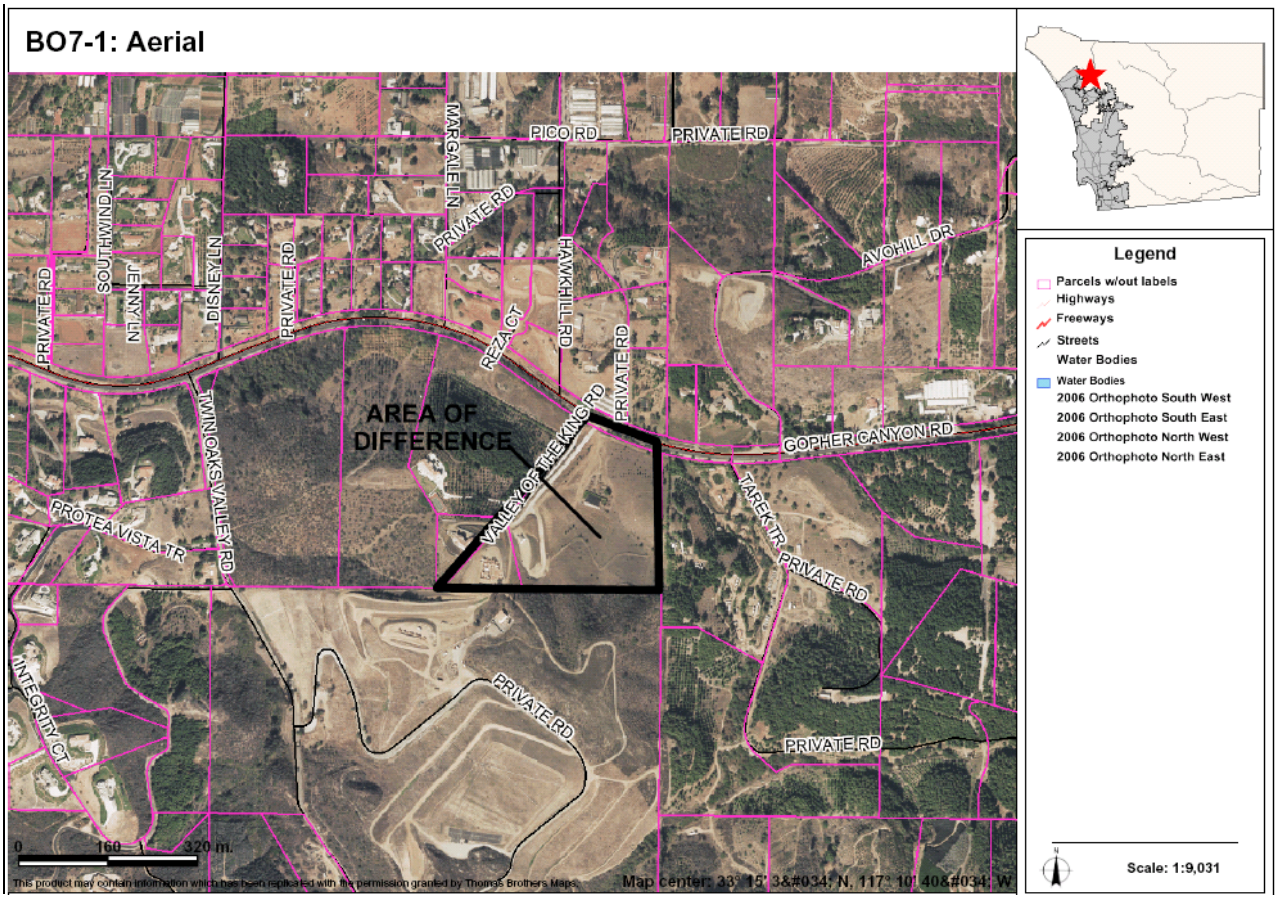
Potential Conflicts with Goals and Policies

None

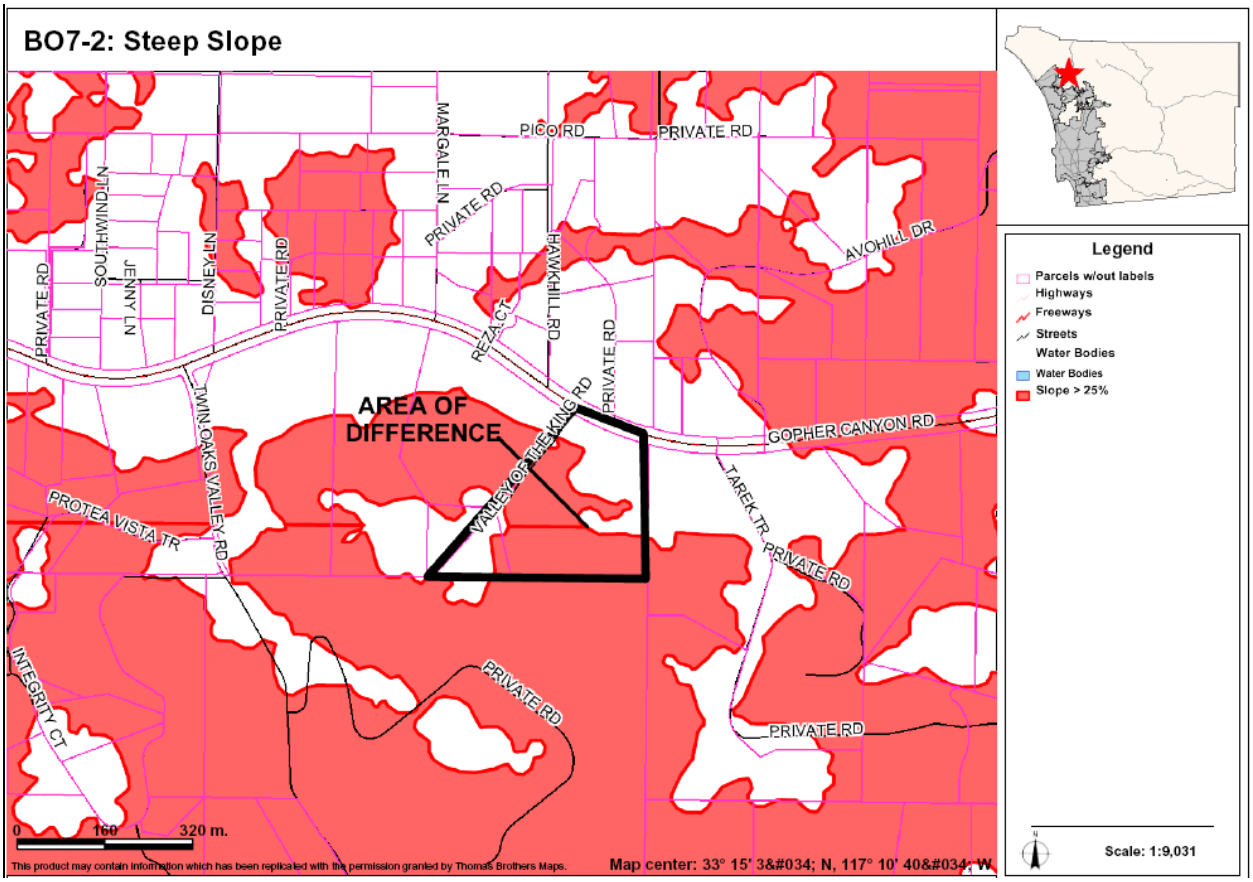
AREAS OF DIFFERENCE

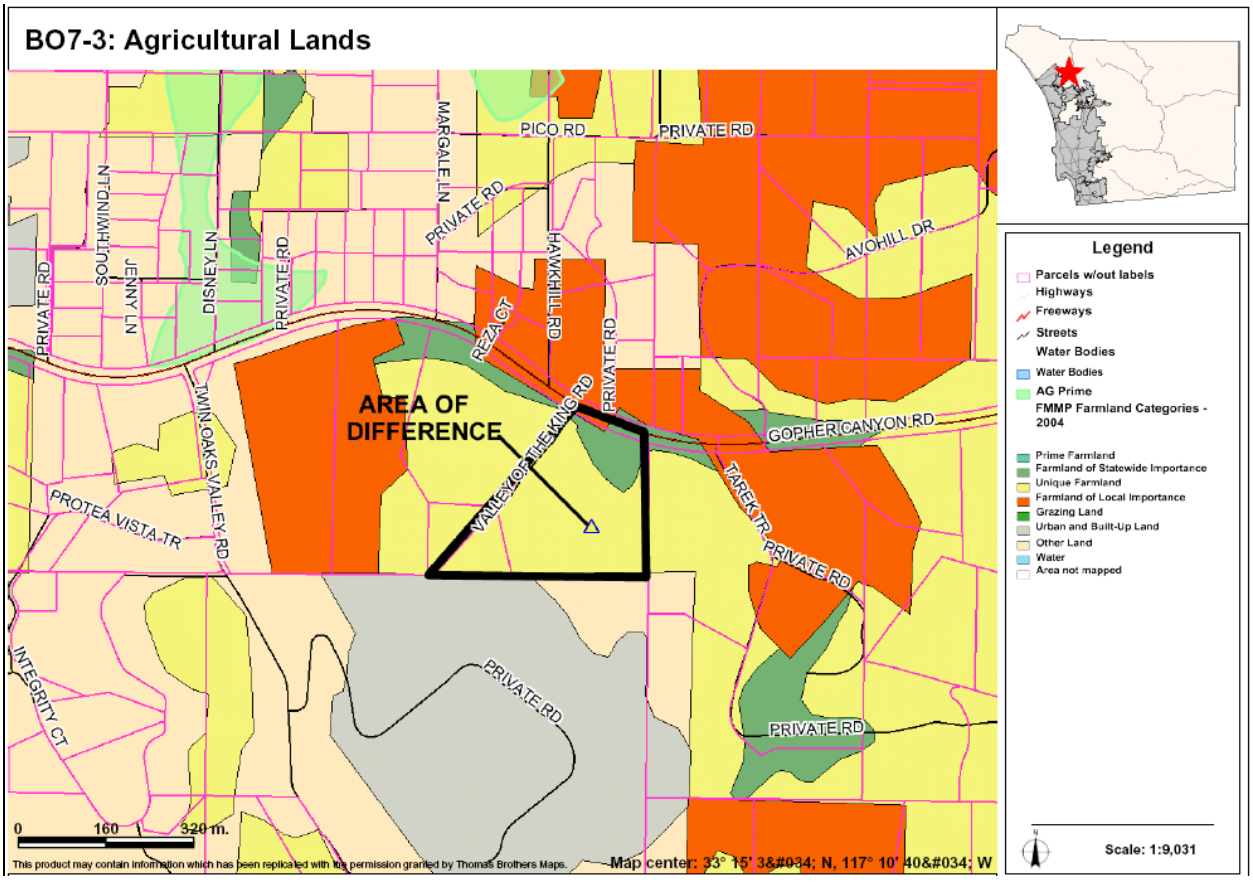
BO7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	□	⊡	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

BO8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 34.5 acres (3 parcels) • Inside CWA boundary • Directly west of BO7.	Steep slope (greater than 25%)	●	Hybrid: SR-2
	Floodplain	◒	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-20
Existing General Plan: (17) 1 du/2,4 acres	Agricultural Lands	●	
Context: Used for agricultural/vineyard purposes. Surrounded by undeveloped land and junkyard.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is not a specific referral but contains differences because it is in the same situation as AOD BO7. The site lies in a transitional area with SR-2 proposed to the north and SR-10 to the east. In addition, the area surrounding the parcel is used for agriculture and SR-10 would be consistent with the development pattern of the surrounding area that is also south of Gopher Canyon Road.

The key constraints associated with AOD BO8 are steep slopes, floodplain, critical biological resource areas, and agricultural lands. Figure BO8-1 provides an aerial photo showing the boundaries of the AOD, Figure BO8-2 identifies steep slope areas, Figure BO8-3 identifies floodplains and floodways, Figure BO8-4 identifies critical biological resource areas, and Figure BO8-5 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

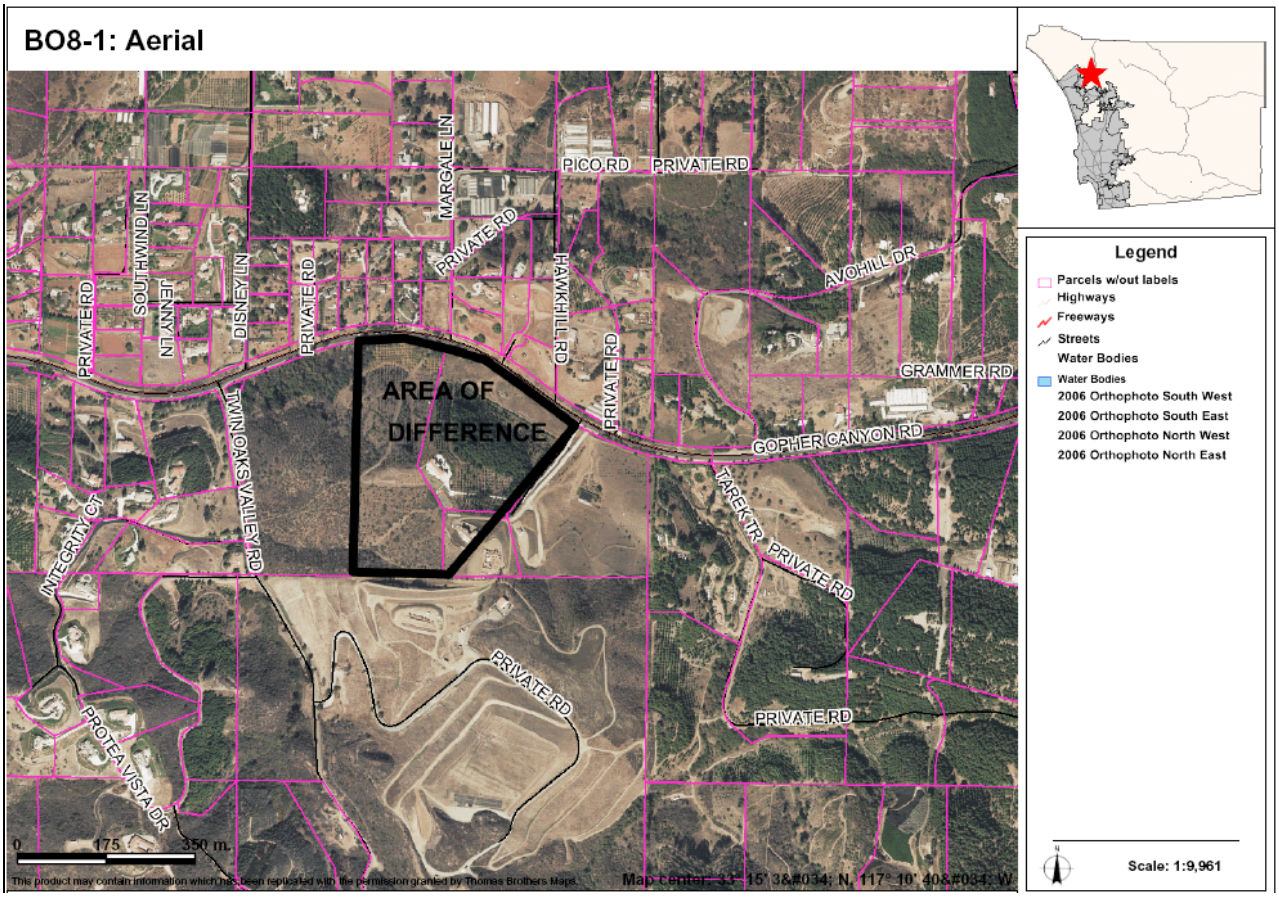
None

AREAS OF DIFFERENCE

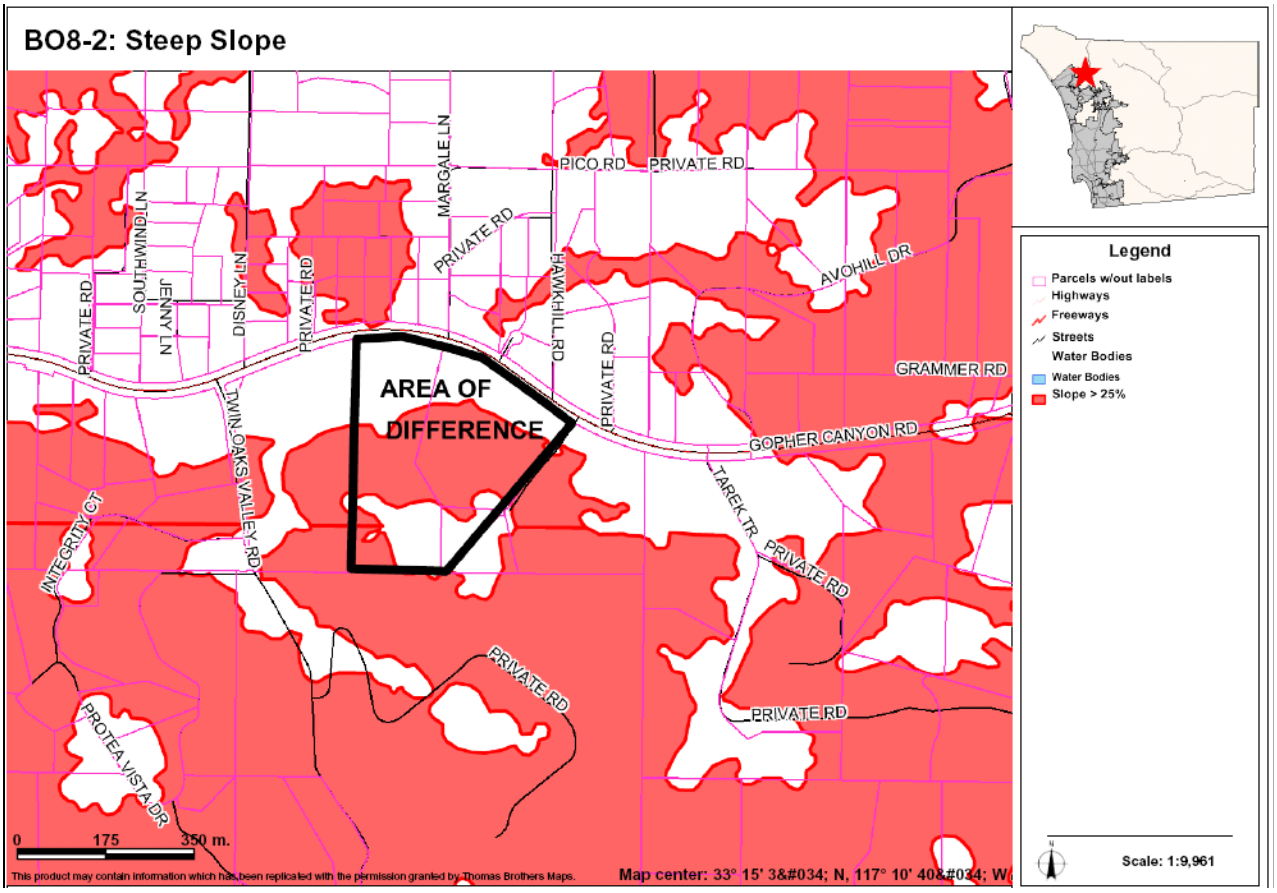
BO8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	□	⊡	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

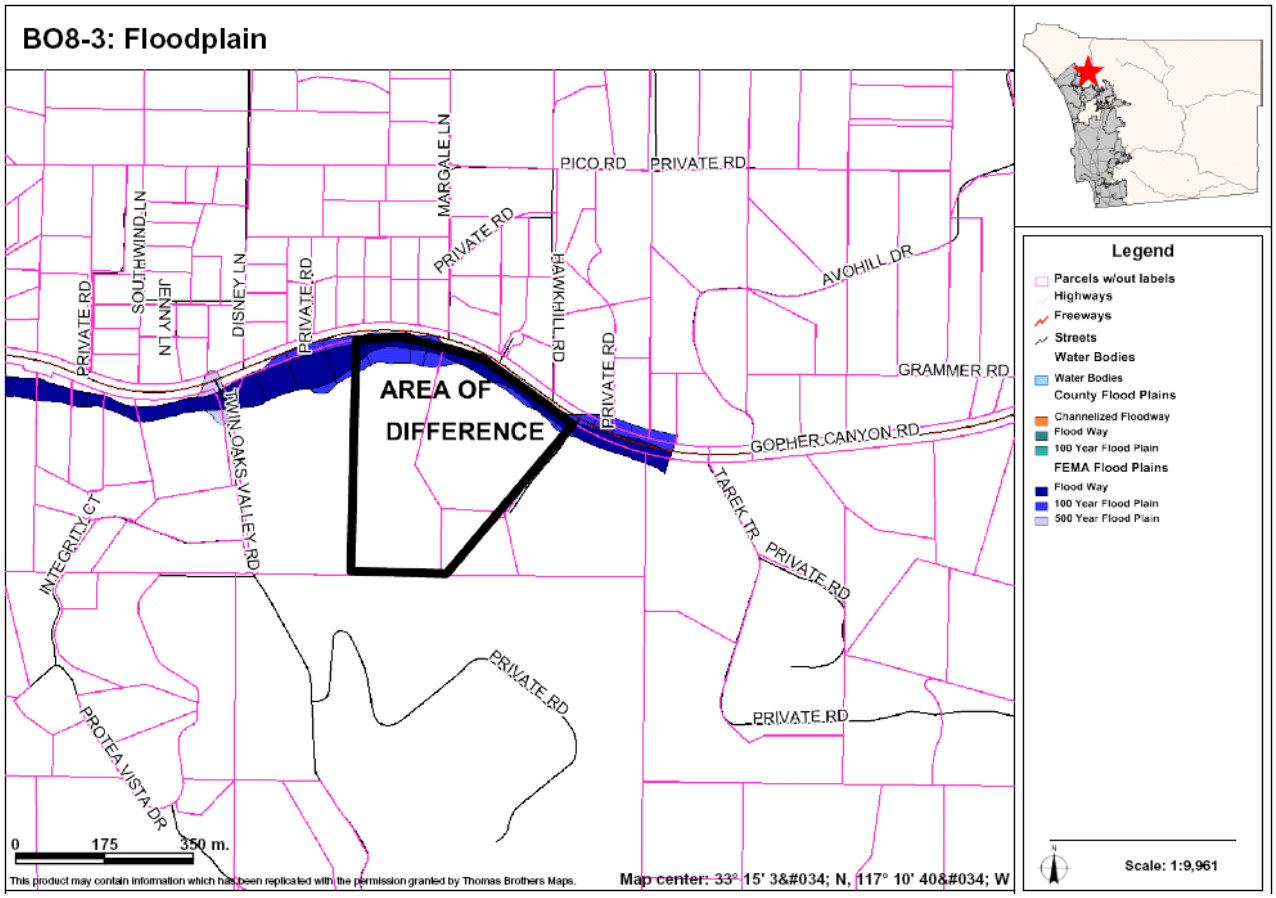
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

BO8-1: Aerial



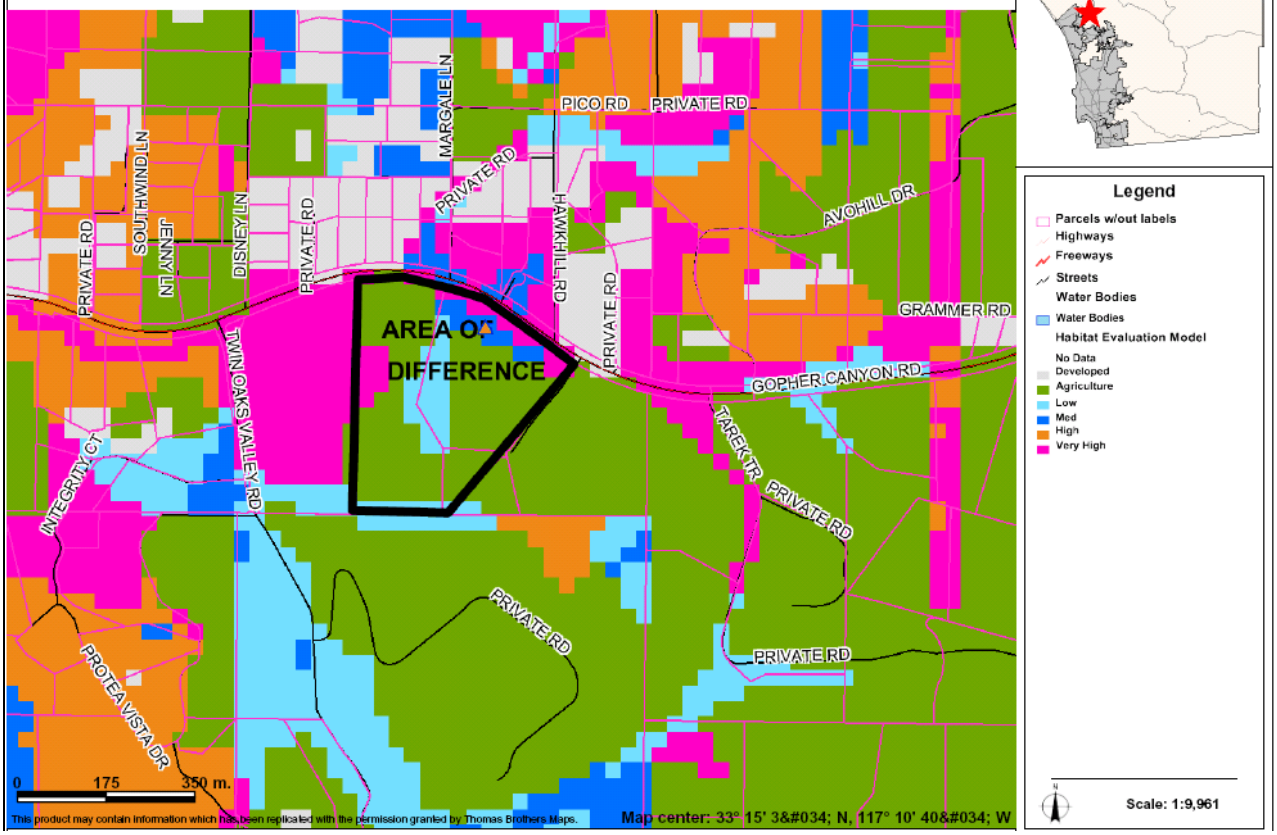
AREAS OF DIFFERENCE



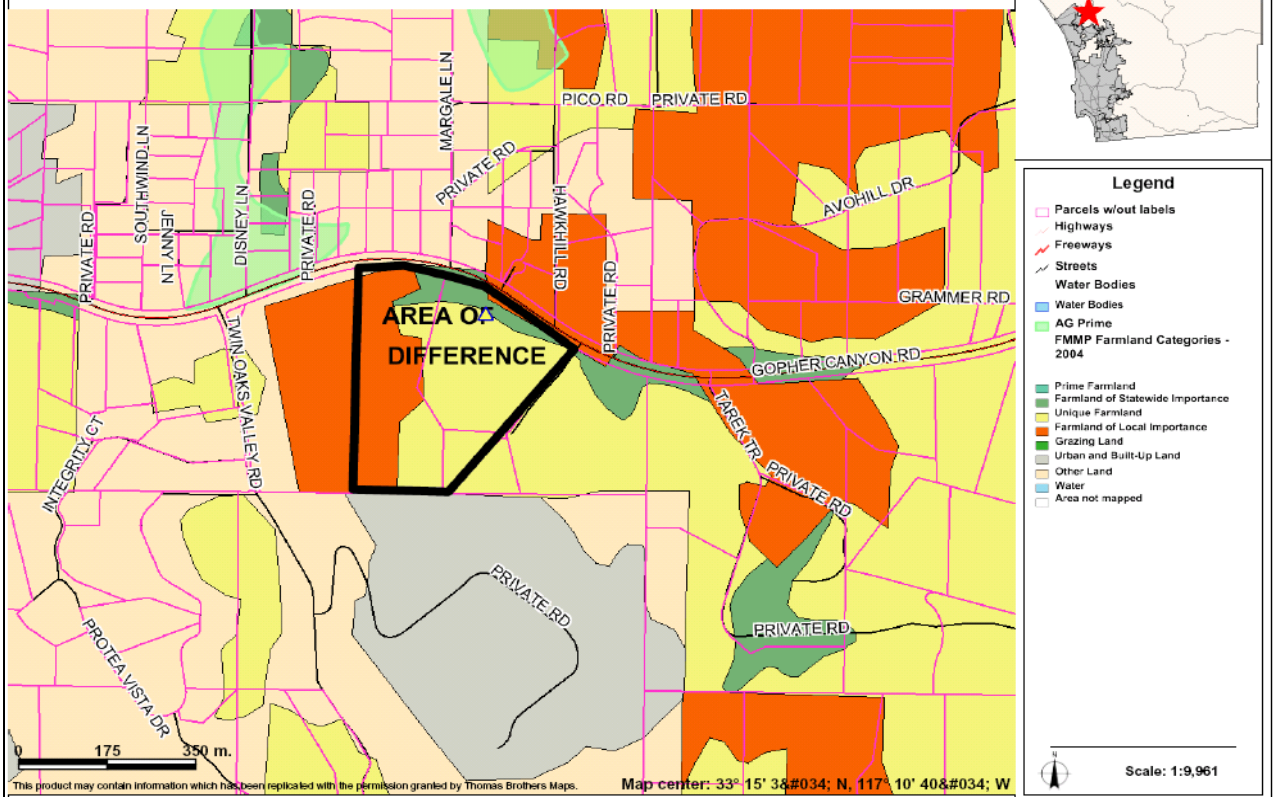


AREAS OF DIFFERENCE

BO8-4: Critical Biological Resource Area



BO8-5: Aricultural Lands



AREAS OF DIFFERENCE

BO9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Dowd [4] Location/Description: • 38 acres (1 parcel) • Inside CWA boundary • Adjacent to Old Highway 395 Existing General Plan: (19) 1 du/2,4,8 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-10 Draft Land Use: SR-10 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Generally unique farmland used for vineyards. In the southern area, there are two wide strips of prime farmland.	Other: N/A		CSG Recommendation: SR-10

Discussion

This AOD consists of over 38 acres inside the CWA boundary. It is designated unique farmland and at the northern part of an agricultural district. Together with AODs BO10 and BO11, it lies near a transitional area with SR-4 to the north and west and SR-10 to the south.

The key constraint associated with AOD BO9 is agricultural lands. Figure BO9-1 provides an aerial photo showing the boundaries of the AOD and Figure BO9-2 identifies important agricultural lands.

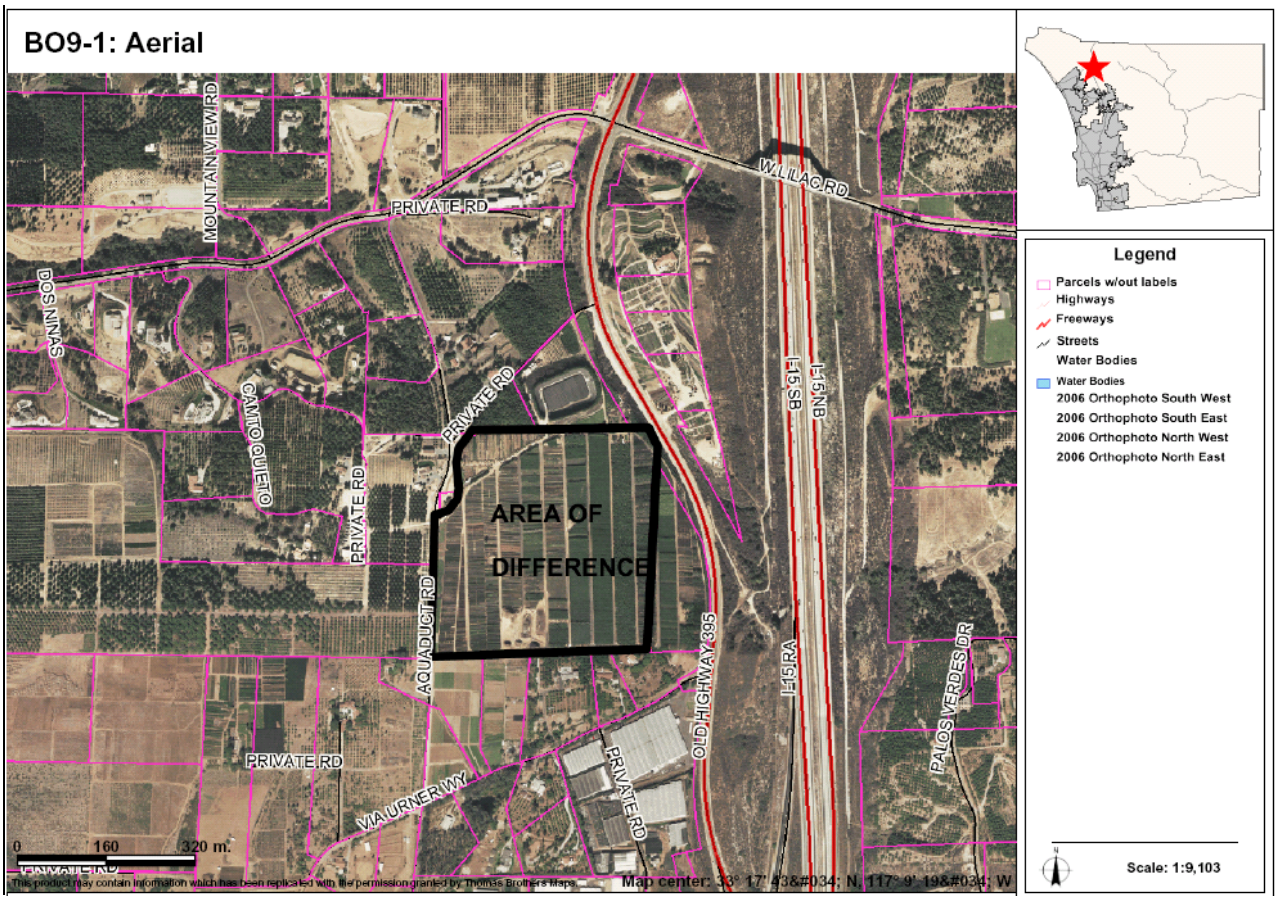
Potential Conflicts with Goals and Policies

None

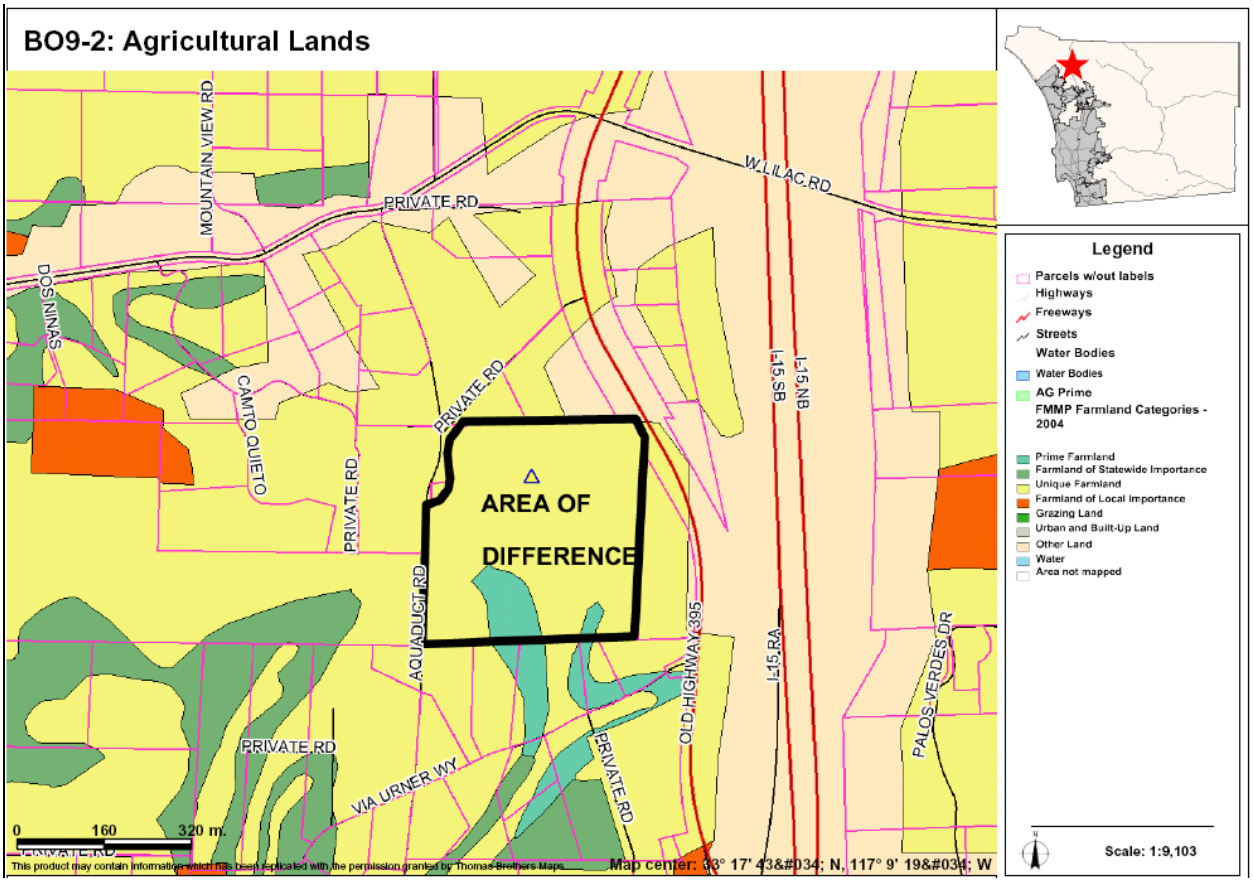
AREAS OF DIFFERENCE

BO9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 61.2 acres (3 parcel) • Inside CWA boundary • South of W. Lilac Rd. and bound by Aqueduct Rd. on the east.	Steep slope (greater than 25%)	◒	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Critical Biological Resource Areas	○	
Existing General Plan: (19) 1 du/2,4,8 acres	Agricultural Lands	●	
Context: Agricultural land and some spaced residential in the northeast side.	Other: N/A		CSG Recommendation: SR-10 supported for AOD BO9

Discussion

This area is similar to AOD BO9 and also contains part of an active pipelined Tentative Map #5276, West Lilac Farms. The Proposed Tentative Map has 28 units on 92.8 acres at a density of 1 du/3.3 acres. Like the adjacent AODs BO9 and BO11, It is designated unique farmland and at the northern part of an agricultural district. Additionally it is part of a transition area from SR-4 to SR-10.

The key constraints associated with AOD BO10 are steep slopes and agricultural lands. Figure BO10-1 provides an aerial photo showing the boundaries of the AOD, Figure BO10-2 identifies steep slope areas, and Figure BO10-3 identifies important agricultural lands.

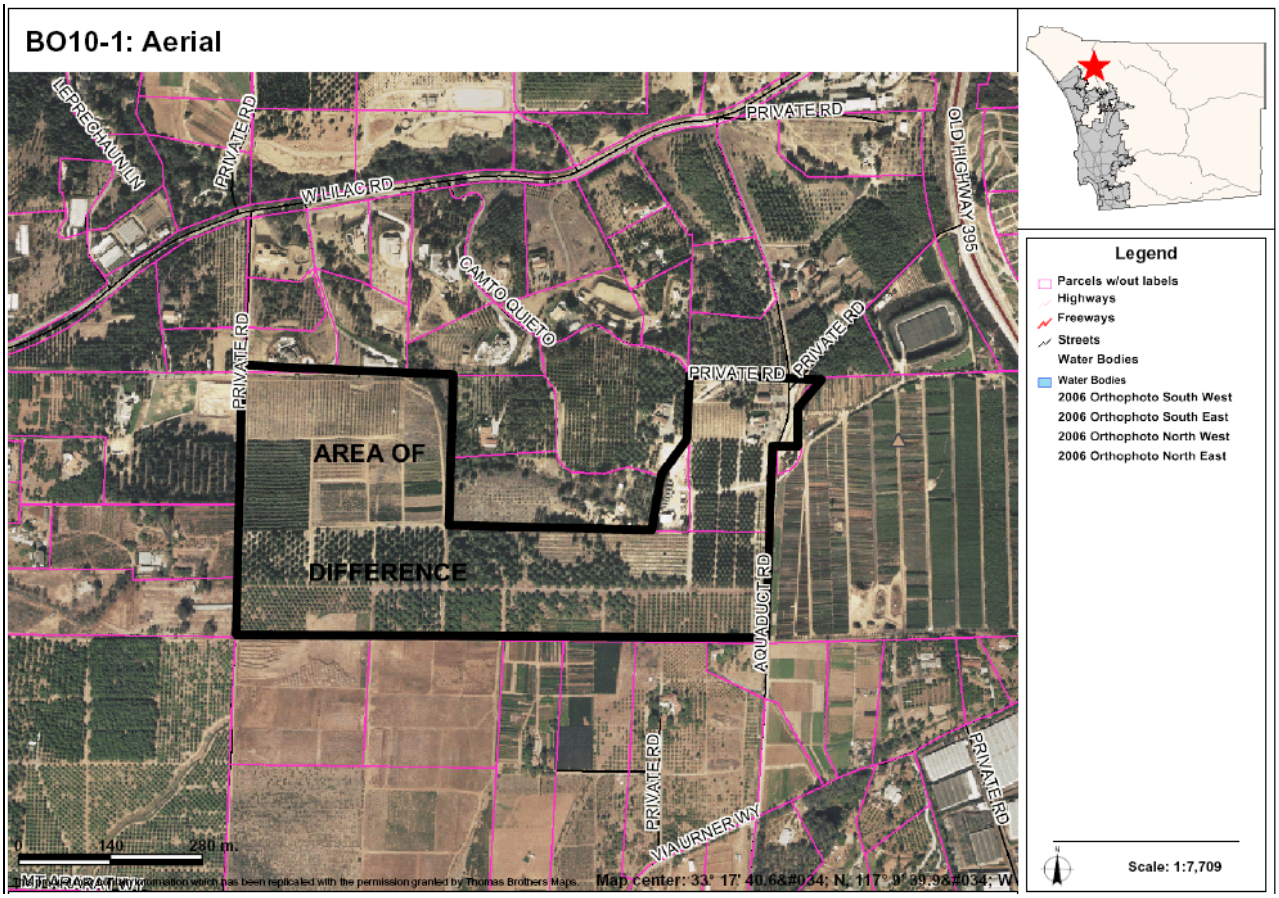
Potential Conflicts with Goals and Policies

None

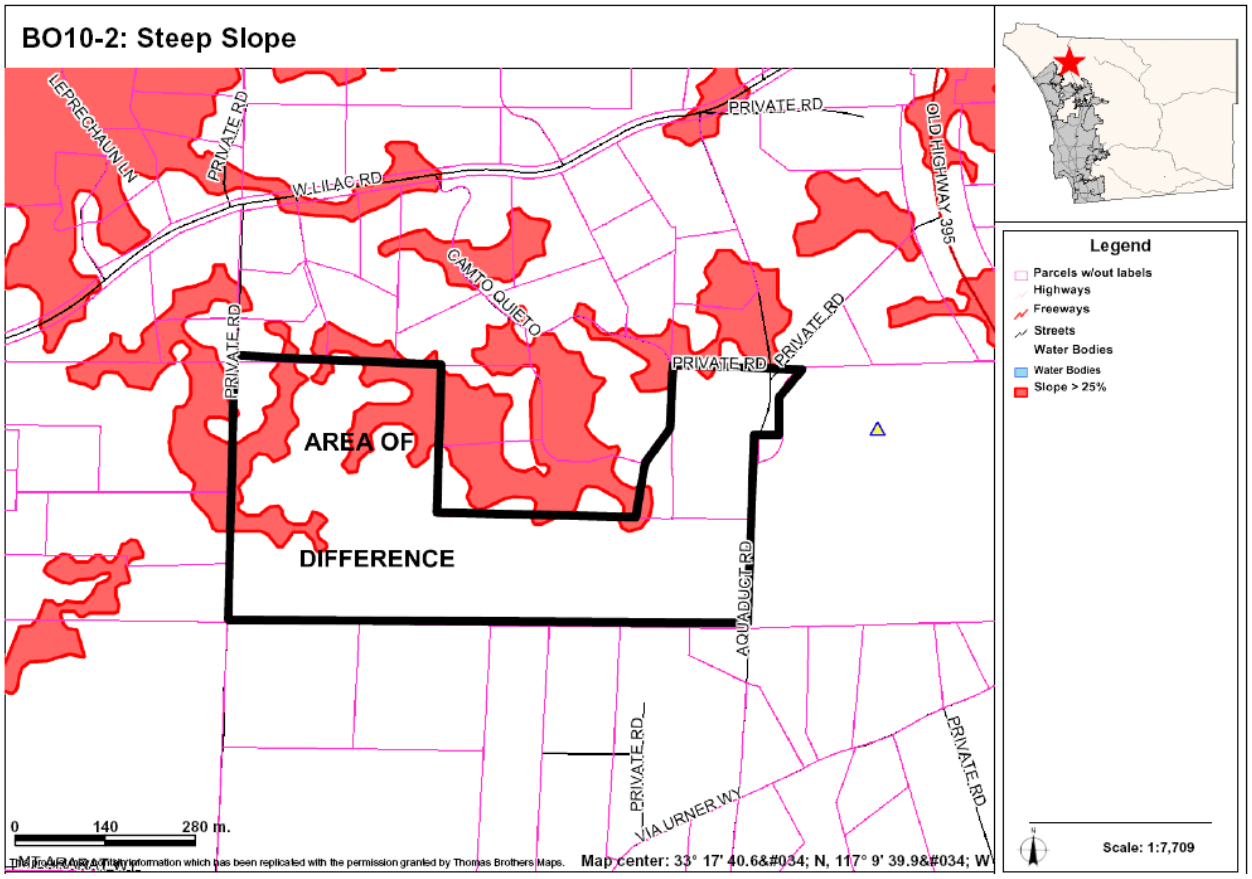
AREAS OF DIFFERENCE

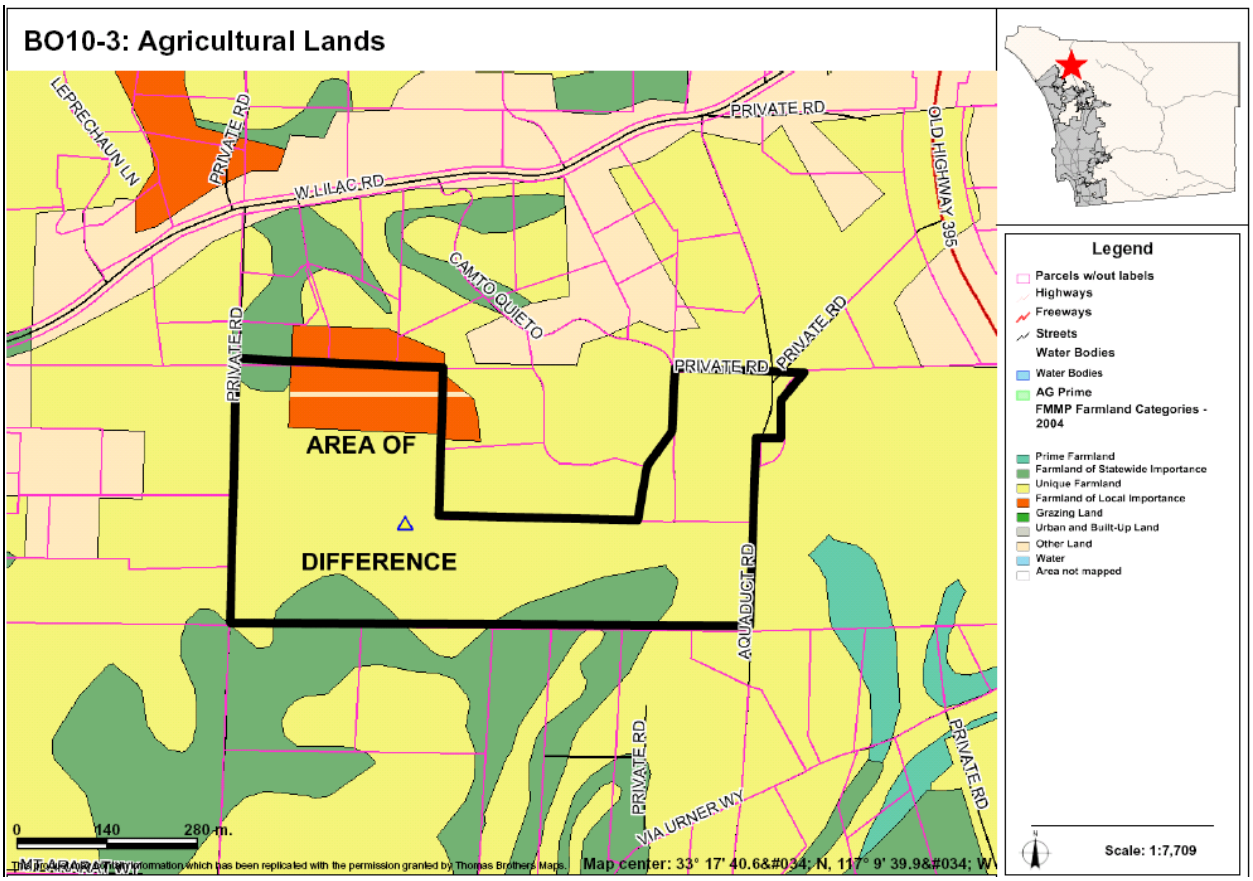
BO10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable|



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

BO11: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 41.7 acres (2 parcel) • Inside CWA boundary • Extends beyond W. Lillac Rd. and includes most of Old Highway 395.	Steep slope (greater than 25%)	◒	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Critical Biological Resource Areas	◒	
Existing General Plan: (19) 1 du/2,4,8 acres	Agricultural Lands	●	
Context: Used for transportation along the highway and to the west of that would be spaced rural residential land.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is not a specific referral but contains differences to remain consistent because it is in the same situation as AOD BO10. Portions of it are designated unique farmland and at the northern part of an agricultural district like the adjacent AODs BO9 and BO10.

The key constraints associated with AOD BO11 are steep slopes, critical biological resource areas, and agricultural lands. Figure BO11-1 provides an aerial photo showing the boundaries of the AOD, Figure BO11-2 identifies steep slope areas, Figure BO11-3 identifies critical biological resource areas, and Figure BO11-4 identifies important agricultural lands.

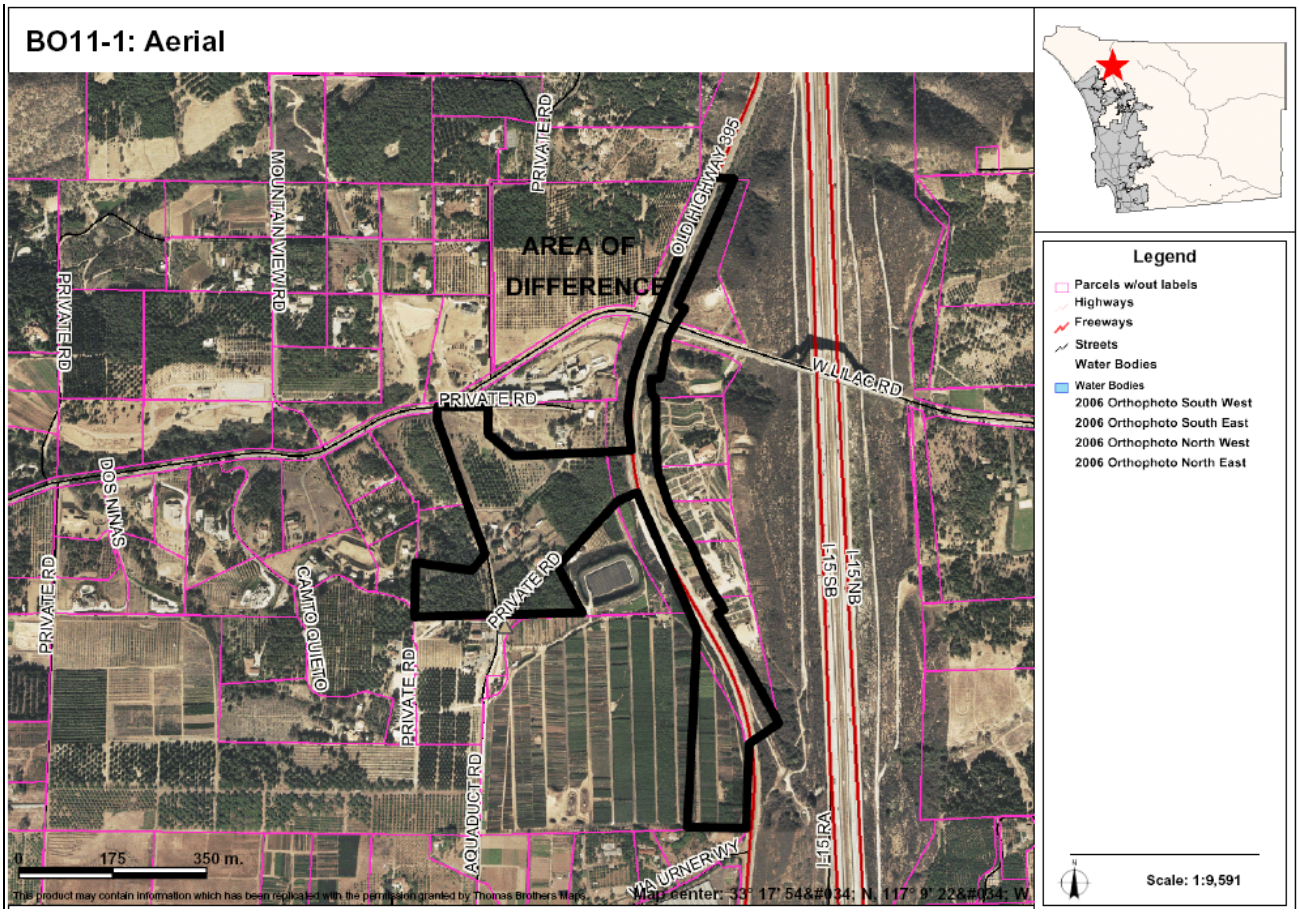
Potential Conflicts with Goals and Policies

None

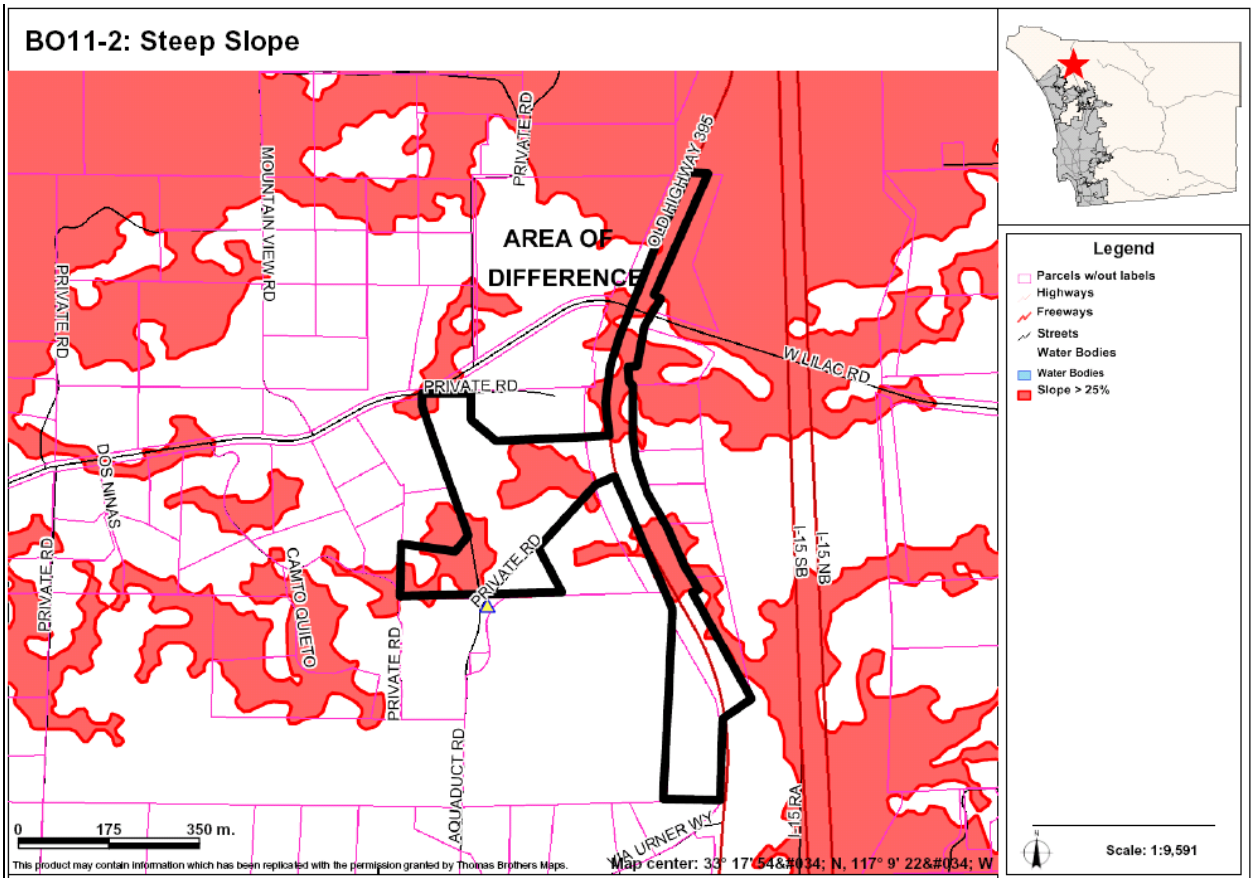
AREAS OF DIFFERENCE

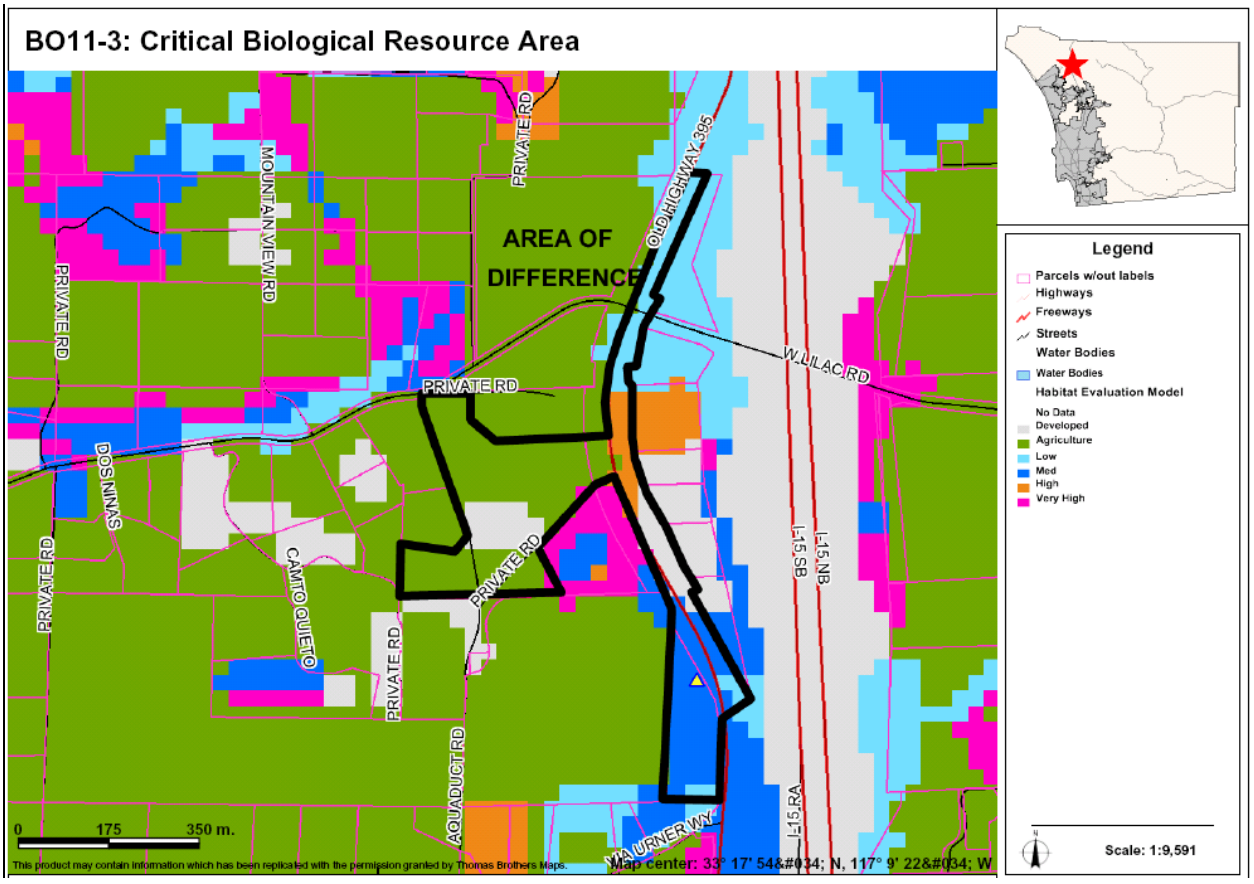
BO11: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available

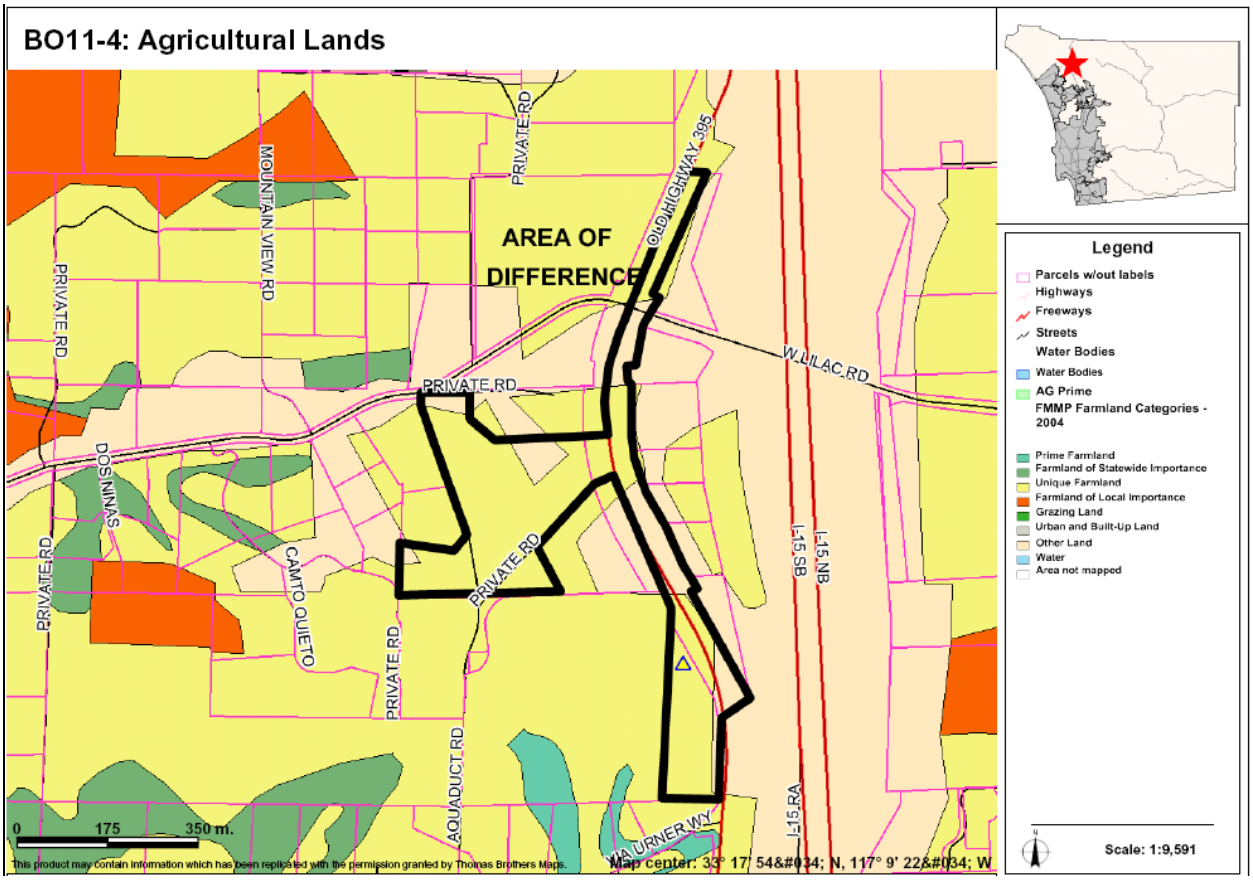


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO12: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 13.5 acres (1 parcel) • Inside CWA boundary Existing General Plan: (17) 1 du/2,4 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15 Hybrid: VR-20 Draft Land Use: VR-20 Environmentally Superior: VR-20
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Bound by Cam. Del Cielo to the north and Villa Dr. to the west. Used for a commercial racetrack. Right next to single family detached neighborhoods.	Other: N/A		CSG Recommendation: None

Discussion

This is an area that was originally designated as VR-15 on both the Referral Map and Draft Land Use Map. The designation was increased to VR-20 on the Hybrid and Draft Land Use Maps during preparation of the Housing Element to meet the County's regional housing needs.

The key constraint associated with AOD BO12 is critical biological resource areas. Figure BO12-1 provides an aerial photo showing the boundaries of the AOD and Figure BO12-2 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

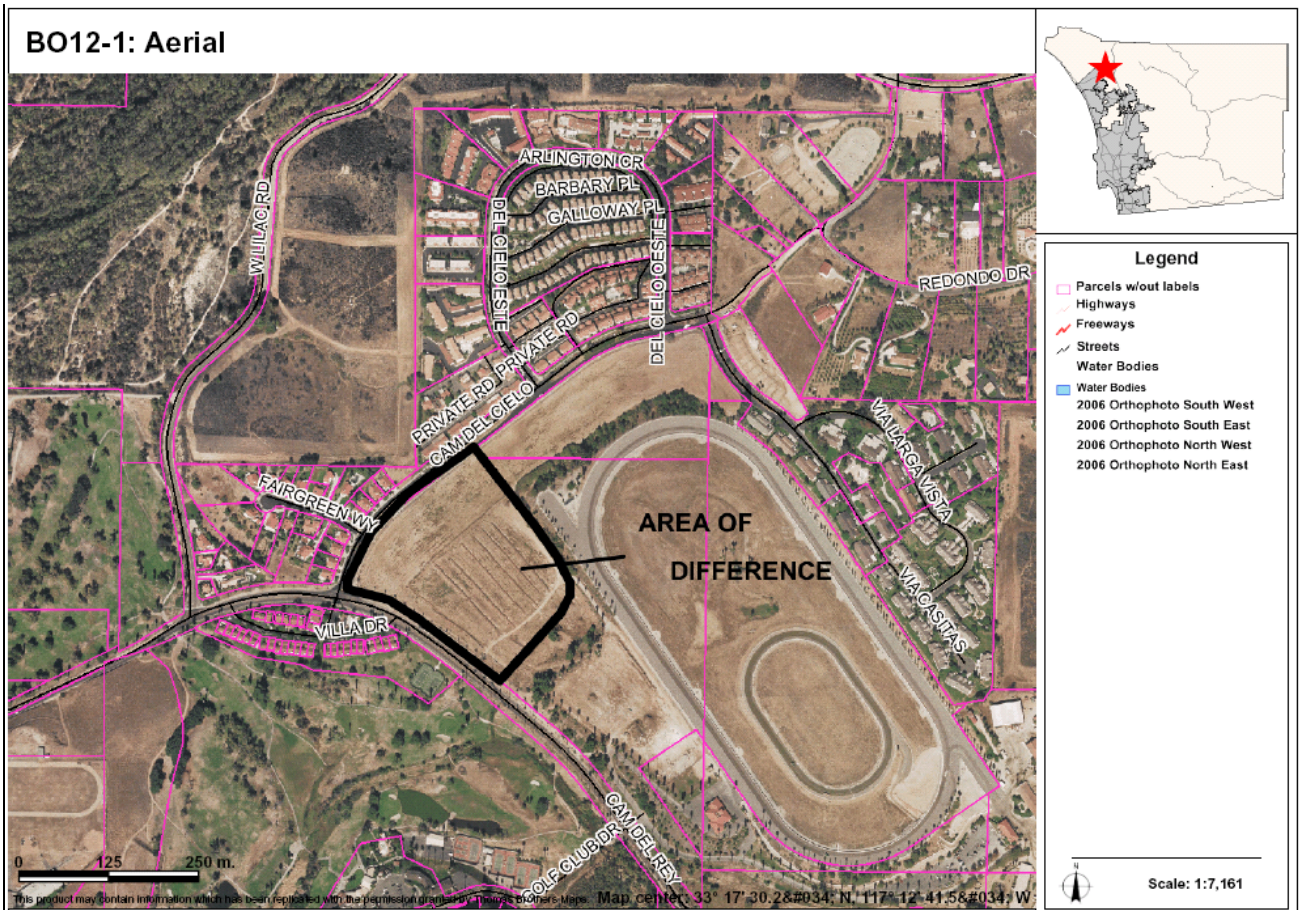
None

AREAS OF DIFFERENCE

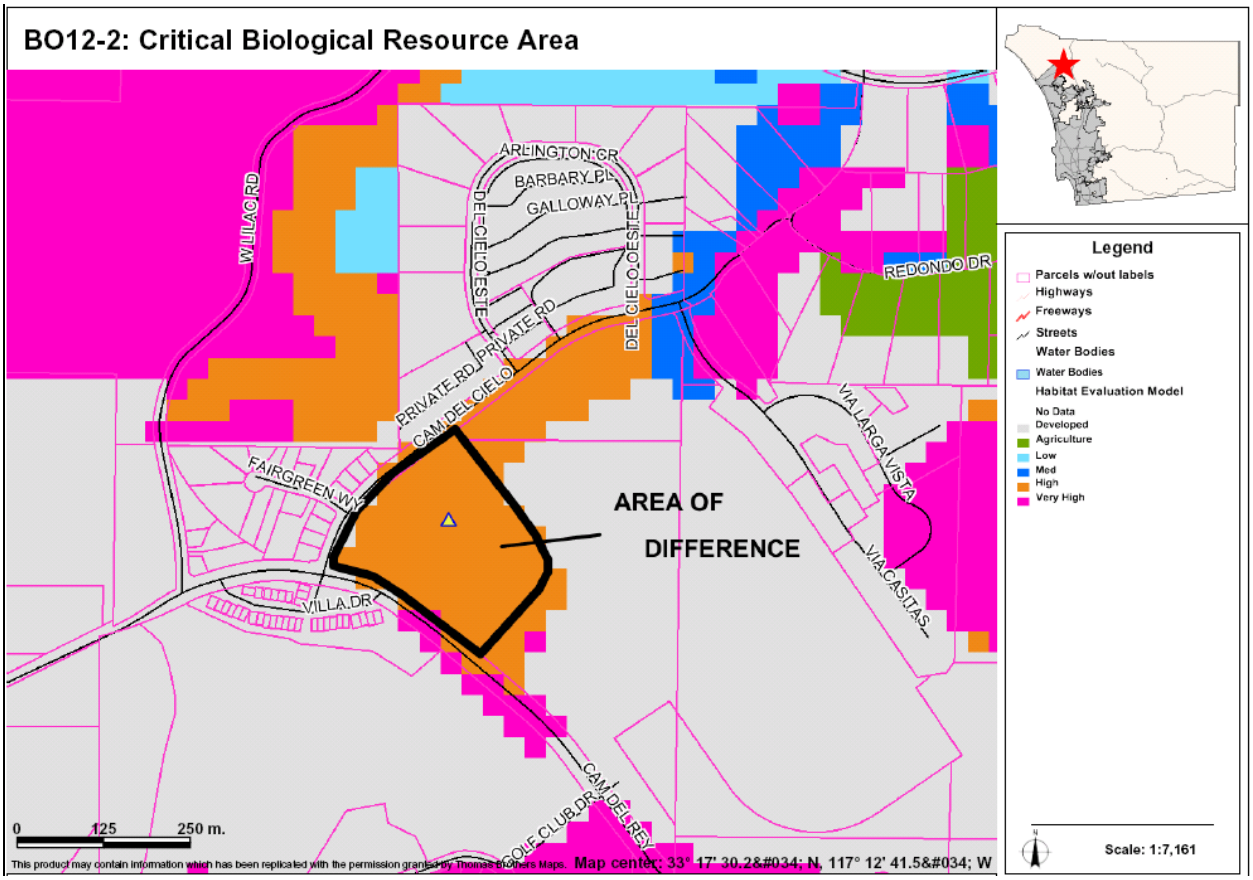
BO12: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	□	□	□	□
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

BO12-1: Aerial



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

BO13: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Tabata [3]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-2
Location/Description: • Approximately 1-acre portion of a 33-acre parcel • Inside CWA boundary • Adjacent to SR 76	Steep slope (greater than 25%)	○	Hybrid: RL-40
	Floodplain	●	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/4,8,20 acres	Agricultural Lands	◒	
Context: Generally undeveloped parcel Bounded by SR-76 (Mission Avenue) on west side; an existing golf course on the east; undeveloped land to the north and south.	Other: Accessibility — Located on major traffic arterial (SR-76) with western portion across from commercial development. Unprogrammed — Regional Transportation Plan programs SR-76 at 4 lanes, rather than the 6 lanes needed at build-out		CSG Recommendation: RL-40

Discussion

This site is located across SR-76 from developed lands. It is also located in a Resource Conservation Area, contains some biologically sensitive habitat, and contributes trips to traffic on SR-76, which has level of service issues. Additionally, access to the property could pose safety risks, and the entire property covers 34 acres located in and adjacent to the San Luis Ray River Floodplain/ Floodway. The site has a pipelined Tentative Parcel Map through the referral process, the property owner had originally requested that the site receive a Commercial designation and the Board directed staff to work with the property owner to apply a Neighborhood Commercial designation. Through discussions with the property owner, it was agreed that two acres of Office Professional would be shown on the Referral Map. Although this designation reduces traffic generation over a Neighborhood Commercial designation, issues related to the site's access and impacts to the floodplain and biological resources remain. The RL-40 designation on the other maps is in response to these issues and is the same as other similarly constrained properties.

The key constraints associated with AOD BO13 are floodplain, critical biological resource areas, and agricultural lands. Figure BO13-1 provides an aerial photo showing the boundaries of the AOD, Figure BO13-2 identifies floodplains and floodways, Figure BO13-3 identifies critical biological resource areas, and Figure BO13-4 identifies important agricultural lands.

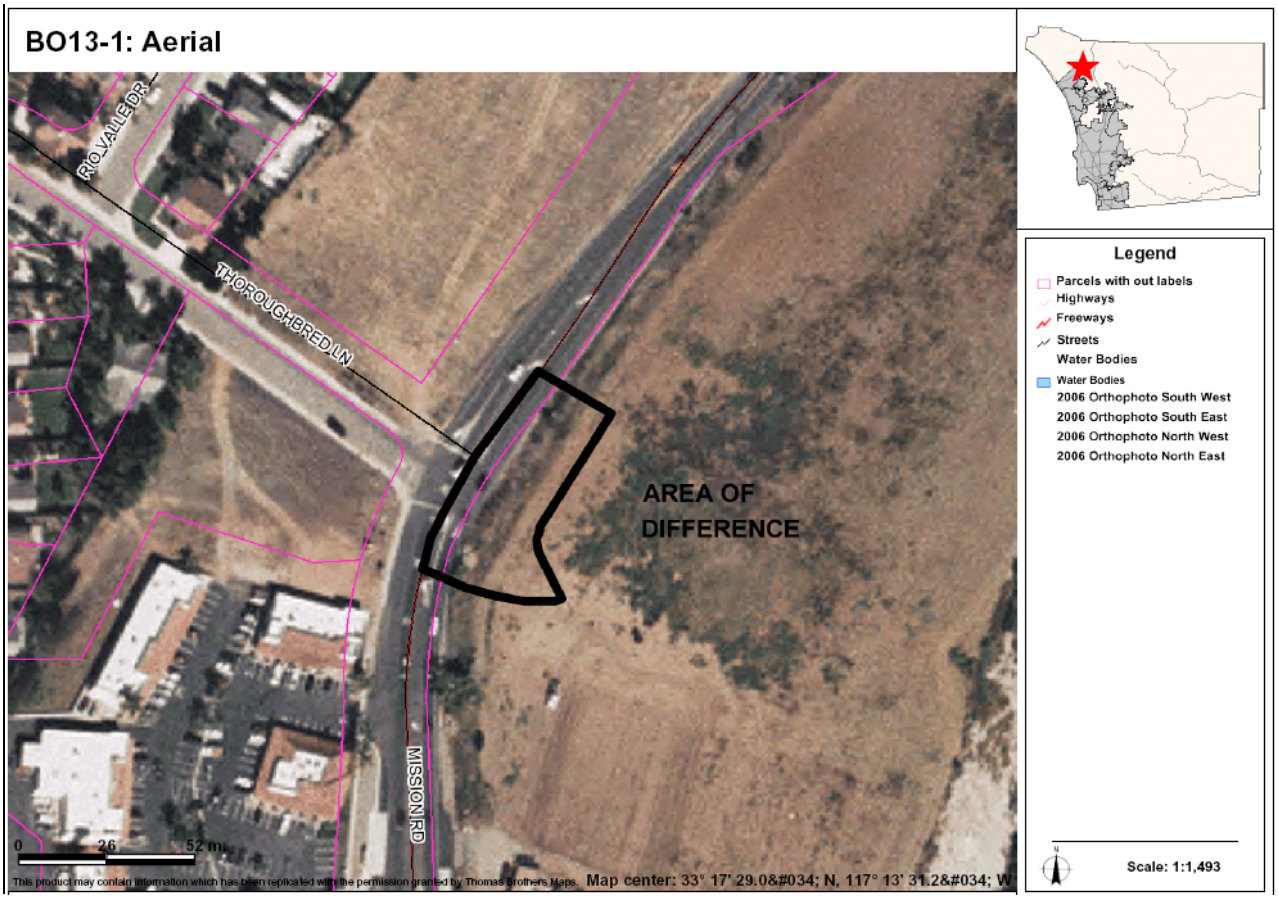
Potential Conflicts with Goals and Policies

None

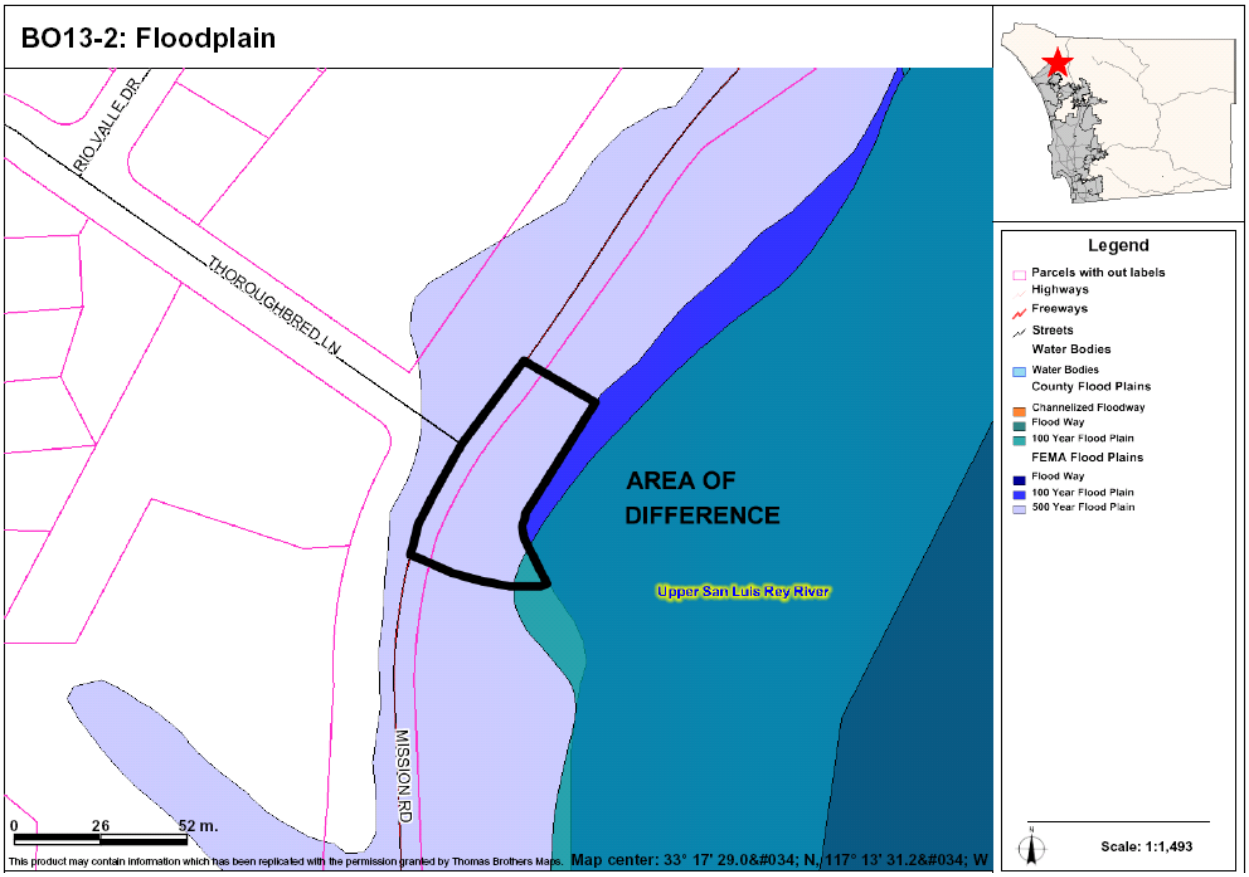
AREAS OF DIFFERENCE

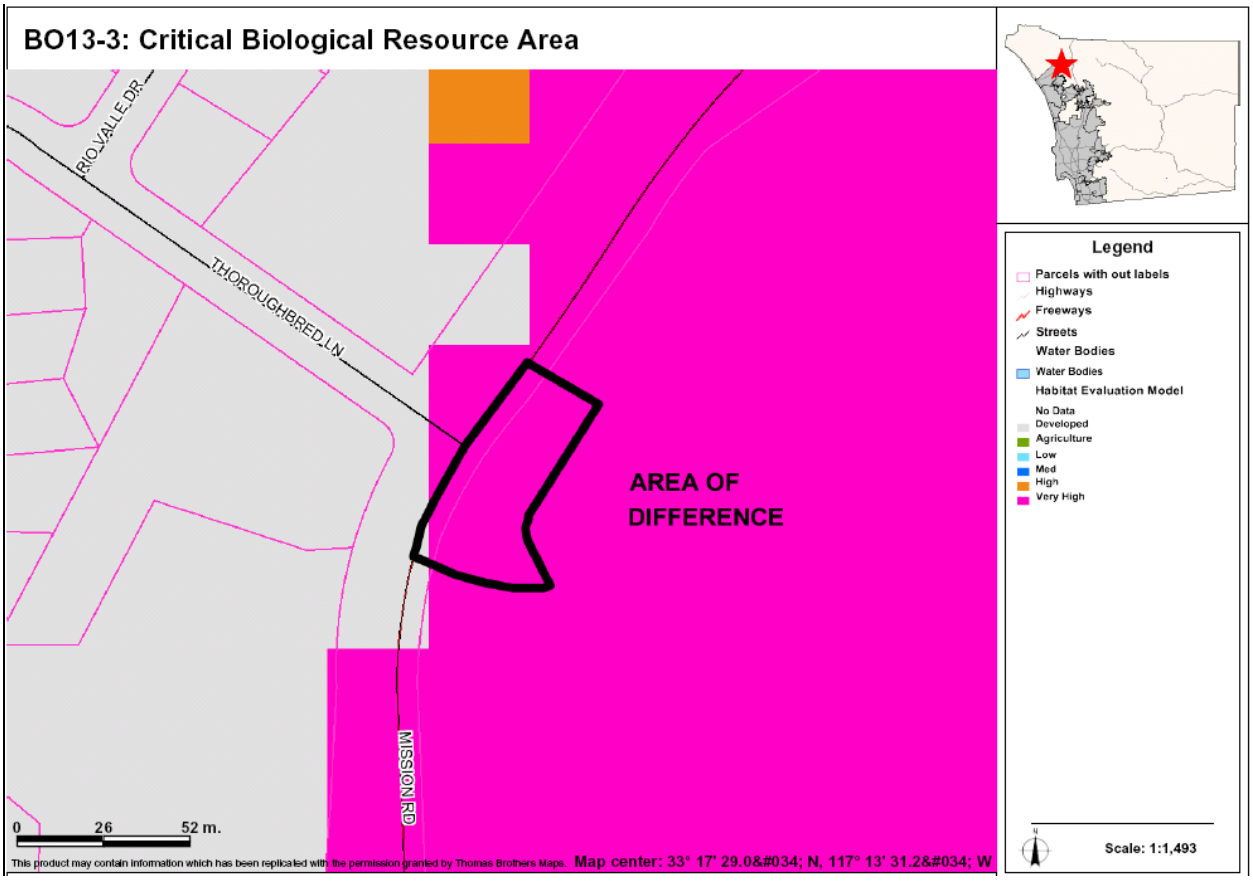
BO13: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	□	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	□	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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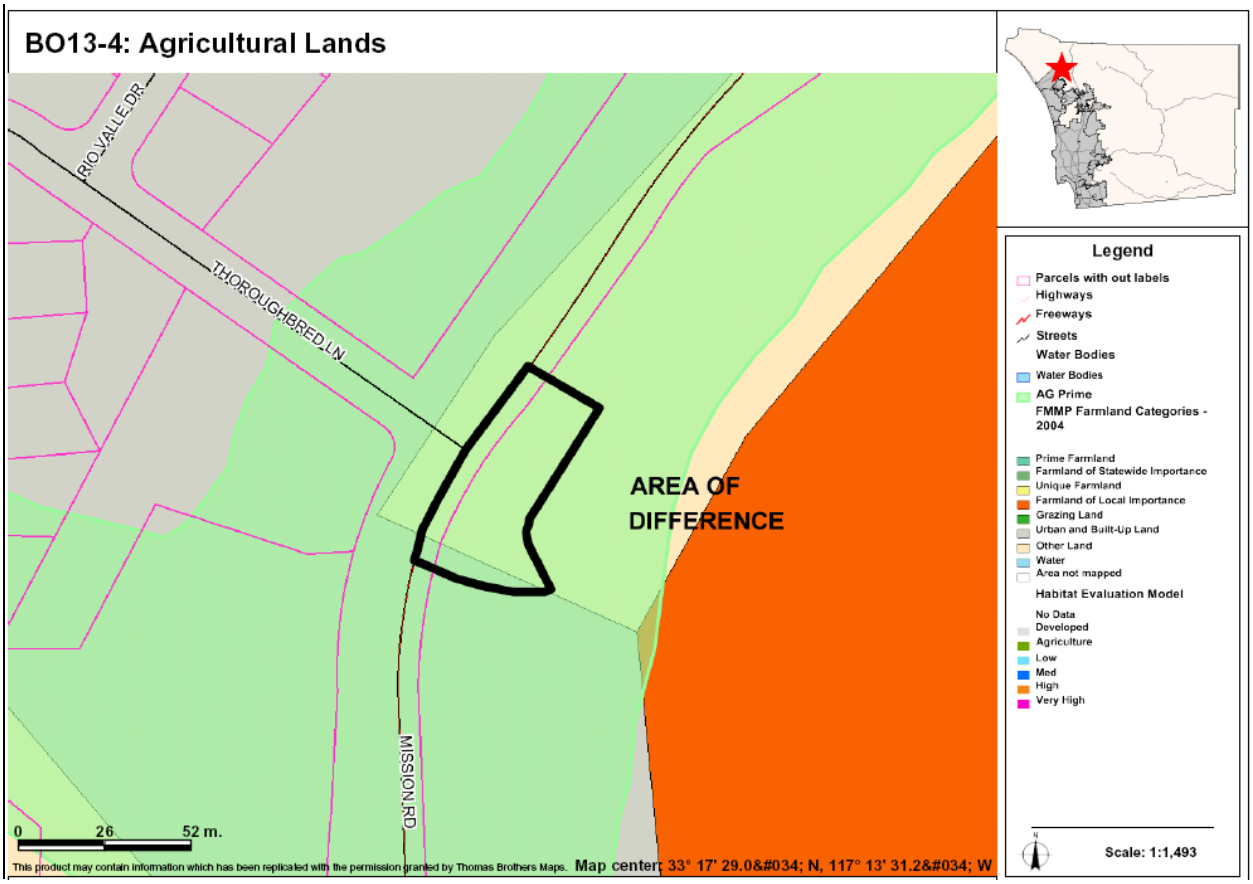
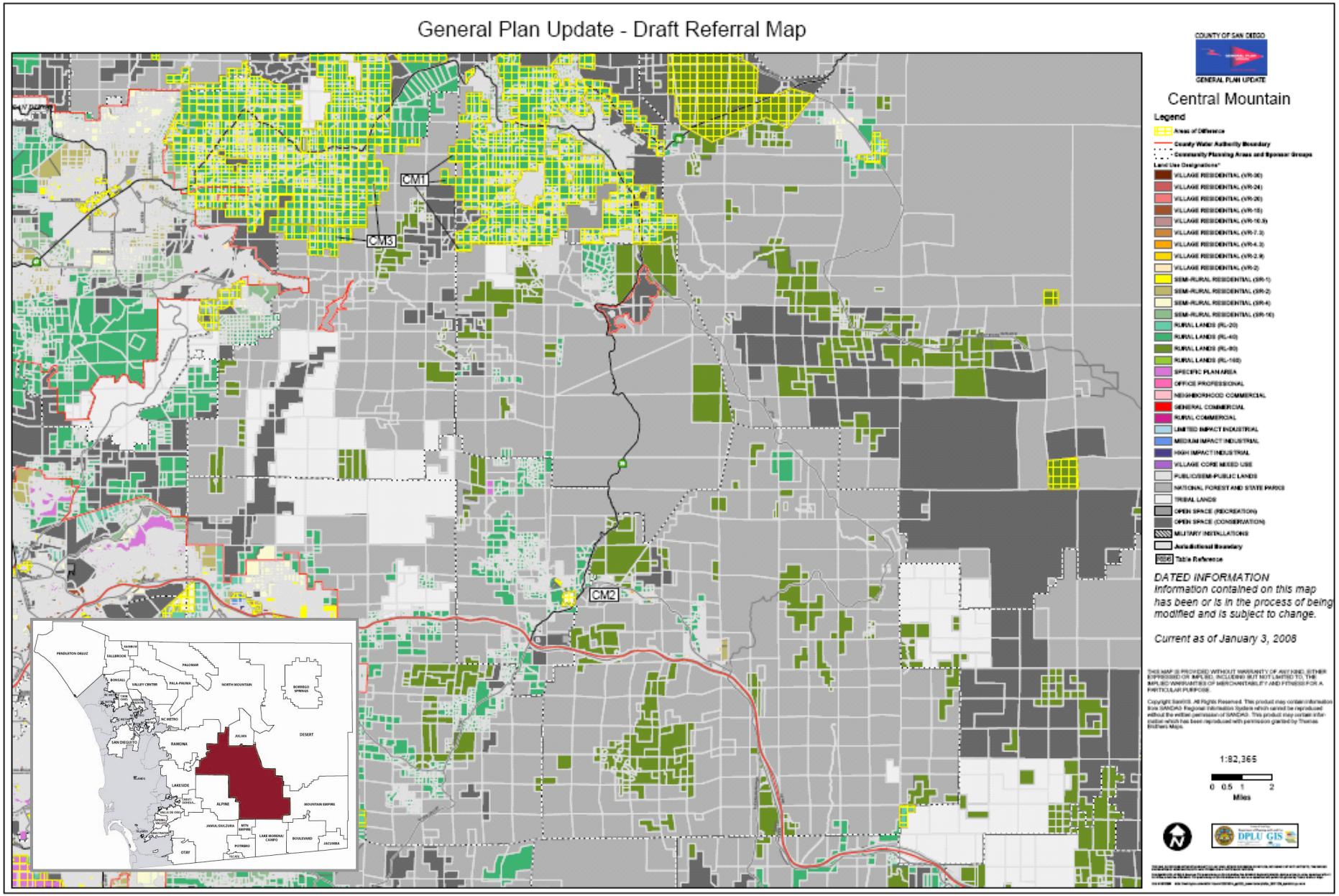


Central Mountain Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

CM1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: 286.1 acres (3 parcels) Outside CWA boundary Just South of Julian CPA Existing General Plan: (23) National Forest and State Parks	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: Vacant and undeveloped; bounded by vacant undeveloped land on west side; spaced rural residential on the east; and vacant undeveloped land to the north and south.	Other: N/A		CSG Recommendation: No recommendation

Discussion

This AOD includes three parcels located just south of the Julian CPA. Most of the AOD is located within the Cuyamaca Subregional Group Area, but a small portion is in an unrepresented area. It is part of general mapping criteria for the Referral Map directed by the Board of Supervisors to either designate lands at RL-40 or RL-80.

The key constraints associated with AOD CM1 are steep slopes, wetlands, and agricultural lands. Figure CM1-1 provides an aerial photo showing the boundaries of the AOD, Figure CM1-2 identifies steep slope areas, Figure CM1-3 identifies wetlands, and Figure CM1-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

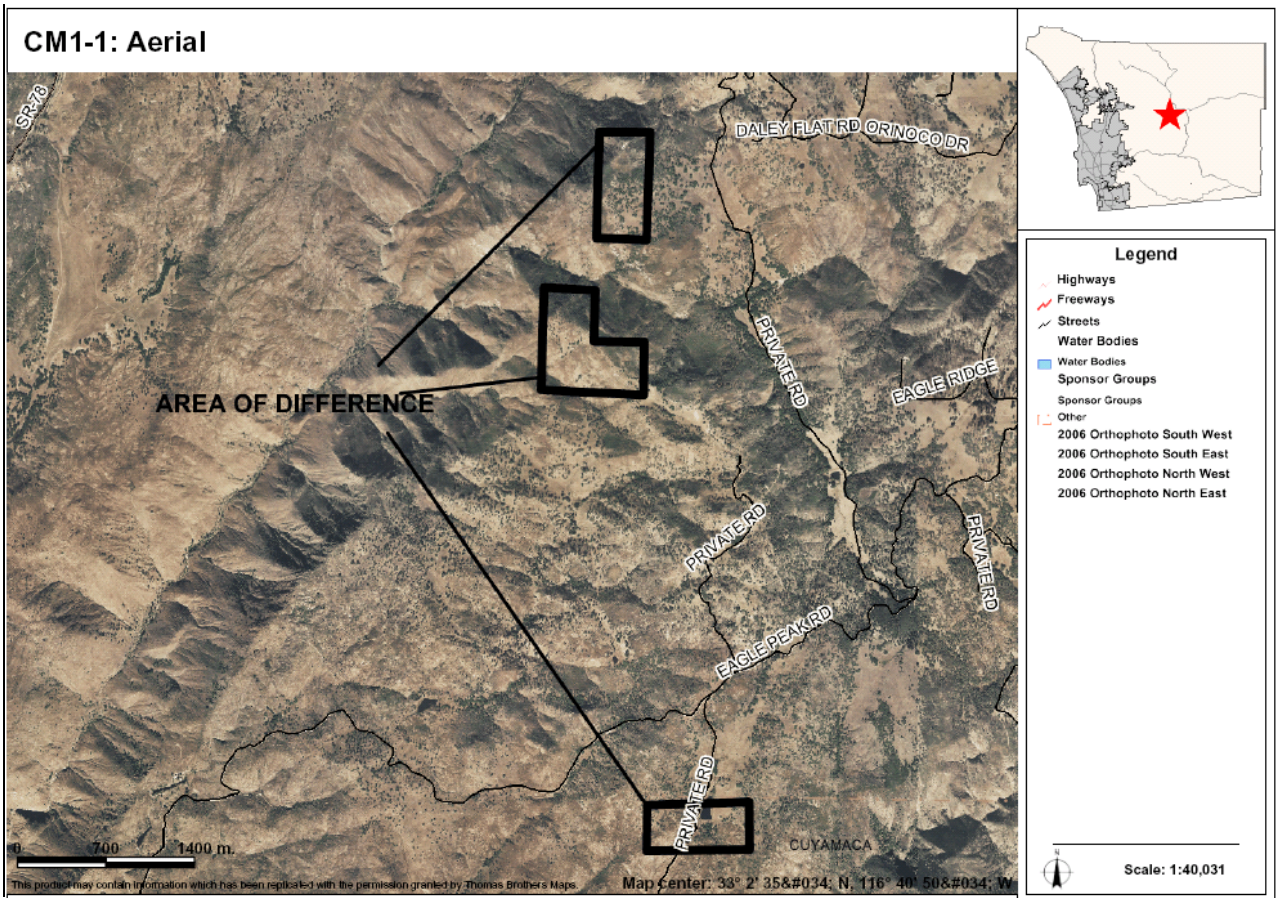
None

AREAS OF DIFFERENCE

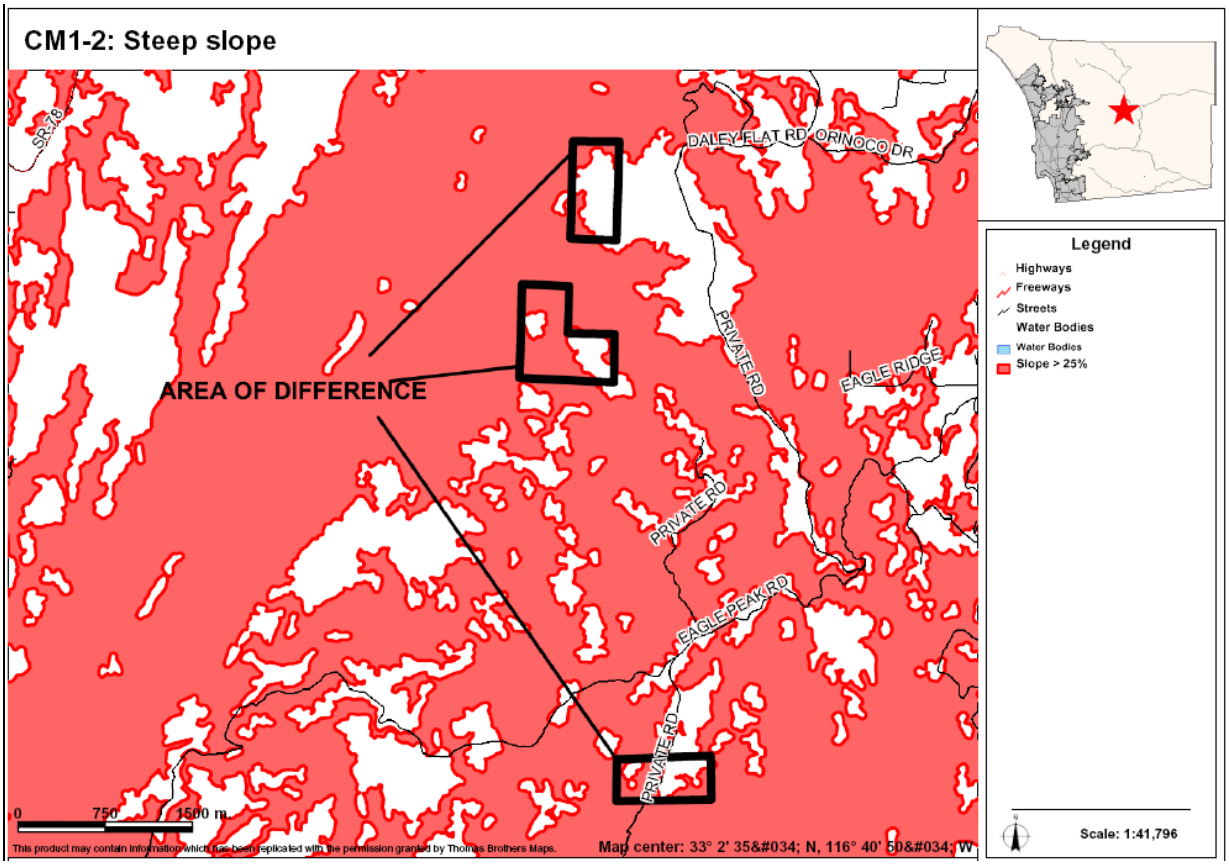
CM1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

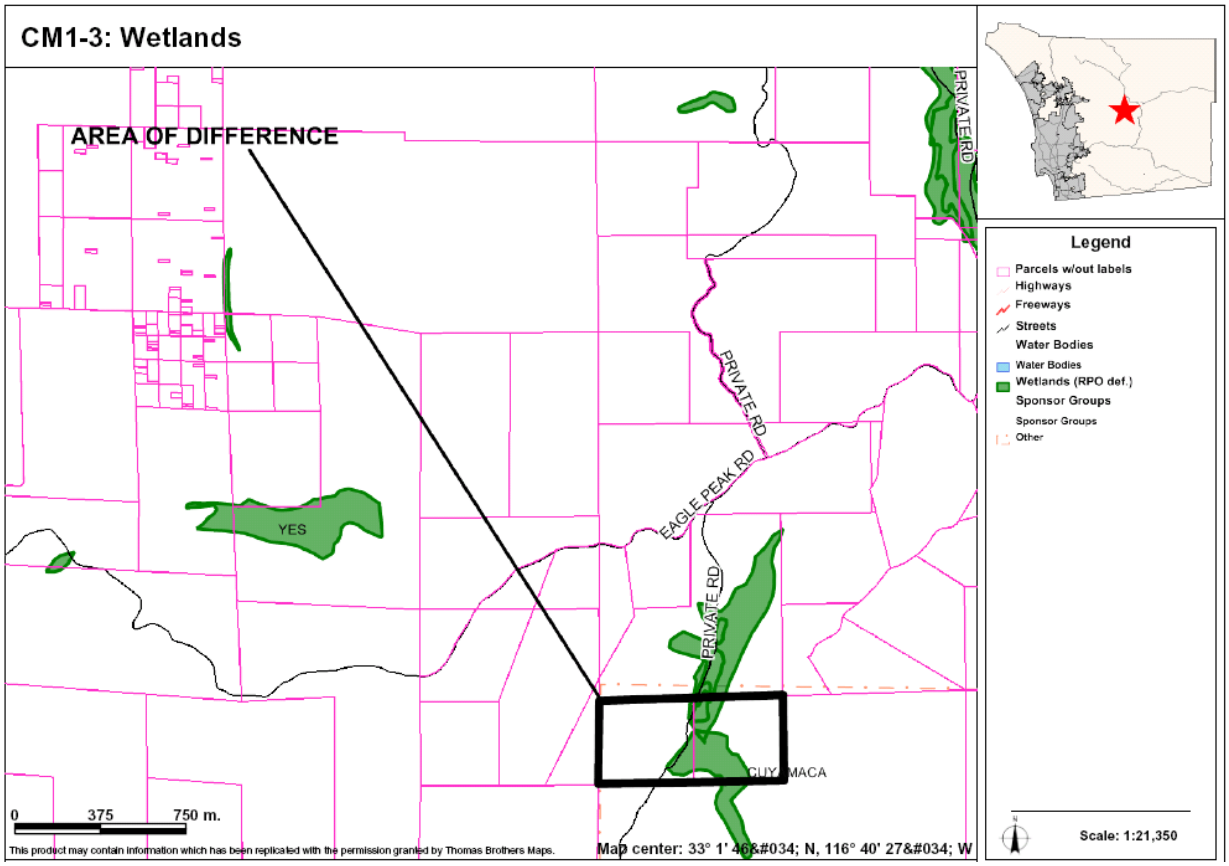
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

CM1-1: Aerial



AREAS OF DIFFERENCE





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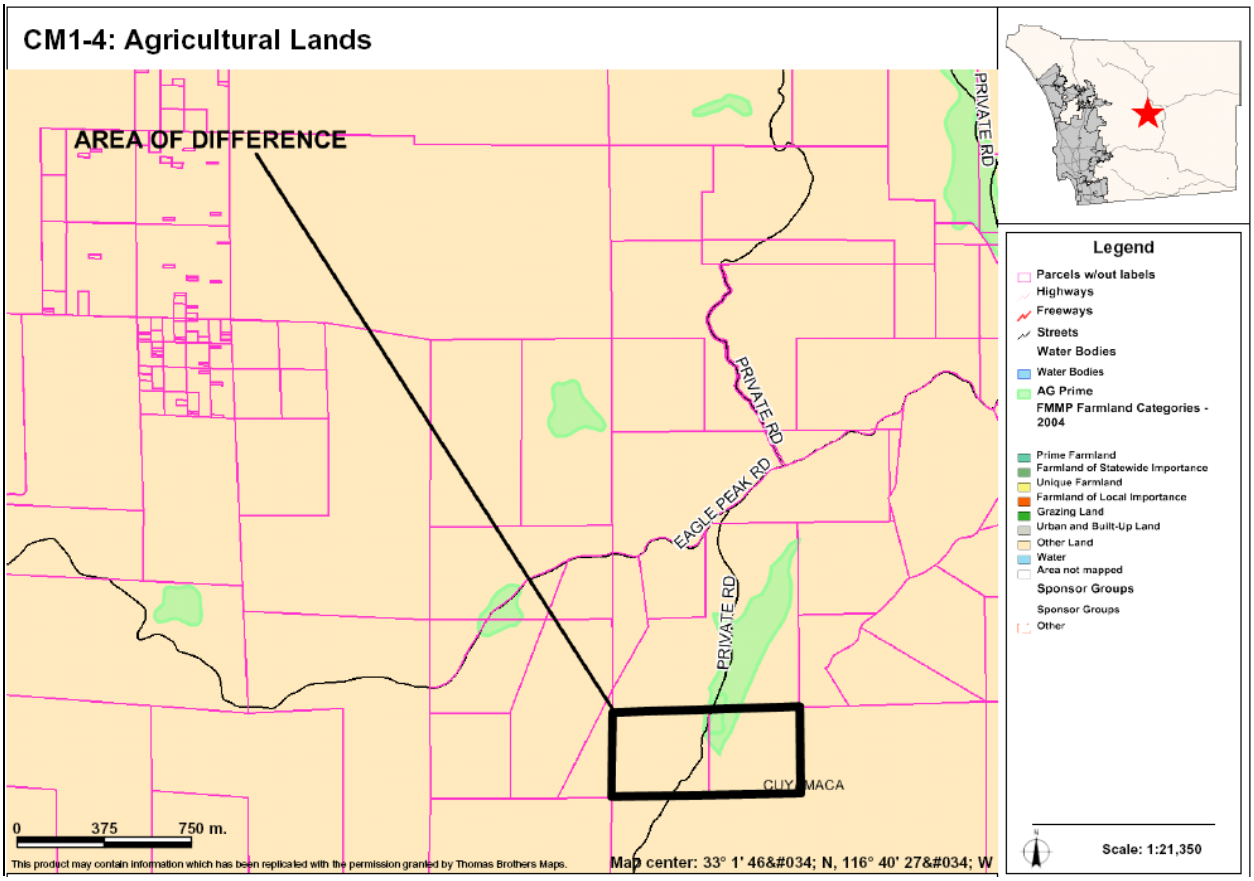


AREAS OF DIFFERENCE

CM2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Merrigan Ranch [148]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 111.8 acres (1parcel) • Outside CWA boundary • Adjacent to (W of) the SR-79, Descanso Subregional Group Area.	Steep slope (greater than 25%)	◒	Hybrid: SR-4, RL-40
	Floodplain	●	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	○	Environmentally Superior: RL-80
Existing General Plan: 1 du/1,2,4, acres	Agricultural Lands	●	
Context: Field crop parcel bounded by vacant undeveloped land on west side; field crops and SR-79 on the east; field crops to the north and rural residential to the south	Other: N/A		CSG Recommendation: SR-4

Discussion

This AOD consists of a portion of a specific site known as Merrigan Ranch. Other portions of the site are shown consistently on all maps as SR-1 or RL-40. The SR-1 is applied to those areas that are more conducive to development and the RL-40 to those areas that are constrained. This specific area of this AOD is similar in that it contains some area suitable for development and some area that is constrained by floodplains and biological resources (including wetlands). The Referral Map would apply an SR-4 designation across the entire area, while the Draft Land Use Map would apply a SR-10 designation. The Hybrid Map would apply the SR-4 designation to the area more conducive for development and RL-40 to the constrained portions. Staff believes that the Hybrid and Draft Land Use Maps will provide densities that are more realistic for the site.

The key constraints associated with AOD CM2 are steep slopes, floodplains, wetlands, and agricultural lands. Figure CM2-1 provides an aerial photo showing the boundaries of the AOD, Figure CM2-2 identifies steep slope areas, Figure CM2-3 identifies floodplains and floodways, Figure CM2-4 identifies wetlands, and Figure CM2-5 identifies important agricultural lands.

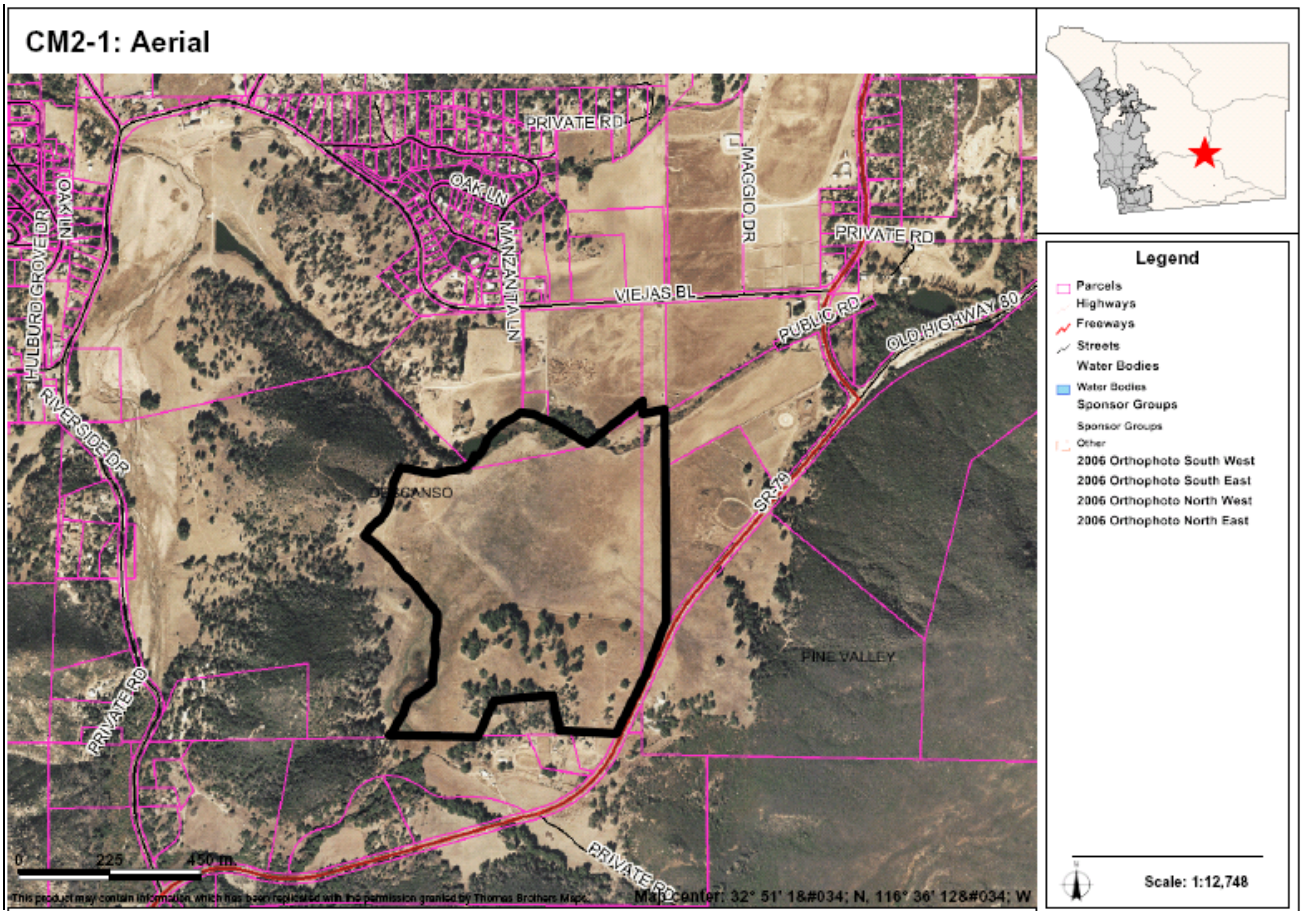
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

CM2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	☐	⊡	⊡	■
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	☐	⊡	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	☐

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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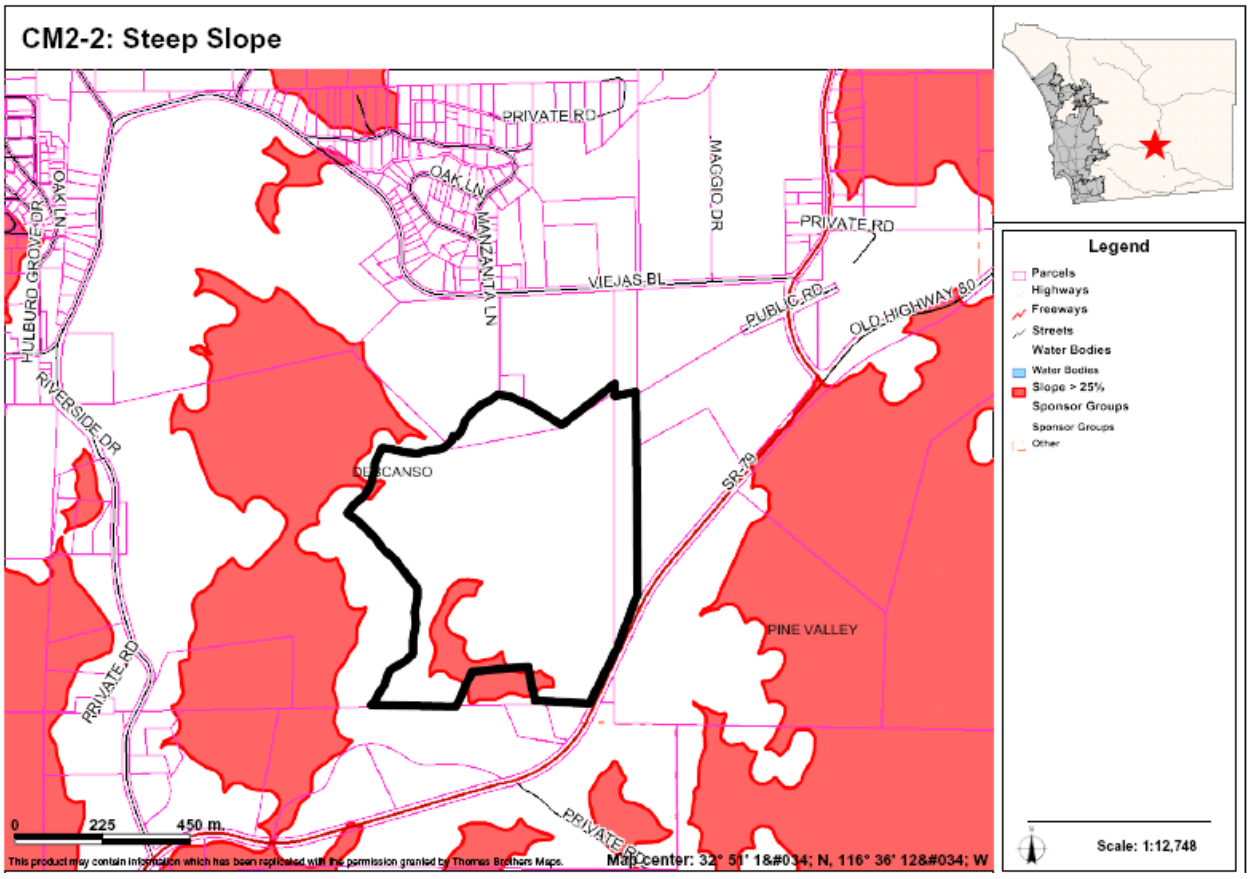

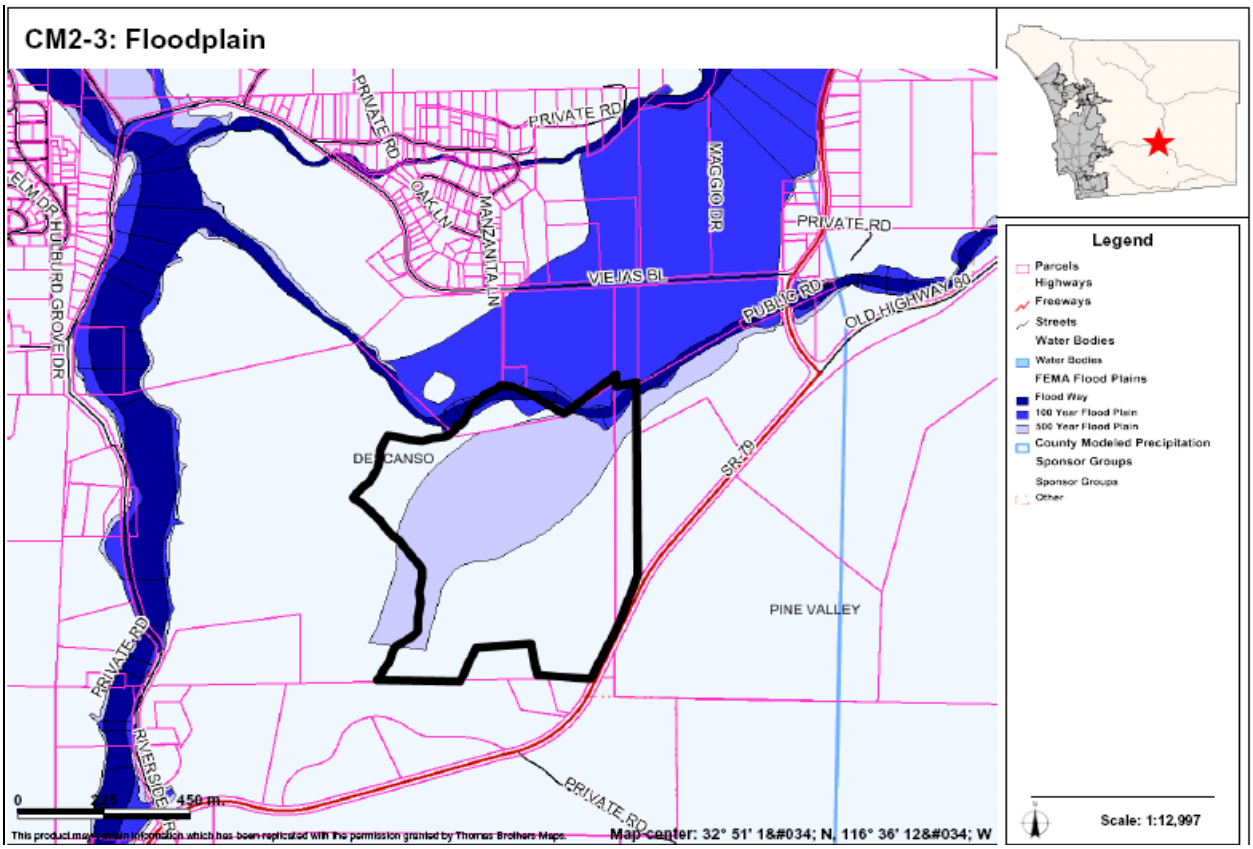

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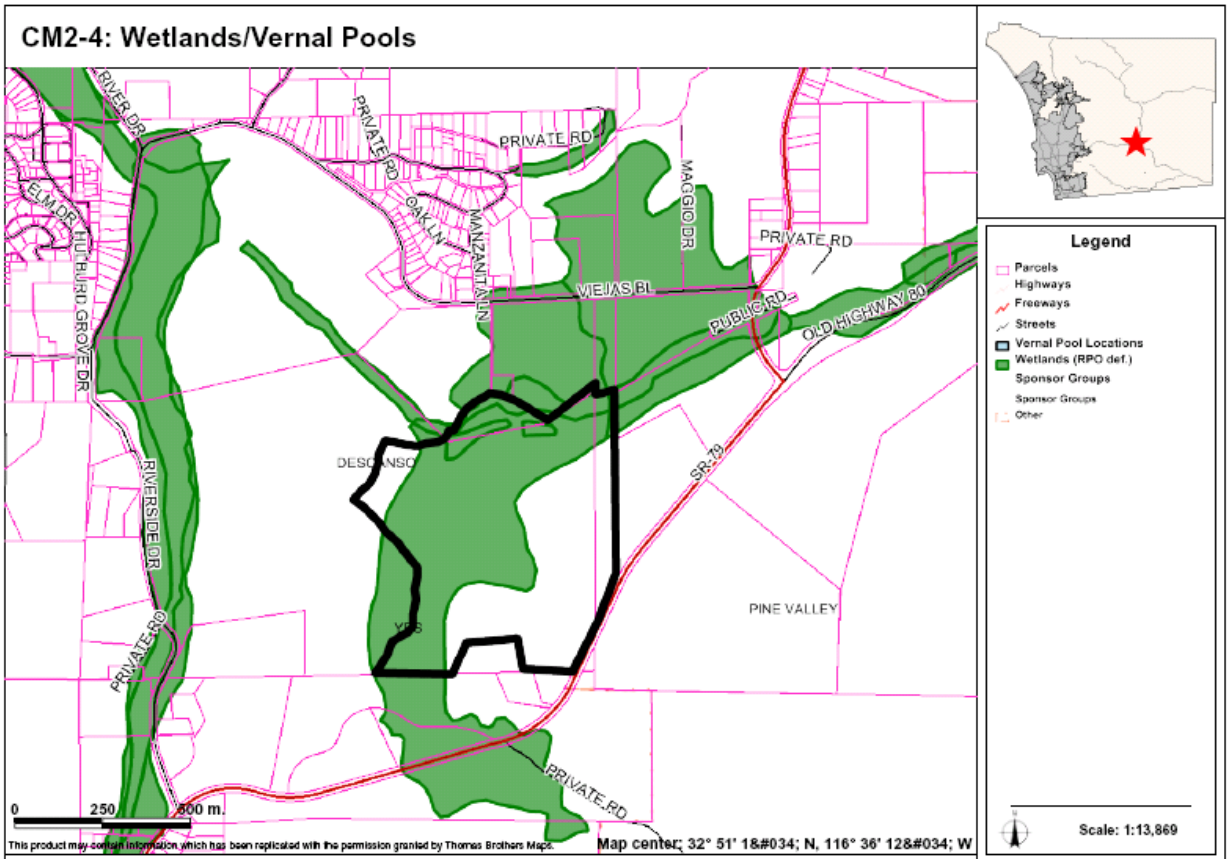
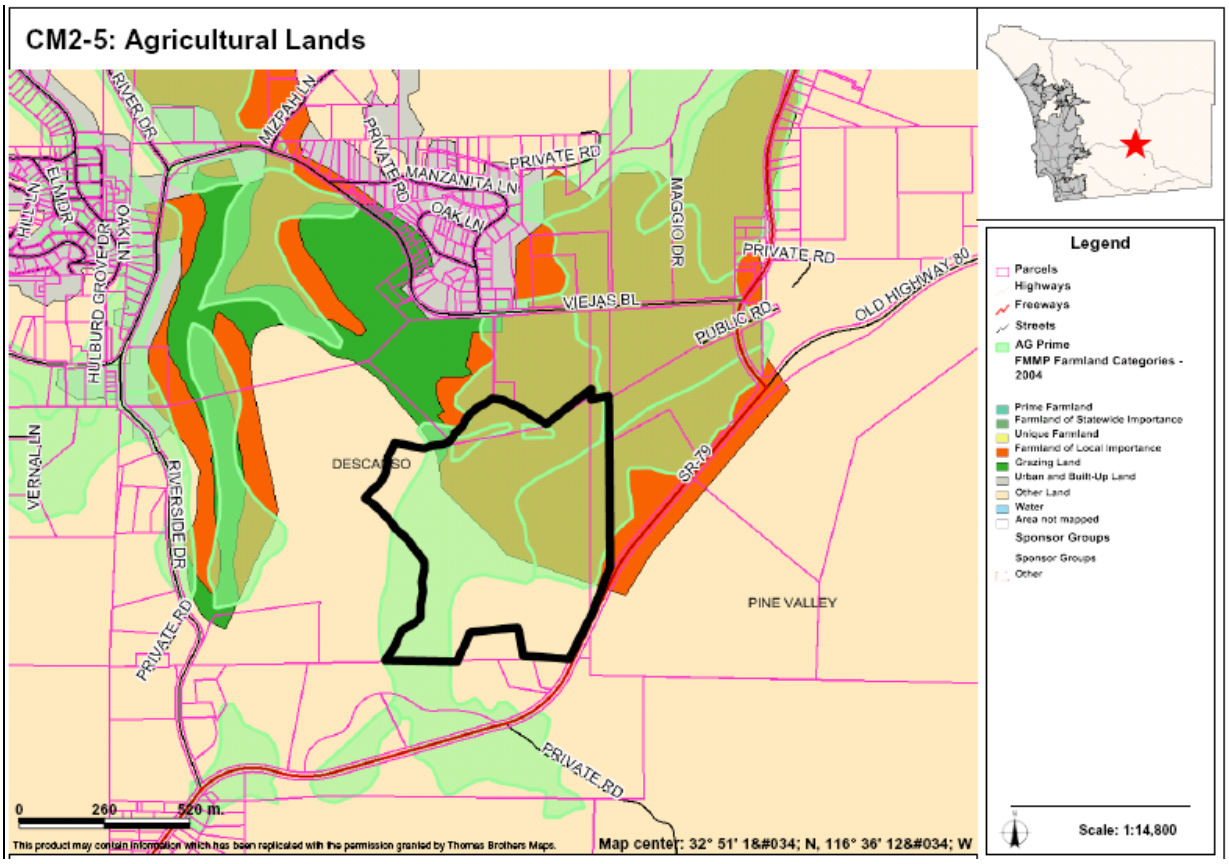




AREAS OF DIFFERENCE

CM3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 3.2 square miles (26 parcels) • Outside CWA boundary • Southeast of the 78	Steep slope (greater than 25%)	◒	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	
Existing General Plan: (23) National Forest and State Parks	Critical Biological Resource Areas	◒	Environmentally Superior: RL-80
	Agricultural Lands	◒	
Context: Vacant and undeveloped land bounded by rural residential/field crops on west side; vacant undeveloped land on the east; vacant undeveloped land to the north and south.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD includes several parcels just outside of the Ramona Planning Area. It is part of a general mapping criteria that either designates lands at RL-40 or RL-80.

The key constraints associated with AOD CM3 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure CM3-1 provides an aerial photo showing the boundaries of the AOD, Figure CM3-2 identifies steep slope areas, Figure CM3-3A identifies wetlands, Figure CM3-4, CM3-5 identifies critical biological resource areas, and Figure CM3-5A identifies important agricultural lands.

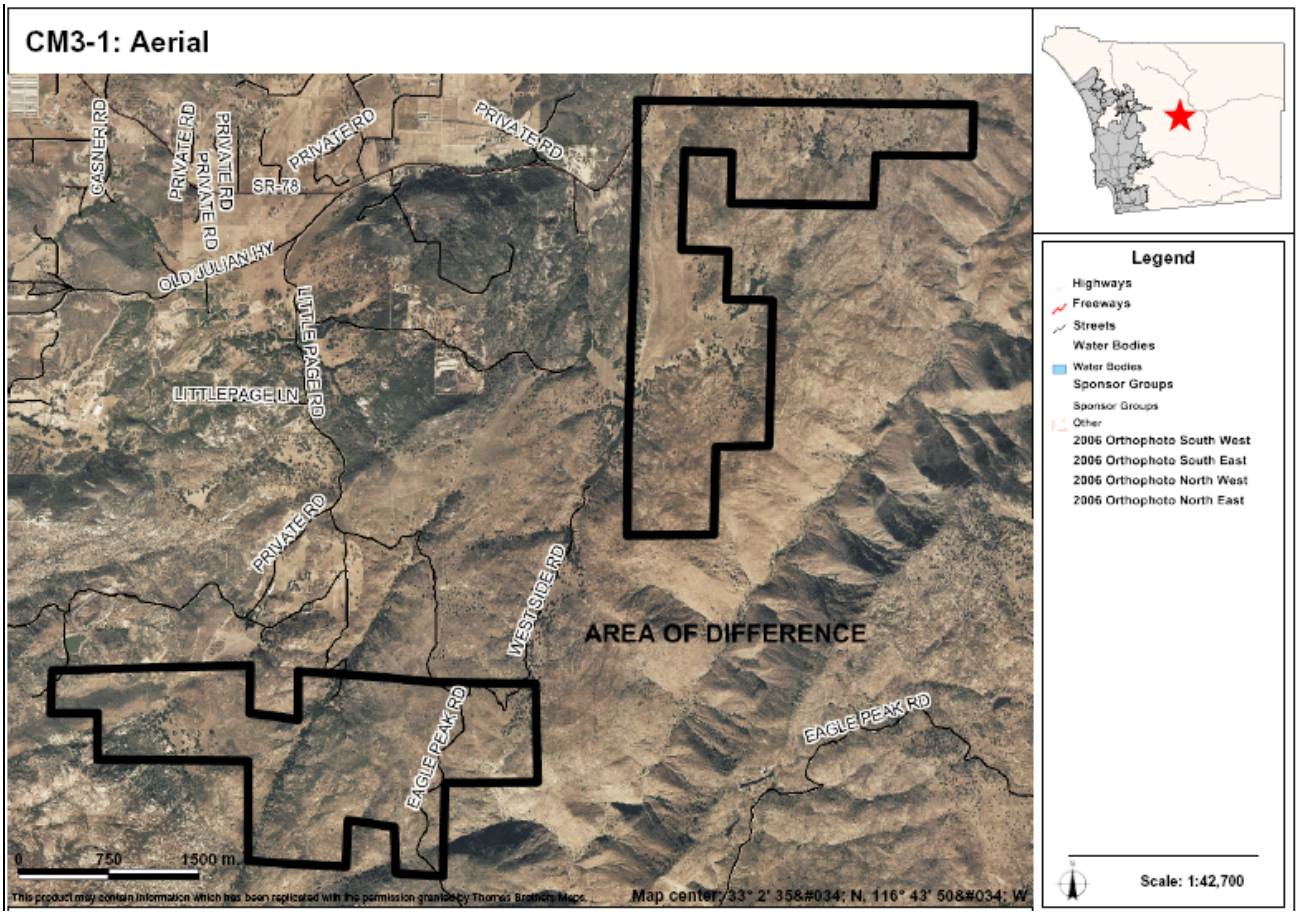
Potential Conflicts with Goals and Policies

None

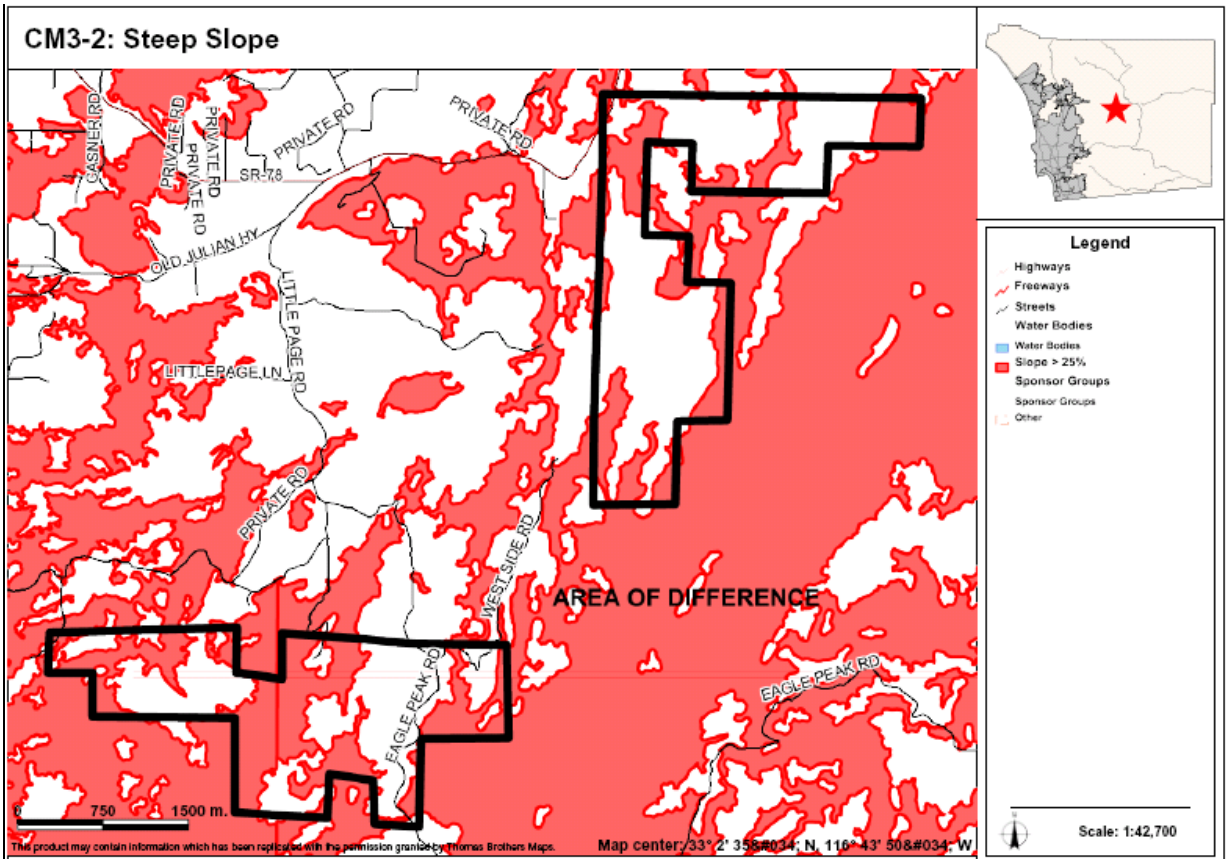
AREAS OF DIFFERENCE

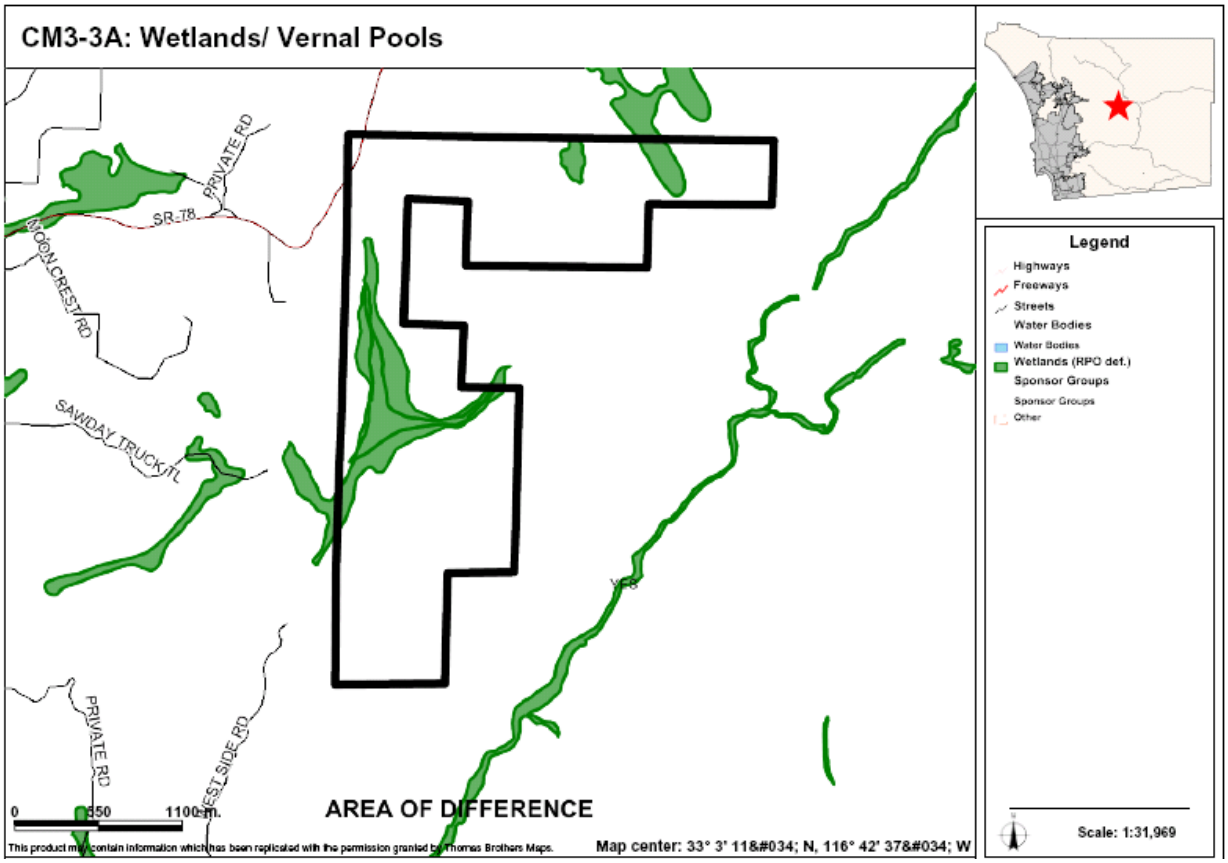
CM3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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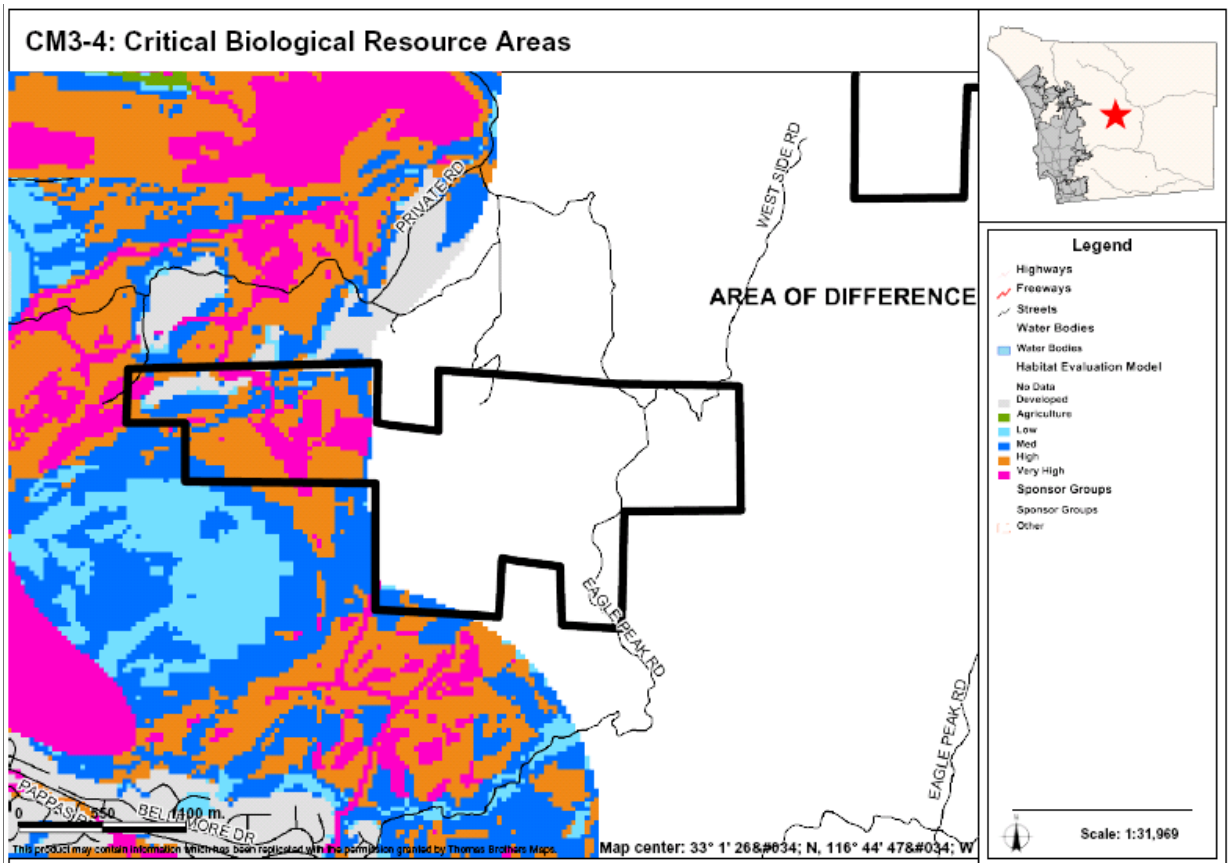

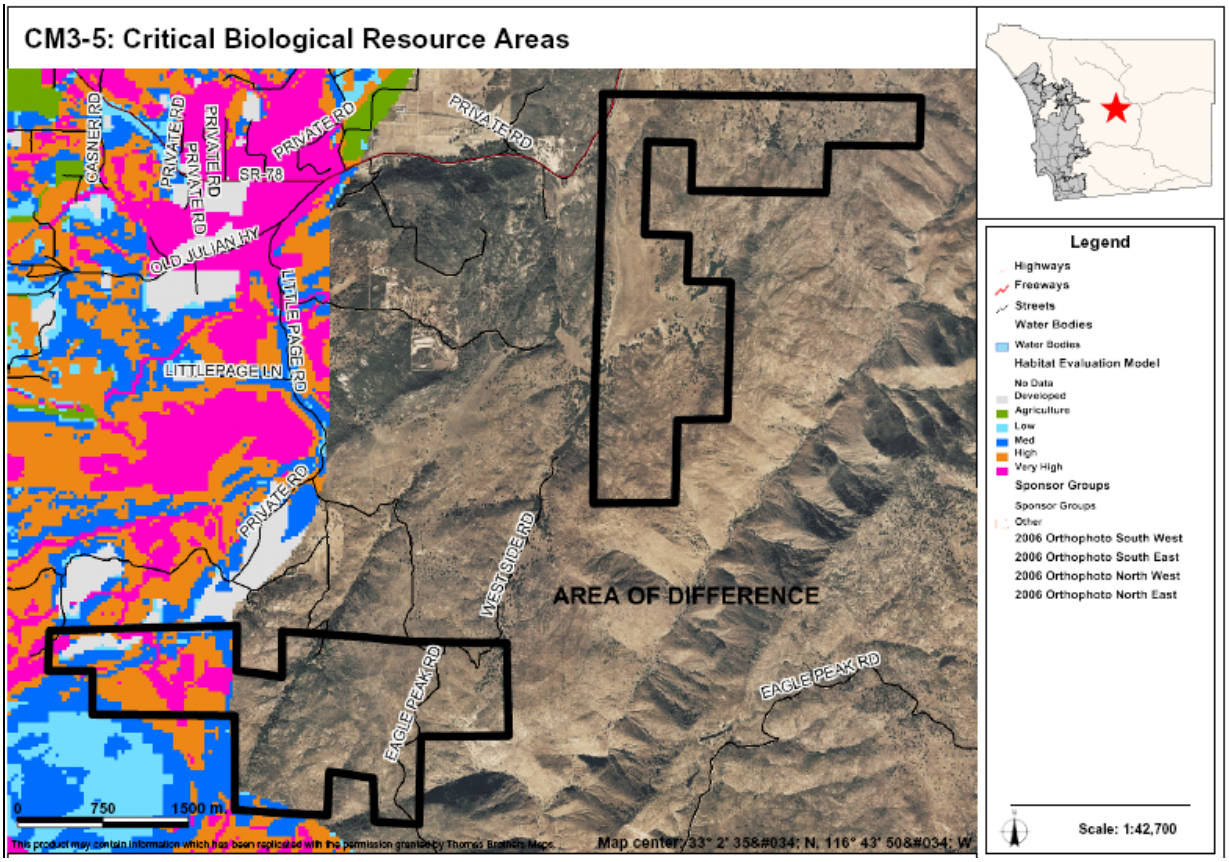

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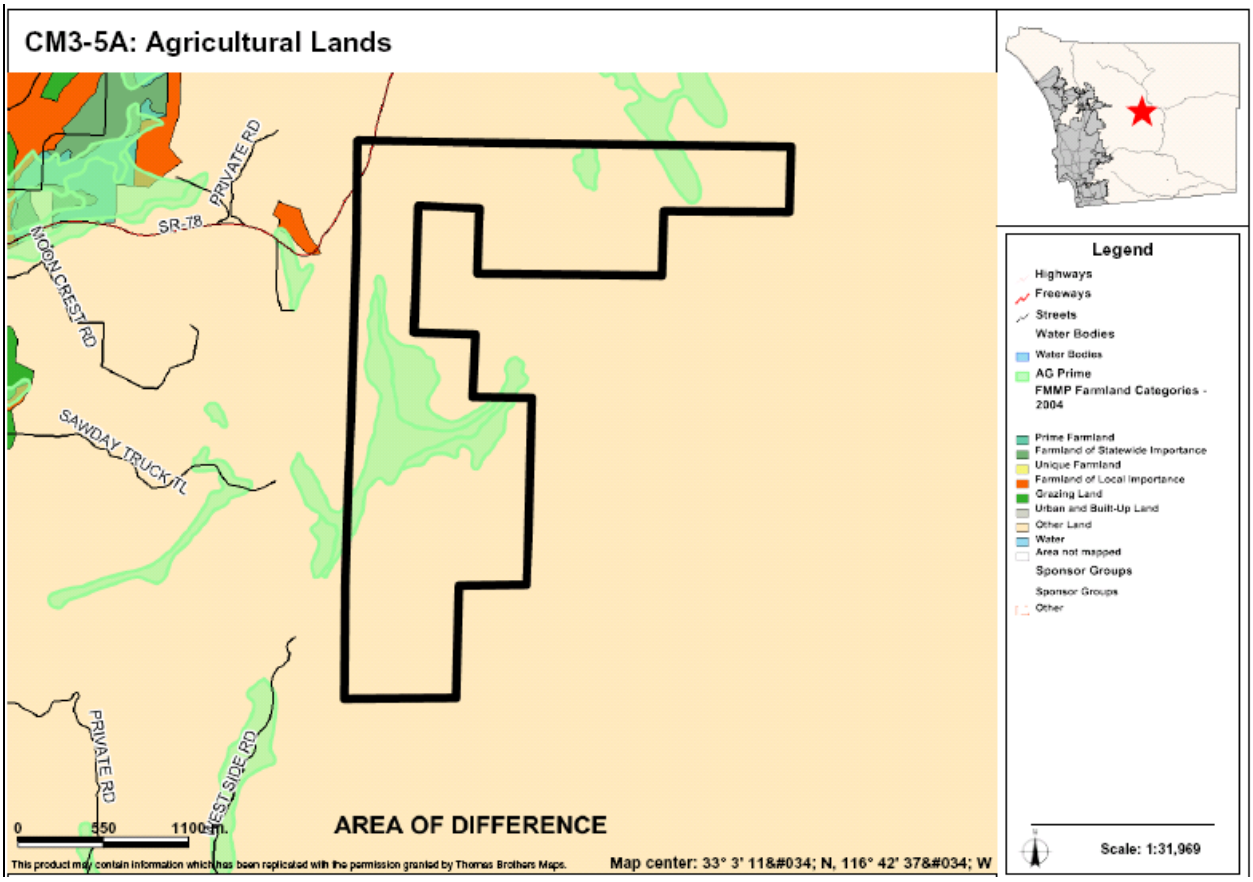
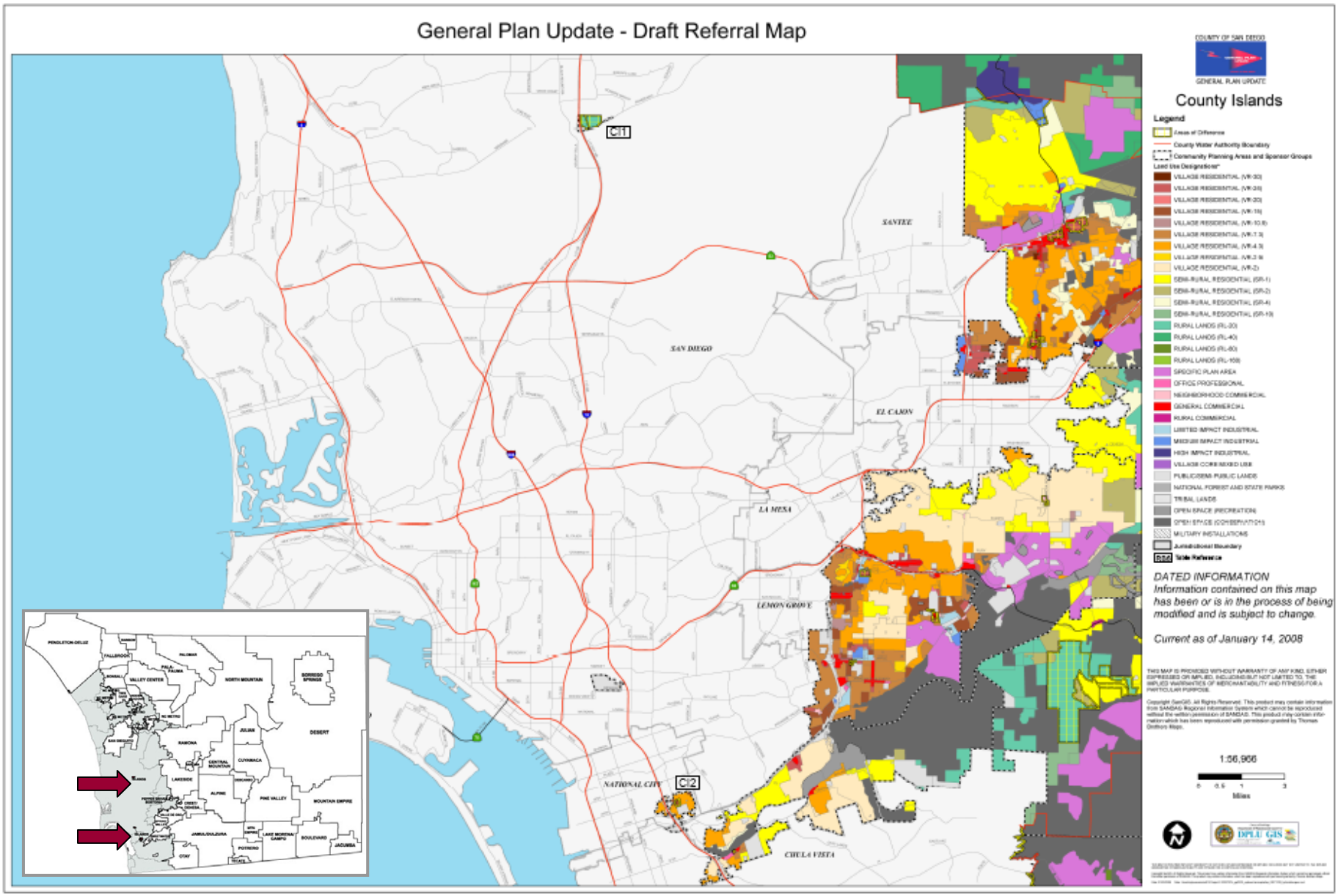


County Islands CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

CI1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: 78.6 acres (3 parcels) Inside CWA boundary At the intersection of Pomerado Rd. and I-15.	Steep slope (greater than 25%)	◒	Hybrid: VR-20 & C-2
	Floodplain	◒	Draft Land Use: VR-20 & C-2
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	Environmentally Superior: VR-20 & C-2
Existing General Plan: (22)Public/ Semi-Public	Agricultural Lands	○	
Context: AOD is located within an urbanized area used for agriculture and as open space. Bounded by I-15 to the west, Pomerado Rd. to the south, an industrial park to the north, and residential to the east.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD covers two parcels that were designated RL-20 on the Referral Map. The Draft Land Use Map is designated a combination of office professional (C-2) and VR-20 to accommodate potential affordable housing units required by the Regional Housing Needs Assessment Inventory of vacant or underutilized Sites. The location is surrounded by development and has a mix of office uses and is close to infrastructure, transportation facilities.

The key constraints associated with AOD CI1 are steep slopes, floodplains, wetlands, and critical biological resource areas. Figure CI1-1 provides an aerial photo showing the boundaries of the AOD, Figure CI1-2 identifies steep slope areas, Figure CI1-3 identifies floodplains and floodways, Figure CI1-4 identifies wetlands, and Figure CI1-5 identifies critical biological resource areas.

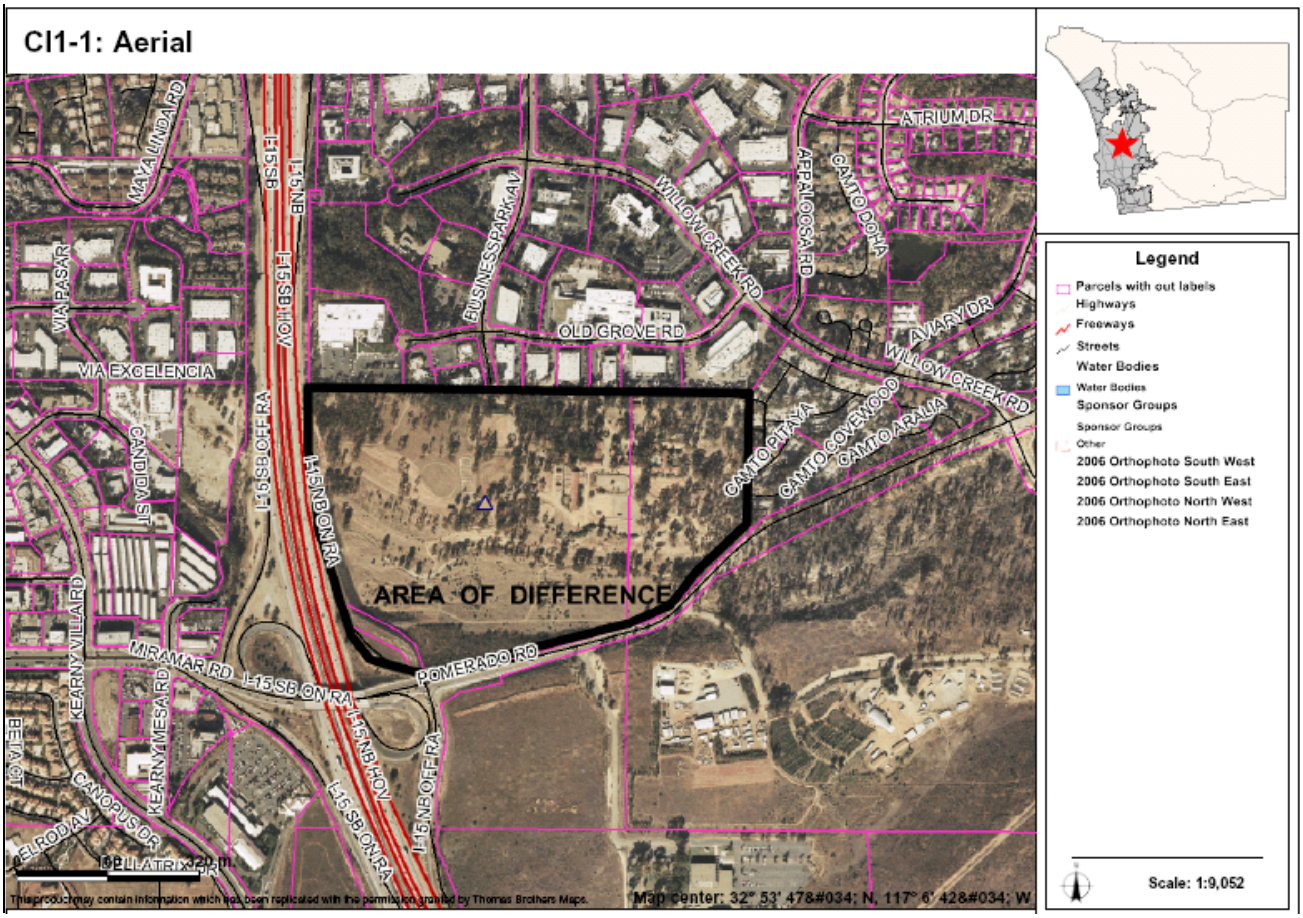
Potential Conflicts with Goals and Policies

None

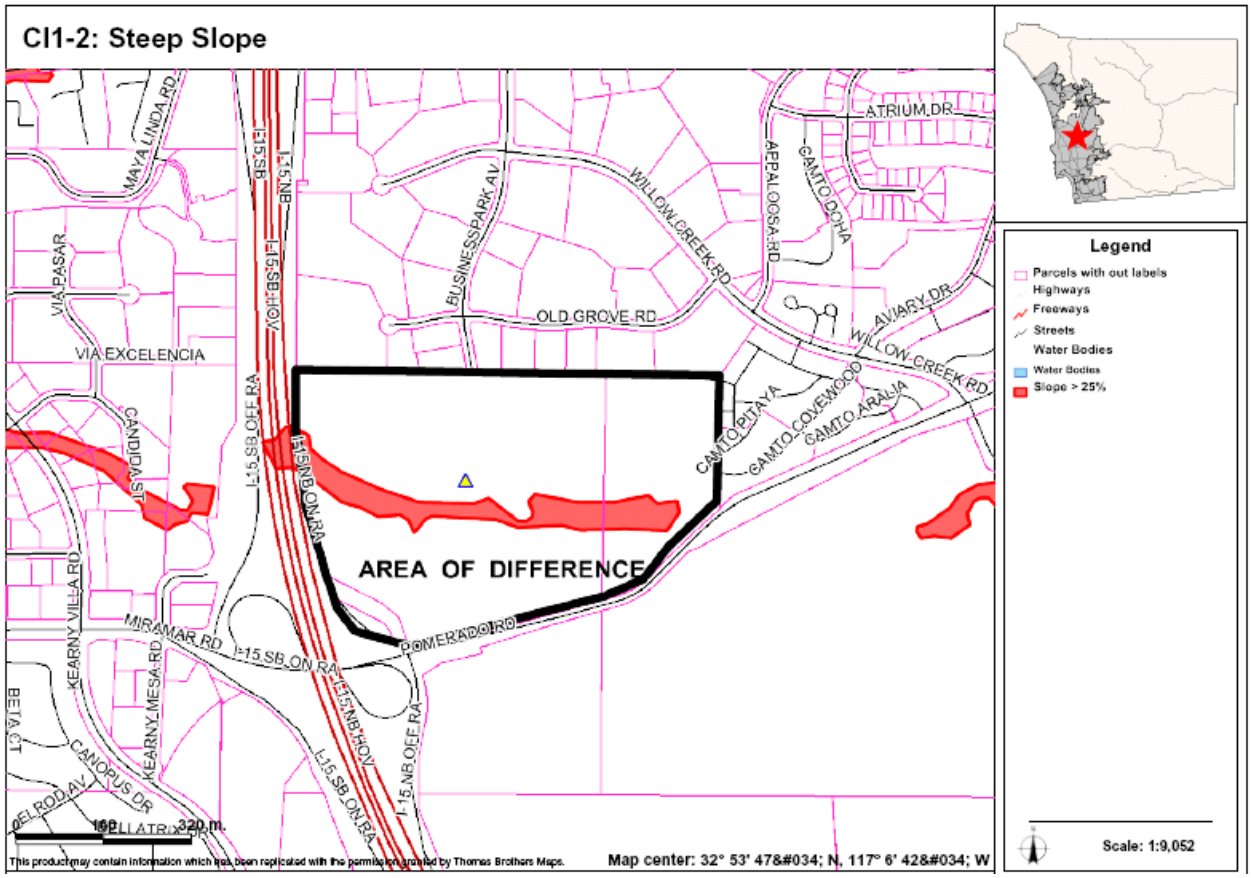
AREAS OF DIFFERENCE

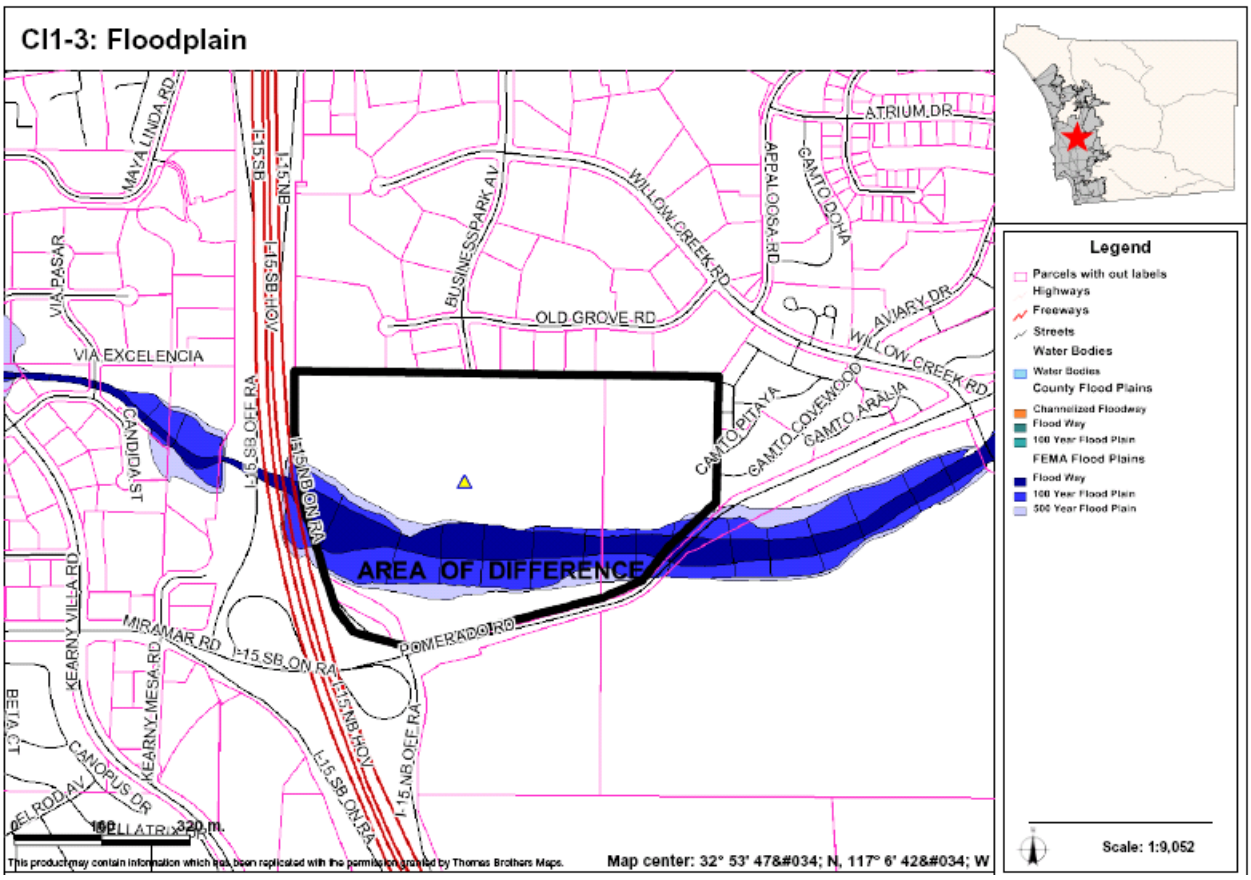
CI1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	☐	■	■	■
2	Reduce land consumption and promote sustainability	■	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	☐	■	■	■
4	Protect natural resources and habitats of ecological importance	■	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	■	☐	☐	☐
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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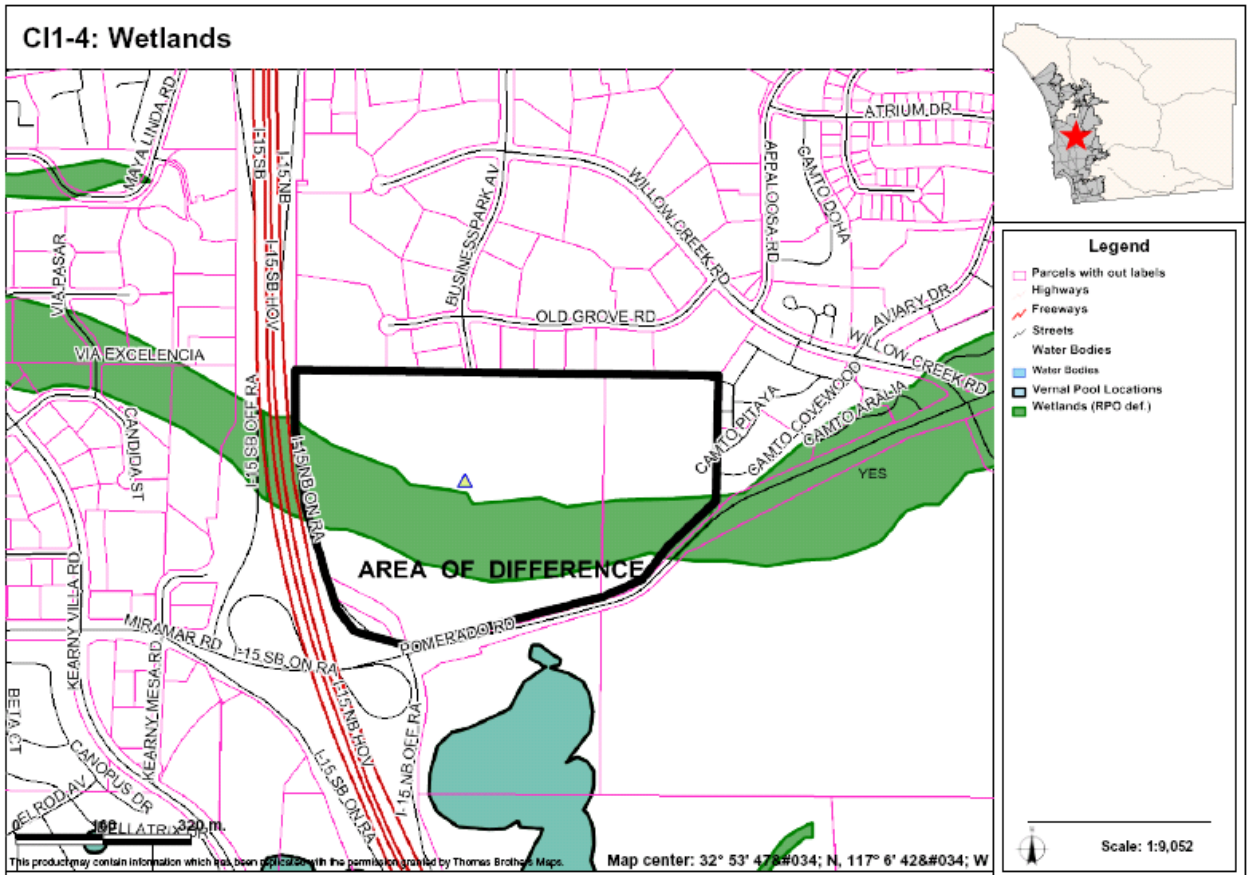
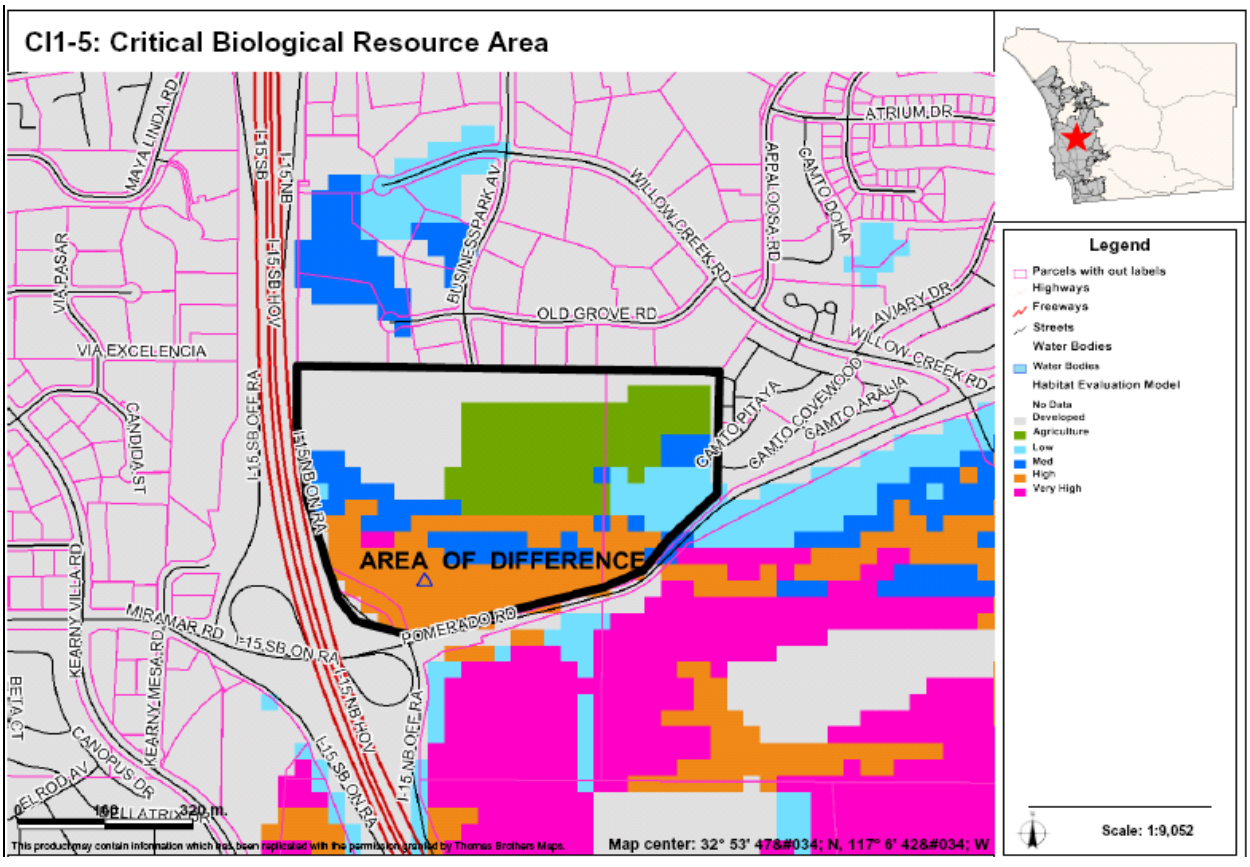




AREAS OF DIFFERENCE

CI2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15
Location/Description: 11.5 acres (9 parcels) Inside CWA boundary At the intersection of Euclid Ave. and Ridgeway Dr.	Steep slope (greater than 25%)	◒	Hybrid: VR-24
	Floodplain	○	Draft Land Use: VR-24
	Wetlands (also Vernal Pools)	○	Environmentally Superior: VR-24
	Critical Biological Resource Areas	◒	
Existing General Plan: (5) 4.3 du / ac	Agricultural Lands	○	
Context: Located in the Lincoln Acres County Island surrounded by single family residential, with the La Vista Cemetery to the south.	Other: N/A		CPG Recommendation: N/A

Discussion

This site was increased from VR-15 to VR-24 in order to increase the amount of Underutilized sites in the Regional Housing Needs Assessment Inventory. The sites have access to infrastructure and transportation, and are adjacent to village development.

The key constraints associated with AOD CI2 are steep slopes and critical biological resource areas. Figure CI2-1 provides an aerial photo showing the boundaries of the AOD, Figure CI2-2 identifies steep slope areas, and Figure CI2-3 identifies critical biological resource areas.

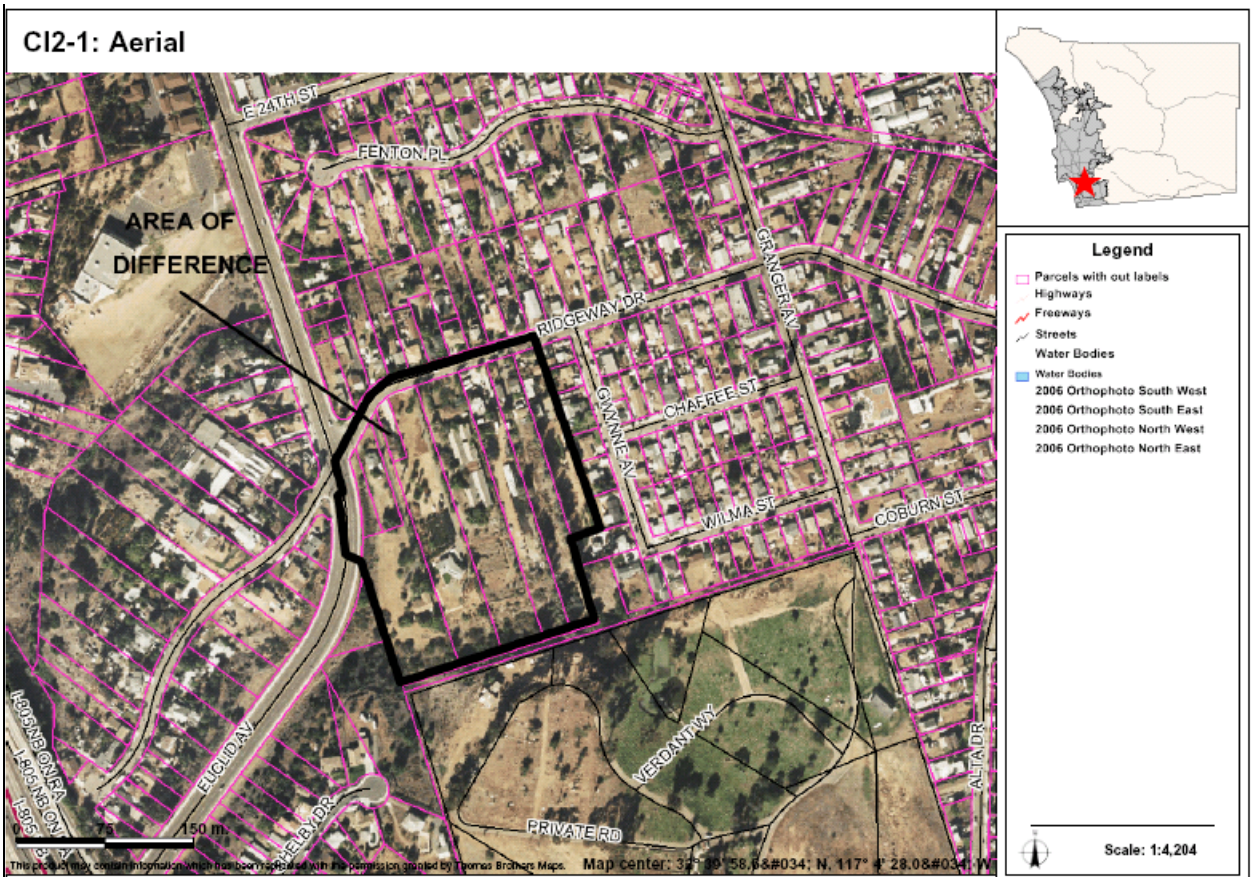
Potential Conflicts with Goals and Policies

None

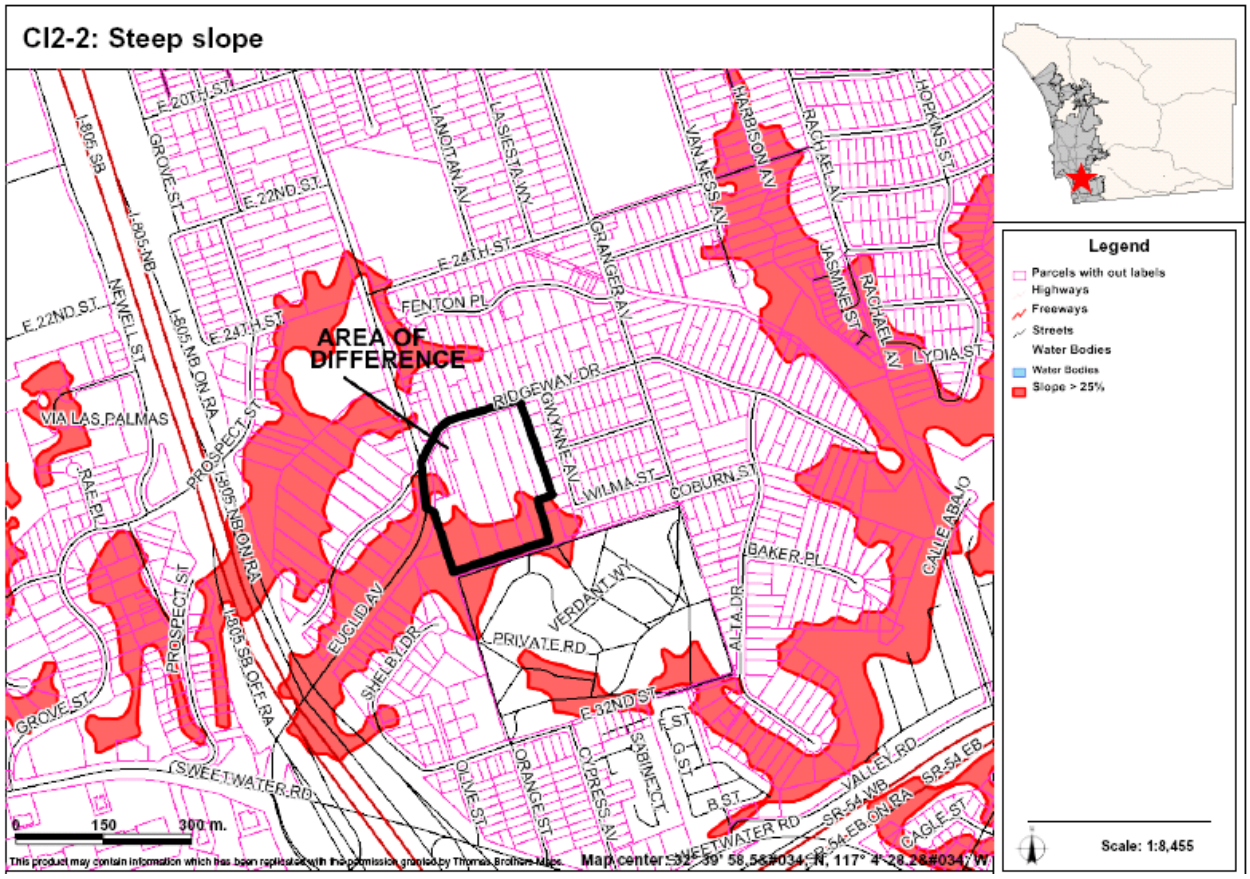
AREAS OF DIFFERENCE

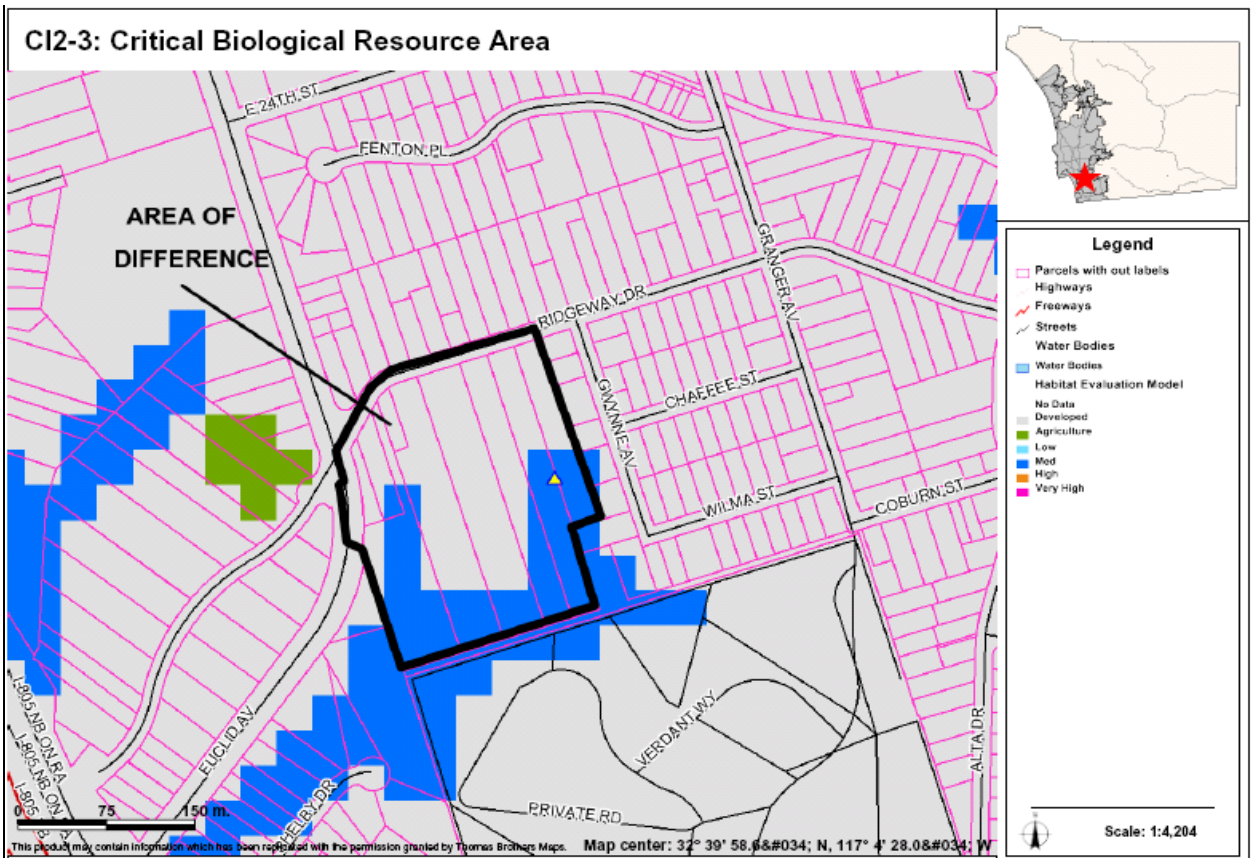
CI2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

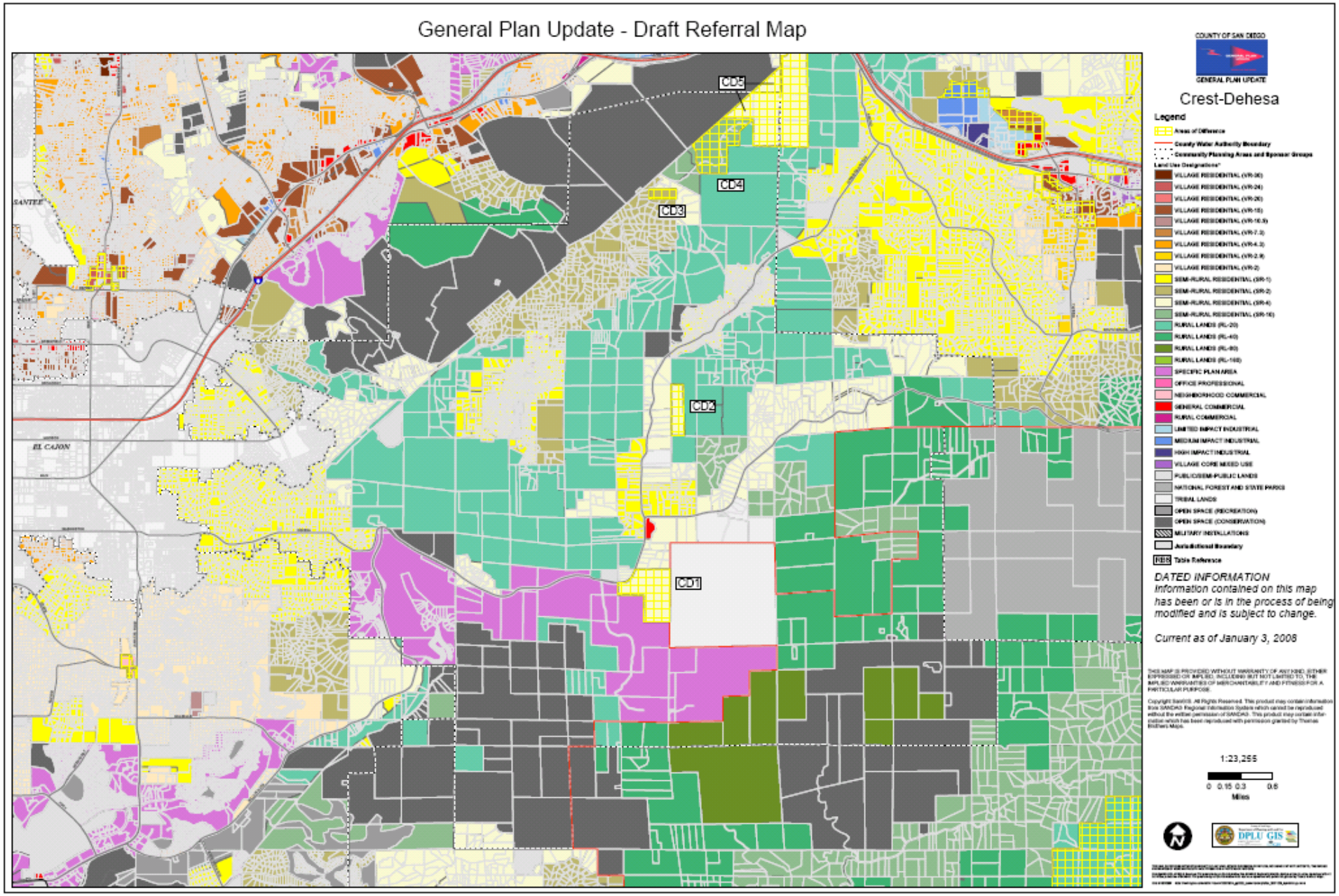


AREAS OF DIFFERENCE





Crest / Dehesa / Harbison Canyon / Granite Hills Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

CD1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Smith/Leone [99] Location/Description: • 106.4 acres (1 parcel) • Inside CWA boundary • Adjacent to elementary school along Dehesa Rd. Existing General Plan: (17) 1 du/2,4 acres Impact Sensitive	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-10 Draft Land Use: SR-10 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Consisting of spaced rural residential parcel on the east and agricultural land to the west. This area is surrounded by vacant and undeveloped land.	Other: Fire Response – This site lies in both 13-minute and 23-minute response regions.		CPG Recommendation: SR-4

Discussion

This AOD covers a property that has been acquired by the Sycuan Band of the Kumeyaay since the referral was requested. The western portion of the site is constrained by floodplain and wetlands and the eastern half by steep slopes. An area with sensitive biological resources is mapped as PAMA. The SR-4 designation would be similar to some of the existing few parcels that are immediately adjacent to it. The SR-10 designation would be consistent with the parcels of similar size and circumstance that are located around the site and reflect the site constraints. A Referral Map designation of SR-4 would not be supported in the 23-minute response fire response region. All other Alternatives comply with either fire response region.

The key constraints associated with AOD CD1 are steep slopes, floodplains, wetlands, critical biological resource areas, and agricultural lands. Figure CD1-1 provides an aerial photo showing the boundaries of the AOD, Figure CD1-2 identifies steep slope areas, Figure CD1-3 identifies floodplains and floodways, Figure CD1-4 identifies wetlands, Figure CD1-5 identifies critical biological resource areas, and Figure CD1-6 identifies important agricultural lands.

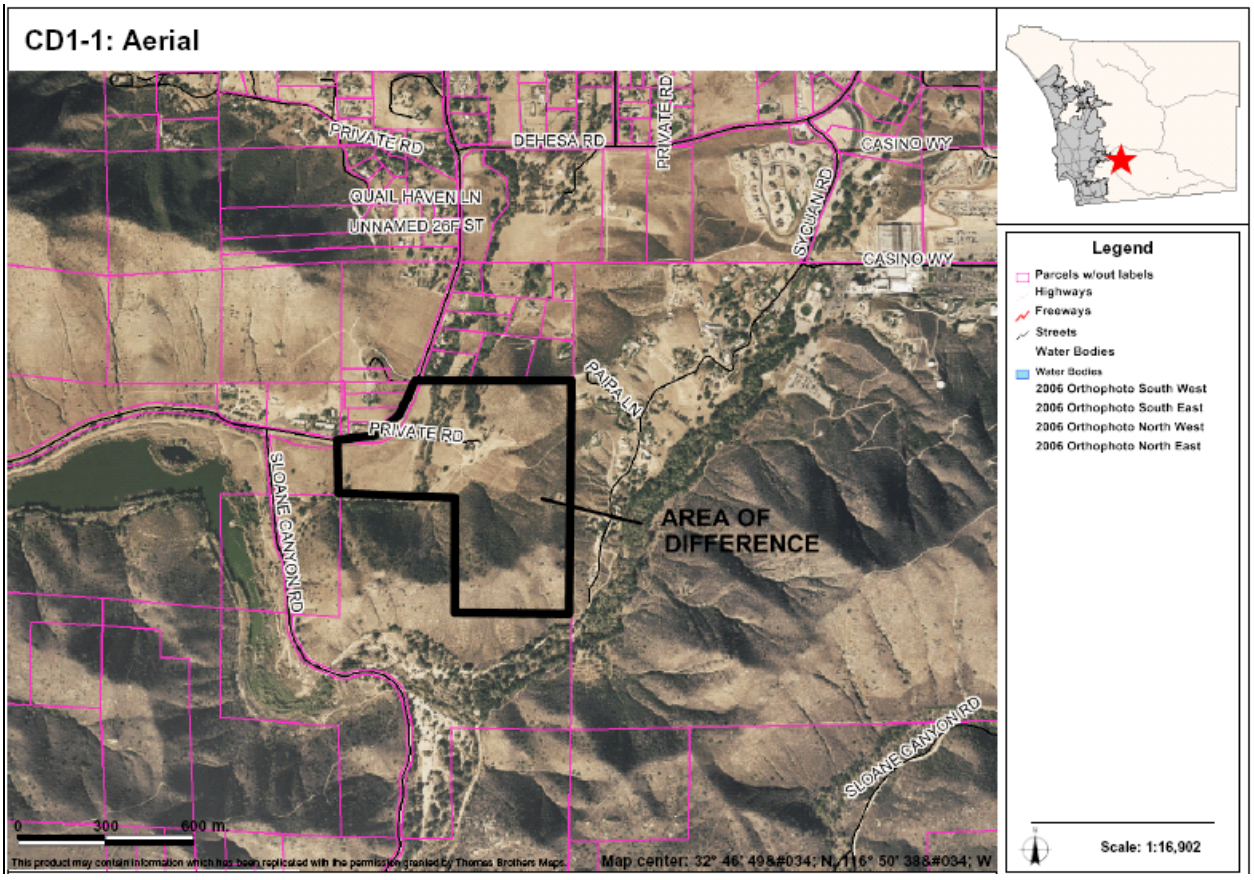
Potential Conflicts with Goals and Policies

None

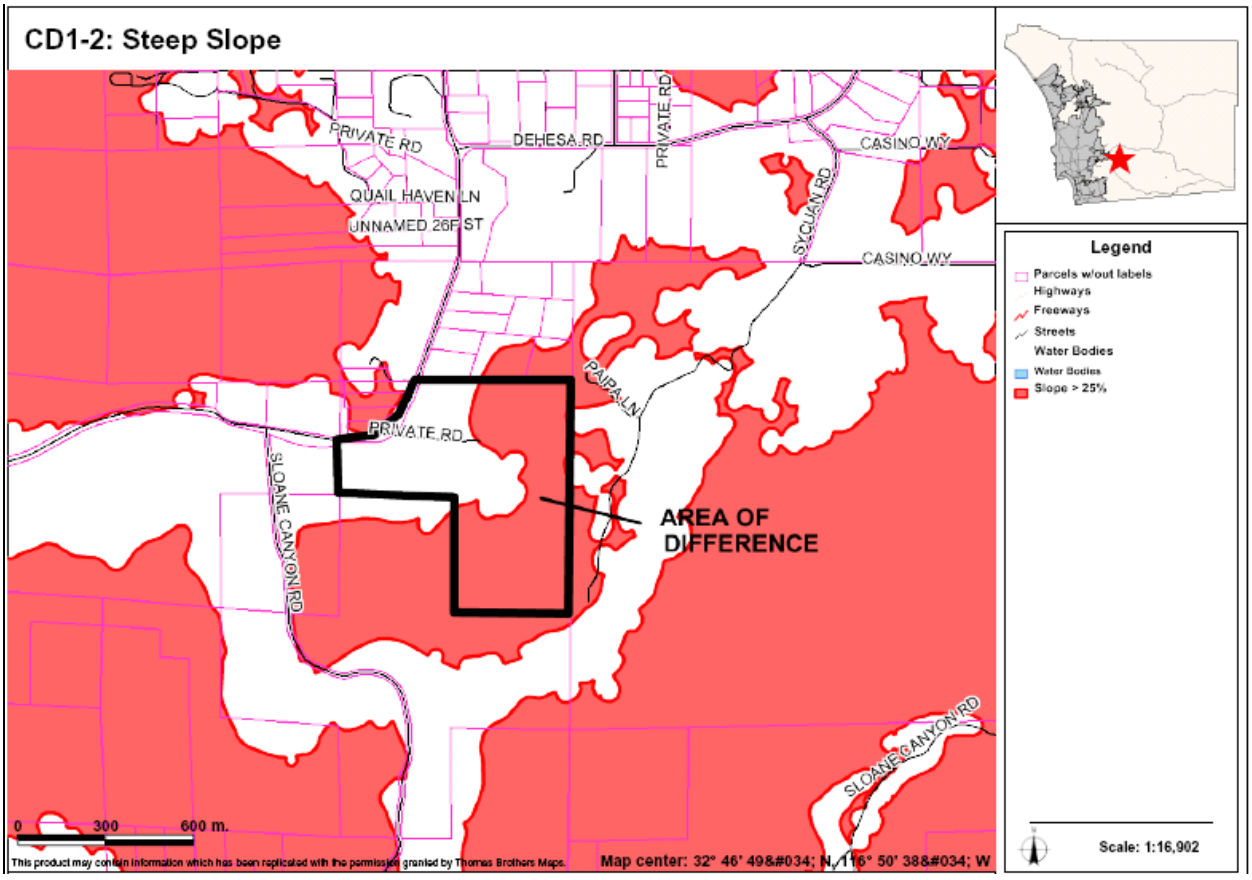
AREAS OF DIFFERENCE

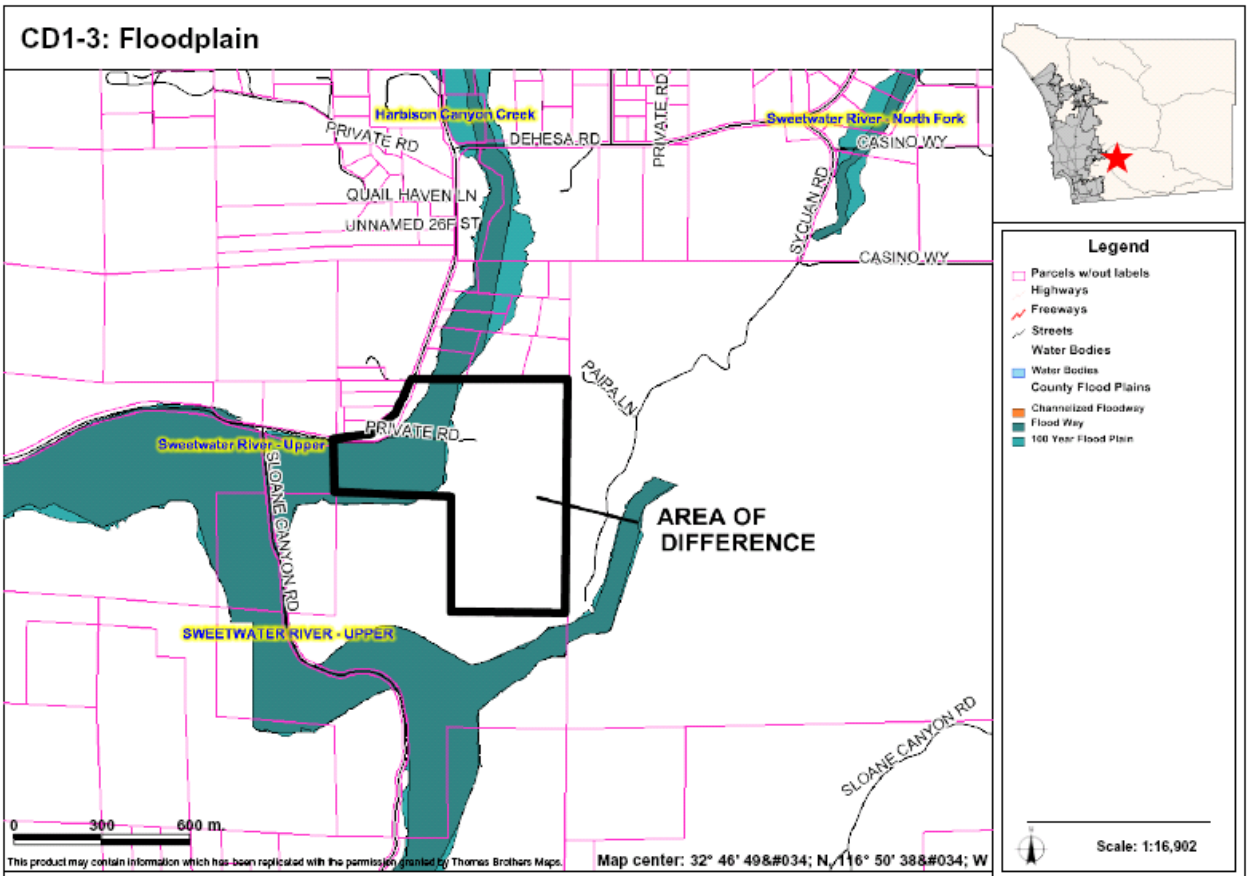
CD1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	■	⊡	⊡	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

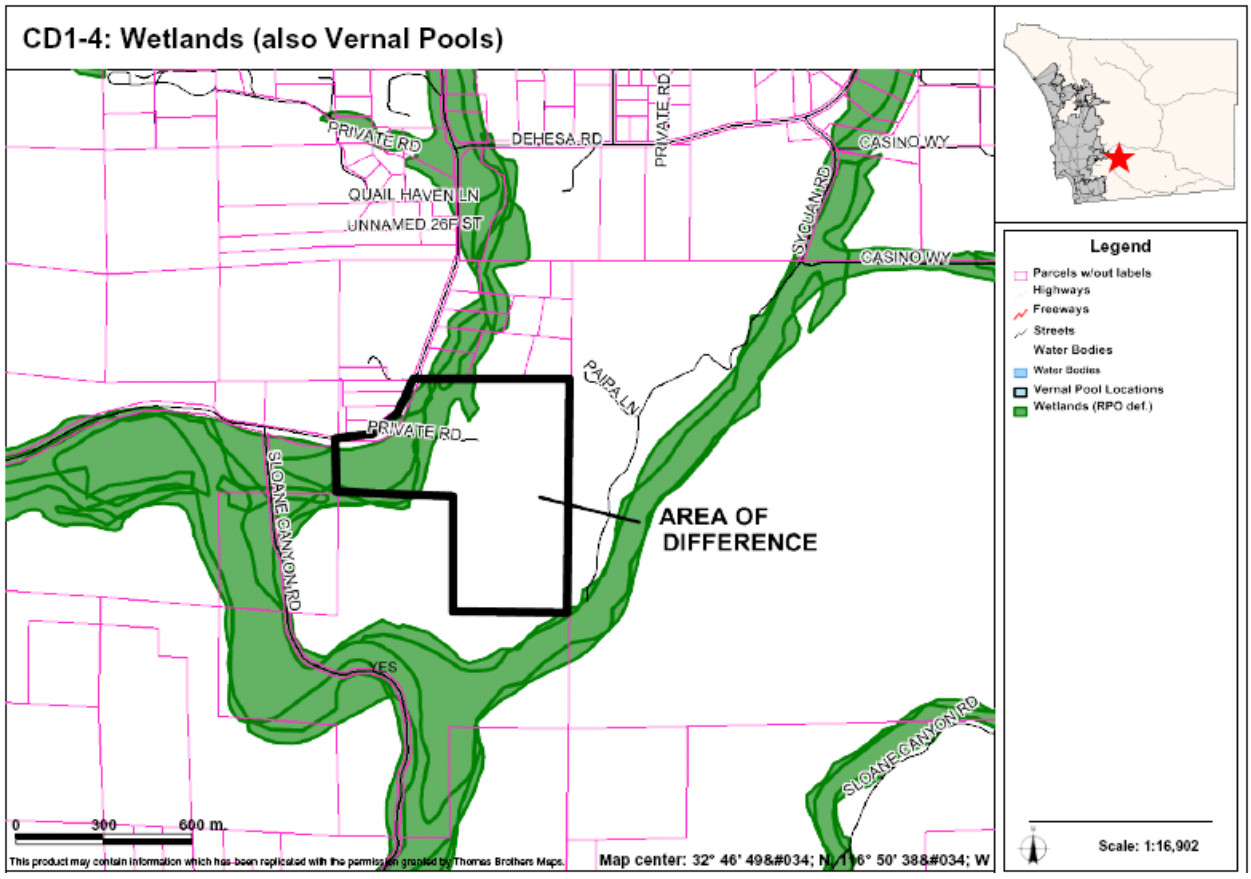


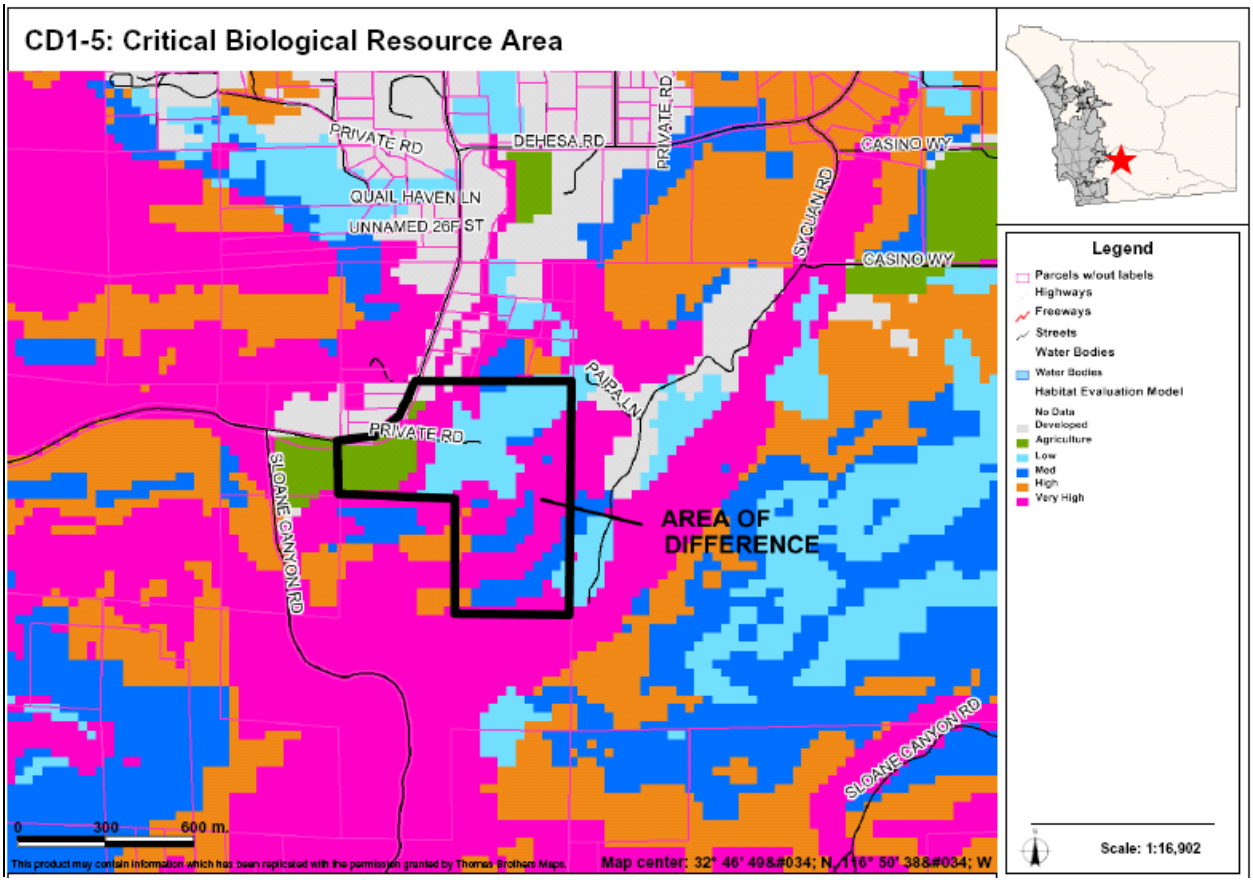
AREAS OF DIFFERENCE



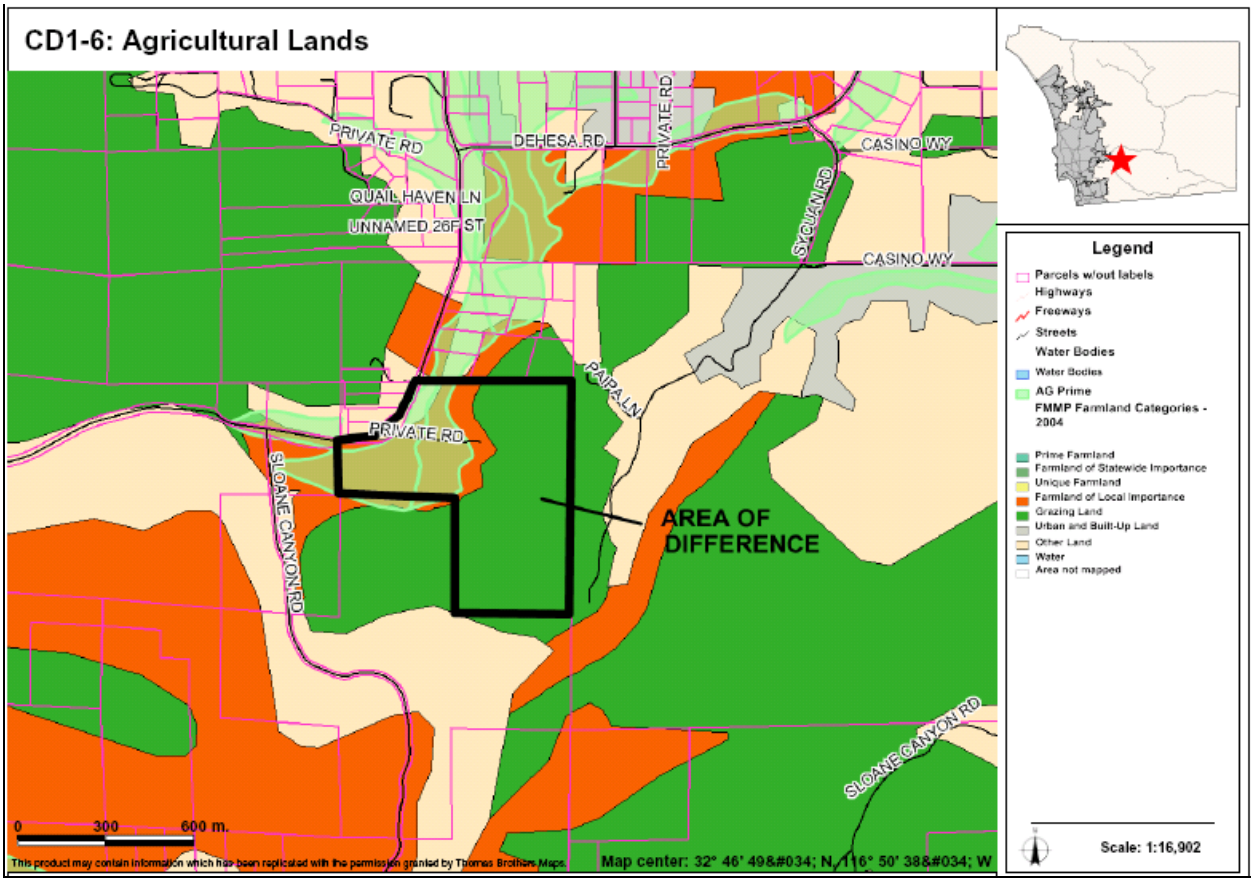


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

CD2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Walls [100] Location/Description: • 37.2 acres (1 parcel) • Inside CWA boundary • Just east of Harbison Canyon Rd. Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-4 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped and vacant parcel bounded on all sides by undeveloped lands.	Other: Fire Response – This site is located in both 13-minute and 23-minute response regions.		CPG Recommendation: SR-4

Discussion

This is an approximately 72 acre site located inside the CWA. The site contains steep slopes, floodplains, and is mapped as PAMA. The SR4 designation would be comparable to the lands to the west while the RL20 designation is be comparable to those to the east. A SR-4 designation would not be supported in the 23-minute response region. The RL-20 and RL-40 designation comply with either response region.

The key constraints associated with AOD CD2 are steep slopes and critical biological resource areas. Figure CD2-1 provides an aerial photo showing the boundaries of the AOD, Figure CD2-2 identifies steep slope areas, and Figure CD2-3 identifies critical biological resource areas.

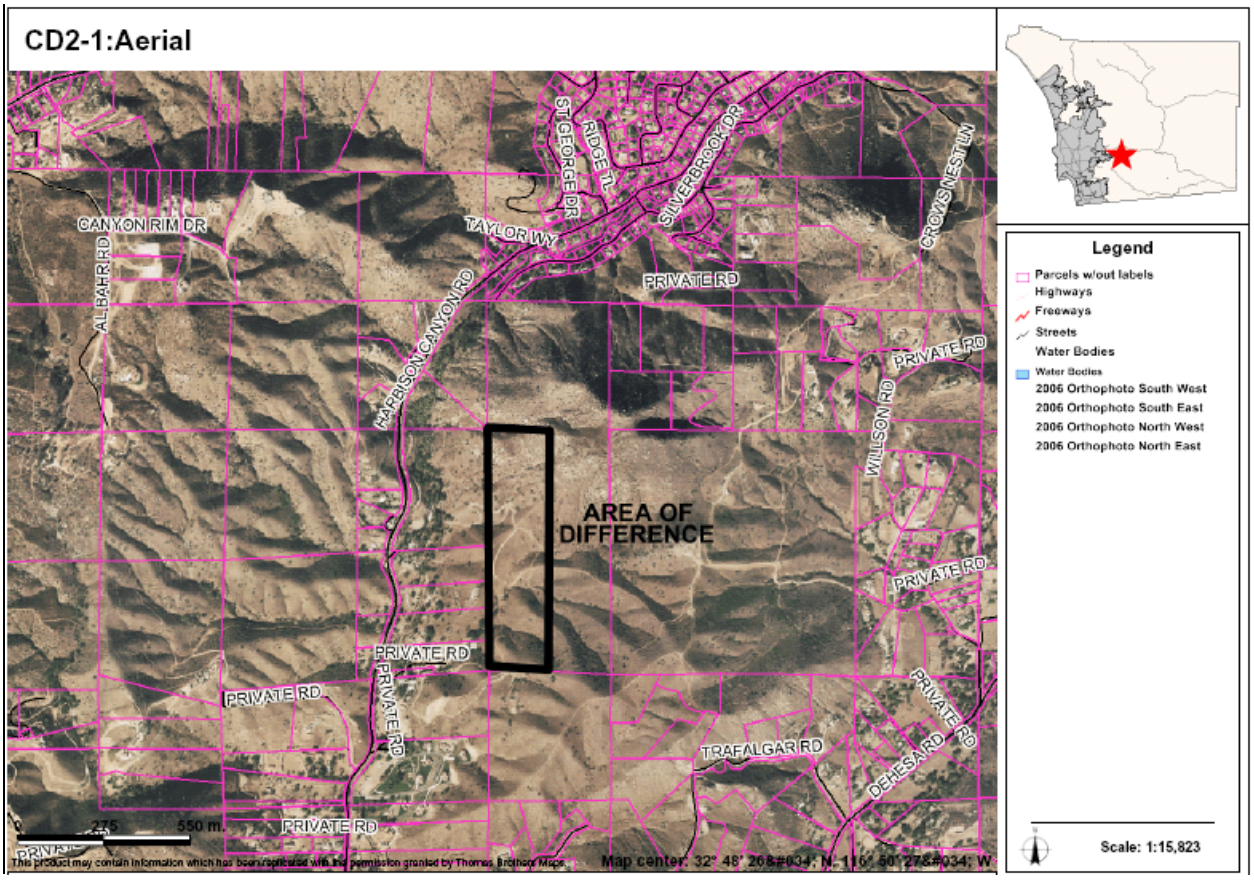
Potential Conflicts with Goals and Policies

None

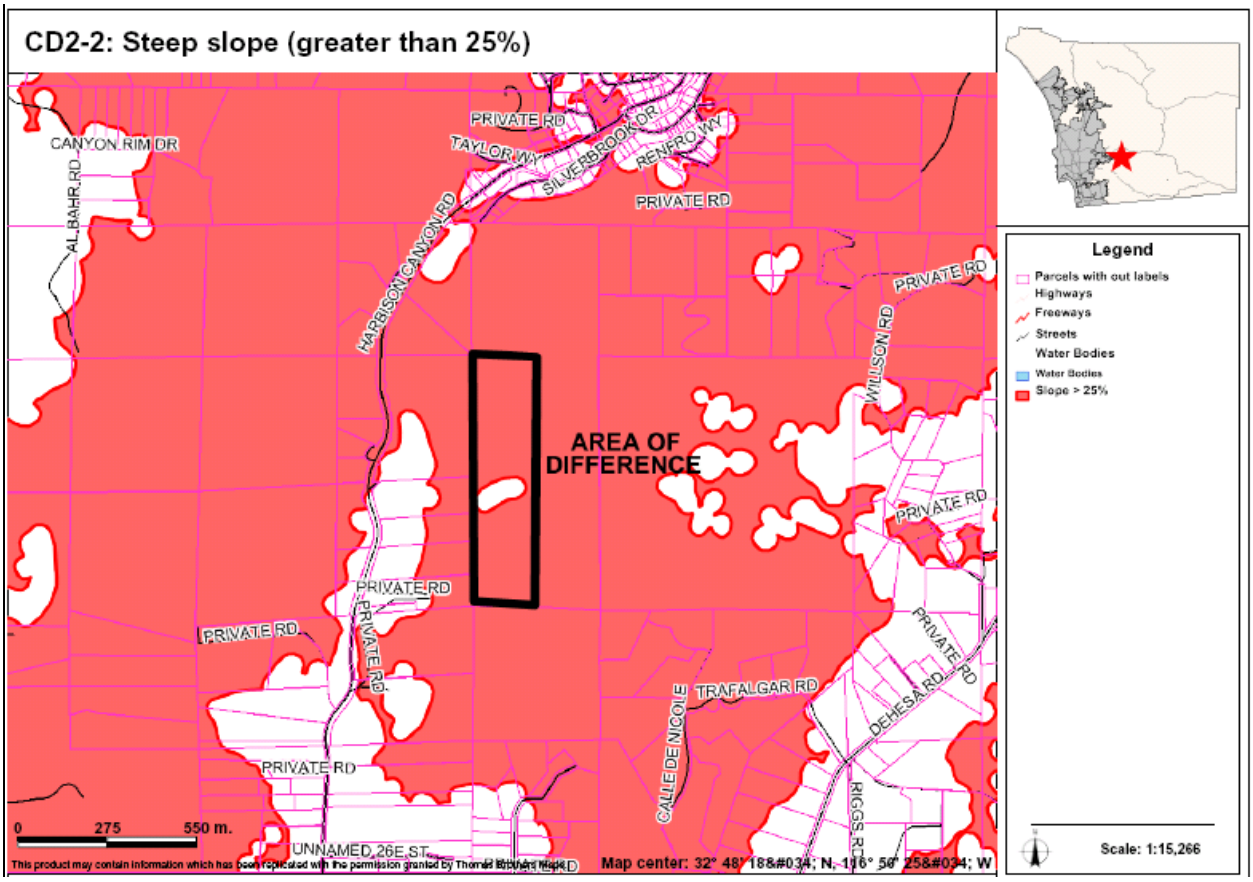
AREAS OF DIFFERENCE

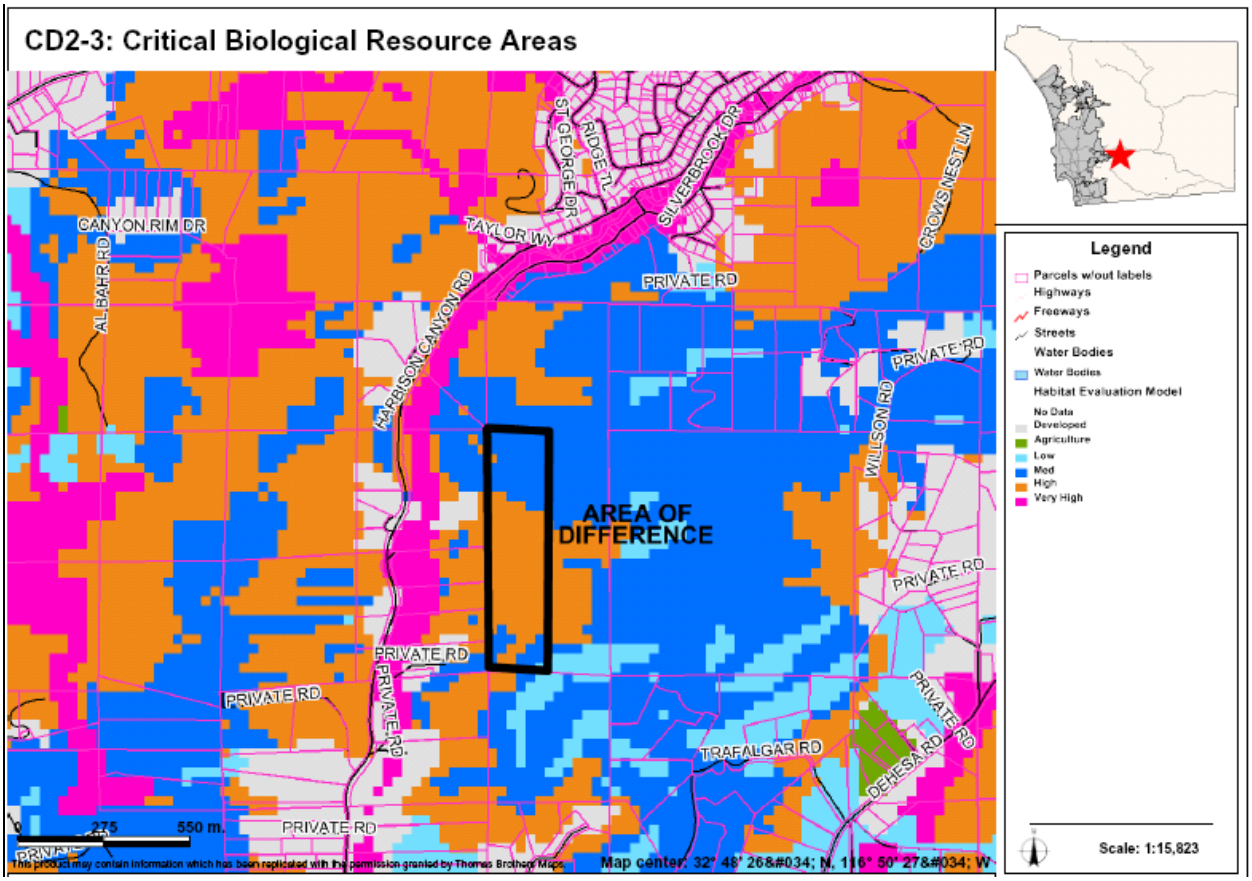
CD2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	□	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	□	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	□	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

CD3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Bongiovanni [101] Location/Description: • 15.0 acres (1 parcel) • Inside CWA boundary • One mile south of I-8, east of open space park Existing General Plan: (17) 1 du 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-2 Draft Land Use: SR-4 Environmentally Superior: SR-4
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Single family dwelling on the parcel bounded by spaced rural residential development and vacant lands.	Other: N/A		CPG Recommendation: SR-2

Discussion

This AOD is at the northern end of property that has already been subdivided and is designated as SR-2. To the immediate north and east is an area designated as SR-4, beyond this are lands with Rural Land designations. Since the property is in a transitional area, it is mapped at either SR-2 or SR-4.

The key constraints associated with AOD CD3 are steep slopes and critical biological resource areas. Figure CD3-1 provides an aerial photo showing the boundaries of the AOD, Figure CD3-2 identifies steep slope areas, and Figure CD3-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

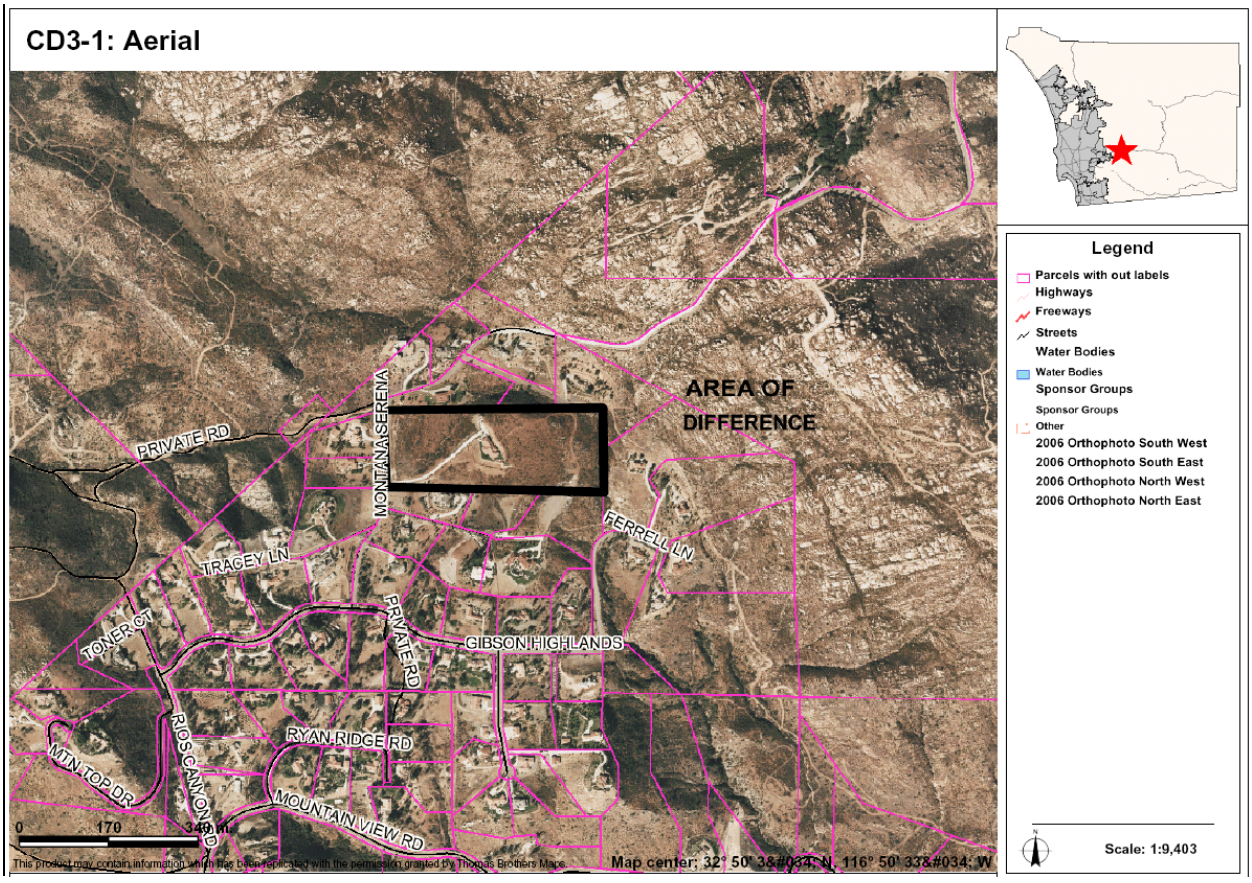
None

AREAS OF DIFFERENCE

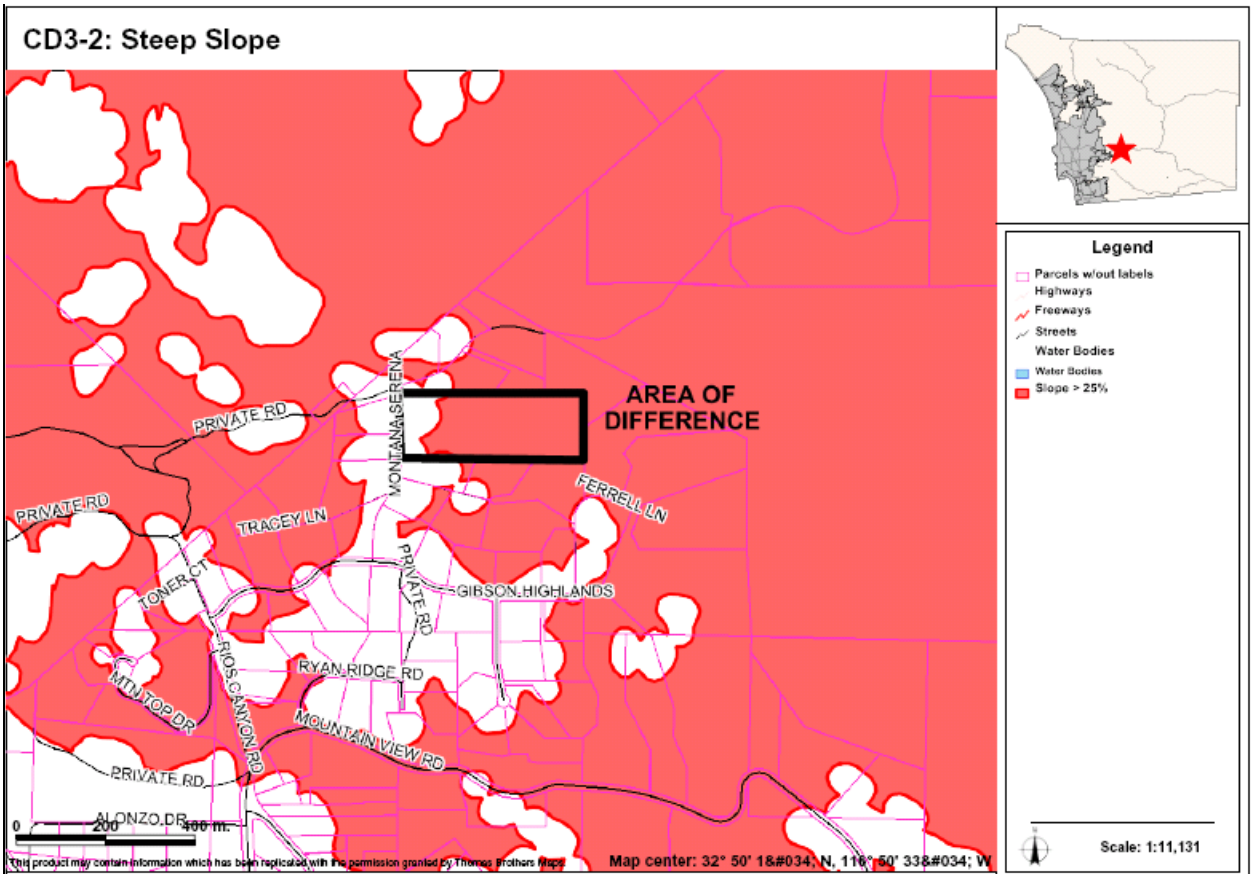
CD3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	■	⊡	⊡

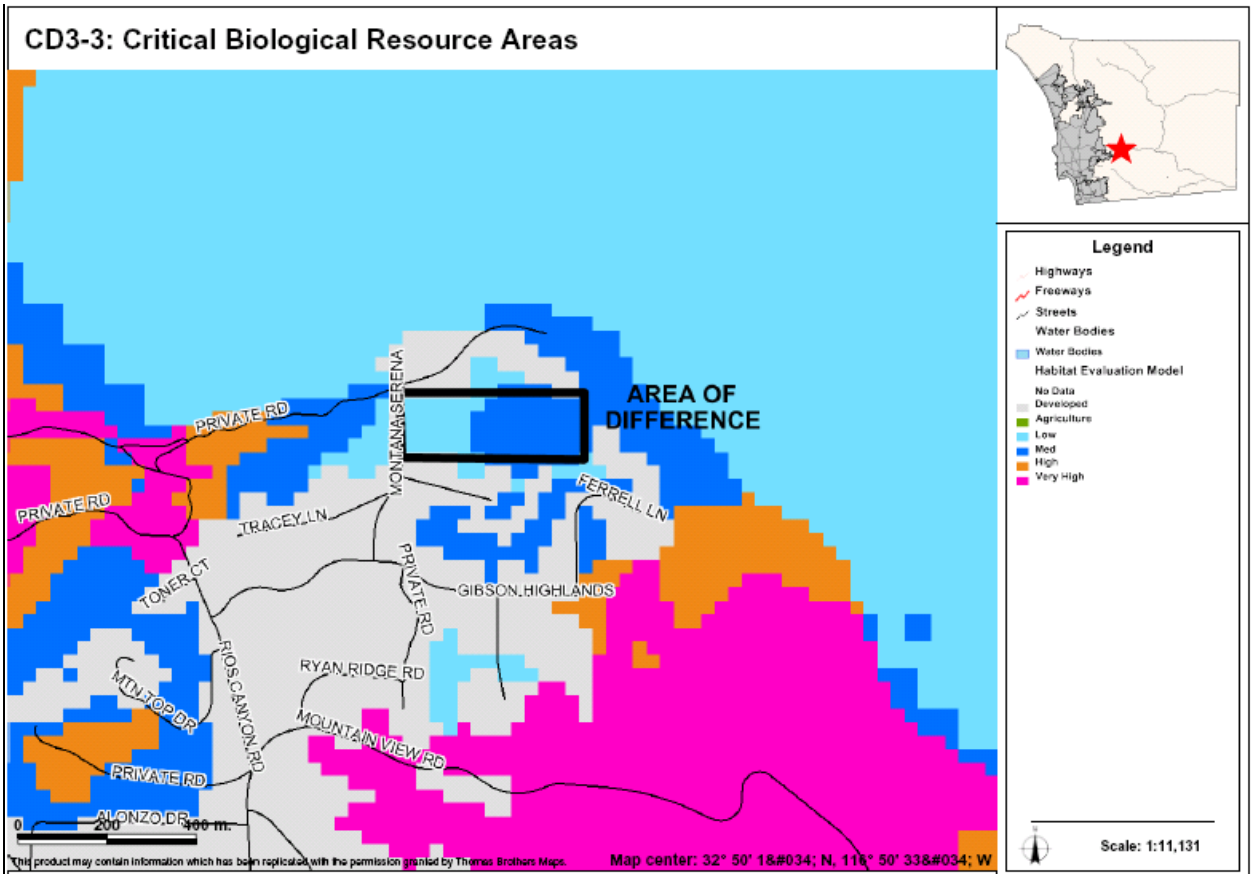
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

CD3-1: Aerial



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

CD4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Gibson [102]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 103.5 acres (5 parcels) • Inside CWA boundary • Less than a mile south of I-8	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: RL-20
	Critical Biological Resource Areas	○	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/4, 8, 20 ac	Agricultural Lands	◒	
Context: Spaced Rural Residential development bounded by vacant lands to the south and Open Space Park or Preserve to the west.	Other: N/A		CPG Recommendation: SR-4

Discussion

This AOD consists of mostly undeveloped land that contains steep slopes. The site has deficient fire response time and lacks services and infrastructure for development, it also borders RL-20 to the south and east. The area spans a key wildlife linkage between the Crestridge Preserve to the west and the El Capitan wildlife corridor to the east. To the north of the area is the site of Crestlake Estates, a large subdivision approved in 2007.

The key constraints associated with AOD CD4 are steep slopes and agricultural lands. Figure CD4-1 provides an aerial photo showing the boundaries of the AOD, Figure CD4-2 identifies steep slope areas, and Figure CD4-3 identifies important agricultural lands.

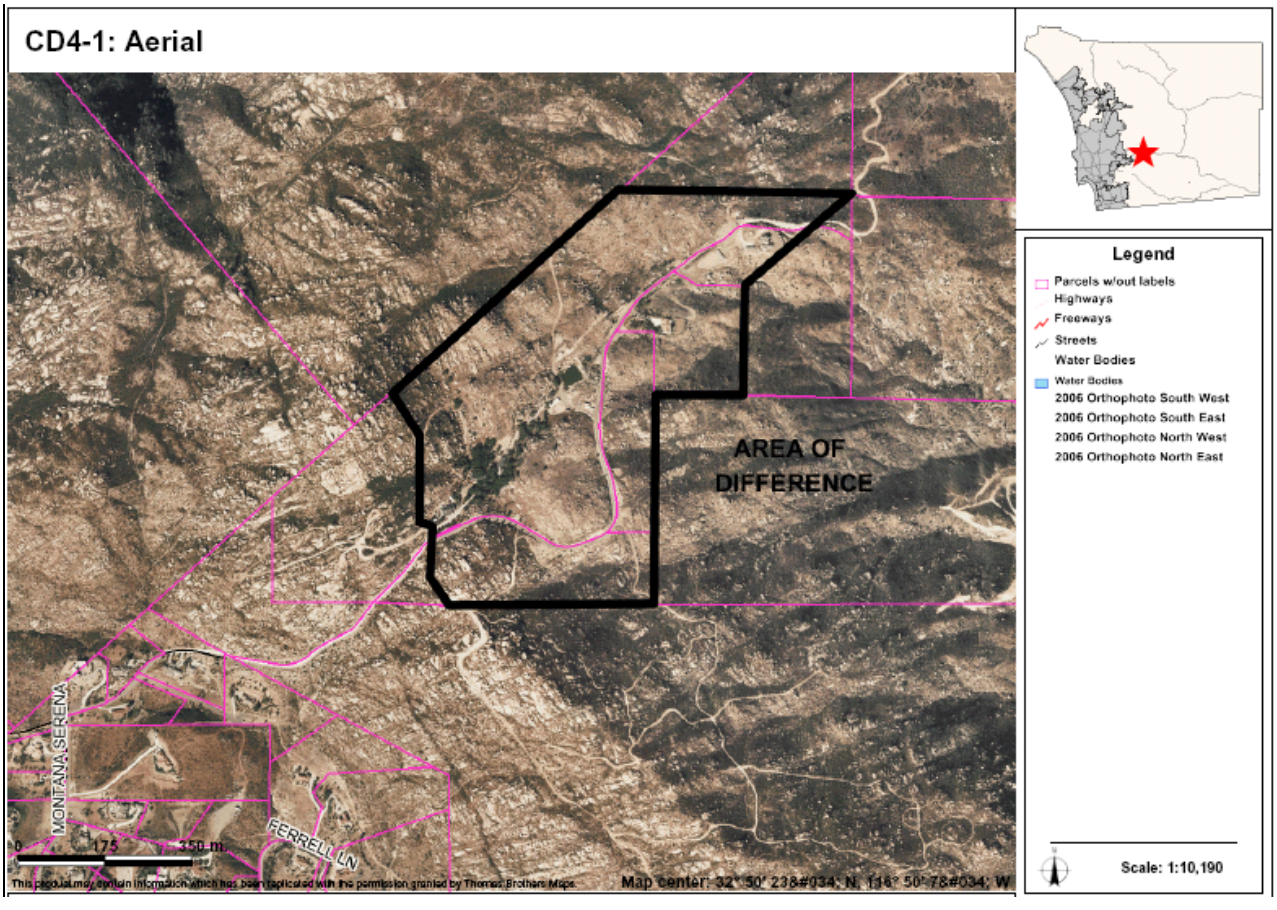
Potential Conflicts with Goals and Policies

None

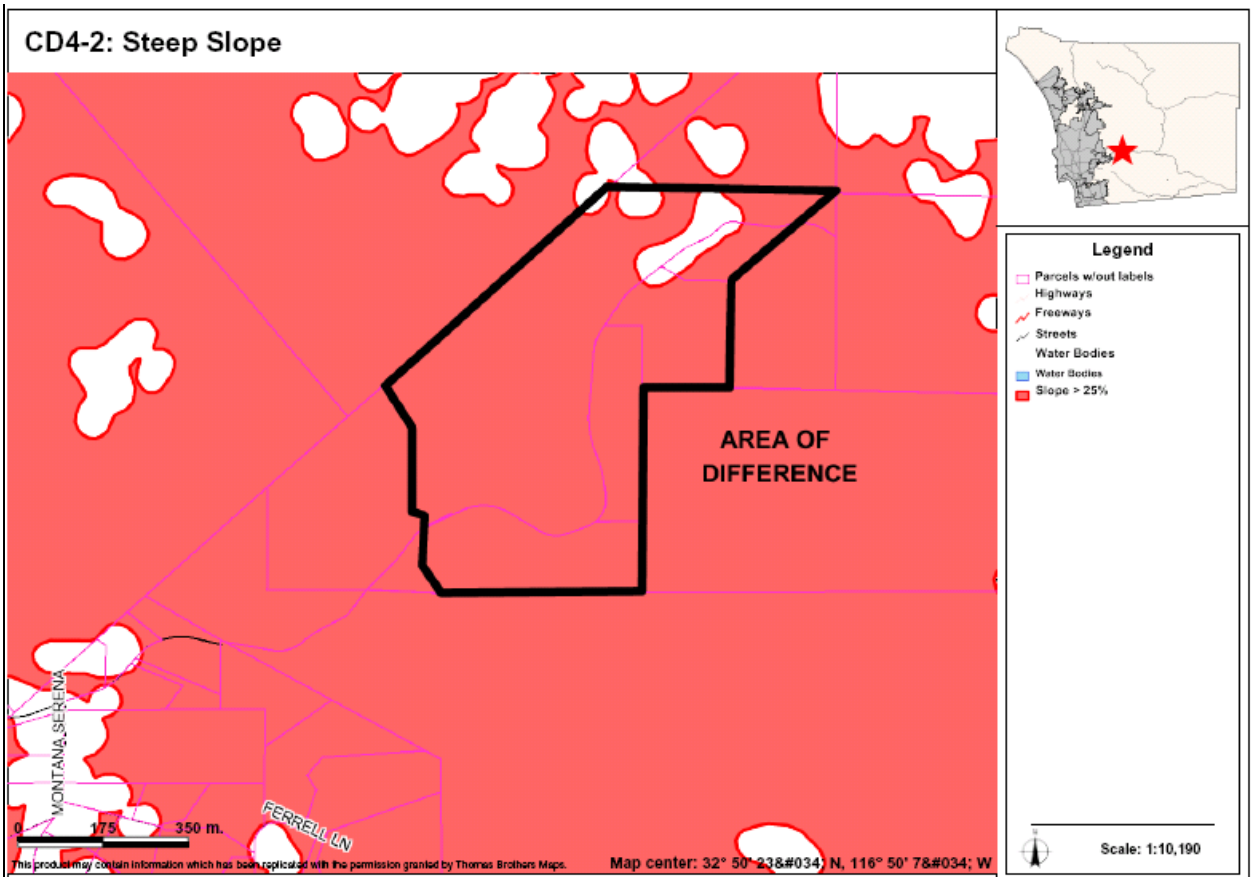
AREAS OF DIFFERENCE

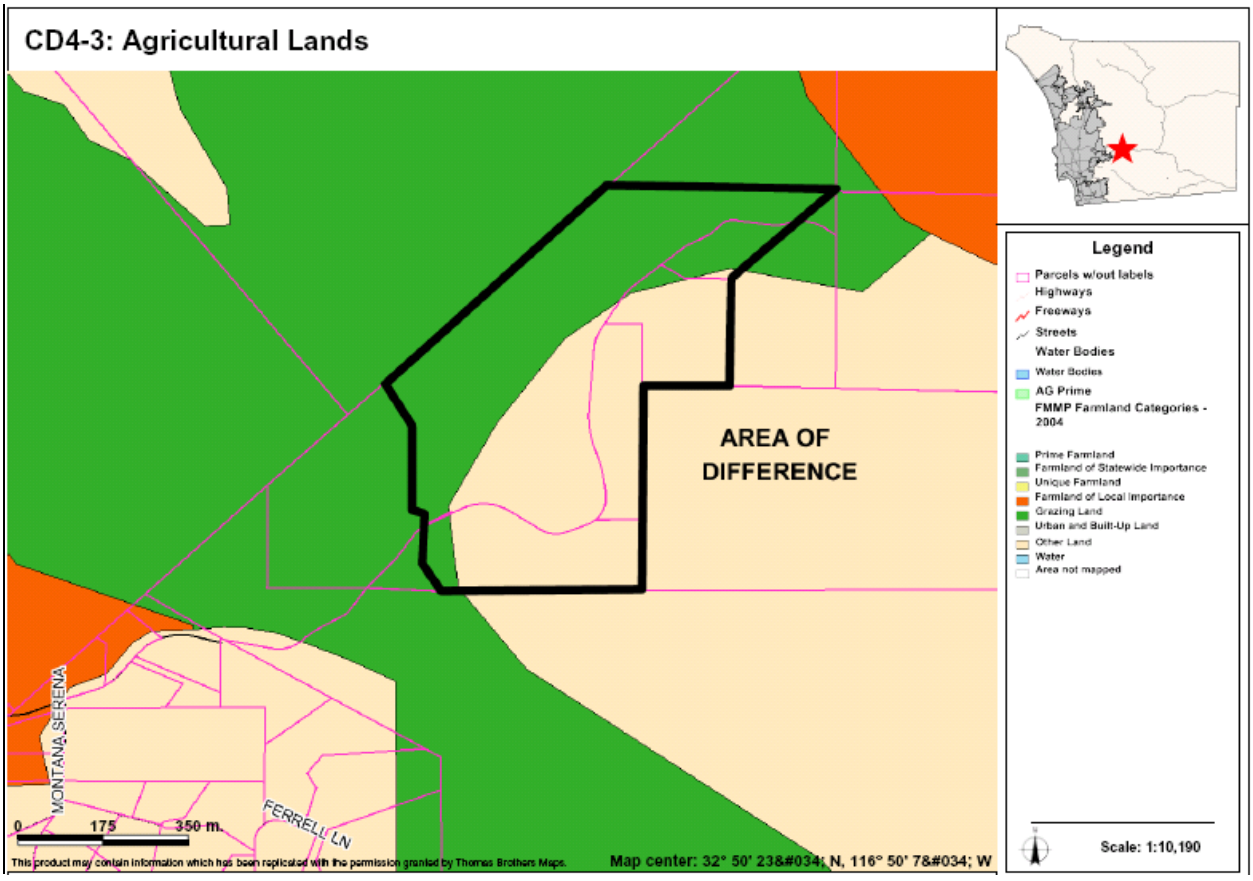
CD4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	□	□	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

CD5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Schwartz [103]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 283.6 acres (8 parcels) • Inside CWA boundary, also partially with Alpine CPA • South of the I-8, bounded by Bridon Rd.	Steep slope (greater than 25%)	◒	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/4, 8, 20 ac	Agricultural Lands	◒	
Context: Generally undeveloped parcel with some open space park. North of the area, there is single family residential use, spaced rural residential, and northwest, a continuation of the open space park	Other: N/A		CPG Recommendation: SR-4

Discussion

This is the site of the Crestlake Estates project (TM 5082), which was approved summer of 2007. The site is similar in characteristics and adjacent to CD4. On the Hybrid and Draft maps the rural lands designation reflect the slope, fire response time, and infrastructure constraints. Additionally, the Draft Land Use and Hybrid Maps make this consistent with adjacent rural lands and consider the consistency with MSCP.

The key constraints associated with AOD CD5 are steep slopes, critical biological resource areas, and agricultural lands. Figure CD5-1 provides an aerial photo showing the boundaries of the AOD, Figure CD5-2 identifies steep slope areas, Figure CD5-3 identifies critical biological resource areas, and Figure CD5-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

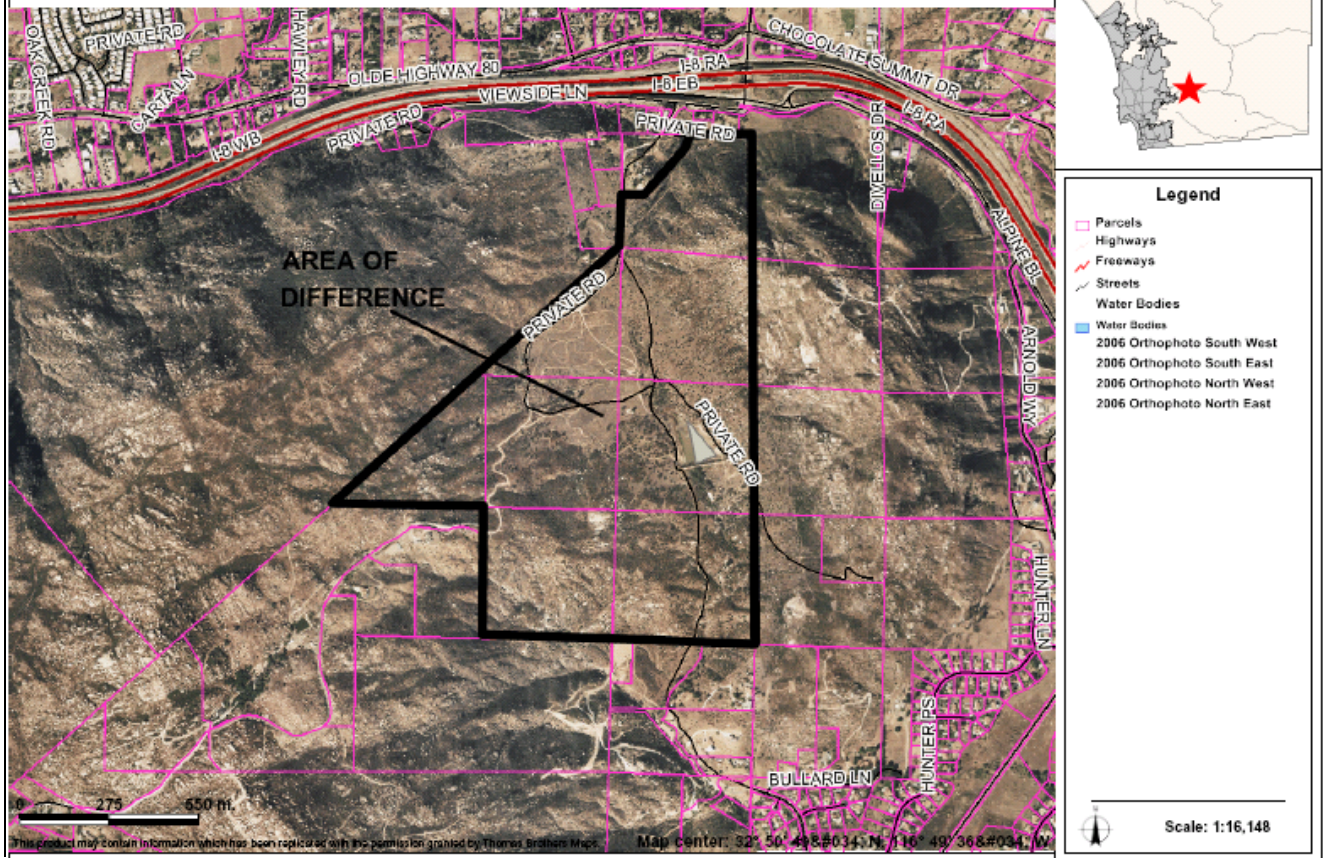
None

AREAS OF DIFFERENCE

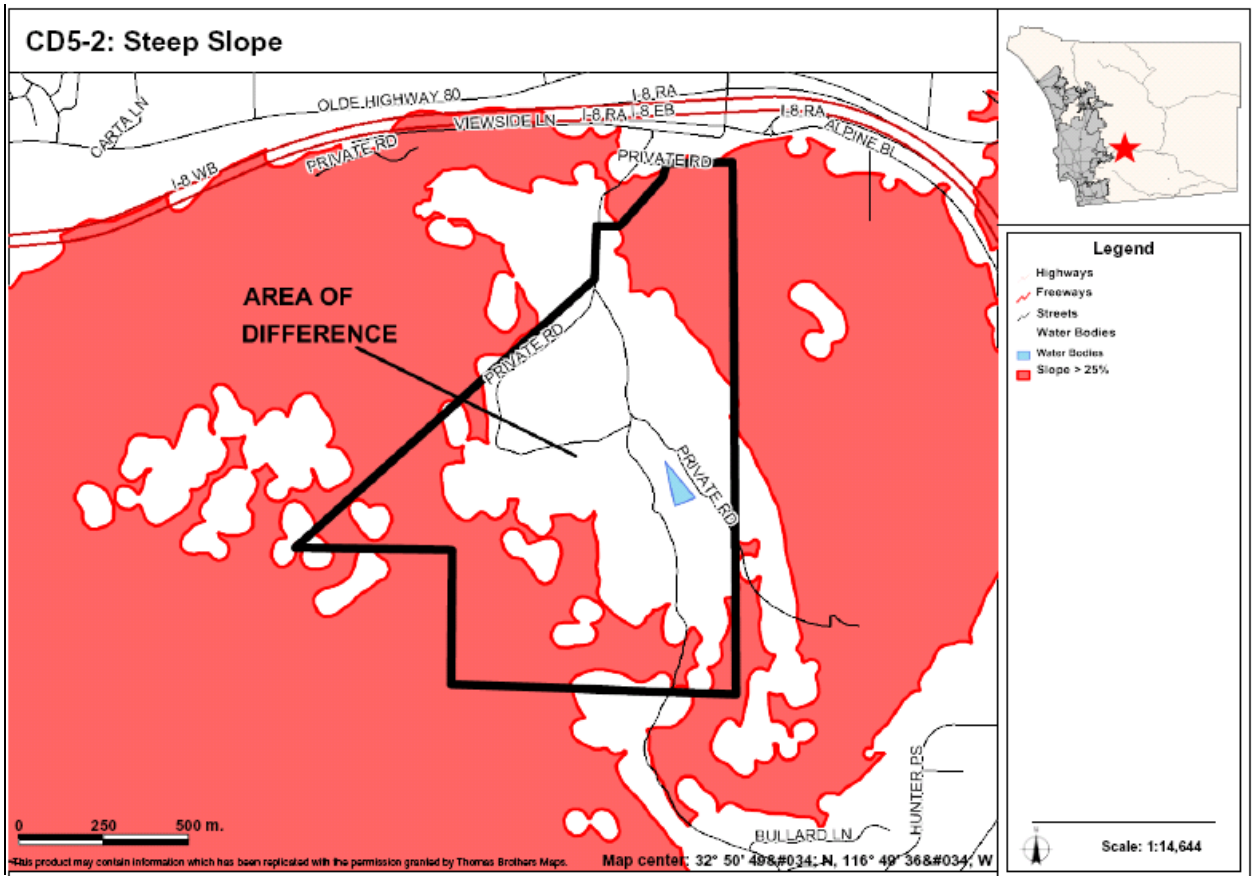
CD5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	■	■	■
8	Preserve agriculture	□	■	■	■
9	Minimize public costs of infrastructure and services	□	■	■	■
10	Recognize community and stakeholder interests	■	□	□	□

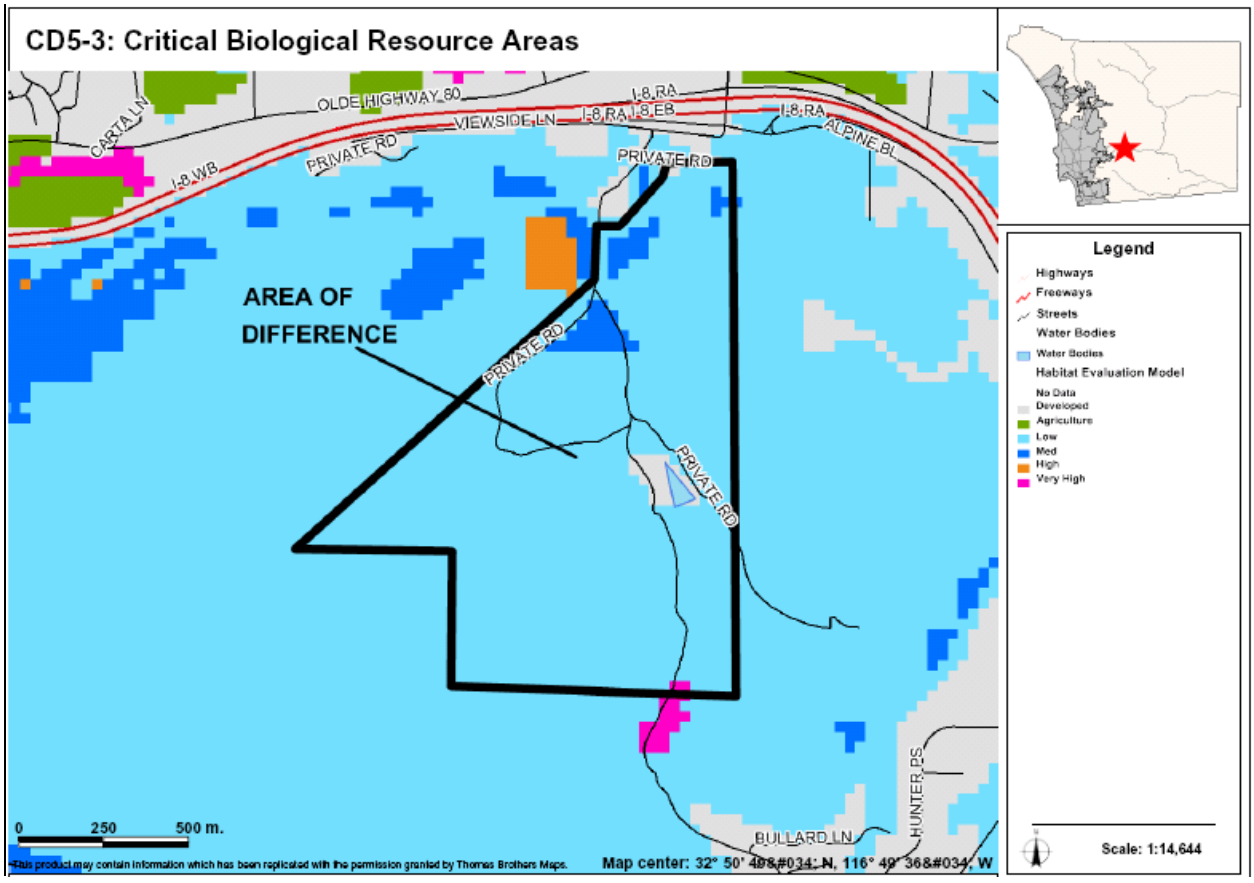
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

CD5-1: Aerial

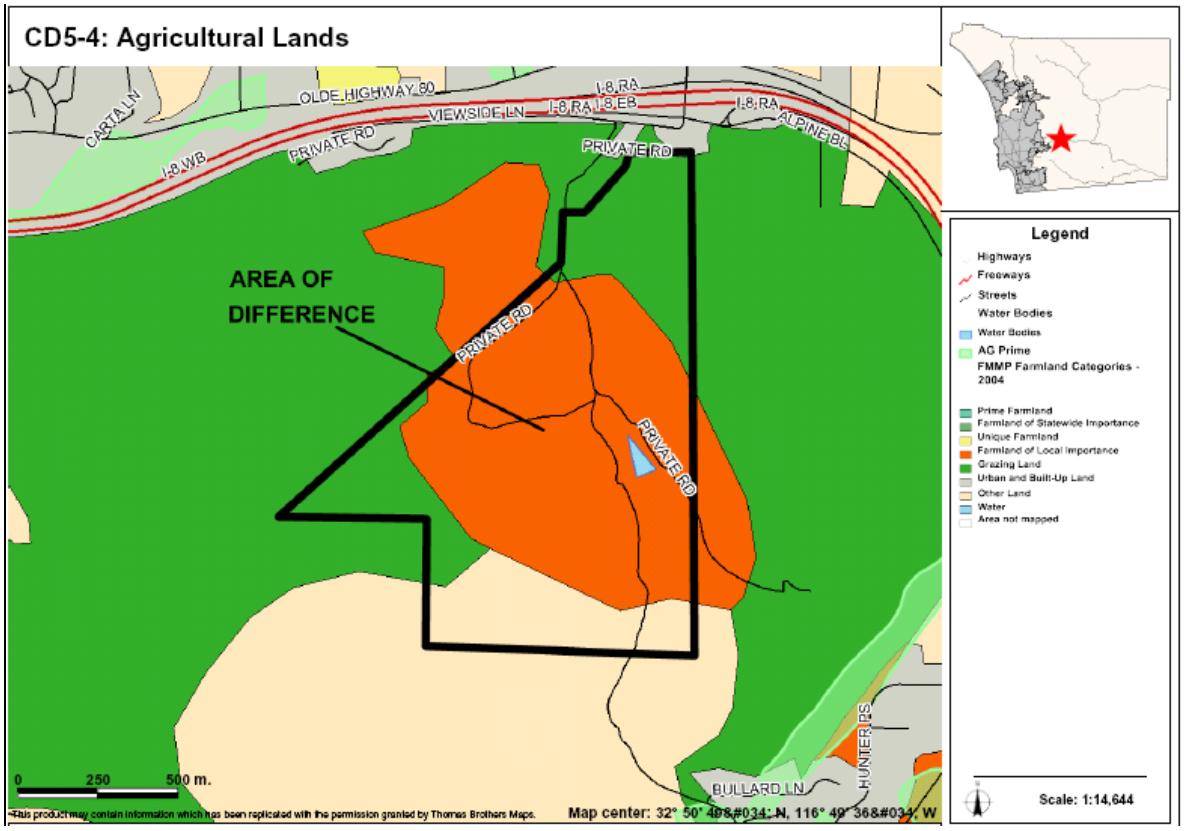


AREAS OF DIFFERENCE

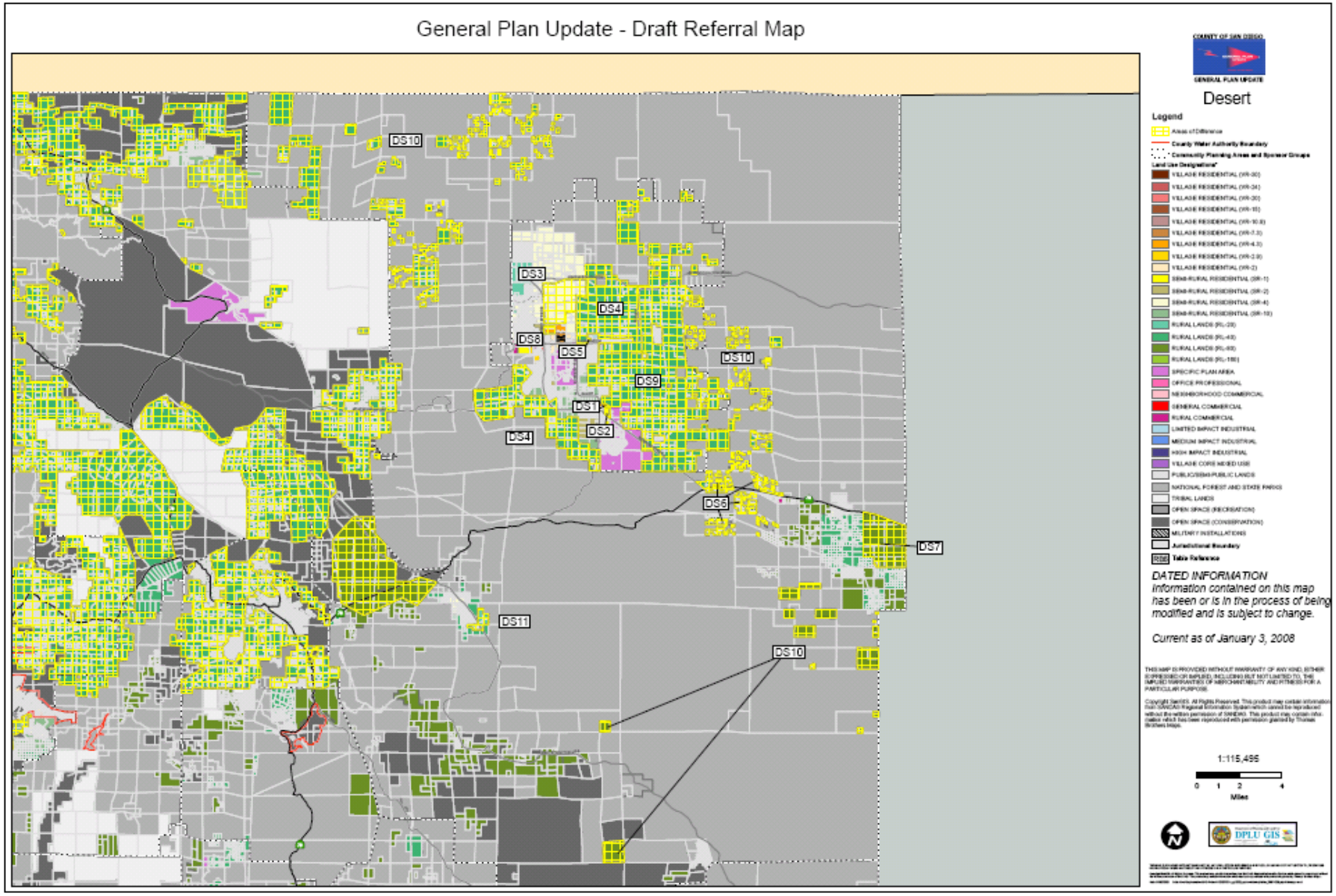




AREAS OF DIFFERENCE



DESERT : Areas of Difference



AREAS OF DIFFERENCE

DS1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Bemis [154] Location/Description: • 14.5 ac (1 parcel) • Outside CWA boundary • North of Borrego Springs Road, east of Yaqui Pass Road Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR- 4.3 Hybrid: VR- 4.3 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: A 14.5-acres portion of a 319-acre vacant and undeveloped parcel. Completely bounded by undeveloped land.	Other: Fire Response - This site lies in a 13-23 minute response region. It does not support designations of SR-1 or higher. Water Resources - Borrego Springs is a groundwater-dependent area with a well documented groundwater overdraft condition.		CSG Recommendation: VR-4.3

Discussion

The Referral, Hybrid, and Draft Land Use Maps all designate a 13.8-acre portion of this parcel, located to the west of the AOD, at VR-4.3. The AOD is a triangular-shaped area where the Draft Land Use Map designation is reduced to RL-80. The Environmentally Superior Map designates the entire parcel at RL-80. The designation of the eastern portion of the parcel as RL-80 was consistent with the recommendation of the Borrego Sponsor Group and a previous agreement with property owner (until late August 2003). The designation was consistent with the RL-80 to the northeast and connected to another parcel designated as RL-80 to the south.

There are no key constraints associated with AOD DS1.

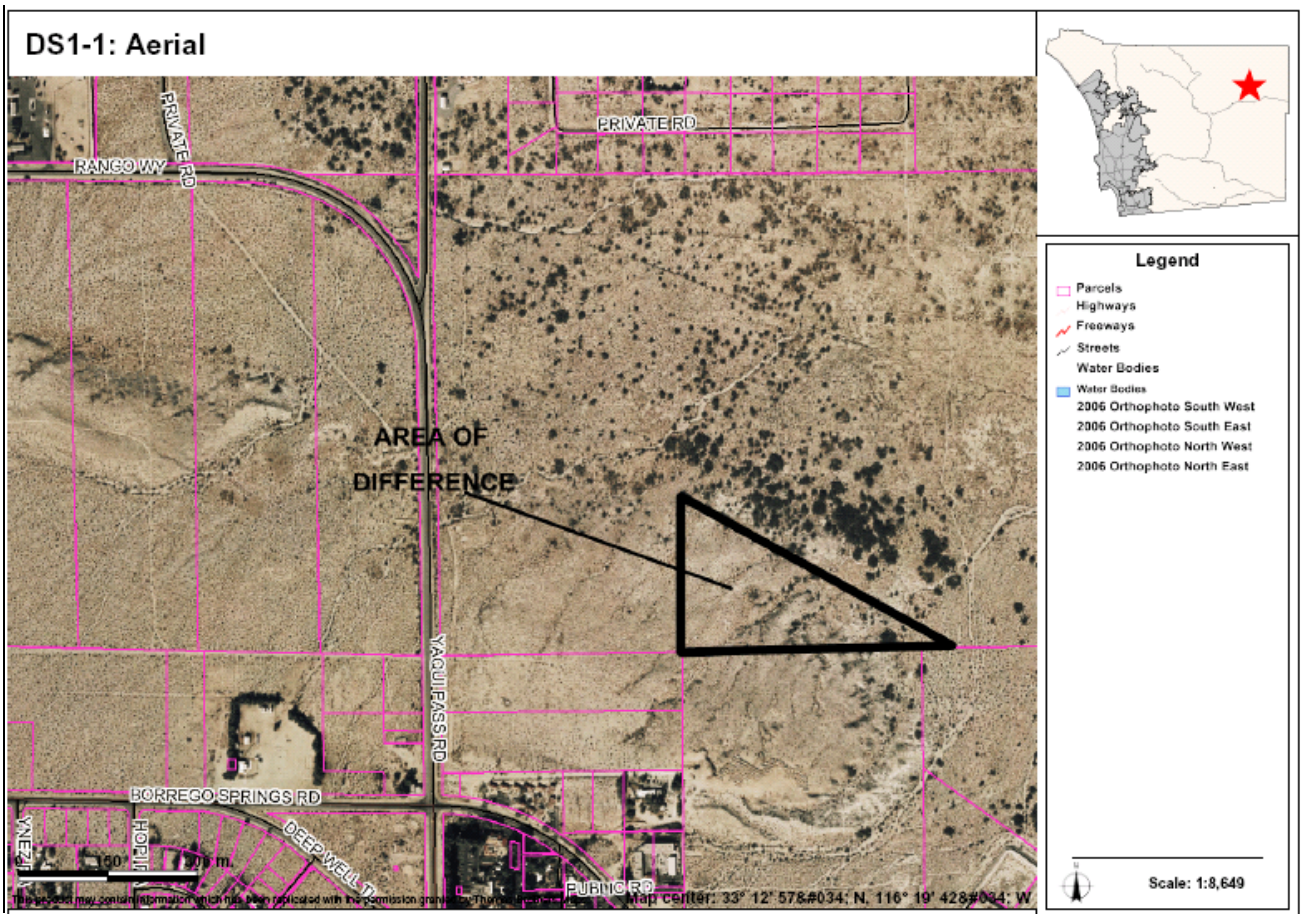
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

DS1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	□	□	■	■
4	Protect natural resources and habitats of ecological importance	□	□	■	■
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	□	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	□	□	■	■
10	Recognize community and stakeholder interests	■	■	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE

DS2: Site Analysis

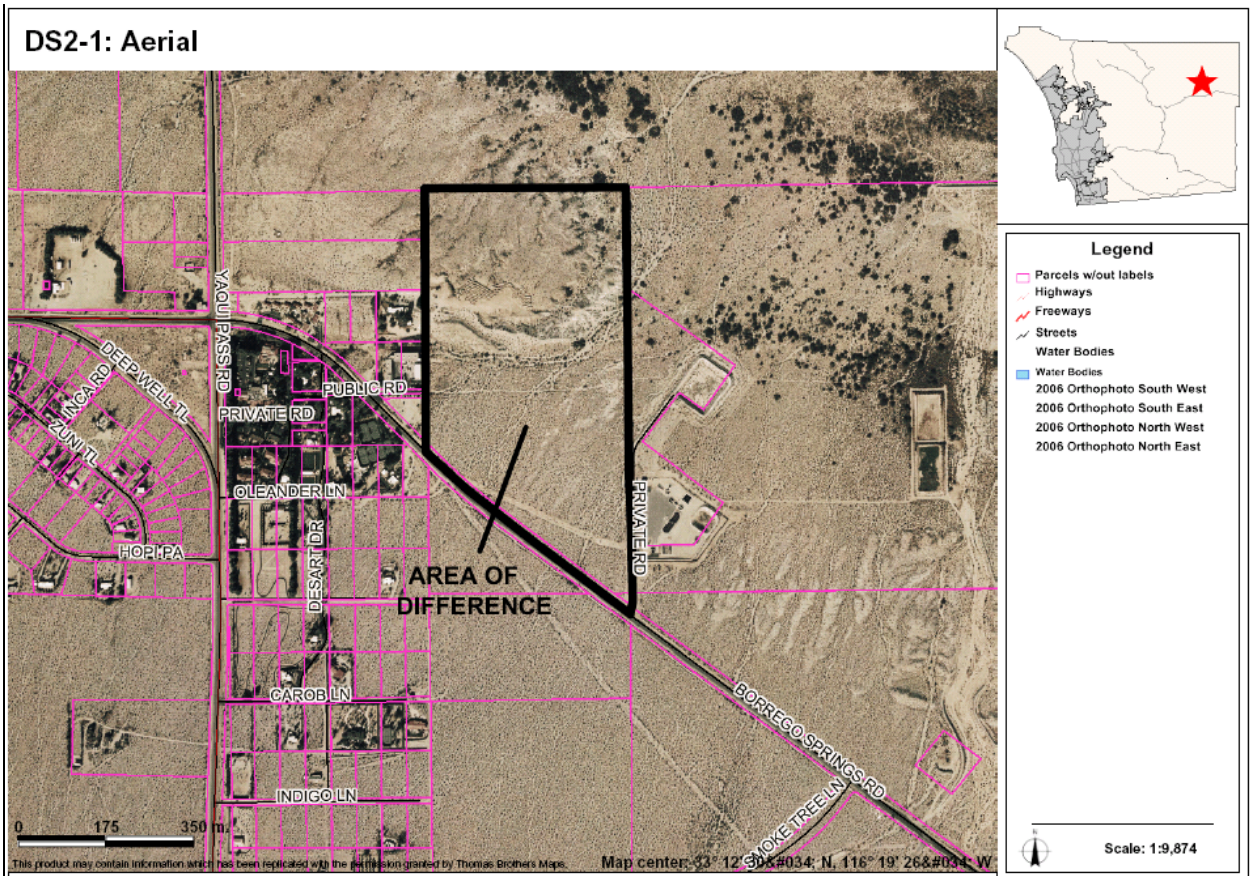
Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 68.6 ac (1 parcel) • Outside CWA boundary • Adjacent to Borrego Springs Rd. East of Yaqui Pass Rd. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-1 Hybrid: SR-1 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Vacant/undeveloped parcel. Bounded mainly by vacant and undeveloped land, rural residential and commercial on west side; vacant/undeveloped land, communications and utilities on the east; vacant/undeveloped land on the north; and with Borrego Springs Road to the south.	Other: Fire Response – This site is in a 13 minute fire response region. It does not support designations of SR-1 or higher. Water Resources - Borrego Springs is a groundwater-dependent area with a well documented groundwater overdraft condition.		CSG Recommendation: N/A

Discussion	Potential Conflicts with Goals and Policies
This AOD is not a specific referral. The SR-1 designation was applied to the Referral and Hybrid Maps to retain map consistency when AOD DS1 was designated at VR-4.3. The SR-1 is consistent with the designation to the south. The site is adjacent to Open Space in the Ram's Hill Specific Plan. There are no key constraints associated with AOD DS2.	Non

AREAS OF DIFFERENCE

DS2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	☐	■	■
3	Reinforce the vitality, local economy, and character of communities	☐	☐	■	■
4	Protect natural resources and habitats of ecological importance	☐	☐	■	■
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	☐	☐	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE

DS3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 3.2 sq. miles (16 parcels) • Outside CWA boundary • Adjacent to Henderson Canyon Road and north of Palm Canyon Drive Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-4 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Mostly vacant/ undeveloped land with little rural residential and agriculture. Bounded mainly by vacant and undeveloped land with minimal rural residential and agriculture on the west some agriculture to the east; generally agriculture to the north and rural residential with an existing golf course to the south.	Other: Water Resources - Borrego Springs is a groundwater-dependent area with a well documented groundwater overdraft condition.		CSG Recommendation: N/A

Discussion

This area lies east of Borrego Springs Road, to the north of Christmas Circle. It covers an area with SR4 to the north, west, and south, and Rural Lands to the east. Designation of the area as SR4 would provide a consistent designation from north to south and would encourage residential development over agriculture. The designation of RL20 would provide a transition to the other Rural Lands to the east.

Note: Due to such a large site the floodplain constraint was unable to be mapped. Floodplain covers the entire site.

The key constraint associated with AOD DS3 is floodplain. Figure DS3-1 provides an aerial photo showing the boundaries of the AOD and Figure DS3-2 identifies floodplains and floodways.

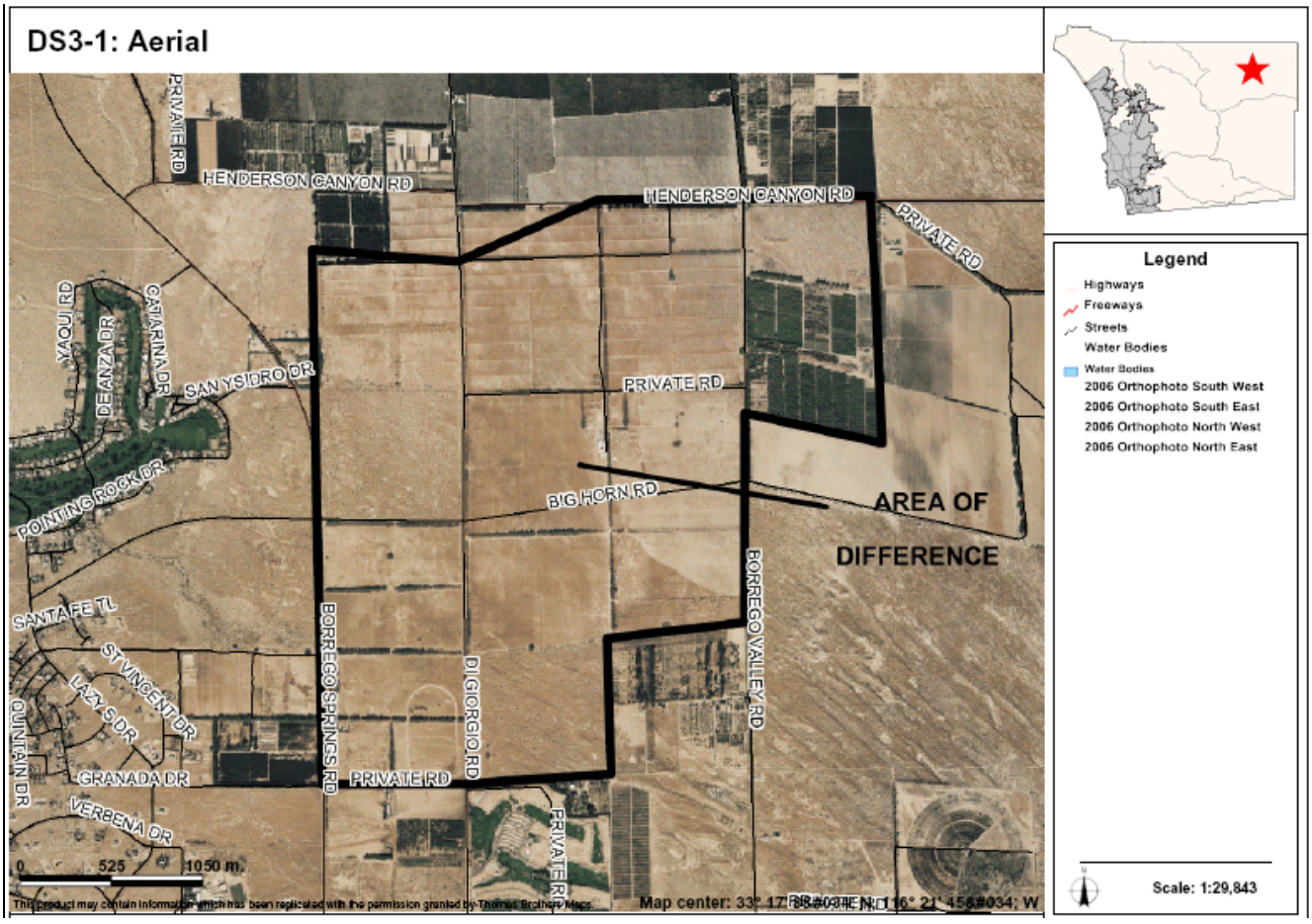
Potential Conflicts with Goals and Policies

None

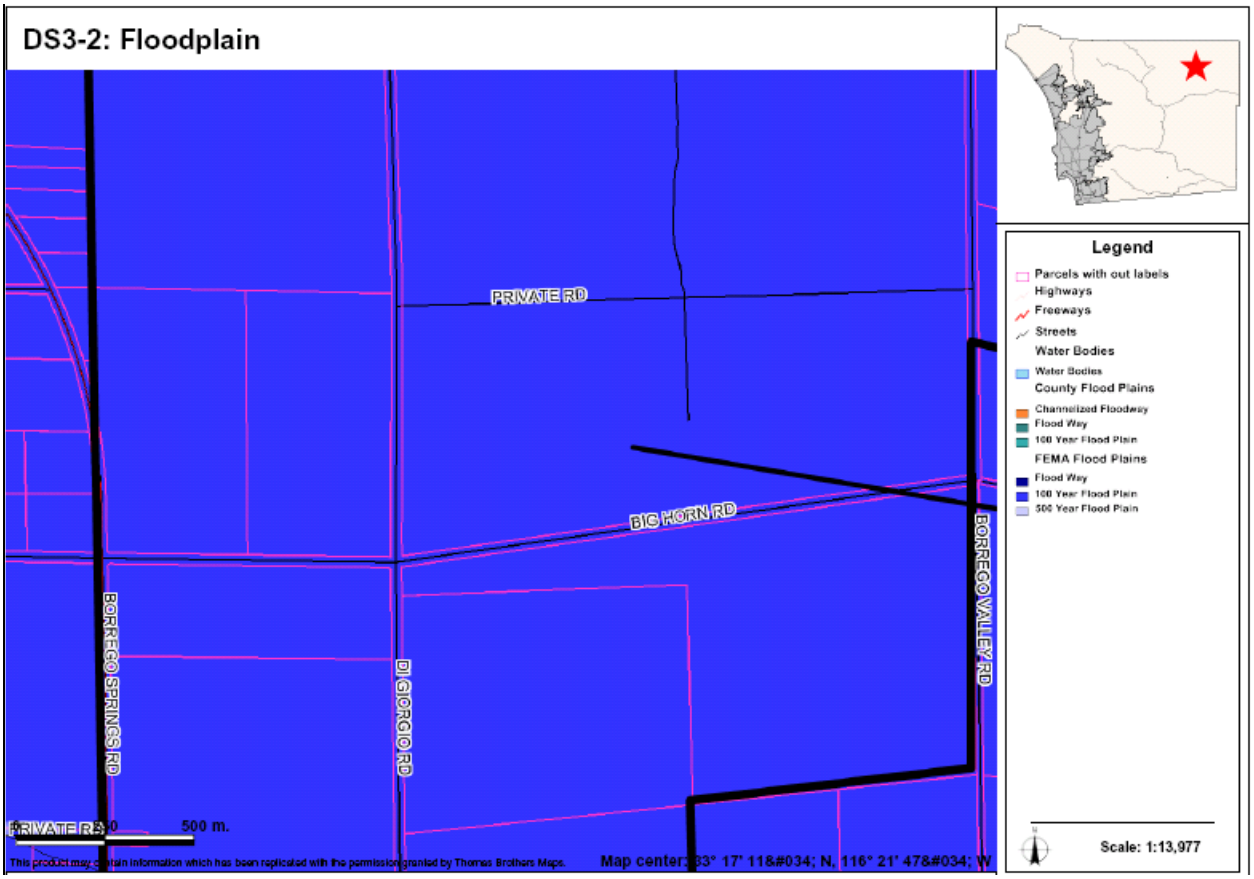
AREAS OF DIFFERENCE

DS3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	☐	■	■
3	Reinforce the vitality, local economy, and character of communities	☐	☐	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	☐	☐	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

DS4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 9.9 sq. miles (79 parcels) • Outside CWA boundary • Adjacent to Borrego Valley Rd. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: Generally undeveloped parcels with a park, agriculture, and rural residential property. Bounded mainly by vacant/undeveloped land with agriculture to the west; encompassing an airport at the south end; Anza-Borrego Desert State park to the north.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD includes a number of parcels on the outskirts of Borrego community that were affected by a sweeping mapping criteria on the Referral Map that designated all areas that were RL-80 on the Draft Land Use Map as RL-40. For this area, the RL-40 designation is also on the Hybrid Map. The RL-40 designation reflects the proximity of the affected parcels to existing roads and services while the more remote RL80 designation recognizes that these factors will make it unlikely that the parcels will be developed.

Due to such a large site some constraints were unable to be mapped:

- Floodplain - 95% coverage
- Wetlands - 30% coverage
- Agricultural Lands - 40% coverage

The key constraints associated with AOD DS4 are floodplains, wetlands, and agricultural lands. Figure DS4-1 provides an aerial photo showing the boundaries of the AOD, Figure DS4-2 identifies floodplains and floodways, Figure DS4-3 identifies wetlands, and Figure DS4-4 identifies agricultural lands.

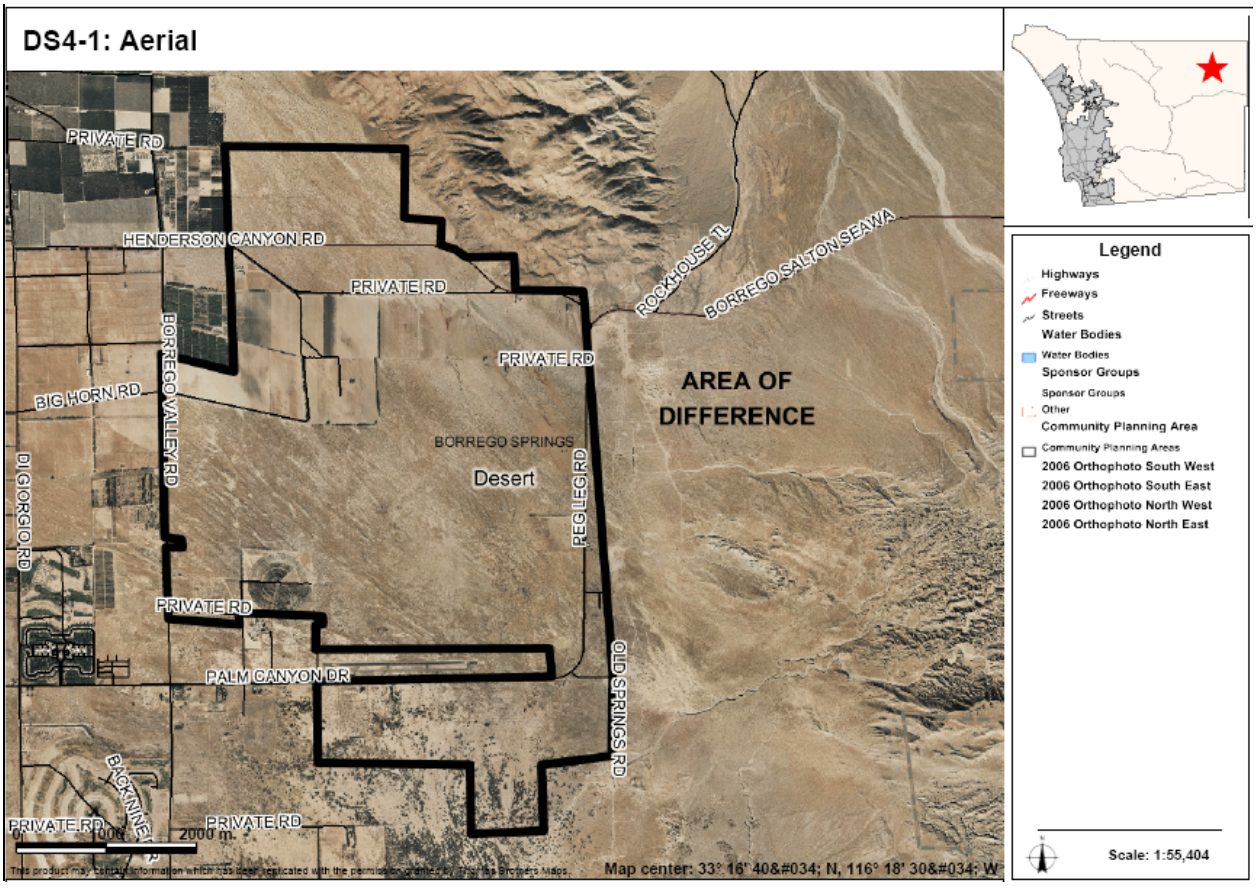
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

DS4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE

DS5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Seifker [2] (C& I) Location/Description: • 9.4 ac (1 parcel) • Outside CWA boundary • North of Palm Canyon Drive while east of Borrego Valley Road Existing General Plan: (15) Limited Impact Industrial	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-2 Hybrid: I-2 Draft Land Use: I-1 Environmentally Superior: I-1
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: A vacant/undeveloped parcel Bounded by vacant/undeveloped land	Other: N/A		CSG Recommendation: I-1

Discussion

This AOD covers a parcel located northeast of the intersection of Borrego Valley Road and Palm Canyon Drive. The other quadrants of the intersection contain commercial and Limited Impact Industrial. Both Limited and Medium Impact Industrial are designated to the east.

The key constraints associated with AOD DS5 are floodplains and wetlands. Figure DS5-1 provides an aerial photo showing the boundaries of the AOD, Figure DS5-2 identifies floodplains and floodways, and Figure DS5-3 identifies wetlands.

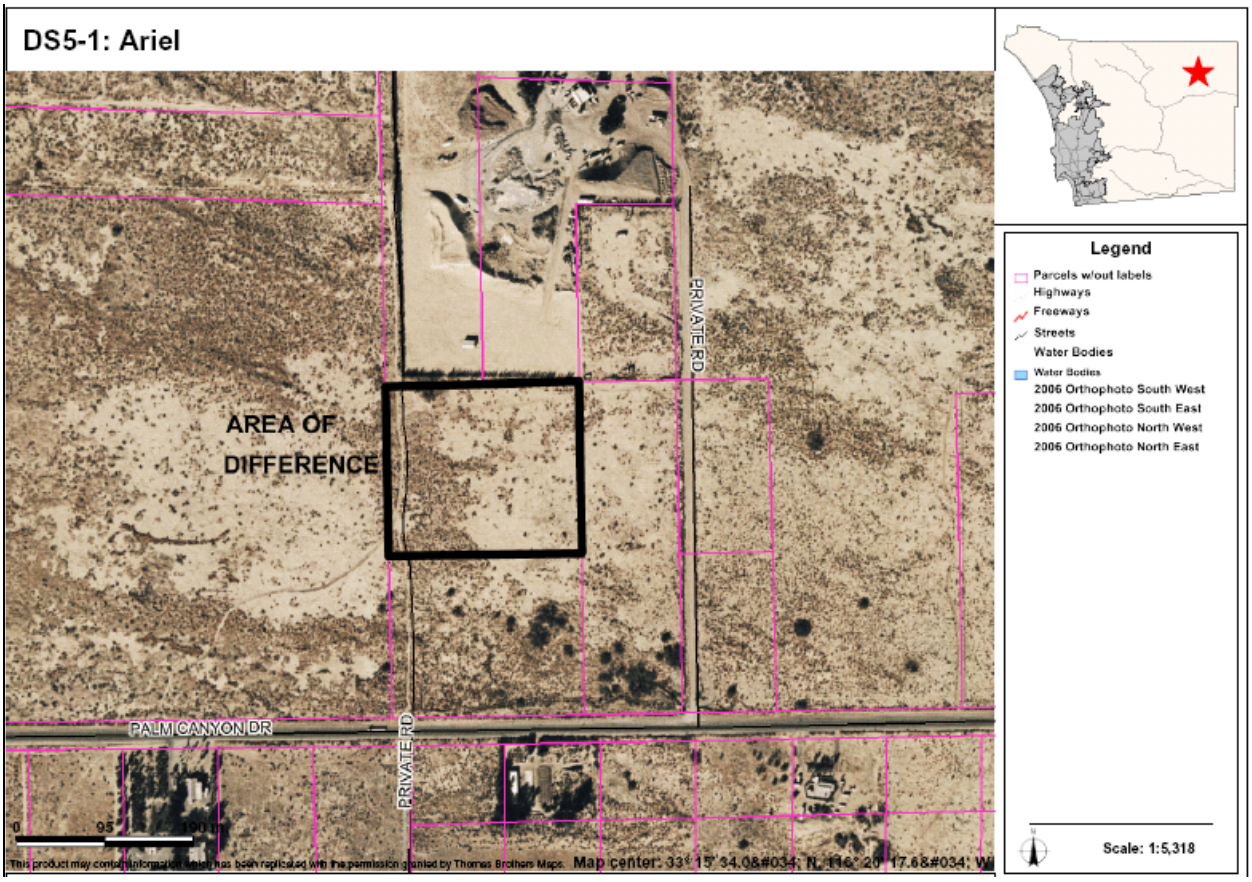
Potential Conflicts with Goals and Policies

None

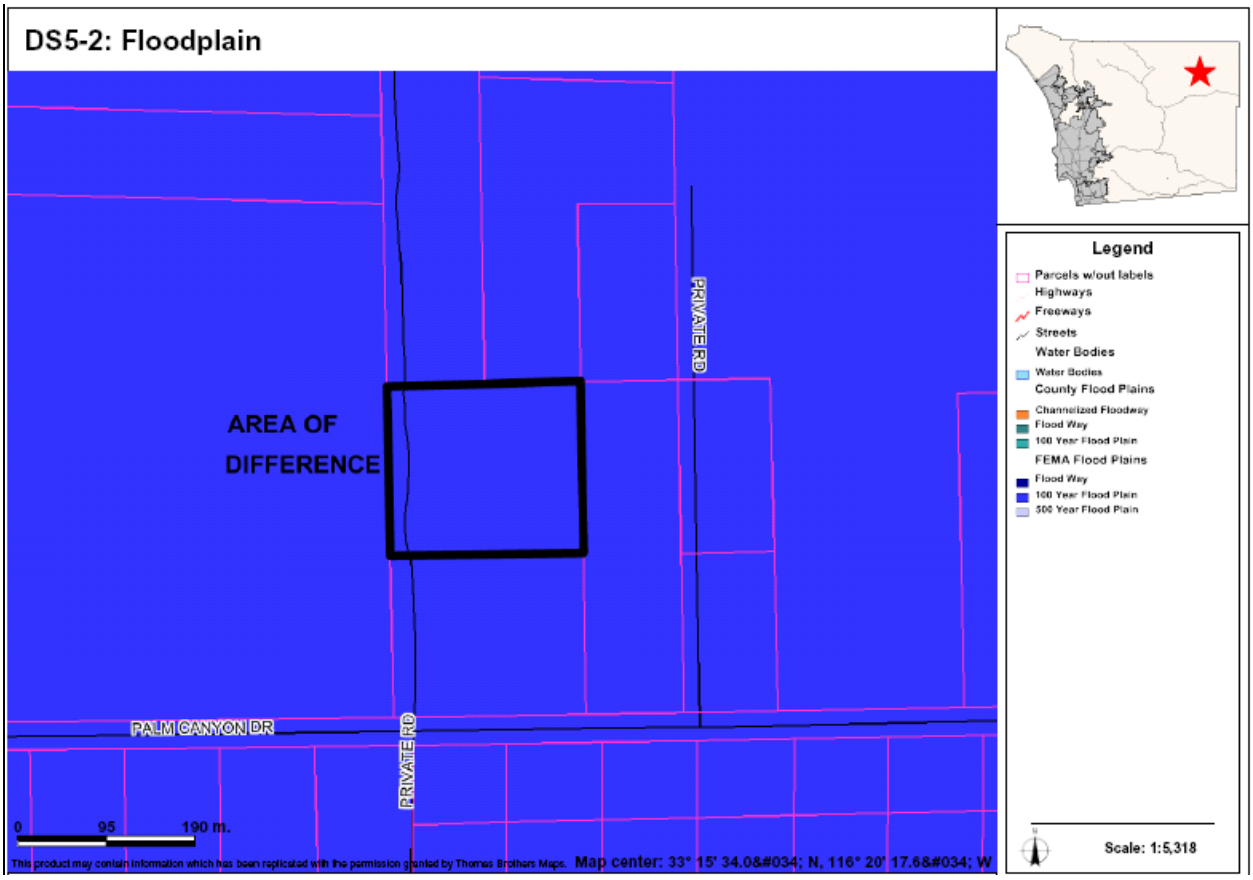
AREAS OF DIFFERENCE

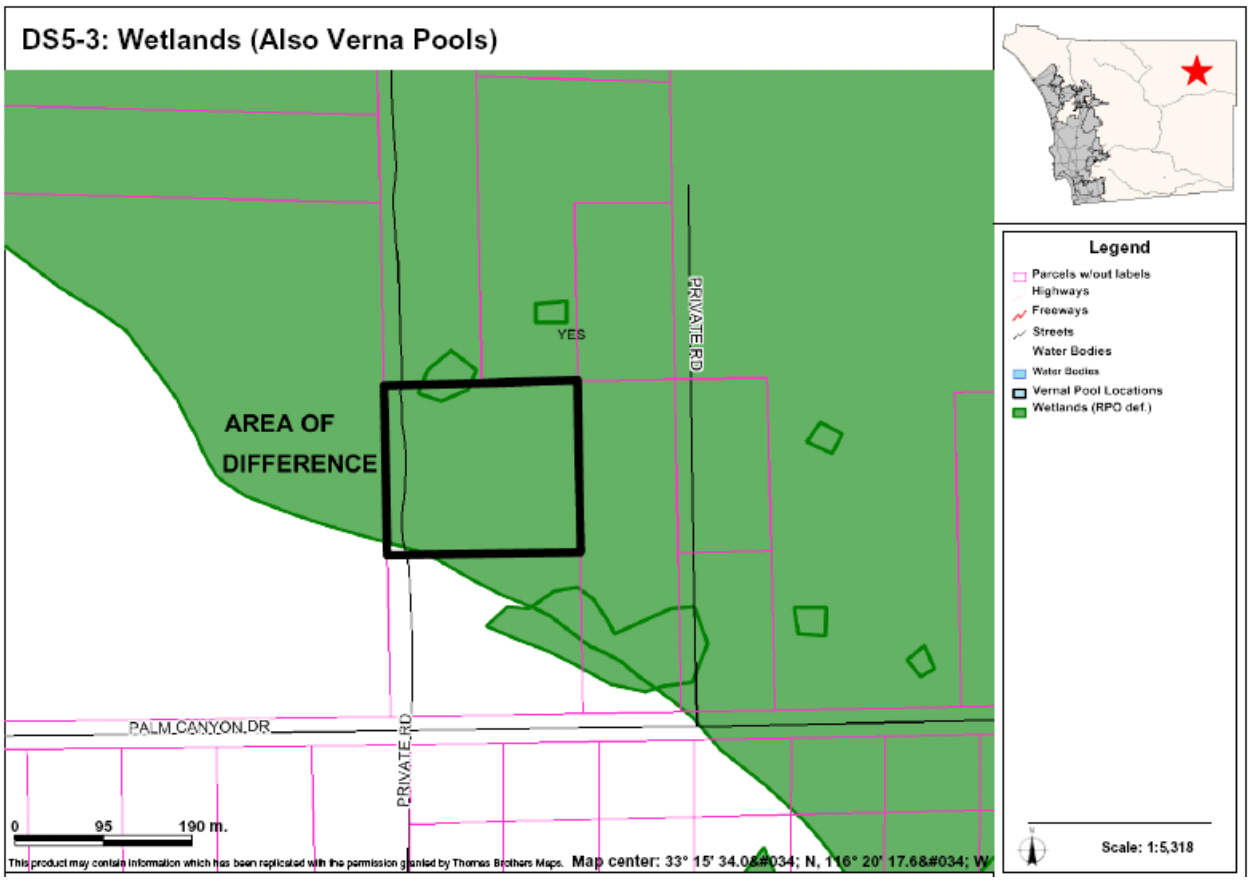
DS5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	☐	☐	⊡	⊡
5	Account for physical constraints and natural hazards of the land	☐	☐	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

DS6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 1,802 ac (282 parcels) • Outside CWA boundary • This referral is both north and south of E SR-78 Existing General Plan: (23) National Forest	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40, RL-80 Hybrid: RL-40 Draft Land Use: RL-160 Environmentally Superior: RL-160, RL-80
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Generally vacant/undeveloped parcels with some rural residential and a park. This referral is bounded by the Anza-Borrego Desert State Park.	Other: N/A		CSG Recommendation: N/A

Discussion

This difference covers a number of parcels, many of which are State Park in-holdings, located near SR-78 to the southeast of Borrego. They are mapped on the Referral Map as RL-40 and RL-80 due to a general mapping criteria that capped all remote lands north of SR-78 at RL-40 and south of SR-78 at RL-80. The RL-40 designation is also included for all these parcels on the Hybrid Map for consistency. The RL-40 and/or RL-80 designations recognize the proximity to a major road and existing parcelization (many of these parcels are less than 40 acres in size already). The designation of these parcels as RL-160 on the Draft Map recognizes the remoteness of these parcels and their lack of emergency and other services.

The key constraints associated with AOD DS6 are steep slopes and wetlands. Figure DS6-1 provides an aerial photo showing the boundaries of the AOD, Figure DS6-2 identifies steep slope areas, and DS6-3 identifies wetlands.

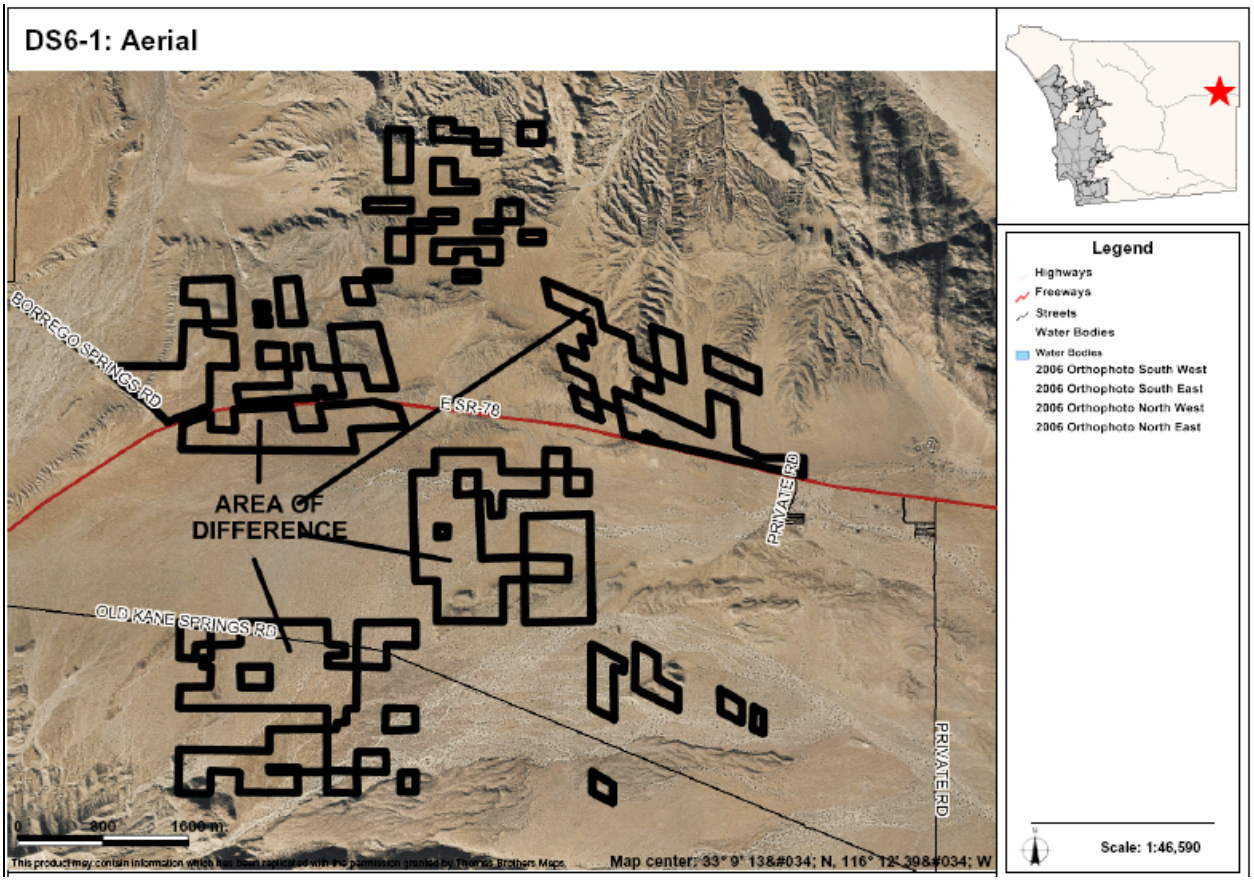
Potential Conflicts with Goals and Policies

None

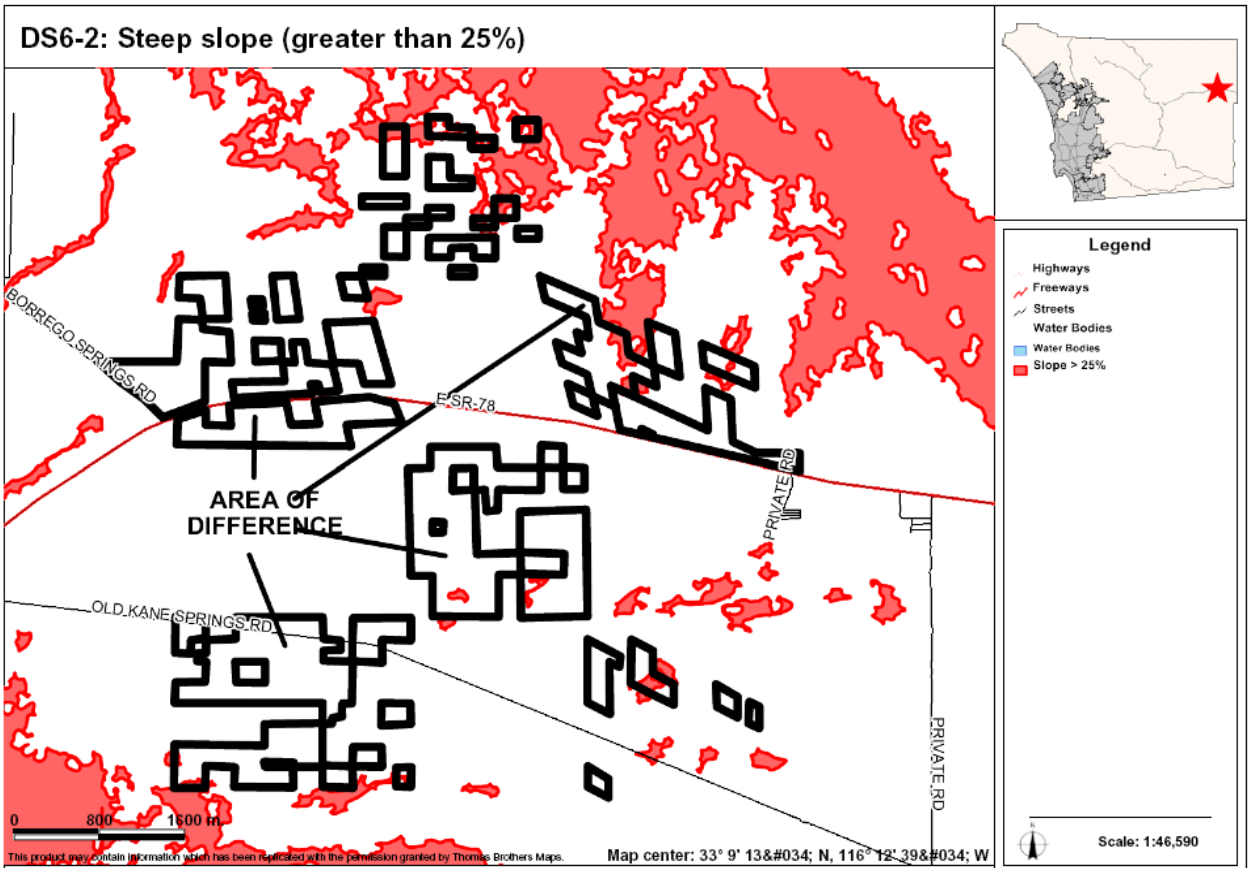
AREAS OF DIFFERENCE

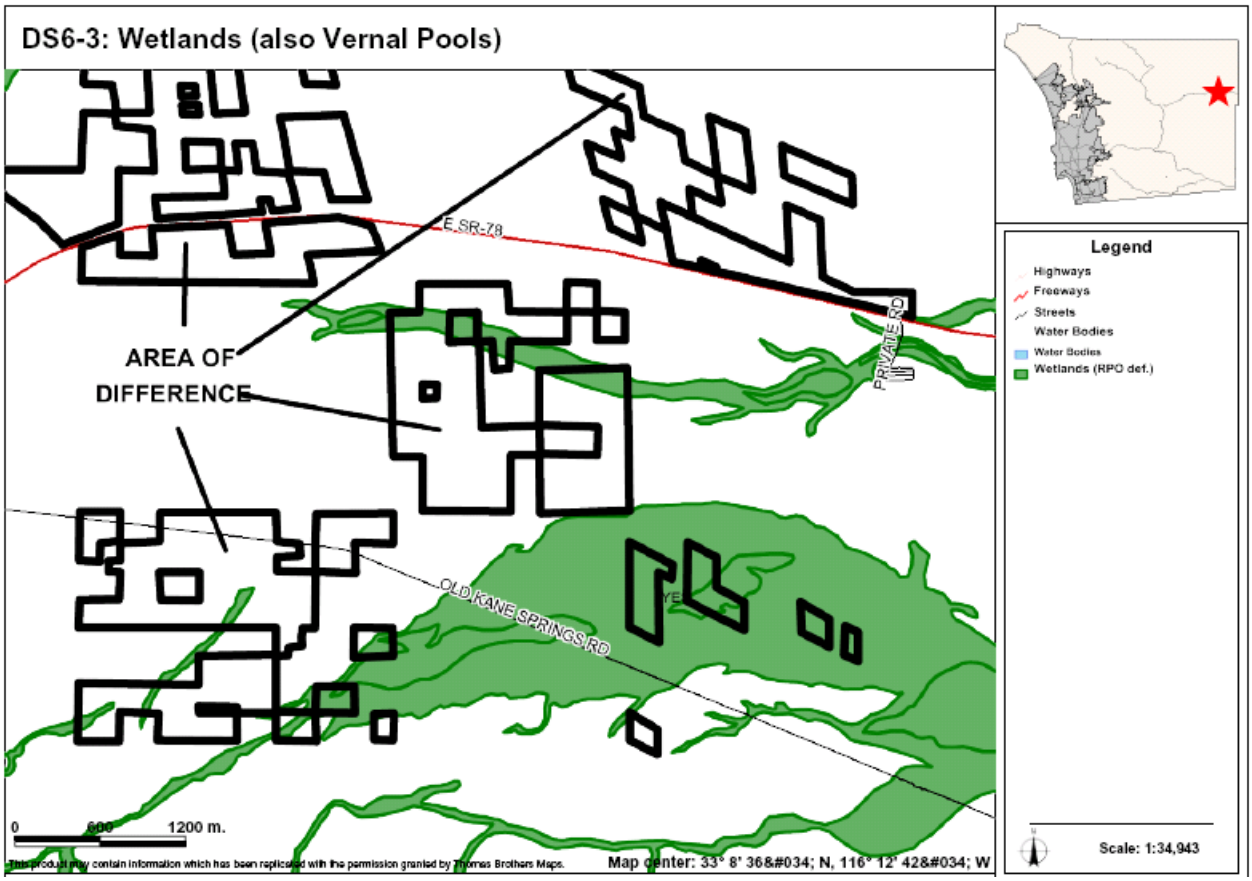
DS6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

DS7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 4.3 sq. miles (14 parcels) • Outside CWA boundary • Ocotillo Wells community Adjacent to Imperial County Existing General Plan: (18) 1du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-80 Hybrid: RL-80 Draft Land Use: RL-160 Environmentally Superior: RL-160
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Vacant/undeveloped parcels bounded mainly by vacant and undeveloped land; minimal rural residential with an active park to the west; Anza-Borrego Desert State Park to the north.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD covers a number of parcels located south of SR-78 to the southeast of Borrego (and further east than DS6). They are mapped on the Referral Map as RL-80 due to a general mapping criteria that capped the remote lands in this area at RL-80. The RL-80 designation is also included for these parcels on the Hybrid Map which recognizes parcel existing size that generally range between 40 to 160 acres. The designation of these parcels as RL-160 on the Draft Map recognizes the remoteness of these parcels and their lack of emergency and other services.

The key constraint associated with AOD DS7 is steep slopes. Figure DS7-1 provides an aerial photo showing the boundaries of the AOD and Figure DS7-2 identifies steep slope areas.

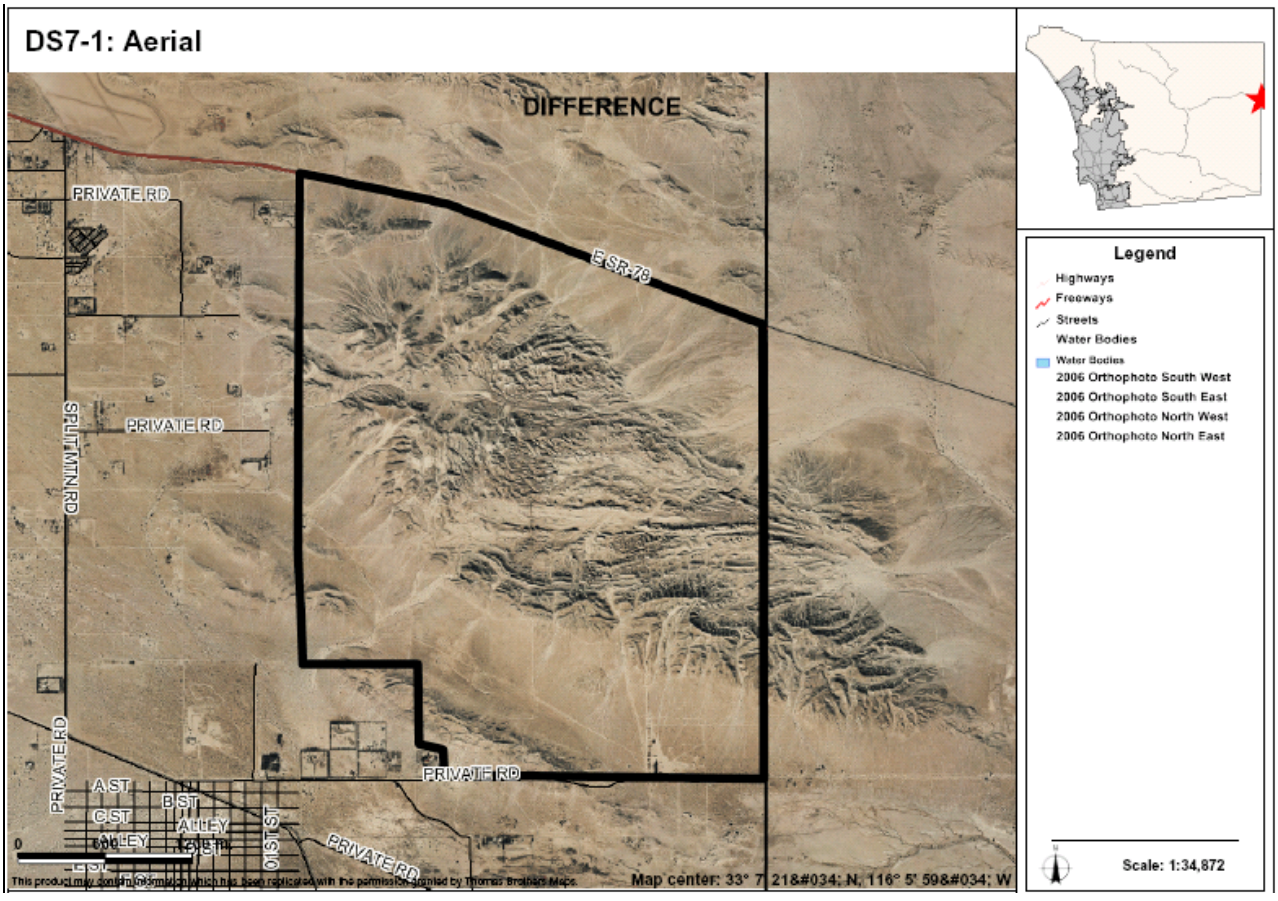
Potential Conflicts with Goals and Policies

Non

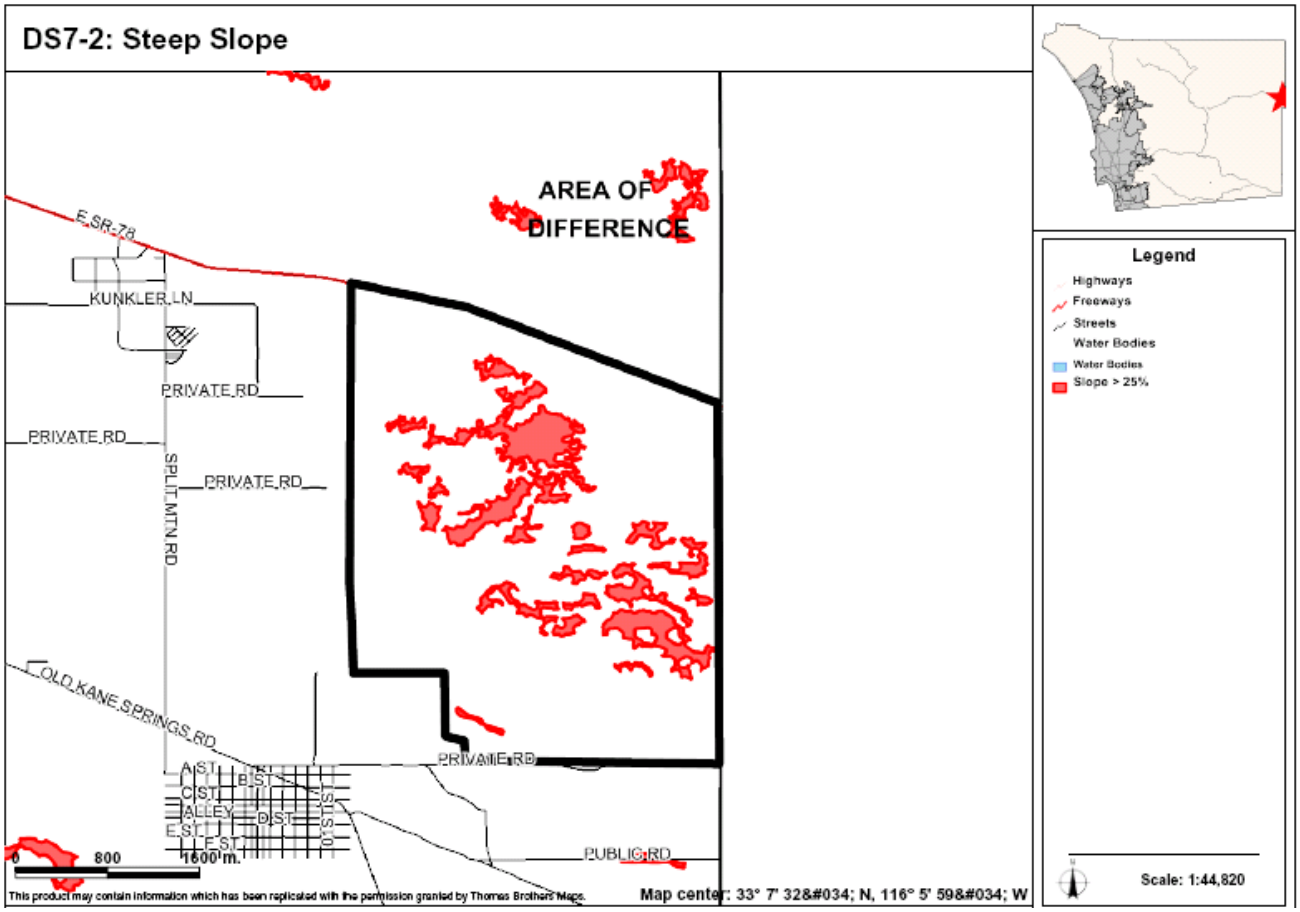
AREAS OF DIFFERENCE

DS7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

DS8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 112.6 ac (2 parcels) • Outside CWA boundary • Adjacent to Borrego Springs Rd and west of DiGiorgio Rd. Existing General Plan: (5) 4.3 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-4.3 Hybrid: VR-2 Draft Land Use: SR-4 Environmentally Superior: SR-10
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Vacant/undeveloped parcels bounded with vacant/undeveloped land to the north and west; partial commercial to the south; an existing golf course to the east.	Other: Water Resources - Borrego Springs is a groundwater-dependent area with a well documented groundwater overdraft condition.		CSG Recommendation: N/A

Discussion

This area covers a couple of parcels in a transitional area between industrial uses and VR-2 to the south, SR-4 designated lands to the north, and VR-4.3 to the east. The maps reflect various options based on the surrounding land uses.

The key constraints associated with AOD DS8 are floodplain and agricultural lands. Figure DS8-1 provides an aerial photo showing the boundaries of the AOD, Figure DS8-2 identifies floodplains and floodways, and Figure DS8-3 identifies agricultural lands.

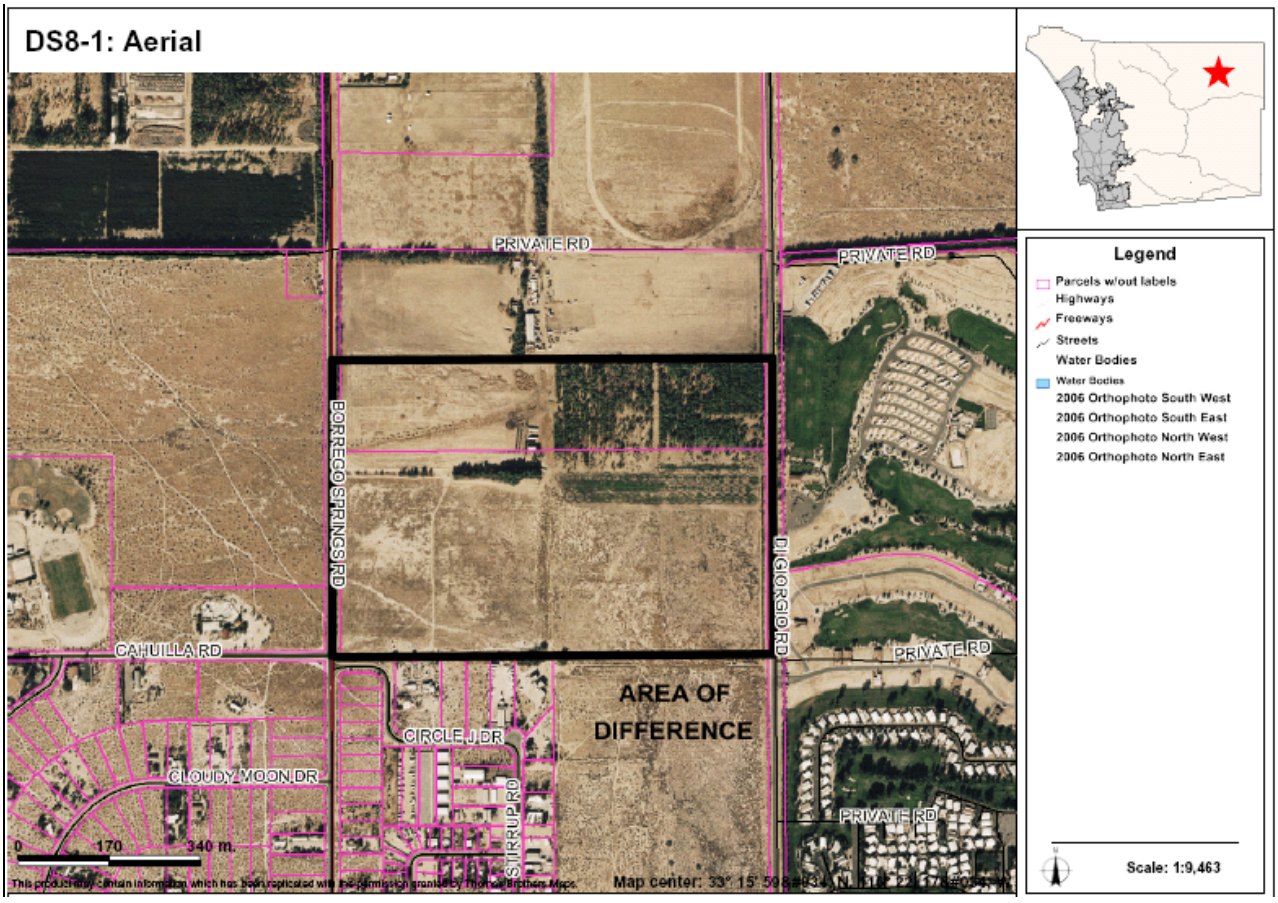
Potential Conflicts with Goals and Policies

None

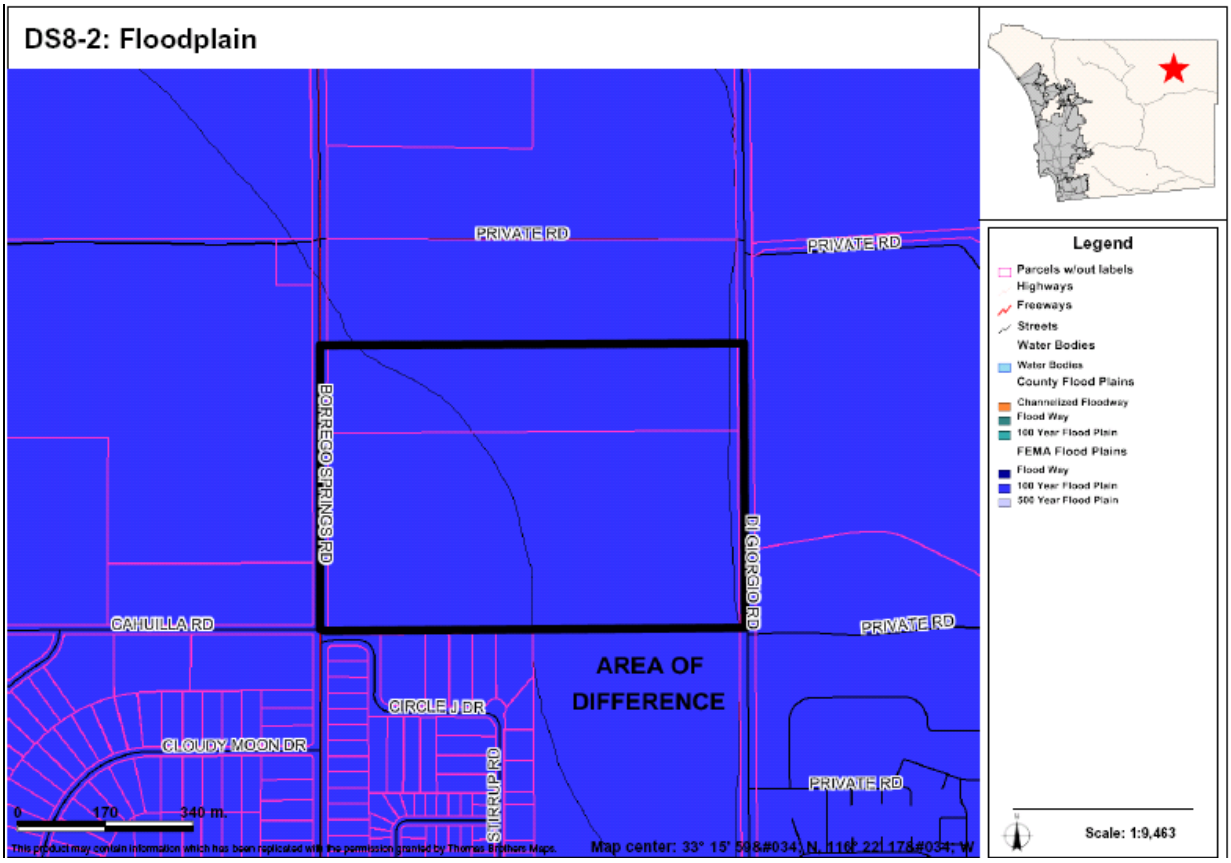
AREAS OF DIFFERENCE

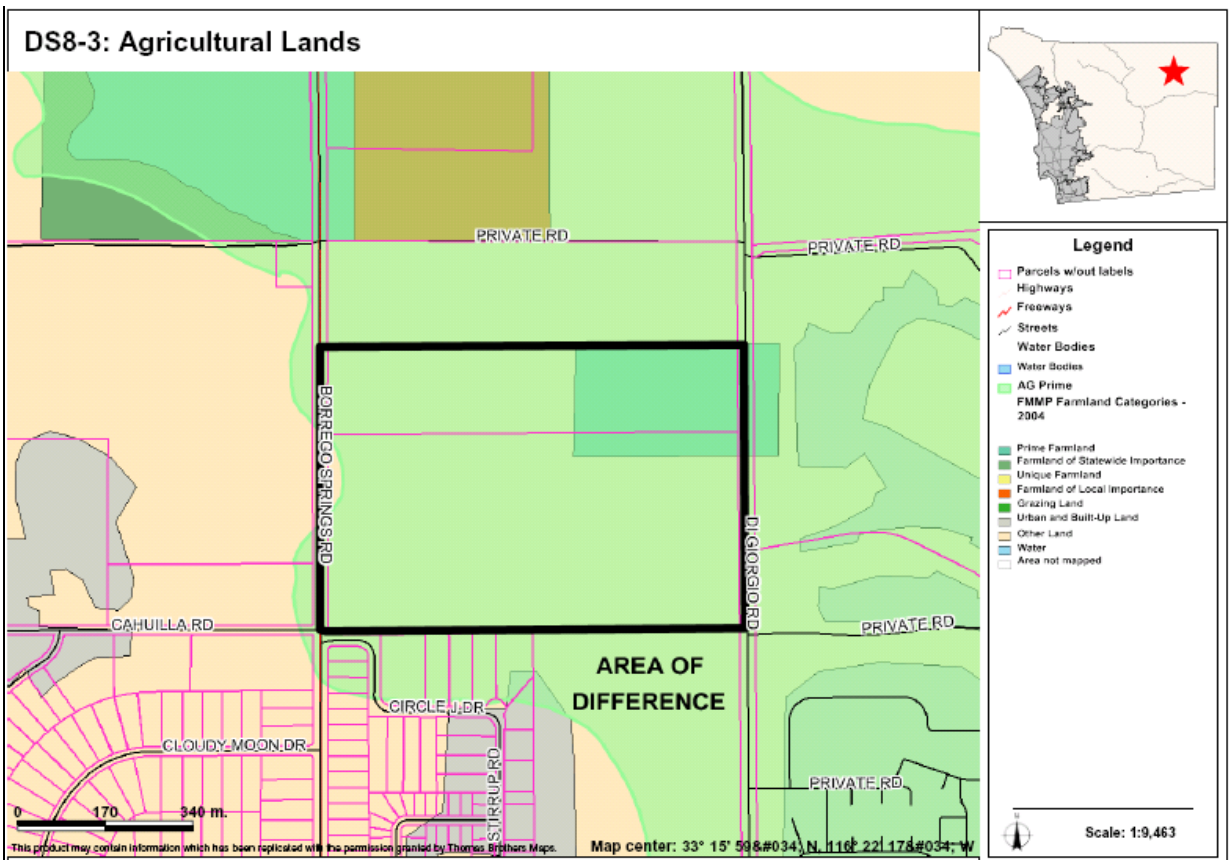
DS8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	☐	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	☐	☐	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	⊡	■
8	Preserve agriculture	☐	☐	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

DS9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 24,864 ac (452 parcels) • Outside CWA boundary • North of E SR-78 and east of Borrego Valley Road Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	◒	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Generally vacant/undeveloped parcels with some open space parks, rural residential, agriculture, and an airstrip. Bounded mostly by undeveloped land on west side; Anza-Borrego Desert State Park on the east, north, and south.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD covers the larger parcels in eastern Borrego Valley before getting into State Park lands. They are mapped on the Referral Map as RL-40 due to a general mapping criteria that capped the remote lands in this area at RL-40. The designation of these parcels as RL-80 on the Hybrid and Draft Land Use Maps recognizes the general remoteness of these parcels and their lack of emergency and other services.

Due to such a large site area some constraints were unable to be mapped.

- Floodplain – approximately 20% of site area
- Wetlands - approximately 20% of site area

The key constraints associated with AOD DS9 are steep slopes, floodplains, and wetlands. Figure DS9A-1, DS9B-1, . . . , DS9F-1 provides an aerial photo showing the boundaries of the AOD, Figure DS9-2 identifies steep slope areas, Figure DS9-3 identifies floodplains and floodways, and Figure DS9-4 identifies wetlands.

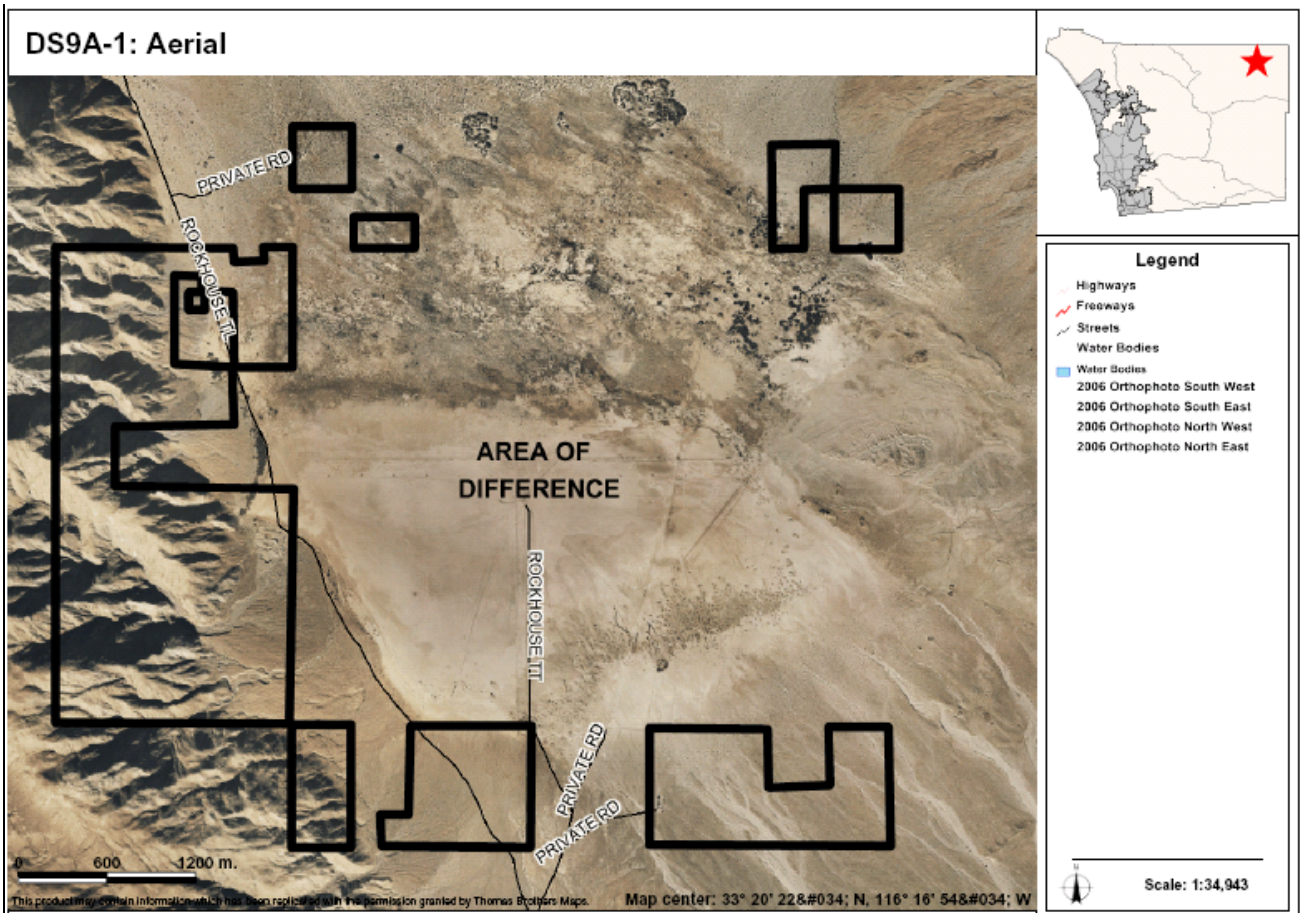
Potential Conflicts with Goals and Policies

None

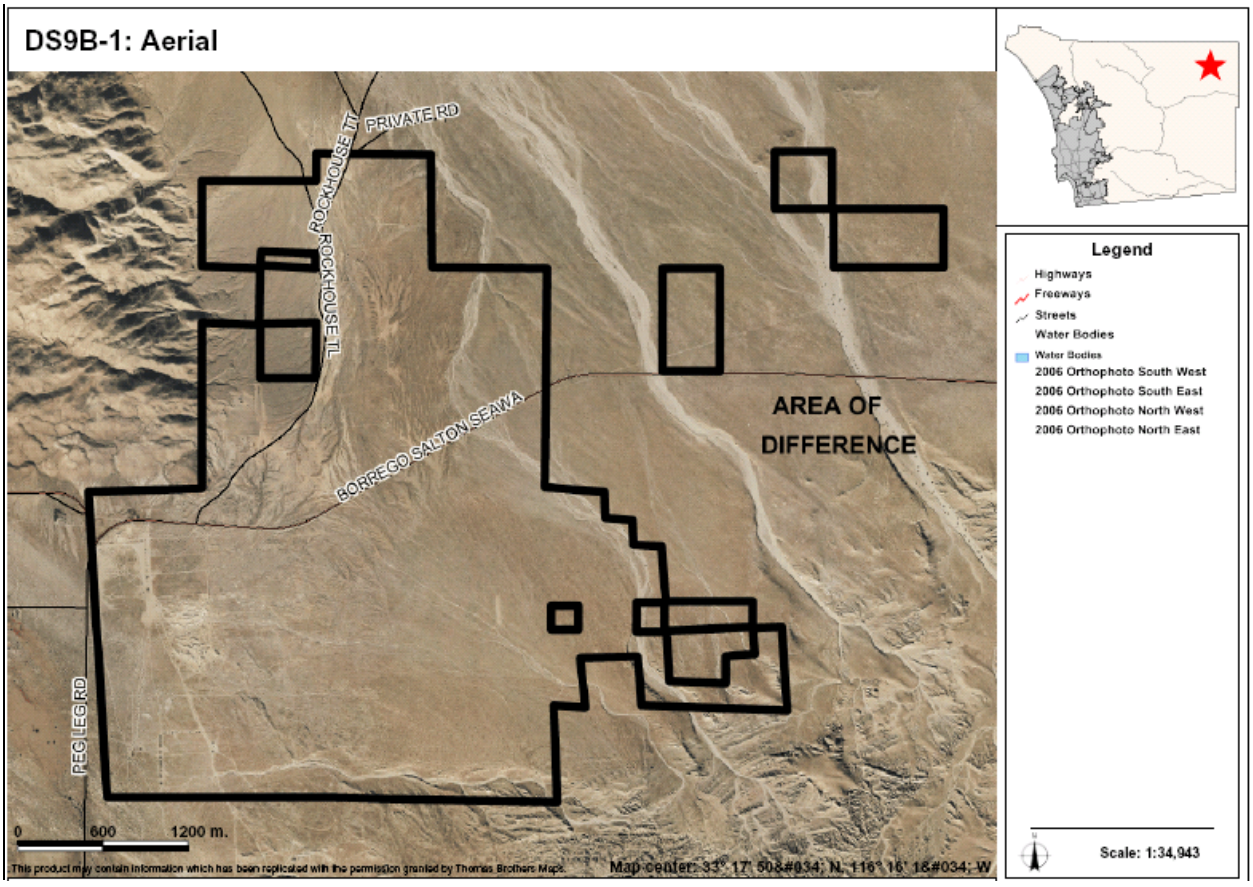
AREAS OF DIFFERENCE

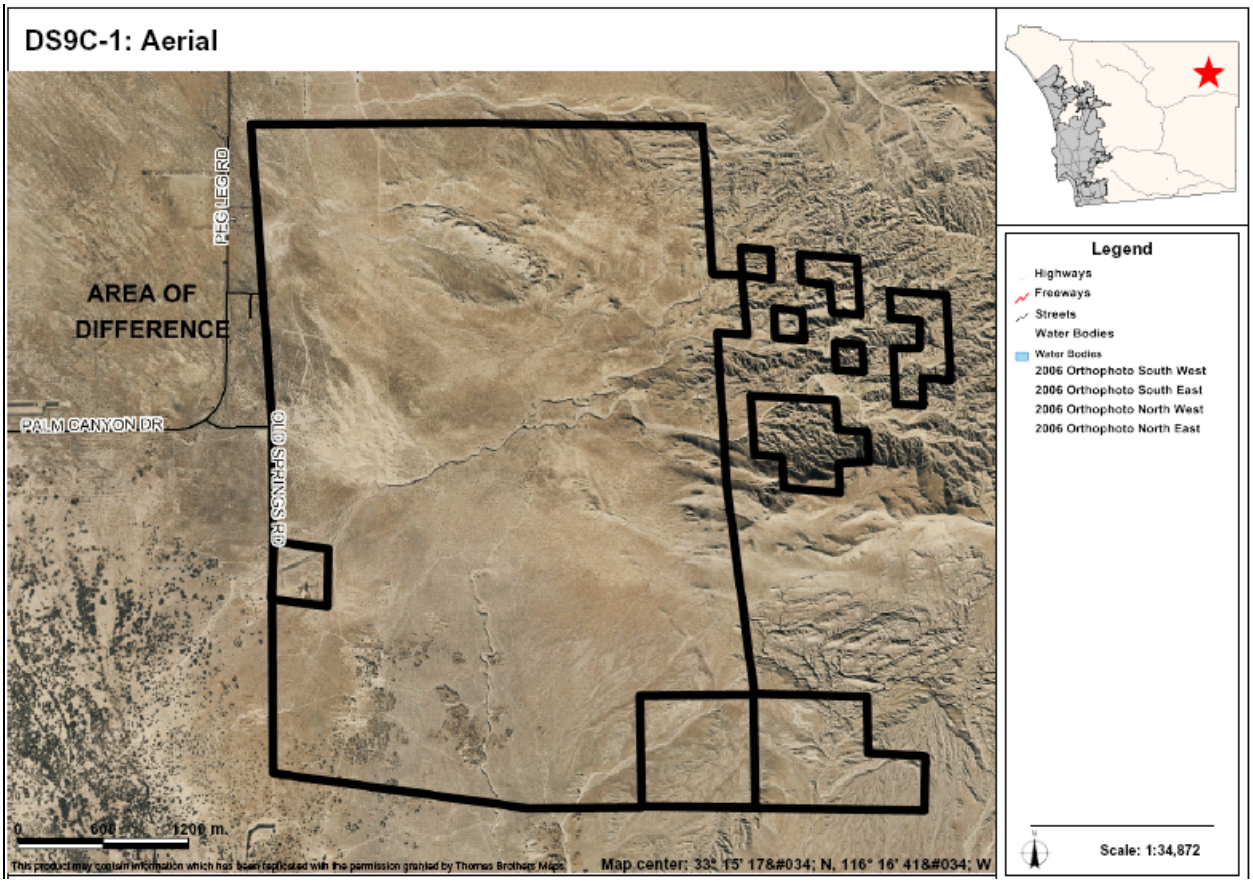
DS9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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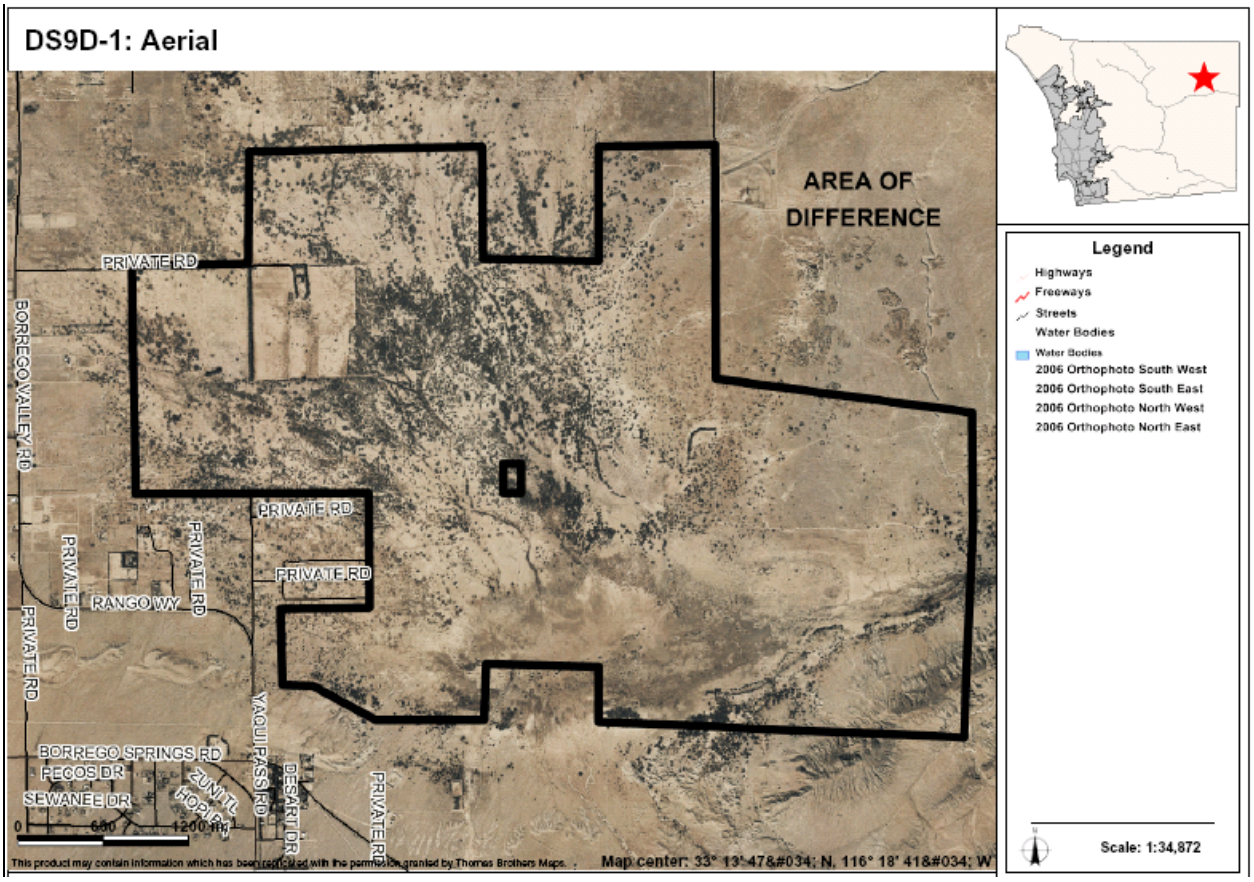

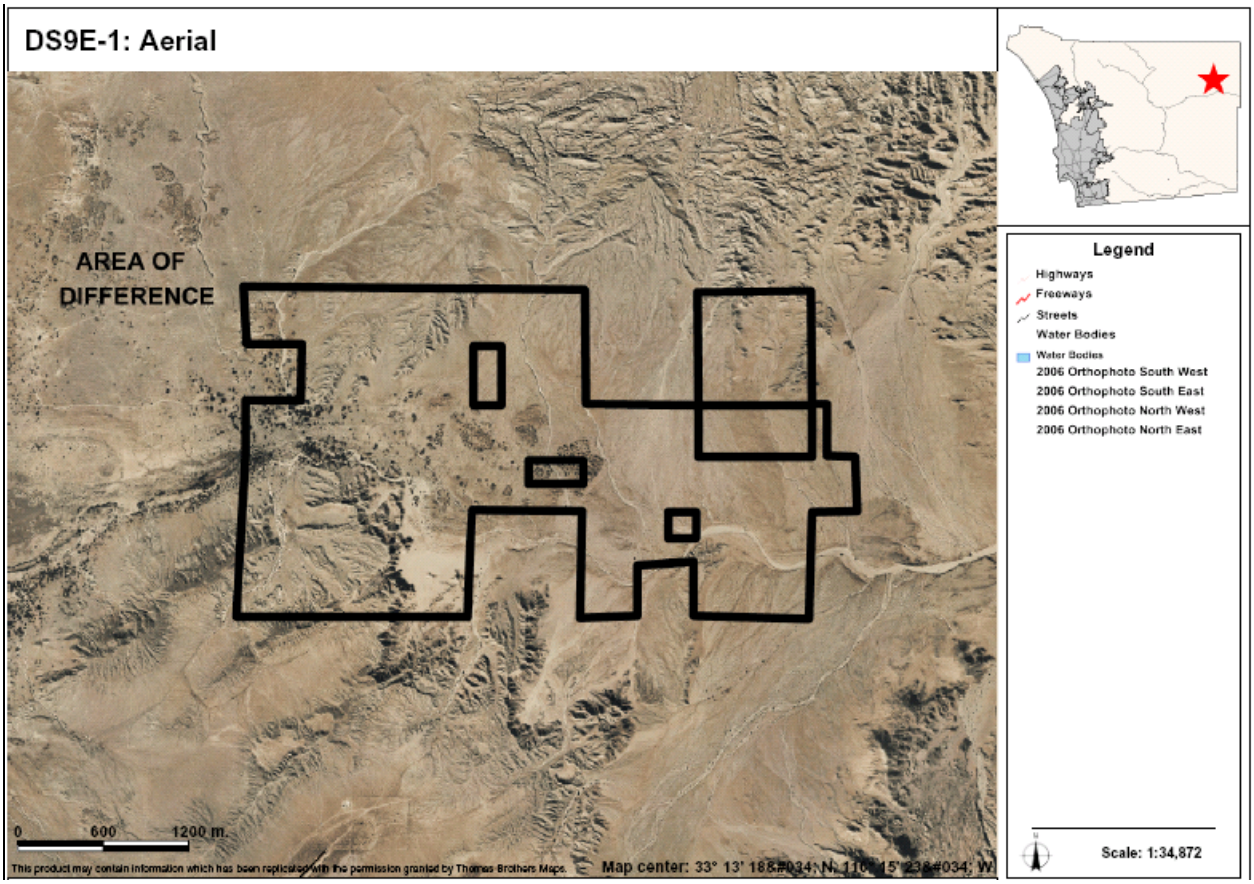

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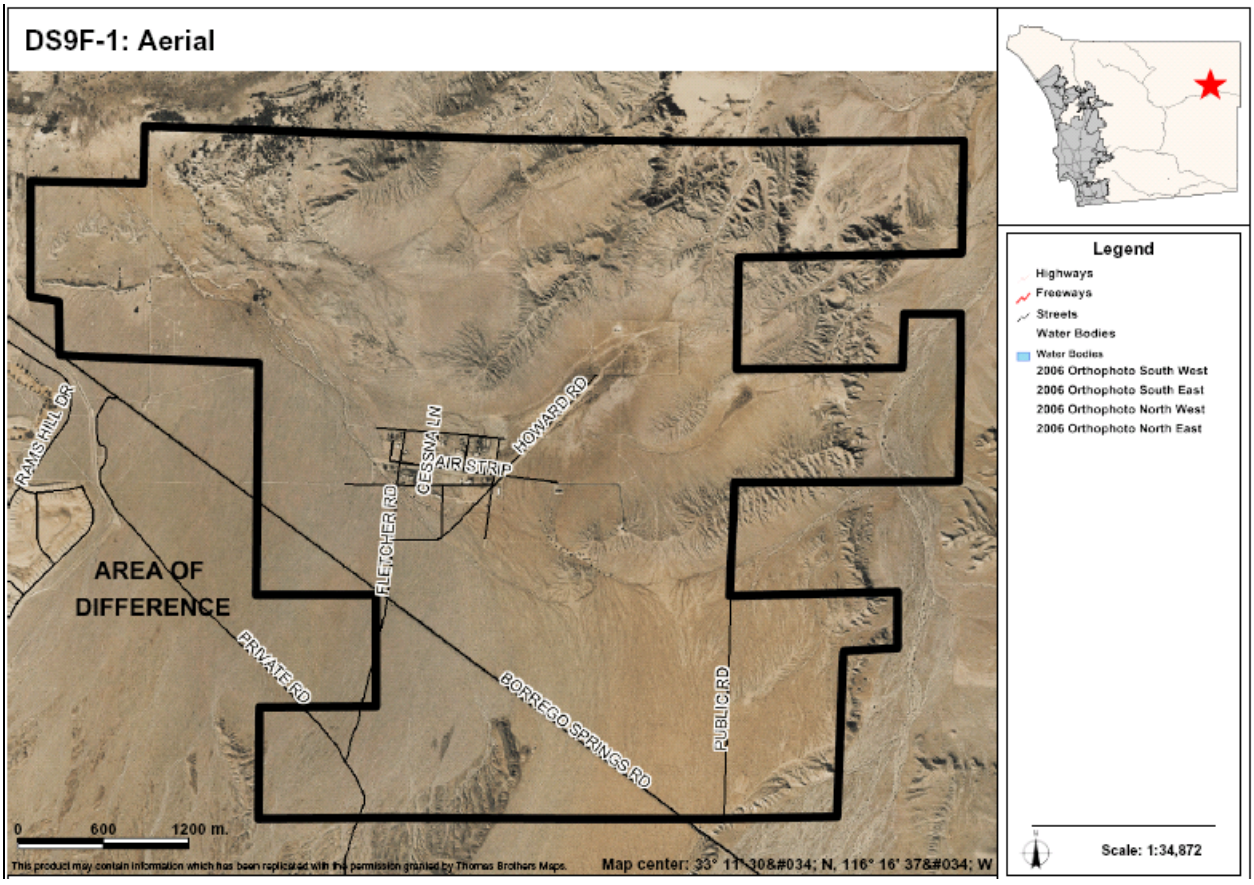


AREAS OF DIFFERENCE

DS10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40, RL-80
Location/Description: • 1,163 ac (157 parcels) • Outside CWA boundary • Located throughout the desert. Portions border Riverside County and Imperial County, while other areas are east and south of Borrego Springs	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80, RL-160
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80, RL-160
	Critical Biological Resource Areas	○	
Existing General Plan: (23) National Forest	Agricultural Lands	○	
Context: Generally undeveloped parcels including portions of the Anza-Borrego State Park. This referral contains an airstrip, and a commercial recreation facility. Bounded mainly by the Anza-Borrego Desert State Park.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD includes numerous scattered outlying parcels in the distant areas of the Borrego planning area. The majority are State Park in-holdings. They are mapped on the Referral Map as RL-40 and RL-80 due to a general mapping criteria that capped all remote lands north of SR-78 at RL-40 and south of SR-78 at RL-80. The RL-80 designation is included for all these parcels on the Hybrid Map for consistency. The RL-40 and/or RL-80 designations recognize the existing parcelization (many of these parcels are less than 40 acres in size already). The designation of these parcels as RL-80 or RL-160 recognizes the remoteness of these parcels, their lack of emergency and other services, as well as lack of legal access.

The key constraints associated with AOD DS10 are floodplain and agricultural lands. Figures DS10B-1, DS10C-1, DS10D-1, DS10E-1, DS10F-1, DS10G-1, DS10H-1, DS10I-1 provide an aerial photo showing the boundaries of the AOD and Figures DS10B-2, DS10C-2, , DS10D-2, DS10E-2, DS10F-2, DS10G-2, DS10H-2, DS10I-2 identifies steep slope areas.

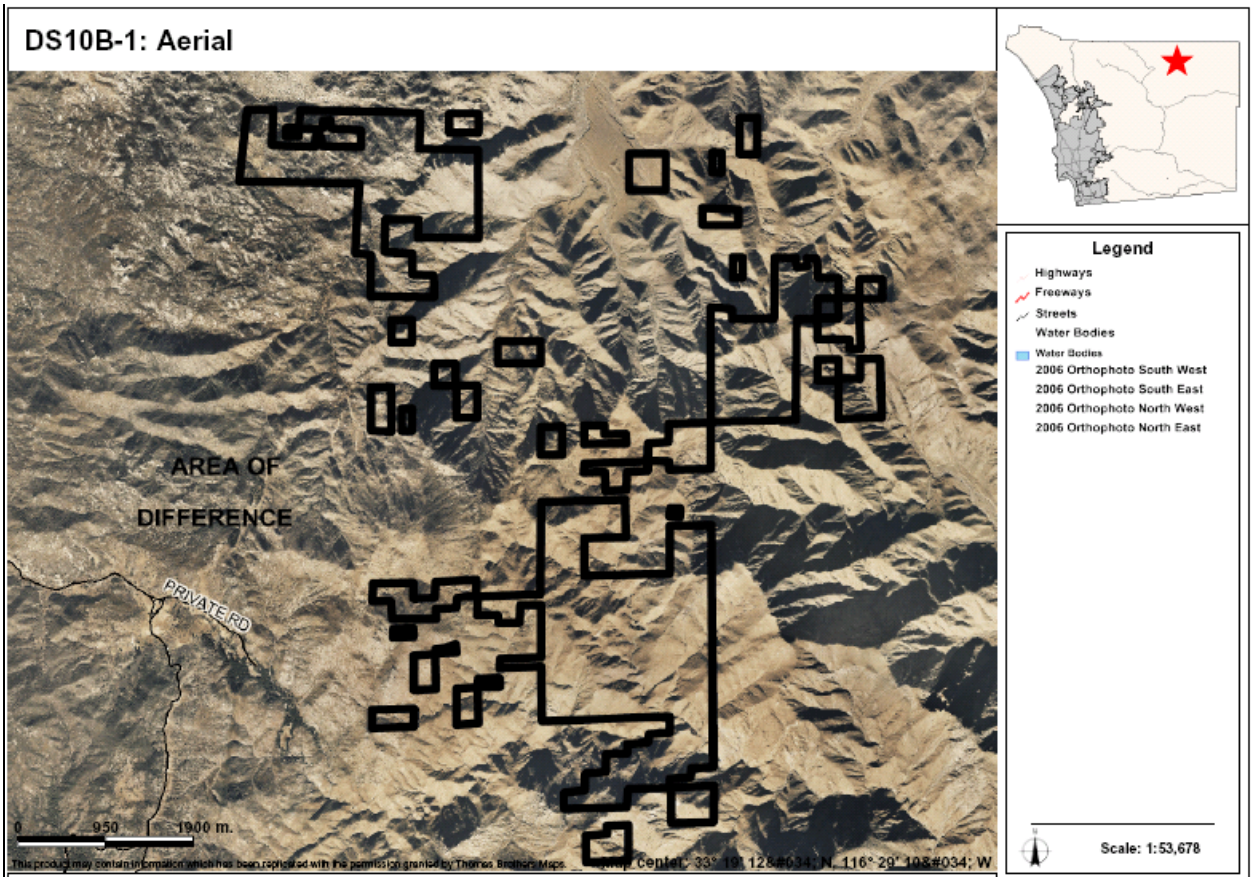
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

DS10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



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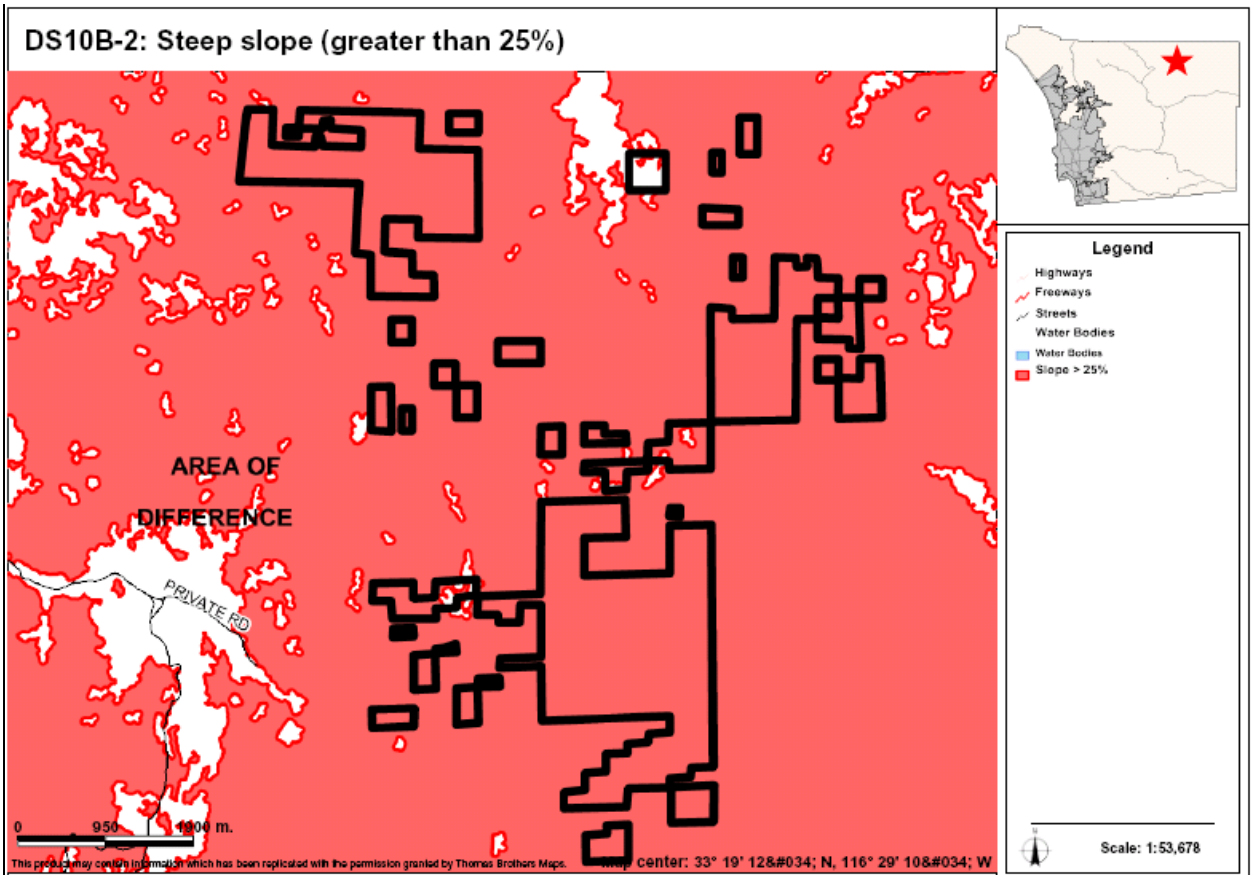

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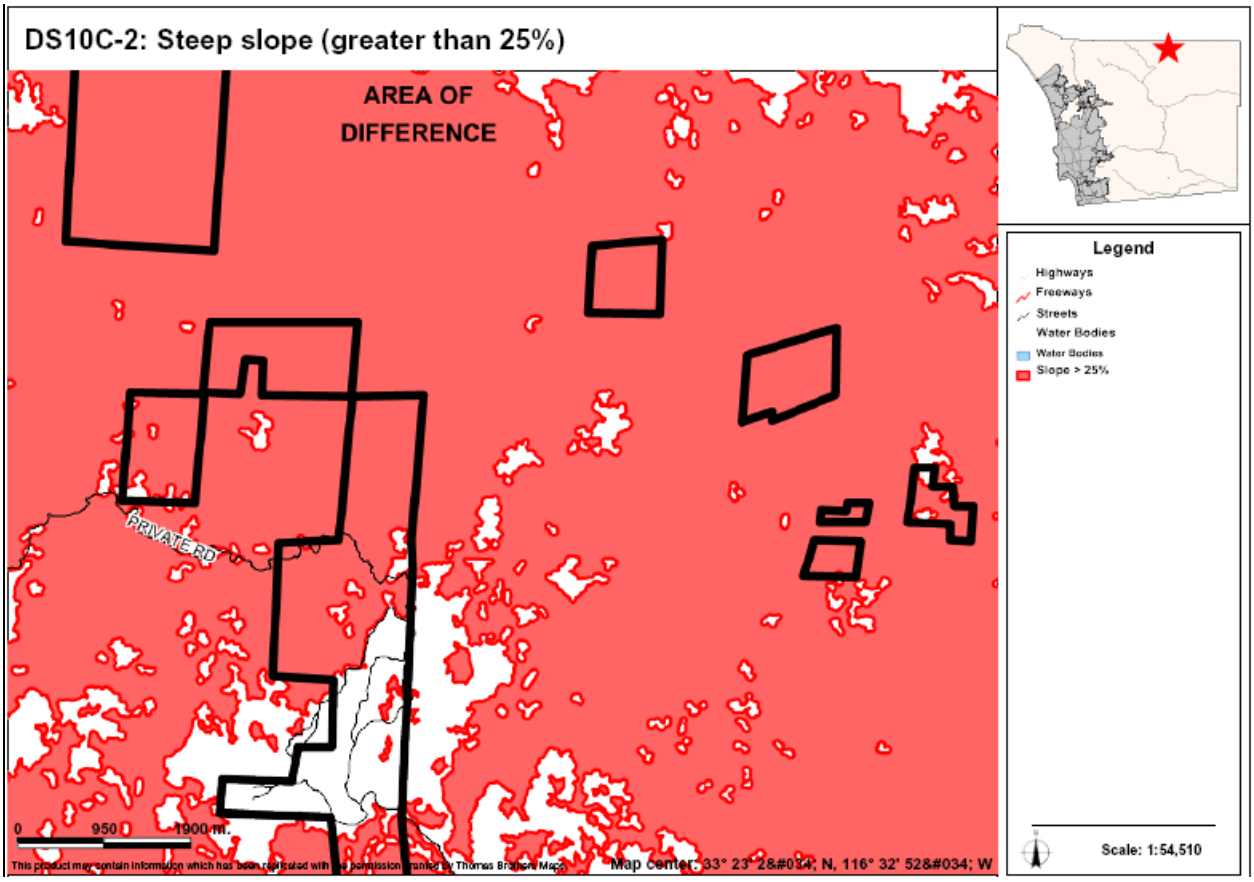

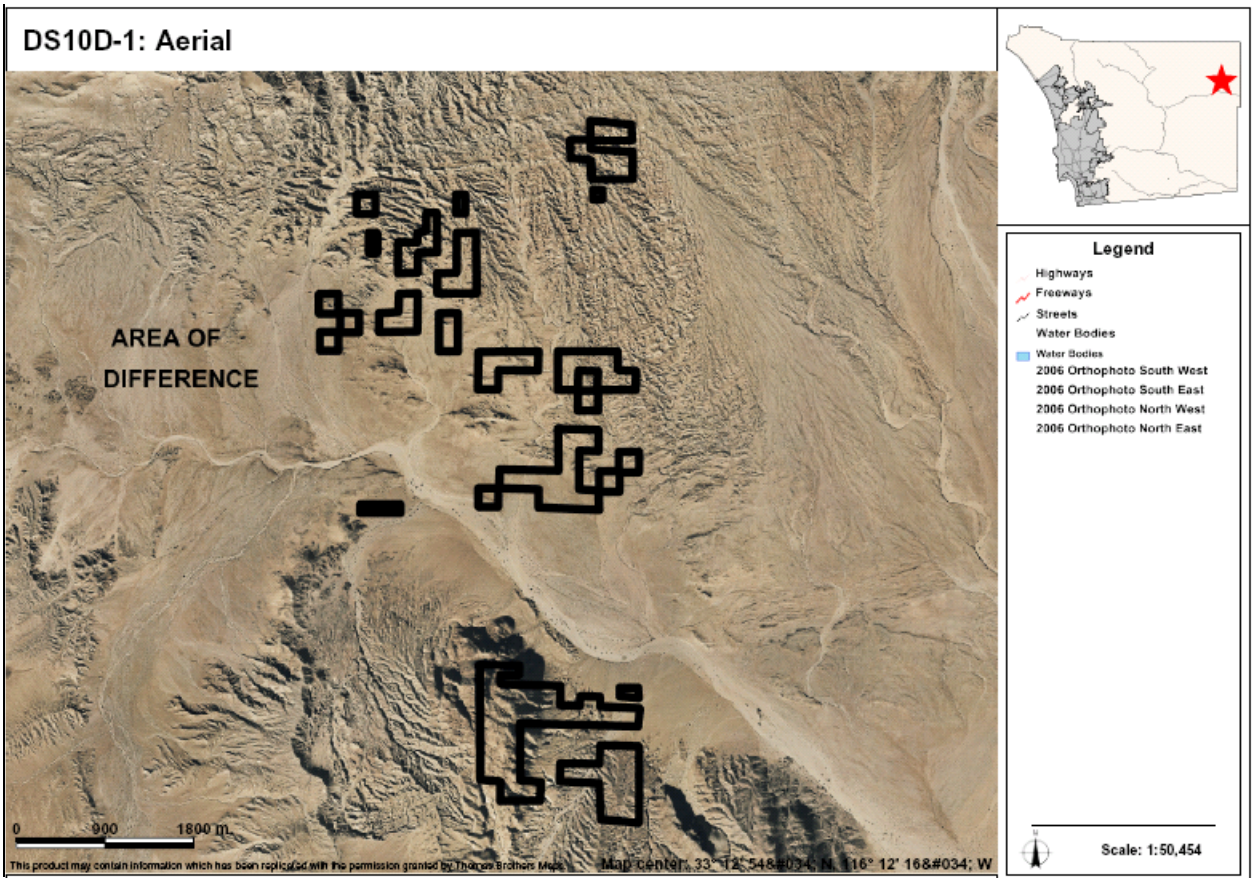

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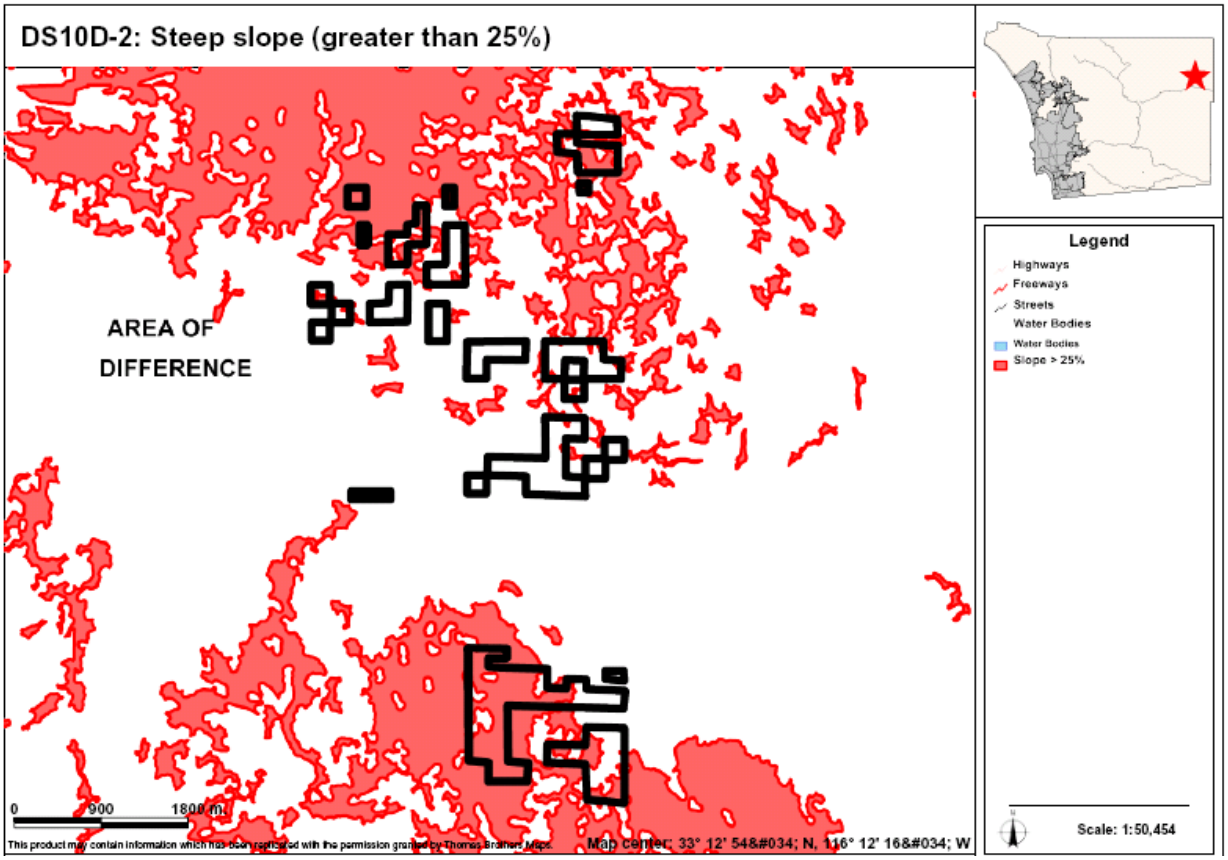

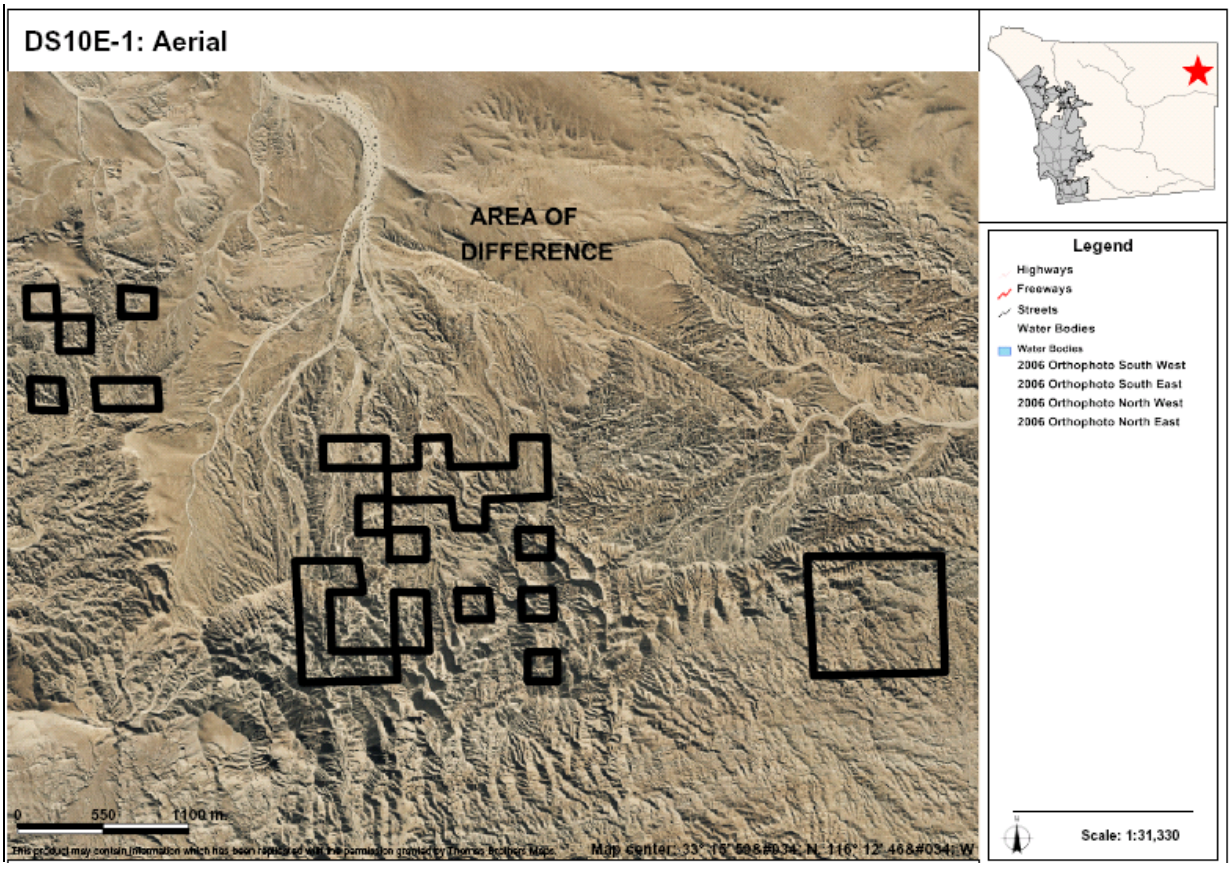

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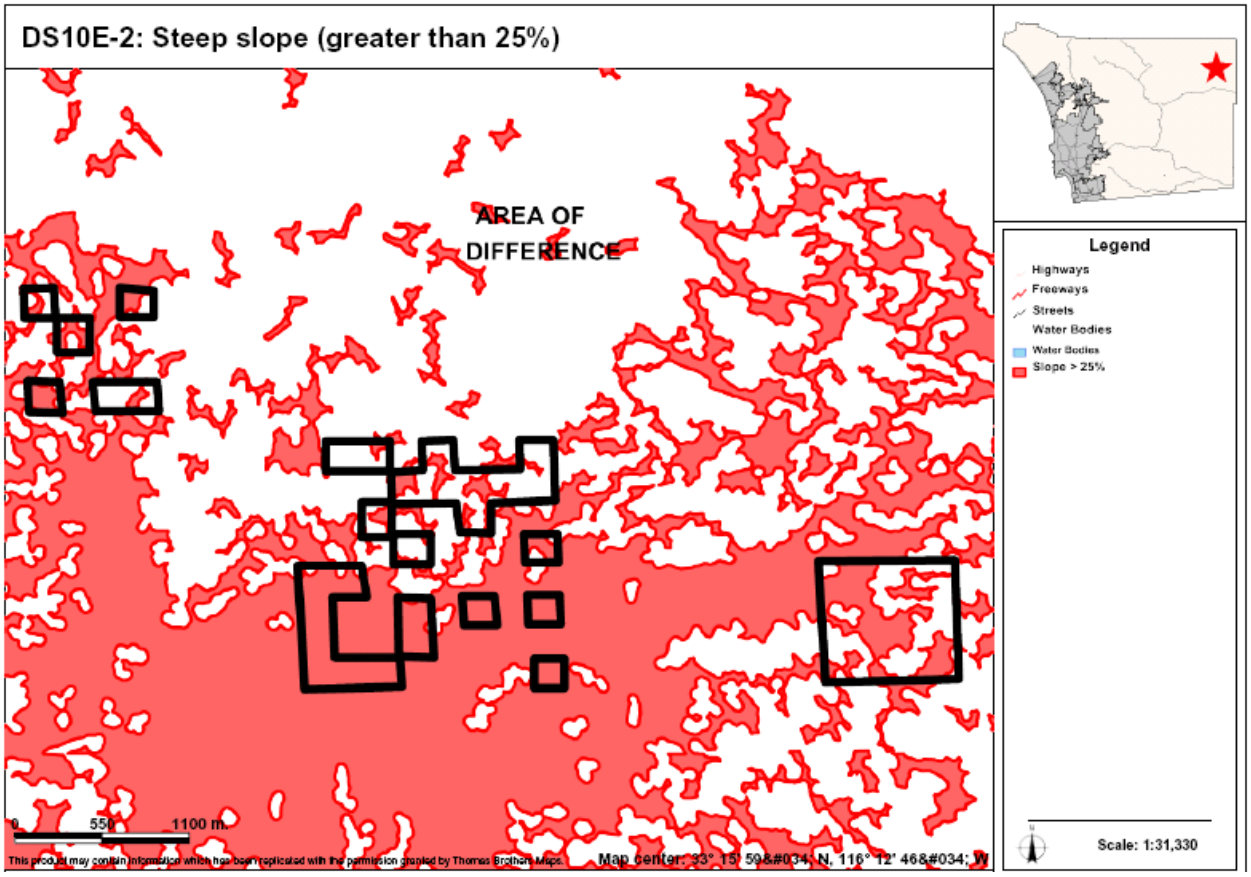

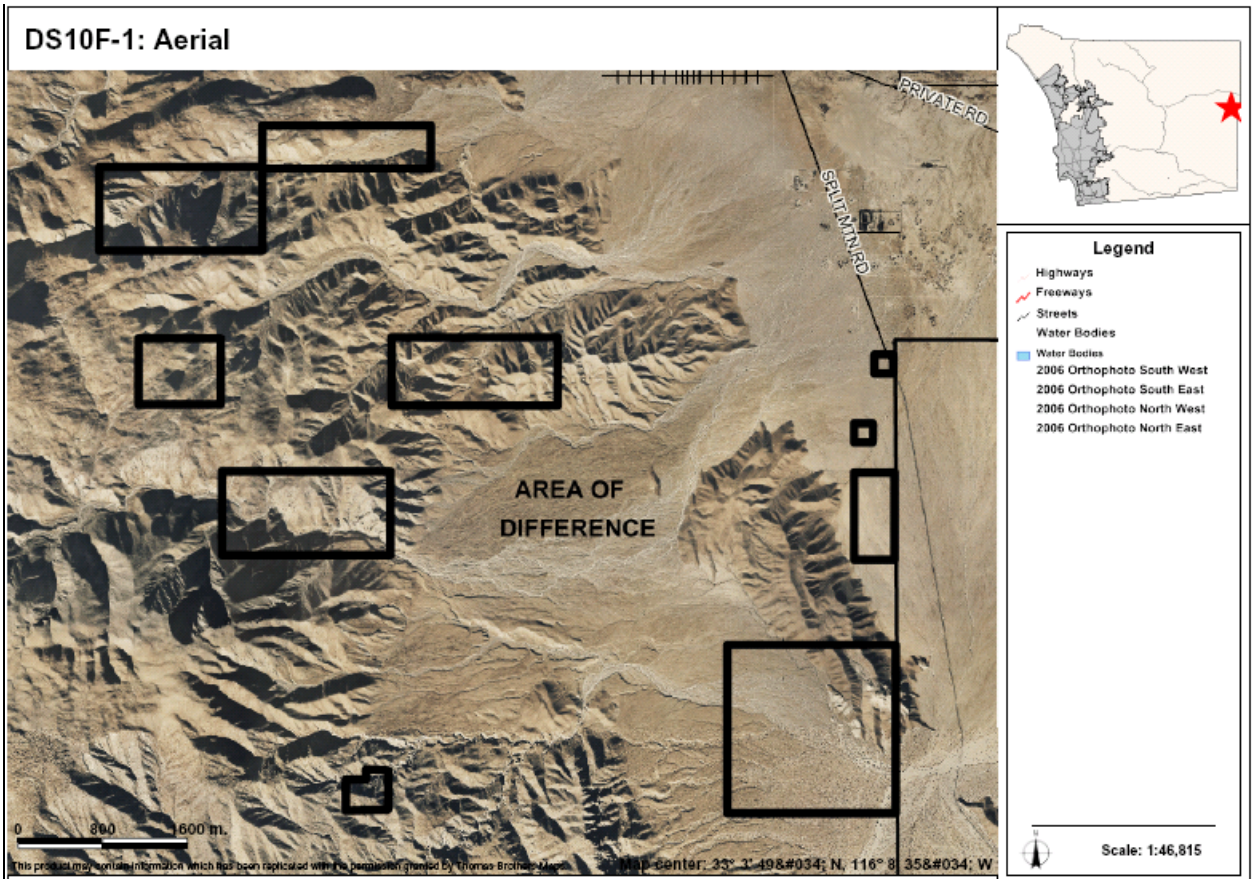

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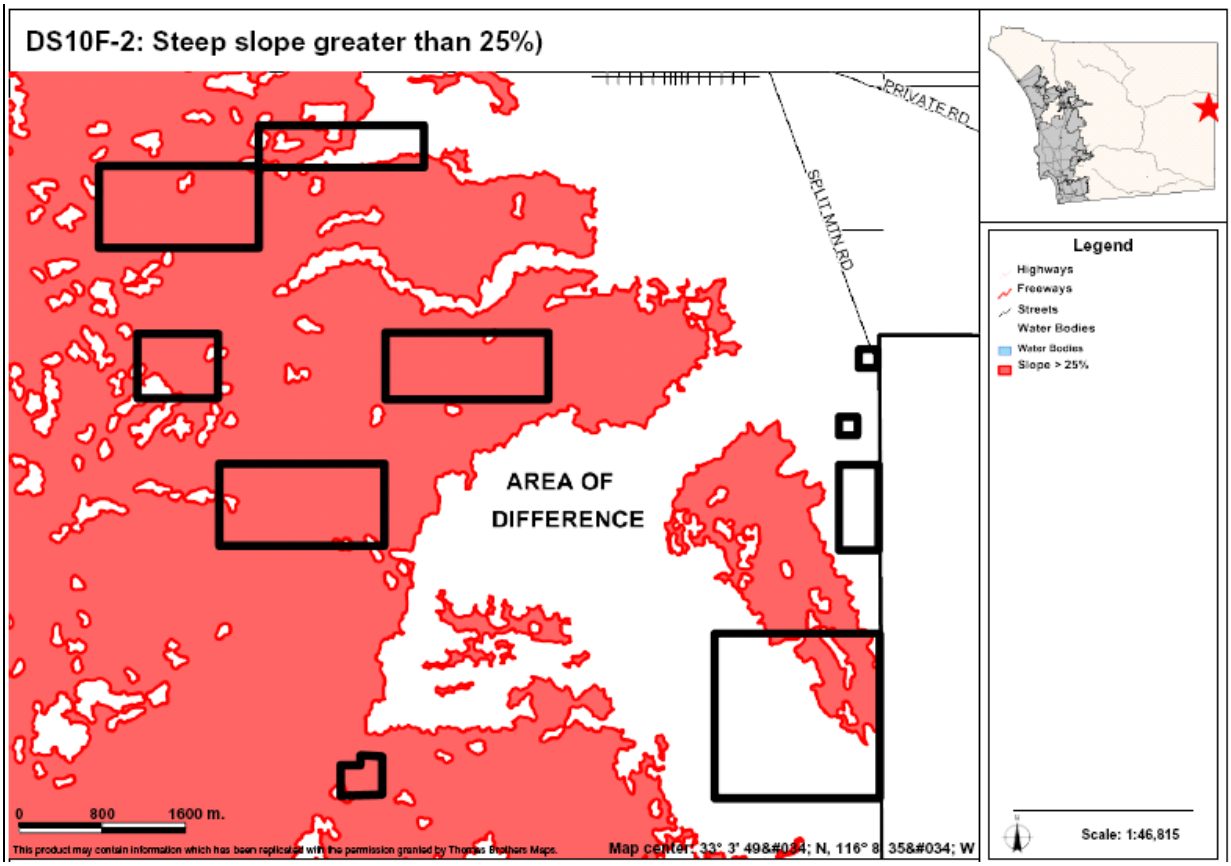

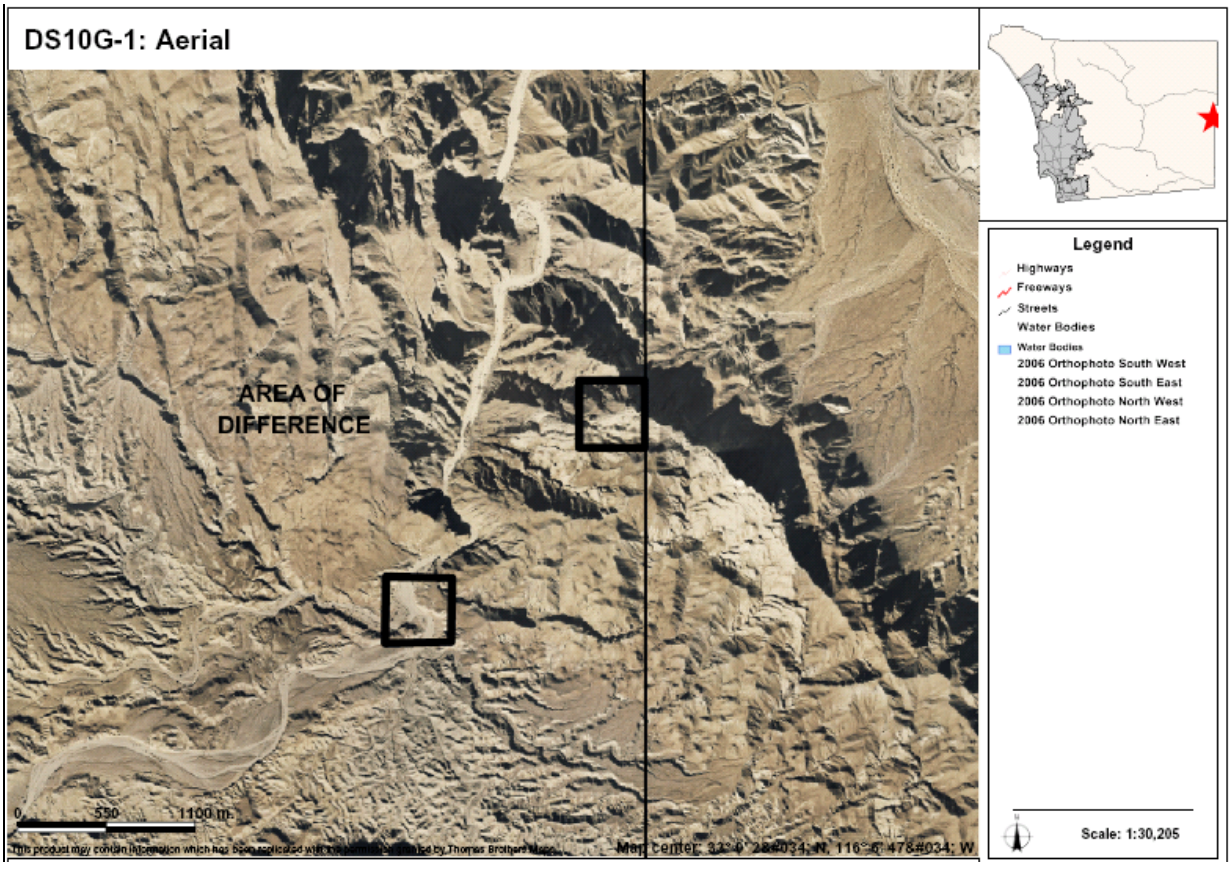

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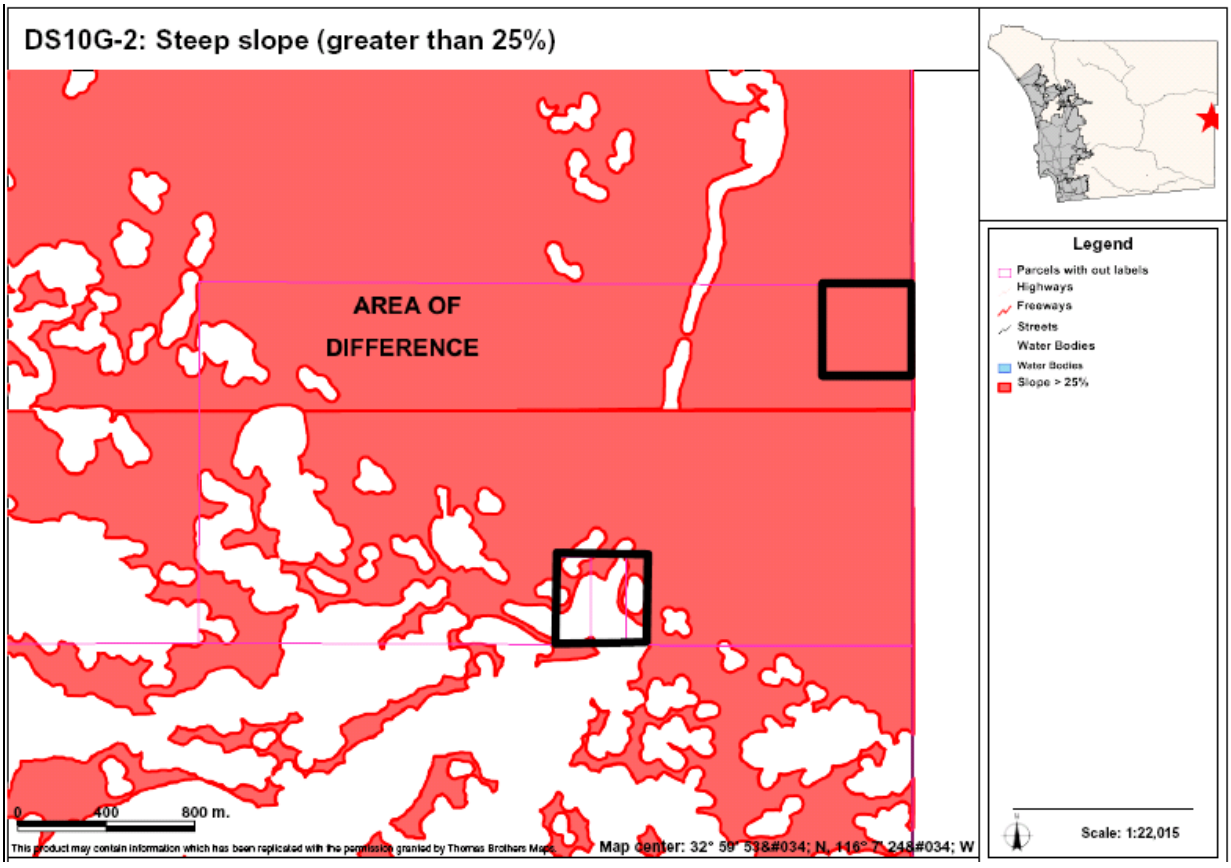

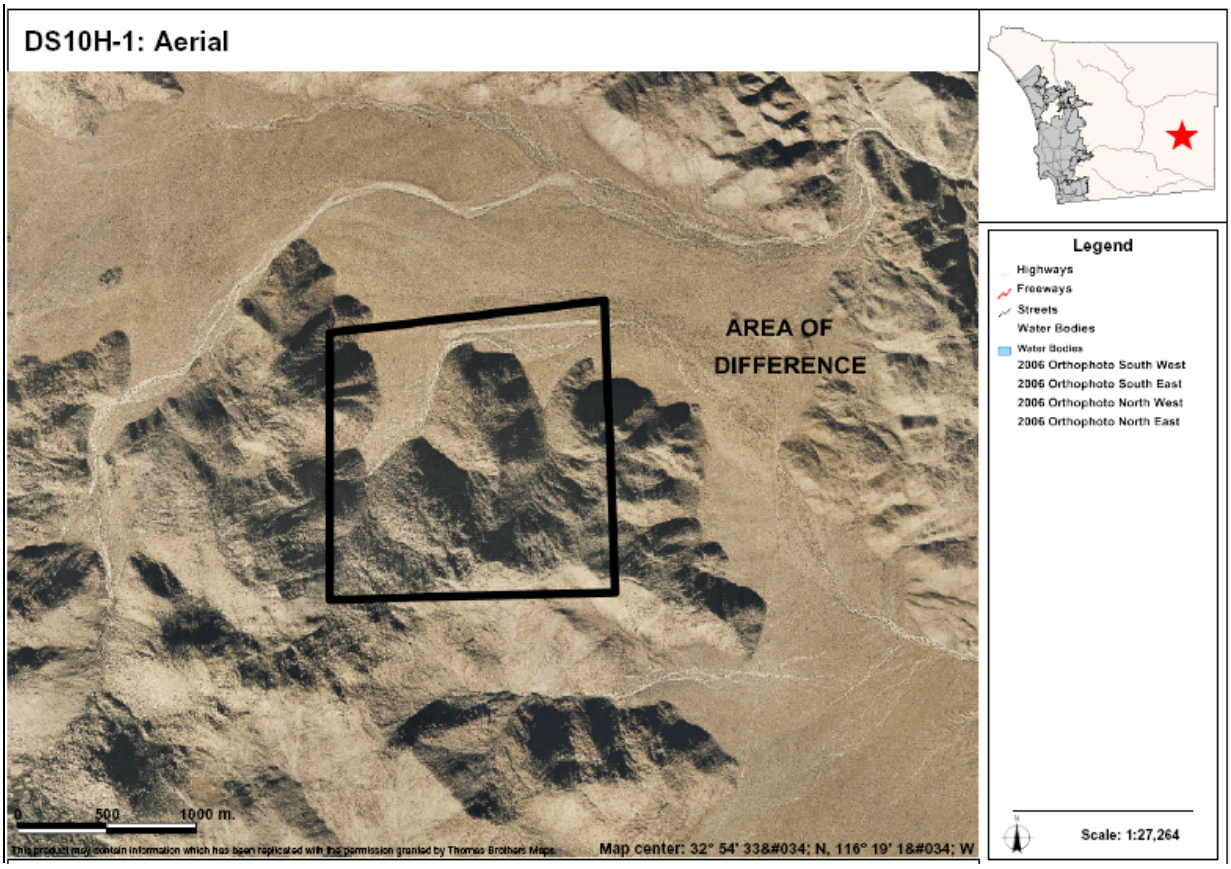

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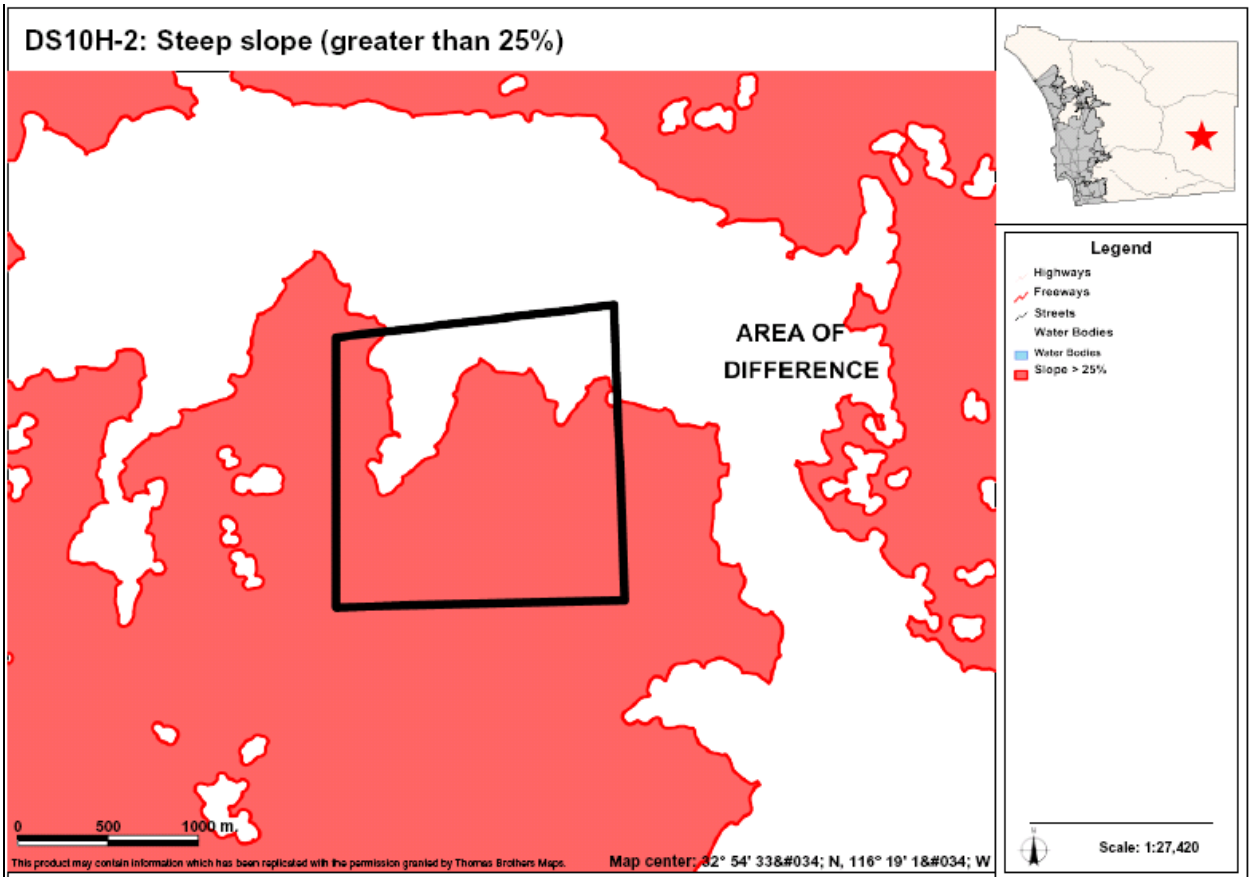
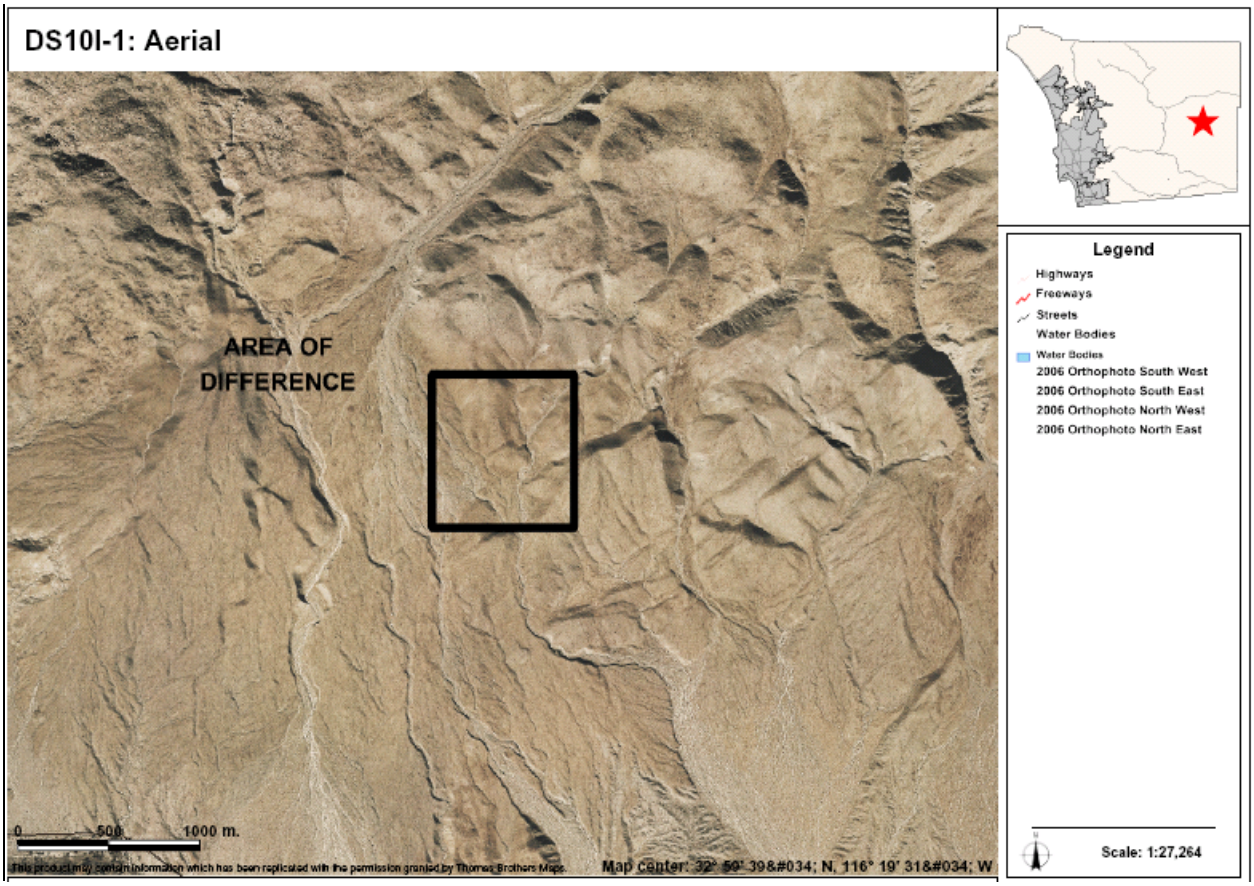
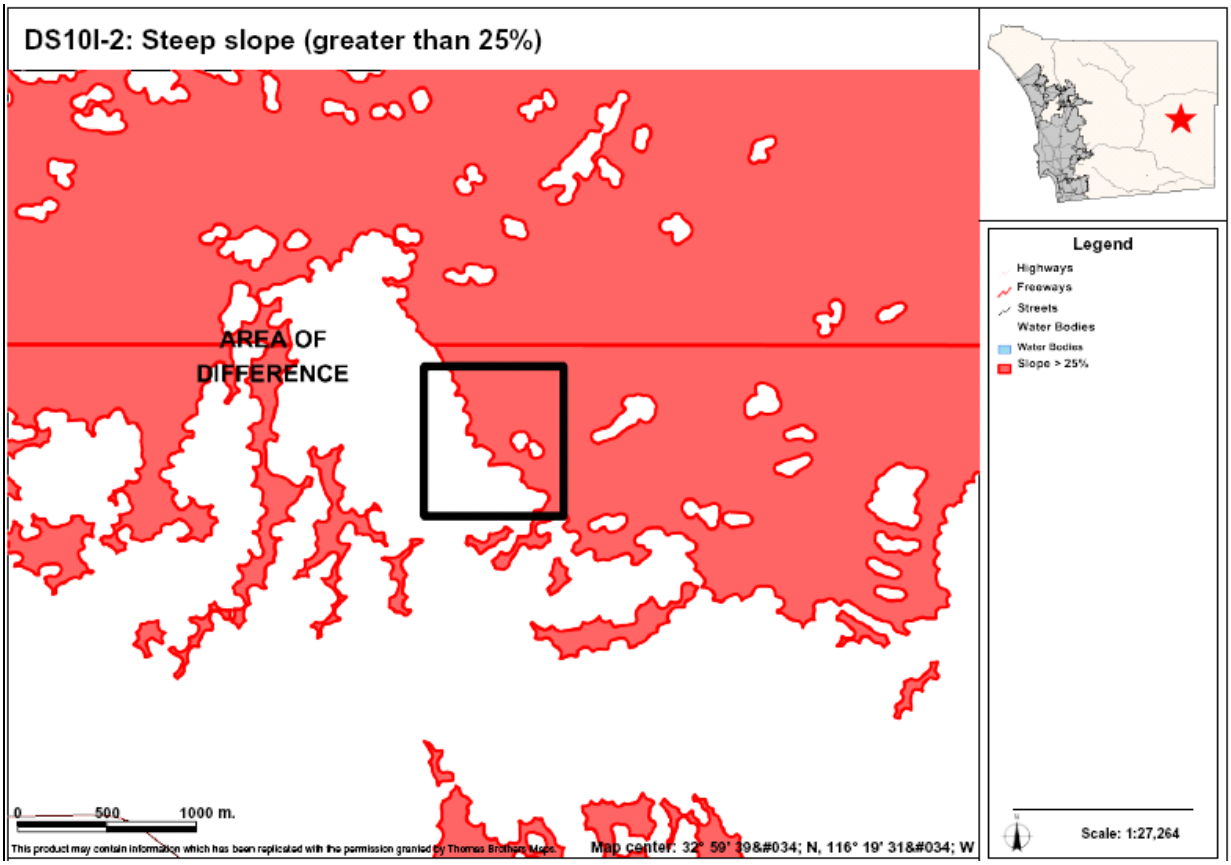




AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

DS11: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Green [159a]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 82 ac (9 parcels) • Outside CWA boundary • South of SR-78 with the Great Southern Overland running through referral	Steep slope (greater than 25%)	○	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80
	Critical Biological Resource Areas	○	
Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	●	
Context: Vacant/undeveloped parcels. Bounded predominantly by undeveloped land with rural residentia on the west side; Anza-Borrego Desert State Park mainly on the east and north; commercial recreation to the south.	Other: N/A		CSG Recommendation: No CPG/CSG

Discussion

This difference covers a grouping of parcels in the Shelter Valley area southeast of Scissors Crossing along S-2. The Referral Map provides a designation of RL-20 to recognize the existing parcelization to the west. The Hybrid Map and Draft Map have a designation of RL40, partially because this would be the only area outside the CWA where RL-20 was designated on lands not already parcelized to 20 acre size. The Rural Lands designations with the maps also reflects the remoteness of these parcels, their lack of emergency and other services, and lack of groundwater resources to support additional growth.

The key constraints associated with AOD DS11 are wetlands and agricultural lands. Figure DS11-1 provides an aerial photo showing the boundaries of the AOD, Figure DS11-2 identifies wetlands, and Figure DS11-3 identifies agricultural lands.

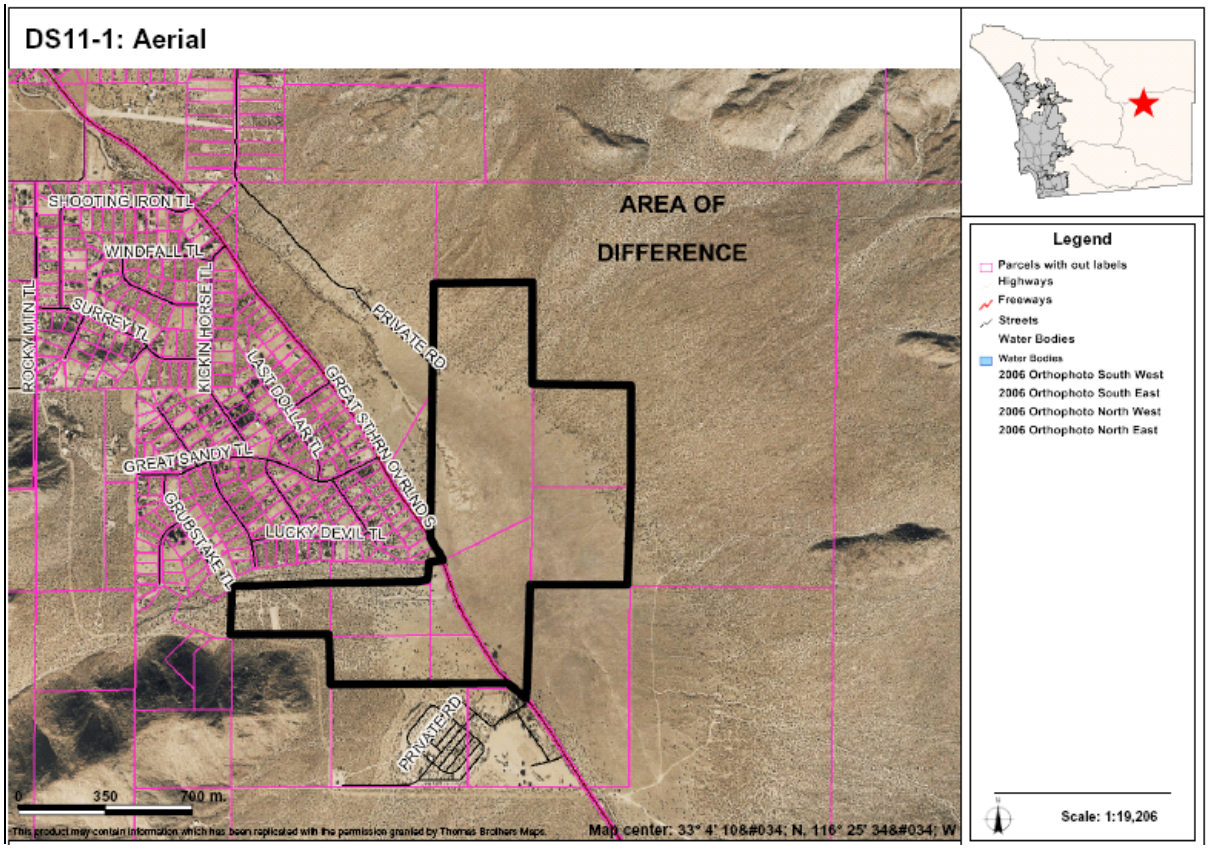
Potential Conflicts with Goals and Policies

None

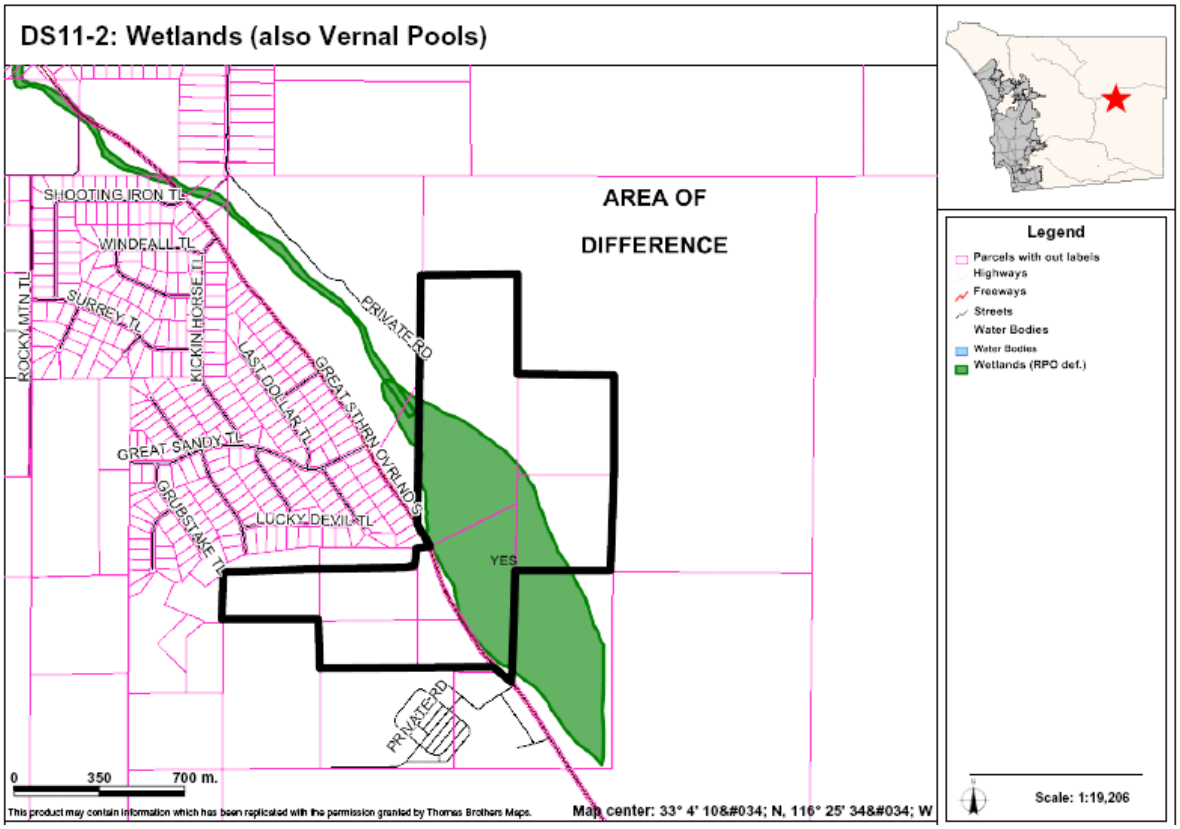
AREAS OF DIFFERENCE

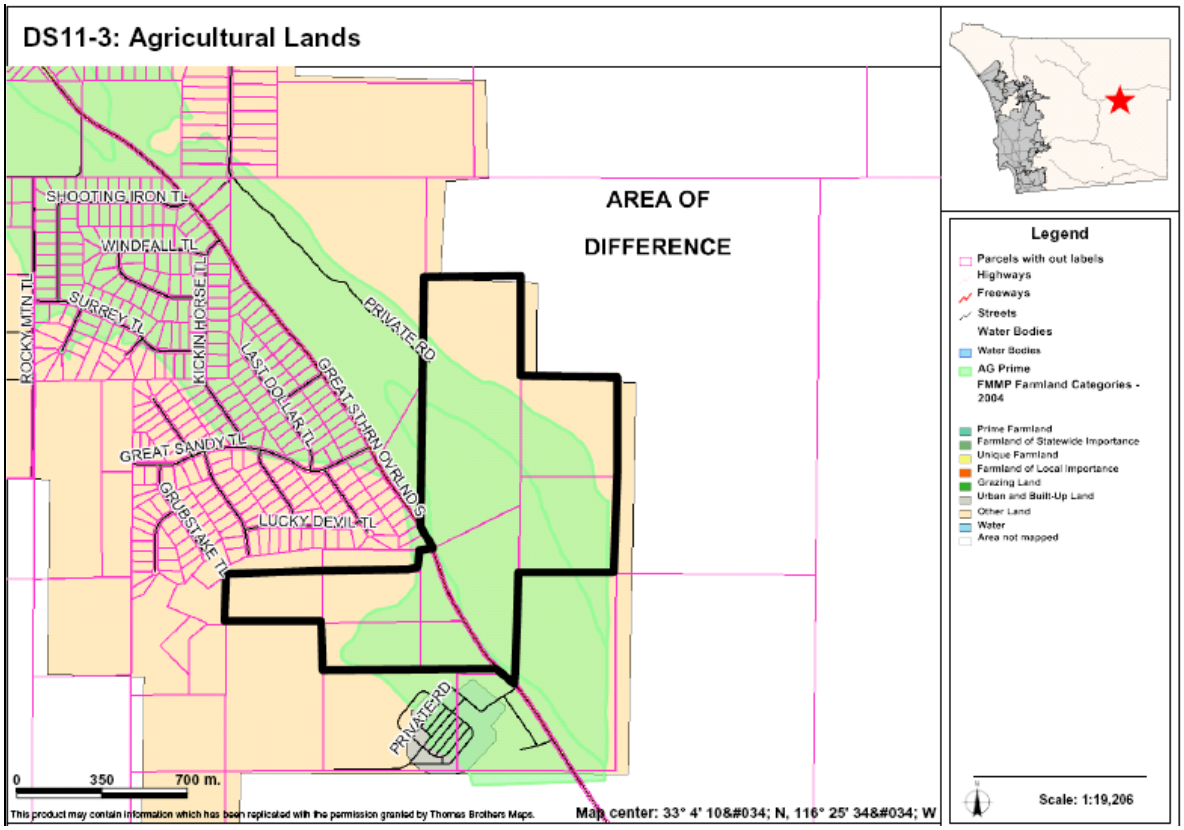
DS11: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

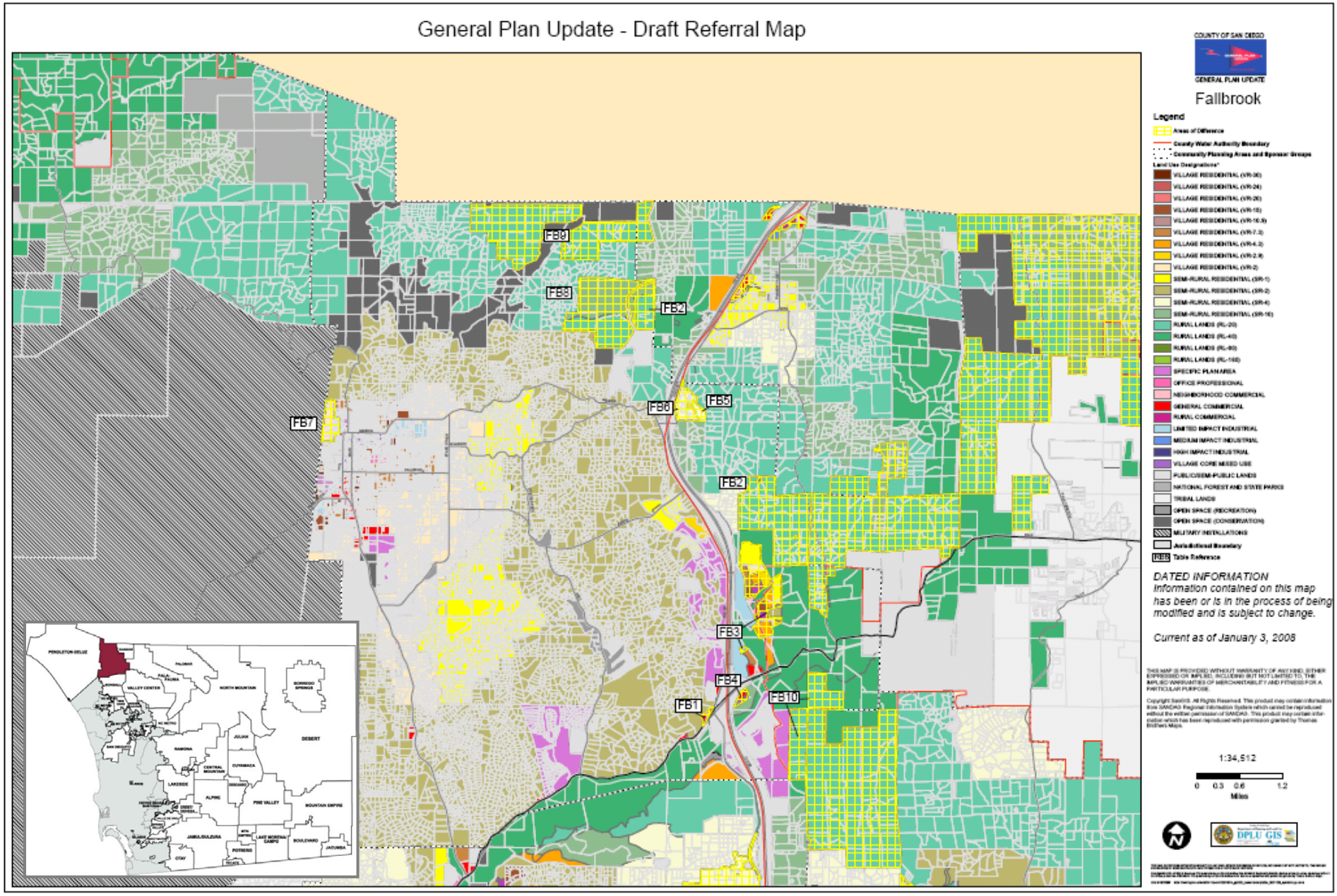


AREAS OF DIFFERENCE





Fallbrook CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

FB1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Clarke [12-C&I]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-1
Location/Description: • 10.5 ac (3 parcels) • Inside CWA boundary • West of I-15; adjacent to Pala Rd.	Steep slope (greater than 25%)	◒	Hybrid: C-1
	Floodplain	○	Draft Land Use: SR-2
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	Environmentally Superior: SR-2
Existing General Plan: (18) 1 du/4,8,20 ac	Agricultural Lands	◒	
Context: Generally undeveloped parcel Bounded by freeway to the east Agricultural land to the west Undeveloped land to the north	Other: N/A		CPG Recommendation: SR-2

Discussion

This AOD covers a parcel located west of I-15 and SR-76 Interchange across the street from existing service station. The property has steep slopes and is within the I-15 scenic corridor. A General Commercial designation is indicated on the Referral and Hybrid Maps because the location is suited to such a use, although it is located outside of the Village. The Draft Land Use and Environmentally Superior Maps have a SR-2 designation that more closely reflects the Fallbrook CPG's desire for the area and the constraints on the site.

The key constraints associated with AOD FB1 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure FB1-1 provides an aerial photo showing the boundaries of the AOD, Figure FB1-2 identifies steep slope areas, Figure FB1-3 identifies wetlands, Figure FB1-4 identifies critical biological areas, and Figure FB1-5 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

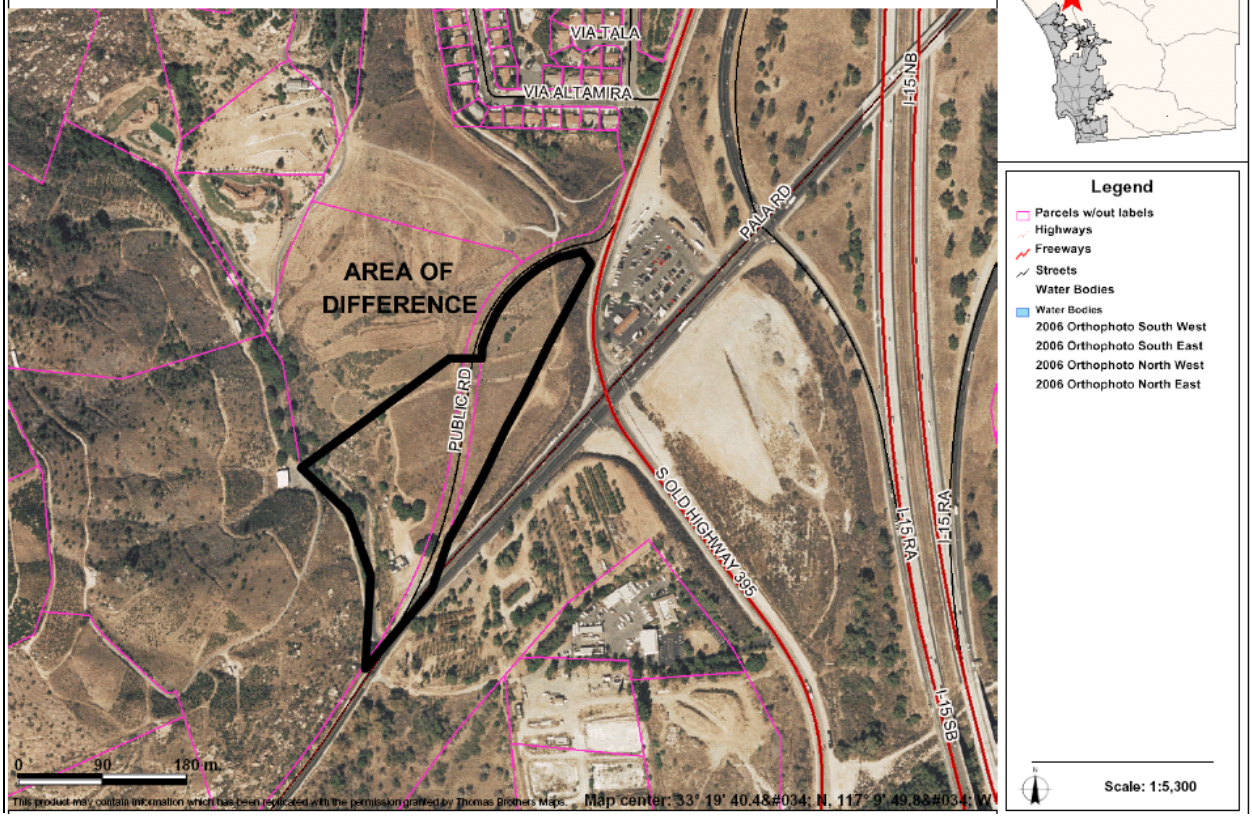
None

AREAS OF DIFFERENCE

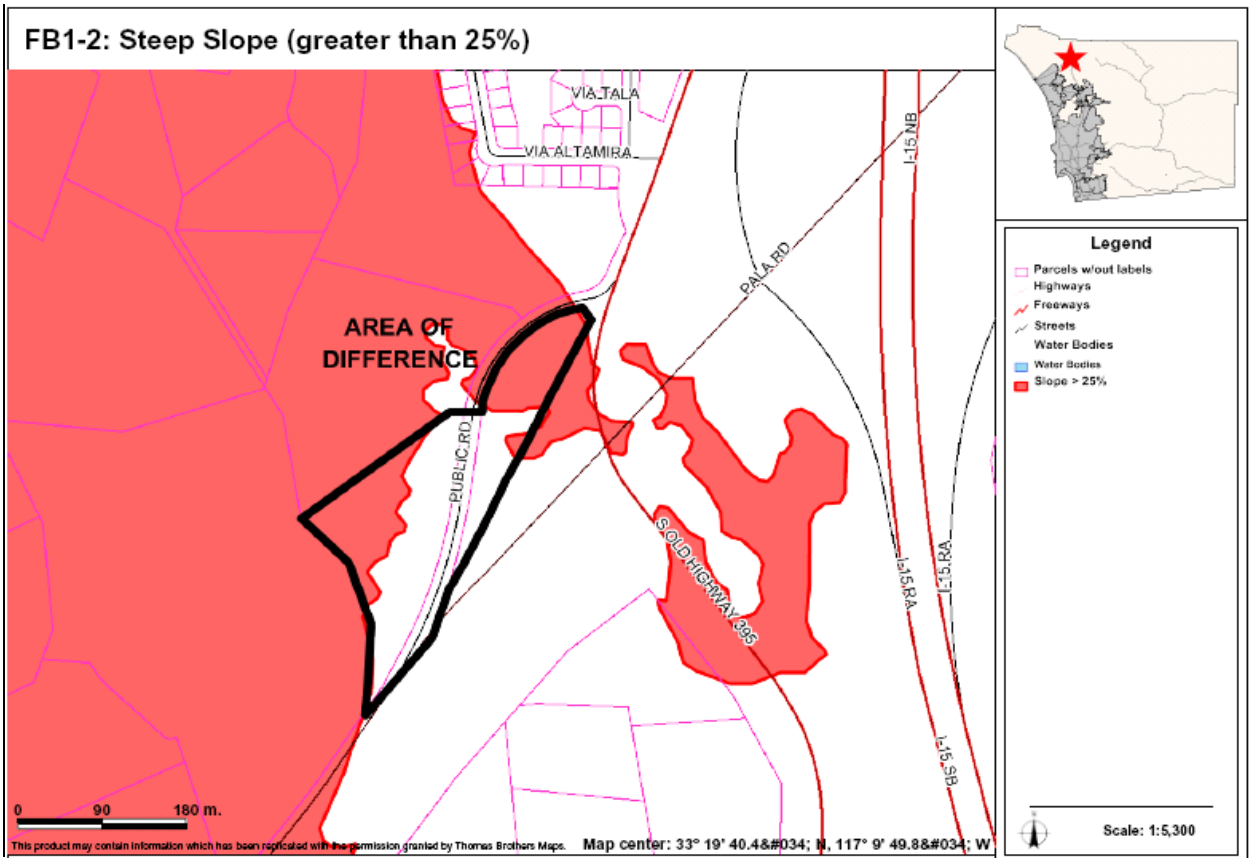
FB1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	■	■
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	☐	☐	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	☐	☐	☐
8	Preserve agriculture	☐	☐	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	⊡	■	■

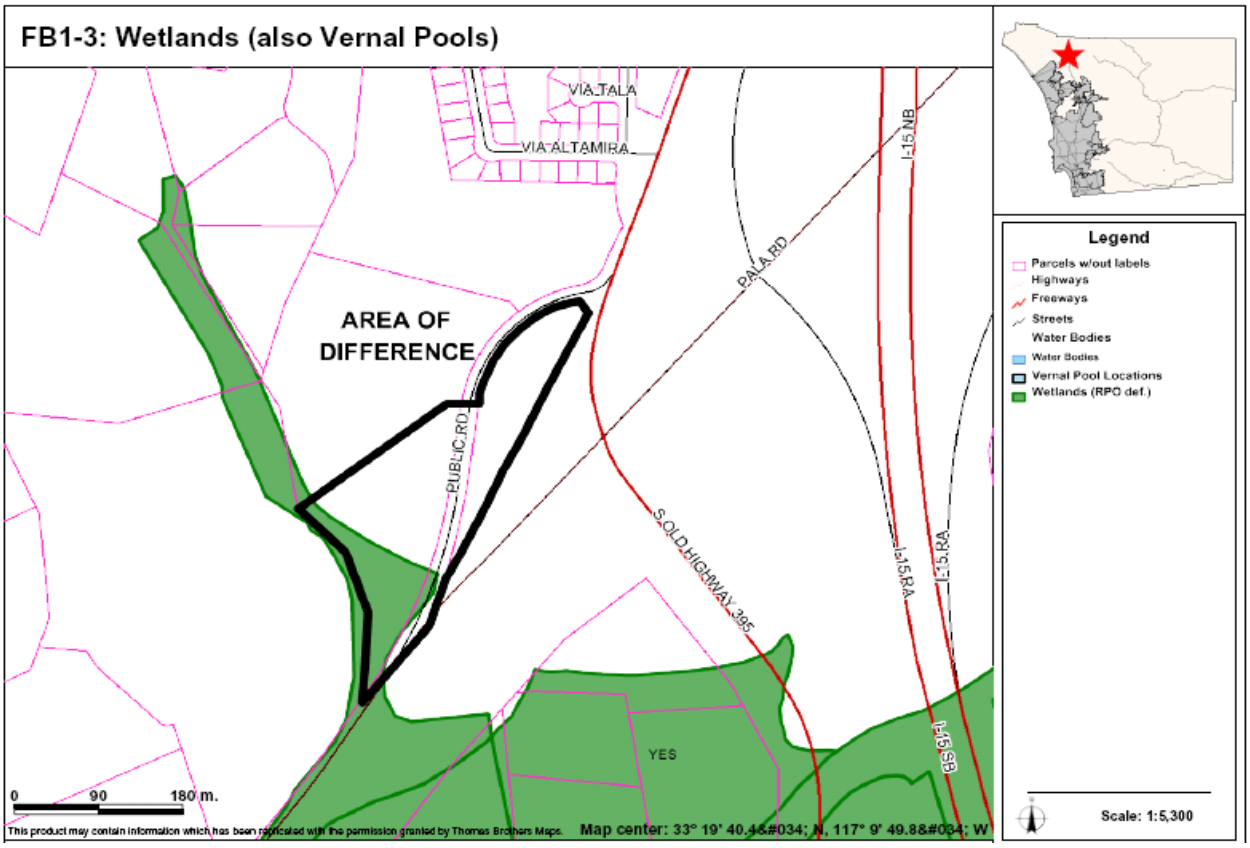
■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

FB1-1: Aerial

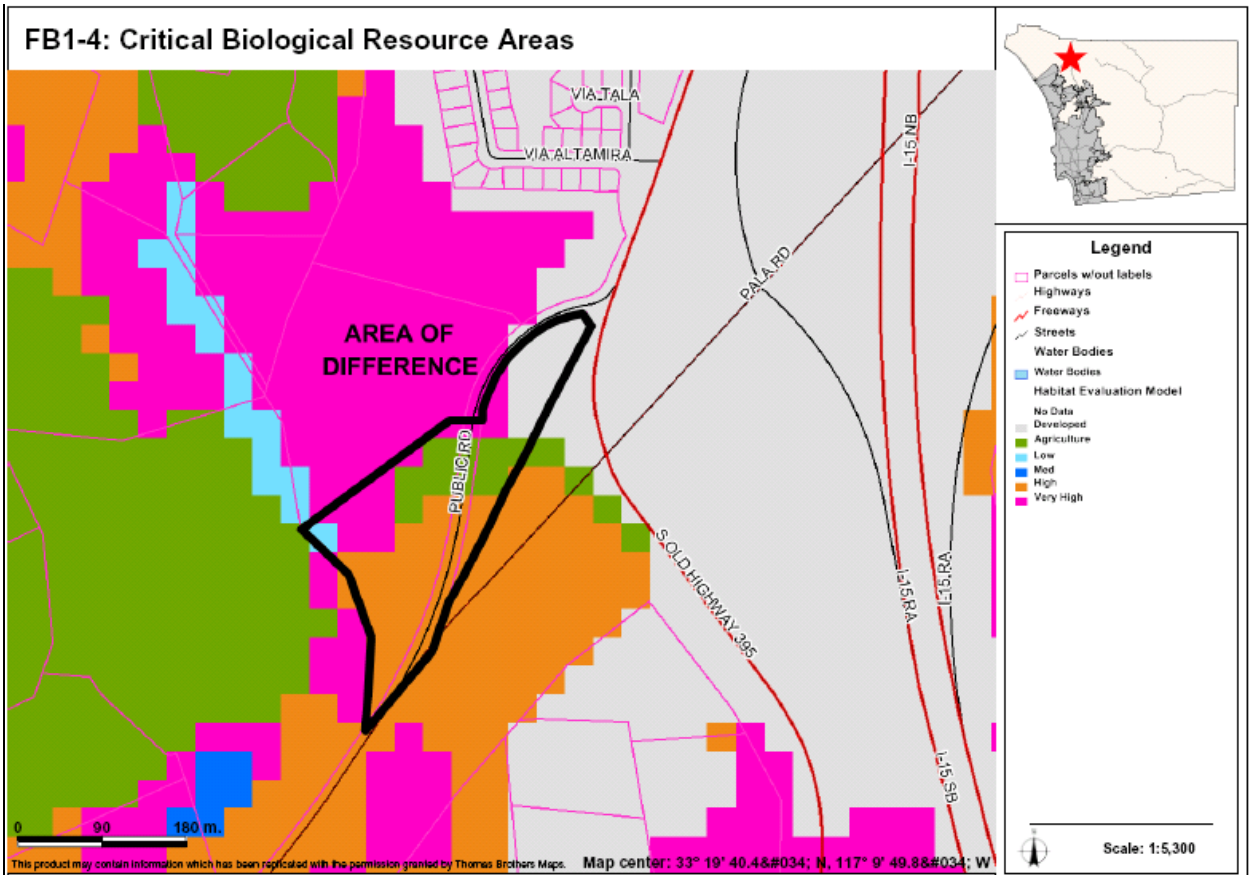


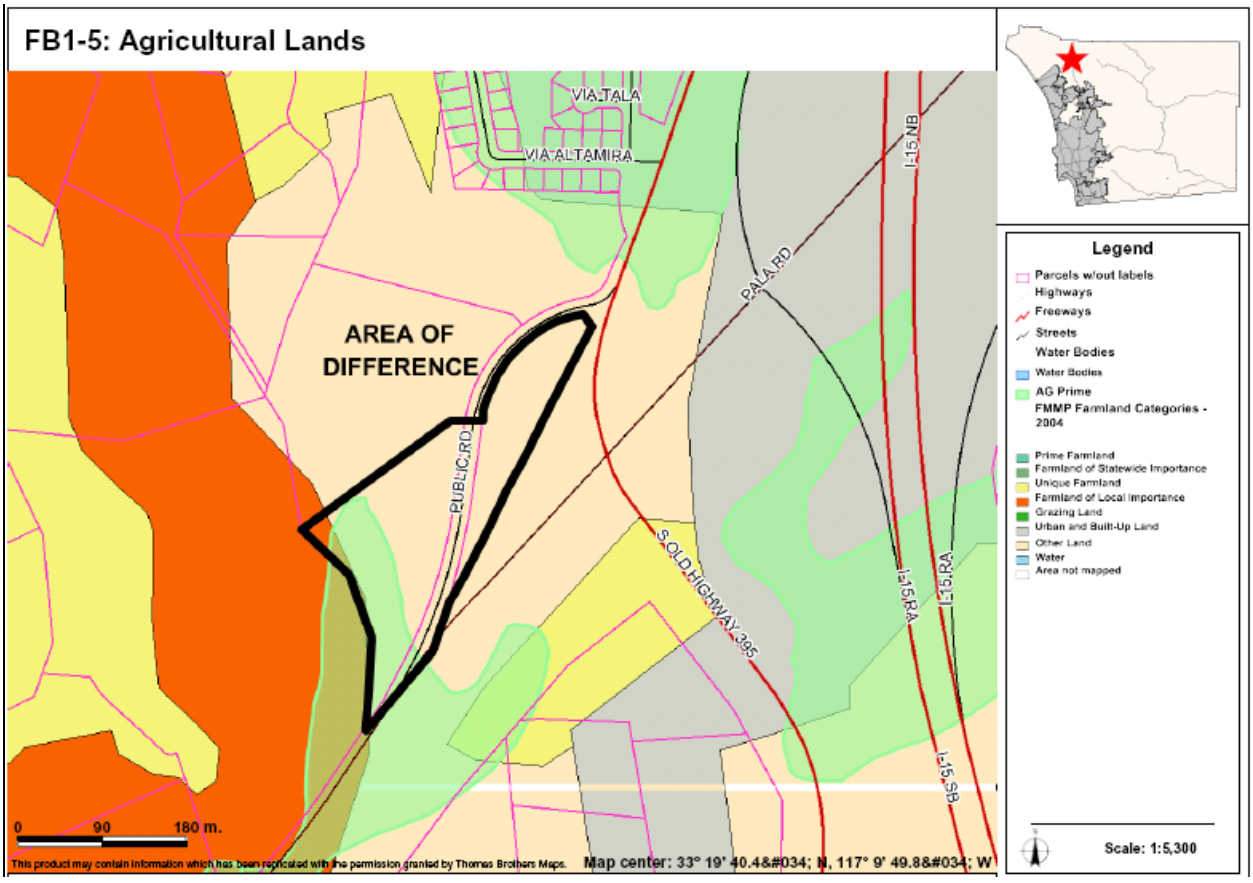
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

FB2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 643 ac (72 parcels) • 90% within CWA boundary • Southern section adjacent to Rainbow and Pala-Pauma planning areas. Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Northern section is undeveloped bordered by mostly vacant land. Spaced rural residential adjacent to the northeast. Southern section is mostly undeveloped with spaced rural residential in the southern portion.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD covers a collection of parcels in the Rice Canyon area. They are mapped on the Referral Map as RL-20 due to BOS direction that capped all lands in this area within the CWA at RL-20. The RL-20 designation is also included for these parcels on the Hybrid Map, whereas the Draft Land Use and Environmentally Superior Maps indicate a RL-40 designation. The RL-20 designation recognizes that the majority of the area is already subdivided near that density. The RL-40 designation reflects the steep slopes and sensitive habitats that occur in this area.

The key constraints associated with AOD FB2 are steep slopes, critical biological resource areas, and agricultural lands. Figures FB2A-1, FB2B-1 provide an aerial photo showing the boundaries of the AOD, Figures FB2A-2, FB2B-2 identify steep slope areas, Figures FB2A-3, FB2B-3 identify critical biological resource areas, and Figure FB2B-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

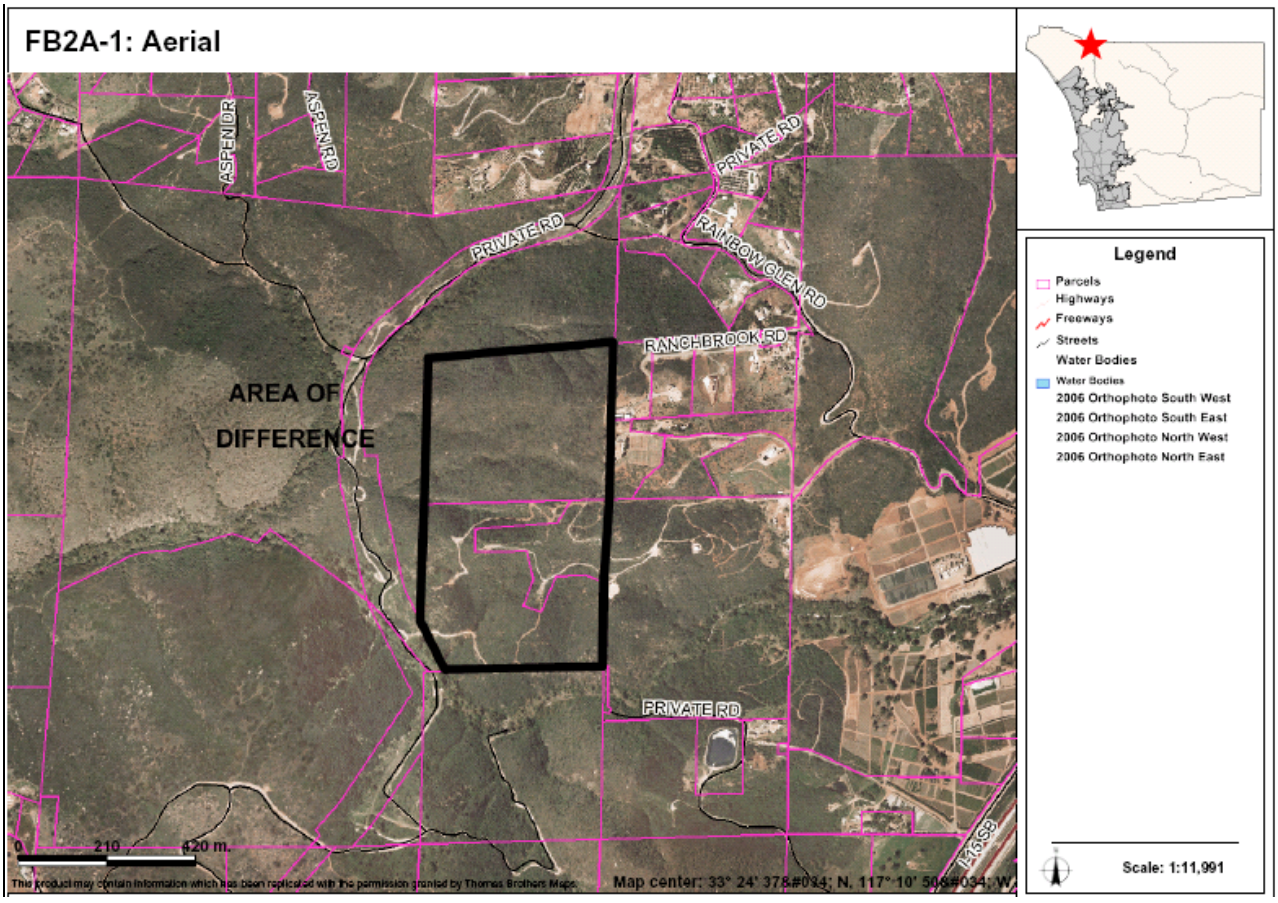
None

AREAS OF DIFFERENCE

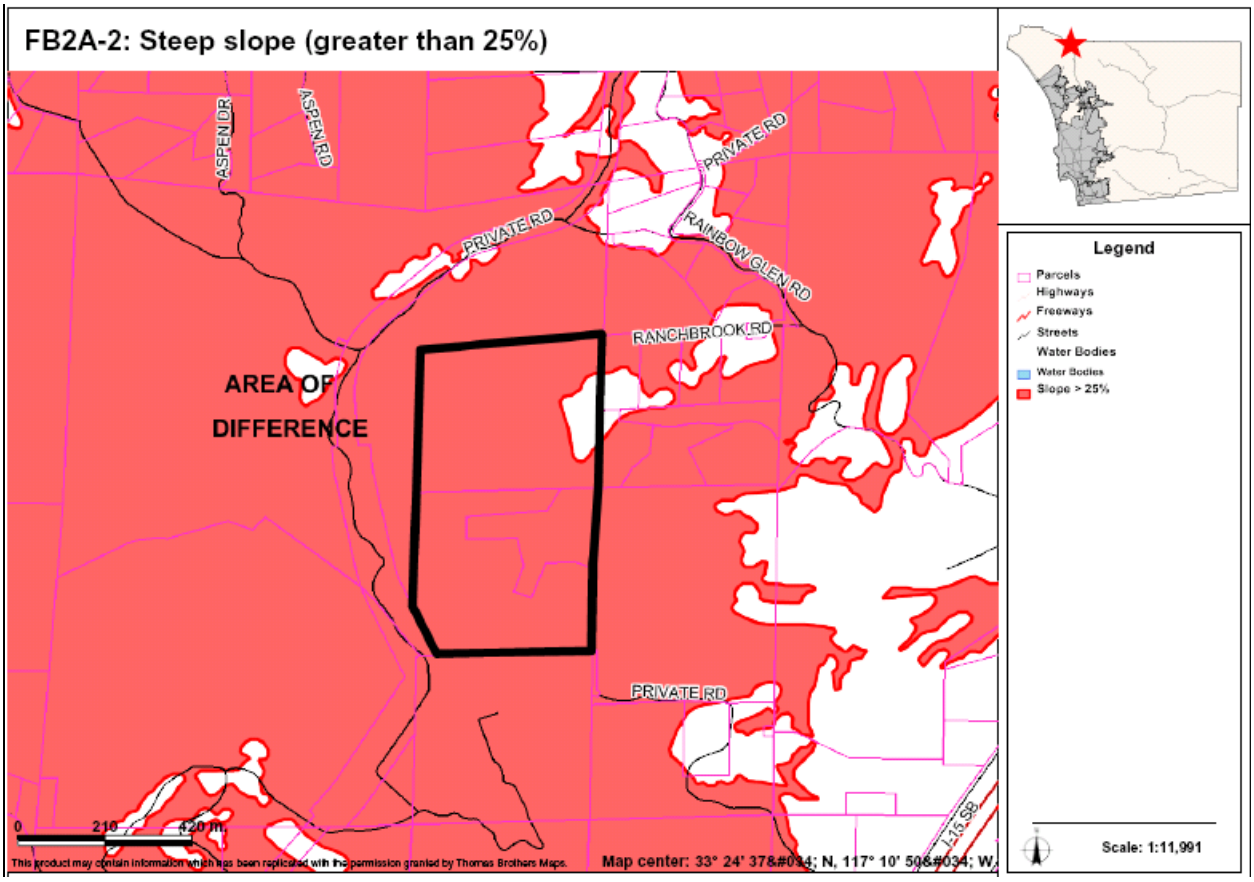
FB2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

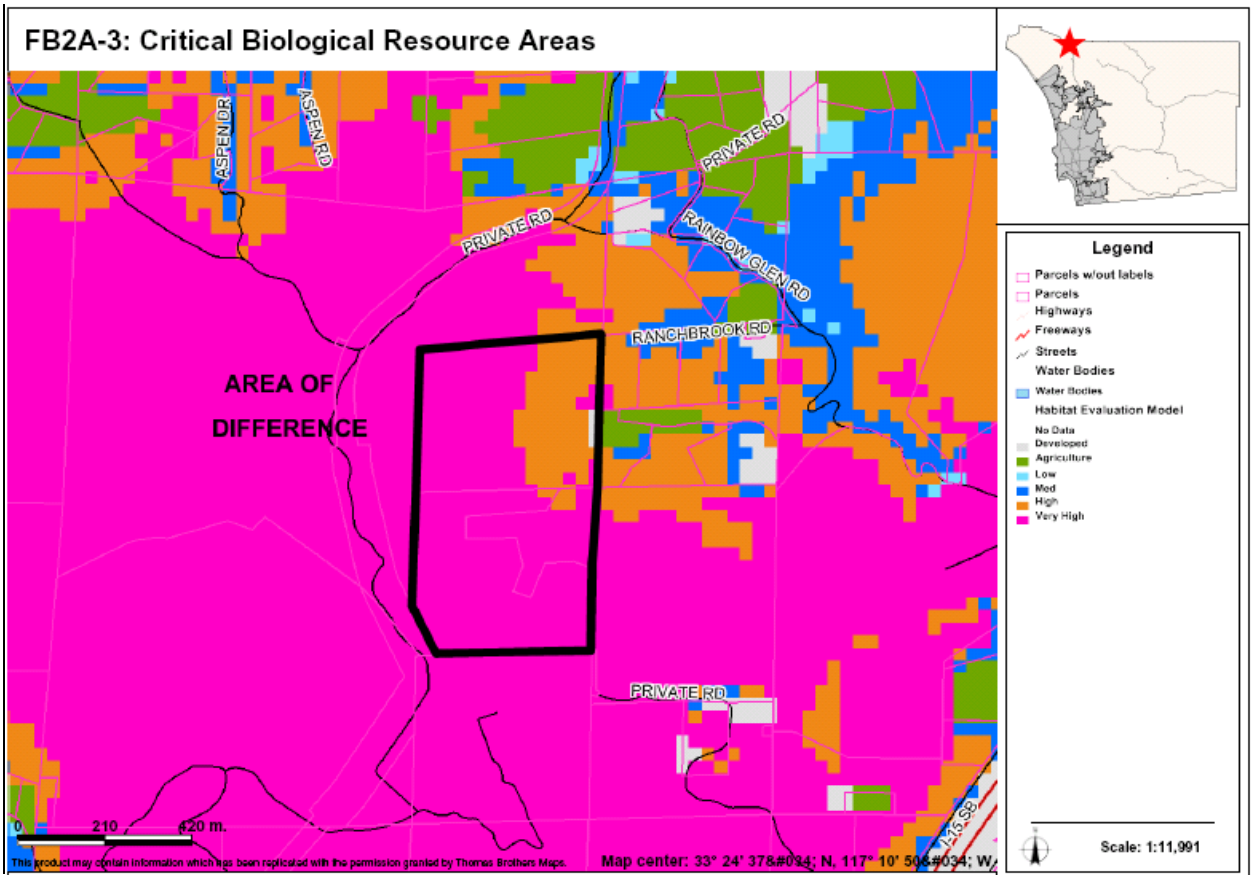
■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

FB2A-1: Aerial

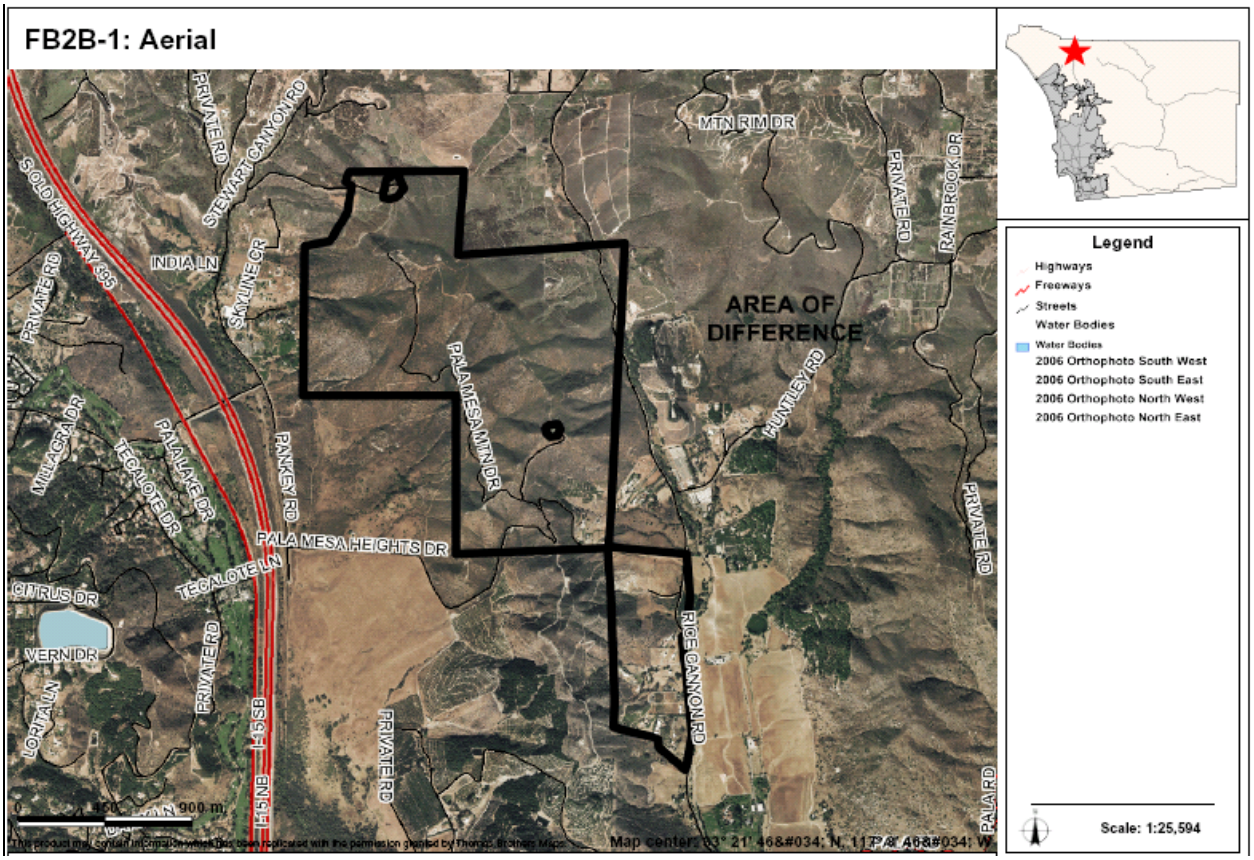


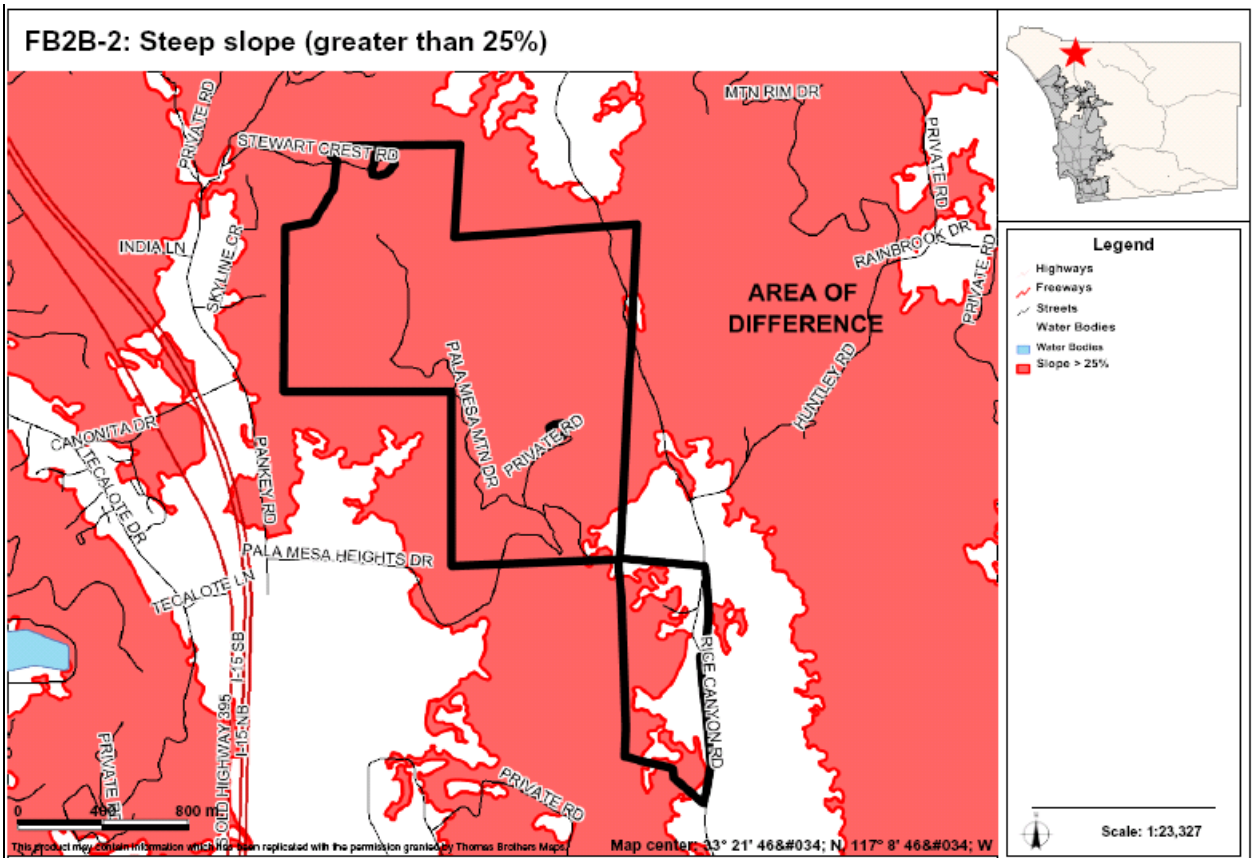
AREAS OF DIFFERENCE



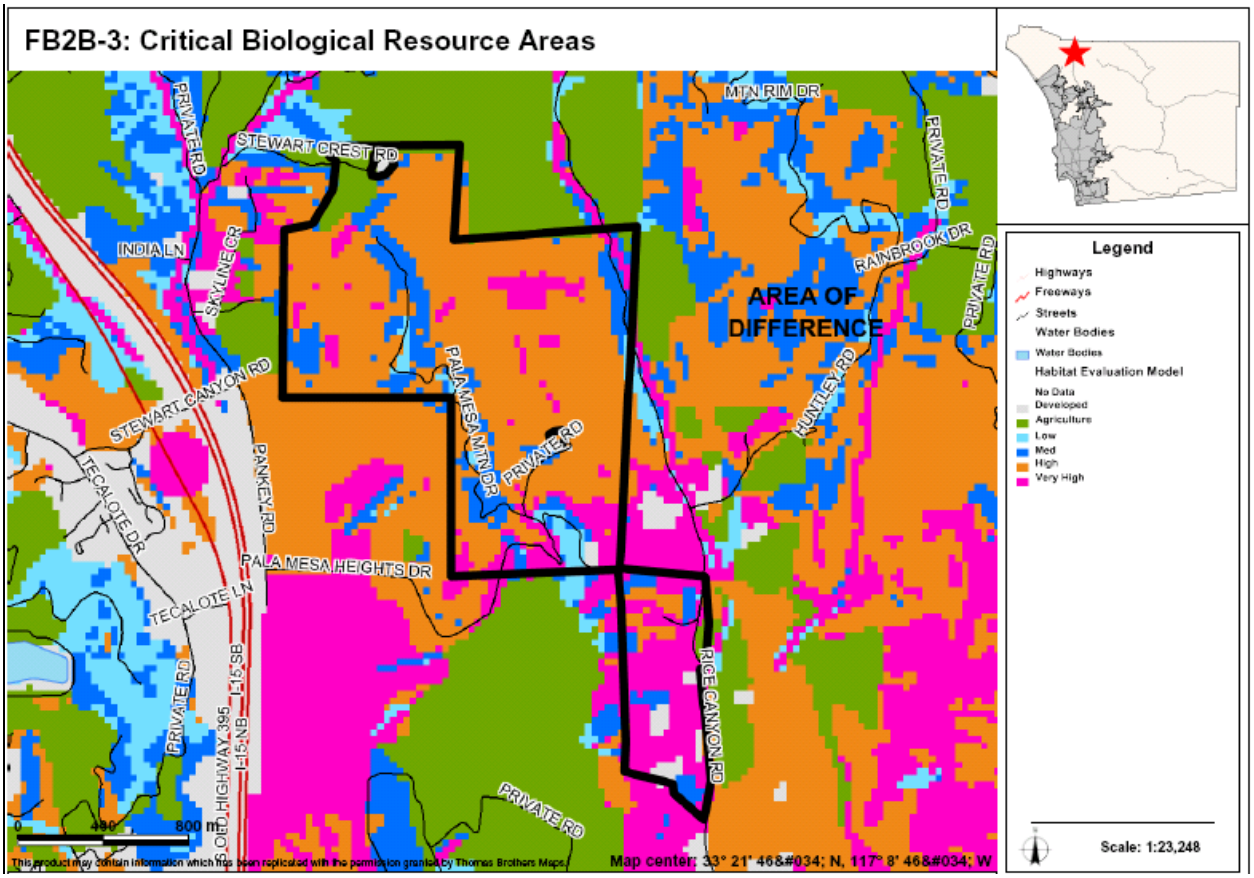


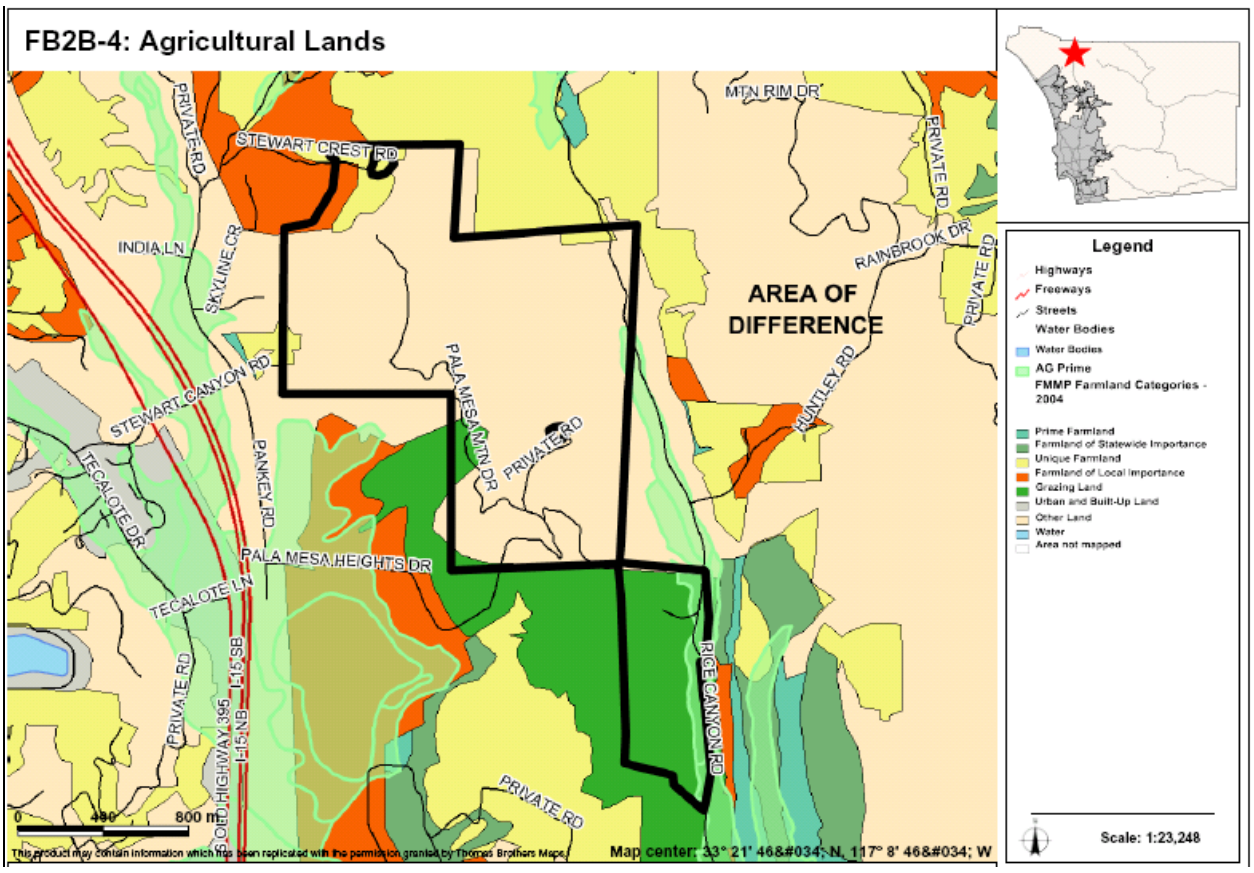
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

FB3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: HP Site/3Ps Location/Description: • 268 ac (181 parcels) • 50% within CWA boundary • Directly east of the I-15, north of Pala Rd. Existing General Plan: (21) Specific Plan Area	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-1 to VR-15 Hybrid: Same as Referral Draft Land Use: VR-2.9 to VR-24 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Majority agricultural use, some undeveloped land, and minor spaced rural residential in the west side. South of open park space, east of freeway, and north of agriculture.	Other: N/A		CPG Recommendation: Referral Map

Discussion

This AOD covers an area to the northeast of the I-15 and SR-76 Interchange which has been the focus of development of a college campus and areas surrounding the college. Three projects are currently being processed by the County for this area: Campus Park, Meadowood, and Pappas. The maps provide for two land use proposals for this area, each being a mixture of industrial, residential, commercial, and low density residential for environmentally sensitive areas. The Environmentally Superior Map would retail the area as Rural Lands. A focus of the planning for this area was the total dwelling units that the designations would yield. The Referral and Hybrid Maps reflect plans that would yield approximately 1,400 units whereas the Draft Land Use Map would yield approximately 1,800 units. The Hybrid Map is the same as the Referral Map. The Fallbrook CPG supports the residential units at 1,400.

The key constraints associated with AOD FB3 are critical biological resource areas and agricultural lands. Figure FB3-1 provides an aerial photo showing the boundaries of the AOD, Figure FB3-2 identifies critical biological resource areas, and Figure FB3-3 identifies important agricultural lands.

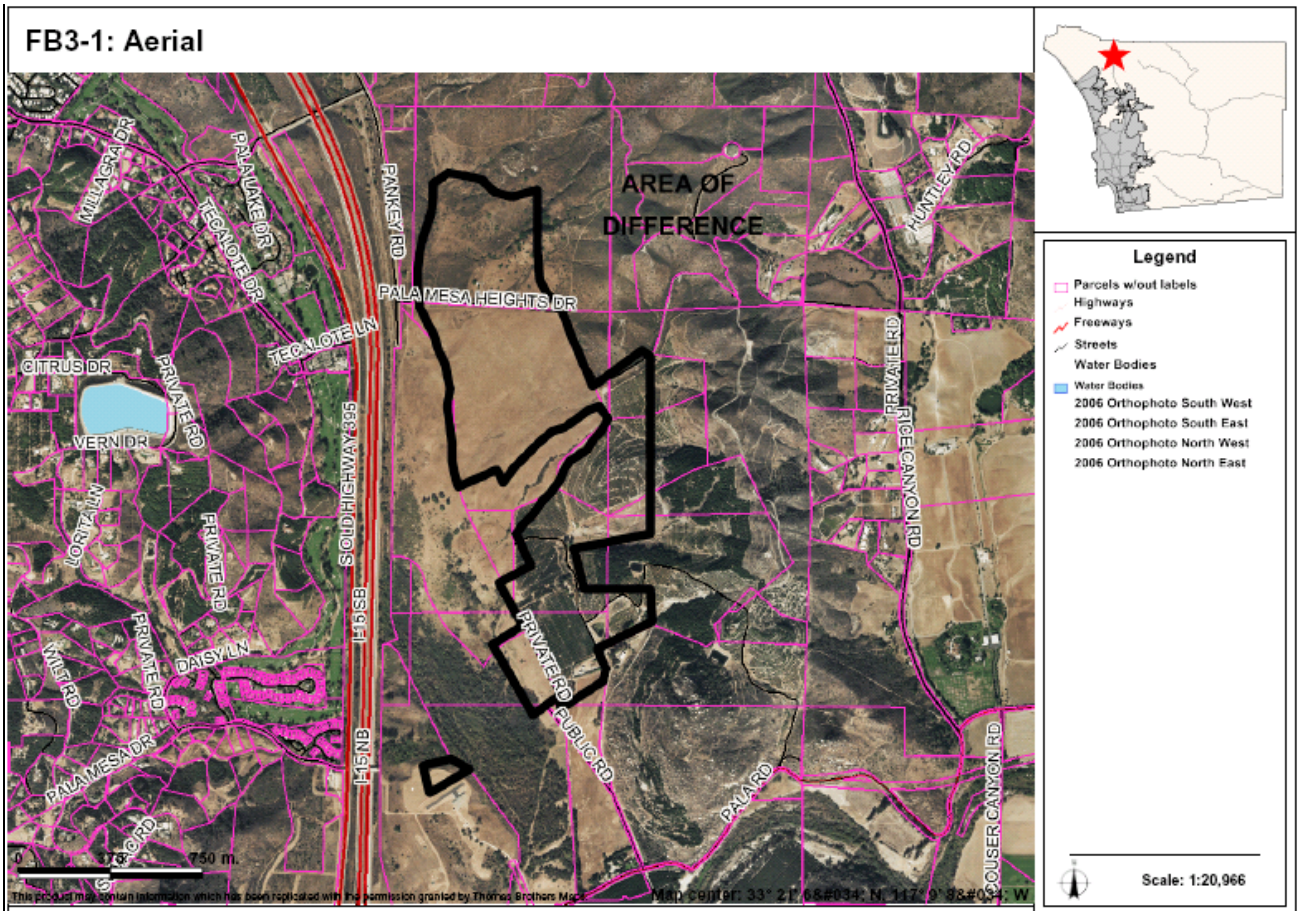
Potential Conflicts with Goals and Policies

None

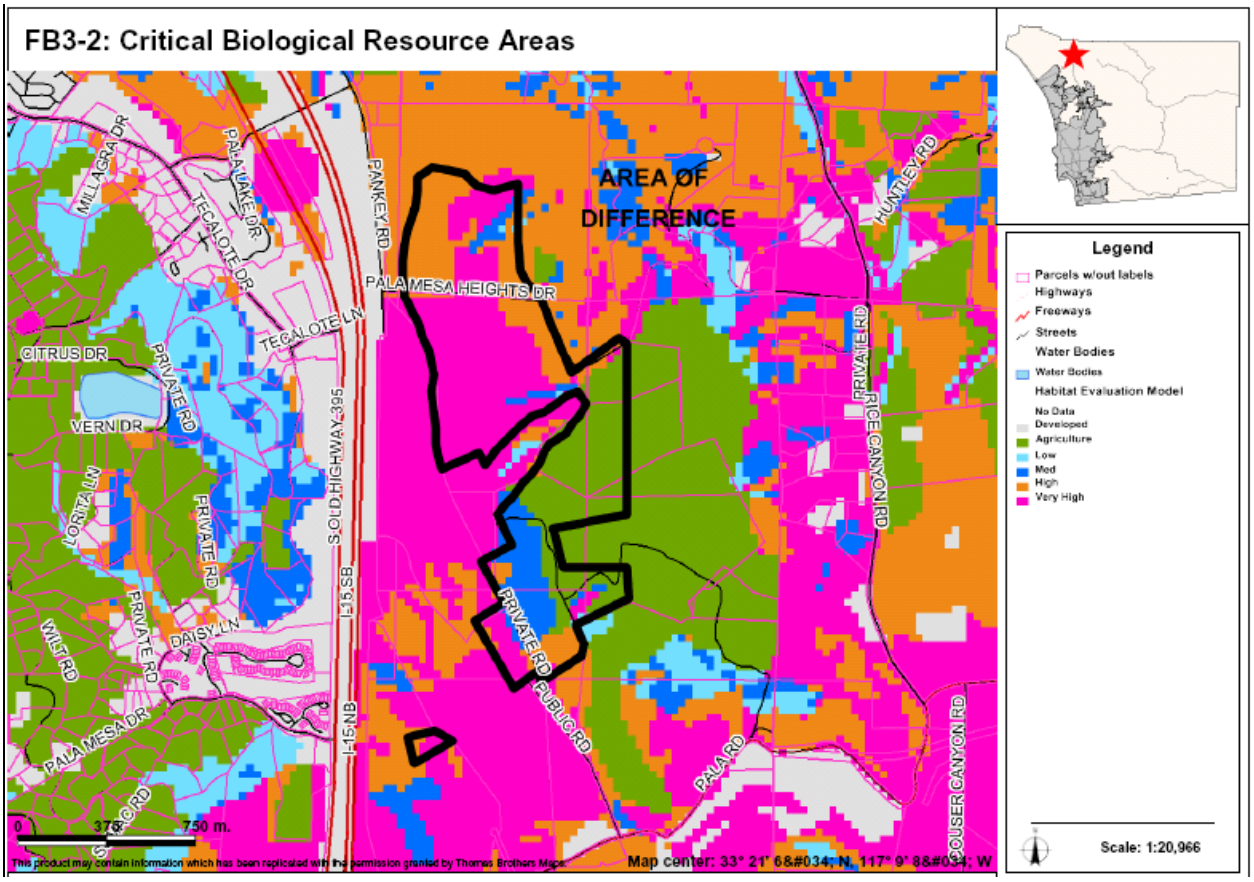
AREAS OF DIFFERENCE

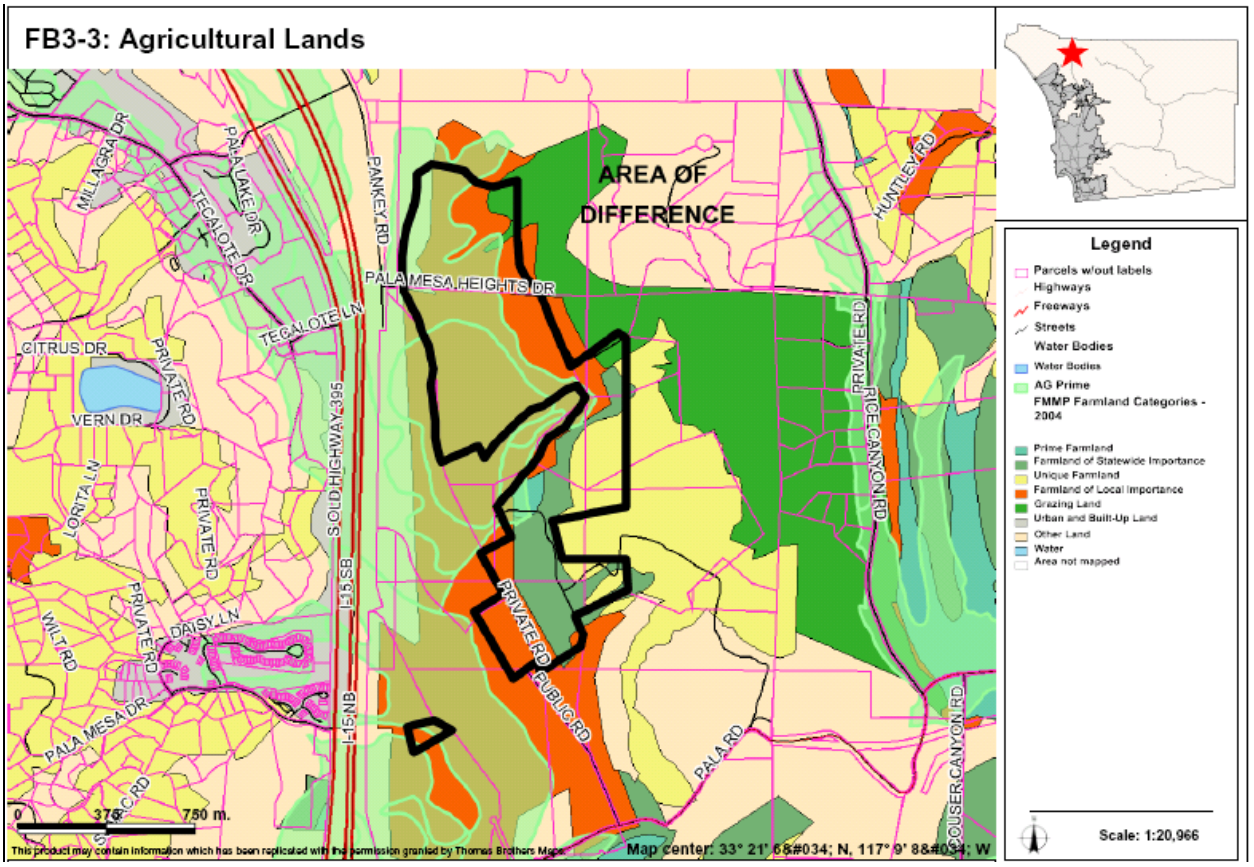
FB3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	□	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	■	■	■	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	□	□	□	■
9	Minimize public costs of infrastructure and services	■	■	■	⊡
10	Recognize community and stakeholder interests	■	■	⊡	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

FB4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Pankey [13 - C&I] Location/Description: • 15.2 ac (1 parcel) • Outside CWA boundary • East of I-15, south of Pala Rd. Existing General Plan: (21) Specific Plan Area – part of I-15 Master Plan	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-1, C-5 Hybrid: C-1, SR-10 Draft Land Use: SR-10 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Entire parcel is/was in agriculture; bounded by freeway. Northwest of single family residential development. Other agriculture land to the north and south.	Other: Fire Services Deficiency –This site is located in an area with a 13-minute fire response time. Without the provision of new fire/emergency services, site is not suitable for densities greater than SR-1.		CPG Recommendation: SR-10, RL-40

Discussion

This AOD consists of a single parcel located to the southeast of the I-15 and SR-76 Interchange. The property has significant environmental constraints (steep slopes and sensitive habitat). The Referral Map General Commercial (C-1) and Village Core Mixed Use (C-5) designations reflect the site's proximity to the I-15 Interchange. This would be a unique application of the Village Core Mixed Use designation as it was intended for town centers within the core of a delineated village, unlike this site. The Hybrid Map provides the General Commercial designation over a portion of the site that is considered the most appropriate for development and the remainder of the site that is more constrained receives the SR-0 designation. The Draft Land Use Map applies the SR-10 designation and the Environmentally Superior Map applies a Rural Lands designation over the entire parcel to reflect constraints.

The key constraints associated with AOD FB4 are steep slopes, critical biological resource areas, and agricultural lands. Figure FB4-1 provides an aerial photo showing the boundaries of the AOD, Figure FB4-2 identifies steep slope areas, Figure FB4-3 identifies critical biological resource areas, and Figure FB4-4 identifies important agricultural lands.

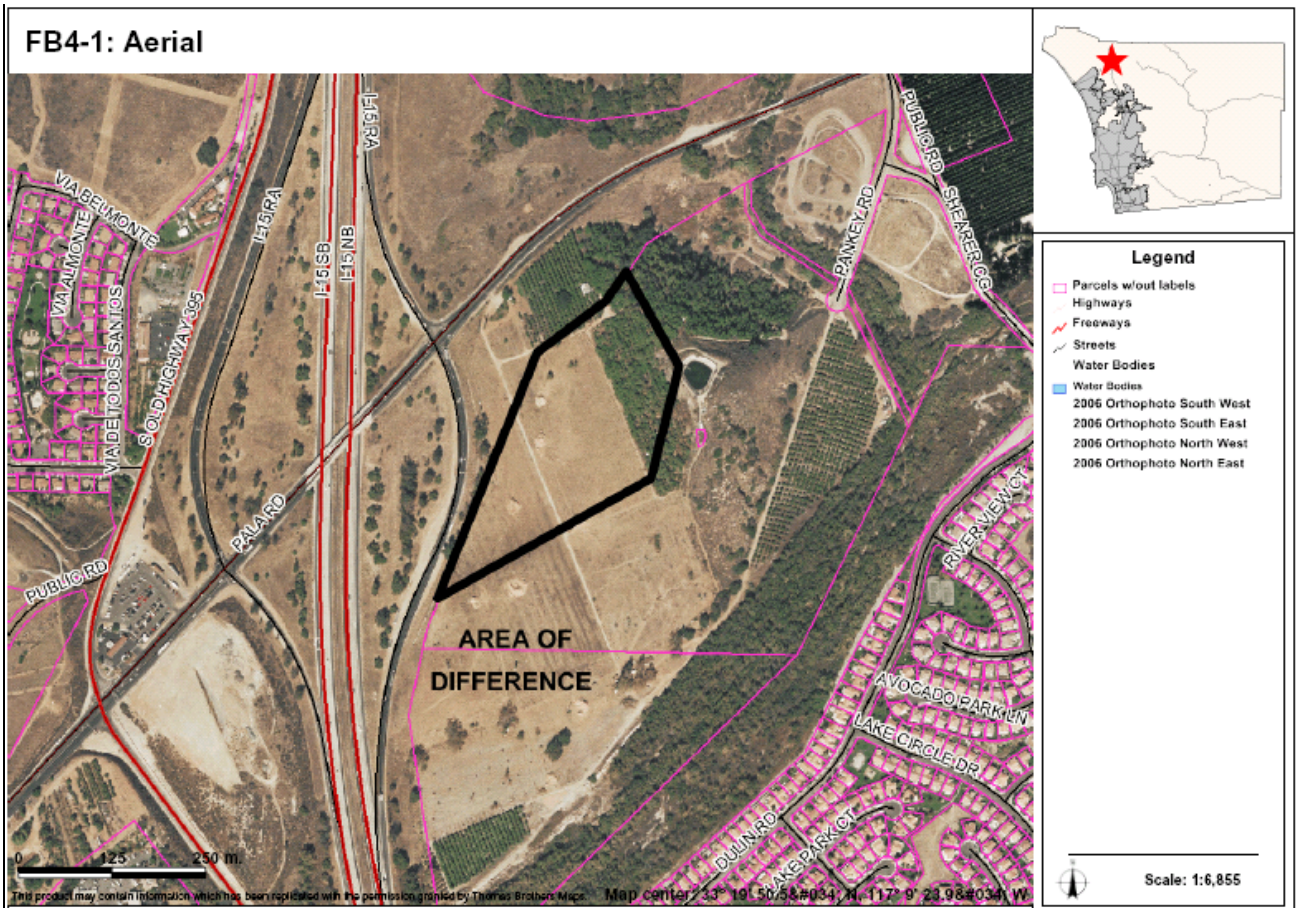
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

FB4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	☐	⊡	■	■
5	Account for physical constraints and natural hazards of the land	☐	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	■	■
8	Preserve agriculture	☐	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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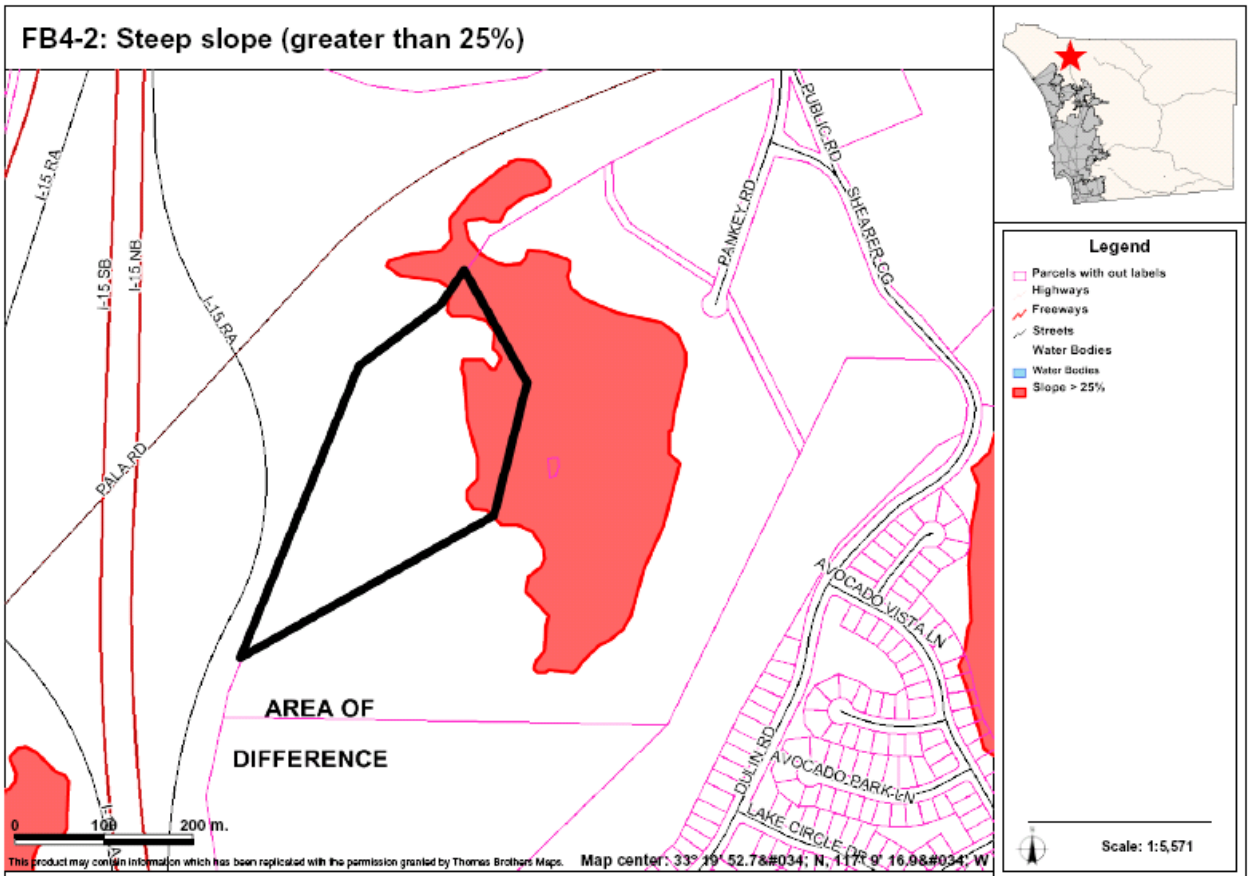

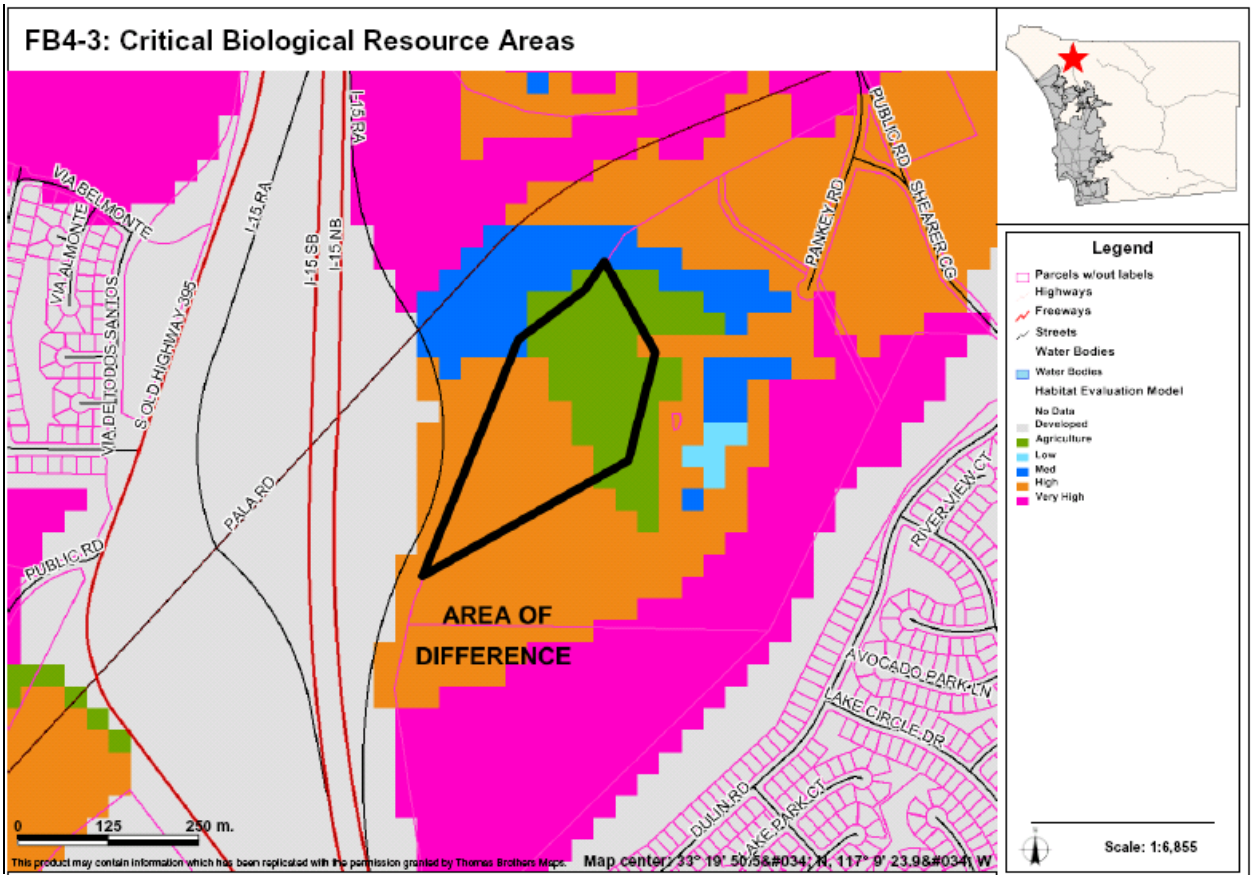

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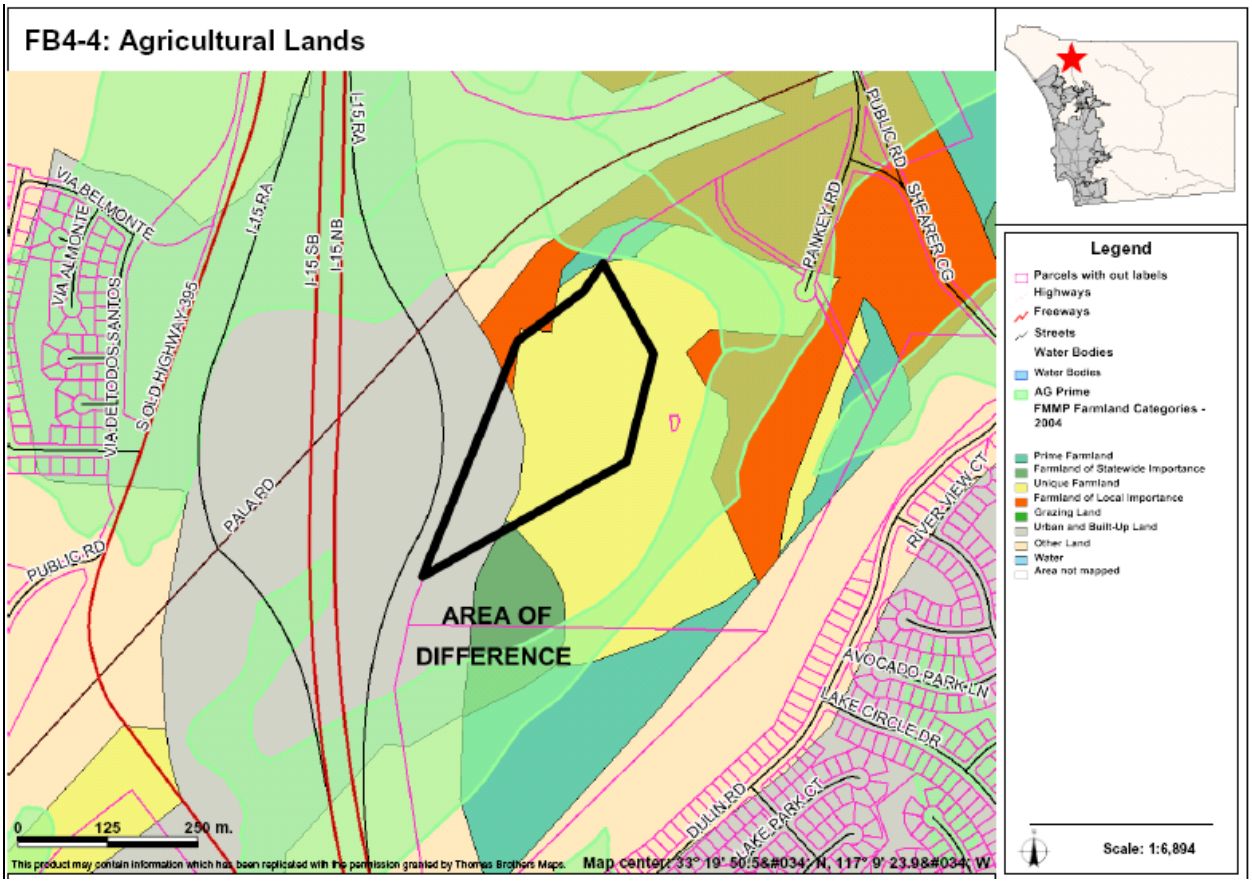


AREAS OF DIFFERENCE

FB5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Winter [13]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 20.3 ac (1 parcel) • Inside CWA boundary • West of I-15	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-20
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	●	
Context: Generally undeveloped parcel with Land in agriculture to the west; spaced rural residential to the east; and undeveloped land to the north and south.	Other: N/A		CPG Recommendation: Voted against referral request for SR-4 acres

Discussion

This AOD consists of a single 20-acre parcel east of Interstate 15 (northeast of the SR-76 / Mission Road Interchange), near the northeast boundary with the Rainbow CPA. The parcel was the site of TPM #20793 that was approved (6/07). The site and surrounding area are characterized by steep slopes and designations in this area are SR-10 to the north and south and RL-20 to the east. The designation of SR-4 on the site was recognizing the existing General Plan designation and the TPM in process. The SR-10 designations on the Hybrid and Draft Map would support continuity of the designations surrounding the site.

The key constraints associated with AOD FB5 are steep slopes, wetlands, critical biological areas, and agricultural lands. Figure FB5-1 provides an aerial photo showing the boundaries of the AOD, Figure FB5-2 identifies steep slope areas, FB5-3 identifies wetlands, Figure FB5-4 identifies critical biological resource areas, and Figure FB5-5 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

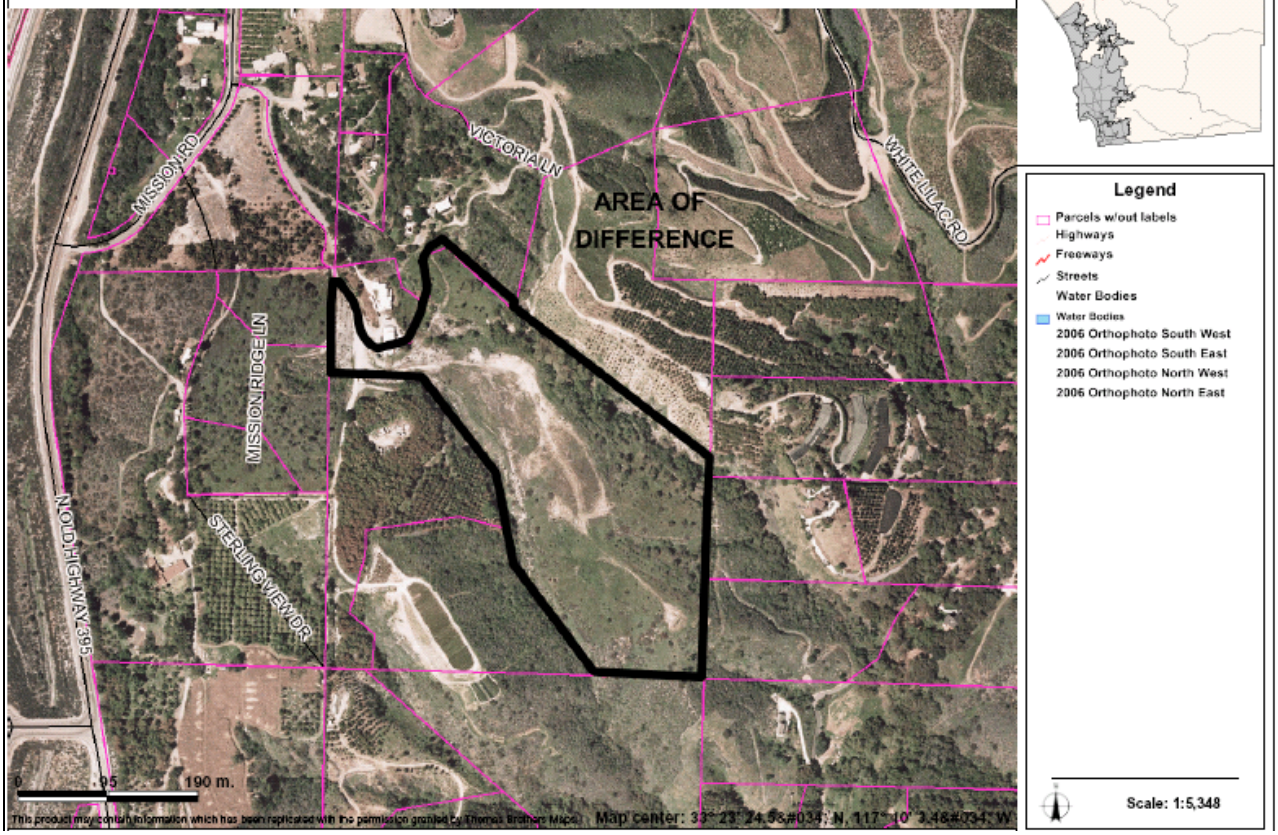
None

AREAS OF DIFFERENCE

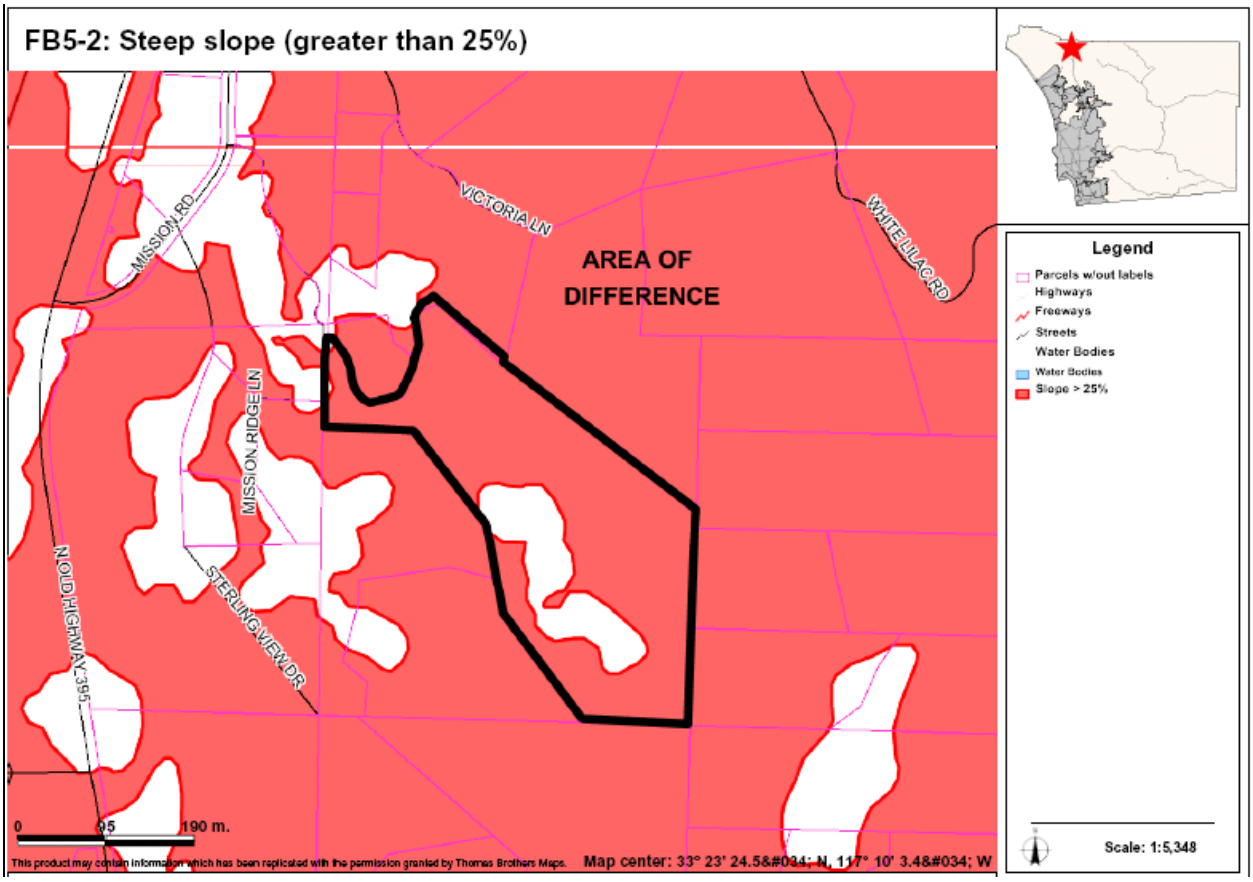
FB5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	□	⊡	⊡	⊡

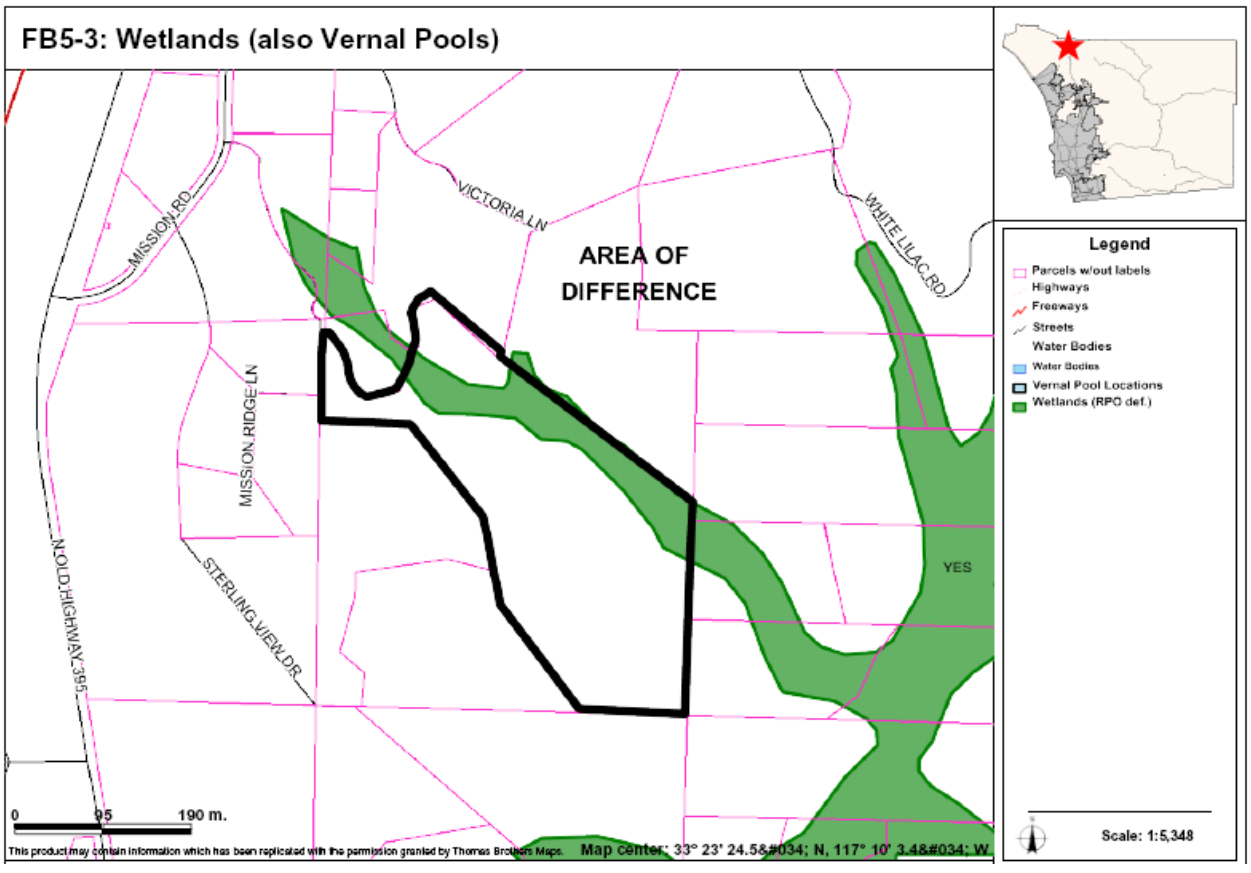
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

FB5-1: Aerial



AREAS OF DIFFERENCE





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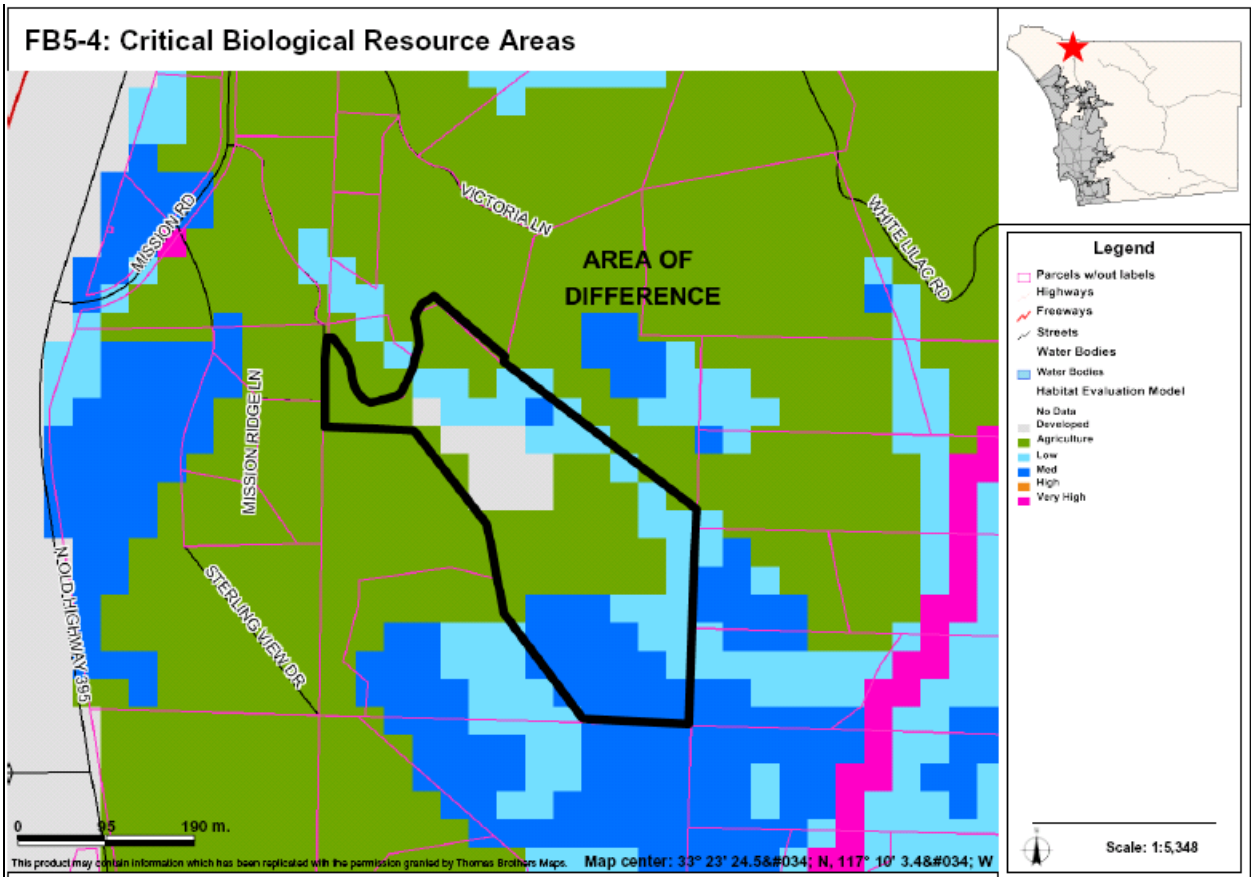
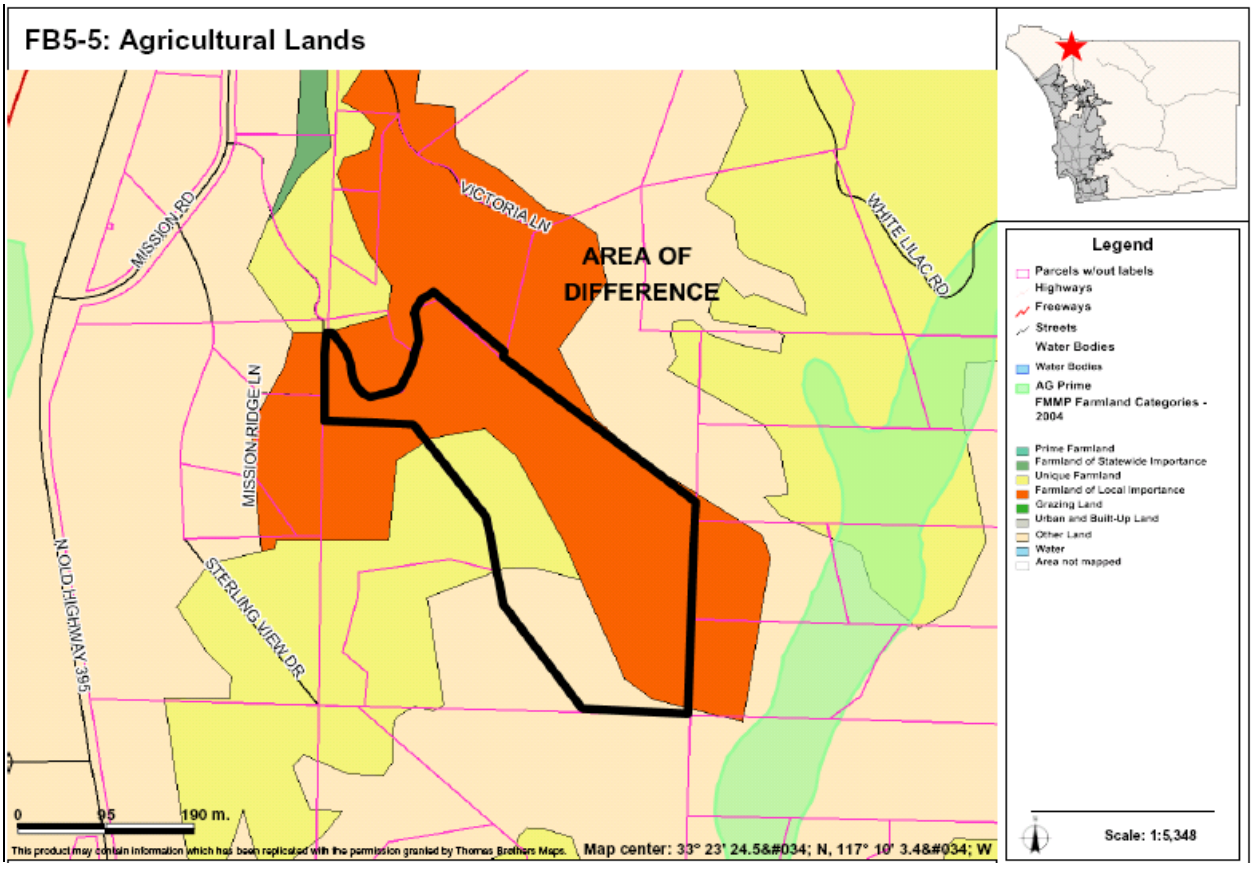




AREAS OF DIFFERENCE

FB6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 73.8 ac (17 parcels) • Outside CWA boundary • Adjacent to Old Hwy 395	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: SR-10
	Critical Biological Resource Areas	◒	
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	◒	Environmentally Superior: RL-20
Context: Mostly utilized by vineyards or orchards with spaced rural residential in the north. Bordered on the west by Old Hwy 395 and surrounded by mostly vacant and undeveloped lands.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is not a specific referral but is associated with FB5. It covers a number of parcels to the west of FB5 to provide the same approach as the mapping for that parcel. The parcels affected by this difference also contain steep slopes as well as agriculture.

The key constraints associated with AOD FB6 are steep slopes, critical biological resource areas, and agricultural lands. Figure FB6-1 provides an aerial photo showing the boundaries of the AOD, Figure FB6-2 identifies steep slope areas, Figure FB6-3 identifies critical biological resource areas, and Figure FB6-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

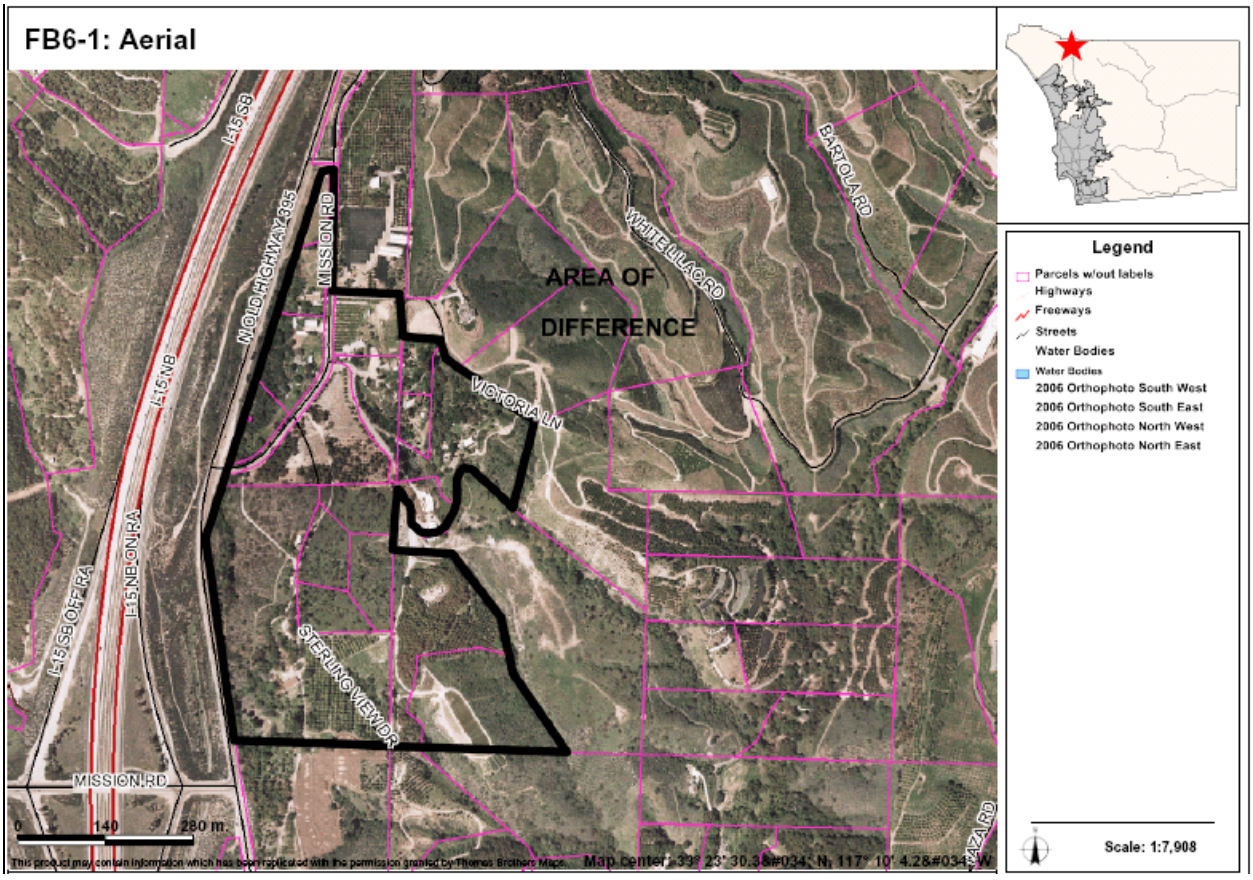
None

AREAS OF DIFFERENCE

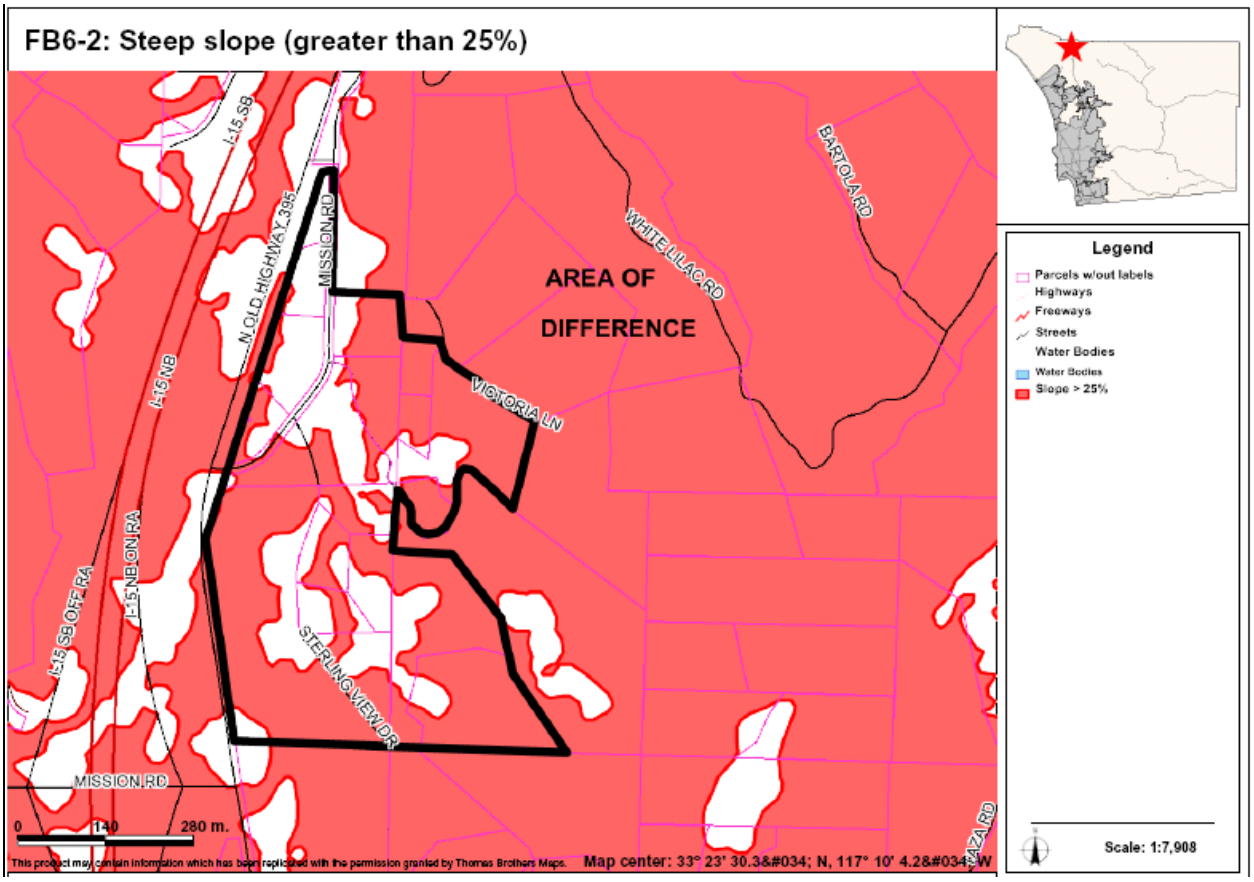
FB6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	⊡	■	■	■

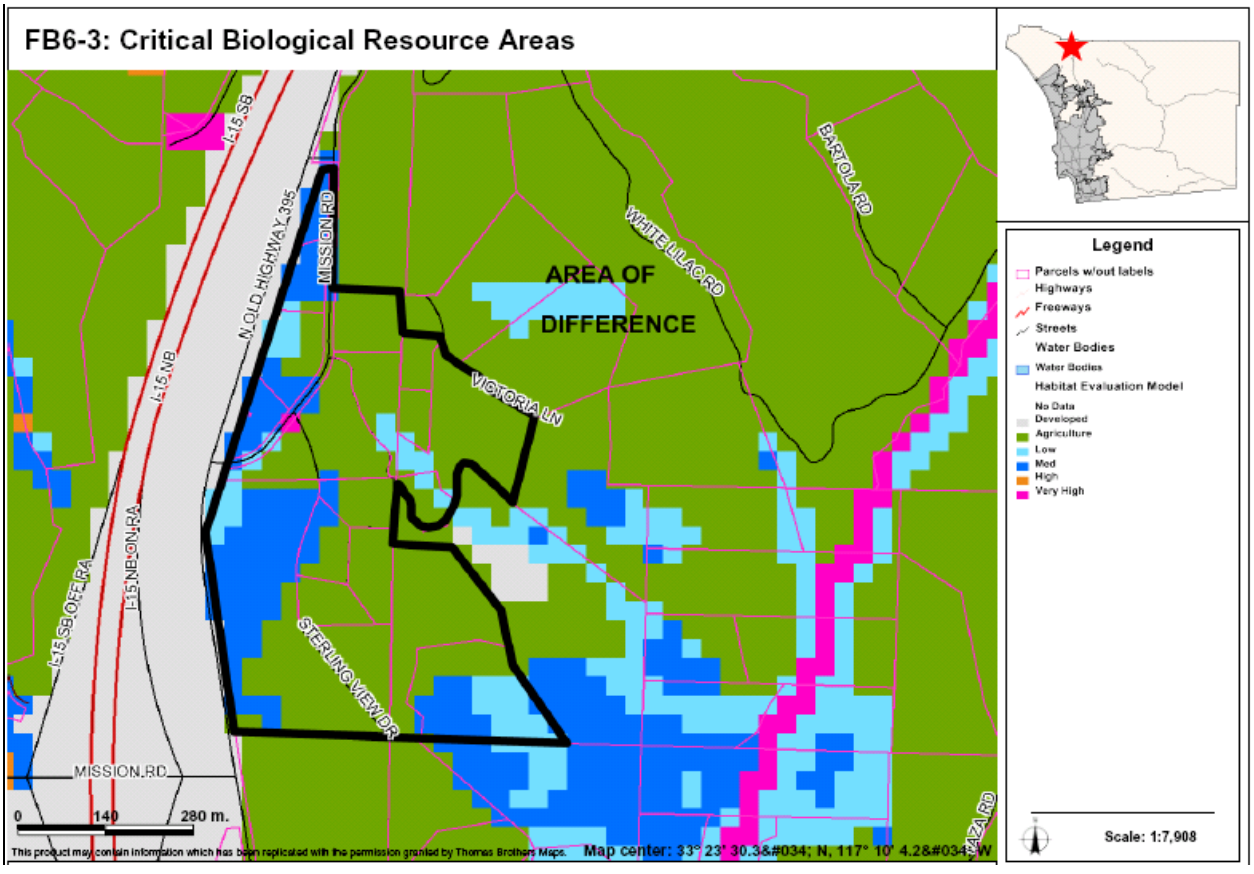
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

FB6-1: Aerial

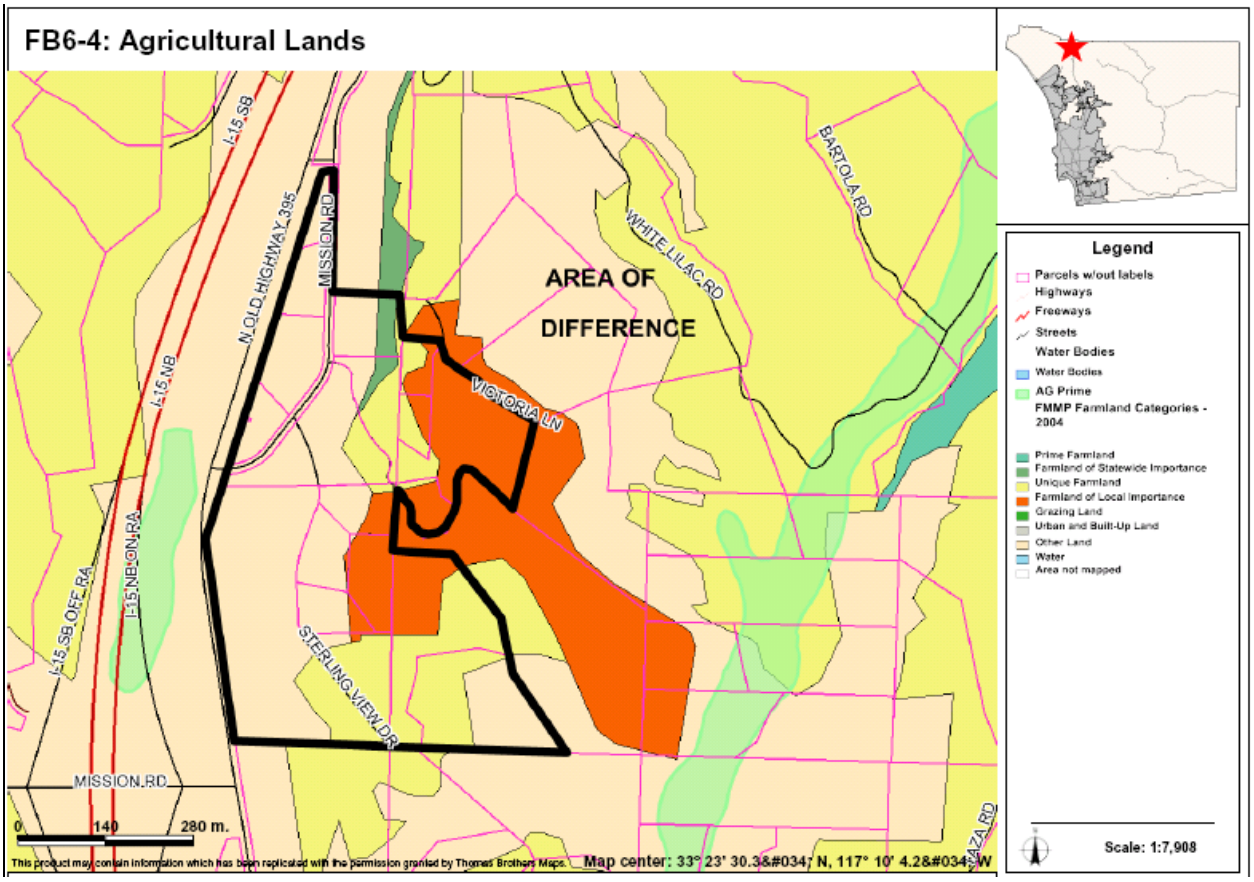


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

FB7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2, VR-7.3
Location/Description: • 65.9 ac (34 parcels) • Inside CWA boundary • Adjacent to the Pendleton-DeLuz Subregion and within the Fallbrook Village Boundary.	Steep slope (greater than 25%)	○	Hybrid: VR-2, VR-20, VR-24
	Floodplain	○	Draft Land Use: VR-7.3, VR-15, VR-24
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	Environmentally Superior: VR-20, VR-24
Existing General Plan: (3) 2.0 du/ ac	Agricultural Lands	●	
Context: Mostly utilized for intensive agriculture/vineyard with single family residential development on the east side. Bordered by undeveloped land to the west and single family residential to the east.	Other: N/A		CPG Recommendation: VR-2, VR-7.3

Discussion

This is an area west of the Fallbrook town center along the edge of the Camp Pendleton Marine Base. It was previously mapped as VR-2 and VR-7.3 on both the Referral and Draft Land Use Maps. During the Housing Element inventory, the site was increased to VR-20 on the Draft Land Use Map to assist with meeting the unincorporated County's requirements State housing requirement. The location is considered suitable given its proximity to the Marine Base and the town center. The Hybrid, Draft Land Use, and Environmentally Superior Maps are the same.

The key constraint associated with AOD FB7 is agricultural lands. Figure FB7-1 provides an aerial photo showing the boundaries of the AOD and Figure FB7-2 identifies important agricultural lands.

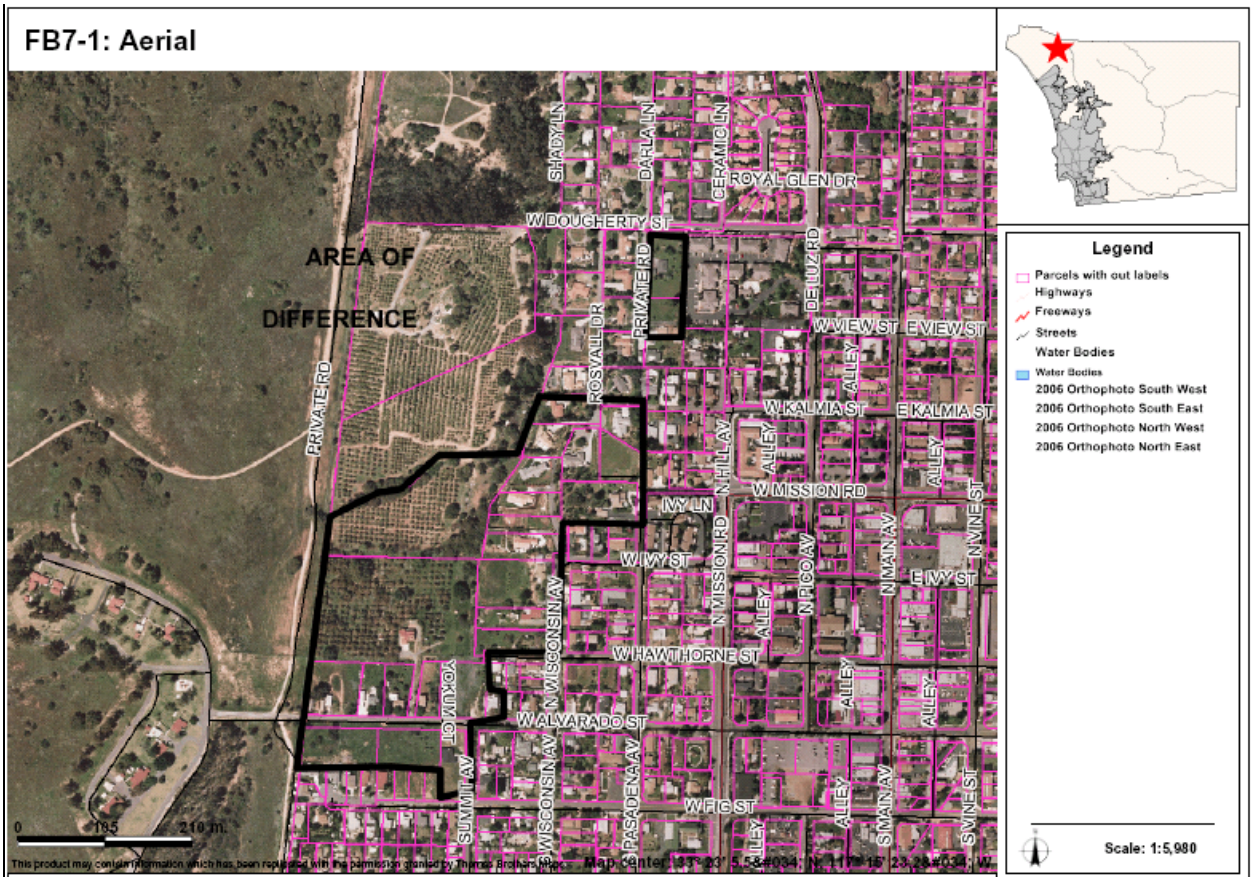
Potential Conflicts with Goals and Policies

None

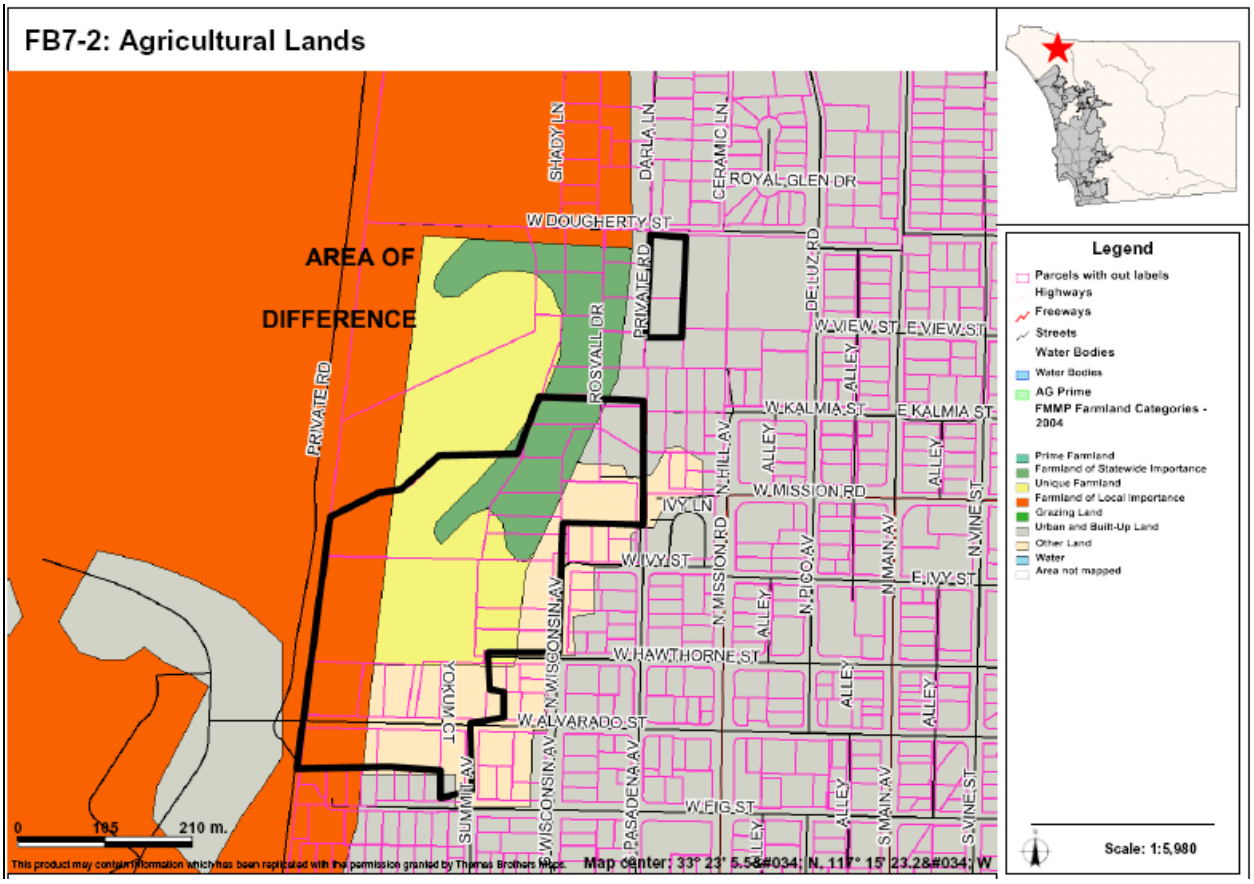
AREAS OF DIFFERENCE

FB7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	□	□	□
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

FB8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Chaffin [8]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 487.6 ac (5 parcels) • Inside CWA boundary • Just east of I-15	Steep slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/4, 8, 20 ac	Agricultural Lands	○	
Context: Undeveloped parcels bounded by vacant lands, agricultural lands, and spaced rural residential lands. Area is divided into two parts by a Utility corridor owned by Metropolitan Water District of California.	Other: The overall density of the pipelined TM is approximately 1 dwelling unit per 14 acres		CPG Recommendation: SR-10, RL-40

Discussion

This AOD is located in the central northern portion of the CPA. It is the location of a pipelined Tentative Map #5217 being processed by the County. The area lacks adequate fire service, access, public services, and infrastructure. It also contains steep slopes and sensitive habitat that could contribute to a regional preserve network. To the southwest of the site are lands designated at SR-2, to the west and north they are RL-20, to the east they are SR-10, RL-20, and RL-40. The Referral Map designation is SR-10 over the northern half of the area and RL-20 over the southern half. This would reflect some of the surrounding designations, although the location of the SR-10 designation on the northern half of the area would provide for a disconnected pocket of the Semi-Rural designation. The Hybrid and Draft Map have a designation of RL-40 to reflect the constraints to development possessed by the site.

The key constraints associated with AOD FB8 are steep slopes and critical biological resource areas. Figure FB8-1 provides an aerial photo showing the boundaries of the AOD, Figure FB8-2 identifies steep slope areas, and Figure FB8-3 identifies critical biological resource areas.

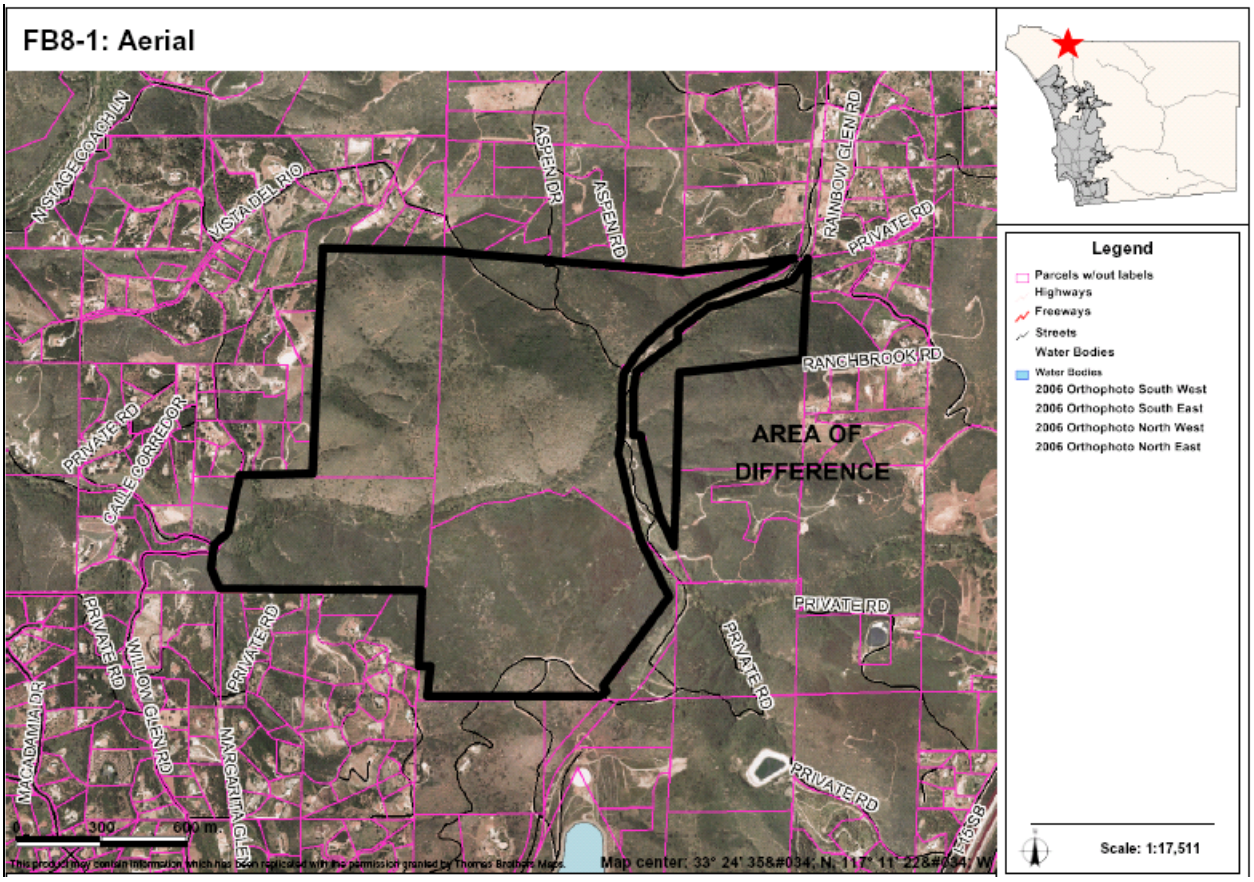
Potential Conflicts with Goals and Policies

None

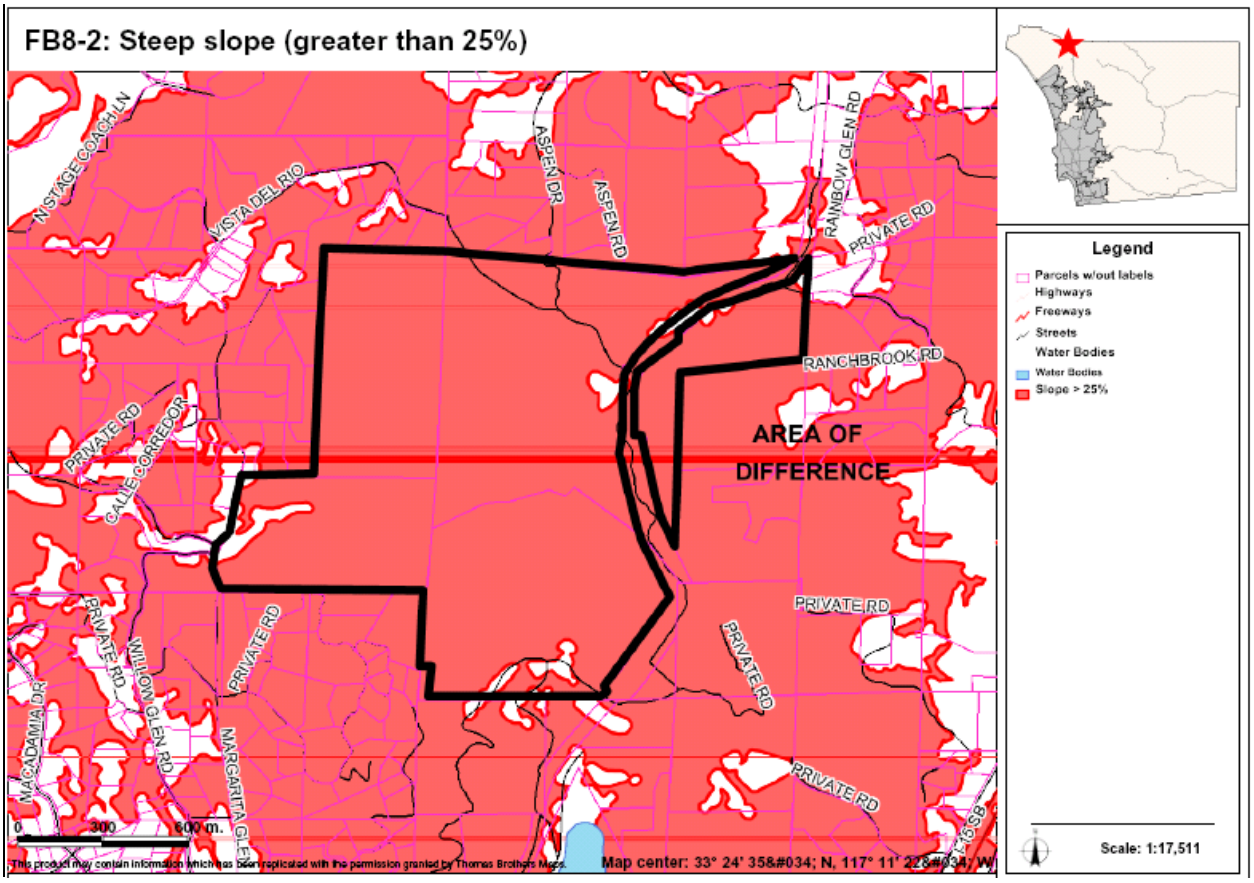
AREAS OF DIFFERENCE

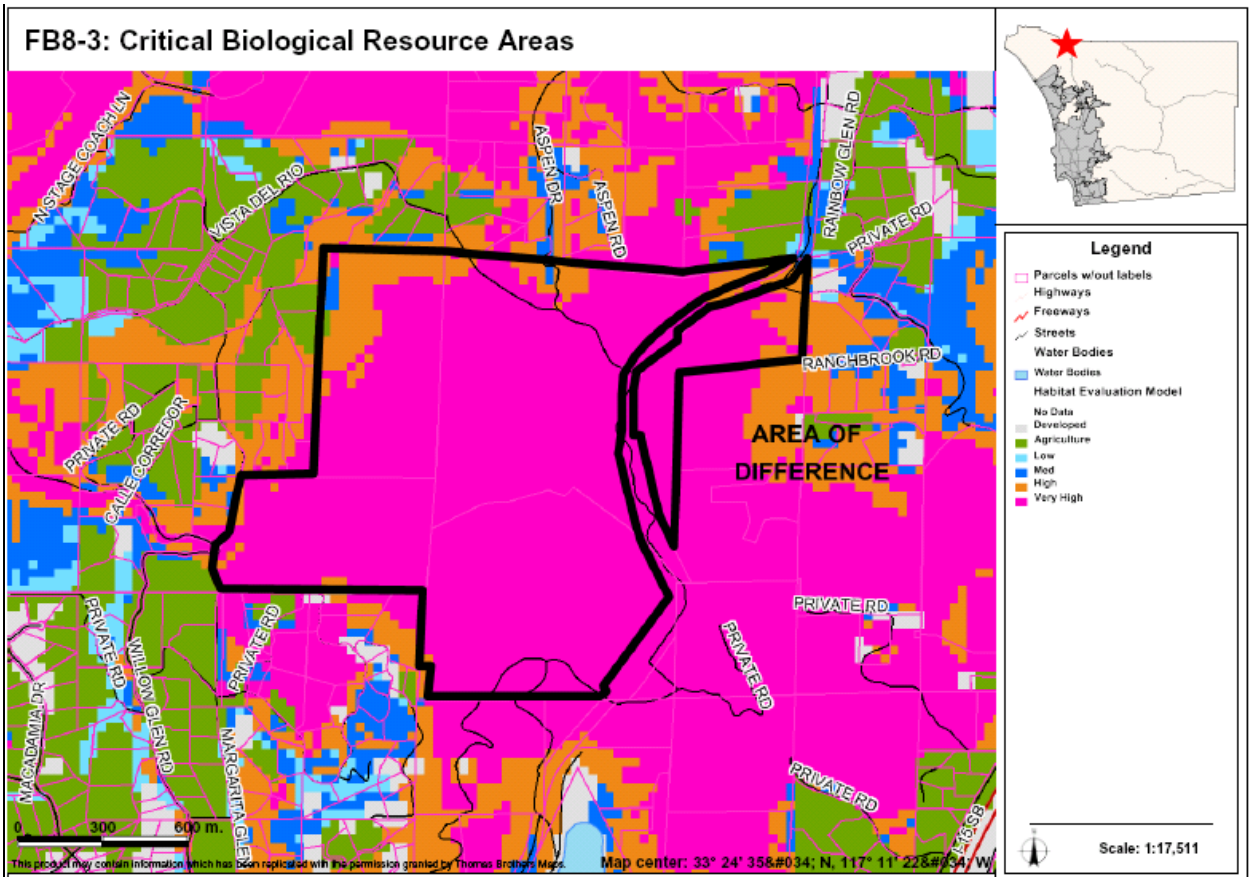
FB8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

FB9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 818.6 ac (28 parcels) • Inside CWA boundary • Adjacent to the Riverside County, east of I-15 Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Undeveloped parcels surrounded by areas of agriculture, vacant lands, and spaced rural residential. Bounded on the north by undeveloped lands of Riverside County.	Other: N/A		CPG Recommendation: N/A

Discussion

This is an AOD along the northern boundary of the CPA and the County, north of Vista Del Rio. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The Hybrid, Draft Land Use, and Environmentally Superior Maps designate the area at RL-40. The RL-20 designation would be consistent with the area to the west that is also mapped at RL-20 and generally subdivided at that density. The RL-40 designation reflects the steep slopes, lack of services and access, and sensitive habitats that occur in this area.

The key constraints associated with AOD FB9 are steep slopes and critical biological resource areas. Figure FB9-1 provides an aerial photo showing the boundaries of the AOD, Figure FB9-2 identifies steep slope areas, and Figure FB9-3 identifies critical biological resource areas.

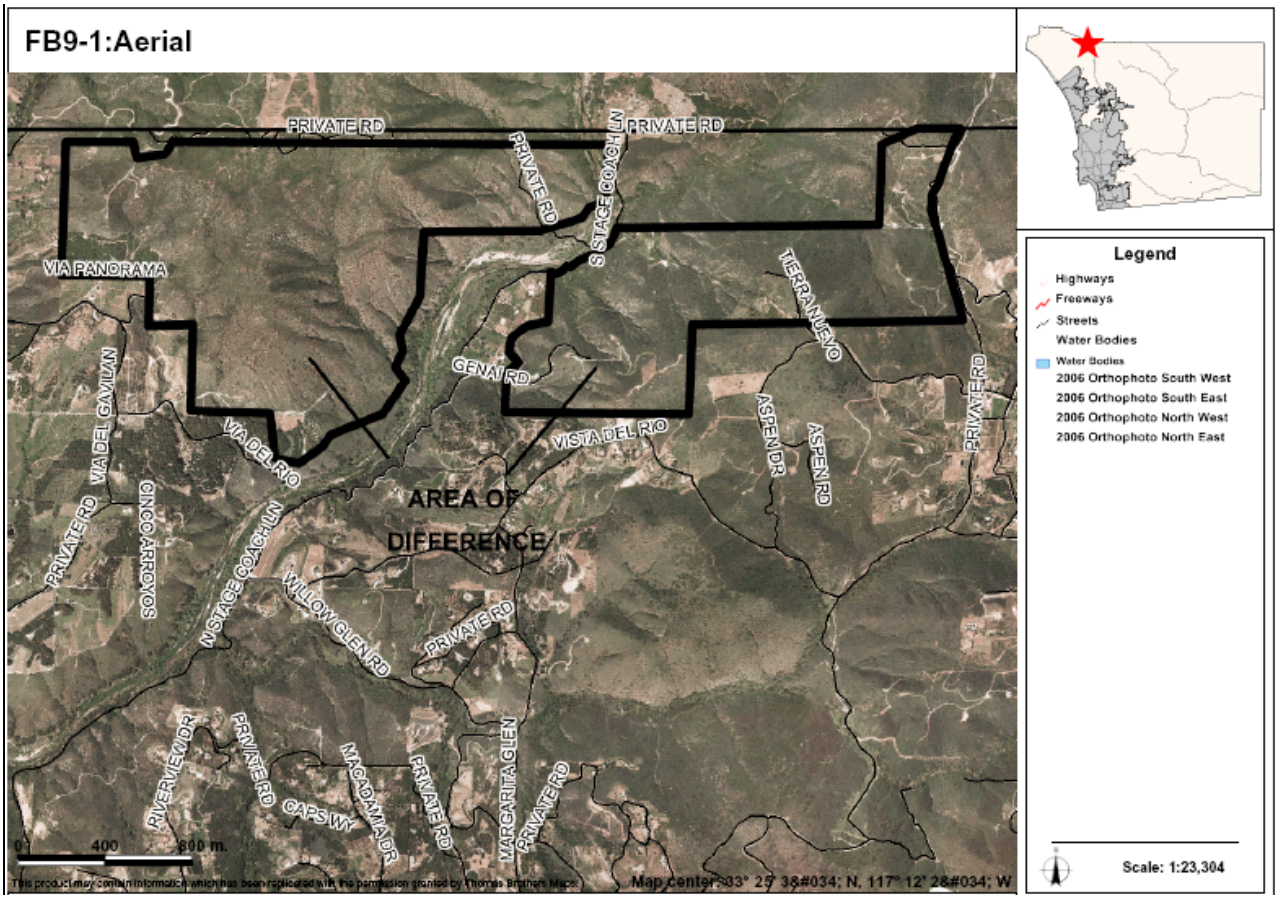
Potential Conflicts with Goals and Policies

None

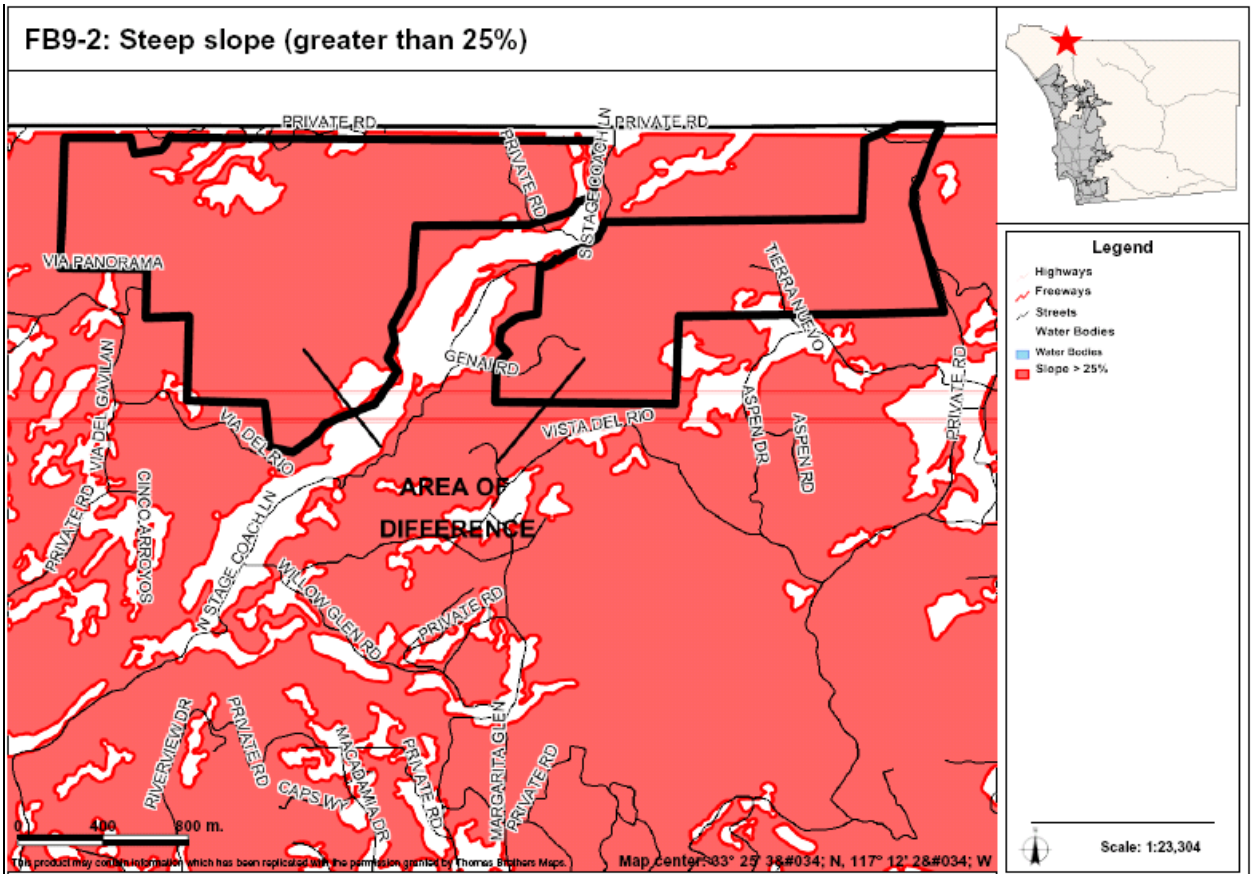
AREAS OF DIFFERENCE

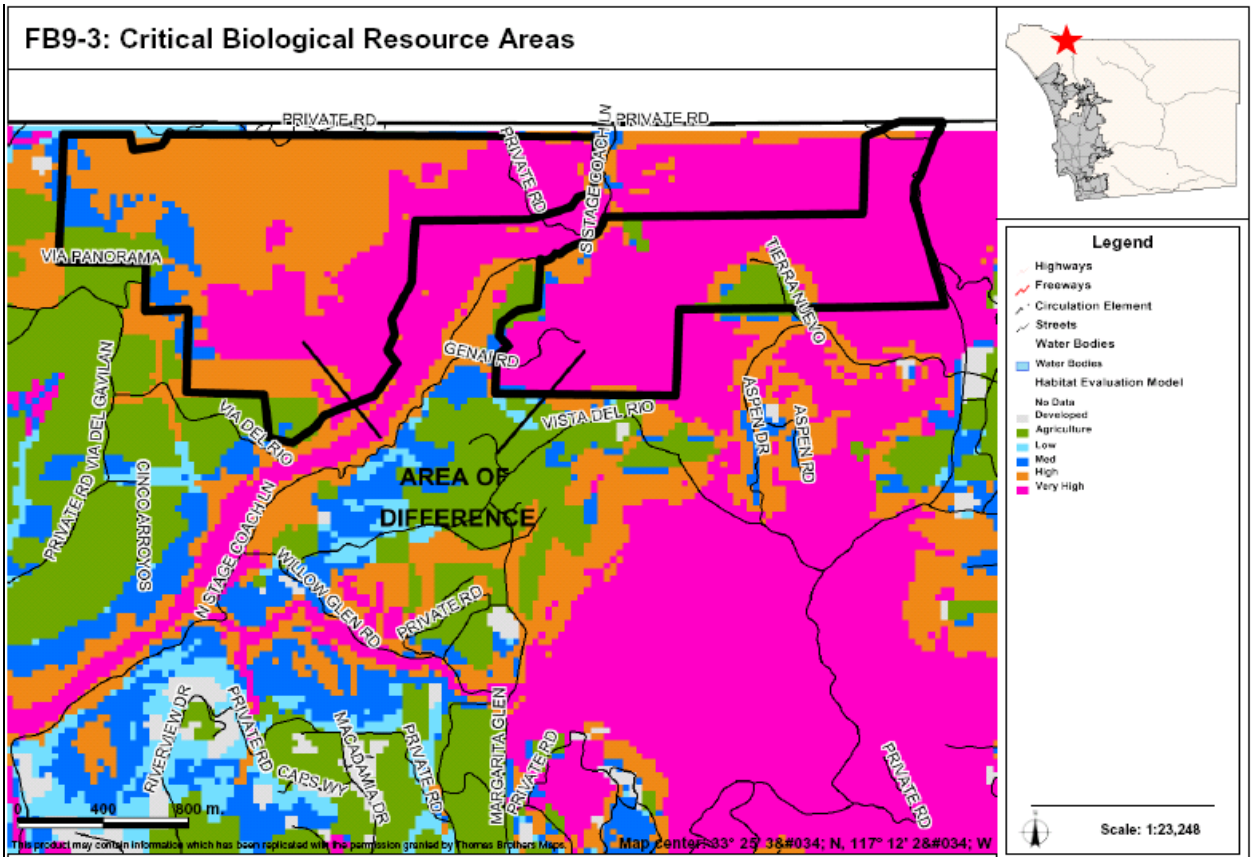
FB9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

FB10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 276 ac (6 parcels) • Outside CWA boundary • East of I-15 and adjacent to the Valley Center planning area. Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Mostly Agricultural lands used for vineyards/orchards and undeveloped vacant parcels. Bounded by undeveloped lands and agriculture to the east and spaced rural residential to the east.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is located along the southeastern boundary of the CPA, southeast of the I-15/SR-76 interchange. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA boundary at RL-20. The Hybrid, Draft Land Use, and Environmentally Superior Maps designate the area at RL-40. The RL-20 designation is consistent with the Valley Center area further to the southwest that is also mapped at RL-20 on the Referral map. The RL-40 designation reflects the steep slopes and sensitive habitats that occur in this area, as well as its general remoteness. The RL-40 designation also provides continuity with the lands to the immediate north, and south which are outside the CWA boundary and designated as RL-40 on the Hybrid, Draft Land Use, and Environmentally Superior Maps.

The key constraints associated with AOD FB10 are steep slopes, critical biological resource areas, and agricultural lands. Figure FB10-1 provides an aerial photo showing the boundaries of the AOD, Figure FB10-2 identifies steep slope areas, Figure FB10-3 identifies critical biological resource areas, and Figure FB10-4 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

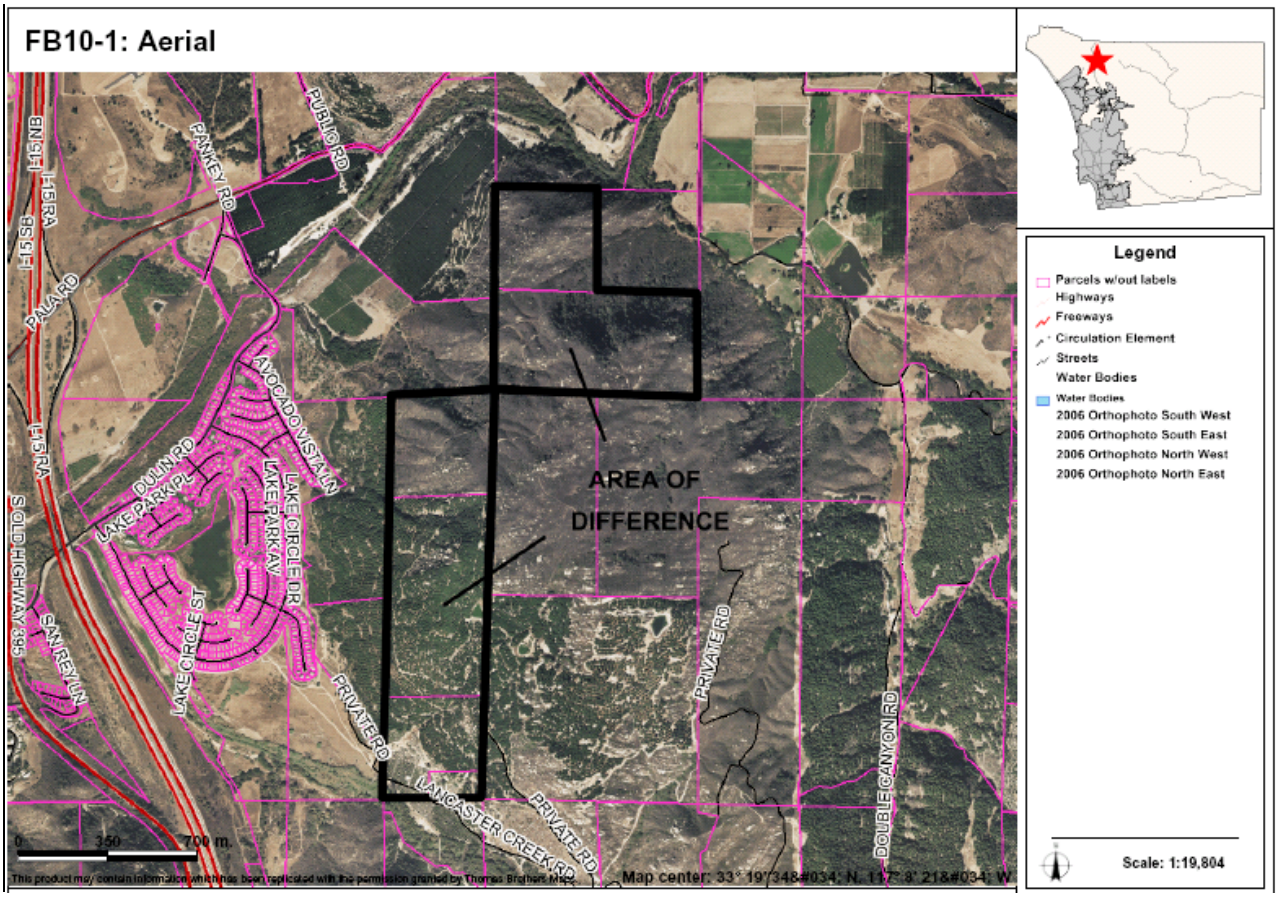
None

AREAS OF DIFFERENCE

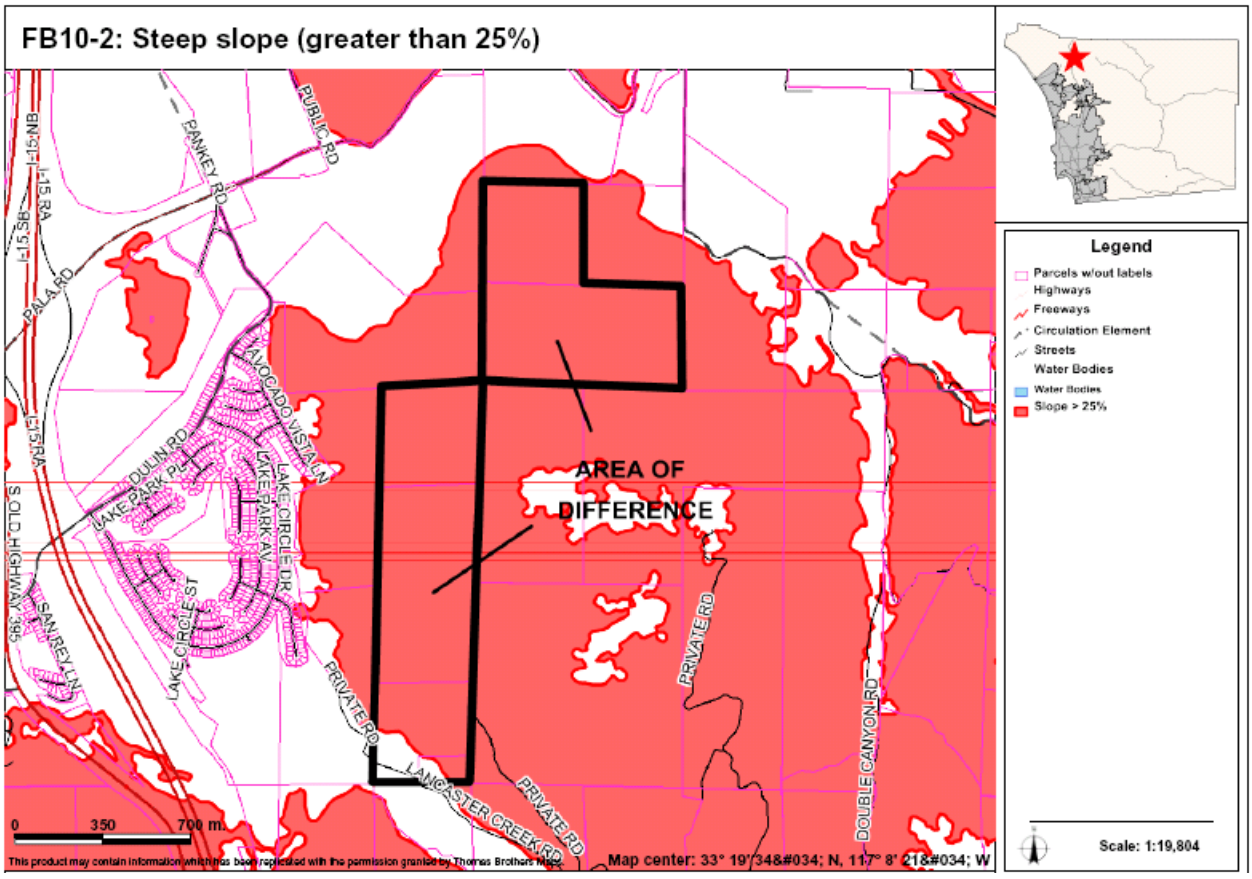
FB10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

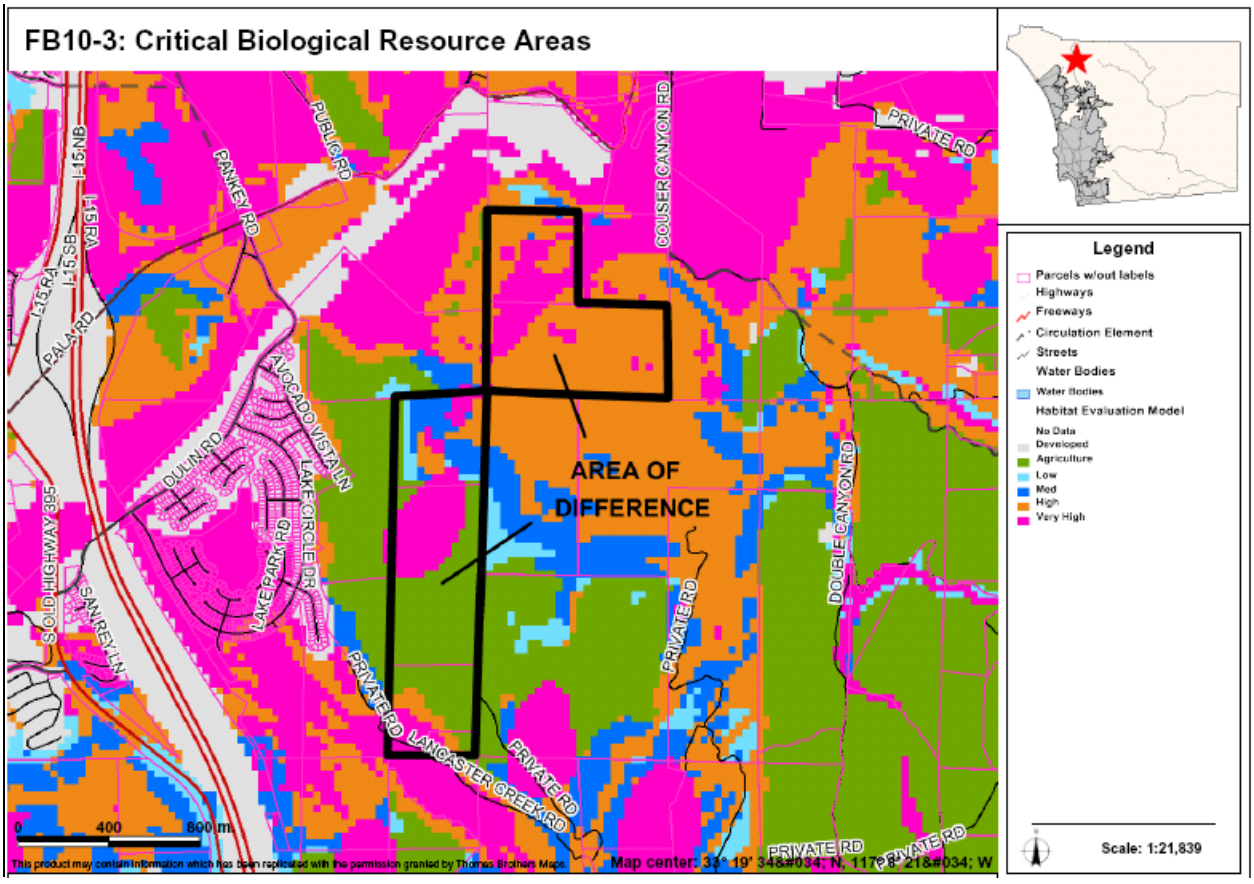
■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

FB10-1: Aerial

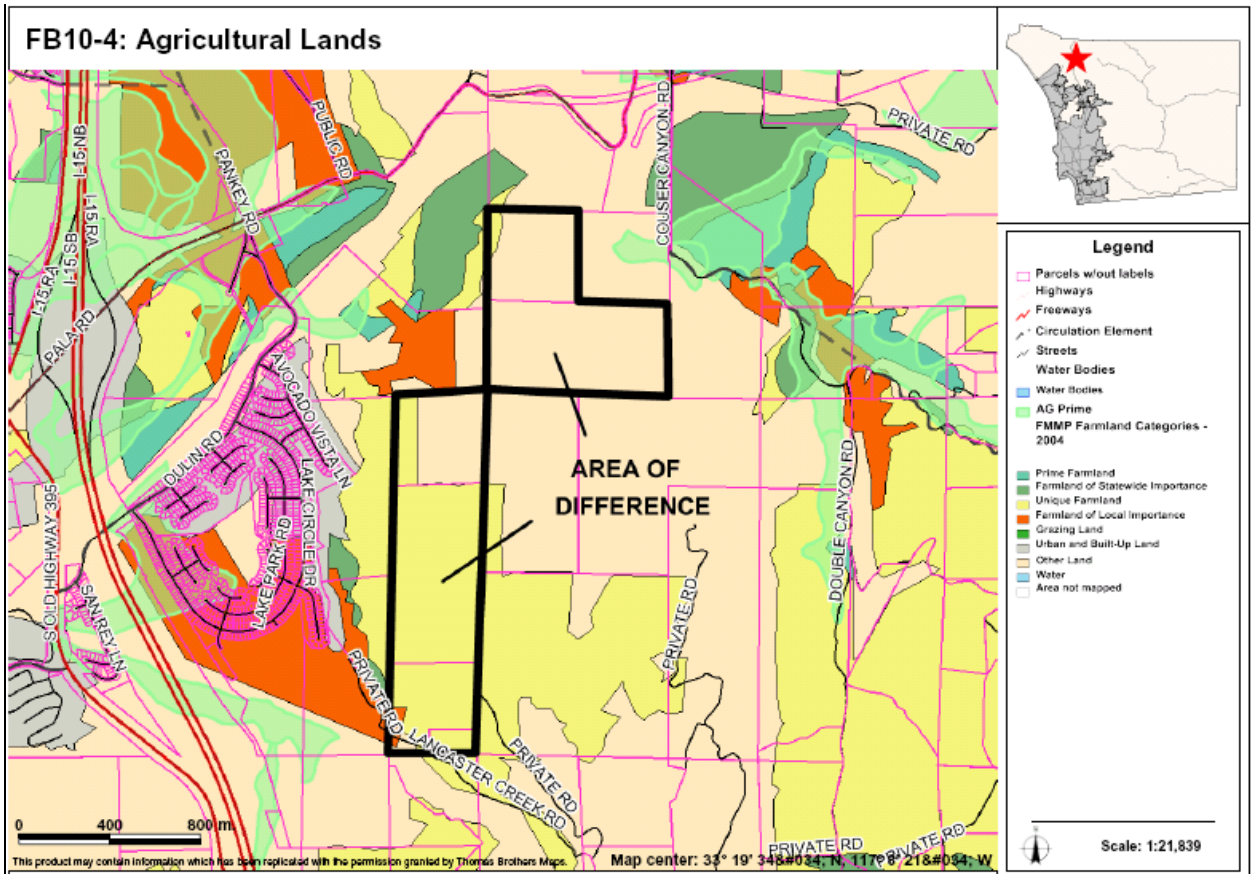


AREAS OF DIFFERENCE

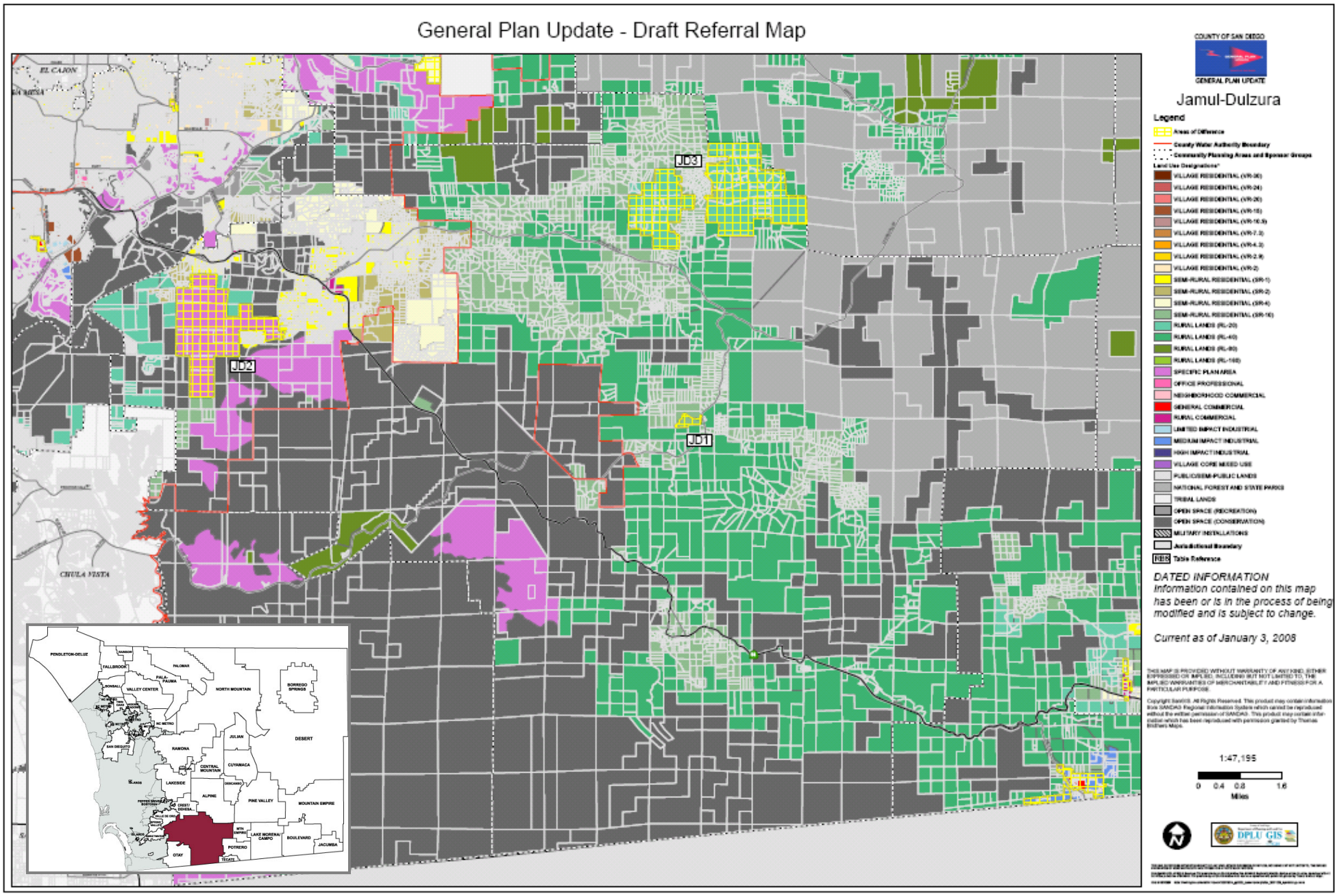




AREAS OF DIFFERENCE



Jamul / Dulzura Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

JD1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Stedt [110]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 46.4 acres (1 parcel) • Outside CWA boundary • Just east of Honey Springs Rd.	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: RL-40
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/4,8,20 ac	Agricultural Lands	○	Environmentally Superior: RL-80
Context: Undeveloped parcel surrounded by vacant lands on the east, west, and north sides. Partially bordered by Spaced Rural Residential on the south side.	Other: N/A		CPG Recommendation: RL-20

Discussion

This AOD is single parcel along Honey Springs Road. It lies at the transition of lands designated as SR-10 to the north and RL-40 to the south on the Referral, Draft Land Use, and Hybrid Maps. The maps reflect this transition and provide for either designation.

The key constraints associated with AOD JD1 are steep slopes and critical biological resource areas. Figure JD1-1 provides an aerial photo showing the boundaries of the AOD, Figure JD1-2 identifies steep slope areas, and Figure JD1-3 identifies critical biological resource areas.

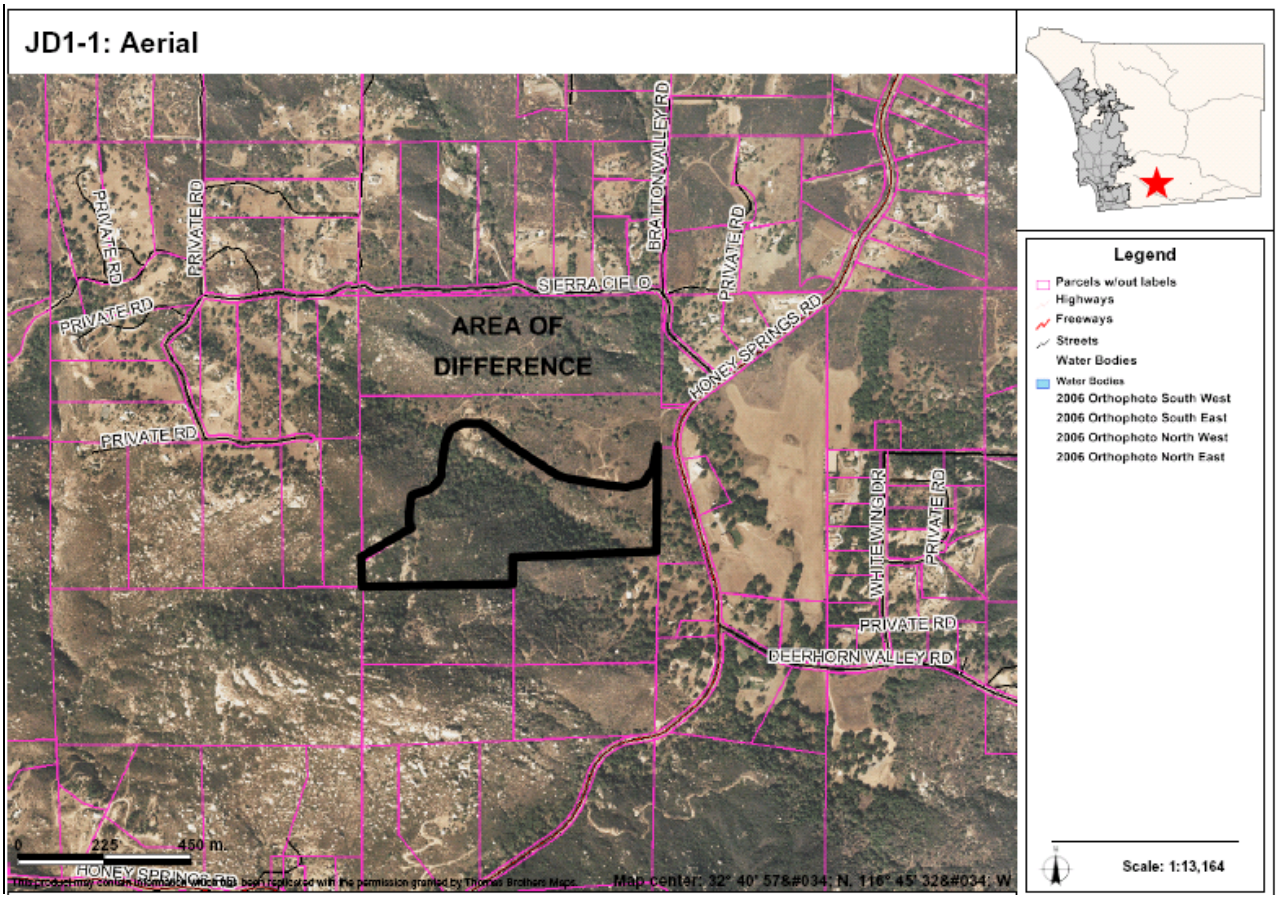
Revisions Required to Goals and Policies

None

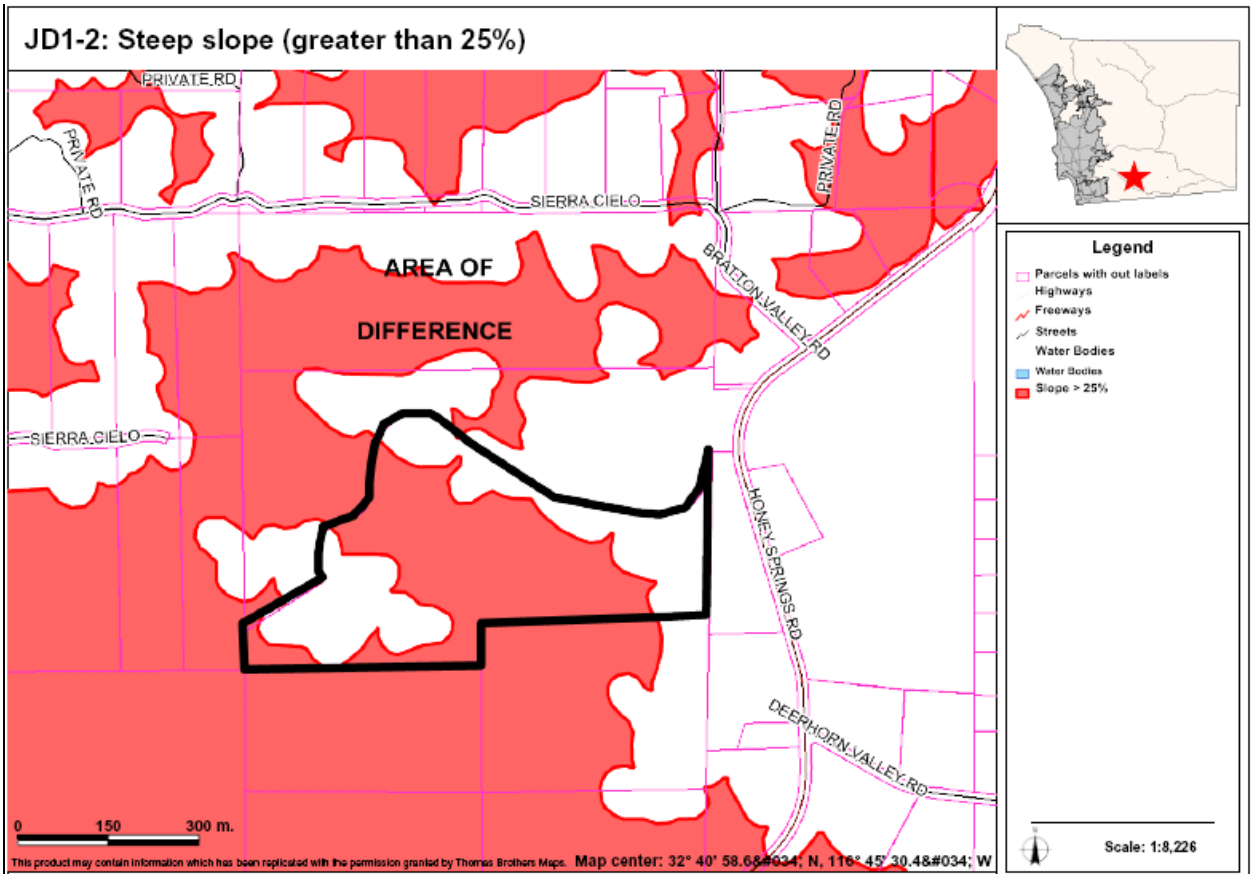
AREAS OF DIFFERENCE

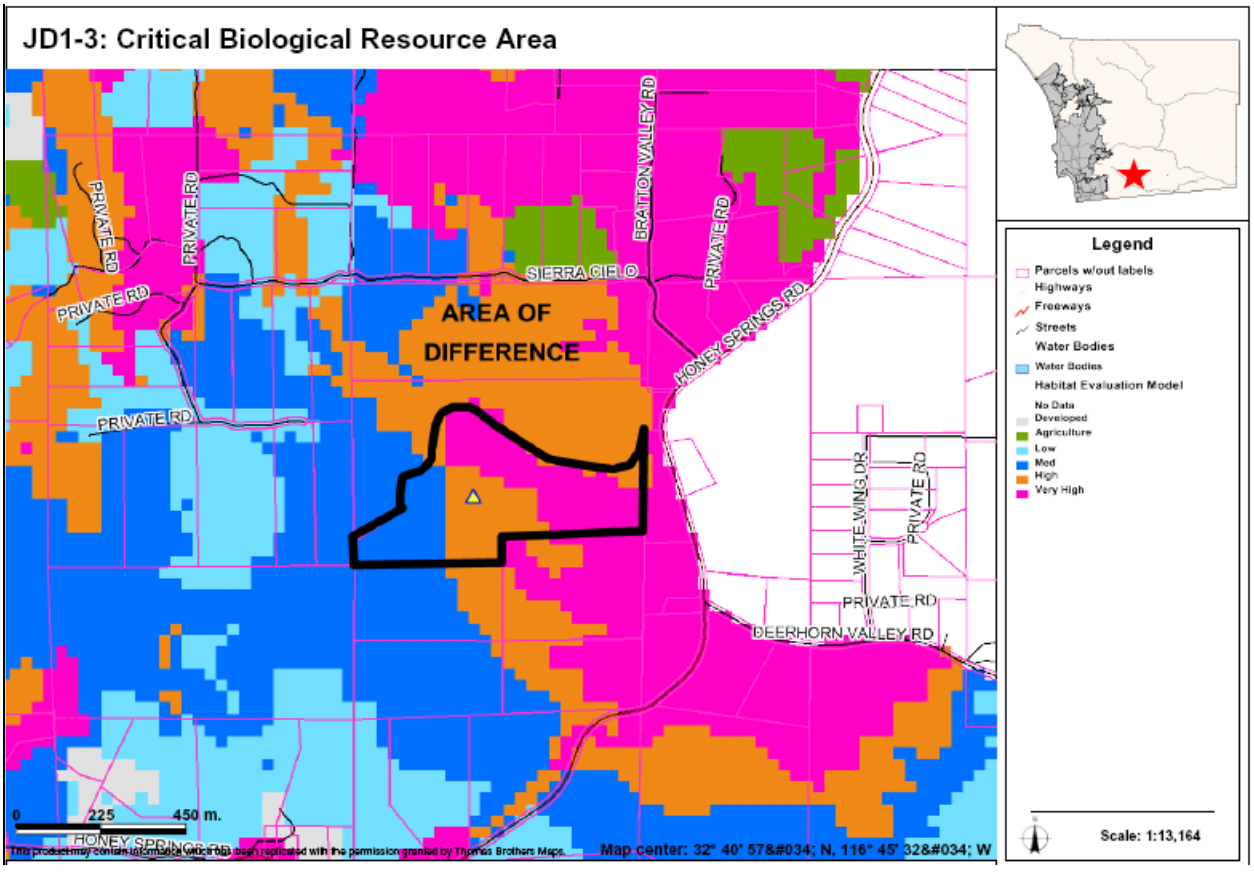
JD1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

JD2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Hidden Valley Estates Location/Description: • 2.3 sq. miles (16 parcels) • Inside CWA boundary • South of SR-94 (Campo Rd.) Existing General Plan: (21) Specific Plan Area	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20, SR-2, SR-1 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Undeveloped area surrounded mostly by undeveloped lands. It is adjacent to spaced rural and single-family residential on to the southeast and north, northwest.	Other: Fire Services Deficiency – This site lies in a 13-23 minute response region which is unsuitable for a SR-1 designation. A designation of SR-2 would have to be in the 13 minute response region.		CPG Recommendation: N/A

Discussion

This is the site of the Hidden Valley Estates Specific Planning Area, where a Specific Plan was once approved but has since expired. Due to the fact that the Specific Plan had not yet expired prior to creation of the General Plan Update maps, the area was initially mapped as Specific Planning Area. Once the Specific Plan and tentative map expired, the area required site specific mapping consistent with other Specific Planning Areas of similar status. Staff worked with the property owner's representatives to develop a possible development scenario for the property that is similar but less intense and impactful than the expired Specific Plan. This scenario is provided on the Referral Map and consists of SR-1 and SR-2 designated lands around the Echo Valley community and RL-20 lands beyond because of steep slopes and an important wildlife linkage. The Hybrid and Draft Land Use Maps designate the entire site as RL-20 because of the biological value of the site and site constraints which include limited fire and other services.

The key constraints associated with AOD JD2 are steep slopes, critical biological resource areas, and agricultural lands. Figure JD2-1 provides an aerial photo showing the boundaries of the AOD, Figure JD2-2 identifies steep slope areas, Figure JD2-3 identifies critical biological resource areas, and Figure JD2-4 identifies important agricultural lands.

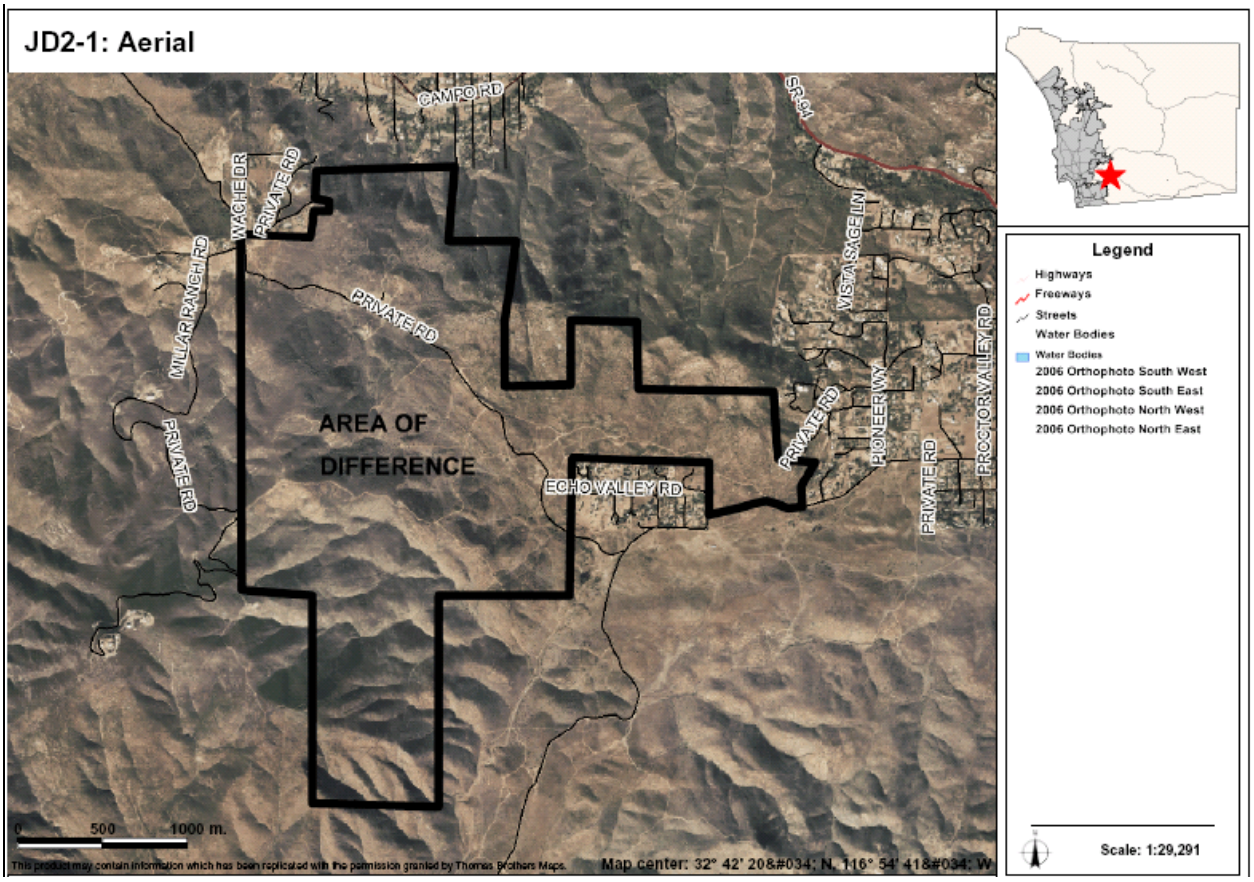
Revisions Required to Goals and Policies

None

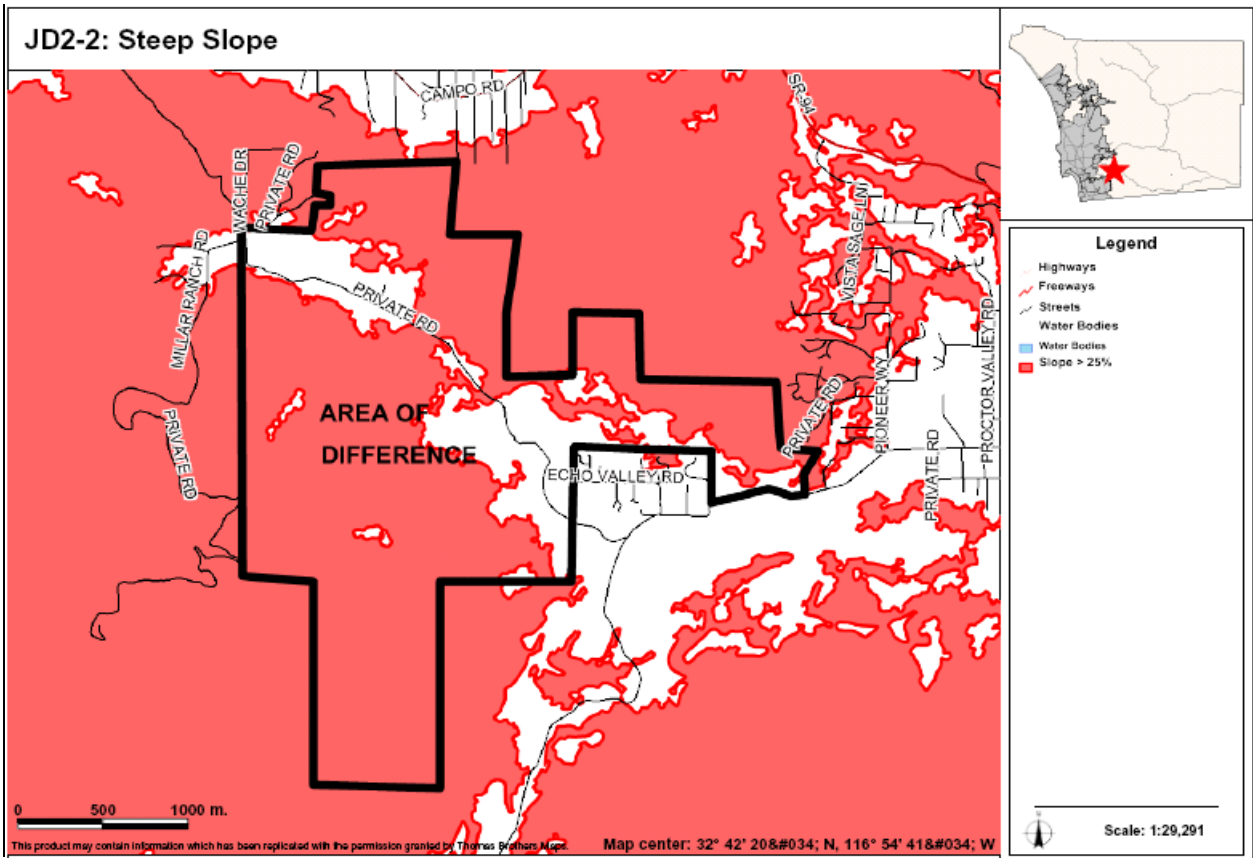
AREAS OF DIFFERENCE

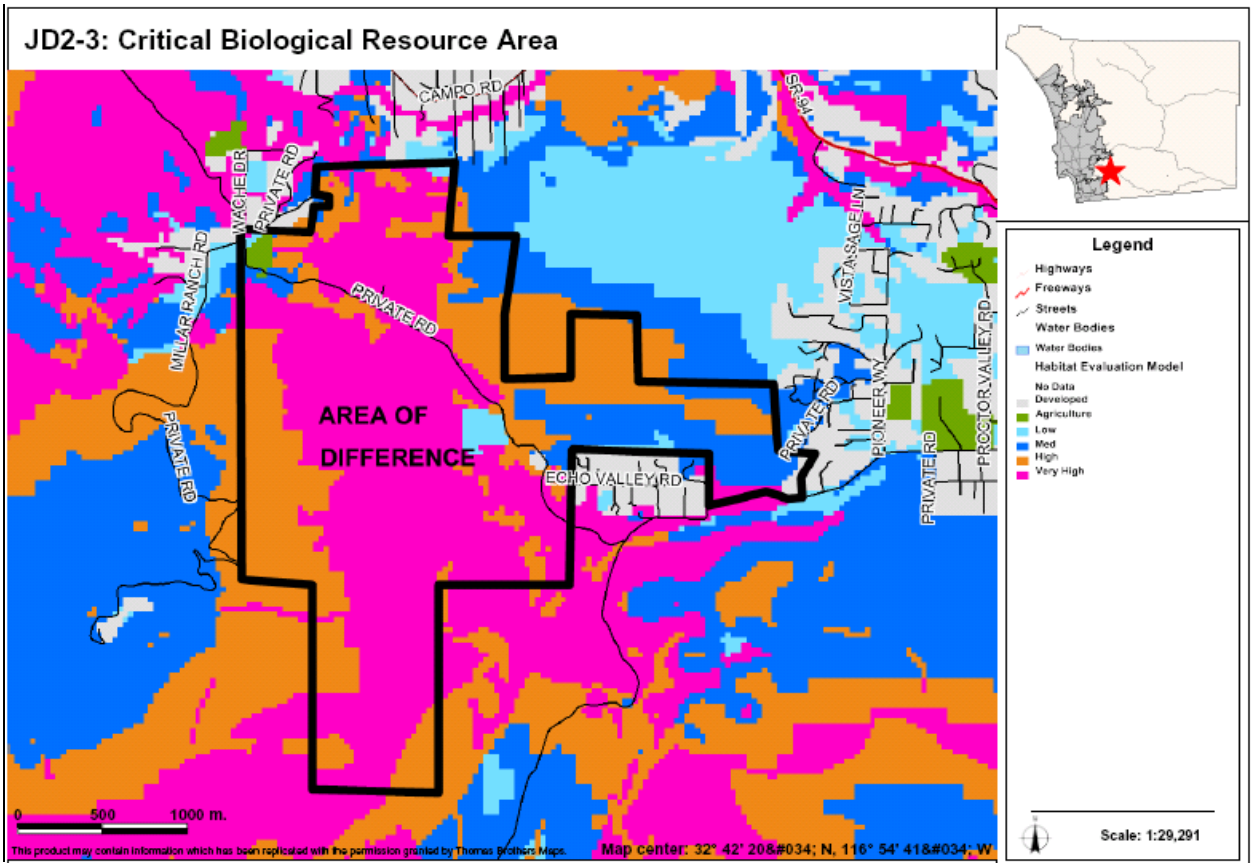
JD2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

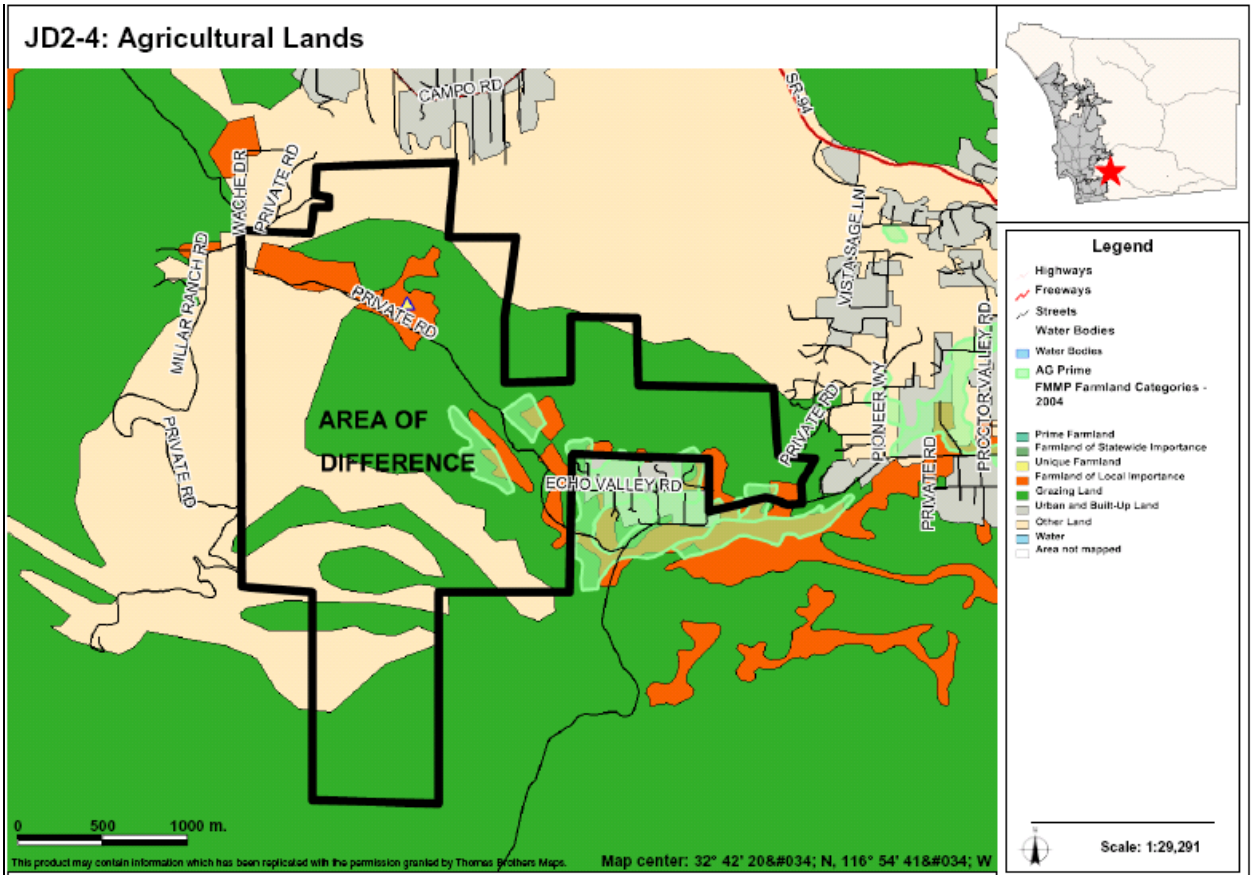


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

JD3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: White [112] Location/Description: • 3.5 sq. miles (56 parcels) • Outside CWA boundary • East of Cleveland National Forest and north of Skyline Tktr Existing General Plan: (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Mainly vacant/undeveloped land that includes some agriculture and rural residential. Bounded by rural residential and vacant/undeveloped land; open space park or preserve to the south; commercial recreation to the southeast.	Other: Fire Services Deficiency- The eastern portion of this site has a response time of greater than 23 minutes which is unsuitable for the RL-20 designation.		CPG Recommendation: SR-10, SR-20 (Entire referral)

Discussion

This AOD includes a number of parcels in the Lawson Valley area. For the most part, the parcels included in this difference are those that are not developed and are more distant from the primary road through the area. The adjacent parcels that are closer to roads then the referral area are designated as SR-10. The parcels that are covered by this difference are either designated as RL-20 on the Referral Map, or RL-40 on the Hybrid and Draft Land Use Maps. An RL-20 designation provides continuity with the other parcels adjacent to the road. An RL-40 designation recognizes the remoteness of these parcels, steep slopes, and limited access and services. It also provides some continuity with similar parcels to the west and east that were not covered by this Referral.

The key constraints associated with AOD JD3 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure JD3-1 provides an aerial photo showing the boundaries of the AOD, Figure JD3-2 identifies steep slope areas, Figure JD3-3 identifies wetlands, JD3-4 identifies critical biological resource areas, and Figure JD3-5 identifies important agricultural lands.

Revisions Required to Goals and Policies

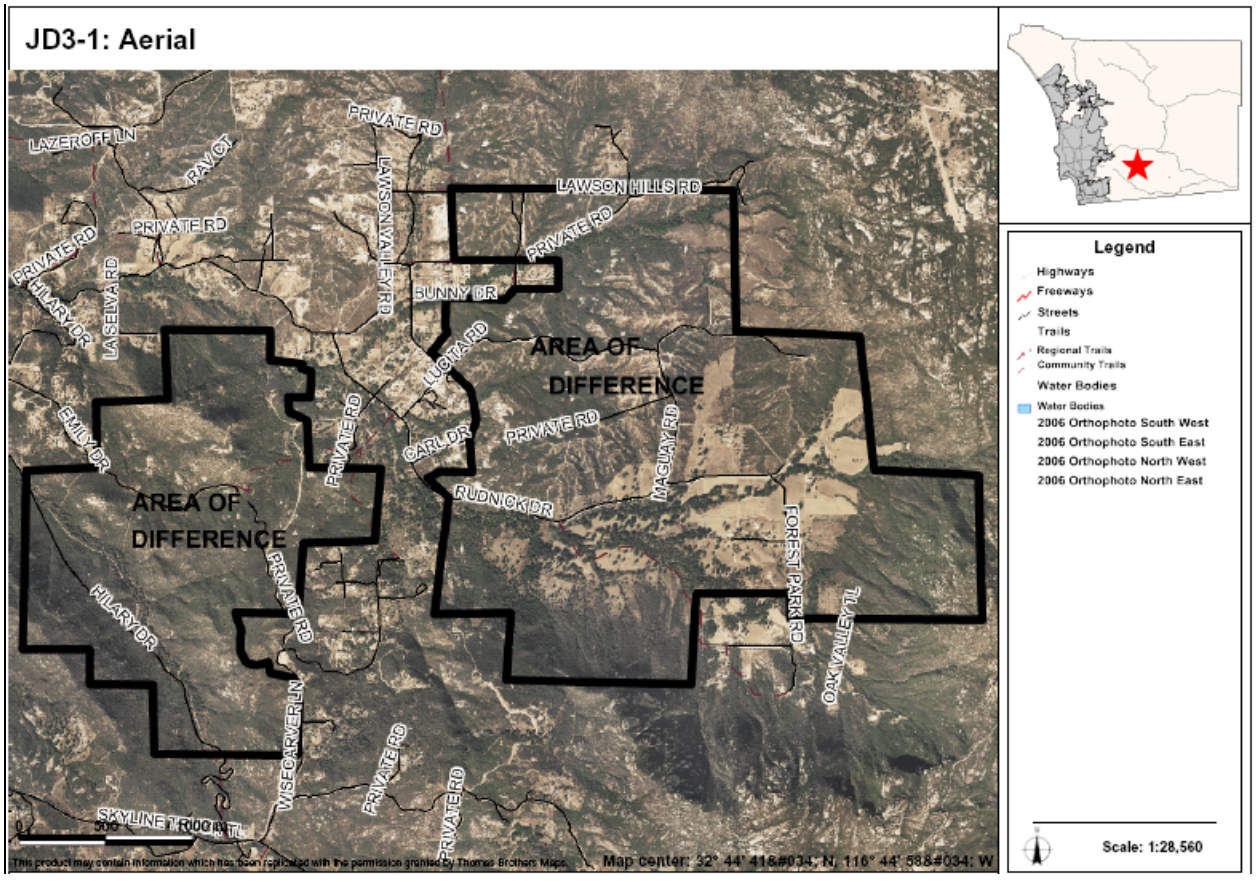
None

AREAS OF DIFFERENCE

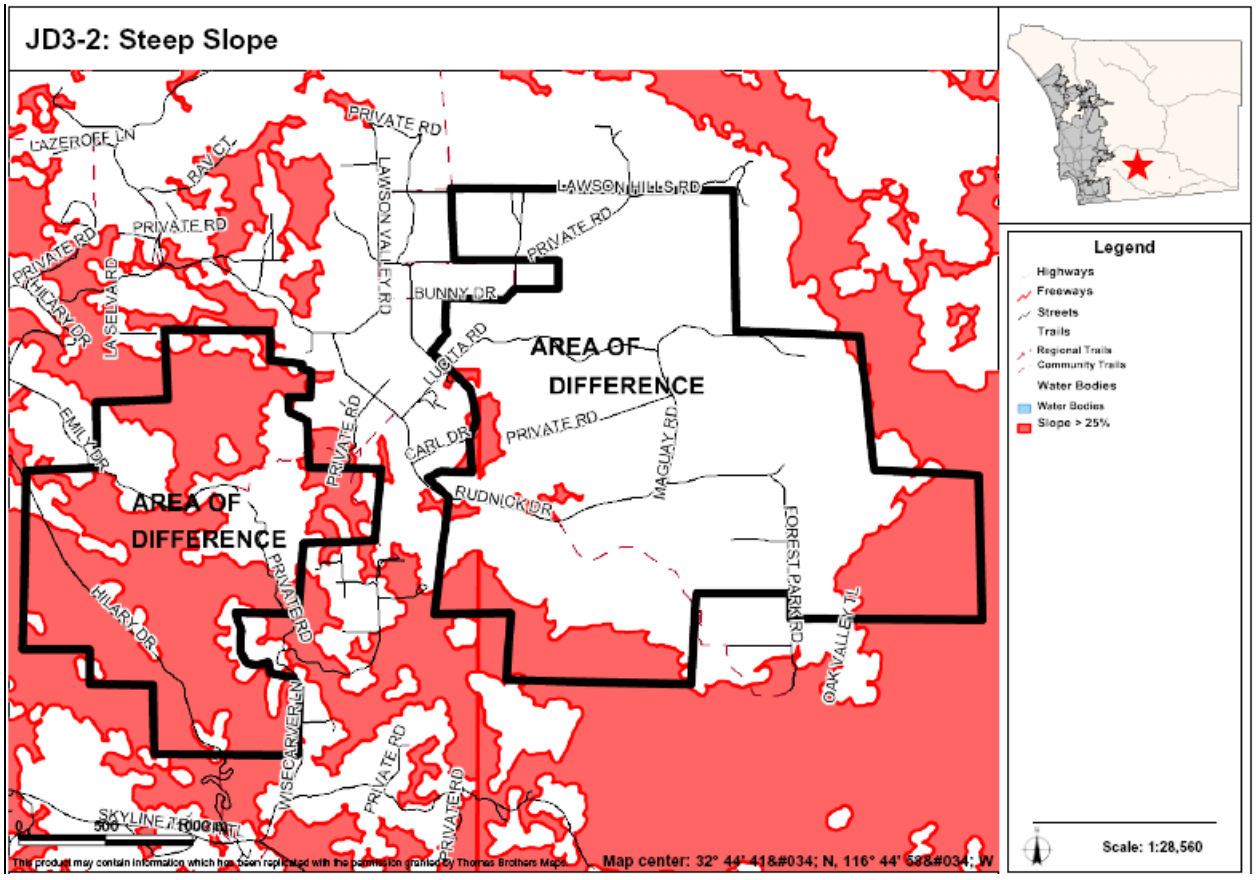
JD3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

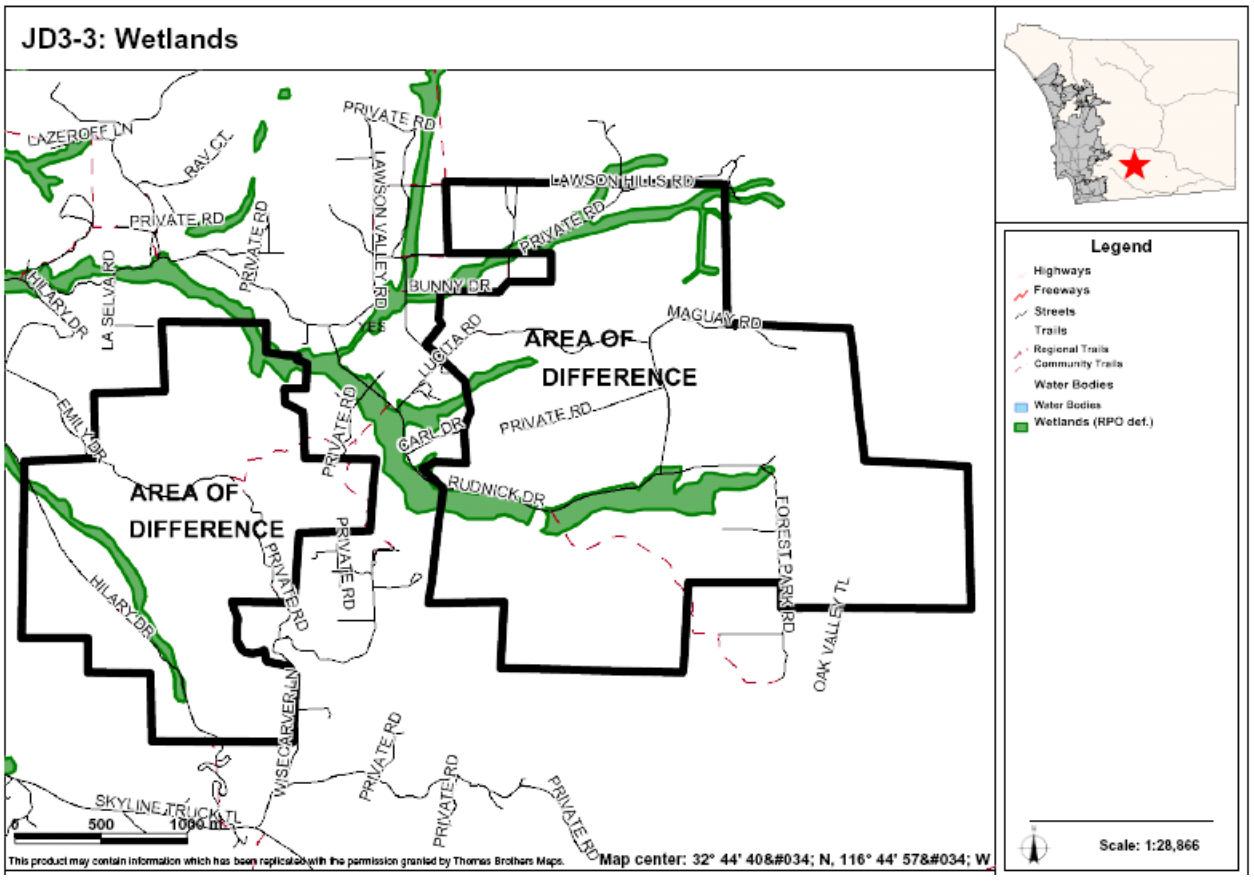
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

JD3-1: Aerial

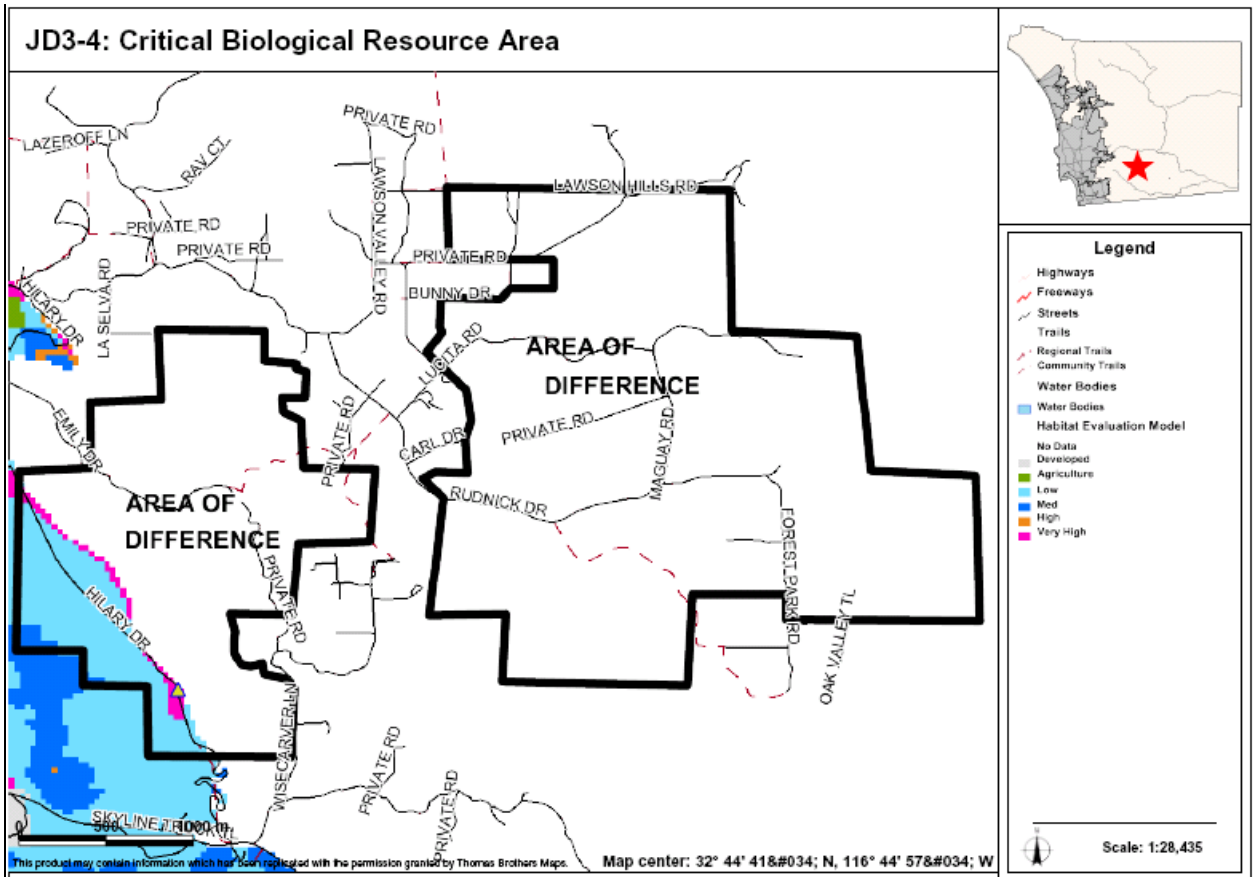


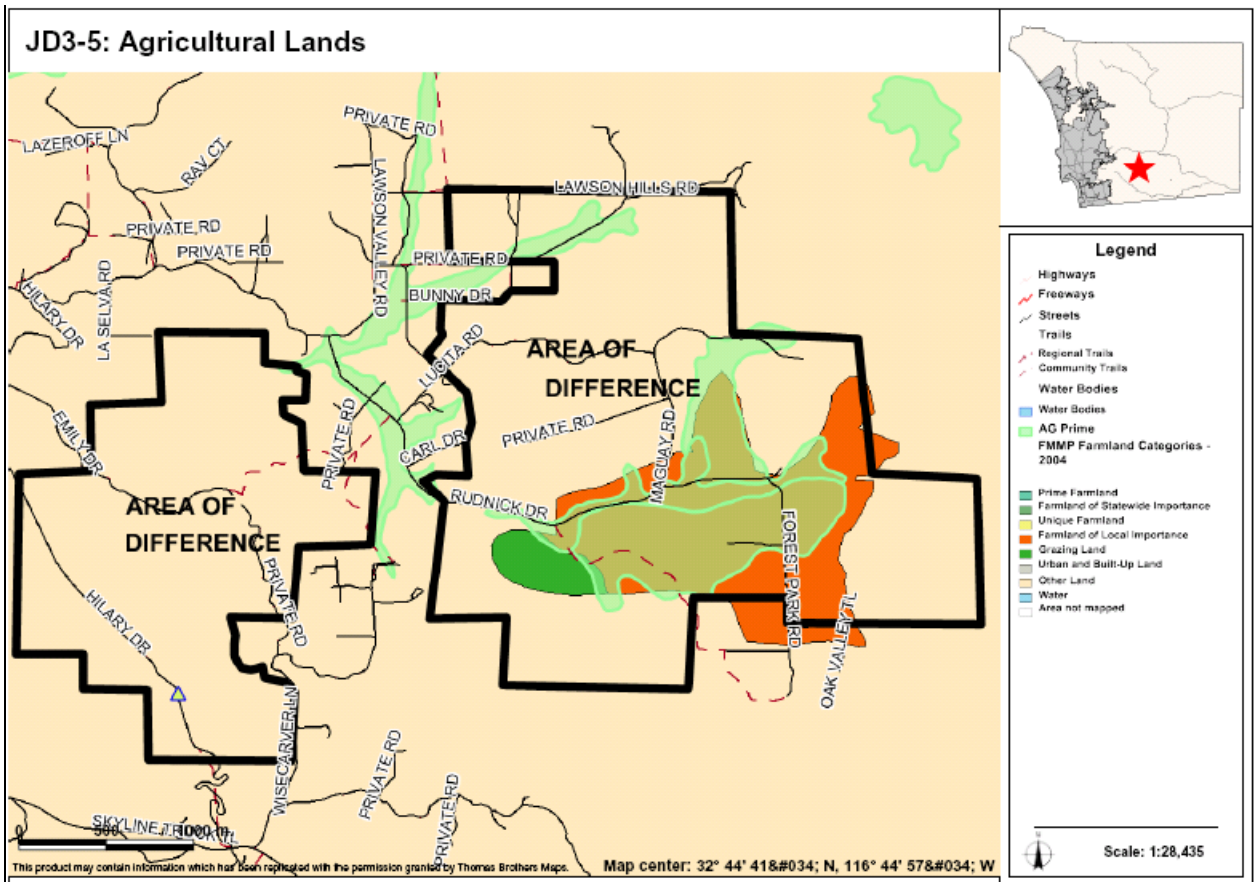
AREAS OF DIFFERENCE



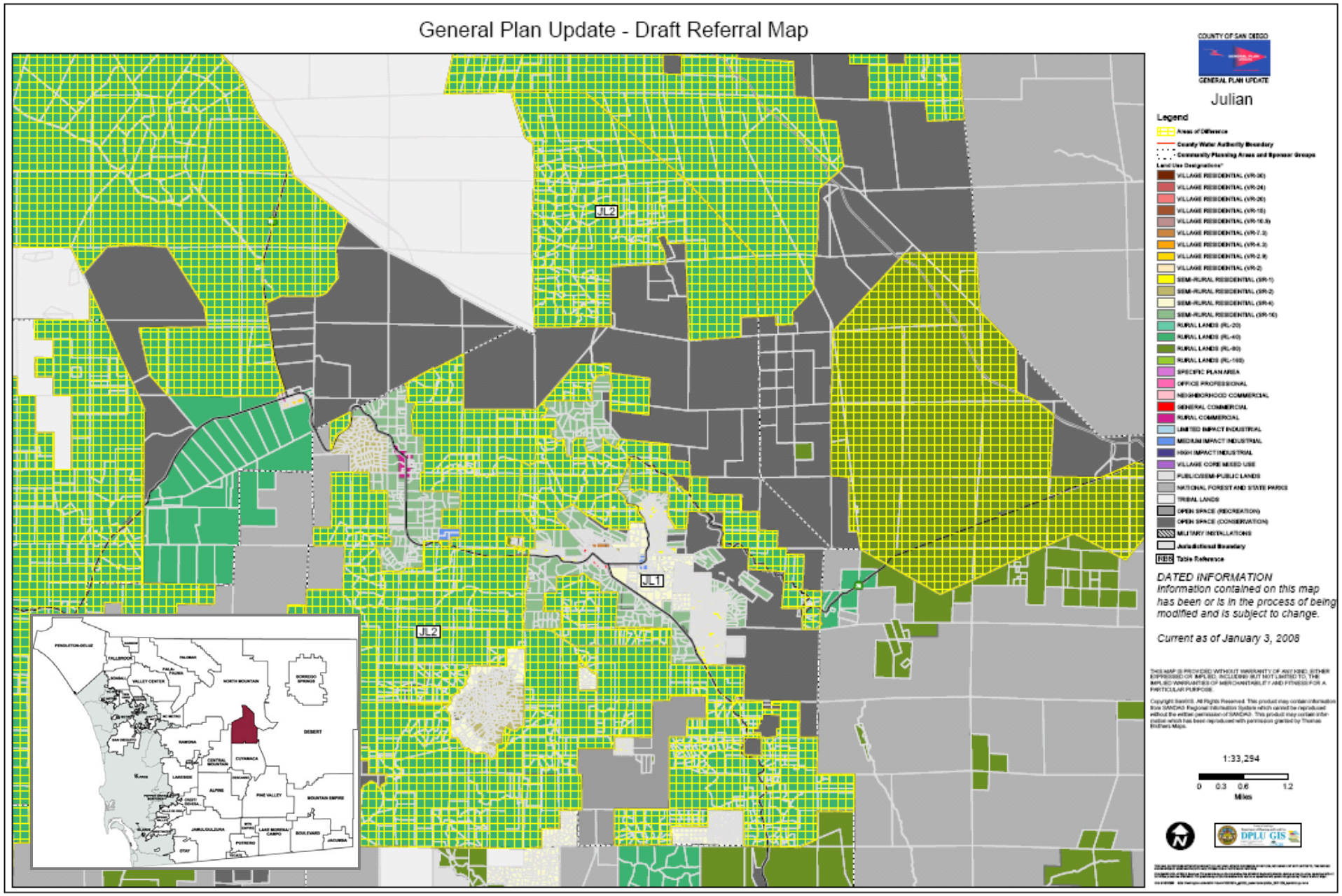


AREAS OF DIFFERENCE





Julian CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

JL1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: [160,162, other lands] Location/Description: • 344 ac (41 parcels) • Outside CWA boundary • Located throughout Julian with portions of the AOD north of Whispering Pines, south of SR-78, and in Harrison Park Existing General Plan: (20) 1 du/ 40 ac (18) 1 du/ 4, 8, 20 ac (19) 1 du/ 2 or 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: Undeveloped land, rural residential, agriculture, some commercial recreational and minimal group quarters residential. Bounded mostly by the Cleveland National Forest, and a mixture of undeveloped, rural residential, and agriculture.	Other: N/A		CPG Recommendation: RL-40

Discussion

This AOD covers numerous larger parcels that are generally in the vicinity of the town of Julian, but it also extends north, east, and south of the town to areas generally along the highways. Many of these parcels contain agricultural uses, steep slopes, and sensitive habitat. Many of them are also remote and lack services. The three General Update Maps represent three general approaches to these parcels. The Referral Map would designate all of these parcels as RL-40. The Hybrid Map would designate those parcels closer to the highways and areas of increased density at RL-40. The Draft Land Use and Environmentally Superior Maps designate all of these parcels as RL-80. Many of the parcels within the JL1 area are already 40 acres or less and, therefore, under any scenario, further subdivision in the area would be limited.

The key constraints associated with AOD JL1 are steep slopes, wetlands, and agricultural lands. Figures JL1A-1, JL1B-1, JL1C-1 provide an aerial photo showing the boundaries of the AOD, Figures JL1A-2, JL1B-2, JL1C-2 identify steep slope areas, Figure sJL1A-3, JL1C-3 identify wetlands, Figures JL1A-4, JL1B-3, JL1C-4 identify important agricultural lands.

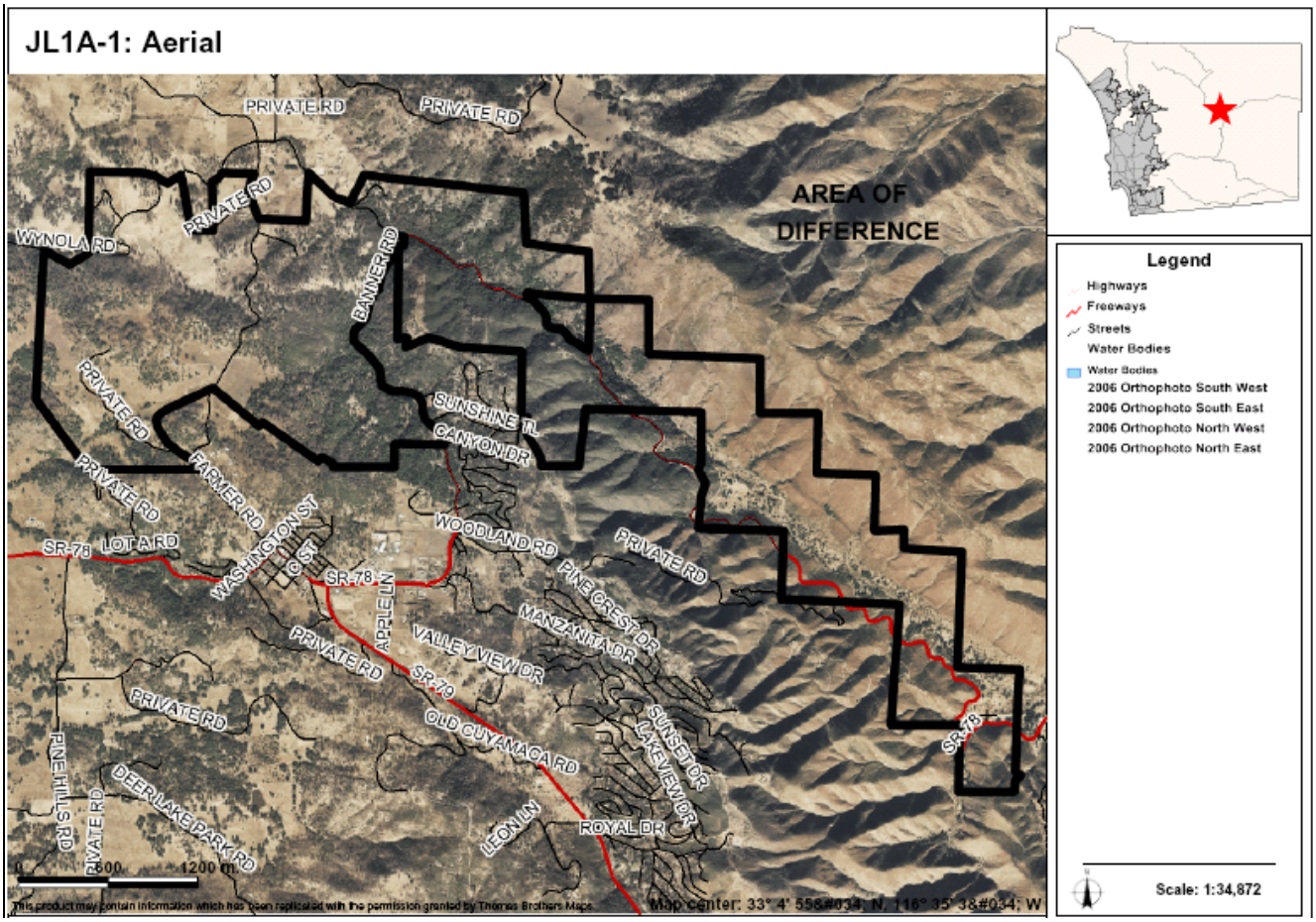
Potential Conflicts with Goals and Policies

None

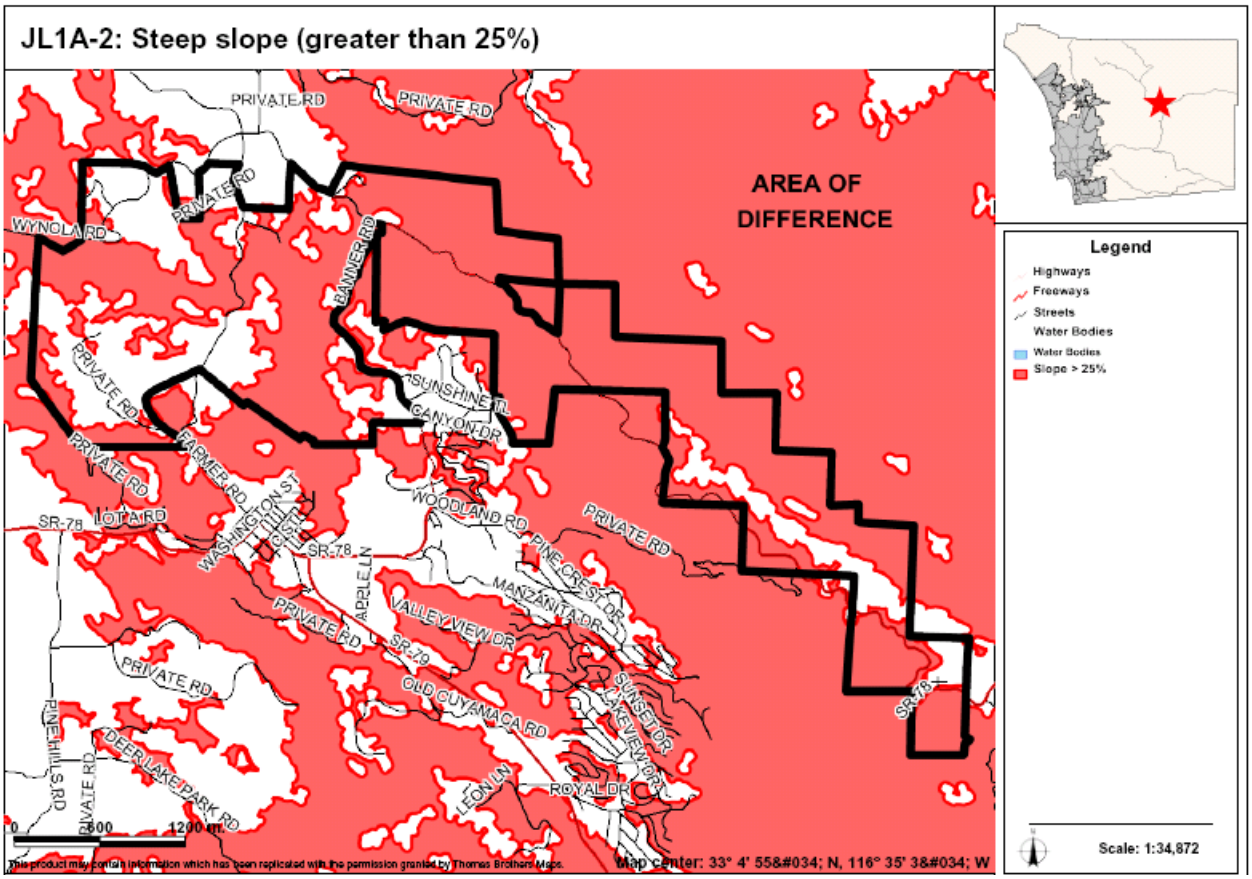
AREAS OF DIFFERENCE

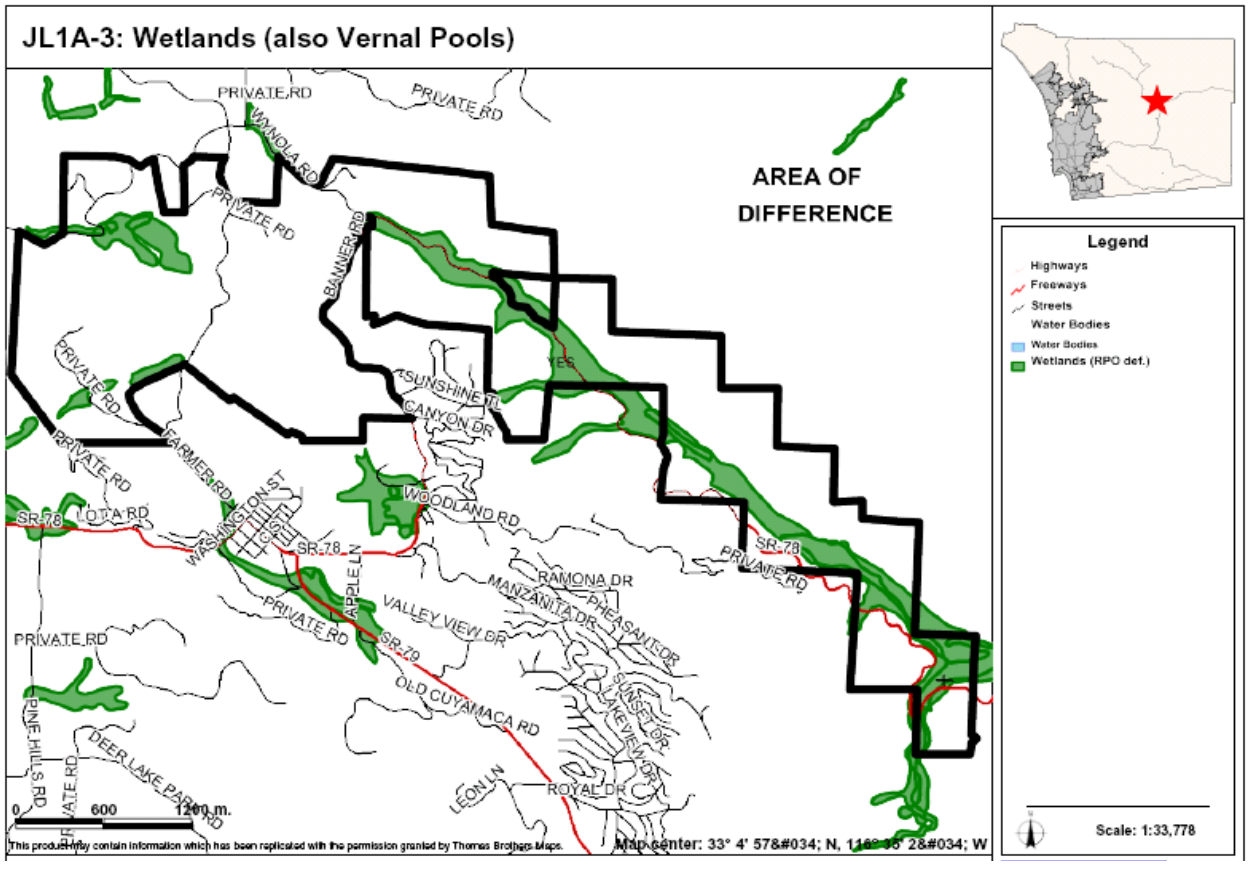
JL1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	■	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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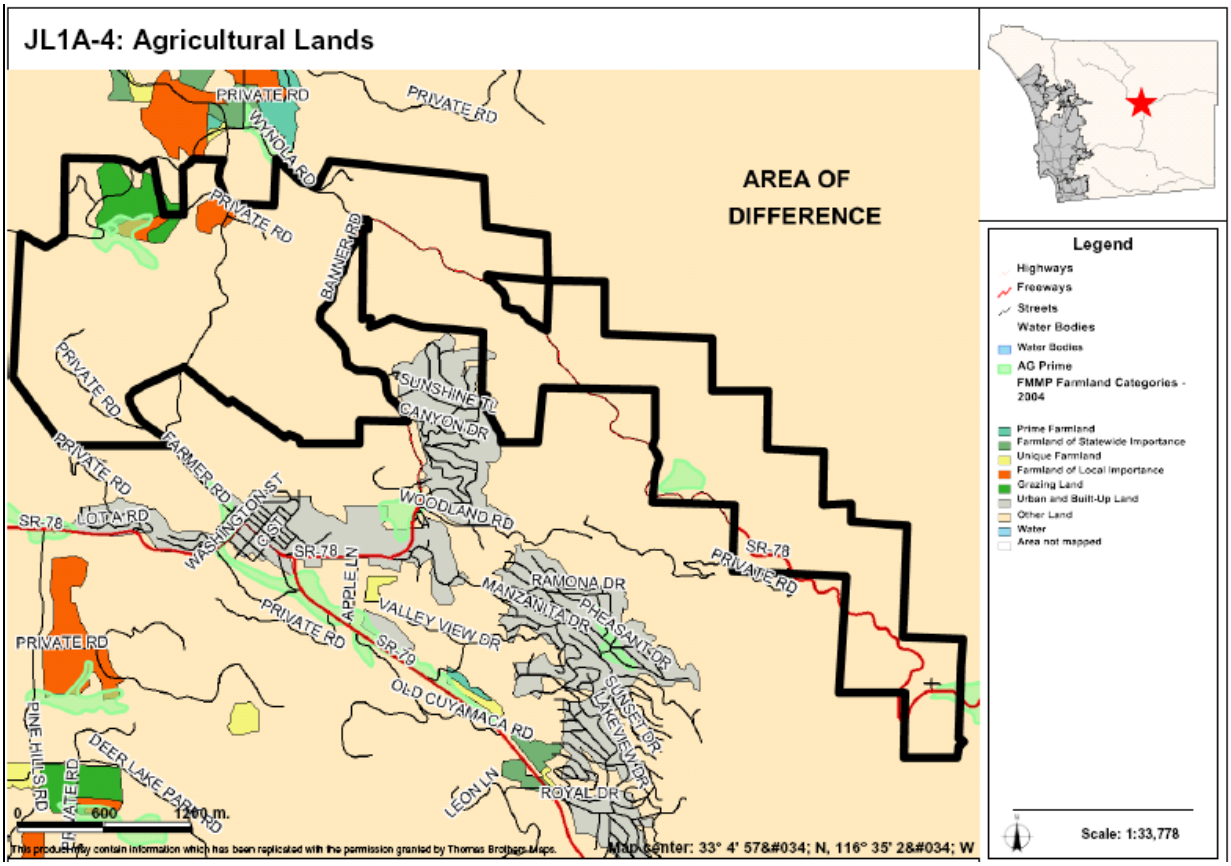

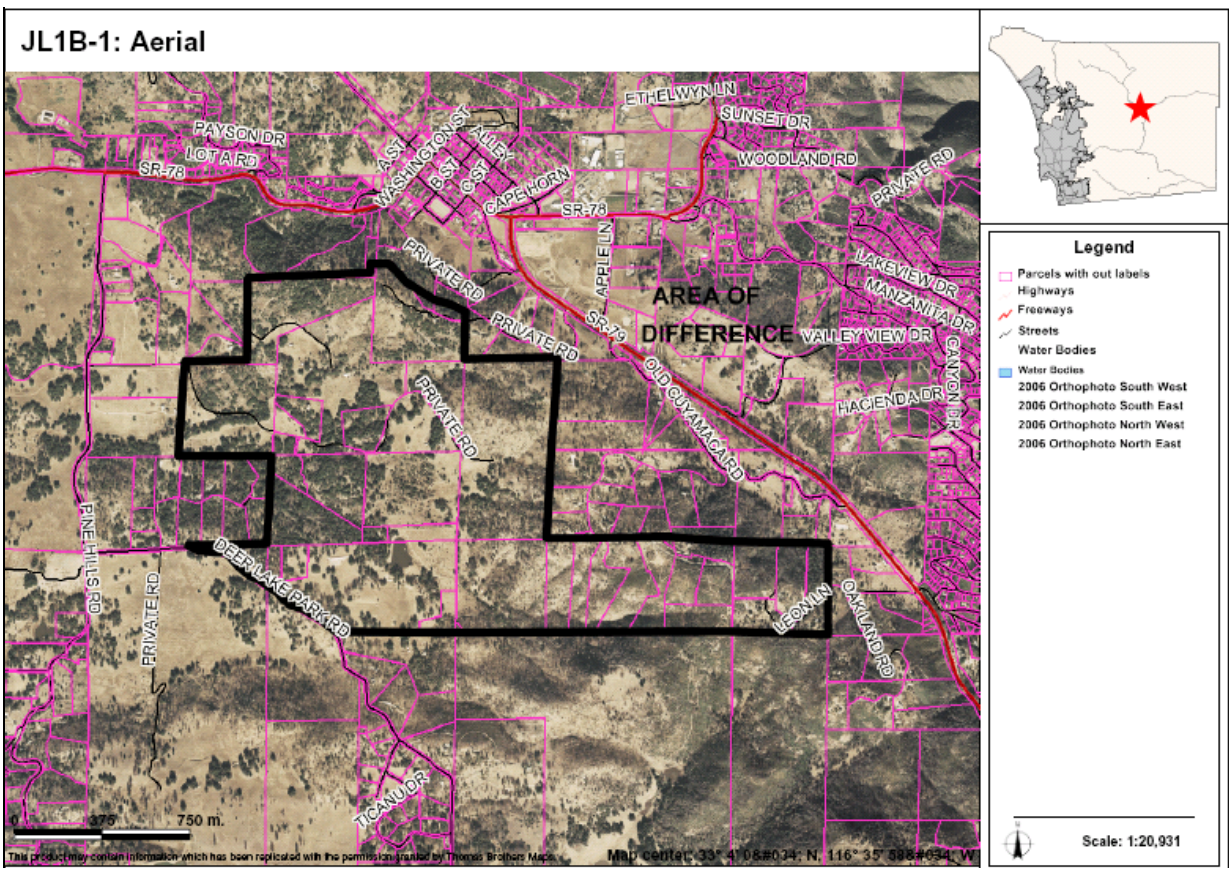

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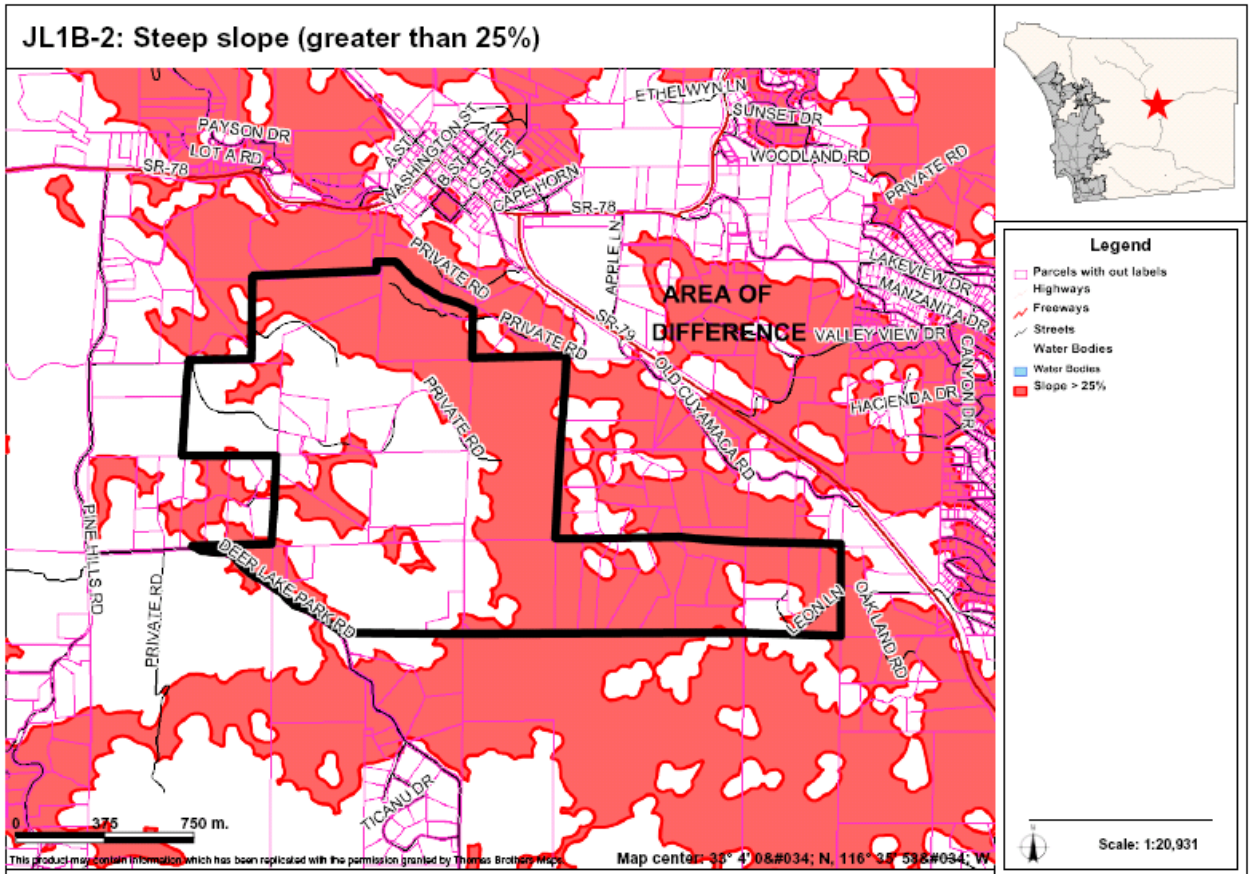

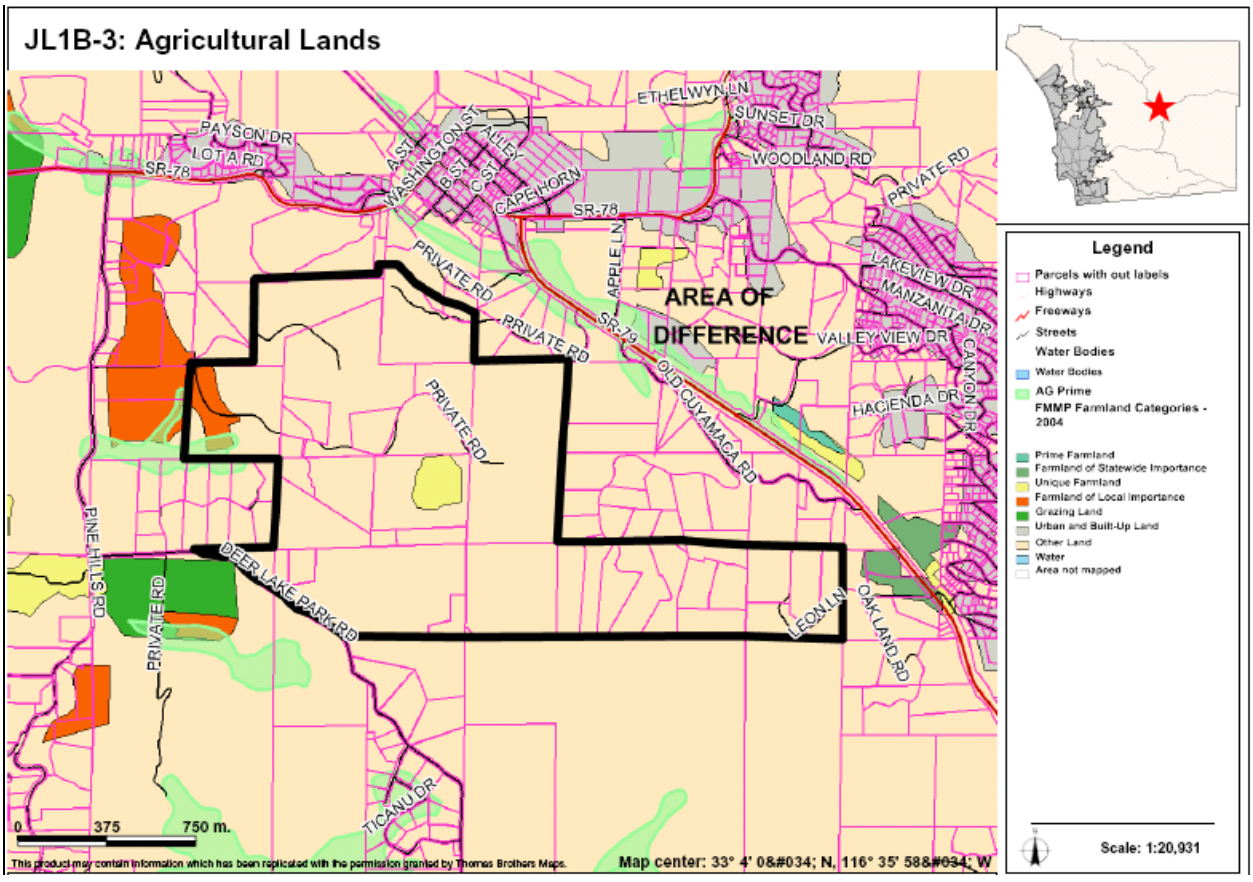

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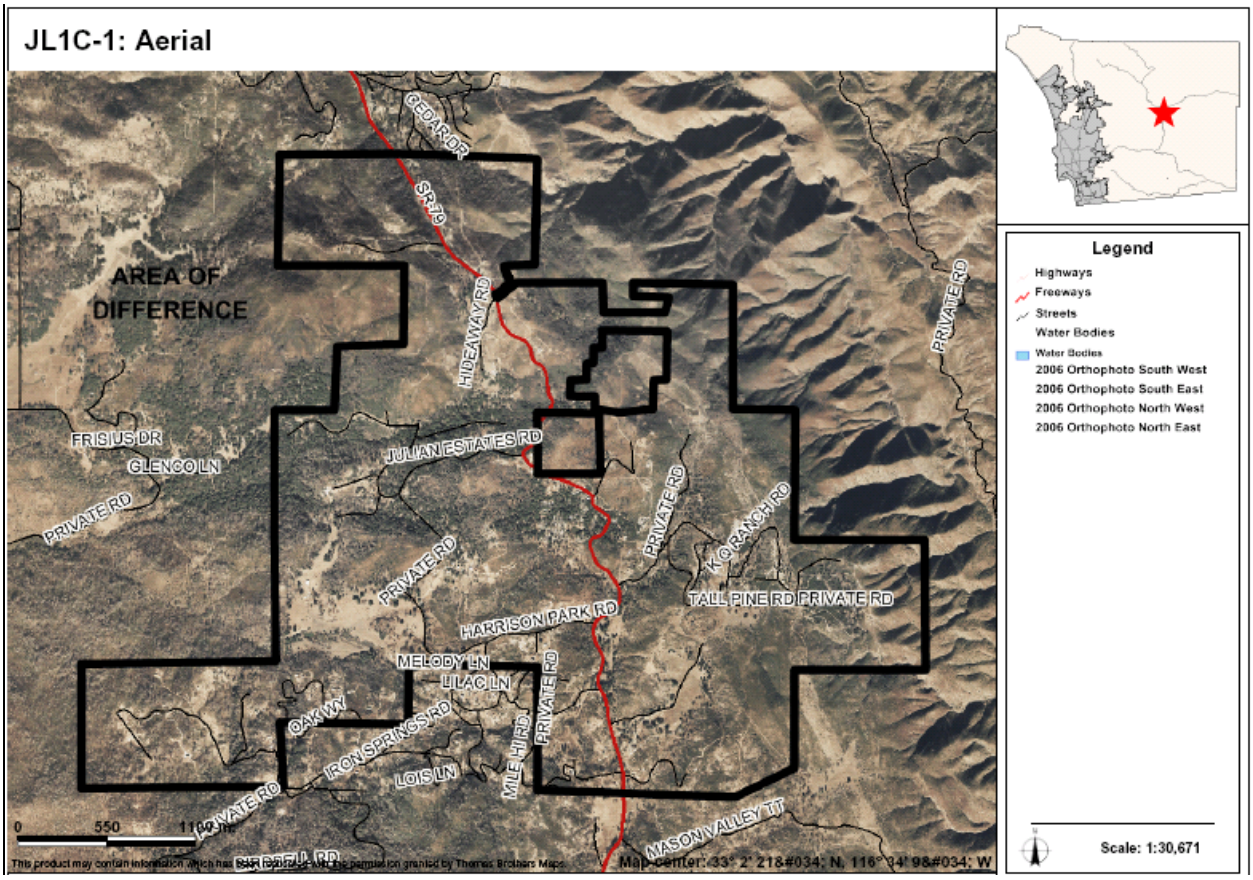

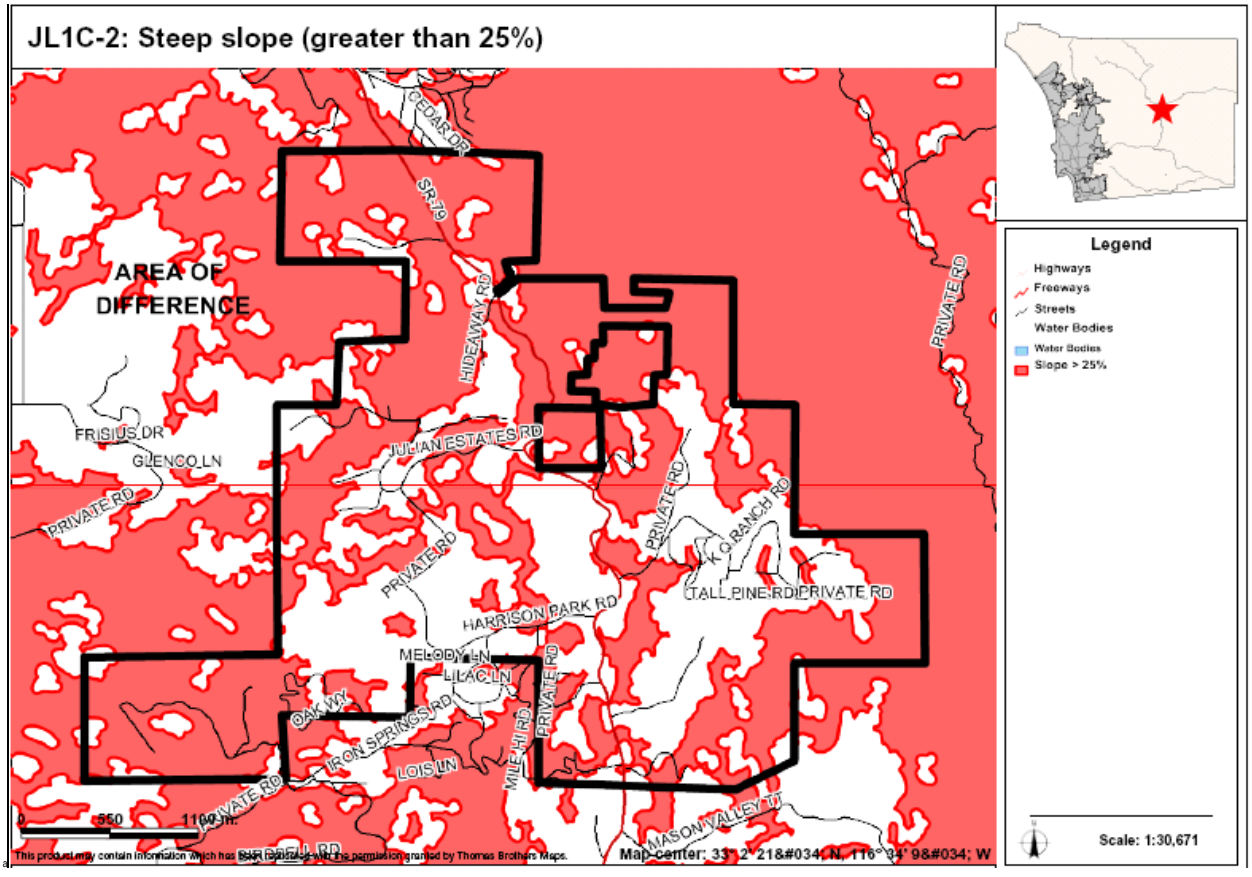

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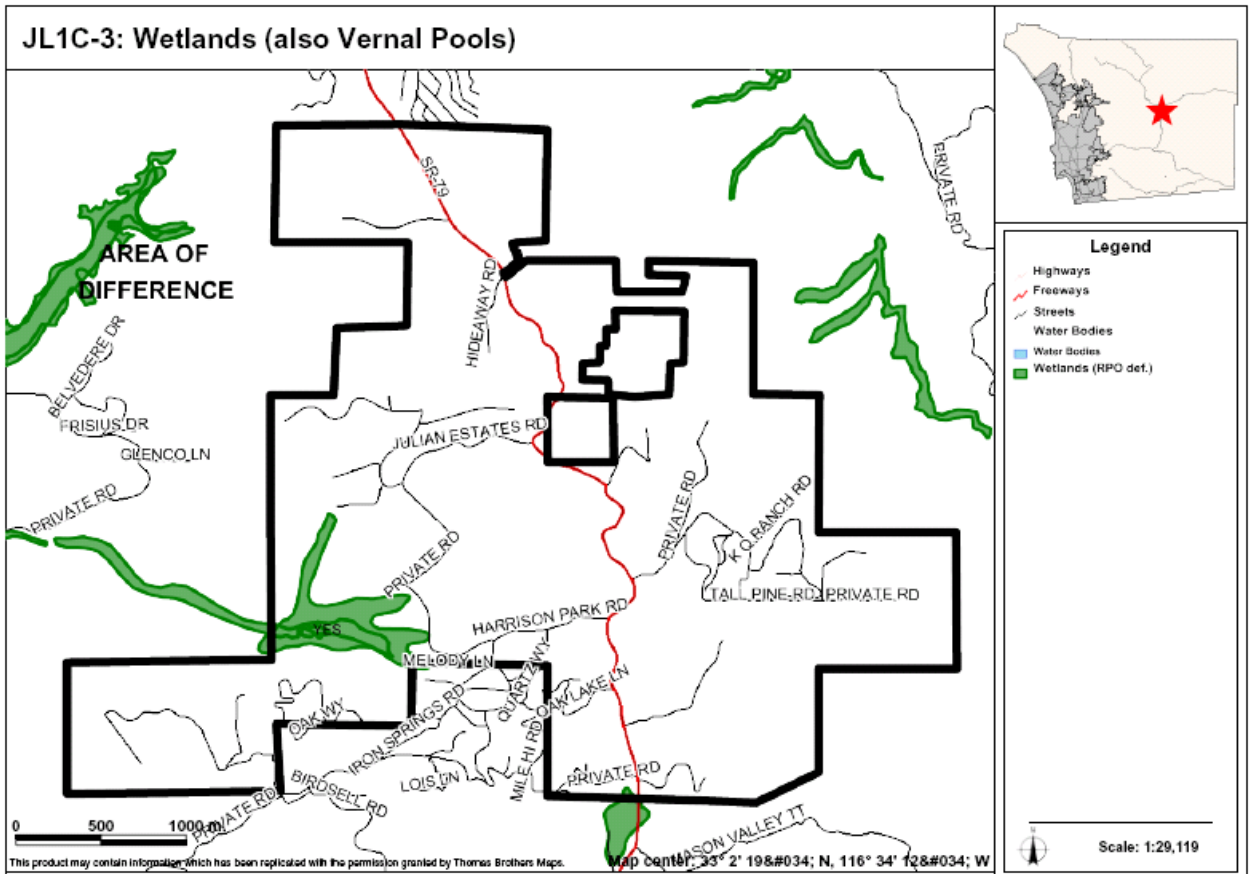
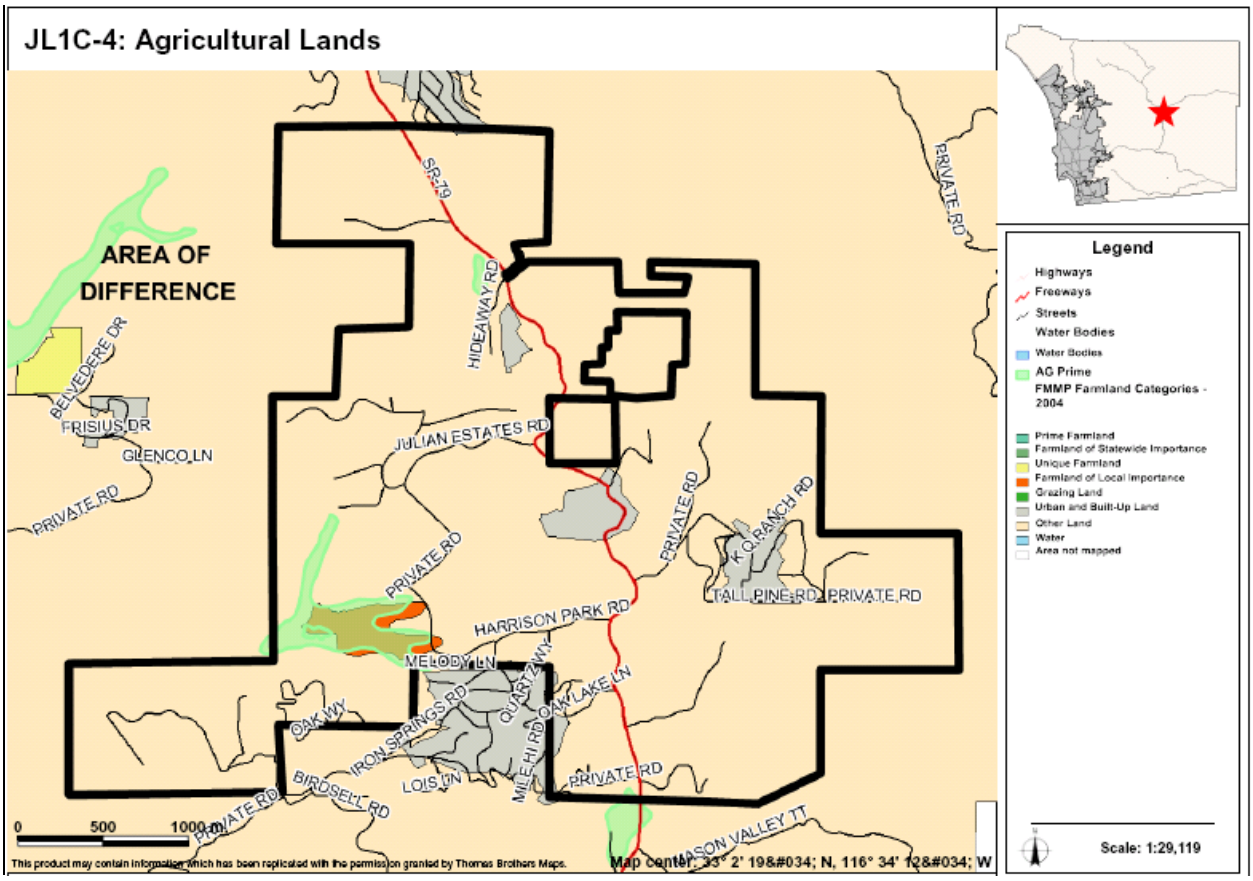




AREAS OF DIFFERENCE

JL2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 28,615 ac (1,178 parcels) • Outside CWA boundary • Located throughout Julian with portions located in and around the Cleveland National Forest, Wynola, and the Volcan Mtn. Wilderness Preserve	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	◒	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80
	Critical Biological Resource Areas	○	
Existing General Plan: (20) 1 du/ 40 ac (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	◒	
Context: This AOD includes mostly undeveloped land, rural residential, agriculture, some commercial recreational (high and low), and extractive industry. Bounded mostly by vacant/undeveloped land, rural residential, agriculture, and preserves.	Other: N/A		CPG Recommendation: RL-40

Discussion

JL2 covers the remainder of these larger remote parcels that are located in remote mountains in the northern and southeastern portions of the planning area. JL2 also includes the remote mountains to the north of the town of Julian (beyond the Santa Ysabel Open Space Preserve). There are a number of larger parcels that could divide under the RL40 designation and the RL-80 would substantially decrease the number of potential future subdivisions.

The key constraints associated with AOD JL2 are steep slopes, floodplains, wetlands, and agricultural lands. Figures JL2A-1, JL2B-1, JL2C-1 provide an aerial photo showing the boundaries of the AOD, Figures JL2A-2, JL2B-2, JL2C-2 identify steep slope areas, Figure JL2C-3 identifies floodplains and floodways, Figure JL2A-3, JL2B-3, JL2C-4 identify wetlands, and Figures JL2A-4, JL2B-4, JL2C-5 identify important agricultural lands.

Potential Conflicts with Goals and Policies

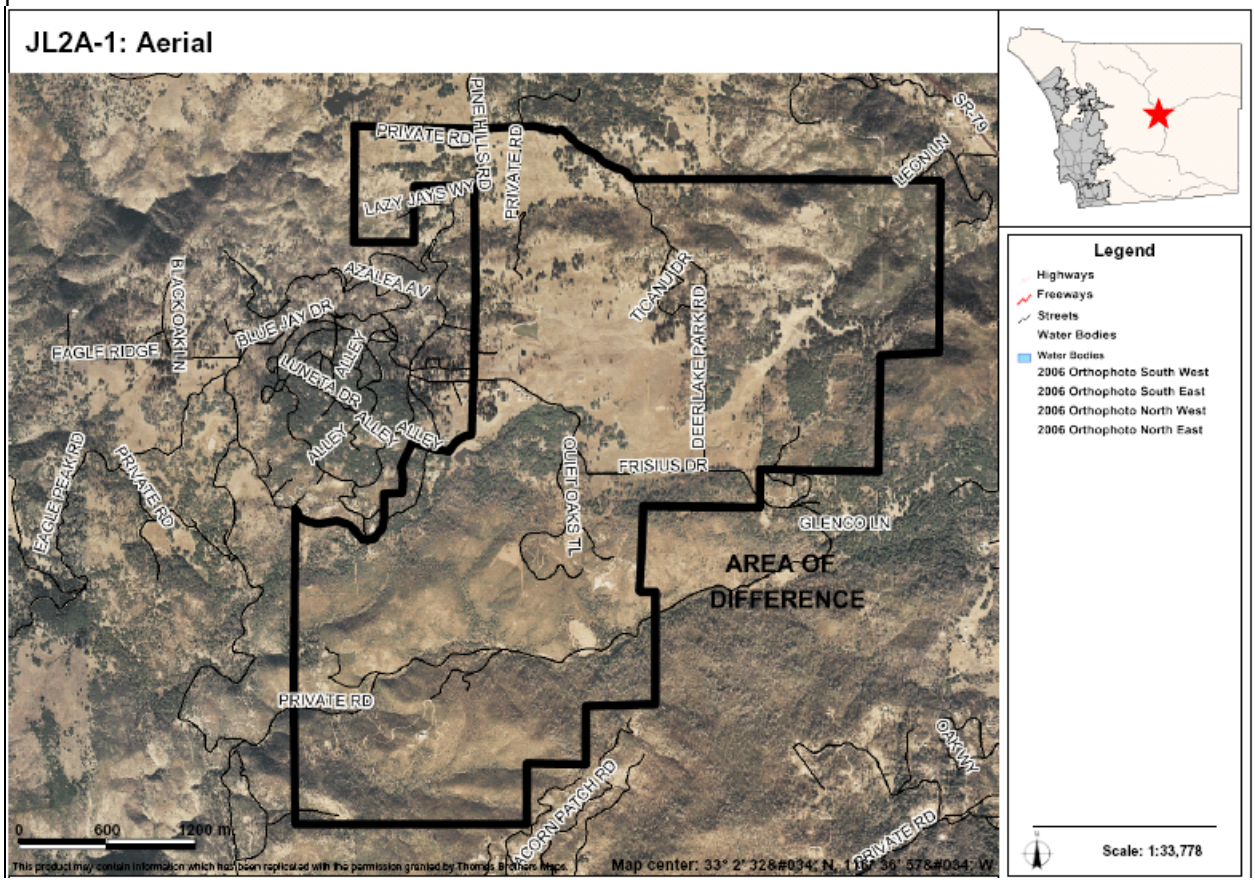
None

AREAS OF DIFFERENCE

JL2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

JL2A-1: Aerial



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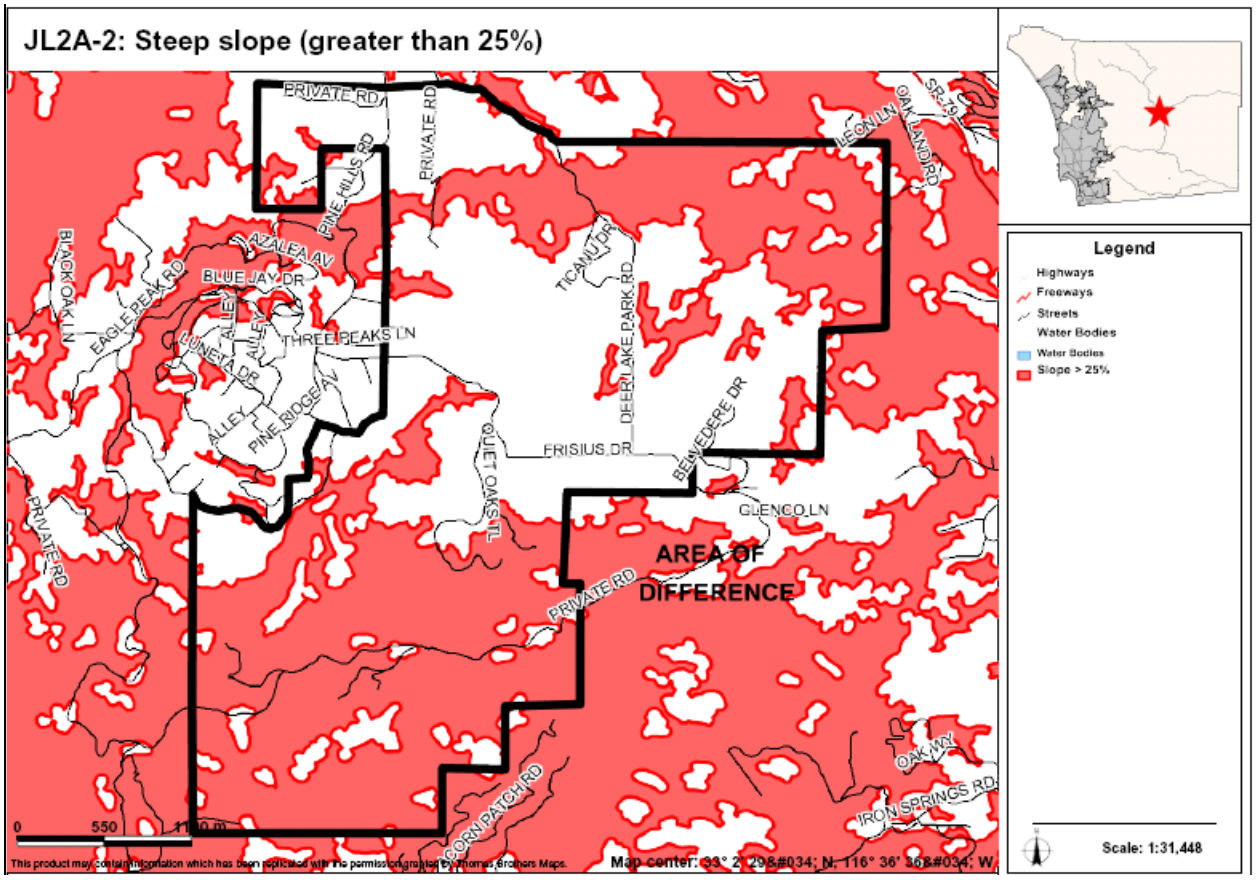

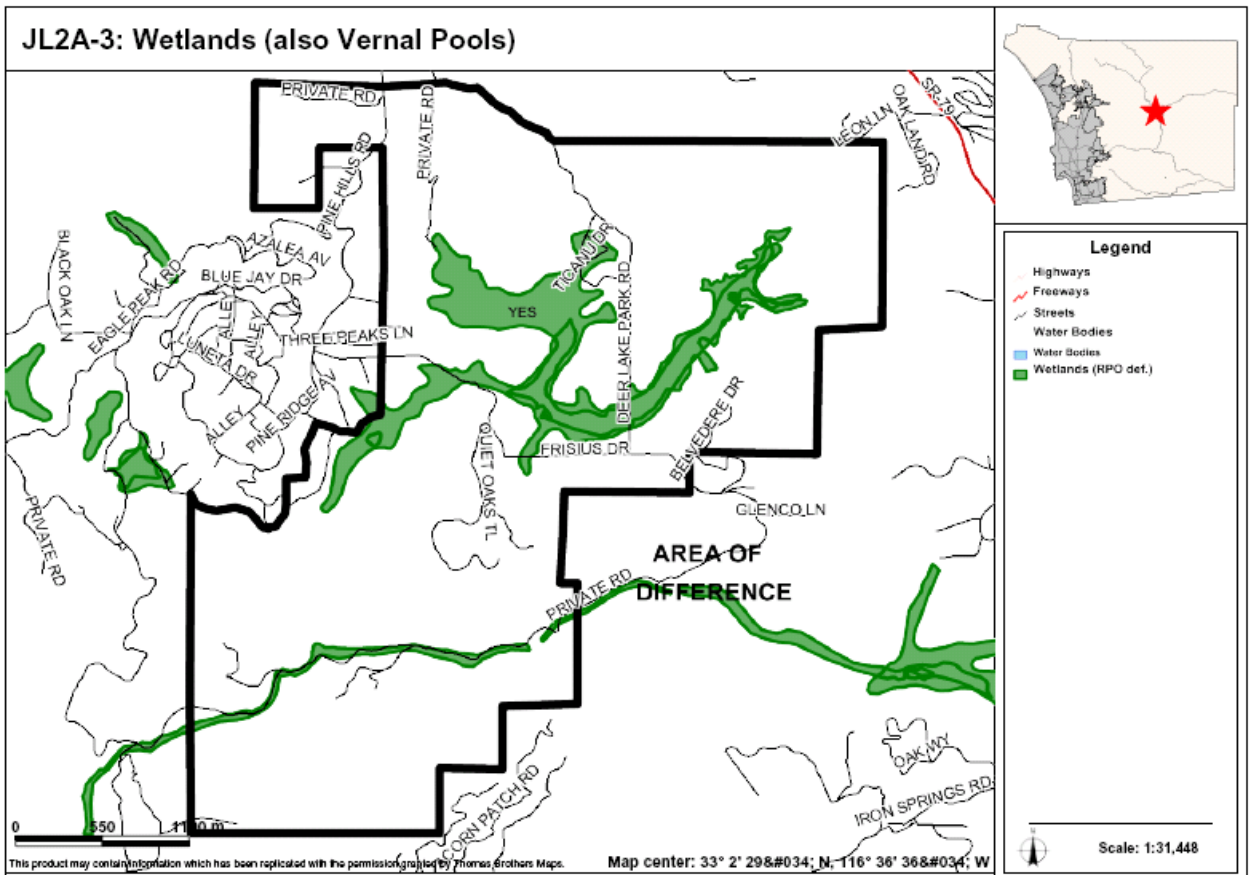

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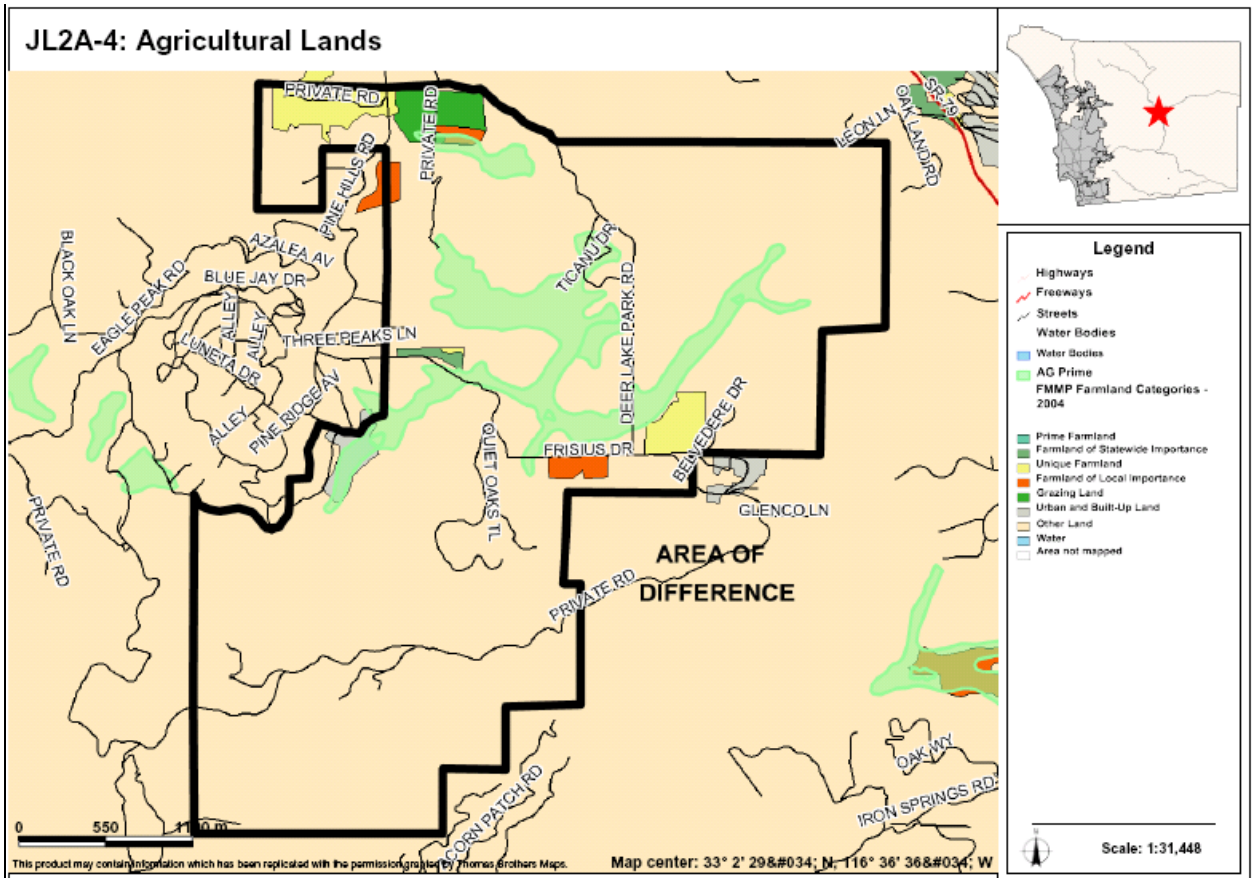

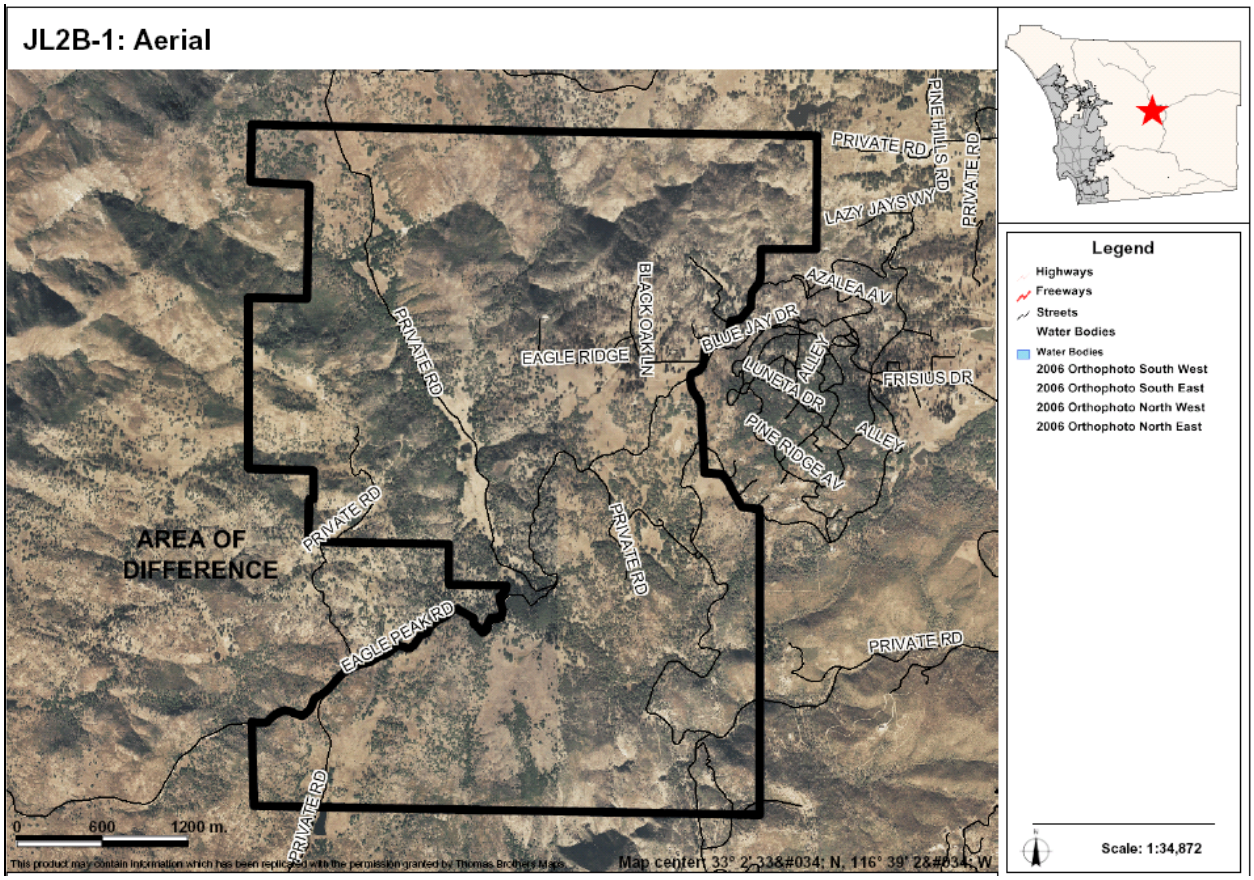

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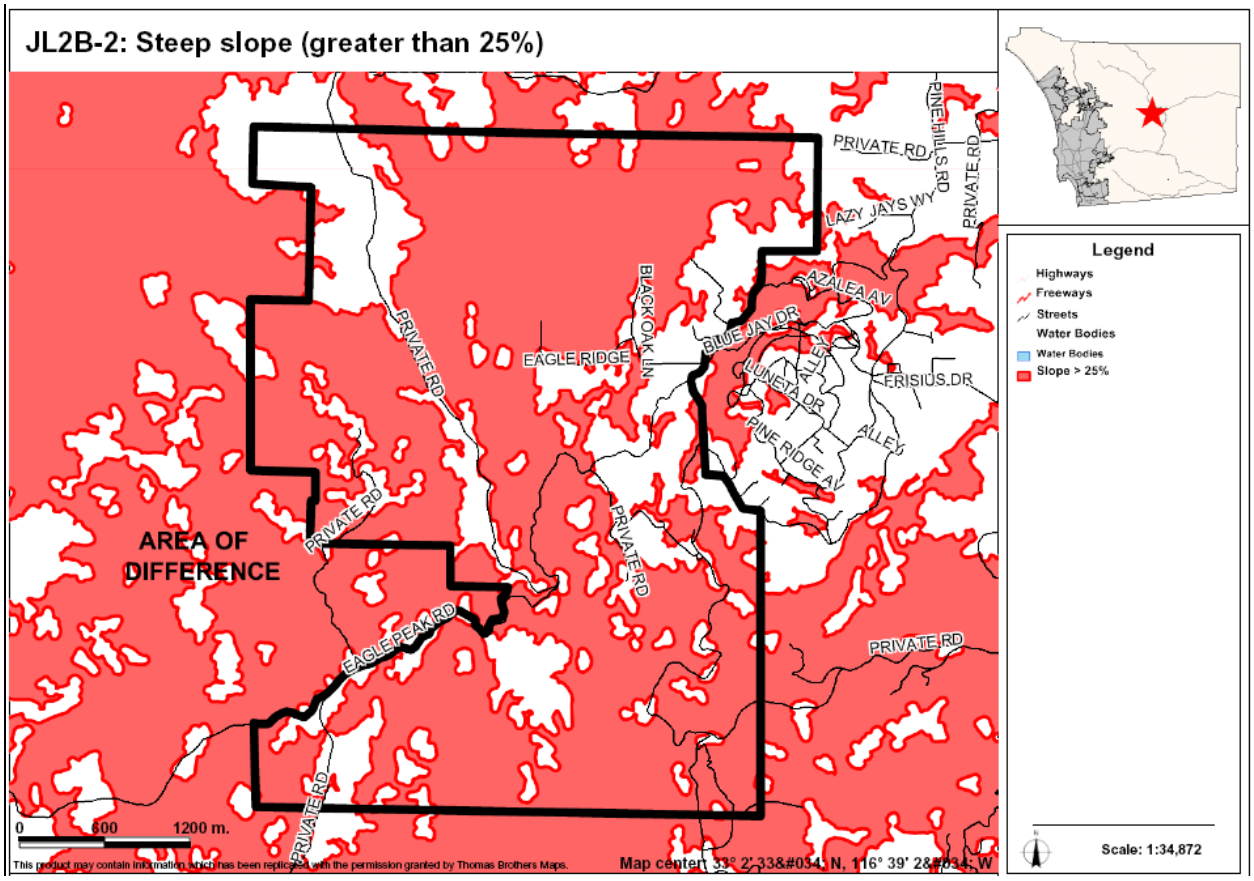

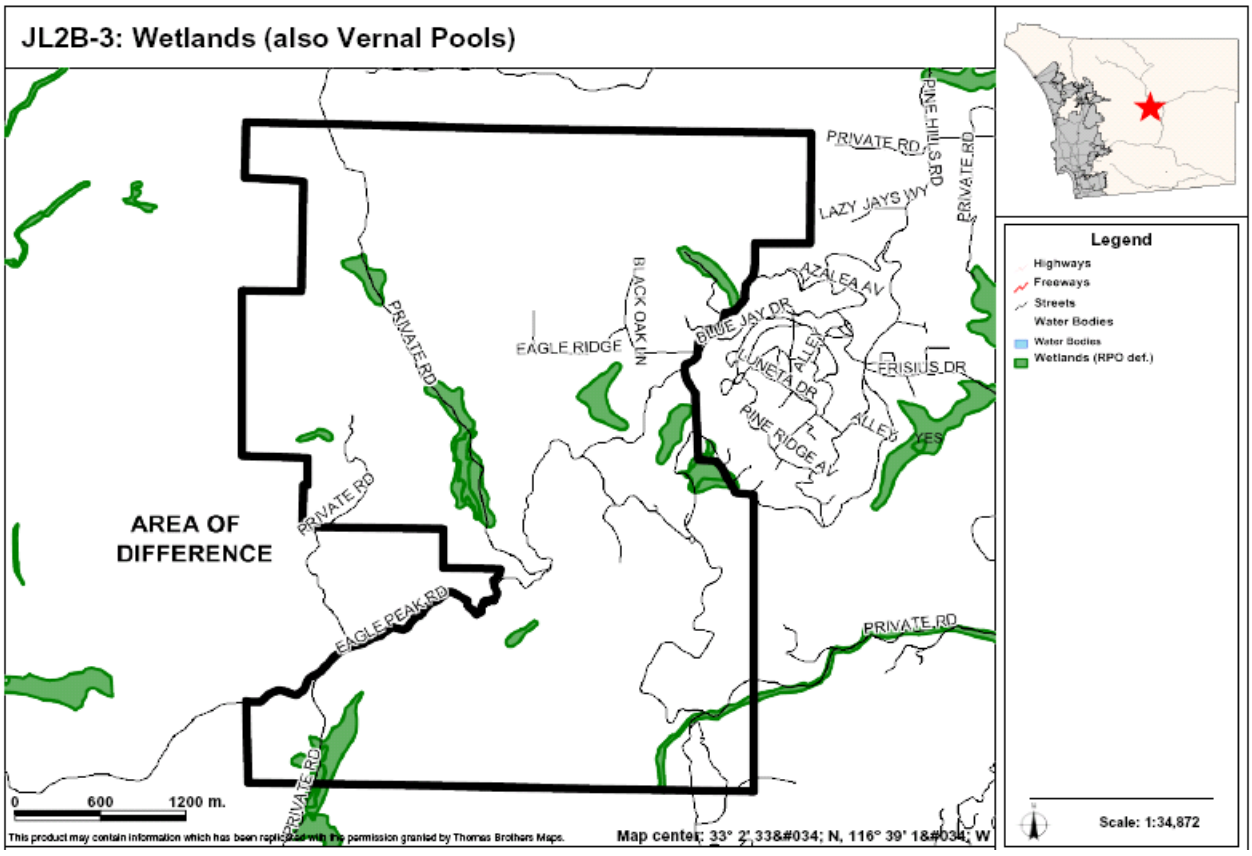

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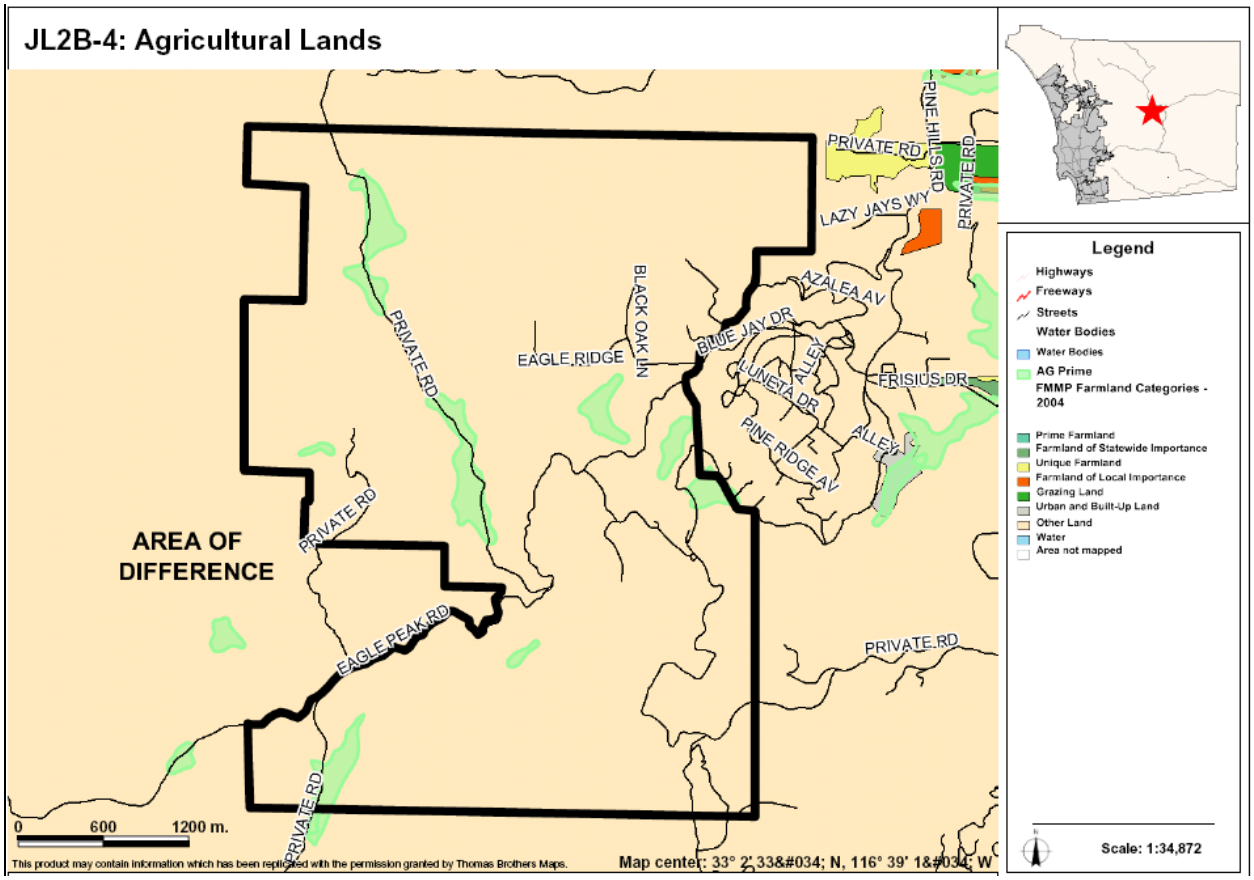

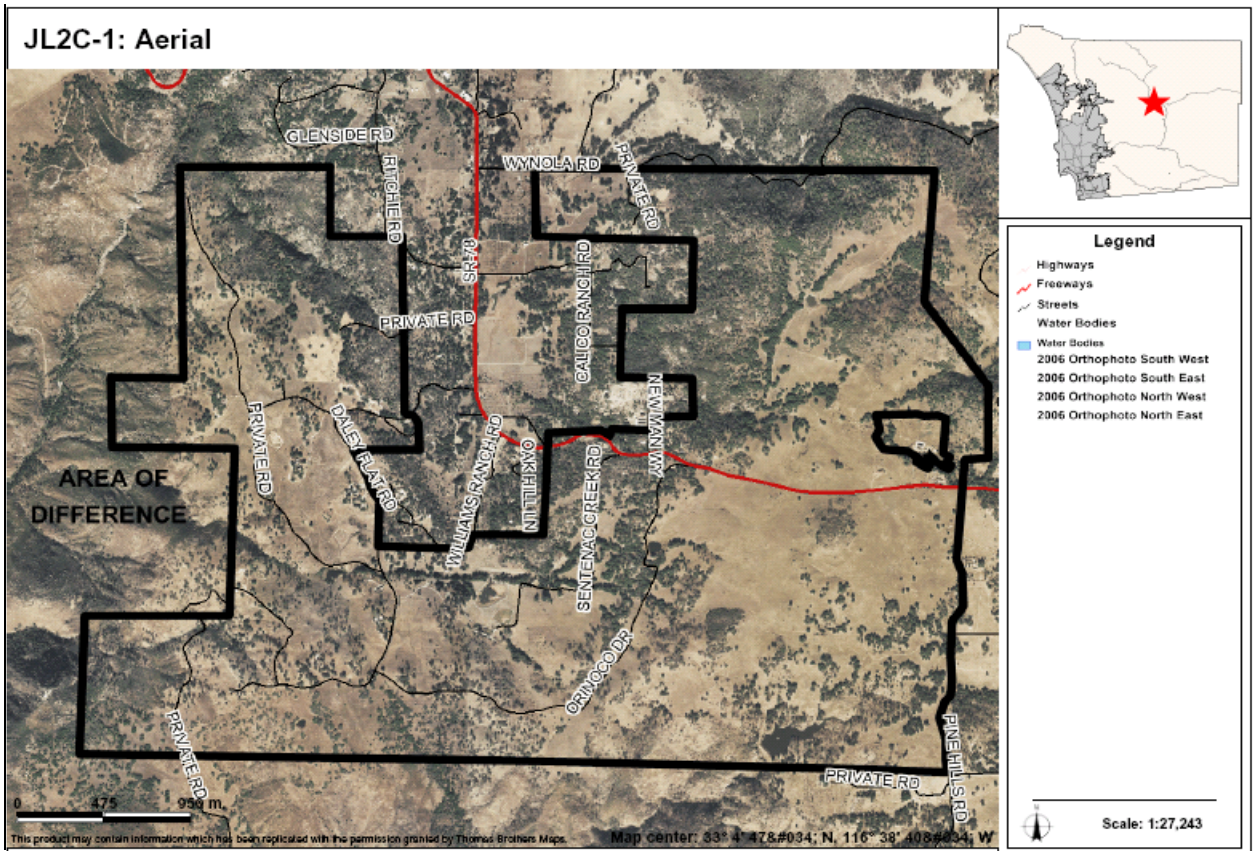

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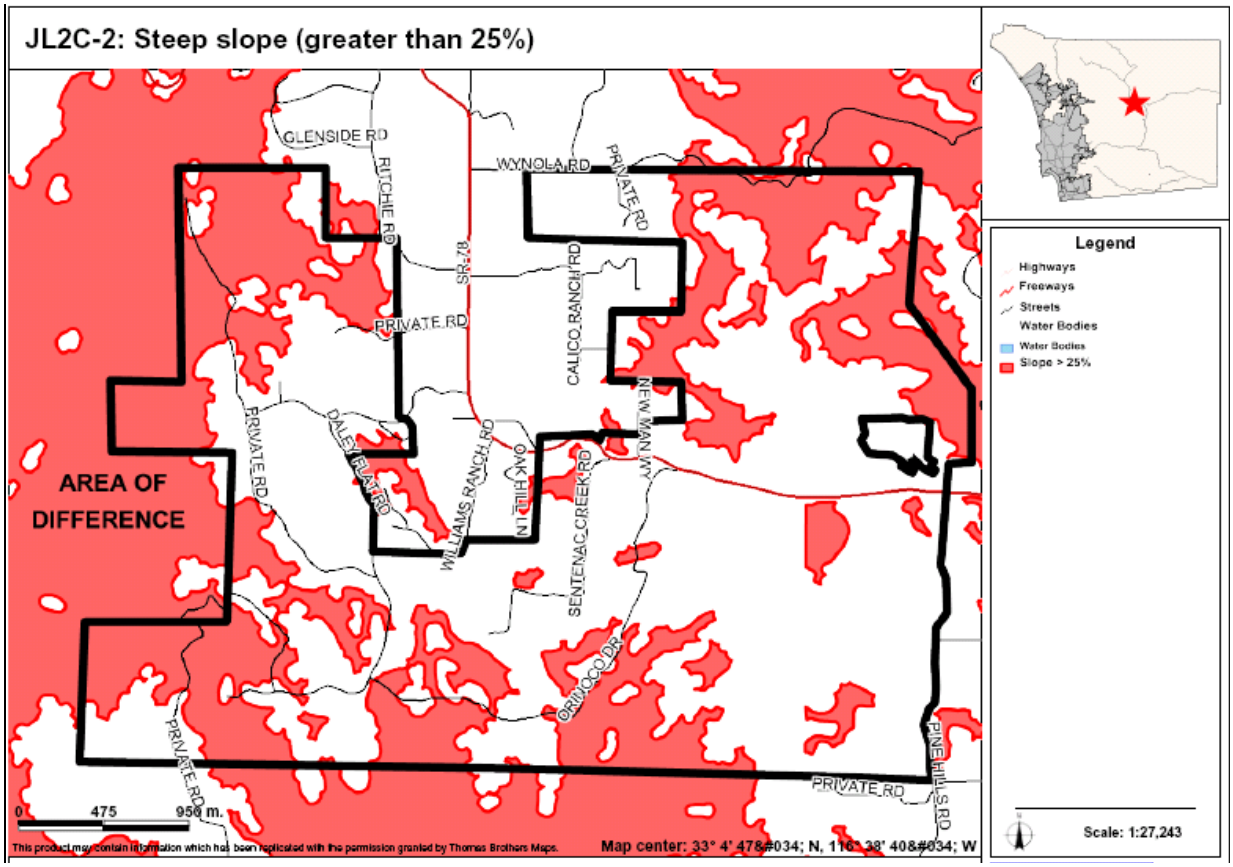

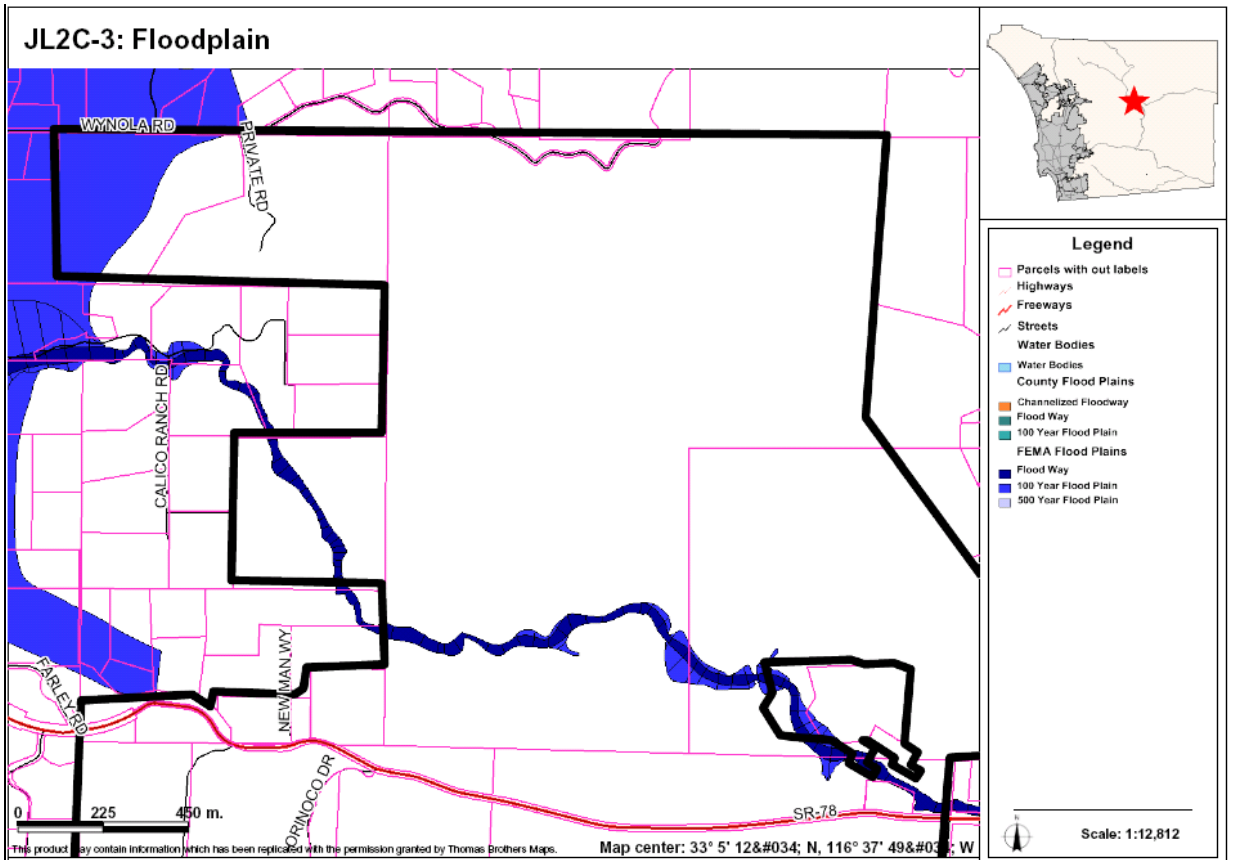

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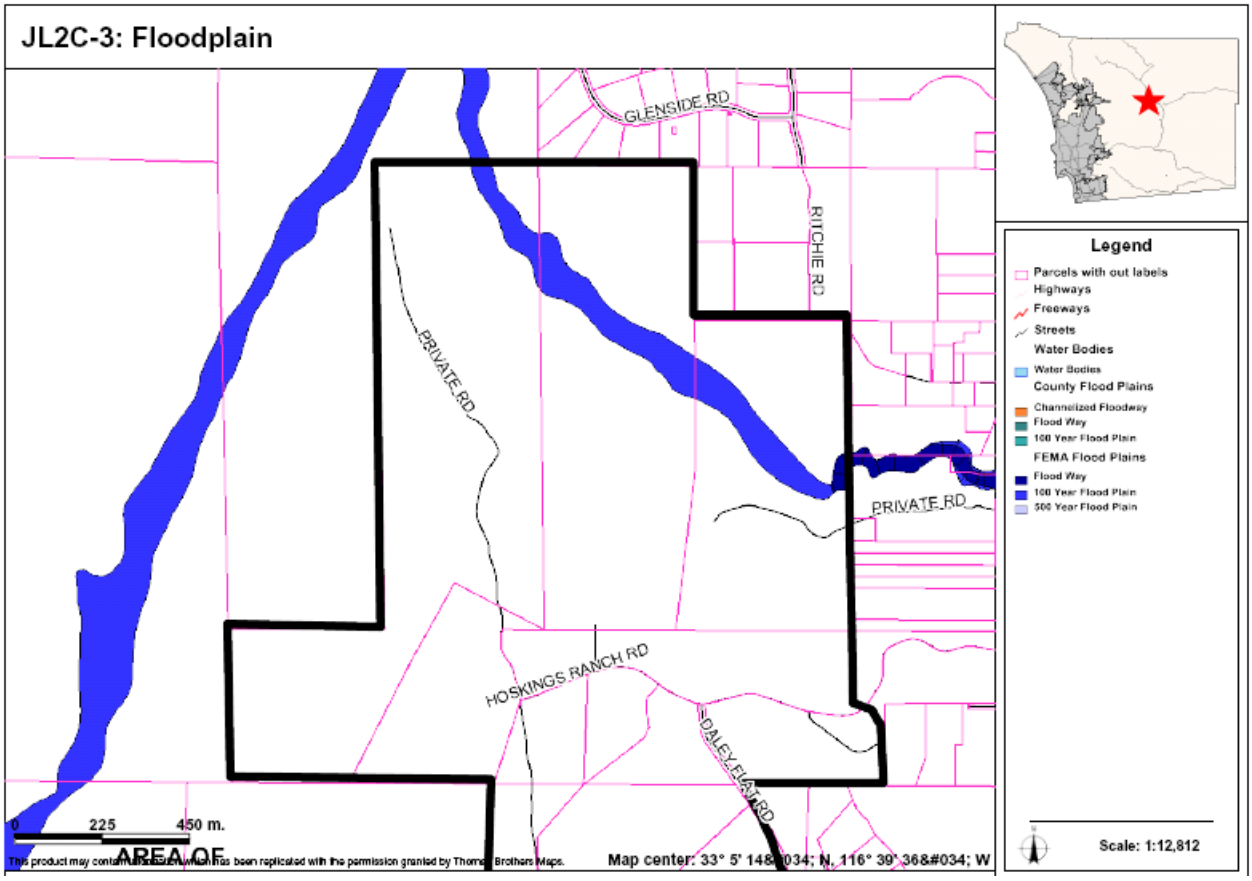

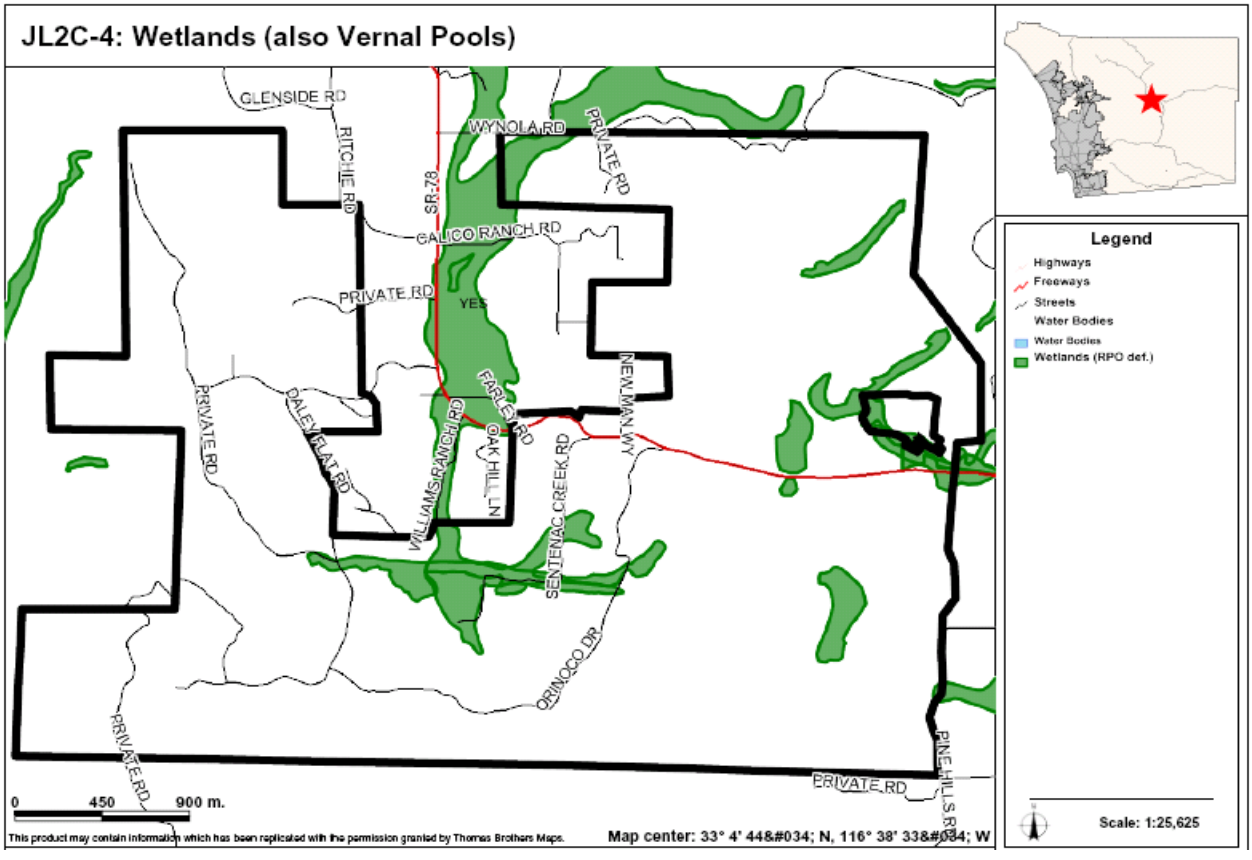

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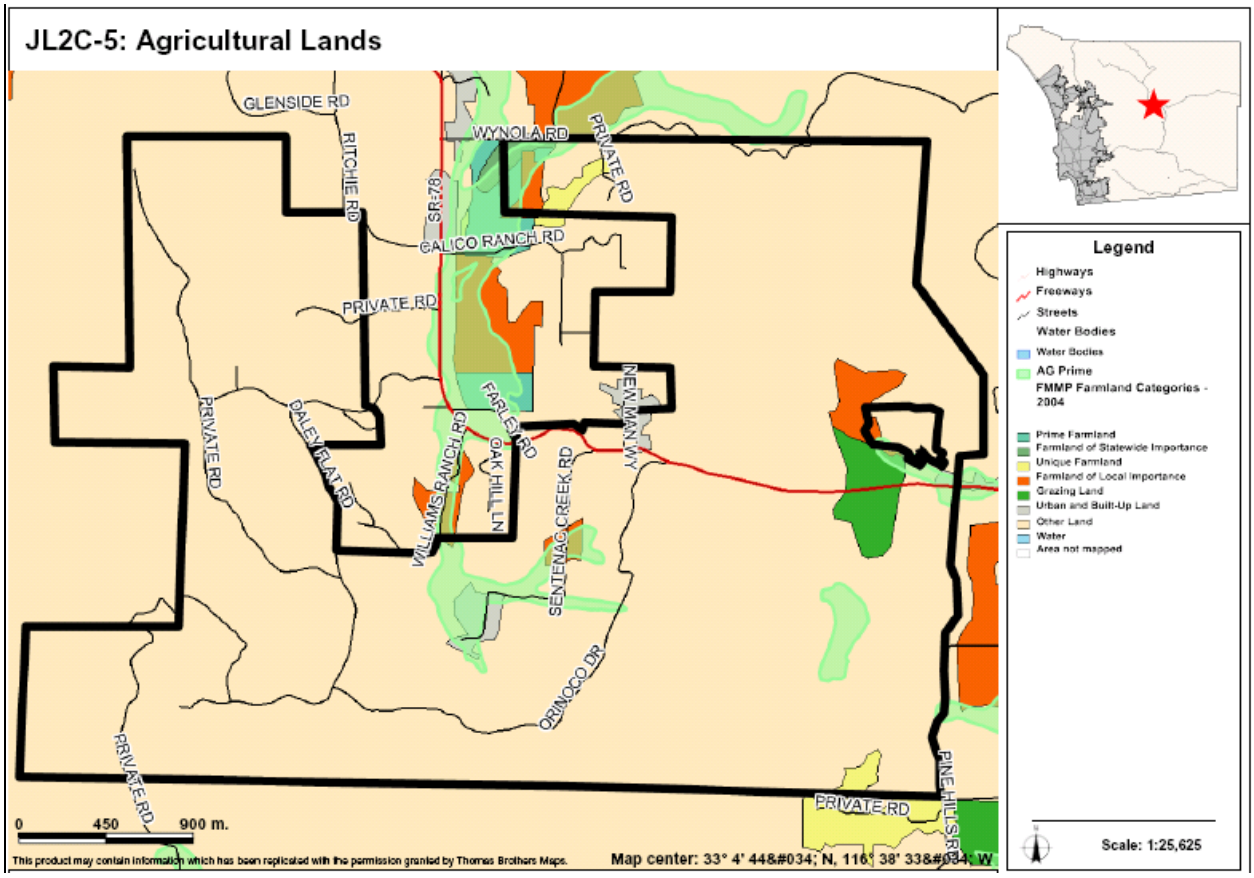

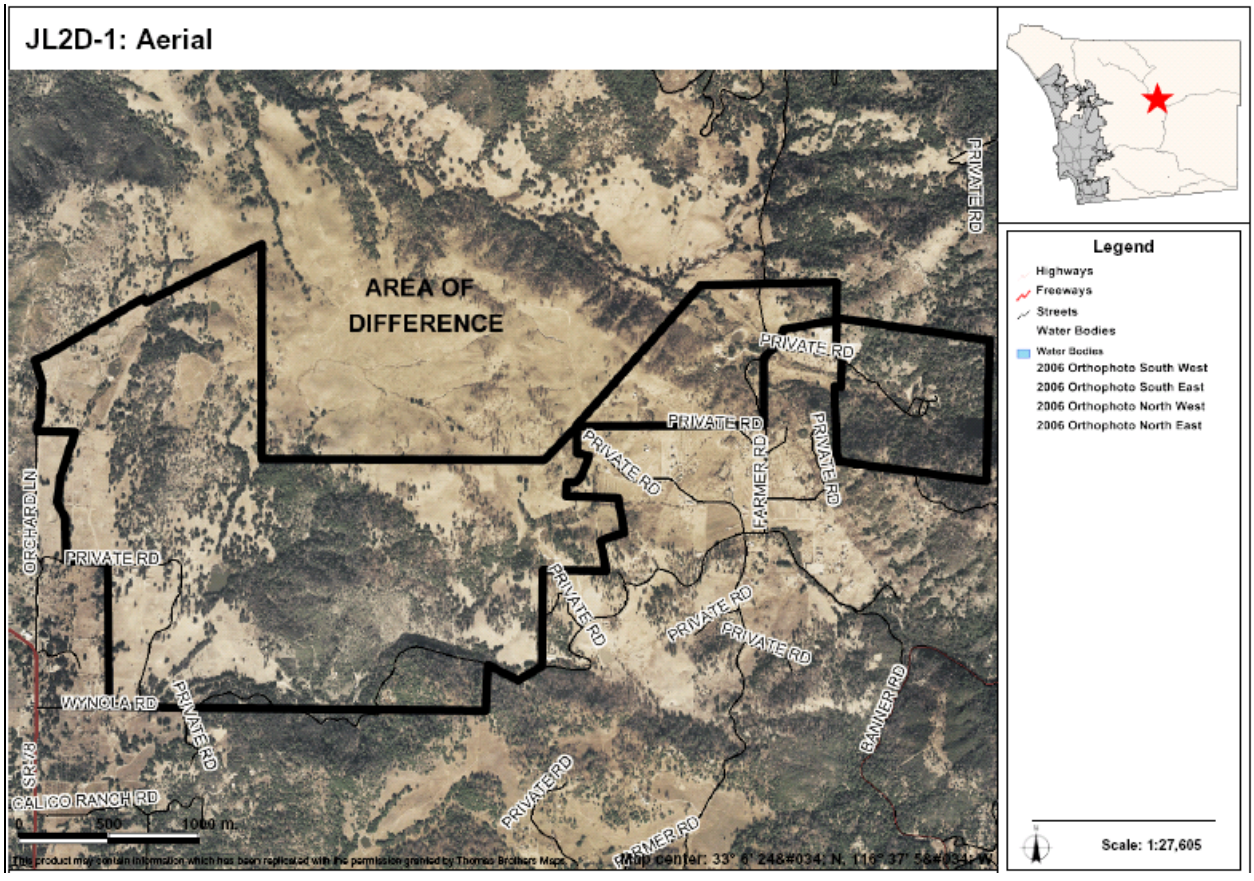

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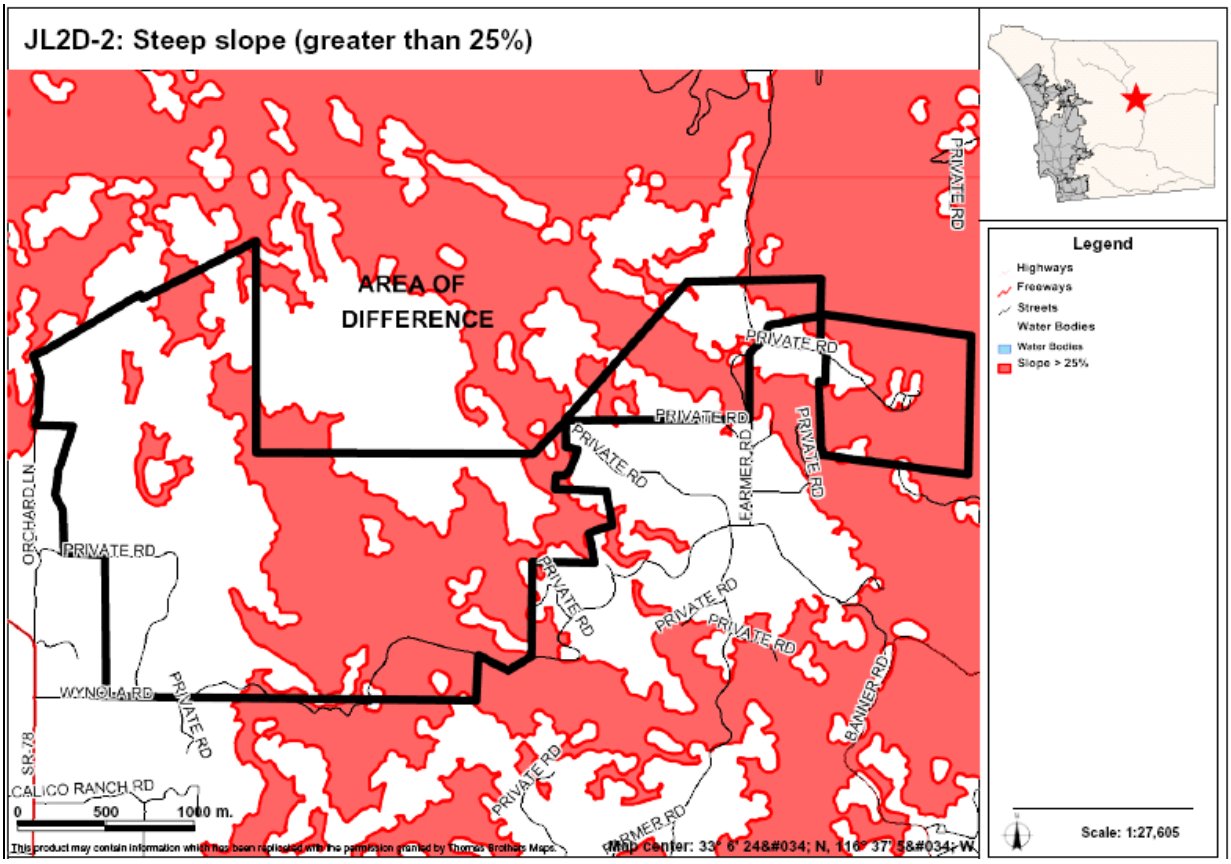

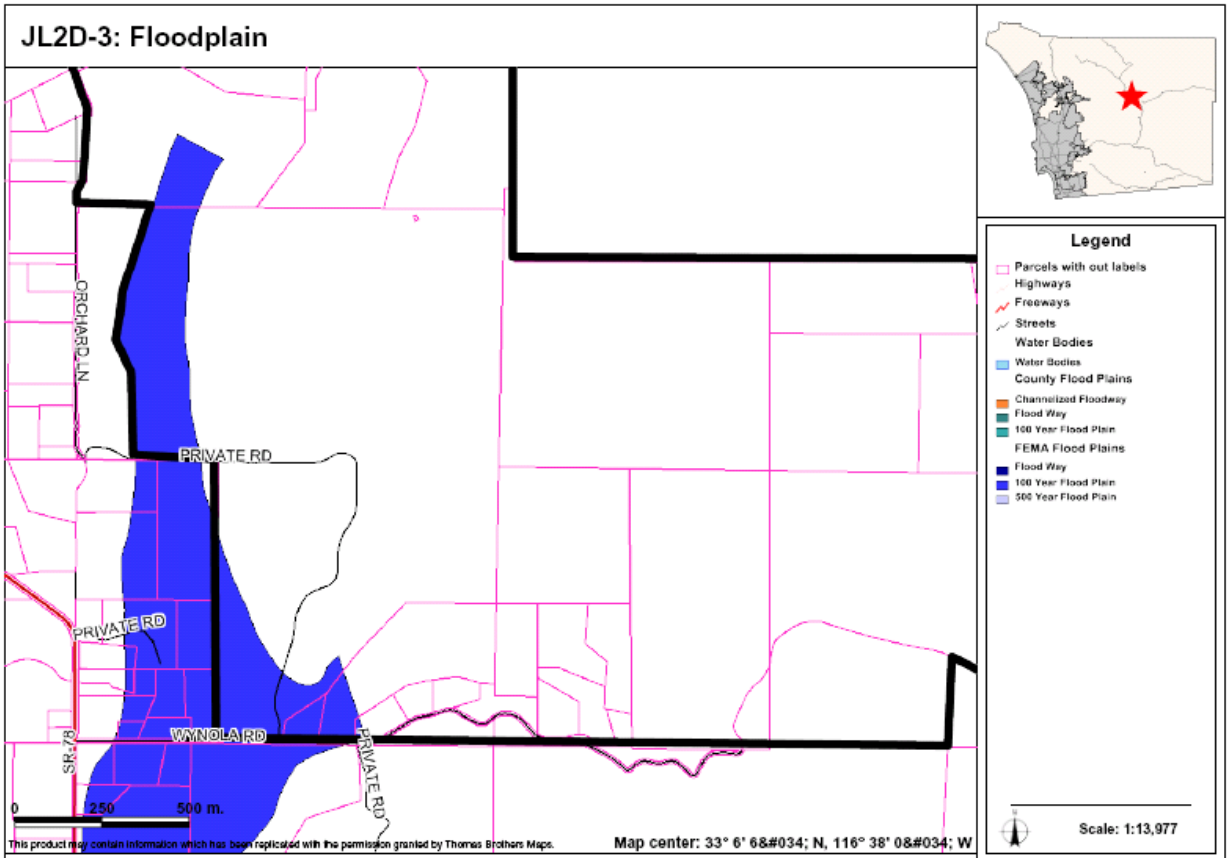

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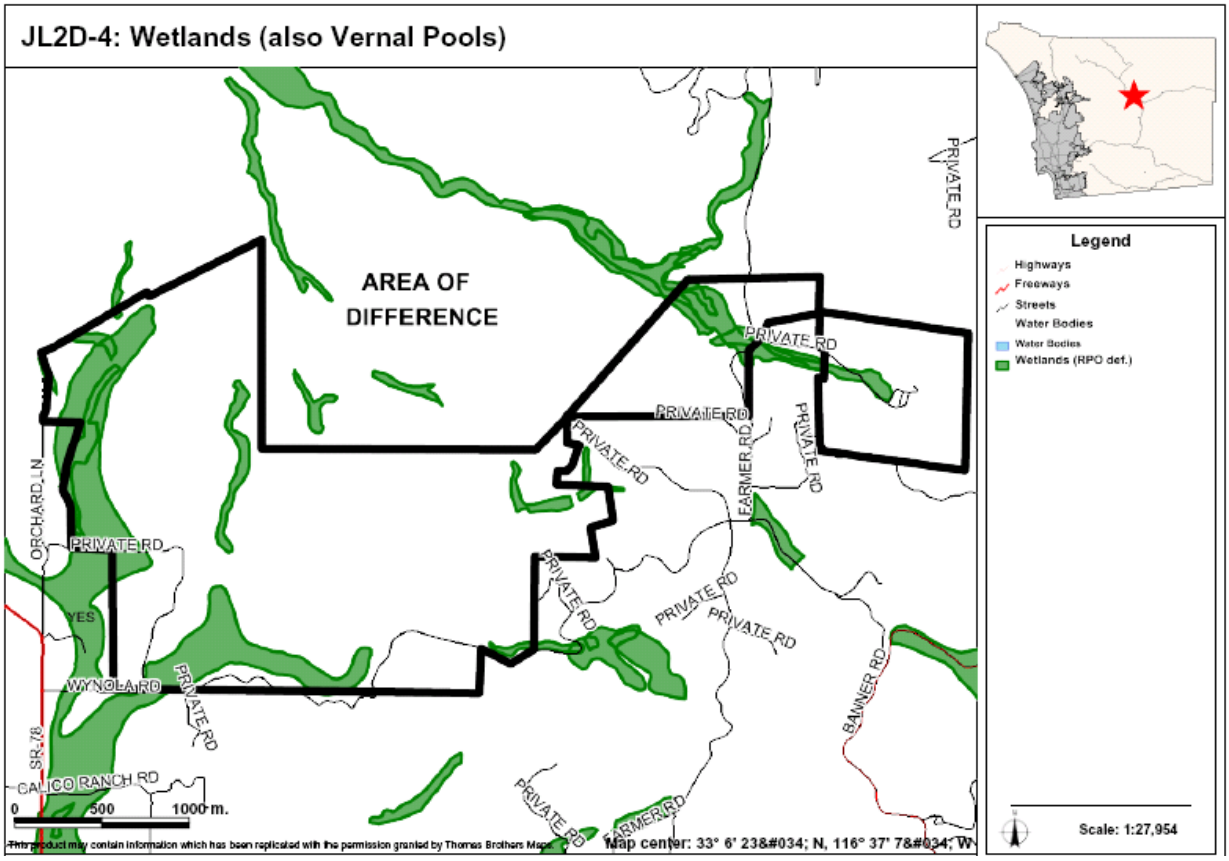

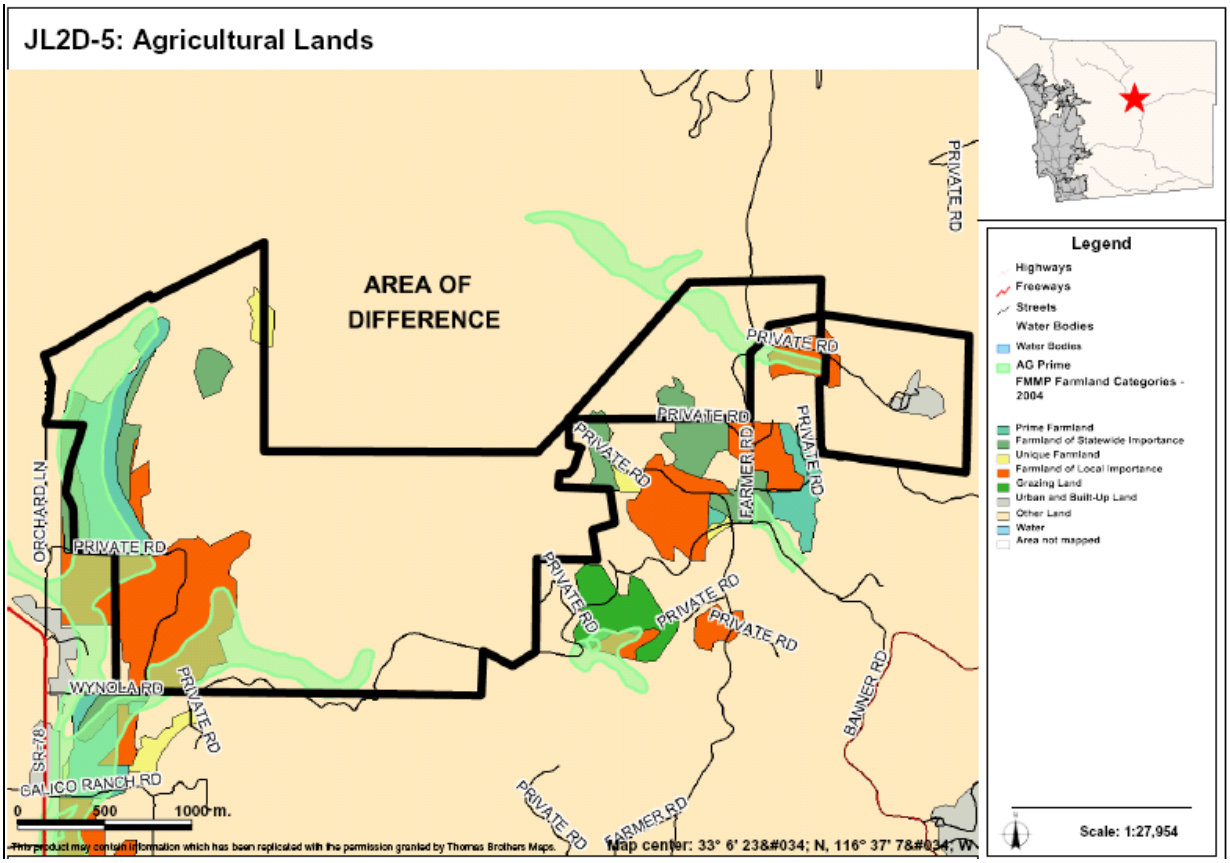

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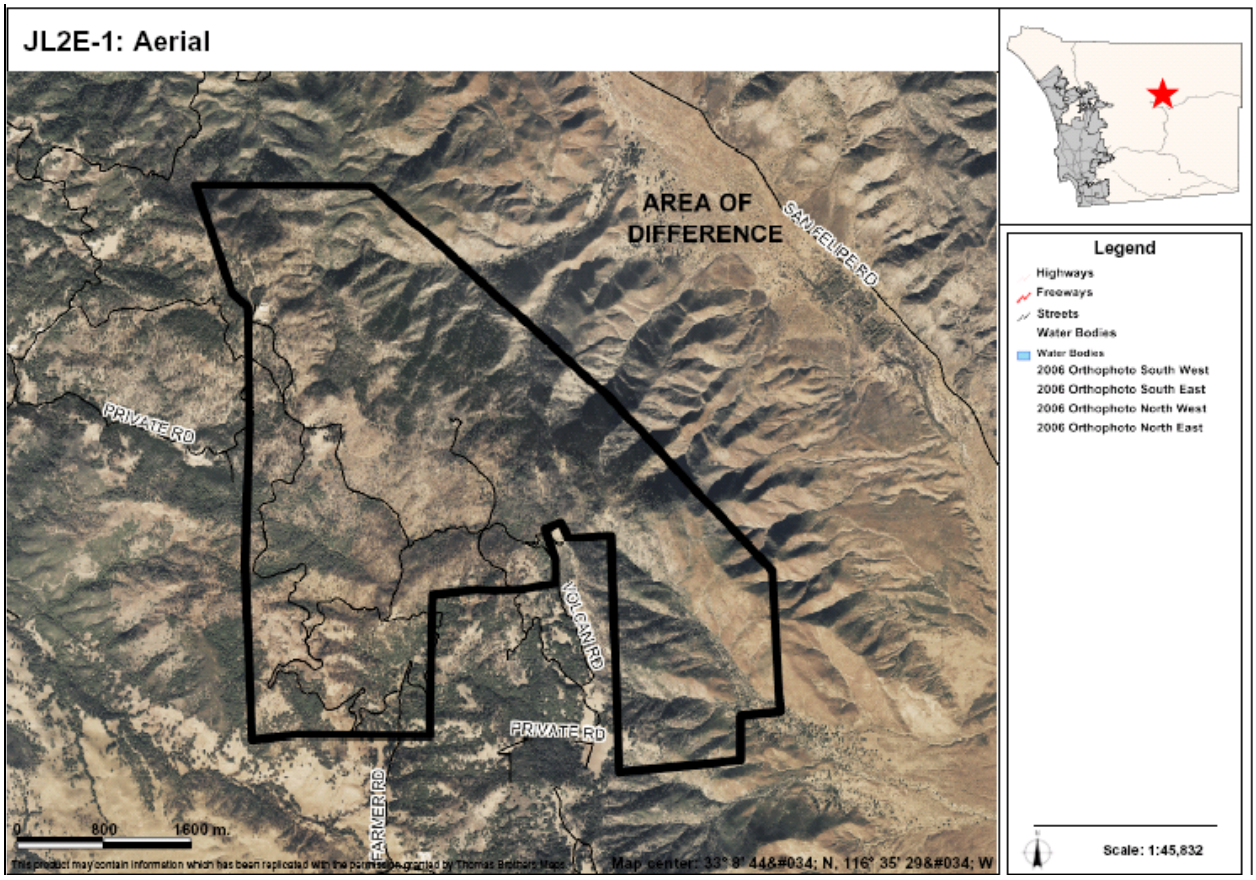
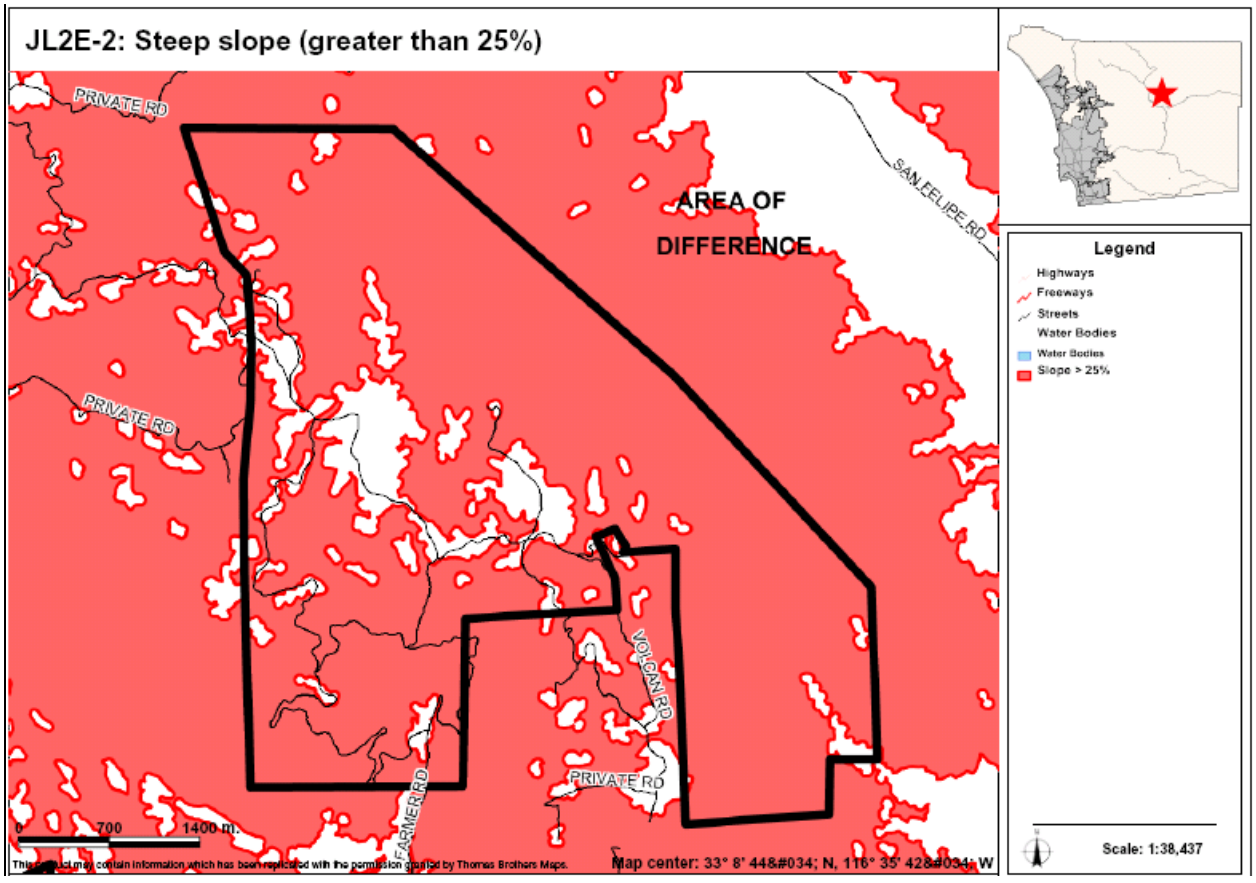
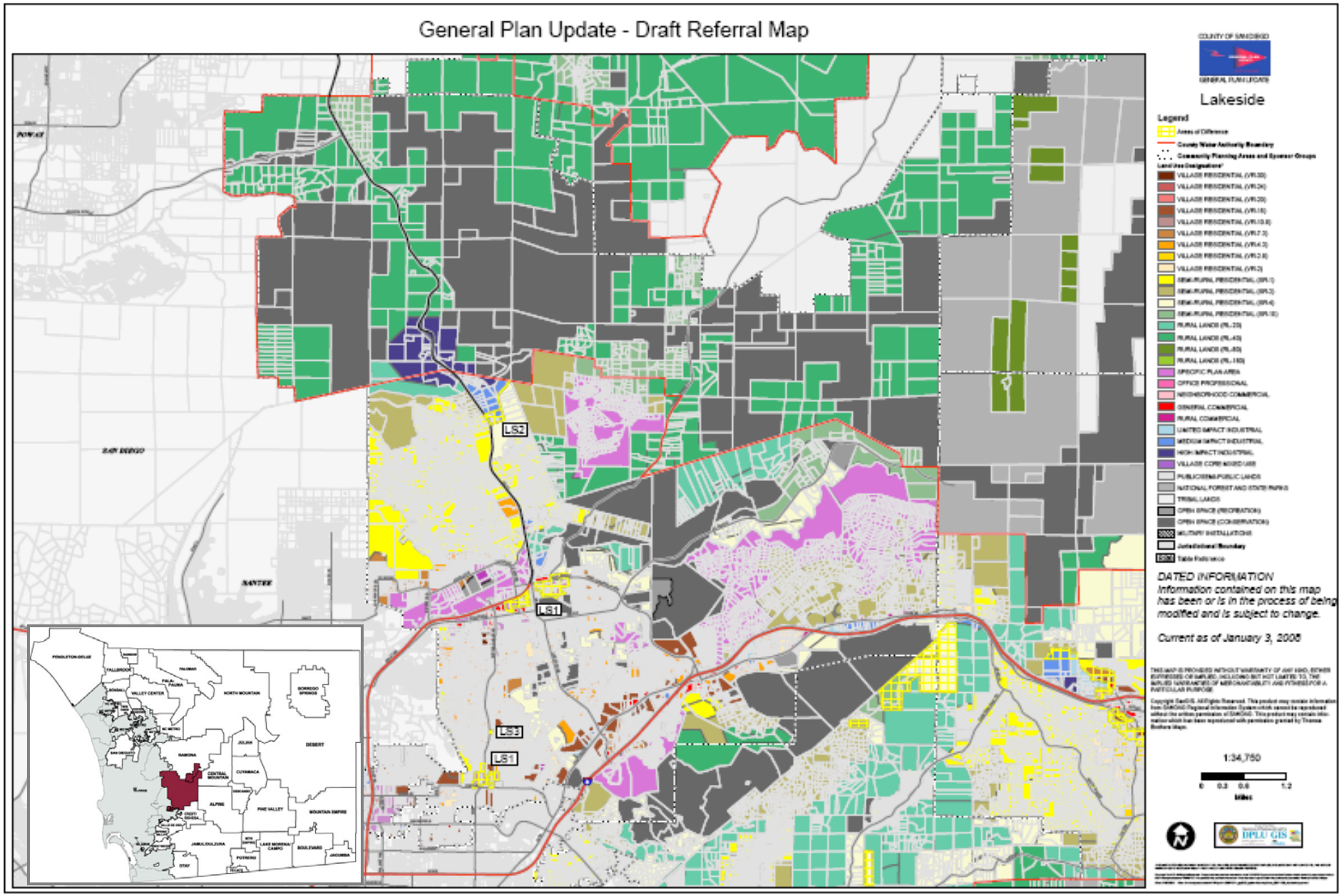




Lakeside CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

LS1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 37.2 acres (56 parcels) • Inside CWA boundary • Adjacent to SR-67 and Lindo Lake County Park. Existing General Plan: (9) 43 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-24 Hybrid: VR-30 Draft Land Use: VR-30 Environmentally Superior: VR-30
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: The southern area is located in the Pepper Drive-Bostonia area and is mostly developed with single- and multi-family residential, along with a small commercial parcel. The northern area is also single-family residential development bounded by the same as well as a small service commercial area.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD includes a number of parcels in Lakeside in their two core areas of development. These areas were initially designated as VR-24 on both the Referral and Draft Land Use Maps. During preparation of the Housing Element, the density was increased on the Hybrid and Draft Land Use Maps to VR-30 to satisfy the County's Regional Housing Needs Assessment Inventory of Vacant and Underutilized sites, where 30 du/acre is a goal to achieving very low income housing units.

The key constraints associated with AOD LS1 are steep slopes, wetlands, and agricultural lands. Figures LS1-1, LS1B-1 provide an aerial photo showing the boundaries of the AOD, Figure LS1B-2 identifies steep slope areas, Figure LS1B-4 identifies wetlands, and Figure LS1B-6 identifies important agricultural lands.

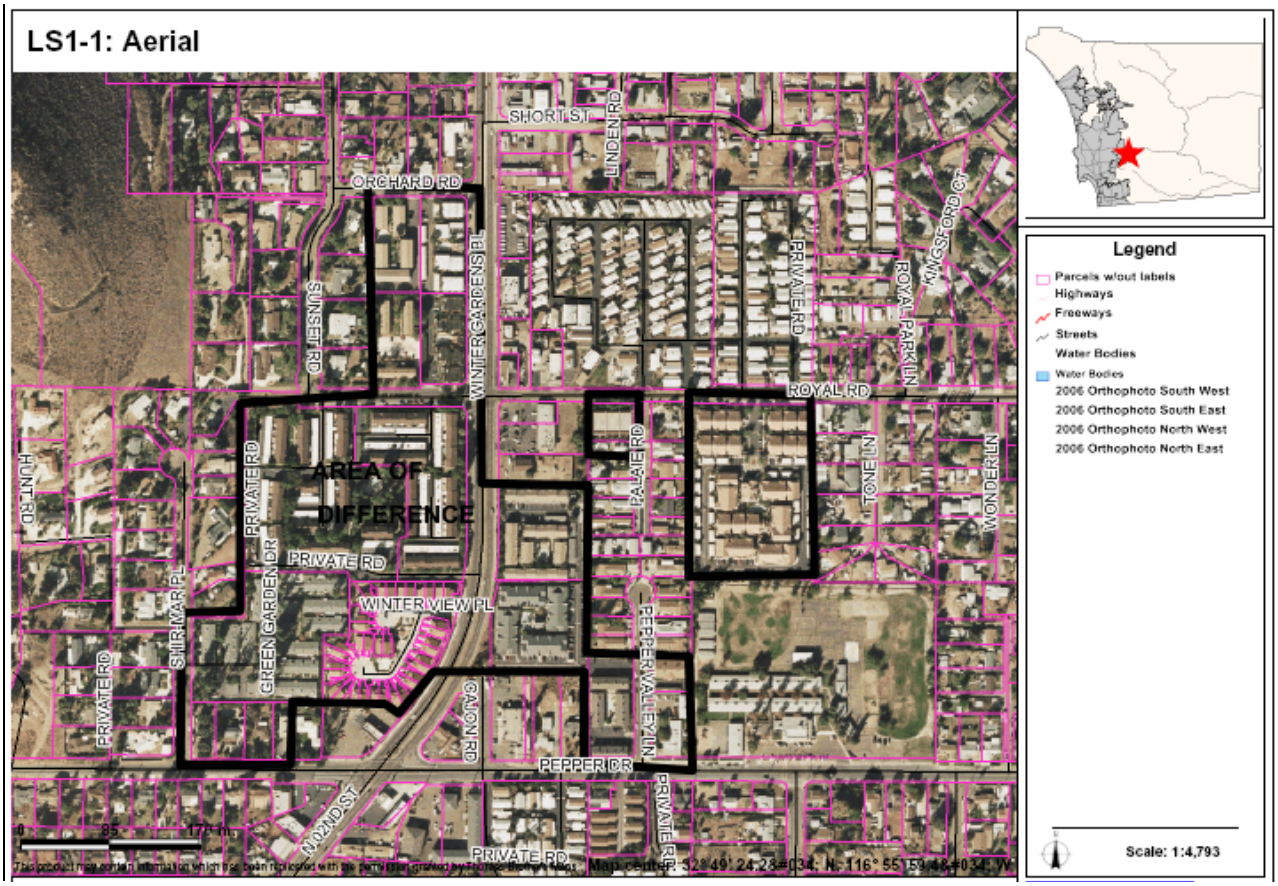
Potential Conflicts with Goals and Policies

None

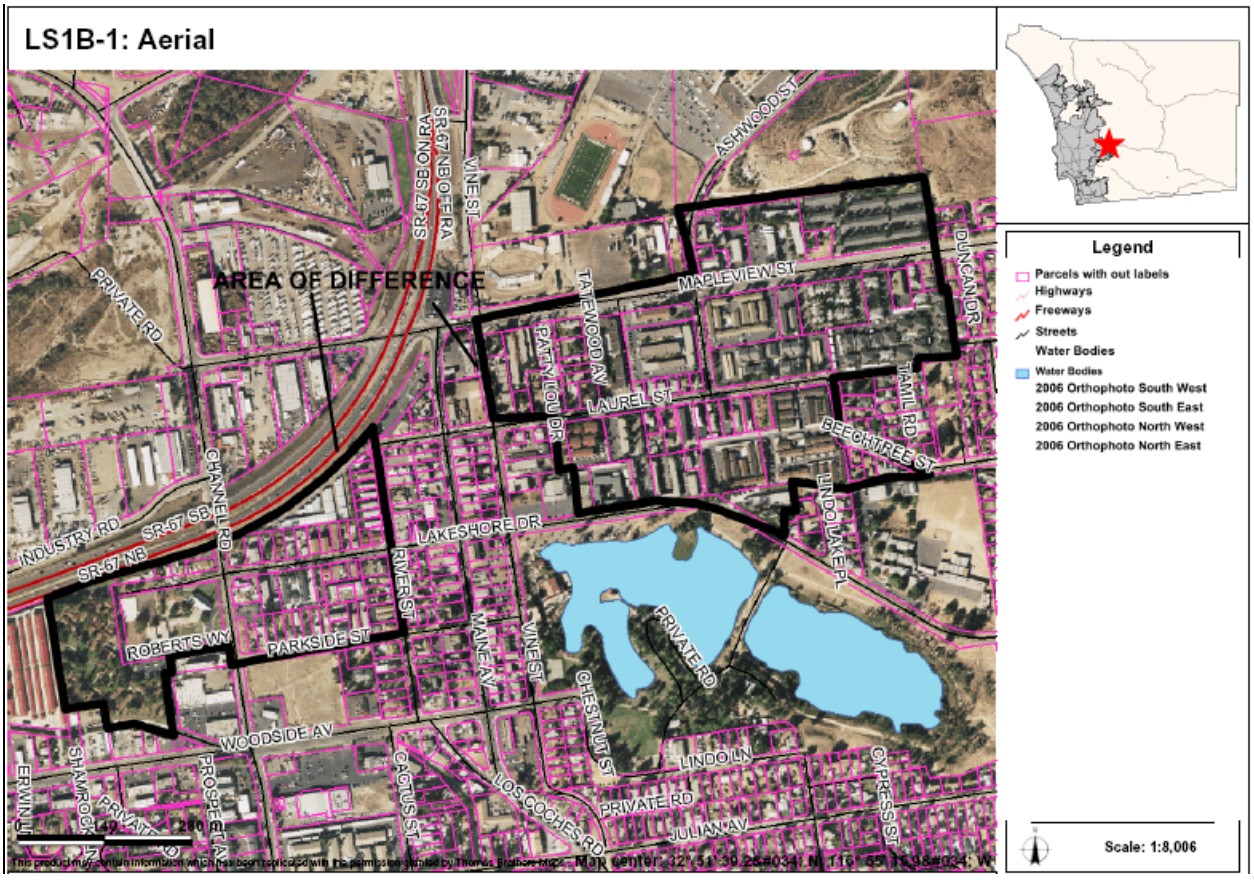
AREAS OF DIFFERENCE

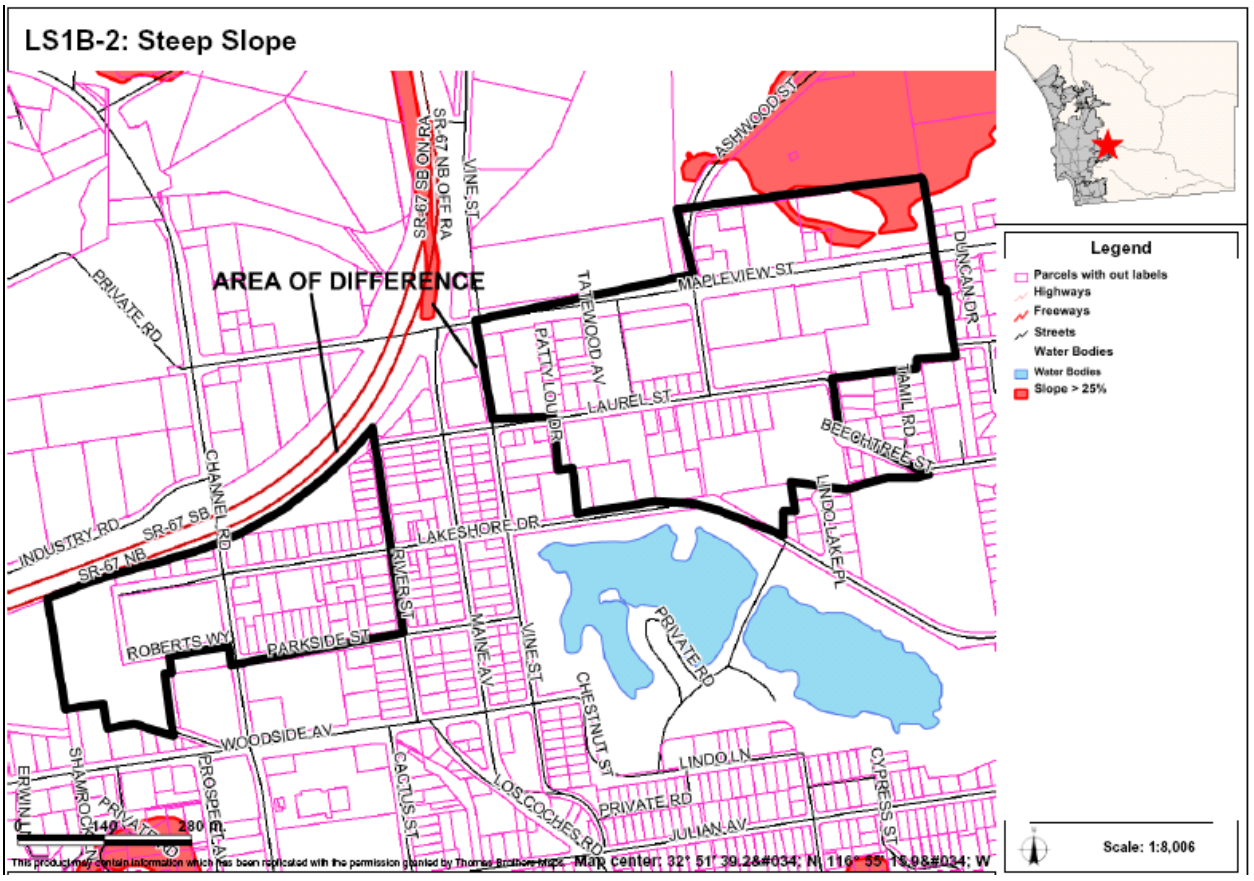
LS1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

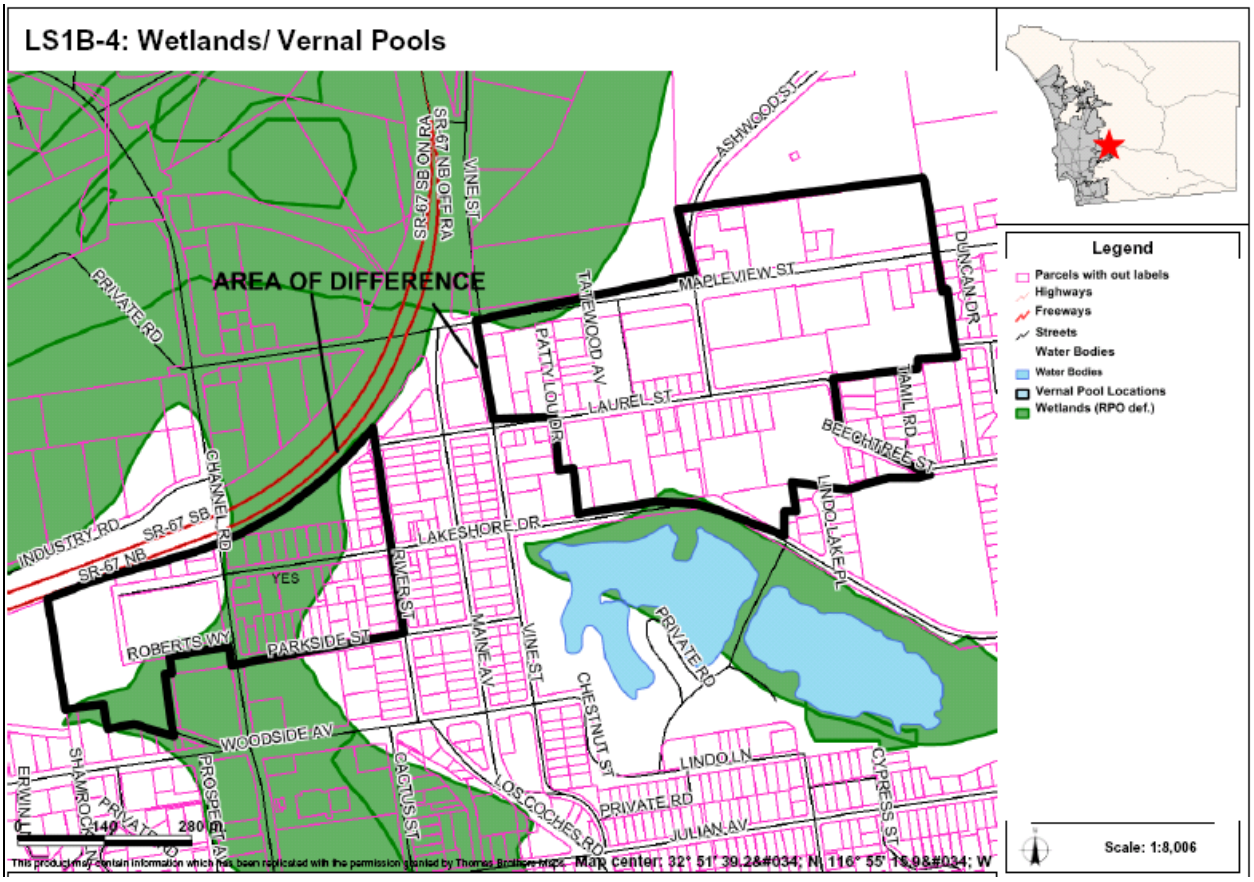


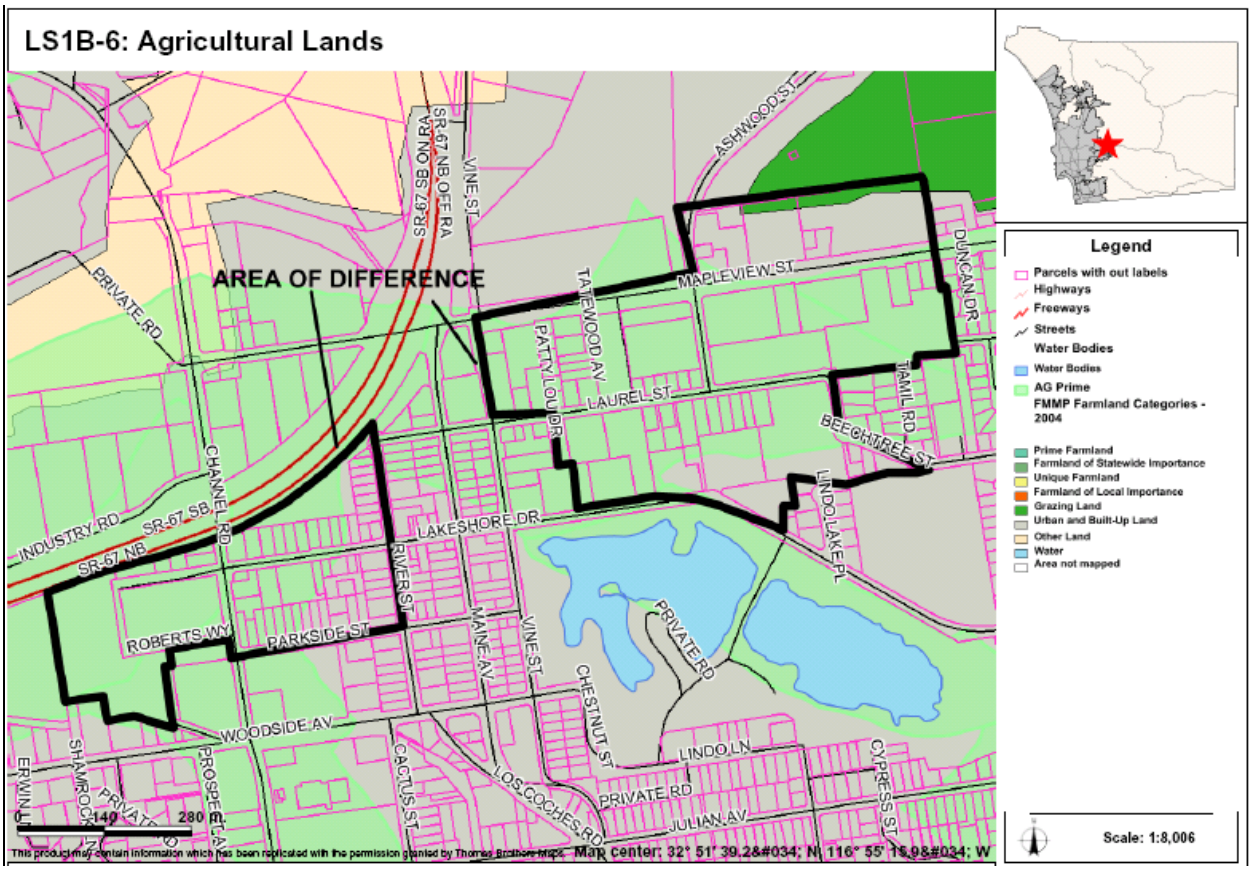
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

LS2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Turner 41] (C&I) (portion of referral) Location/Description: • 21.8 acres (10 parcels) • Inside CWA boundary • Adjacent to SR-67 and Moreno Ave. Existing General Plan: (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-2 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Single family residential development and agriculture uses bounded on east and west by residential development; on the north by Extractive Industry and spaced rural residential; and on the south by agriculture.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD includes parcels in the Moreno Valley area located near to the confluence of two drainage courses that are a mapped floodway and floodplain. Lands to the north of the AOD are designated and lands to the south as SR-4 as a result of review of this "Special Planning Area," which was identified to resolve the infrastructure issues through coordination with the property owners to determine appropriate areas for industrial designations once infrastructure improvements were facilitated. Parcels that had approved plans for flood control were designated as Industrial and those that did not received an SR-4 or lower designation on all maps, with the exception of this AOD, where the Referral Map shows Medium Impact. This difference reflects that this property lies in a transitional area and it was also provided to allow for an evaluation of a range of alternatives to provide flexibility for future planning.

The key constraints associated with AOD LS2 are floodplain, wetlands, critical biological resource area, and agricultural lands. Figure LS2-1 provides an aerial photo showing the boundaries of the AOD, Figure LS2-2 identifies floodplains and floodways, Figure LS2-3 identifies wetlands, Figure LS2-4 identifies critical biological resource areas, and Figure LS2-5 identifies important agricultural lands.

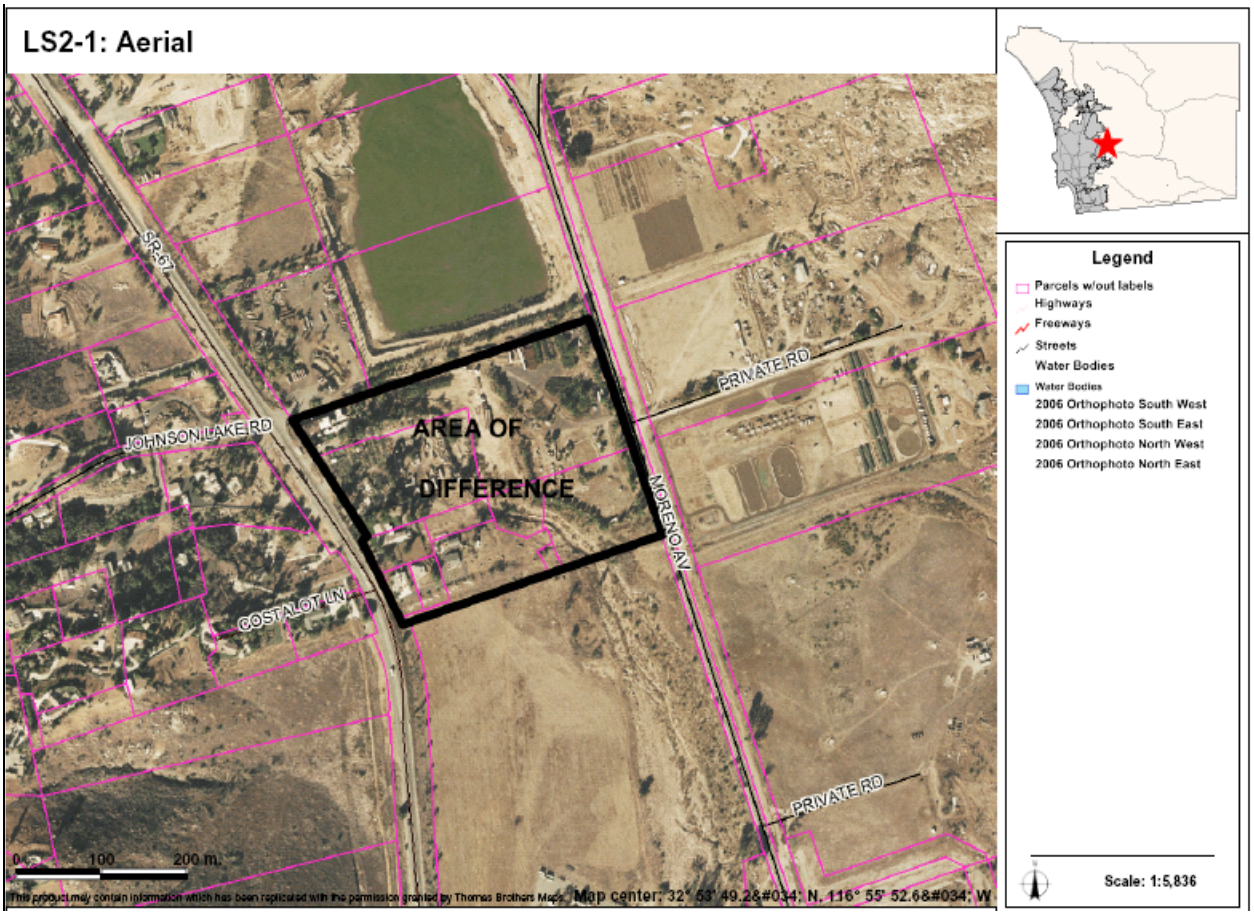
Potential Conflicts with Goals and Policies

None

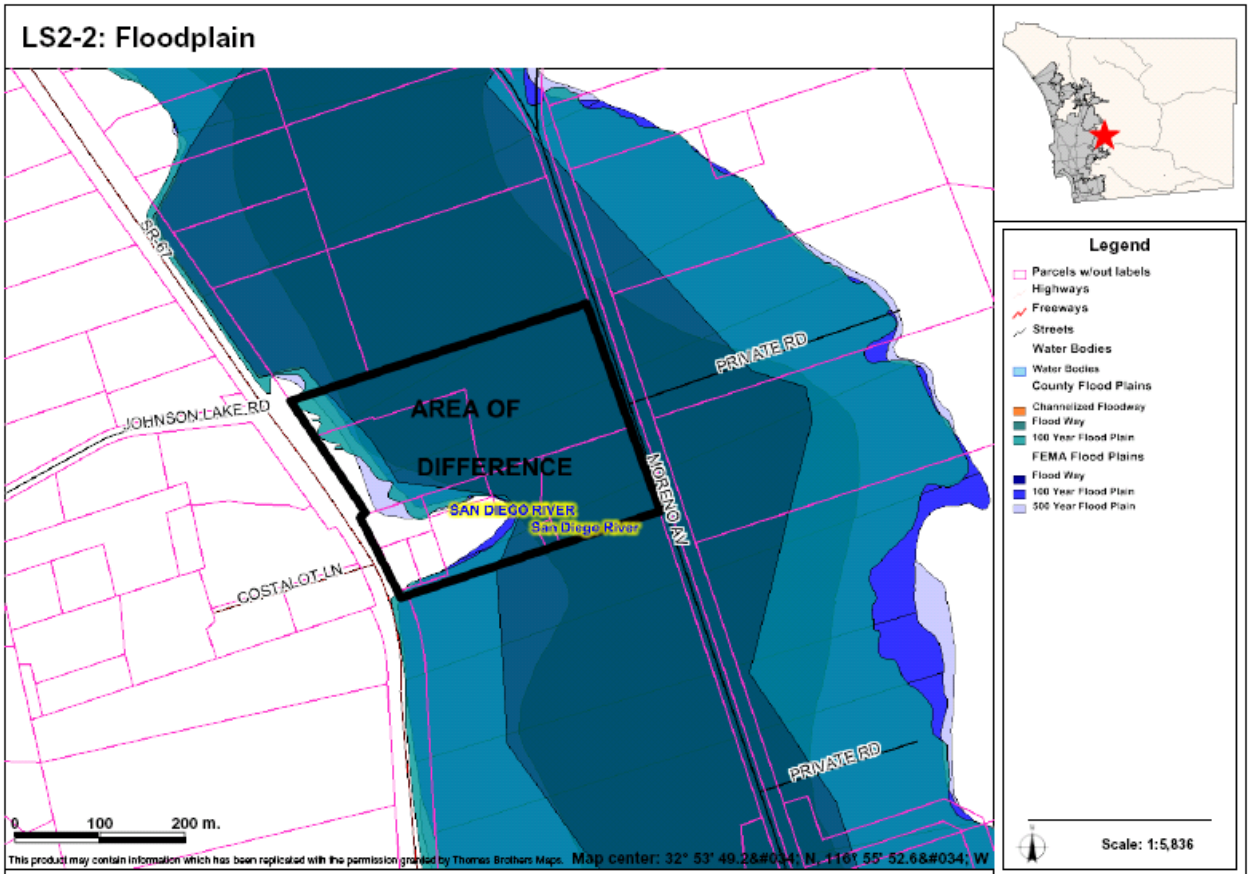
AREAS OF DIFFERENCE

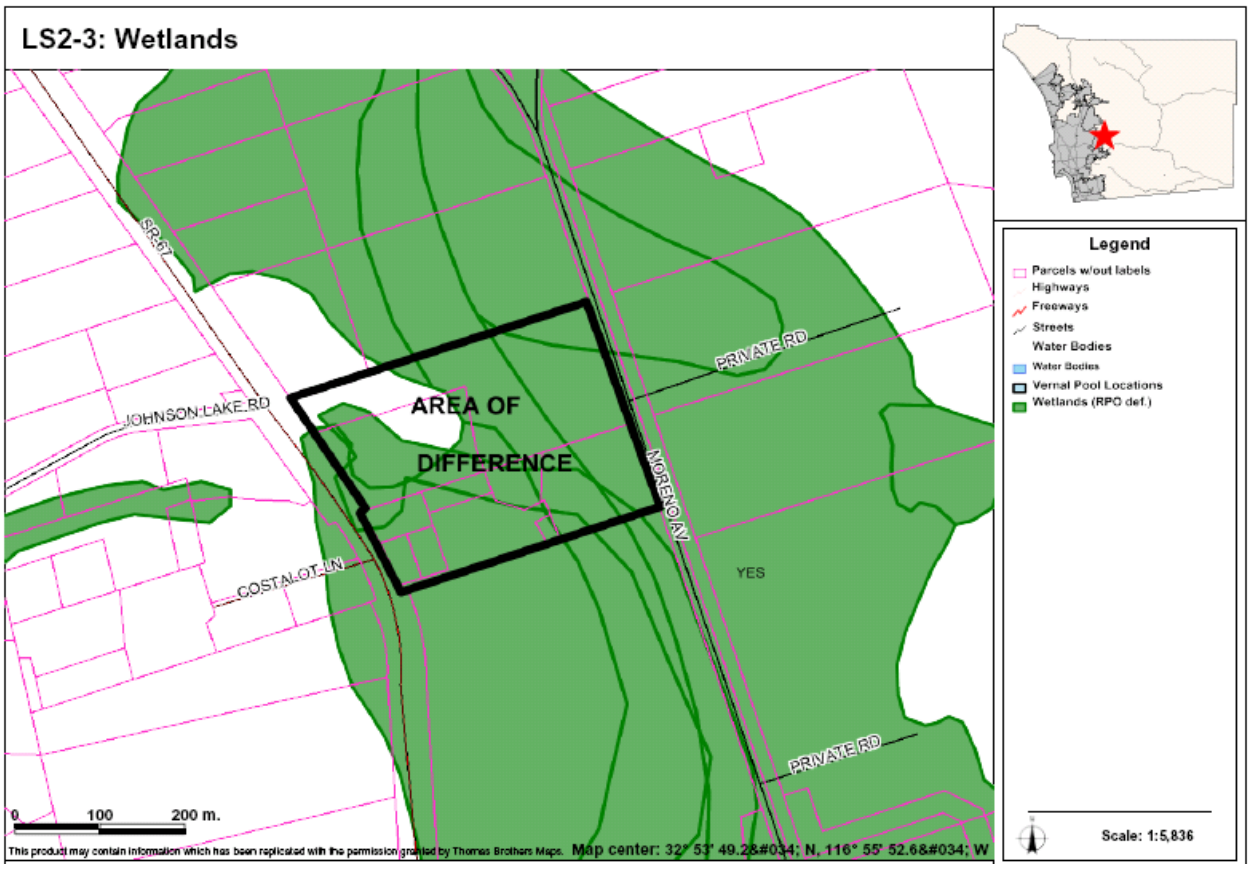
LS2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	☐	⊡	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	■
8	Preserve agriculture	☐	⊡	⊡	■
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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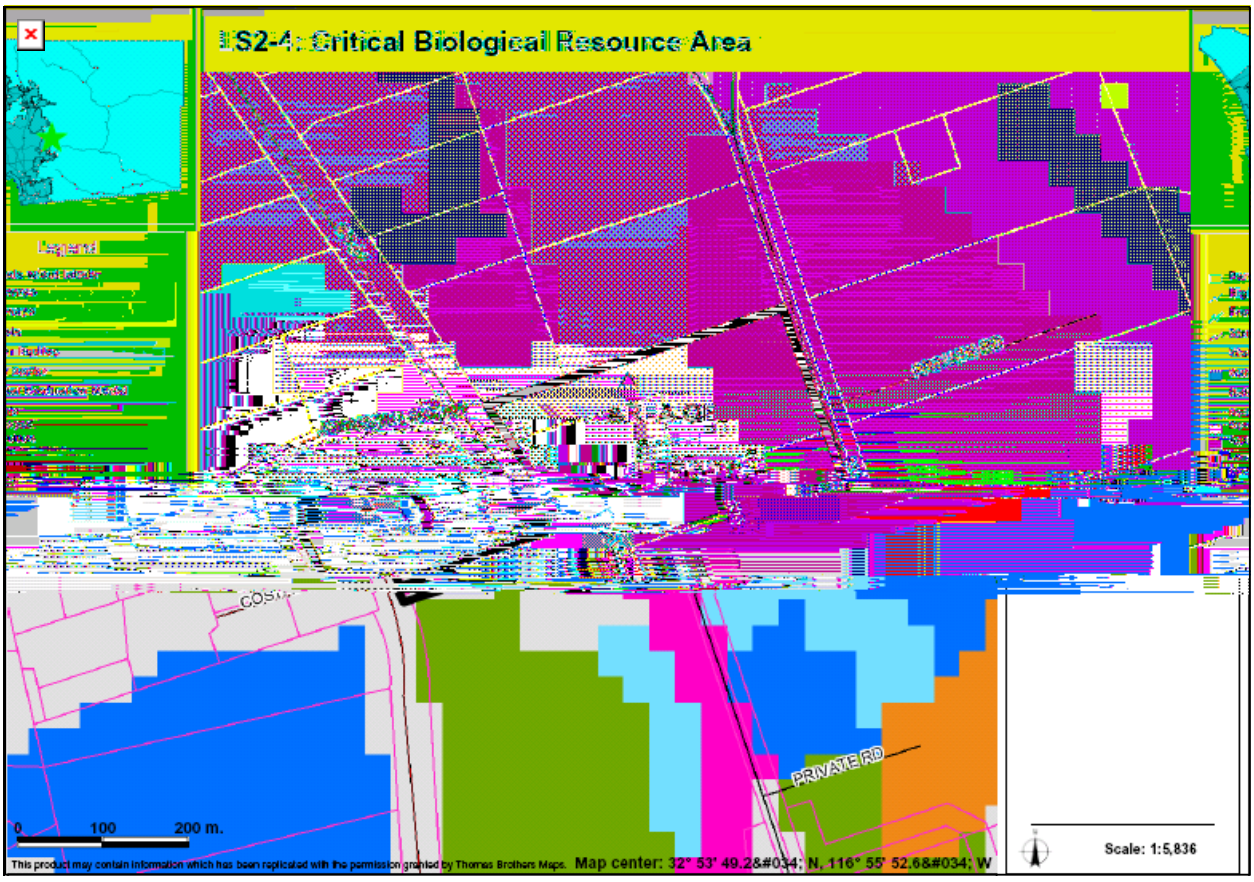
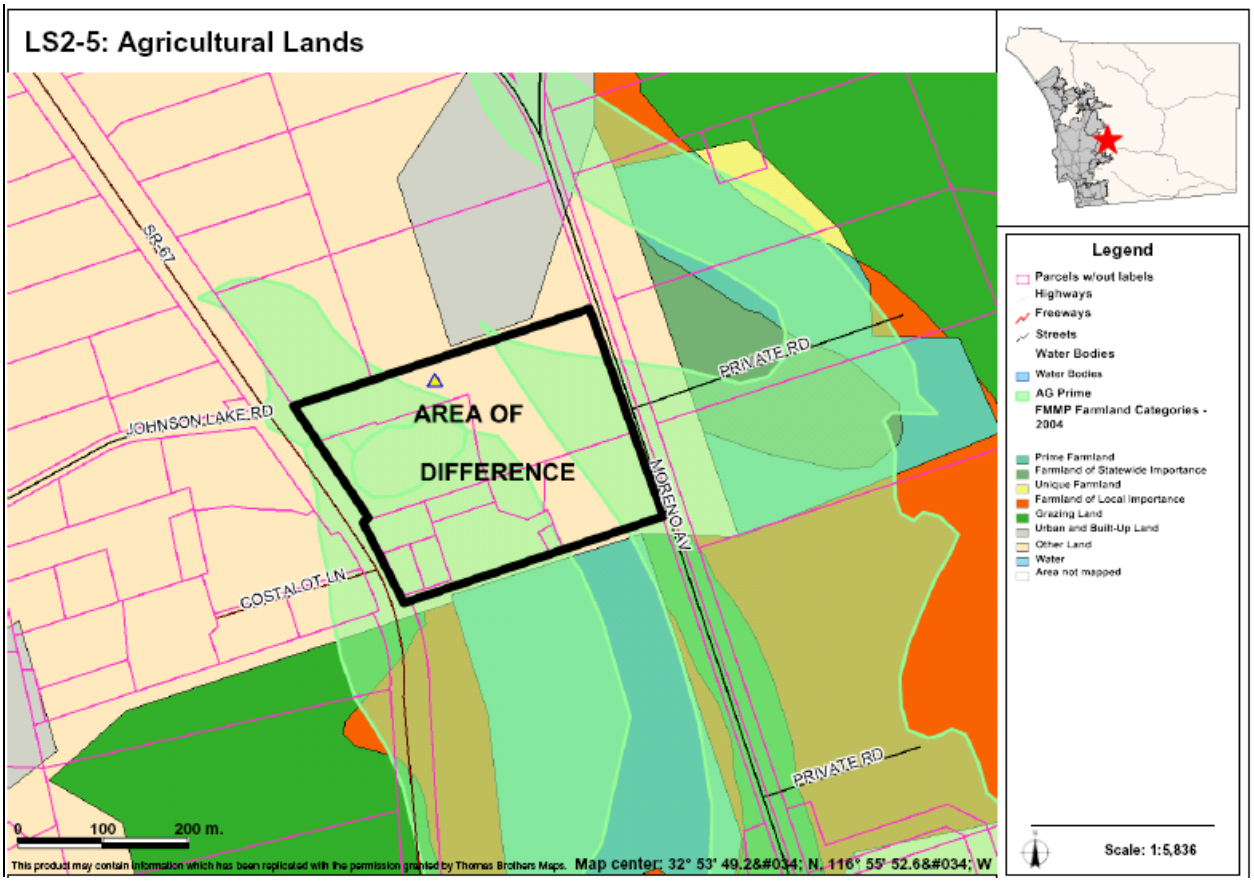




AREAS OF DIFFERENCE

LS3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Butler Location/Description: • <1 acres (3 parcels) • Inside CWA boundary • Adjacent to Winter Gardens Blvd., about 1.8 miles south of SR-67 Existing General Plan: (5) 4.3 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15 / C-2 Hybrid: C-2 Draft Land Use: VR-15 / C-2 Environmentally Superior: C-2
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Developed parcels surrounded by single-family residential development on east, north, and south sides and bounded on the west by Winter Gardens Blvd.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD includes three 1/3-acre parcels along Winter Gardens Blvd with single family residences. They are surrounded by residential uses (VR-4.3) on three sides with a general commercial designation to the immediate south. The Referral and Draft Land Use Maps reflect the property owner's request and would result in a designation of VR-15 on one of the parcels and Office Professional on the other two. This would create a single isolated parcel only 1/3 acre size that is VR15. The Hybrid and Environmentally Superior Maps remove this isolated parcel by designating all parcels as Office Professional.

The key constraints associated with AOD LS3 are steep slopes. Figure LS3-1 provides an aerial photo showing the boundaries of the AOD and Figure LS3-2 identifies steep slope areas.

Potential Conflicts with Goals and Policies

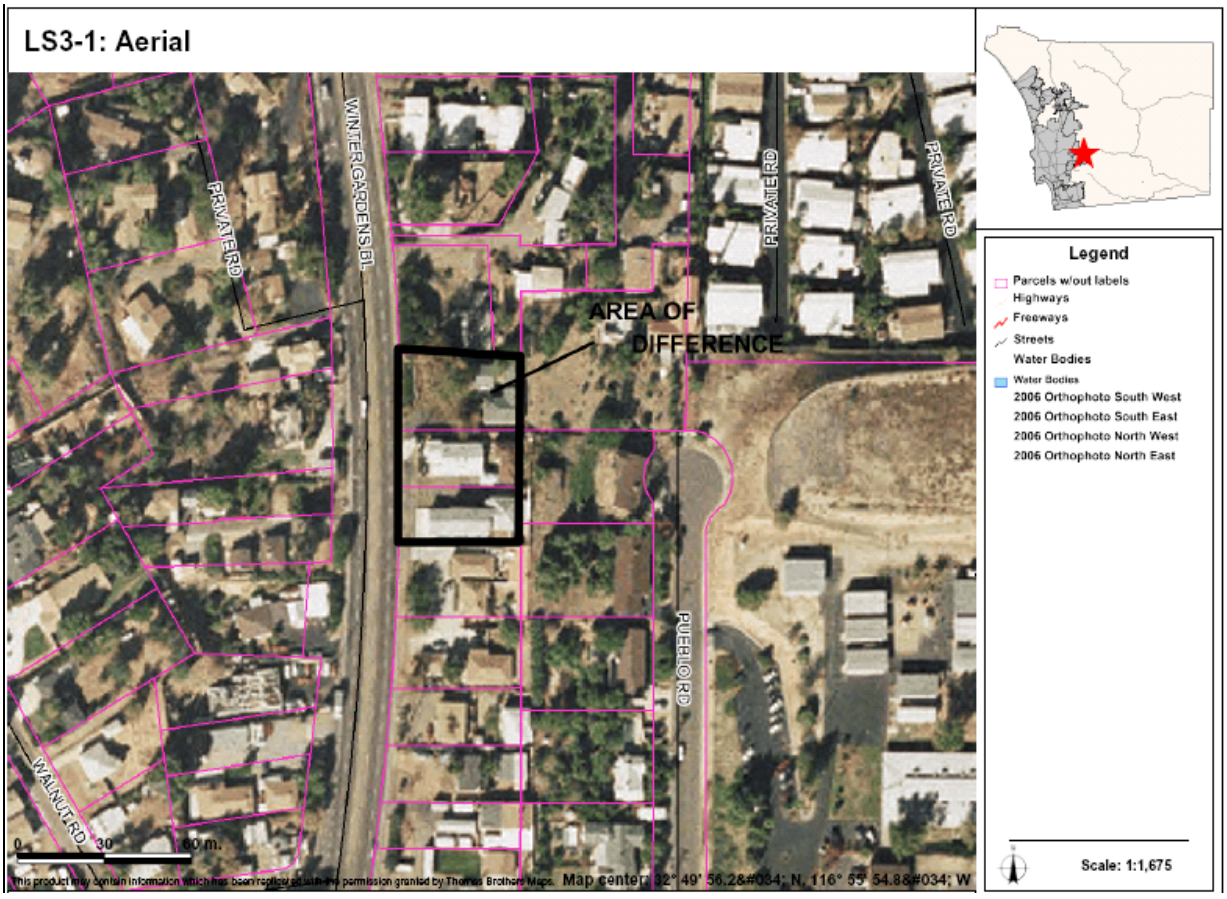
None

AREAS OF DIFFERENCE

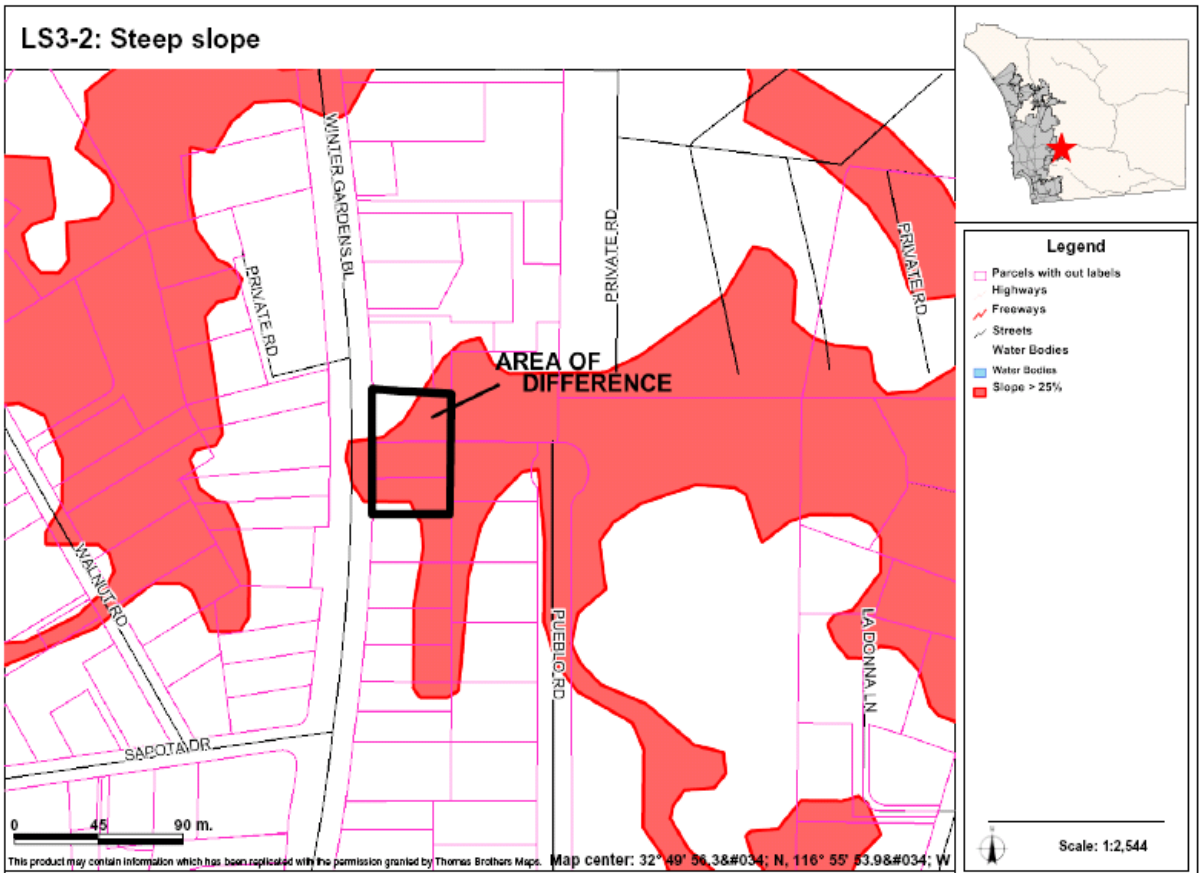
LS3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	■	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

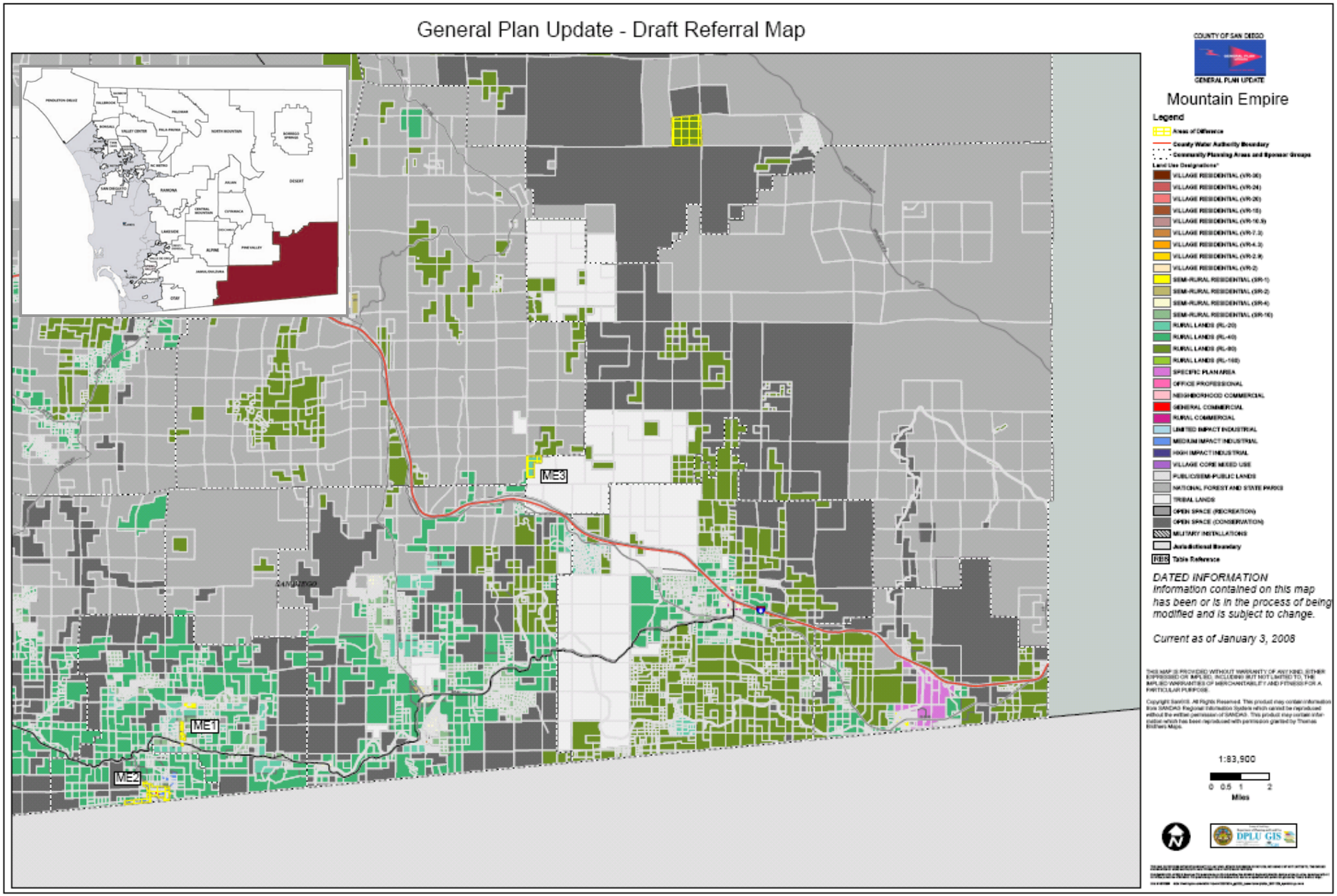
LS3-1: Aerial



AREAS OF DIFFERENCE



Mountain Empire Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

ME1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 41.3 ac (15 parcels) • Outside CWA boundary • Borders Portrero Valley Rd. near SR 94 Existing General Plan: (18) 1 du/4, 8, 20 ac (13) General Commercial	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4, SR-10, C-4 Hybrid: SR-4, C-4 Draft Land Use: SR-4, C-4 Environmentally Superior: RL-20, SR-4, C-4
	Steep slope (greater than 25%)	○	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: This AOD is mainly rural residential and agriculture with minimal undeveloped land. A section of this AOD is bounded by SR 94, while the other sections are bounded by a mixture of rural residential, agriculture, a school, and minimal undeveloped land.	Other: N/A		CPG Recommendation: (1) Relocation of Rural Commercial to existing 15 acres of General Commercial in the Country Town. (2) Change SR-4 designations around the existing Country Town to SR-10.

Discussion

This AOD consists of a collection of parcels near the rural village of Potrero. Originally, the Referral and Draft Map were mapped the same. Through coordination with the planning group, some changes were recommended which are what is now shown on the Hybrid and Draft Land Use Maps. Compared to the Referral Map, these changes would locate the commercial designations to parcels near existing civic uses and away from SR 94 and lands constrained by floodplain. Additionally, the Environmentally Superior alternative significantly reduces the amount of Rural Commercial (C-4) in this area and replaces it with a combination of RL-20 and SR-4.

The key constraints associated with AOD ME1 are floodplain and agricultural lands. Figure ME1-1 provides an aerial photo showing the boundaries of the AOD, Figure ME1-2 identifies floodplains and floodways, and Figure ME1-3 identifies important agricultural lands.

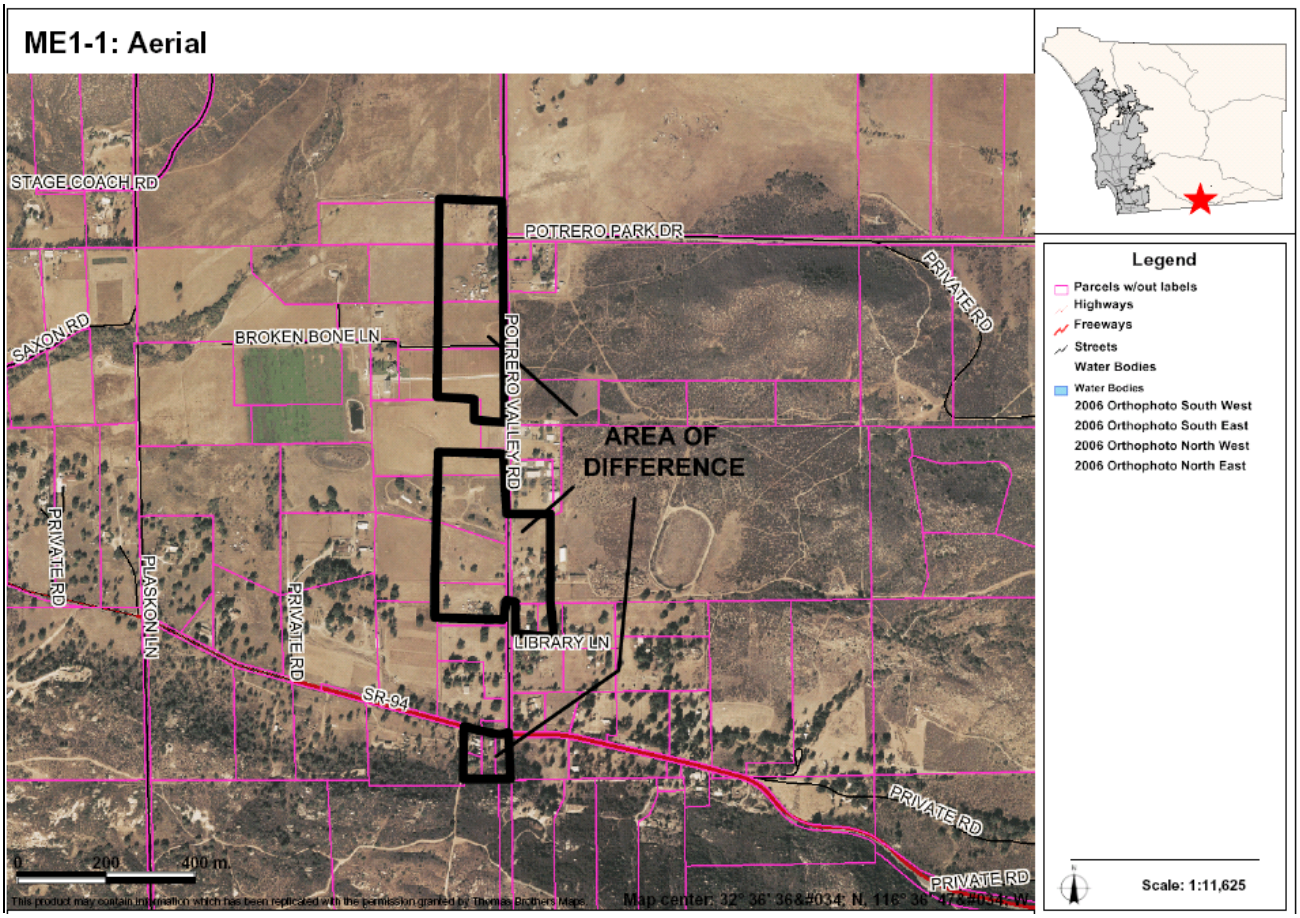
Potential Conflicts with Goals and Policies

None

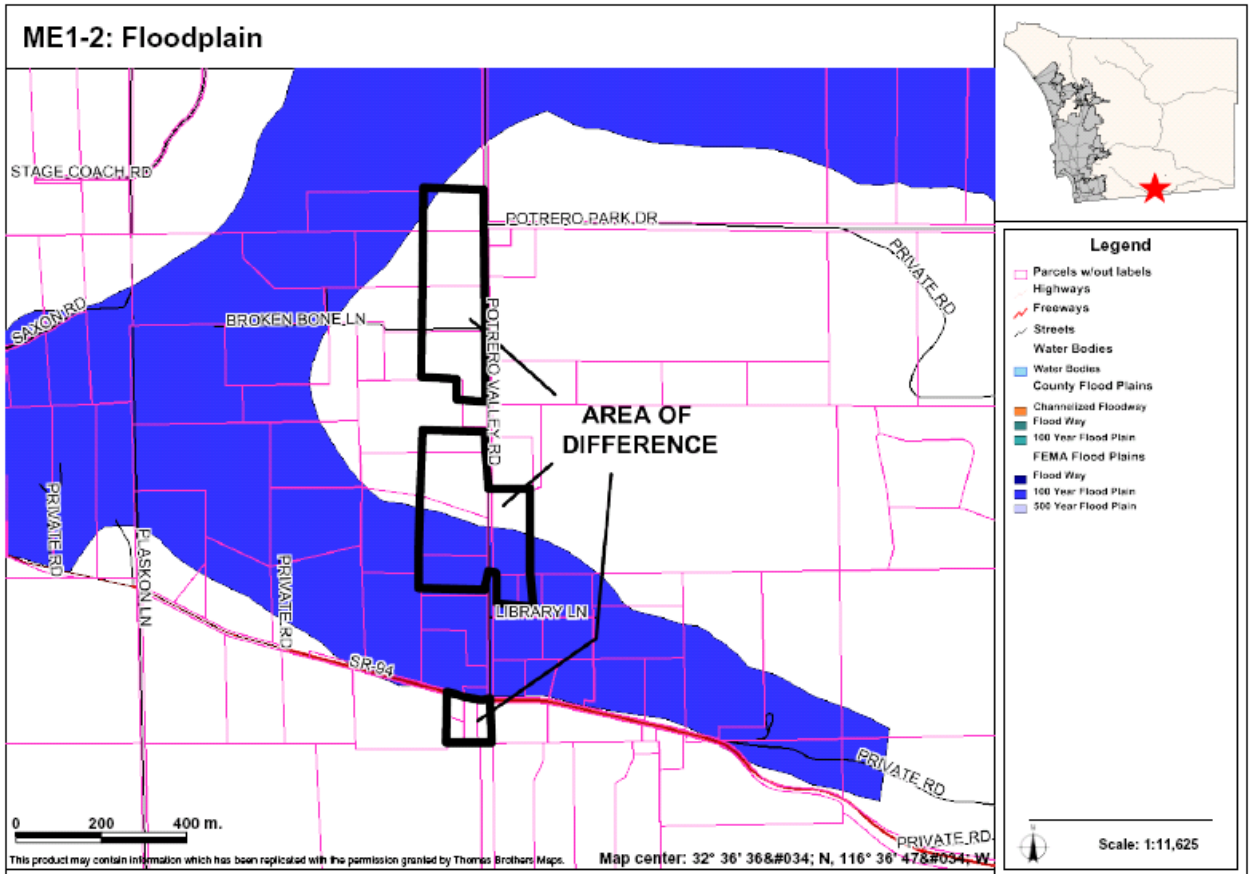
AREAS OF DIFFERENCE

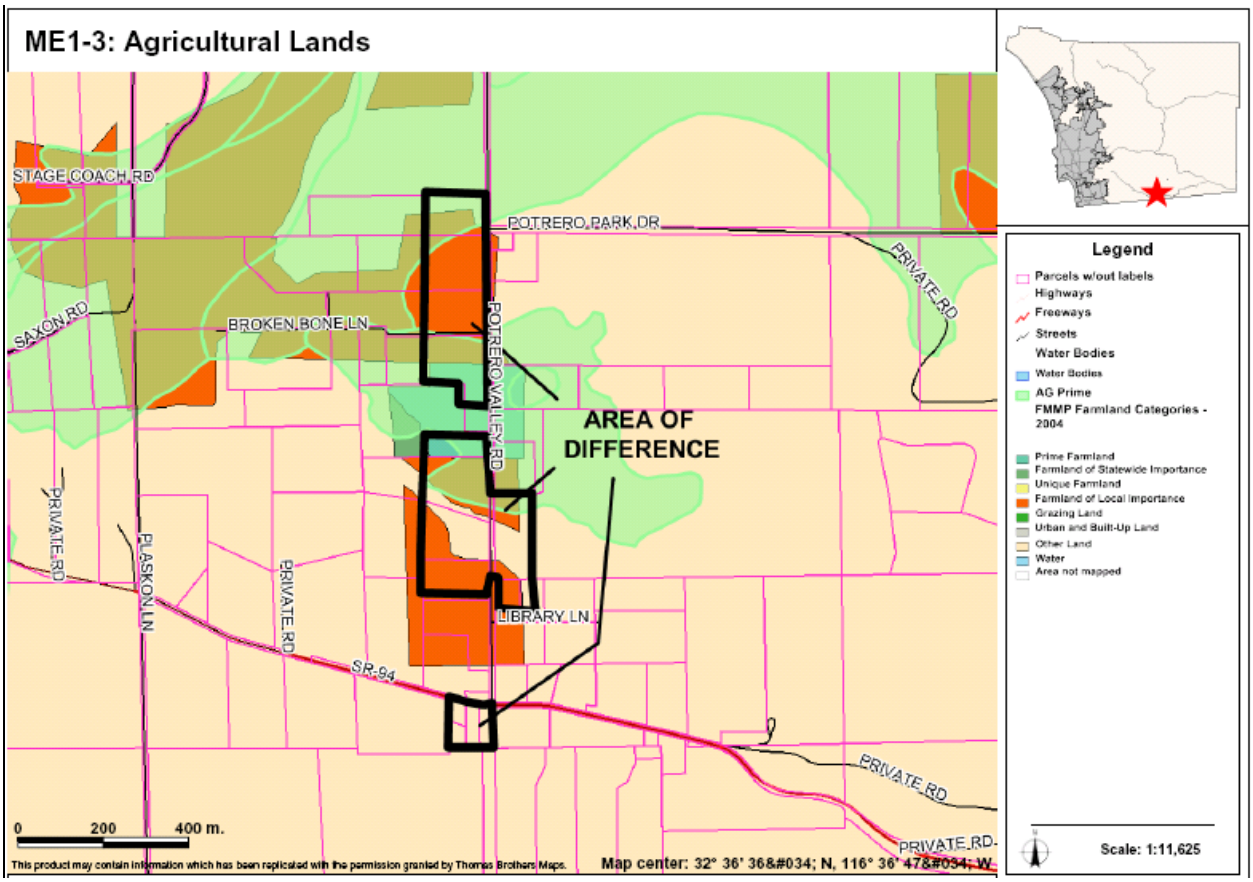
ME1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	⊡	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

ME2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) [1, 2, 3, 4, 5a, 6, 8, 10, 11]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: Various
Location/Description: • 268.5 ac (93 parcels) • Outside CWA boundary • Adjacent to Mexico with SR 188 (Tecate Road) extending through a portion of this AOD	Steep slope (greater than 25%)	◒	Hybrid: Same as Draft
	Floodplain	○	Draft Land Use: Various
	Wetlands (also Vernal Pools)	○	Environmentally Superior: Various
	Critical Biological Resource Areas	○	
Existing General Plan: Various	Agricultural Lands	◒	
Context: Predominantly agriculture and undeveloped land, with some rural residential and light industry. Bounded mainly by undeveloped land with rural residential and undeveloped land to the north, west, and east. Mexico borders the south with some light industry, transportation/other, and public services.	Other: N/A		CPG Recommendation: Referral Map

Discussion

This AOD covers a number of properties centered around the Tecate border crossing. The Referral Map represents a scenario to maximize industrial and commercial uses that will tap into the cross border traffic. The traffic study conducted on this scenario concluded that SR 94 would need to be widened to four lanes in each direction to accommodate traffic generated from the designations. The Hybrid and Draft Map represent a reduced scenario that is expected to general much less traffic. On these maps a number of the Industrial and Commercial areas would be low to medium density residential. The intensity of other designations would also be less (i.e. Limited instead of Medium Industrial and Rural instead of General Commercial). The Hybrid and Draft Land Use Maps retain SR 94 at 2-lanes and reflect the lack of infrastructure in the area while also resolving a number of the past zoning violations. The Environmentally Superior Map retains the Commercial and Industrial designations placed on the property, however does reduce residential densities surrounding them.

The key constraints associated with AOD ME2 are floodplain and agricultural lands. Figure ME2-1 provides an aerial photo showing the boundaries of the AOD, Figure ME2-2 identifies steep slope areas, and Figure ME2-3 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

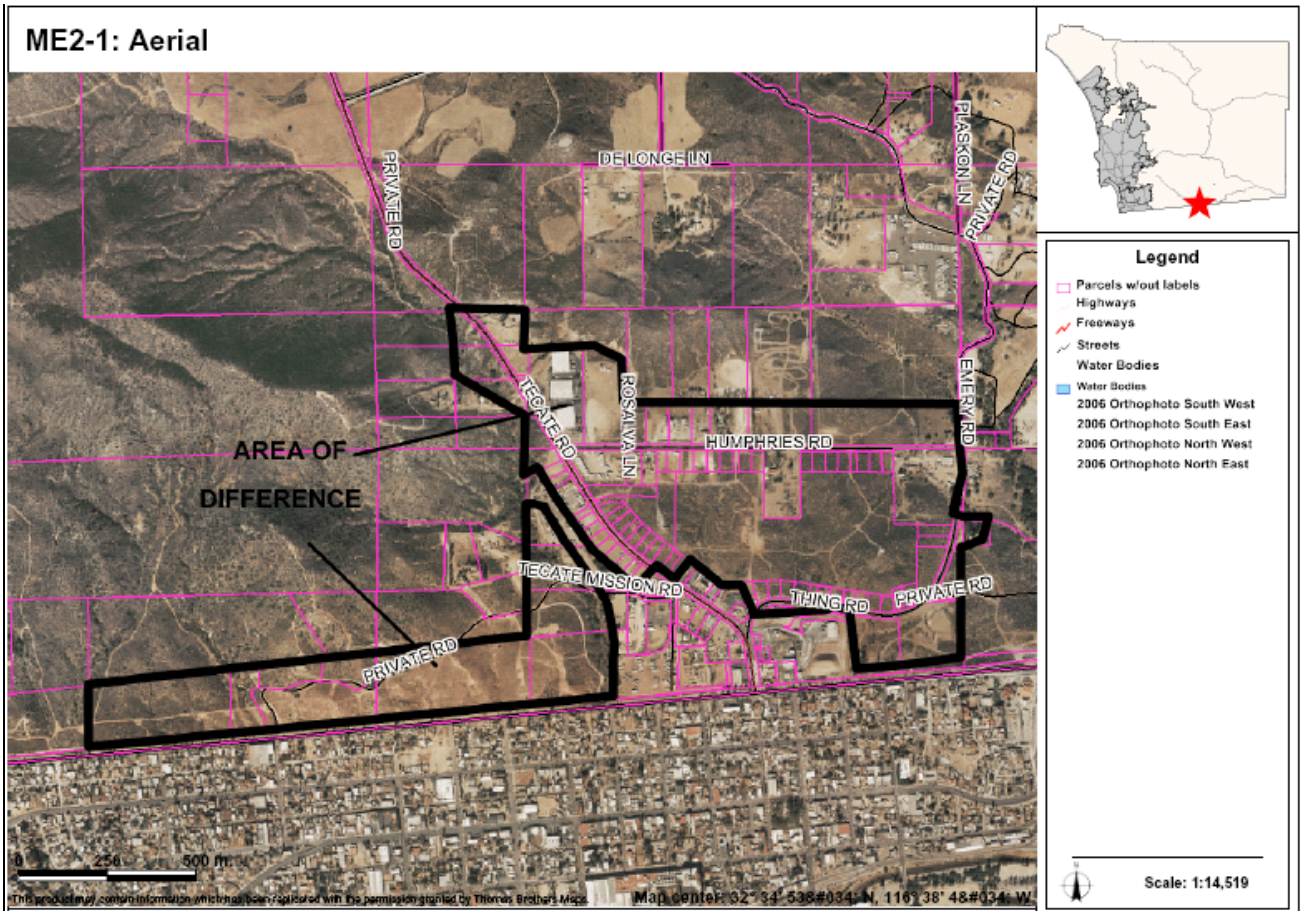
None

AREAS OF DIFFERENCE

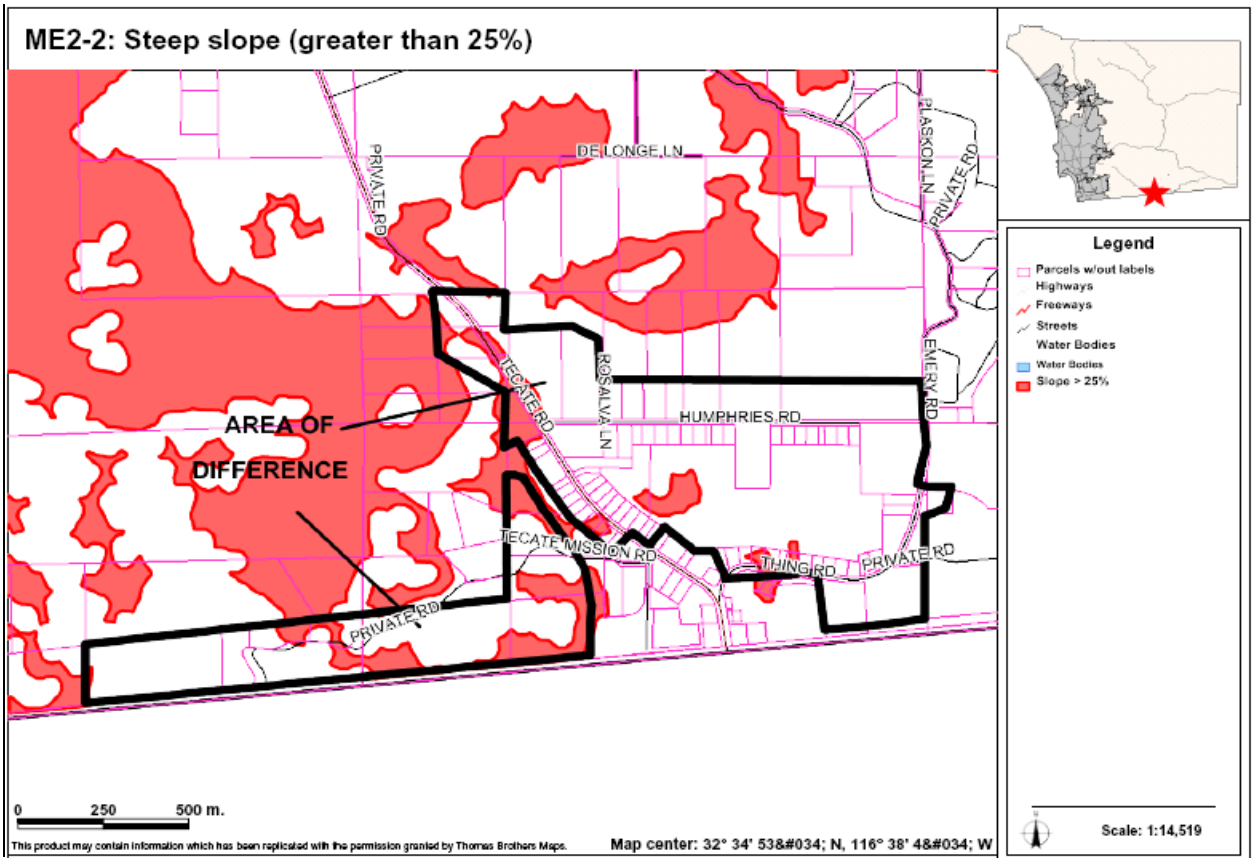
ME2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

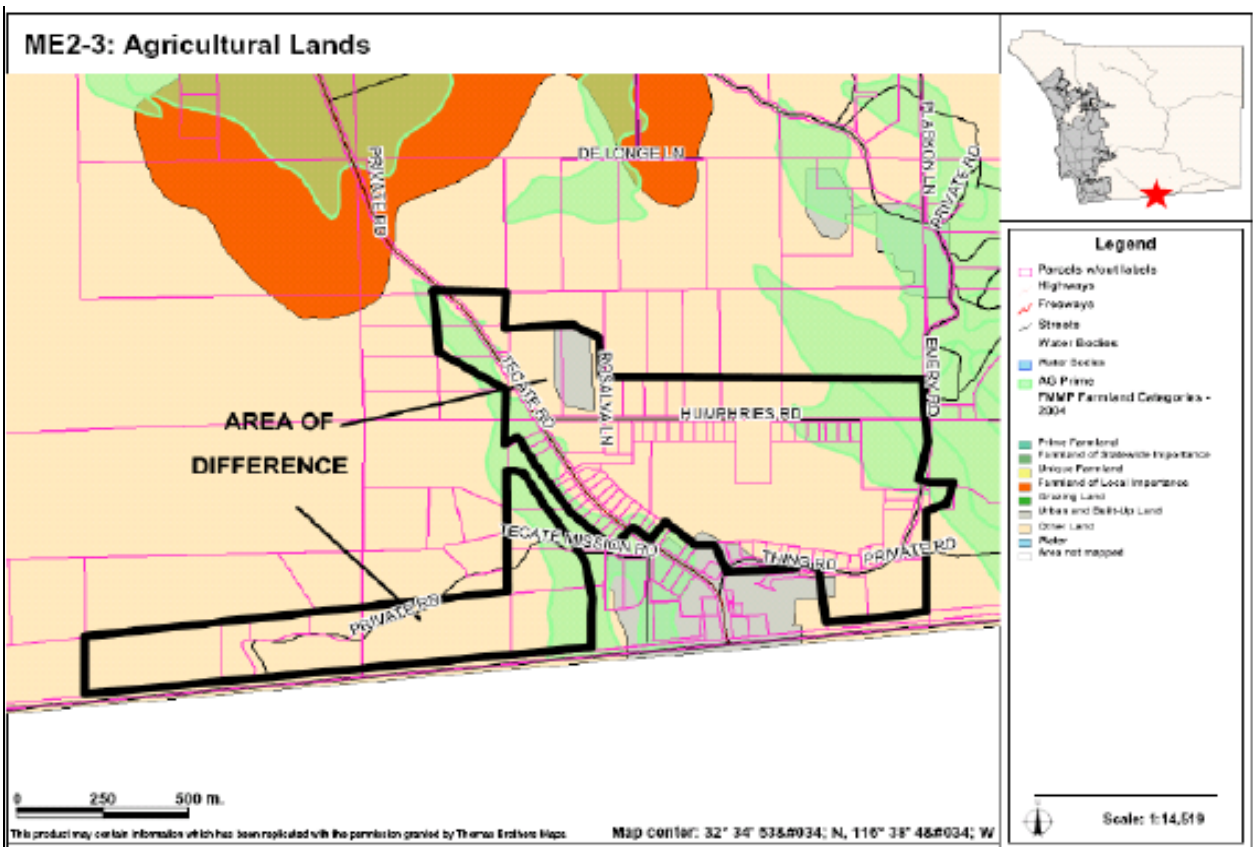
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

ME2-1: Aerial



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

ME3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Starky [164] Location/Description: • 146.9 ac (1 parcel) • Outside CWA boundary • North of I-8 and east of La Posta Truck Trail Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: This AOD is comprised of undeveloped land bordered to the west by rural residential land.	Other: Fire Service Deficiency – The response time in this region is greater than 23 minutes and is not consistent with a RL-20 designation.		CPG Recommendation: No CPG/CSG

Discussion

The AOD consists of a single property in the unrepresented area of the Mountain Empire Subregion. The property is surrounded by National Forest to the west and an Indian Reservation to the east. The property lacks adequate services and infrastructure. The Rural Land designations on the maps reflect this.

The key constraints associated with AOD ME3 are wetlands and agricultural lands. Figure ME3-1 provides an aerial photo showing the boundaries of the AOD, Figure ME3-2 identifies wetlands, and Figure ME3-3 identifies important agricultural lands.

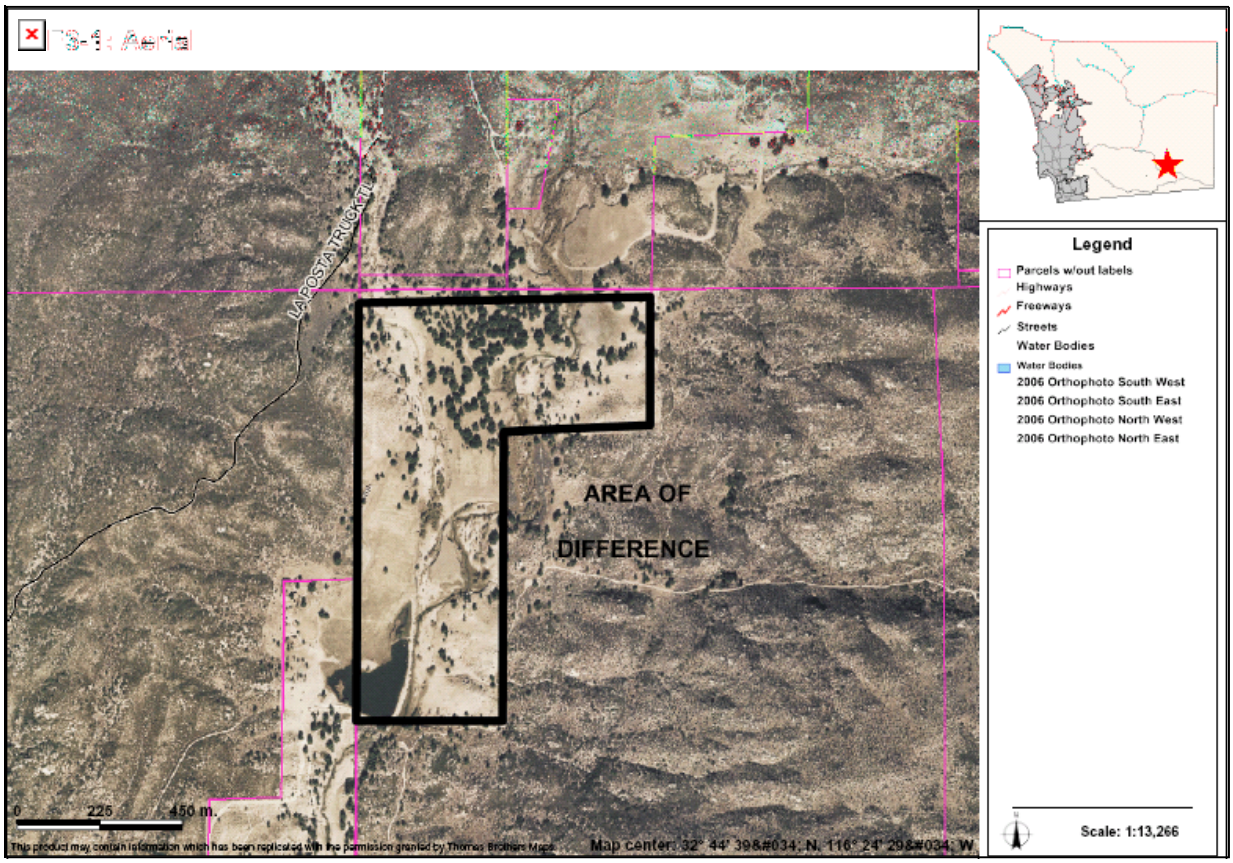
Potential Conflicts with Goals and Policies

None

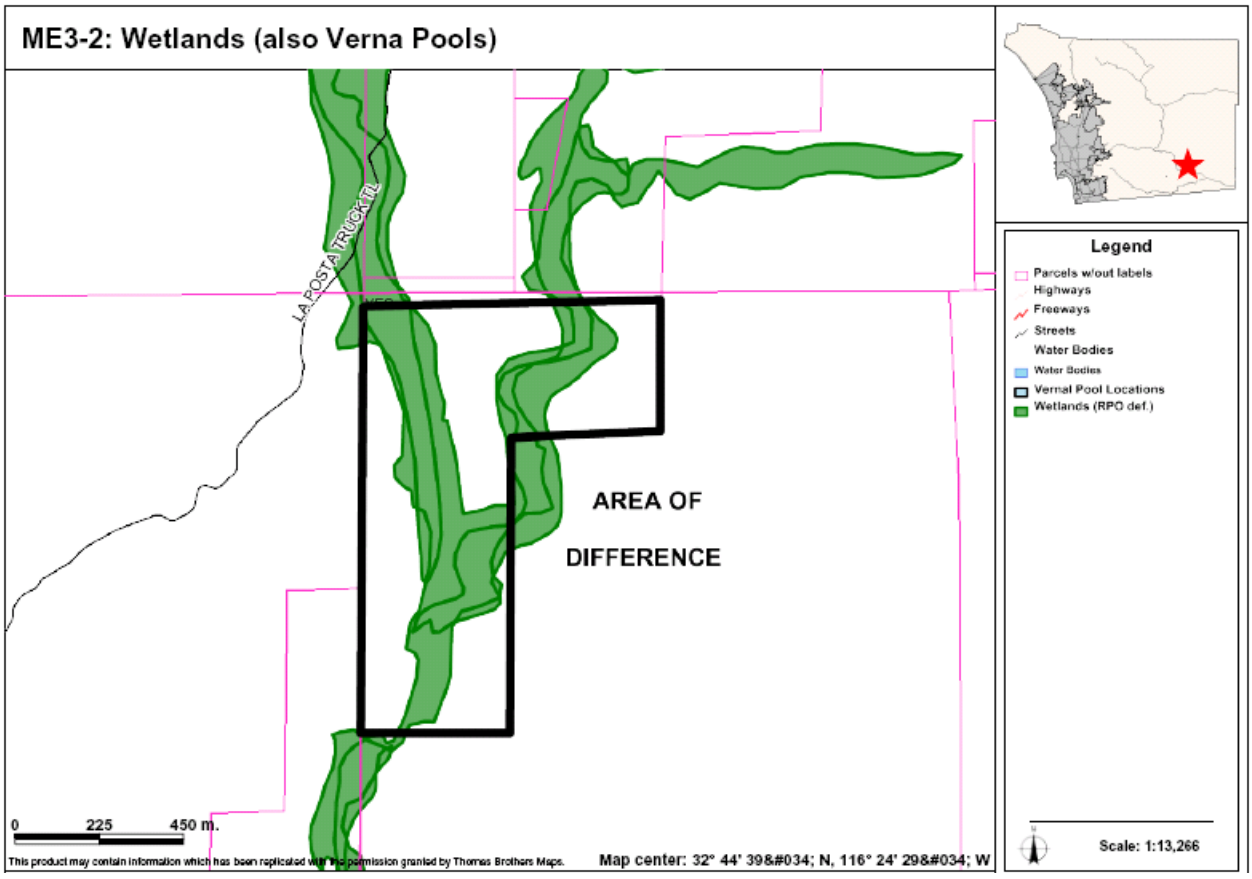
AREAS OF DIFFERENCE

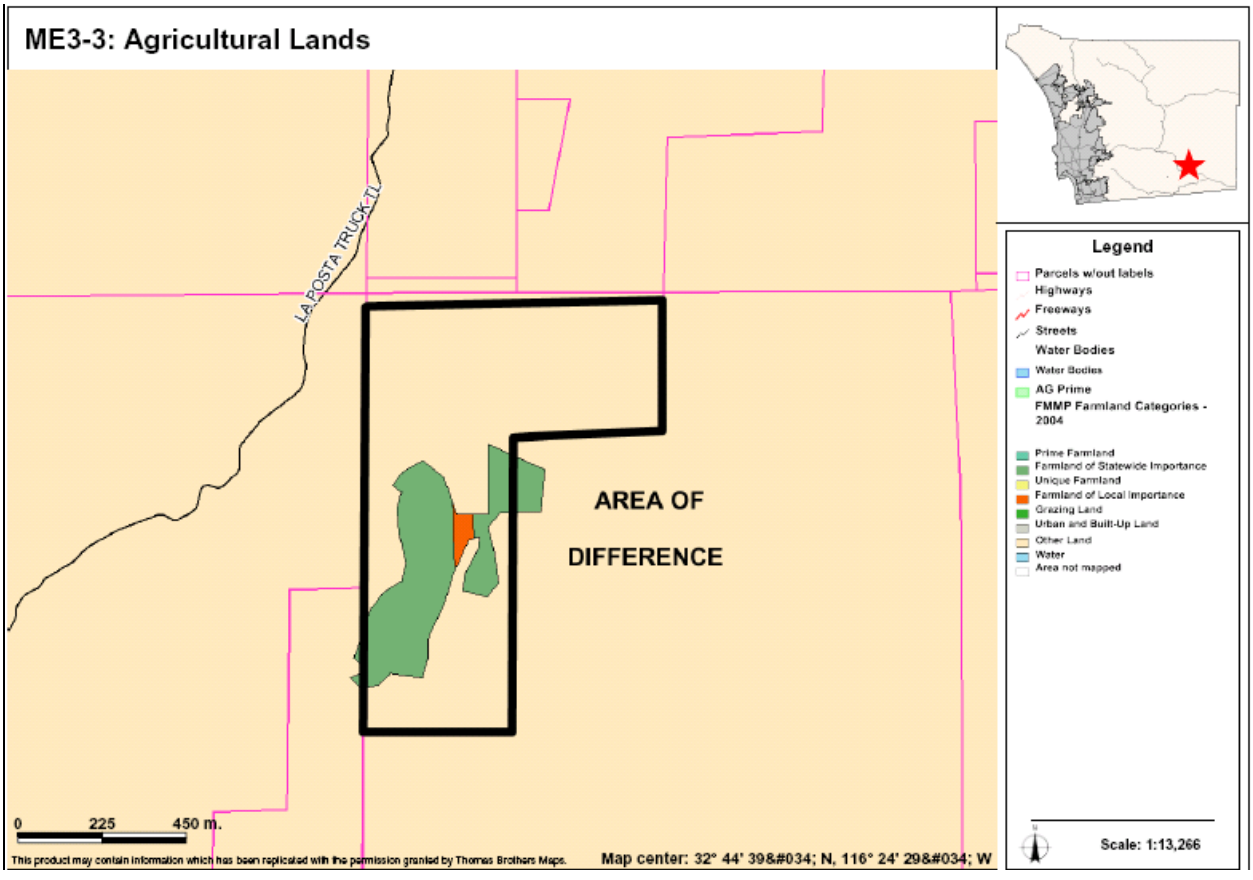
ME3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	□	□	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

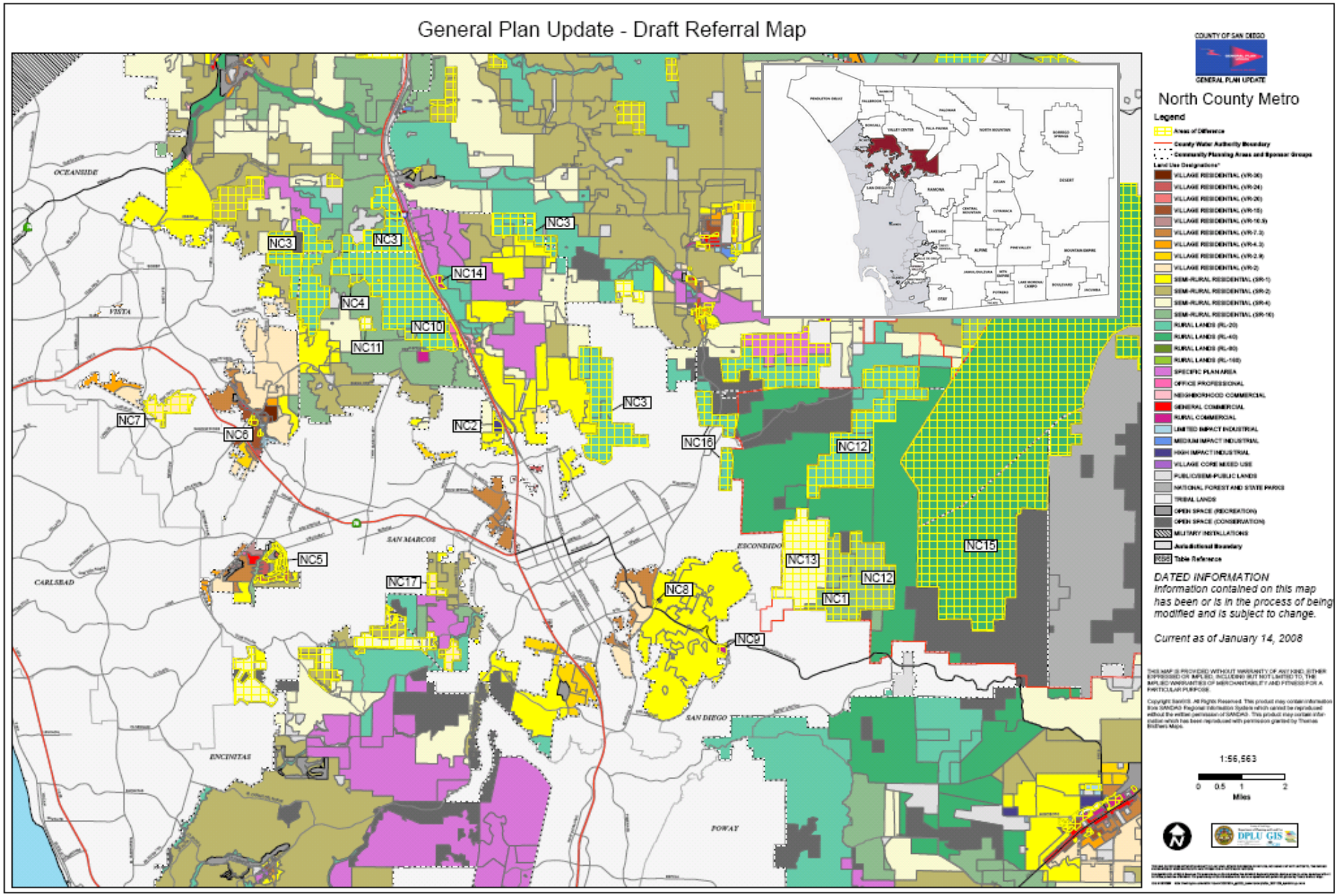


AREAS OF DIFFERENCE





North County Metropolitan Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

NC1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 768 acres (34 parcels) • Inside CWA boundary • Adjacent to San Pasqual and west of Rockwood Canyon	Steep slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-80
Existing General Plan: (18) 1 du/4,8,20 ac	Agricultural Lands	◒	
Context: Generally undeveloped parcels. Bounded by undeveloped land with minimal open space to the west and east sides; open park space, rural residential, and agriculture to the north; open space park to the south.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD includes a few parcels located between AODs NC12 and NC13, which lie east of Escondido, outside the CWA boundary and north of the Wild Animal Park. It is mapped on the Referral Map as SR-10, similar to NC12 and NC13. The RL-40 designations on the Hybrid and Draft Land Use Maps reflect that the area is outside of the CWA boundary, has limited services, and is totally constrained by steep slopes and sensitive biological habitats that could contribute to a regional preserve network.

The key constraints associated with AOD NC1 are steep slopes, critical biological resource areas, and agricultural lands. Figure NC1-1 provides an aerial photo showing the boundaries of the AOD, Figure NC1-2 identifies steep slope areas, Figure NC1-3 identifies critical biological resource areas, and Figure NC1-4 identifies important agricultural lands.

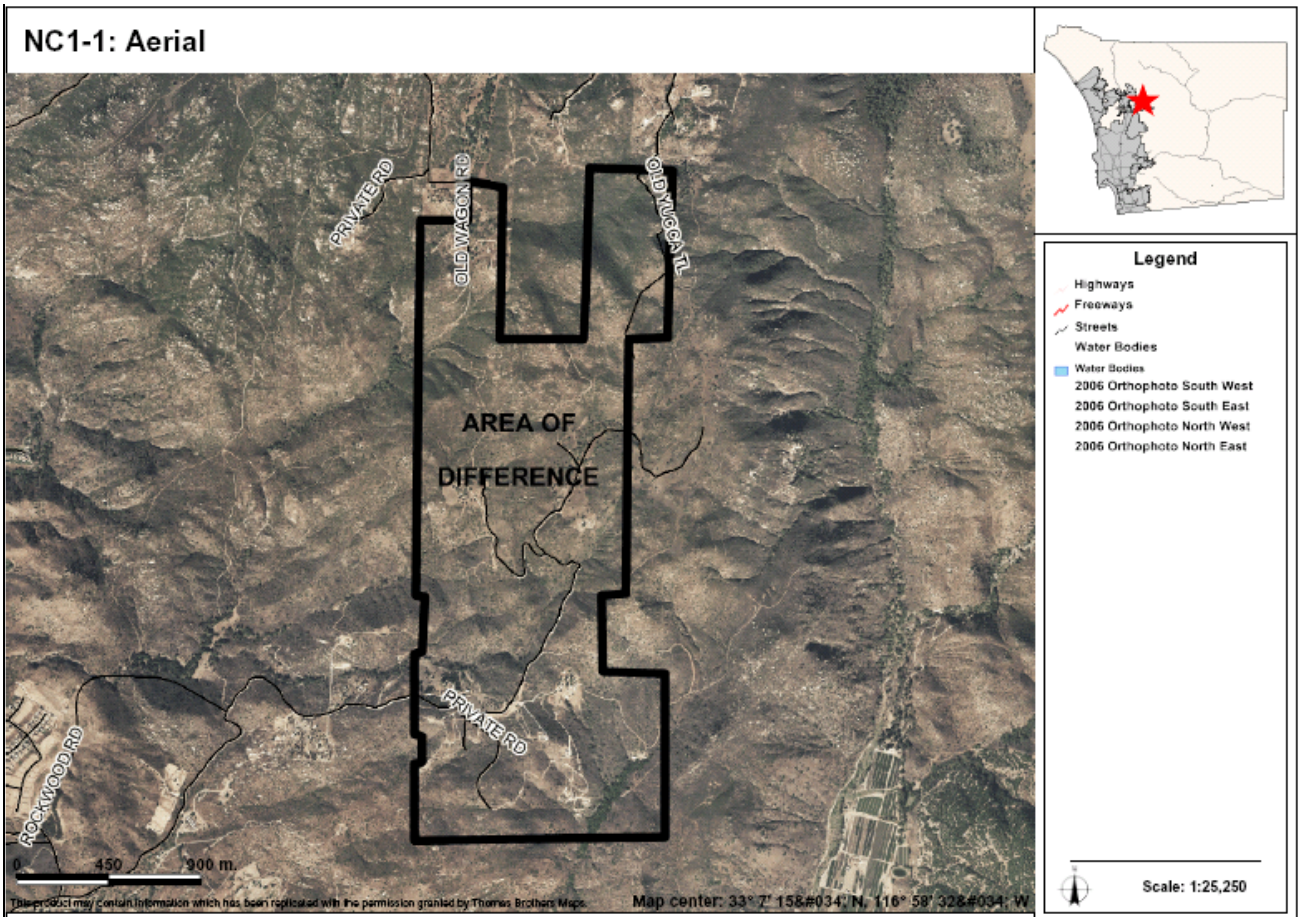
Potential Conflicts with Goals and Policies

None

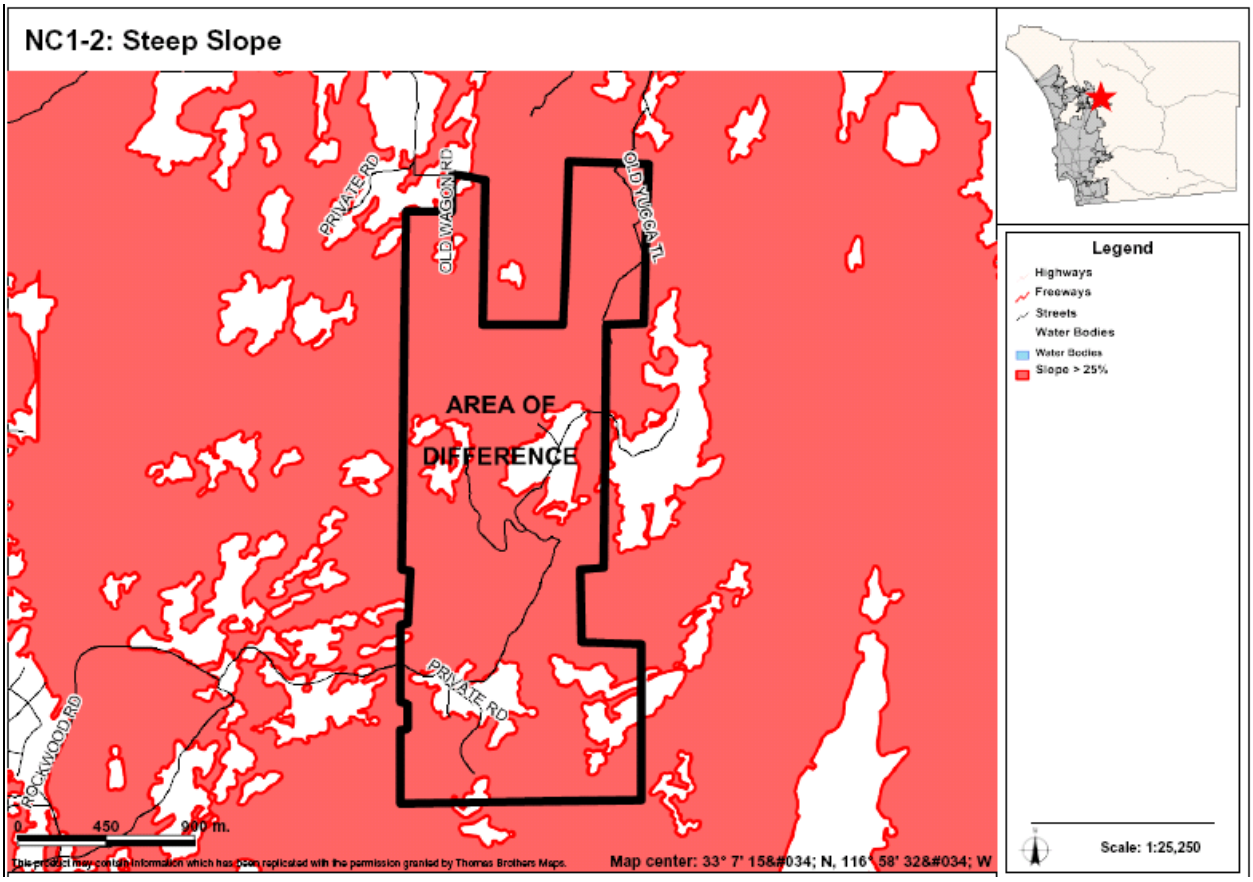
AREAS OF DIFFERENCE

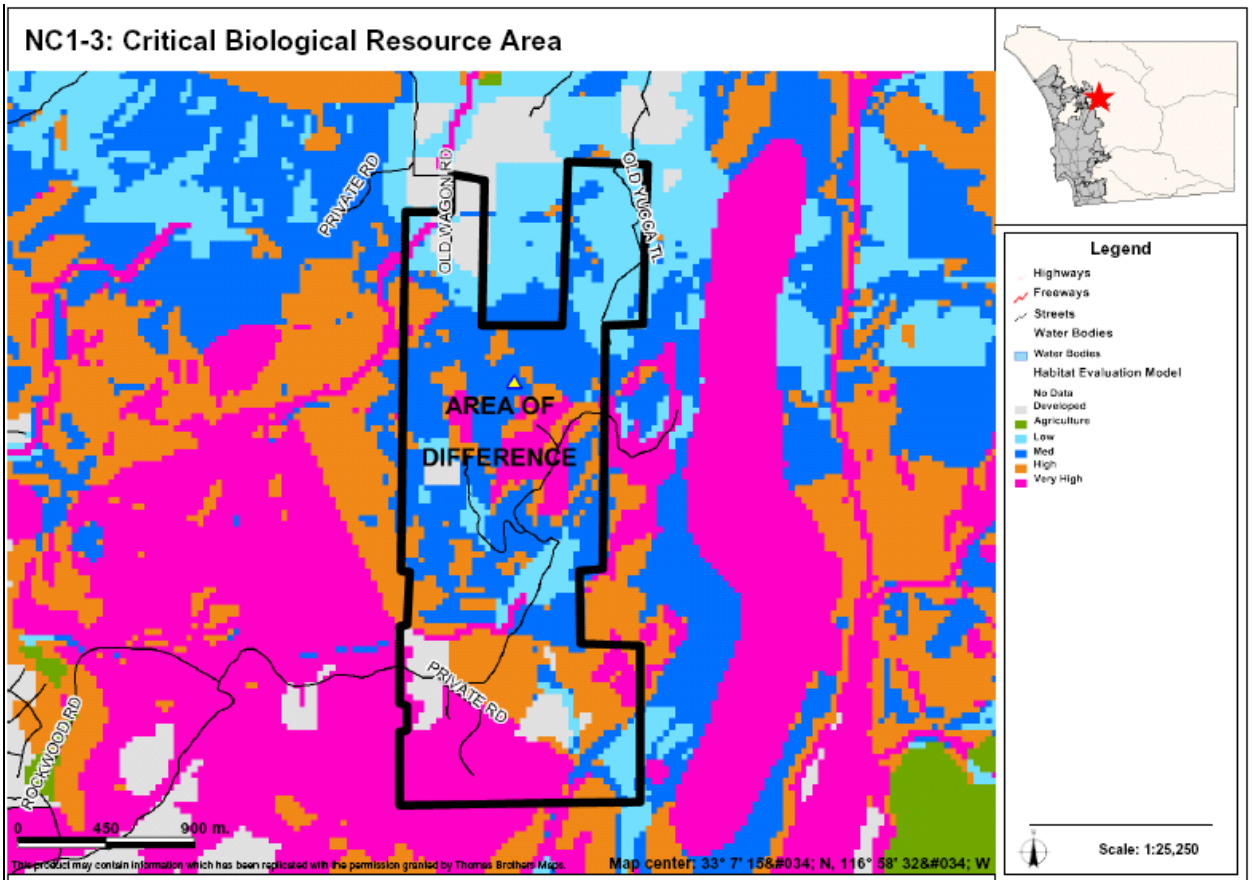
NC1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

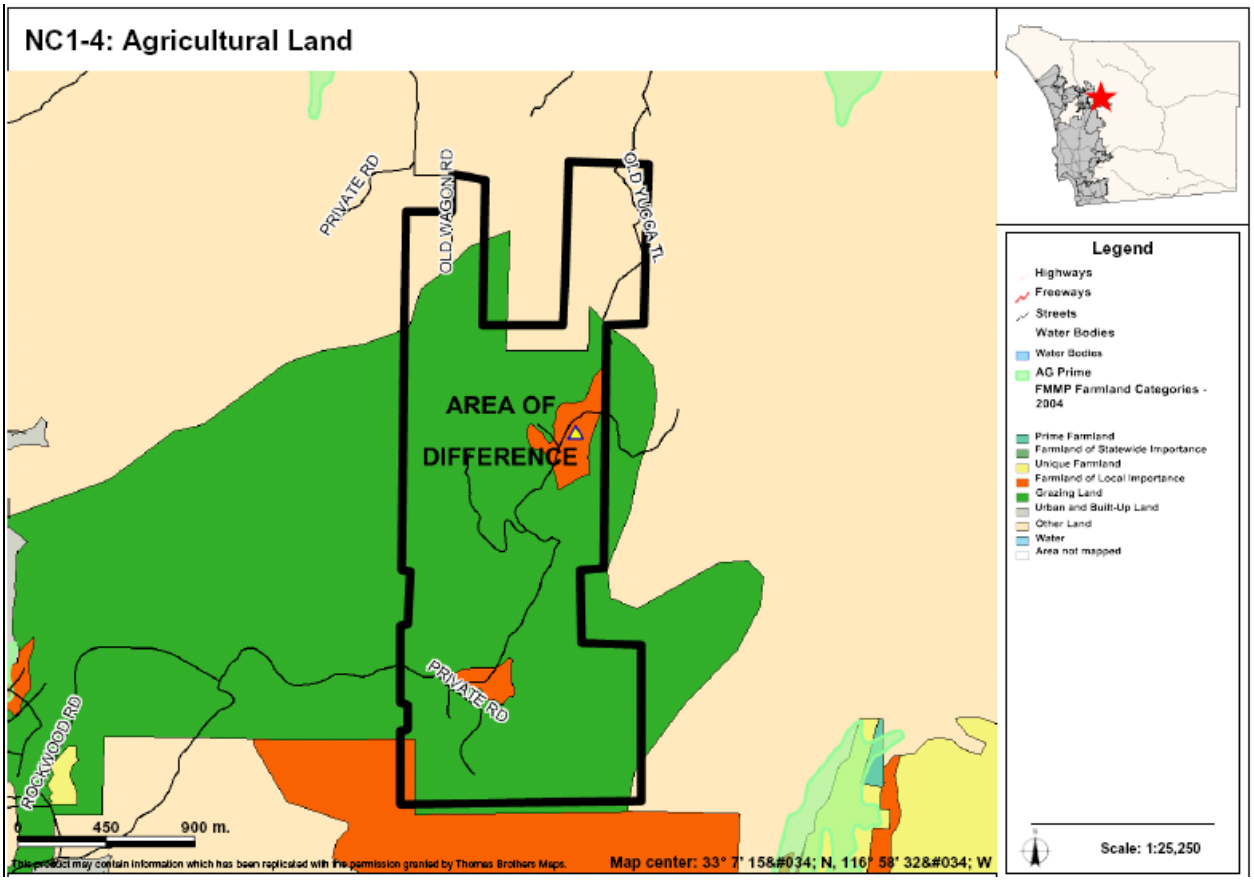


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NC2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Jokerst [2]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-3 High Impact Industrial
Location/Description: • 46 acres (3 parcels) • Inside CWA boundary • Adjacent to I-15 and north of Rockhoff Road	Steep slope (greater than 25%)	●	Hybrid: I-3 High Impact Industrial
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: SR-4
	Critical Biological Resource Areas	●	Environmentally Superior: SR-4
Existing General Plan: (18) 1 du/4,8,20 ac	Agricultural Lands	○	
Context: Predominantly undeveloped parcels Bounded by I-15 on north and east sides; undeveloped land on the west; undeveloped land to the north with minimal rural residential.	Other: N/A		CSG Recommendation: SR-4

Discussion

This AOD is located in the Twin Oaks Subarea on the west side of I-15, north of the Escondido Country Club. Lands to the west are designated as SR-4 and to the south SR-1. The site is designated as High Impact Industrial (I-3) on the Referral Map and Hybrid Maps, which is suitable for its location relative to the freeway. The Draft Land Use and Environmentally Superior Maps indicate a designation of SR-4 which is similar to the other designations in the area.

The key constraints associated with AOD NC2 are steep slopes and critical biological resource areas. Figure NC2-1 provides an aerial photo showing the boundaries of the AOD, Figure NC2-2 identifies steep slope areas, and Figure NC2-3 identifies critical biological resource areas.

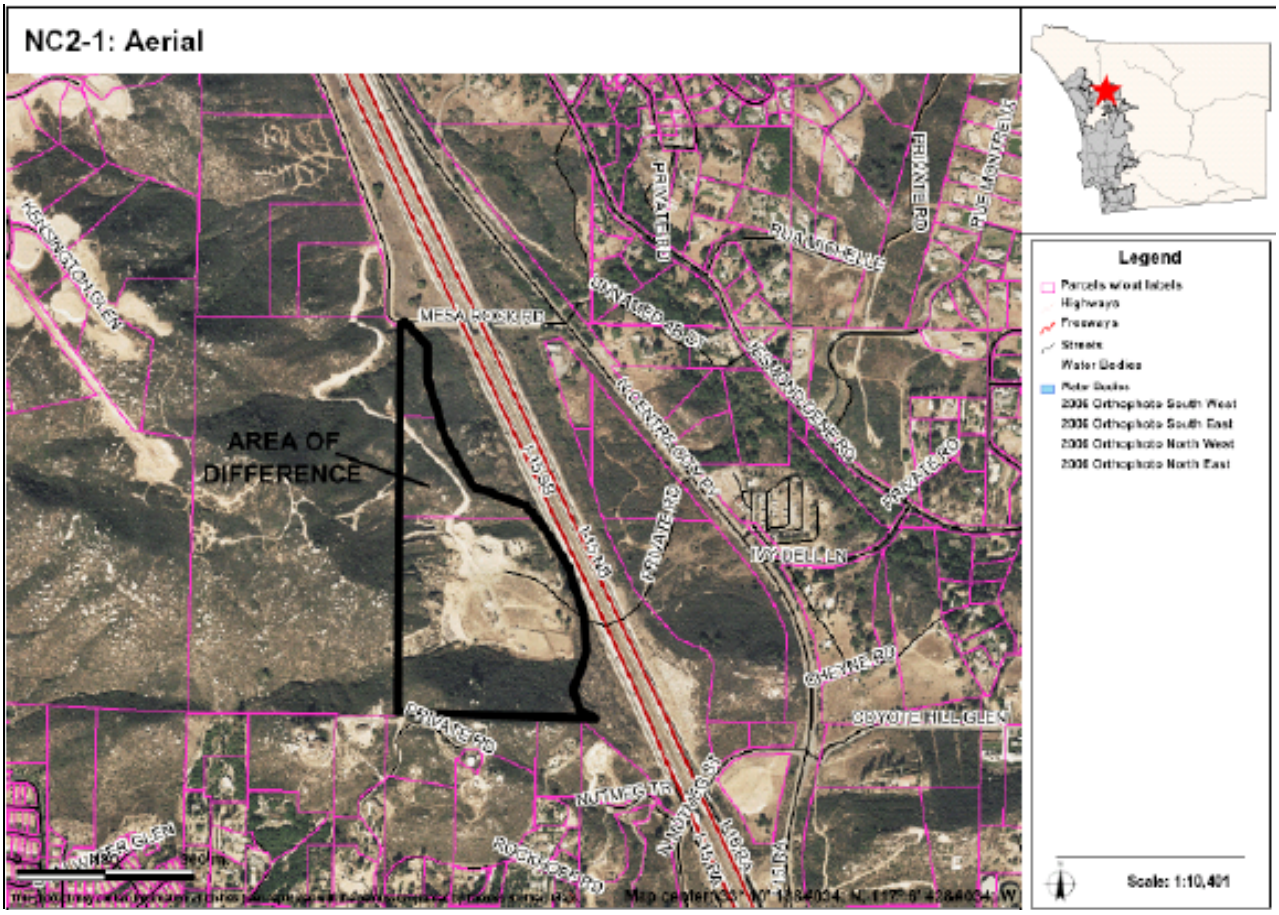
Potential Conflicts with Goals and Policies

None

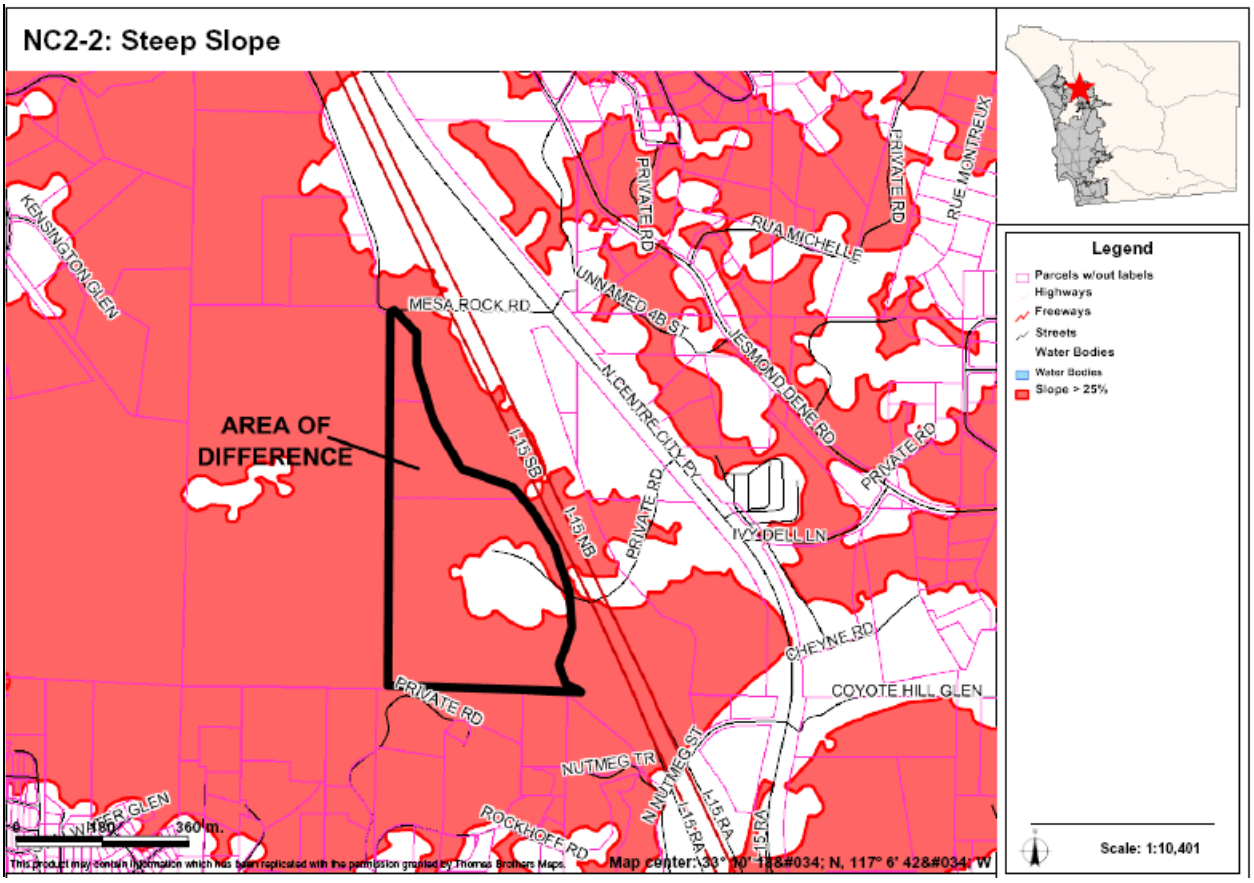
AREAS OF DIFFERENCE

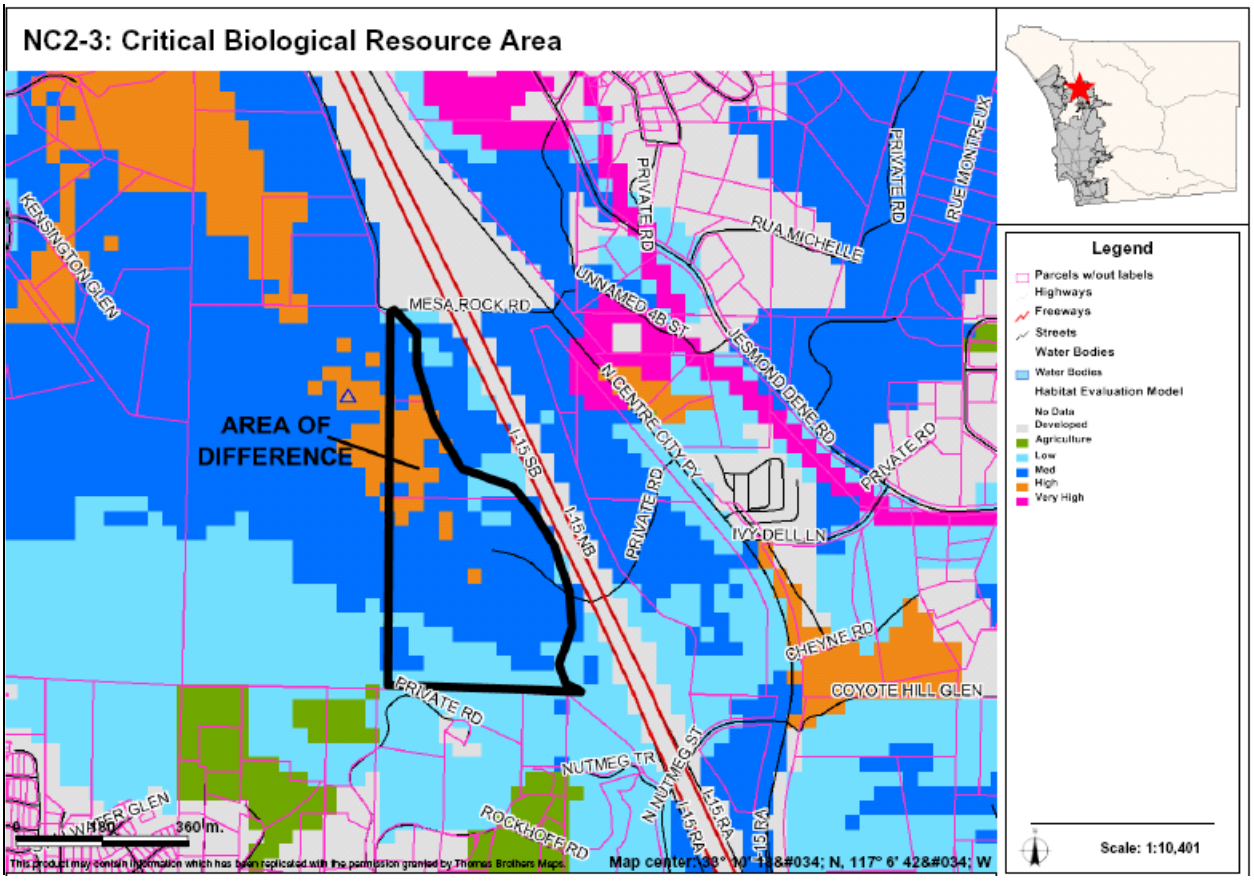
NC2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	□	□	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 976 acres (>100 parcels) • Inside CWA boundary • AOD is throughout NC (Vista, San Marcos, and Escondido) Existing General Plan: (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Generally undeveloped parcels with a variety of residential, agriculture, undeveloped land, and a religious facility. Portions bounded by I-15 and a mixture of agriculture, residential, open park space (Daley Ranch), and undeveloped land.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD consists of various groupings of parcels that tend to be larger and undeveloped. Some of these parcels extend into the Twin Oaks and Hidden Meadows areas, and includes the area of the Stonegate/Merriam Mountains project. They are mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA boundary at RL-20. The RL-20 designation is also included for these parcels on the Hybrid Map, whereas the Draft Land Use and Environmentally Superior Maps indicate a RL-40 designation. The RL-20 designation recognizes that these areas are near I-15 and existing development and more prone to development pressures. The RL-40 designation reflects that most of these areas lack infrastructure and services and contain steep slopes and sensitive habitats.

The key constraints associated with AOD NC3 are steep slopes, critical biological resource areas, and agricultural lands. Figures NC3A-1, NC3B-1 provide an aerial photo showing the boundaries of the AOD, Figures NC3A-2, NC3B-2, NC3C-2, NC3D-2 identify steep slope areas, Figures NC3A-3, NC3B-3, NC3C-3, NC3D-3 identify critical biological resource areas, and Figures NC3B-4, NC3C-4, NC3D-4 identifies important agricultural lands.

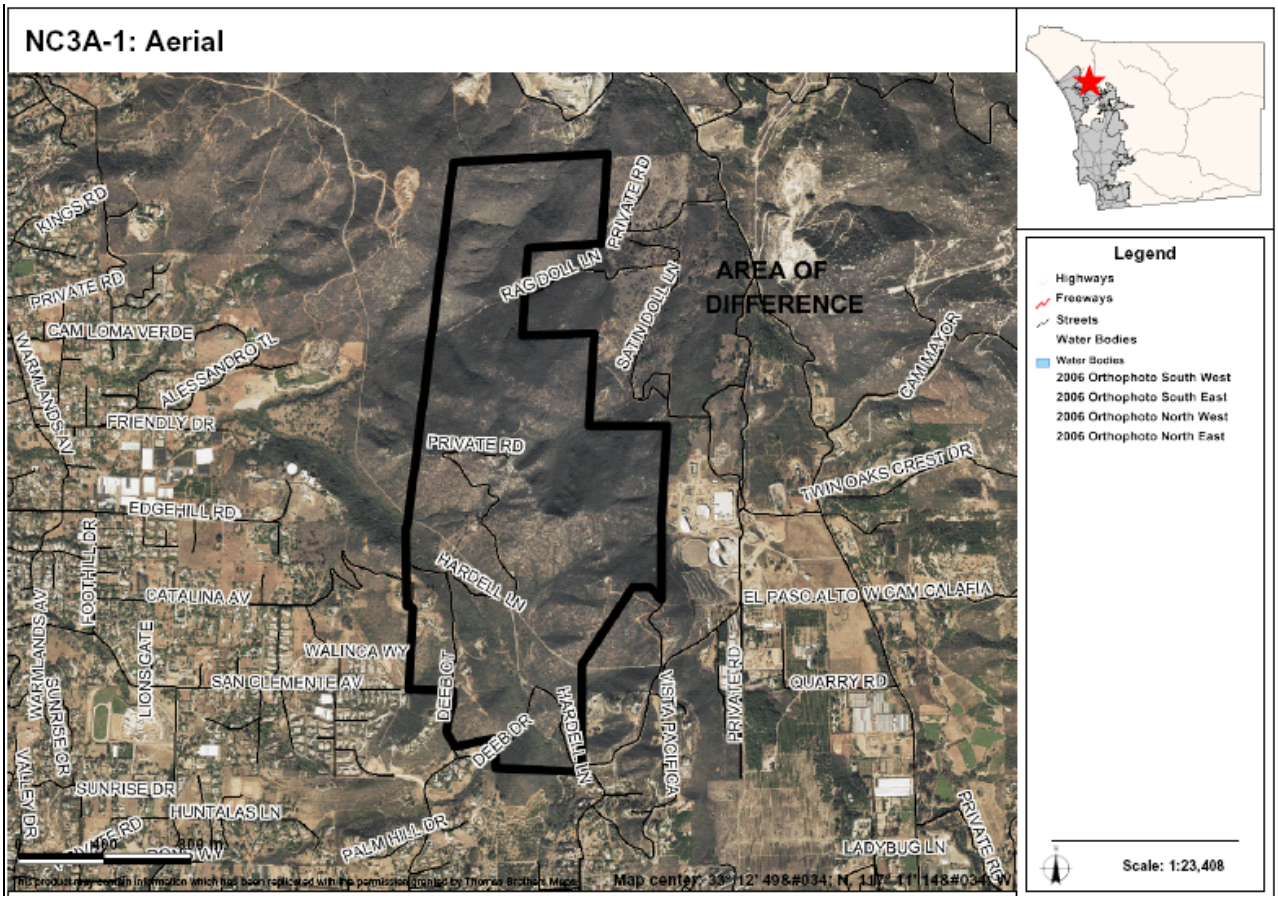
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

NC3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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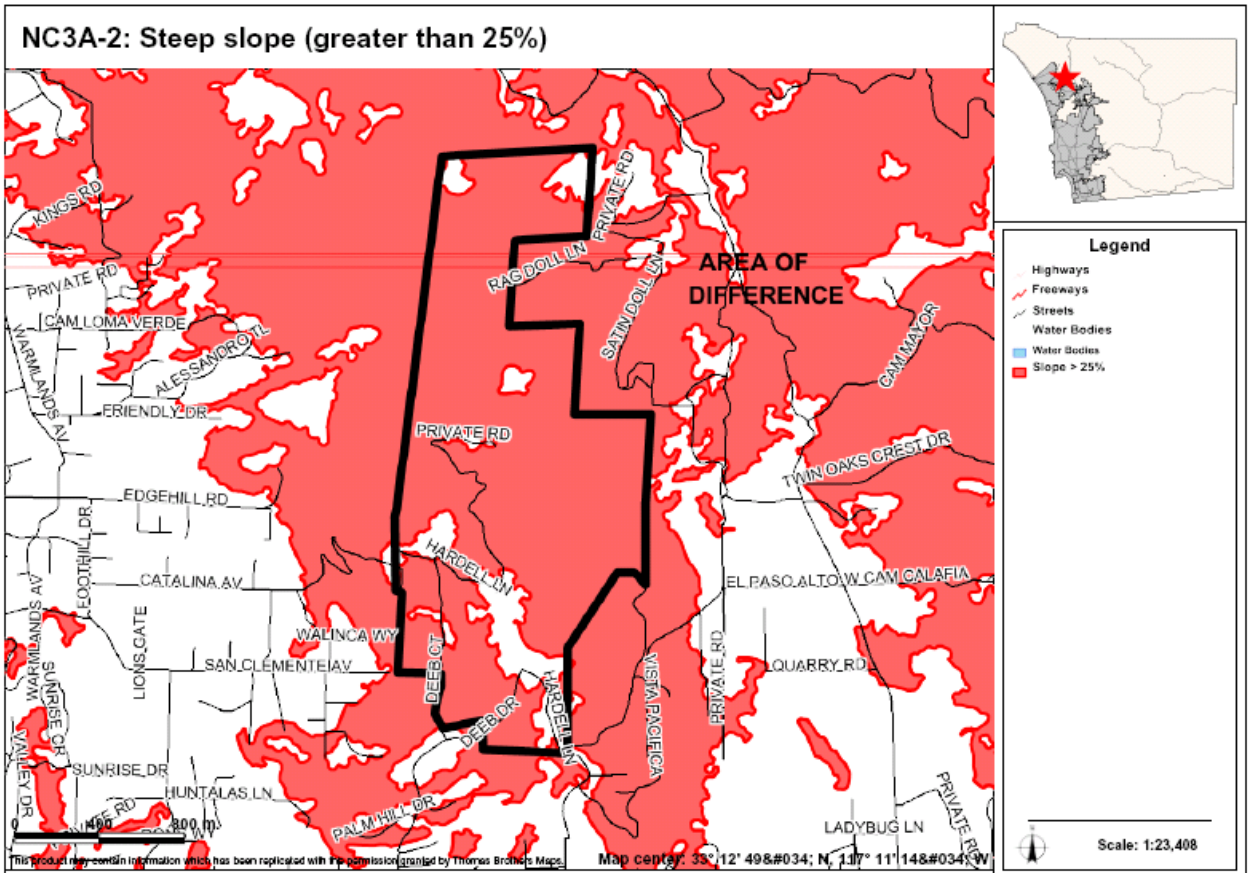

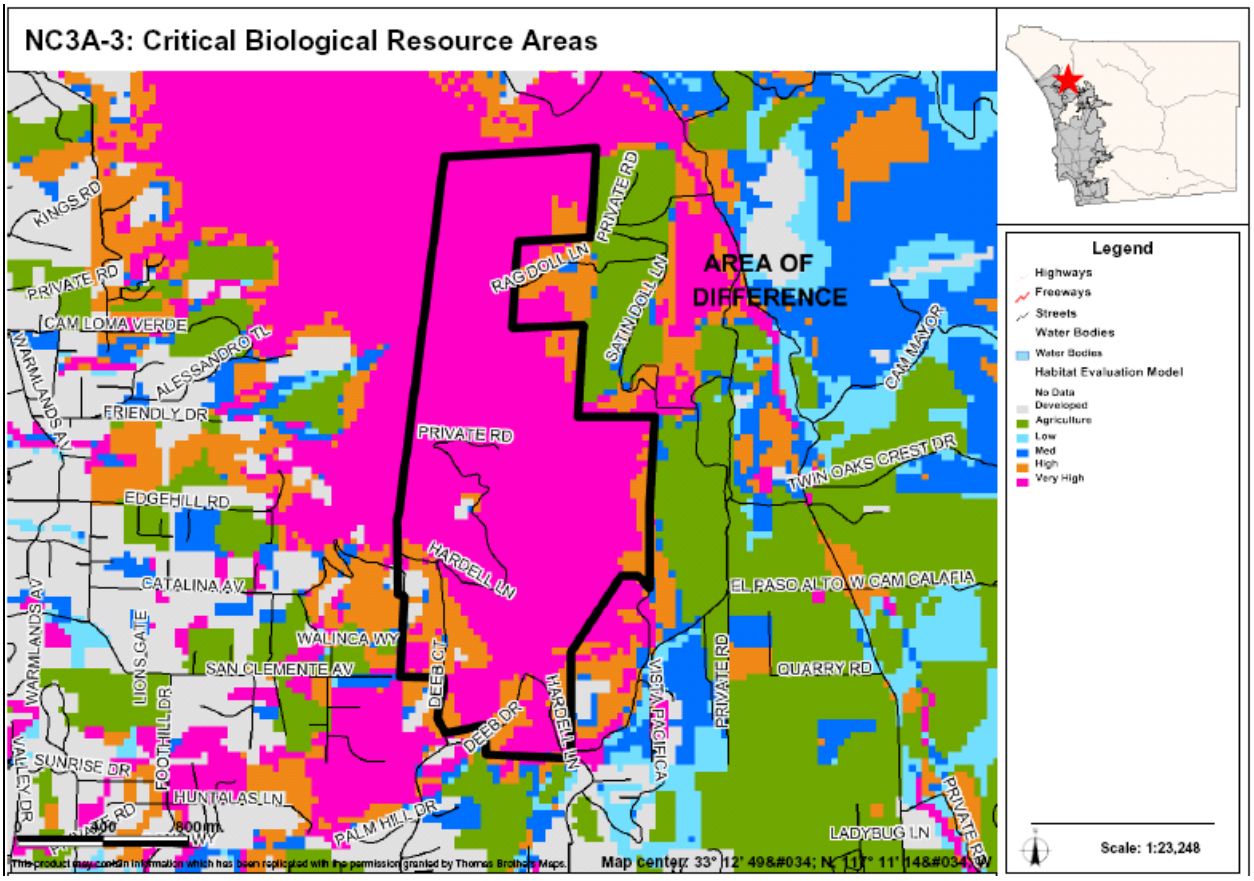

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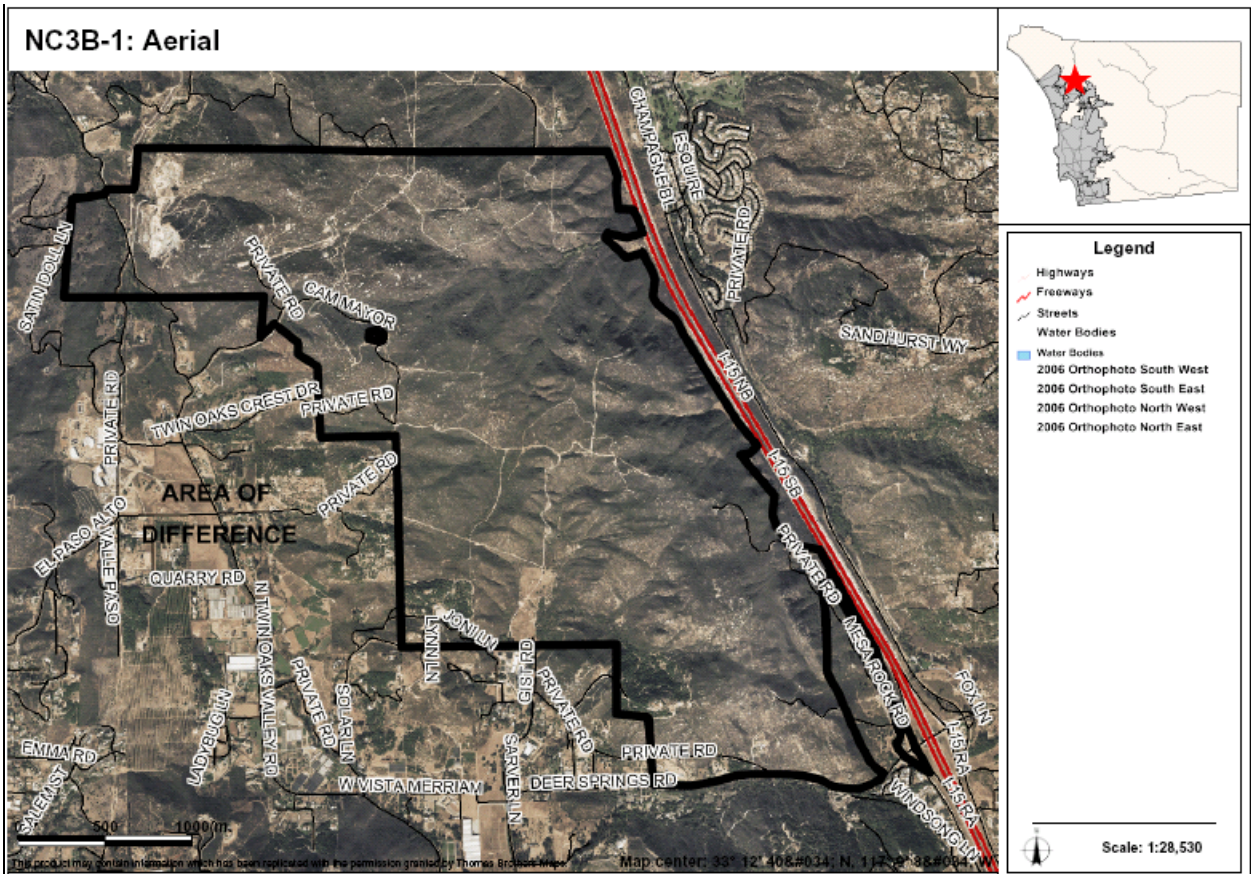

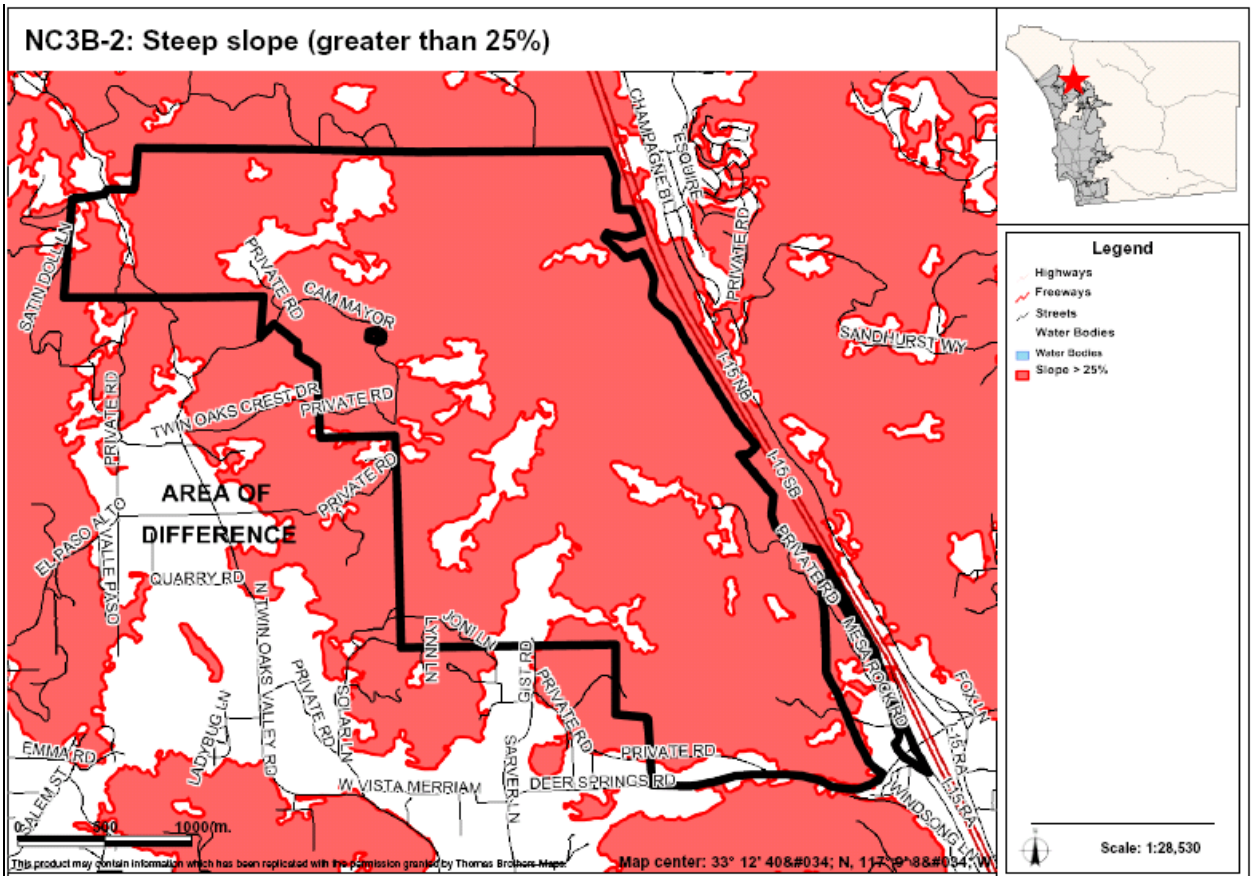

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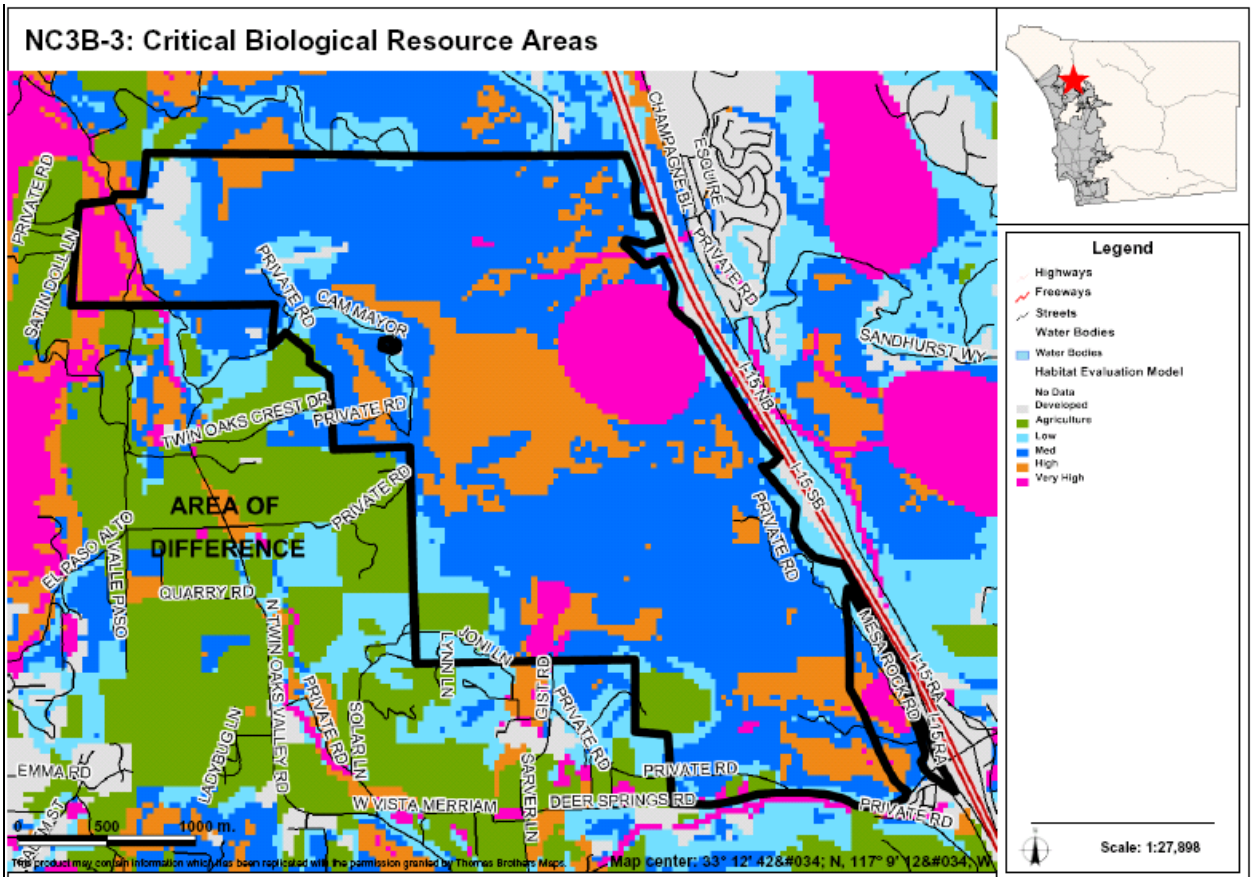

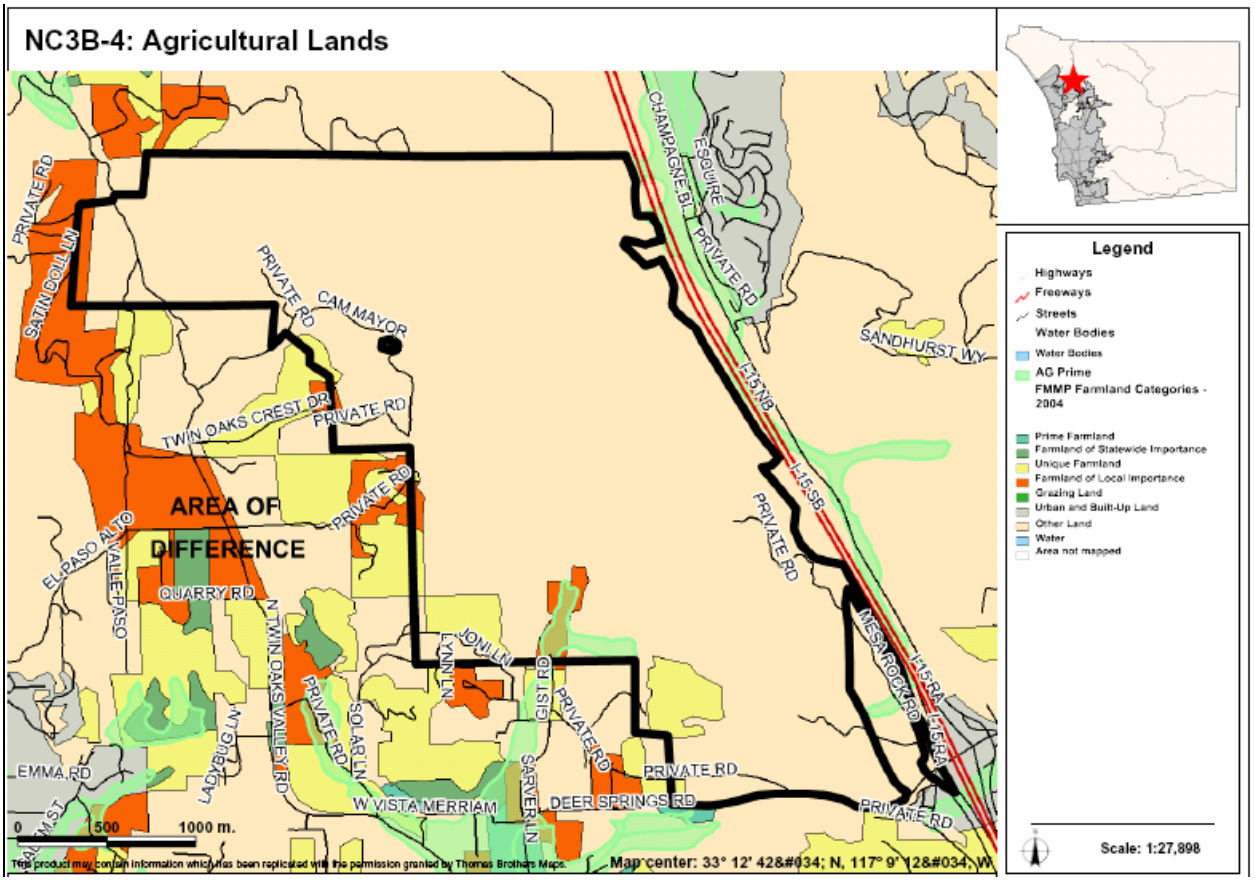

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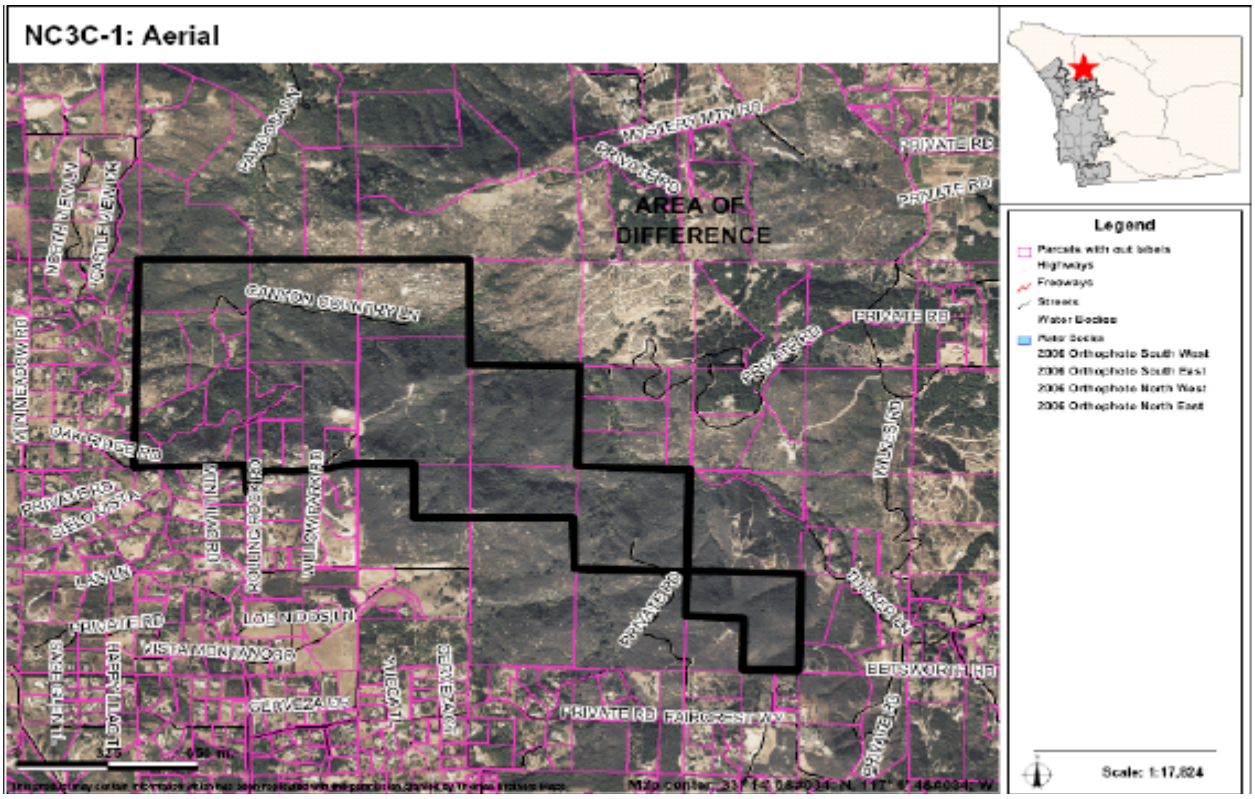

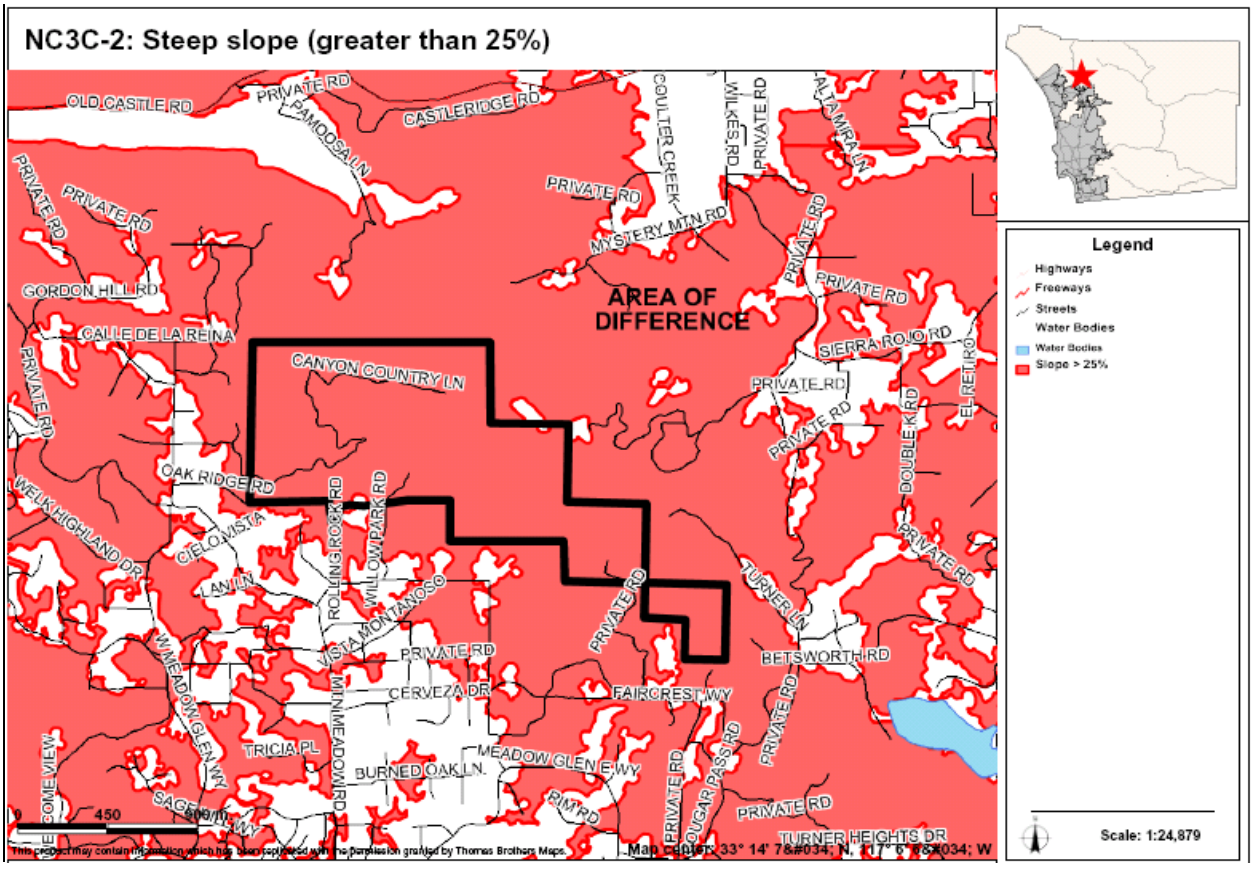

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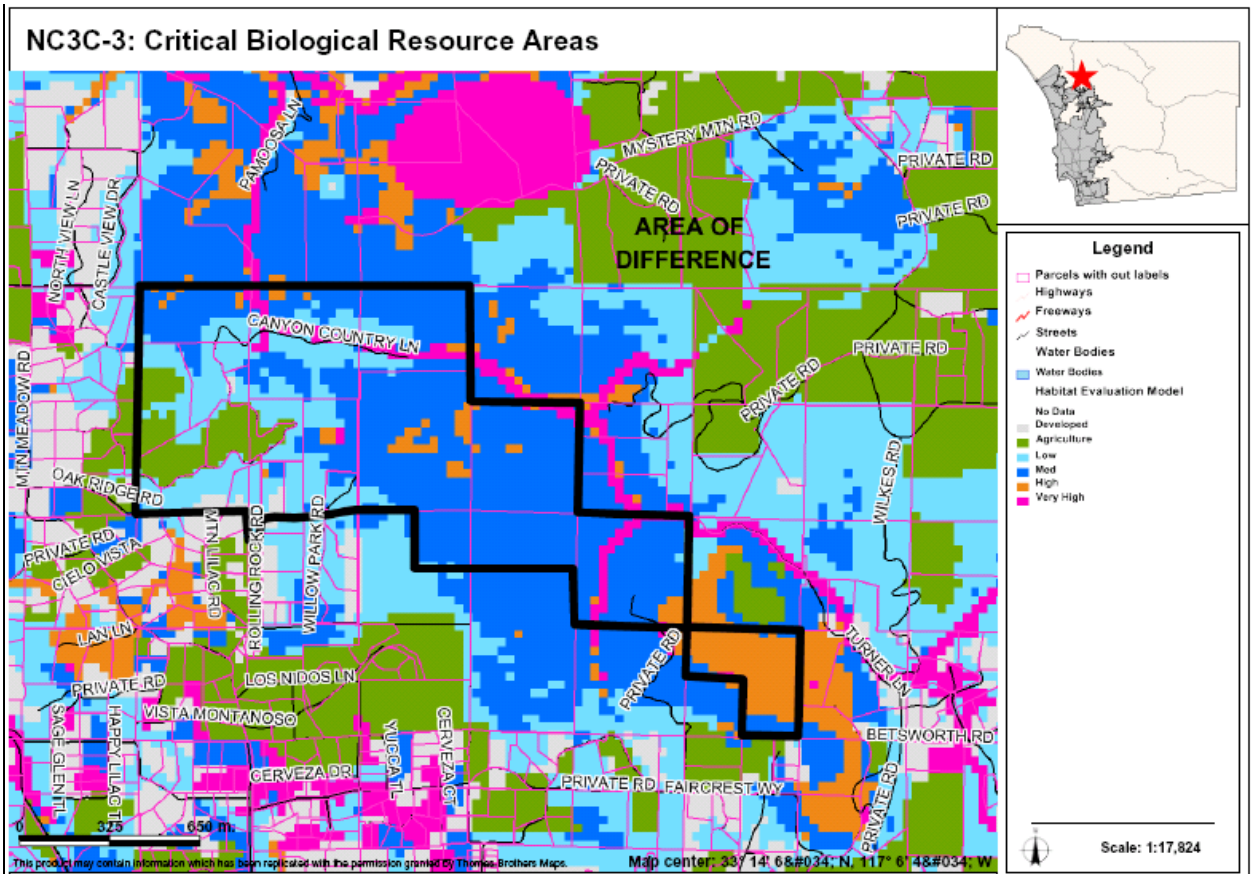
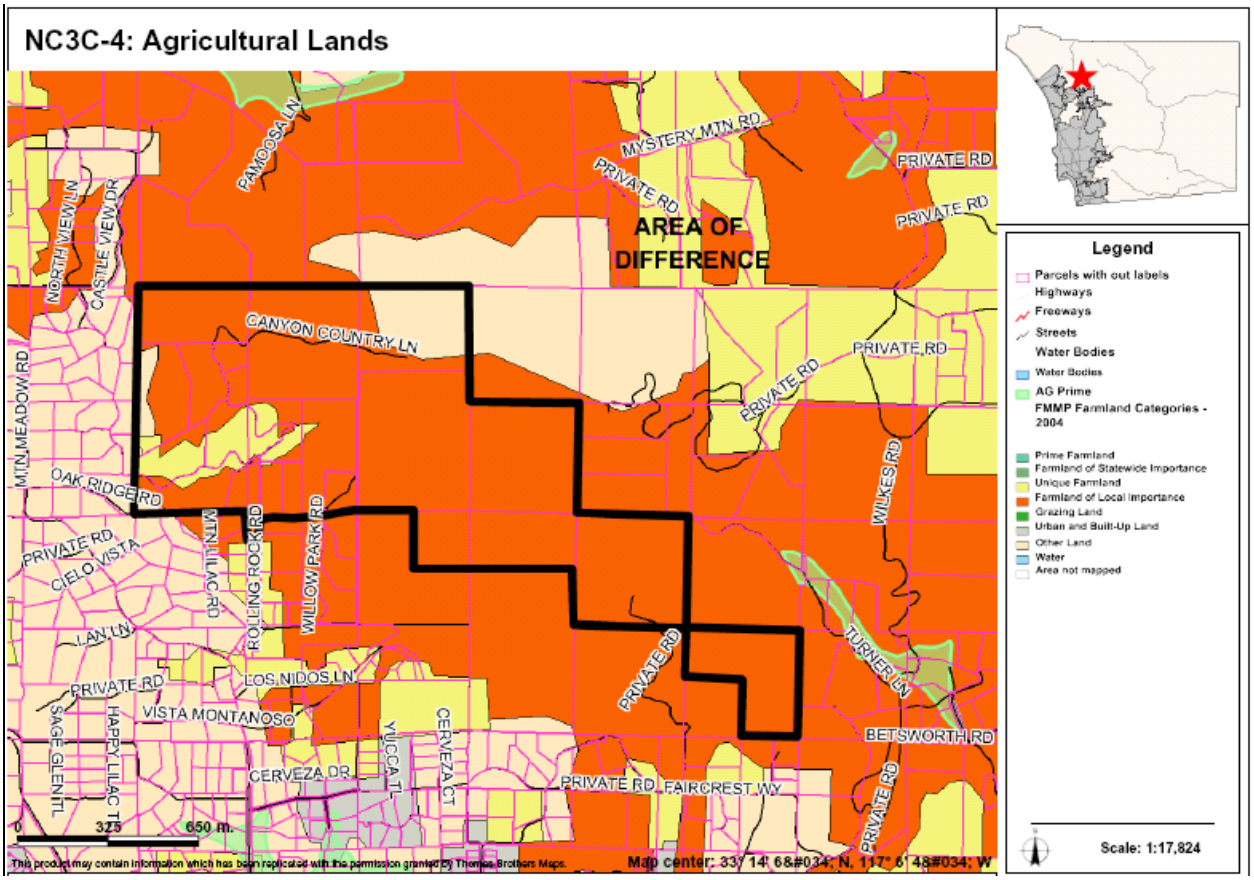
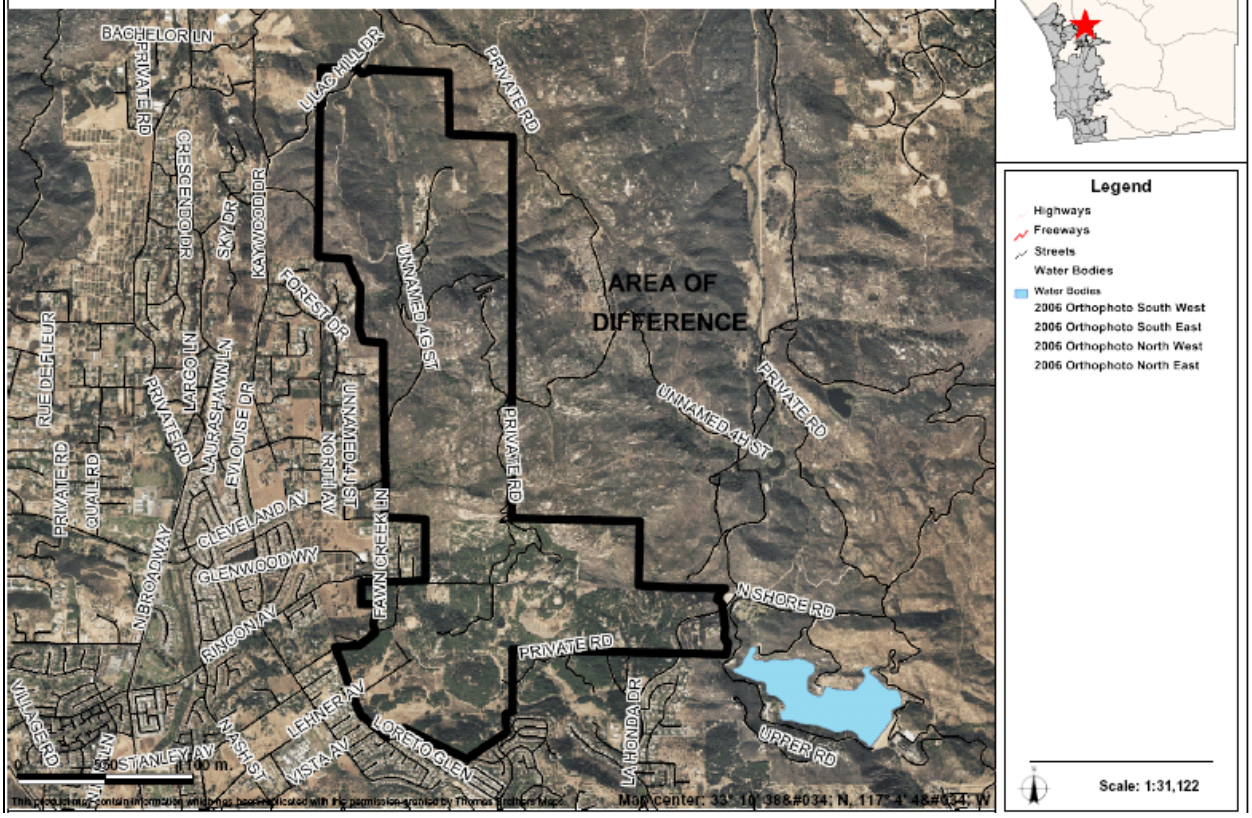


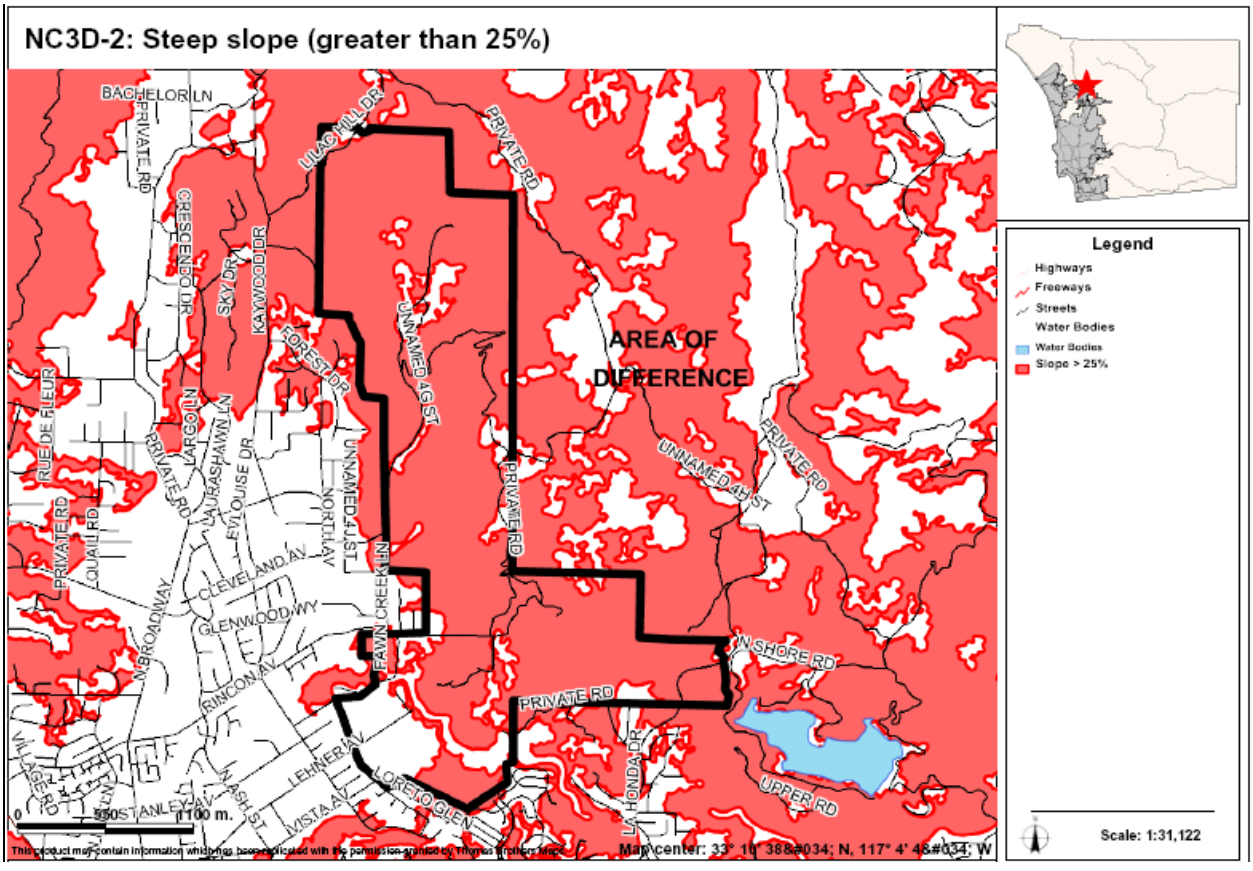


AREAS OF DIFFERENCE

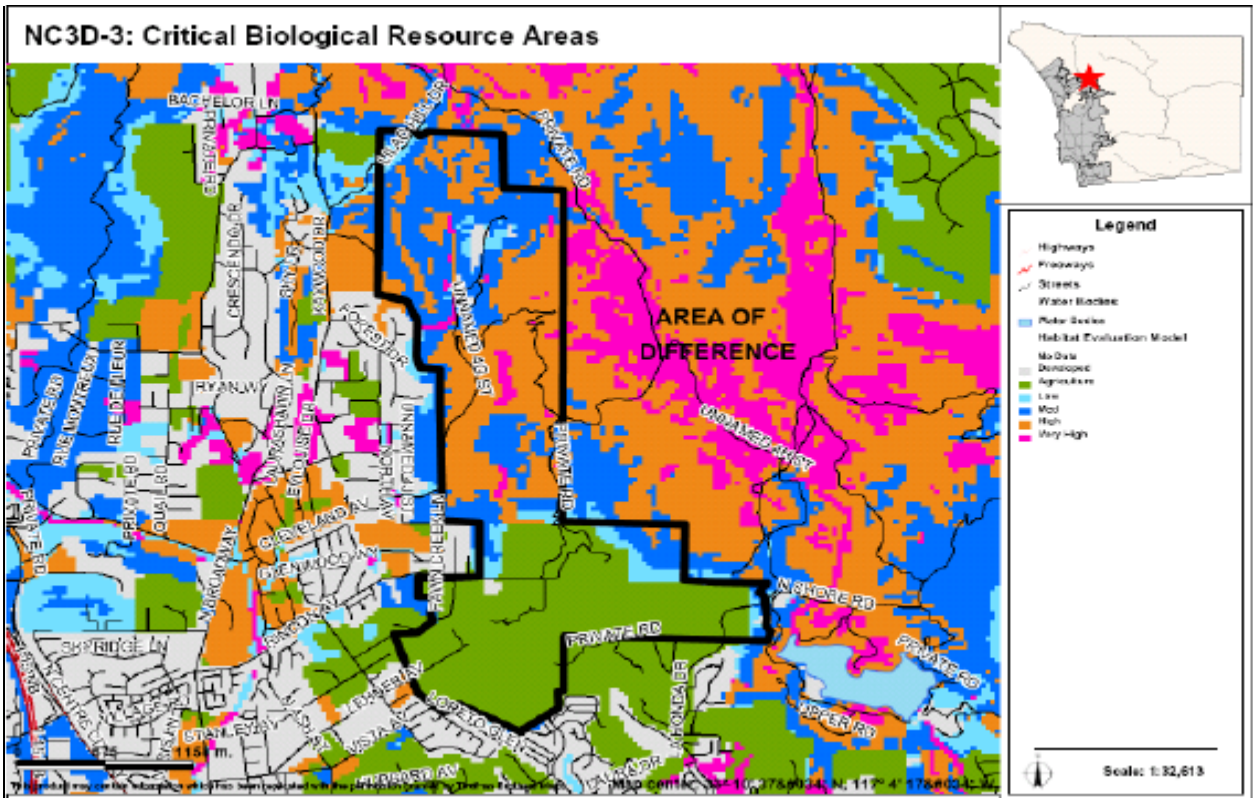
NC3D-1: Aerial

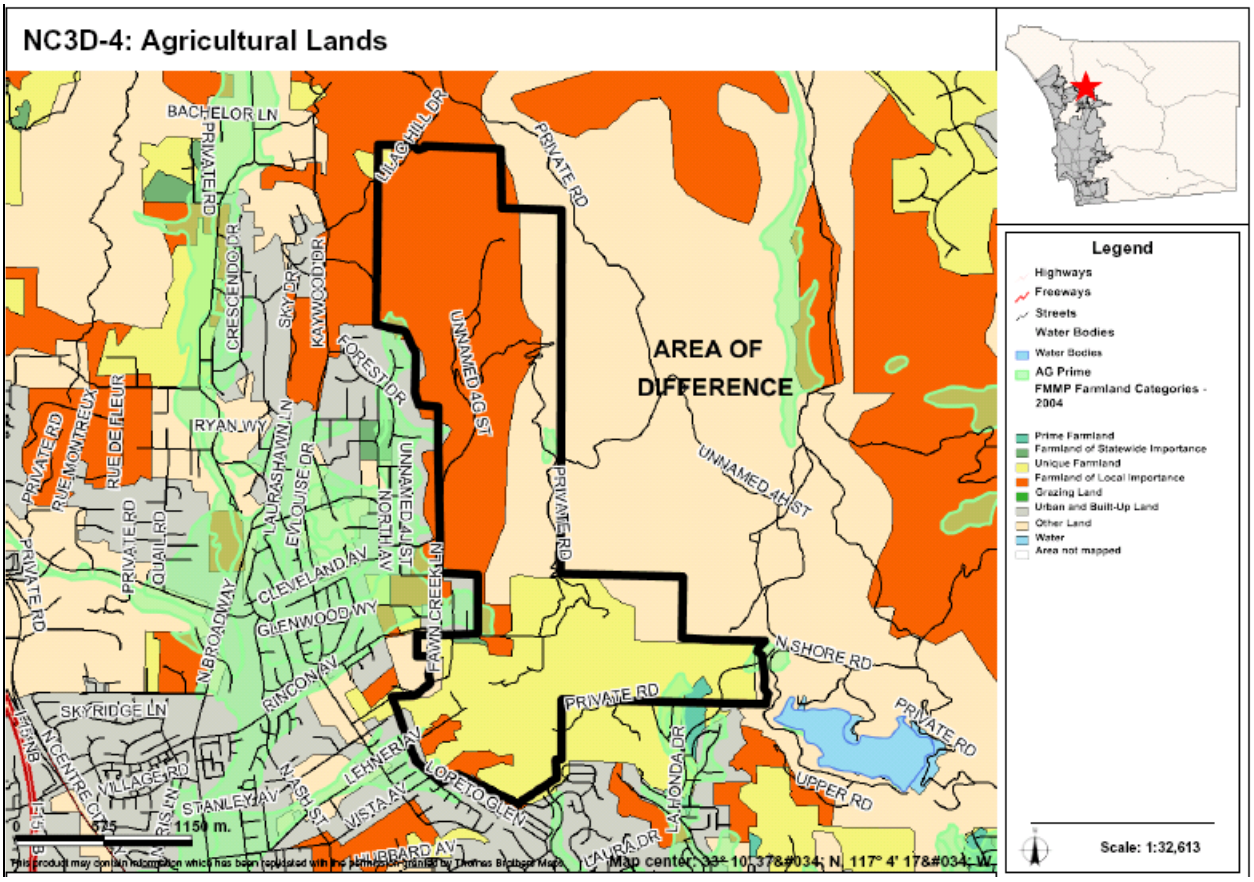


NC3D-2: Steep slope (greater than 25%)



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Schotz [25]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 26.6 acres (1 parcel) • Inside CWA boundary • Located in San Marcos, east of Twin Oaks Valley Road	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: RL-40
	Critical Biological Resource Areas	●	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/4,8,20 ac	Agricultural Lands	○	
Context: A vacant and undeveloped parcel. Bounded by undeveloped land and rural residential from south to east. Predominantly rural residential with some undeveloped land on the west; undeveloped land to the north.	Other: N/A		CSG (Twin Oaks) Recommendation: RL-40

Discussion

This is a single property located in an area that transitions between SR-10 and Rural Lands. The southern tip of the property is relatively flat but majority contains steep slopes. The property also lacks services and infrastructure and contains habitat that will likely contribute to a regional preserve network.

The key constraints associated with AOD NC4 are steep slopes and critical biological resource areas. Figure NC4-1 provides an aerial photo showing the boundaries of the AOD, Figure NC4-2 identifies steep slope areas, and Figure NC4-3 identifies critical biological resource areas.

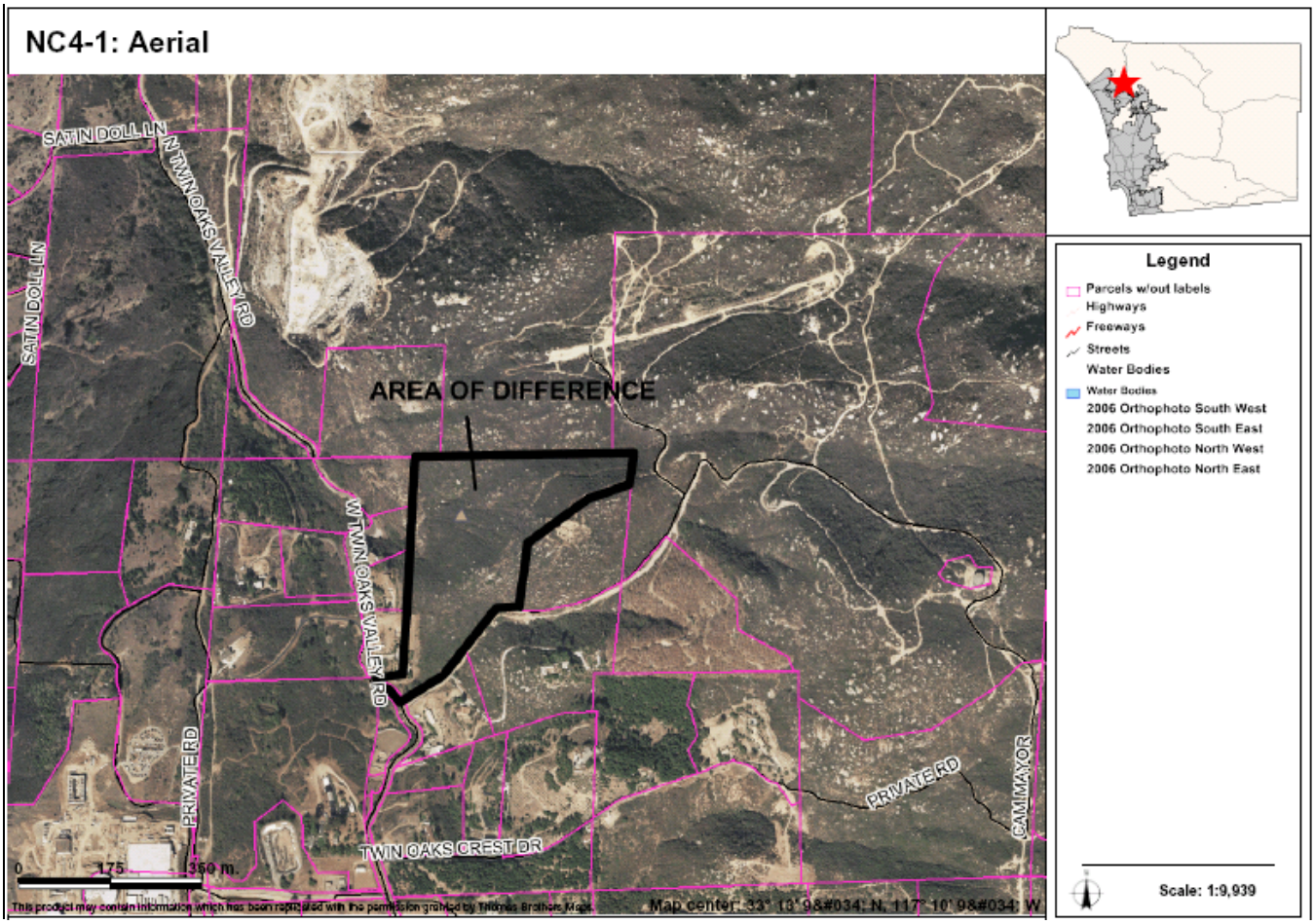
Potential Conflicts with Goals and Policies

None

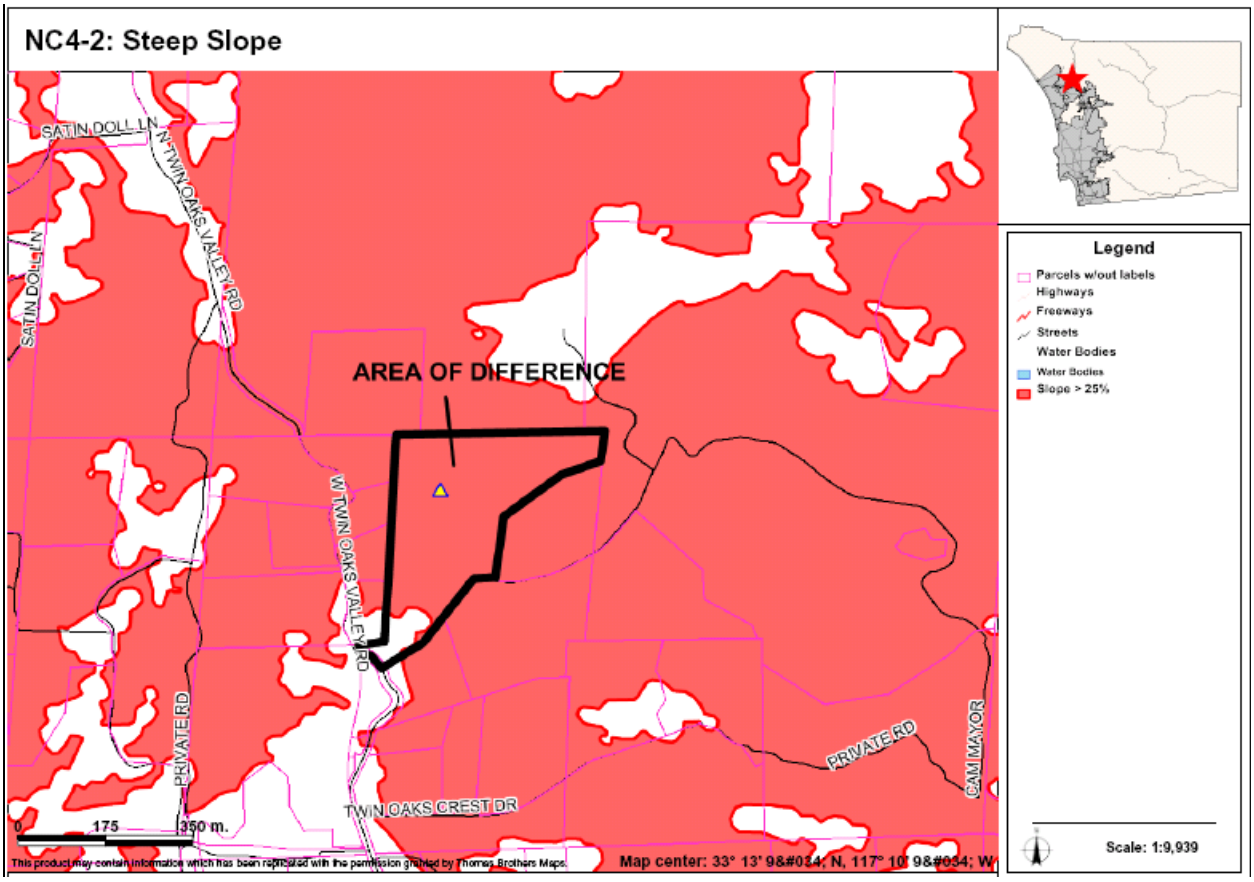
AREAS OF DIFFERENCE

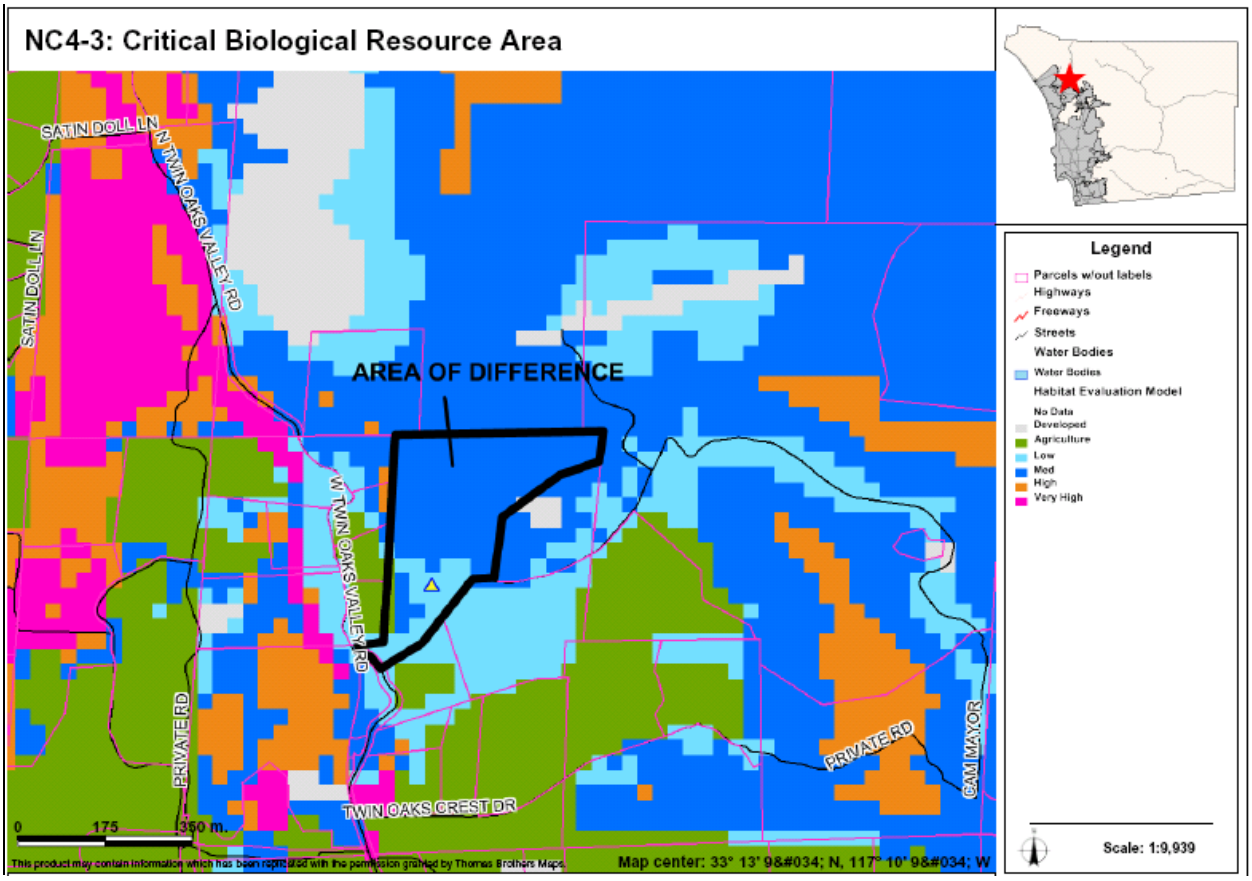
NC4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-24
Location/Description: • 477.4 acres (18 parcels) • Inside CWA boundary • Lake San Marcos Country Club, south of San Marcos Blvd.	Steep slope (greater than 25%)	○	Hybrid: VR-7.3
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: VR-7.3
	Critical Biological Resource Areas	○	Environmentally Superior: VR-7.3
Existing General Plan: (6) 7.3 du/ ac	Agricultural Lands	◒	
Context: Predominantly single family residential with minimal rural residential. This AOD encompasses an existing golf course, but includes the golf course club house. Bounded mostly by single family residential, a golf course, and a lake.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD results from a mapping correction. It covers an existing development at Discovery Street and San Pablo Drive in an island surrounded by San Marcos. The Referral and Draft Land Use Maps were originally mapped at VR24 which does not reflect the existing development. The affected homeowners association has requested that this be corrected to show the existing density.

The key constraint associated with AOD NC5 is agricultural lands. Figure NC5-1 provides an aerial photo showing the boundaries of the AOD and Figure NC5-2 identifies important agricultural lands.

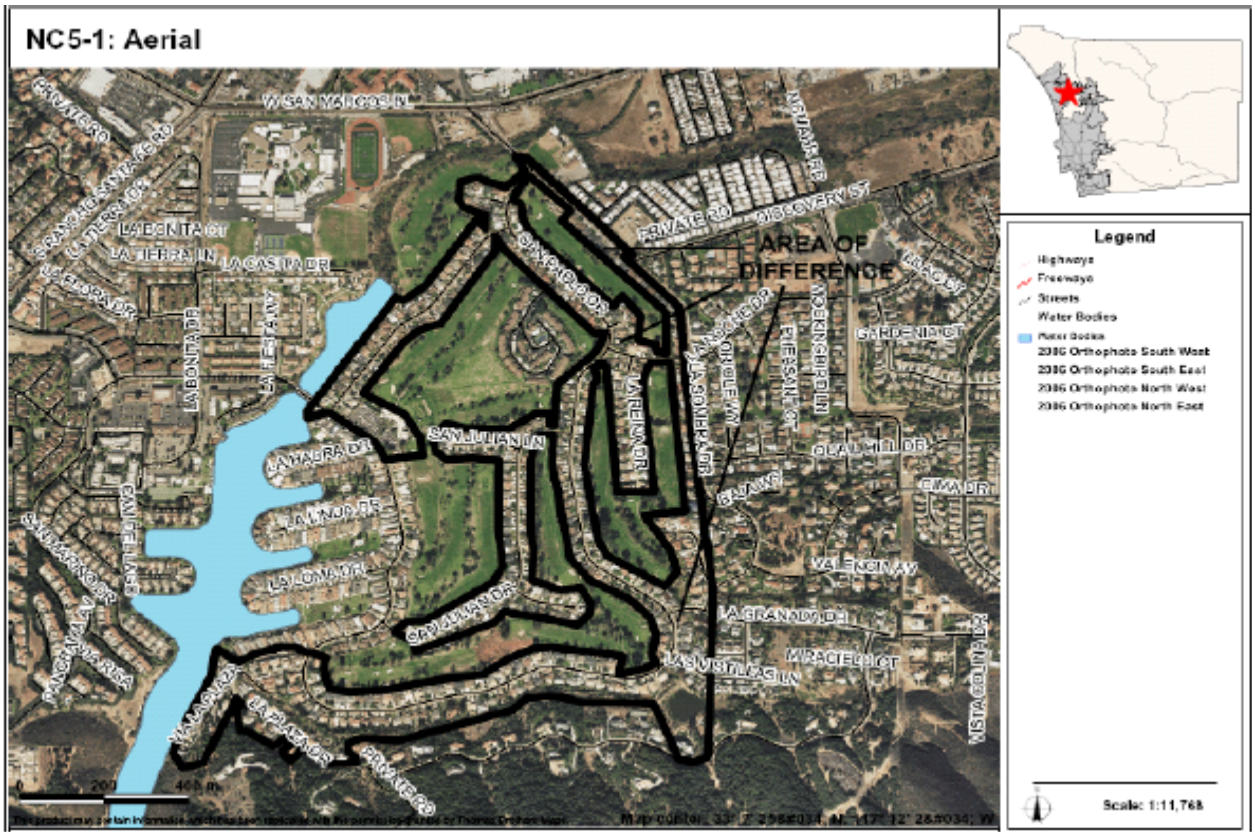
Potential Conflicts with Goals and Policies

None

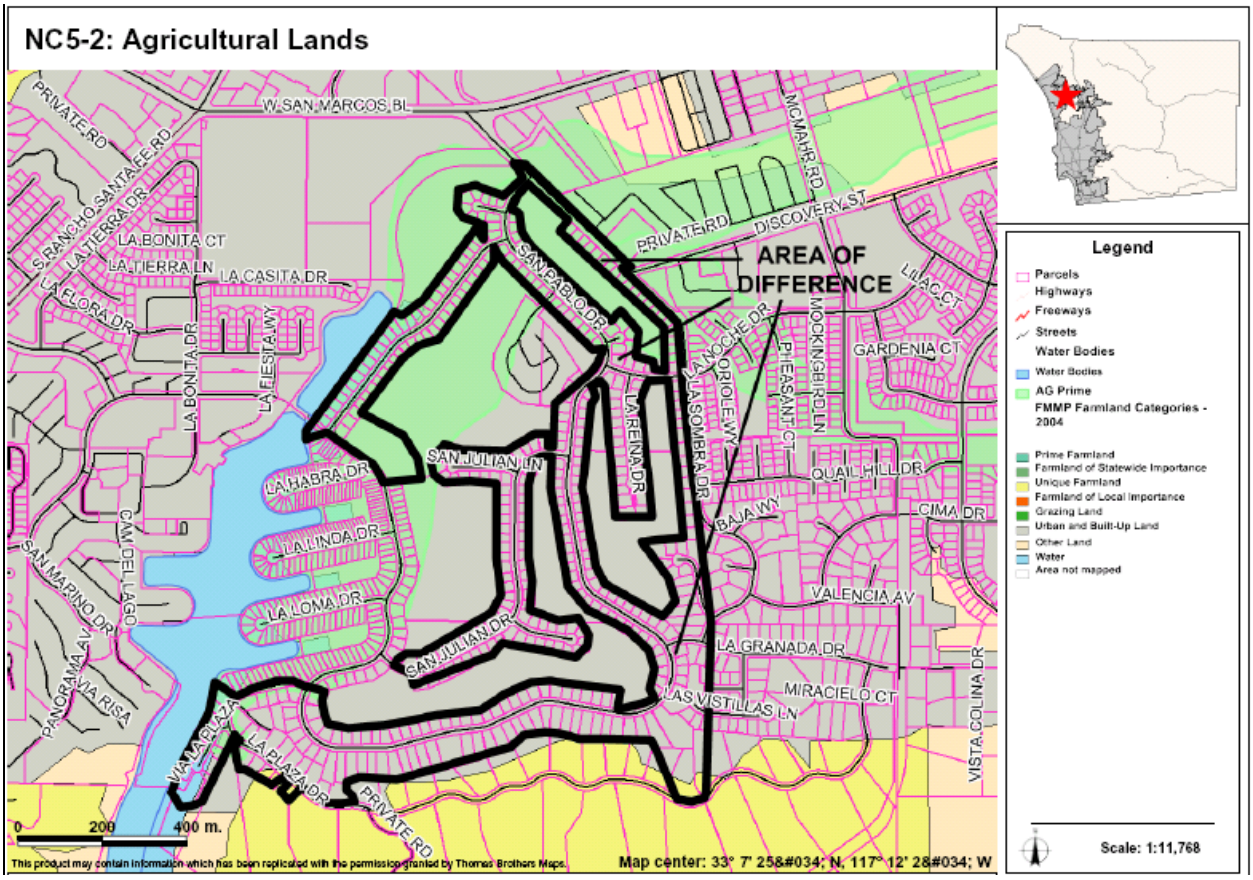
AREAS OF DIFFERENCE

NC5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	□	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NC6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 26.8 acres (23 parcels) • Inside CWA boundary • Surrounded by City of San Marcos Existing General Plan: (6) 7.3 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-15 Hybrid: VR-20 Draft Land Use: VR-20 Environmentally Superior: VR-20
	Steep slope (greater than 25%)	◒	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: This AOD is a mixture of undeveloped land, single family residential, and agriculture. Bounded mainly by single family residential, limited rural residential, and some light industry.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD includes several properties located near the Buena Creek Sprinter Station. The Referral and Draft Map originally designated them at VR-15. Through the Housing Element inventory process, the designation on the Draft Land Use Map was increased to VR-20 to satisfy requirements of the County's Regional Housing Needs Assessment Inventory and to support ridership for the Sprinter.

The key constraints associated with AOD NC6 are steep slopes, floodplain, wetlands, critical biological resource areas, and important agricultural lands. Figure NC6-1 provides an aerial photo showing the boundaries of the AOD, Figure NC6-2 identifies steep slope areas, Figure NC6-3 identifies floodplains and floodways, NC6-4 identifies wetlands, Figure NC6-5 identifies critical biological resource areas, and Figure NC6-6 identifies important agricultural lands.

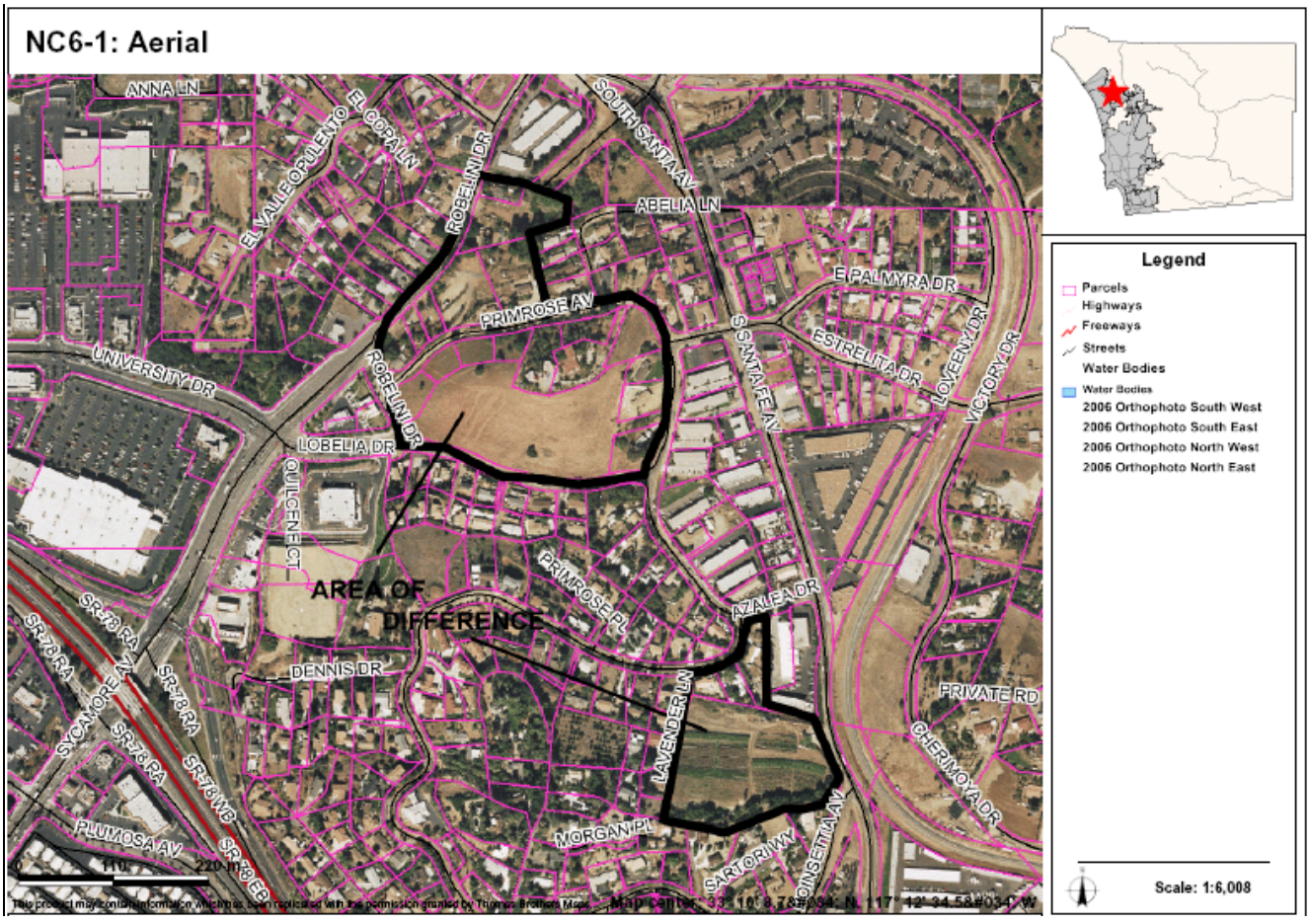
Potential Conflicts with Goals and Policies

None

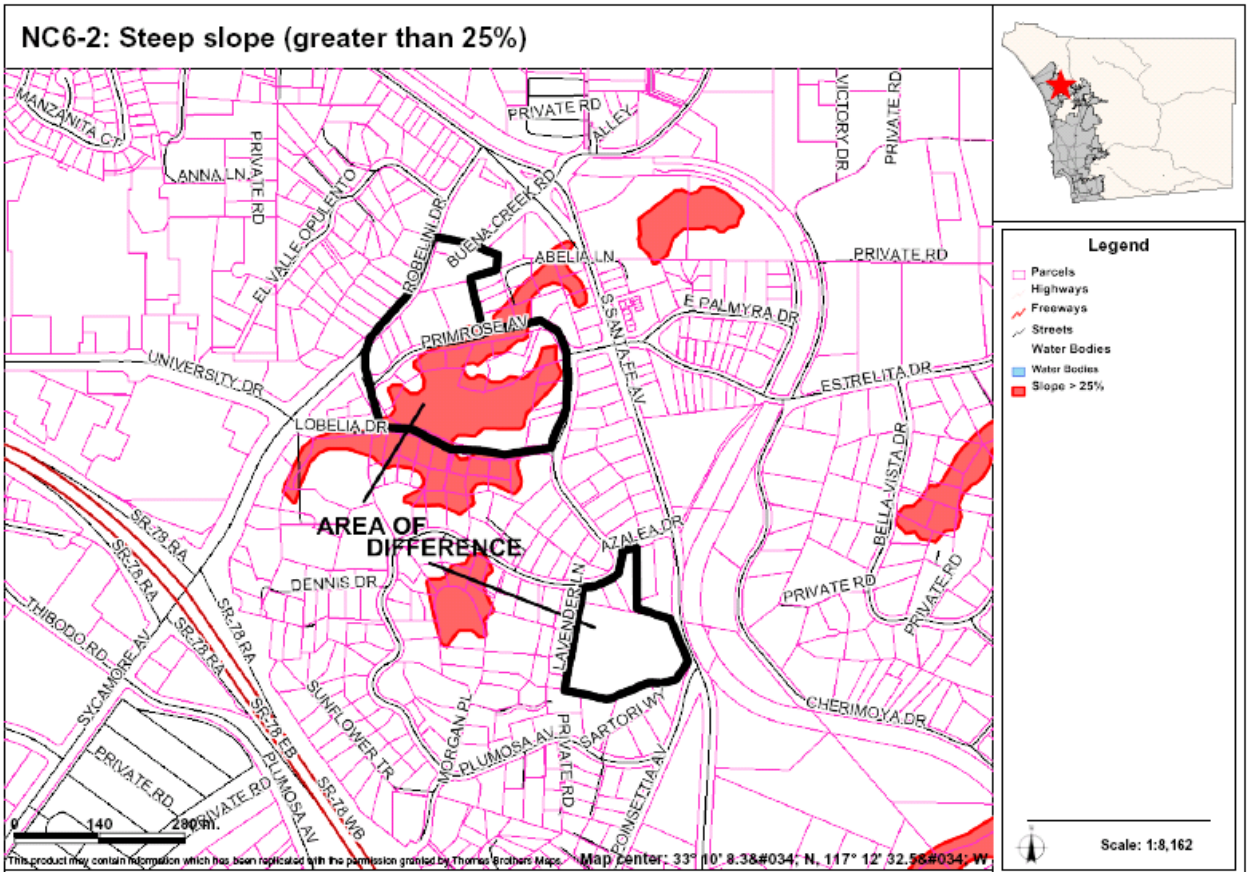
AREAS OF DIFFERENCE

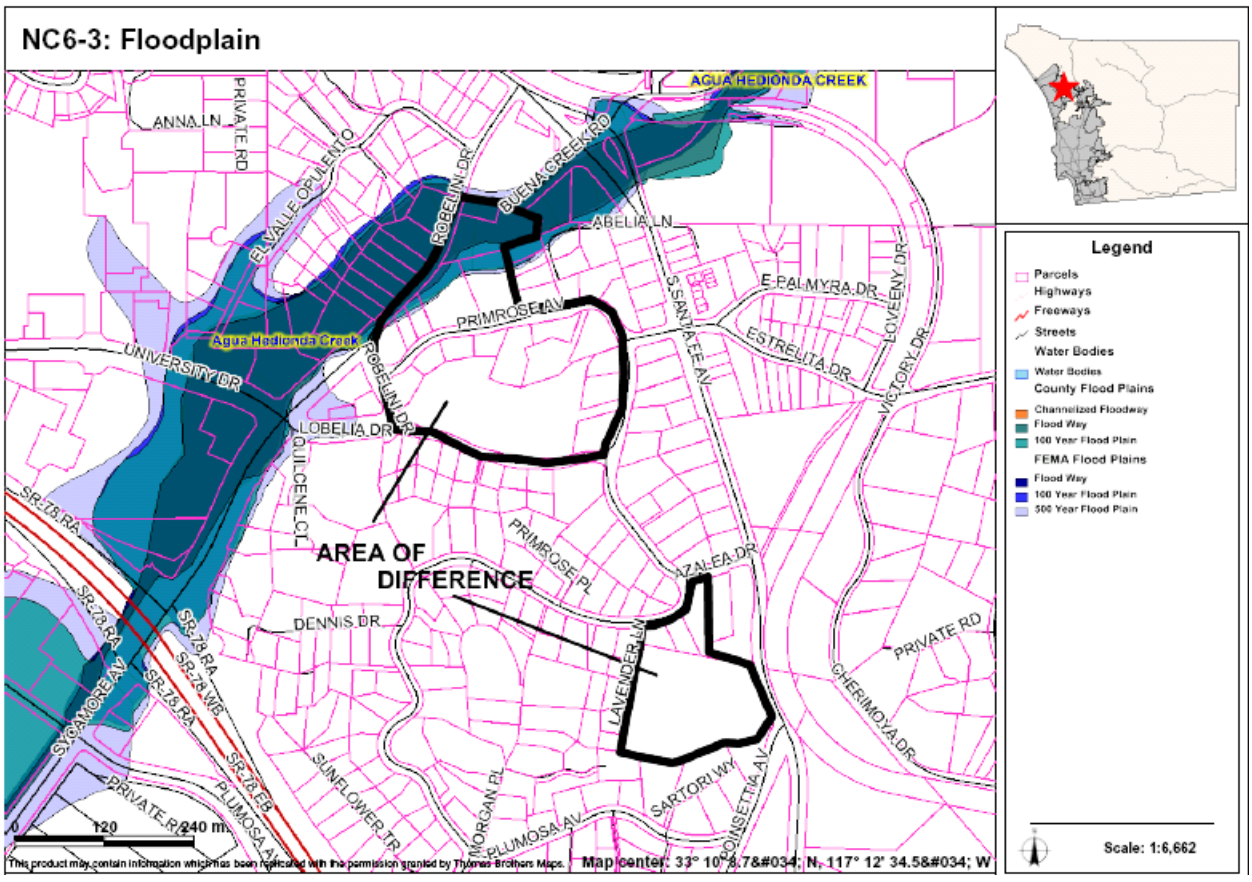
NC6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	☐	☐	☐	☐
6	Provide & support multi-modal transportation network	⊡	■	■	■
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	☐	☐	☐	☐
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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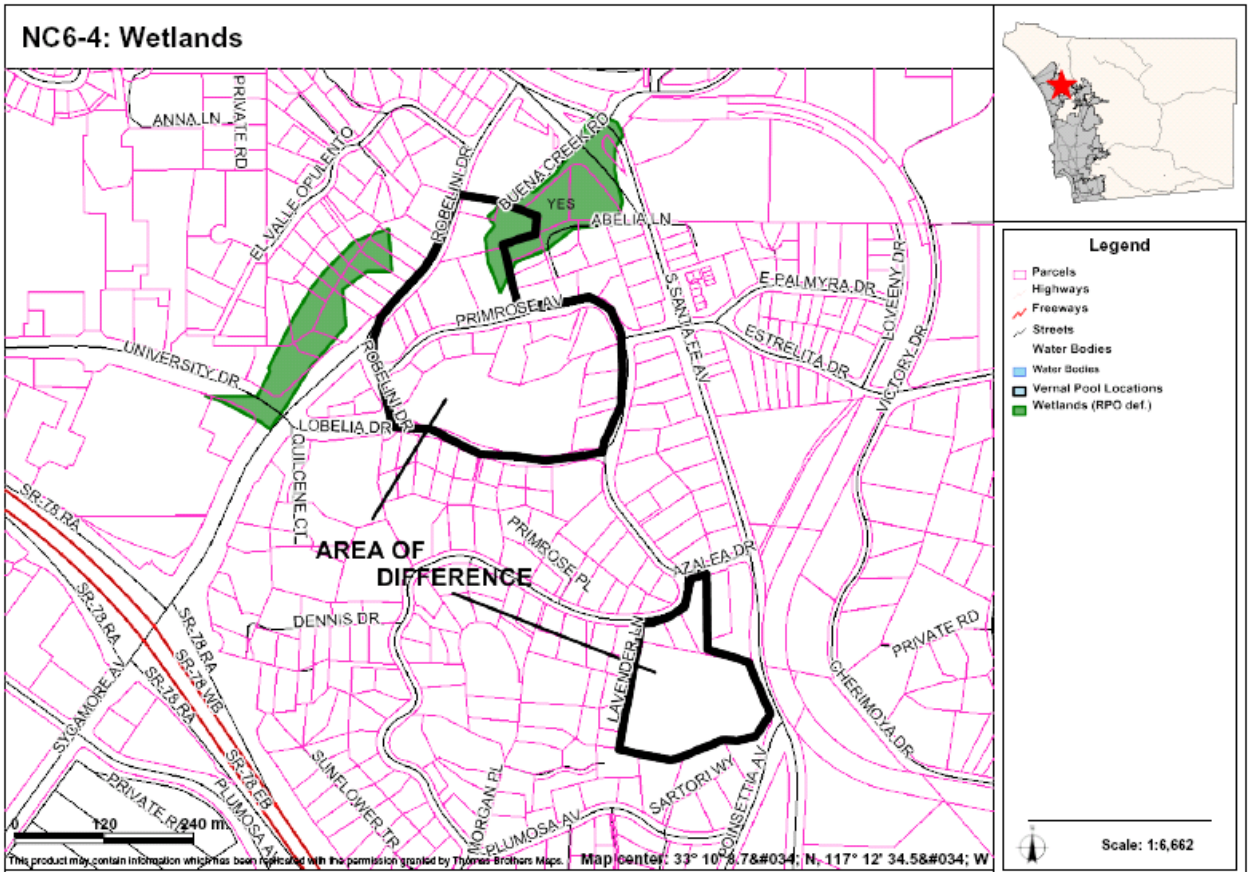

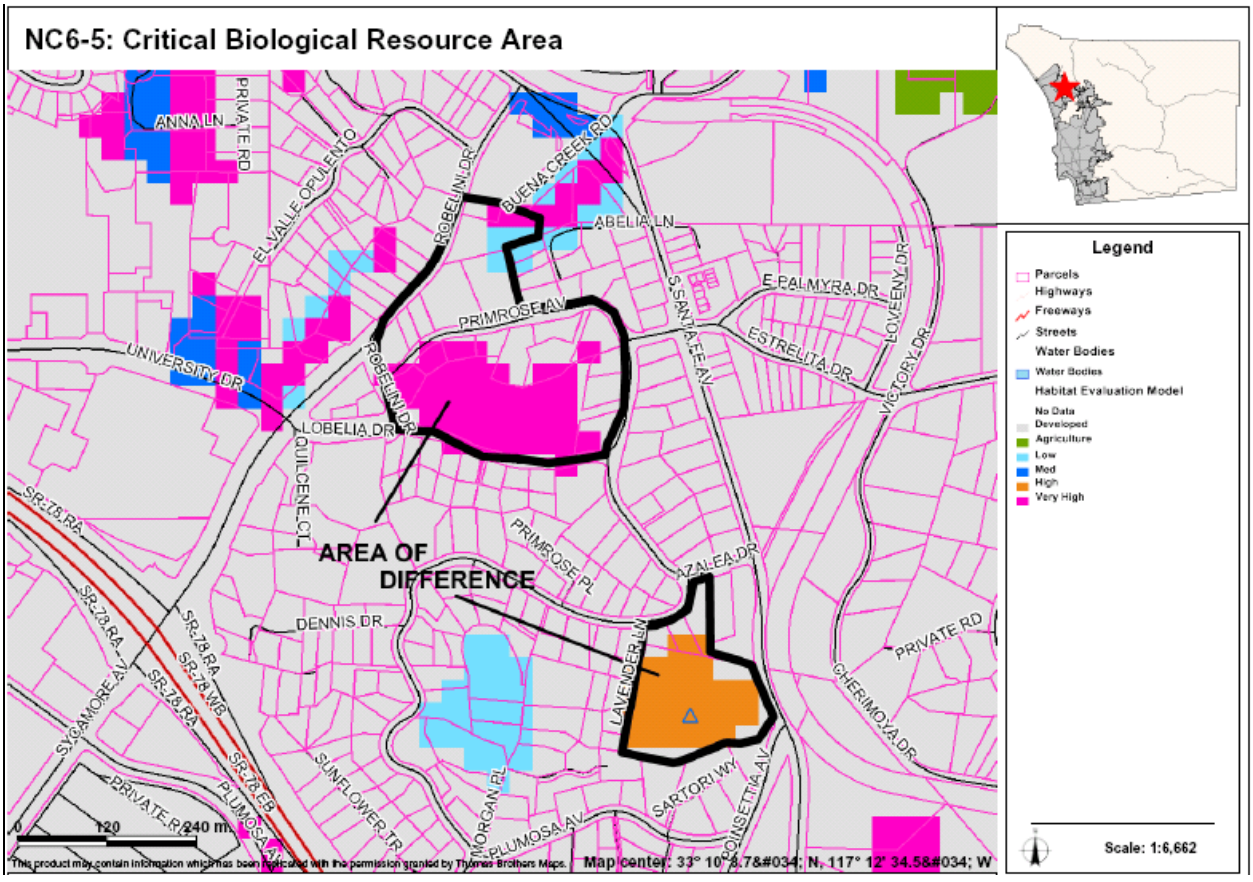

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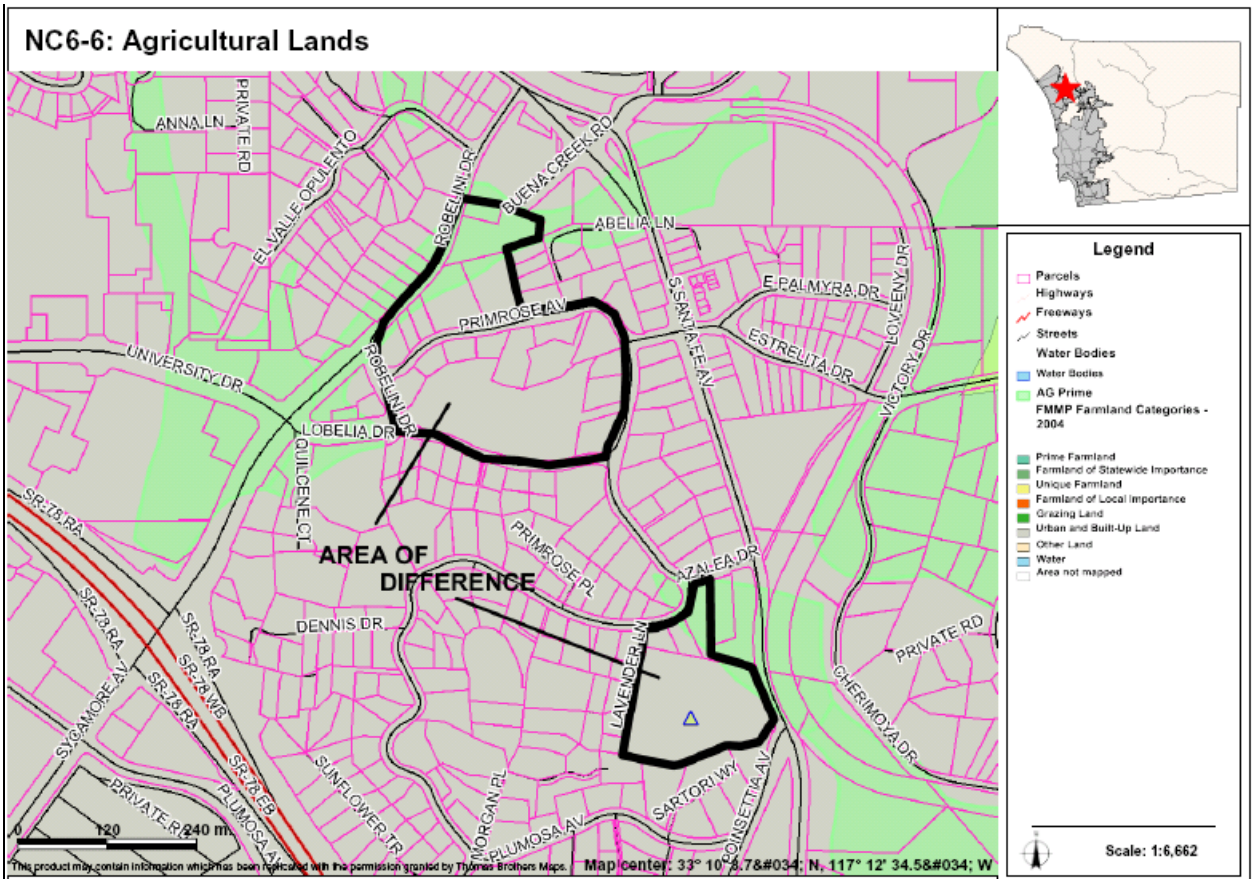


AREAS OF DIFFERENCE

NC7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 277.3 acres (262 parcels) • Inside CWA boundary • Adjacent to City of Oceanside and west of SR-78 Existing General Plan: (1) 1 du/1,2,4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-1
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Mostly rural residential with some single family residential. Limited undeveloped land with agriculture. Bounded predominantly single family homes to the north and partially to the south. While the east has some undeveloped land with single family residential. A religious facility along with single/multi family residential on the west.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD results from a mapping correction. It covers a recent development adjacent to the City of Vista referred to as Gambini Ranch. The Referral and Draft Maps were originally mapped at VR-2 which does not reflect the new parcelization. The City of Vista has requested that this be corrected to show the existing density. The other maps reflect the correction.

The key constraints associated with AOD NC7 are critical biological resource areas and agricultural lands. Figure NC7-1 provides an aerial photo showing the boundaries of the AOD, Figure NC7-2 identifies critical biological resource areas, and Figure NC7-3 identifies important agricultural lands.

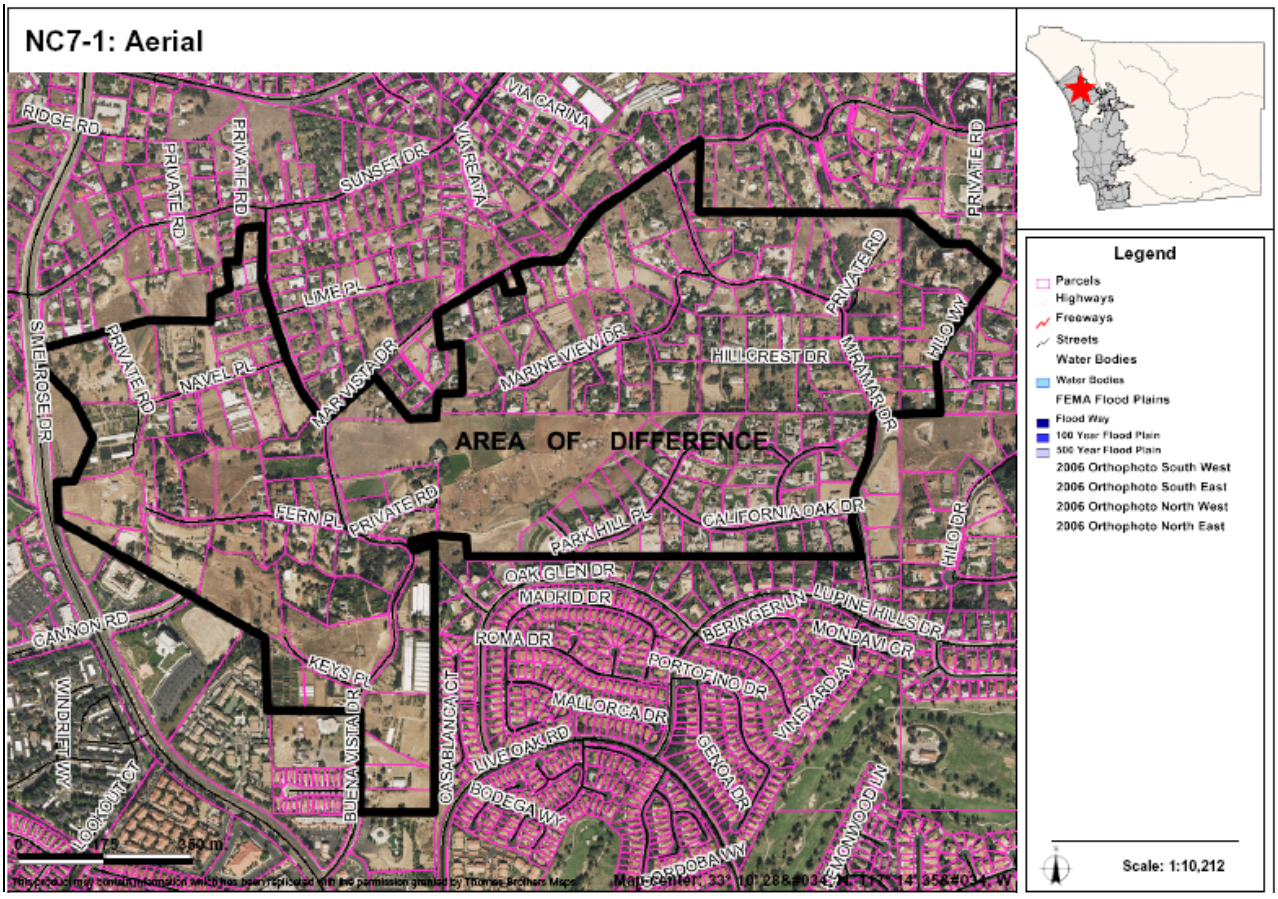
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

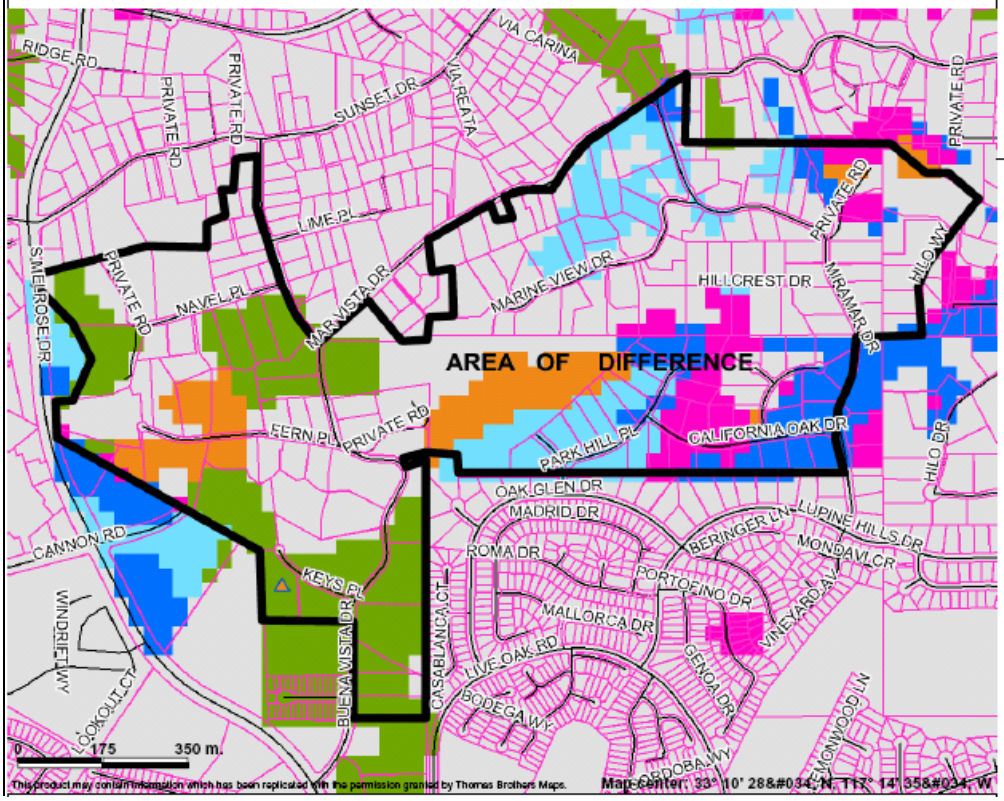
NC7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	n/a	n/a	n/a	n/a
2	Reduce land consumption and promote sustainability	n/a	n/a	n/a	n/a
3	Reinforce the vitality, local economy, and character of communities	n/a	n/a	n/a	n/a
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	n/a	n/a	n/a	n/a
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	n/a	n/a	n/a	n/a
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

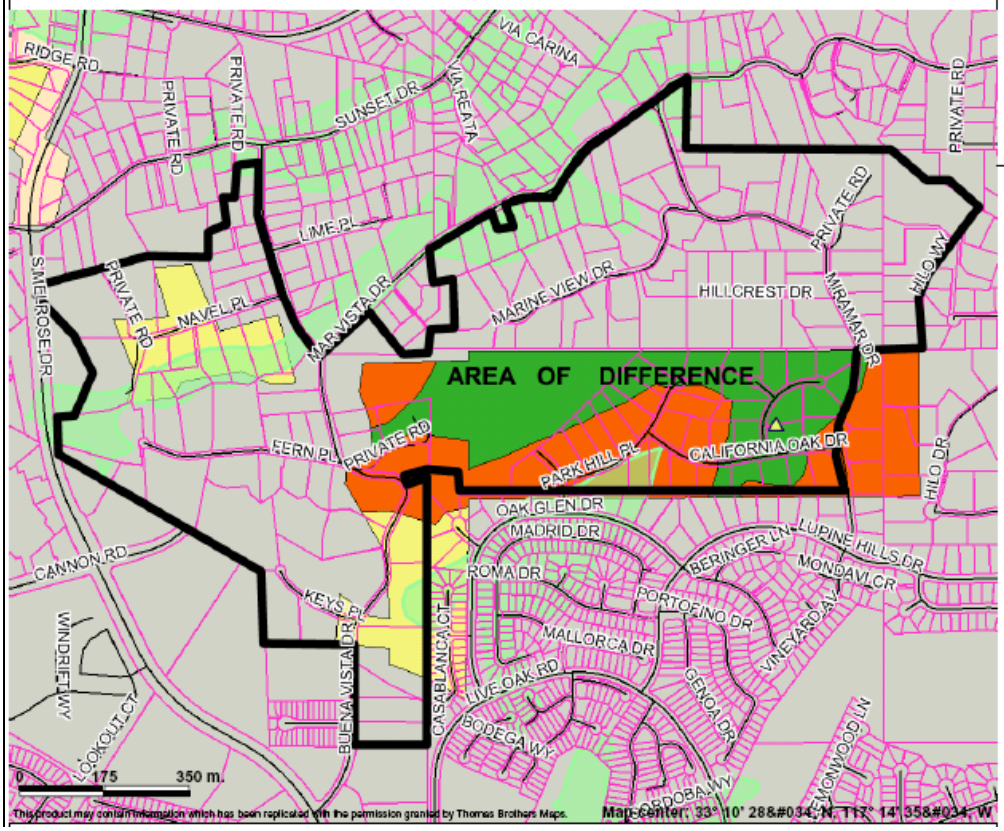


AREAS OF DIFFERENCE

NC7-2: Critical Biological Resource Area



NC7-3: Agricultural Lands



AREAS OF DIFFERENCE

NC8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Whalen [18] (C&I) [#3B] Location/Description: • 5.3 acres (1 parcel) • Inside CWA boundary • East of the I-15, immediately north of San Pasqual Valley Rd. Existing General Plan: (2) 1 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-7.3 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-1
	Steep slope (greater than 25%)	○	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Undeveloped land. To the north and west of the parcel lies spaced rural residential land and single family detached communities.	Other: N/A		CPG Recommendation: No CPG/CSG

Discussion

This AOD consists of a triangular parcel on the northeast quadrant of the San Pasqual Valley Road and Bear Valley Parkway intersection. The person that requested the referral that led to its designation on the Referral Map no longer owns property. The designation of SR-1 on the Hybrid and Draft Land Use Maps is consistent with the surrounding area.

The key constraints associated with AOD NC8 are floodplain, critical biological resource areas, and agricultural lands. Figure NC8-1 provides an aerial photo showing the boundaries of the AOD, Figure NC8-2 identifies floodplains and floodways, NC8-3 identifies critical biological resource areas, and Figure NC8-4 identifies important agricultural lands.

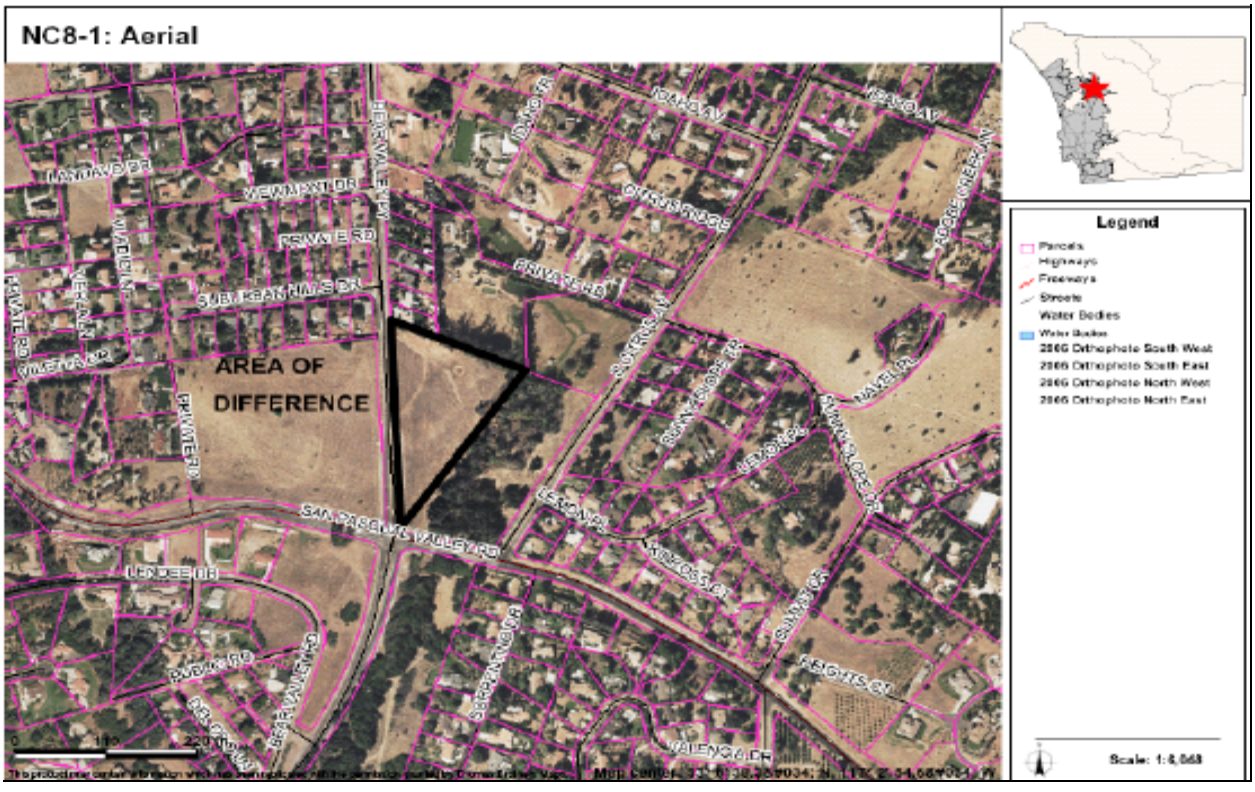
Potential Conflicts with Goals and Policies

None

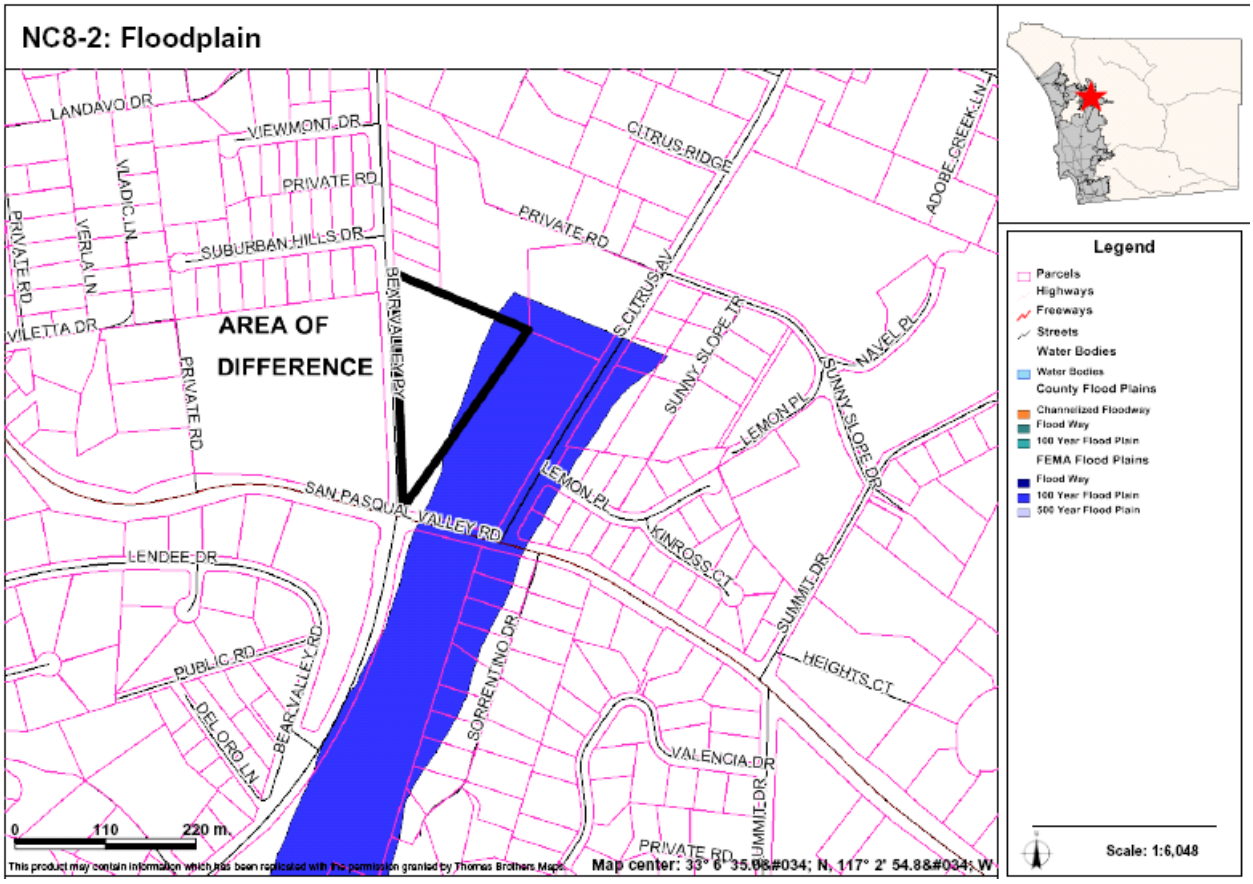
AREAS OF DIFFERENCE

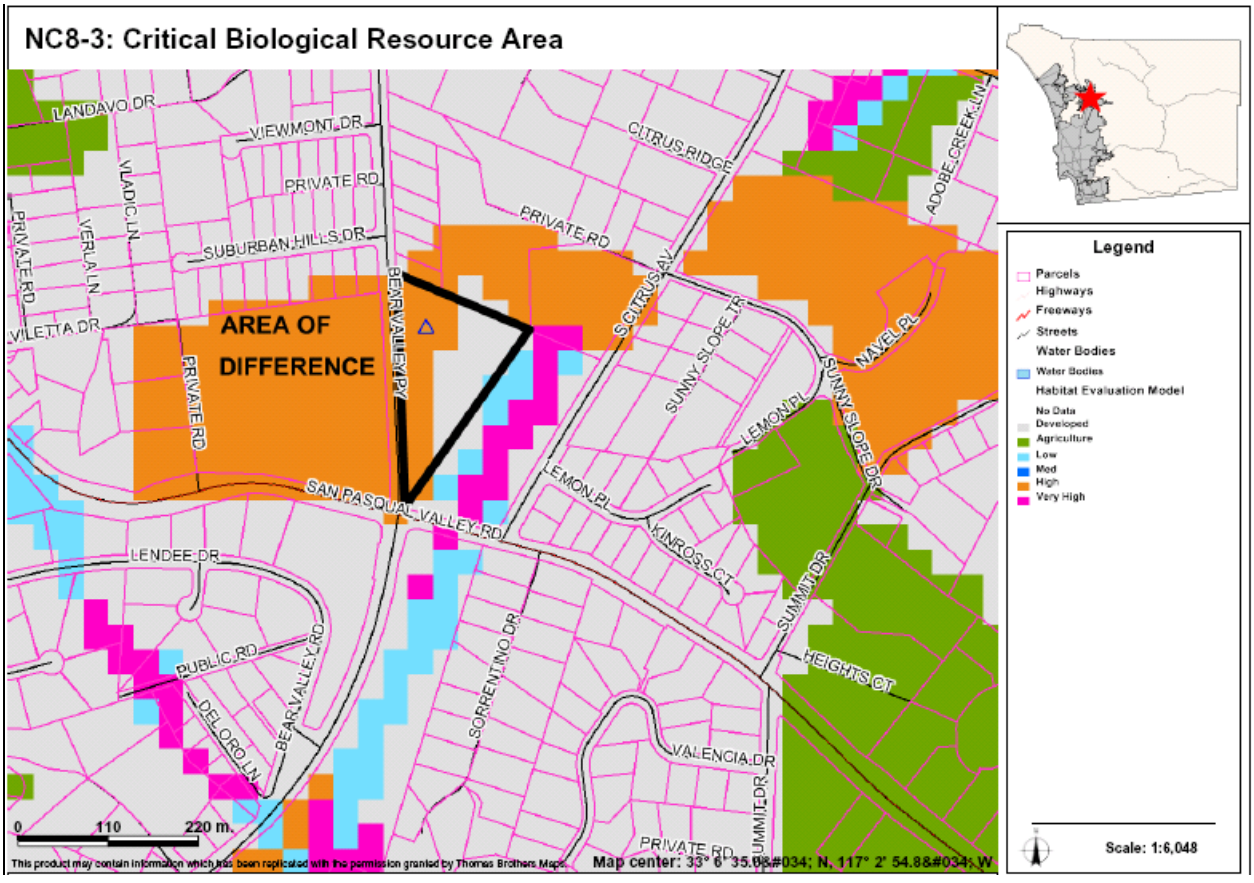
NC8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

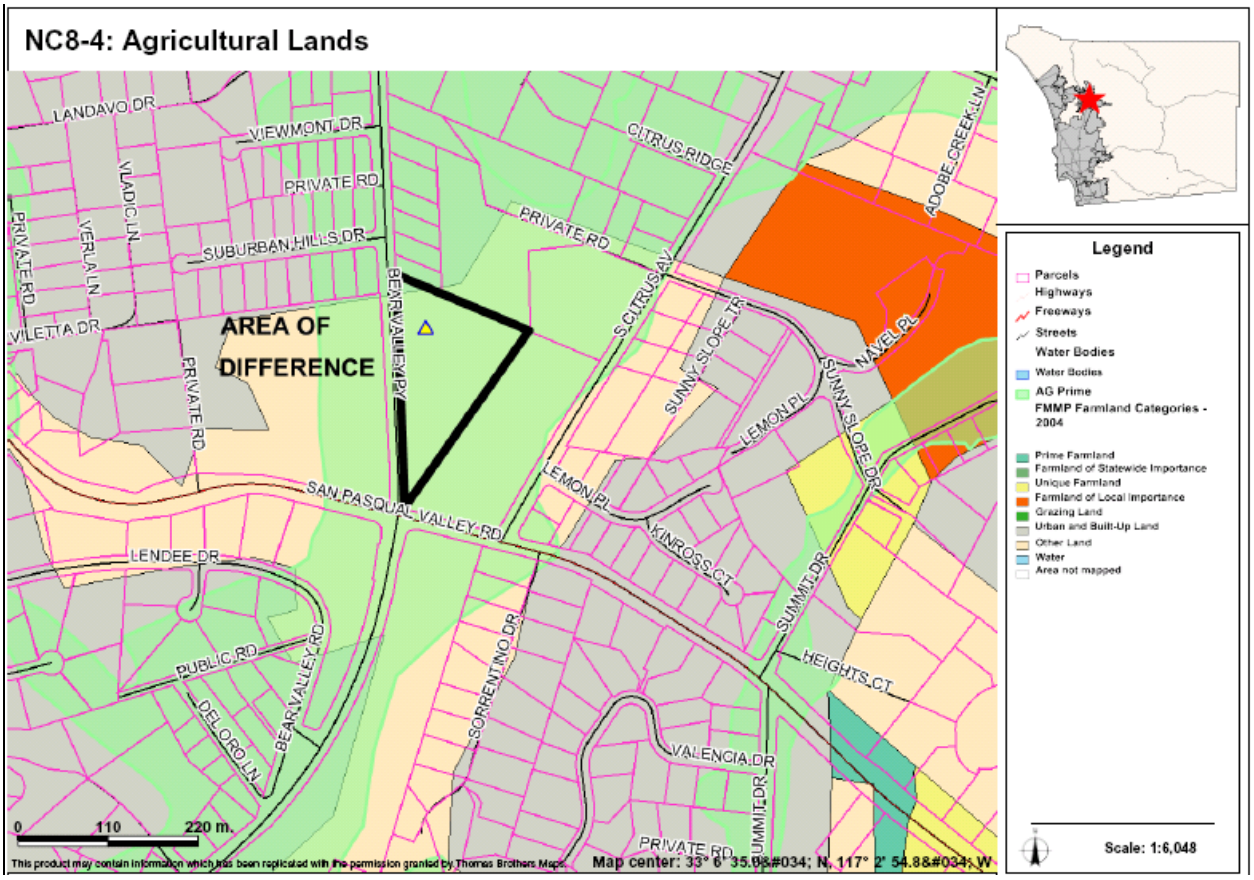


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NC9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Clark (C&I)[4]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4 Rural Commercial
Location/Description: • 20.6 acres (1 parcel) • Inside CWA boundary • Bound by San Pasqual Valley Rd and Cloverfield Rd, three miles east of the I-15.	Steep slope (greater than 25%)	○	Hybrid: C-4 Rural Commercial, SR-1
	Floodplain	○	Draft Land Use: SR-1
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: SR-2
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	●	
Context: Completely agricultural land used for field crops. There is extractive industry located to the north as well as a fairly large rural residential/single family detached community to the west.	Other: Fire Service Deficiency – This site is in a 13-minute response region which is not suitable for SR-1 development.		CPG Recommendation: N/A

Discussion

This AOD is the site of an existing agricultural stand at the corner of San Pasqual Valley Road and Via Rancho Parkway. The property owner desires a designation for a small Henry's type farmers market, although they have also requested at least five acres of land with a commercial designation, which is much larger that that needed for a market. The Referral Map designates the entire approximately 20-acre property as C-4 Rural Commercial, while the Hybrid Map would restrict the area designated commercial to two acres with the remainder of the property designated SR-1. The surrounding area within this County island have a consistent density. The Draft Land Use Map would designate the entire property SR-1, precluding any commercial use. The site has limited fire service, no sewer service, and is adjacent to an agricultural preserve. The road it affects has limited capacity.

The key constraints associated with AOD NC9 are critical biological resource areas and agricultural lands. Figure NC9-1 provides an aerial photo showing the boundaries of the AOD, Figure NC9-2 identifies critical biological resource areas, and Figure NC9-3 identifies important agricultural lands.

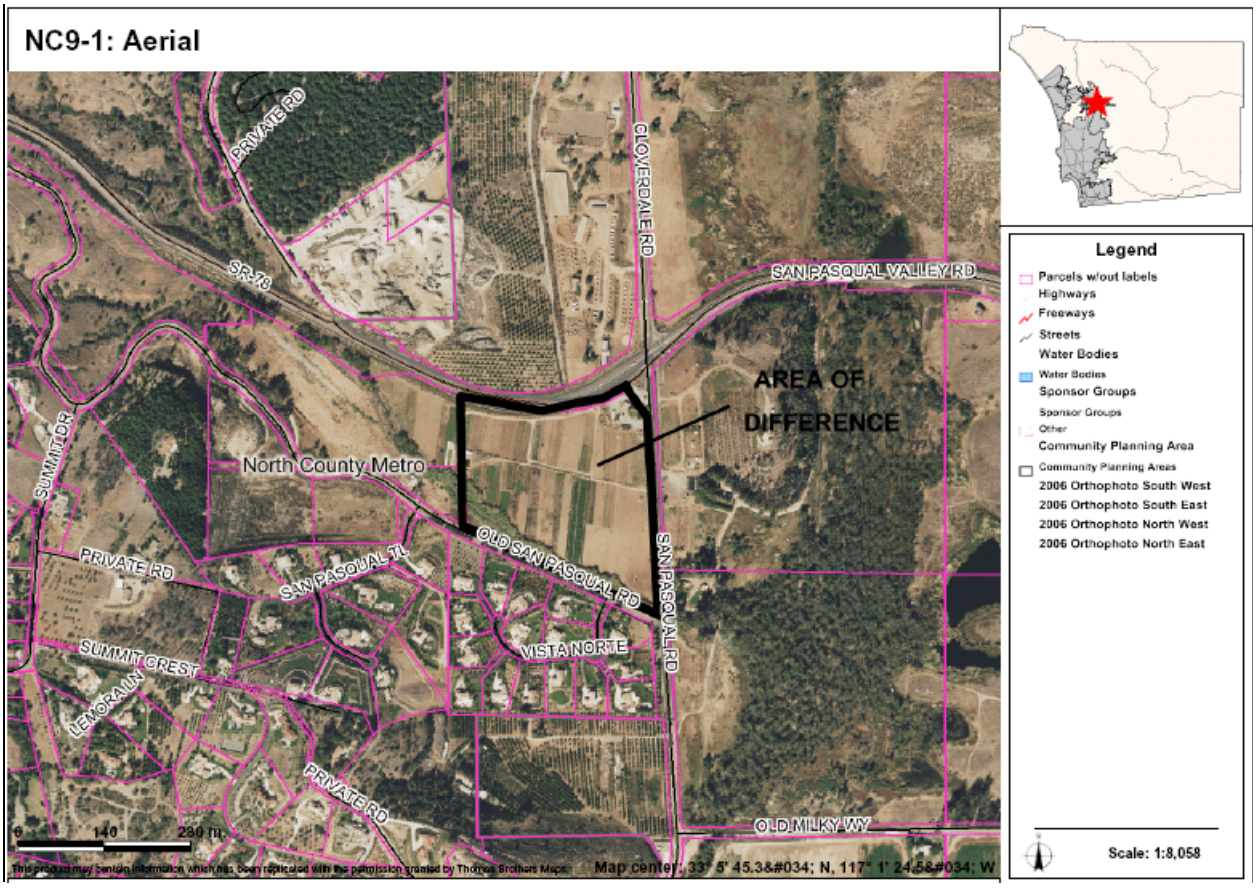
Potential Conflicts with Goals and Policies

None

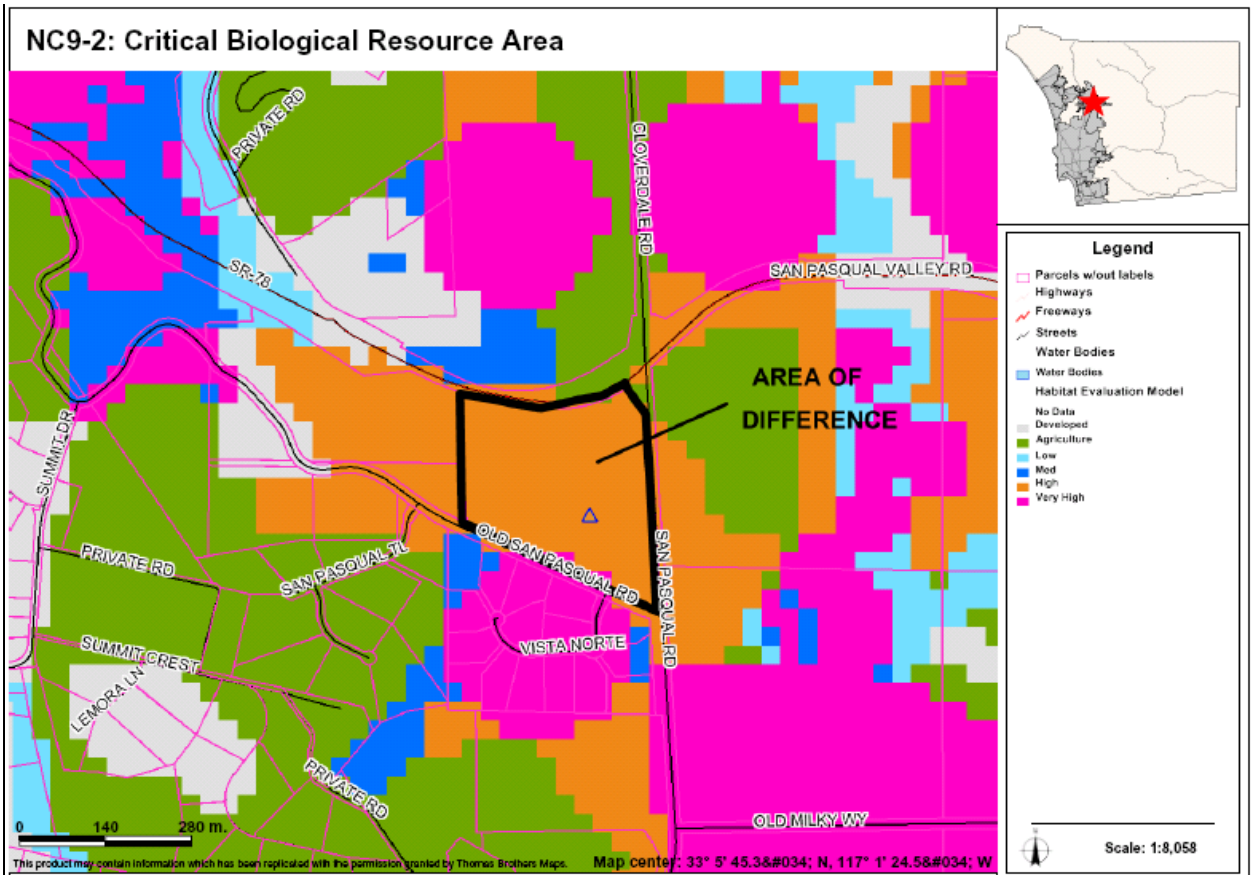
AREAS OF DIFFERENCE

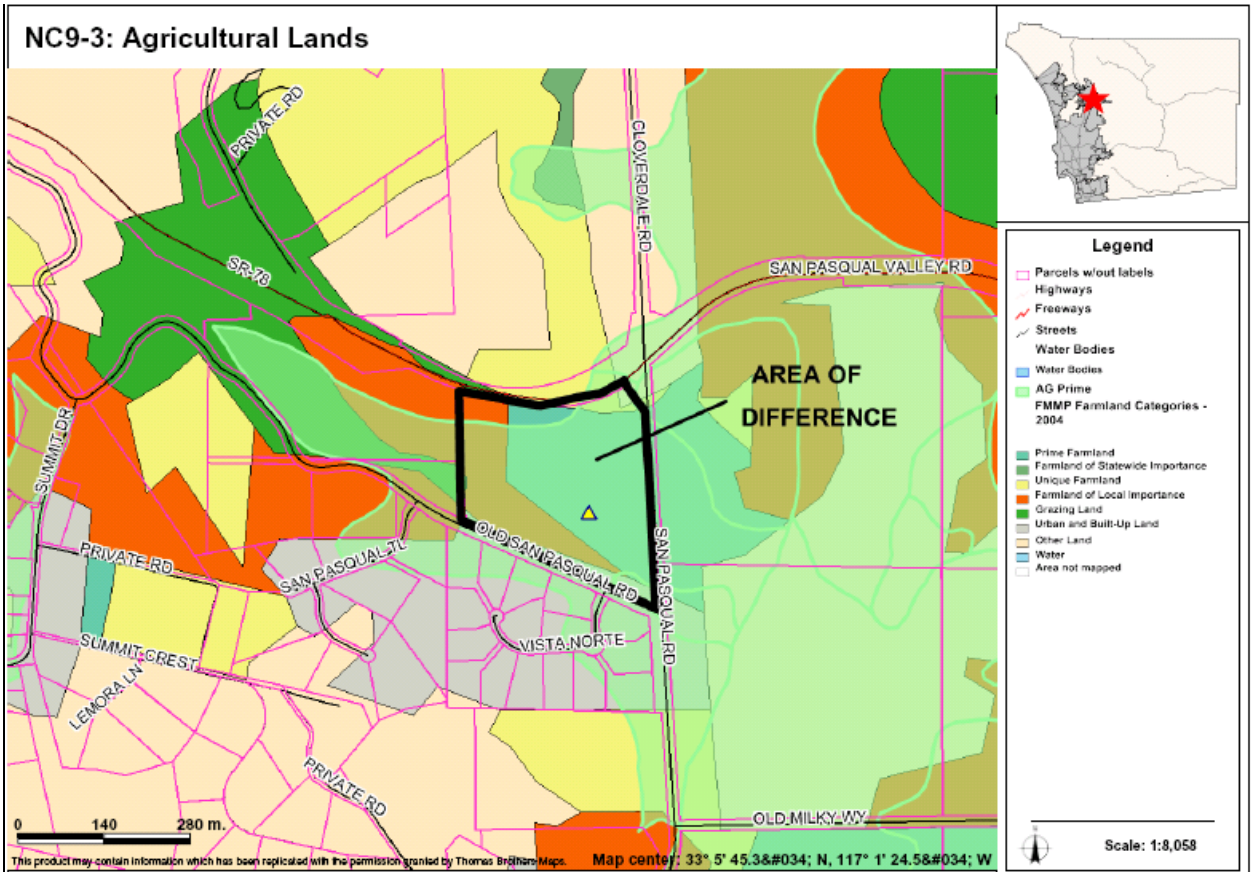
NC9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	■	⊡	■
9	Minimize public costs of infrastructure and services	□	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Pizutto [27]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 39.8 acres (1 parcel) • Inside CWA boundary • West of the I-15, immediately north of Deer Springs Rd.	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-40
Existing General Plan: (18) 1 du/ 4,8,20 ac	Agricultural Lands	○	
Context: Generally vacant and undeveloped land. To the north is more undeveloped land, to the east and the west are agricultural parcels, and to the south is more spaced rural residential and agricultural land. There is also a hotel resort 1,500 feet south.	Other: N/A		CSG (Twin Oaks) Recommendation: RL-40

Discussion

This is a single property located in an area that transitions between SR-10 and Rural Lands. The property lacks services and infrastructure, and contains steep slopes and habitat that will likely contribute to a regional preserve network. .

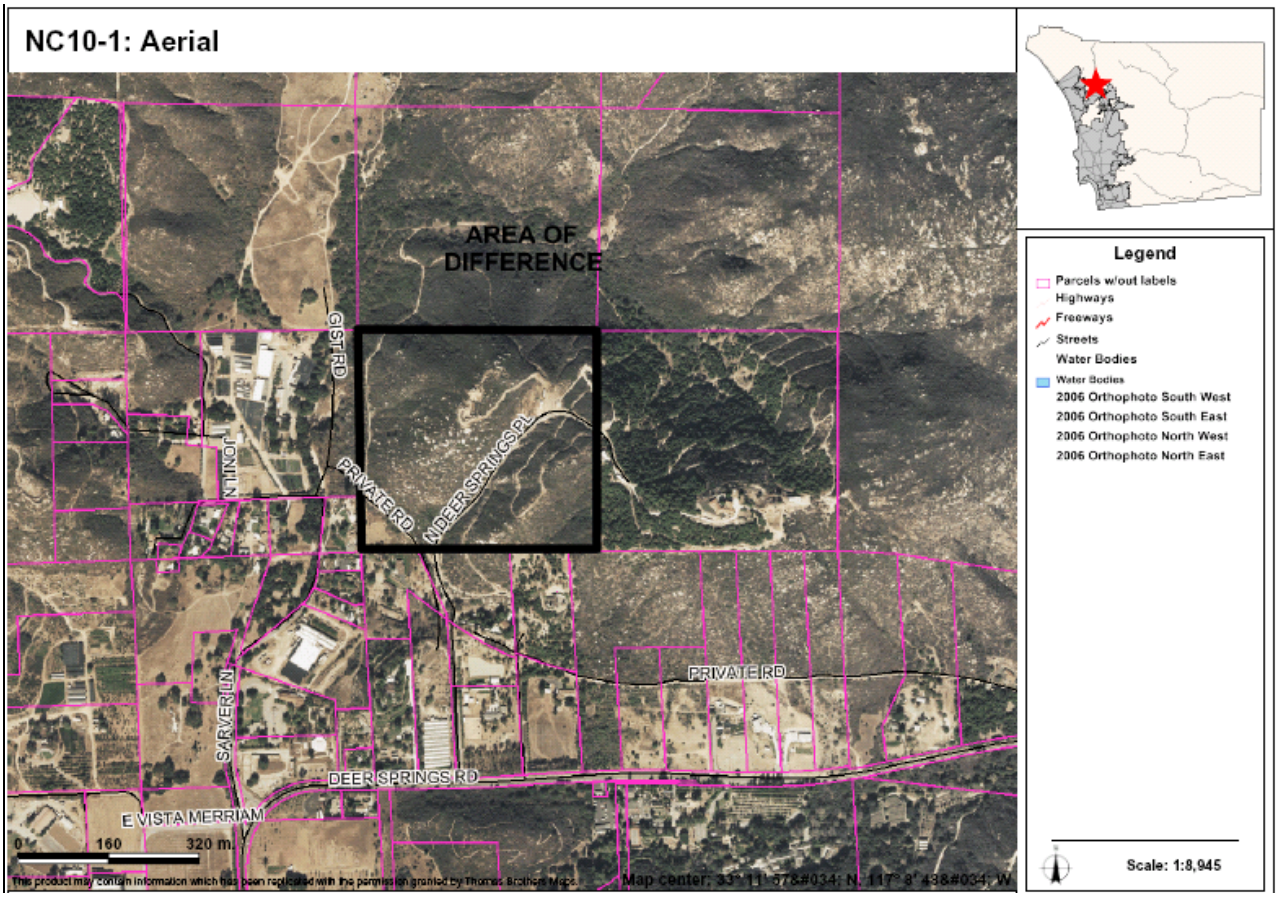
The key constraints associated with AOD NC10 are steep slopes and critical biological resource areas. Figure NC10-1 provides an aerial photo showing the boundaries of the AOD, Figure NC10-2 identifies steep slope areas, and Figure NC10-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

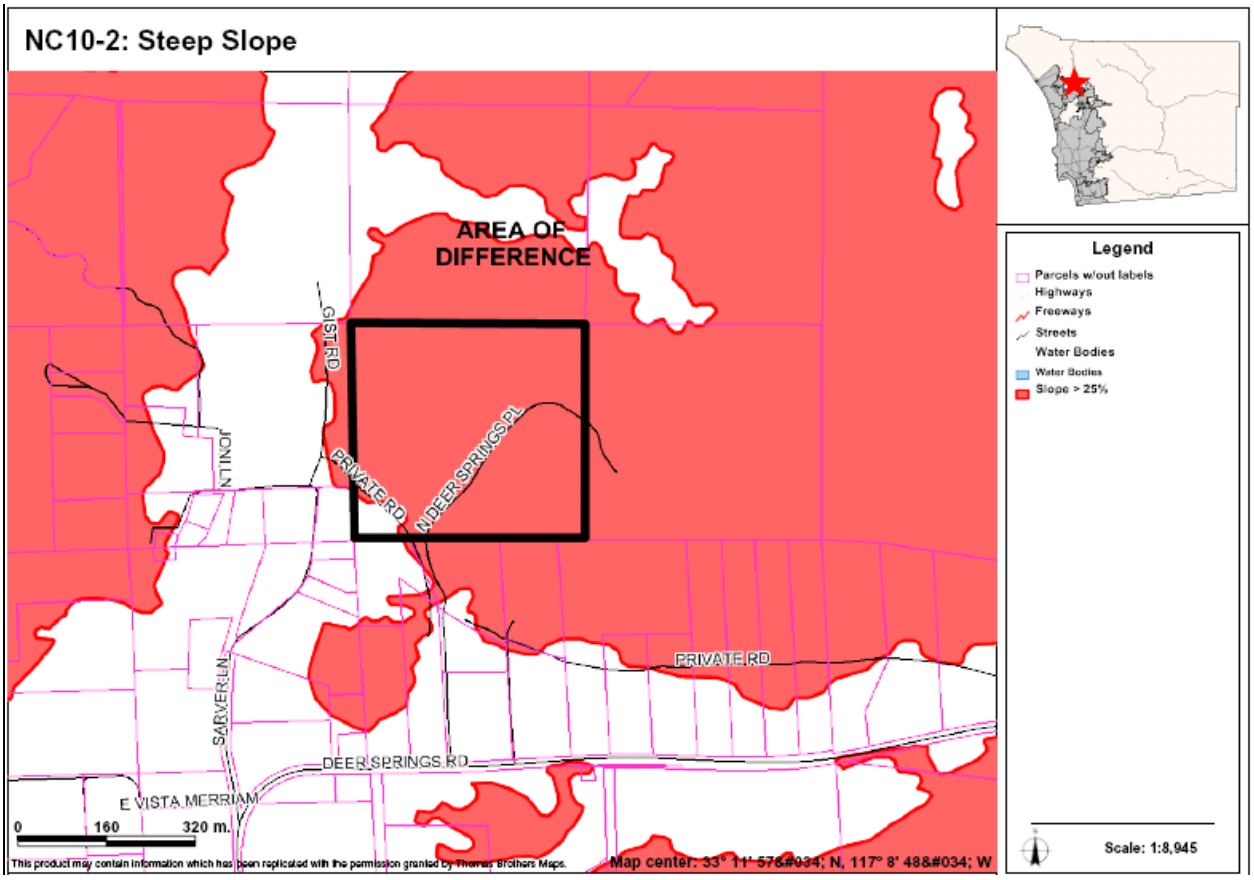
AREAS OF DIFFERENCE

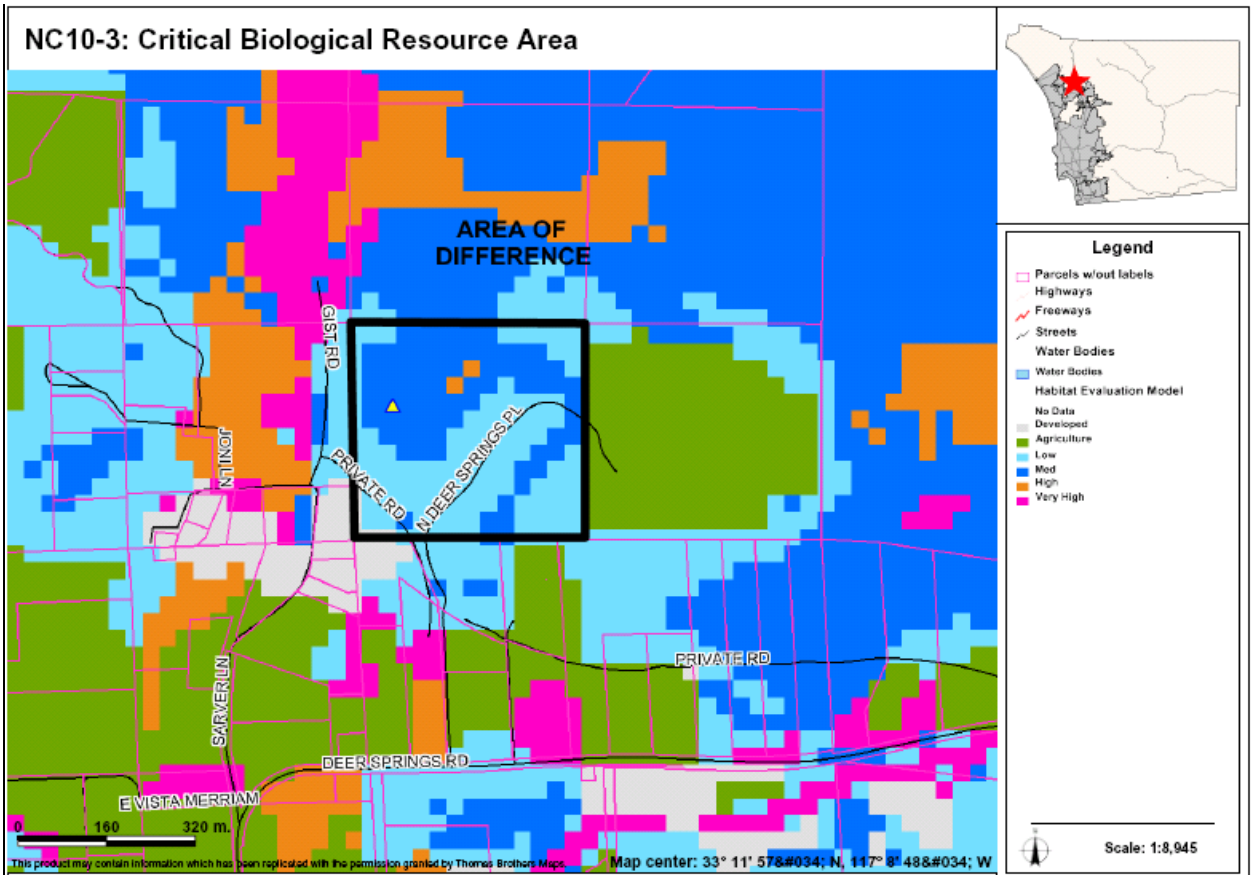
NC10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC11: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Gordon [26]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 48.4 acres (2 parcels) • Inside CWA boundary • West of the I-15, north of the SR-78, bound by N. Twin Oaks Valley Rd.	Steep slope (greater than 25%)	◒	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-20
	Critical Biological Resource Areas	◒	
Existing General Plan: (19) 1 du/ 2,4,8 ac	Agricultural Lands	●	
Context: This AOD is completely rural land. Surrounding this parcel is generally semi-rural residential use.	Other: N/A		CSG (Twin Oaks) Recommendation: SR-4

Discussion

This AOD includes a major drainage on site and is located in an area that transitions between SR-4 and SR-10. The road provides the break between these densities with SR-4 on the west and SR-10 on the east. This property is located on the east side. With the Referral Map, this would be the only property east of the road in this area designated at SR-4, however, it would be contiguous with the SR-4 across the road.

The key constraints associated with AOD NC11 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure NC11-1 provides an aerial photo showing the boundaries of the AOD, Figure NC11-2 identifies steep slope areas, Figure NC11-3 identifies wetlands, Figure NC11-4 identifies critical biological resource areas, and Figure NC11-5 identifies important agricultural lands.

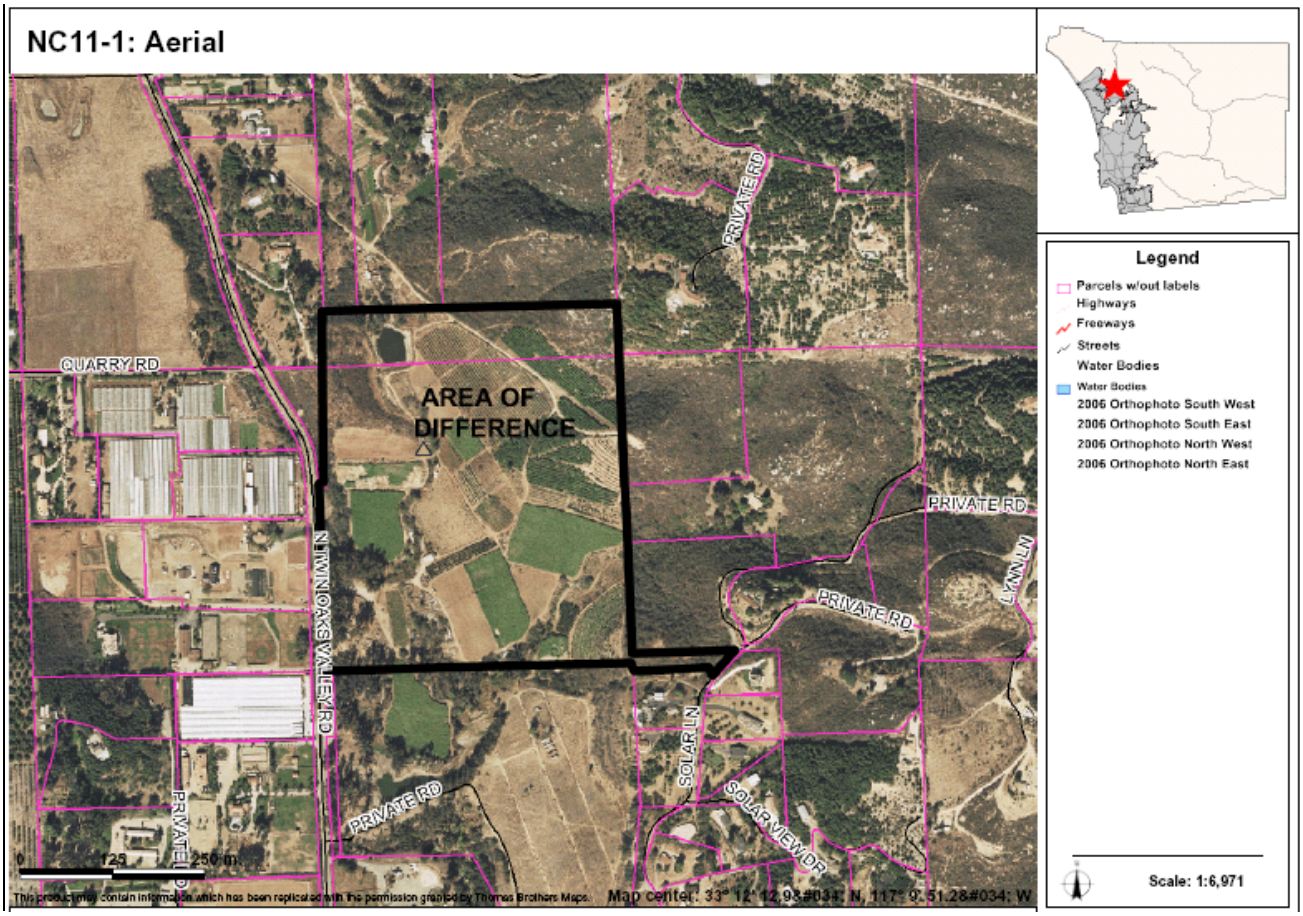
Potential Conflicts with Goals and Policies

None

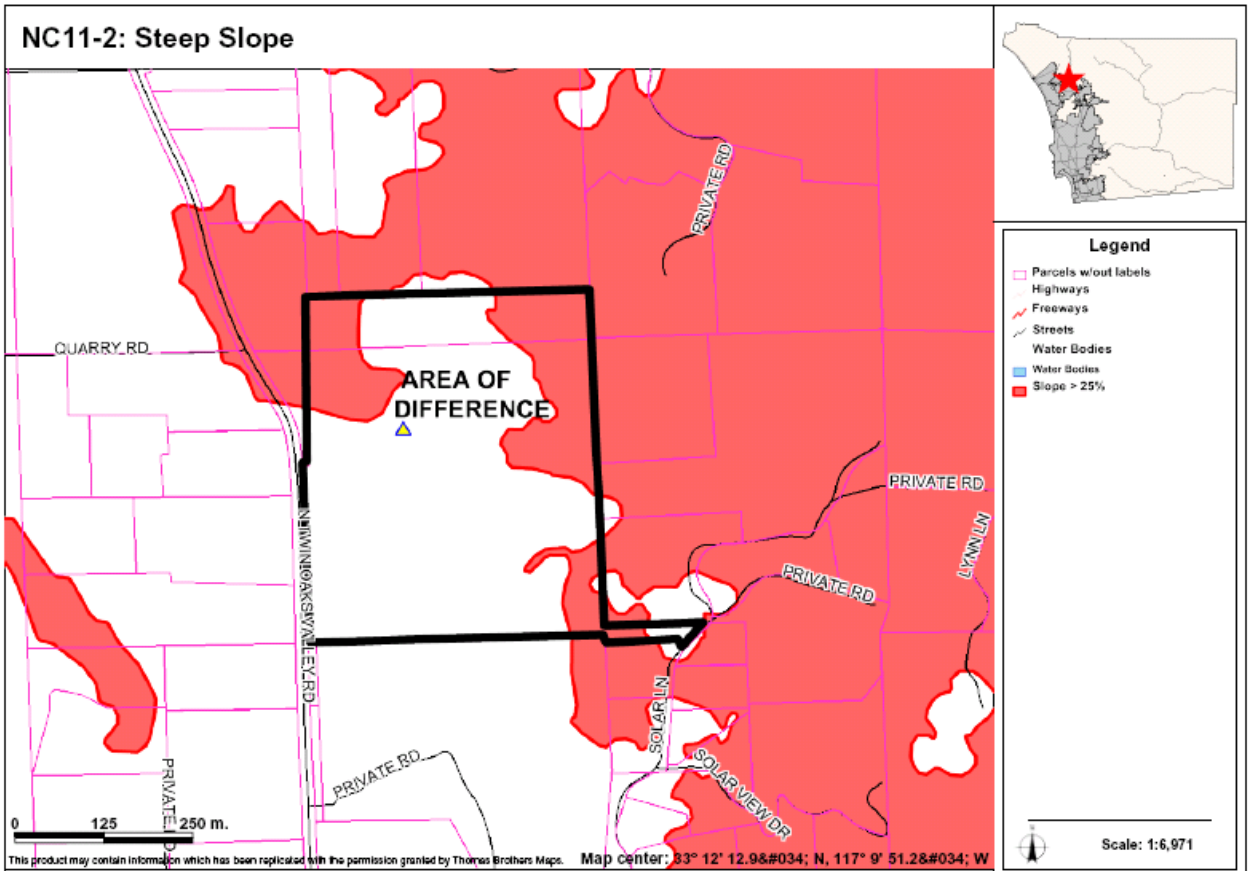
AREAS OF DIFFERENCE

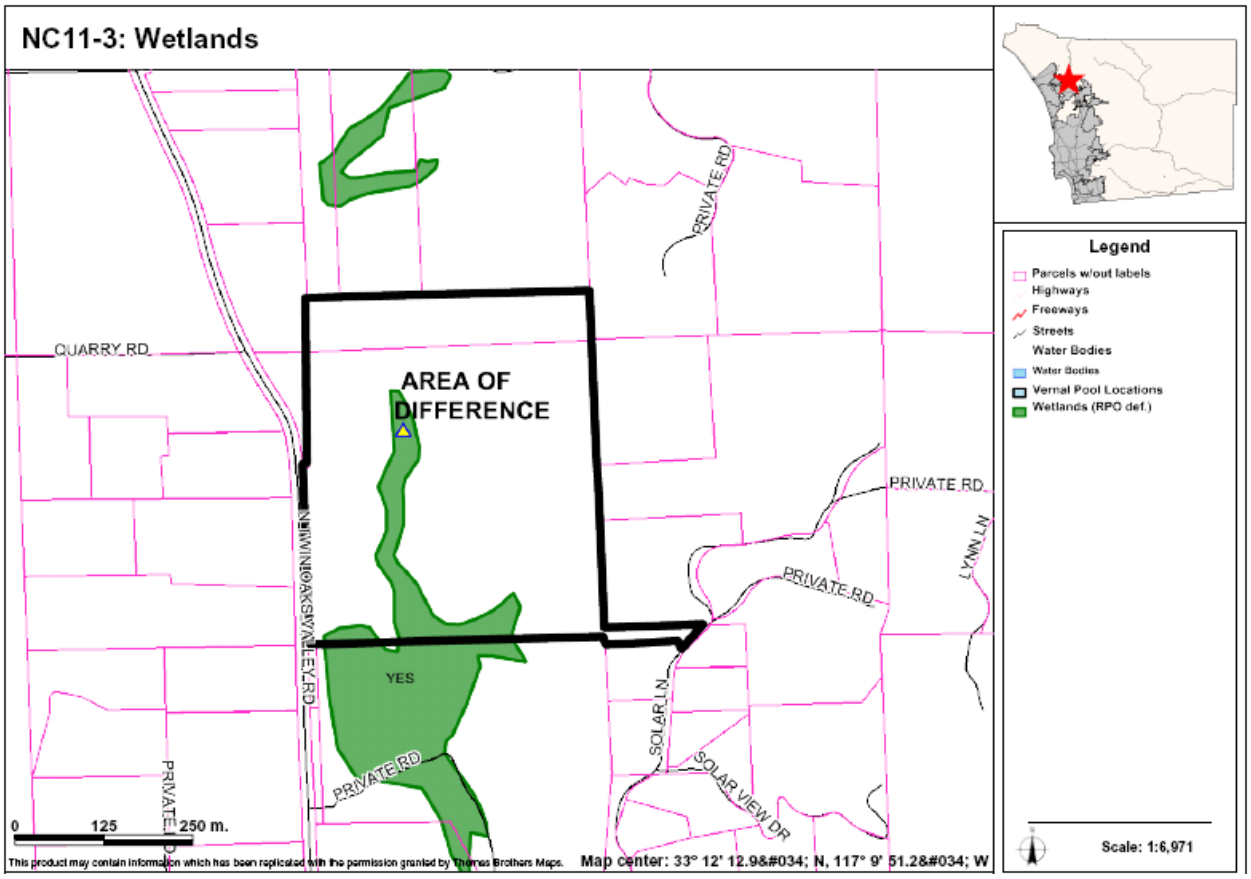
NC11: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	■	⊡	⊡	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

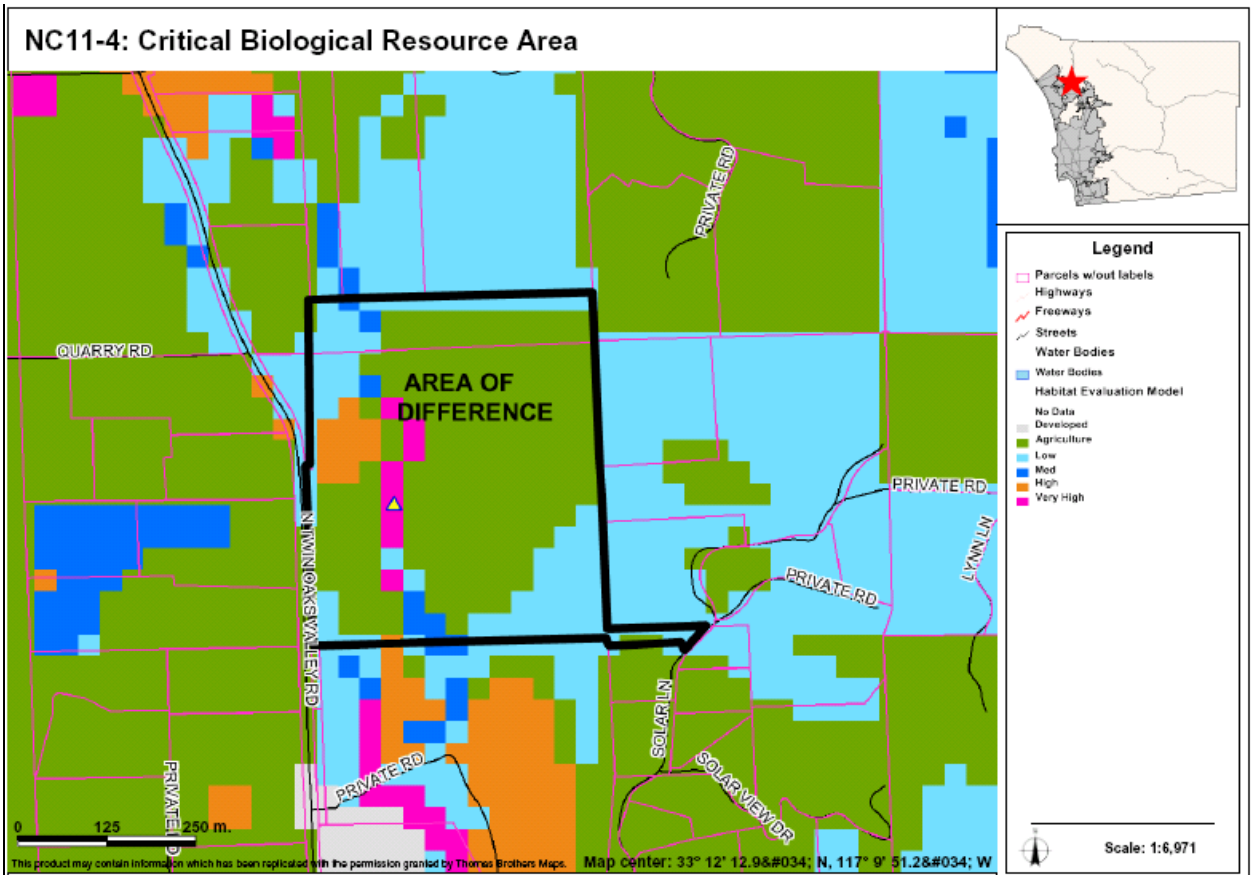


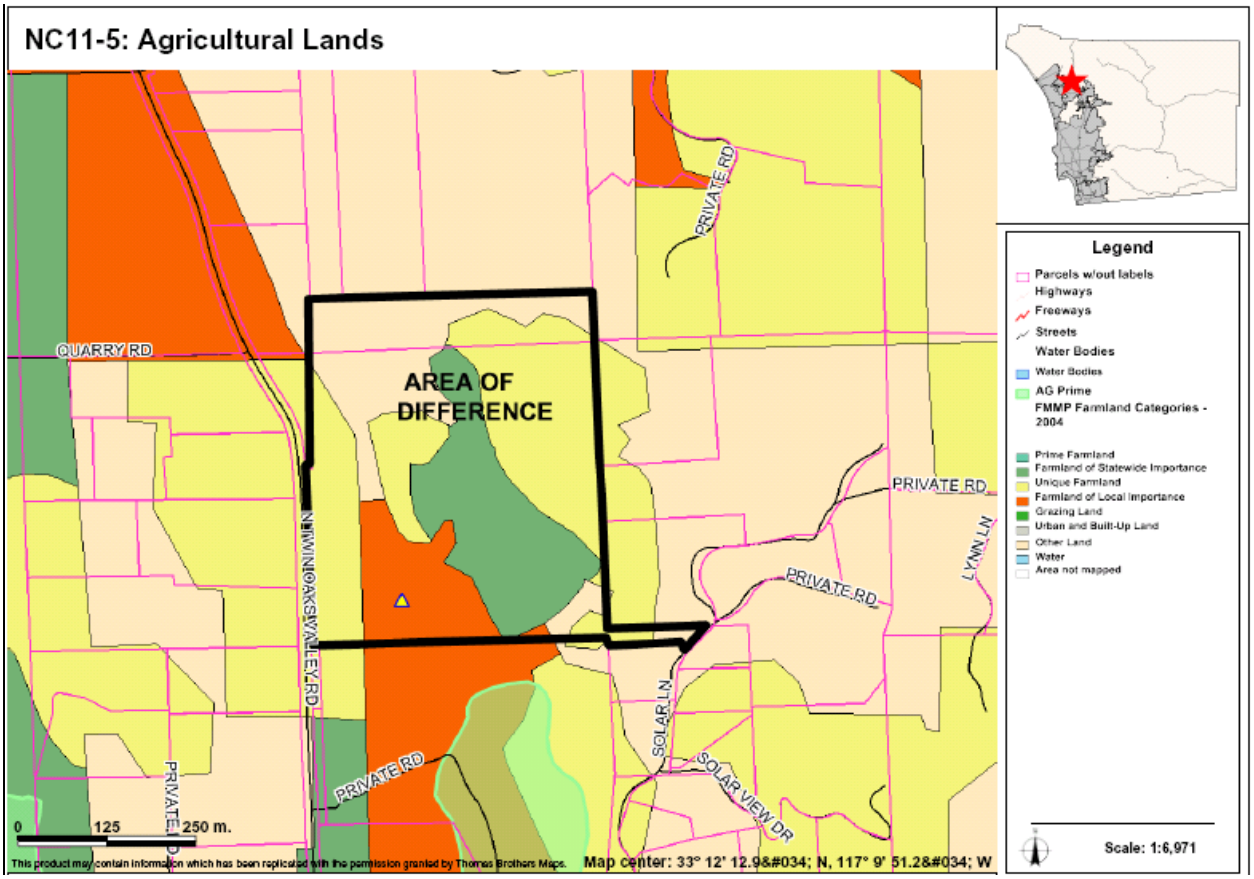
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC12: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Gephart [16] Location/Description: • 3.7 sq miles (73 parcels) • Outside CWA boundary • East of the I-15, north of SR-78 Existing General Plan: (18) 1 du/ 4,8,20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10, RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-80, RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Comprised of two parcels. First parcel: mostly vacant land with some agriculture, rural residential, and low recreation. Second parcel: Completely vacant and undeveloped land, adjacent to some agriculture and open park space to the south.	Other: N/A		CPG Recommendation: No CPG/CSG

Discussion

This AOD cover a grouping of parcels in two no contiguous areas located east of Escondido, outside the CWA boundary and north of the Wild Animal Park. A project was once proposed for this site through the City but it was denied by the City and LAFCO denied annexation. Therefore, the area remains outside the sphere of influence of the City of Escondido. The Referral Map provides an SR-10 designation due to its proximity to the City. The Hybrid and Draft Map provided designations of RL-40 to reflect the very steep topography on site, the lack of services, and the habitat it contains.

The key constraints associated with AOD NC12 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figures NC12A-1, NC12B-1 provide an aerial photo showing the boundaries of the AOD, Figures NC12A-2, NC12B-2 identify steep slope areas, Figures NC12A-3, NC12B-3 identify wetlands, Figures NC12A-4, NC12B-4 identify critical biological resource areas, and Figures NC12A-5, NC12B-5 identify important agricultural lands.

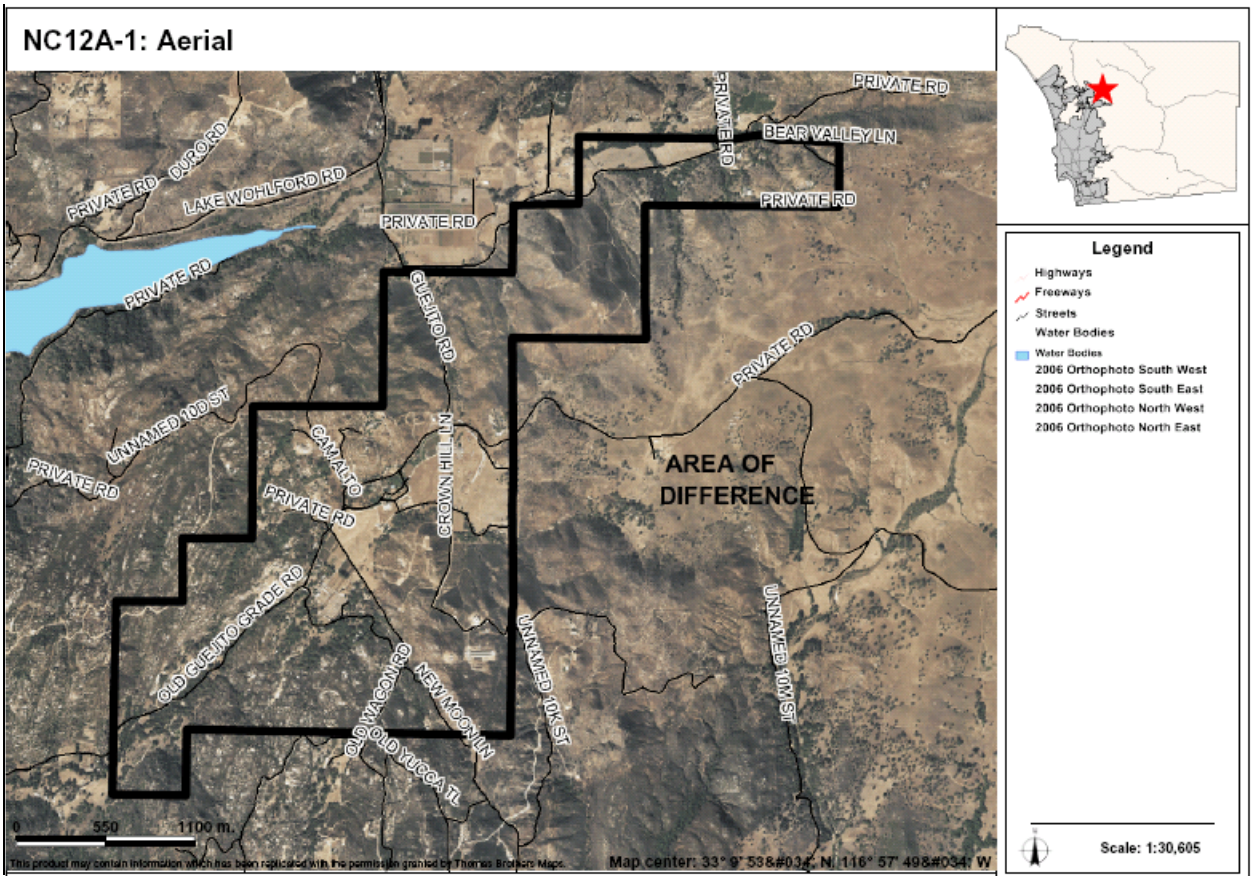
Potential Conflicts with Goals and Policies

None

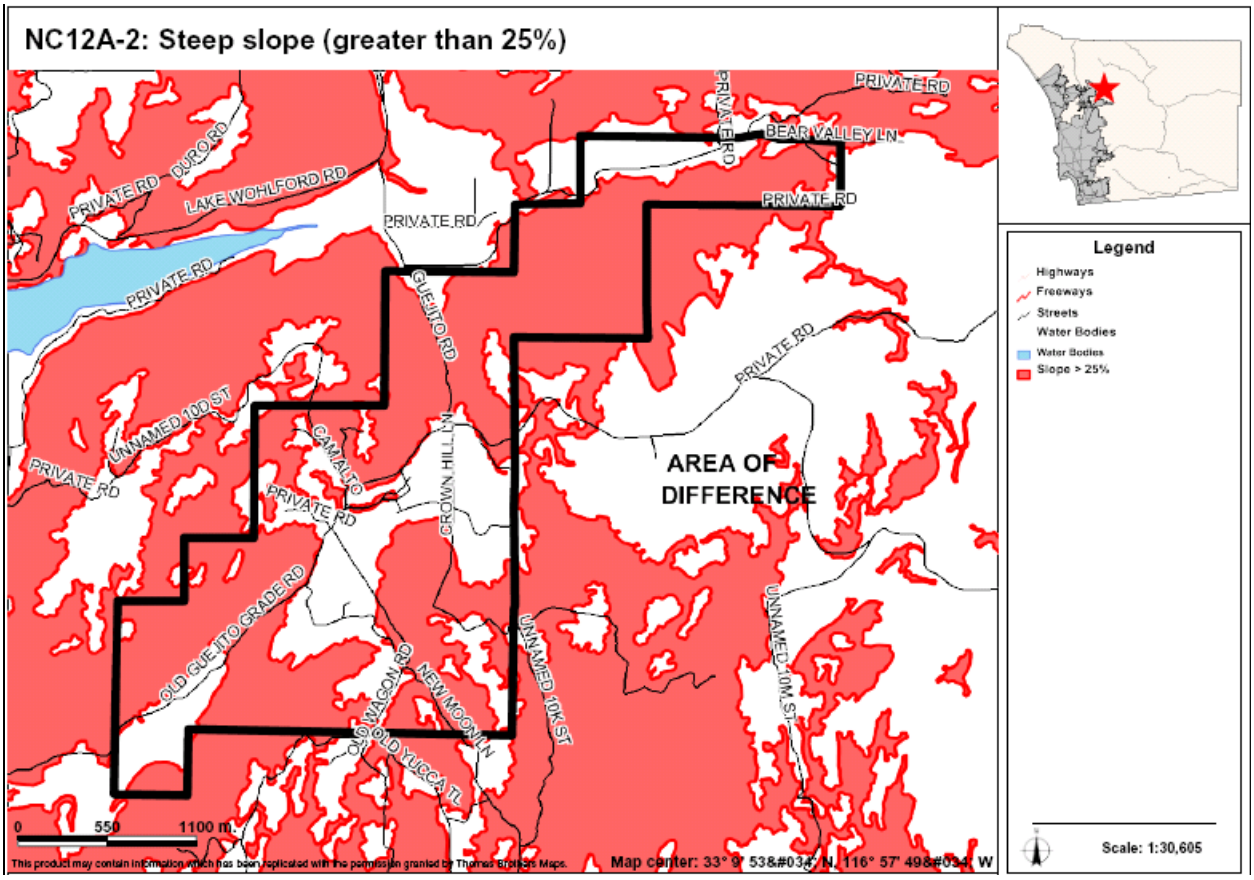
AREAS OF DIFFERENCE

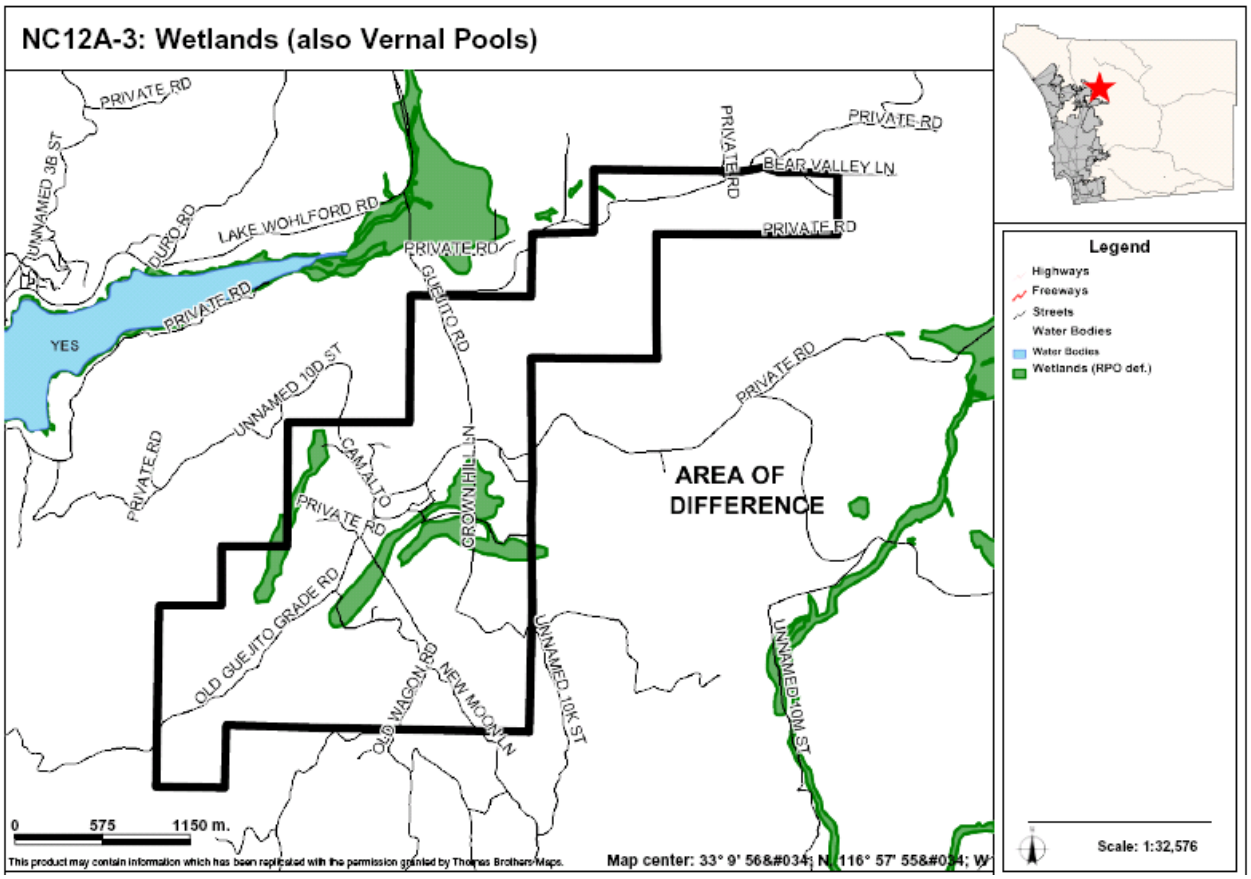
NC12: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

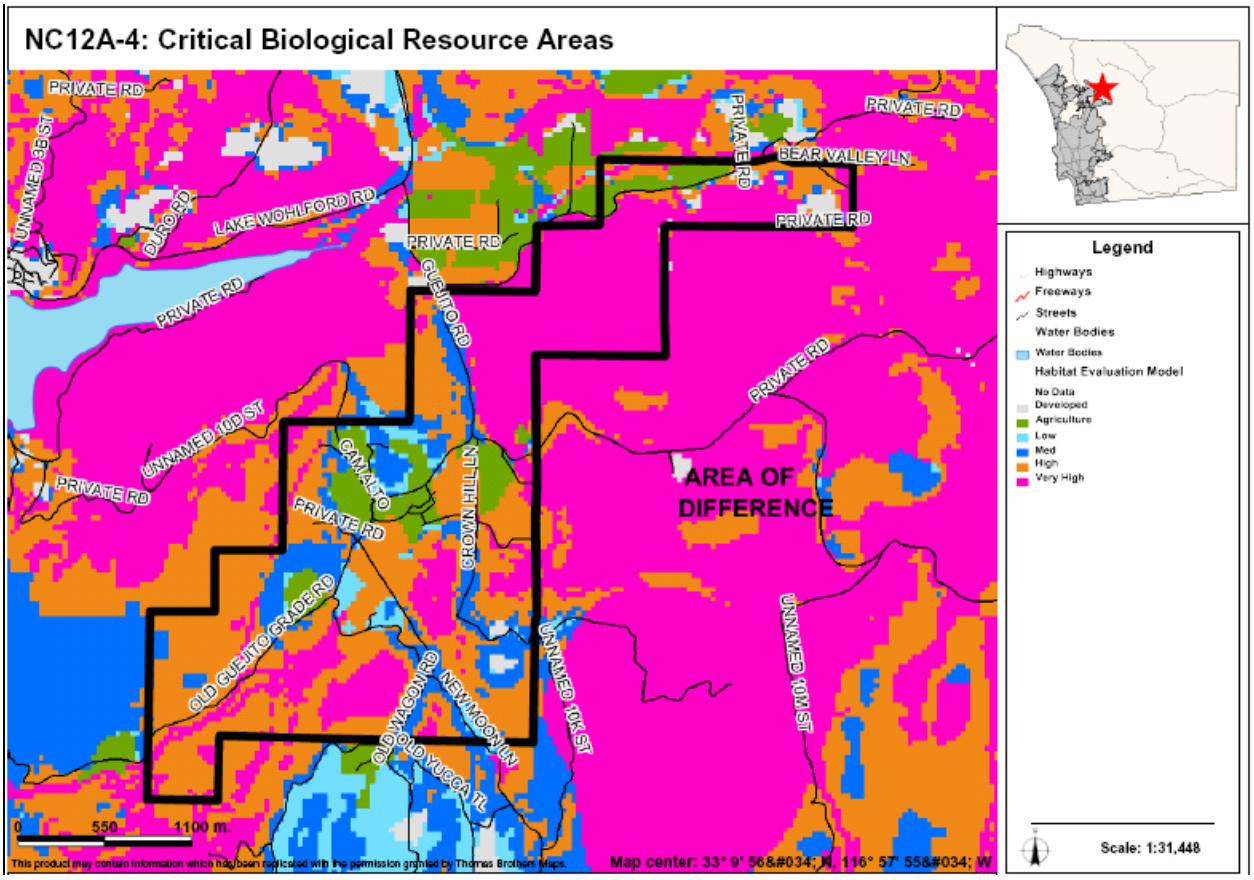


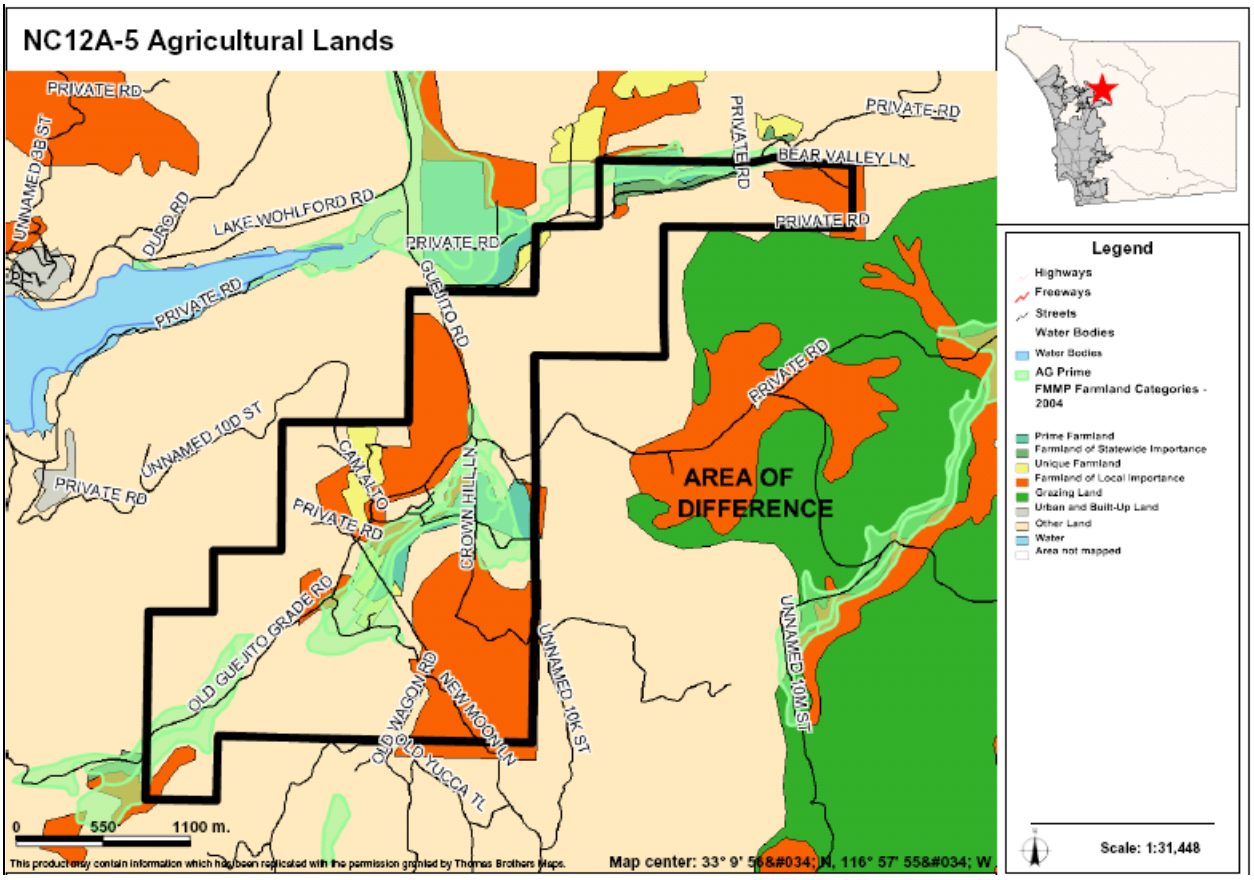
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





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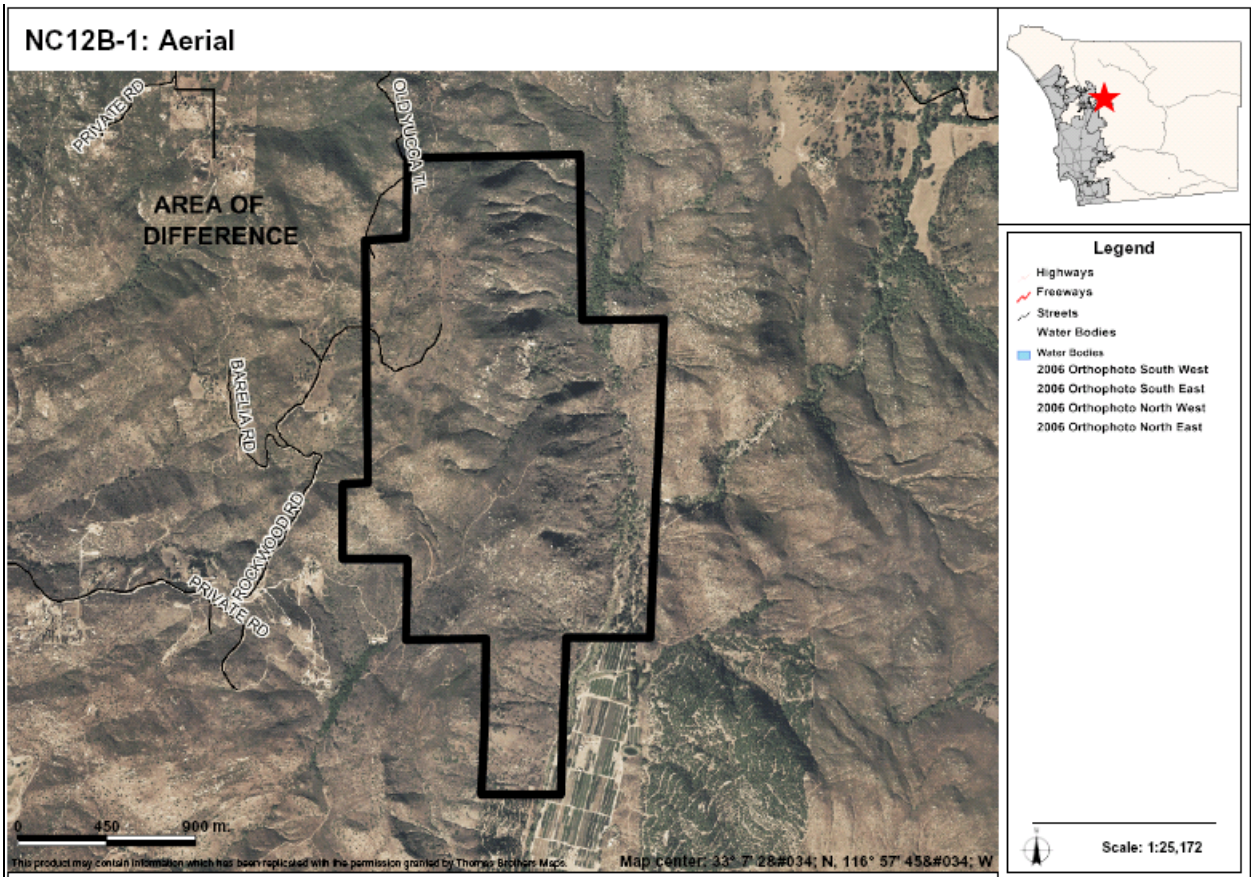

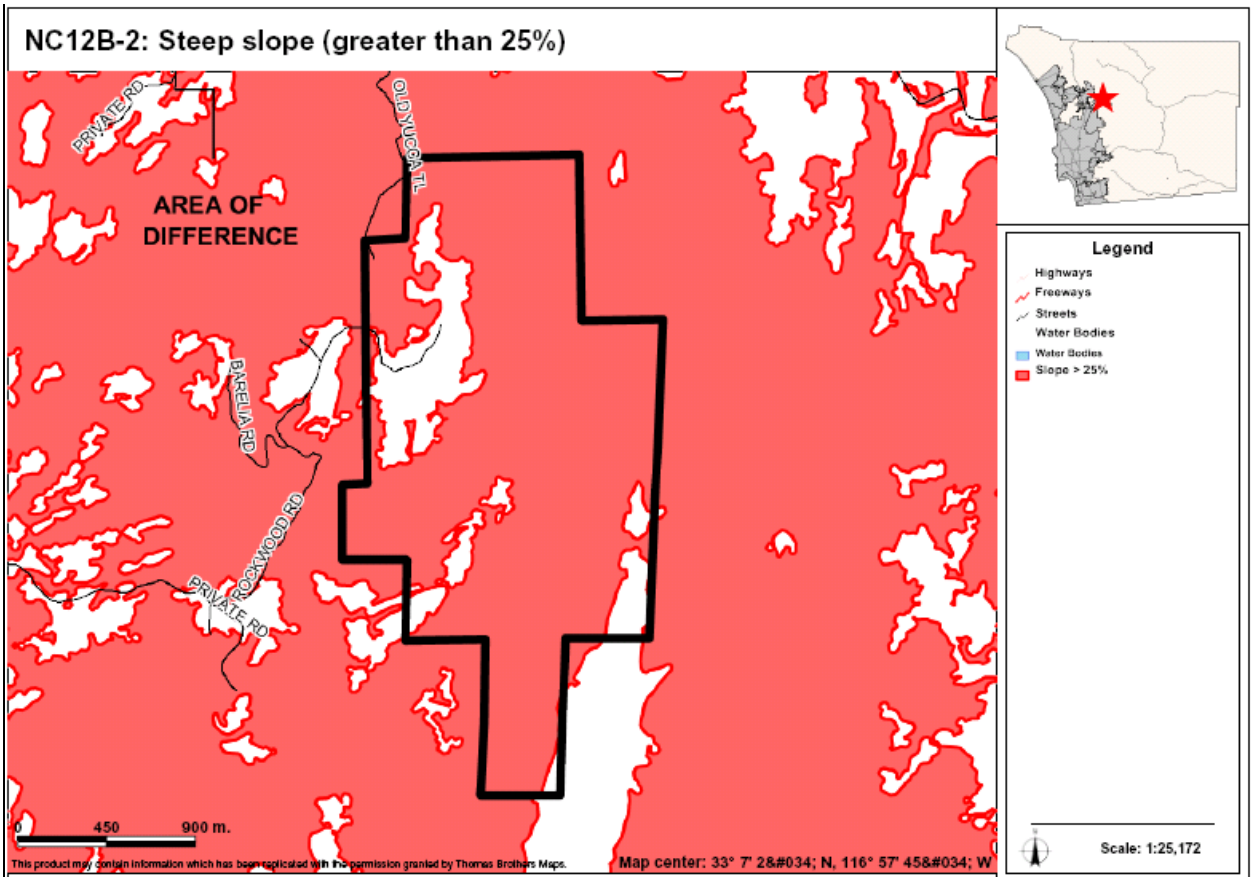

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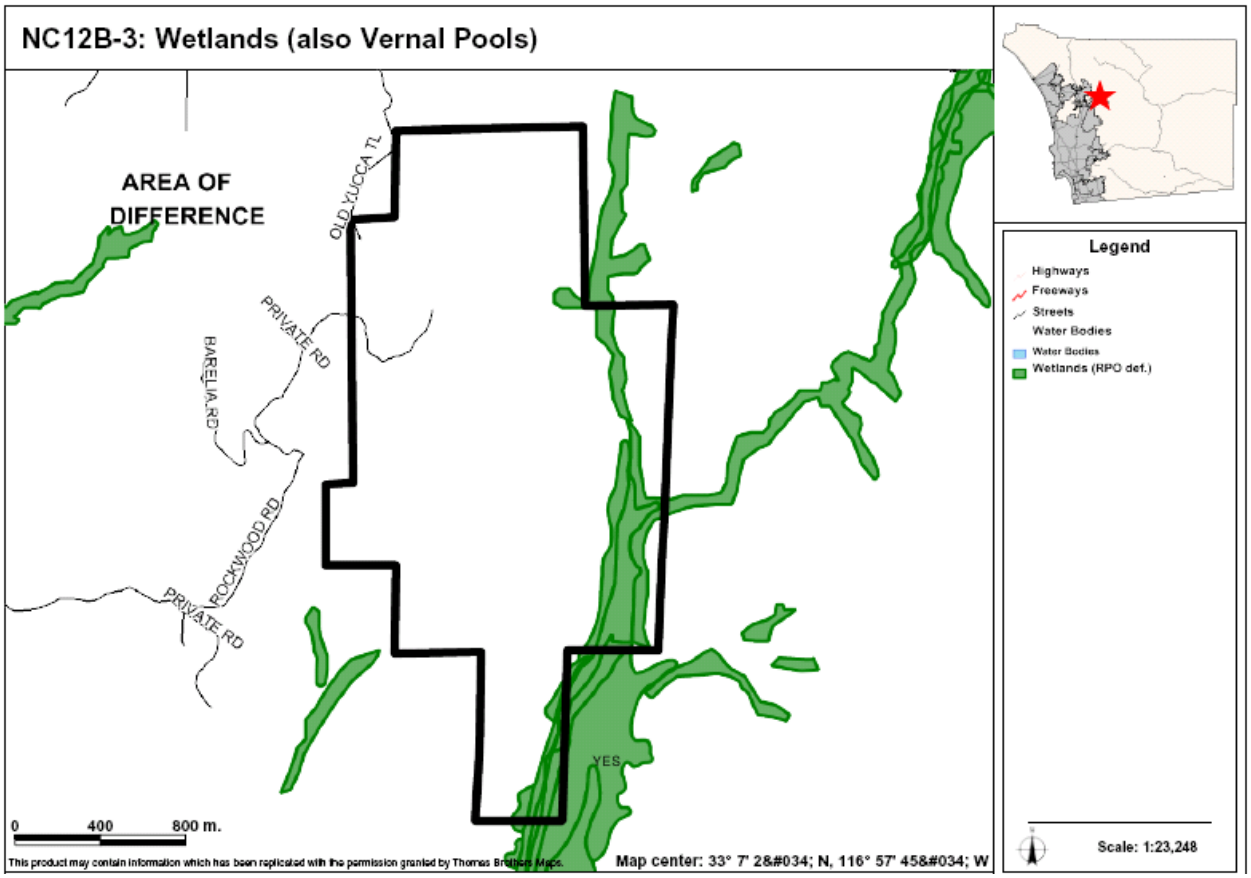
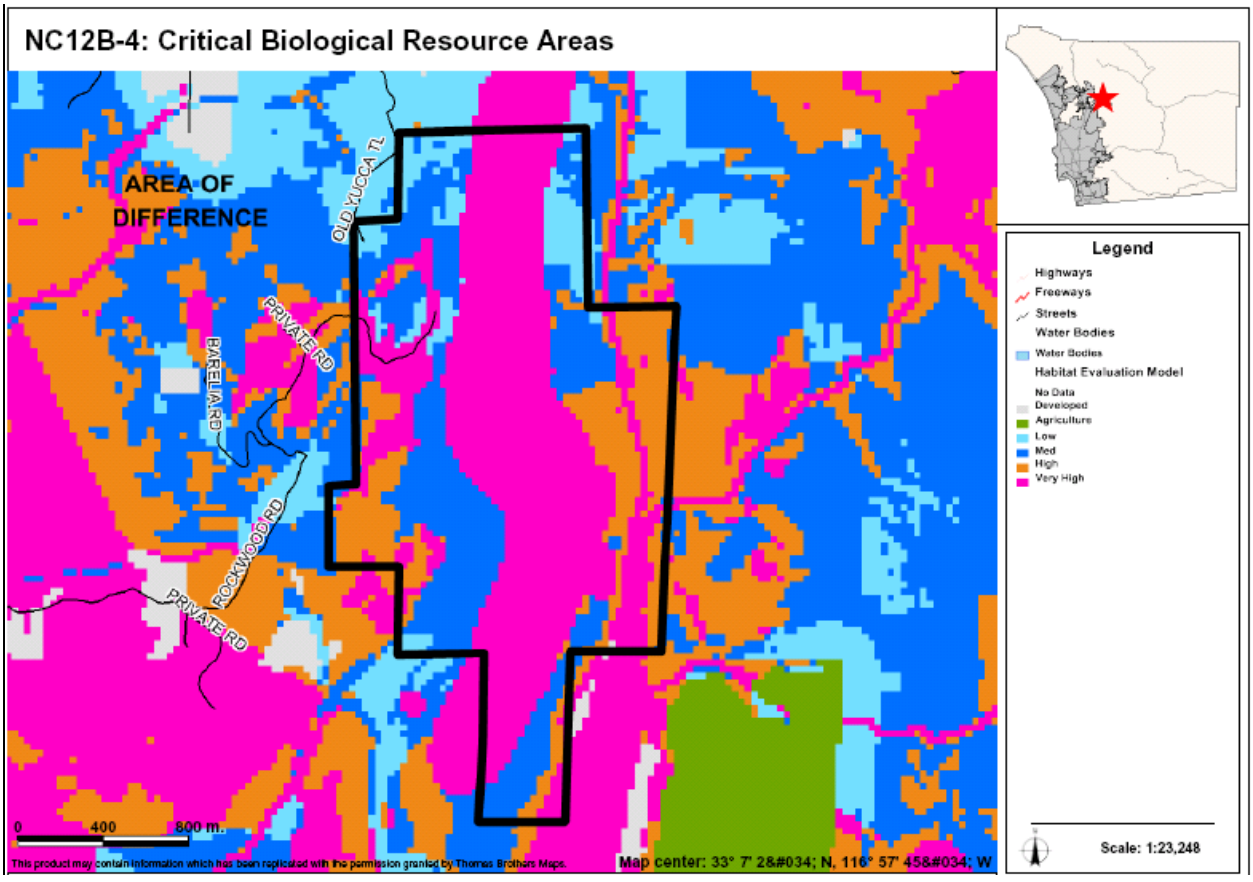
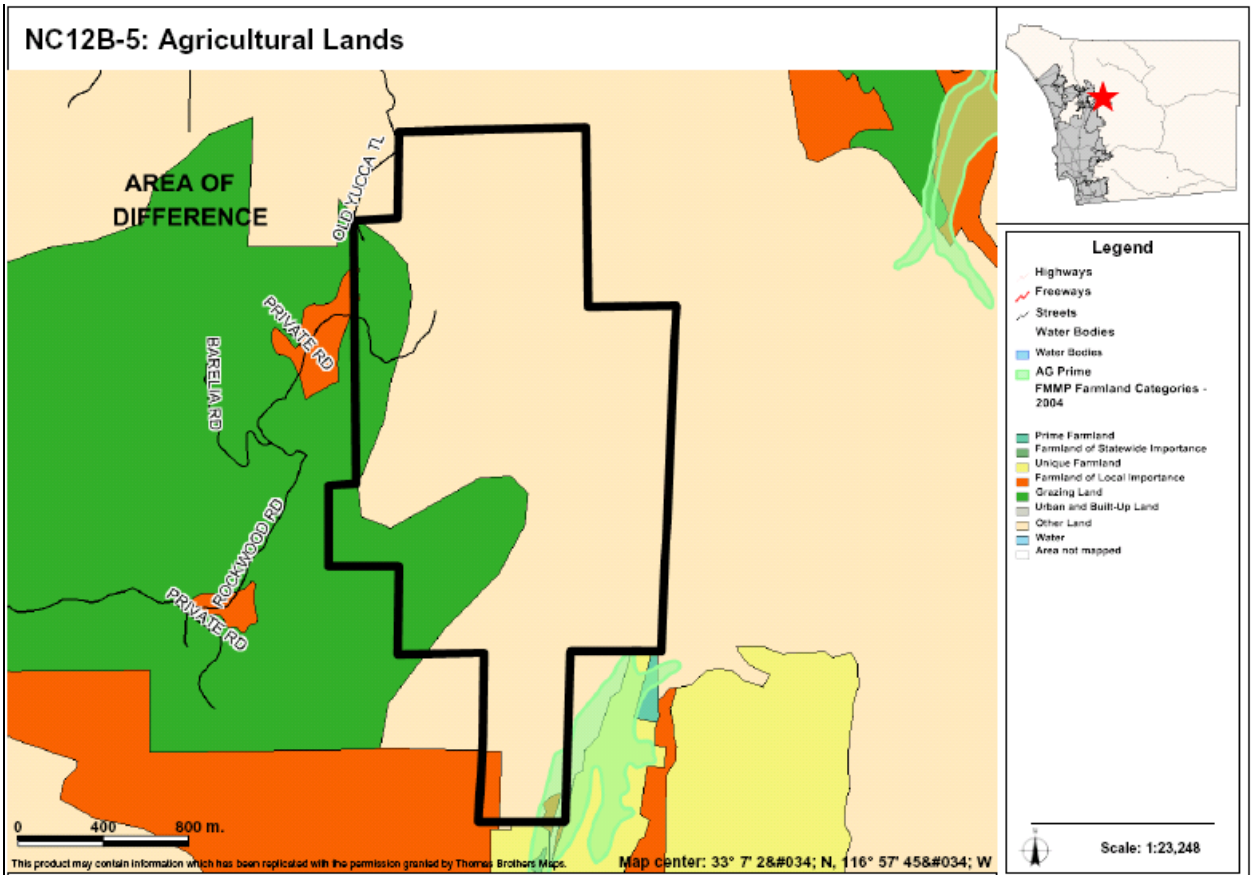




AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NC13: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Stedt [17] Location/Description: • 49.8 acres (2 parcels) • Inside CWA boundary • East of I-15, north of SR-78 Existing General Plan: (19) 1 du/ 2,4,8 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel. It's to the east of a large single family detached community containing light industry as well as agricultural space. A golf course is located in between the residential community and the AOD.	Other: Fire Service Deficiency – This site lies in a 23 / greater than 23-minute response region, which is not consistent with an SR-4 designation.		CPG Recommendation: No CPG/CSG

Discussion

This AOD is a grouping of parcels that is similar to AOD NC12 and just west of it. This area, which is closer to the City, is mapped as SR-4 on the Referral Map.

The key constraints associated with AOD NC13 are steep slopes and critical biological resource areas. Figure NC13-1 provides an aerial photo showing the boundaries of the AOD, Figure NC13-2 identifies steep slope areas, and Figure NC13-3 identifies critical biological resource areas.

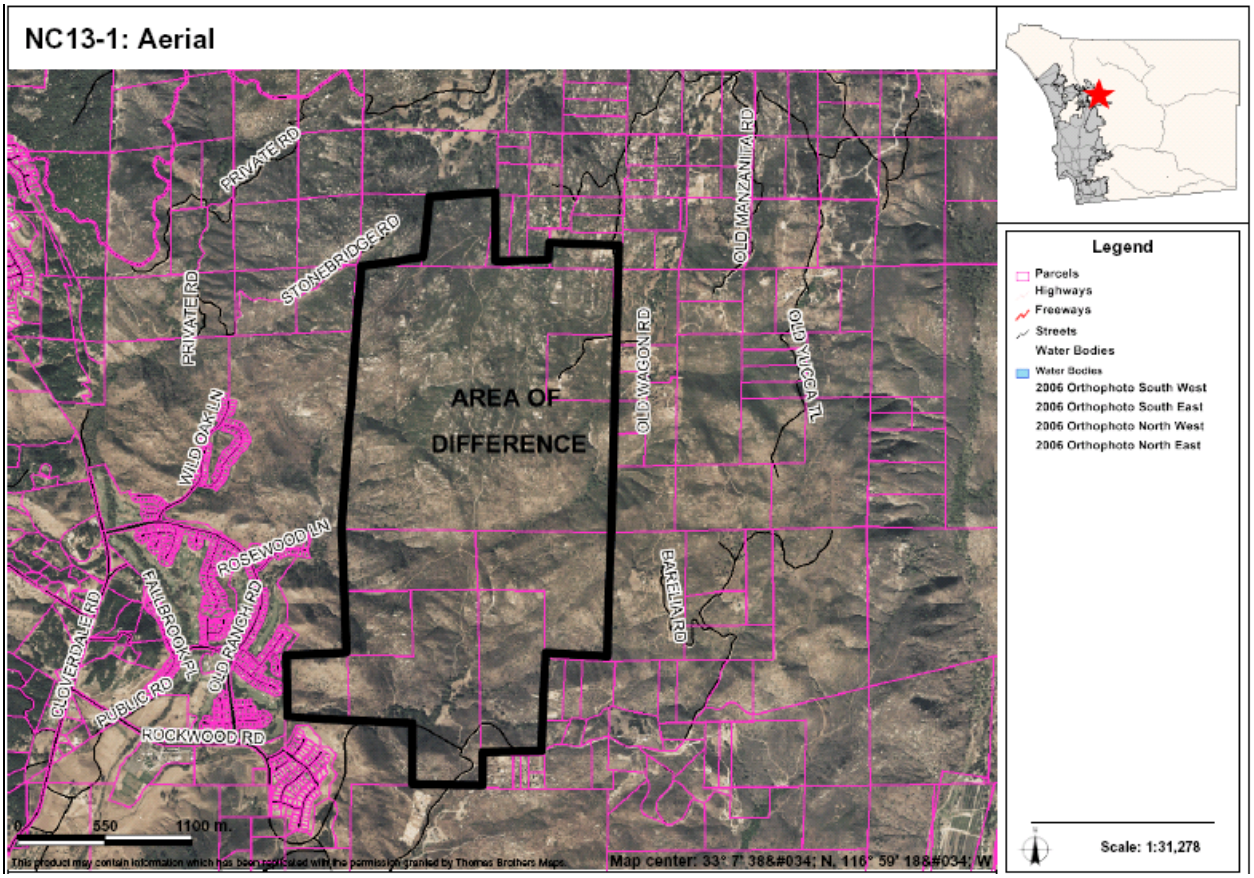
Potential Conflicts with Goals and Policies

None

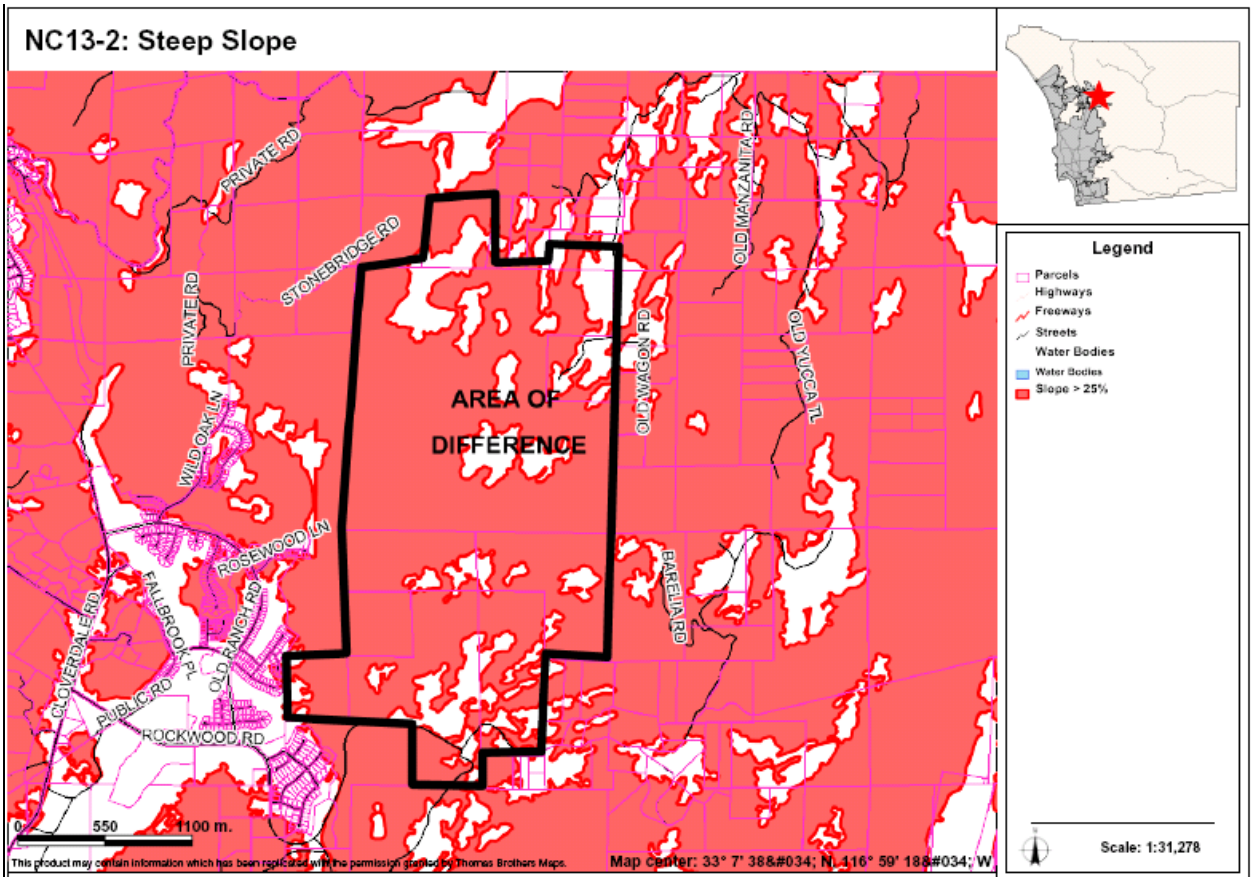
AREAS OF DIFFERENCE

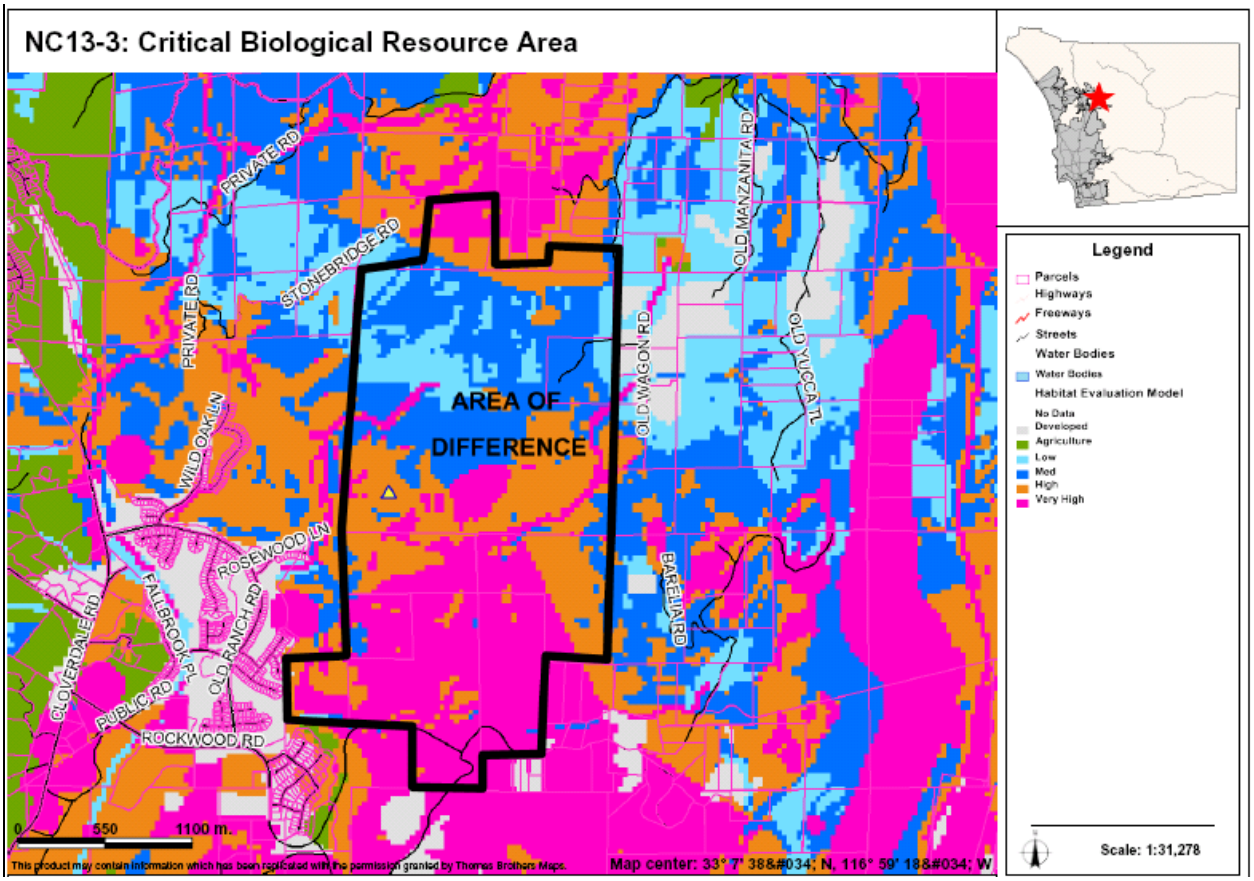
NC13: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	■	■	■
3	Reinforce the vitality, local economy, and character of communities	☐	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	■	■	■
8	Preserve agriculture	⊡	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC14: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Schwartz Location/Description: • 30.4 acres (2 parcels) • Inside CWA boundary • Directly adjacent to the I-15, 1.5 miles north of Desert Springs Road. Existing General Plan: (6) 7.3 du/ ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4 Rural Commercial Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Located right next to the I-15 freeway, this AOD is completely undeveloped land. To the north, there is a mobile home park and also open space reserve. To the west, there is mostly spaced rural residential.	Other: N/A		CPG Recommendation: None

Discussion

This is a 30-acre property on a hillside, along Old Highway 395. The site is very steep and a crossing of Moosa Creek is necessary to access it. The site is also highly visible from I-15, and would be subject to the scenic corridor design considerations. The site would contribute traffic to the Deer Springs/I-15 Interchange which would have capacity problems. The Referral Map designates the site as Rural Commercial (C-4) which recognizes its general location relative to populations and major roads. The Hybrid and Draft Map designate the site as RL-20 to respond to the constraints on the property.

The key constraints associated with AOD NC14 are steep slopes and critical biological resource areas.. Figure NC14-1 provides an aerial photo showing the boundaries of the AOD, Figure NC14-2 identifies steep slope areas, and Figure NC14-3 identifies critical biological resource areas.

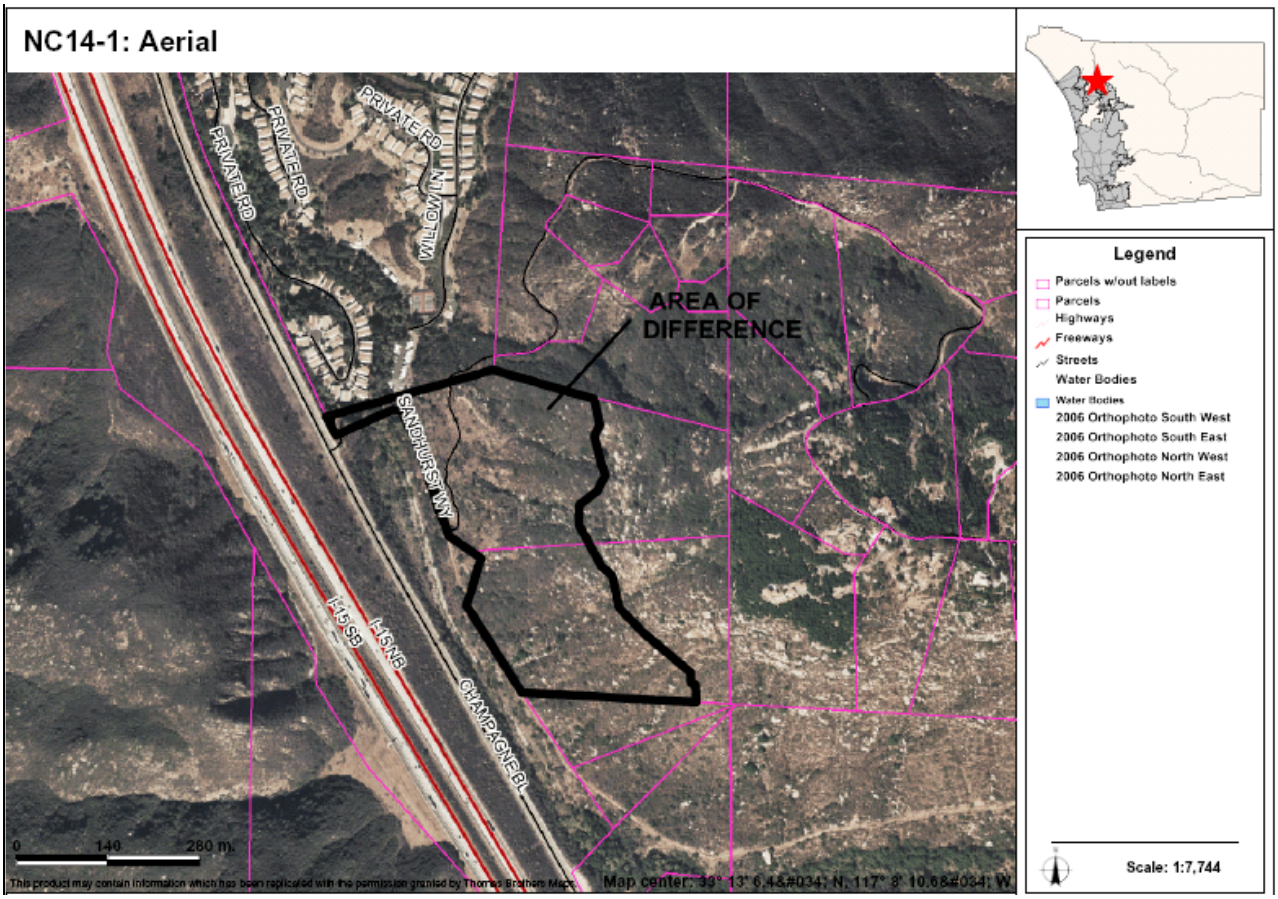
Potential Conflicts with Goals and Policies

None

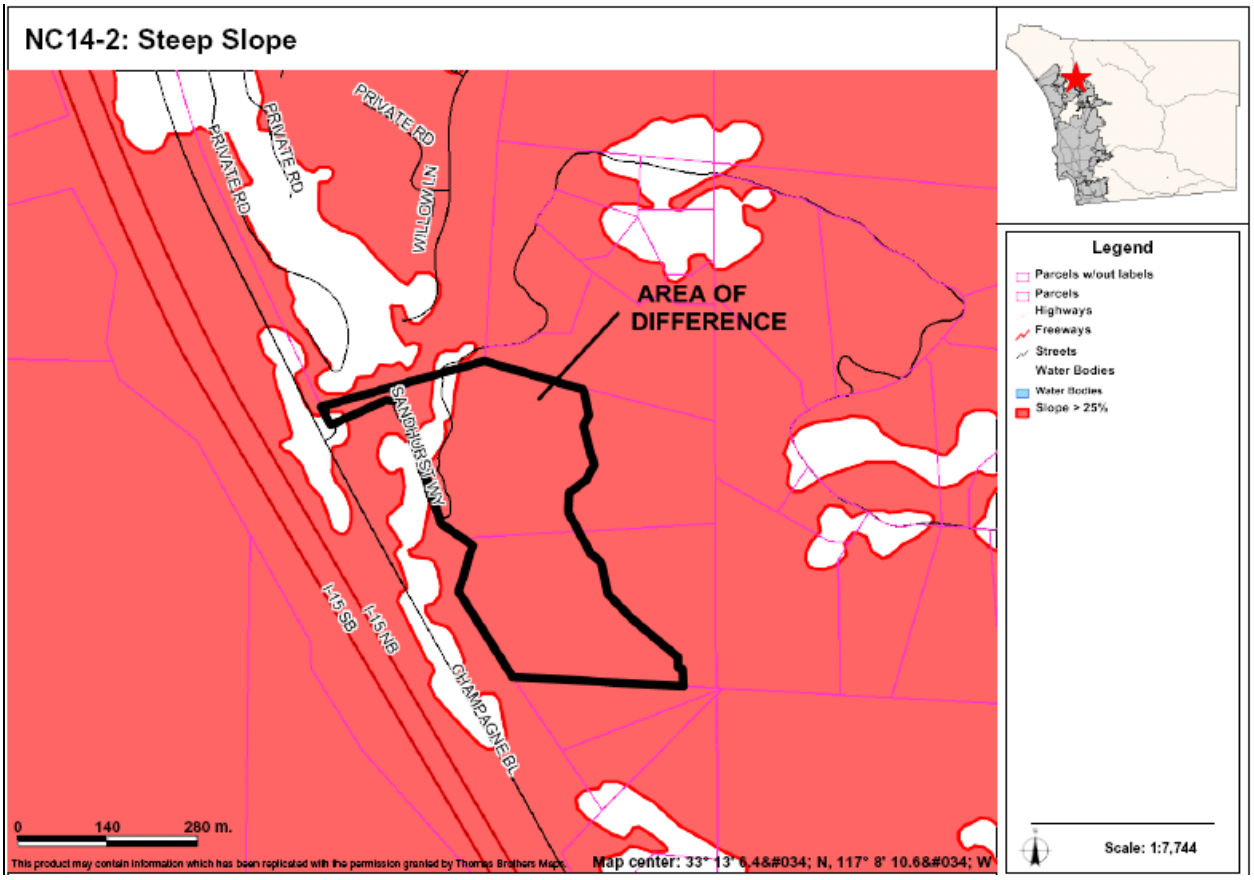
AREAS OF DIFFERENCE

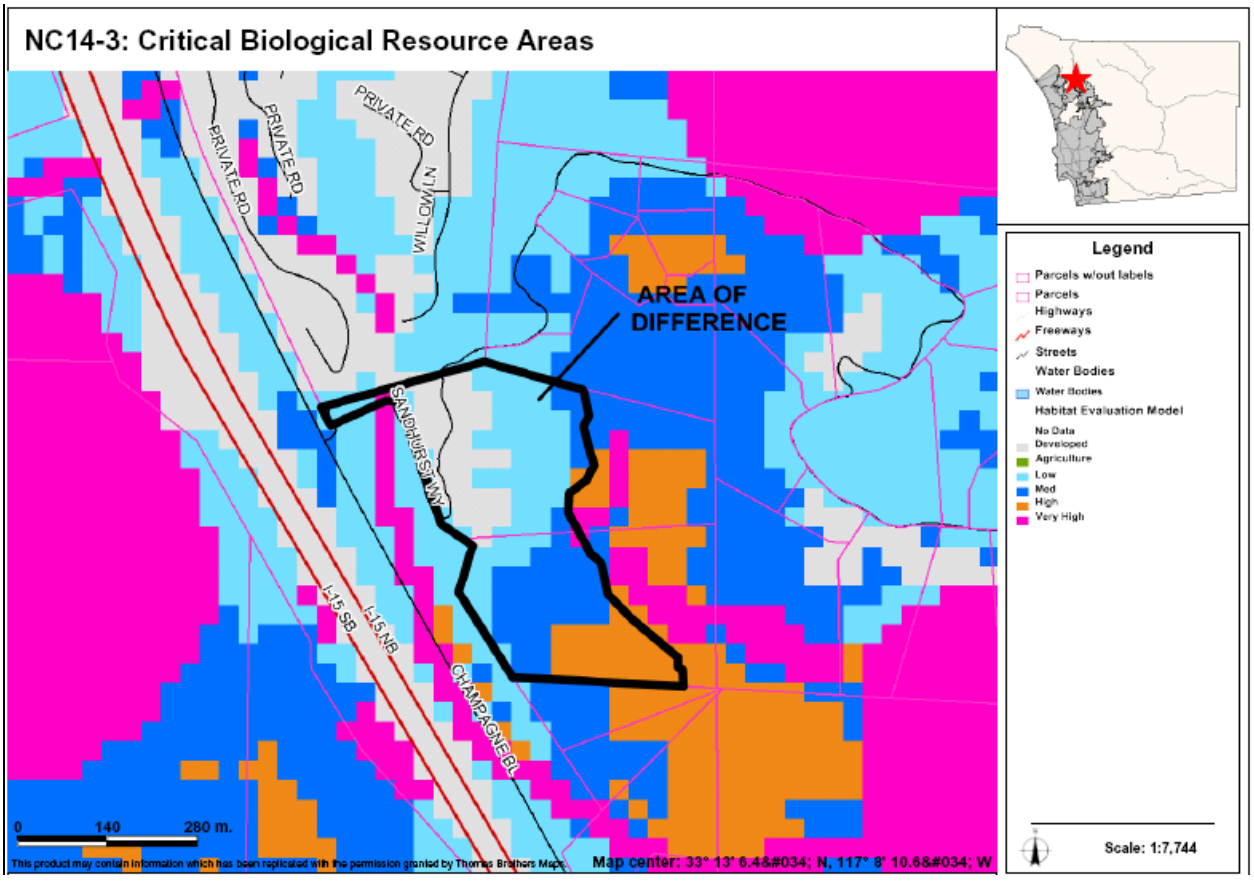
NC14: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	□	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC15: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Brunton (for Rancho Guejito) [41] Location/Description: • 7.2 acres (32 parcels) • Outside CWA boundary • One mile north of the SR-78, east of the I-15. Existing General Plan: (20) General Ag. 1 du/ 40 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-160 Environmentally Superior: RL-160
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Consisting of mostly field crops and vacant space. The center of the AOD also contains an open space park. It is surrounded to the west and the south open space preserve. The AOD itself is southeast of a large spaced rural residential area.	Other: N/A		CPG Recommendation: N/A

Discussion

This is the southern portion of Rancho Guejito. The area lacks adequate fire service, is disconnected from developed areas, and contains steep topography and sensitive biological resources. The various Rural Lands designations reflect this.

The key constraints associated with AOD NC15 are steep slopes, critical biological resource areas, and agricultural lands. Figure NC15-1 provides an aerial photo showing the boundaries of the AOD, Figure NC15-2 identifies steep slope areas, Figure NC15-3 identifies critical biological resource areas, and Figure 15-4 identifies important agricultural lands.

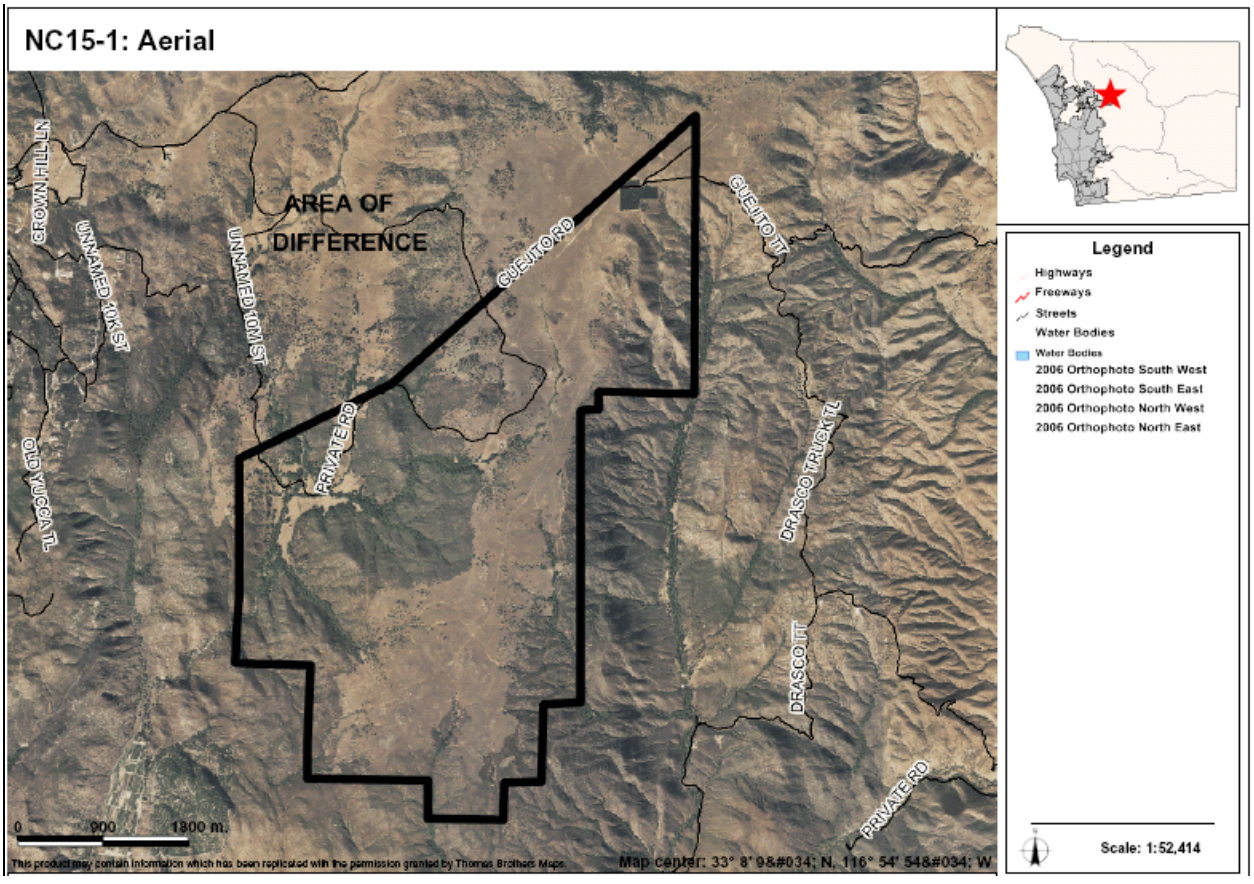
Potential Conflicts with Goals and Policies

None

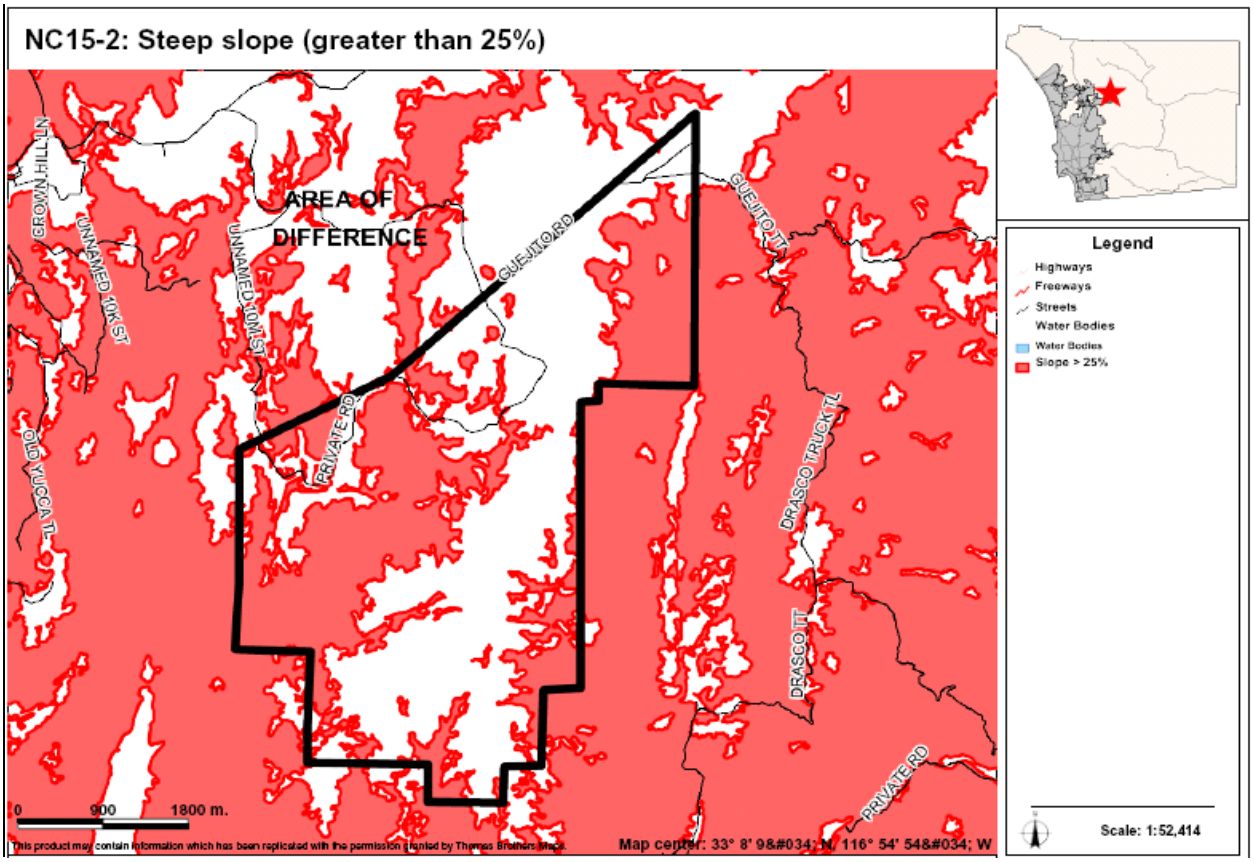
AREAS OF DIFFERENCE

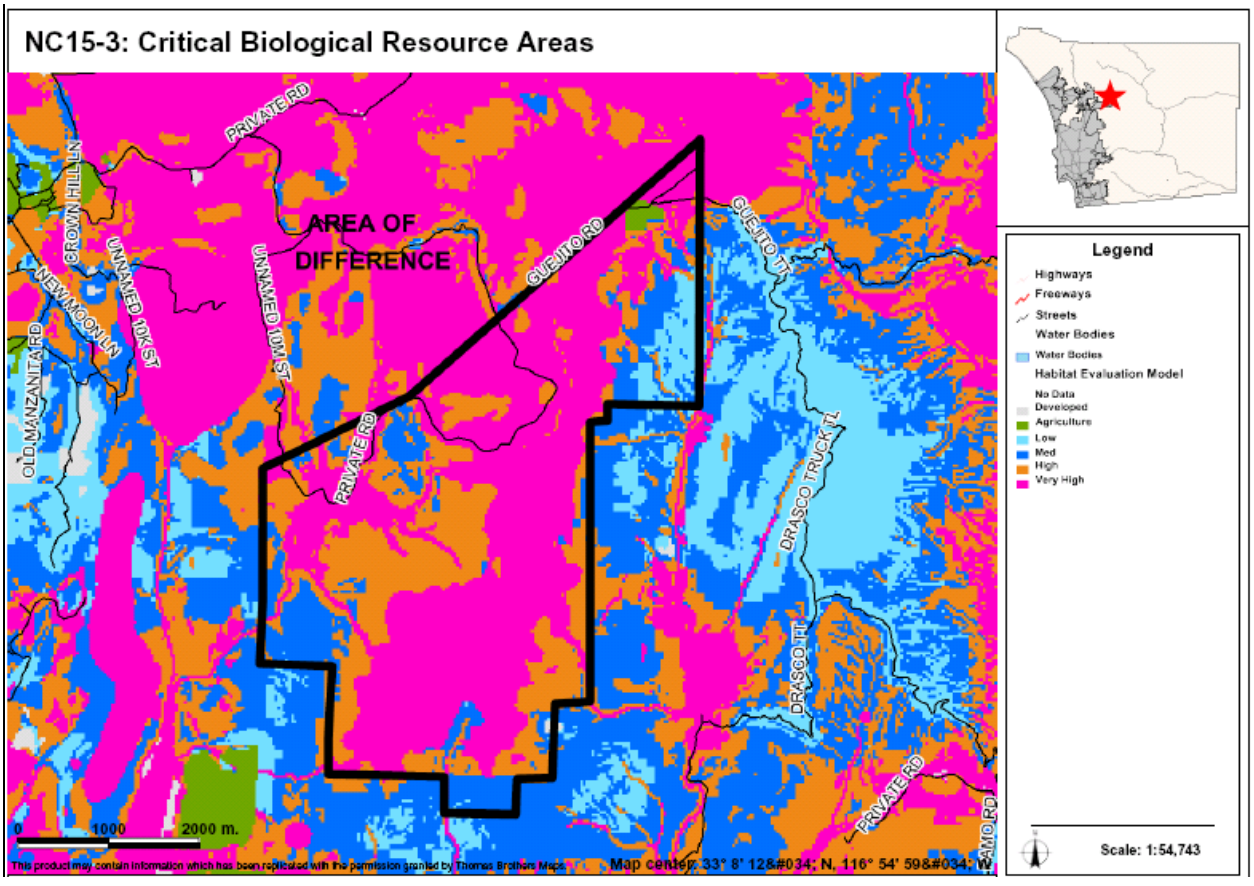
NC15: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

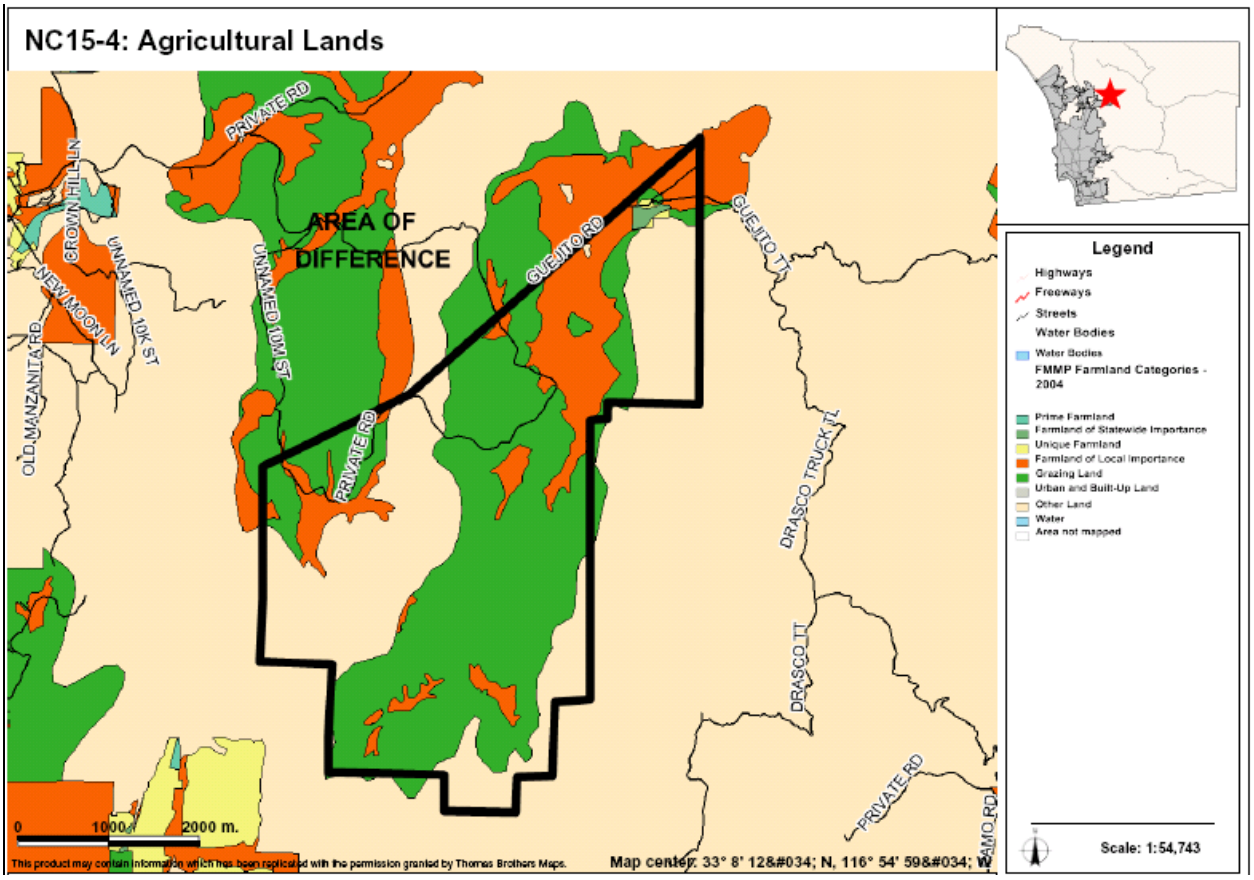


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NC16: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 455.3 acres (12 parcels) • Inside CWA boundary • East of the I-15; Valley Center Rd cuts through this AOD.	Steep slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-40
	Critical Biological Resource Areas	●	
Existing General Plan: (20) General Ag. 1 du/ 40 ac (18) 1 du/4,8,20 ac	Agricultural Lands	◒	
Context: Consists of open space park, spaced rural residential, undeveloped land, and minor agriculture. To the north is the expansion of the open space park, while southwest to the AOD is used for a large single family detached community.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD includes a number of parcels to the east of Escondido that lie within the CWA boundary but are generally remote. They are mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. They are mapped on the other maps as RL-40. The RL-40 designation reflects that most of these areas lack infrastructure and services and contain steep slopes and sensitive habitats. Additionally, even though these areas are within the CWA boundary this area is further east and groundwater dependent.

The key constraints associated with AOD NC16 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure NC16-1 provides an aerial photo showing the boundaries of the AOD, Figure NC16-2 identifies steep slope areas, Figure NC16-3 identifies wetlands, Figure NC16-4 identifies critical biological resource areas, and Figure NC16-5 identifies important agricultural lands.

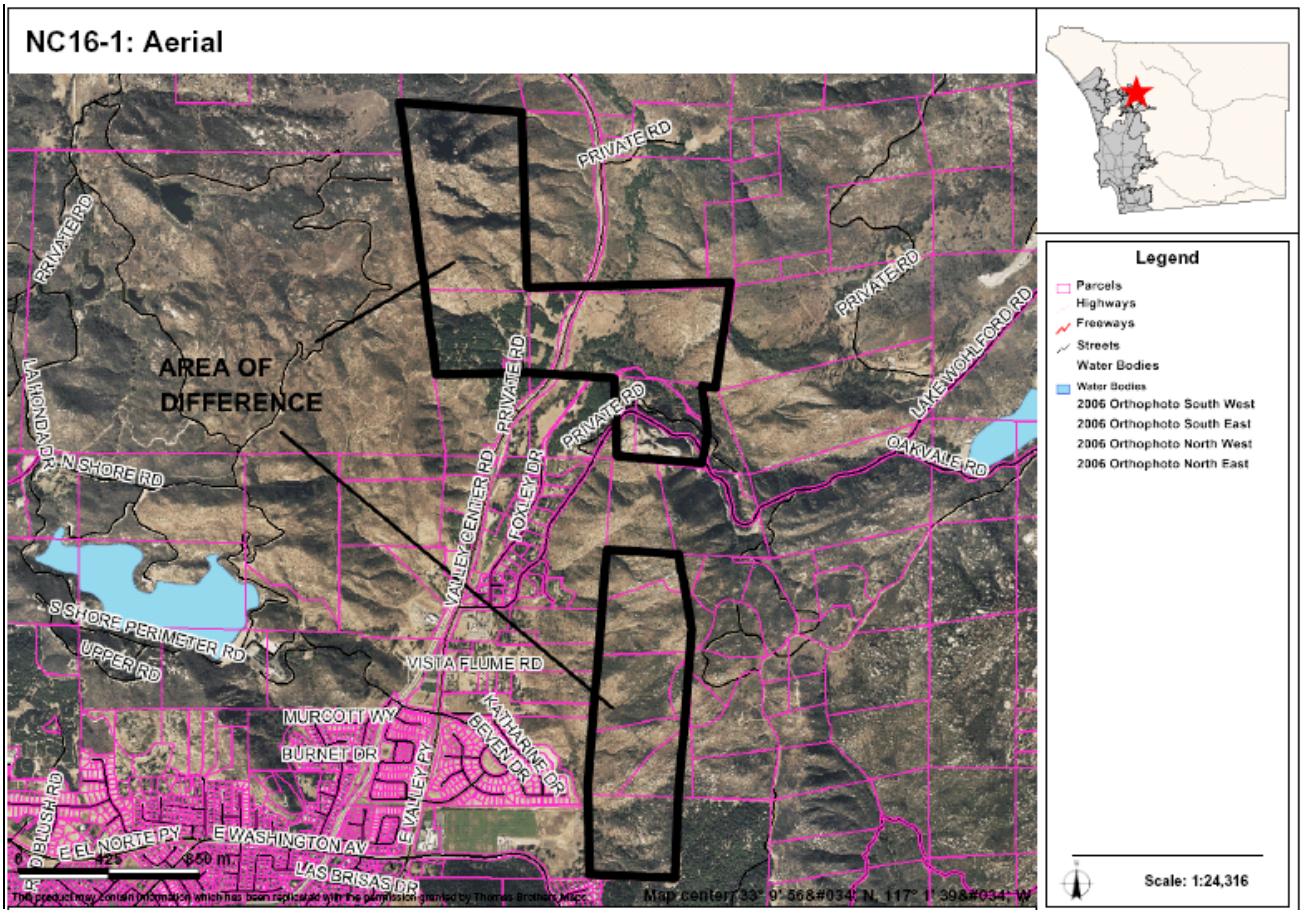
Potential Conflicts with Goals and Policies

None

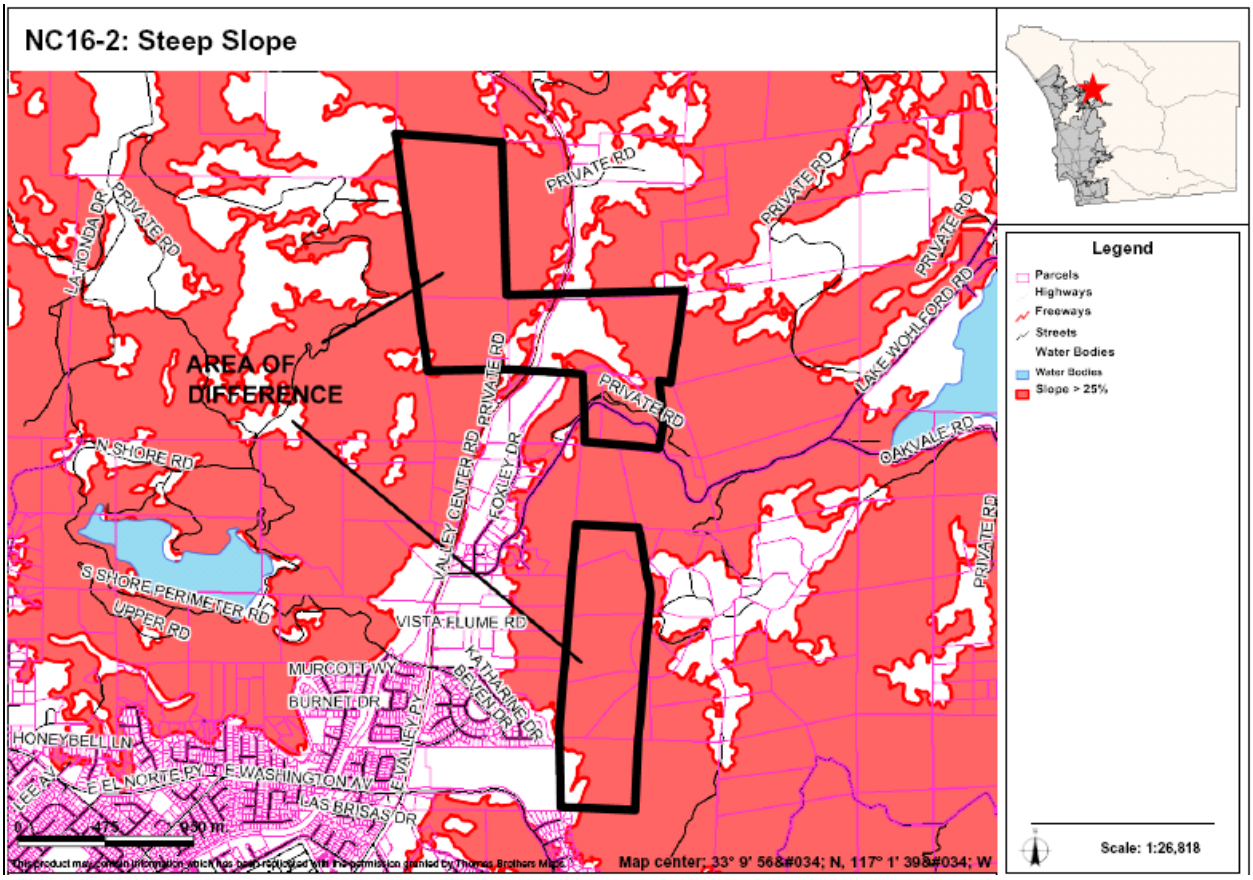
AREAS OF DIFFERENCE

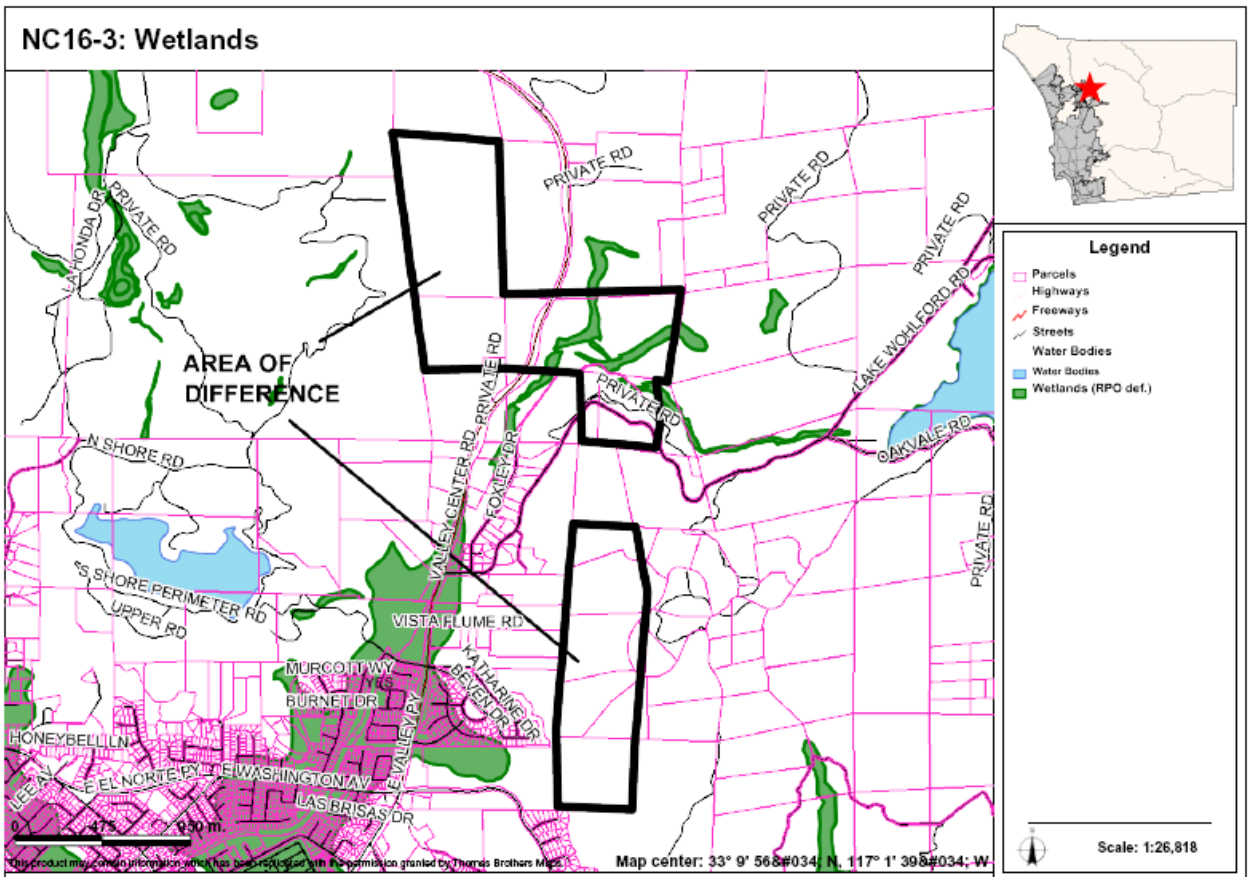
NC16: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

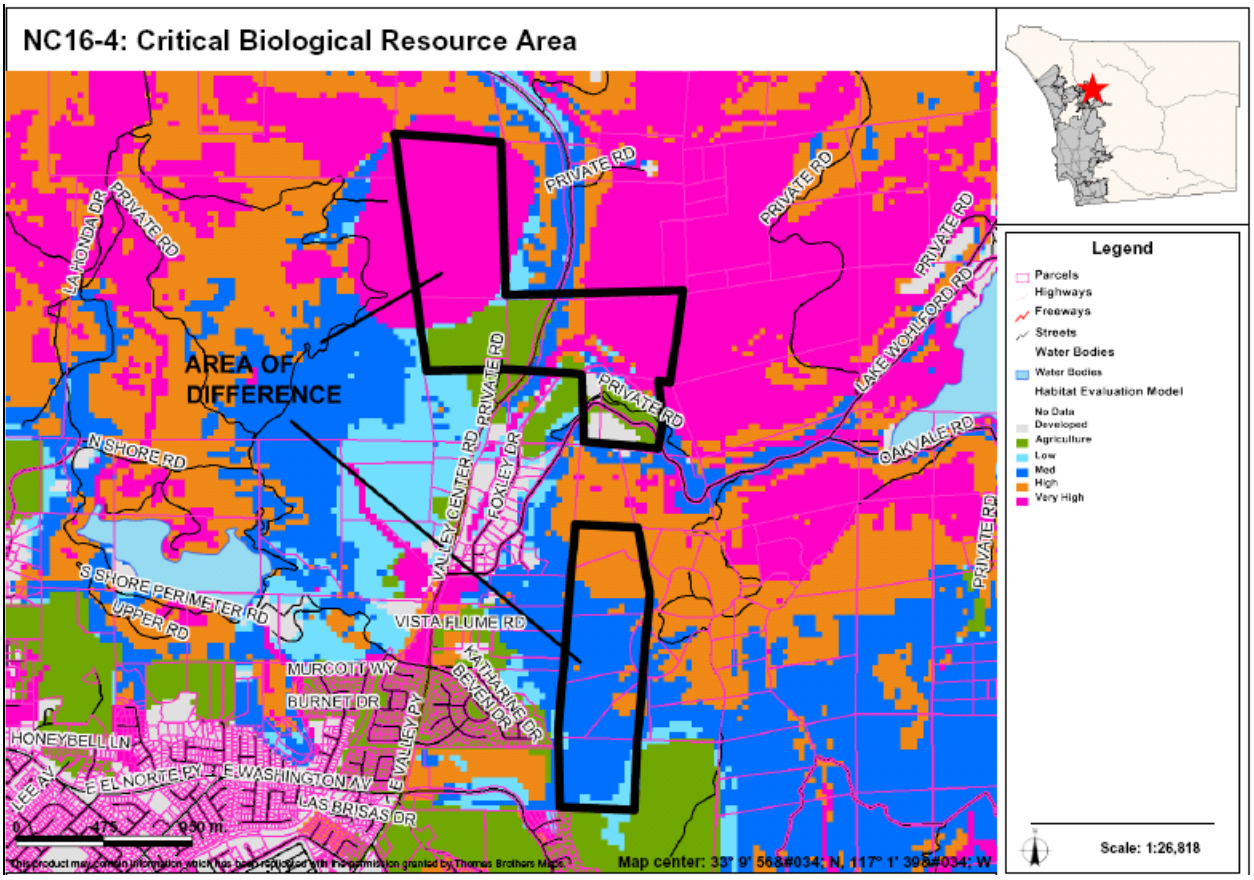


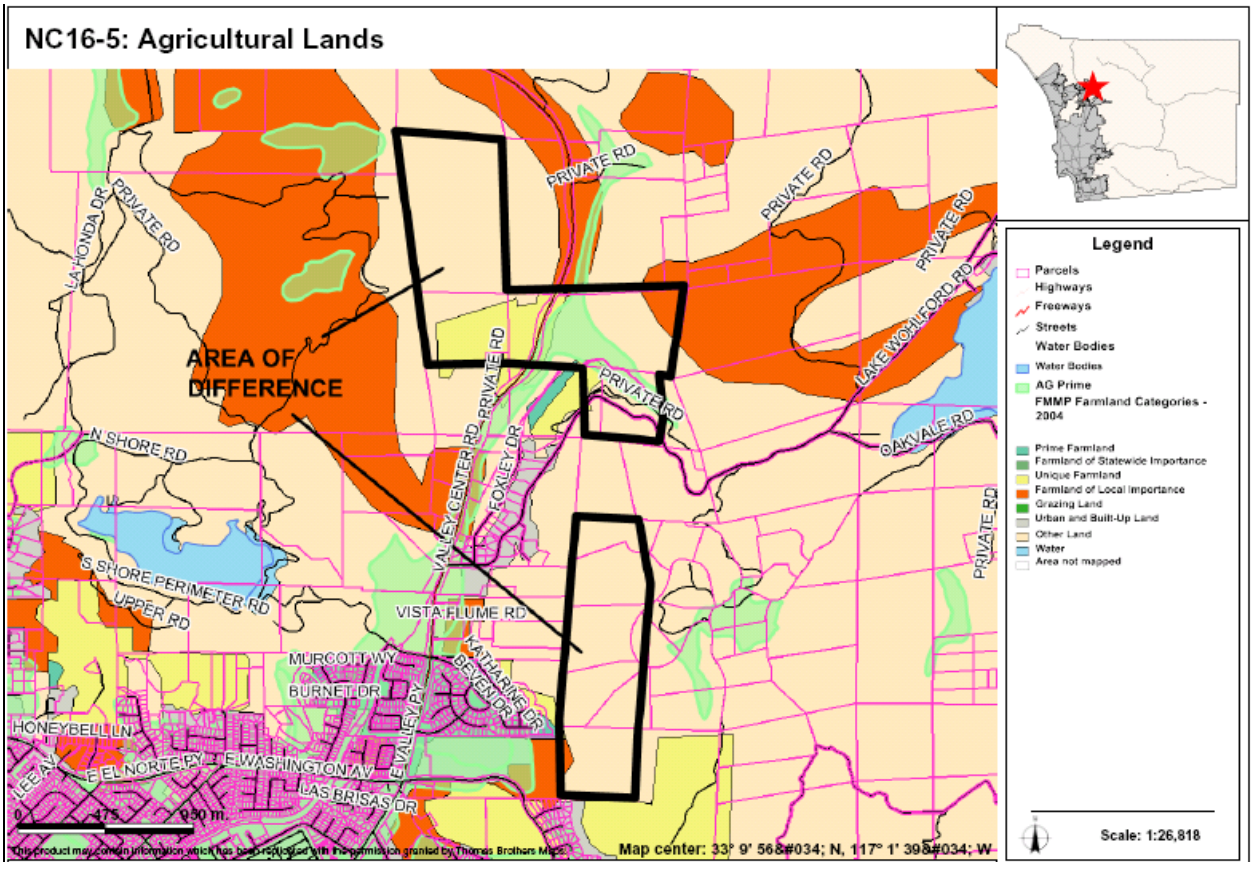
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NC17: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Baihaghy [60]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2
Location/Description: • 88.5 acres (3 parcels) • Inside CWA Boundary • County island one mile south of SR-78 and three miles west of I-15 in Escondido	Steep slope (greater than 25%)	◒	Hybrid: SR-1
	Floodplain	○	Draft Land Use: SR-2
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-2
	Critical Biological Resource Areas	◒	
Existing General Plan: (17) 1 du/2,4 ac	Agricultural Lands	●	
Context: Primarily orchard or vineyard with some undeveloped land. Bounded by rural residential and undeveloped land on both west and east sides; orchard or vineyard to the north; orchard or vineyard with rural residential to the south.	Other: Fire Service Deficiency – This site is in a 13 minute response region. It is not suitable for any densities including and higher than SR-1.		CPG (San Dieguito) Recommendation: SR-10

Discussion

This AOD is located north of Harmony Grove Village. The area has no sewer services and is disconnected from urban areas. The Referral Map designates this area as VR-2 which reflects its adjacency to the City of San Marcos to the west and the denser development that exists there. The other maps provide Semi-Rural designations to reflect the limitation of sewer services; the consistency with the County lands to the north, east, and south; and the community desire for the area to remain semi-rural.

The key constraints associated with AOD NC17 are steep slopes, critical biological resource areas, and agricultural lands. Figure NC17-1 provides an aerial photo showing the boundaries of the AOD, Figure NC17-2 identifies steep slope areas, Figure NC17-3 identifies critical biological resource areas, and Figure NC17-4 identifies important agricultural lands.

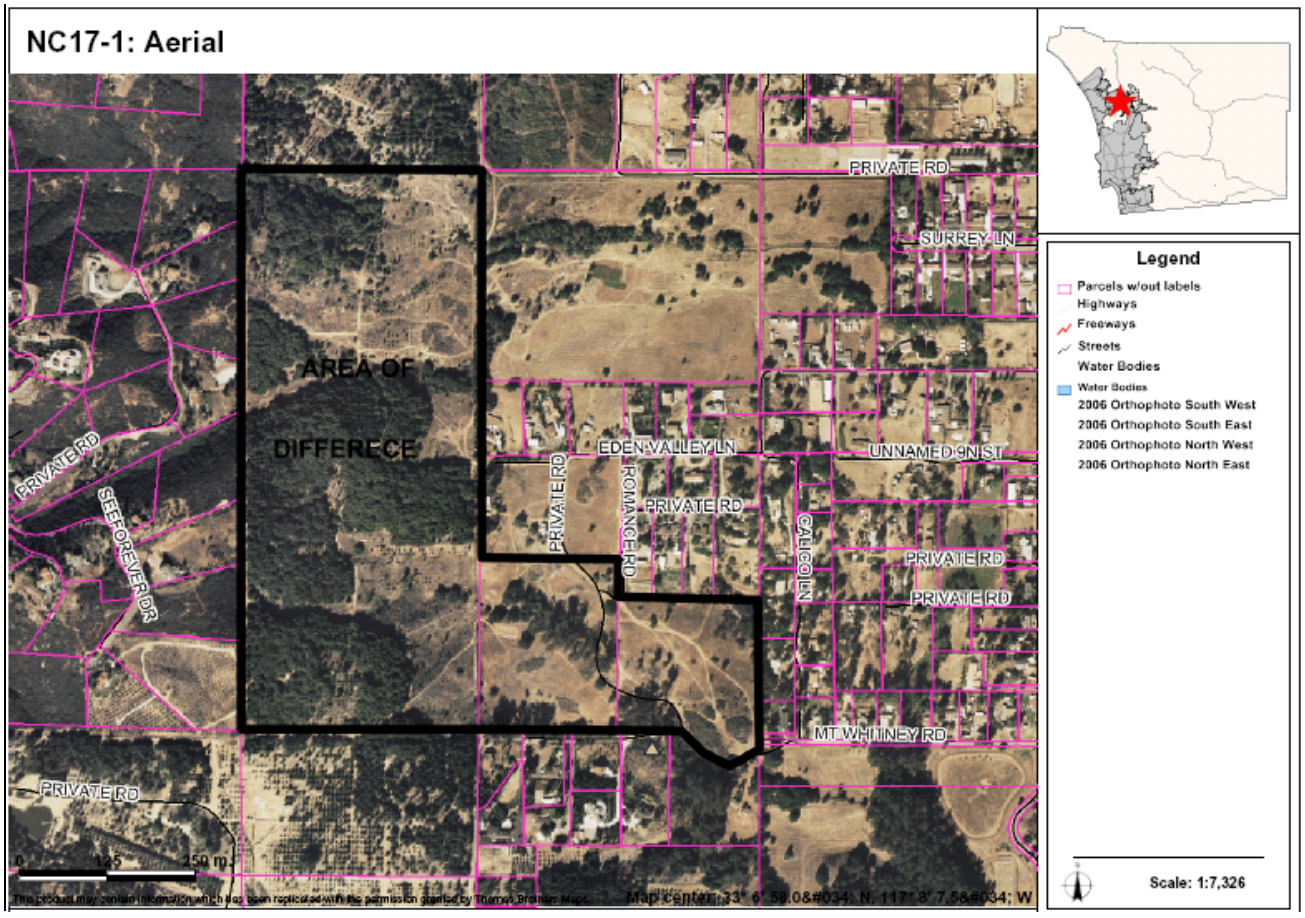
Potential Conflicts with Goals and Policies

None

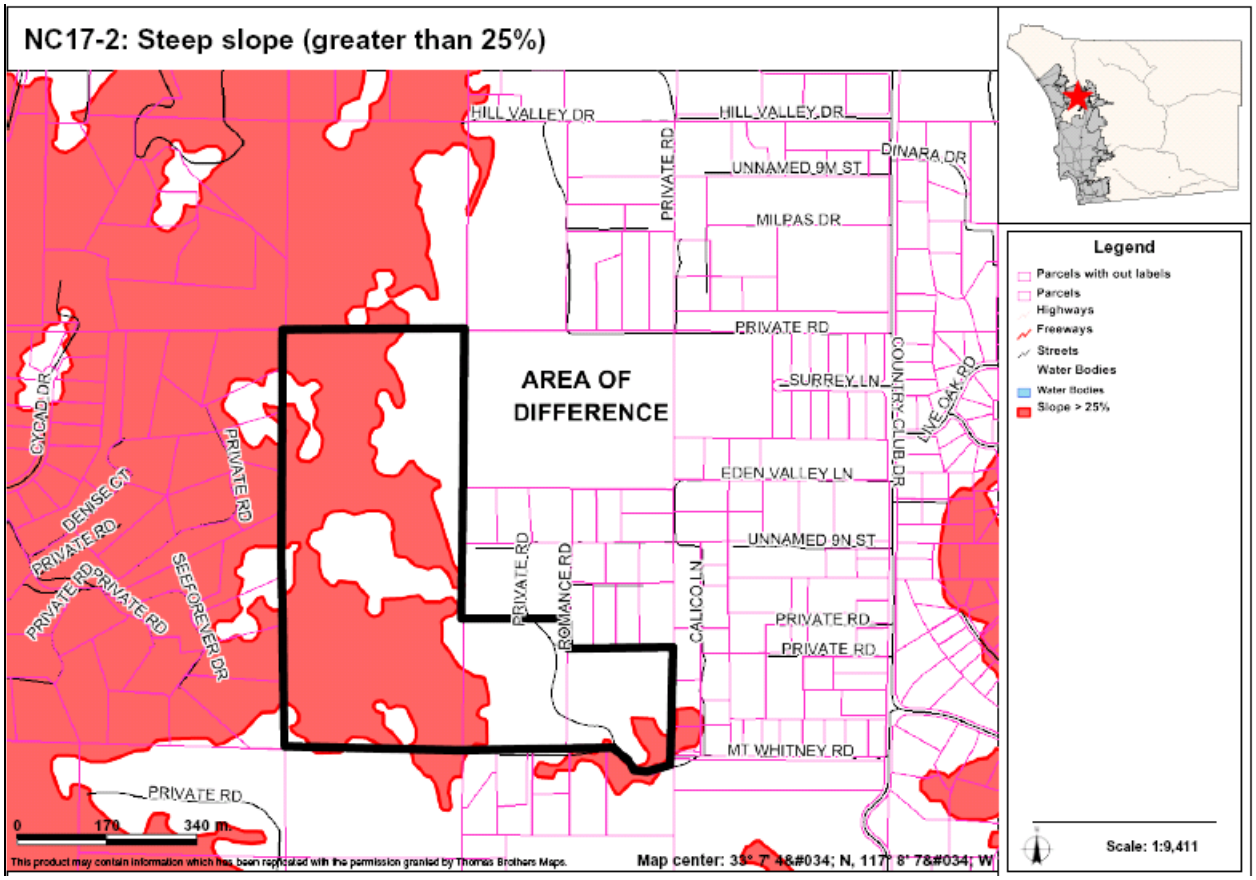
AREAS OF DIFFERENCE

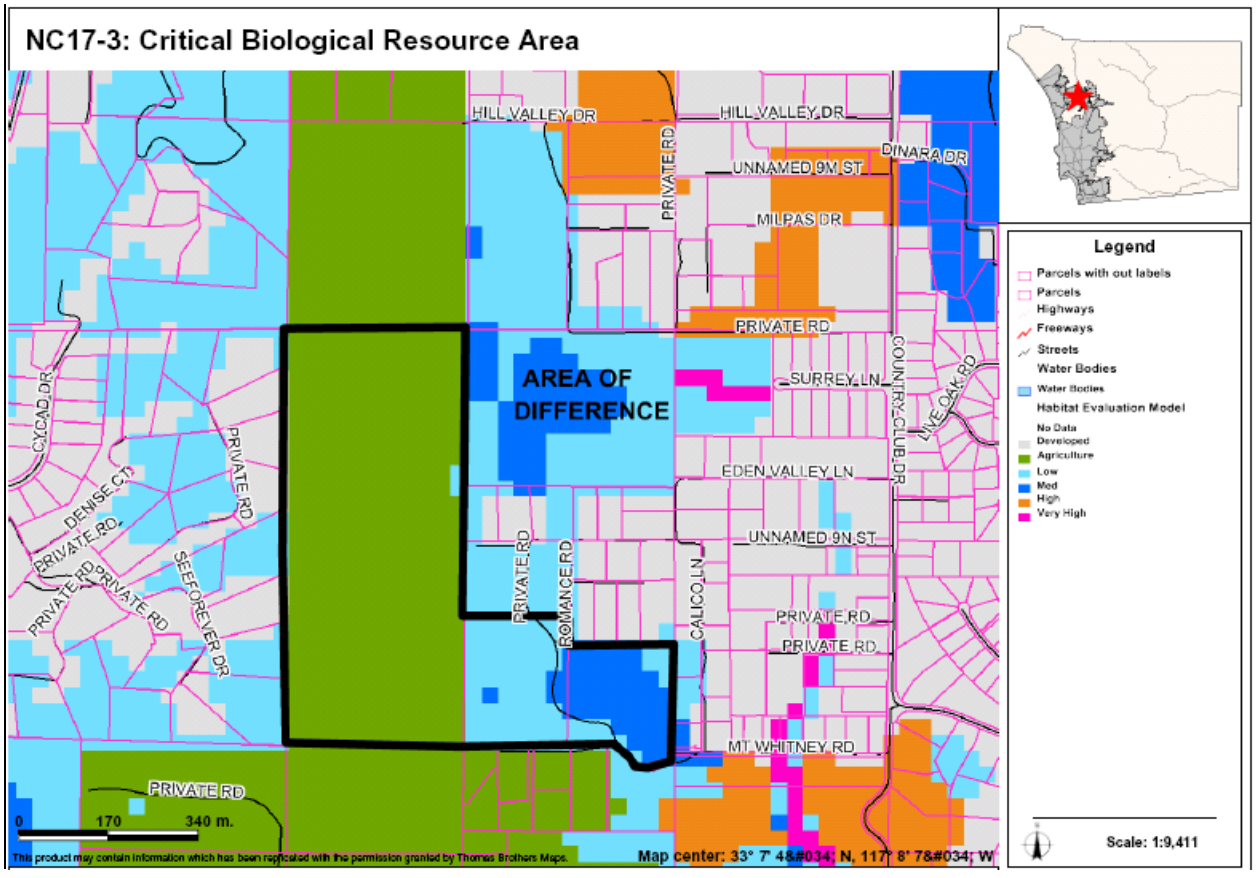
NC17: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	☐	☐	☐	⊡
9	Minimize public costs of infrastructure and services	☐	■	■	■
10	Recognize community and stakeholder interests	☐	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

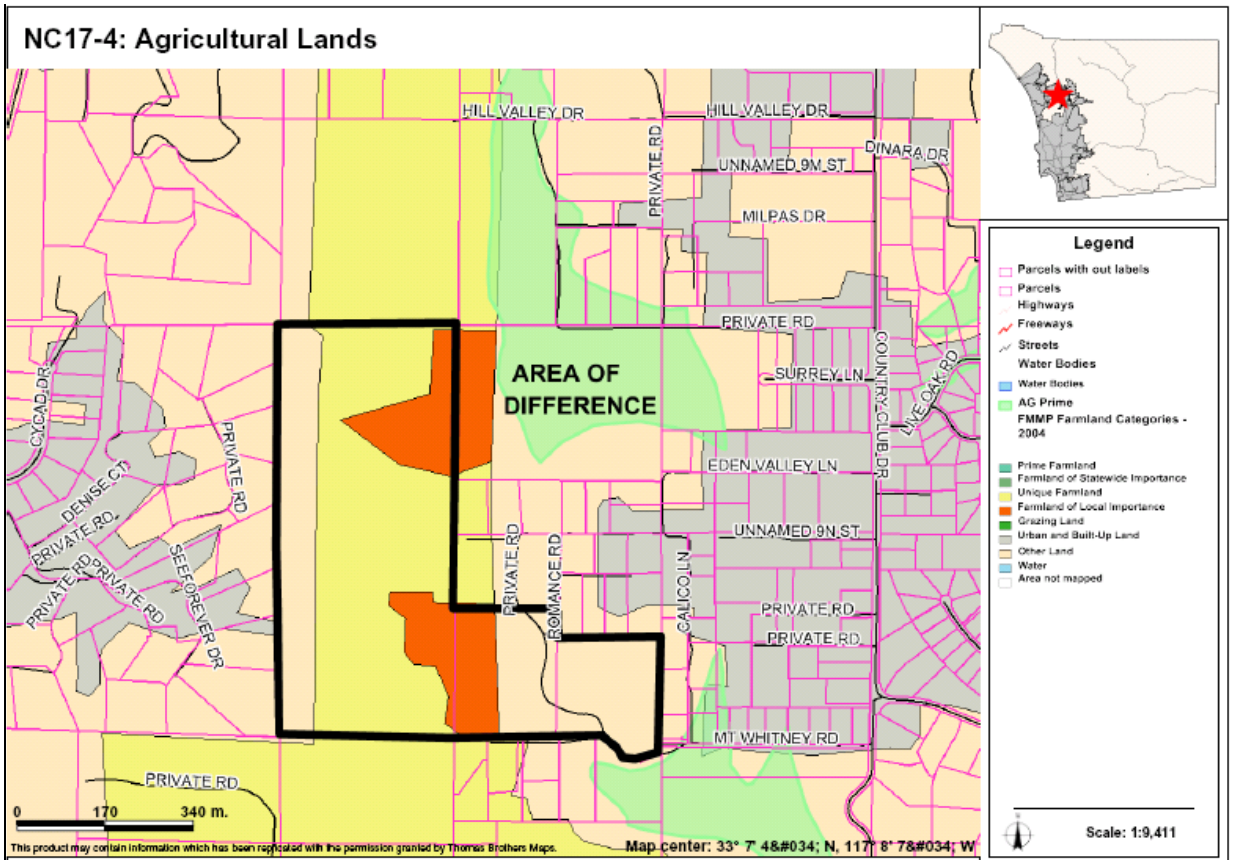


AREAS OF DIFFERENCE

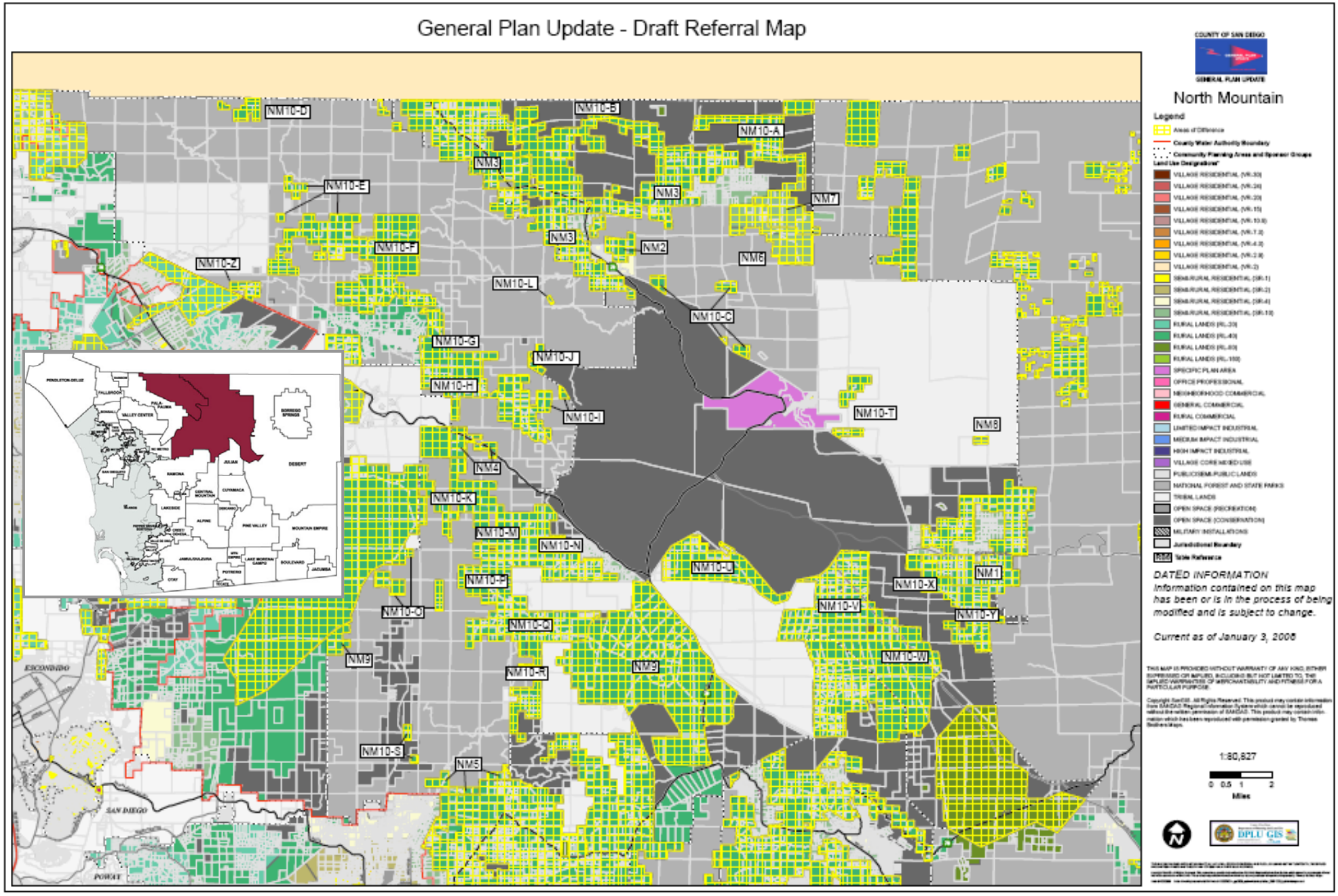




AREAS OF DIFFERENCE



North Mountain Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

NM1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 6.9 sq miles (141 parcels) • Outside CWA boundary • South of the Los Coyotes Reservation	Steep slope (greater than 25%)	◒	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-80
Existing General Plan: (20) General Ag. [1 du/40 ac] (18) 1 du/4, 8, 20 ac	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Generally undeveloped parcels with some spaced rural residential, agricultural lands and a small commercial area. Bound mainly to the north and east by a preserve and bounded by undeveloped land with some rural residential to the west and south.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD encompasses the larger parcels surrounding Ranchita, the majority of which are 40 to 80 acre lots. These parcels lack services and infrastructure and generally contain steep slopes and habitat. The AOD is mapped on the Referral Map as RL-40 due to a general mapping criteria that capped all lands in this area outside of the CWA at RL-40. The Hybrid Map also applies both RL-40 designations, but applied RL-80 designations (based generally on existing parcel sizes) to the AOD NM10, which is located to the south of this AOD. The Draft Land Use and Environmentally Superior Maps used a general mapping criteria for large remote areas that designated all the lands as RL-80.

The key constraint associated with AOD NM1 is steep slopes. Figure NM1-1 provides an aerial photo showing the boundaries of the AOD and Figure NM1-2 identifies steep slope areas.

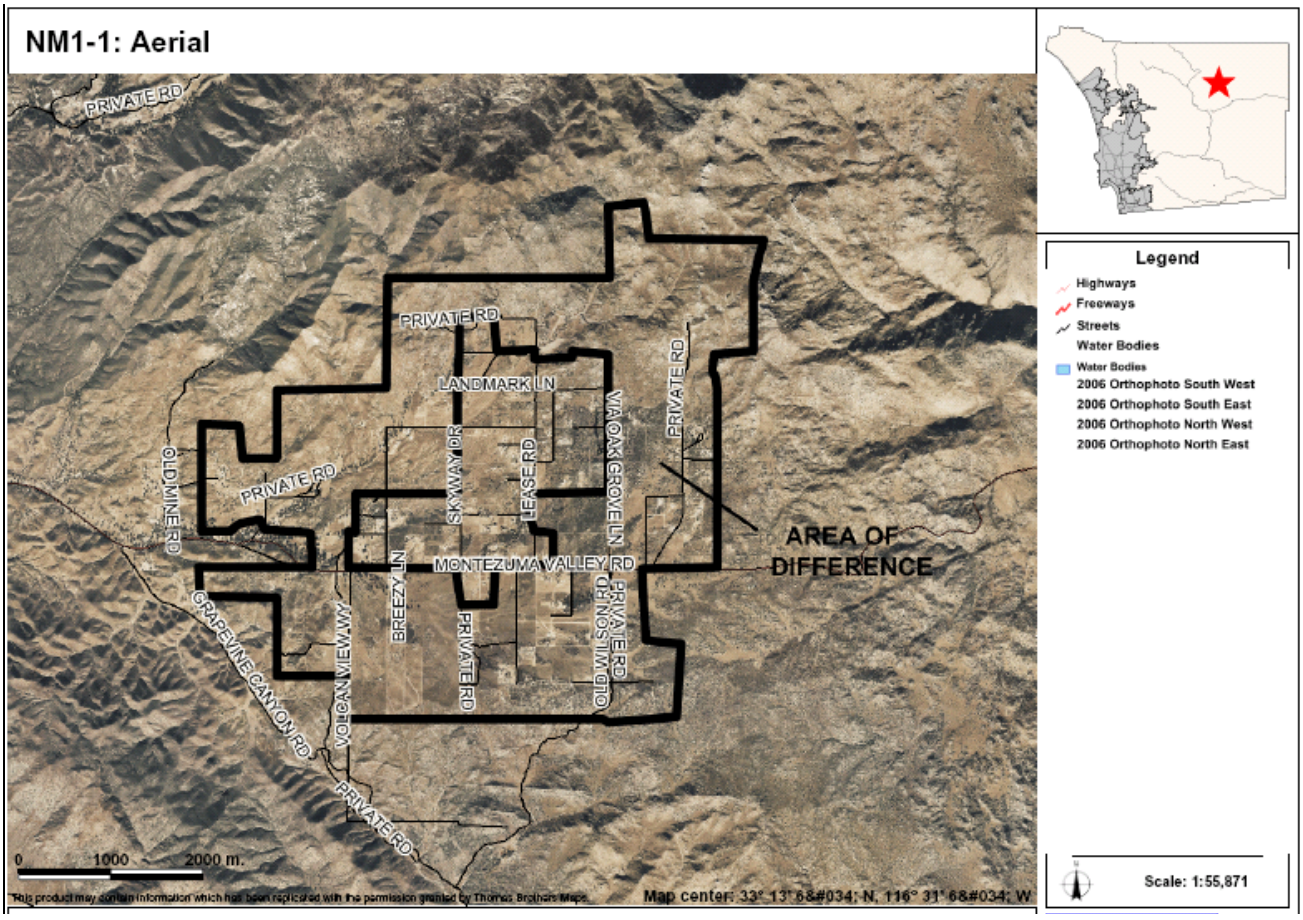
Potential Conflicts with Goals and Policies

None

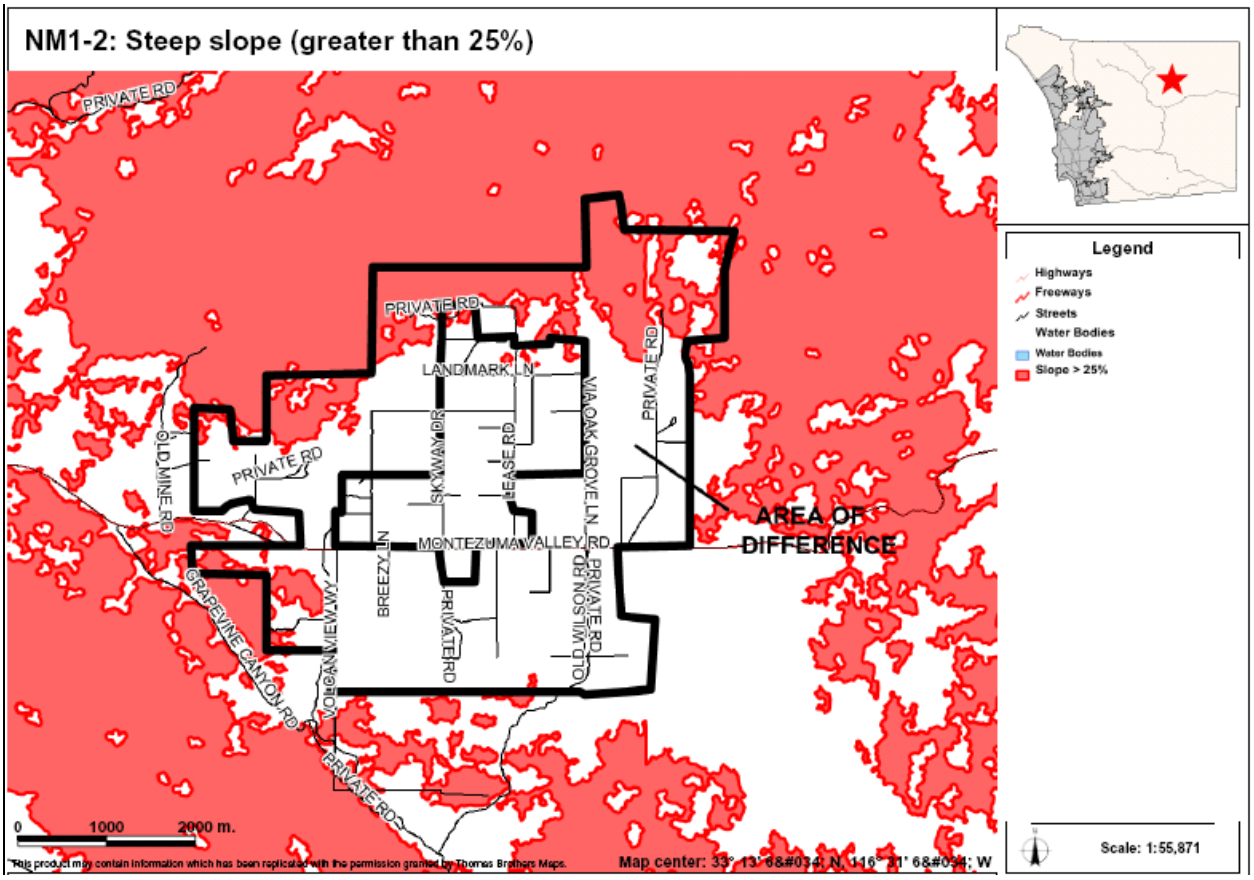
AREAS OF DIFFERENCE

NM1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 441.5 ac (7 parcels) • Outside CWA boundary • East of SR-79	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-80
	Critical Biological Resource Areas	○	
Existing General Plan: (18) 1 du/4, 8, 20 ac	Agricultural Lands	○	
Context: Mostly undeveloped vacant land except for one parcel of spaced rural residential. Bounded on the north by Open Space; east by undeveloped land; and west and south by land designated SR-4, which is either undeveloped, in agriculture, or developed with a mobile home park.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD encompasses a grouping of larger parcels north of and adjacent to Sunshine Summit. Similar to AOD NM1, they are mapped on the Referral Map as RL-40 due to a general mapping criteria that capped all lands in this area outside of the CWA at RL-40. They generally lack services and infrastructure and contain steep slopes and habitat. The other maps designate this area as RL-80.

The key constraint associated with AOD NM2 is steep slopes. Figure NM2-1 provides an aerial photo showing the boundaries of the AOD and Figure NM2-2 identifies steep slope areas.

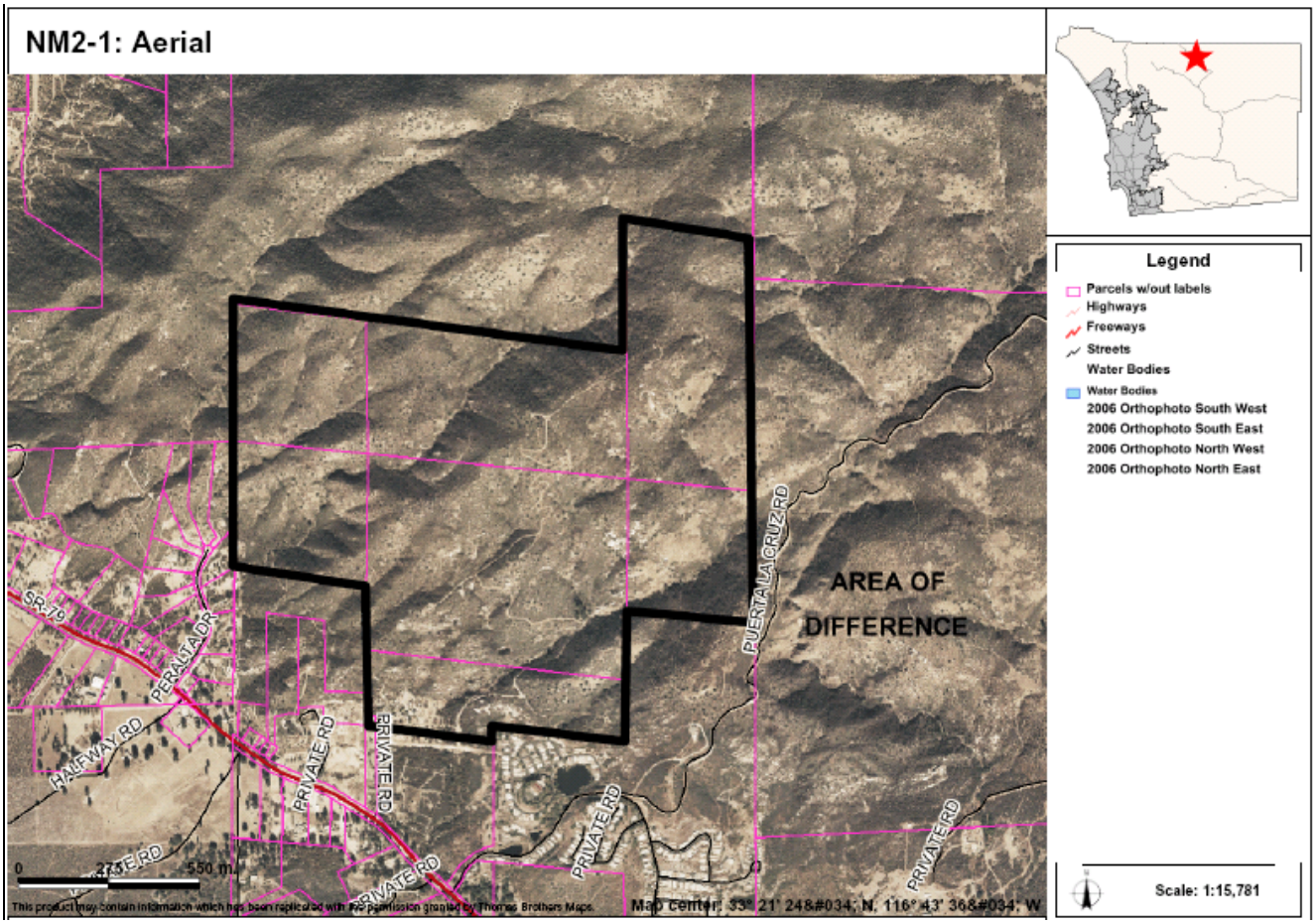
Potential Conflicts with Goals and Policies

None

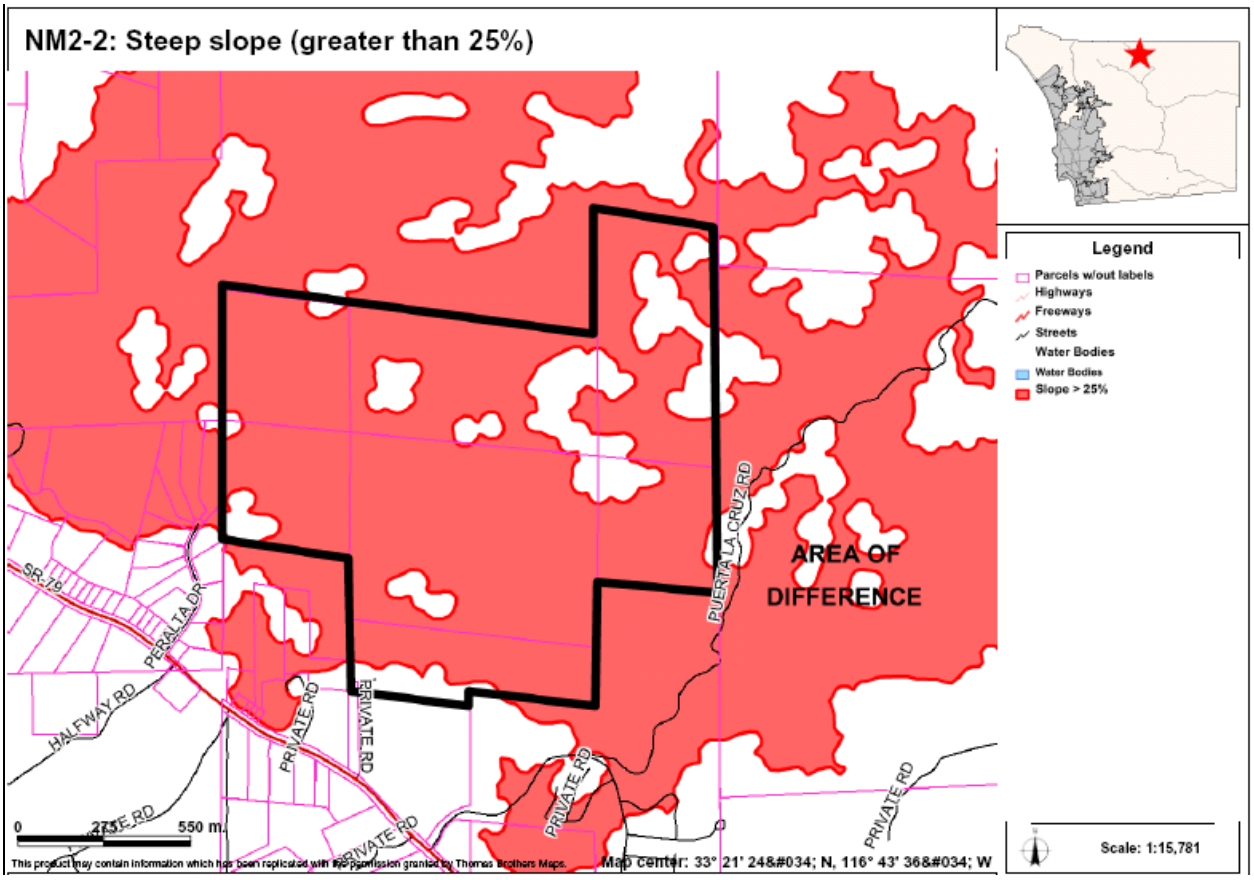
AREAS OF DIFFERENCE

NM2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 14,783 acres (401 parcels) • Outside CWA boundary • Traversed by SR 79	Steep slope (greater than 25%)	◒	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80
Existing General Plan: (18) 1 du/4, 8, 20 ac	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: Generally undeveloped parcels with some spaced rural residential and agricultural lands. Bounded by mostly vacant and undeveloped lands with pockets of agriculture and spaced rural residential.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD encompasses a number of larger parcels in the northern portion of the Subregion and the area north and west of Chihuahua Valley. This AOD mapping and characteristics are similar to AOD NM2; specifically its lack of fire services and adequate infrastructure and steep slopes.

The key constraints associated with AOD NM3 are steep slopes, wetlands, and agricultural lands. Figures NM3A-1, NM3B-1, NM3C-1 provide an aerial photo showing the boundaries of the AOD, Figures NM3A-2, NM3B-2, and NM3C-2 identify steep slope areas, Figure NM3A-3 identify wetlands, and Figure NM3A-4, NM3B-3 identify important agricultural lands.

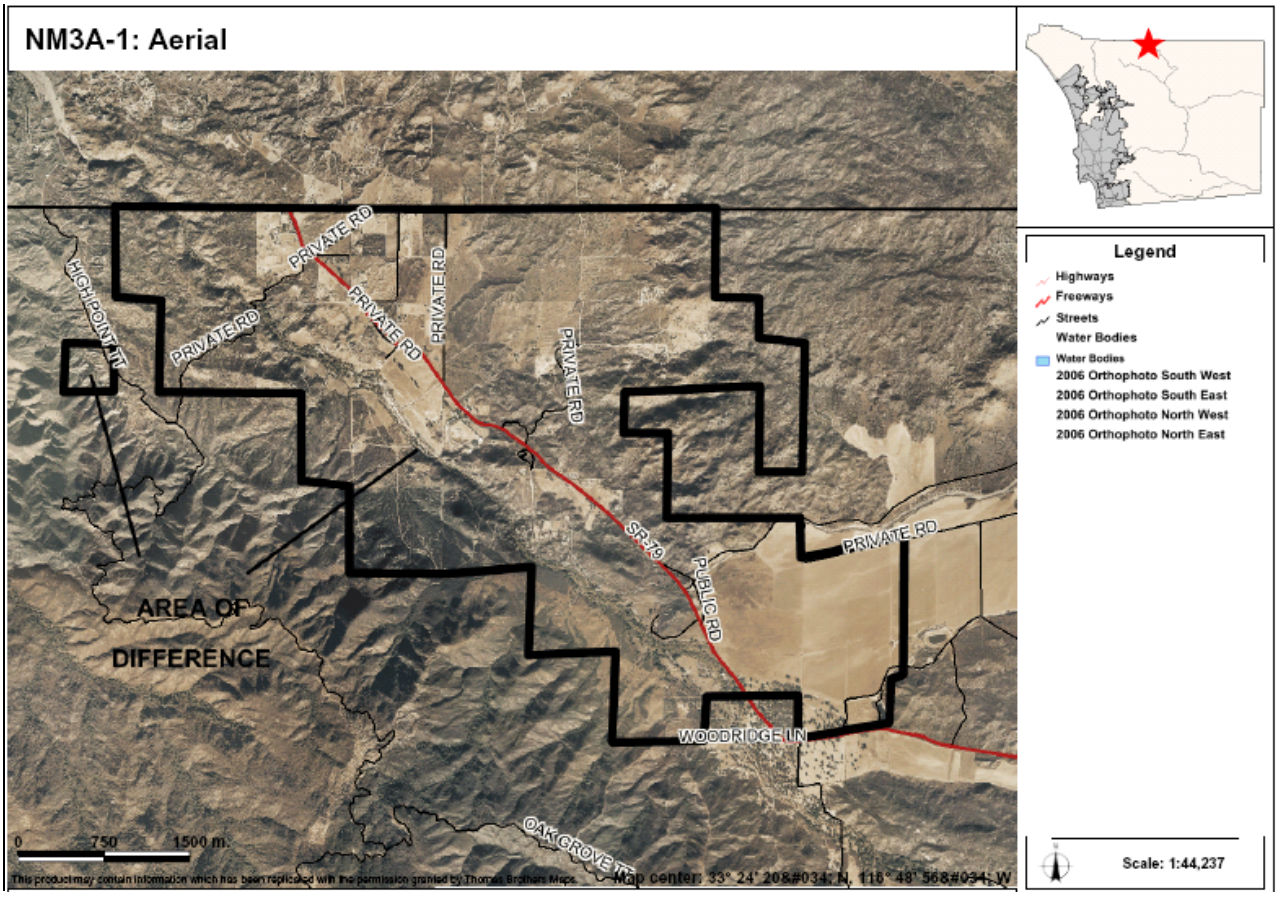
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

NM3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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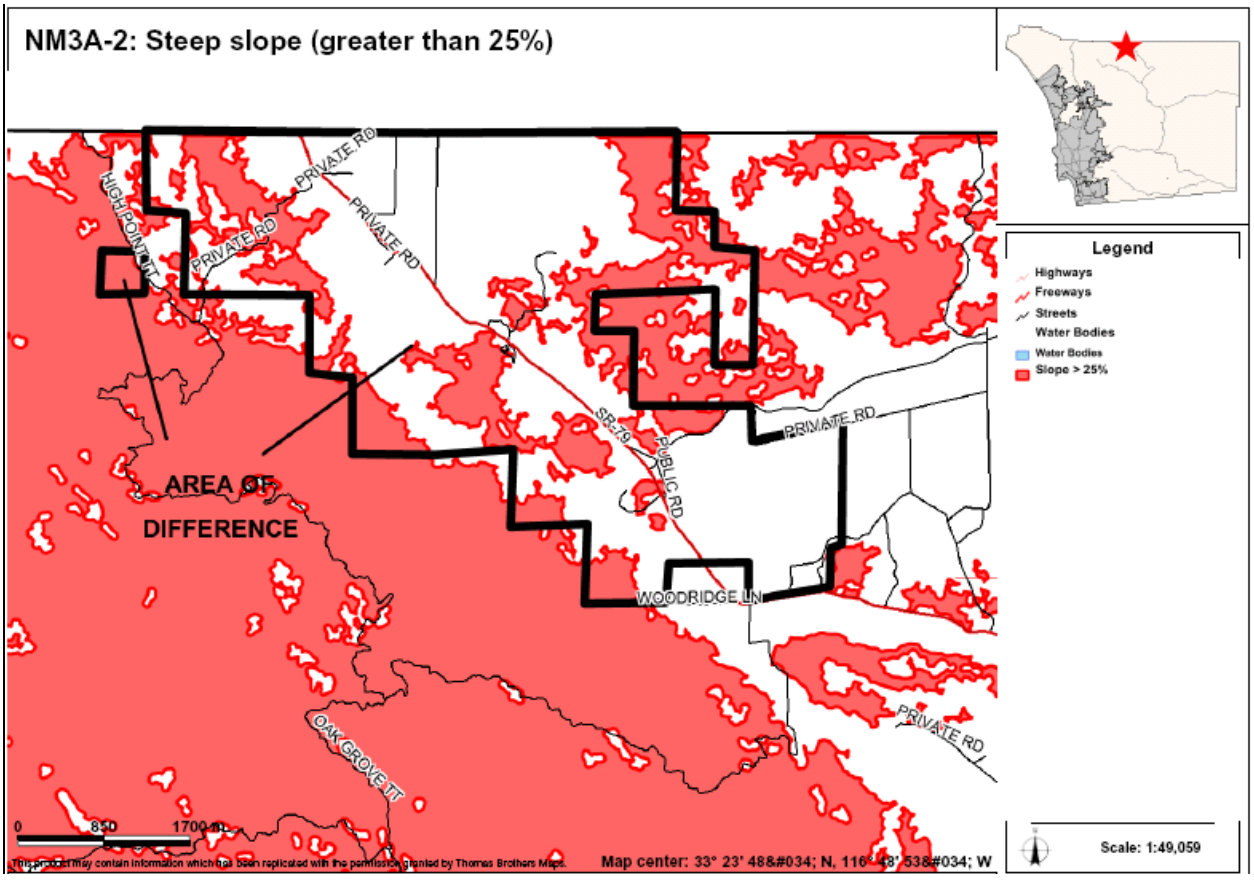

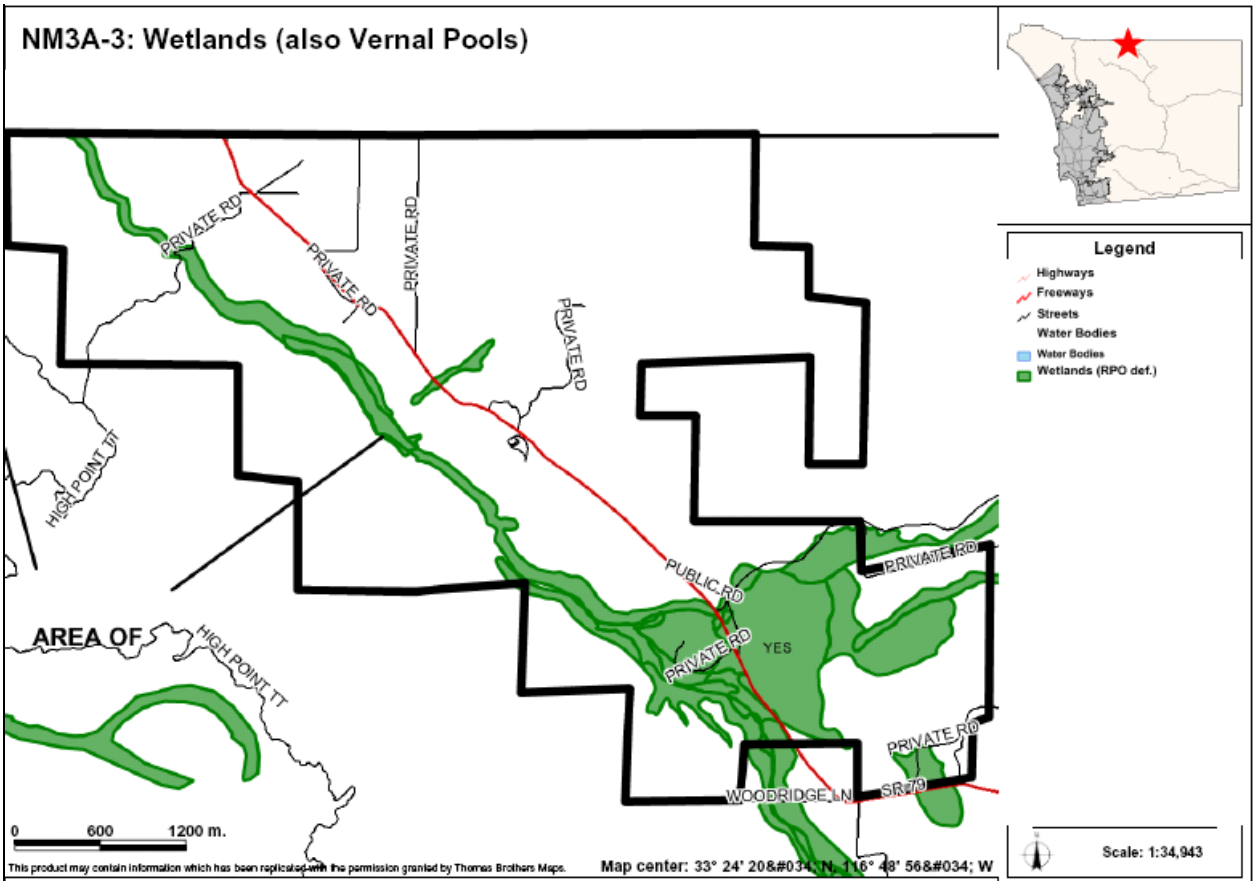

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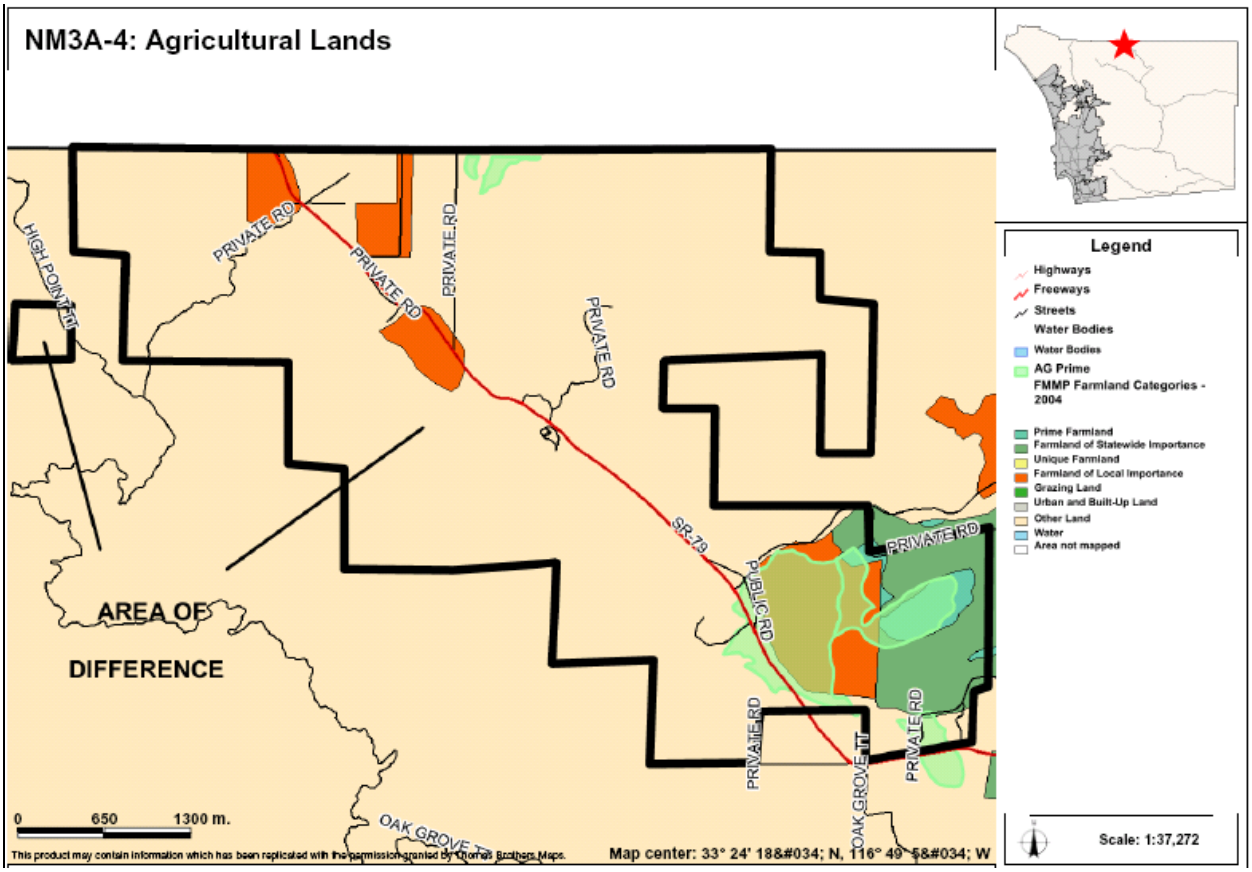

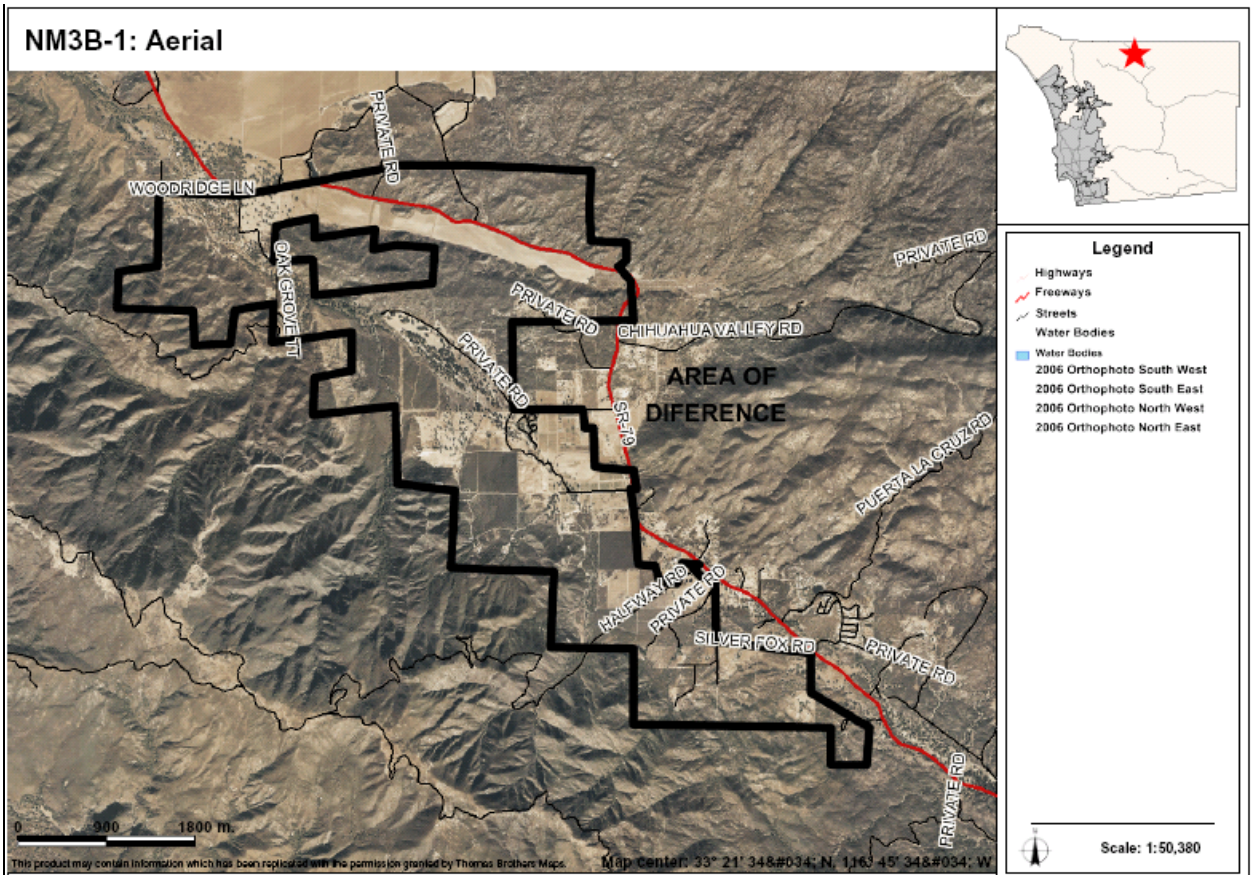

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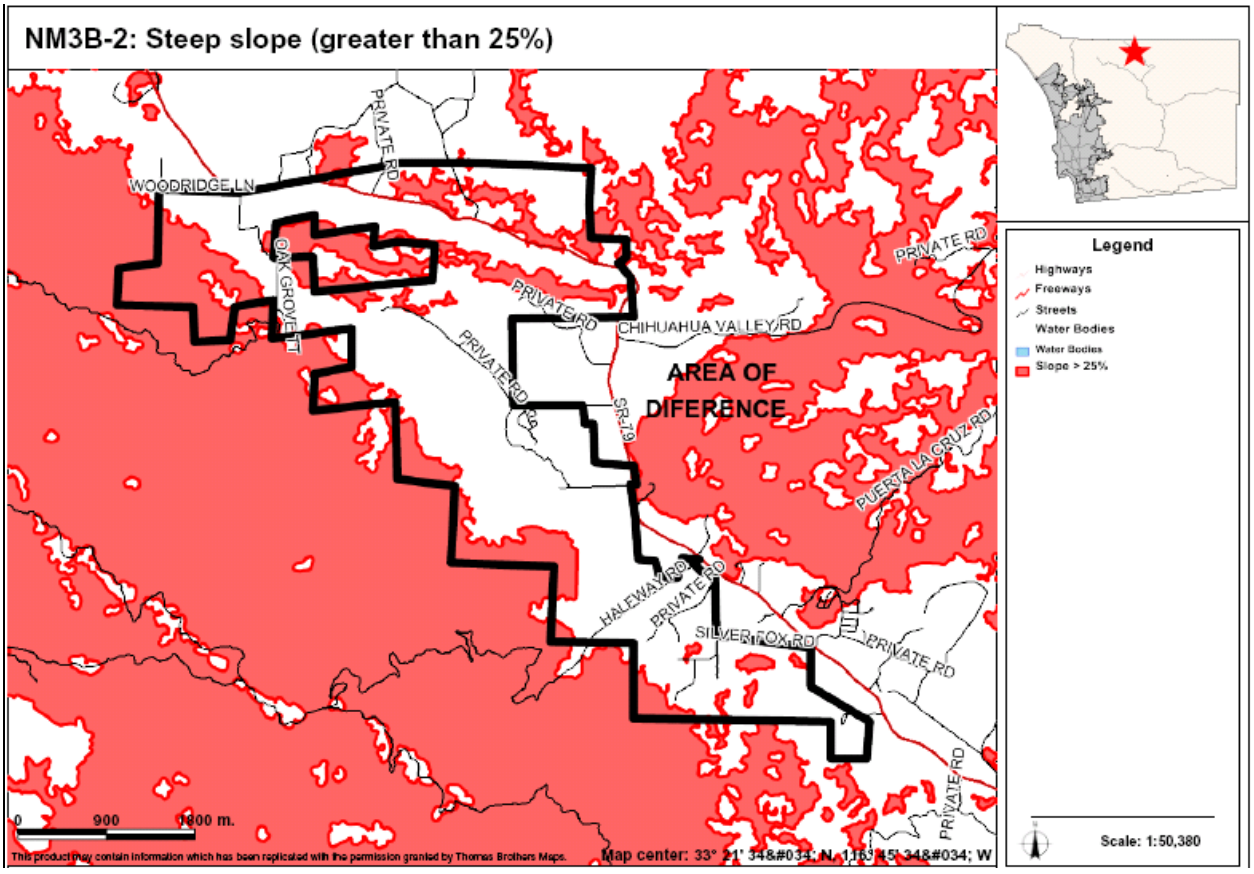

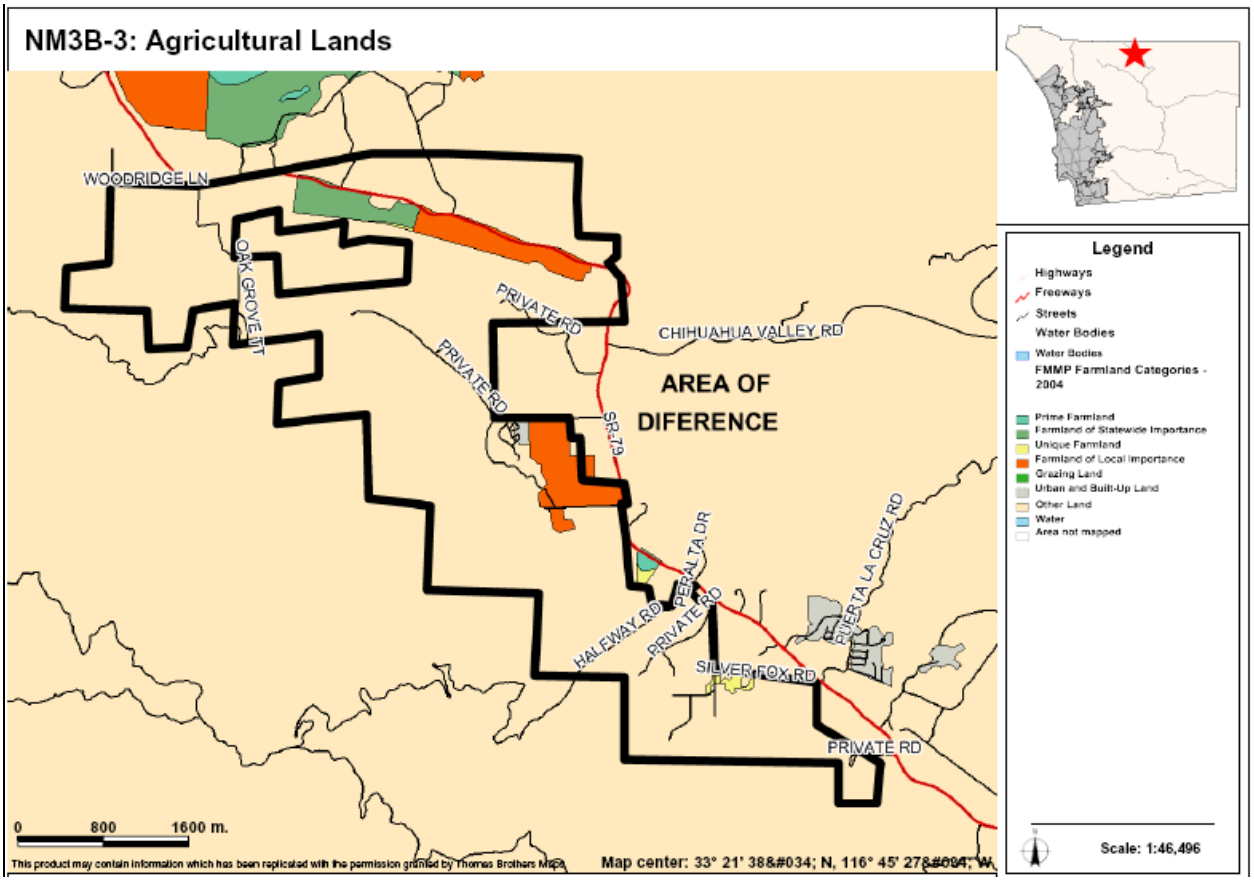

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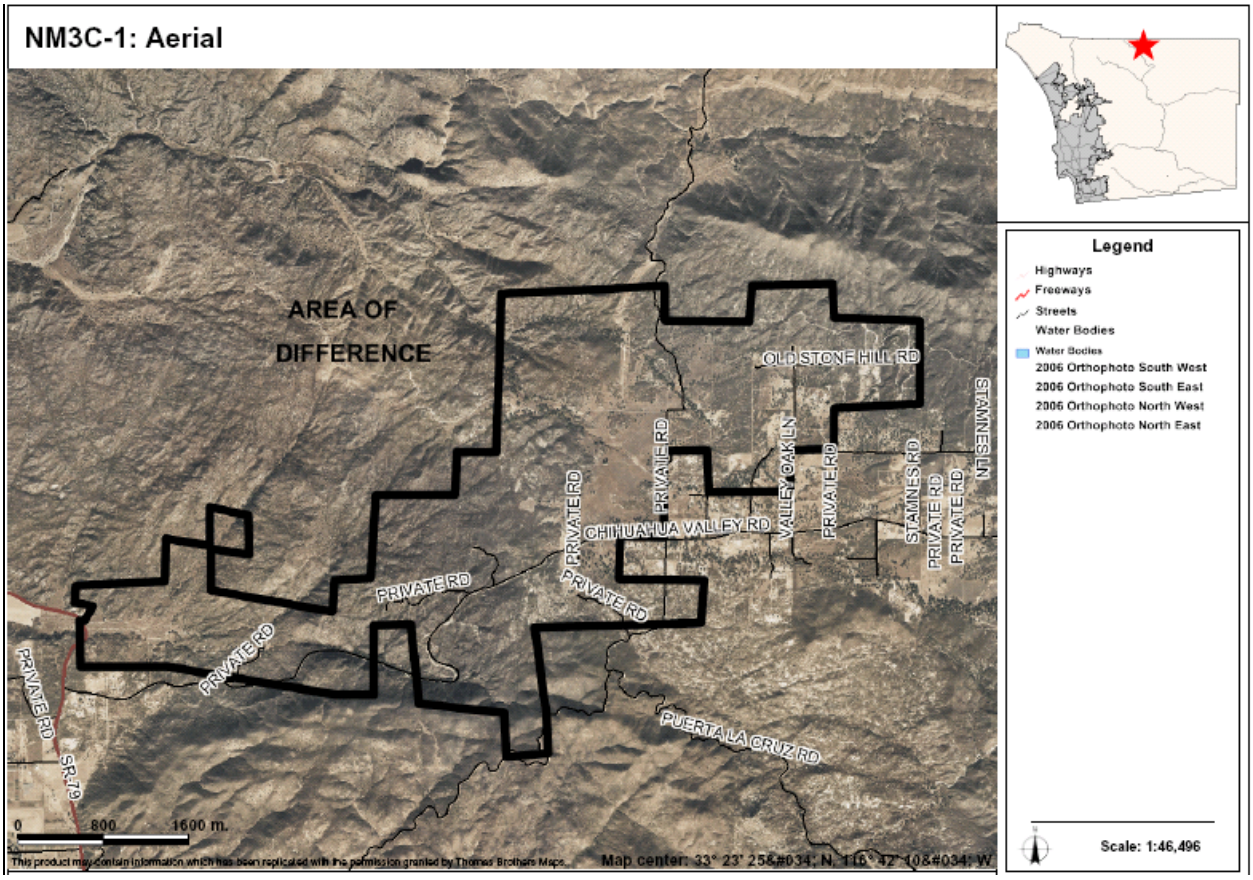
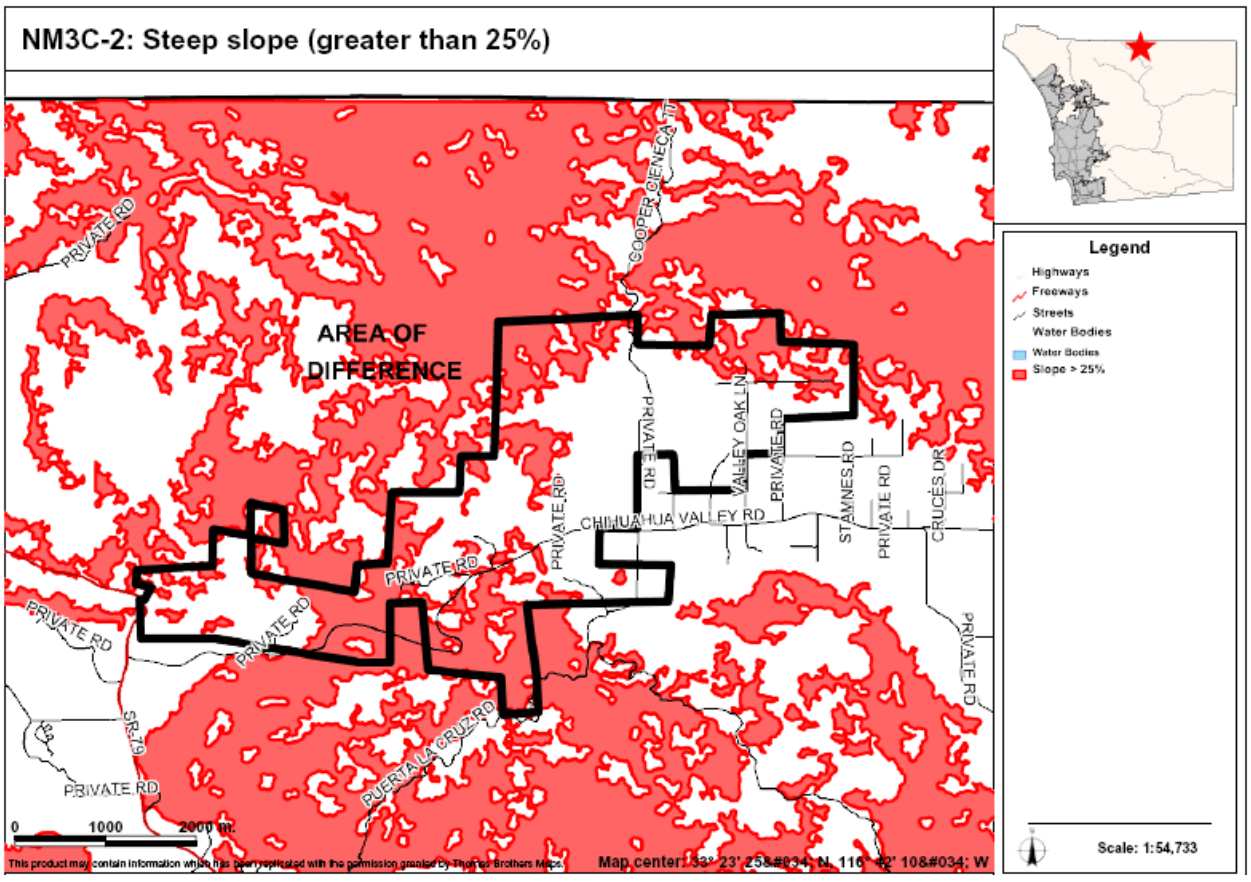




AREAS OF DIFFERENCE

NM4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 554.5 acres (6 parcels) • Outside CWA boundary • Bisected by SR 76	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-80
Existing General Plan: (23) National Forest	Agricultural Lands	○	
Context: Undeveloped parcels which are part of the Cleveland National Forest. East of the Pauma and Yulma Reservation.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD encompasses a handful of parcels that lie along SR 76 to the west of Lake Henshaw and to the west of the La Jolla Reservation. This AOD's mapping and characteristics are similar to AOD NM2.

The key constraints associated with AOD NM4 are steep slopes, floodplain, wetlands, and critical biological resource areas. Figure NM4-1 provides an aerial photo showing the boundaries of the AOD, Figure NM4-2 identifies steep slope areas, Figure NM4-3 identifies wetlands, and Figure NM4-4 identifies critical biological resource areas.

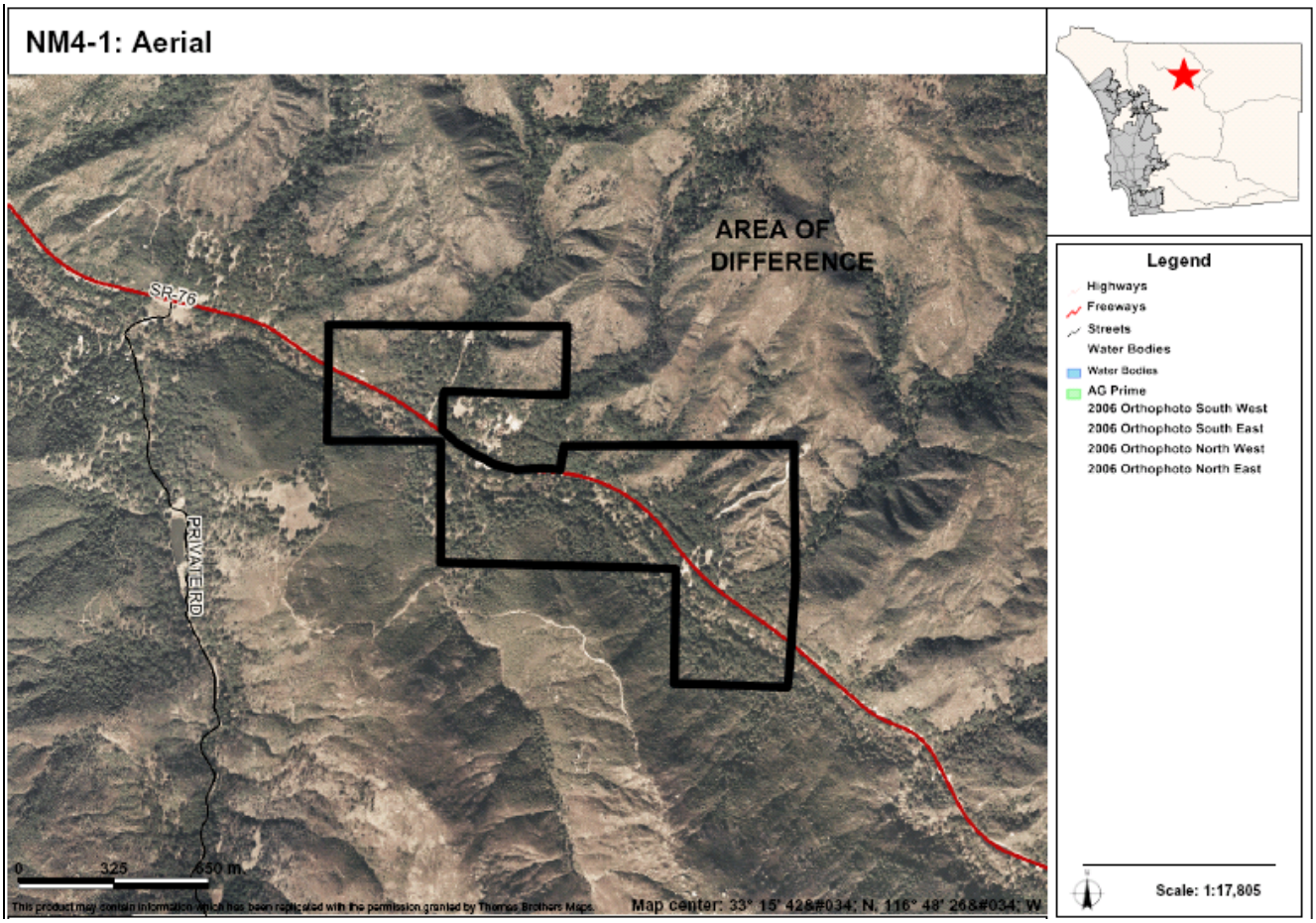
Potential Conflicts with Goals and Policies

None

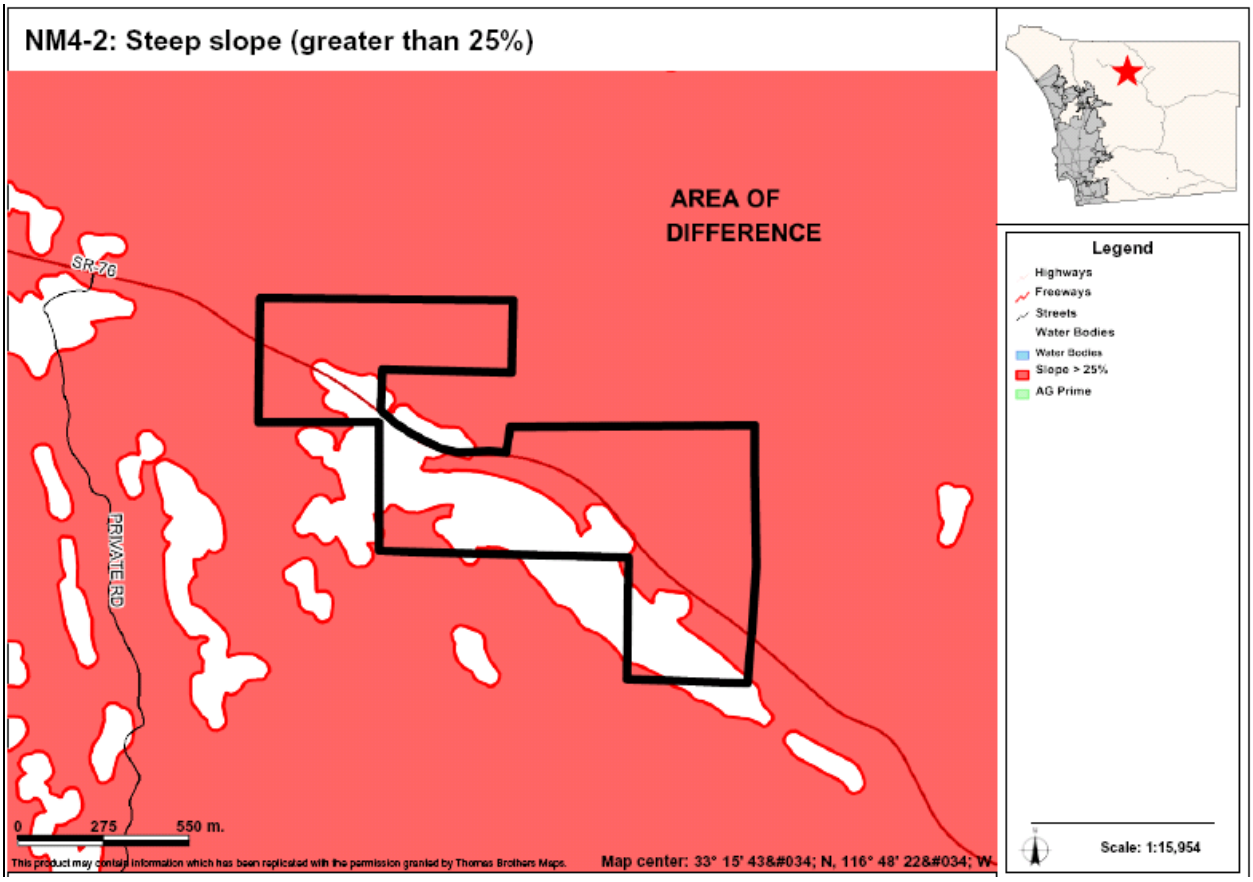
AREAS OF DIFFERENCE

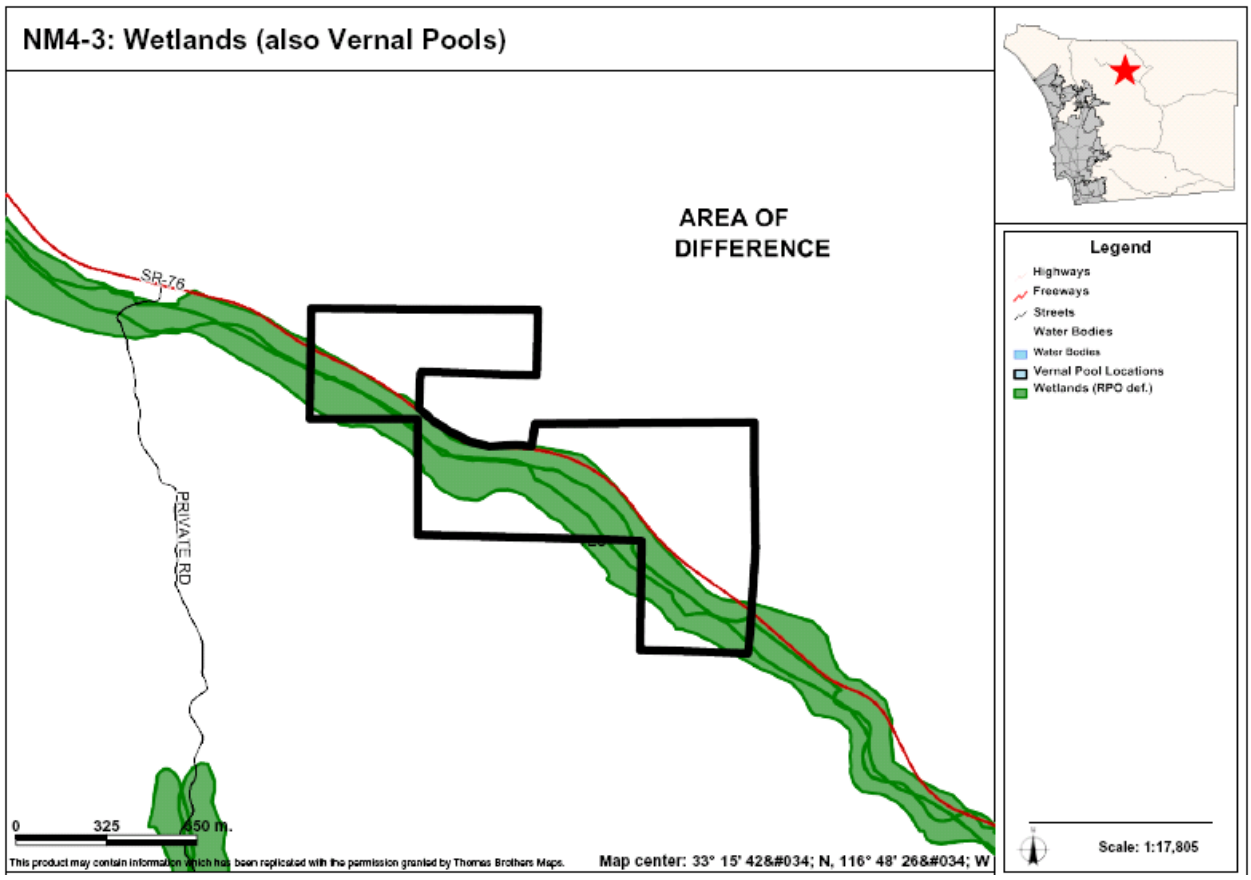
NM4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

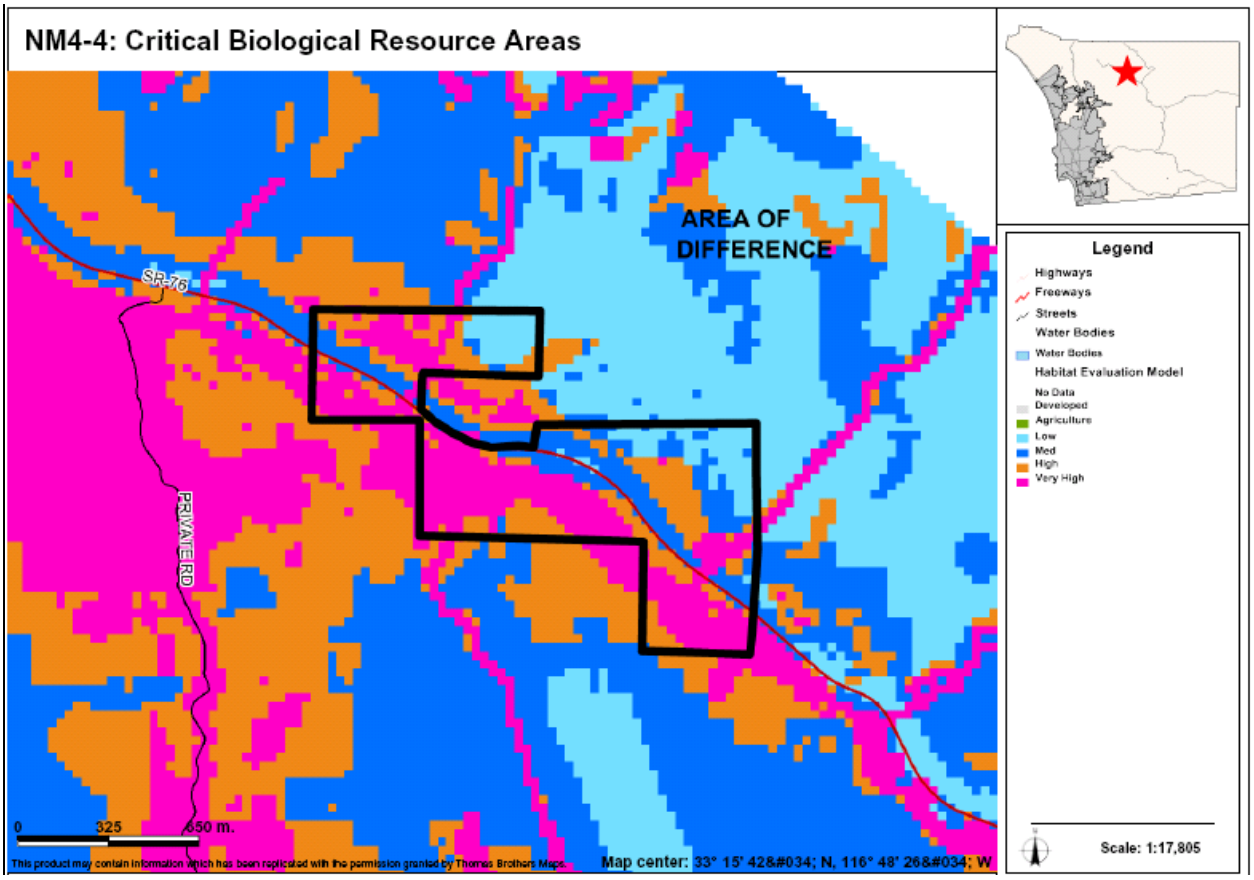


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 473 acres (15 parcels) • Outside CWA boundary • West of Sutherland Reservoir and north of the Ramona CPA Existing General Plan: (23) National Forest	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Generally undeveloped parcels with some spaced rural residential land uses. Surround by the Cleveland National Forest to the north and undeveloped land to the south.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD encompasses a few larger parcels that lie just outside of the Ramona CPA within the Cleveland National Forest. Their mapping and characteristics are similar to NM2.

The key constraints associated with AOD NM5 are steep slopes and critical biological resource areas. Figure NM5-1 provides an aerial photo showing the boundaries of the AOD, Figure NM5-2 identifies steep slopes areas, and Figure NM5-3 identifies critical biological resource areas.

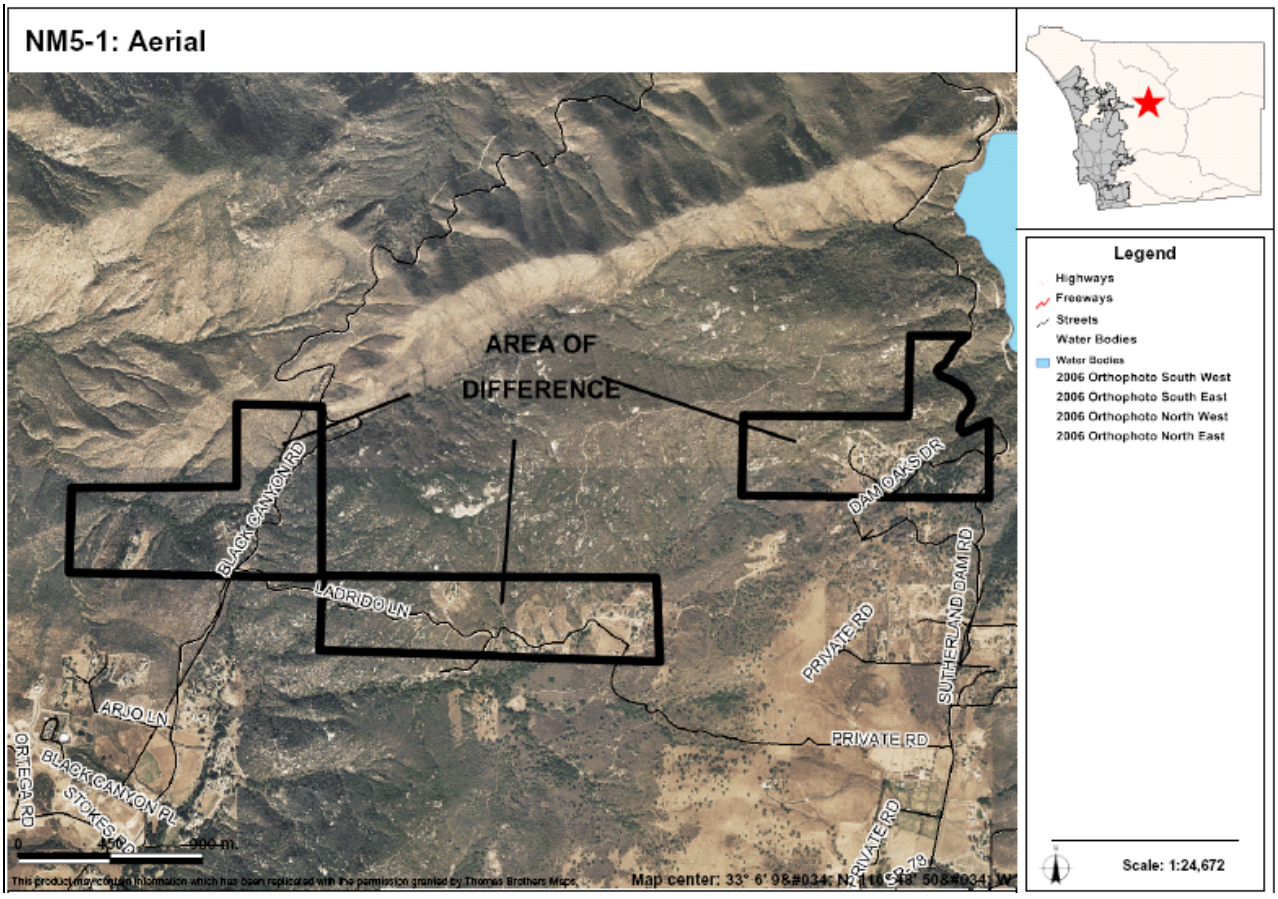
Potential Conflicts with Goals and Policies

None

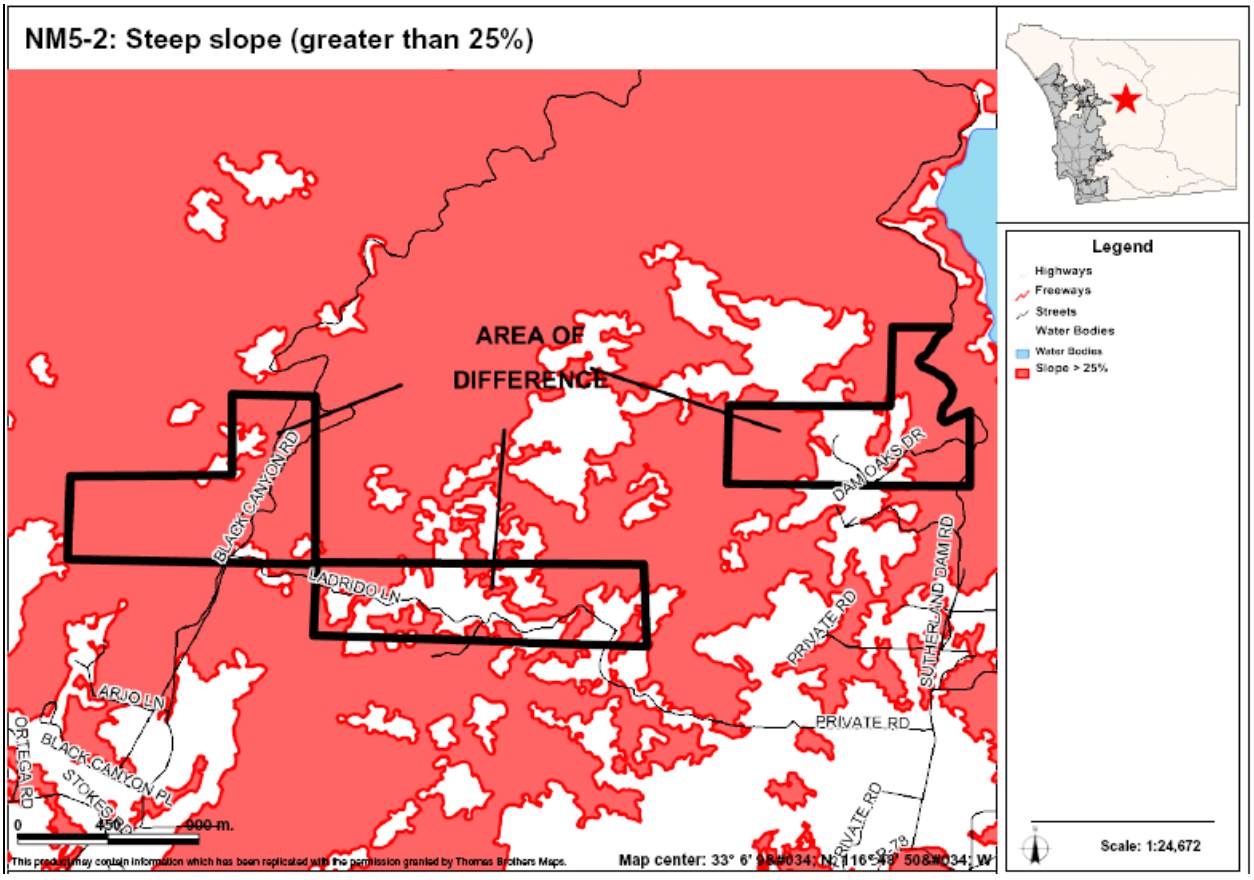
AREAS OF DIFFERENCE

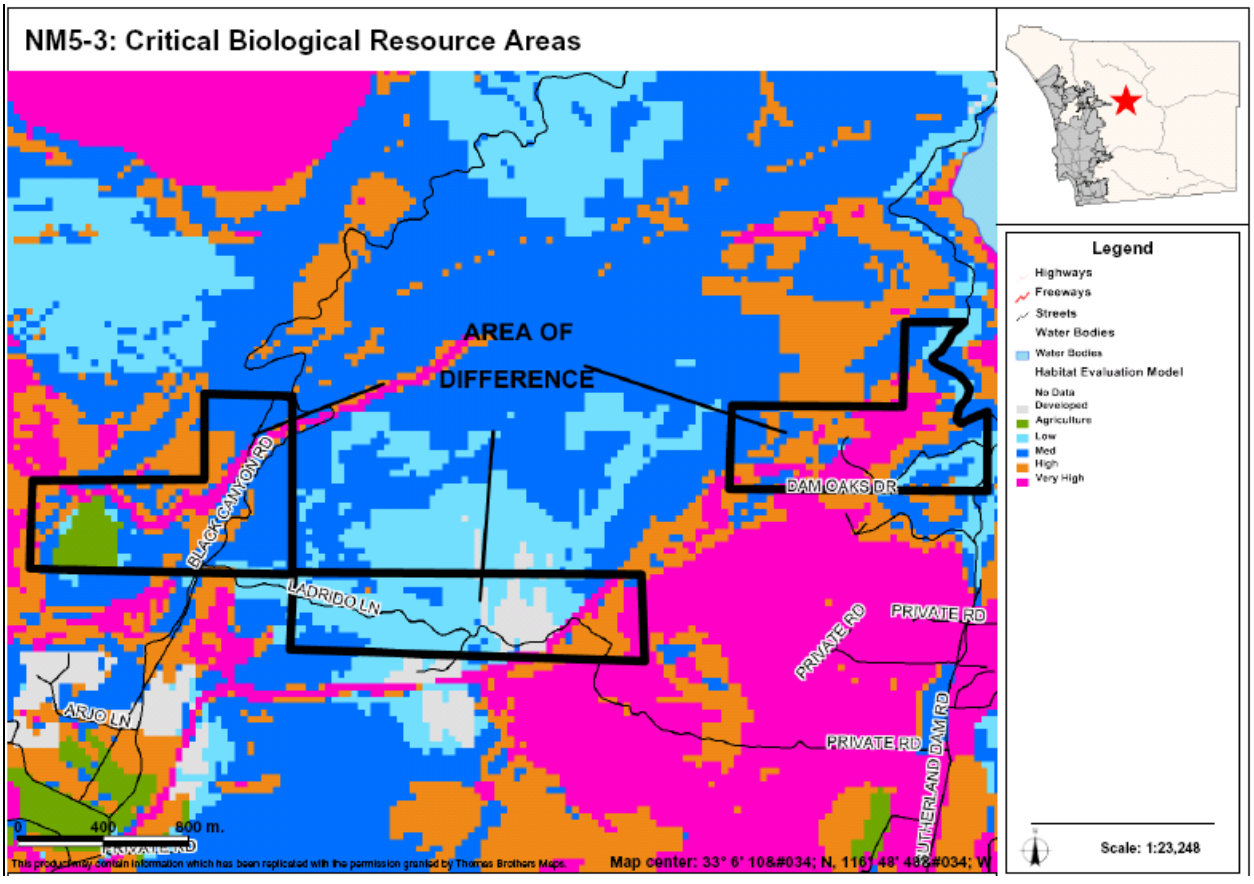
NM5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

NM6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Mason [179] Location/Description: • 1,664 ac (12 parcels) • Outside CWA boundary • East of the community of Chihuahua Valley Existing General Plan: (18) 1 du/4, 8, 20	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Generally undeveloped parcels surrounded by Cleveland National Forest and Anza-Borrego Desert State Park to the west, south, and east.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: N/A

Discussion

AODs NM6 and NM7 are located adjacent to each other in the northwest corner of the Subregion. They are very remote and similar in character to the other areas discussed in AODs NM1 through NM5. They are mapped on the Referral Map as SR-10, which is somewhat reflective of their existing designation and existing parcelization nearby to the north. The other maps designate these as RL-80 due to the remote location and lack of infrastructure, especially fire services. In addition, a designation for these remote lands within the Semi-Rural Regional Category is generally not consistent with the Community Development Model.

The key constraint associated with AOD NM6 is steep slopes. Figure NM6-1 provides an aerial photo showing the boundaries of the AOD and Figure NM6-2 identifies steep slopes areas.

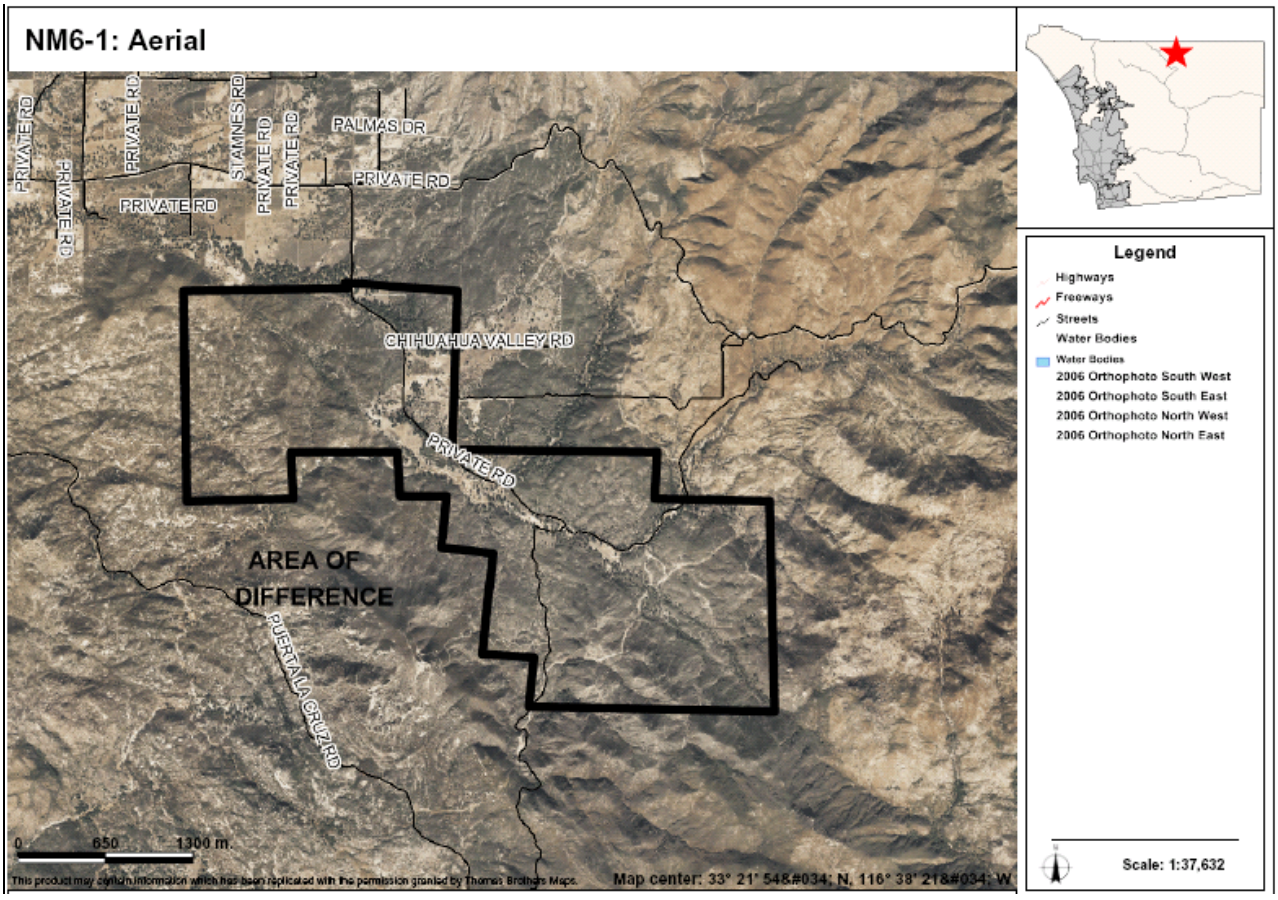
Potential Conflicts with Goals and Policies

None

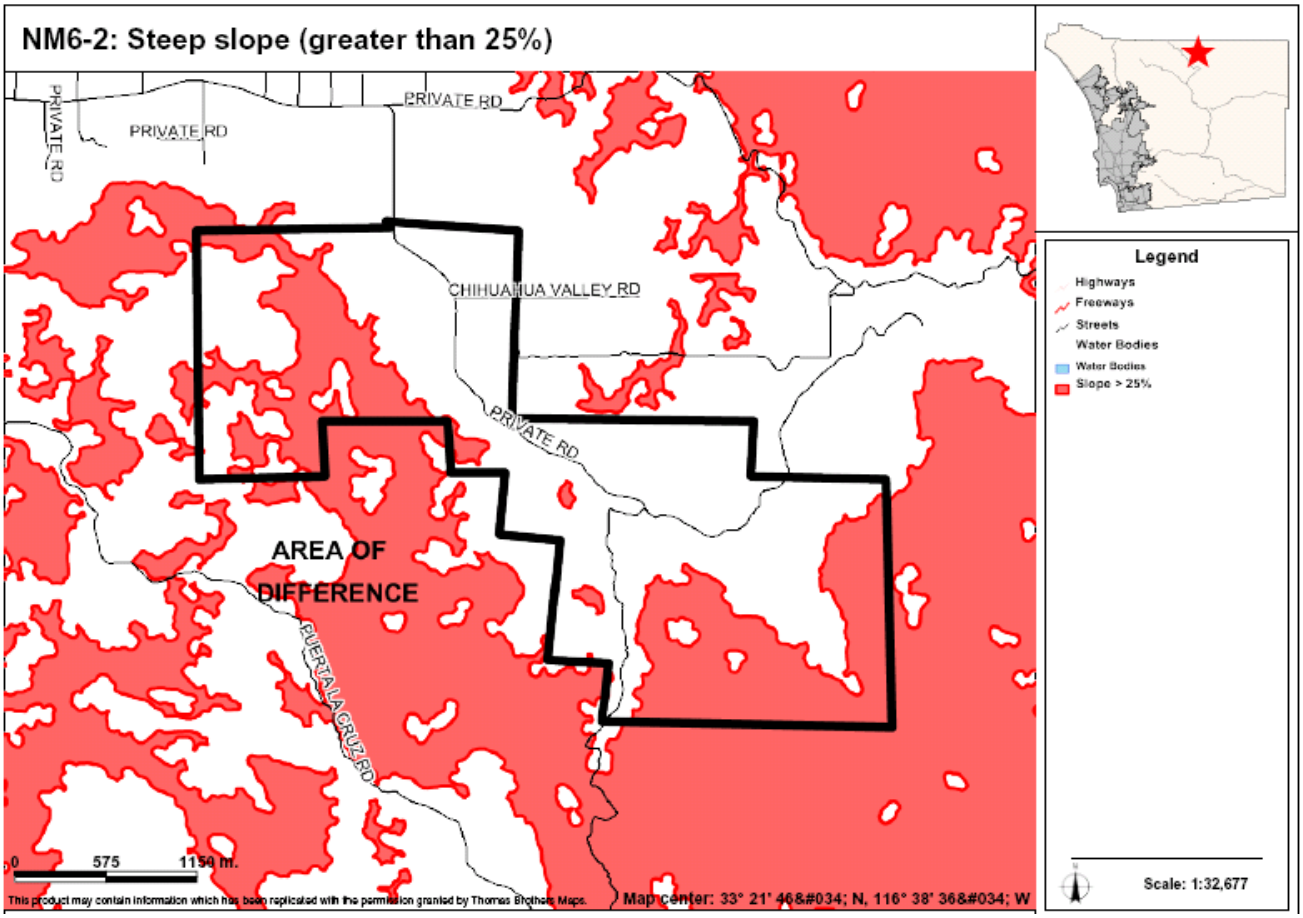
AREAS OF DIFFERENCE

NM6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Adams [177] Location/Description: • 1,280 acres (11 parcels) • Outside CWA boundary • East of the community of Chihuahua Valley and west of Anza-Borrego Desert State Park. Existing General Plan: (18) 1 du/4, 8, 20	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Undeveloped parcels adjacent to the Anza-Borrego Desert State Park. Surrounded by open space and undeveloped lands.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: No CPG/CSG

Discussion

See discussion for AODs NM6 above.

The key constraint associated with AOD NM7 is steep slopes. Figure NM7-1 provides an aerial photo showing the boundaries of the AOD and Figure NM7-2 identifies steep slopes areas.

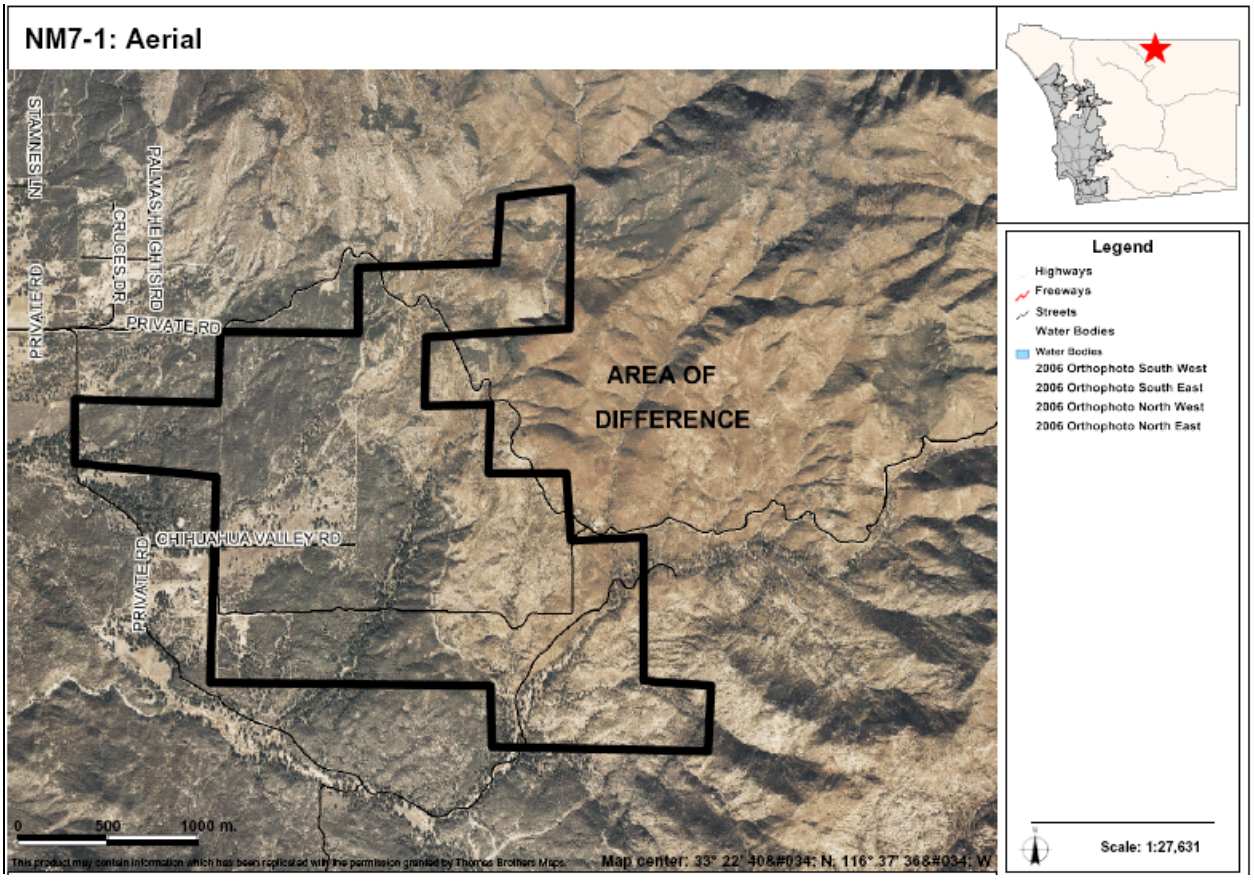
Potential Conflicts with Goals and Policies

None

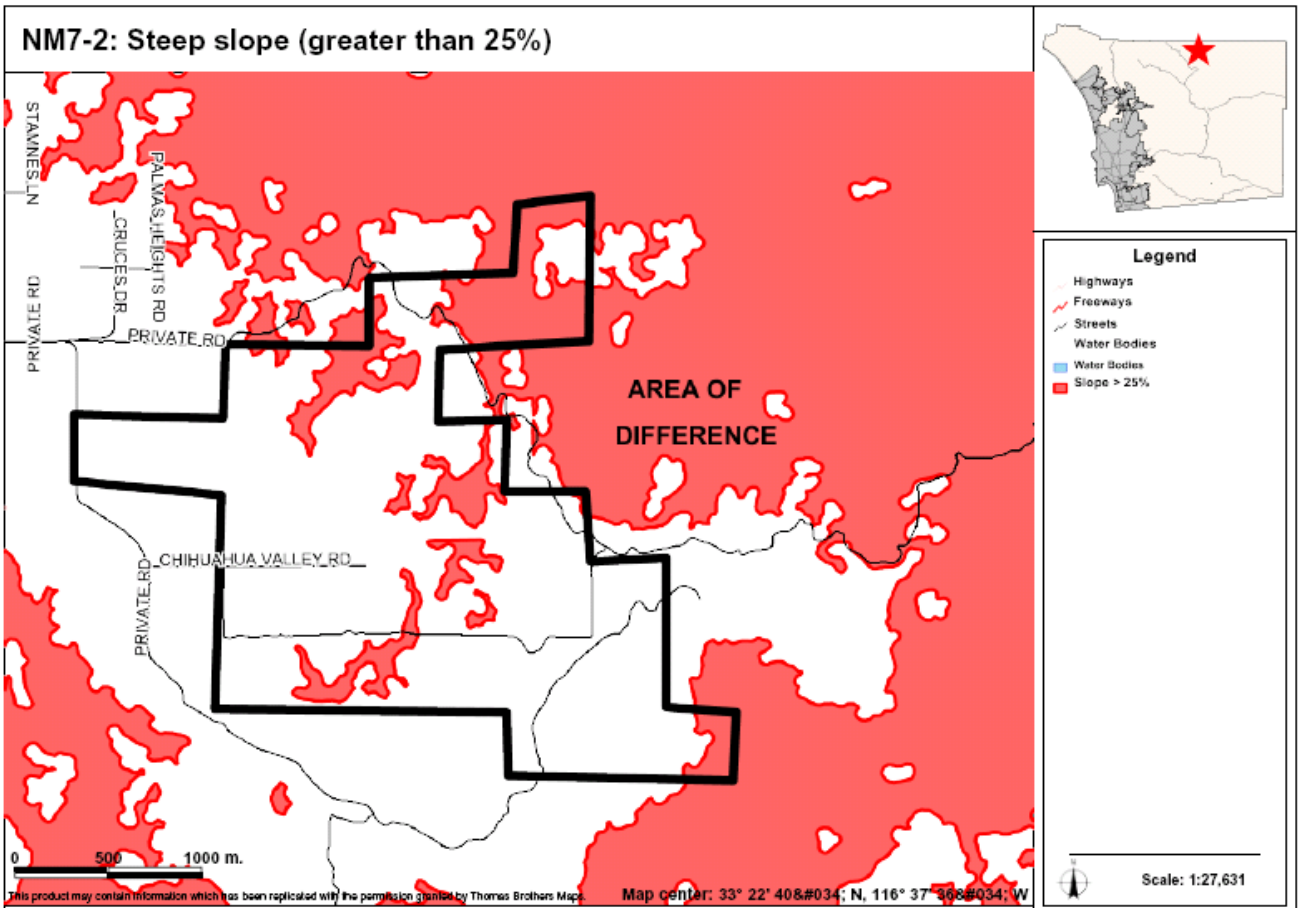
AREAS OF DIFFERENCE

NM7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Tessyier [178] Location/Description: • 72.9 ac (1 parcel) • Outside CWA boundary • Within the Los Coyotes Indian Reservation Existing General Plan: (18) 1 du/4, 8, 20	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-160
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	○	
Context: Undeveloped land surrounded by vacant, undeveloped lands.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40. The Referral Map designation of SR-10 is not compatible.		CSG Recommendation: No CPG/CSG

Discussion

This AOD is a single parcel located entirely by reservation lands of the Los Coyotes tribe and constrained by steep slopes. The property is extremely remote and similar in character to the other lands in AODs NM1 through 7. It is mapped on the Referral Map as SR-10, but a designation for these remote lands within the Semi-Rural Regional Category is not consistent with the Community Development Model. The other maps reflect its physical constraints and remote location by designated it at RL-80.

The key constraint associated with AOD NM8 is steep slopes. Figure NM8-1 provides an aerial photo showing the boundaries of the AOD and Figure NM8-2 identifies steep slopes areas.

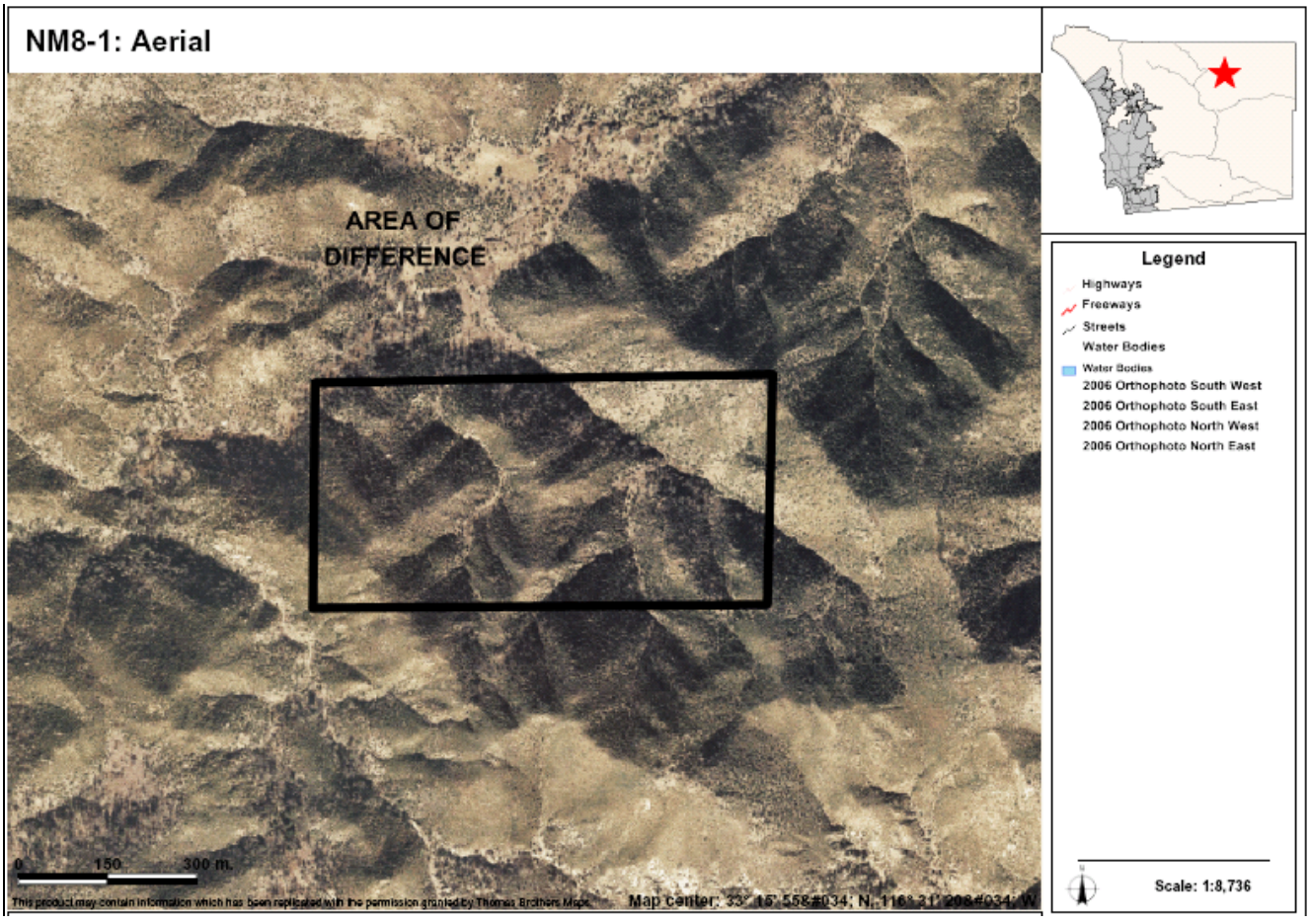
Potential Conflicts with Goals and Policies

None

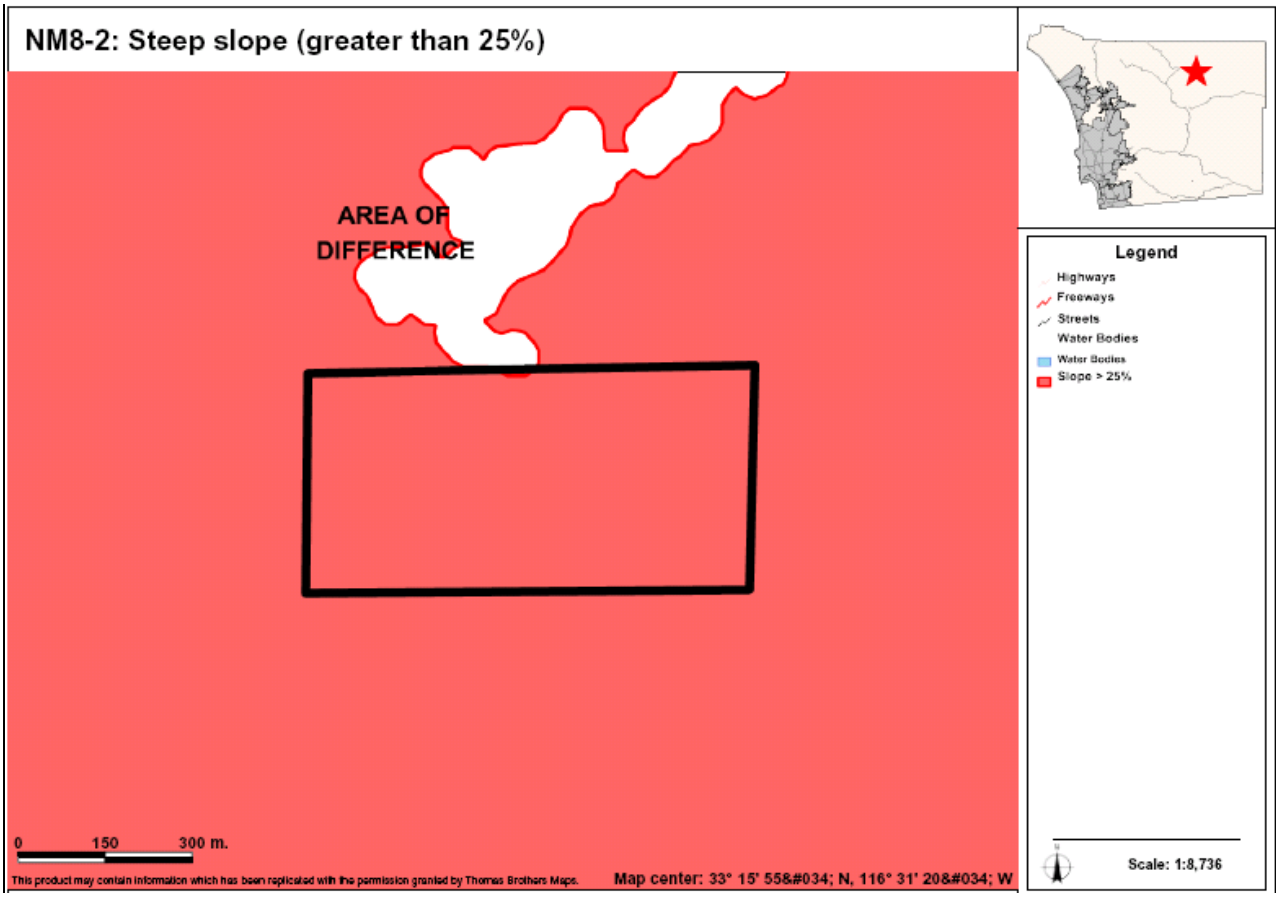
AREAS OF DIFFERENCE

NM8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	■	■	■
3	Reinforce the vitality, local economy, and character of communities	n/a	n/a	n/a	n/a
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	☐	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

NM9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 11,472.1 ac (70 parcels) • Outside CWA boundary • East of SR-79 and west of Guejito Road Existing General Plan: (20) General Ag. 1 du/ 40 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-160 Environmentally Superior: RL-160
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Generally undeveloped parcels bounded by undeveloped lands.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40. The Referral Map designation of SR-10 is not compatible.		CSG Recommendation: N/A

Discussion

This AOD covers two areas across the southern part of the Subregion. The western most is a few parcels located adjacent to Rancho Guejito and the remaining parcels are located north and east of the Ramona CPA. The entire AOD is very remote, lack services and infrastructure, and contain sensitive habitat. The Referral Map designates this area as RL-40 because of the general mapping criteria that capped all lands in this area outside of the CWA boundary at RL-40. The Hybrid Map designates them as RL-80 and the Draft Land Use and Environmentally Superior Maps designate them at RL-160.

The key constraints associated with AOD NM9 are steep slopes, critical biological resource areas, and agricultural lands. Figures NM9A-1, NM9B-1 provide an aerial photo showing the boundaries of the AOD, Figures NM9A-2, NM9B-2 identify steep slope areas, Figure NM9A-3 identifies critical biological resource areas, and Figures NM9A-4, NM9B-3 identify important agricultural lands.

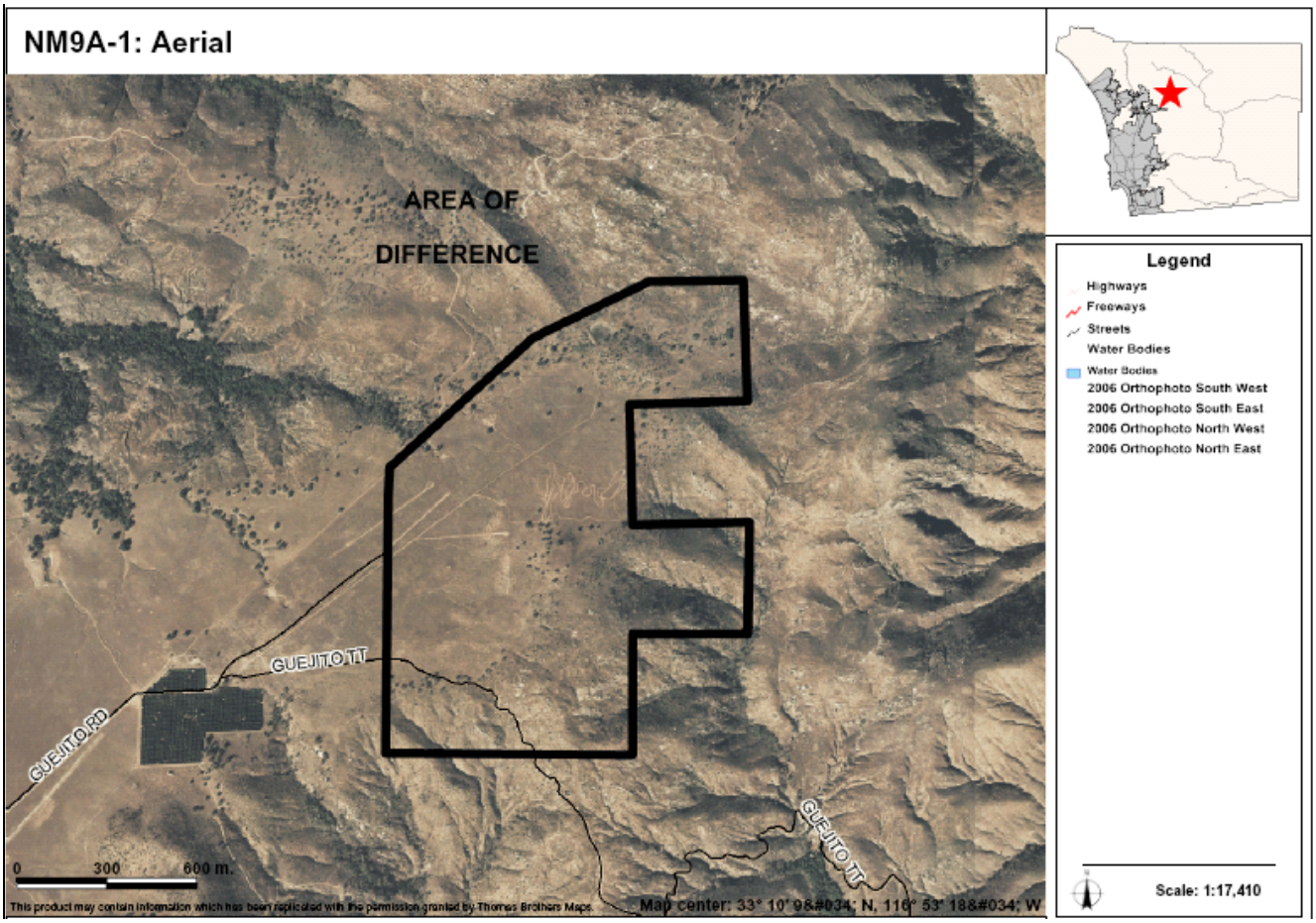
Potential Conflicts with Goals and Policies

None

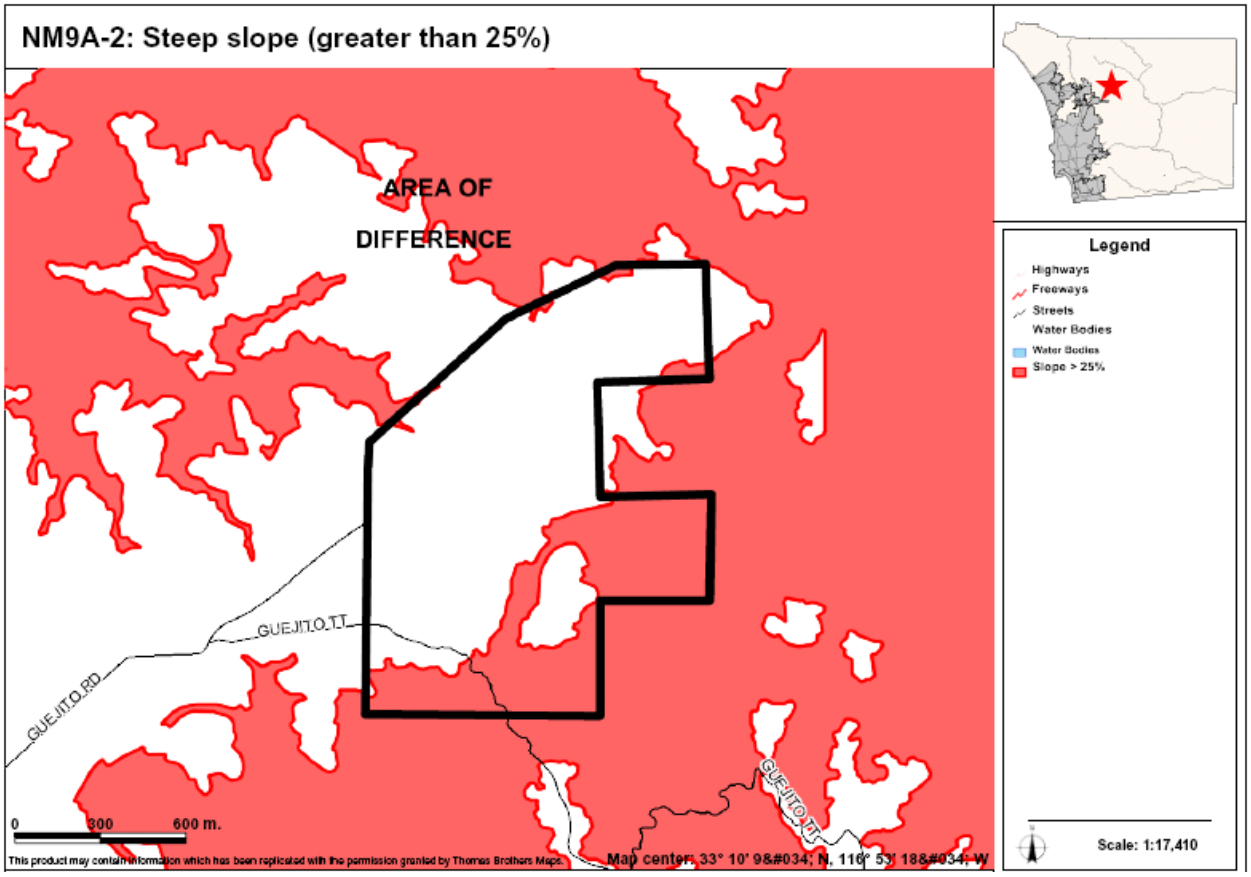
AREAS OF DIFFERENCE

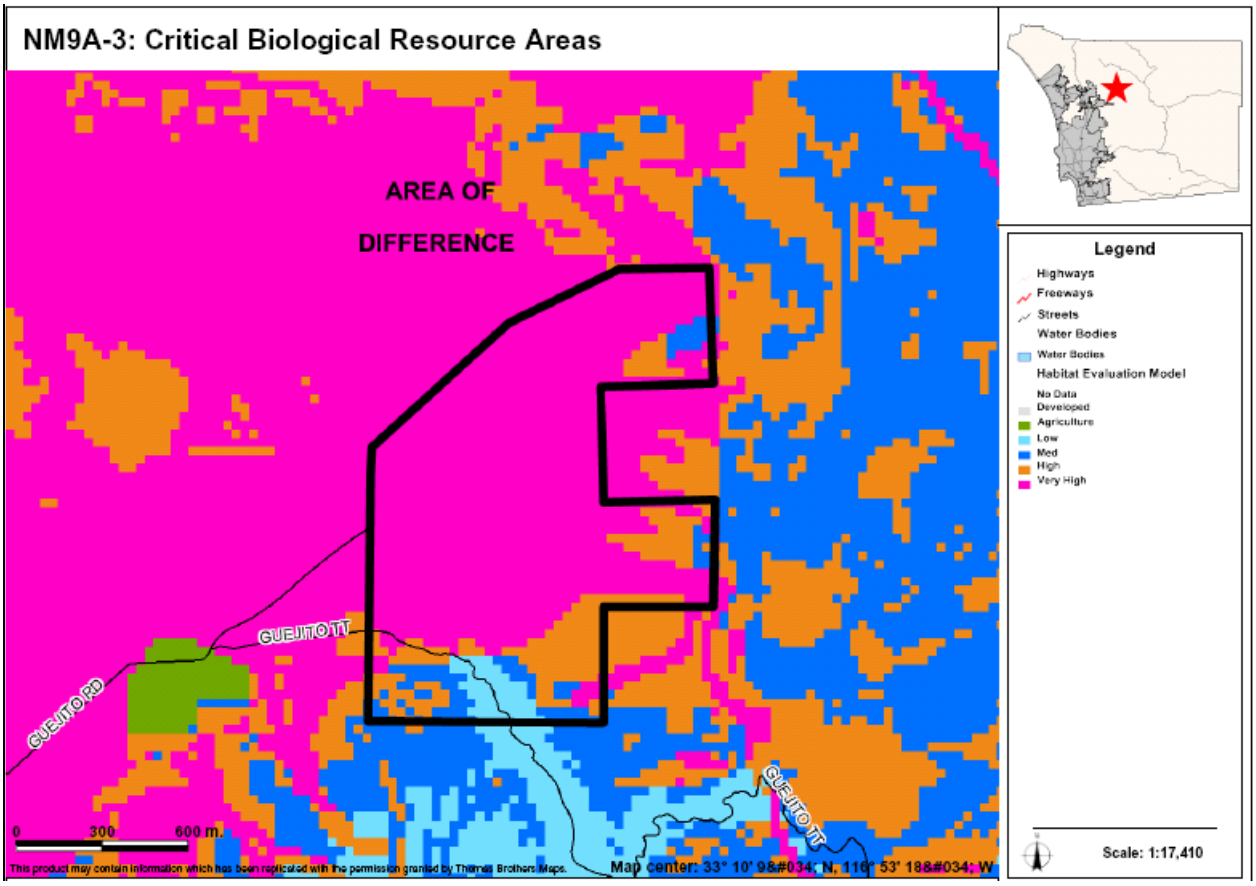
NM9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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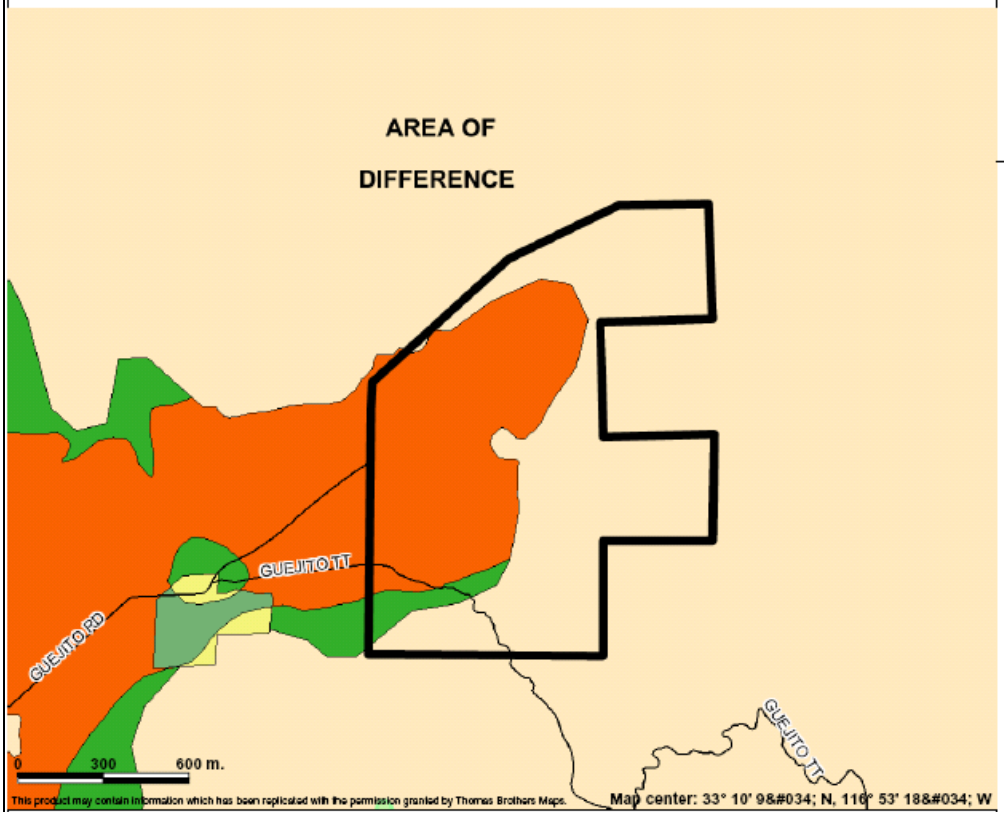
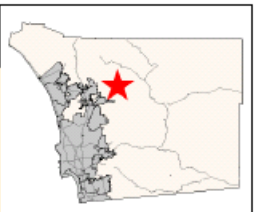
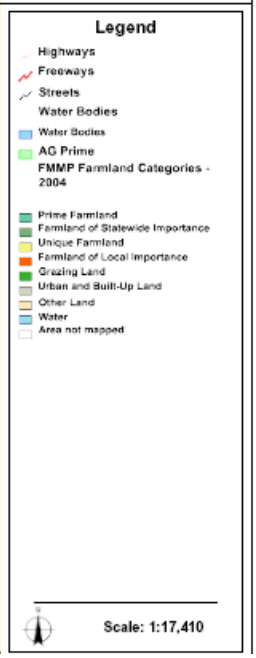
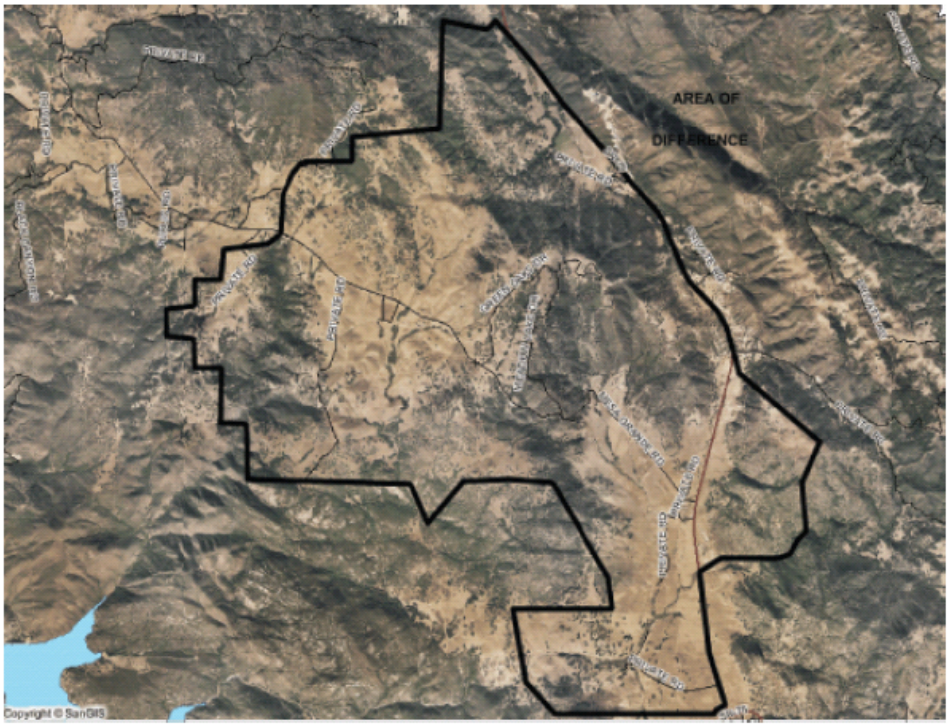
NM9A-4: Agricultural Lands







NM9B-1: Aerial



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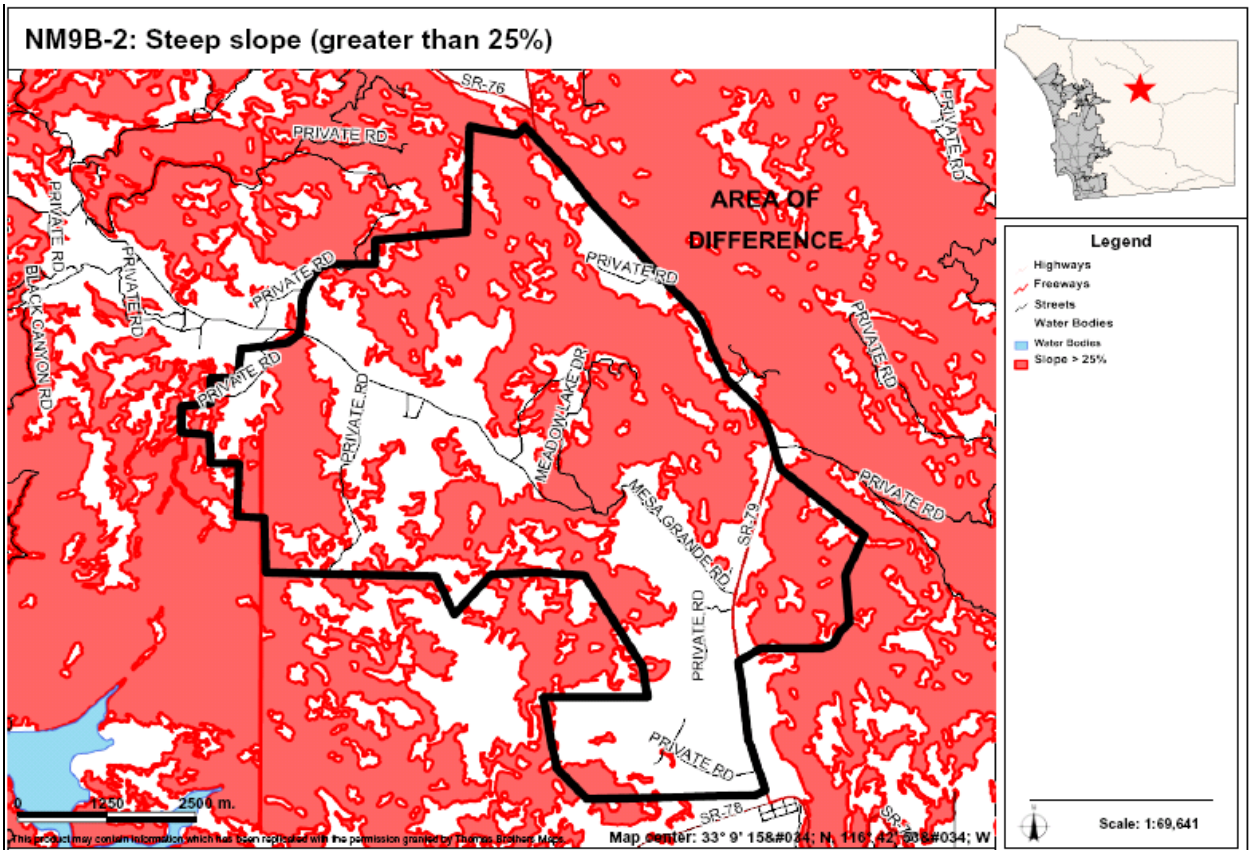
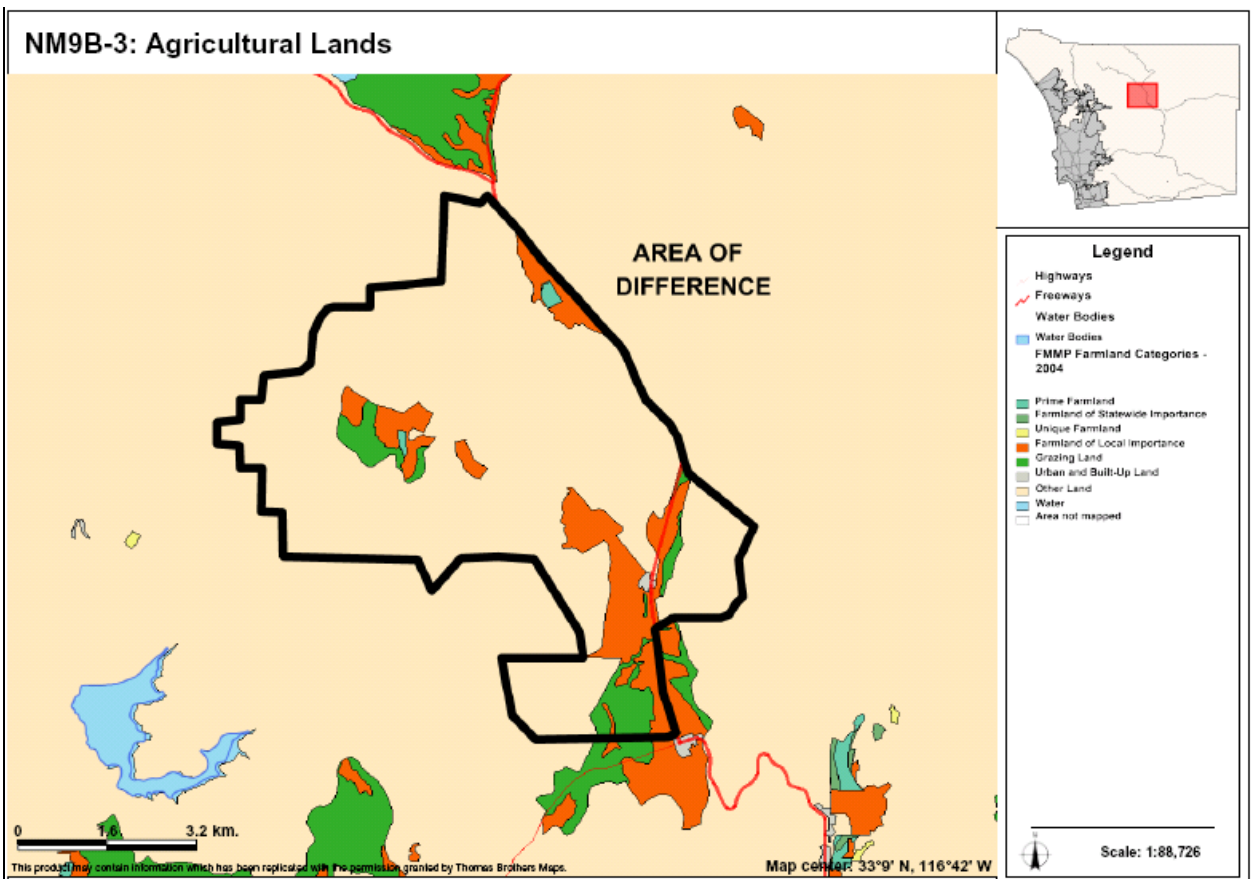




AREAS OF DIFFERENCE

NM10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 54.5 square miles, 272.7 acres (663 parcels) • Outside CWA boundary • Located throughout the Subregion in and around Cleveland National Forest	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80, RL-160
	Critical Biological Resource Areas	◒	
Existing General Plan: (18) 1 du/4, 8, 20 ac (23) National Forest & State Park	Agricultural Lands	◒	
Context: Generally undeveloped parcels with some agriculture, rural residential, preserves, and a public service facility. Bounded mostly by the Cleveland National Forest and undeveloped land.	Other: N/A		CSG Recommendation: N/A

Discussion

This AOD captures the remaining areas and, therefore, consist of groupings of parcels throughout the Subregion. Some of these areas are within tribal reservations or National Forest boundaries and are subject to the Forest conservation Initiative and are designated (22) National Forest/State Park under the current General Plan. Many parcels also generally lack legal access. Other areas typically lack road access and have similar characteristics described for other areas in this Subregion (see AOD NM2). The mapping for these areas is also the same as NM2.

The key constraints associated with AOD NM10 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figures NM10A-1, NM19B-1, . . . , NM10Z-1 provide an aerial photo showing the boundaries of the AOD, Figures NM10A-2, NM10B-2, . . . , NM10Z-2 identify steep slope areas, Figures NM10B-3, NM10D-3, NM10E-3, . . . , NM10K-3, NM10N-3, NM10O-3, NM10P-3, NM10Q-3, N10T-3, NM10V-3, NM10W-3 identify wetlands, Figures NM10G-4, NM10H-4, NM10K-4, NM10M-3, NM10N-4, NM10O-4, NM10R-3, NM10S-3, NM10Z-3 identify critical biological resource areas, and Figures NM10B-4, NM10E-4, NM10F-4, NM10G-5, NM10H-5, NM10I-4, NM10N-5, NM10P-5, NM10Q-5, NM10R-4, NM10S-4, NM10V-4, NM10Y-3 identify important agricultural lands.

Potential Conflicts with Goals and Policies

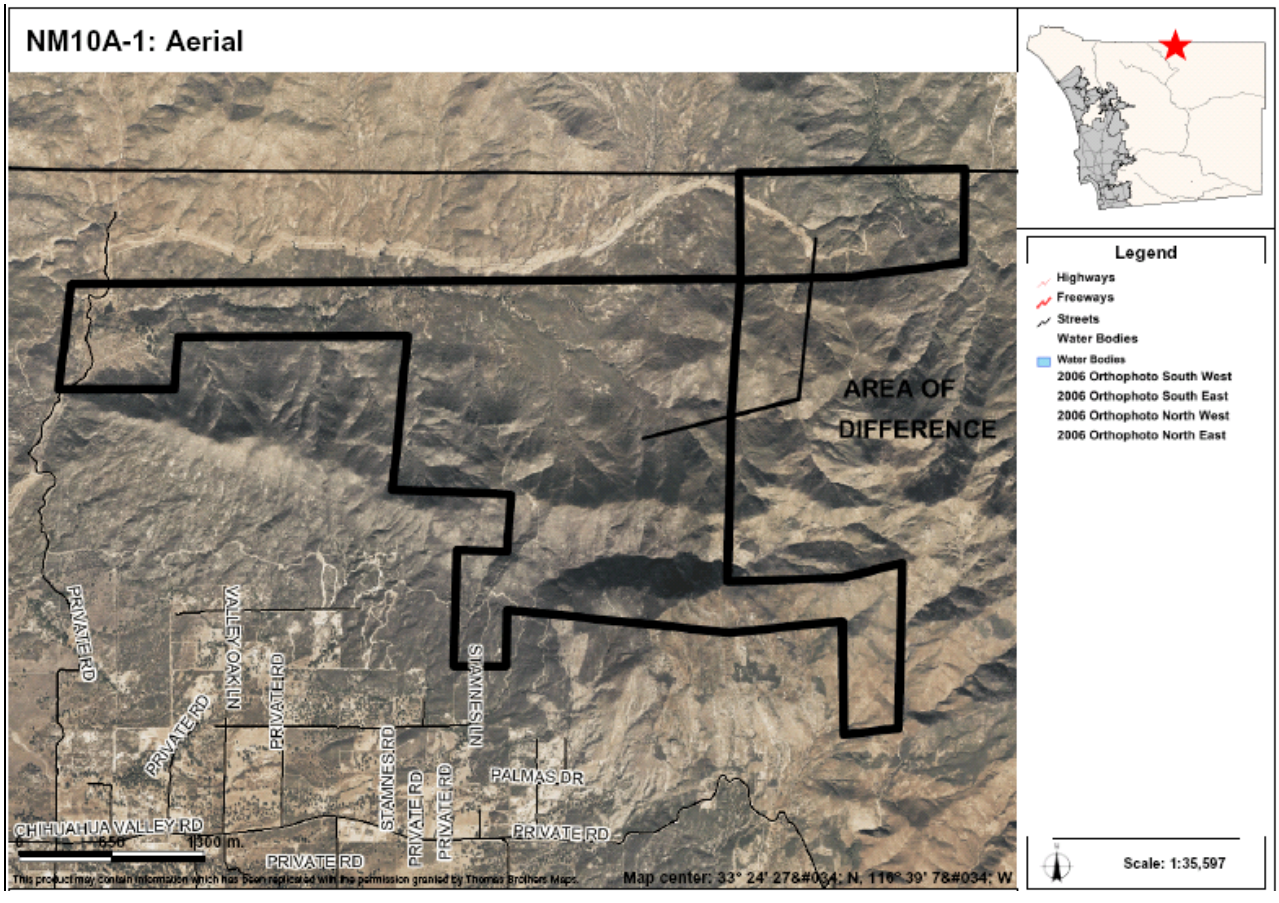
None

AREAS OF DIFFERENCE

NM10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

NM10A-1: Aerial



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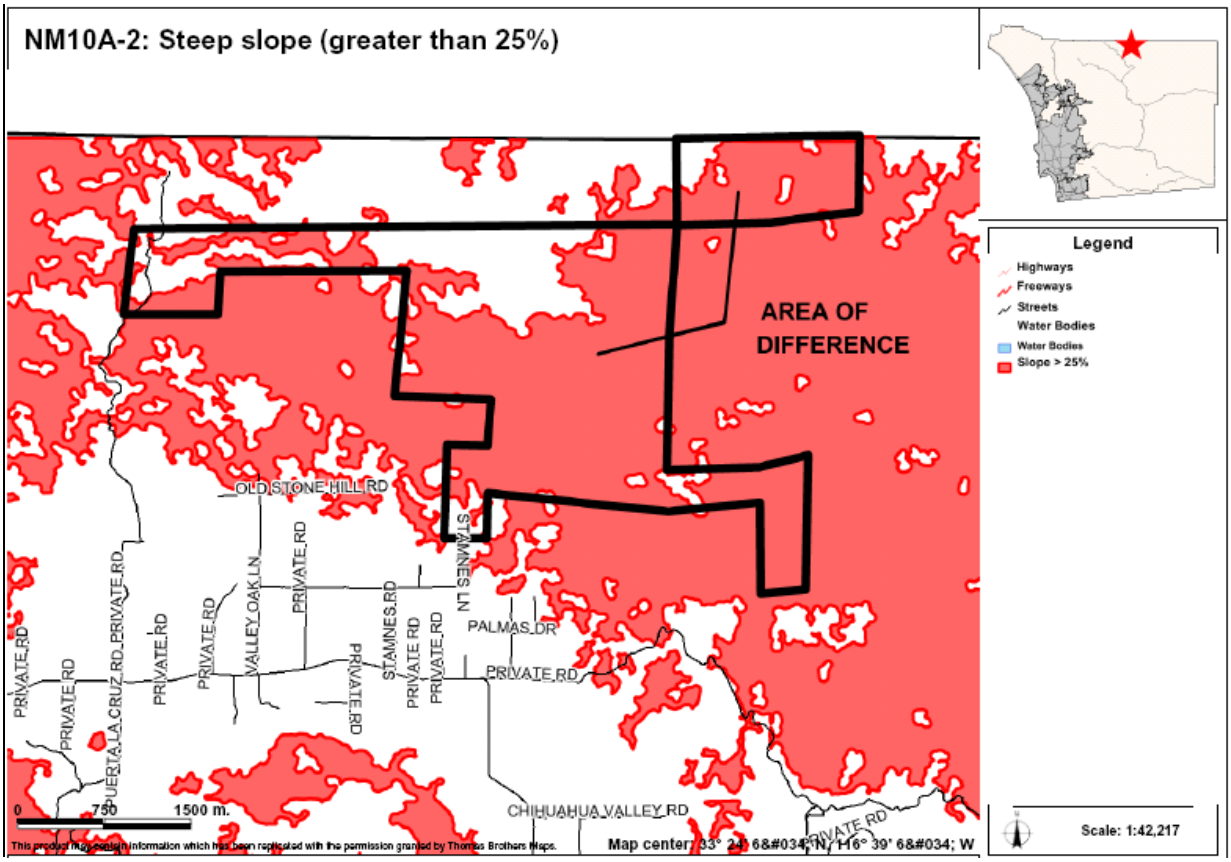

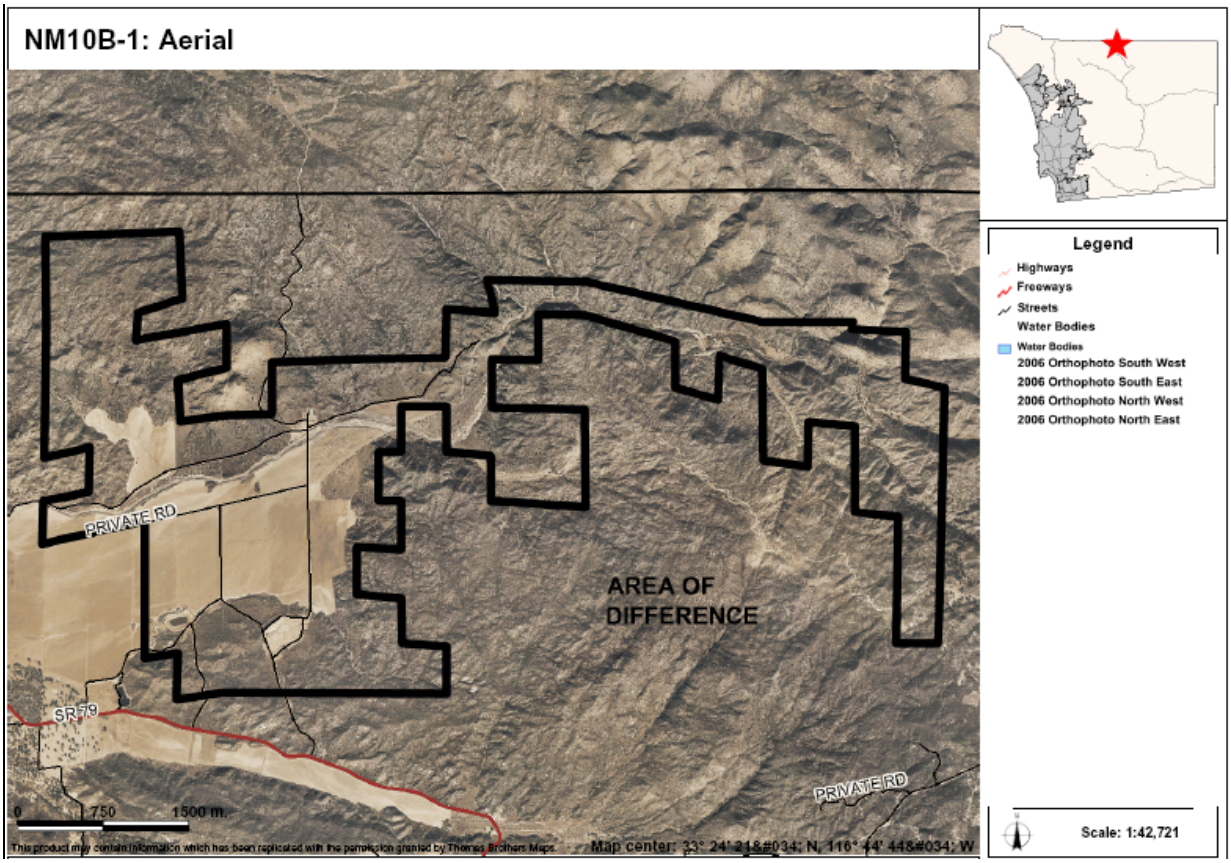

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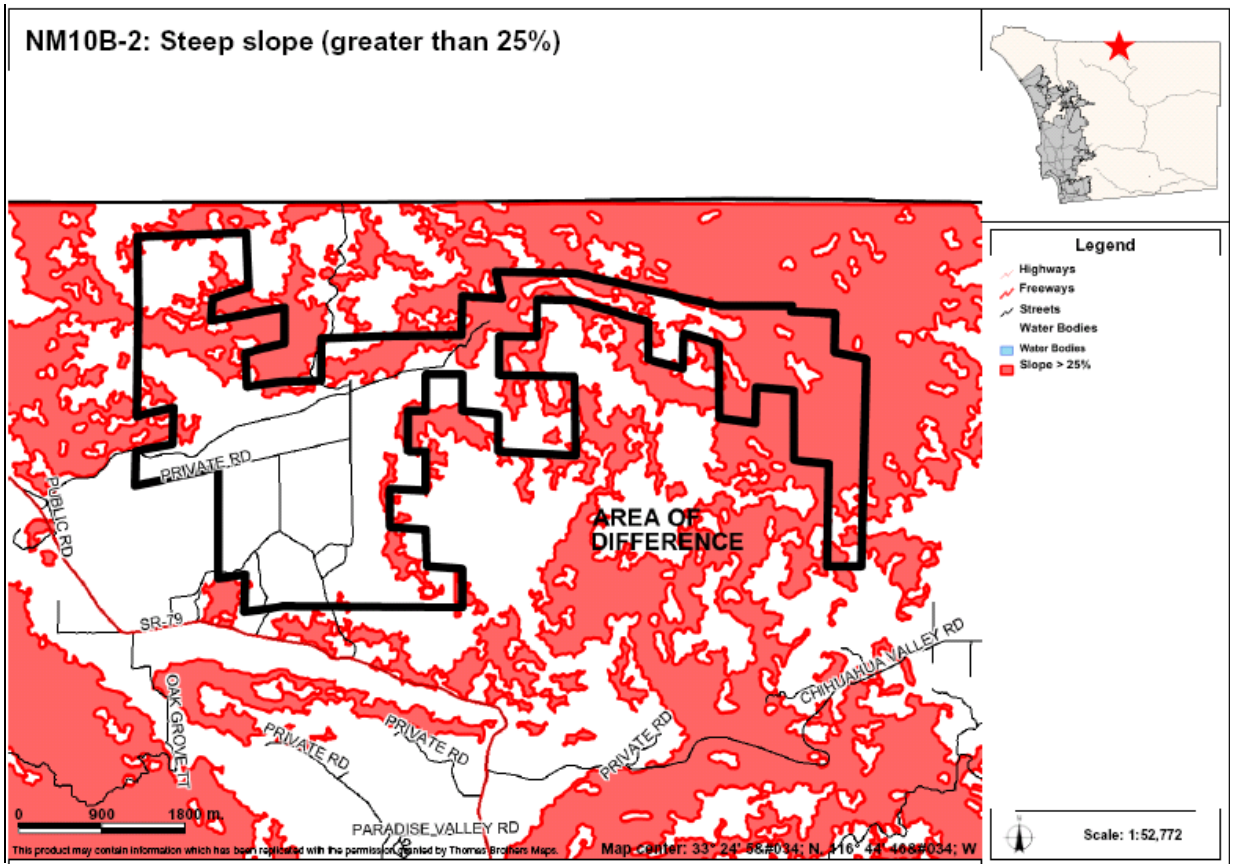

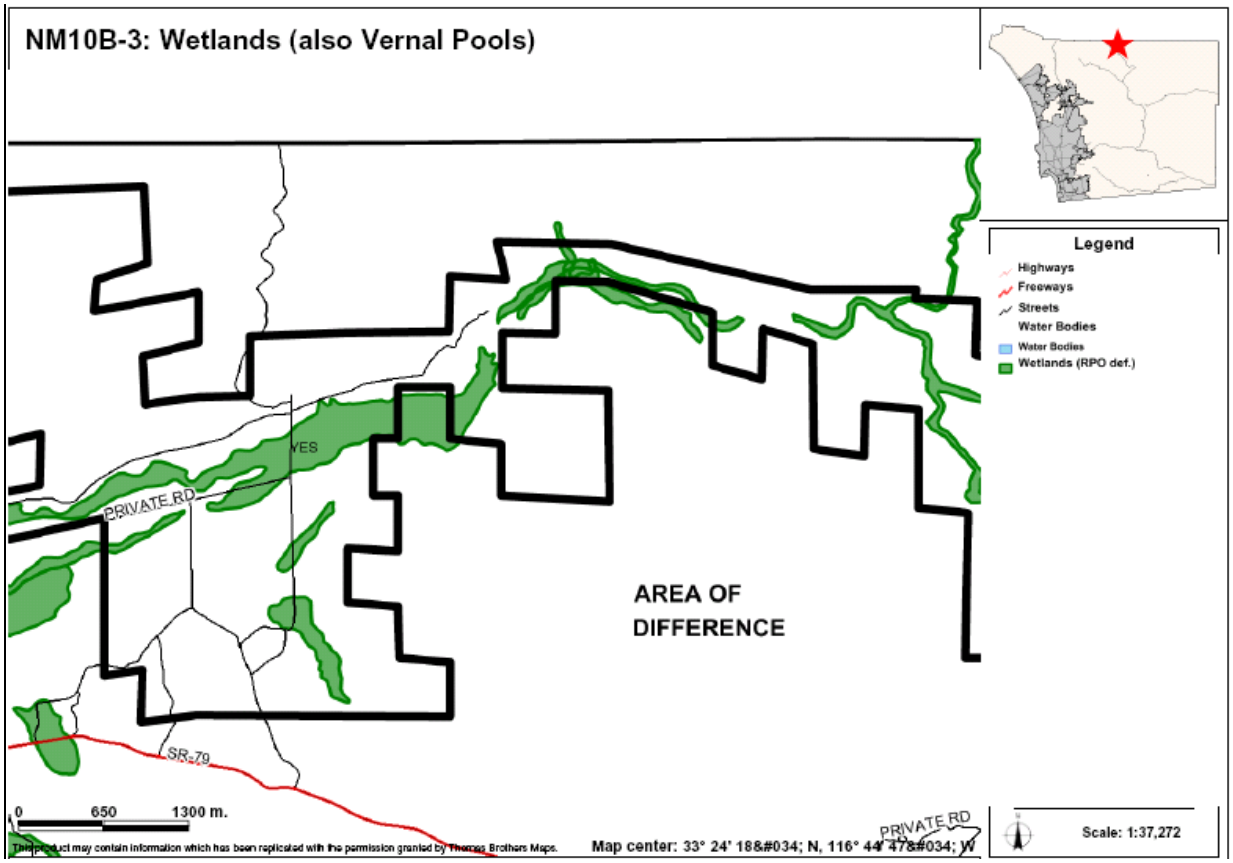

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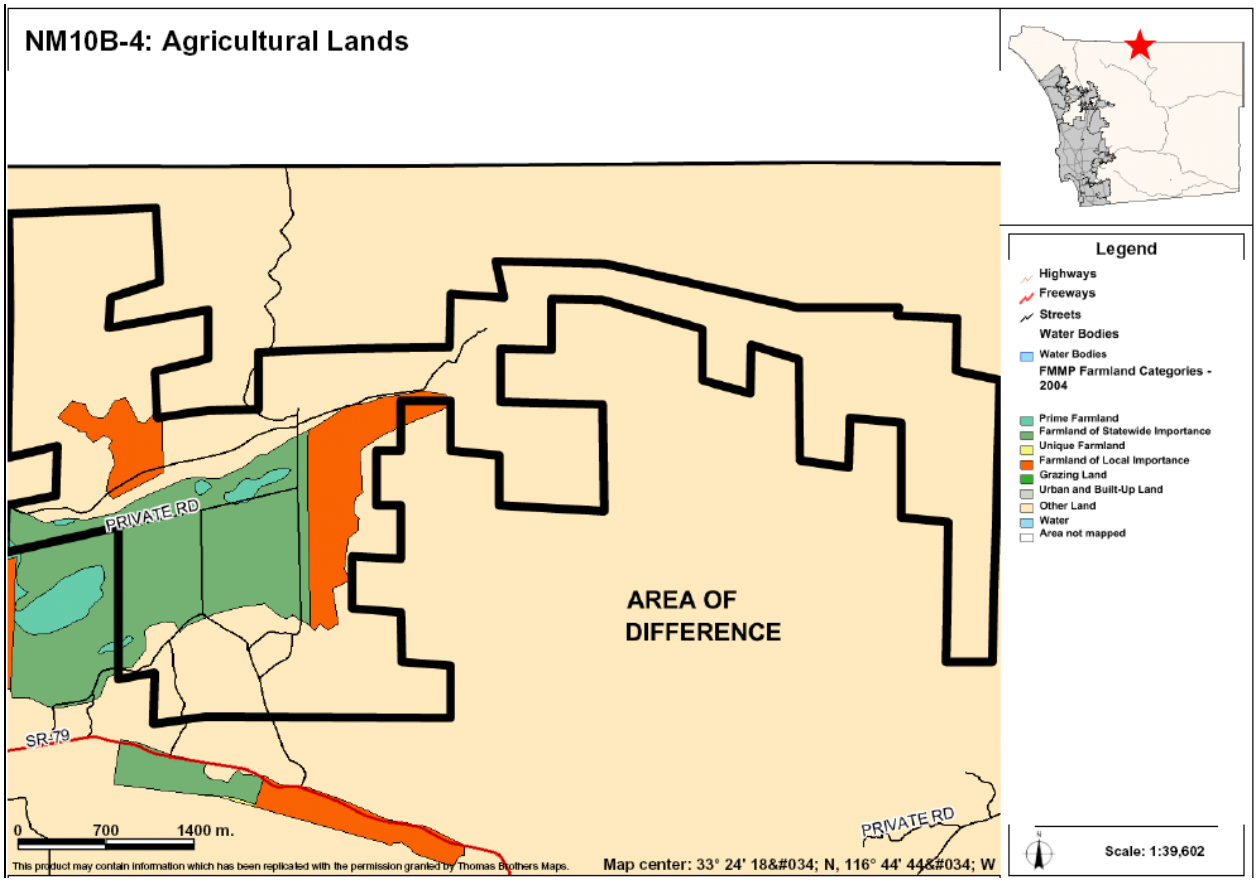

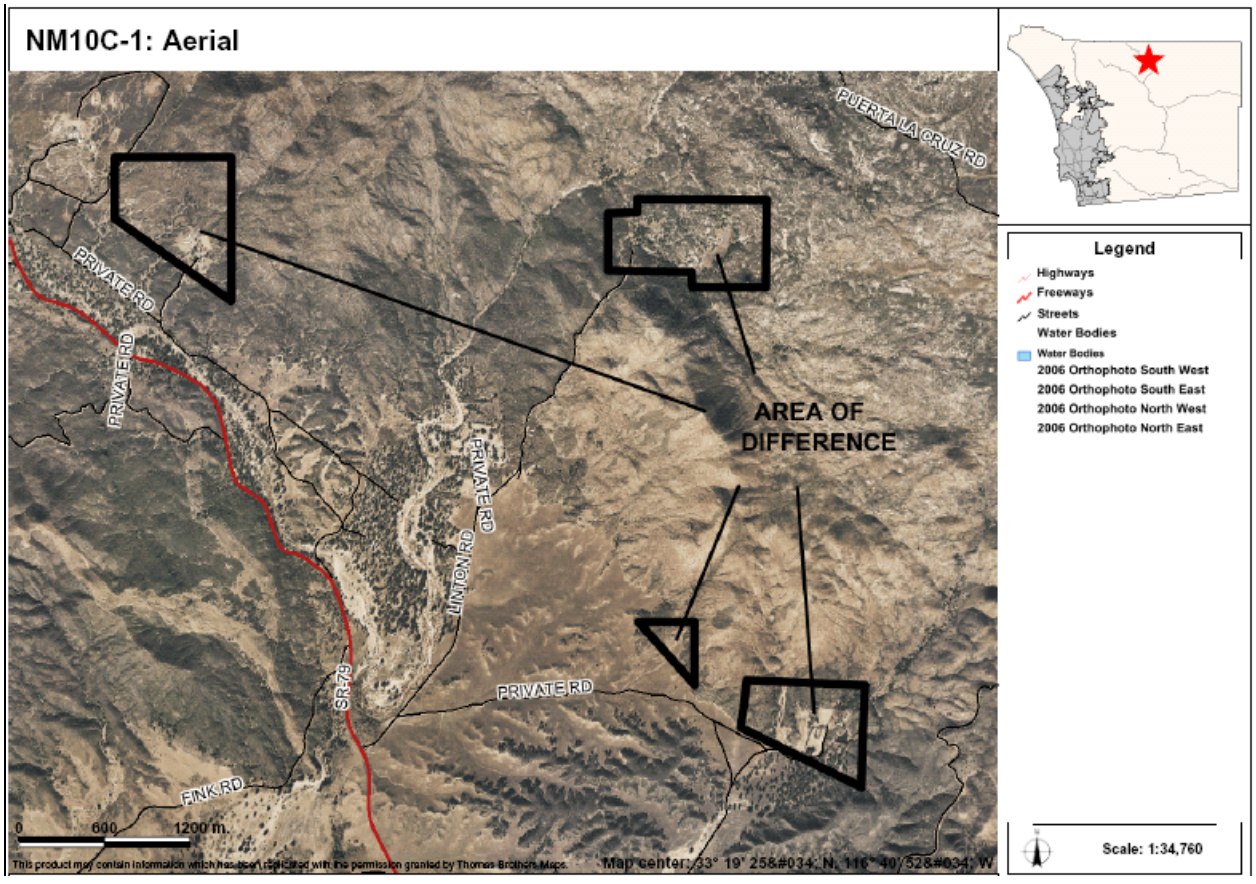

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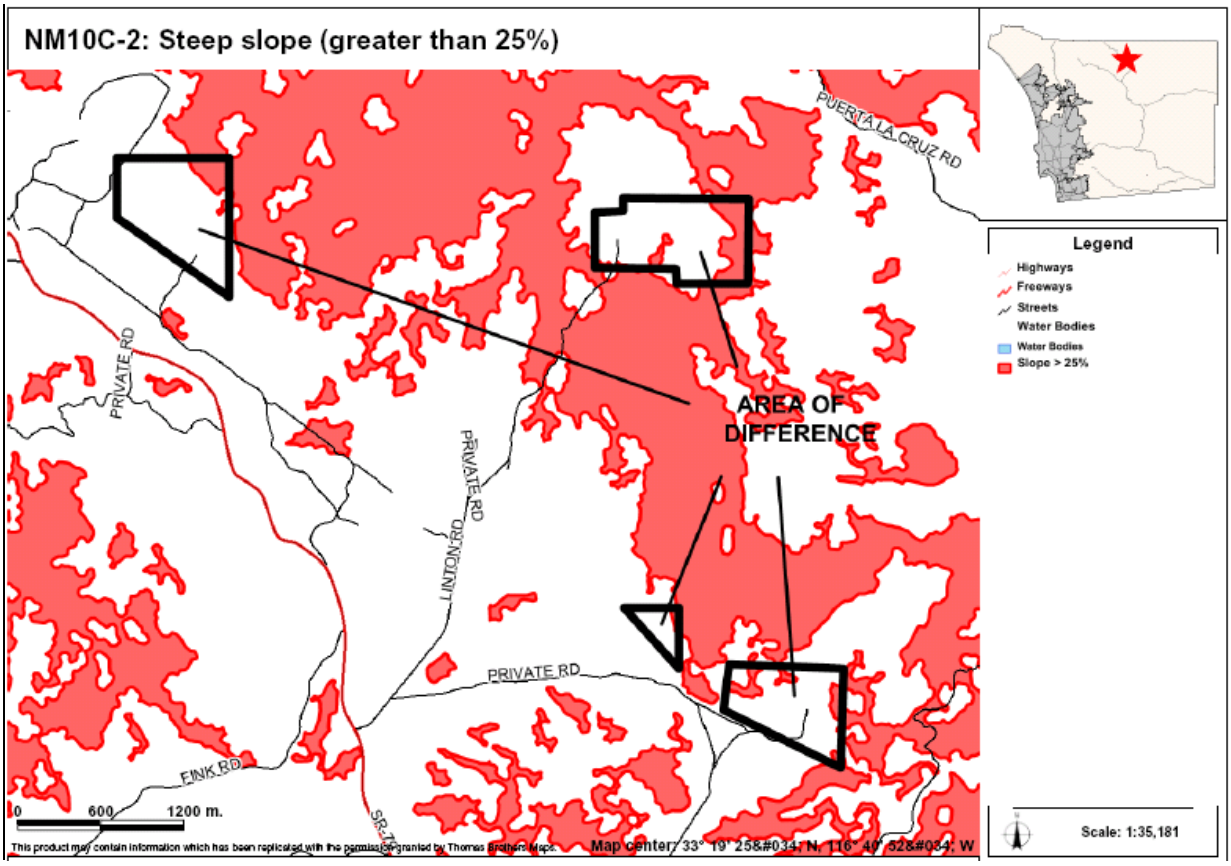

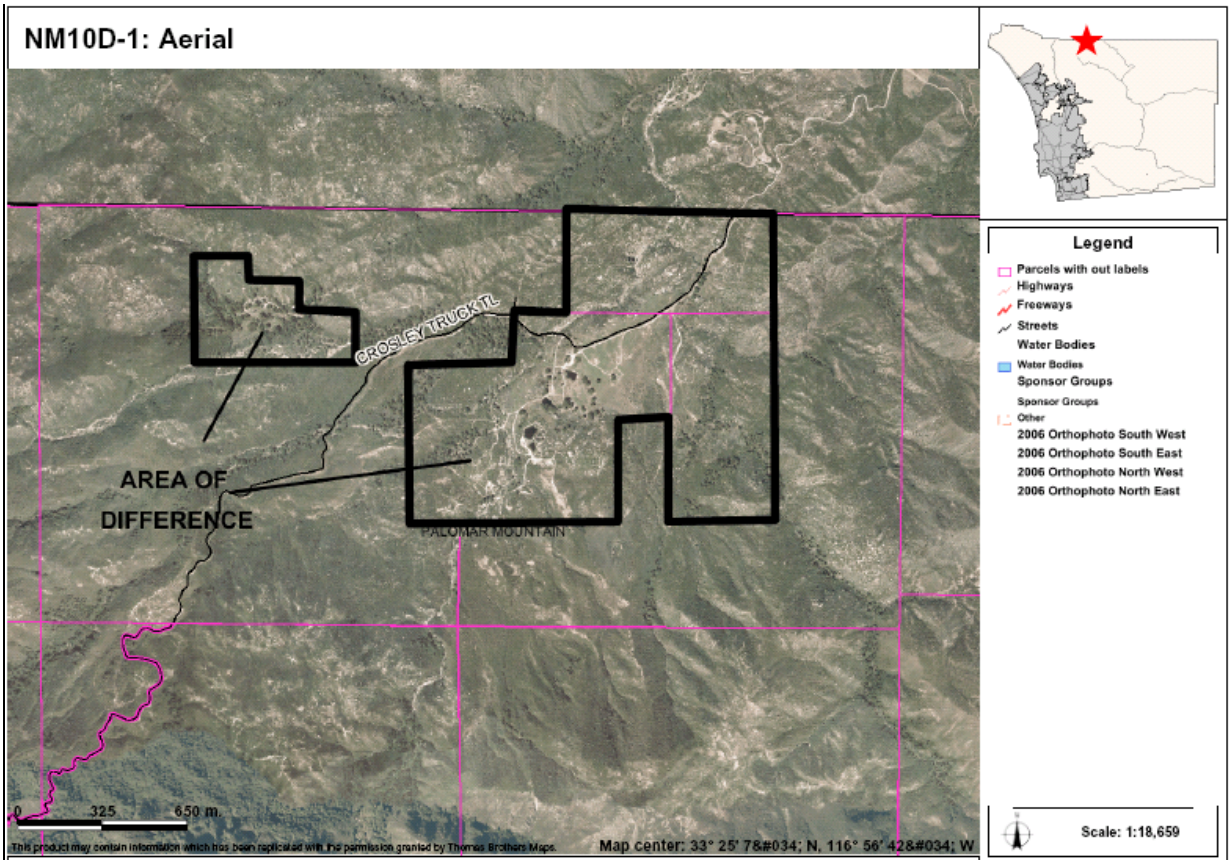

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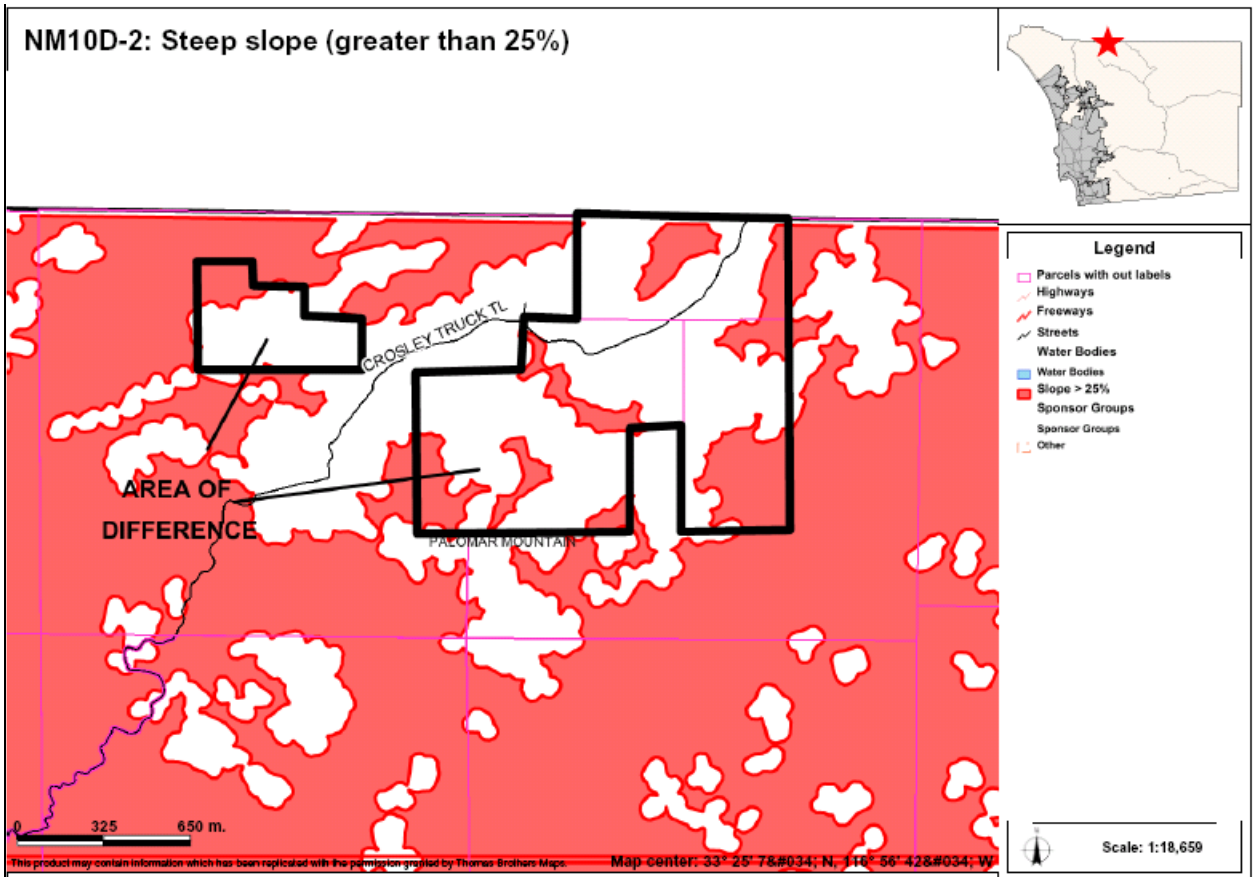

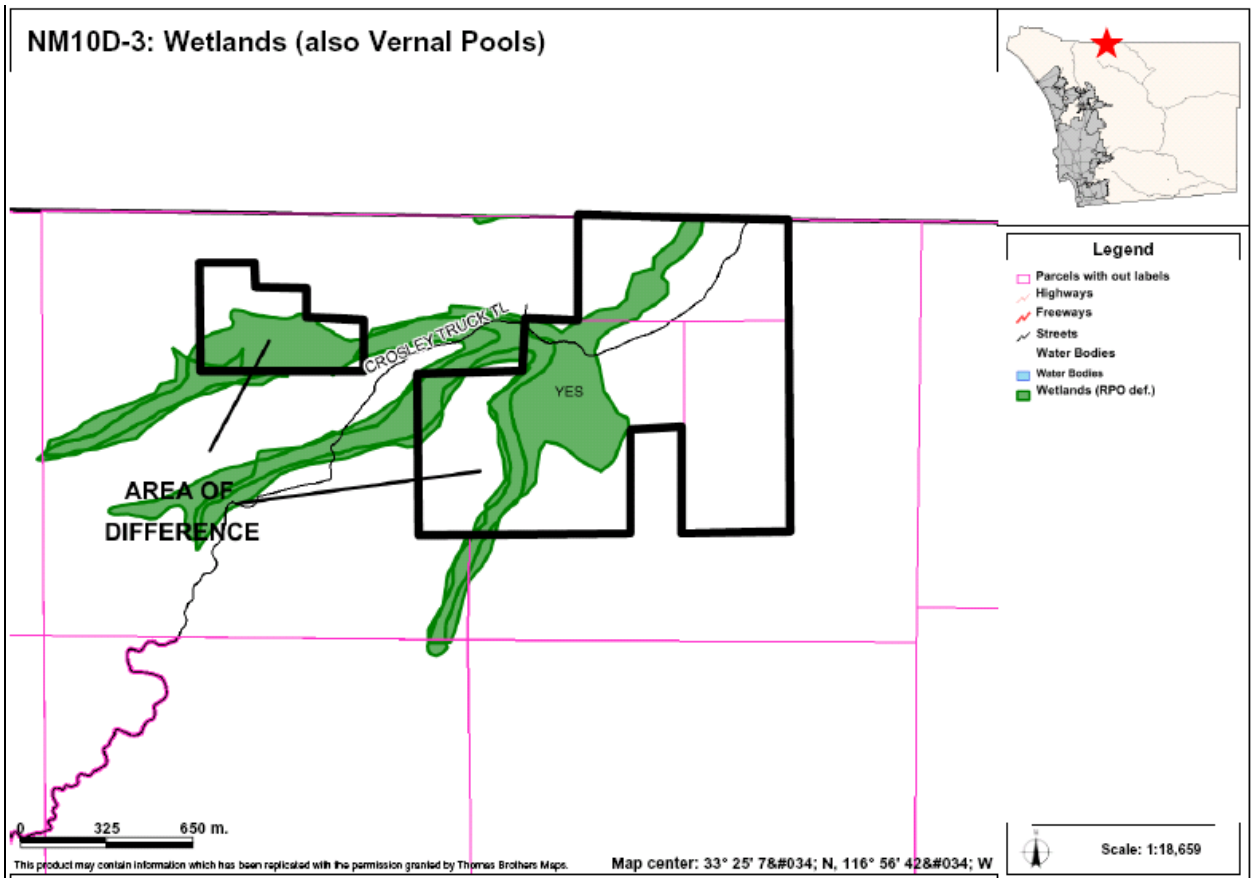

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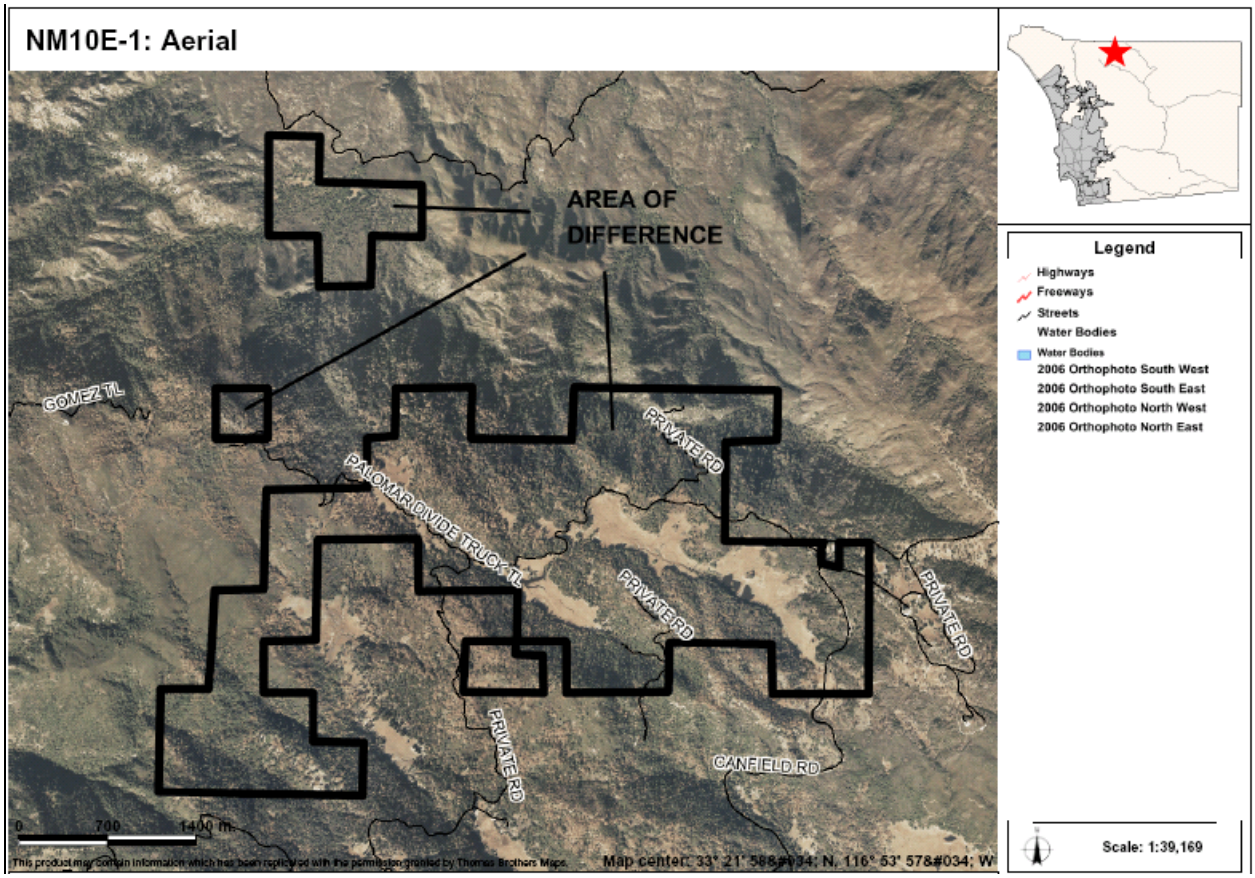

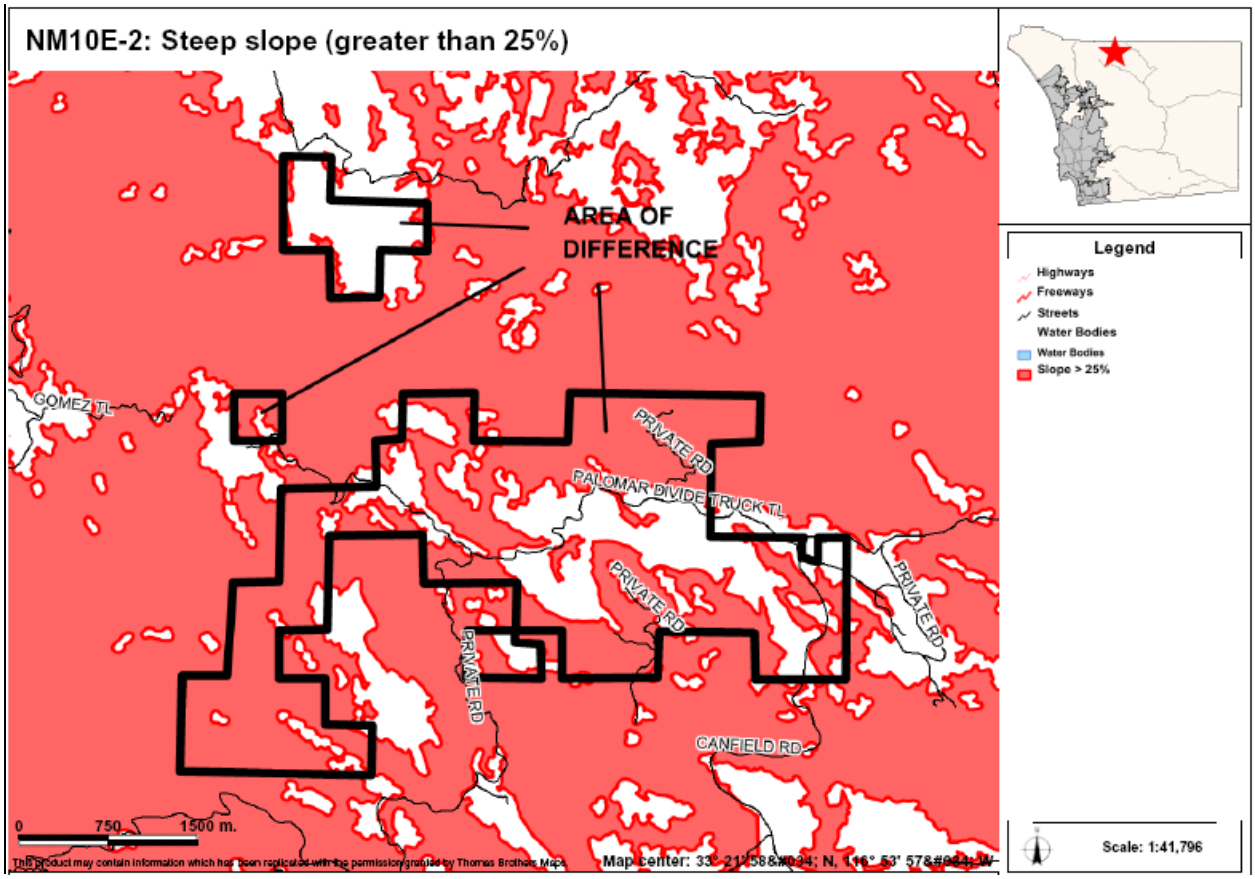

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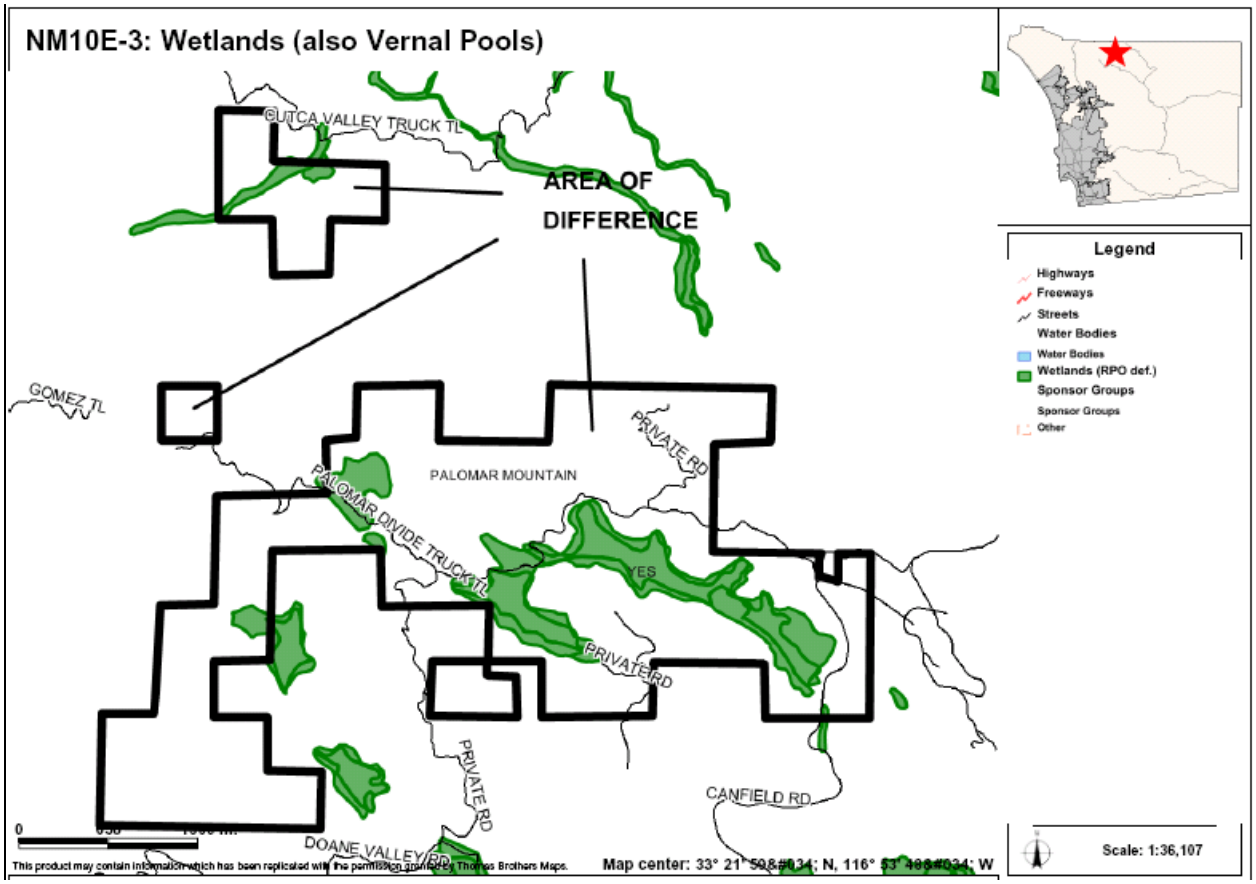

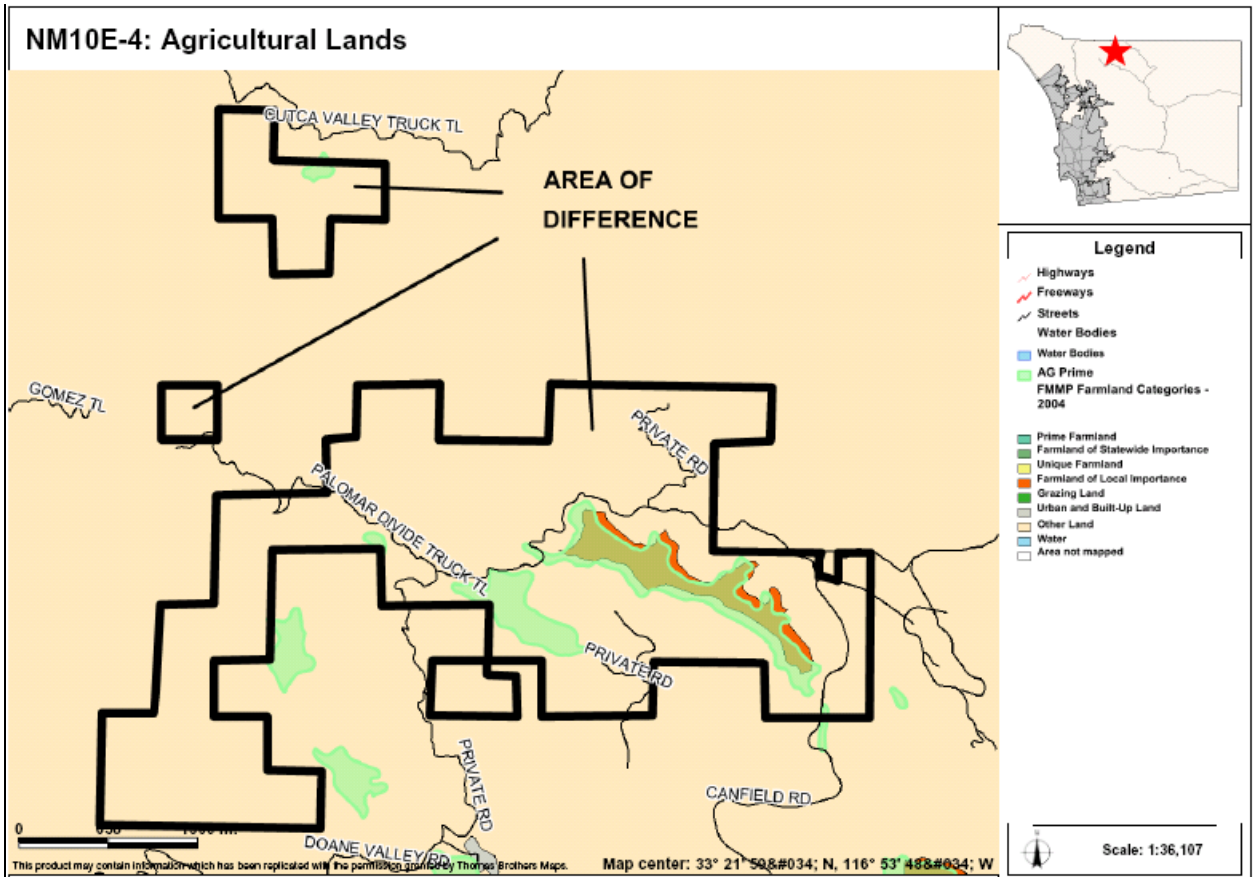

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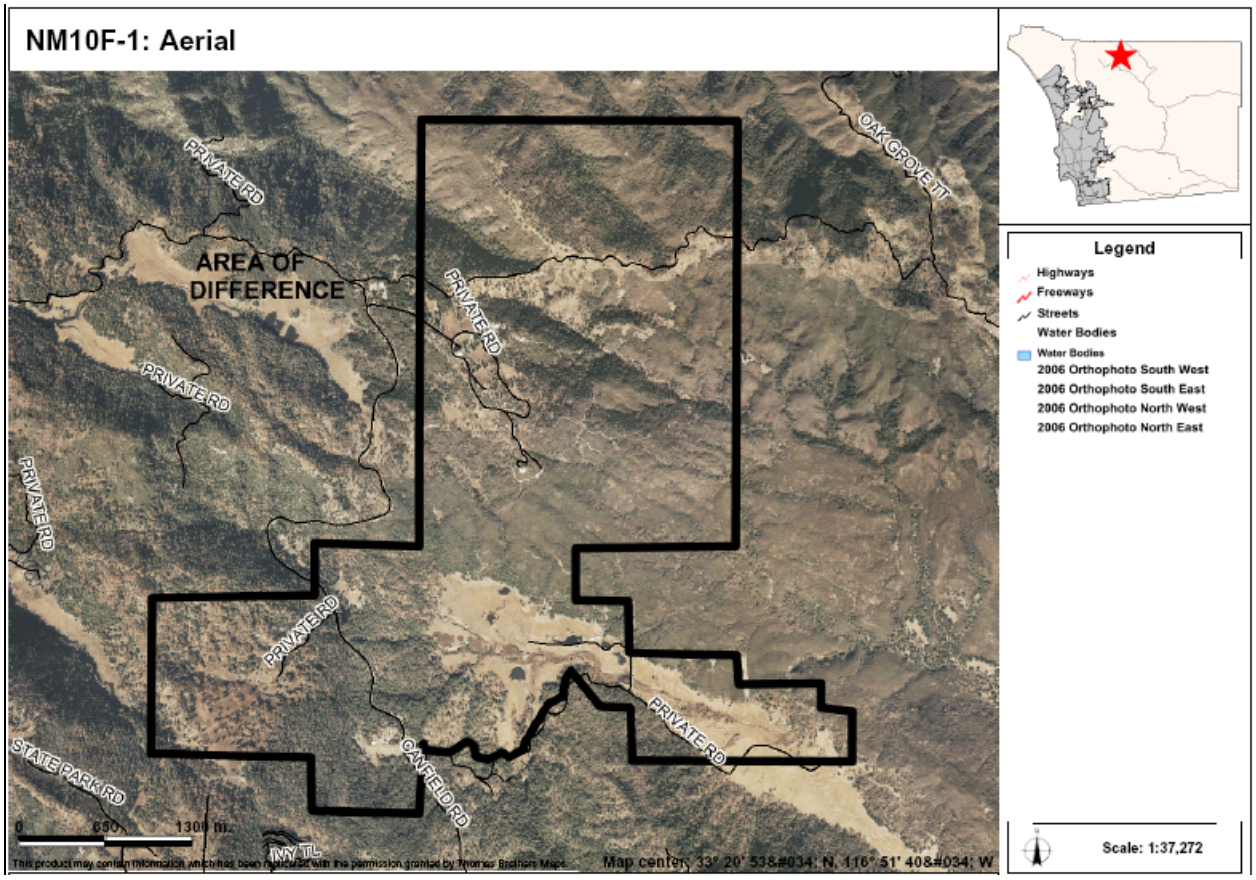

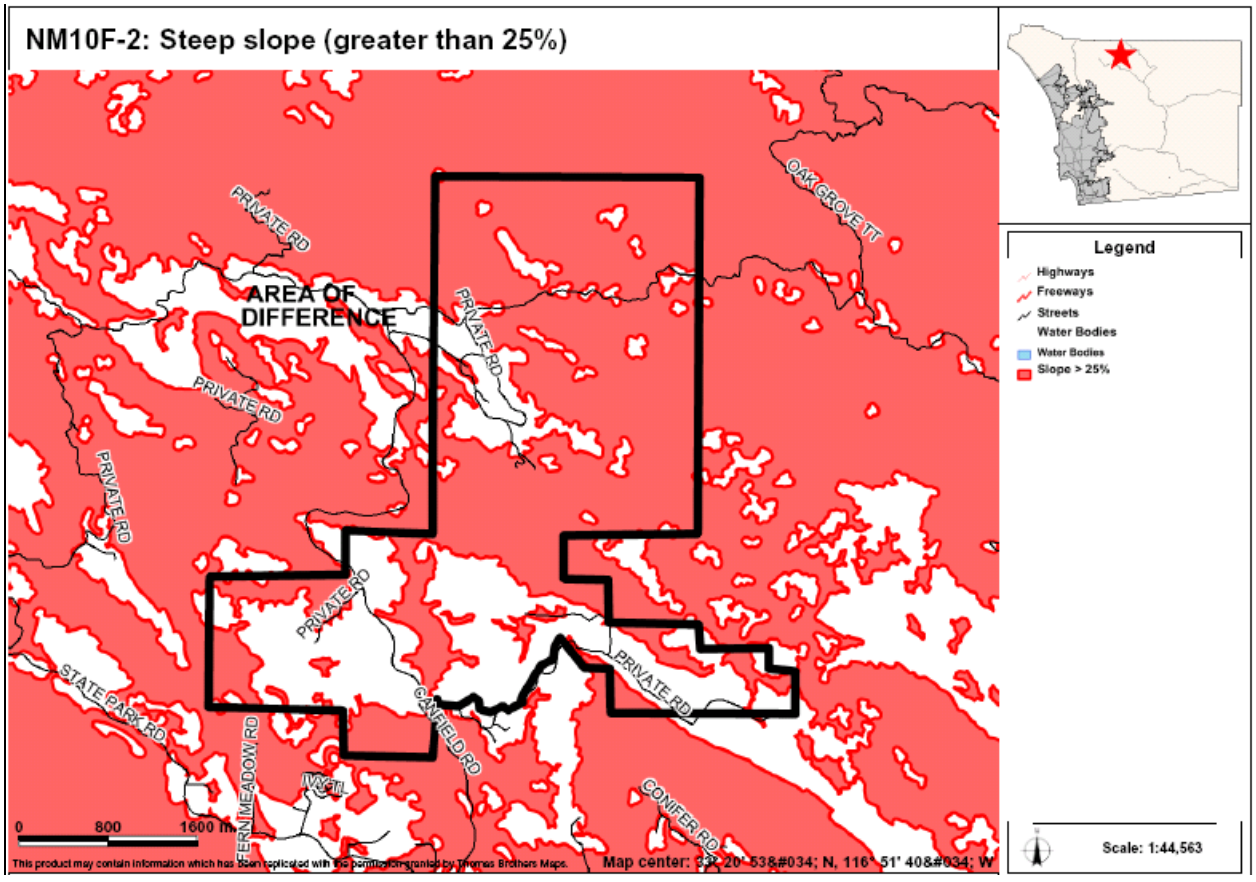

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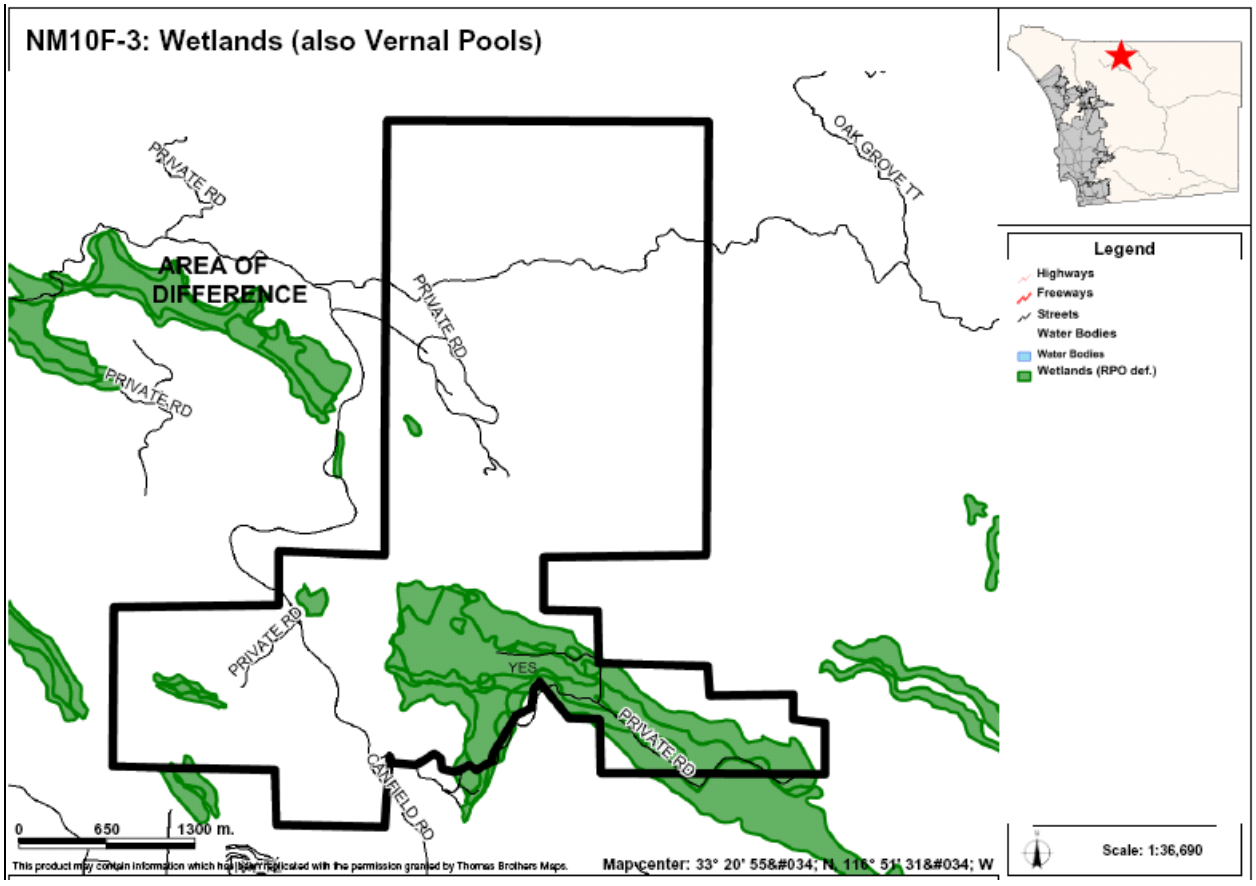

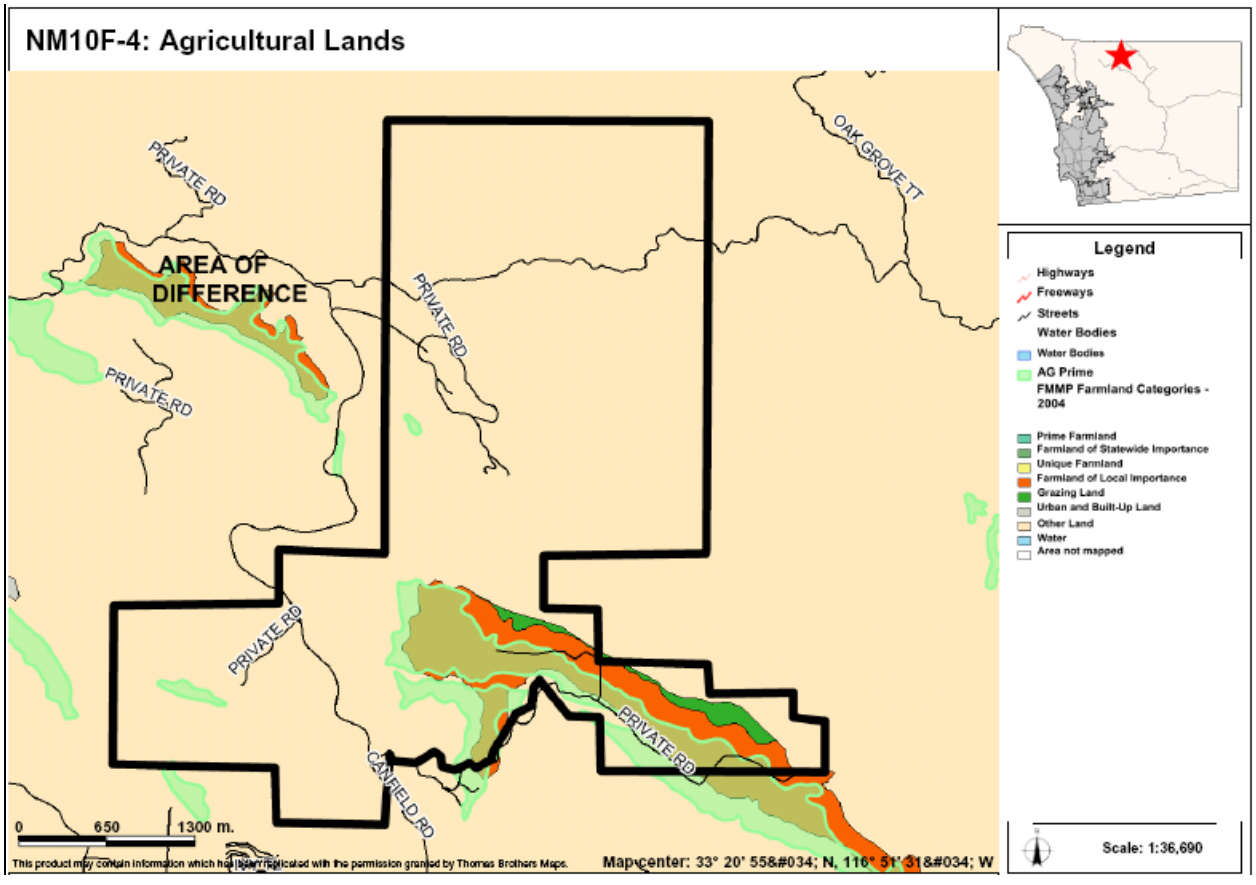

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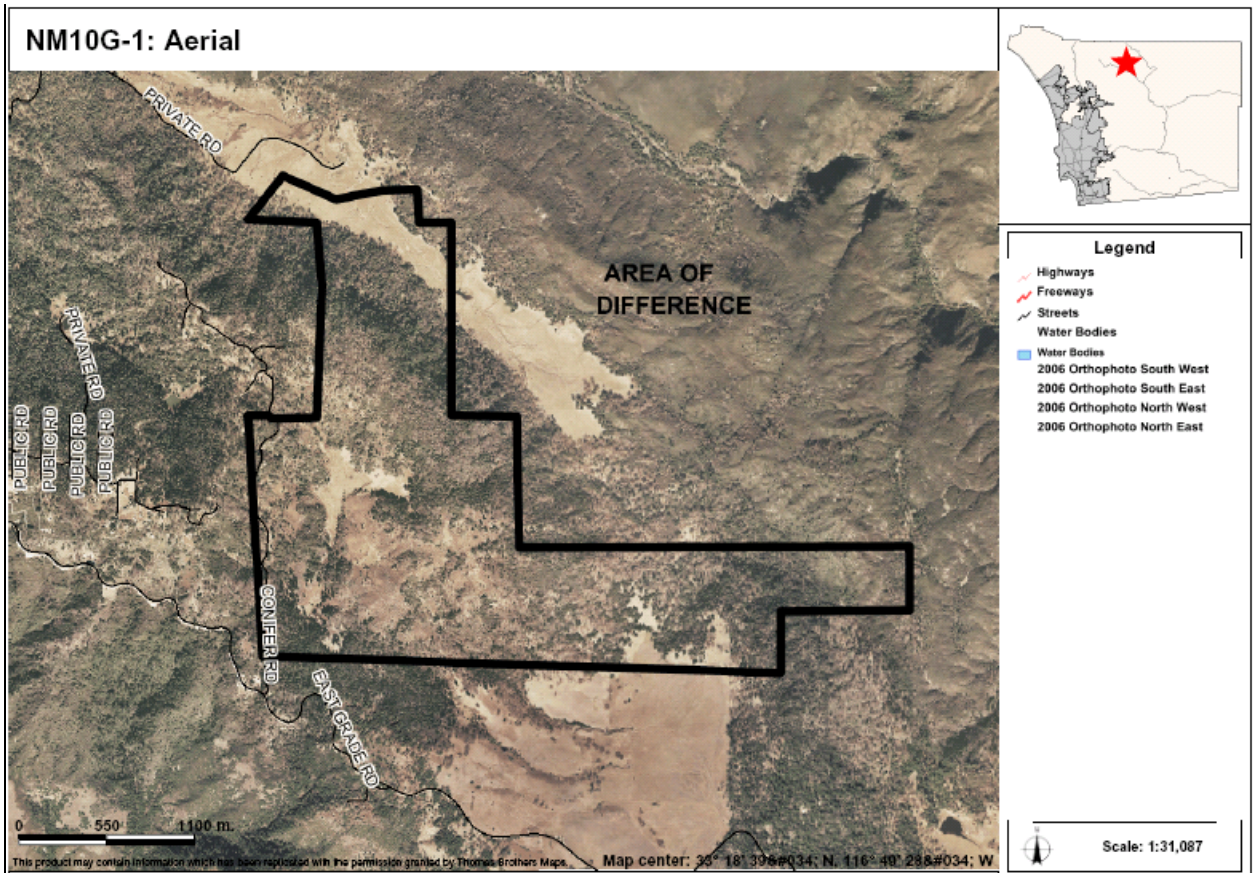

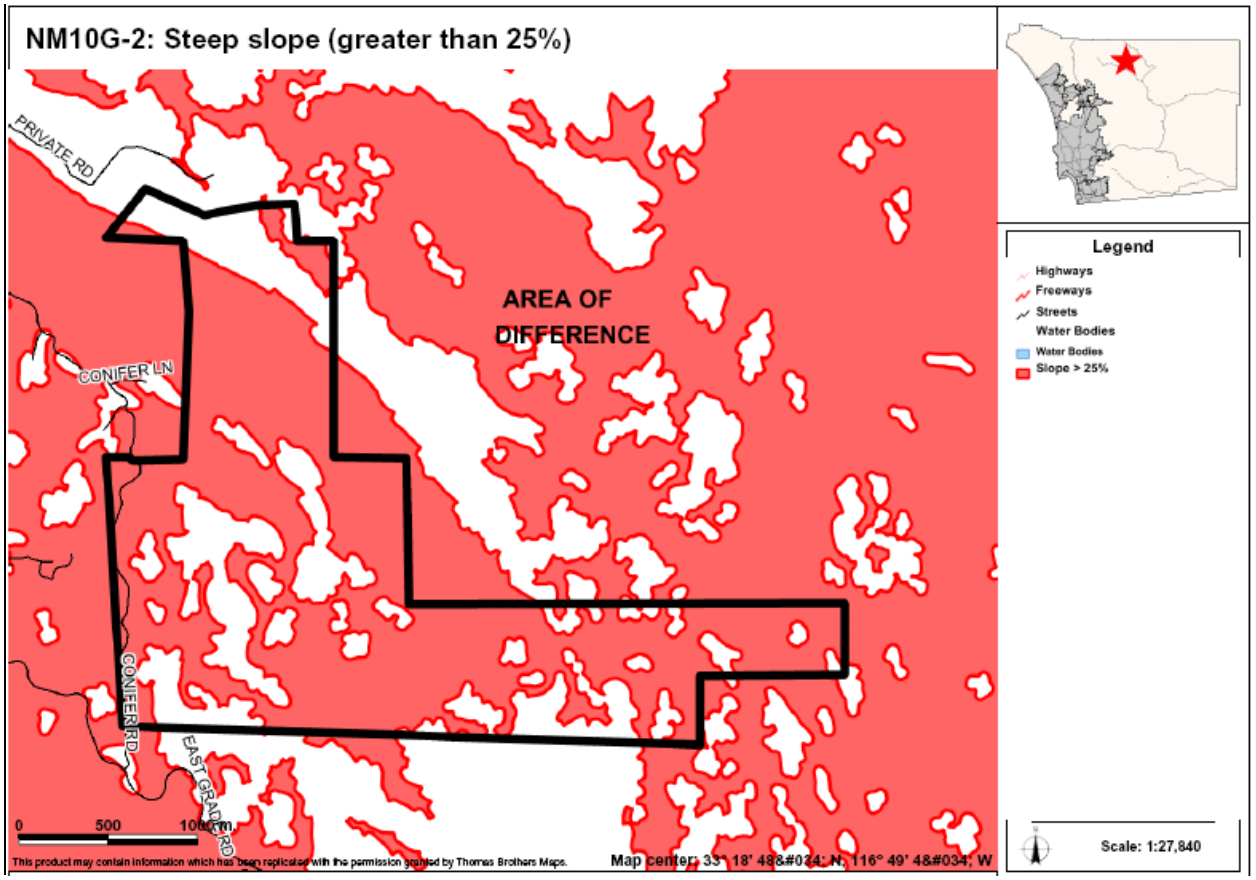

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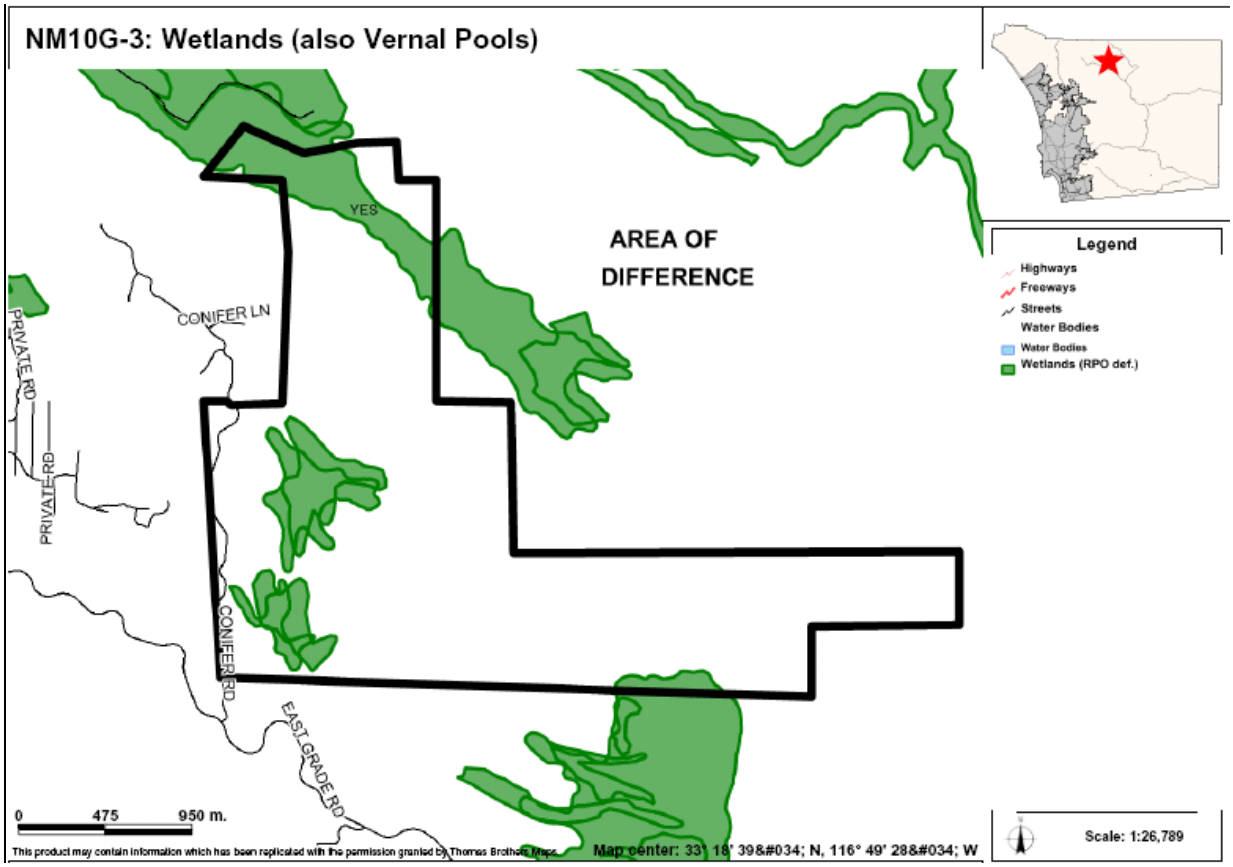

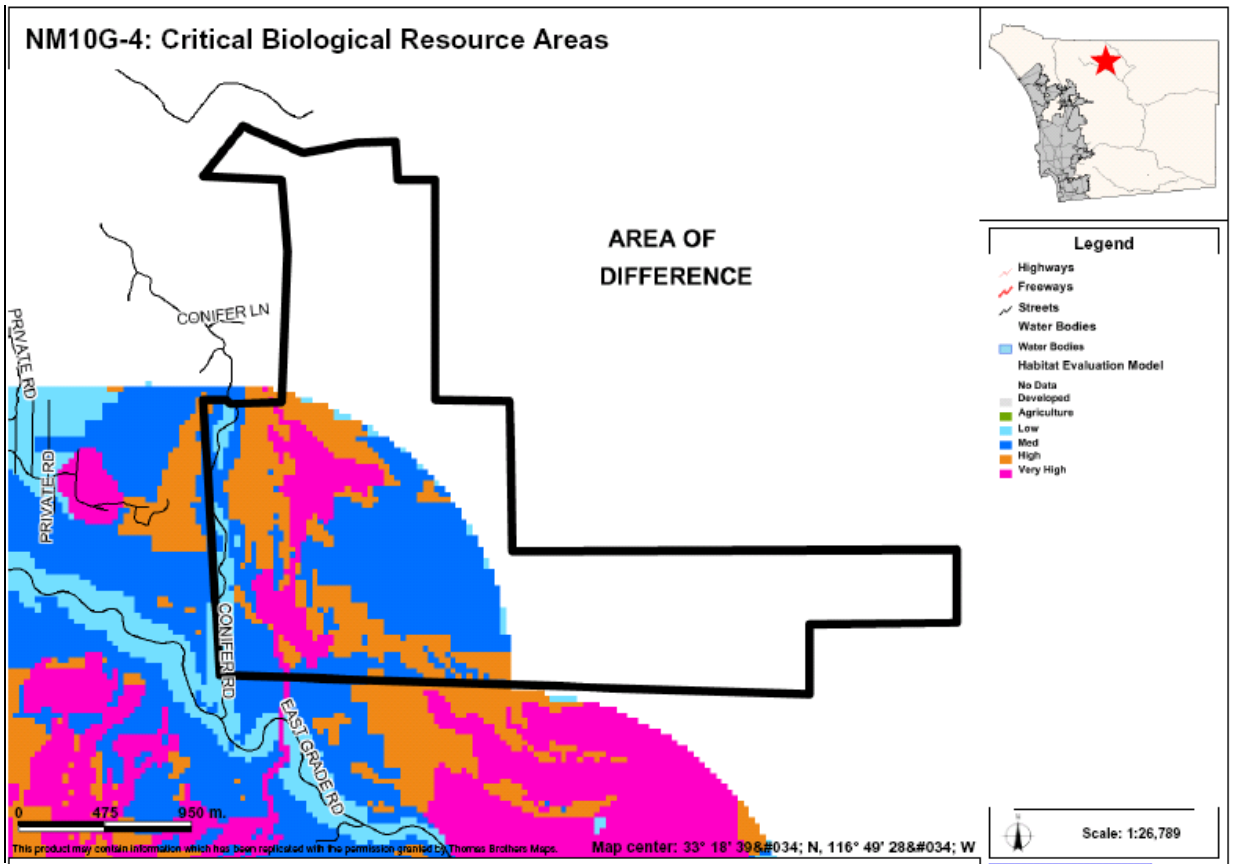

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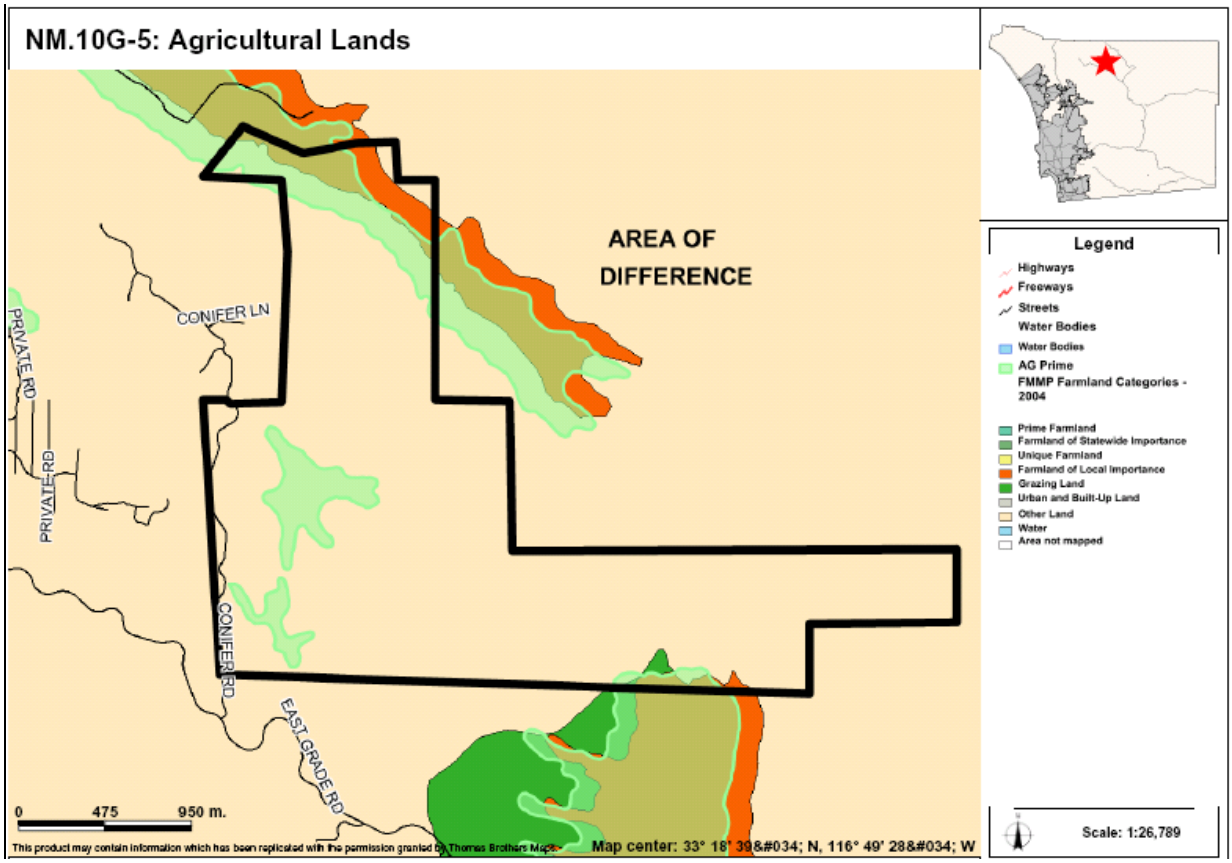

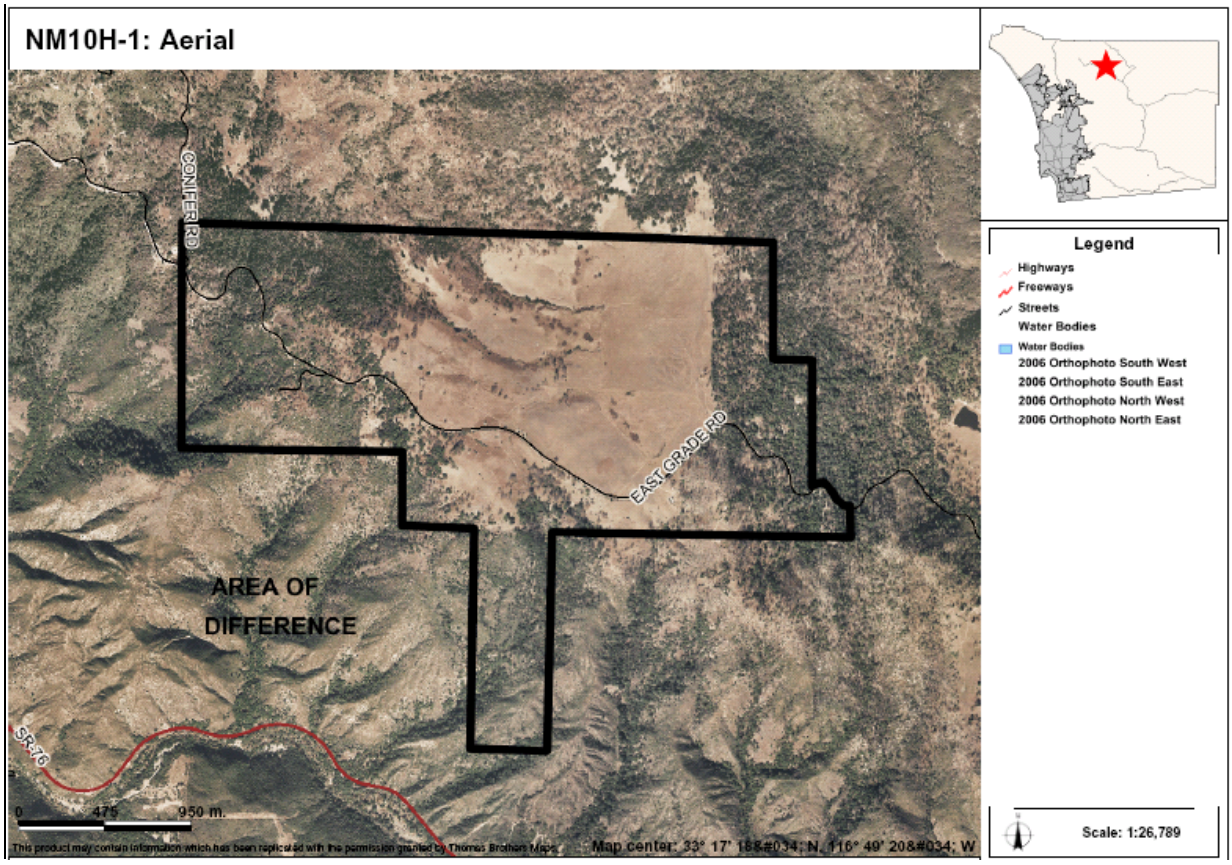

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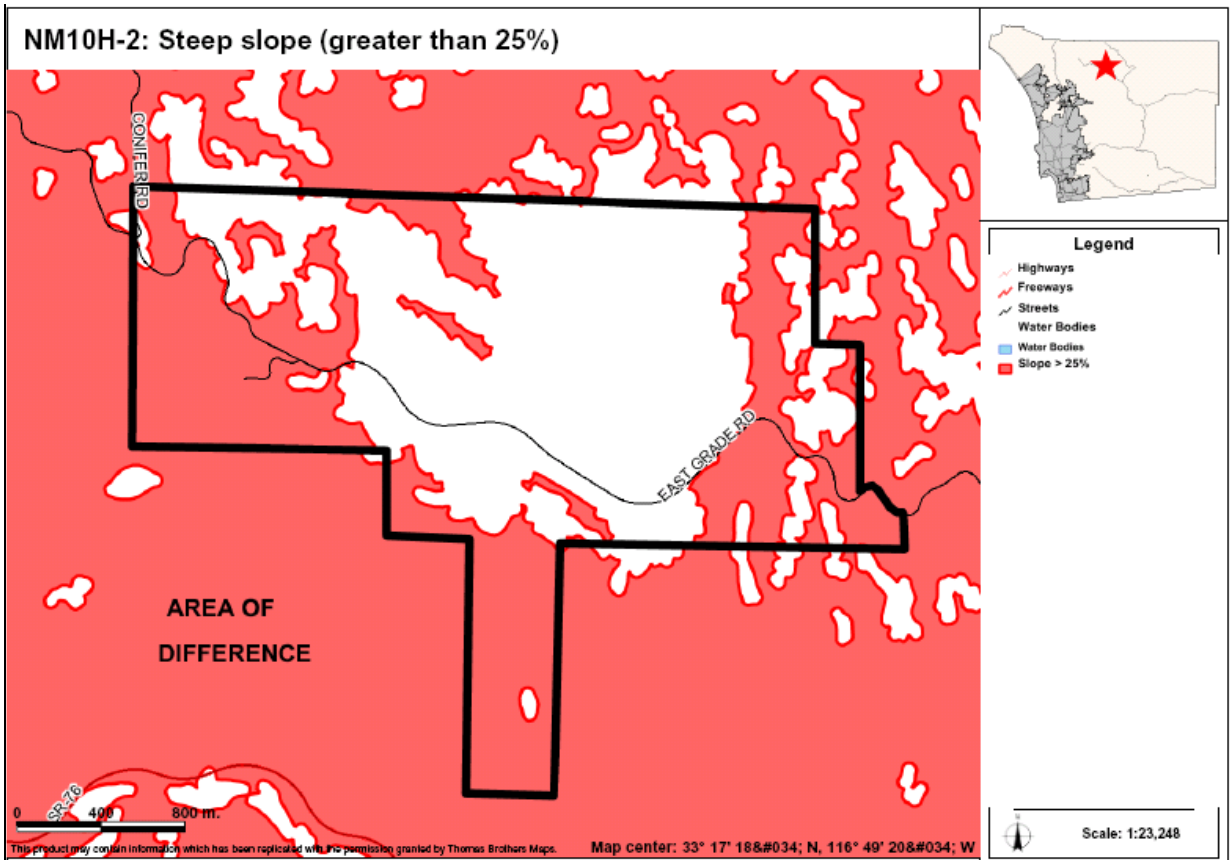

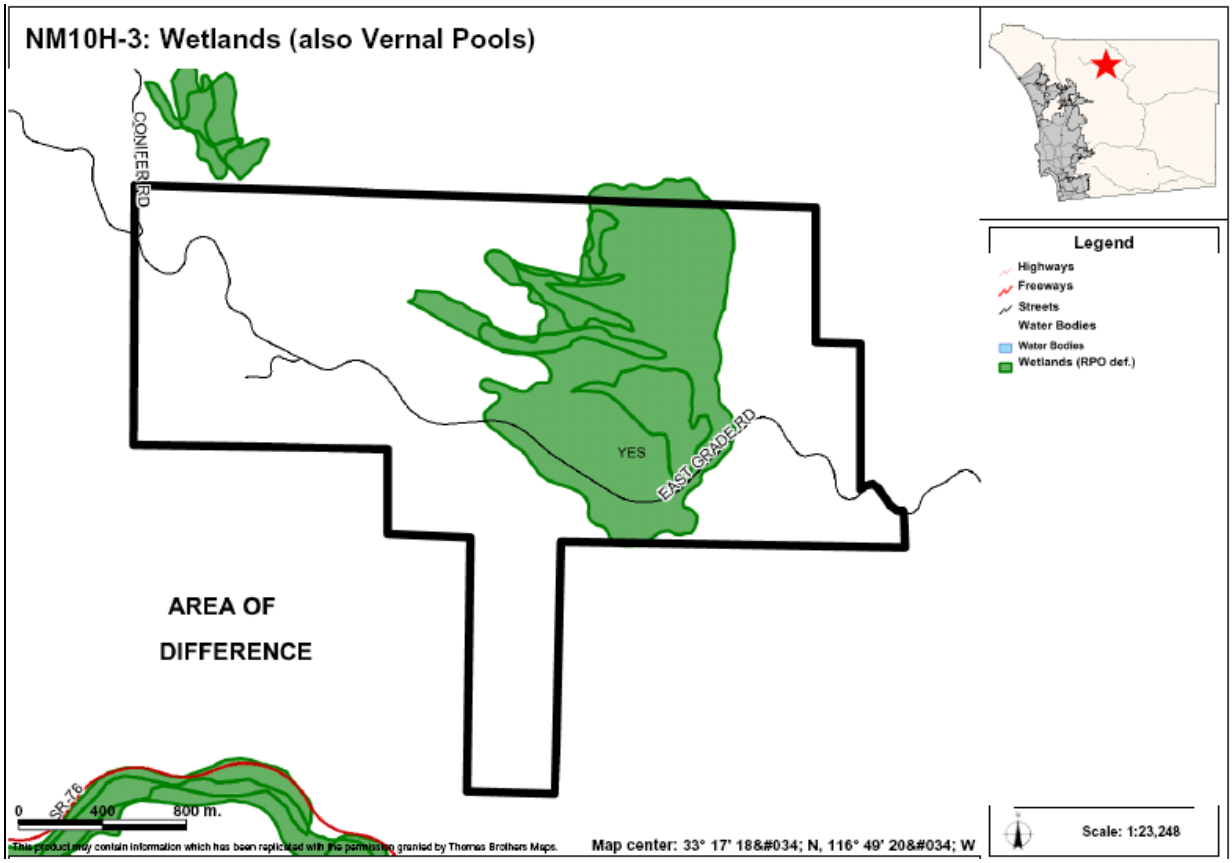

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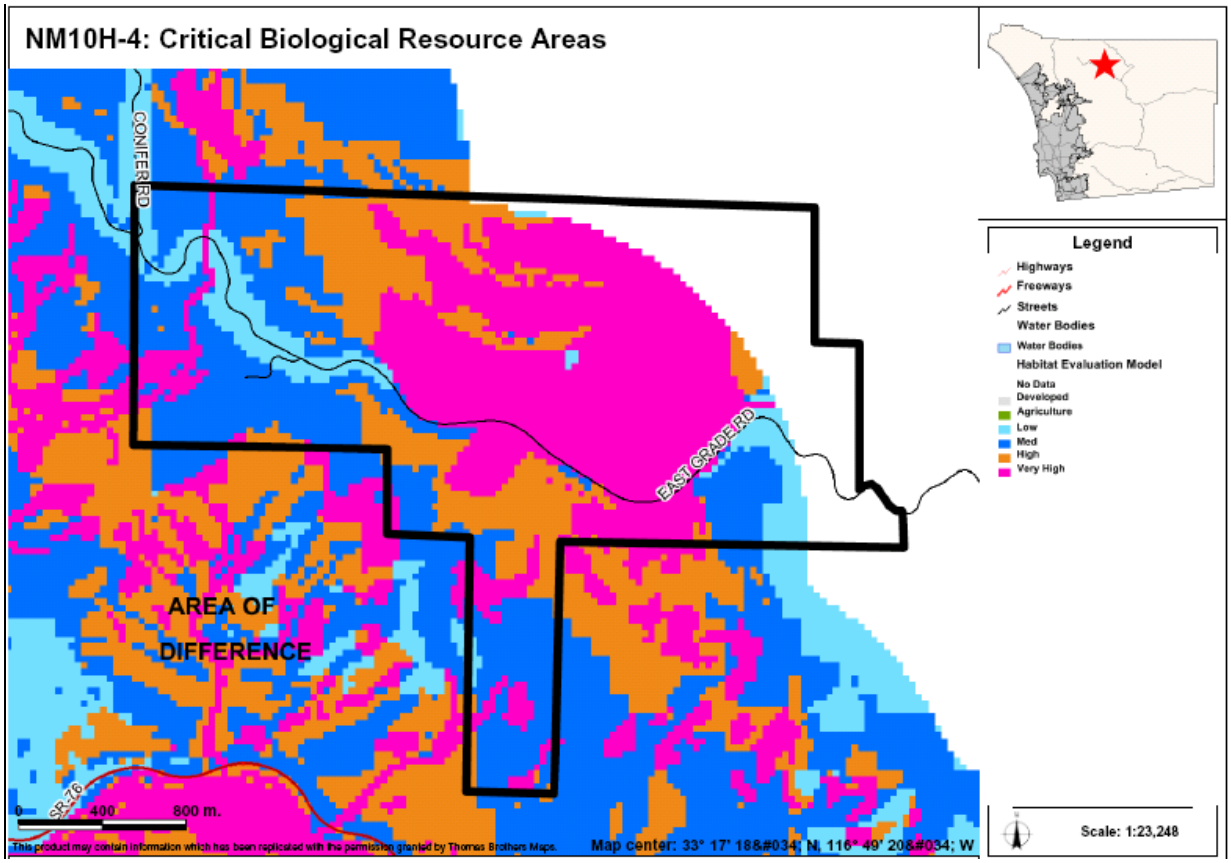

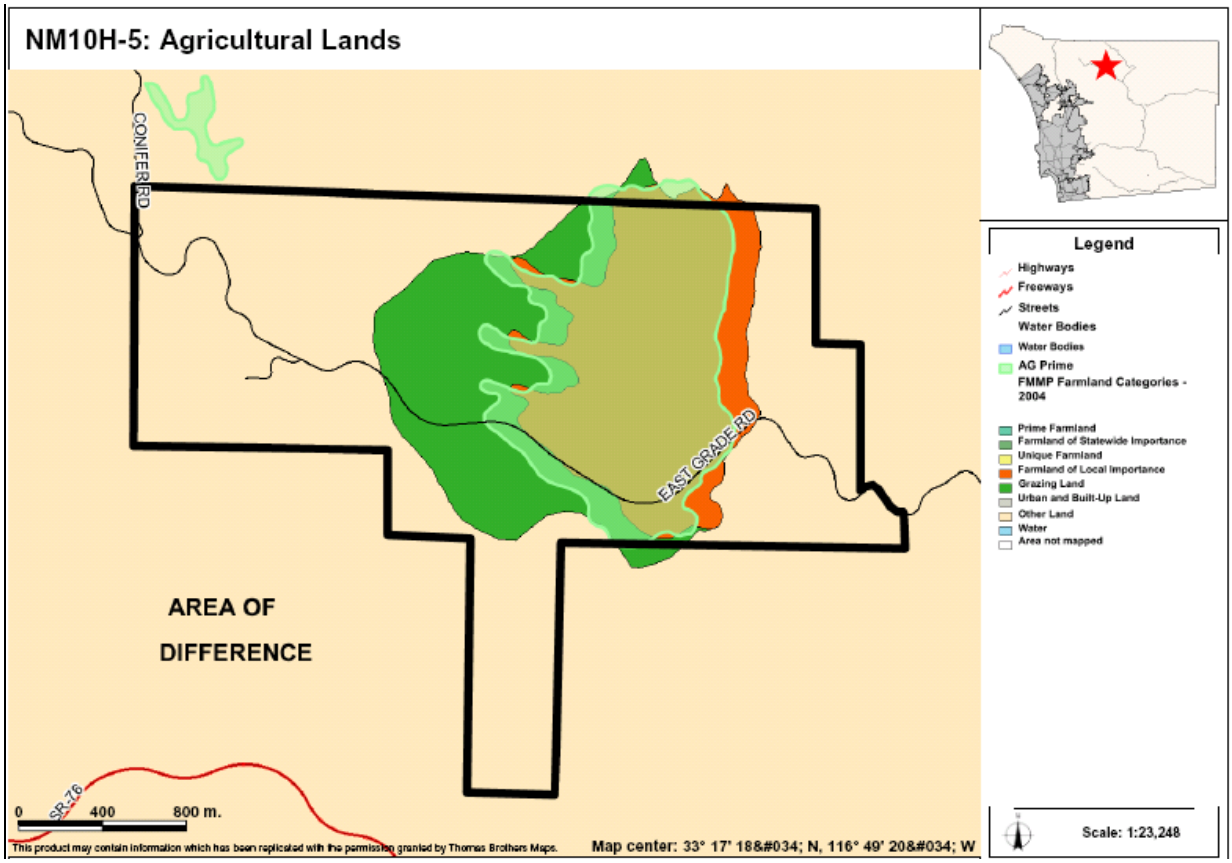

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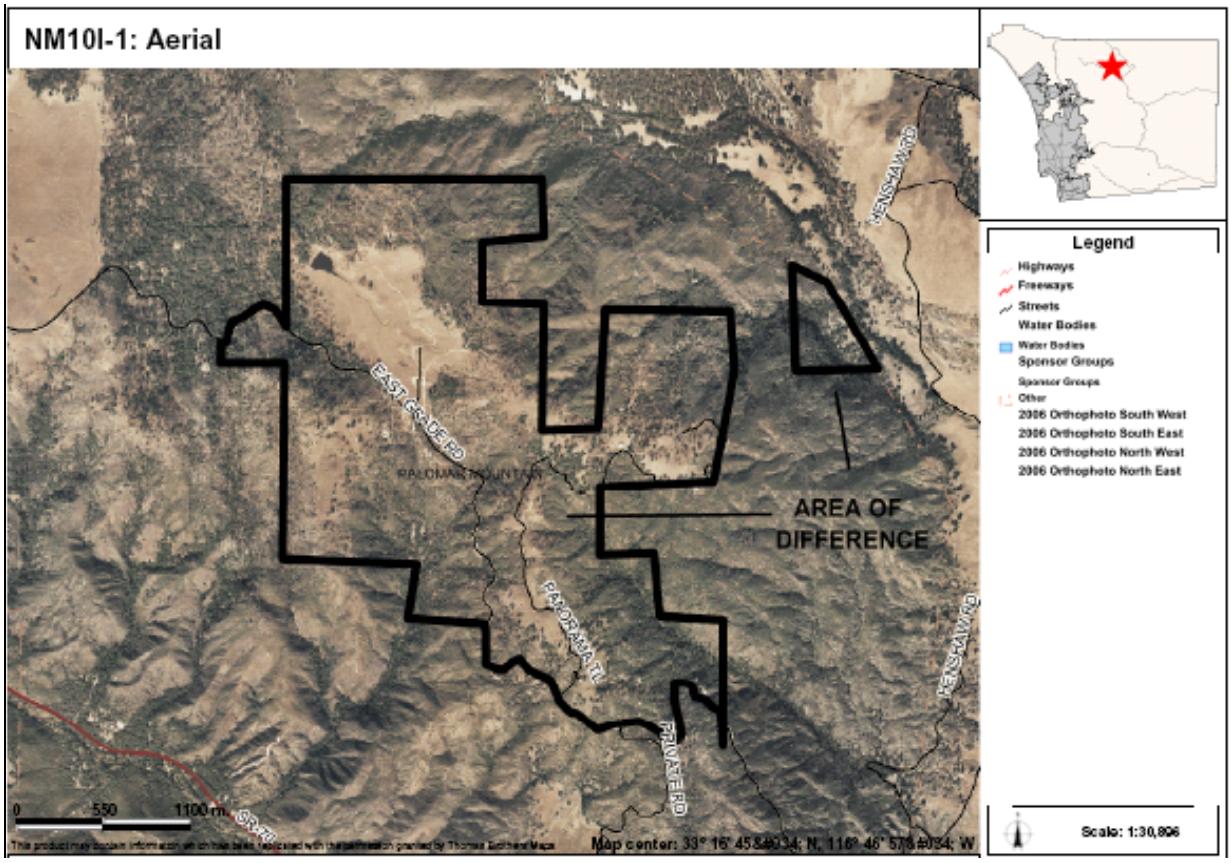

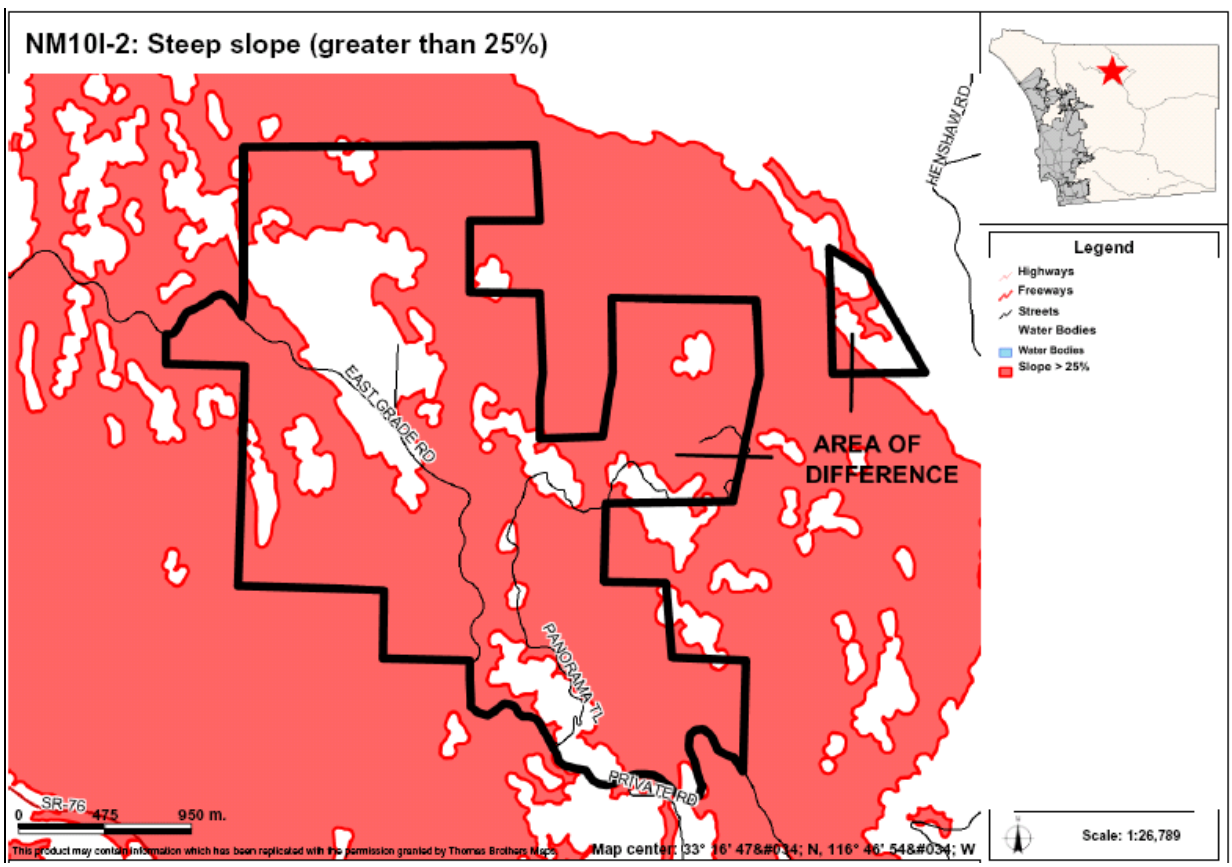

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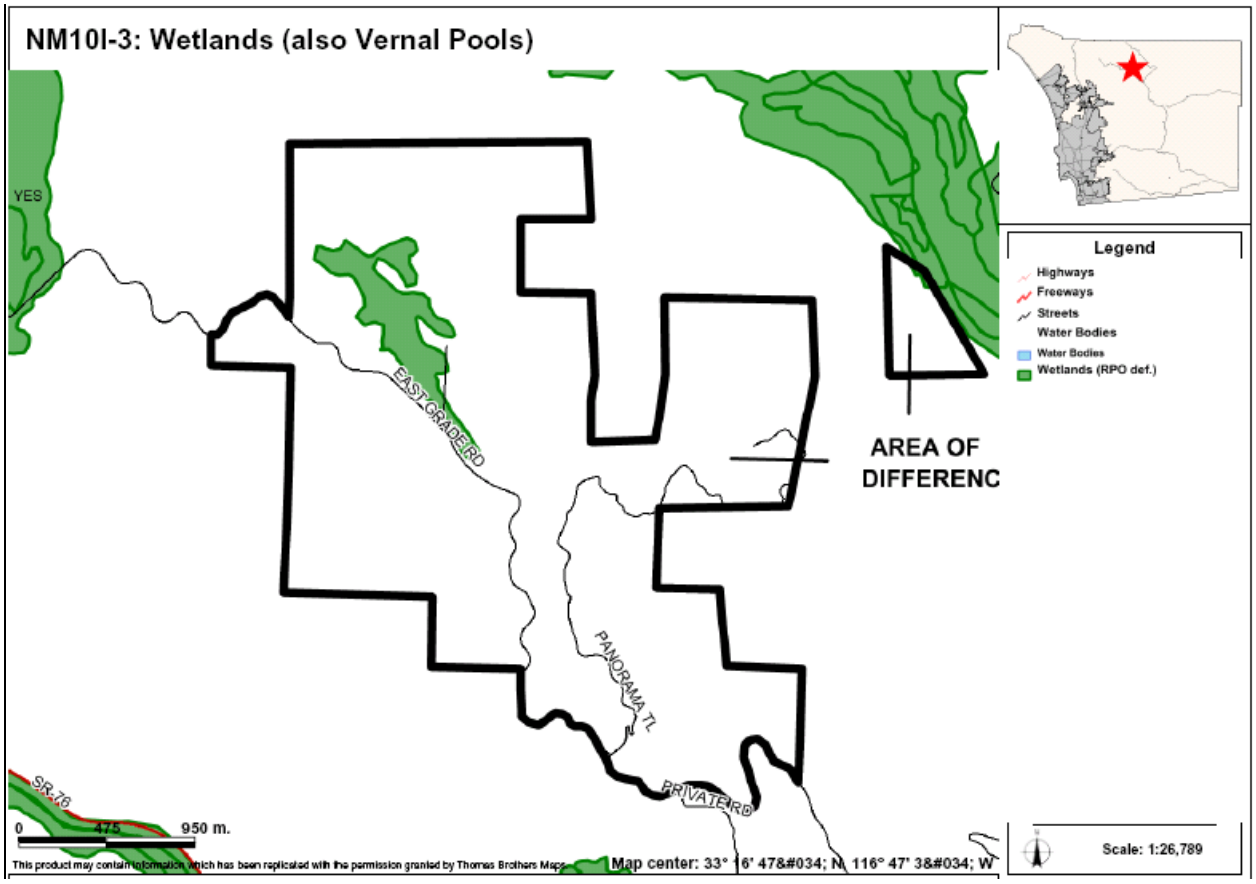

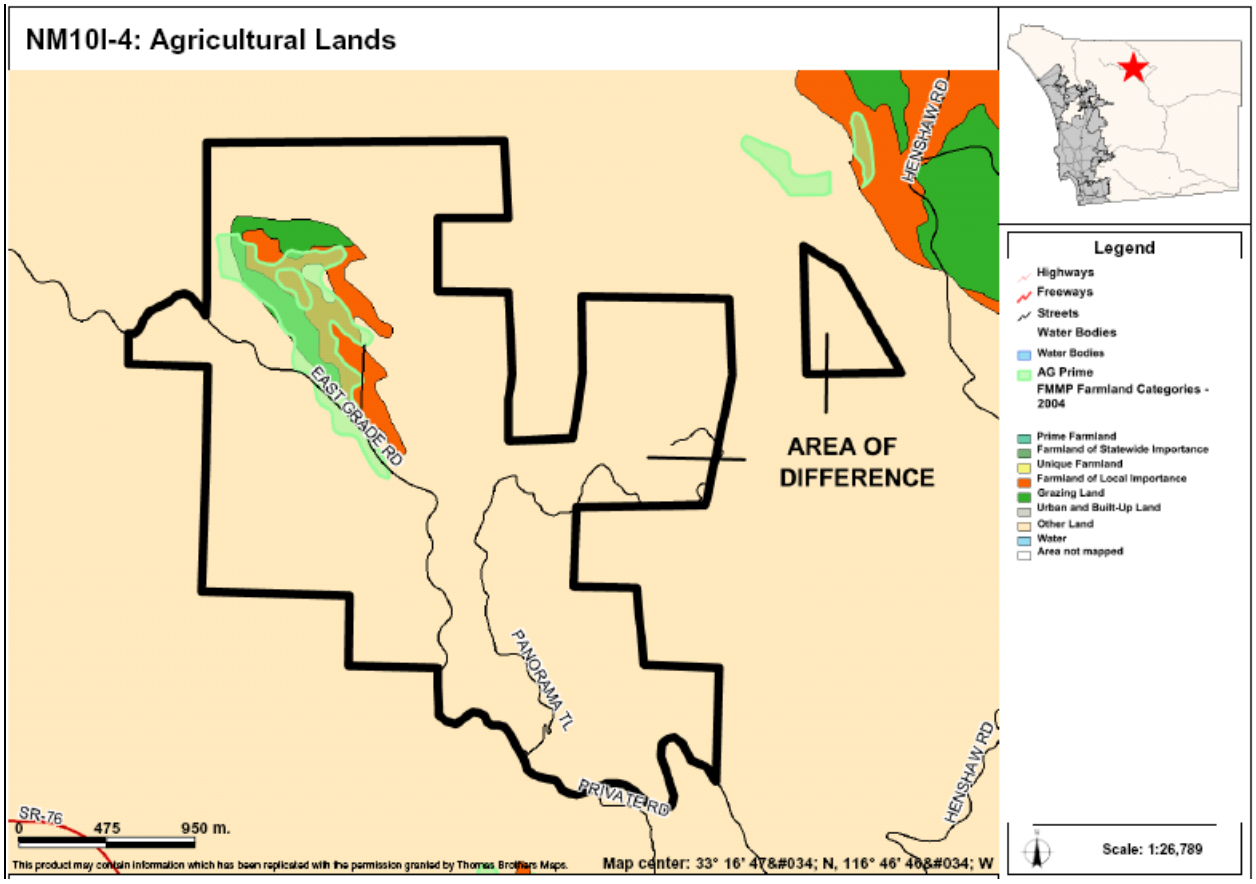

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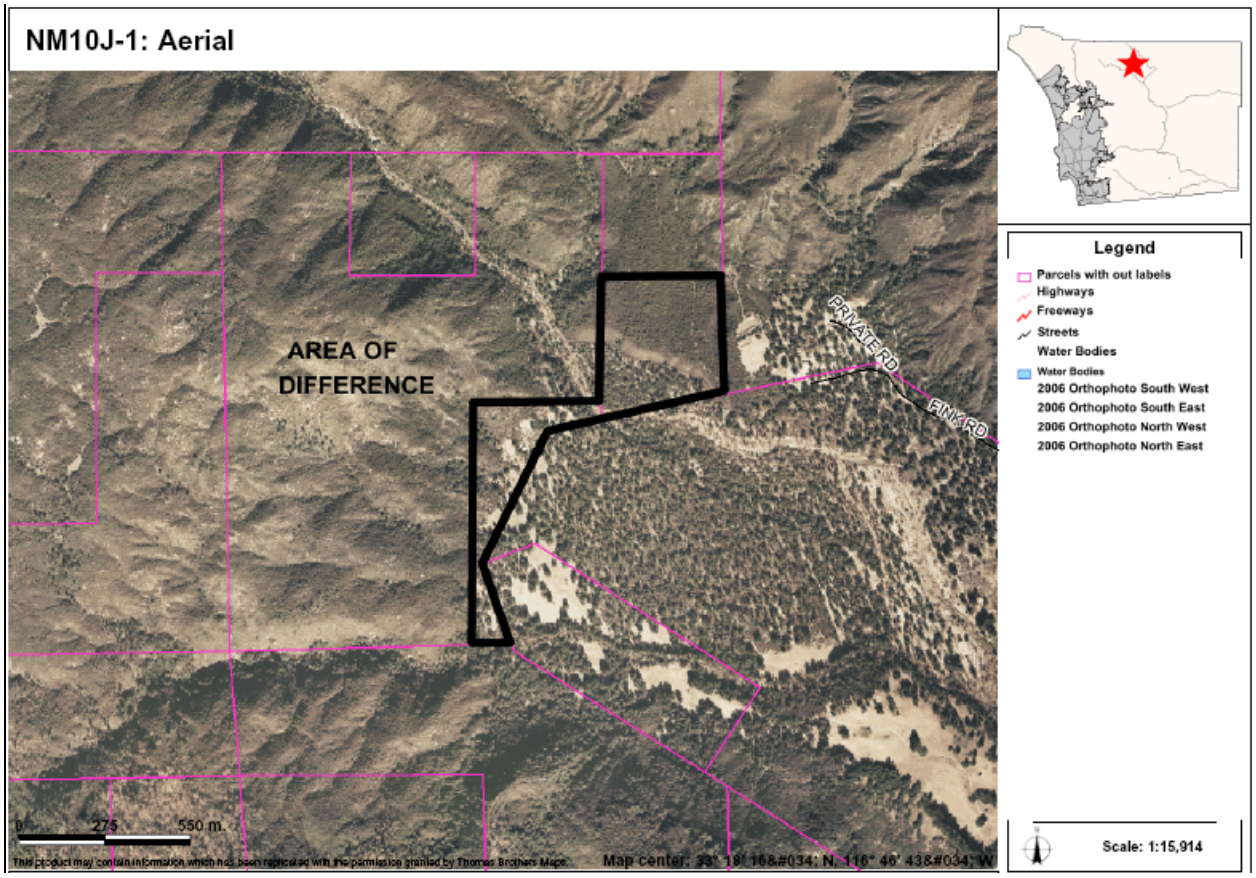

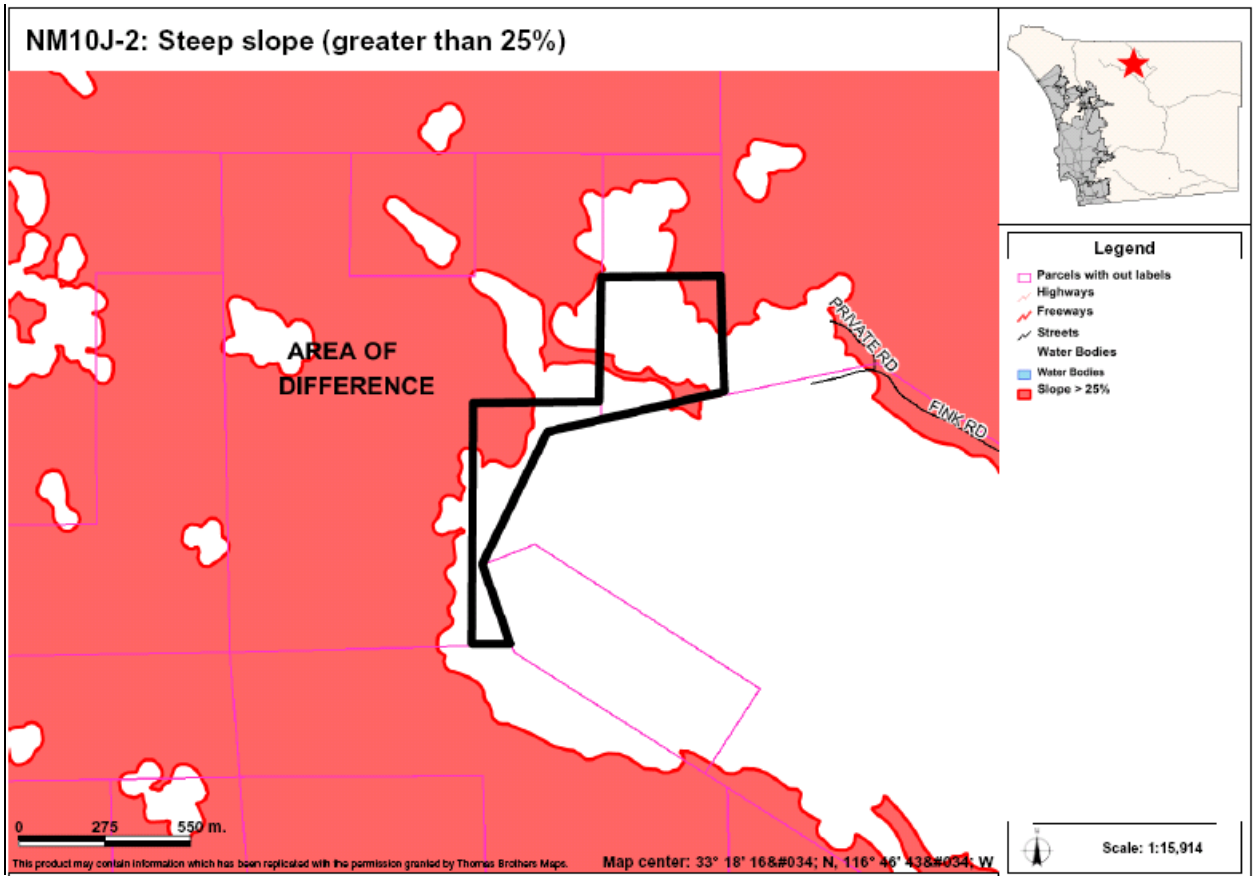

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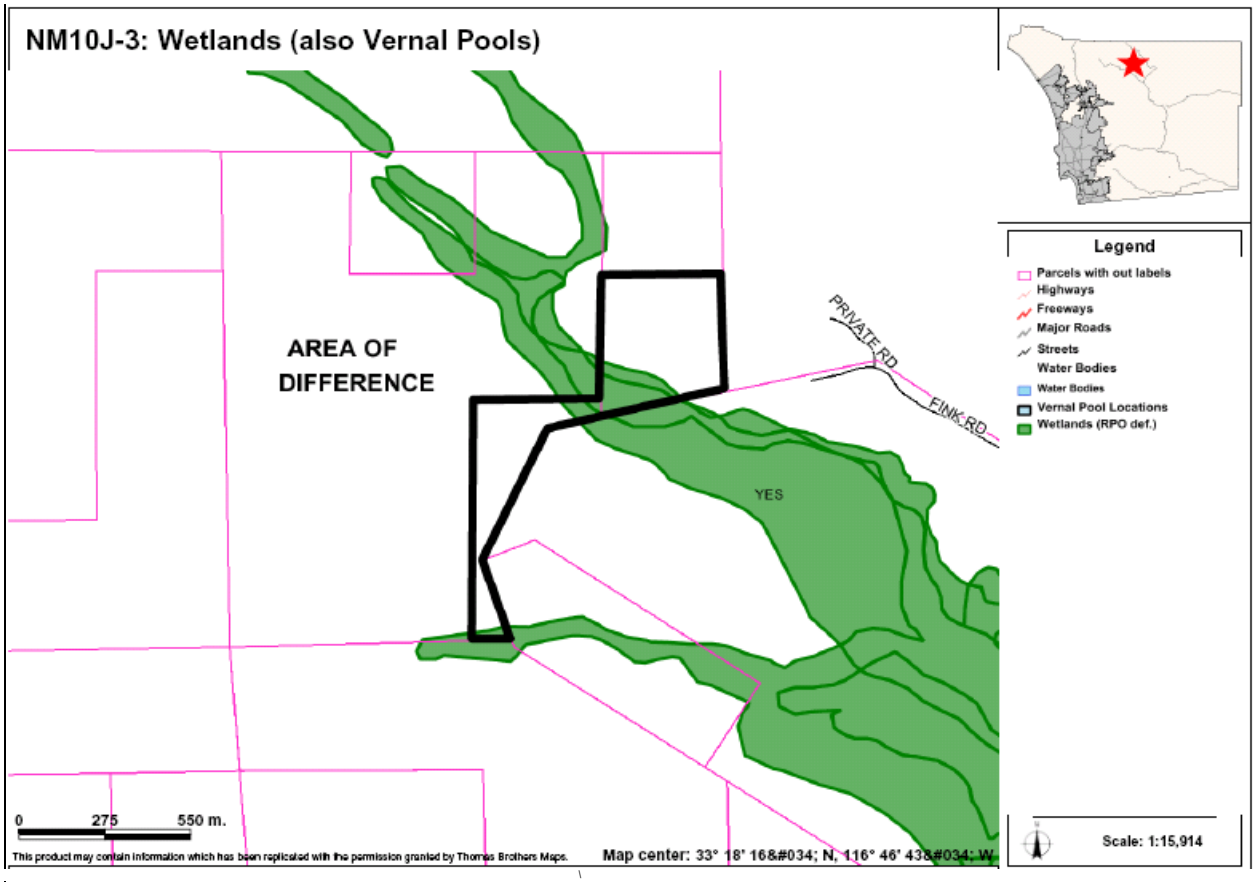

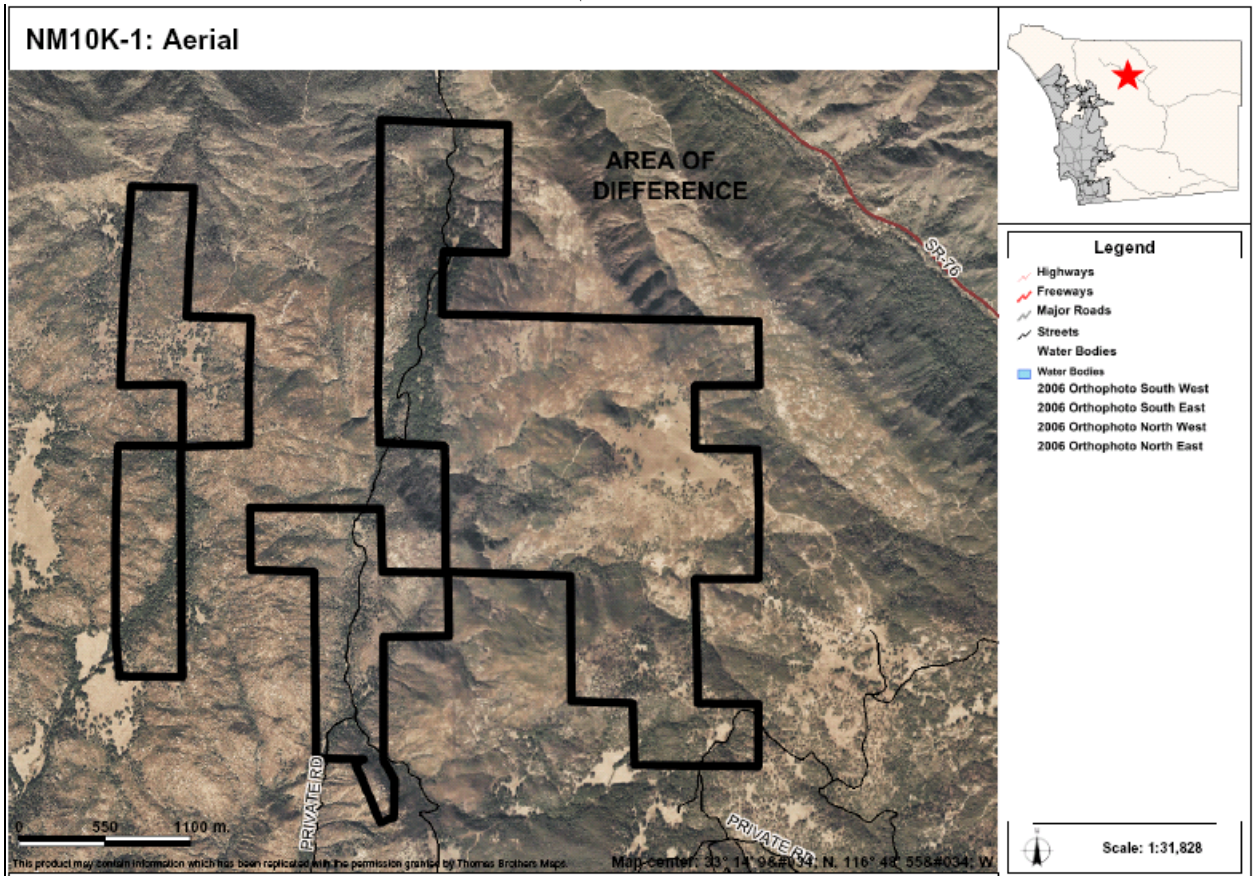

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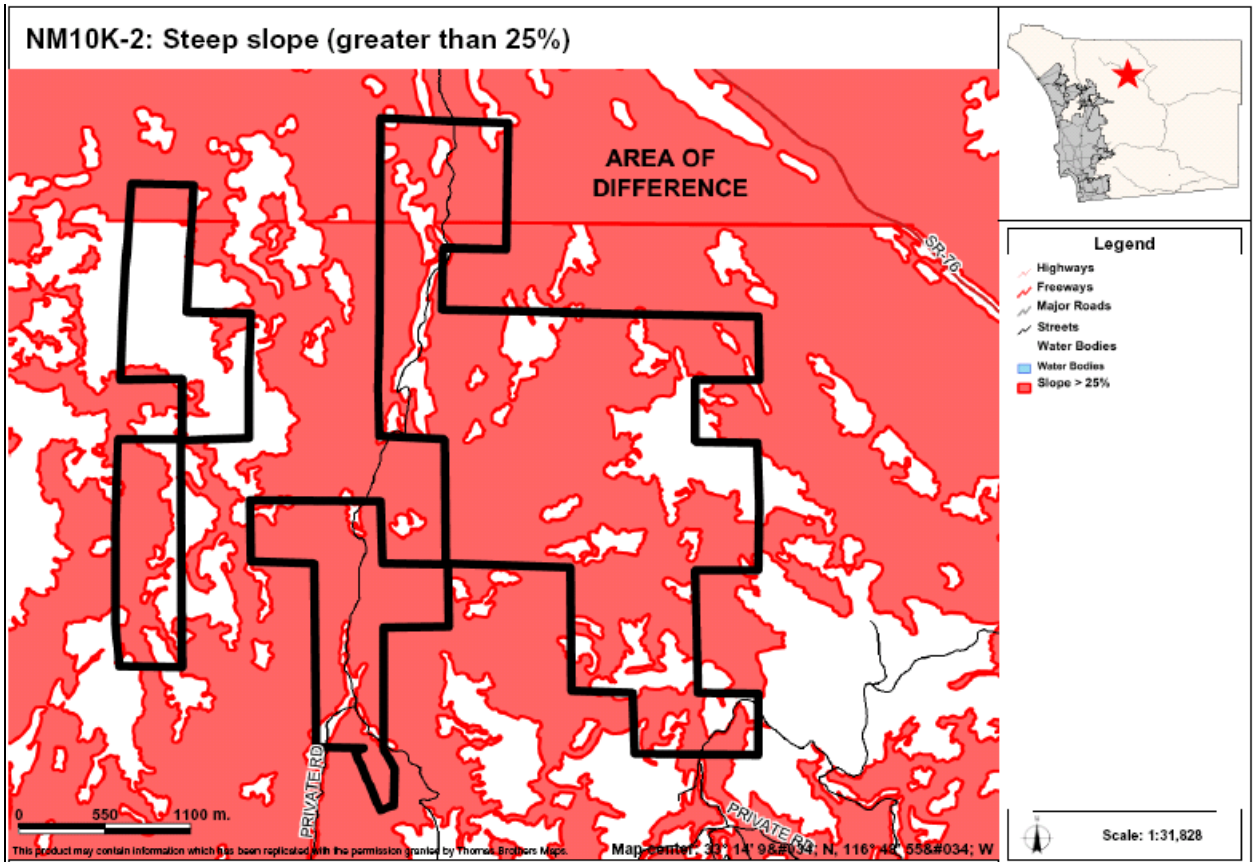

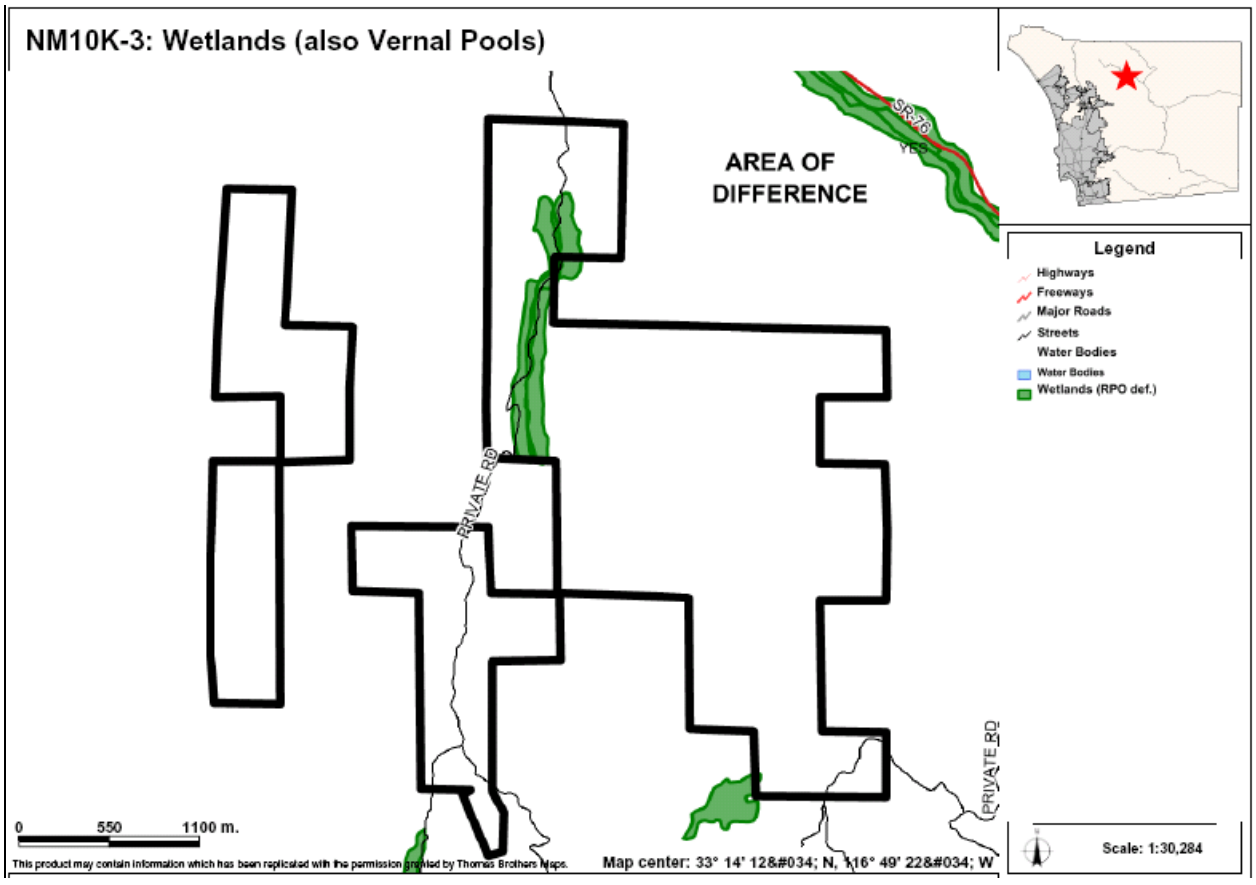

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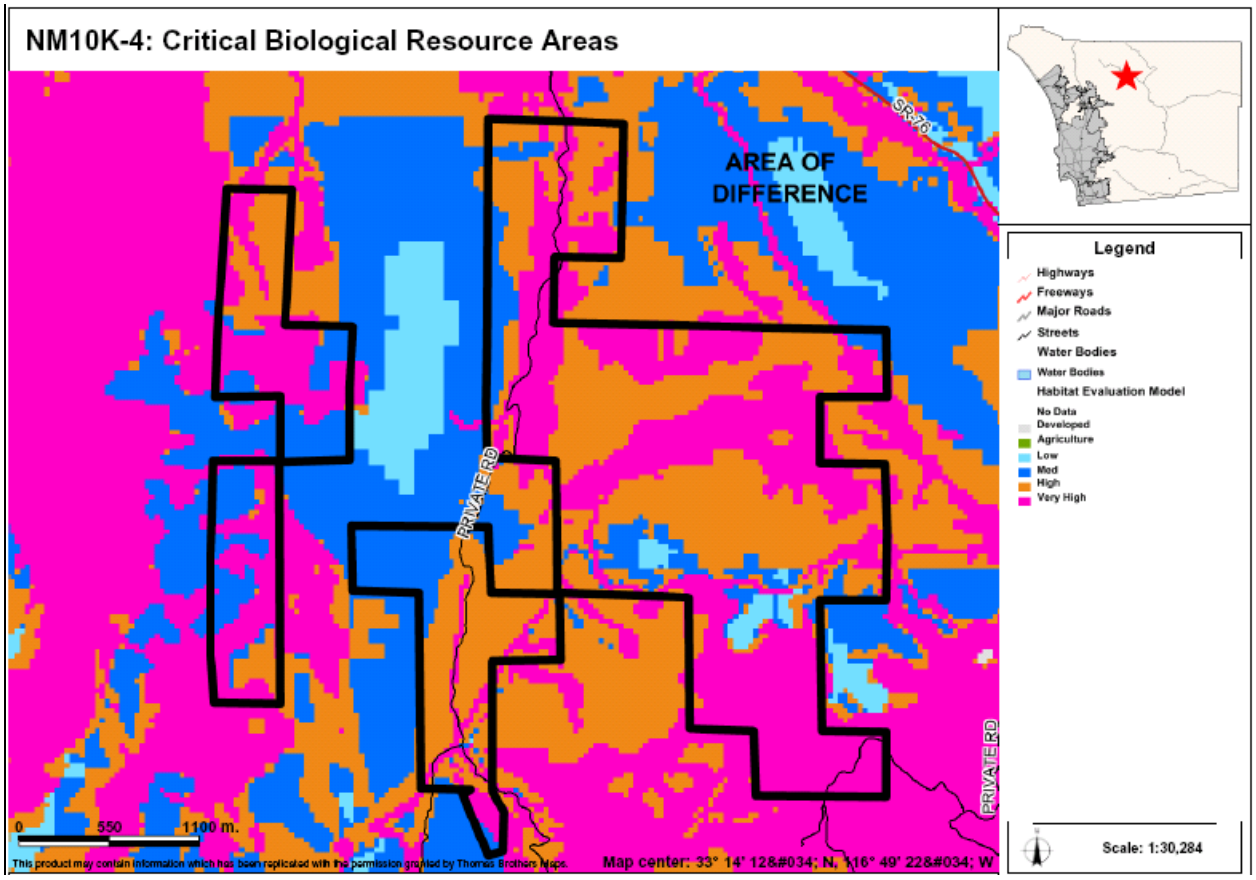

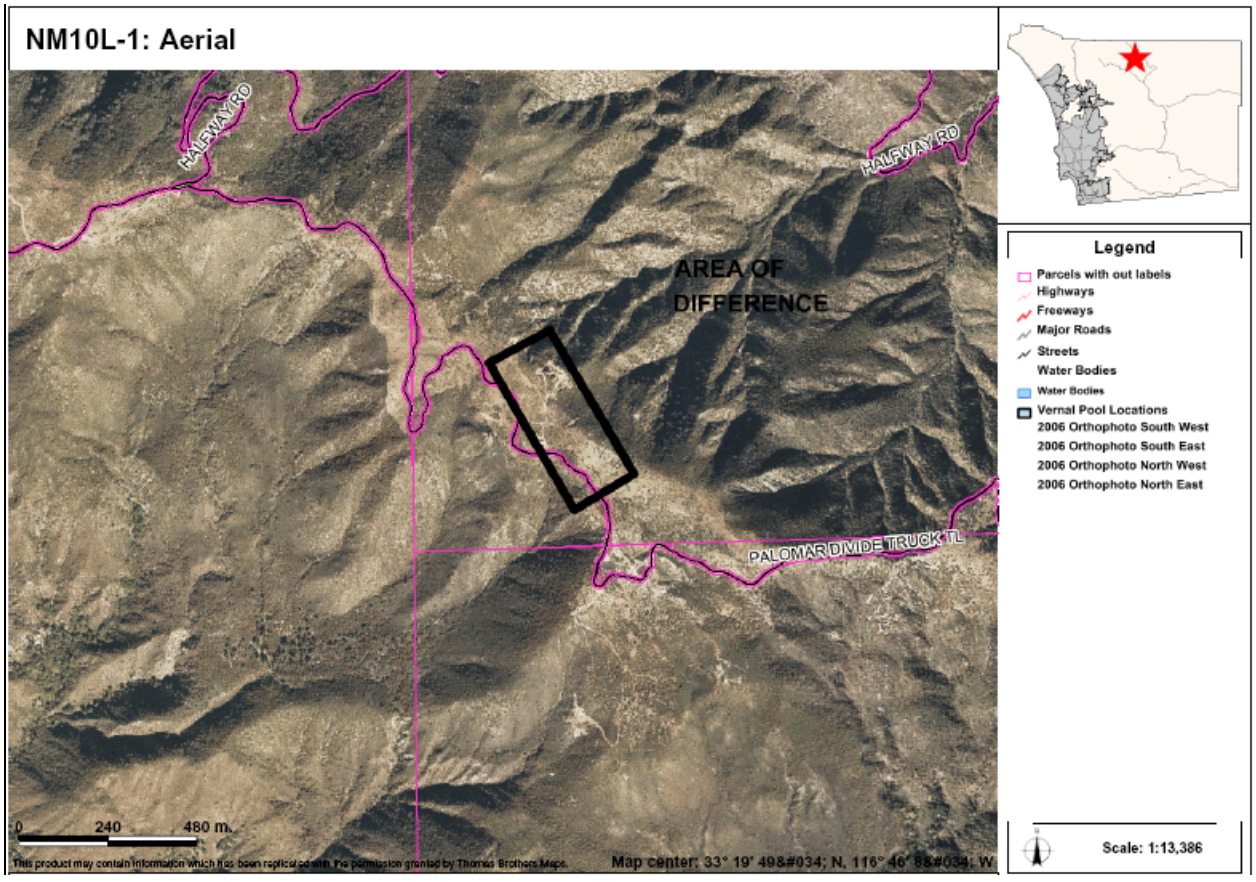

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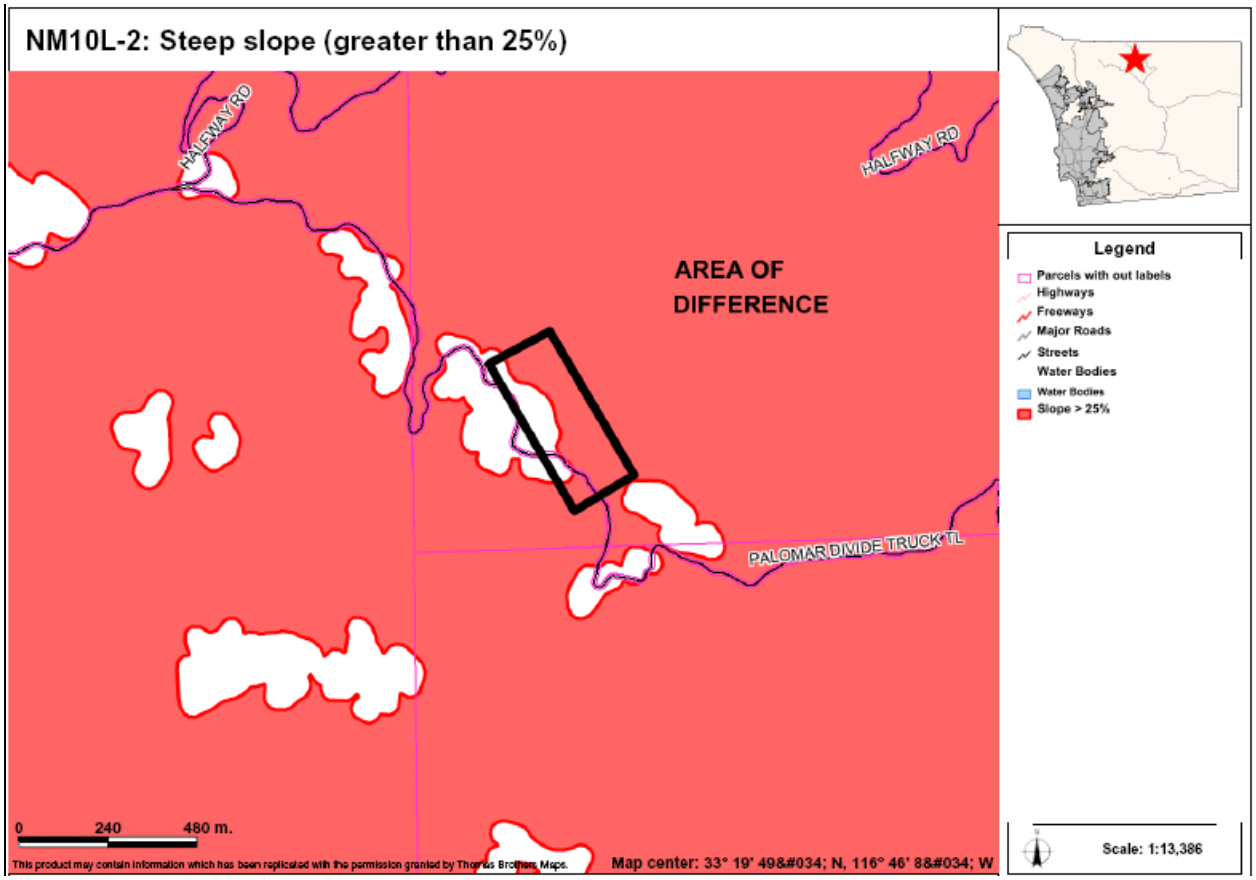

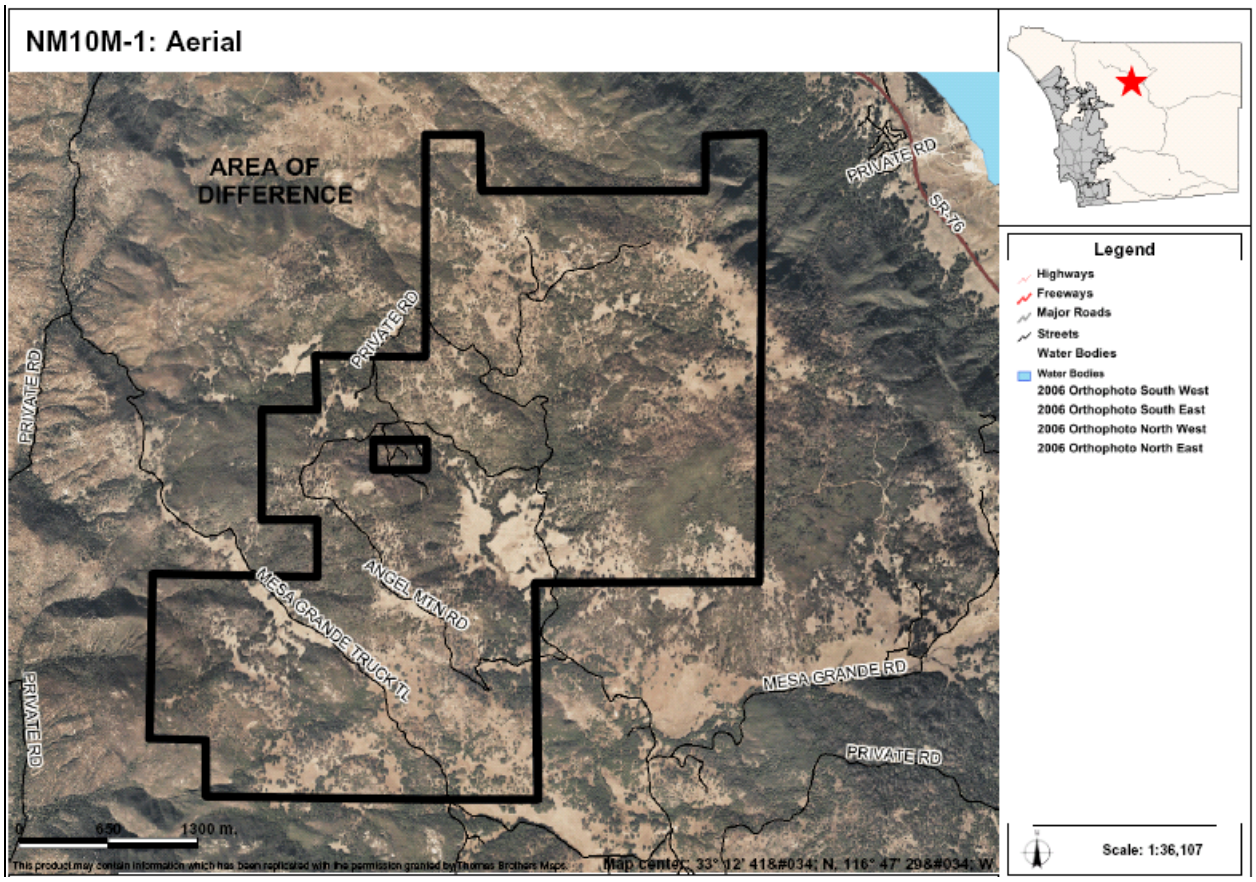

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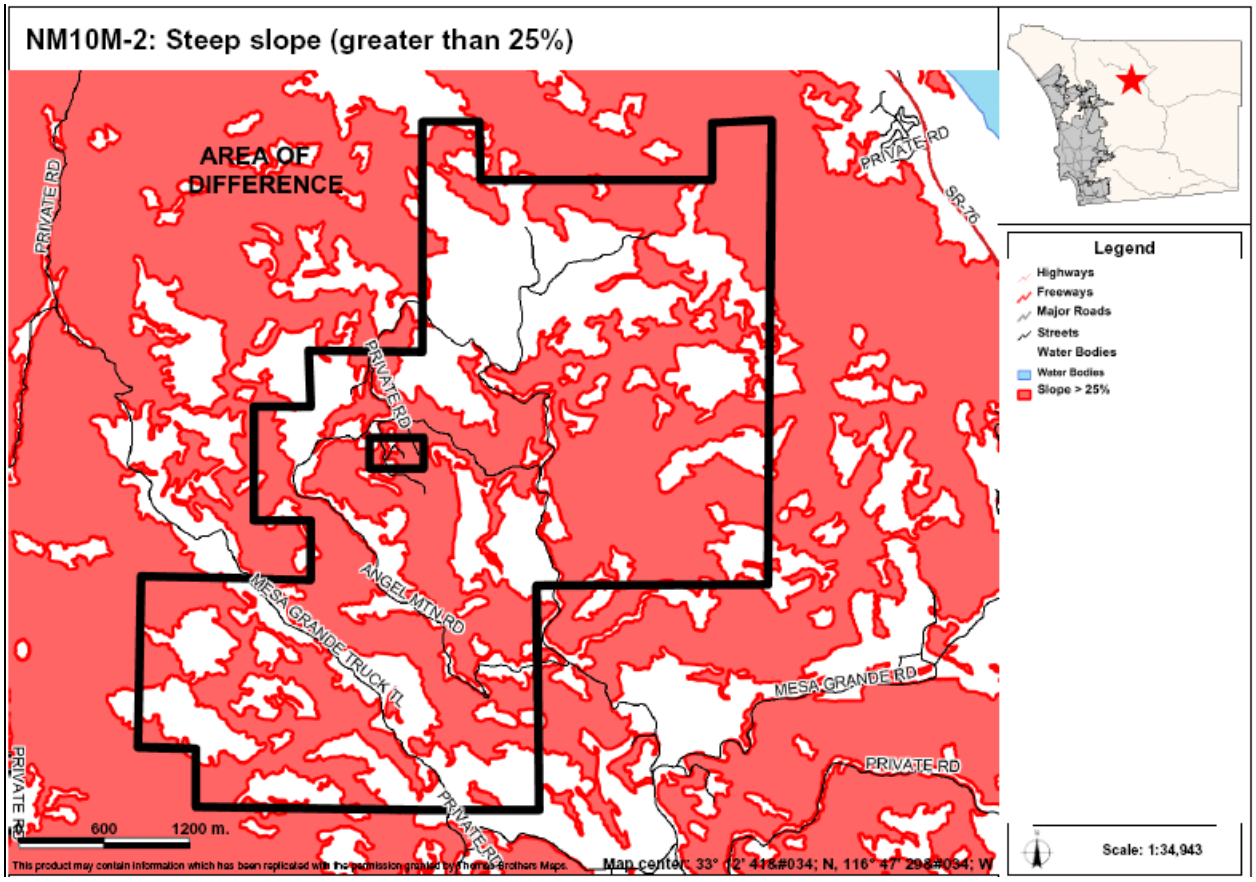

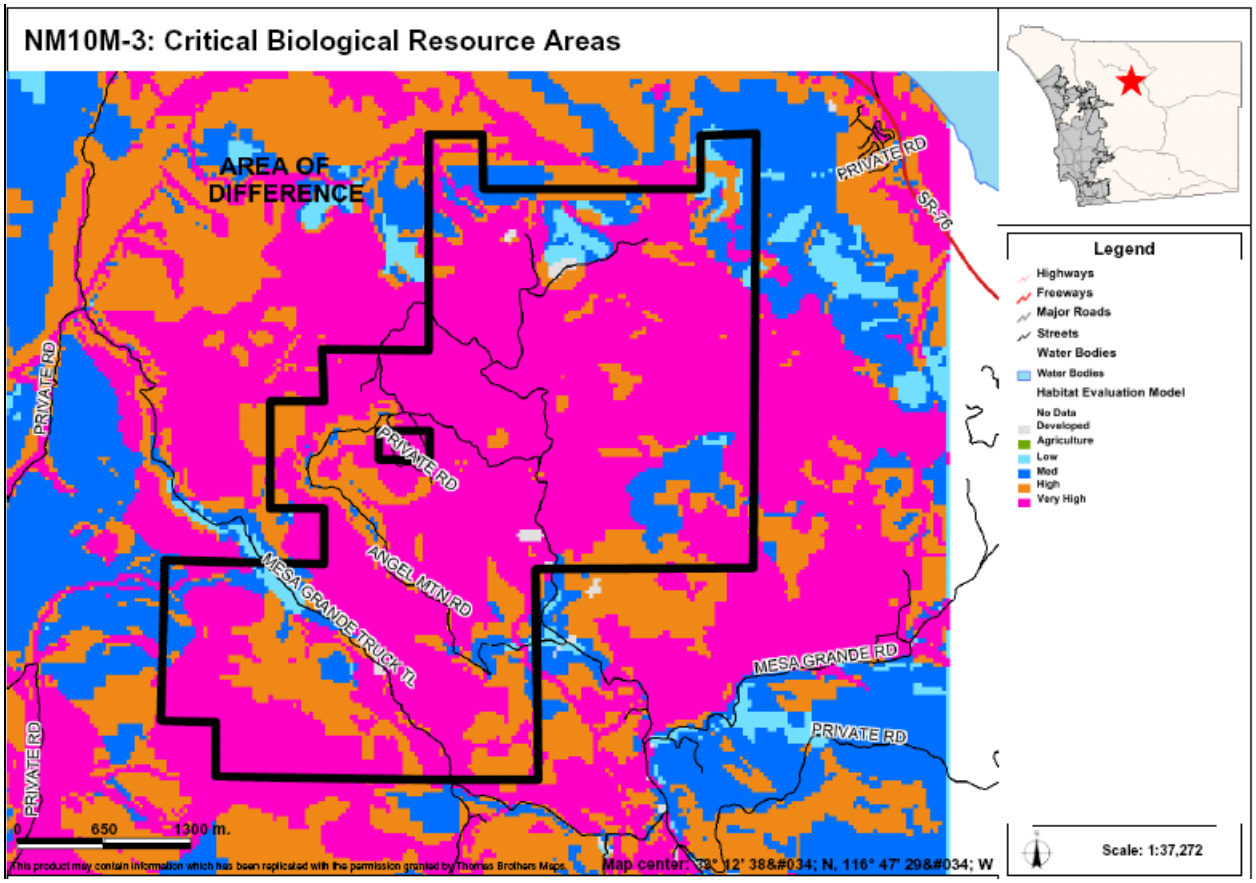

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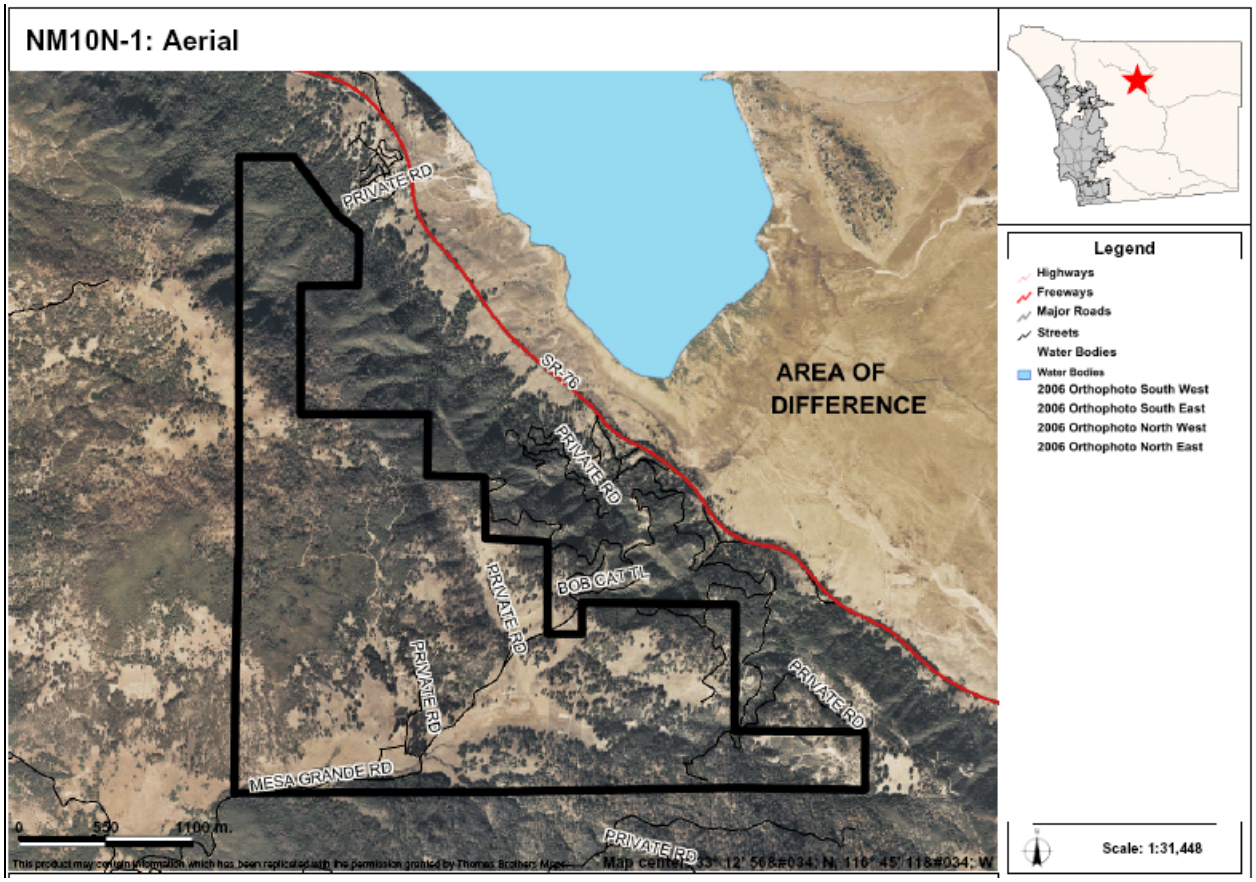

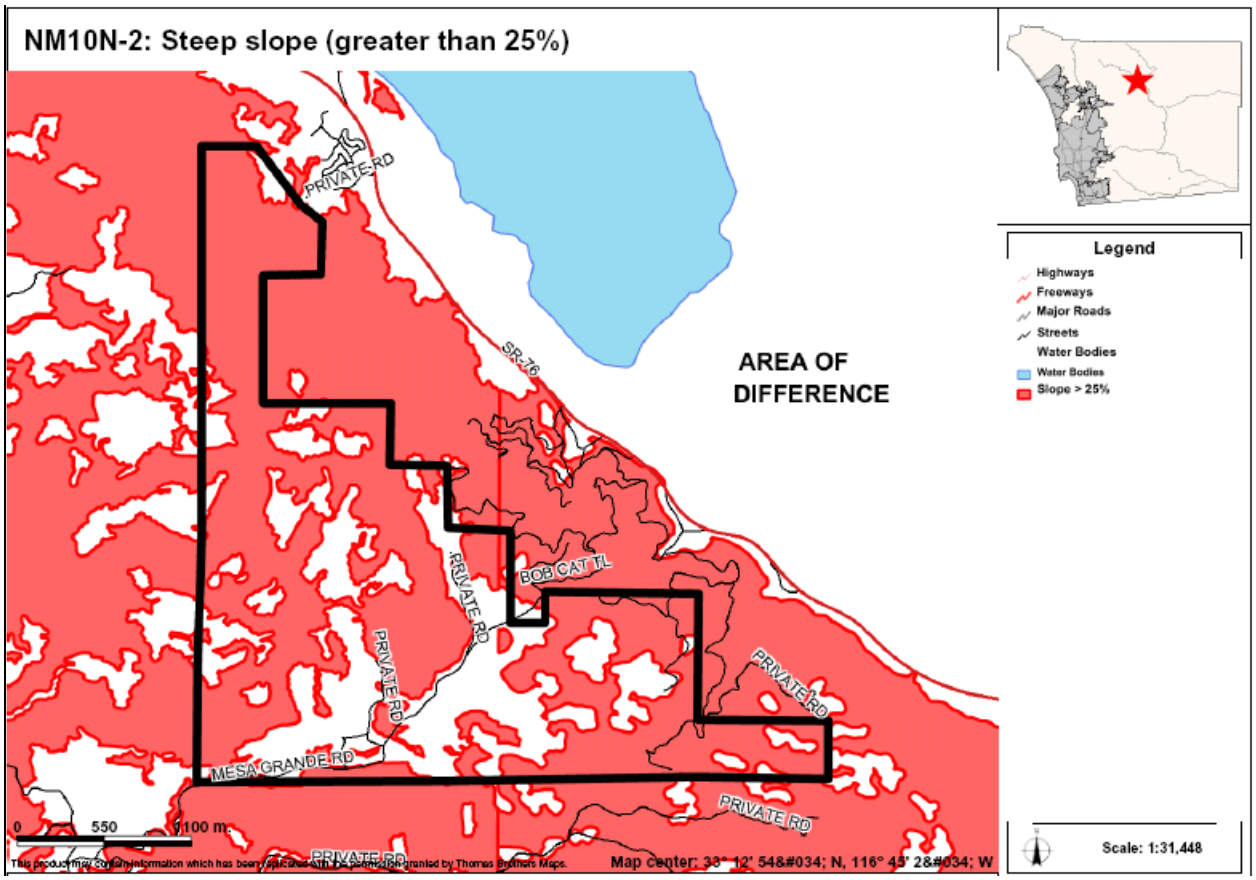

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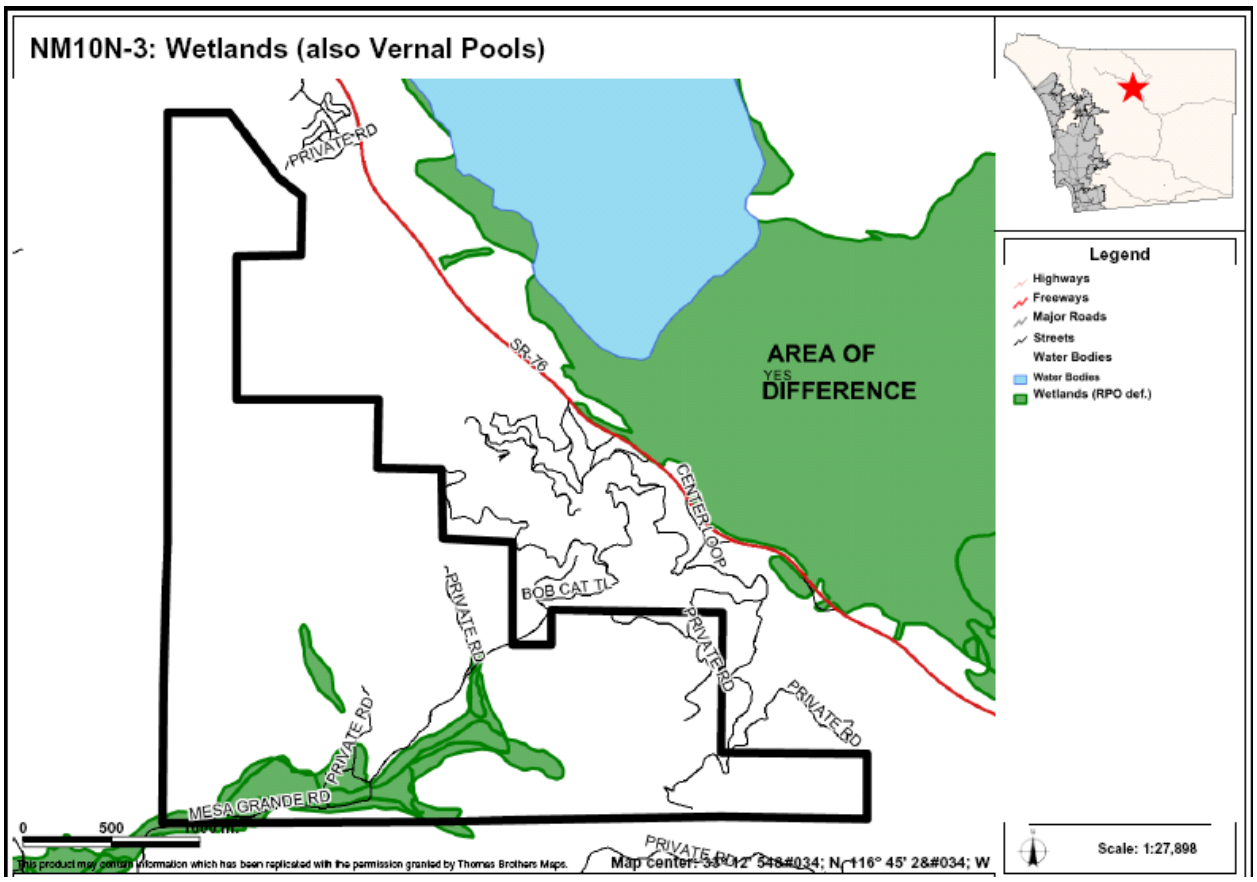

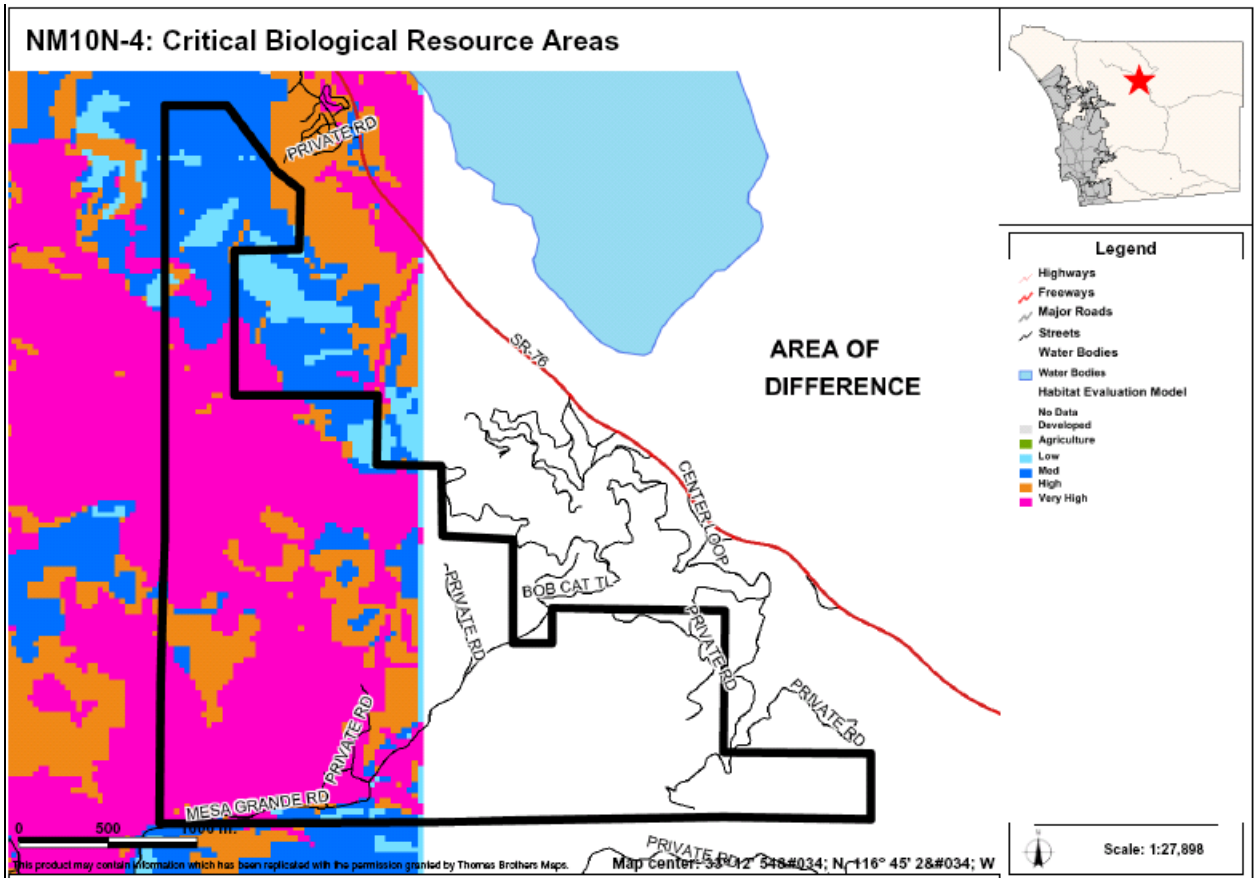

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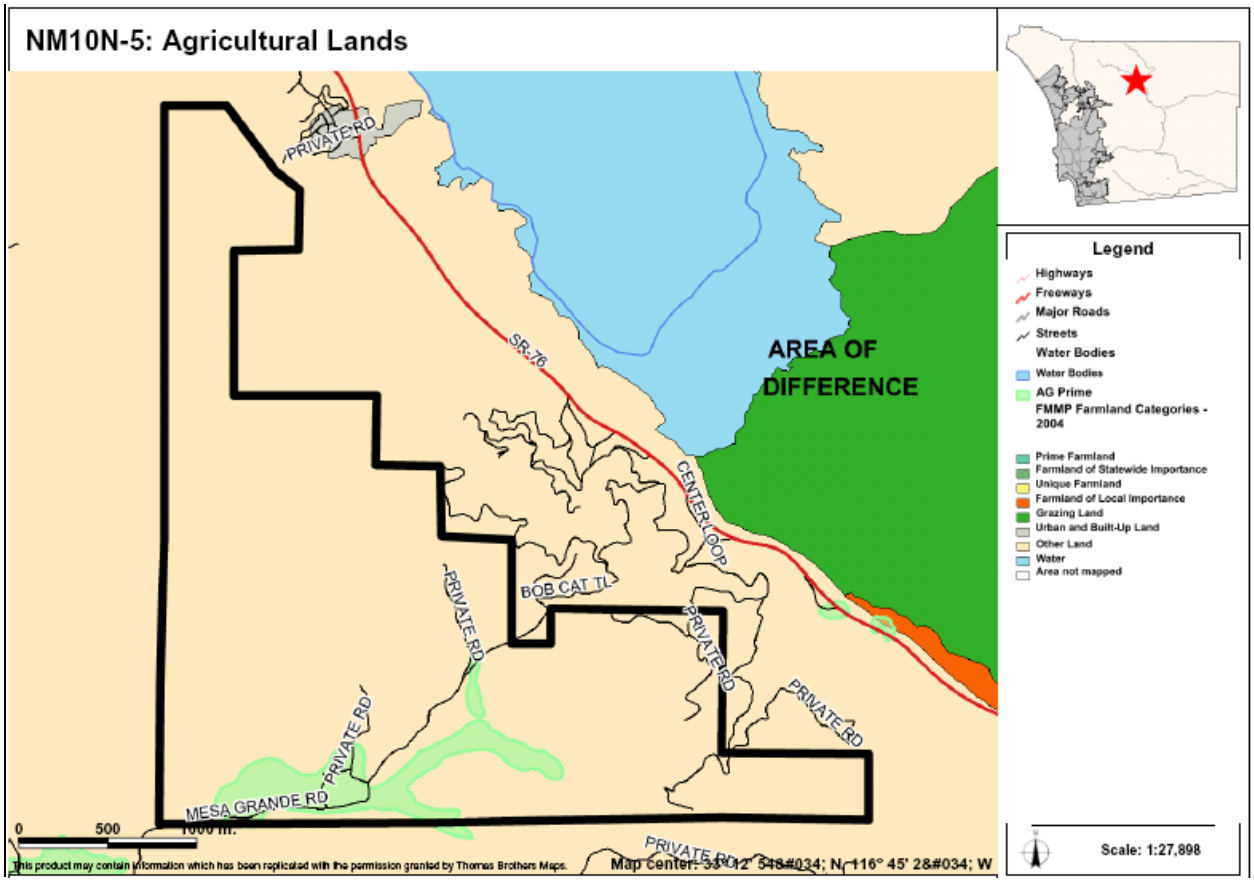

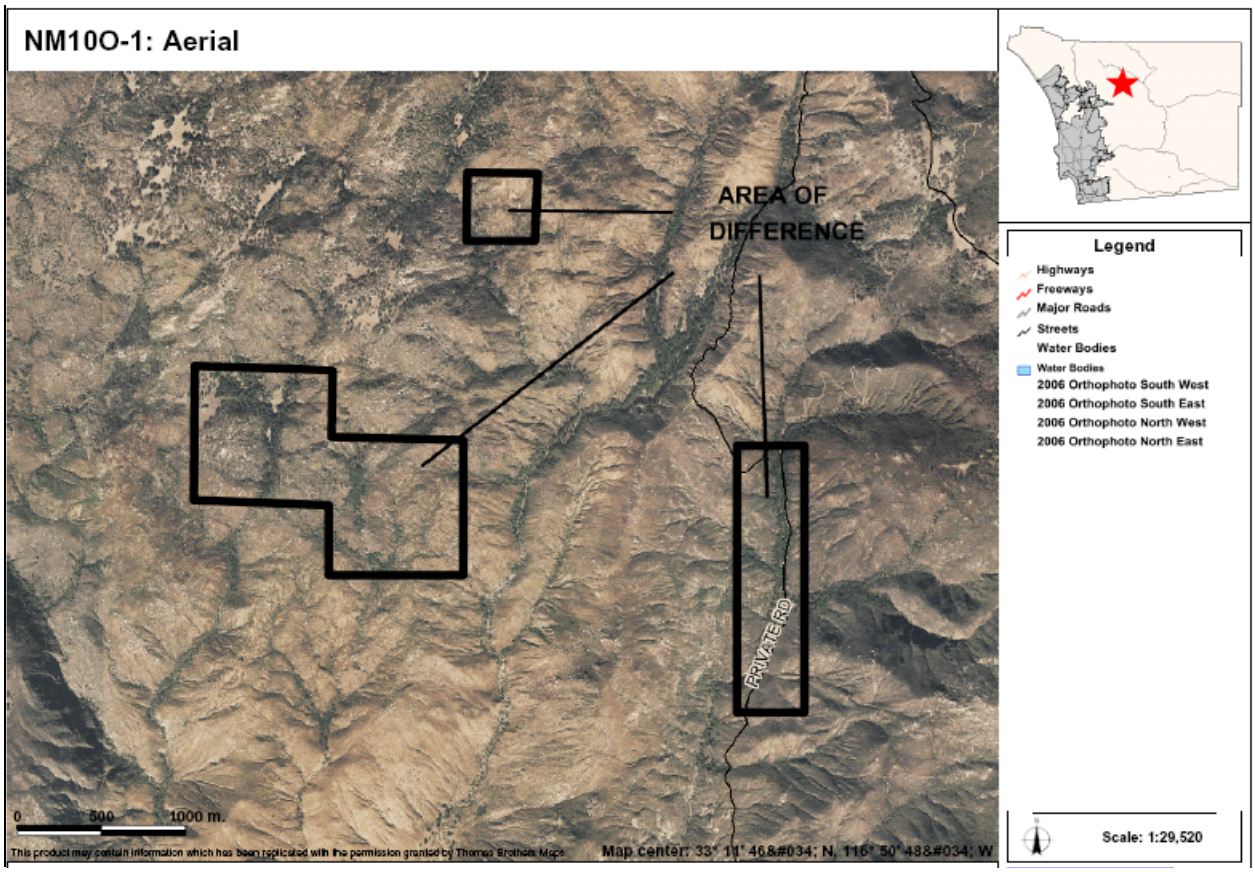

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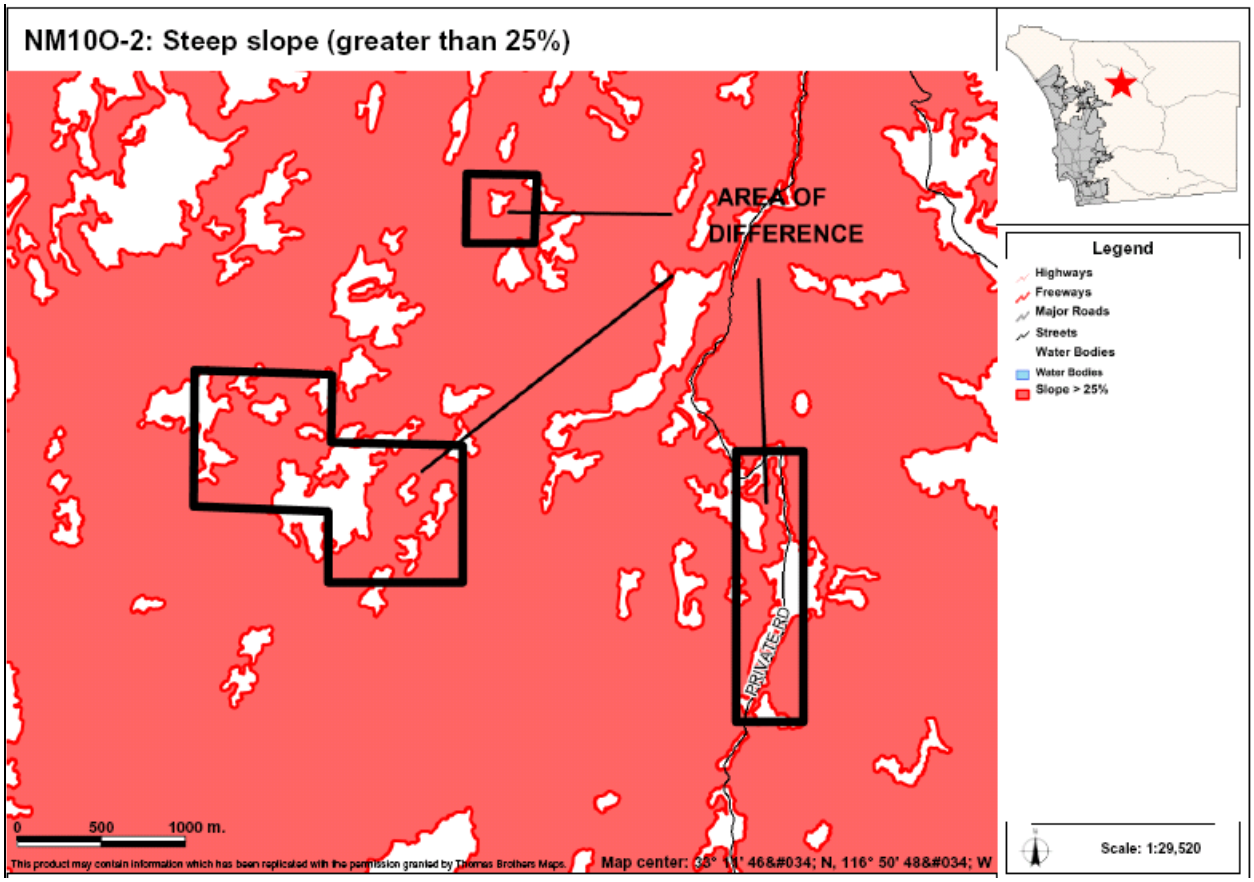

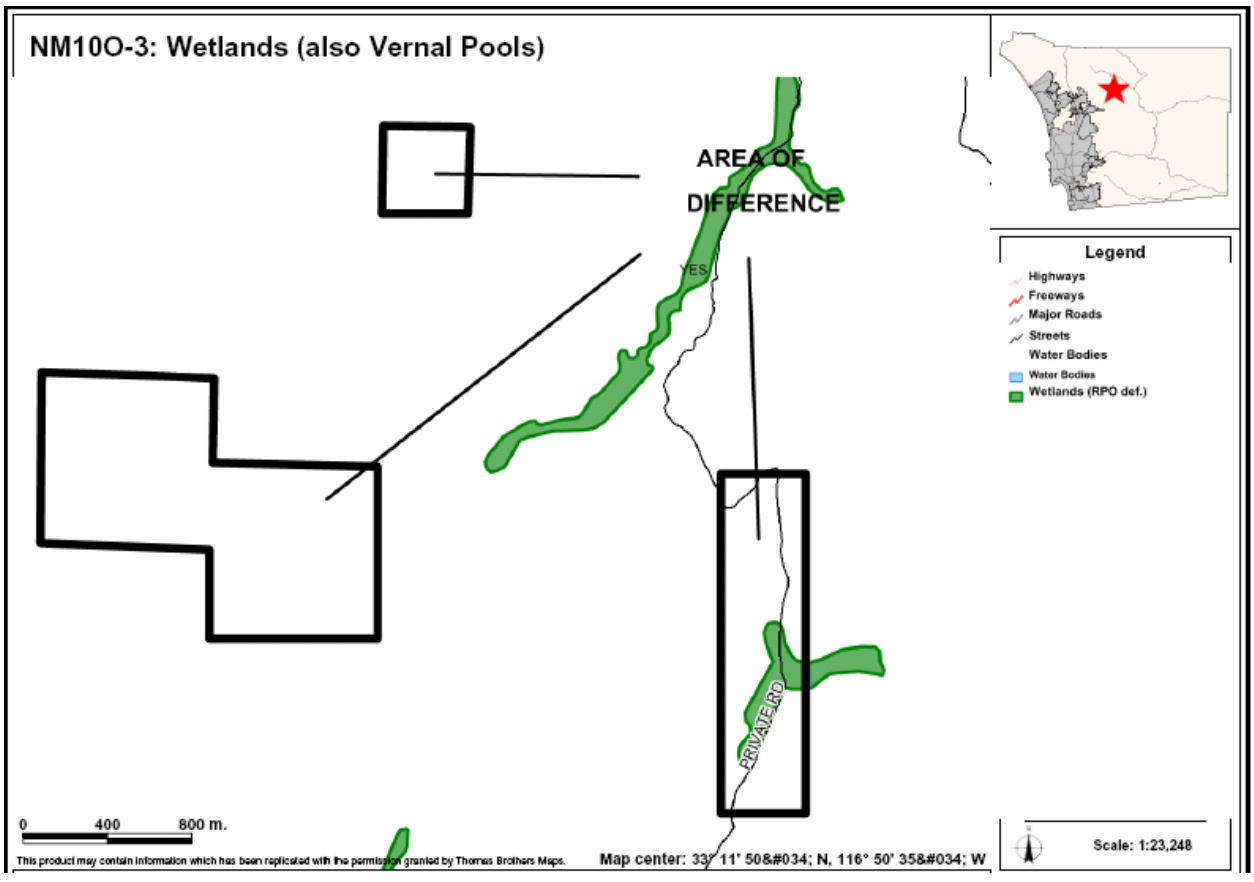

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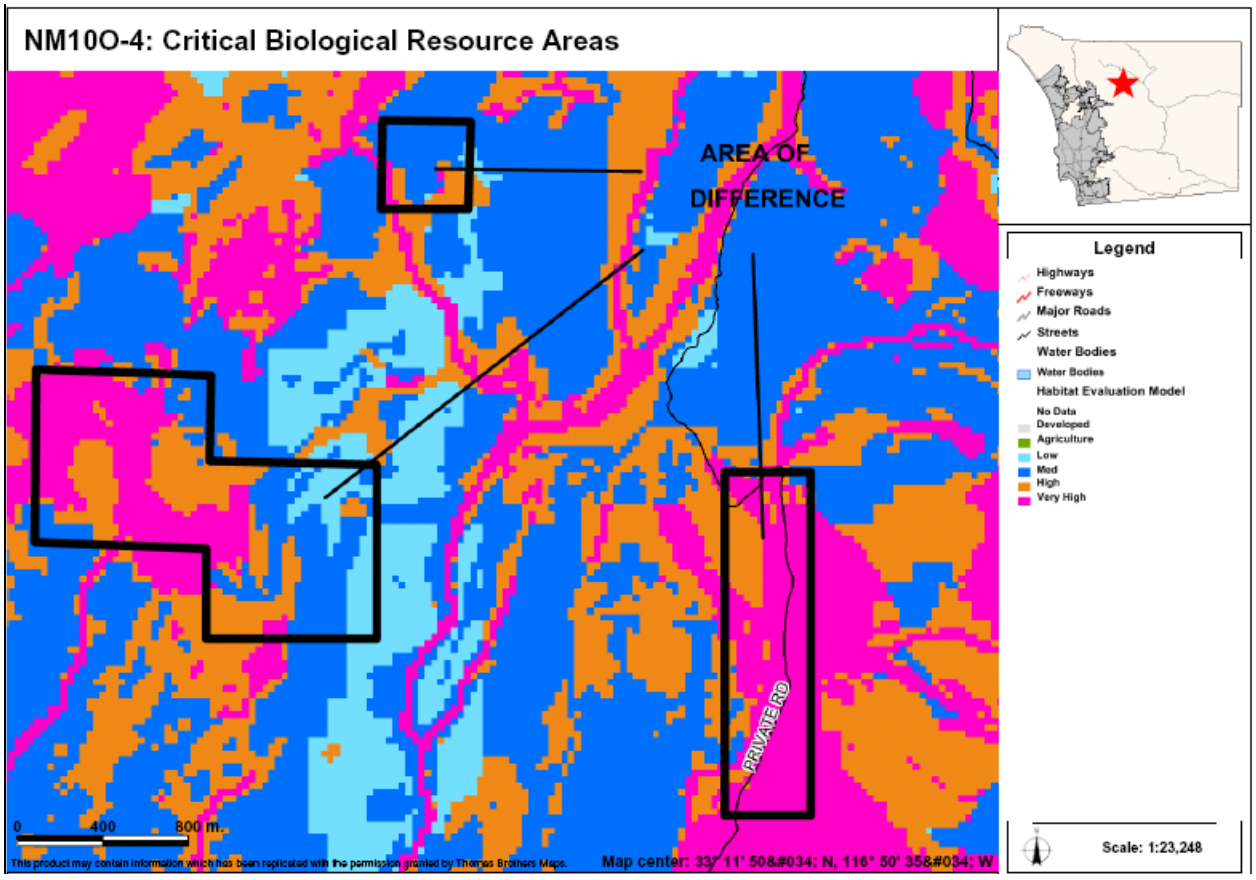

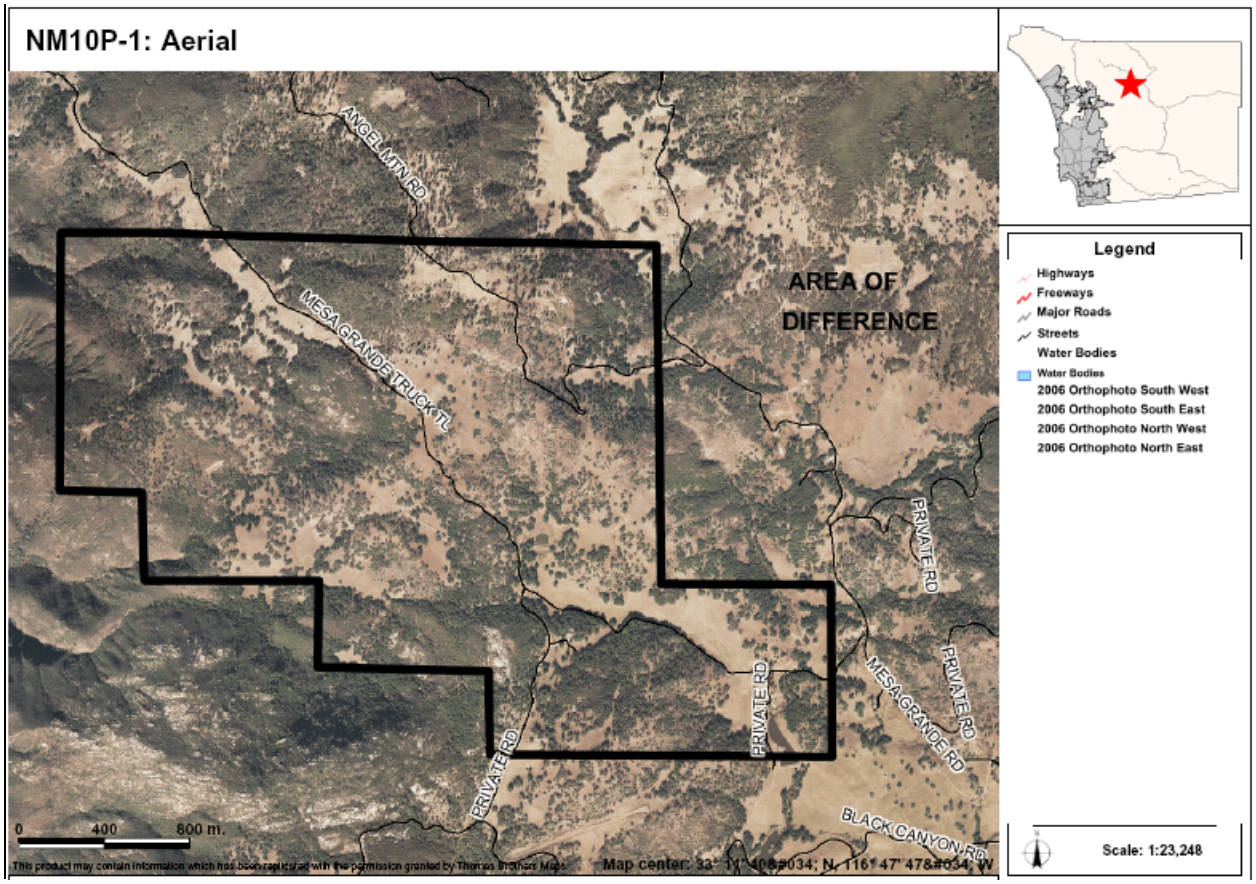

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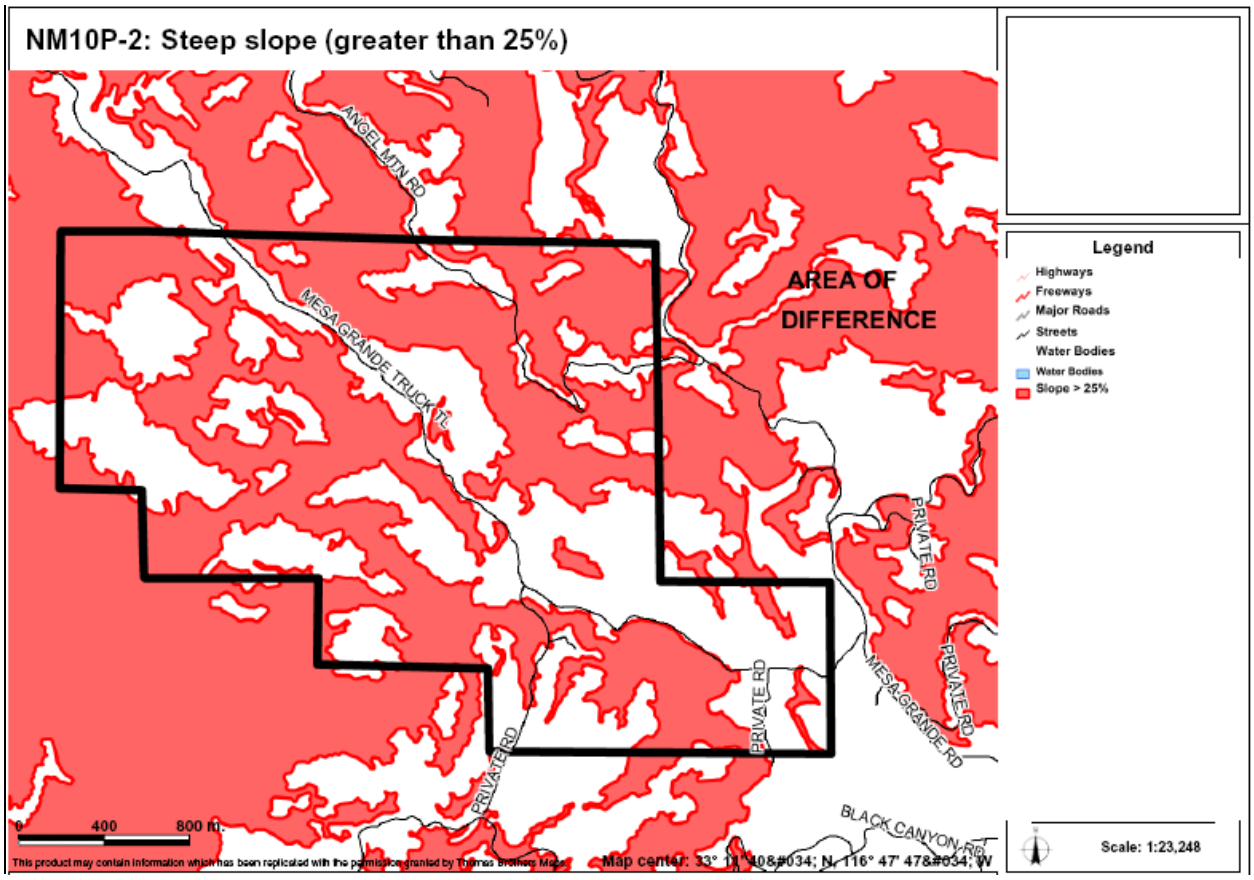

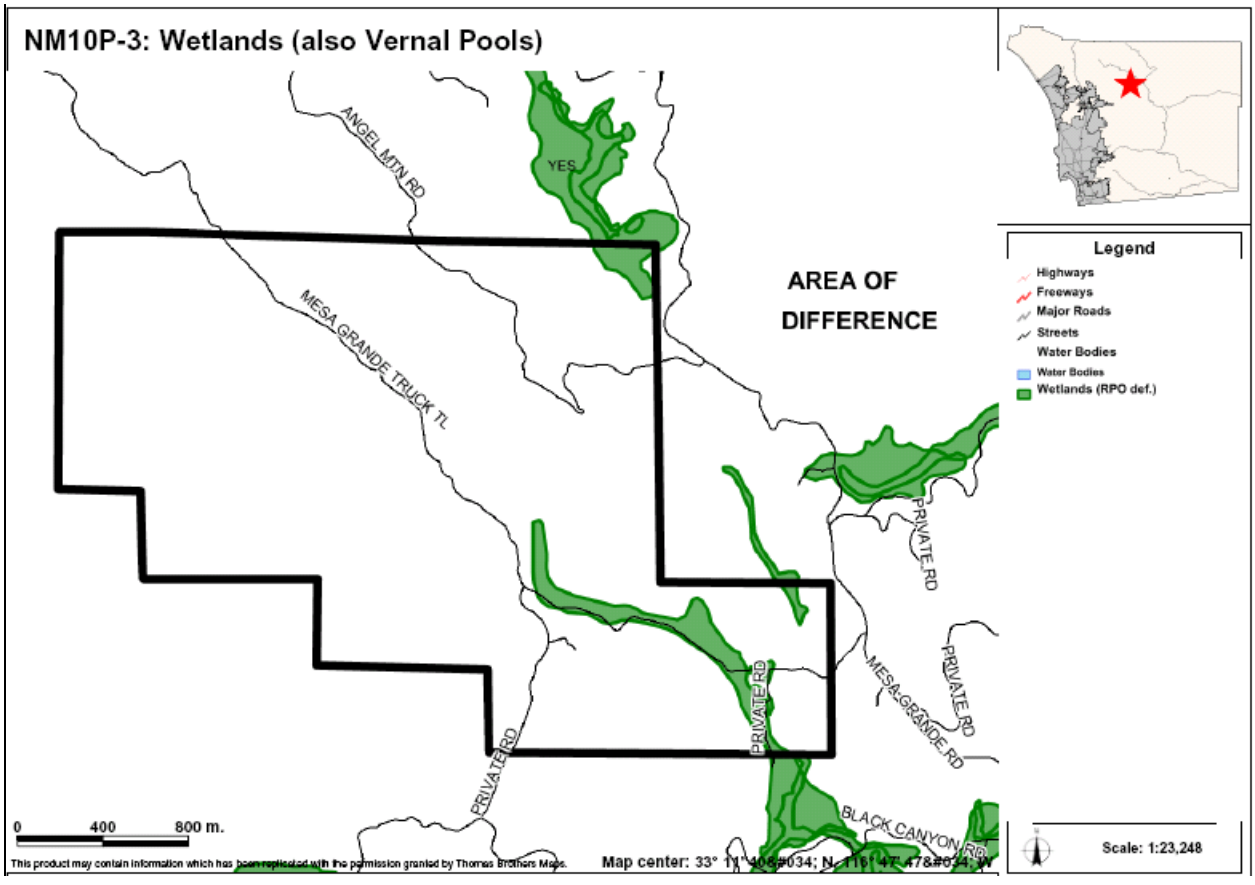

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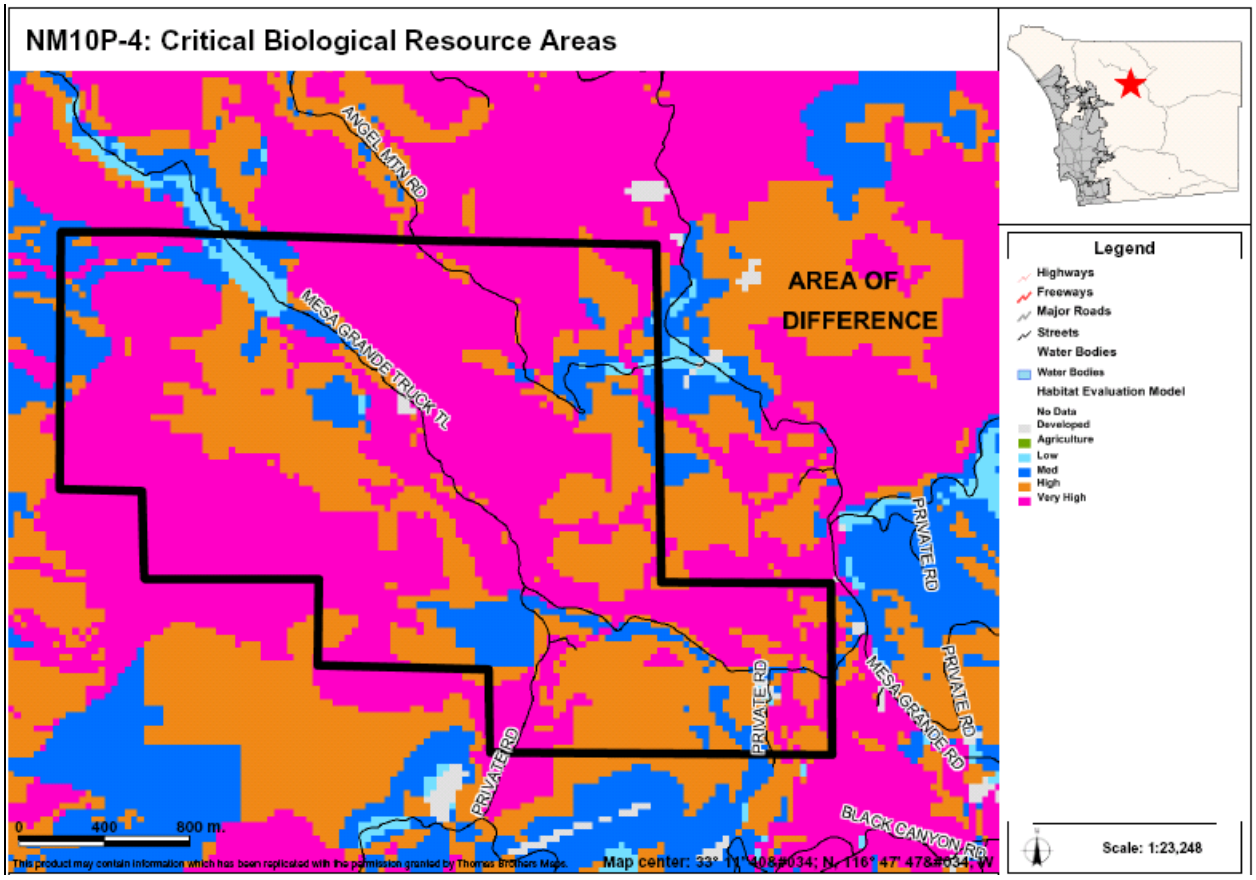

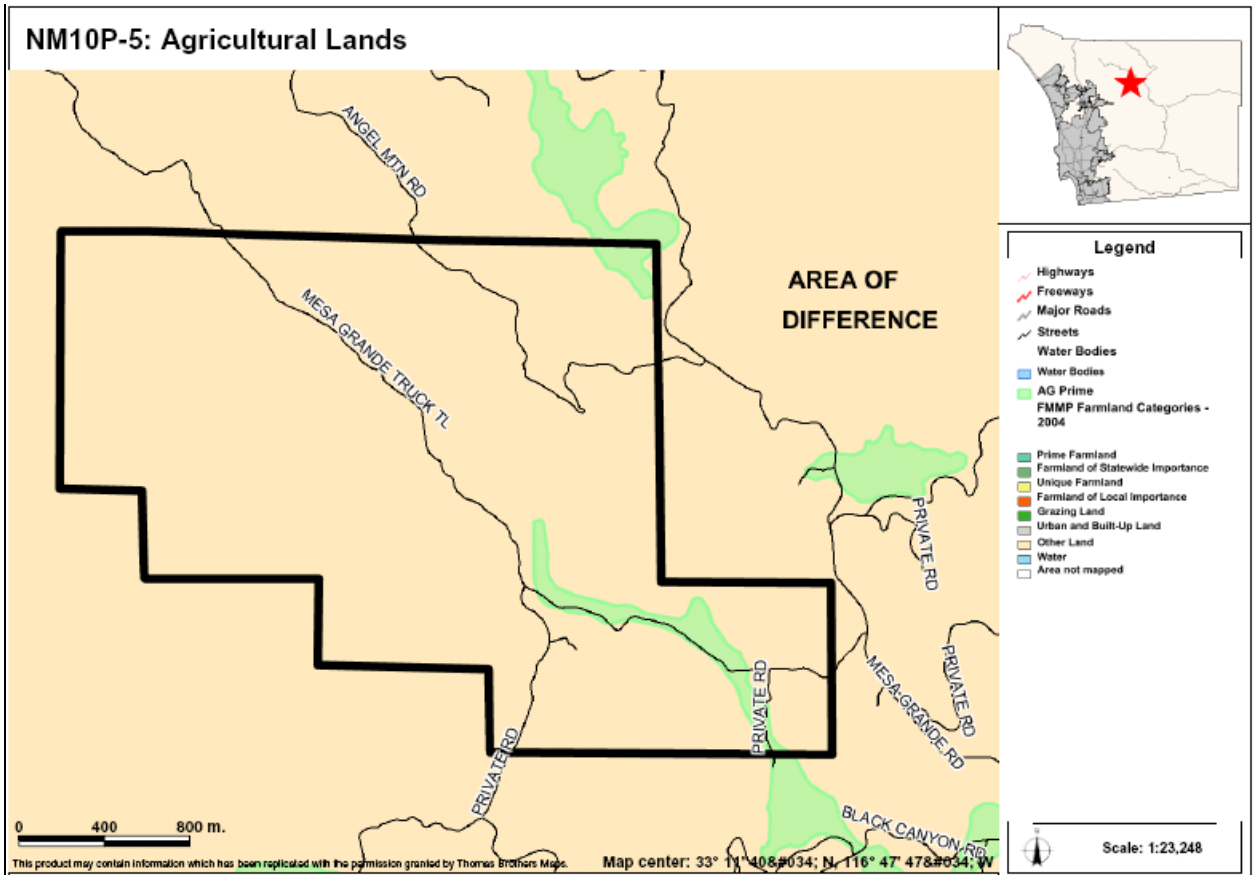

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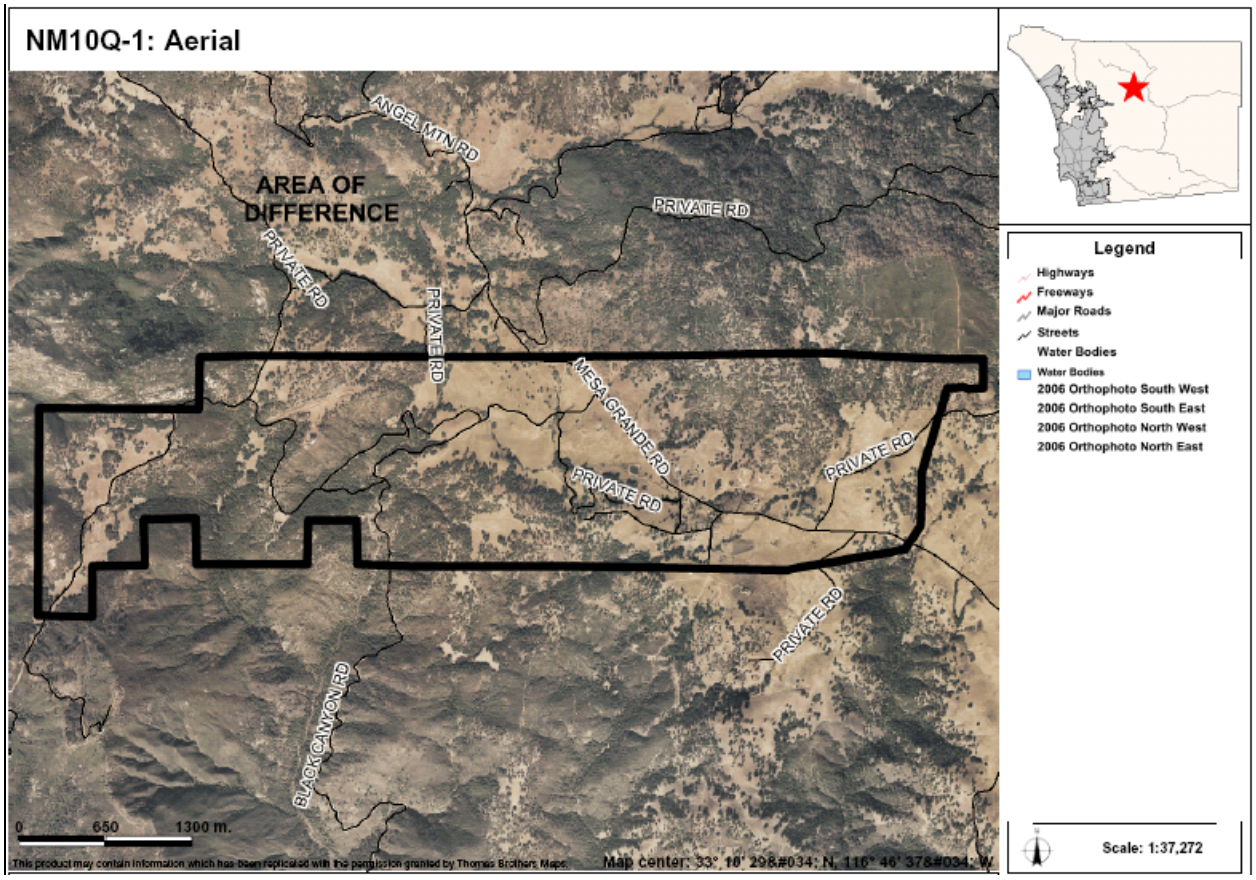

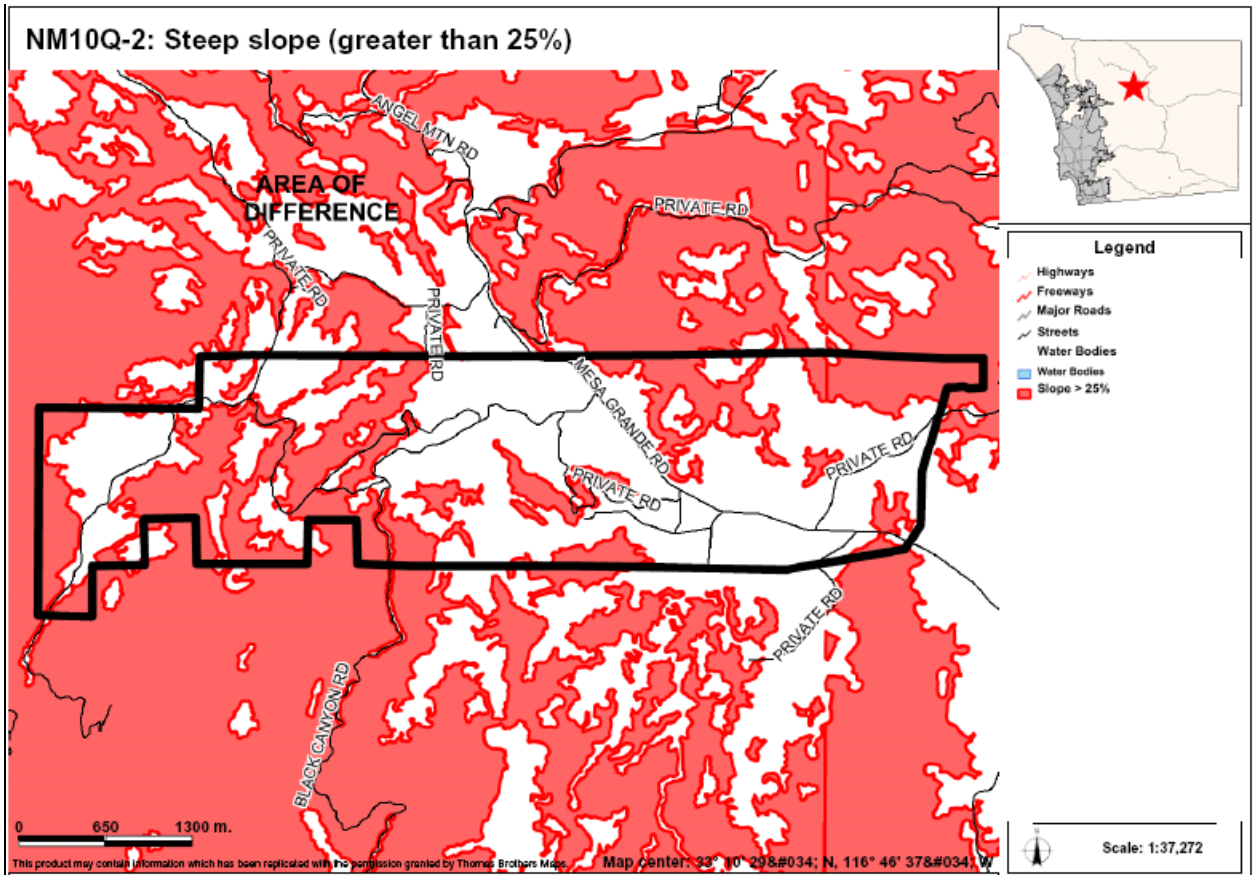

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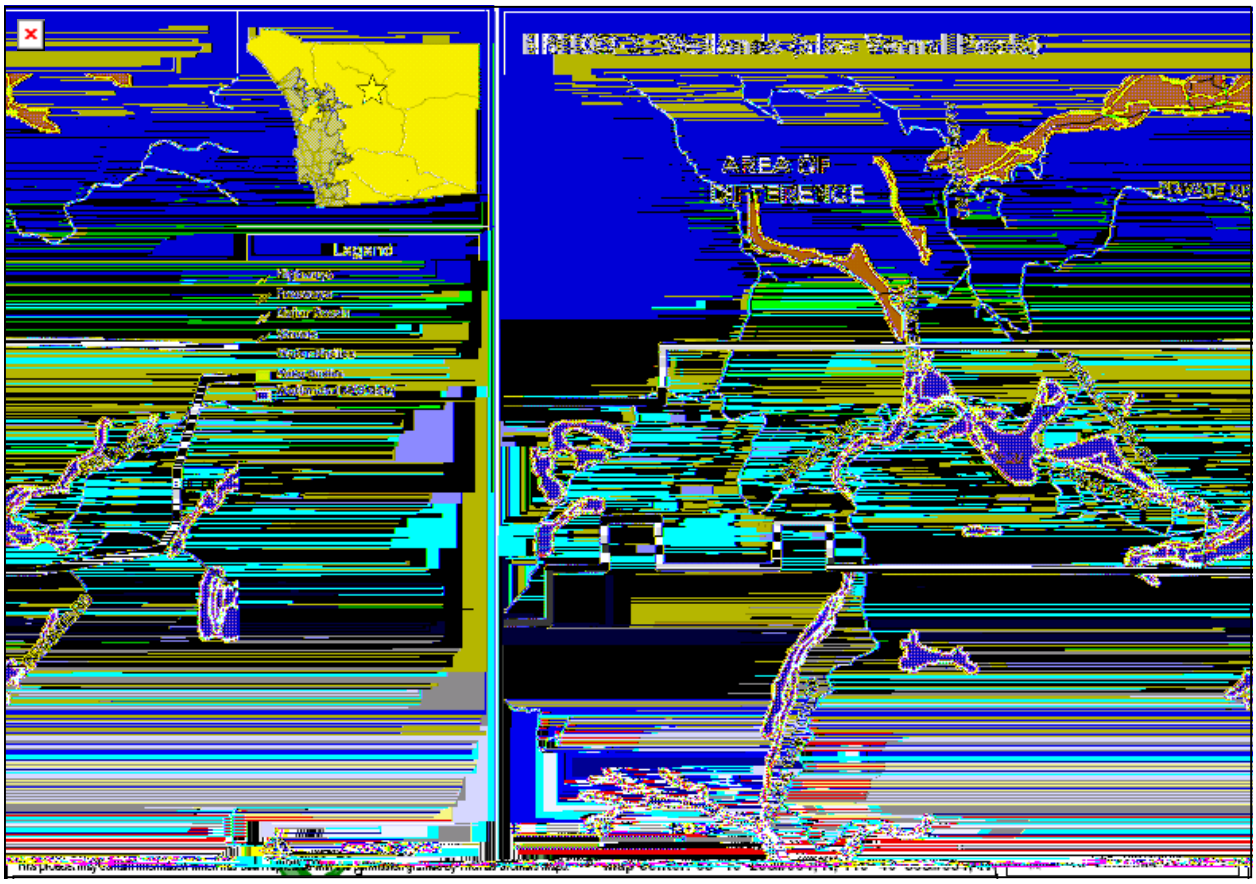

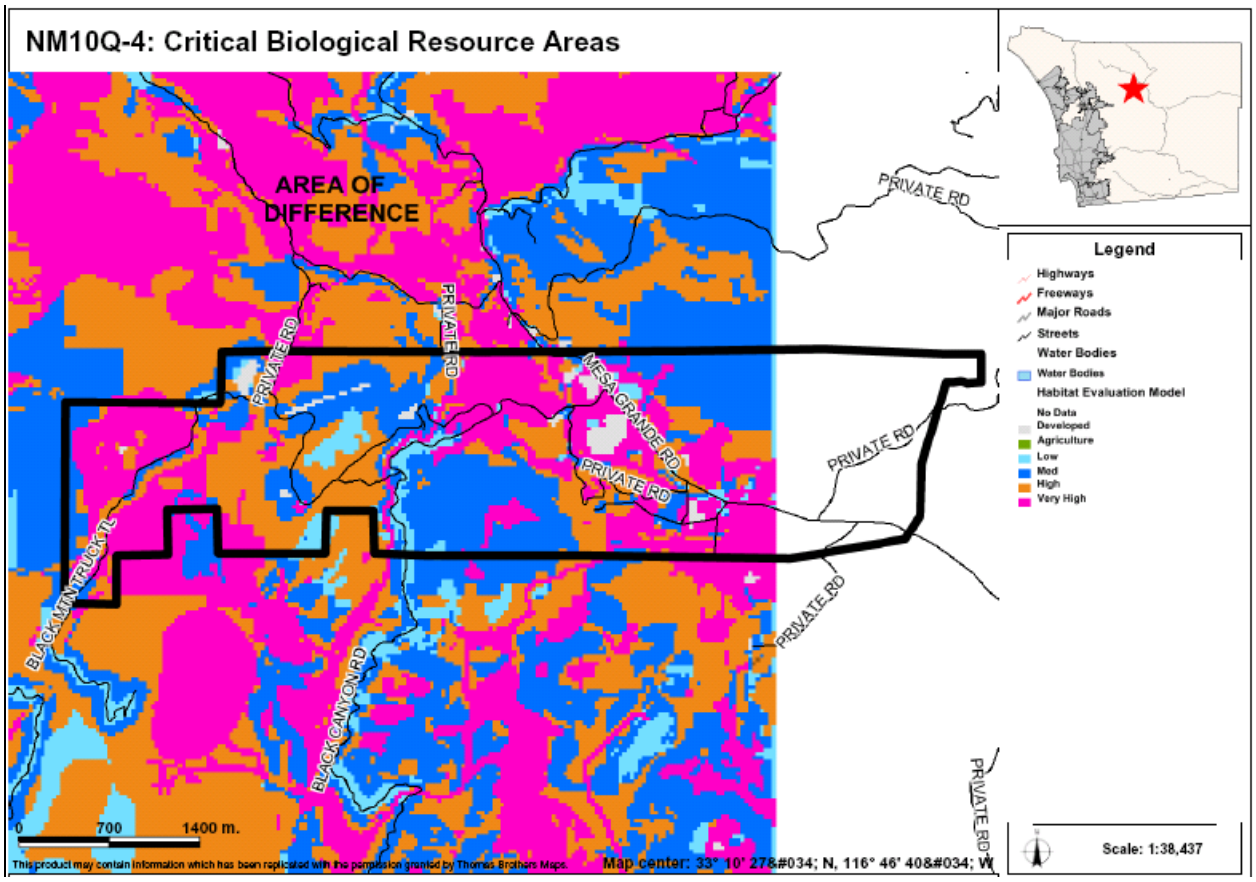

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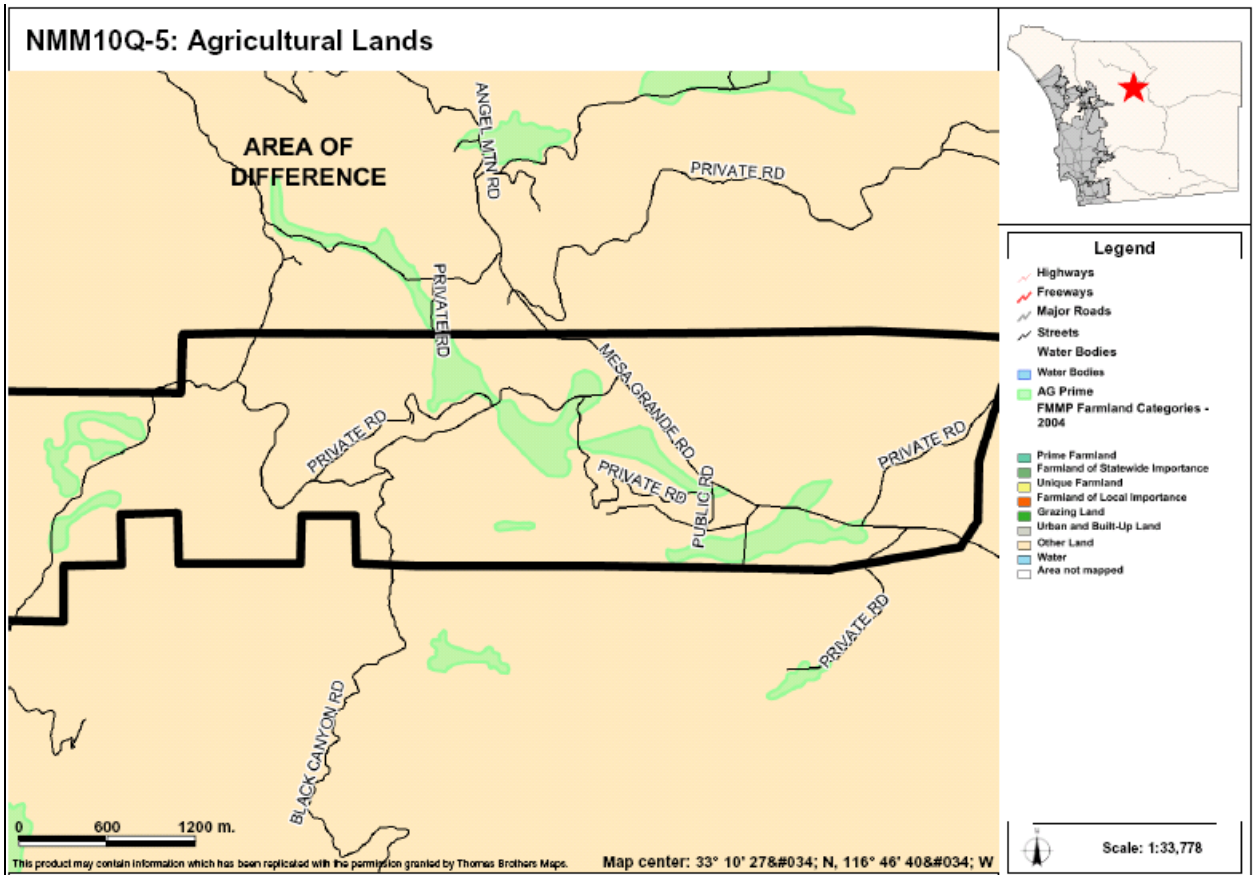

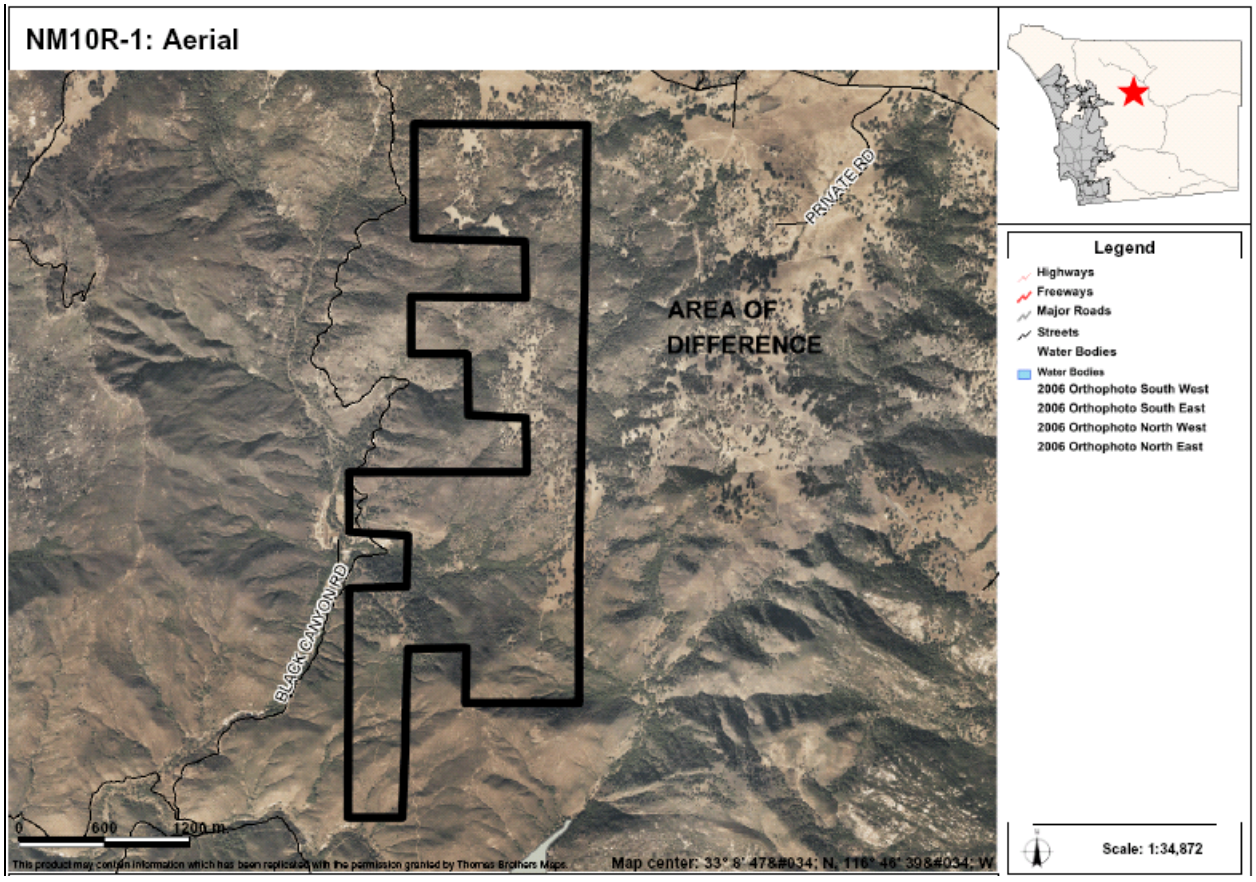

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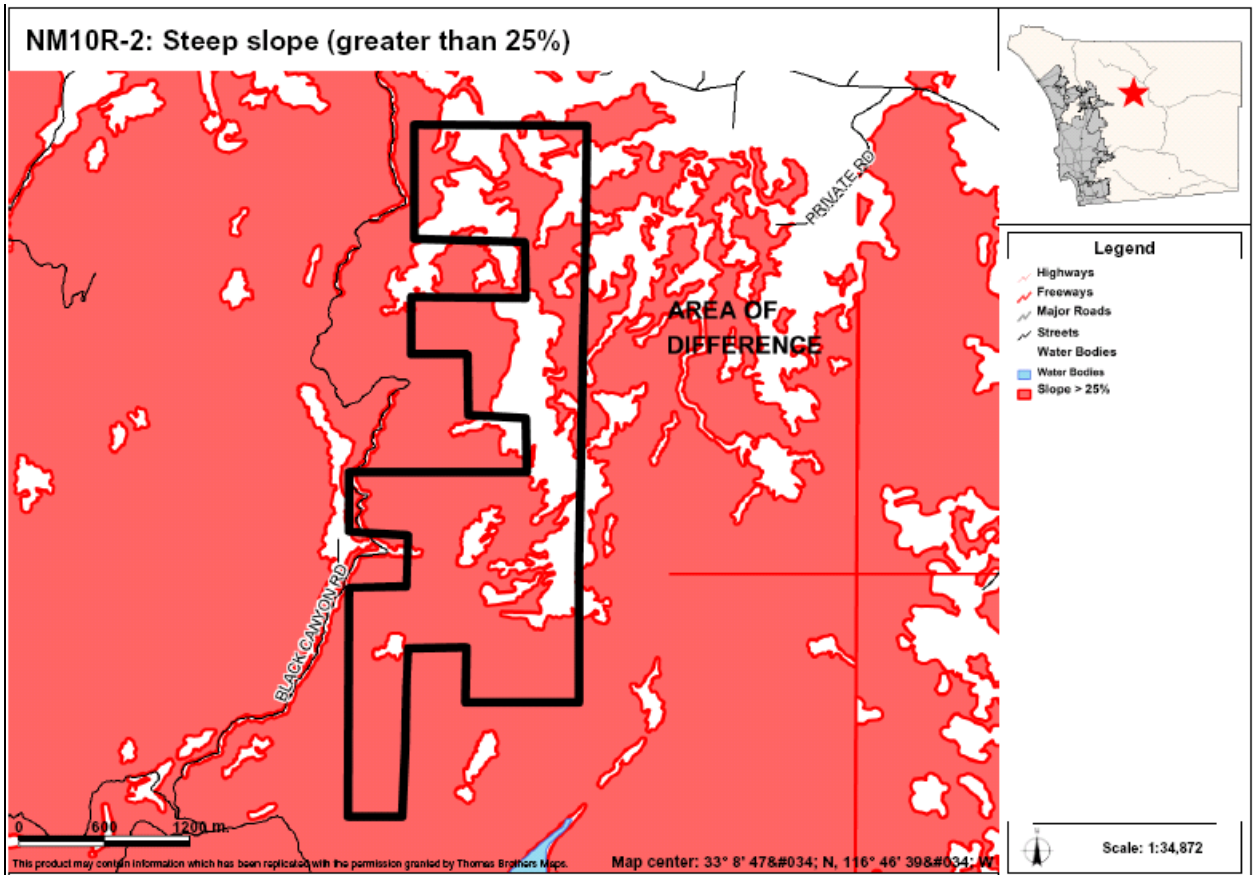

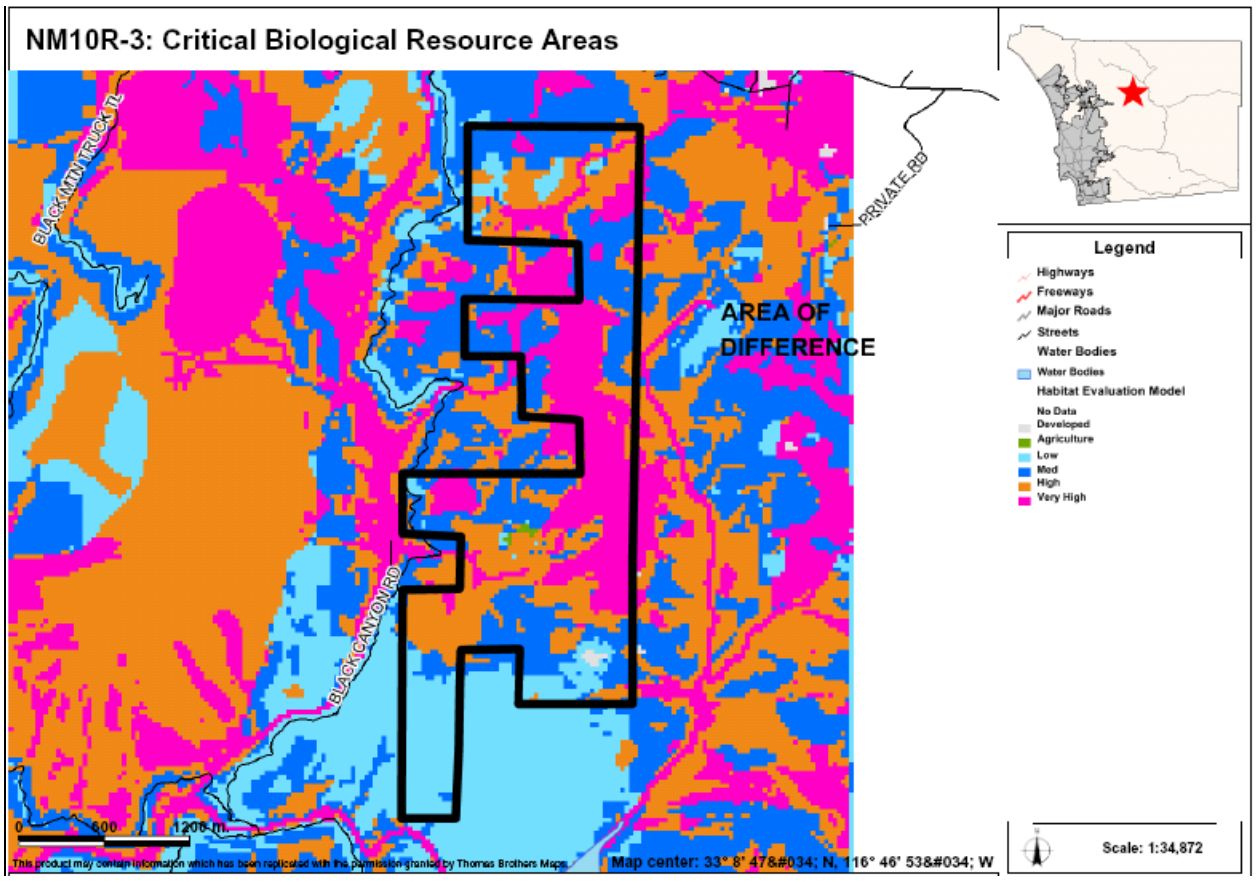

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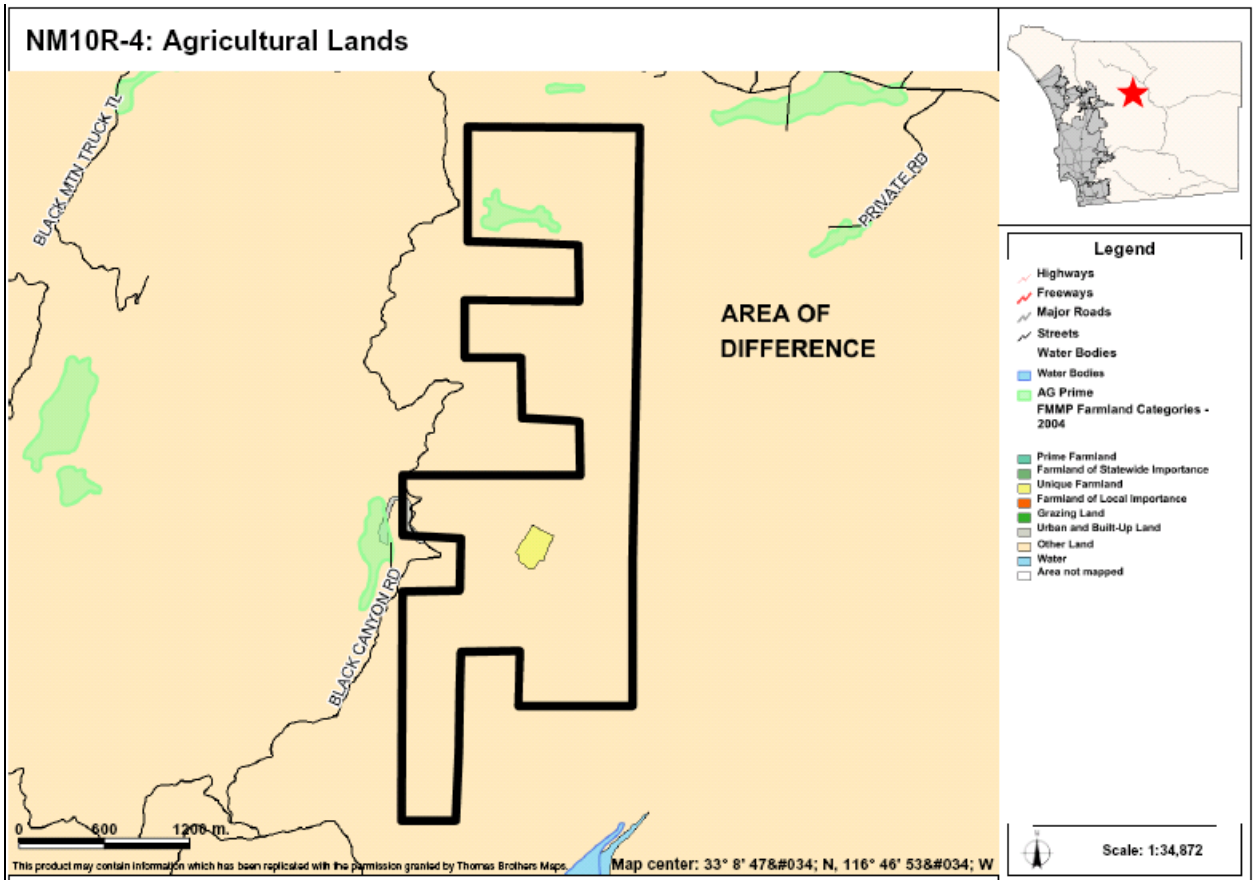

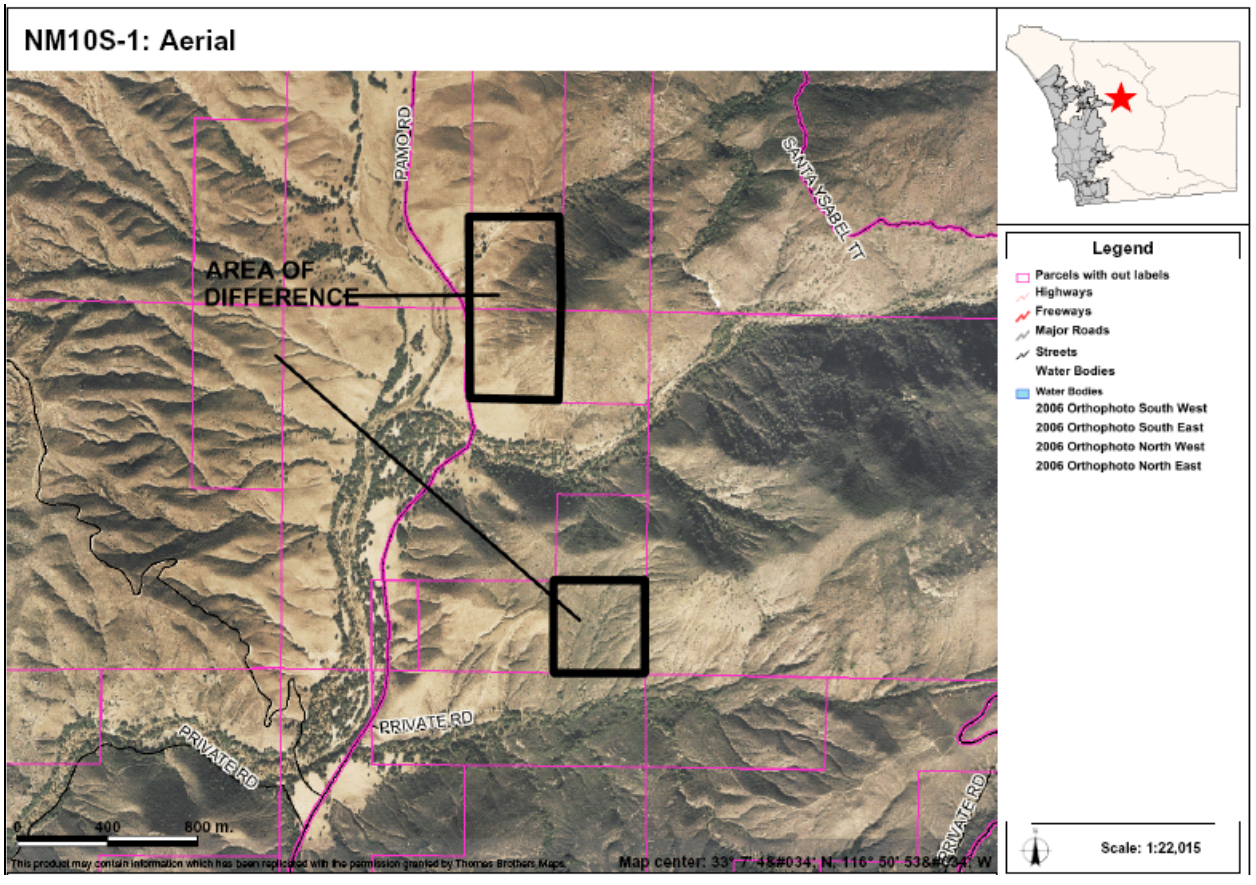

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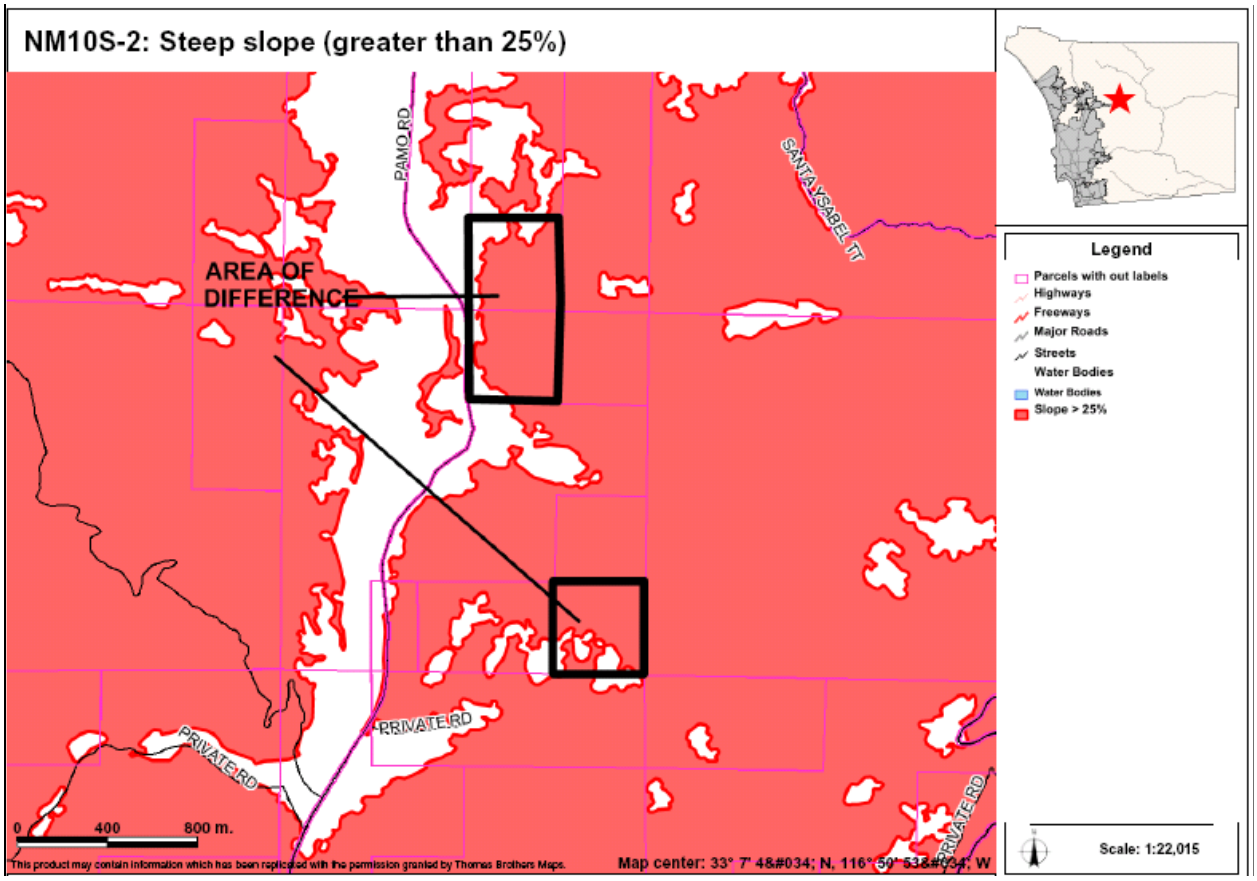

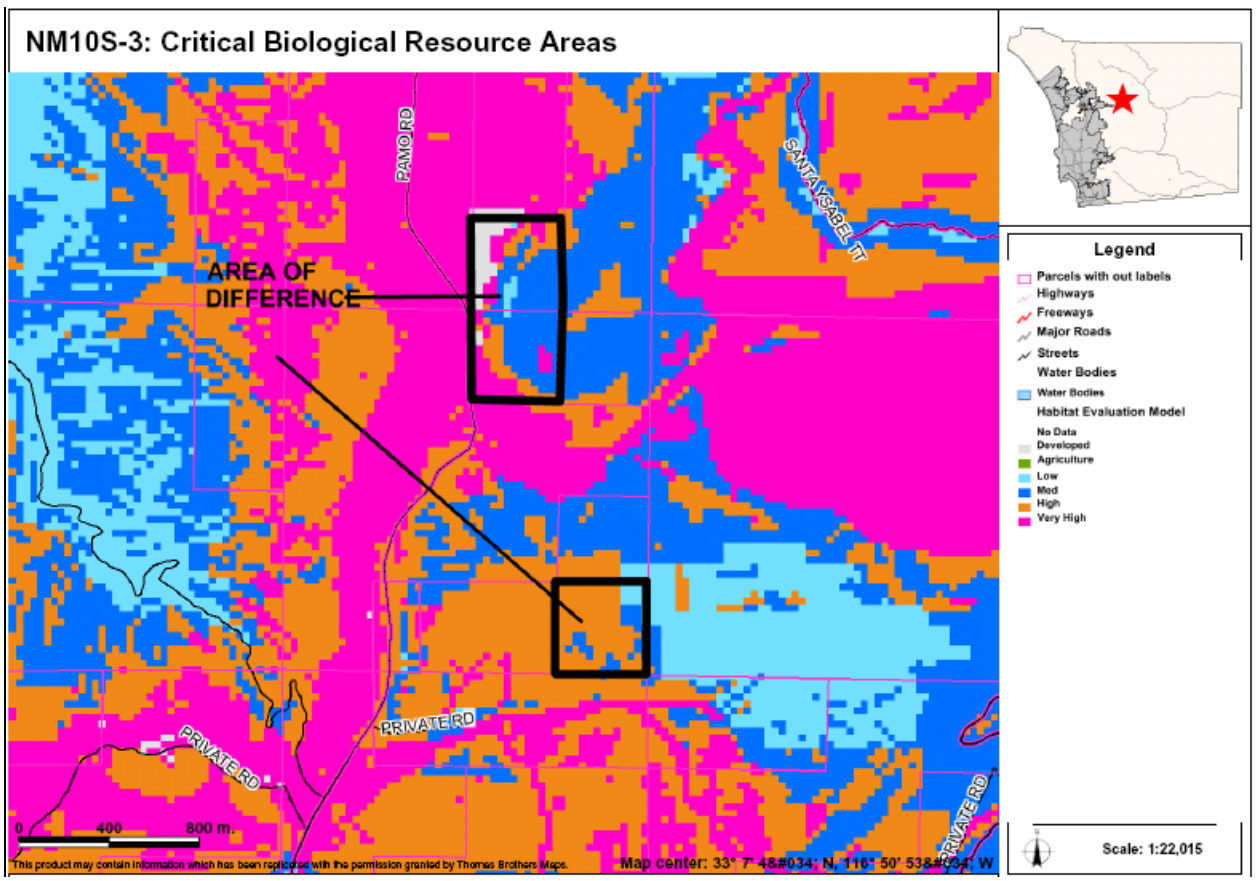

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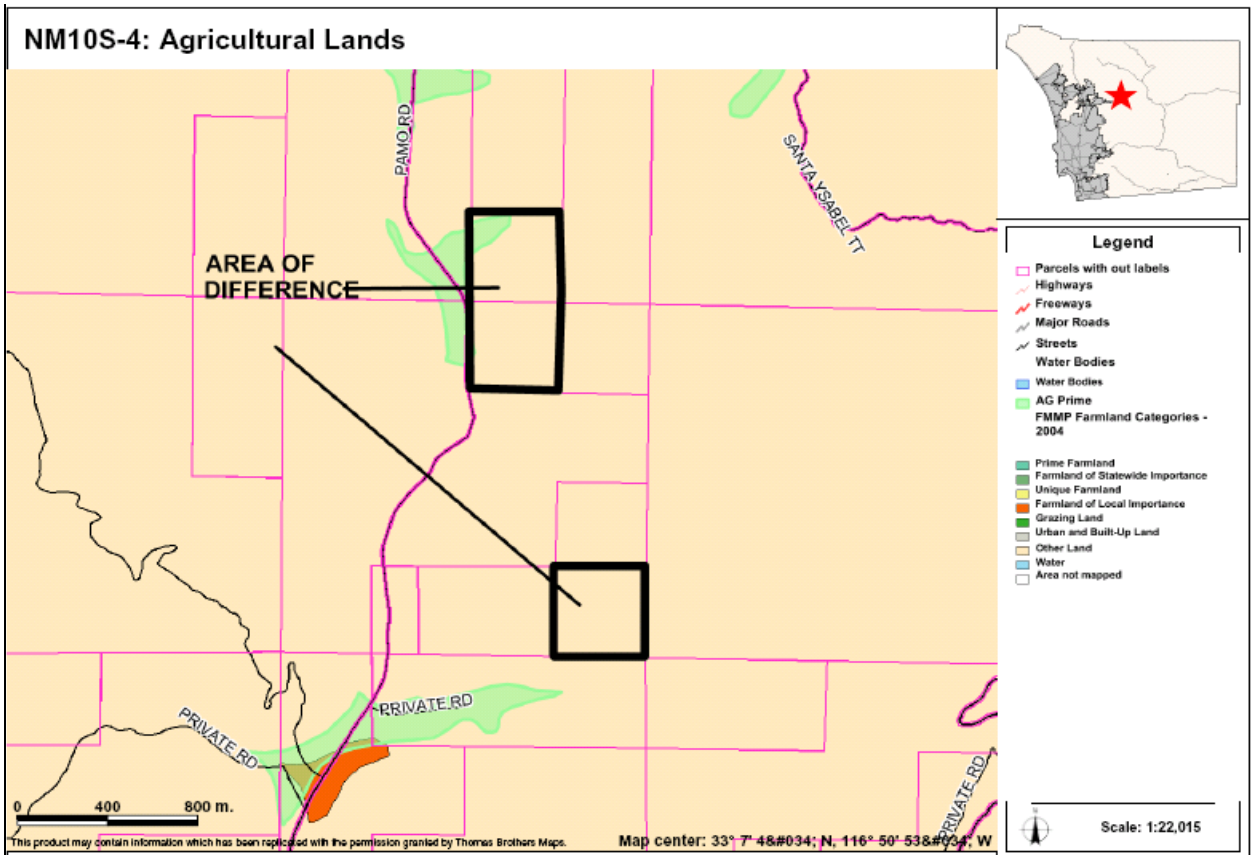

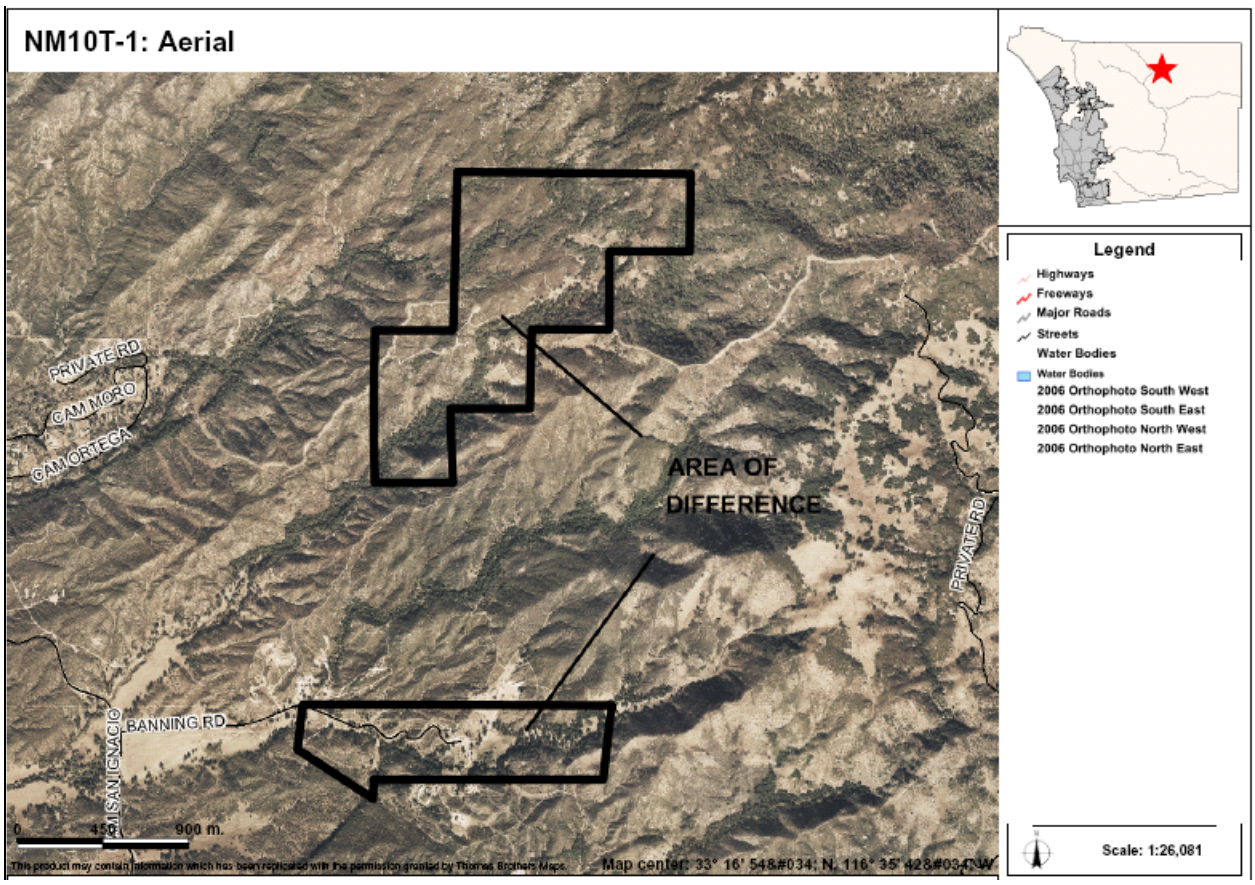

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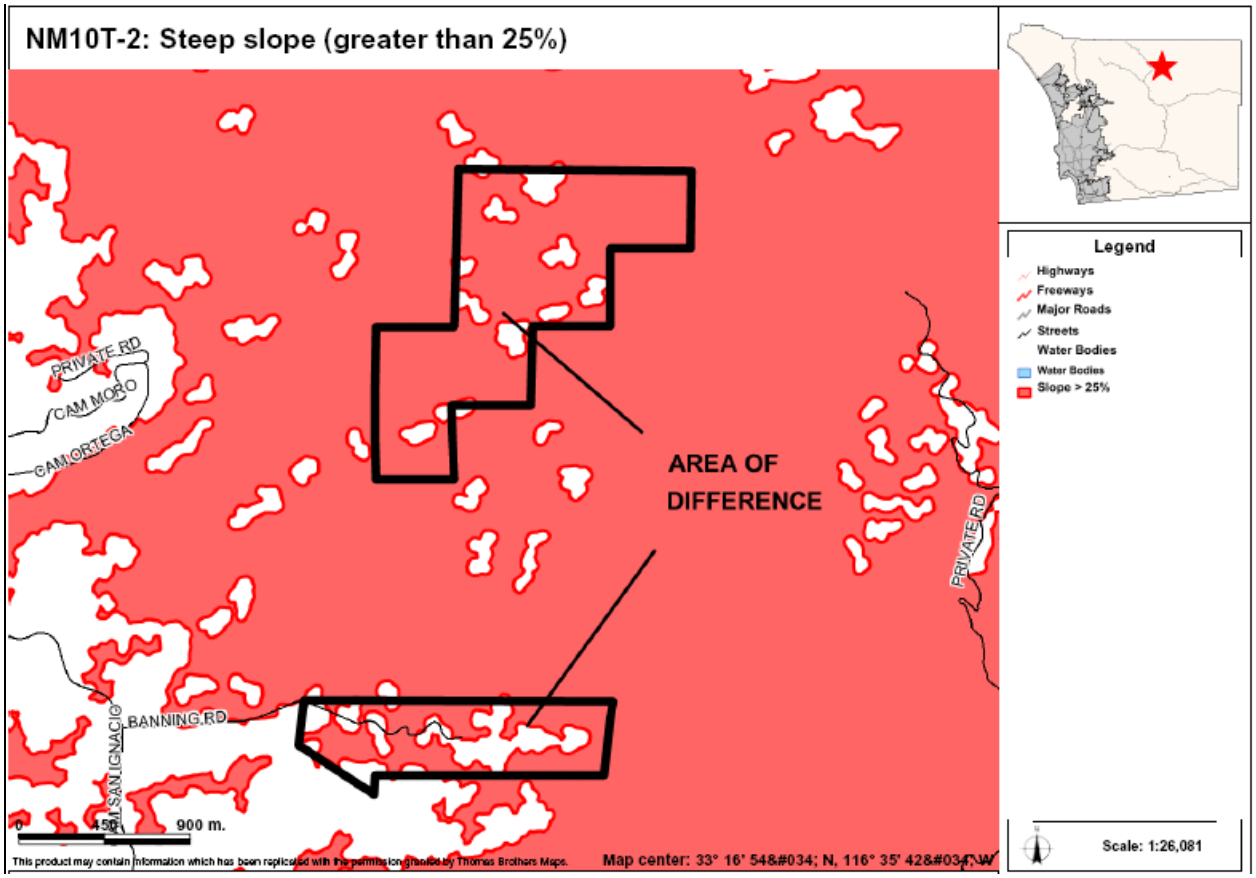

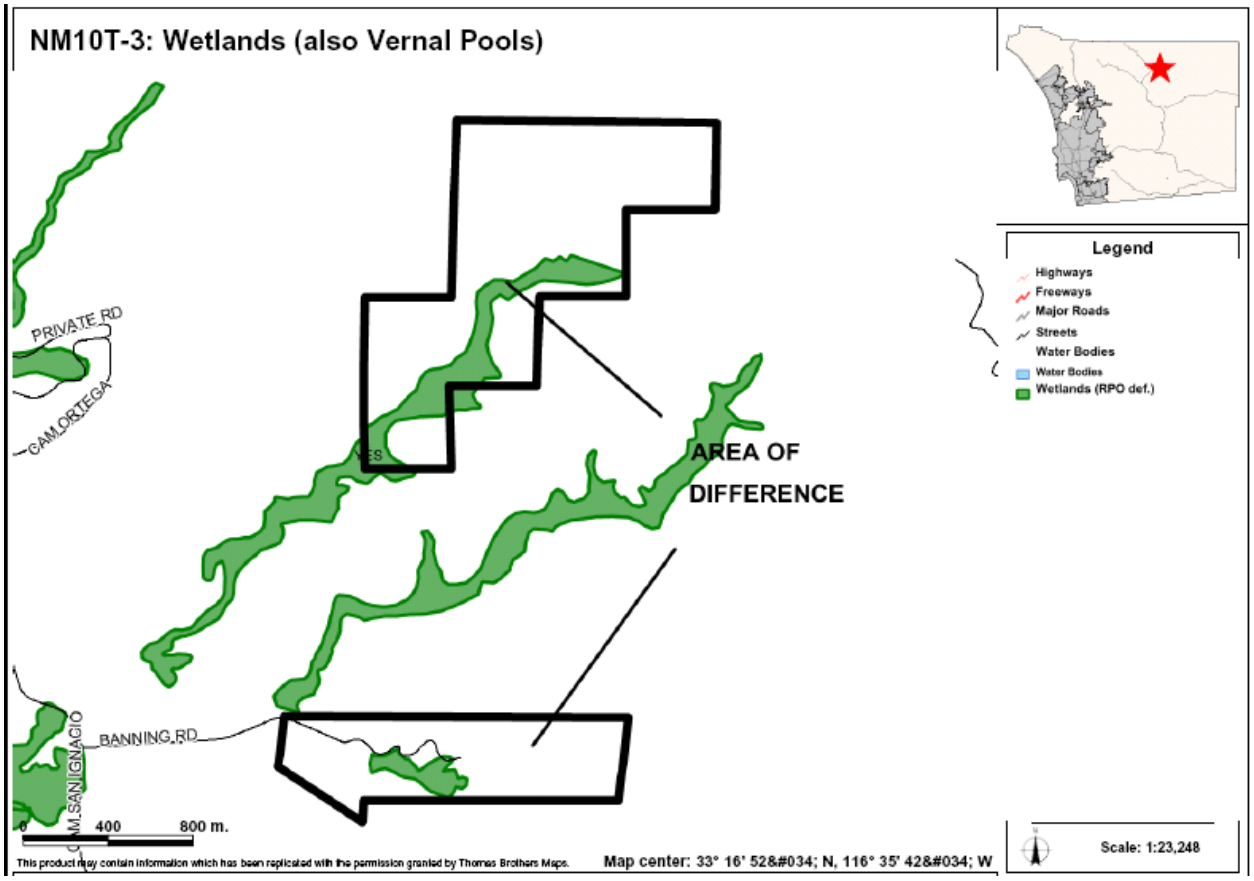

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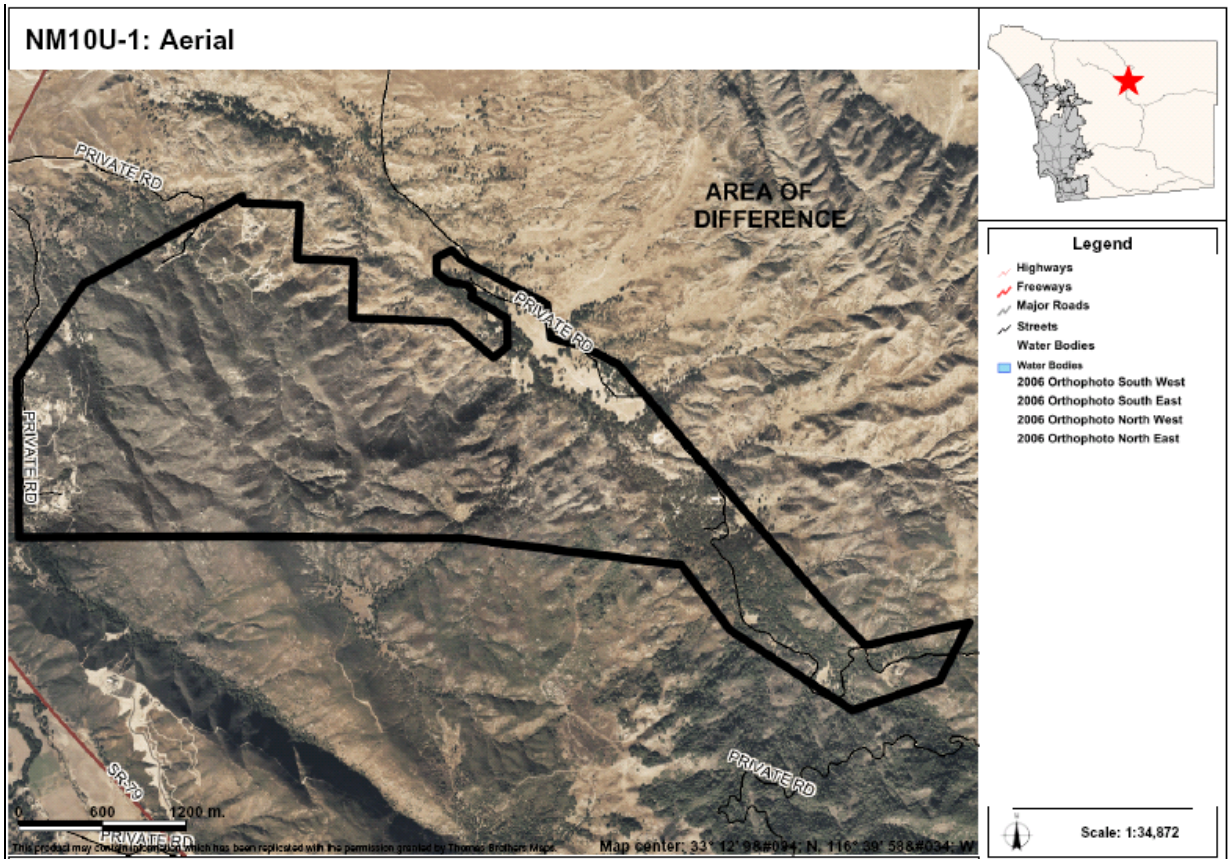

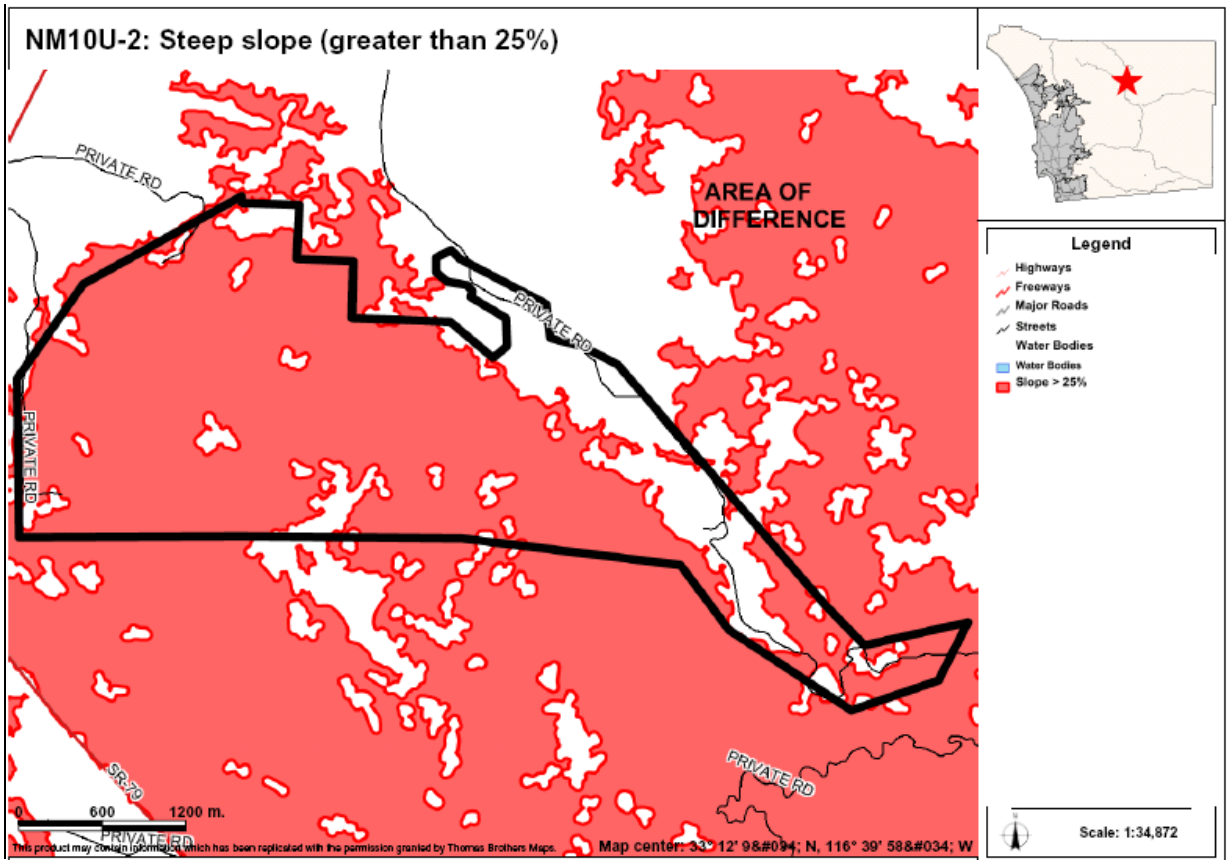

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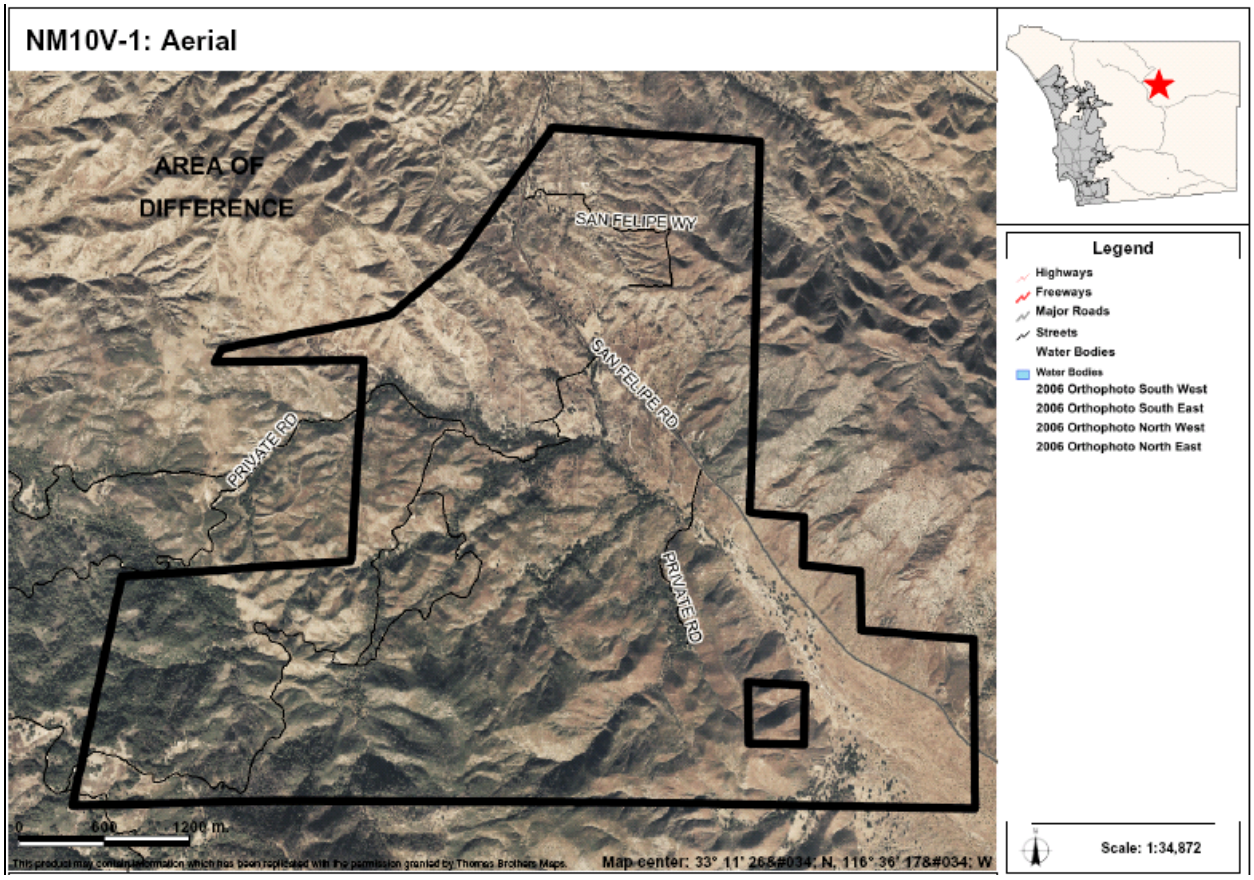

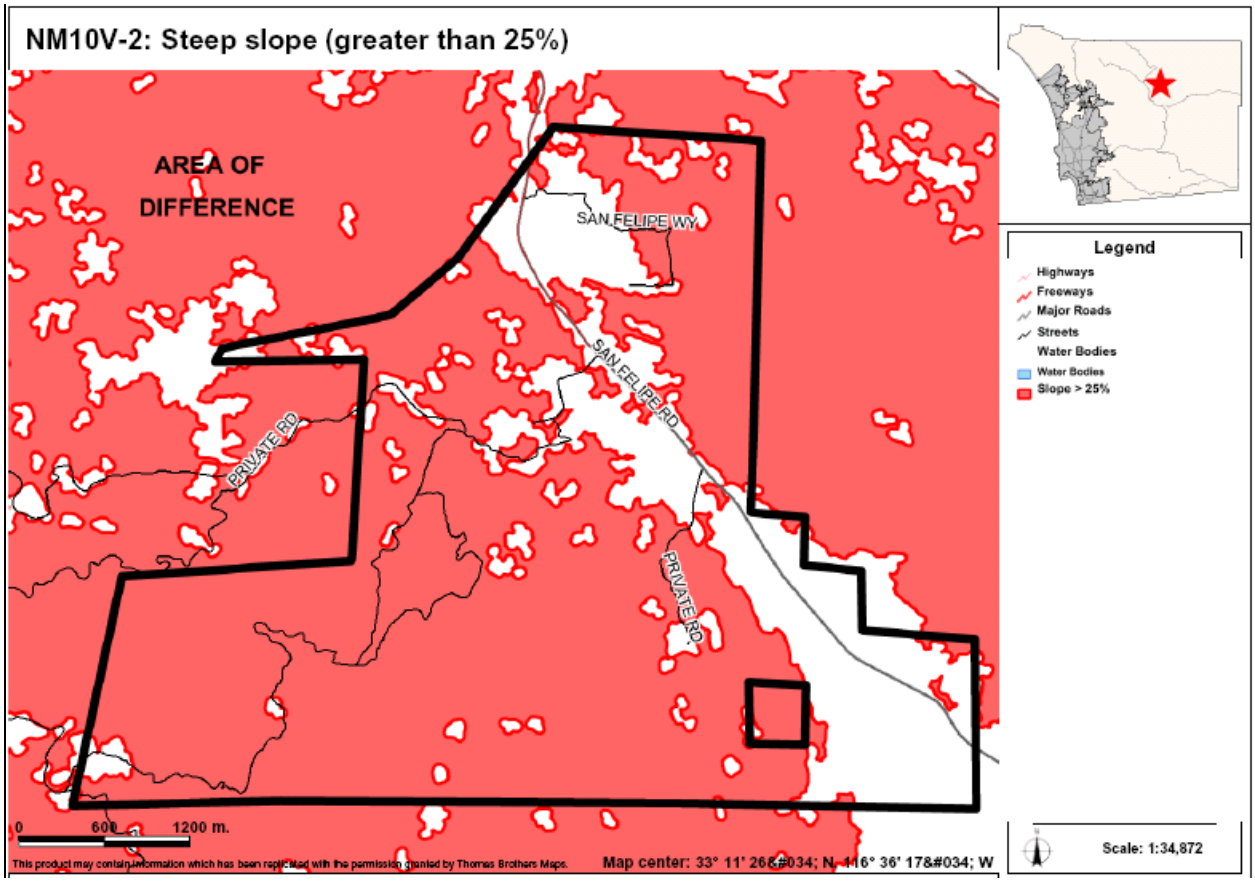

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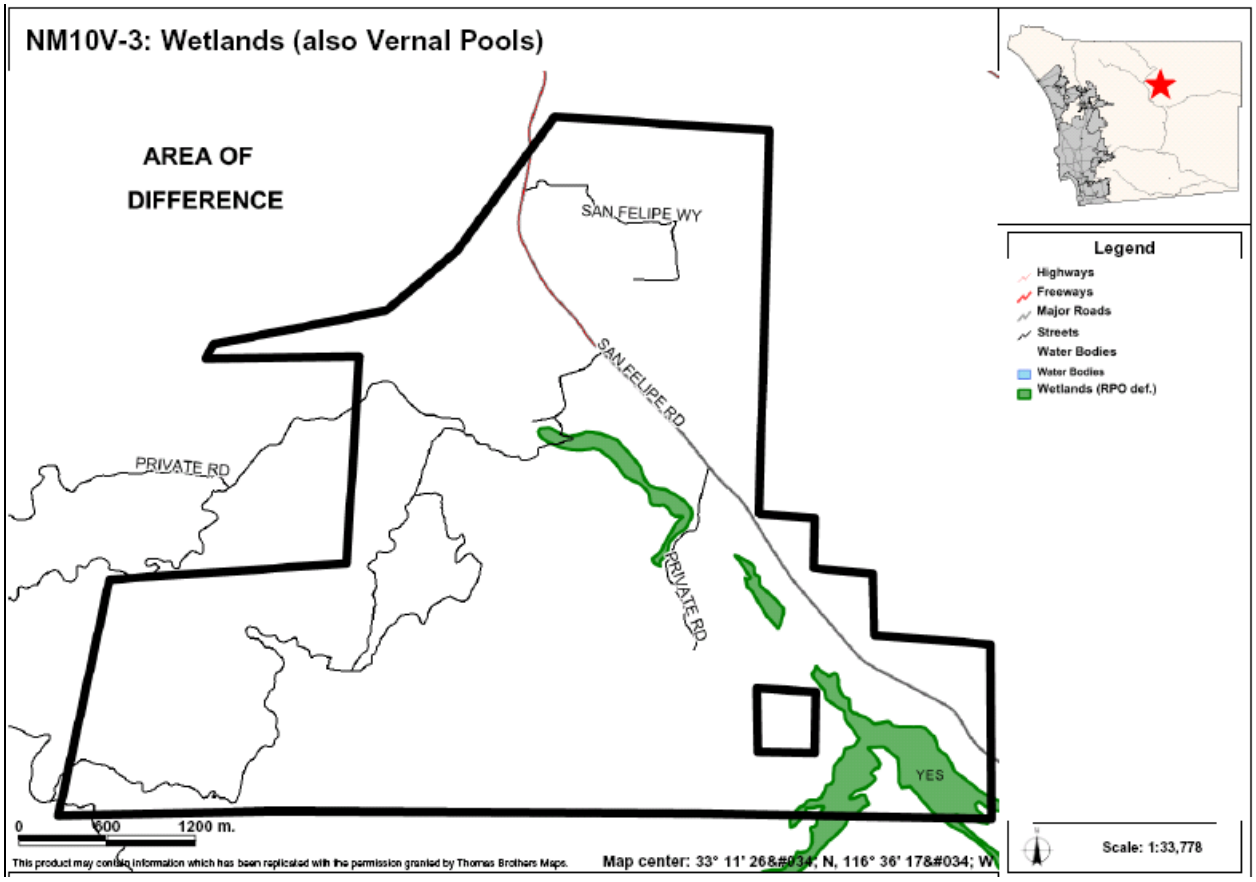

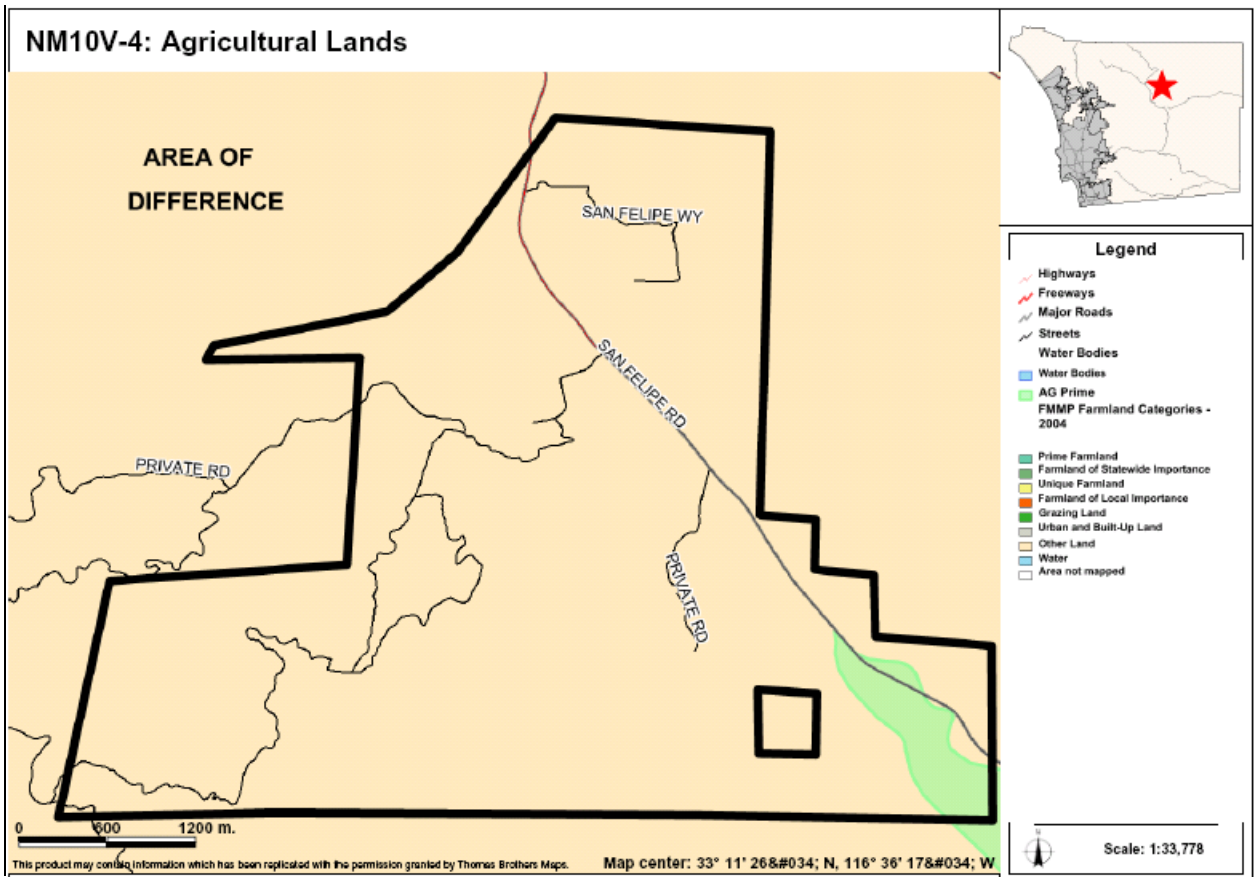

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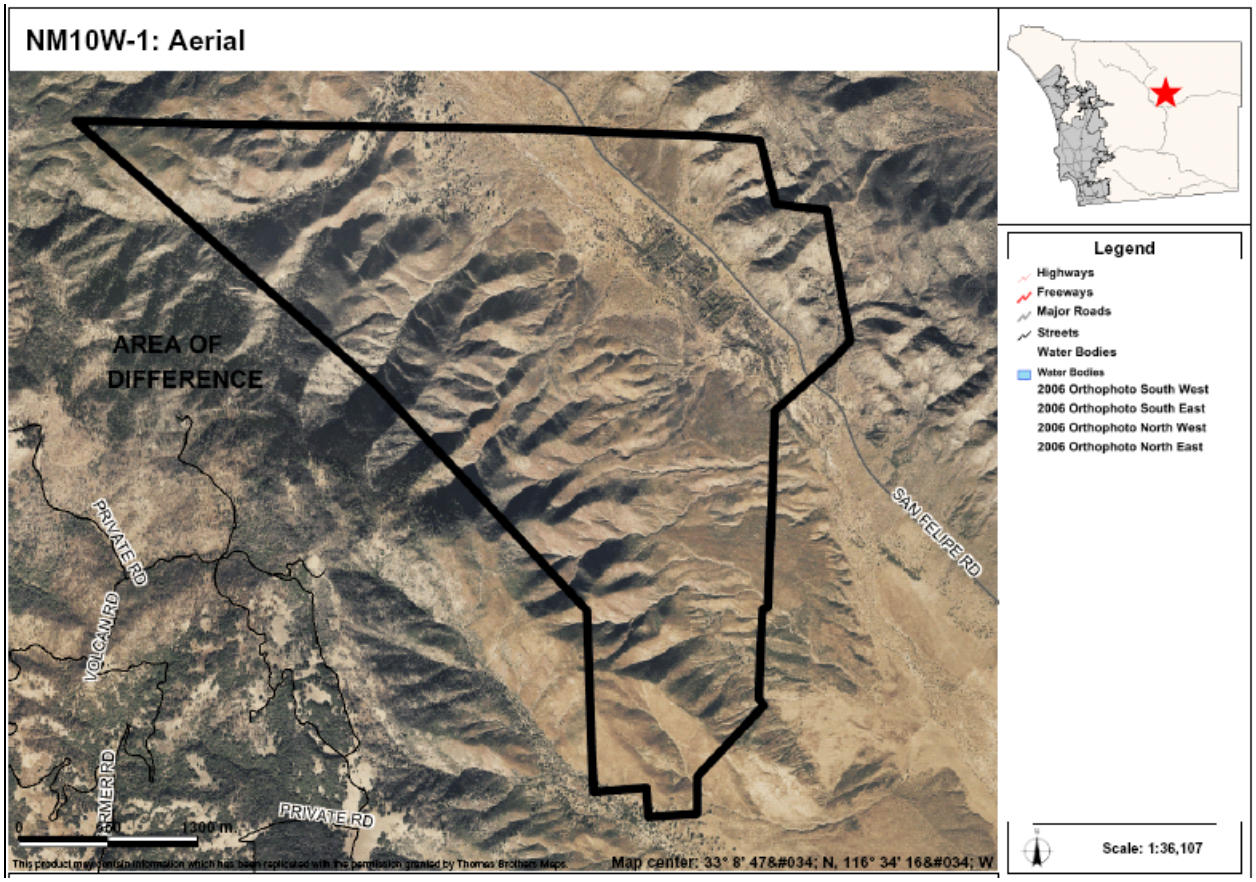

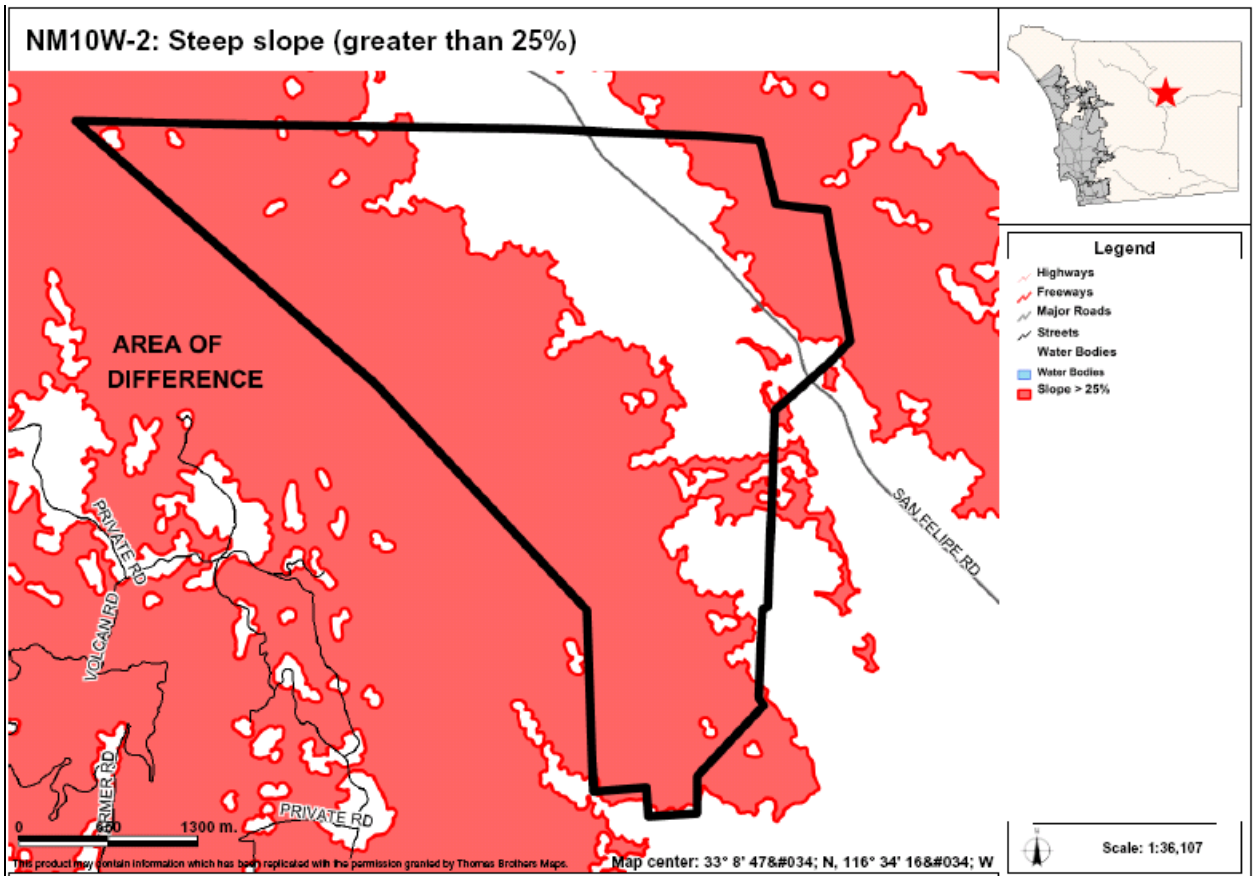

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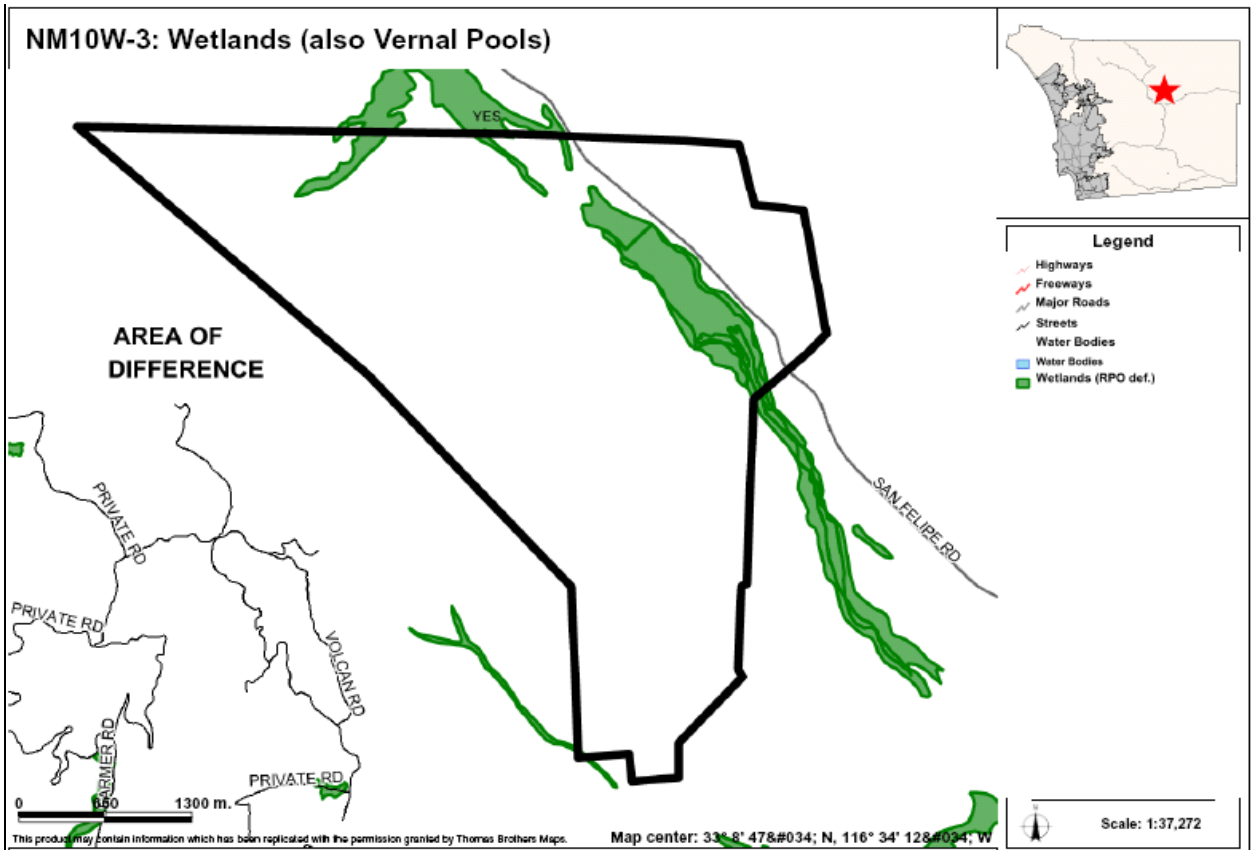

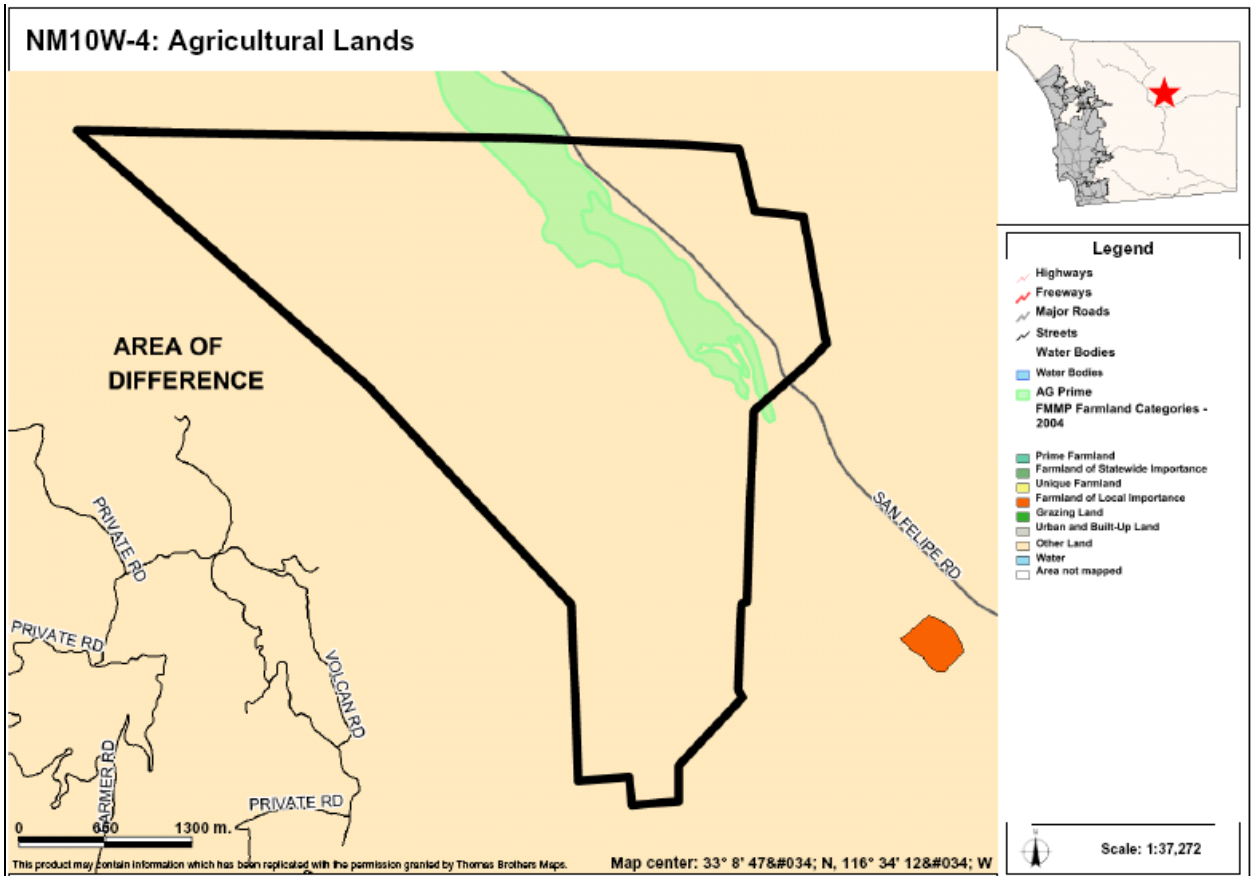

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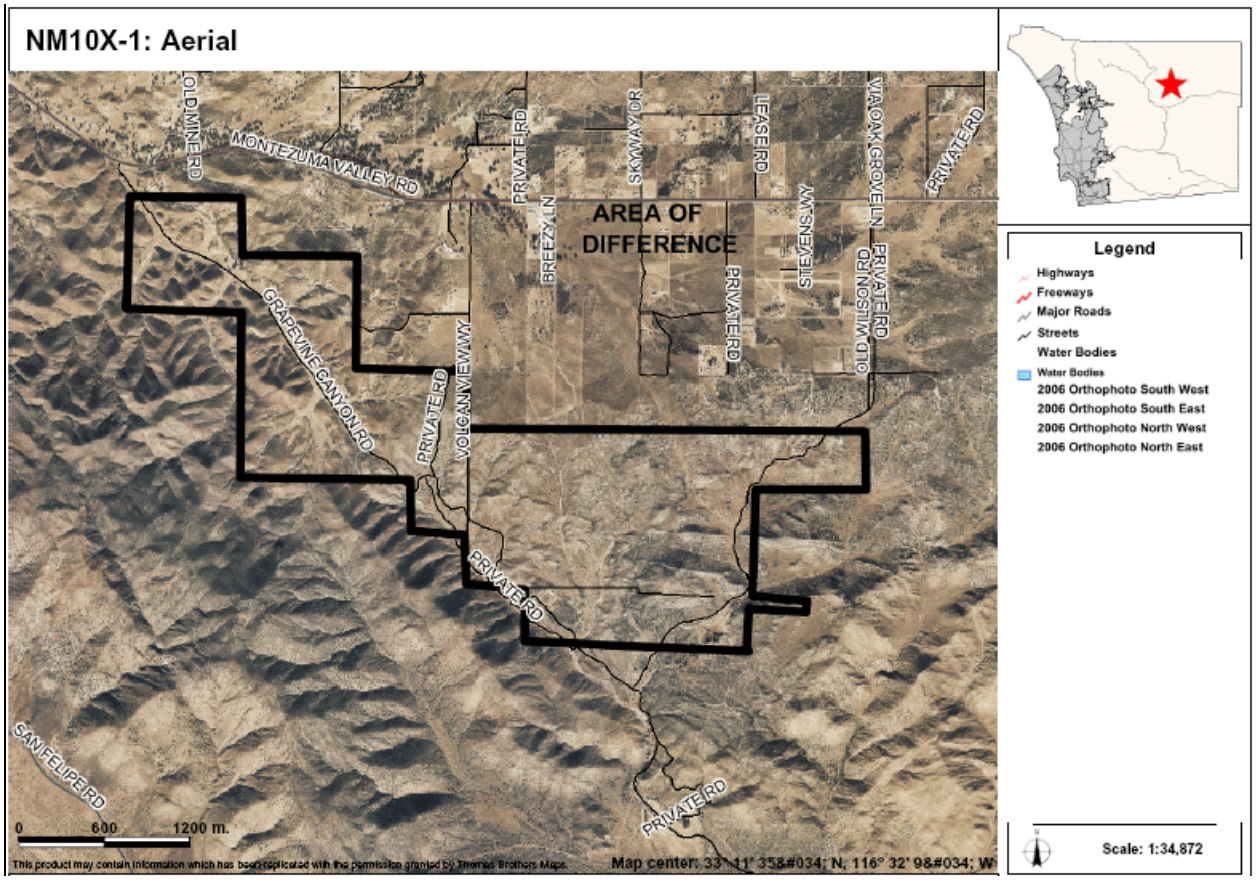

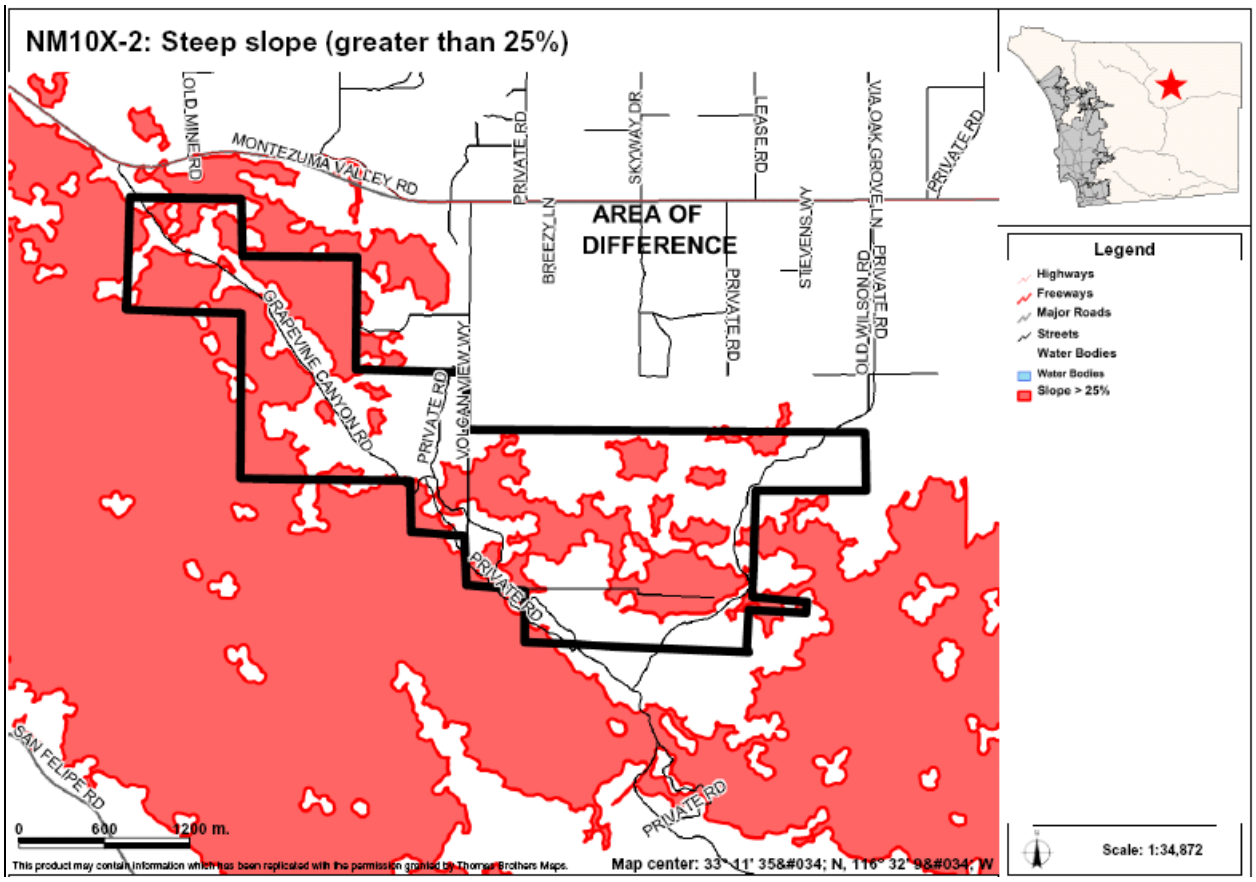

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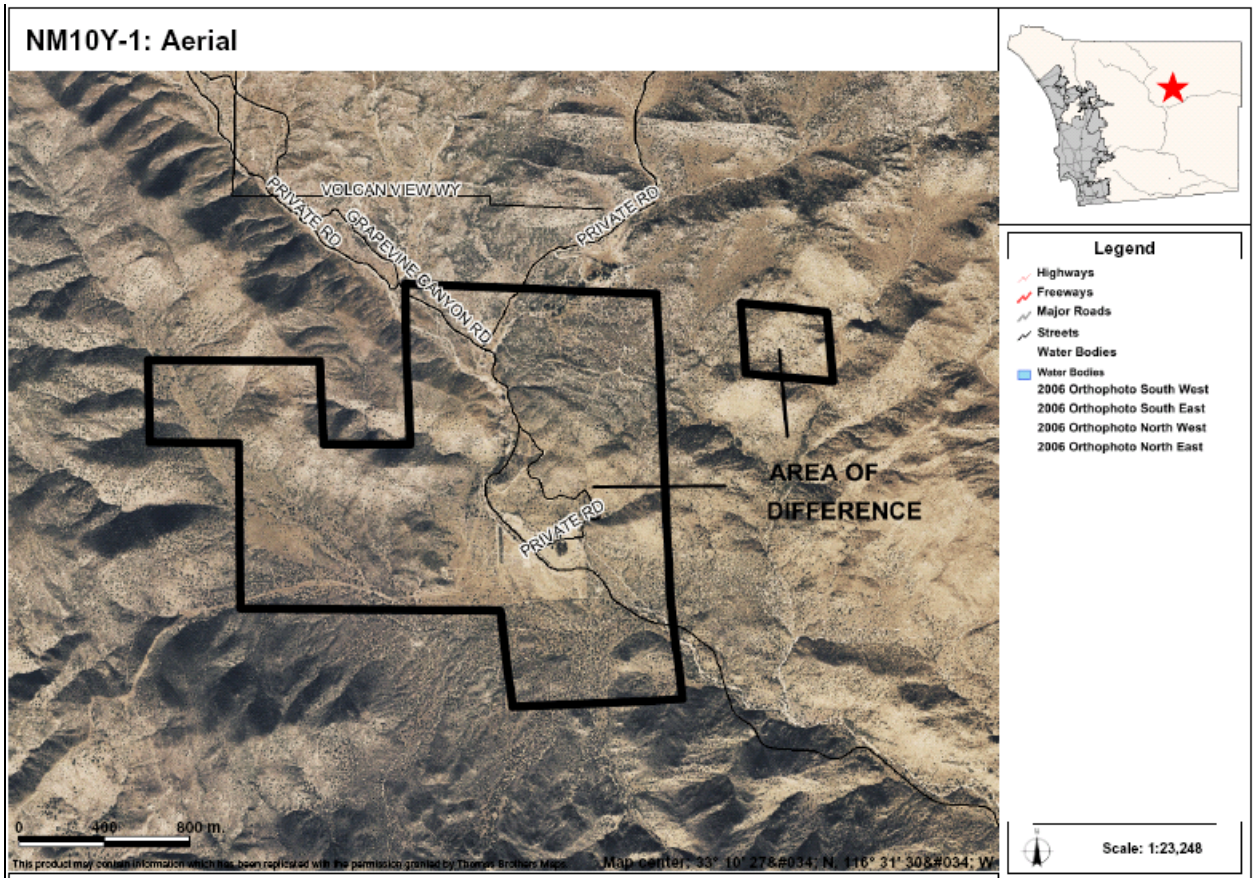

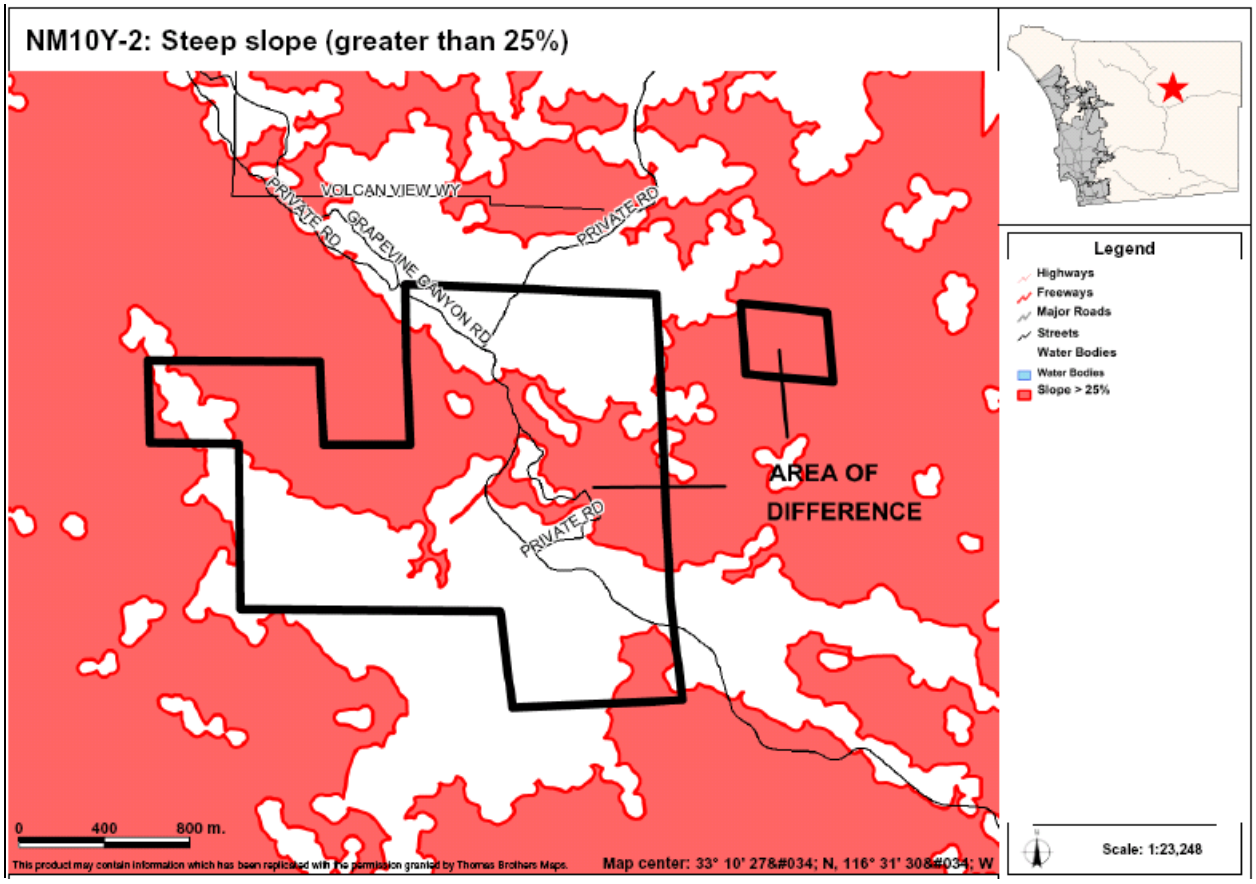

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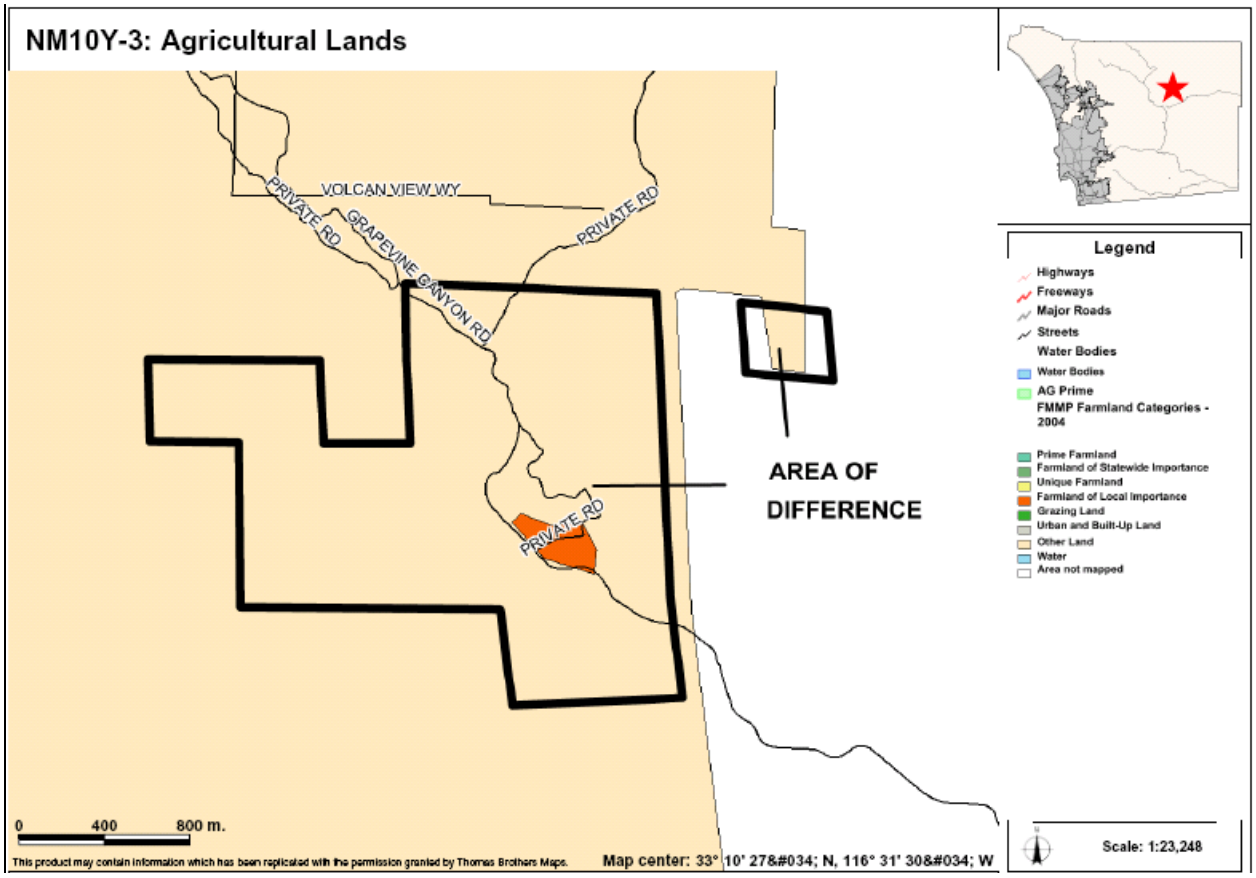

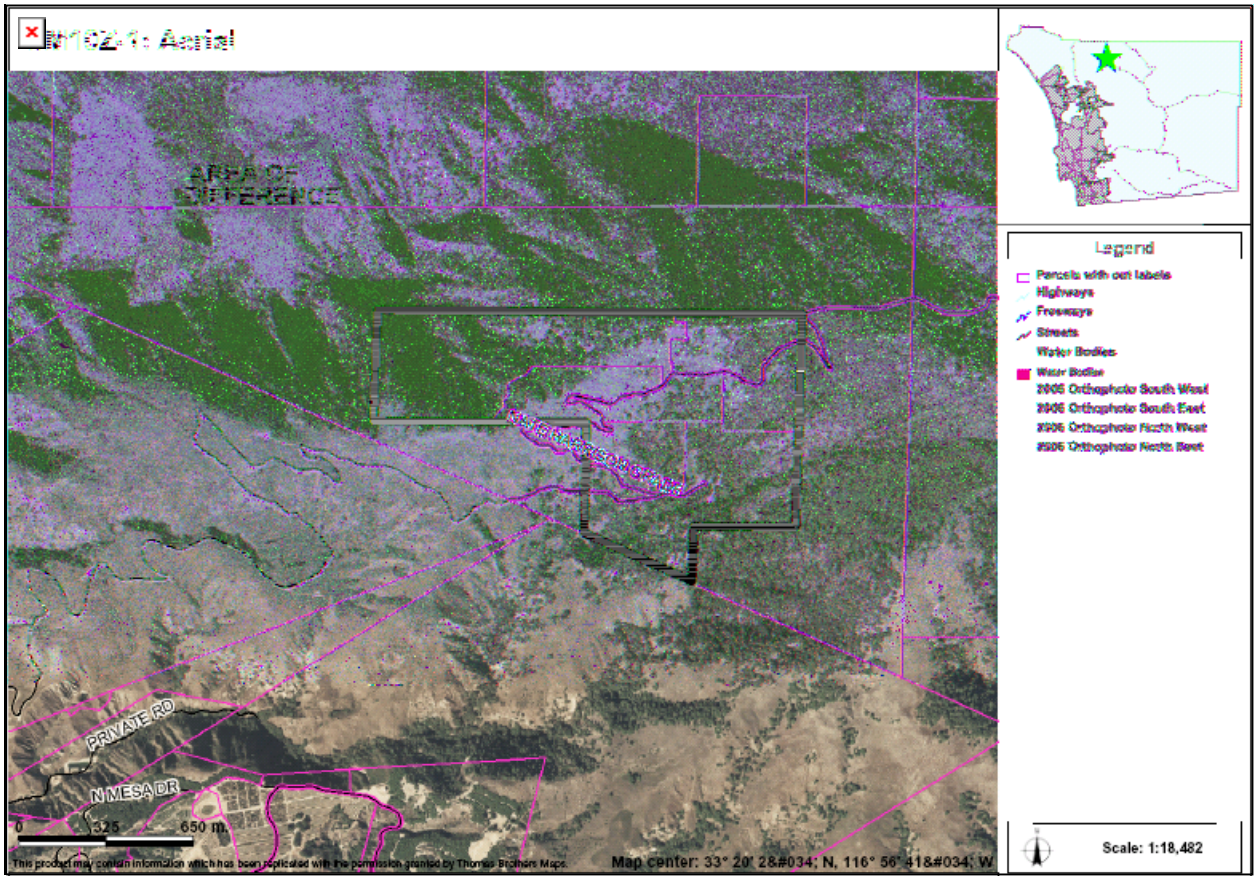

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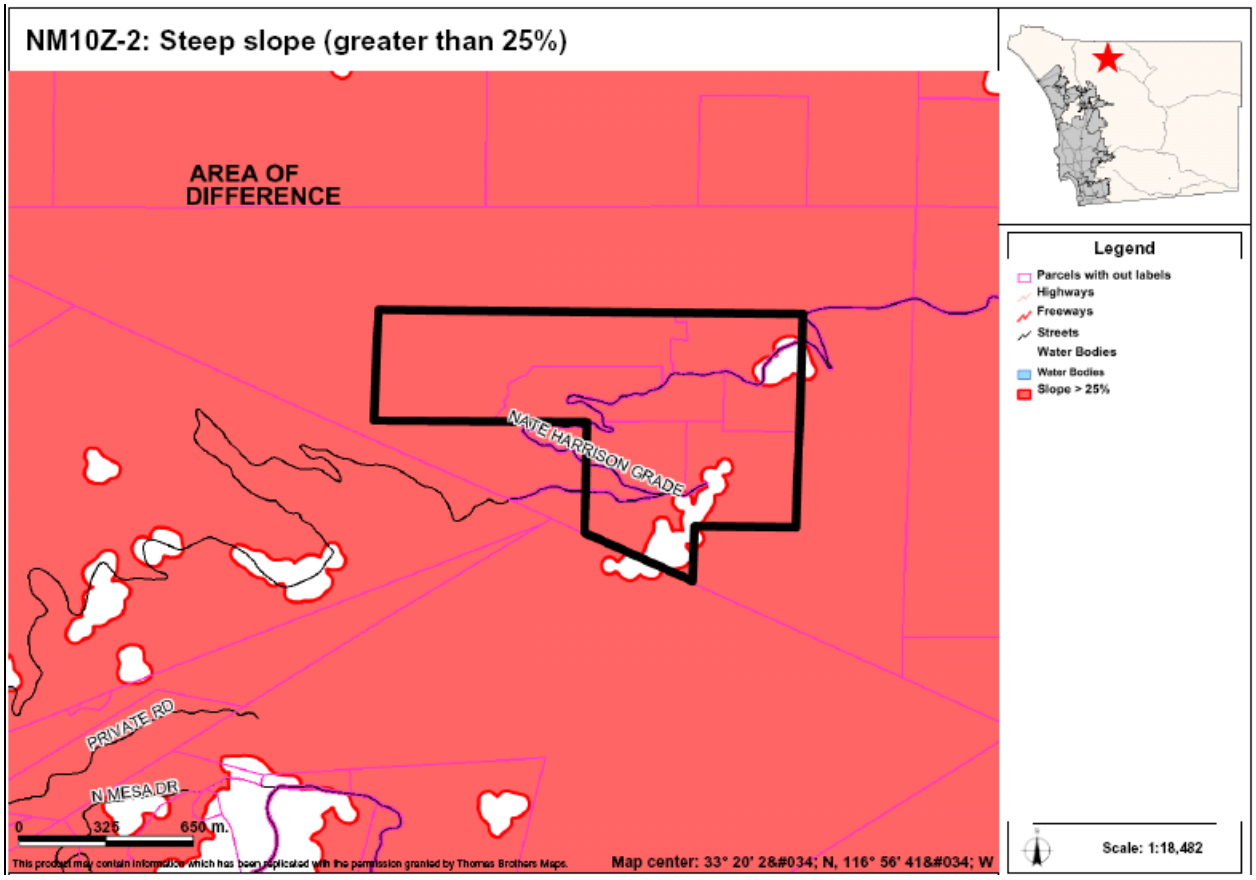
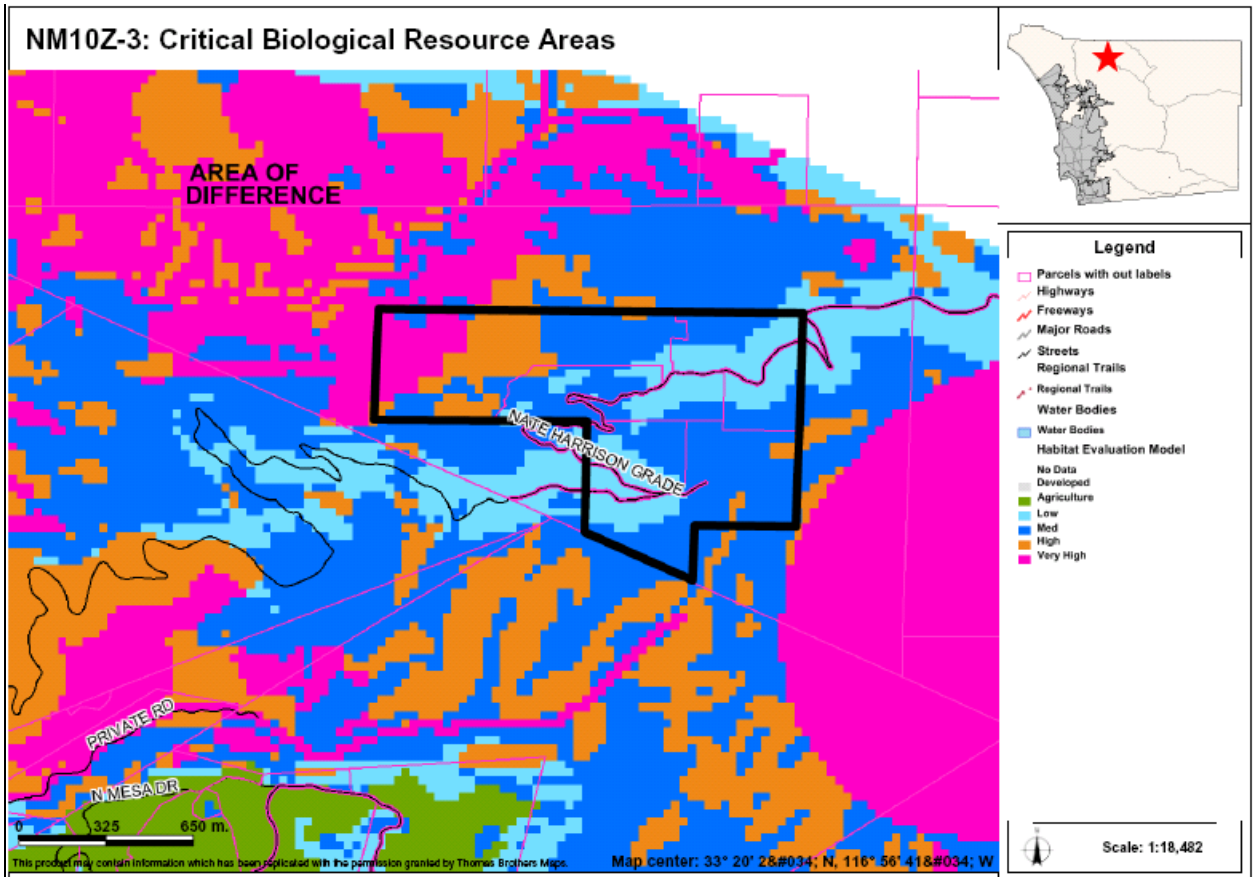
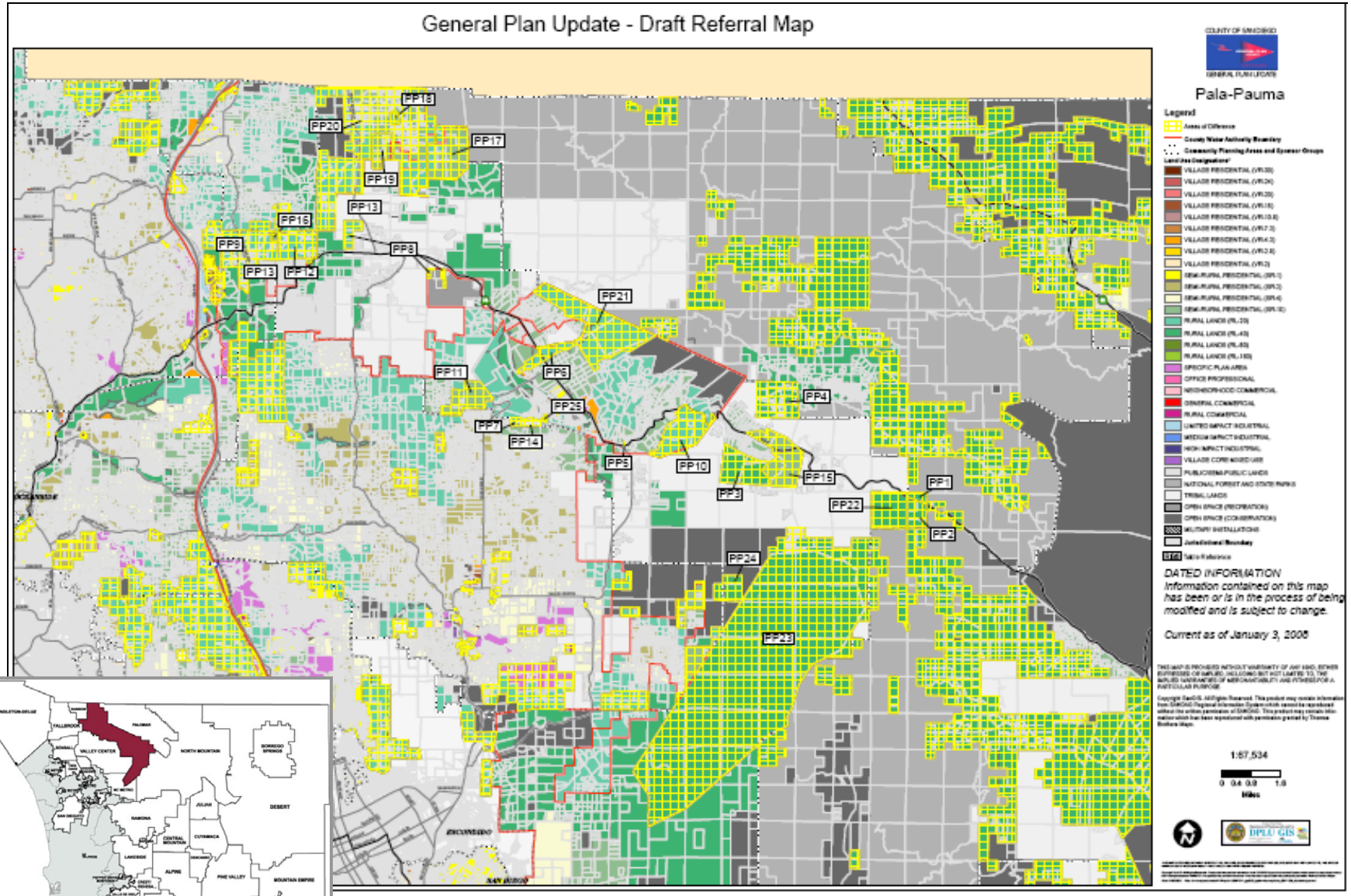




Pala / Pauma Valley Subregion – Overview of All Areas of Difference



AREAS OF DIFFERENCE

PP1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Fisher [45] Location/Description: • 46.9 ac (2 parcels) • Outside CWA boundary • Adjacent to SR 76 Existing General Plan: (20) 1 du/40 ac General Ag	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel Bounded by SR 76 on west side and Cleveland National Forest on all other sides.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is an 87-acre property located in the far eastern portion of Subregion with SR 76 running along its southern boundary. It's bordered on two sides by tribal and public lands, lacks adequate public services and infrastructure, and contains steep slopes and sensitive habitat. It is mapped on the Referral Map as RL-40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA boundary at RL-40. The other alternatives applied general mapping criteria that resulted in a designation of RL-80 due to the constraints of the site.

The key constraints associated with AOD PP1 are steep slopes and critical biological resource areas. Figure PP1-1 provides an aerial photo showing the boundaries of the AOD, Figure PP1-2 identifies steep slope areas, and Figure PP1-3 identifies critical biological resource areas.

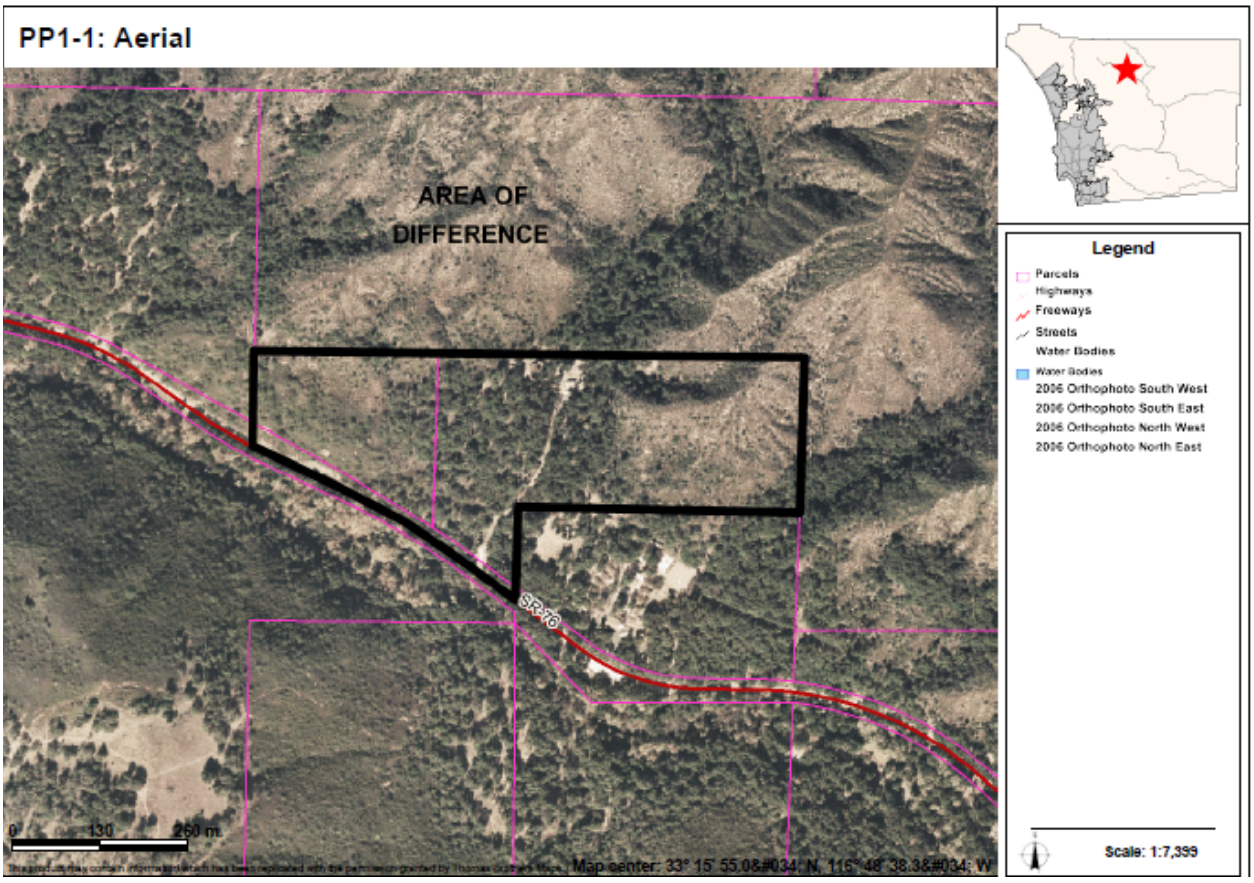
Potential Conflicts with Goals and Policies

None

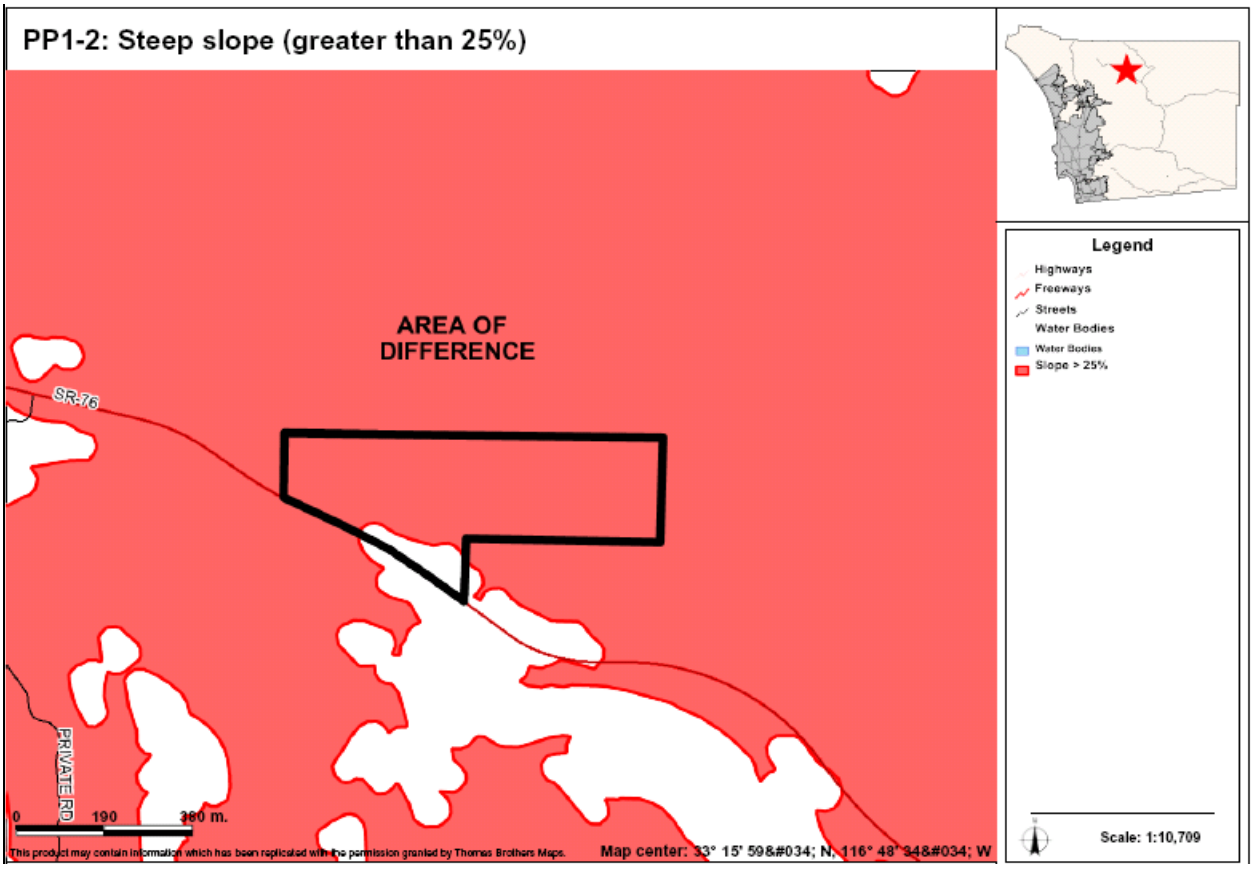
AREAS OF DIFFERENCE

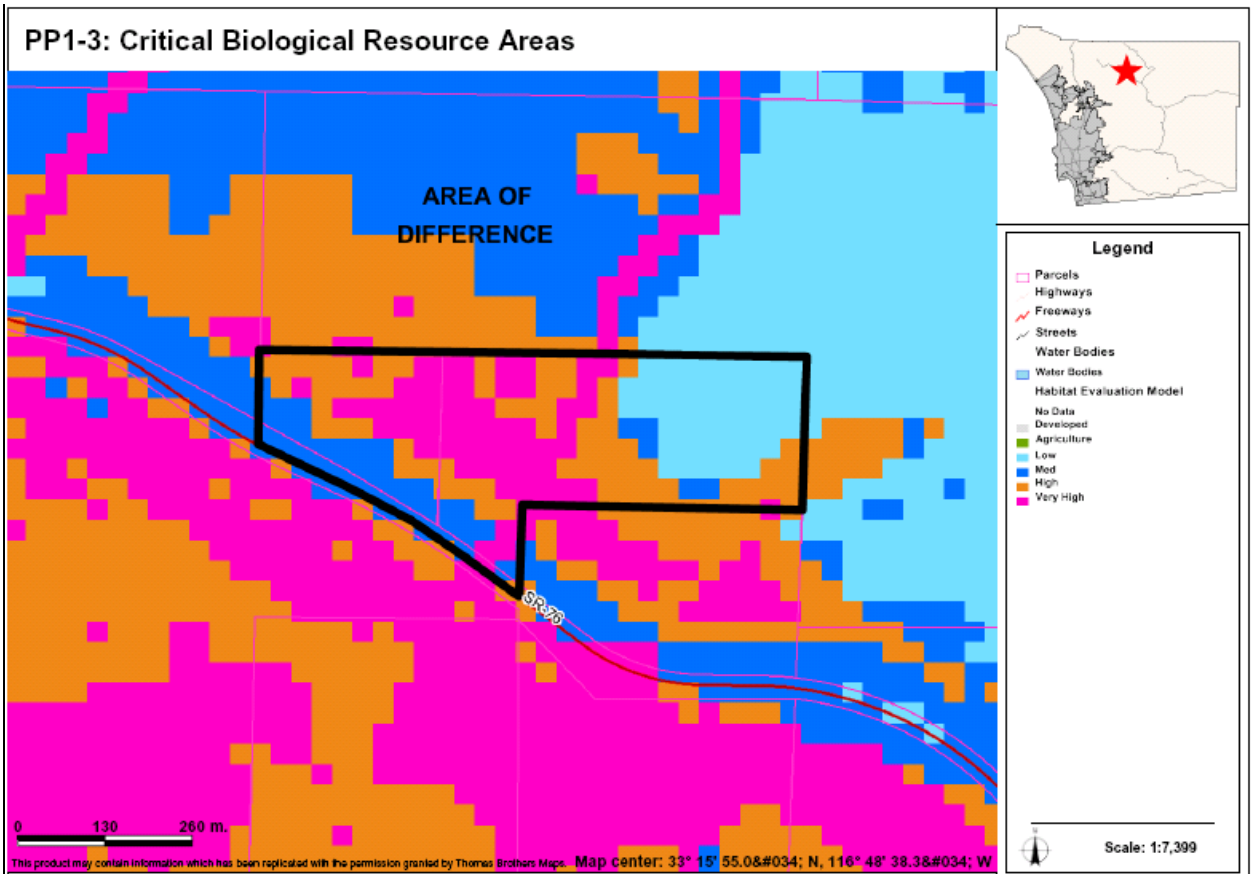
PP1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 251 acres (3 parcels) • Outside CWA boundary • SR 76 runs along the northern boundary Existing General Plan: (20) 1 du/40 ac	Prevalence of Constraints ● – high; ◡ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◡	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Undeveloped parcels bounded by undeveloped land. Adjacent to Cleveland National Forest on the south and east sides.	Other: N/A		CSG Recommendation: None

Discussion

This area is immediately south of AOD PP1. It is not a specific referral but contains differences because of its similarity and proximity to PP1. Site is totally constrained by either steep slopes, sensitive biological resources, or both.

The key constraints associated with AOD PP1 are steep slopes, wetlands, critical biological resource areas. Figure PP2-1 provides an aerial photo showing the boundaries of the AOD, Figure PP2-2 identifies steep slope areas, and Figure PP2-3 identifies wetlands, and Figure PP2-4 identifies critical biological resource areas.

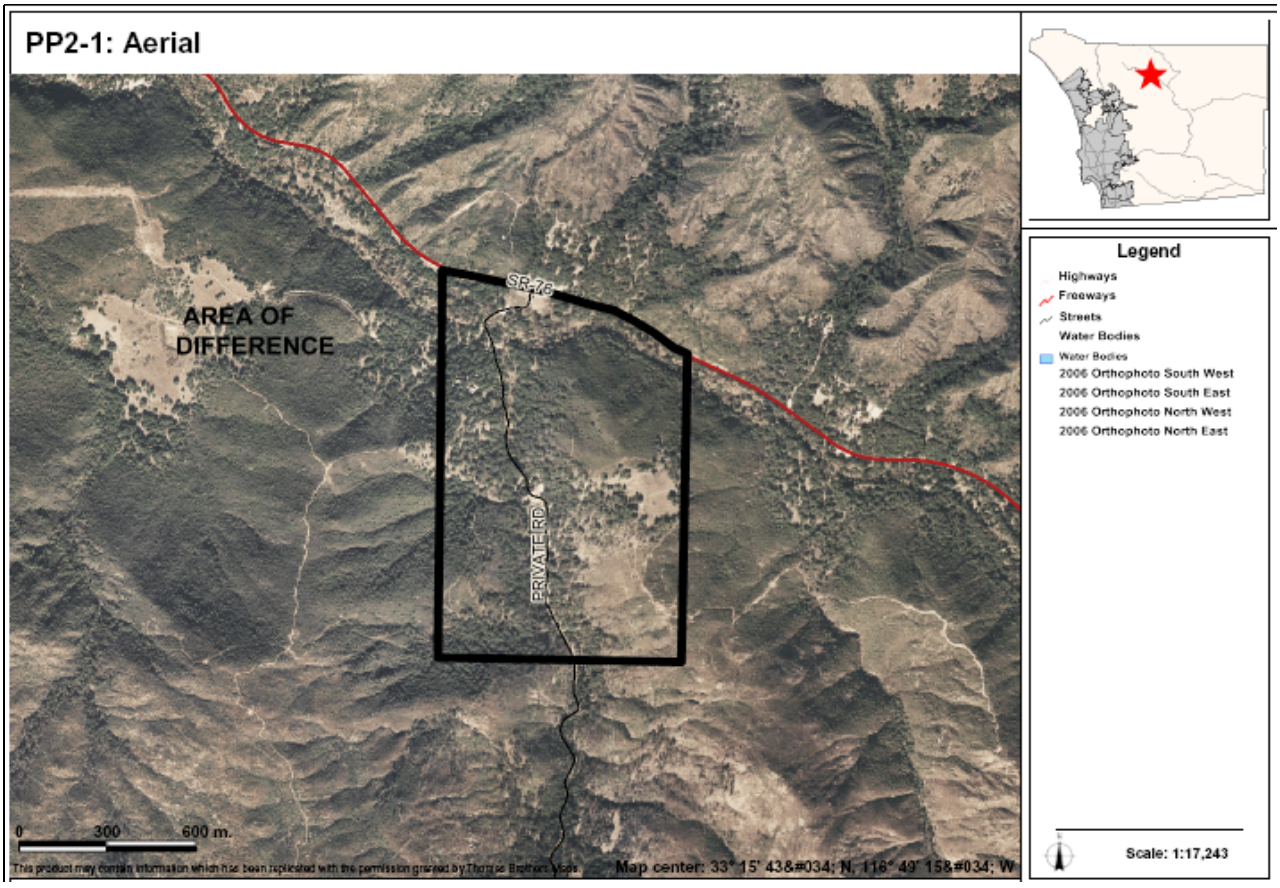
Potential Conflicts with Goals and Policies

None

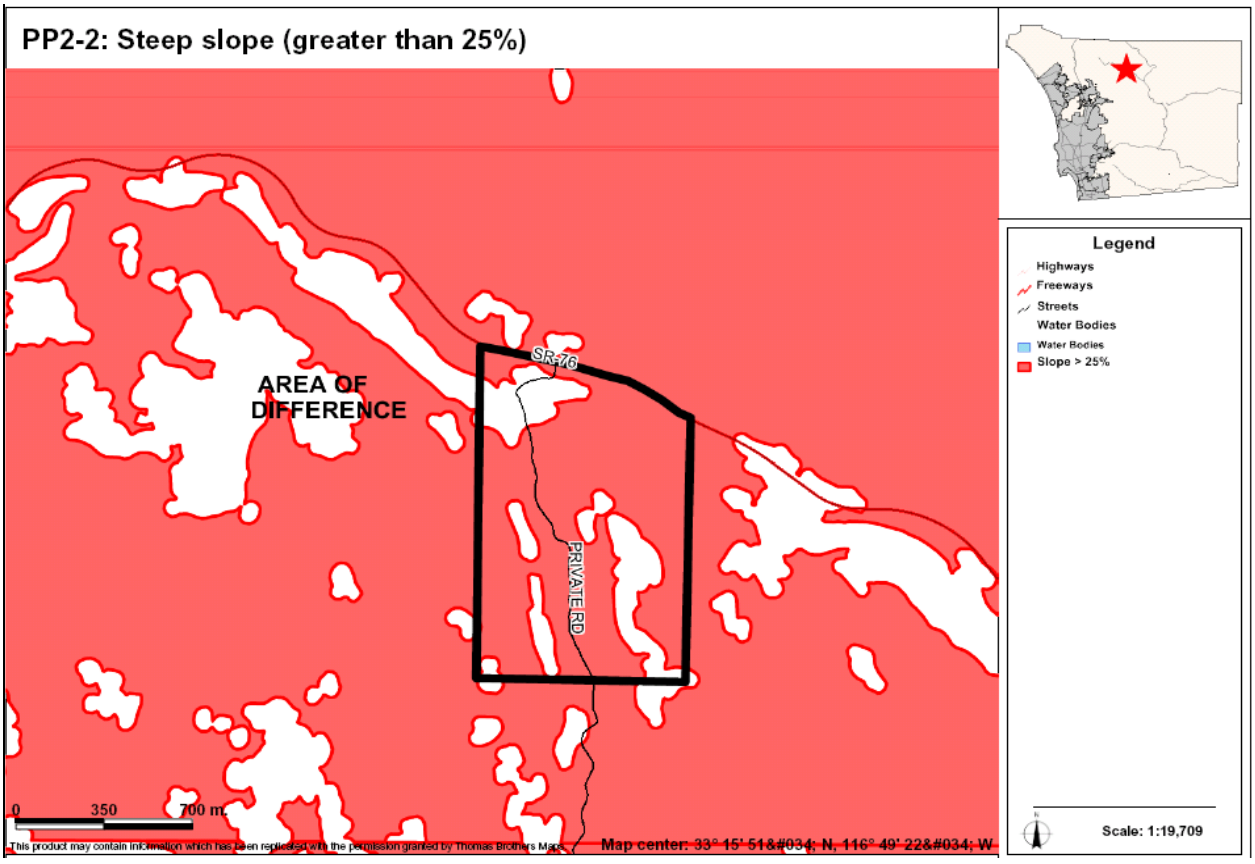
AREAS OF DIFFERENCE

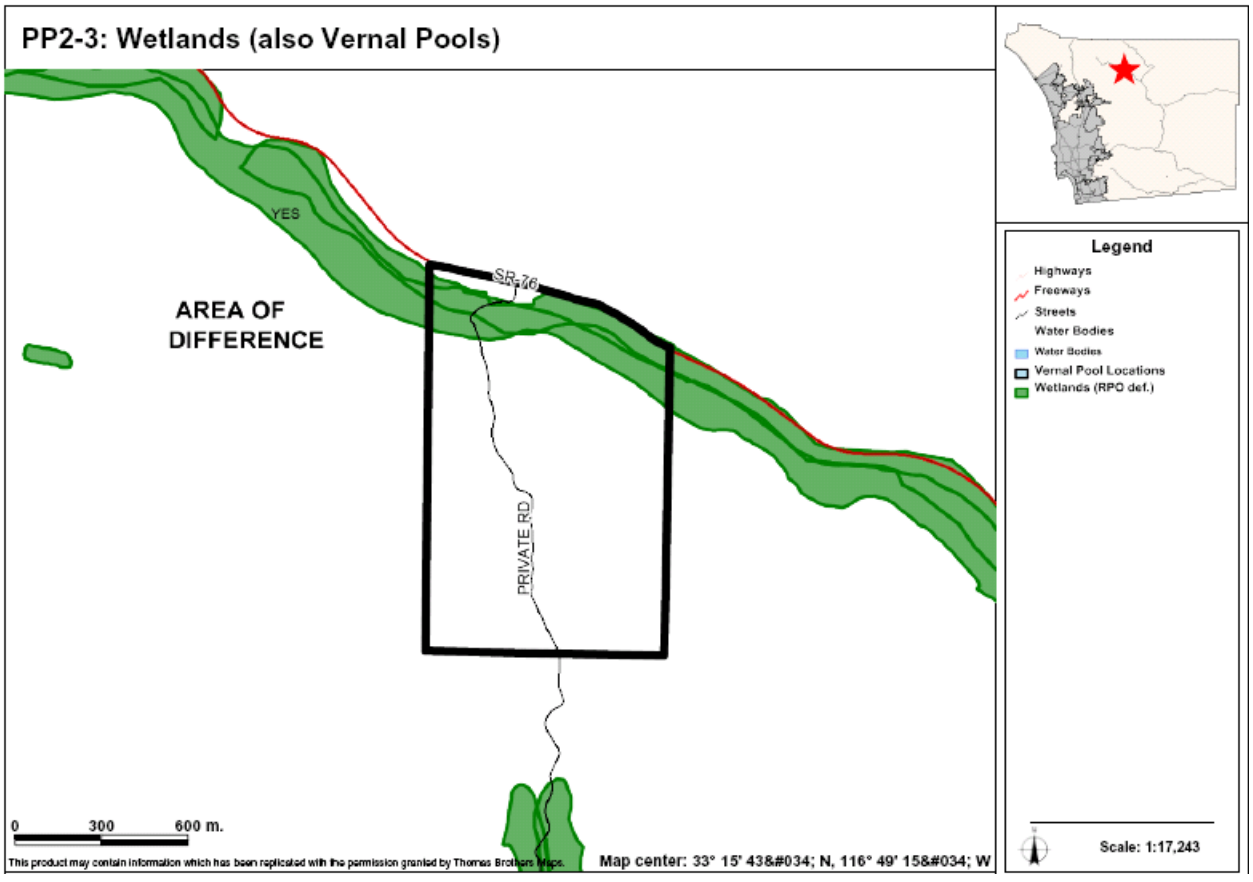
PP2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

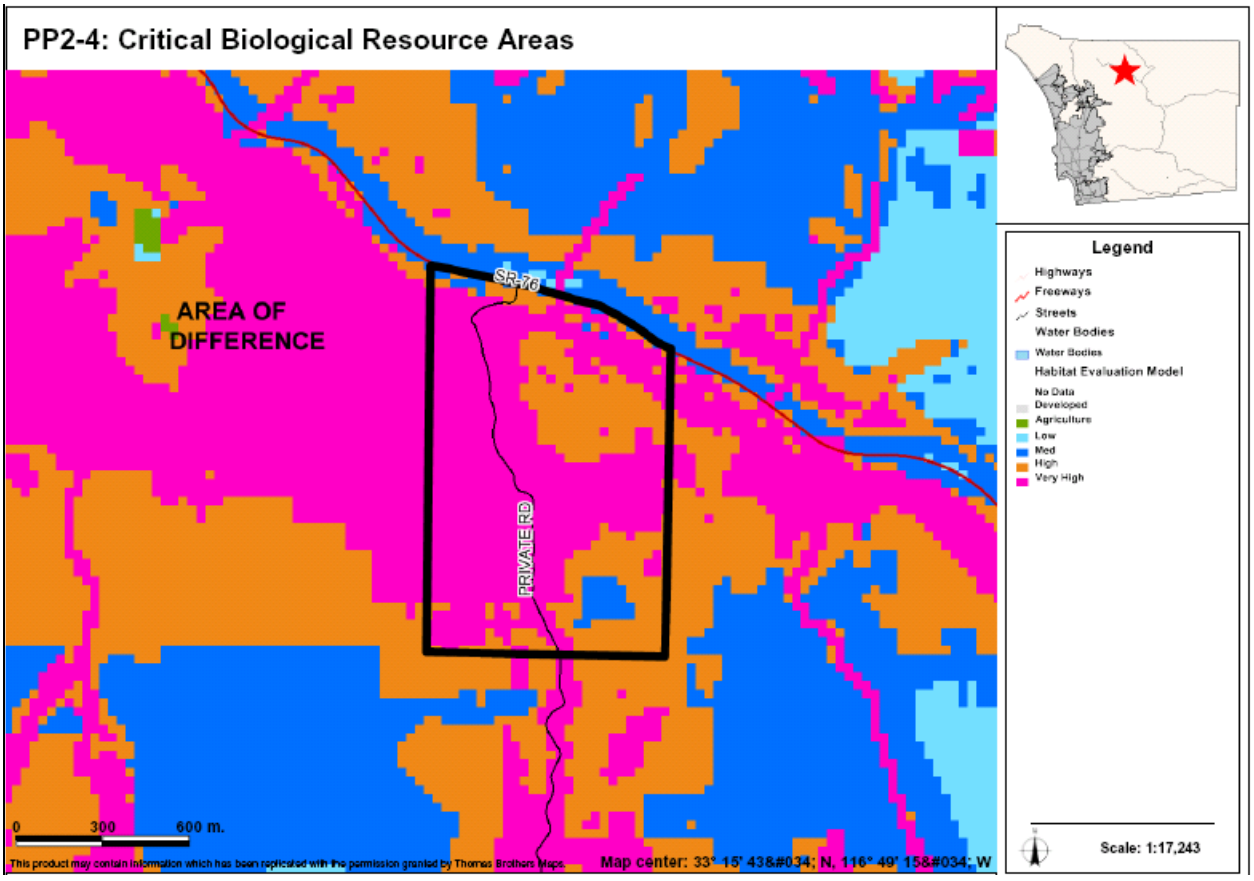


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

PP3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 640 ac (4 parcels) • Outside CWA boundary • La Jolla Reservation to the west and south Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcels surrounded by vacant land.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is immediately west of AOD PP15. It is mapped on the Referral Map as RL-40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA boundary at RL-40. The other maps apply the RL-80 designation to recognize constraints such as steep slopes, sensitive biological resources constraints, and lack of adequate services.

The key constraints associated with AOD PP3 are steep slopes and critical biological resource areas. Figure PP3-1 provides an aerial photo showing the boundaries of the AOD, Figure PP3-2 identifies steep slope areas, and Figure PP3-3 identifies critical biological resource areas.

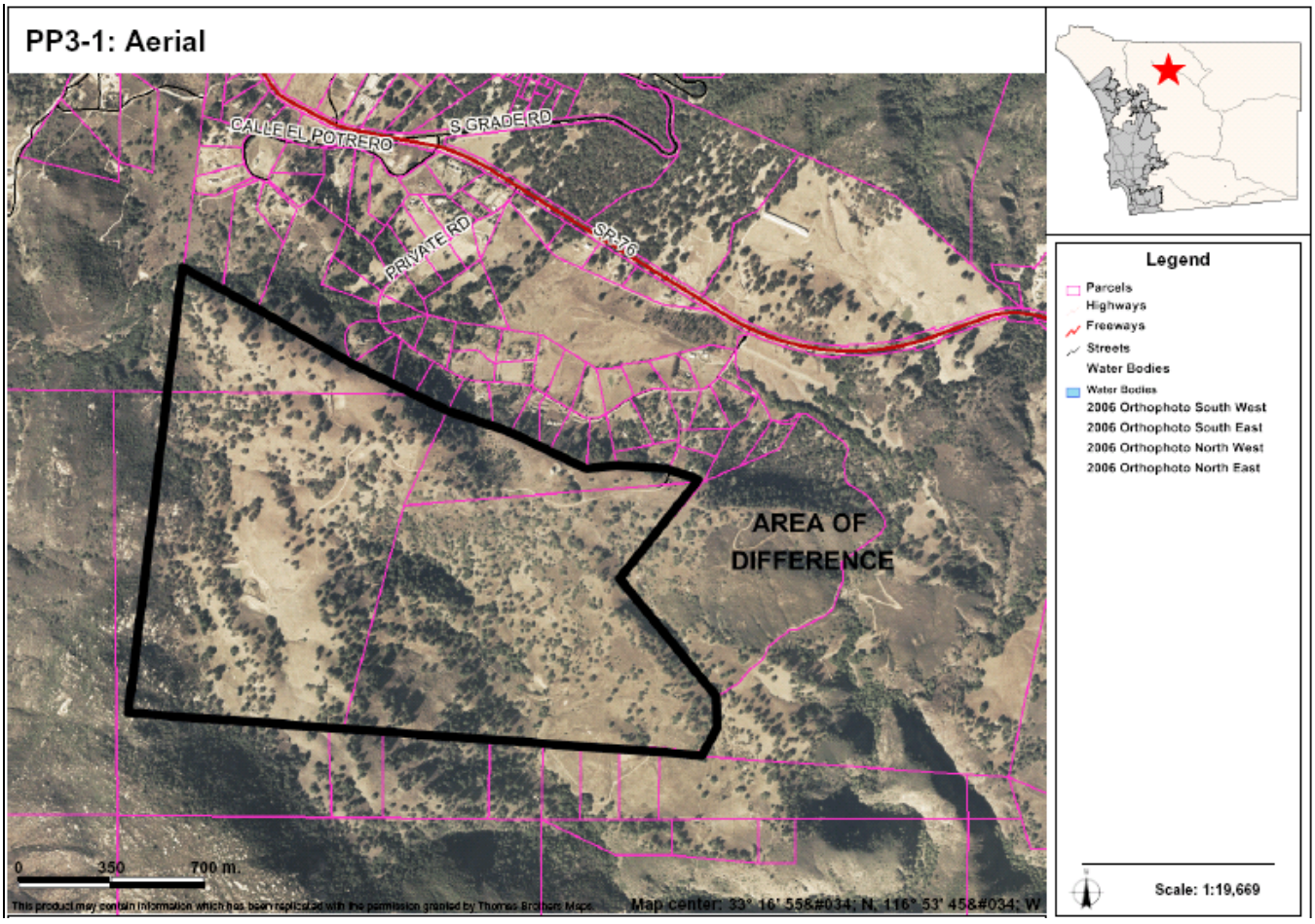
Potential Conflicts with Goals and Policies

None

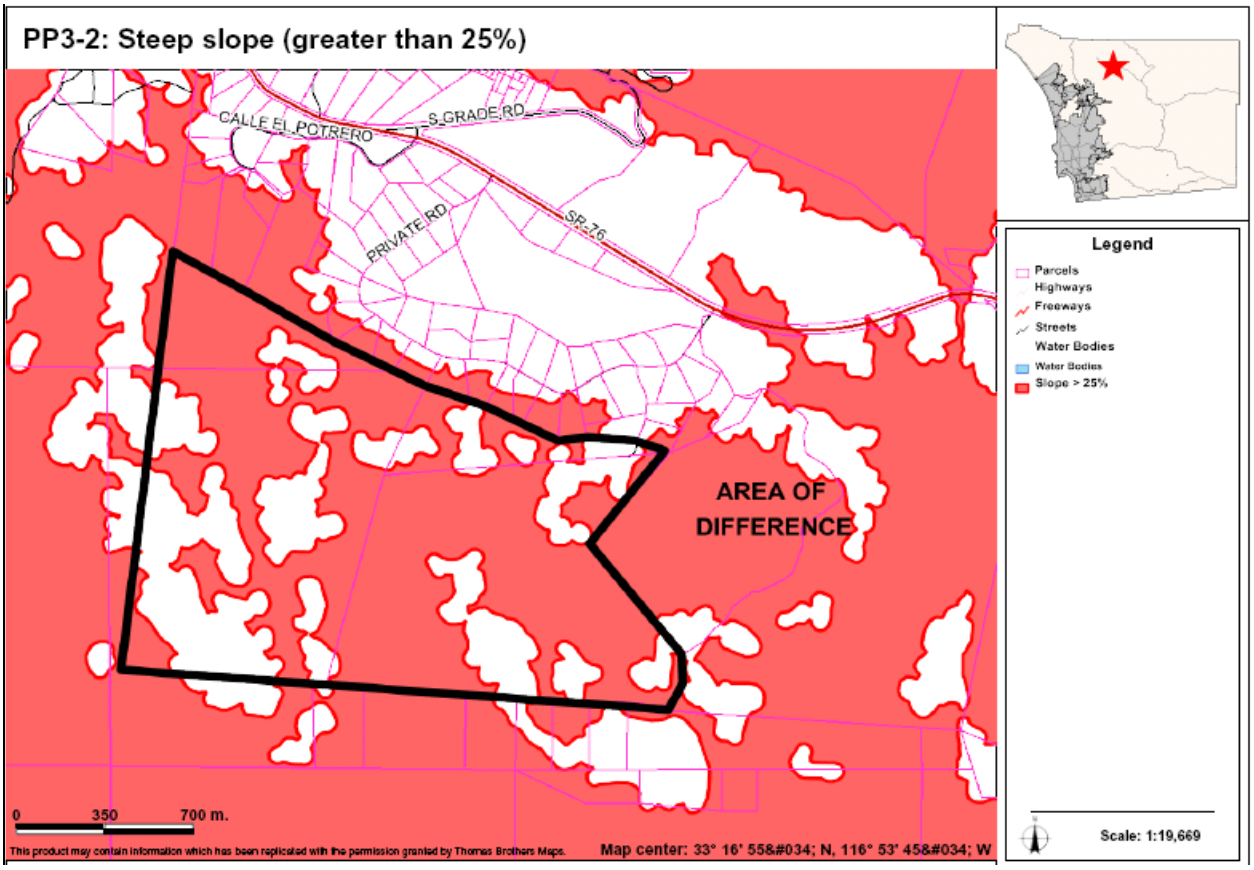
AREAS OF DIFFERENCE

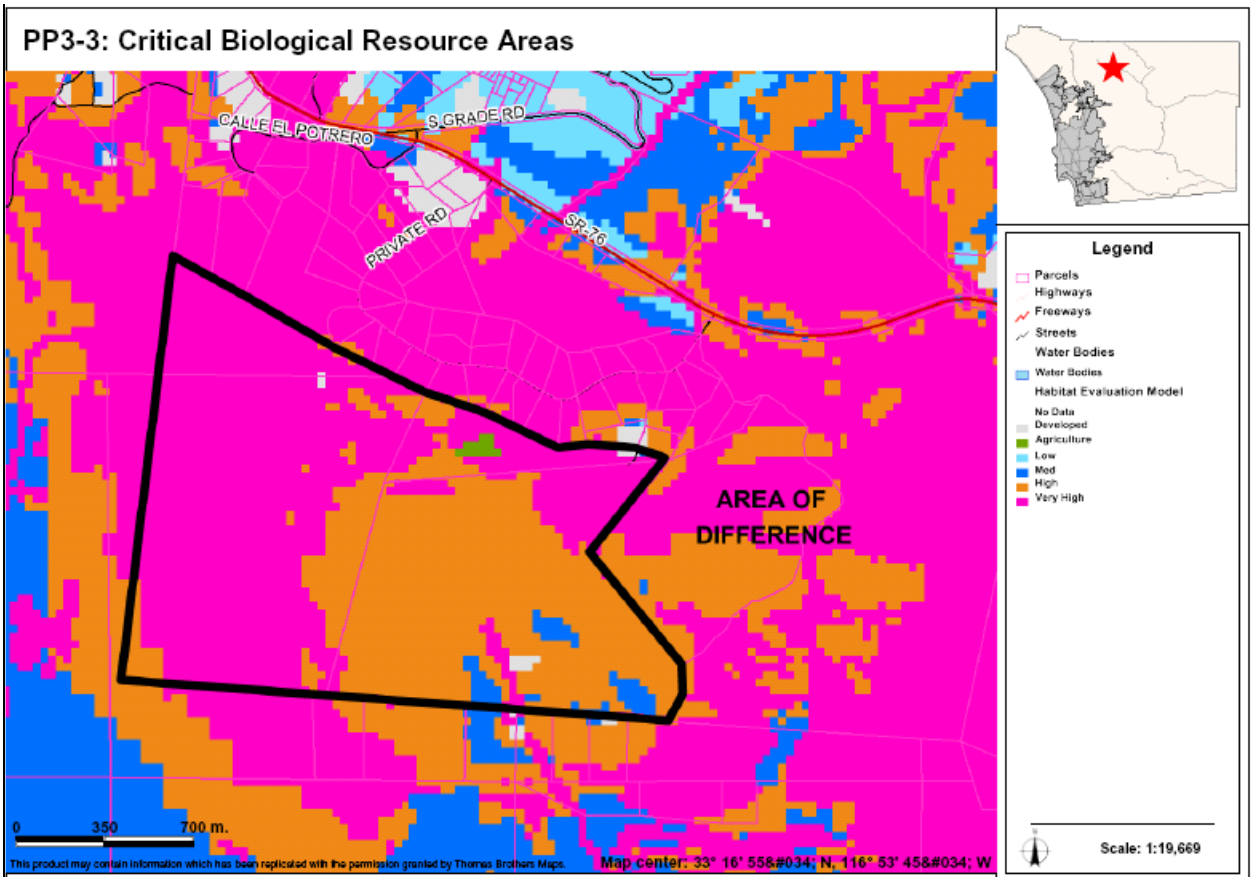
PP3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 704 ac (25 parcels) • Outside CWA boundary • Bisected by S. Grade Rd., east of Palomar Mountain. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Undeveloped parcels surrounded by vacant land. The La Jolla Reservation borders to the west and south.	Other: N/A		CSG Recommendation: None

Discussion

This AOD includes grouping of parcels on Palomar Mountain along South Grade Road. They are mapped on the Referral Map as RL-40 which is consistent with the general mapping criteria that capped all lands in this area outside of the CWA at RL-40. The Hybrid Map applies the RL-40 recognizing its existing parcelization and its proximity to the road. The Draft Land Use and Environmentally Superior Maps used general mapping criteria that resulted in a designation of RL-80 due to the constraints of the site: lack adequate services, and steep slopes.

The key constraints associated with AOD PP4 are steep slopes and critical biological resource areas. Figure PP4-1 provides an aerial photo showing the boundaries of the AOD, Figure PP4-2 identifies steep slope areas and Figure PP4-3 identifies critical biological resource areas.

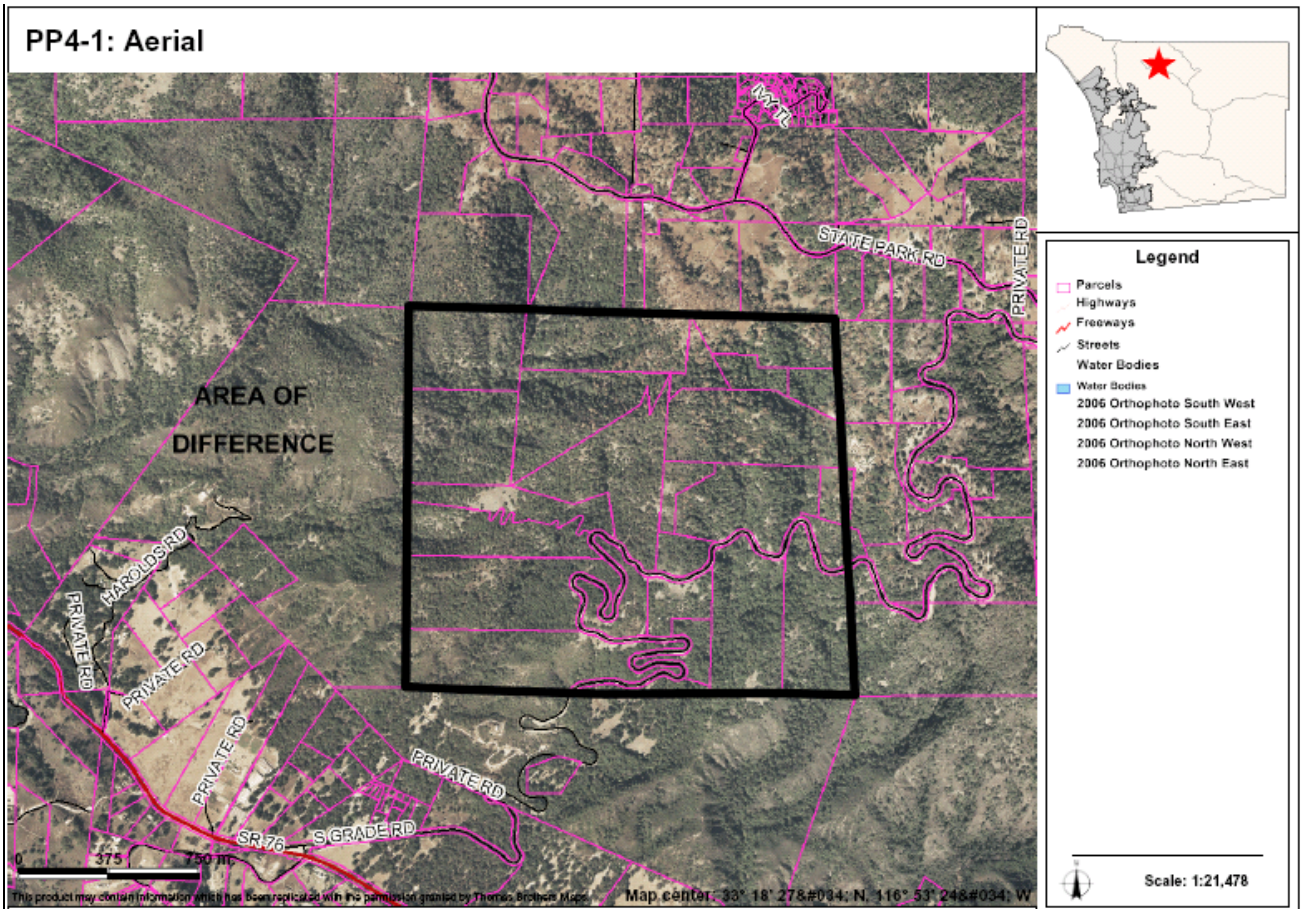
Potential Conflicts with Goals and Policies

None

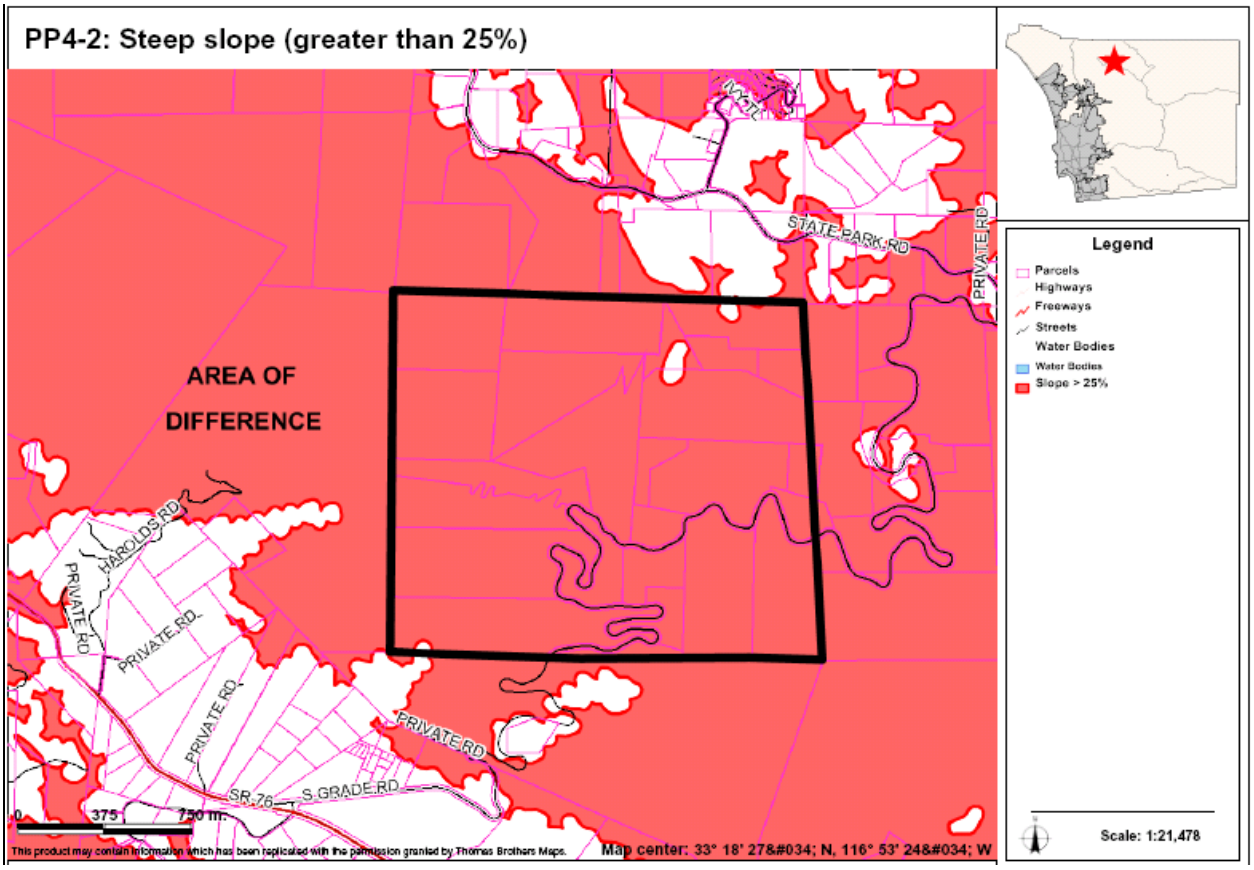
AREAS OF DIFFERENCE

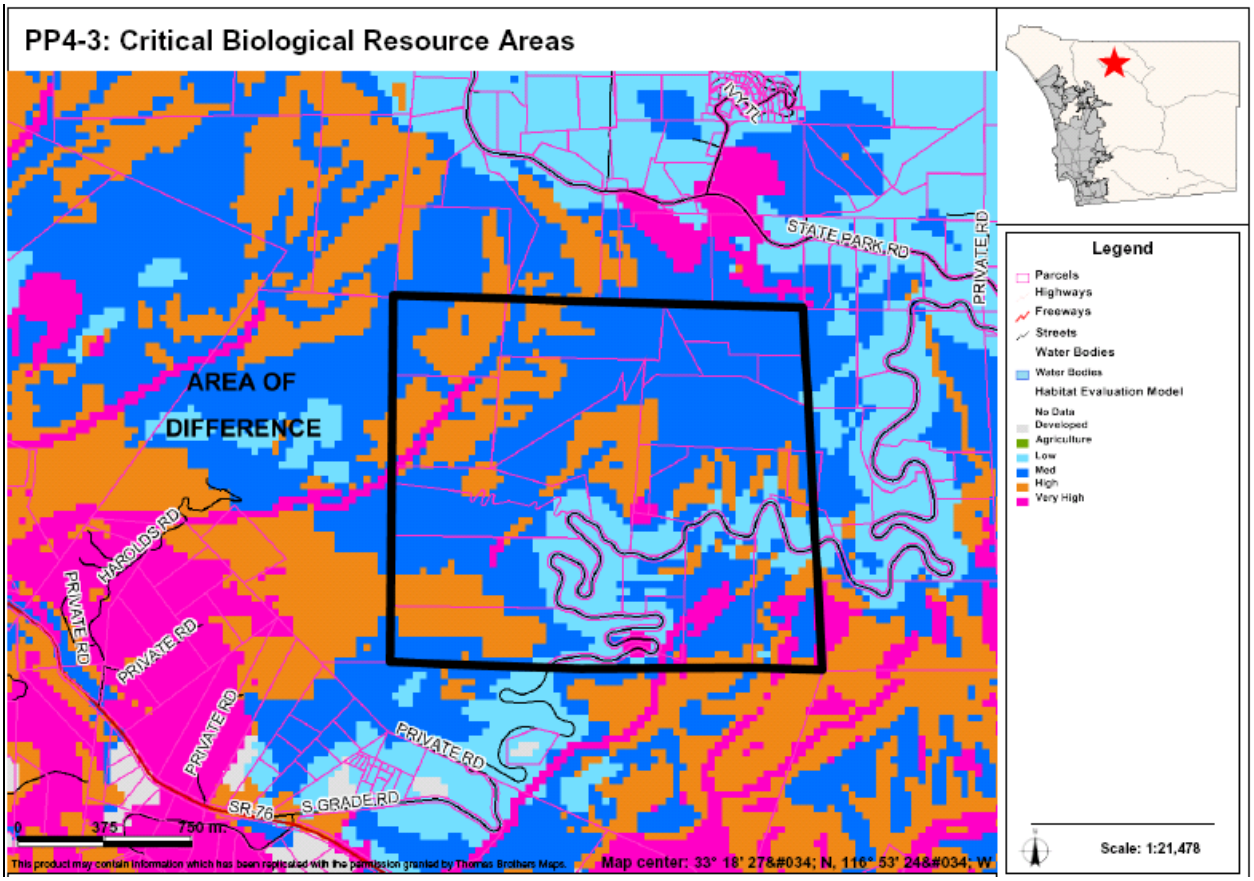
PP4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Villalobos [2] (C&I) Location/Description: • 1.2 ac (1 parcel) • Inside CWA boundary • Adjacent to SR-76 near the intersection of SR-76 and Valley Center Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4 Rural Commercial Hybrid: C-4 Rural Commercial Draft Land Use: SR-10 Environmentally Superior: SR-10
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Parcel used for agriculture. Surrounded on the east and north by agricultural lands and bounded on the south by SR 76 and on the west by retail commercial development.	Other: N/A		CSG Recommendation: SR-10

Discussion

This AOD is a single parcel located at the intersection of SR 76 and S6. The Hybrid Map and Referral Map provide a designation of Rural Commercial which reflects the location of the site at a major intersection. The Draft Map provides the less intense SR-10 designation because of sight distance issues, limited access to SR 76, and community input.

The key constraint associated with AOD PP5 is agricultural lands. Figure PP5-1 provides an aerial photo showing the boundaries of the AOD and Figure PP5-2 identifies important agricultural lands.

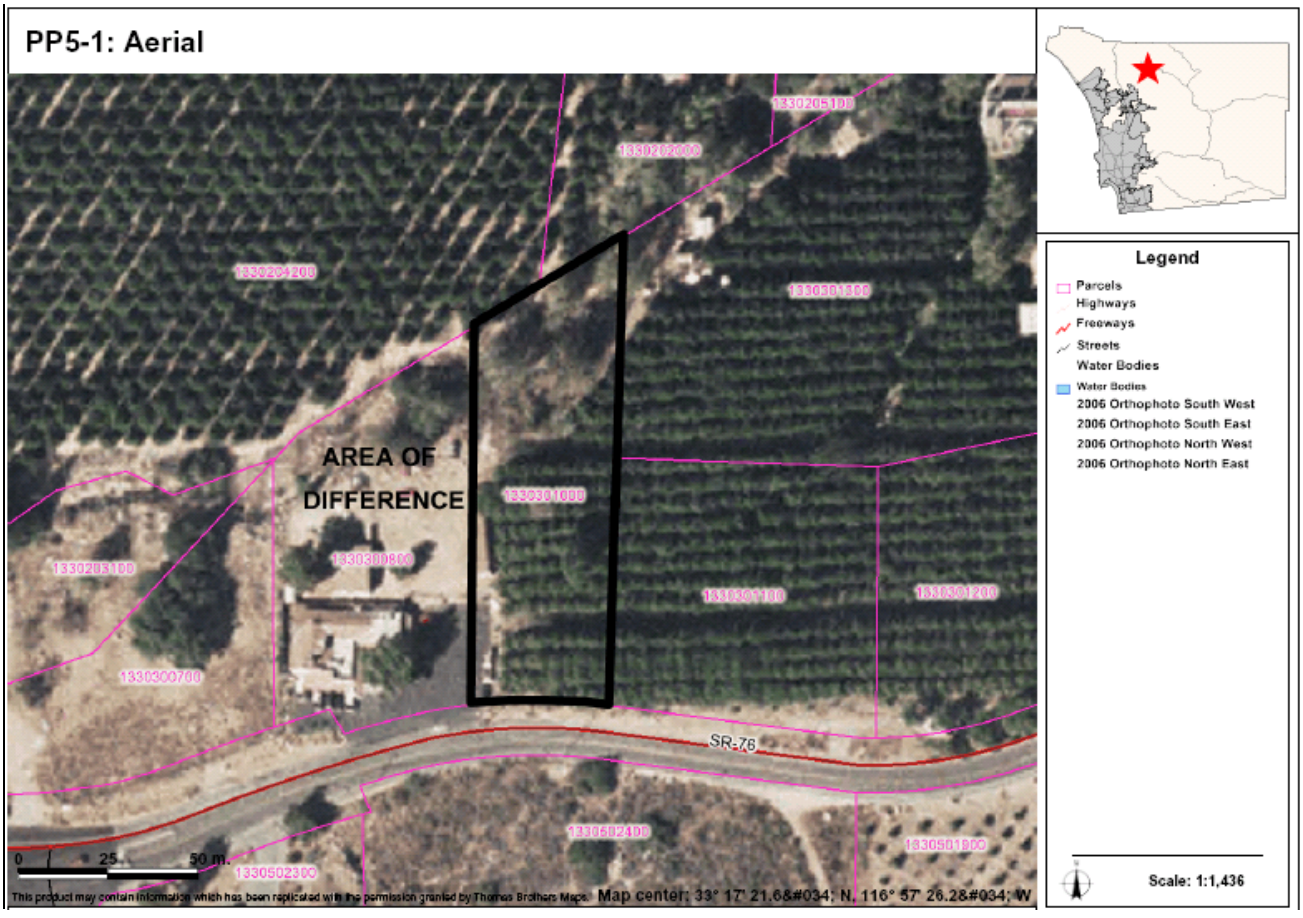
Potential Conflicts with Goals and Policies

None

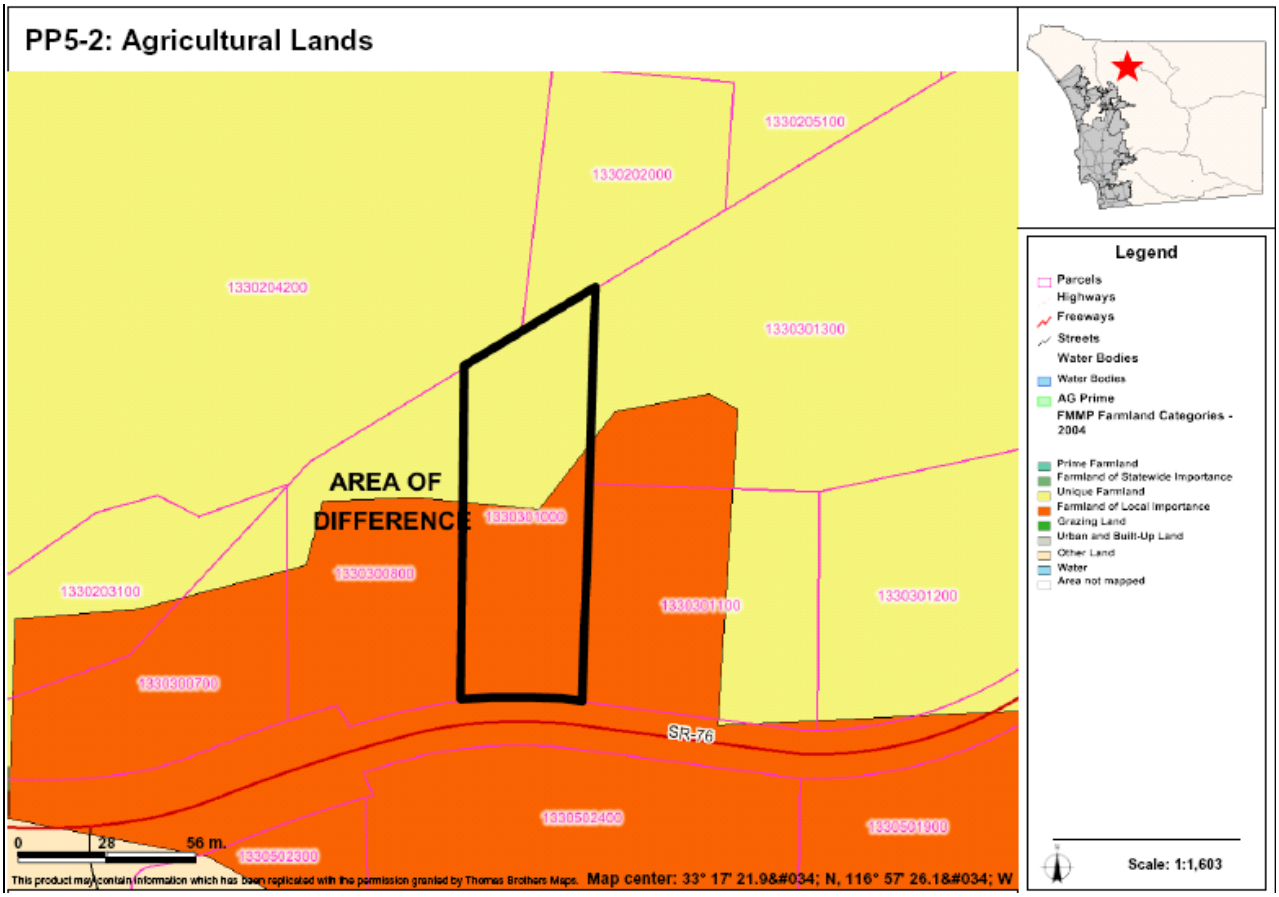
AREAS OF DIFFERENCE

PP5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	□	□	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	□	□	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

PP6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 248.5 acres (7 parcels) • Inside CWA boundary • Bisected by SR 76 Existing General Plan: (17) 1 du/ 2, 4 ac (19) Intensive Ag. (1 du/ 2, 4, 8 ac)	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Agricultural use on the western portion, undeveloped land on the eastern portion. Bounded on all sides by agricultural uses and spaced rural residential development.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is nearly fully constrained by a floodplain west of Nate Harrison Grade that currently contains agriculture lands. It is located within the CWA boundary and is, therefore, mapped as RL-20 on the Referral Map based on the general mapping criteria. The Hybrid Map also applies an RL-20 designation to the agriculture that exists in this area. The Draft Land Use and Environmentally Superior Maps apply an RL-40 designation to reflect that the site is designated as a floodplain.

The key constraints associated with AOD PP6 are floodplains, wetlands, critical biological resource areas, and agricultural lands. Figure PP6-1 provides an aerial photo showing the boundaries of the AOD, Figure PP6-2 identifies floodplains and floodways, PP6-3 identifies wetlands, Figure PP6-4 identifies critical biological resource areas, and Figure PP6-5 identifies important agricultural lands.

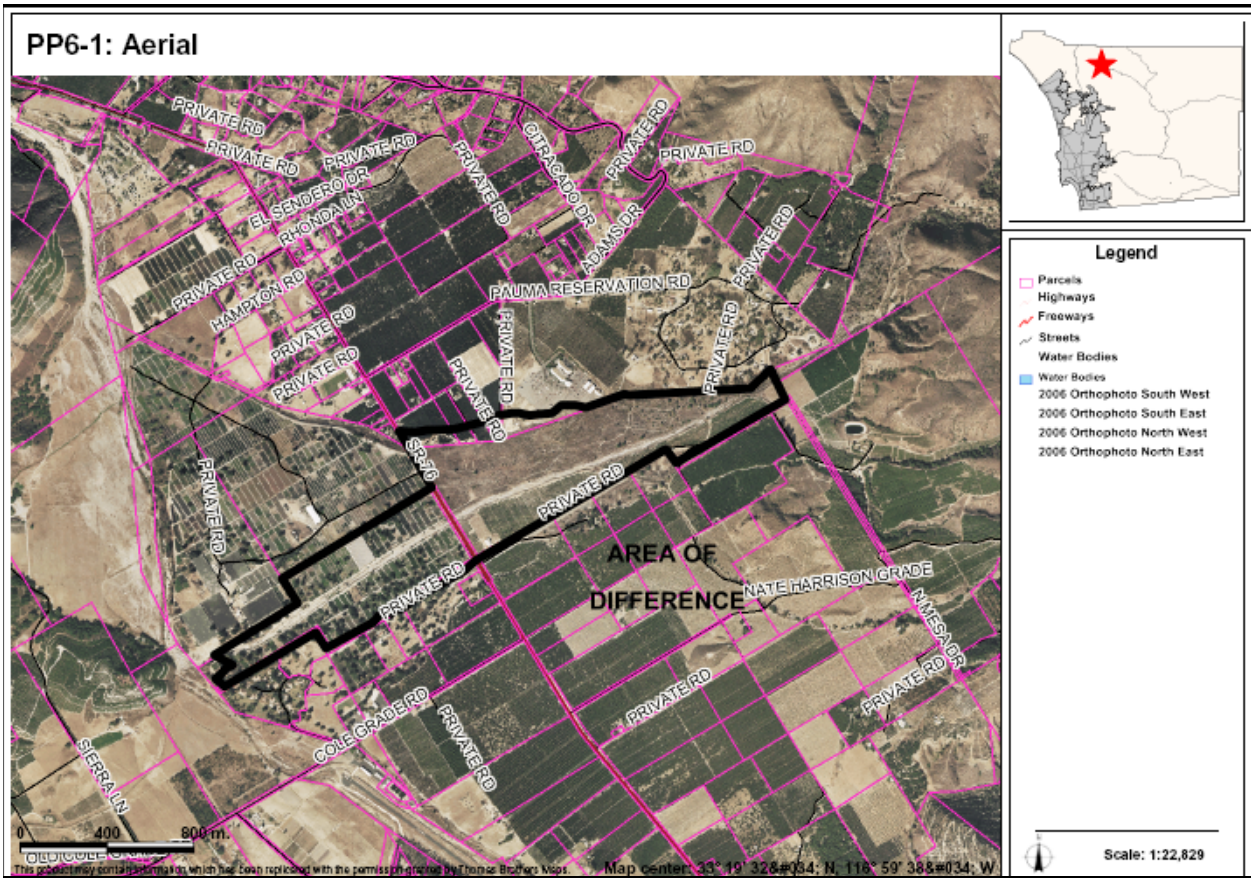
Potential Conflicts with Goals and Policies

None

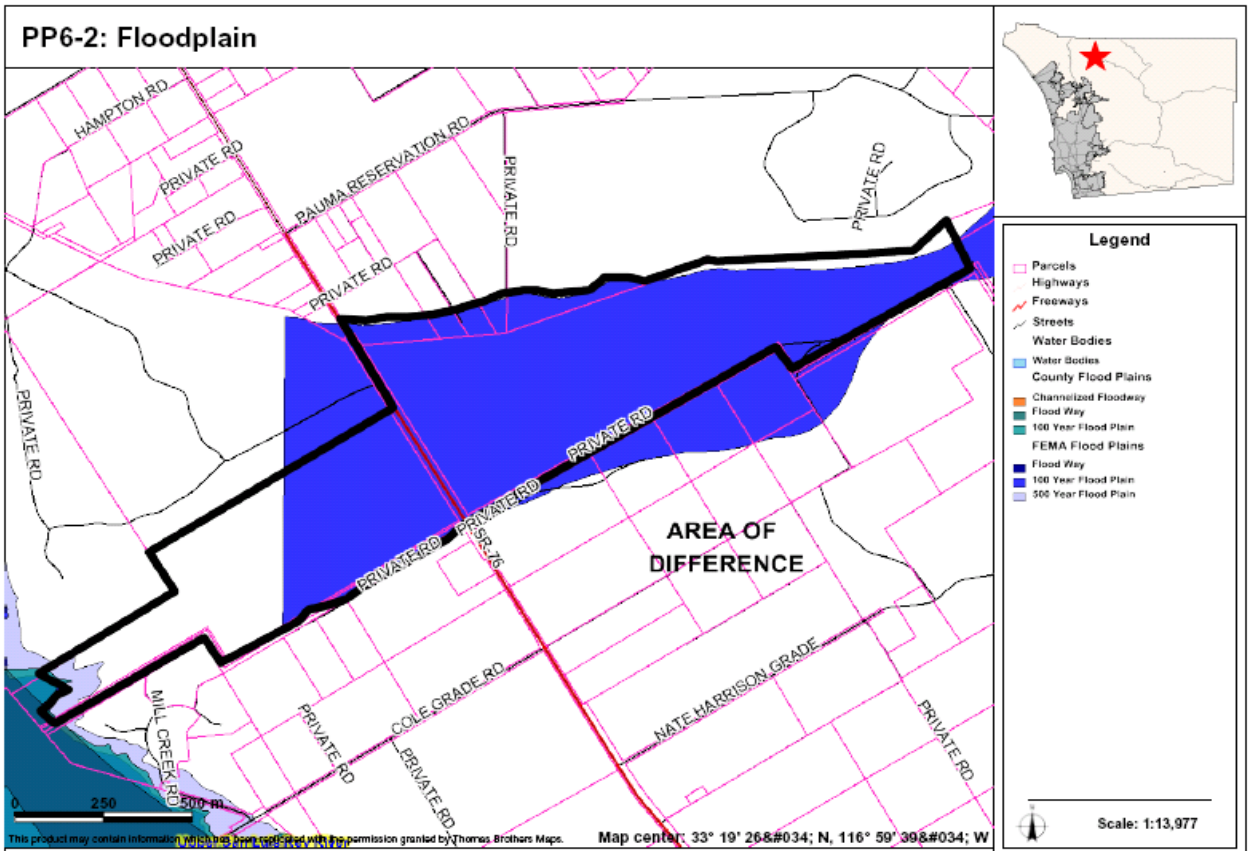
AREAS OF DIFFERENCE

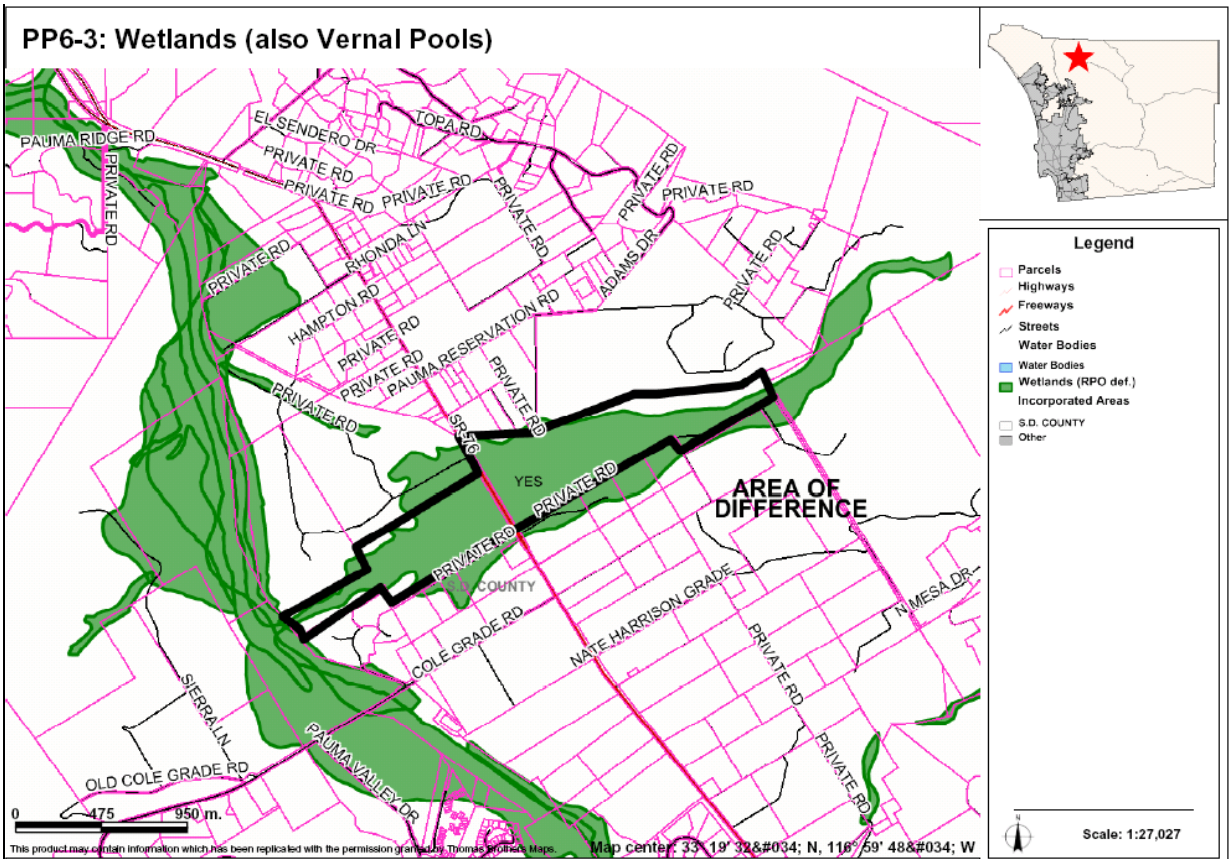
PP6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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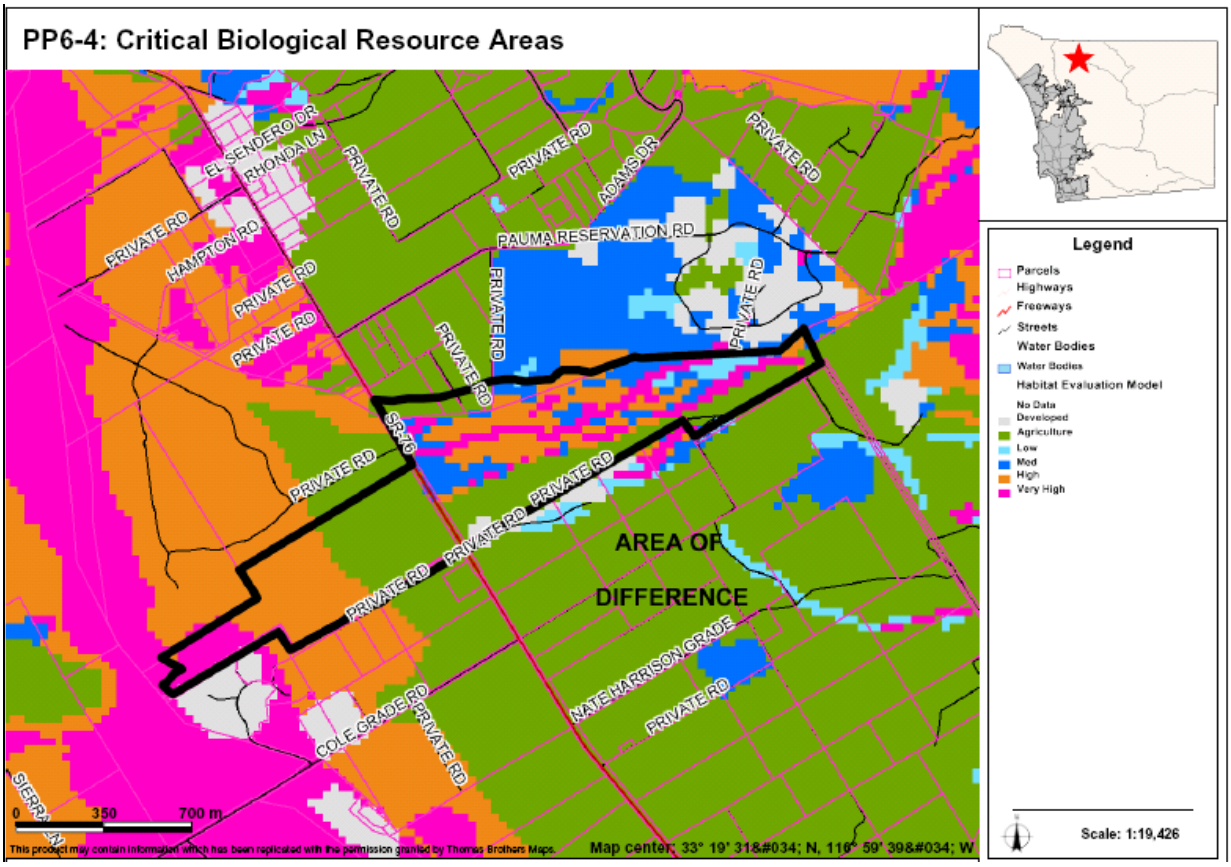
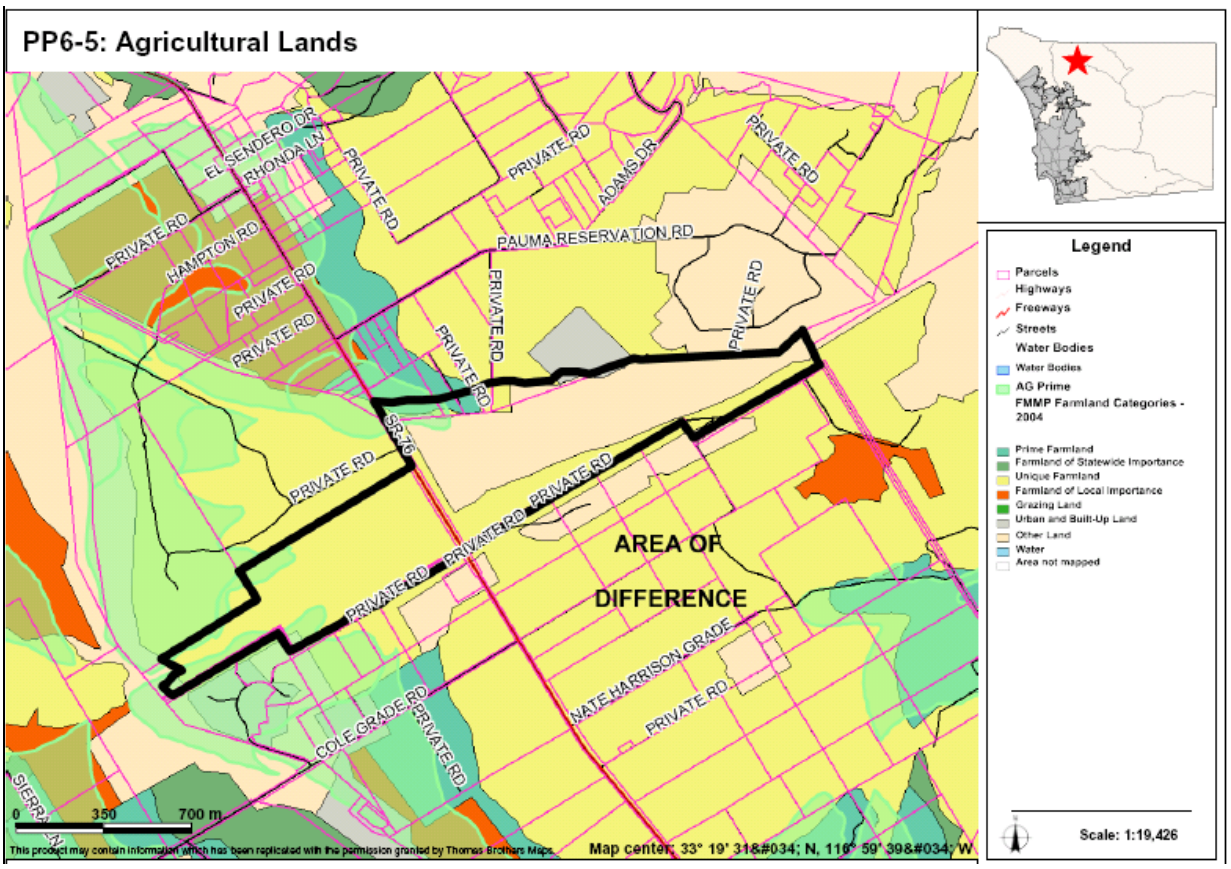




AREAS OF DIFFERENCE

PP7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Jim Chagala (for Beck West) [39]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 42.4 acres (2 parcels) • Inside CWA boundary • Less than 1 mi. southeast of Cold Grade Rd.	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	Draft Land Use: RL-20
	Critical Biological Resource Areas	○	
Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	●	Environmentally Superior: RL-40
Context: Mostly utilized for orchard or vineyard agricultural land uses. Bounded on the west, south, and east by orchards and vineyards. Bounded to the north by undeveloped lands.	Other: N/A		CSG Recommendation: None

Discussion

This AOD consists of an agricultural property south of the Cole Grade Road and SR 76 intersection. The southern portion is currently located within the Country Town boundary. Nearly the entire area exceeds 25 percent slope and it is highly visible. The Referral Map and Hybrid Map have designations of SR-10 which provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The Draft Map provides an RL-20 designation in response to the steep slopes on-site.

The key constraints associated with AOD PP7 are steep slopes and agricultural lands. Figure PP7-1 provides an aerial photo showing the boundaries of the AOD, Figure PP7-2 identifies steep slope areas, and Figure PP7-3 identifies important agricultural lands.

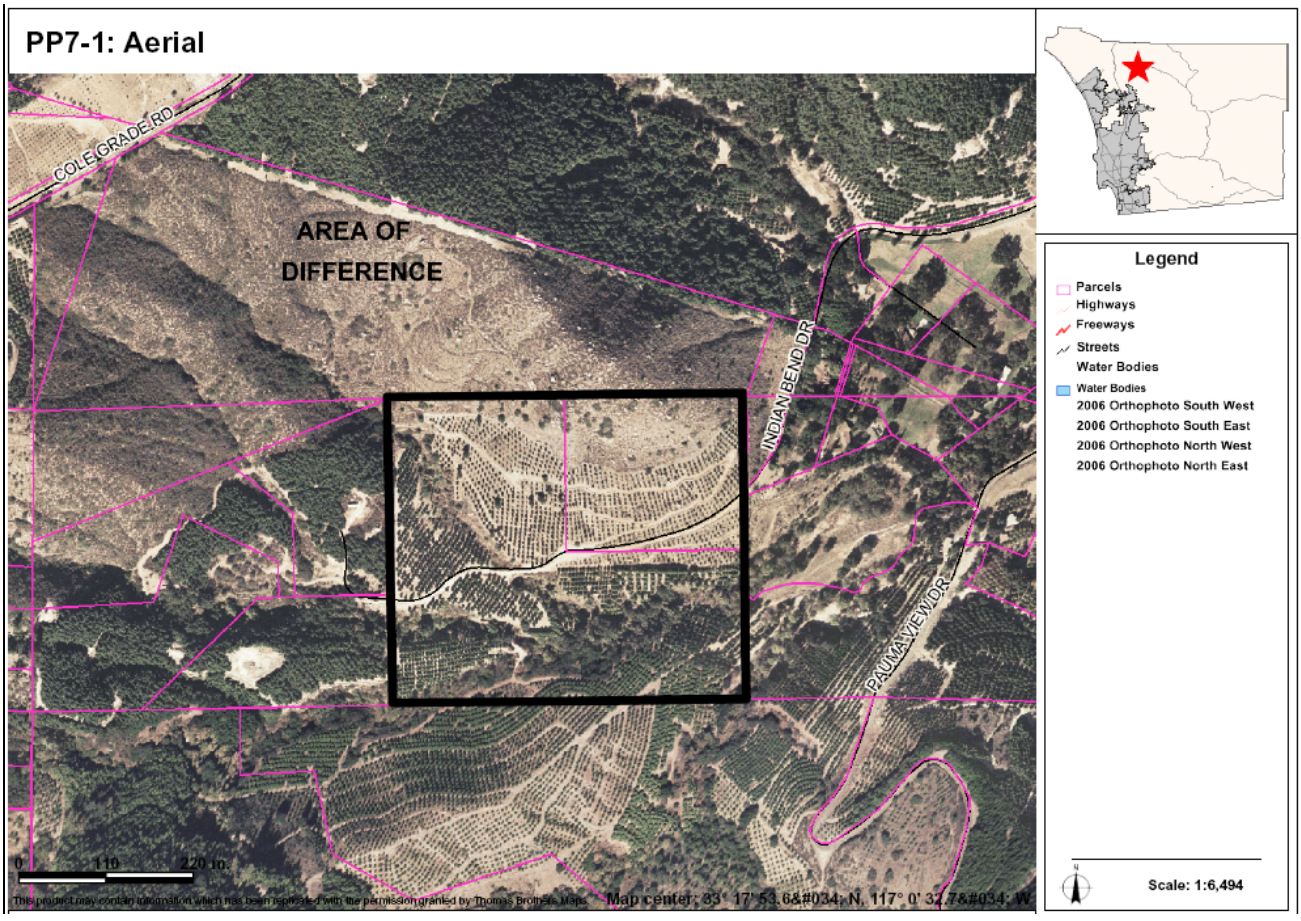
Potential Conflicts with Goals and Policies

None

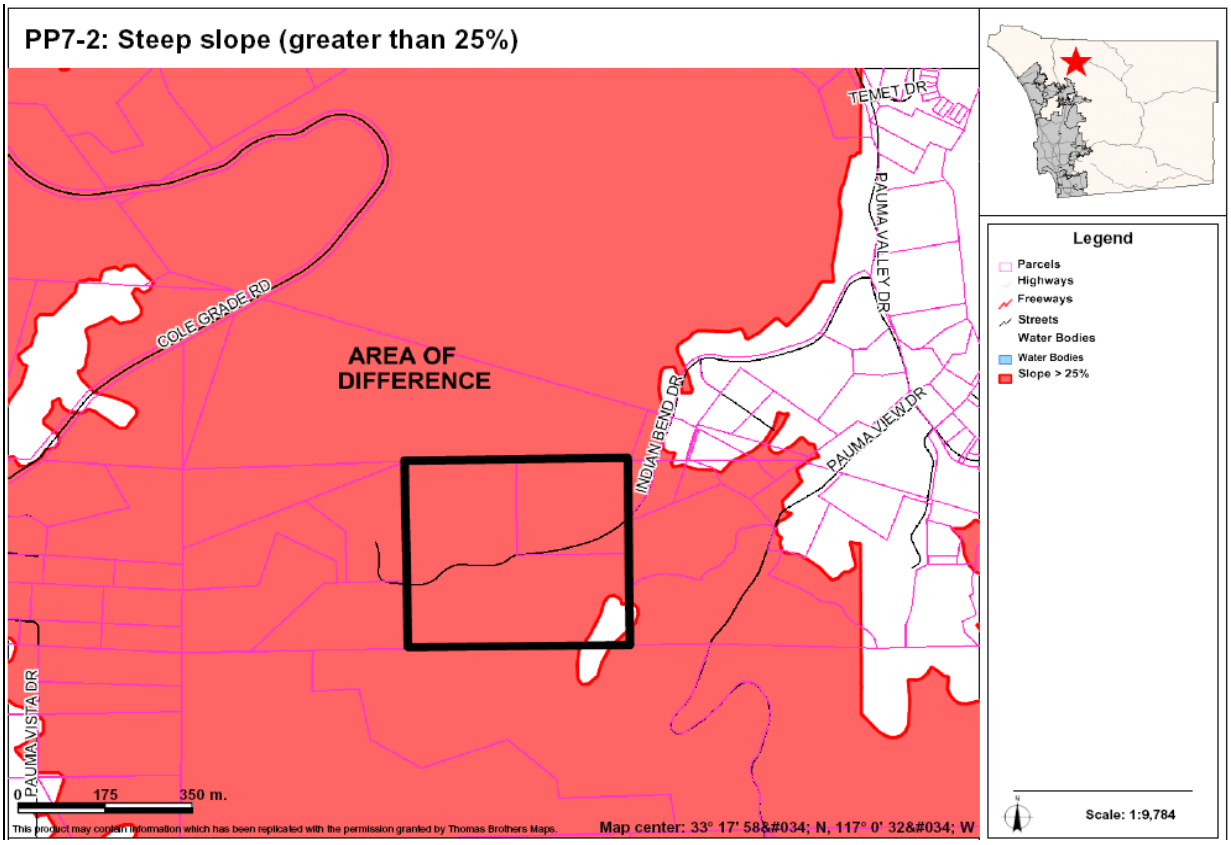
AREAS OF DIFFERENCE

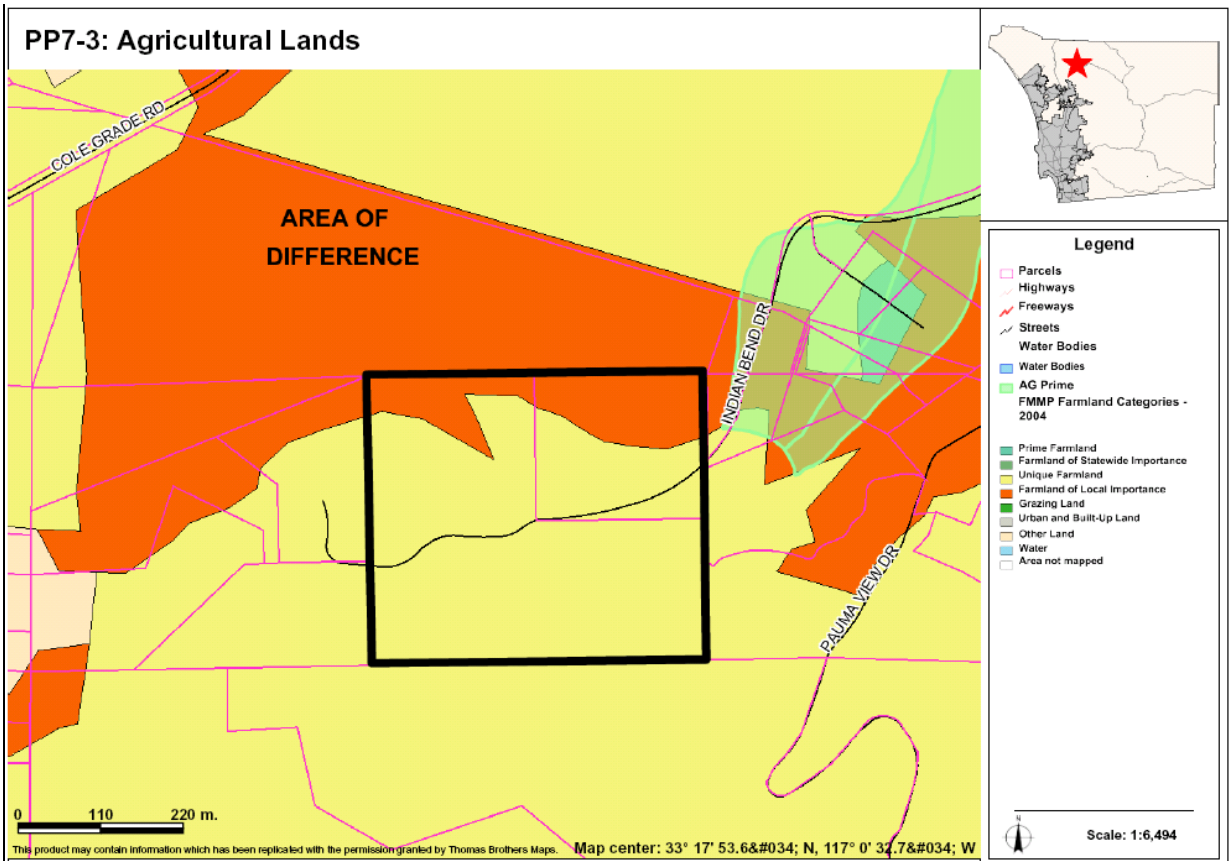
PP7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 210 ac (8 parcels) • Inside CWA boundary • Just south of SR 76 (Pala Rd.) Existing General Plan: Indian Reservation	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40, RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Undeveloped parcels bounded on all sides by vacant lands and steep slopes. Northeastern portion lies within the Upper San Luis Rey River floodplain.	Other: N/A		CSG Recommendation: None

Discussion

This AOD covers various properties that are entirely surrounded by tribal reservation land. They are designated on the Referral Map as RL-20 due to the general mapping criteria that capped designation at RL-20 in this area. The Hybrid and Draft Land Use Maps show them as RL-40, which reflects their lack of access, remoteness, and other site constraints.

The key constraints associated with AOD PP8 are steep slopes, floodplain, wetlands, and critical biological resource areas. Figures PP8A-1 and PP8B-1 provide an aerial photo showing the boundaries of the AOD, Figures PP8A-2 and PP8B-2 identify steep slope areas, PP8A-3 identifies floodplains and floodways, PP8A-4 identifies wetlands, and Figures PP8A-5, and PP8B-3 identify critical biological resource areas.

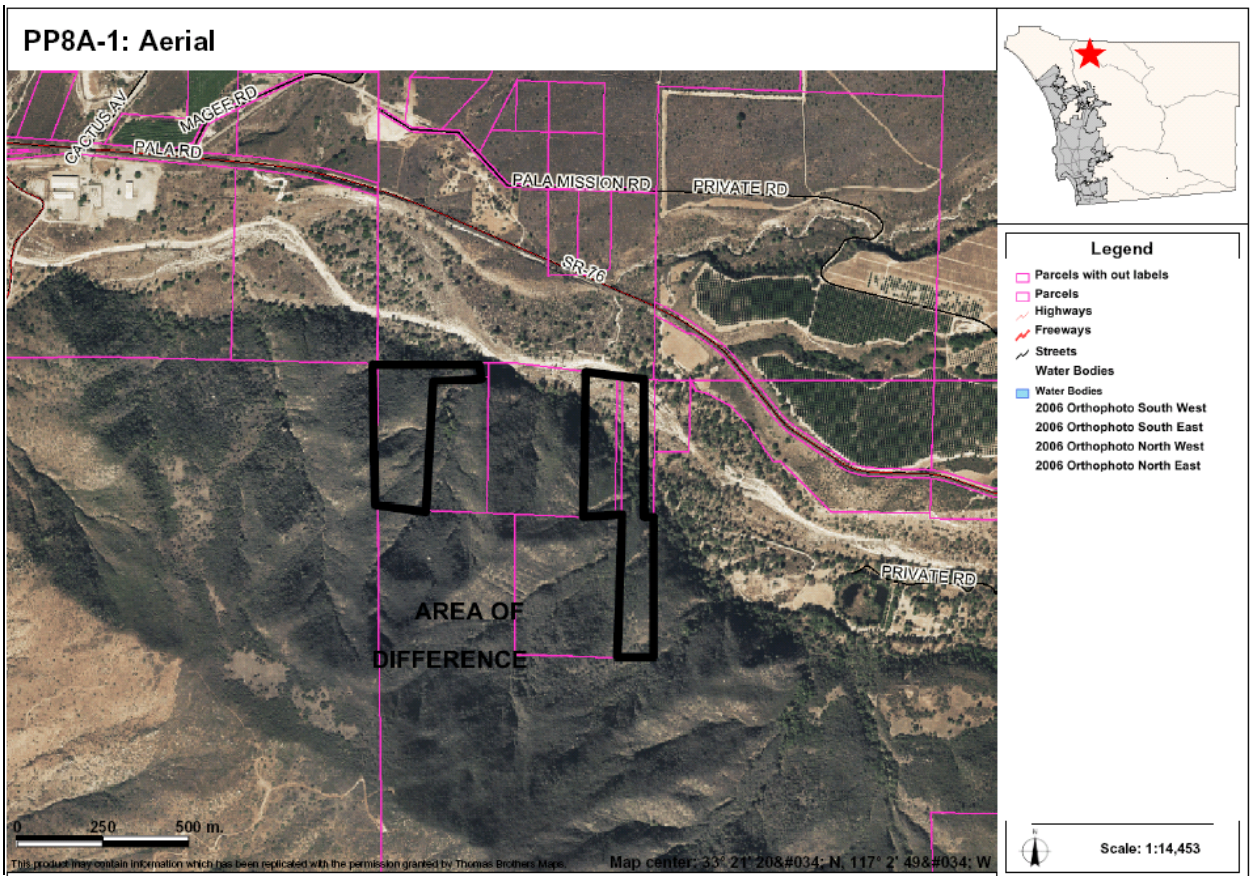
Potential Conflicts with Goals and Policies

None

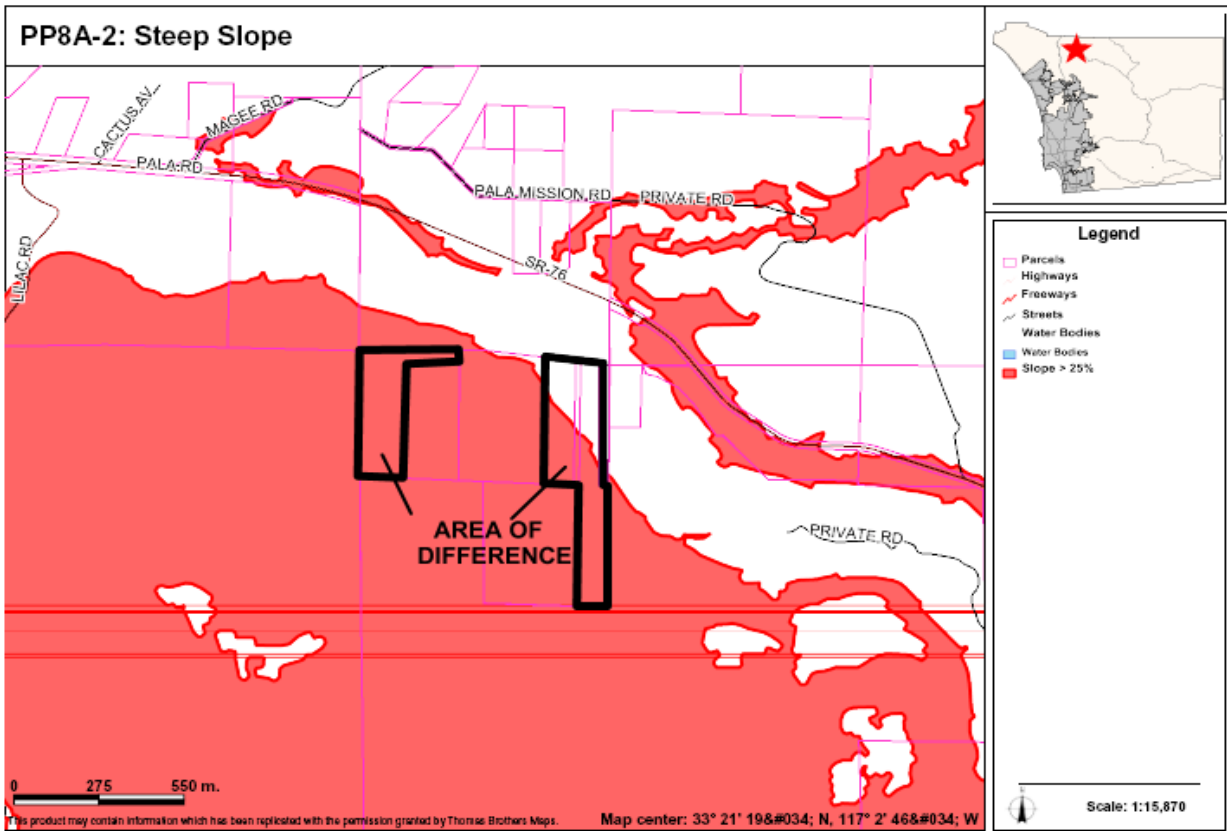
AREAS OF DIFFERENCE

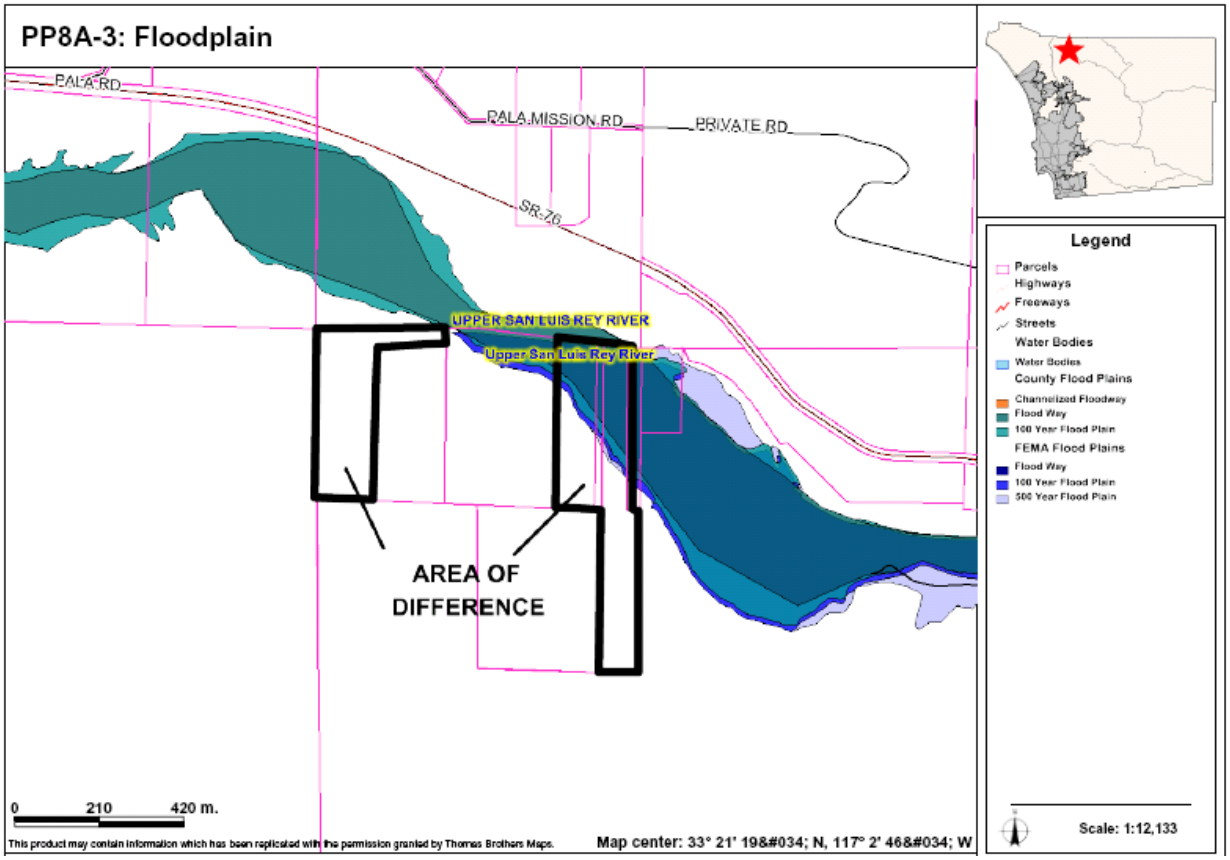
PP8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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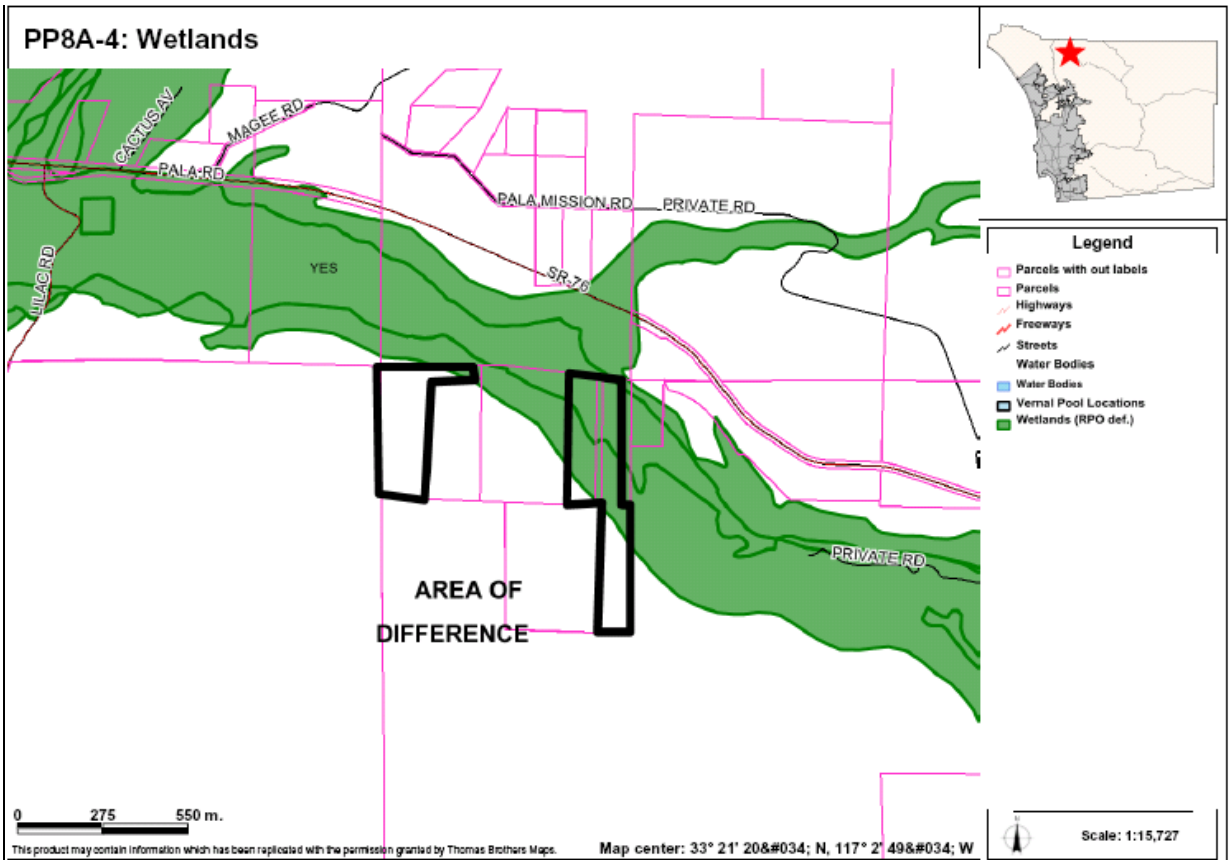

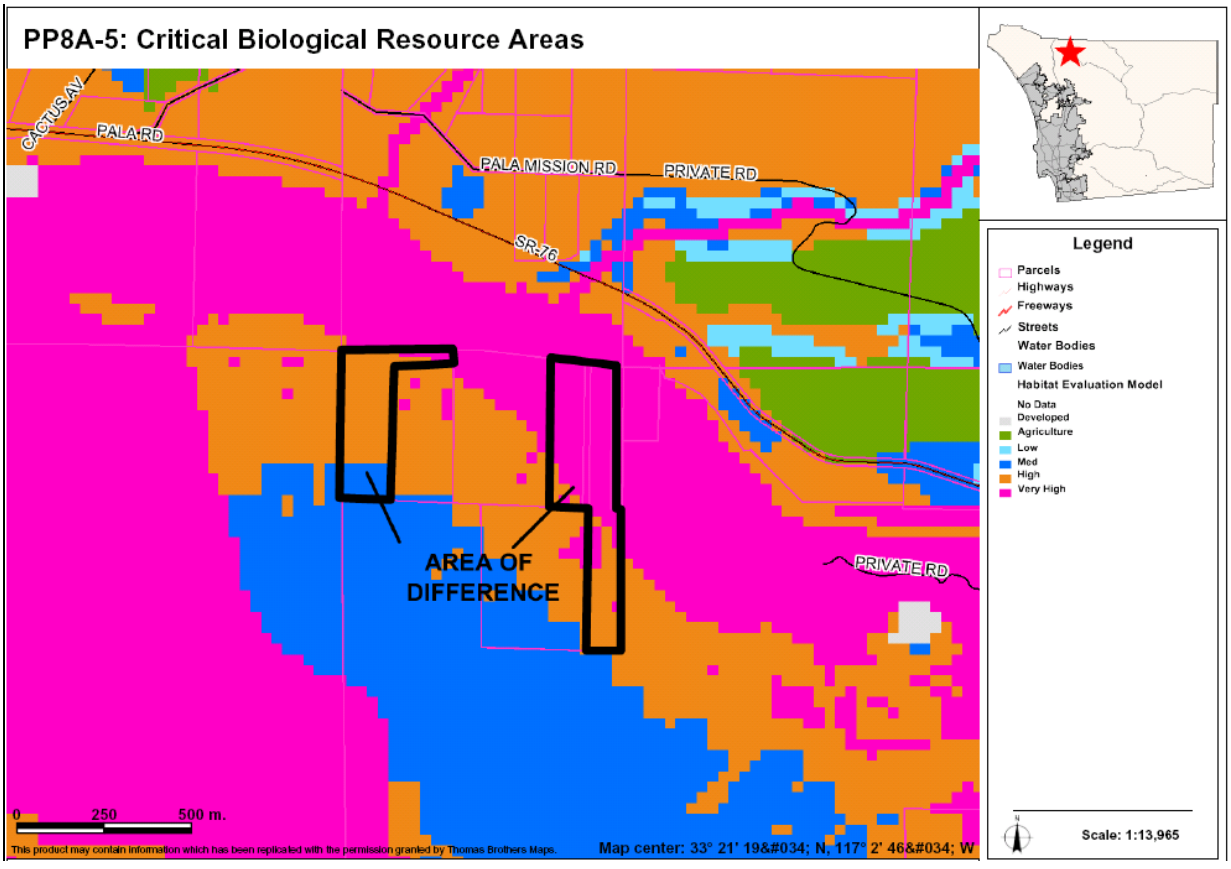

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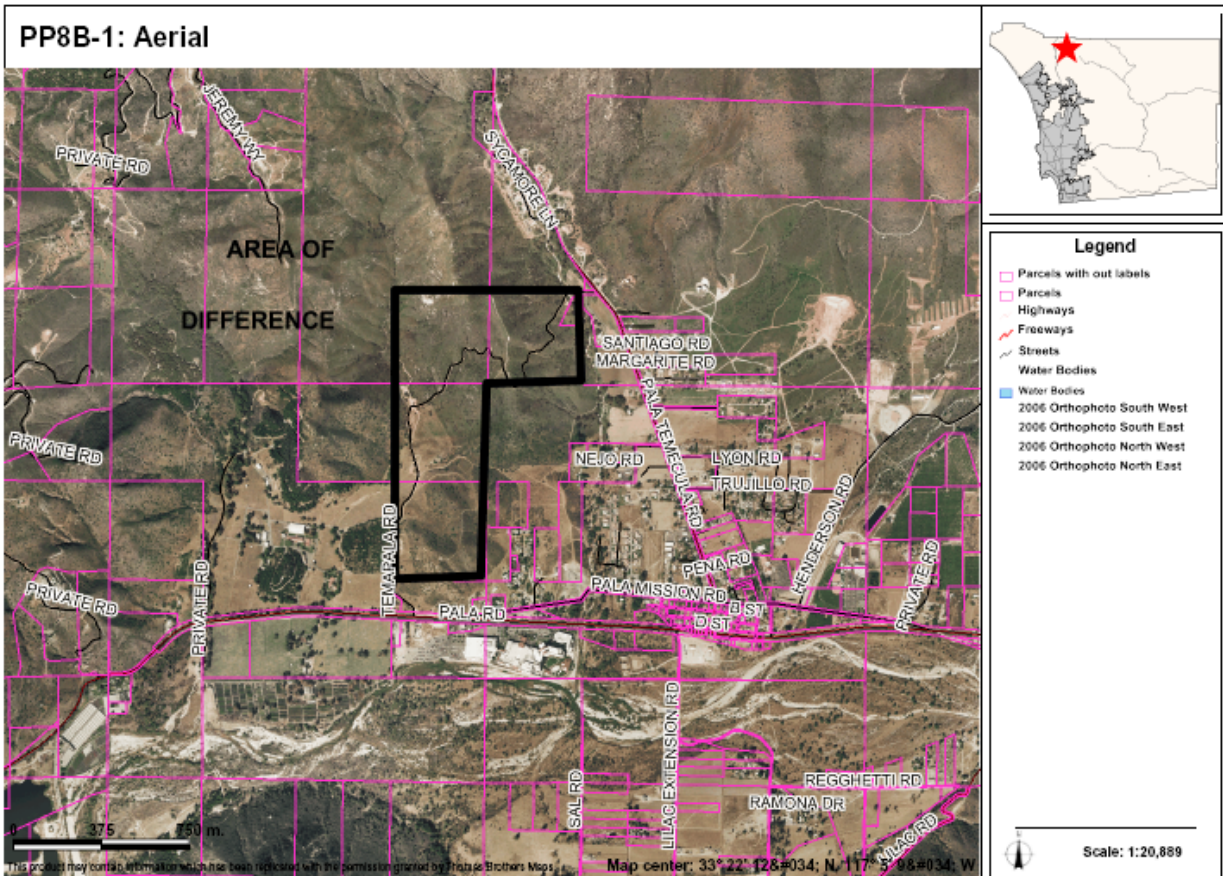
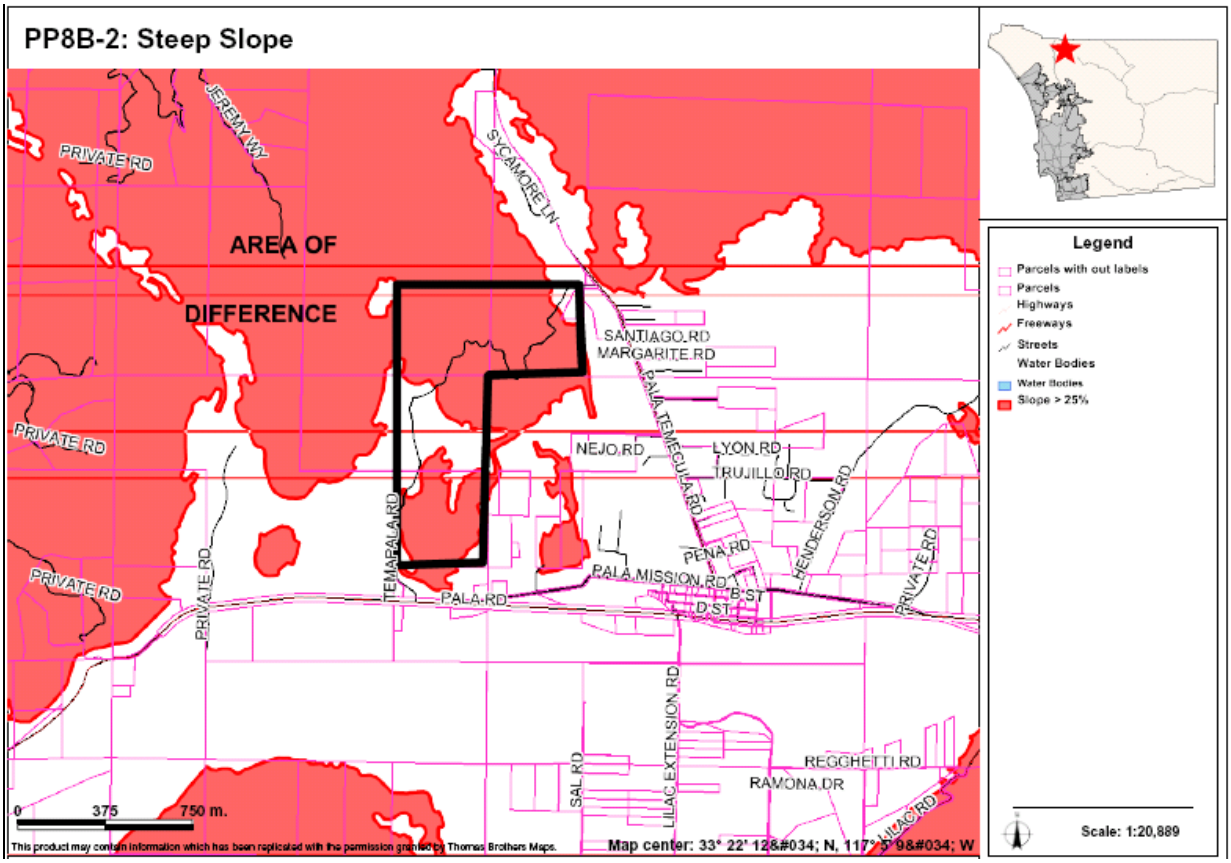
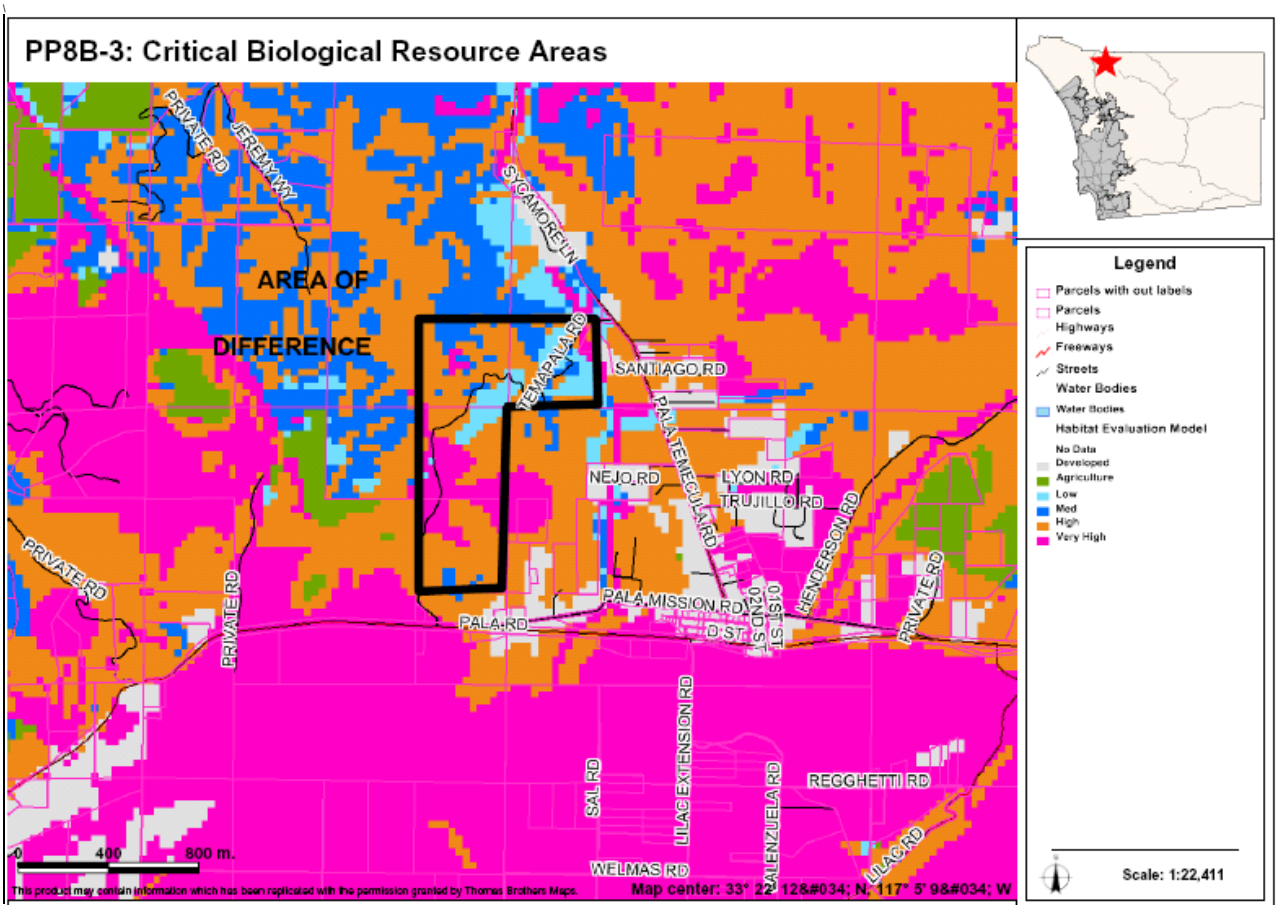




AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

PP9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 538.9 acres (30 parcels) • Inside CWA boundary • 1.1 mi. east of I-15 and adjacent to Pala Mesa Heights Dr. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Partially developed with spaced rural residential and agricultural uses. Bounded by minimal spaced rural residential and field crops on the south and undeveloped lands on the west, north, and east.	Other: N/A		CSG Recommendation: None

Discussion

This group of parcels is located along the western boundary of the Subregion (next to the Fallbrook CPA). It is mapped as RL-20 on the Referral Map based on the general mapping criteria. The Hybrid Map also applies an RL-20 designation due the existing parcelization in the area. The Draft Land Use and Environmentally Superior Maps apply an RL40 designation to reflect that the area lacks public services and infrastructure, and contains steep slopes.

The key constraints associated with AOD PP9 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figures PP9A-1 provides an aerial photo showing the boundaries of the AOD, Figures PP9-2 identifies steep slope areas, PP9-3 identifies wetlands, Figure PP9-4 identifies critical biological resource areas, and Figure PP9-5 identifies important agricultural lands.

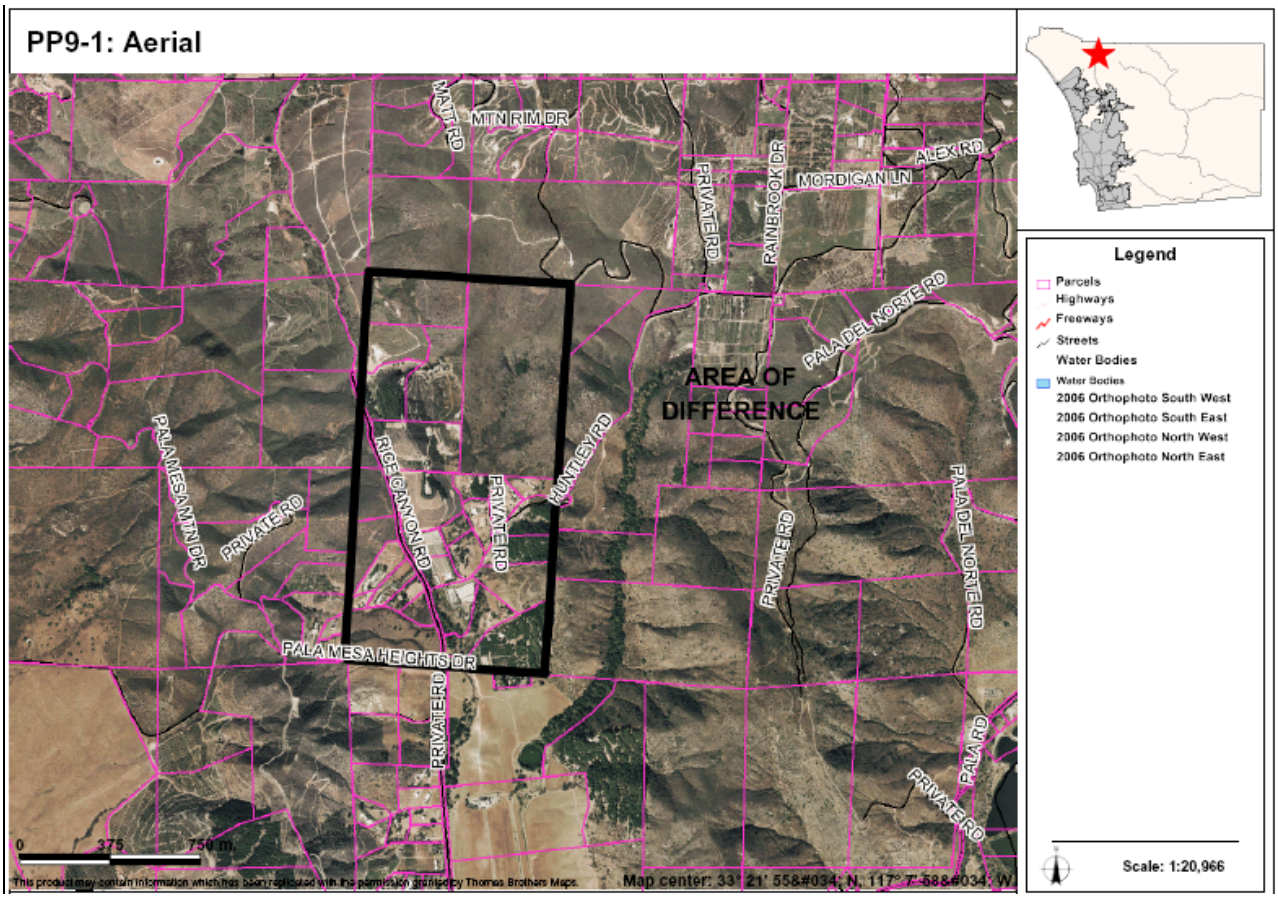
Potential Conflicts with Goals and Policies

None

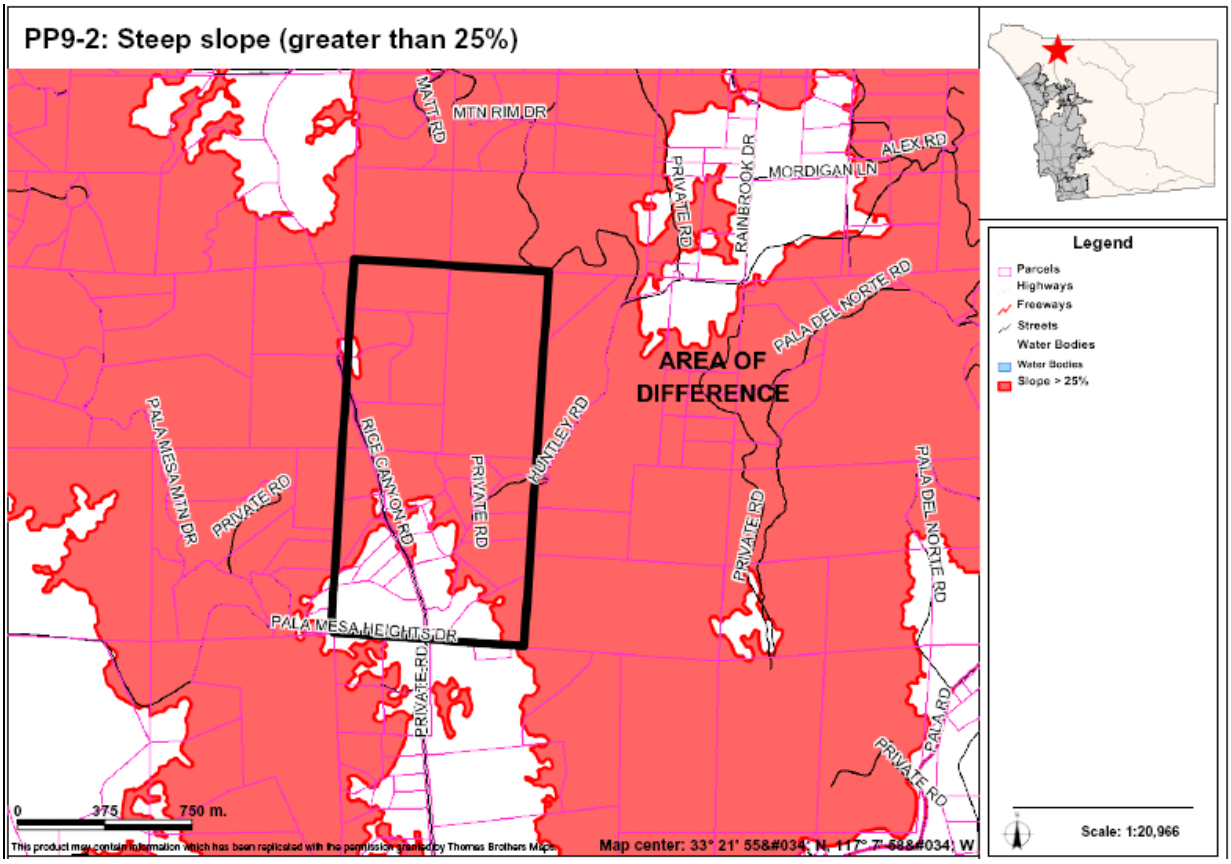
AREAS OF DIFFERENCE

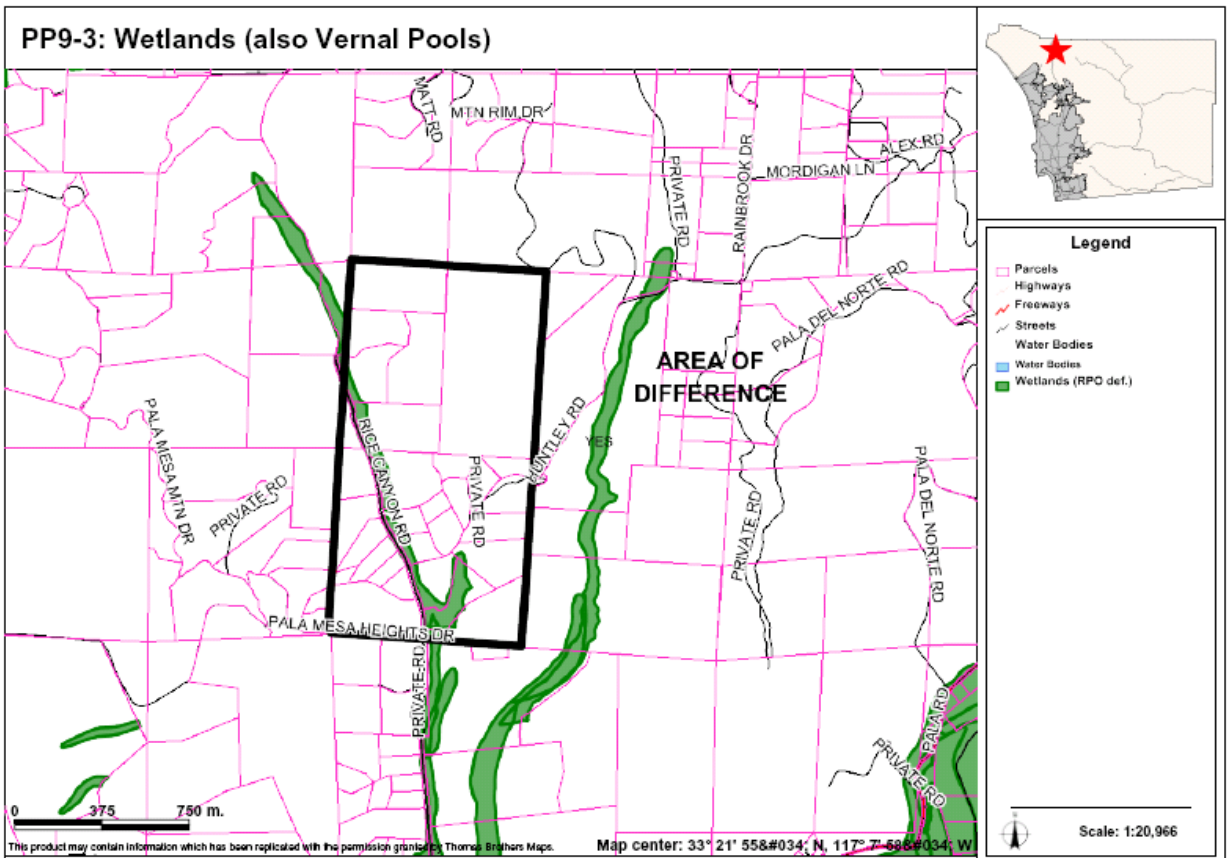
PP9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

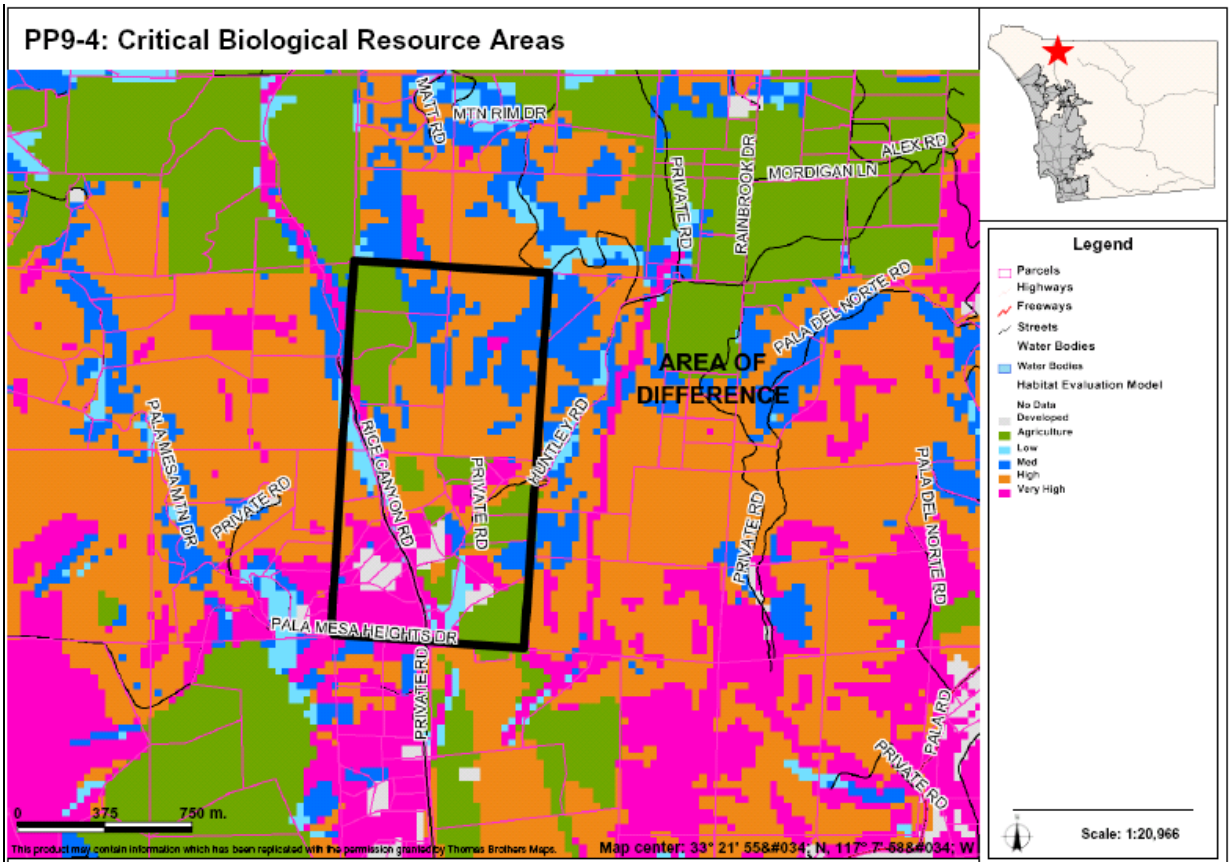


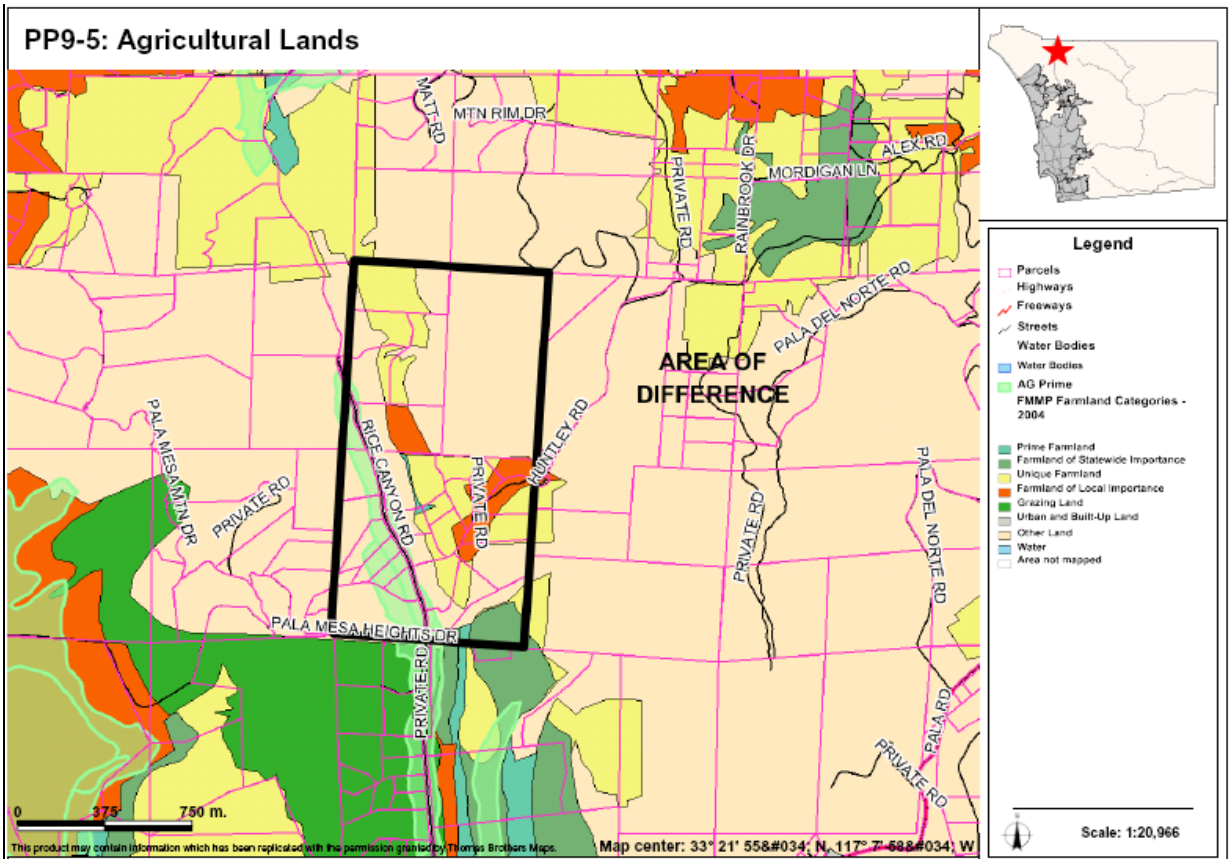
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 768 acres (7 parcels) • Inside CWA boundary • Adjacent to SR-76 Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Generally undeveloped parcel Bounded by SR 76 to the north; agriculture (vineyards) to the west; spaced rural residential to the east; and undeveloped lands to the south.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is a group of parcels located along SR 76. A portion of the property near the road includes agricultural uses. It is mapped as RL-20 on the Referral Map based on the general mapping criteria that caps this area within the CWA at RL-20. The other maps apply an RL-40 designation to reflect that the area lacks public services and infrastructure, and contains steep slopes.

The key constraints associated with AOD PP10 are steep slopes and critical biological resource areas. Figure PP10-1 provides an aerial photo showing the boundaries of the AOD, Figure PP10-2 identifies steep slope areas, and Figure PP10-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

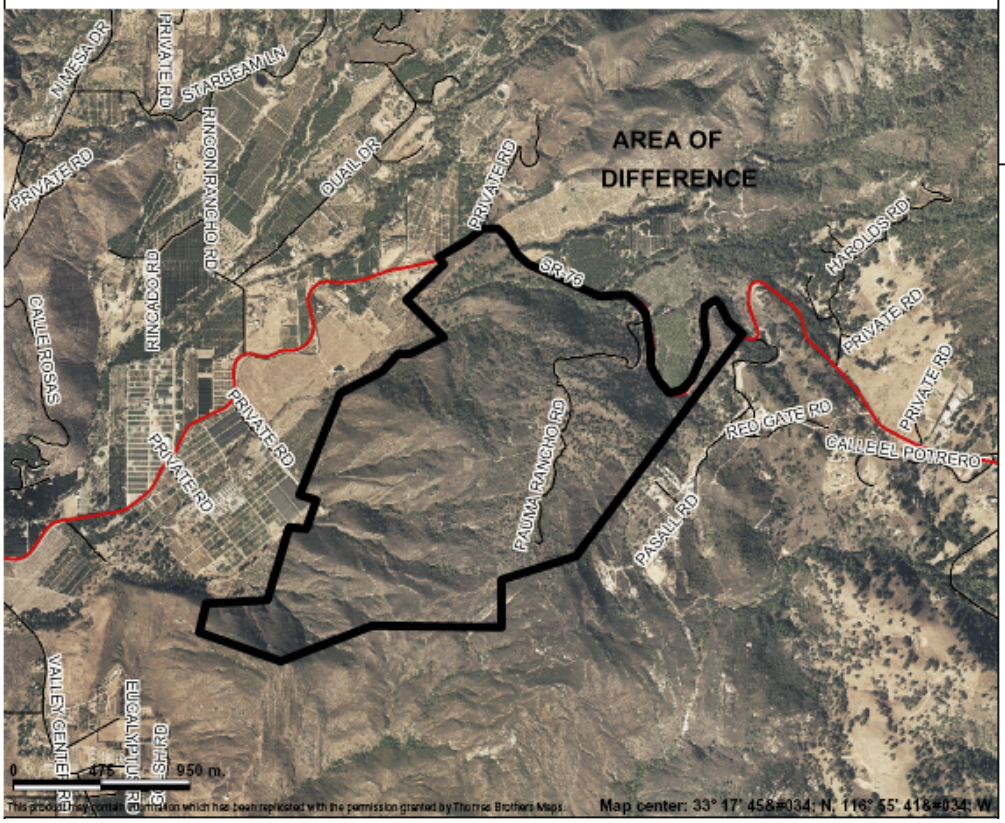
None

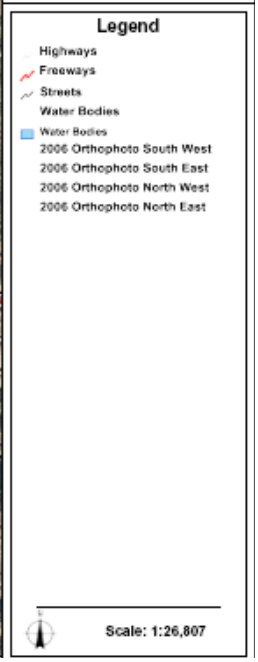
AREAS OF DIFFERENCE

PP10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

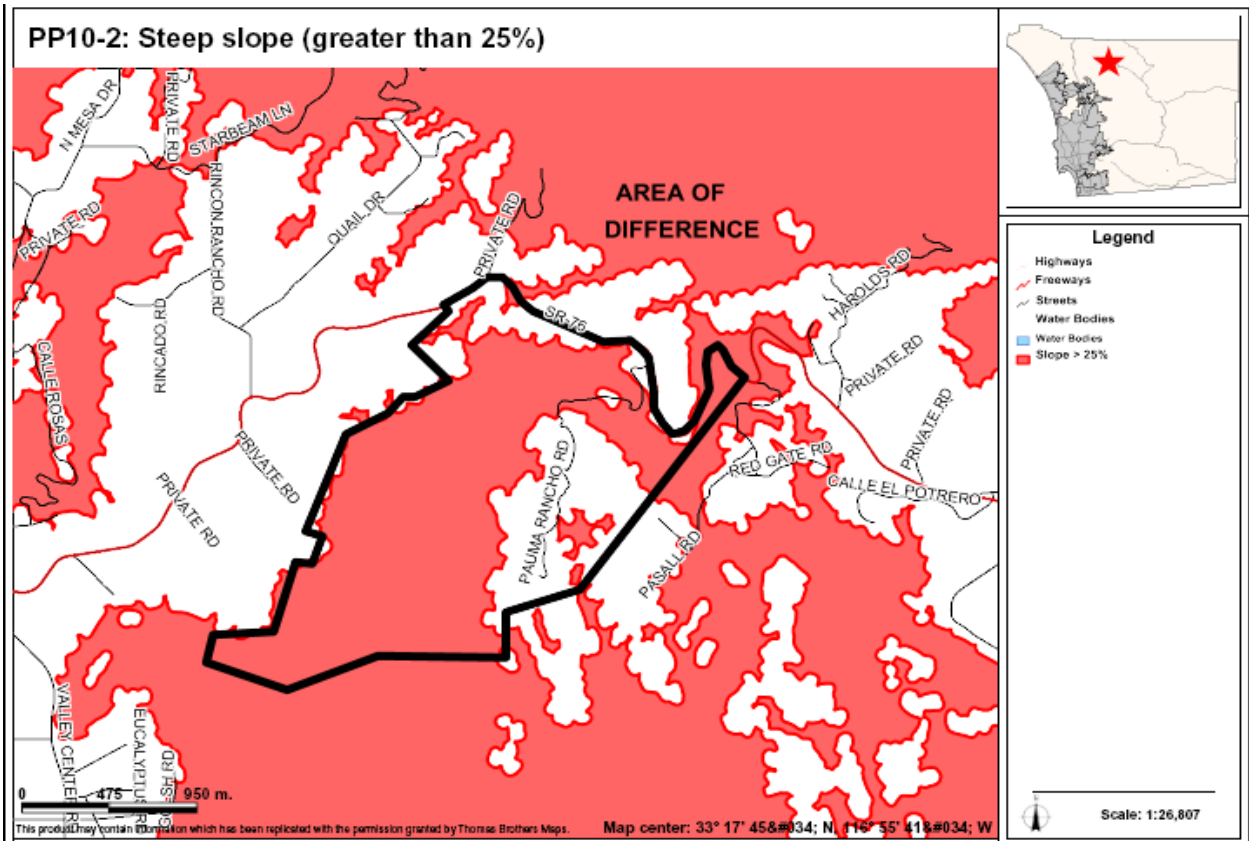
■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available

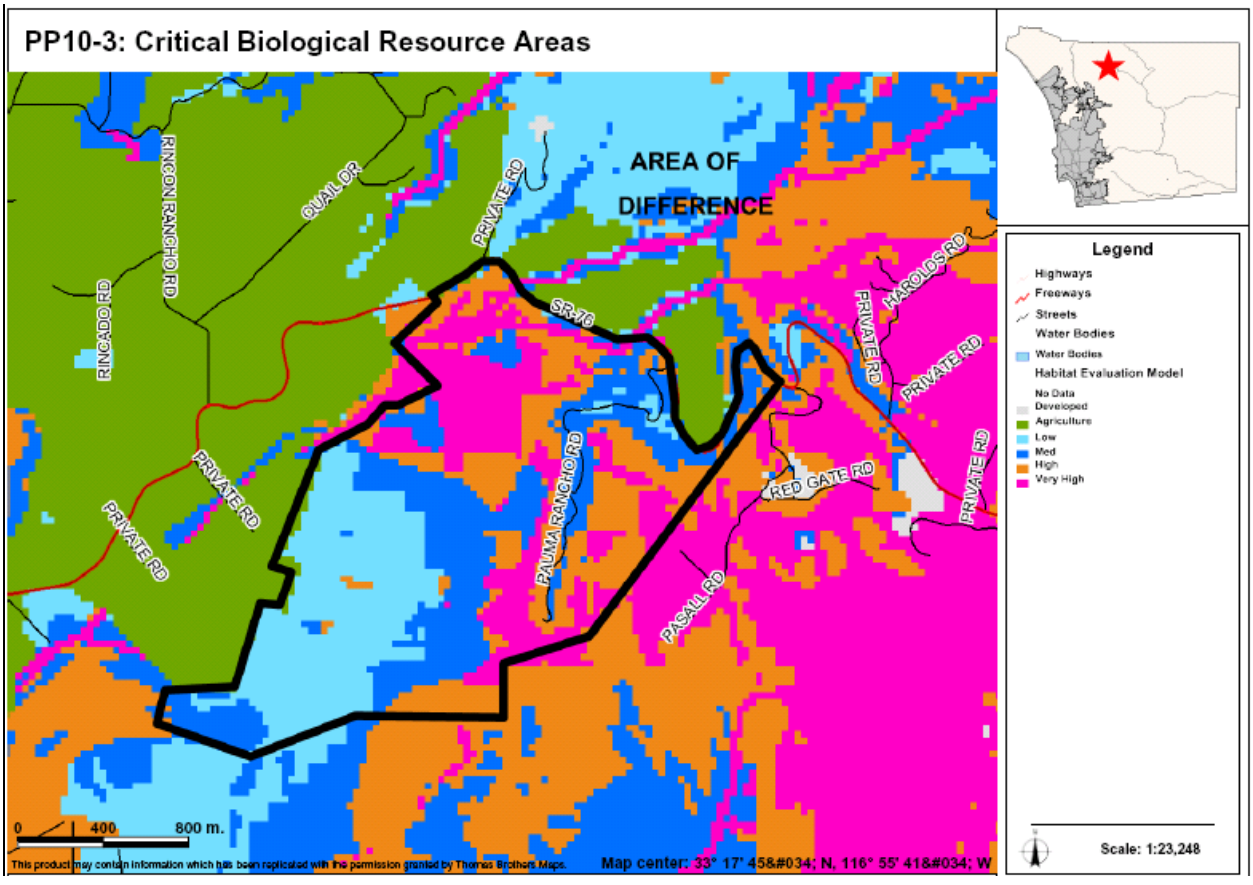
PP10-1: Aerial





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP11: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Veldkamp (for Brouwer) [33] Location/Description: • 467.5 ac (4 parcels) • Inside CWA boundary • Adjacent to Cold Grade Rd. Existing General Plan: (19) 1 du/2, 4, 8, ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: SR-10 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Mostly developed parcels used for agriculture (vineyard and orchards). Bounded by agricultural uses and some spaced rural residential development.	Other: N/A		CSG Recommendation: None

Discussion

This property is located on the west side of Cole Grade Road north of the boundary with the Valley Center CPA. It's located in a transitional area with SR-10 to the west, RL-20 to the north, and SR-2 to the south. The site contains steep slopes and lacks public services and infrastructure. The Referral and Hybrid Maps show it at SR-10 and the Draft Land Use Map as RL-20.

The key constraints associated with AOD PP11 are steep slopes, critical biological resource areas, and agricultural lands. Figure PP11-1 provides an aerial photo showing the boundaries of the AOD, Figure PP11-2 identifies steep slope areas, Figure PP11-3 identifies critical biological resource areas, and Figure PP11-4 identifies important agricultural lands.

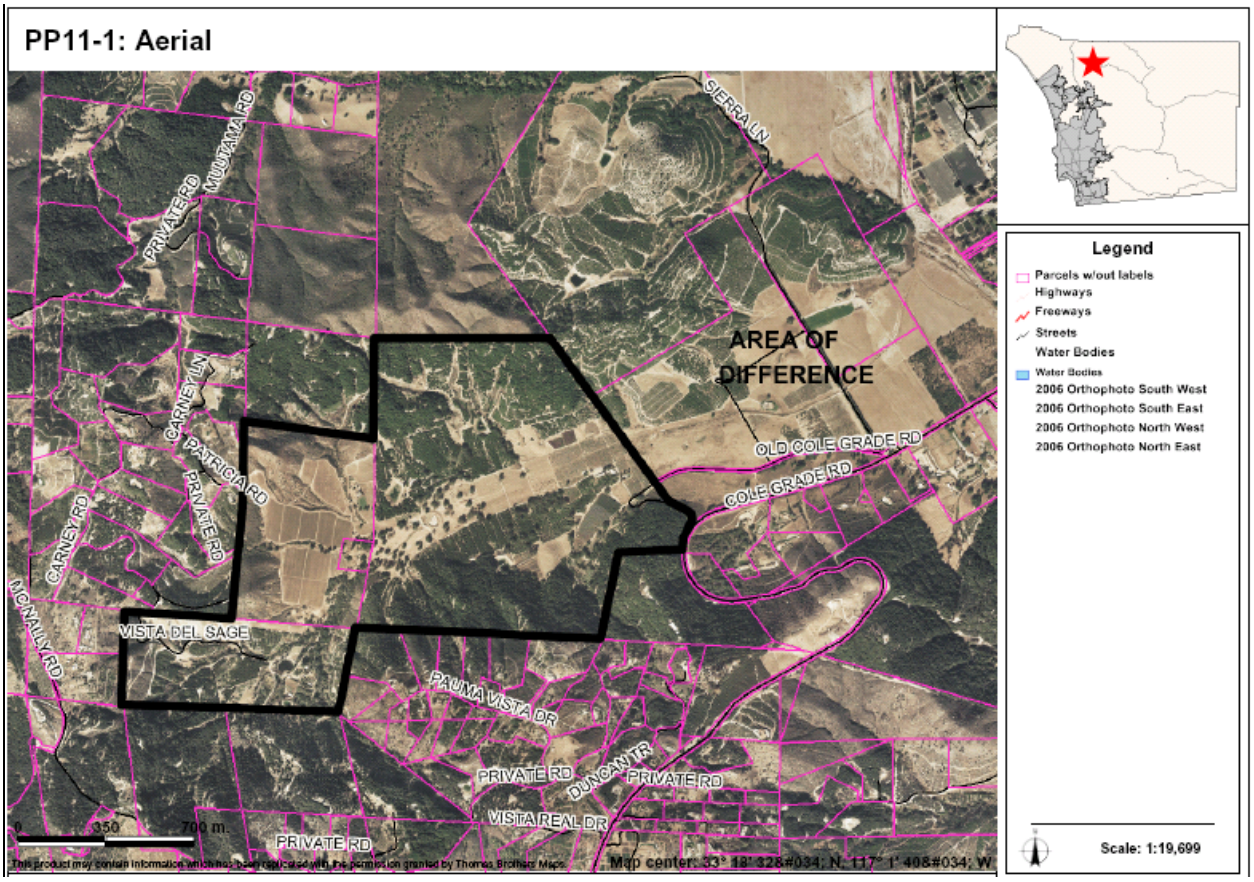
Potential Conflicts with Goals and Policies

None

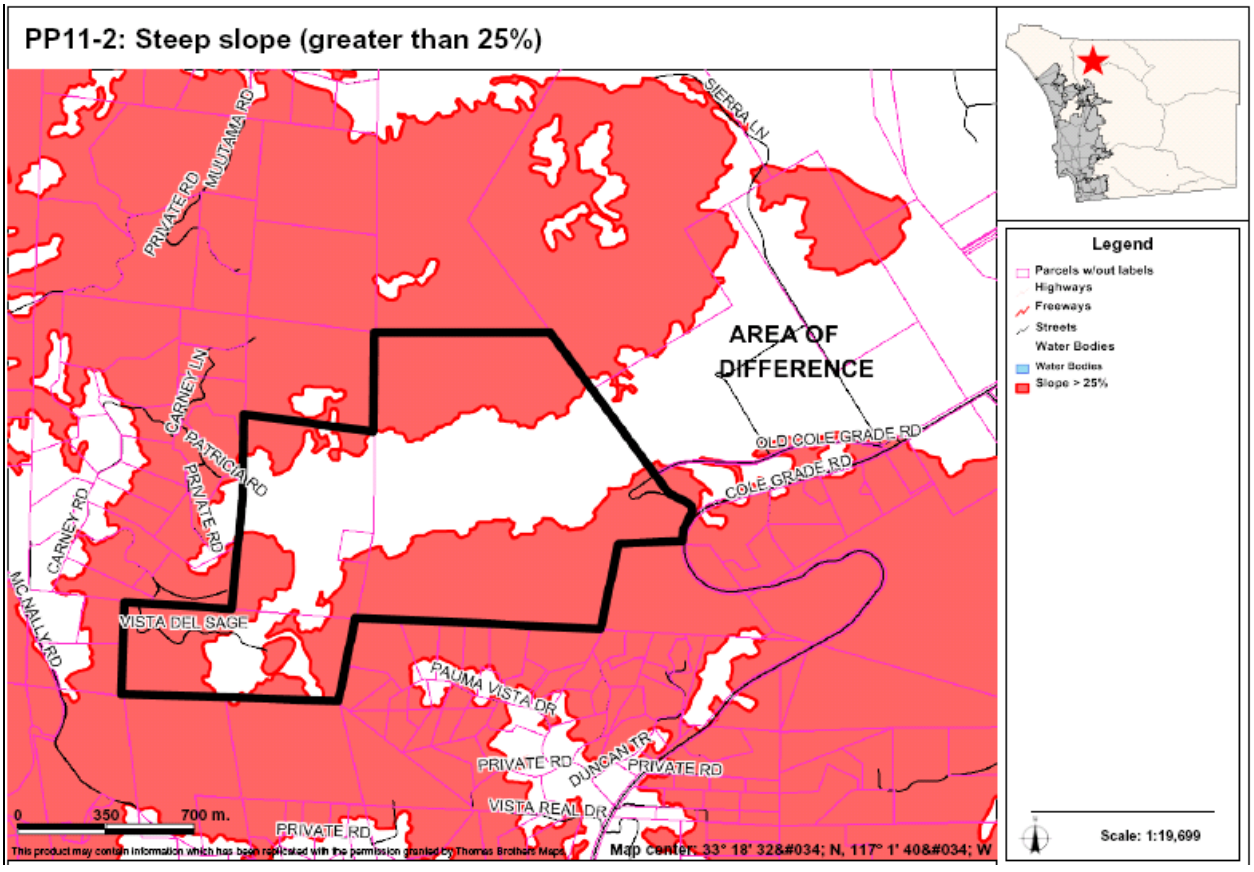
AREAS OF DIFFERENCE

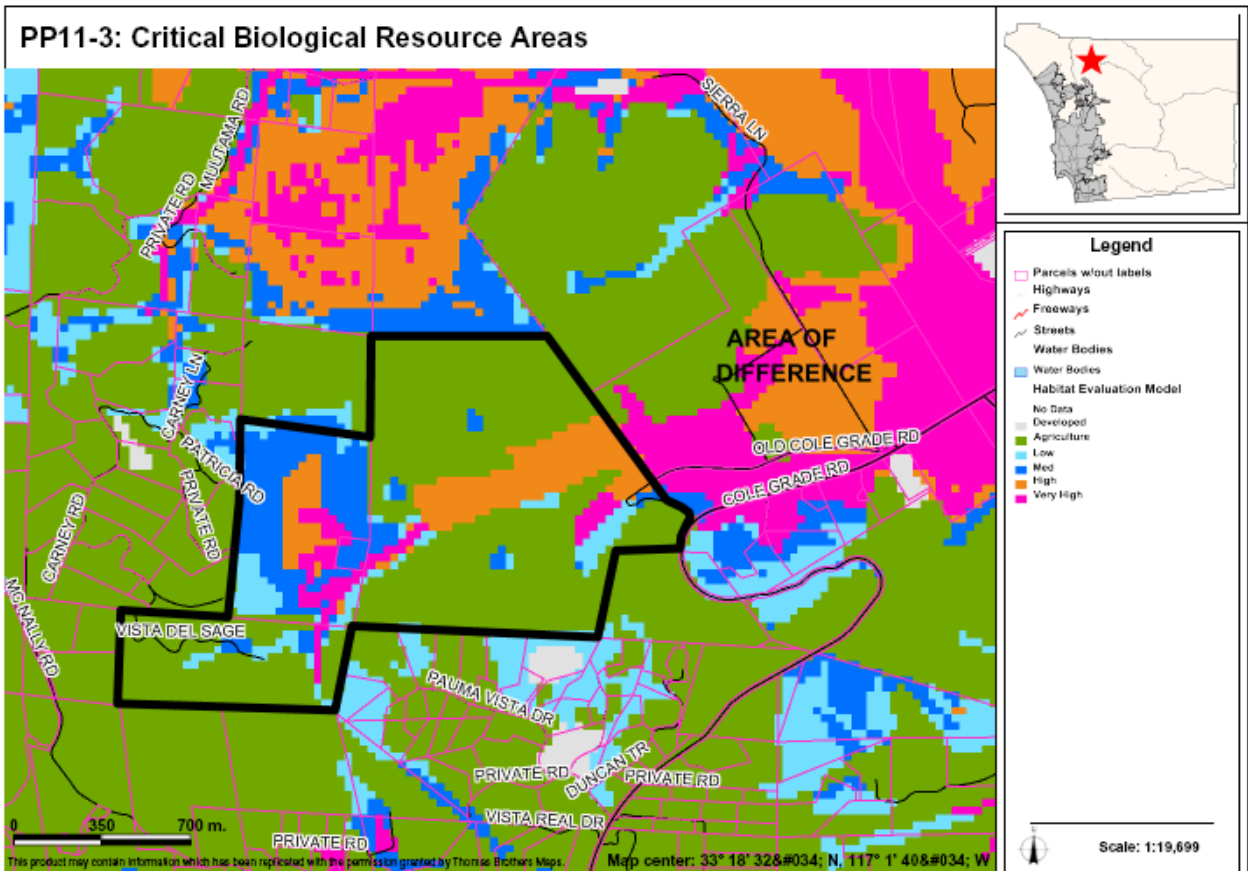
PP11: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available

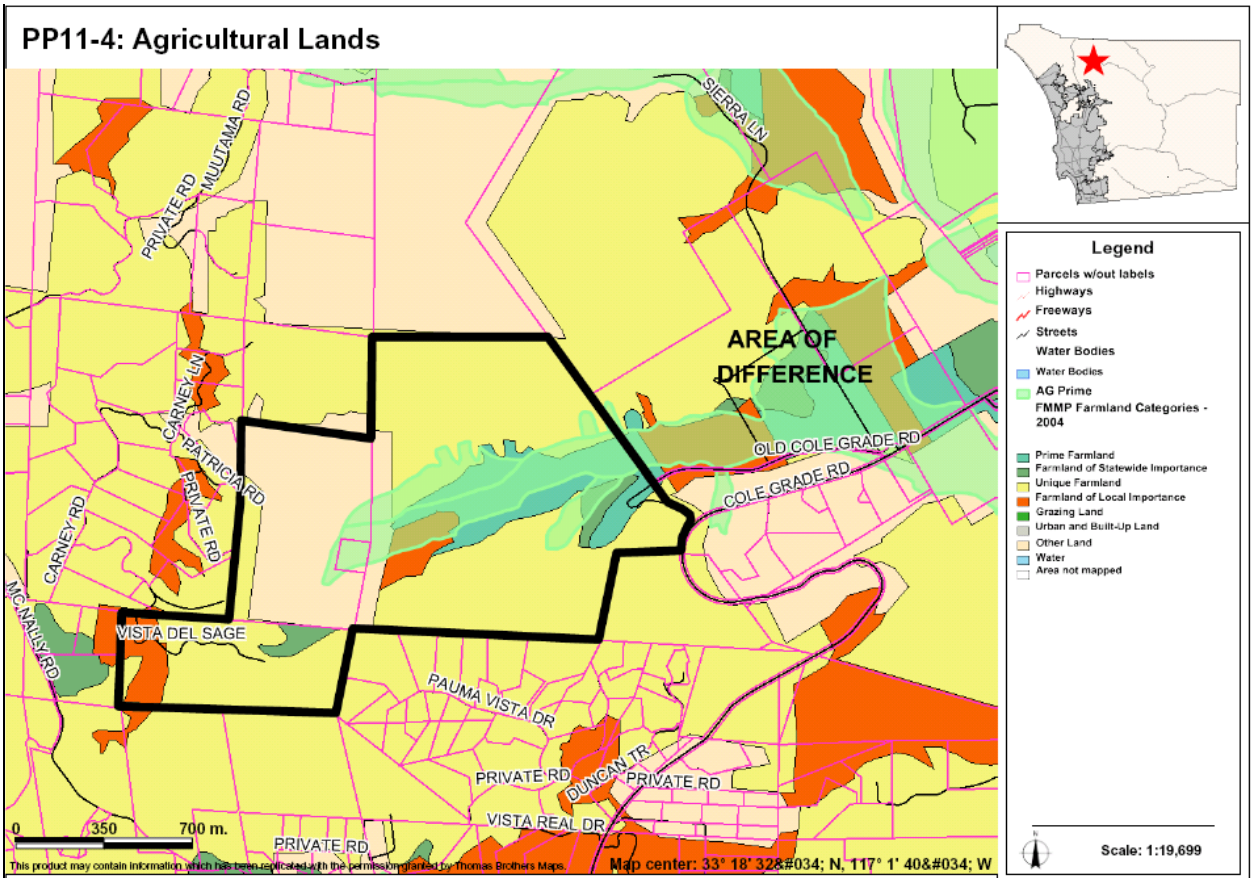


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

PP12: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Pala del Norte Prop. Owners (Recchia, Cerruti, Gray) [42] Location/Description: • 519.3 ac (16 parcels) • Inside CWA boundary • Small portion adjacent to SR 76 Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcels bounded by undeveloped lands and small areas of agricultural uses.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is located on the north side of SR 76 to the west of Pala and on the eastern boundary of AODs PP13 and PP16. The area lacks public services and infrastructure, and is totally constrained by steep slopes, sensitive biological habitat which could contribute to a regional preserve system, or both. The Referral Map applies a designation of RL-20 for this area and the lands west of it into the Fallbrook planning area. The other maps apply an RL-40 designation to recognize the physical site constraints.

The key constraints associated with AOD PP12 are steep slopes and critical biological resource areas. Figure PP12-1 provides an aerial photo showing the boundaries of the AOD, Figure PP12-2 identifies steep slope areas, and Figure PP12-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

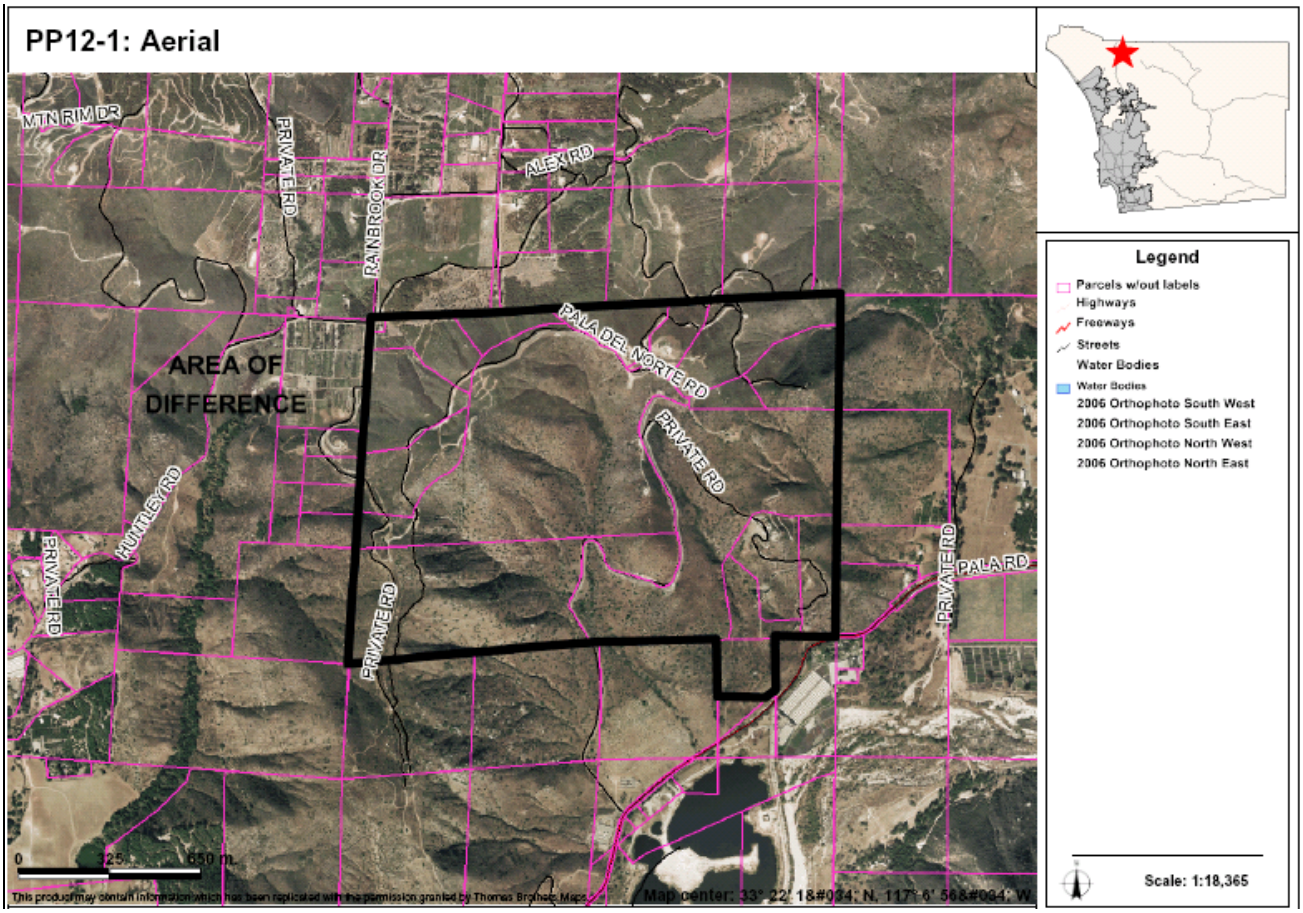
None

AREAS OF DIFFERENCE

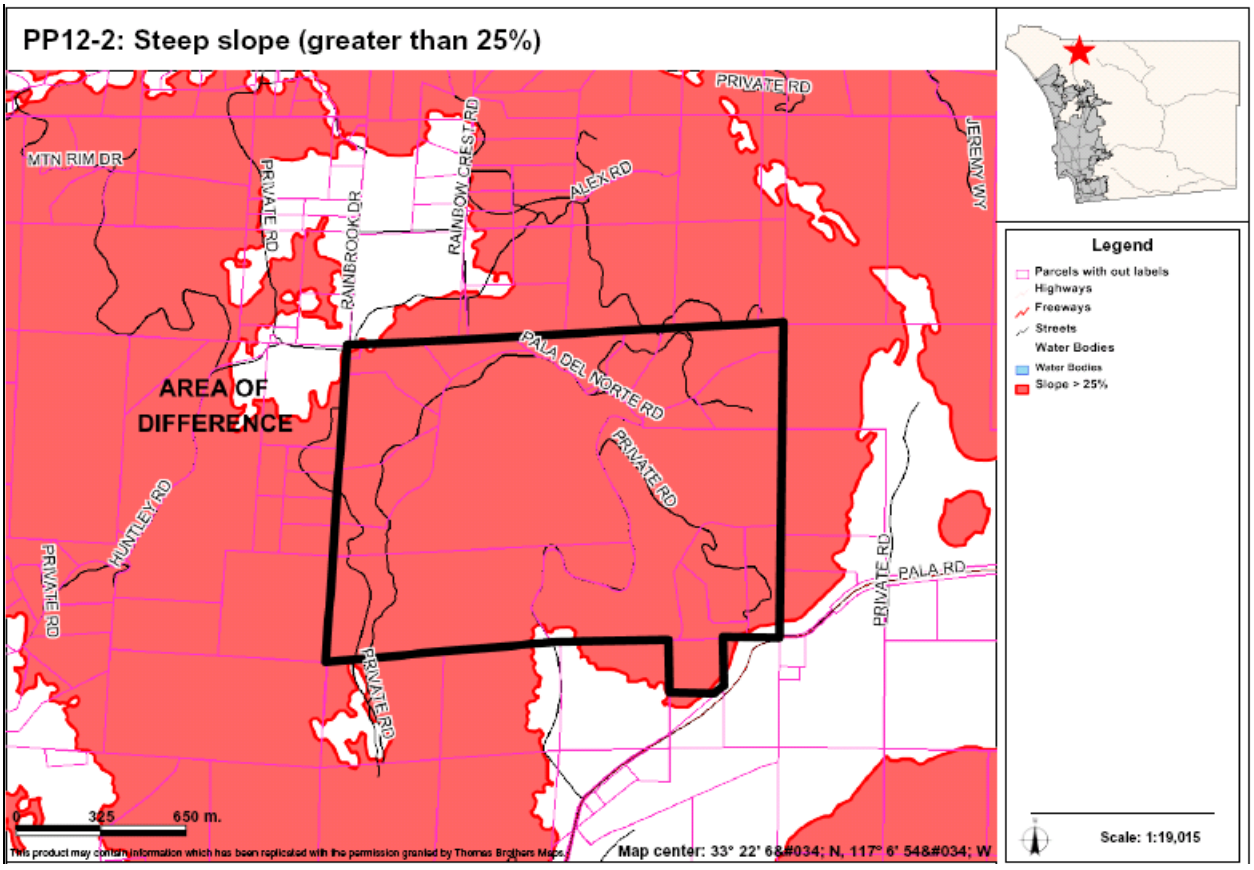
PP12: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

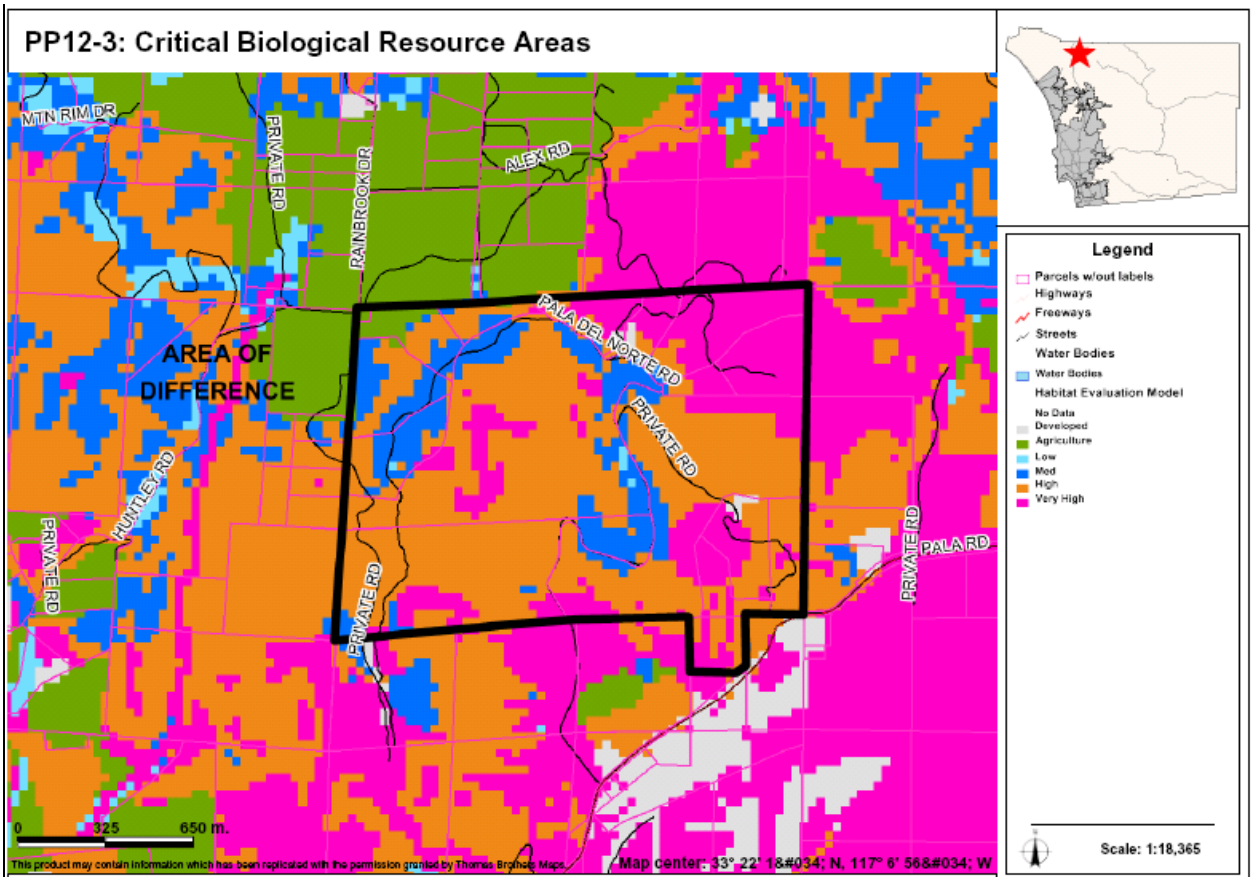
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

PP12-1: Aerial



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP13: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 640 ac (59 parcels) • Inside CWA boundary • Northeast of the intersection of Pala Mesa Heights Dr. and Rice Canyon Rd. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20, SR-10 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Generally undeveloped parcels surrounded by undeveloped lands, agricultural uses, and spaced rural residential development.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is immediately west of AOD PP12. It is not a specific referral but the maps apply different designations based on the rationale of PP12. In addition, the Referral Map applies a SR-10 designation to reflect existing parcelization.

The key constraints associated with AOD PP13 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure PP13-1 provides an aerial photo showing the boundaries of the AOD, Figure PP13-2 identifies steep slope areas, Figure PP13-3 identifies wetlands, Figure PP13-4 critical biological resource areas, and Figure PP13-5 identifies important agricultural lands.

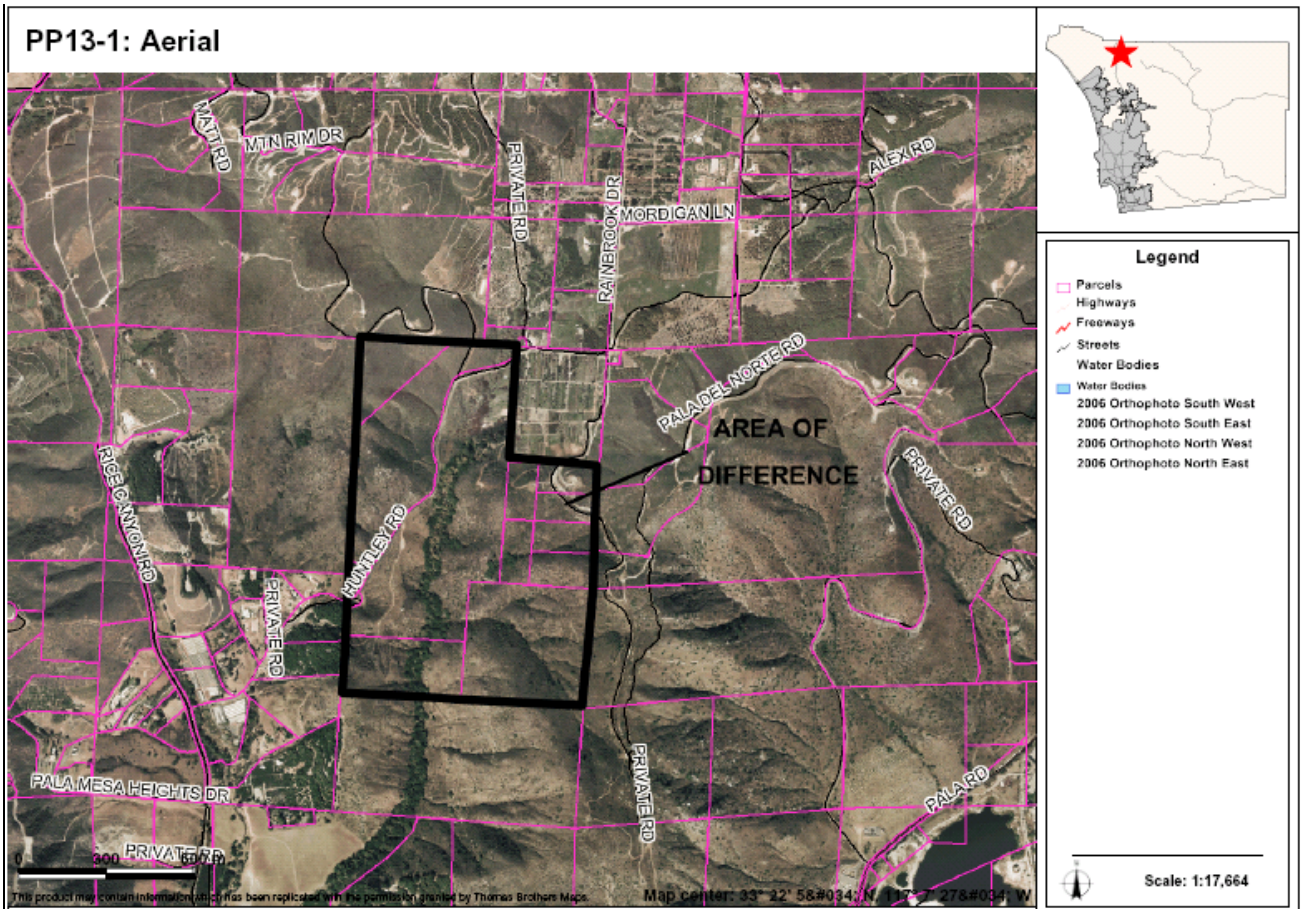
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP13: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



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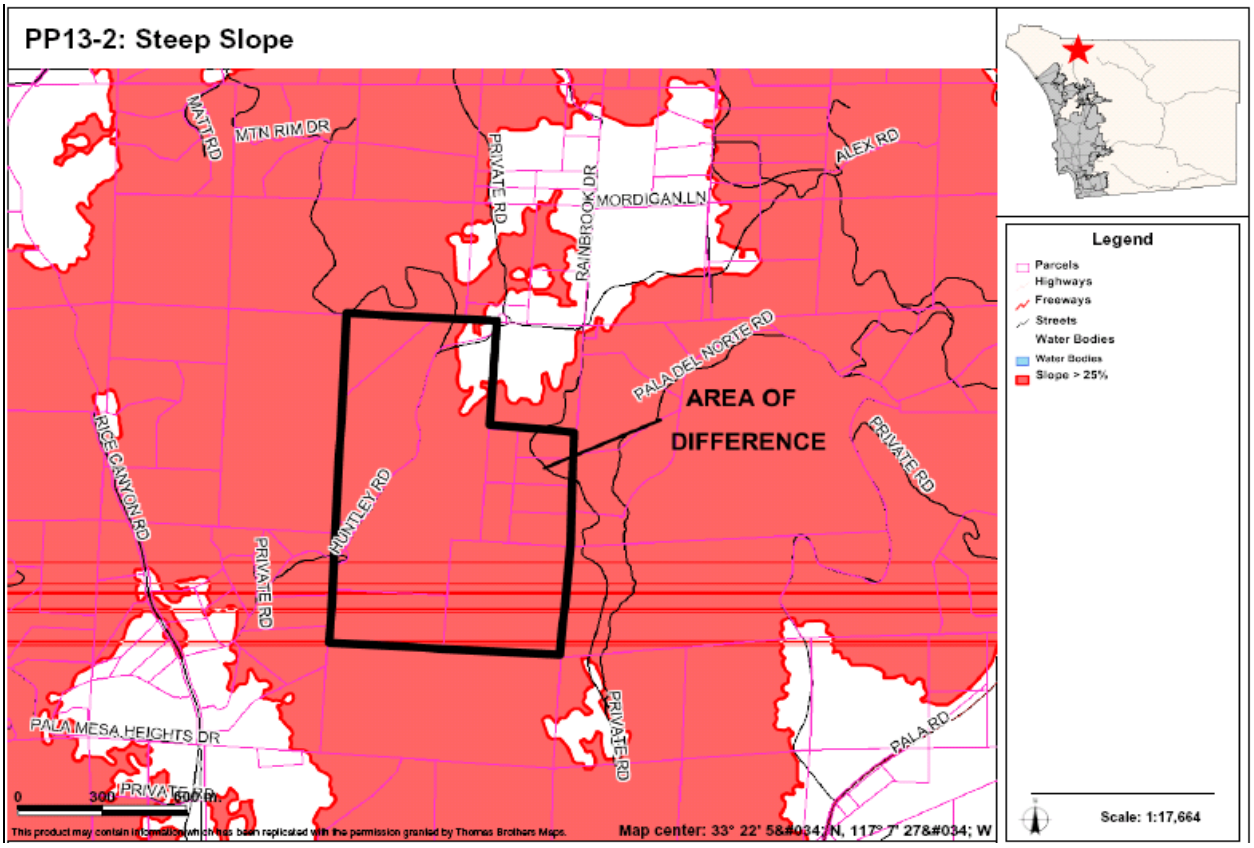

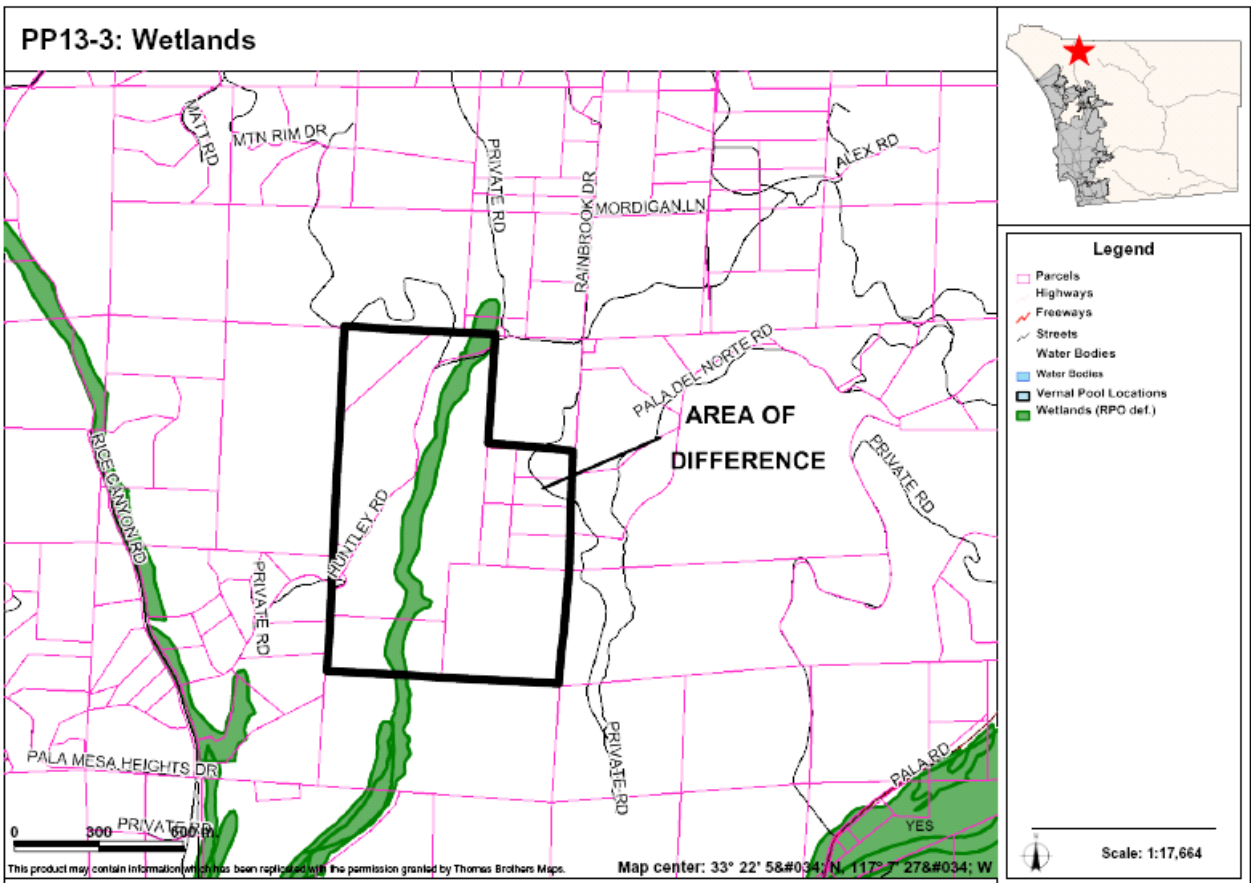

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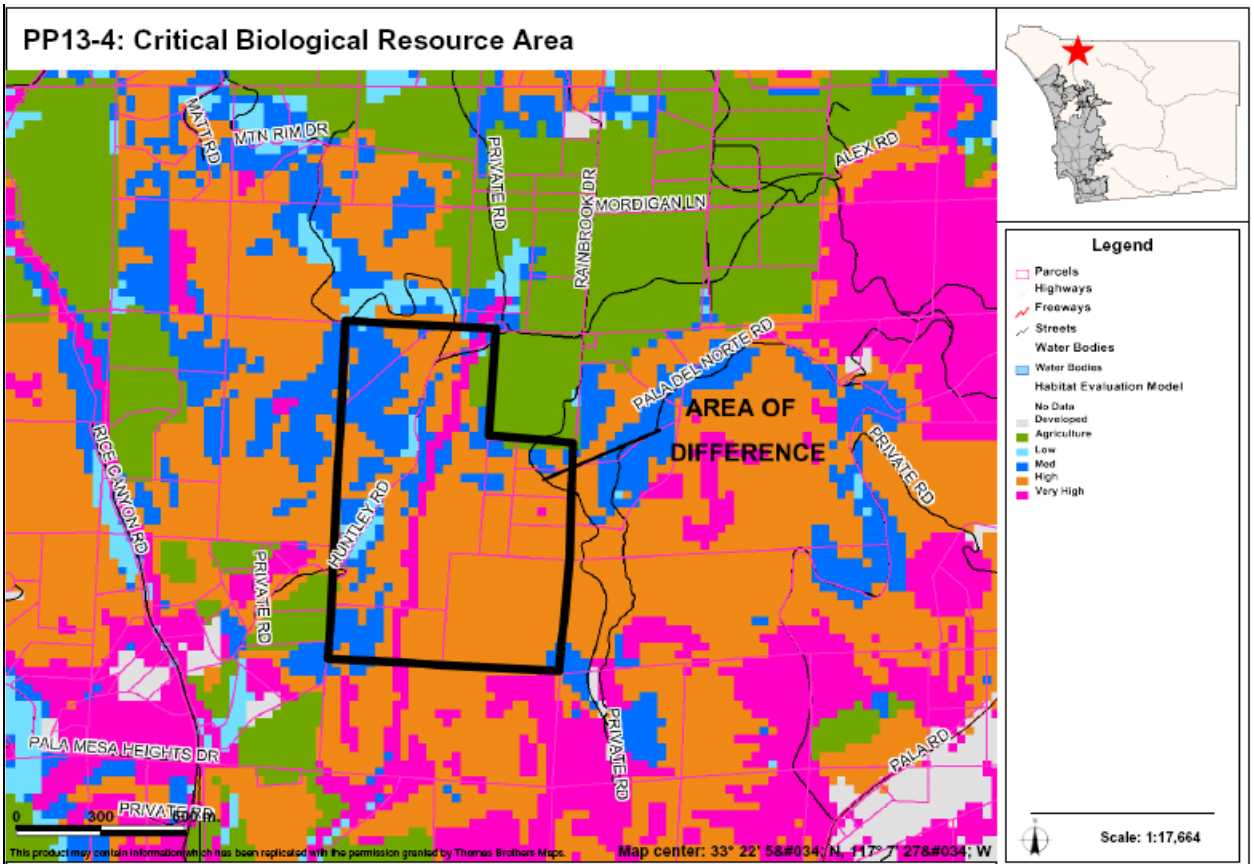
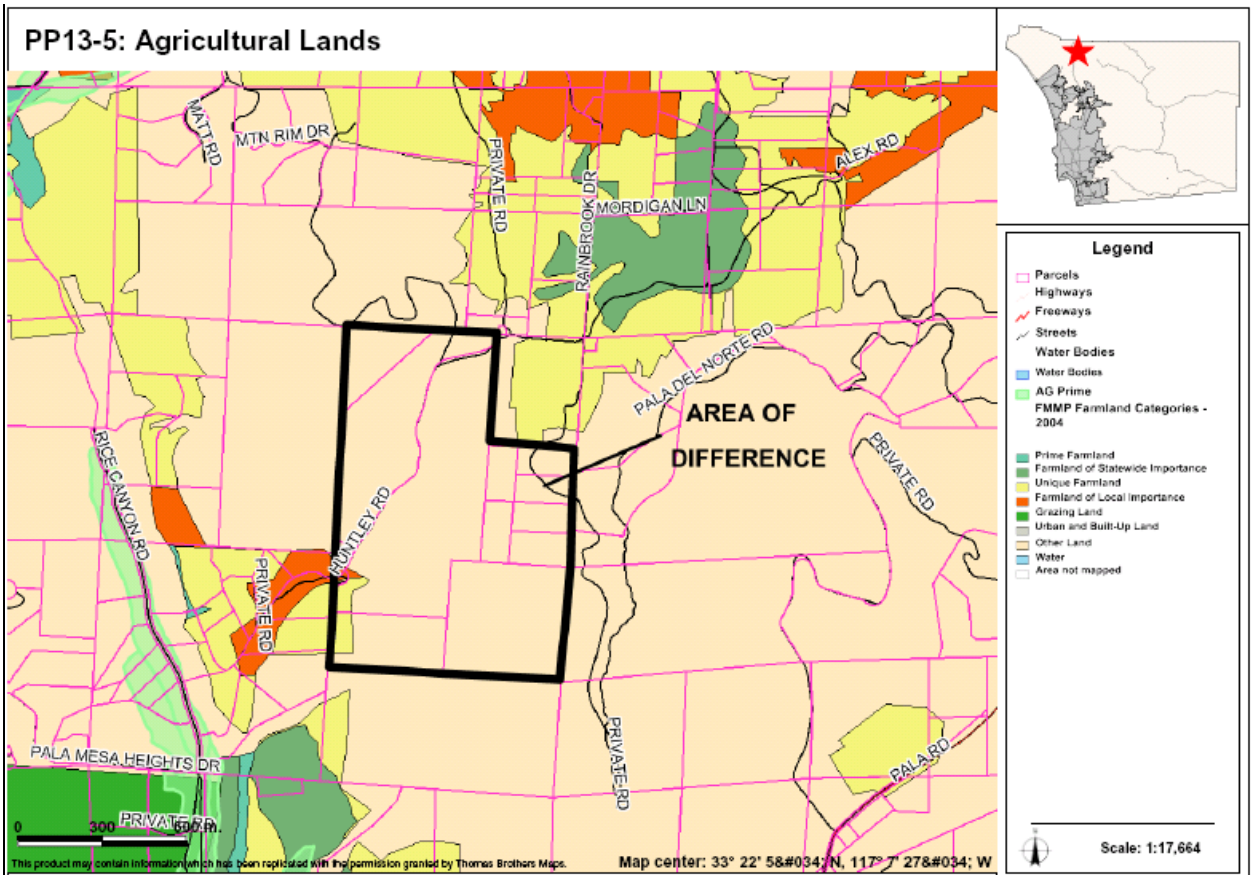




AREAS OF DIFFERENCE

PP14: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Jim Chagala (for Beck Central) [37] Location/Description: • 65.1 ac (13 parcels) • Inside CWA boundary • South of Pauma View Dr. adjacent to Valley Center CPA Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-10 Draft Land Use: SR-10 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Most of the area is in active agricultural use. Bounded by agricultural vineyard, orchards, and field crops.	Other: N/A		CSG Recommendation: None

Discussion

This AOD consists of some parcelized agricultural property south of the Cole Grade and SR 76 interchange (adjacent to AODs PP7 and PP25). This is a transitional area between SR-1 to the north, RL-20 to the west and east, and SR-10 to the north. It contains some steep slopes. The Referral Map indicates a designation of SR-4 while the Hybrid and Draft Land Use Maps indicates a SR-10 designation. The resulting difference will likely be negligible due to the existing parcelization.

The key constraints associated with AOD PP14 are steep slopes, critical biological resource areas, and agricultural lands. Figure PP14-1 provides an aerial photo showing the boundaries of the AOD, Figure PP14-2 identifies steep slope areas, Figure PP14-3 identifies critical biological resource areas, and Figure PP14-4 identifies important agricultural lands.

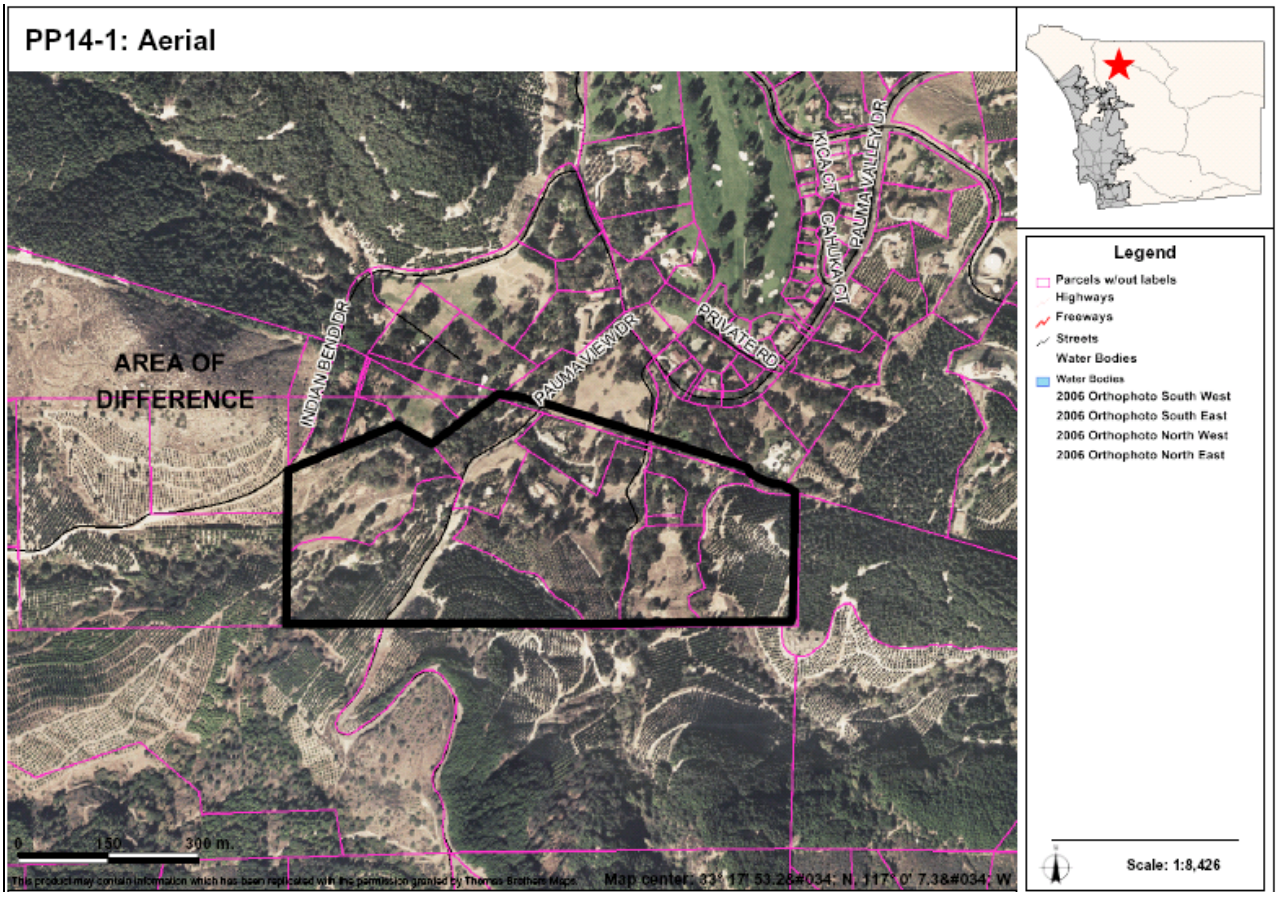
Potential Conflicts with Goals and Policies

None

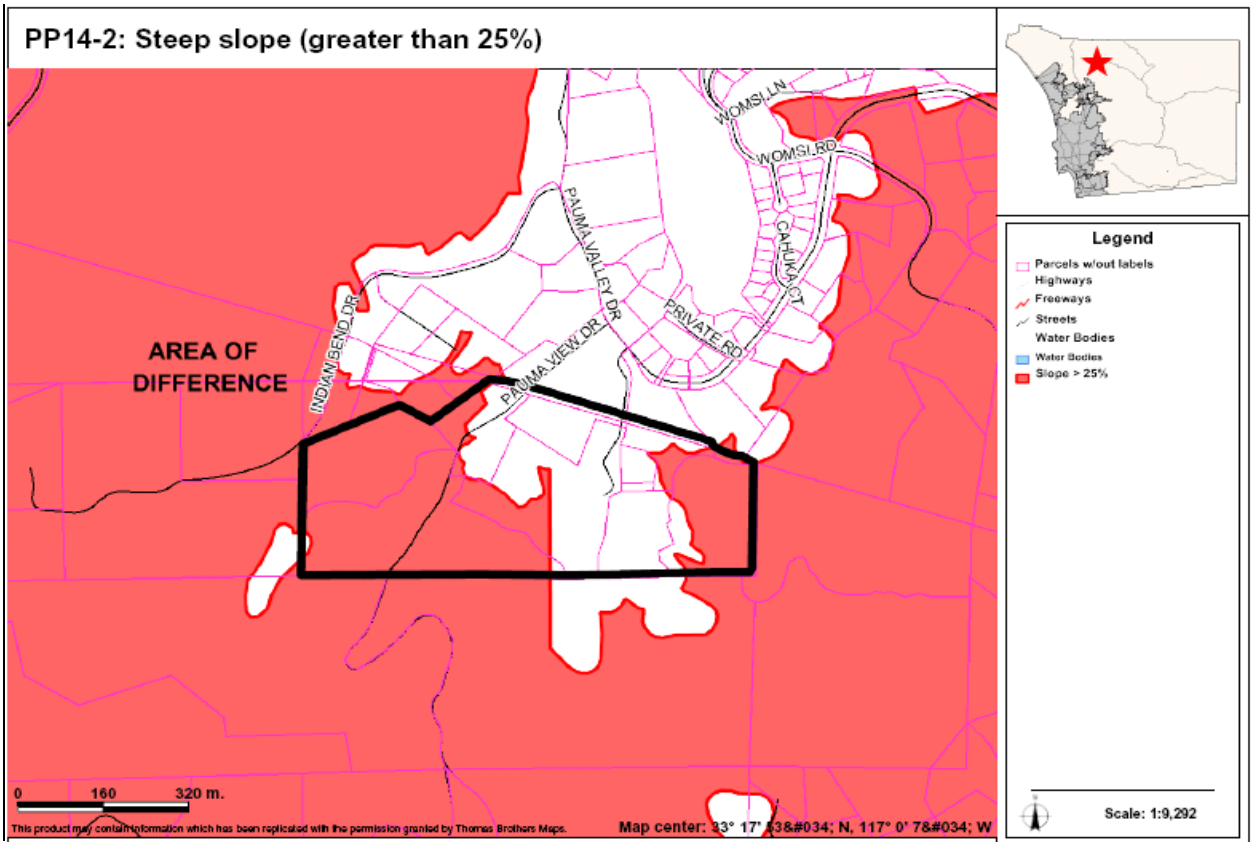
AREAS OF DIFFERENCE

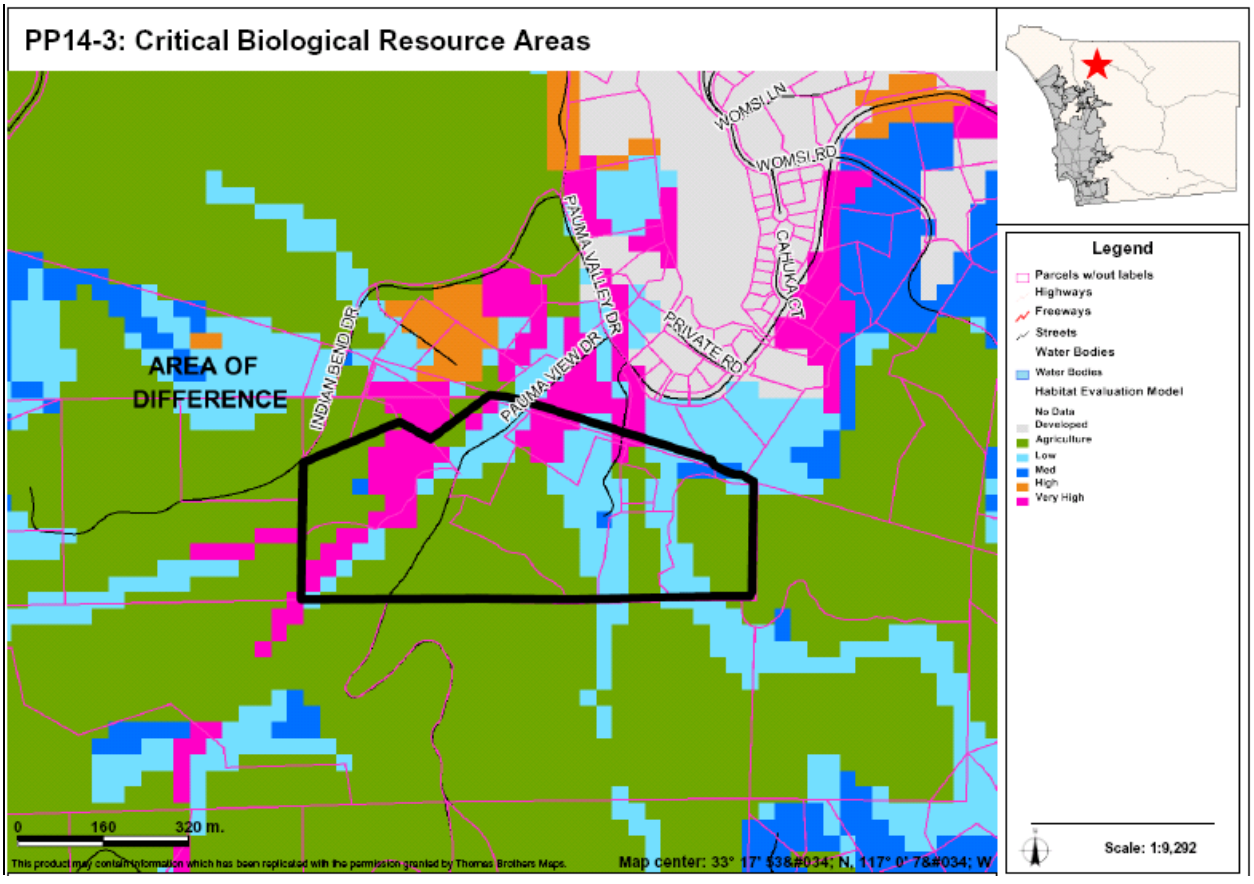
PP14: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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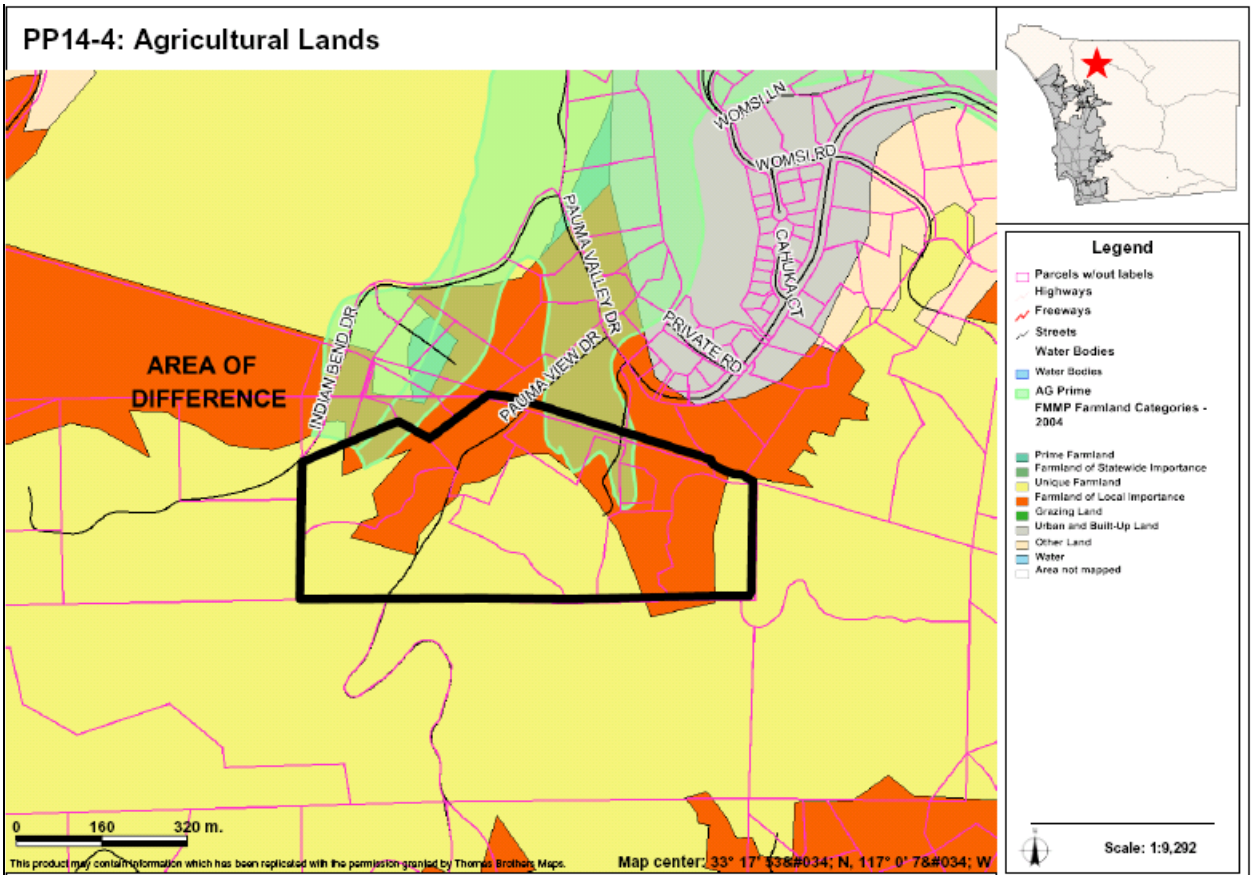


AREAS OF DIFFERENCE

PP15: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Monahan and Bell [31& 32] Location/Description: • 768 ac (5 parcels) • Outside CWA boundary • Bisected by SR-76 and adjacent to the S. Grade Rd./ SR-76 intersection. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped area with some agricultural. Bounded on all sides by agricultural uses and spaced rural residential development or undeveloped land.	Other: N/A		CSG Recommendation: None

Discussion

SR 76 traverses the northern portion of this AOD, which is outside the CWA boundary and the Village (Country Town) area and surrounded on three sides by La Jolla Reservation. The site lacks public services and infrastructure, and contains steep slopes and sensitive habitat. It is mapped on the Referral Map as SR-10 to reflect the parcelization of parcels to the west. The RL-40 designation on the Hybrid Map is consistent with the general mapping criteria applied to the Referral Map in other areas and its proximity to the road. The Draft Land Use and Environmentally Superior Maps applied general mapping criteria that resulted in a designation of RL-80 due to the constraints of the site.

The key constraints associated with AOD PP15 are steep slopes and critical biological resource areas. Figure PP15-1 provides an aerial photo showing the boundaries of the AOD, Figure PP15-2 identifies steep slope areas, and Figure PP15-3 identifies critical biological resource areas.

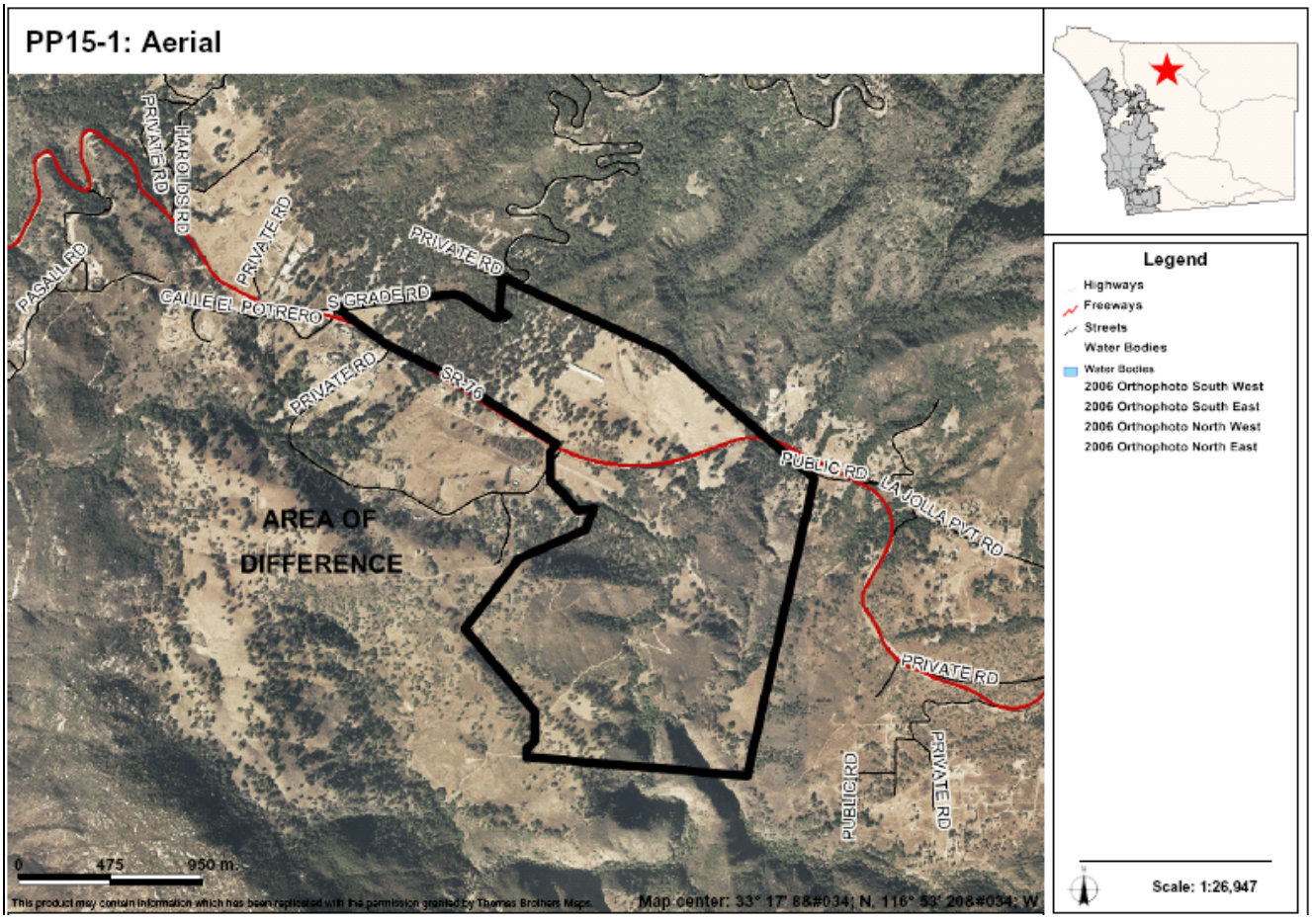
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP15: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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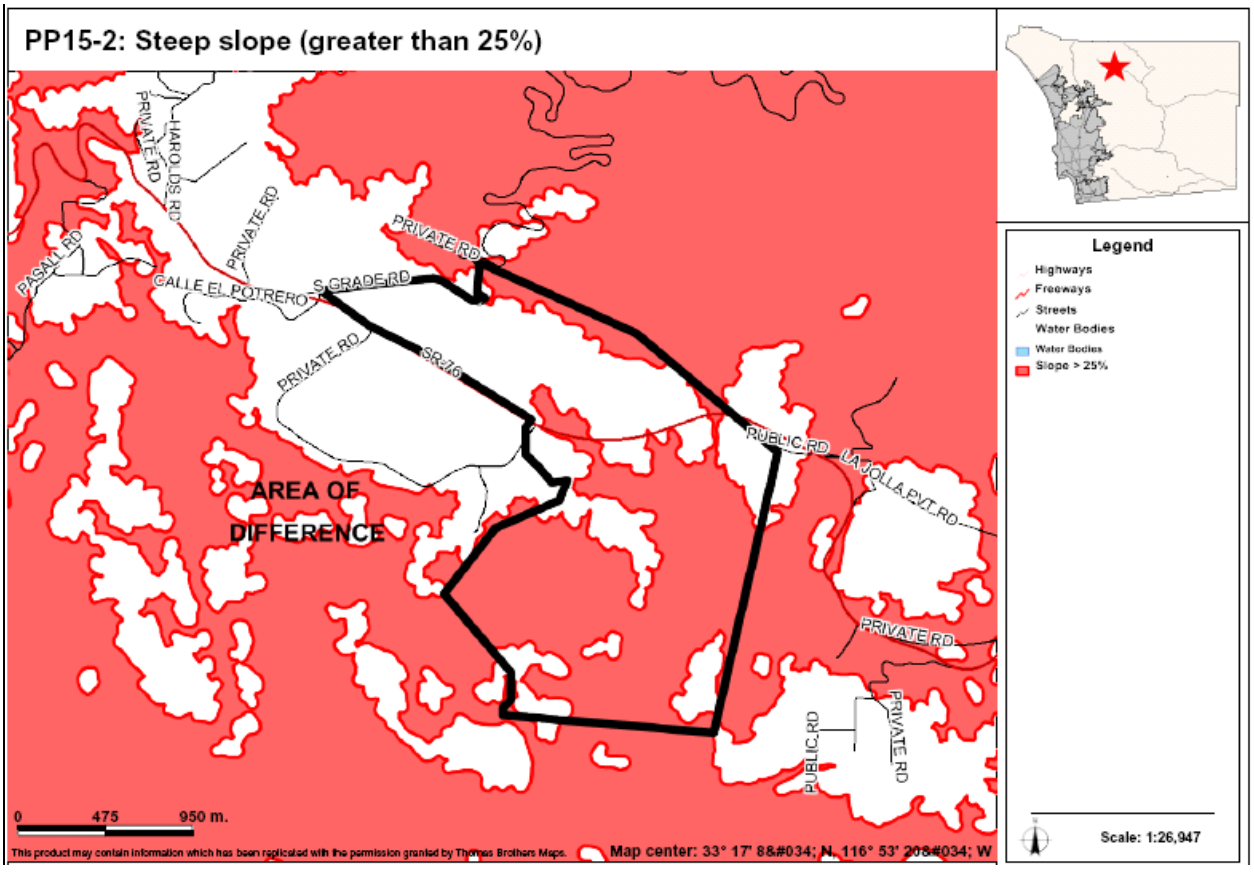
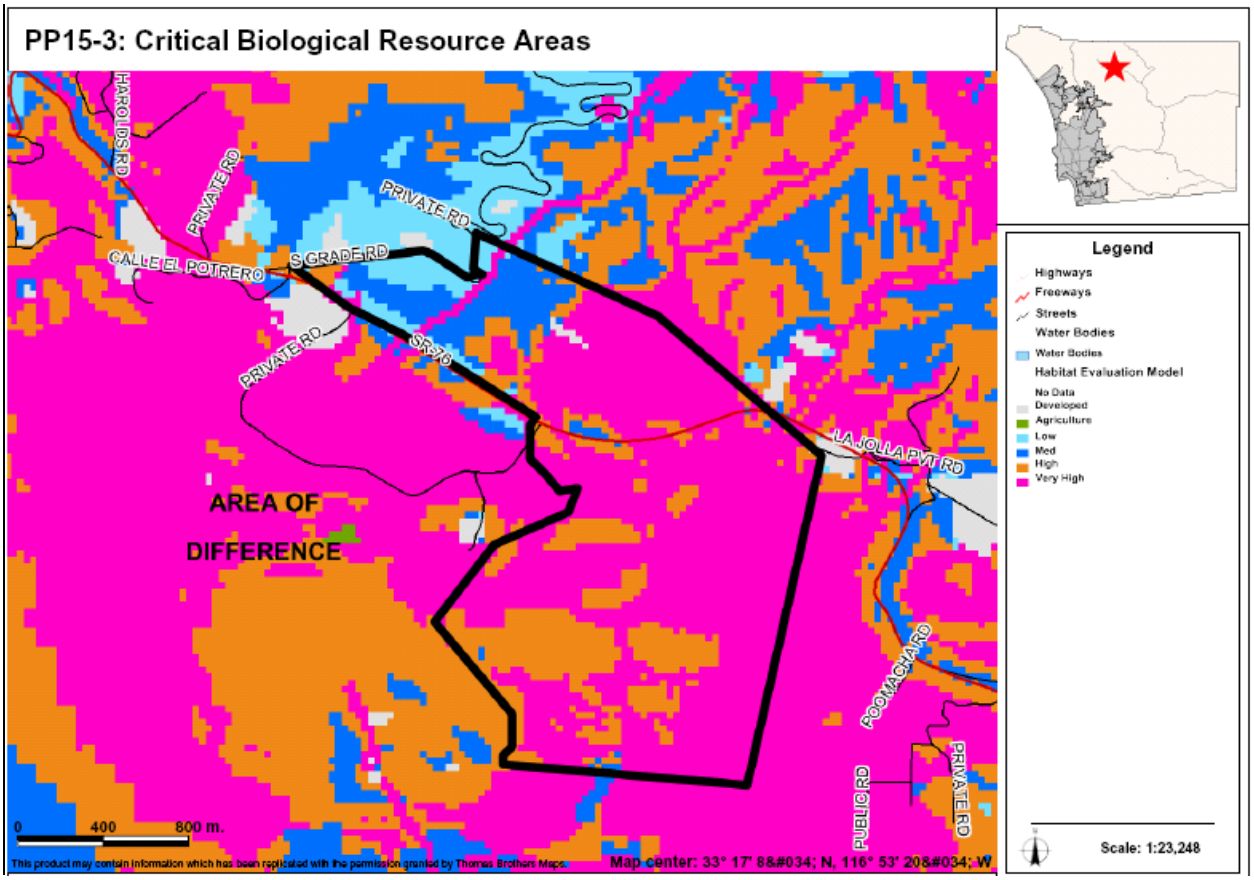




AREAS OF DIFFERENCE

PP16: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Glusac [46] Location/Description: • 30.7 ac (1 parcel) • Inside CWA boundary, south of Rainbow CPA • 2 miles east of I-15, adjacent to Rainbrook Dr. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Used for intensive agriculture. Surrounded on the west, south, and east by undeveloped land. North of this parcel is more intensive agriculture and rural residential communities.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is located between AODs PP12 and PP13. It lacks adequate services and infrastructure and contains steep slopes and sensitive habitat. It is in a transitional area with RL-20 to the north and RL-40 to the south. The Referral Map designates the property as SR-10 as it does for some other select parcels in the area. The Hybrid Map designate the property at RL20 to reflect the site's constraints and the transitional nature of its location.

The key constraints associated with AOD PP16 are steep slopes and agricultural lands. Figure PP16-1 provides an aerial photo showing the boundaries of the AOD, Figure PP16-2 identifies steep slope areas, and Figure PP16-3 identifies important agricultural lands.

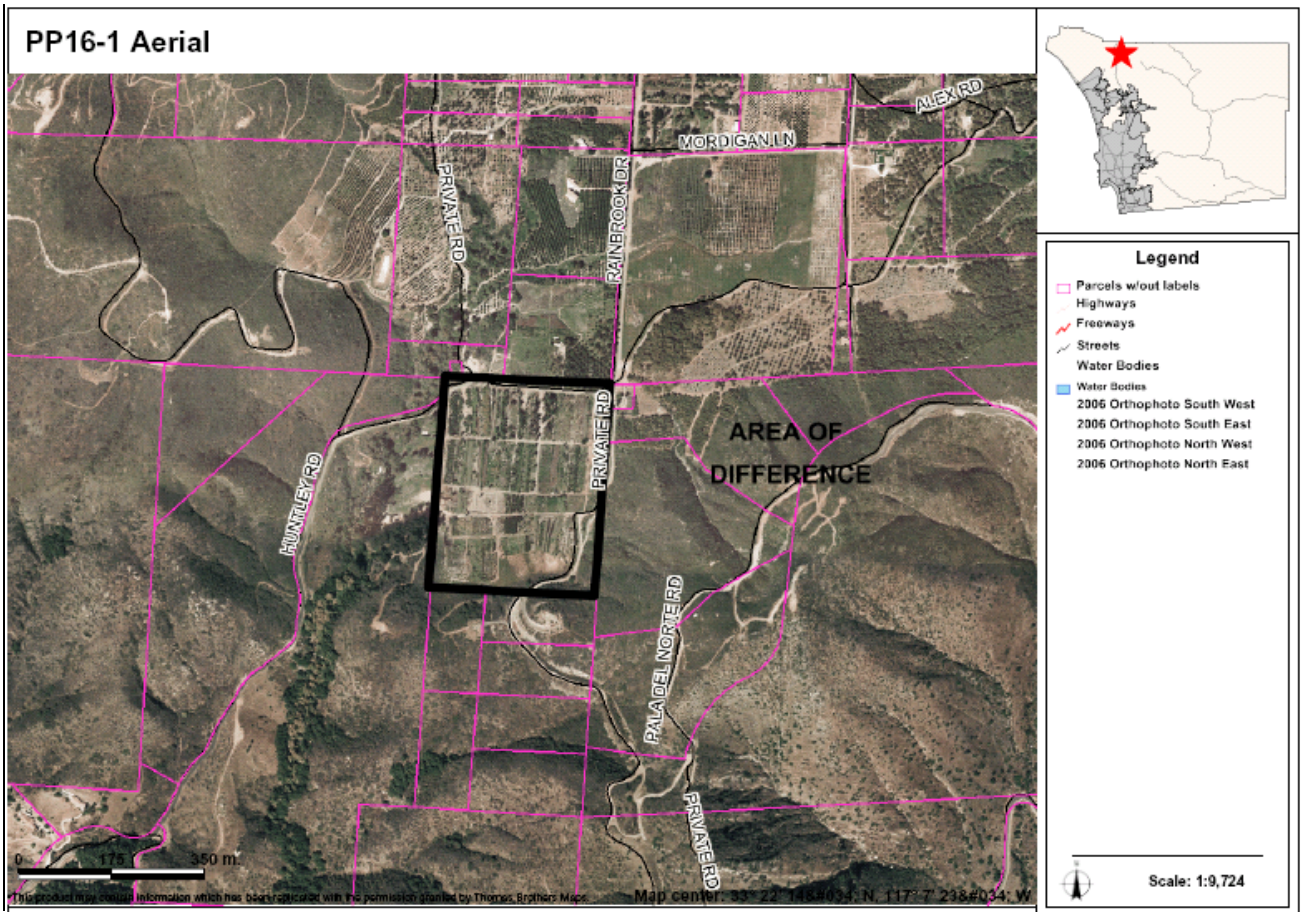
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP16: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



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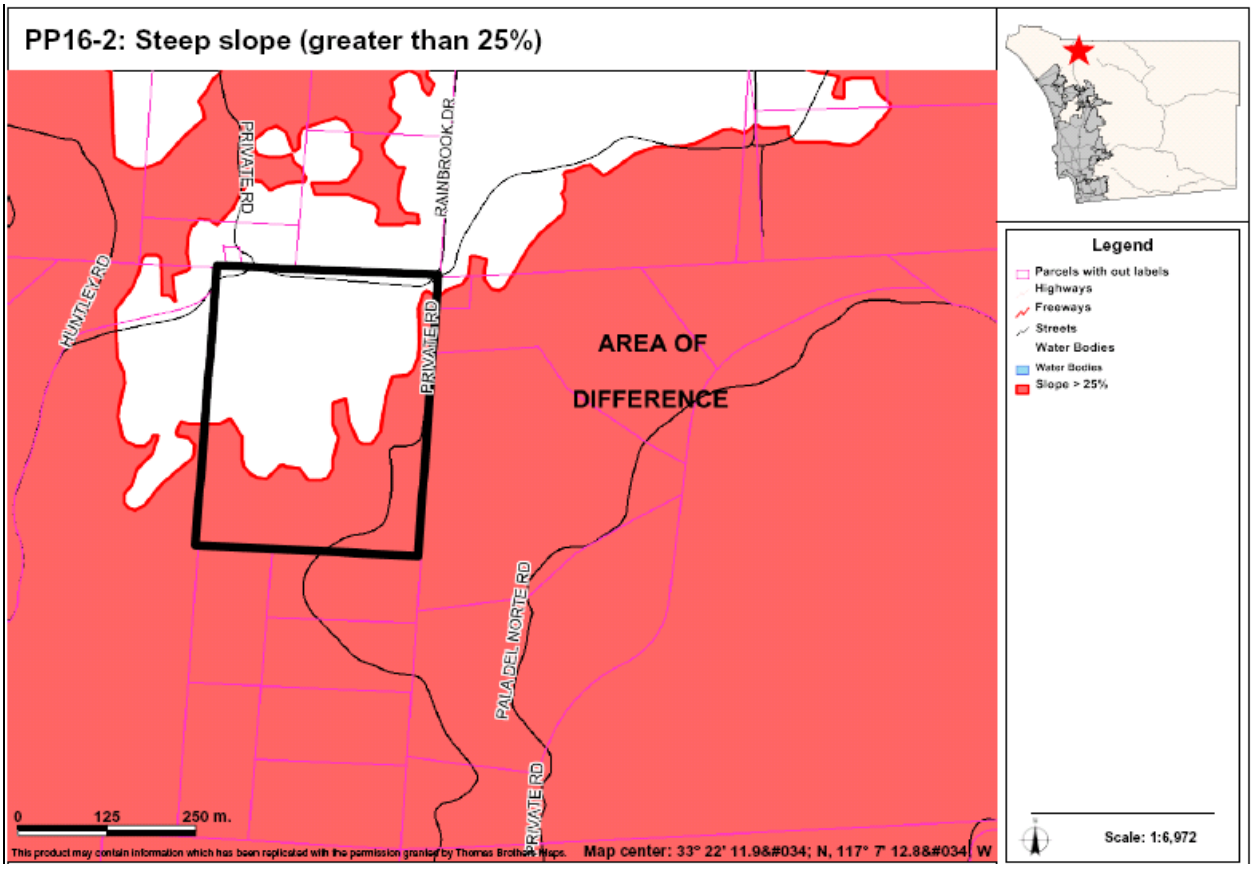
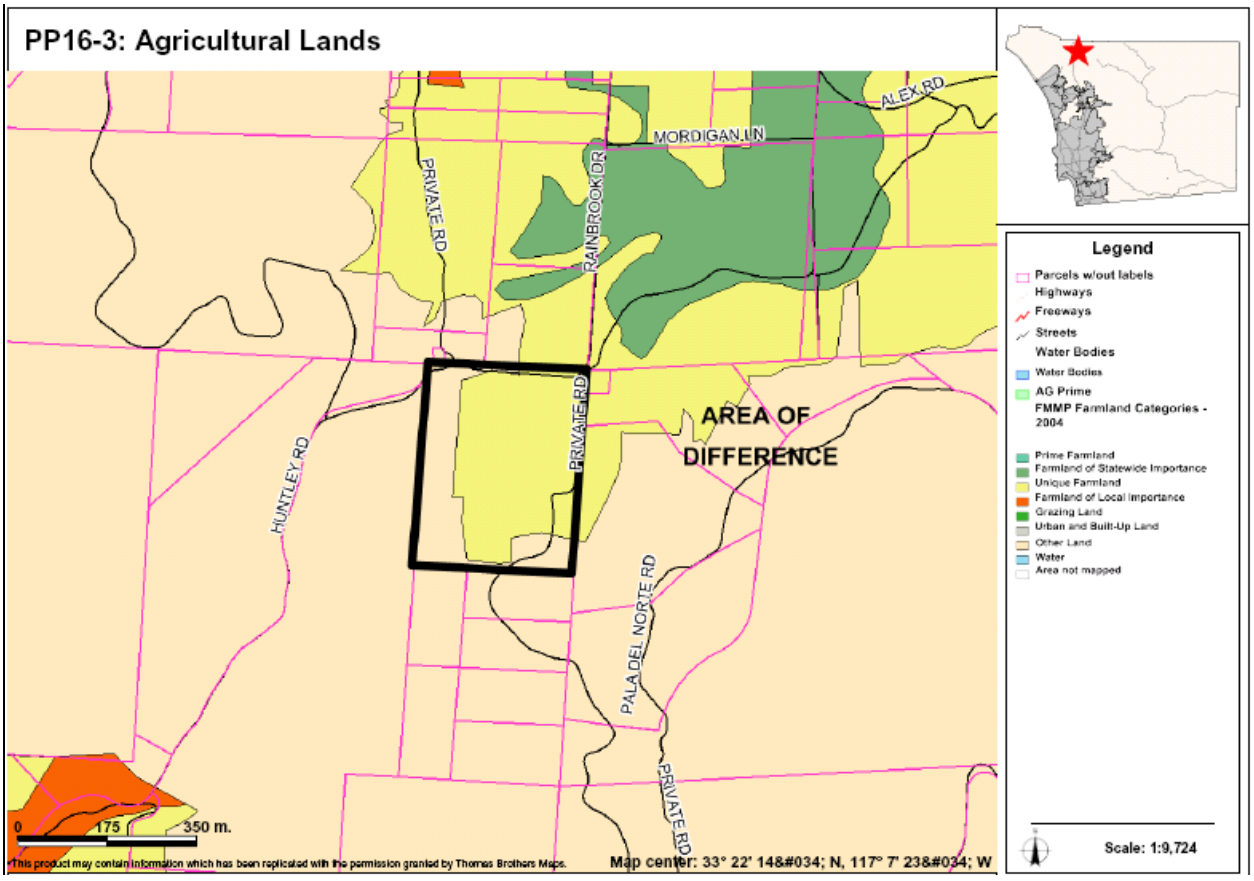




AREAS OF DIFFERENCE

PP17: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Piro (for Schoepe Enterprises)[36] Location/Description: • 896 ac (11 parcels) • Inside CWA boundary • East of Pala Temecula Rd. and I-15, north of Pala Rd. Existing General Plan: (20) General Ag. 1du/ 10 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Spaced rural residential land, orchards, and undeveloped land that is bounded on the north and east by the Agua Tibia Wilderness Area	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: None

Discussion

This AOD is located in the northern portion of the Subregion with AOD PP20 to the west. Although within the fringes of the CWA boundary, the site lacks fire and other public services as well as supporting infrastructure. It also contains sensitive habitats that could contribute to a regional preserve network. The Referral Map designates the site at SR-10 which is similar as some other nearby lands covered by AODs PP18 and PP19. The other maps designate this and the other areas as RL-40 due to its remoteness and the site constraints.

The key constraints associated with AOD PP17 are steep slopes, critical biological resource areas, and agricultural lands. Figure PP17-1 provides an aerial photo showing the boundaries of the AOD, Figure PP17-2 identifies steep slope areas, Figure PP17-3 identifies critical biological resource areas, and Figure PP17-4 identifies important agricultural lands.

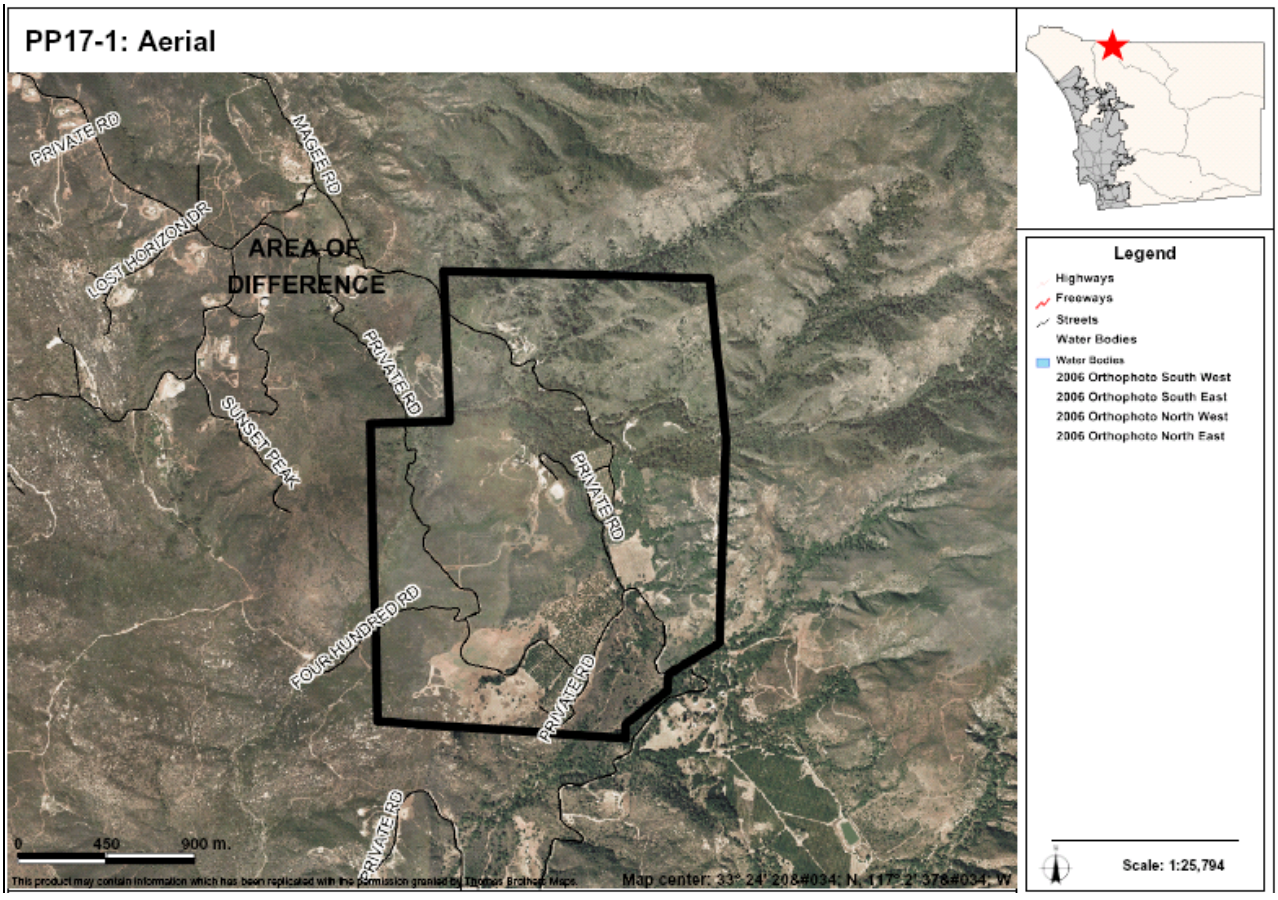
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP17: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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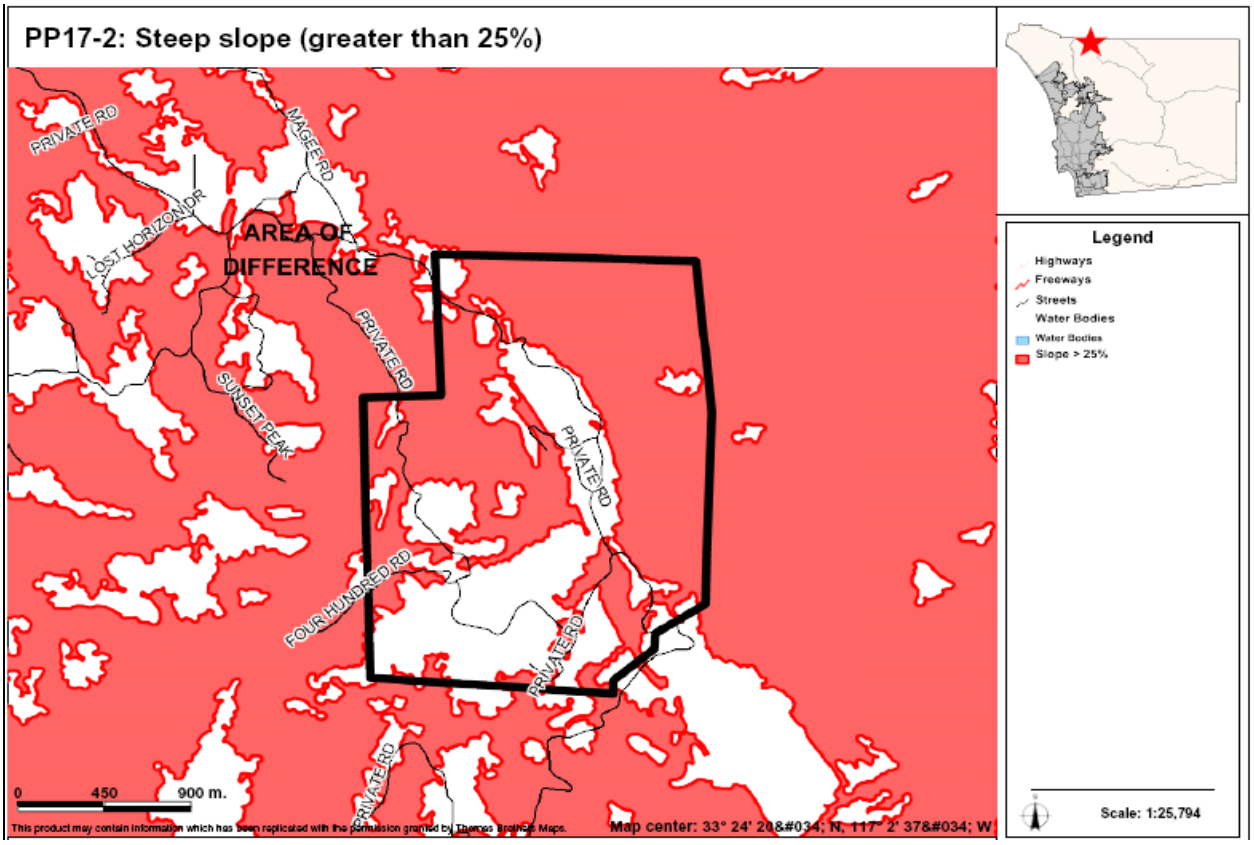

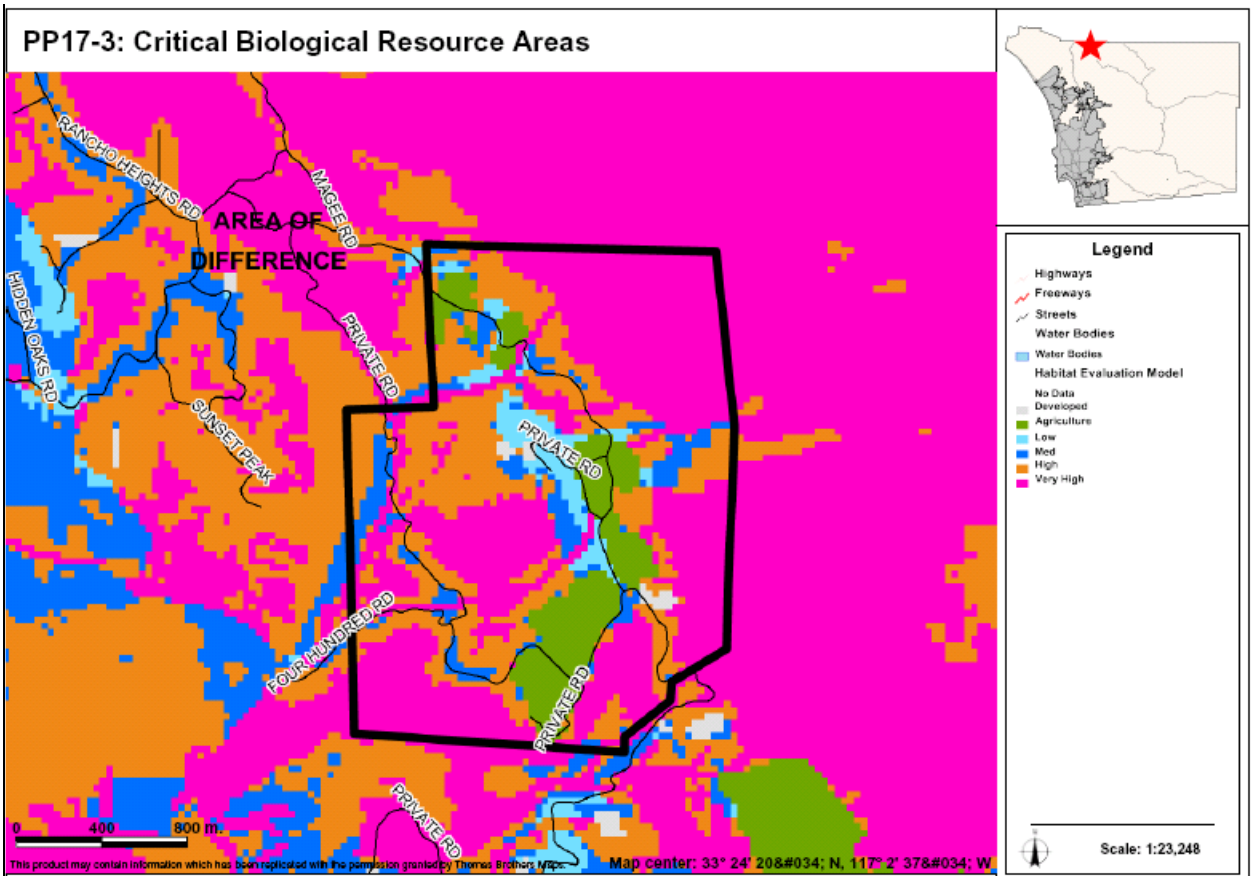

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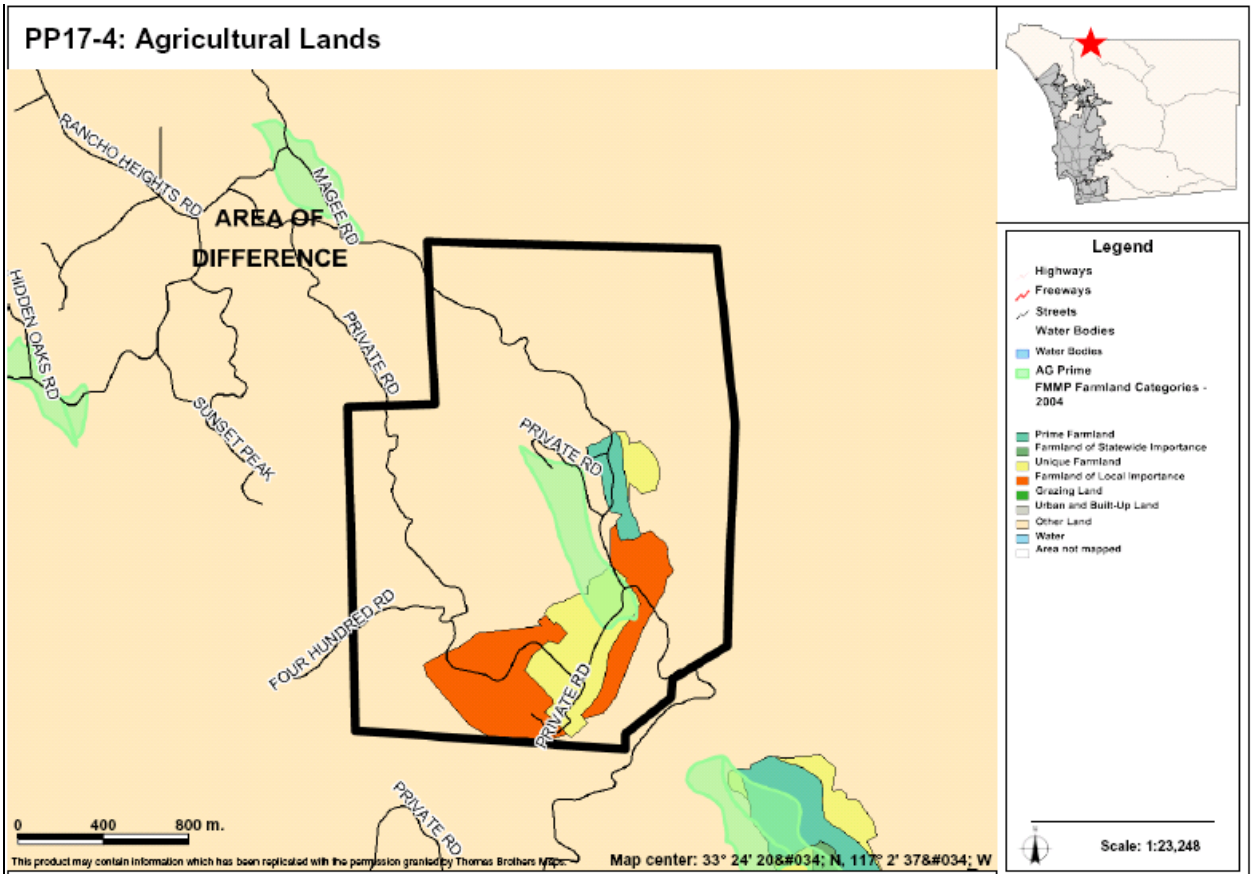


AREAS OF DIFFERENCE

PP18: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Konchar (for Rancho Heights) [Z] Location/Description: • 46.7 ac (1 parcel) • Inside CWA boundary • East of I-15 and Pala Temecula Rd, bounded by Rancho Heights Rd. (West of PP17) Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel surrounded by undeveloped land as well as some spaced rural residential to the north and the southeast.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: None

Discussion

This AOD is west of AOD PP17 and is the location of the proposed subdivision that was withdrawn in 2004 due to fire service and biology issues. It's mapping and characteristics are similar to PP17.

The key constraints associated with AOD PP18 are steep slopes and critical biological resource areas. Figure PP18-1 provides an aerial photo showing the boundaries of the AOD, Figure PP18-2 identifies steep slope areas, and Figure PP18-3 identifies critical biological resource areas.

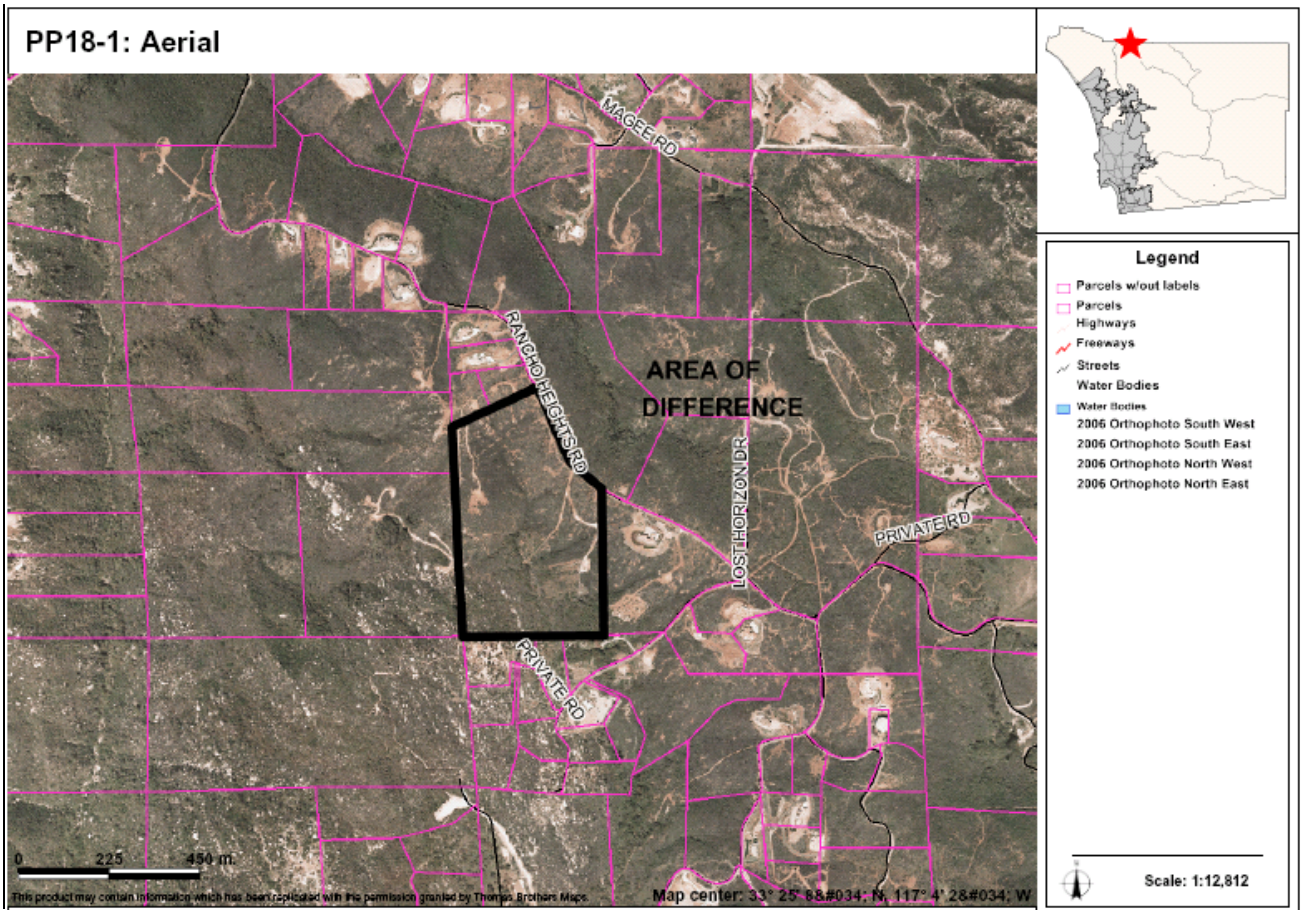
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP18: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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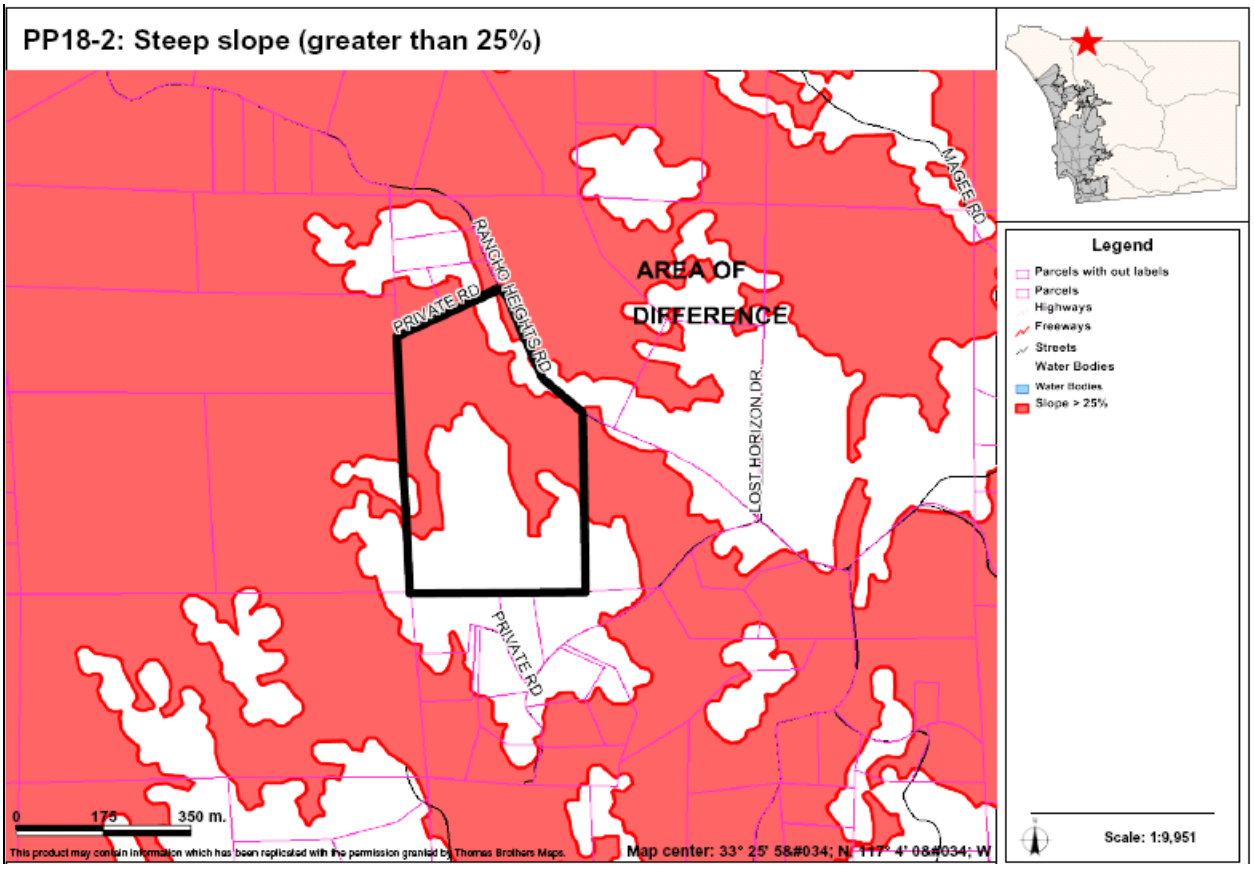
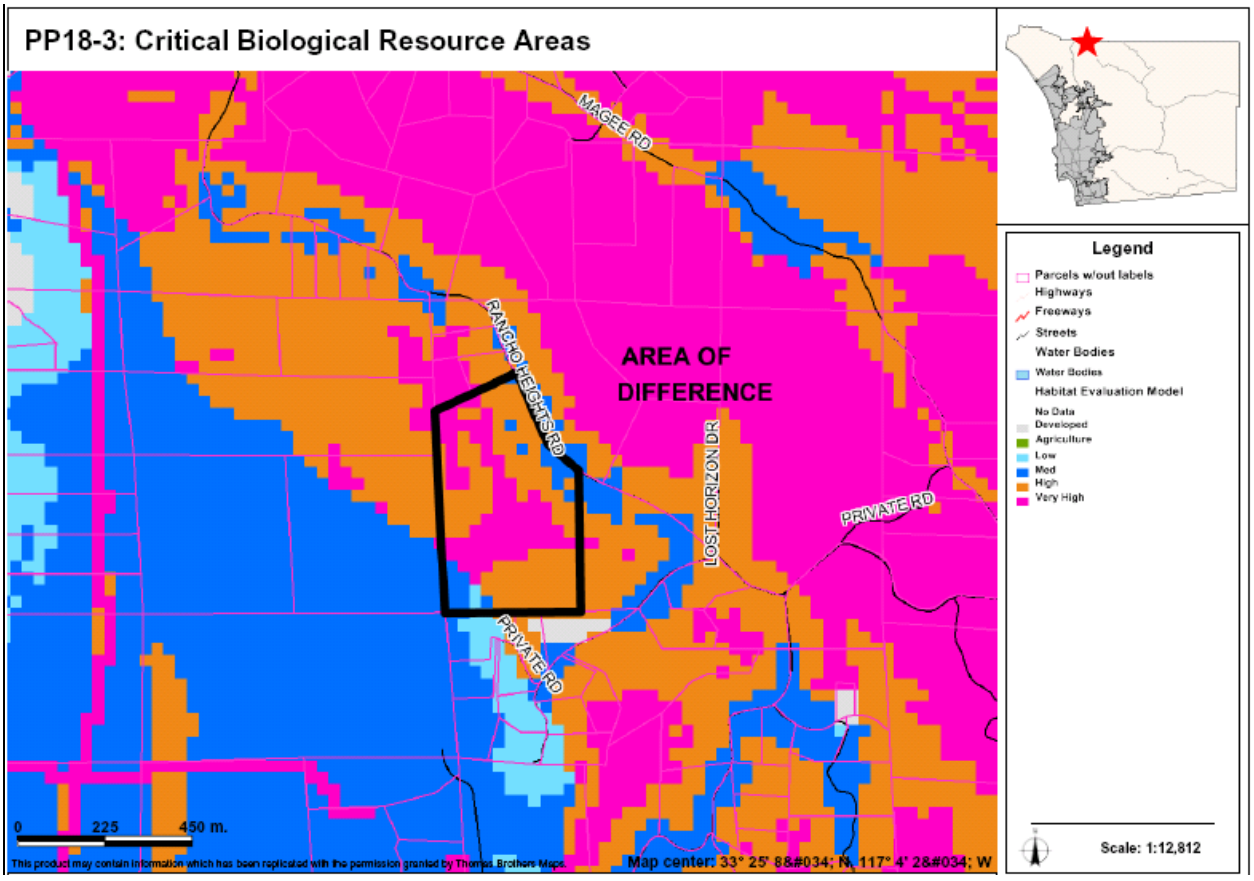




AREAS OF DIFFERENCE

PP19: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Ruffin & Johnson (for Rancho Heights Road Assoc.) [43] Location/Description: • 290.6 ac (8 parcels) • Inside CWA boundary • Directly west is Pala Temecula Rd, adjacent to PP20 Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Completely undeveloped area and surrounded by undeveloped land.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: None

Discussion

This property is west of PP17 and its mapping and characteristics are similar to PP17.

The key constraints associated with AOD PP19 are steep slopes and critical biological resource areas. Figure PP19-1 provides an aerial photo showing the boundaries of the AOD, Figure PP19-2 identifies steep slope areas, and Figure PP19-3 identifies critical biological resource areas.

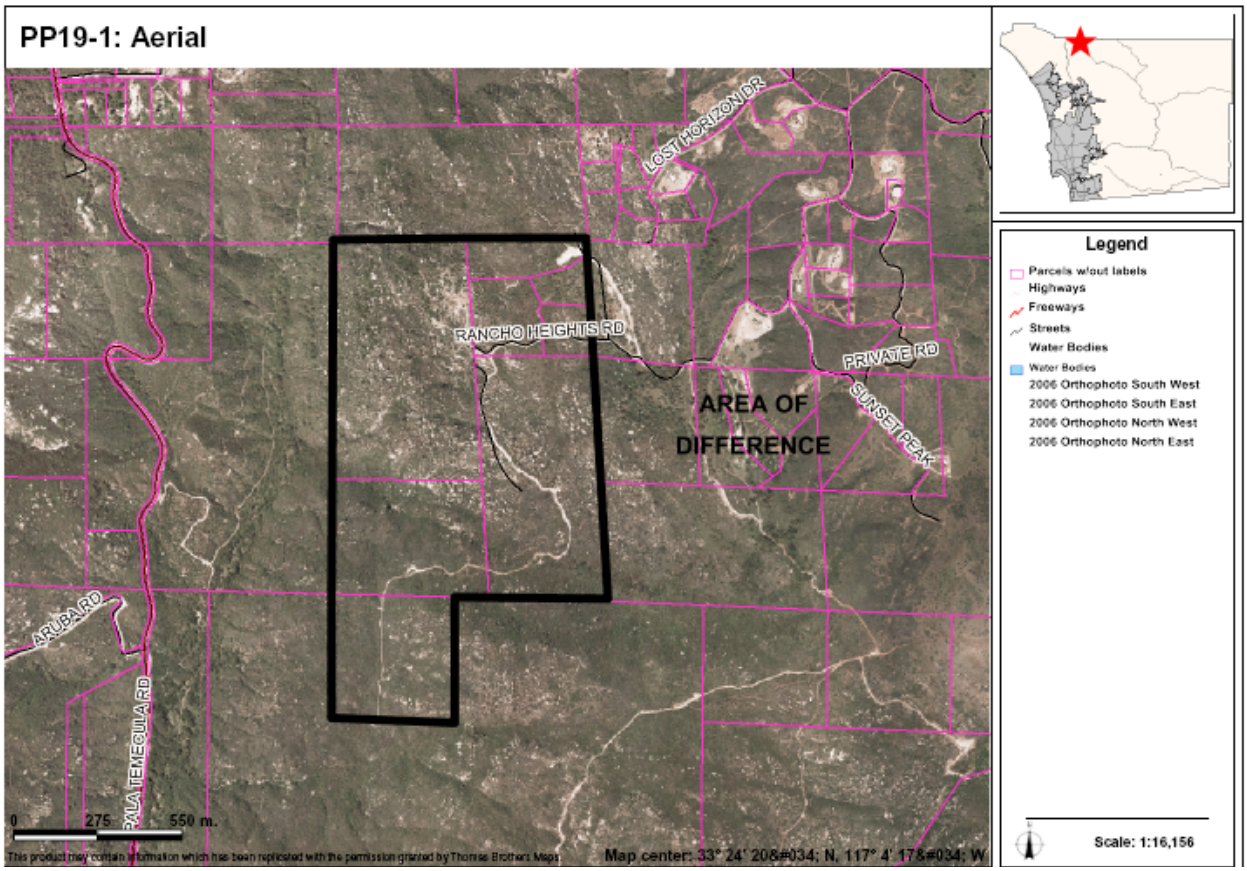
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP19: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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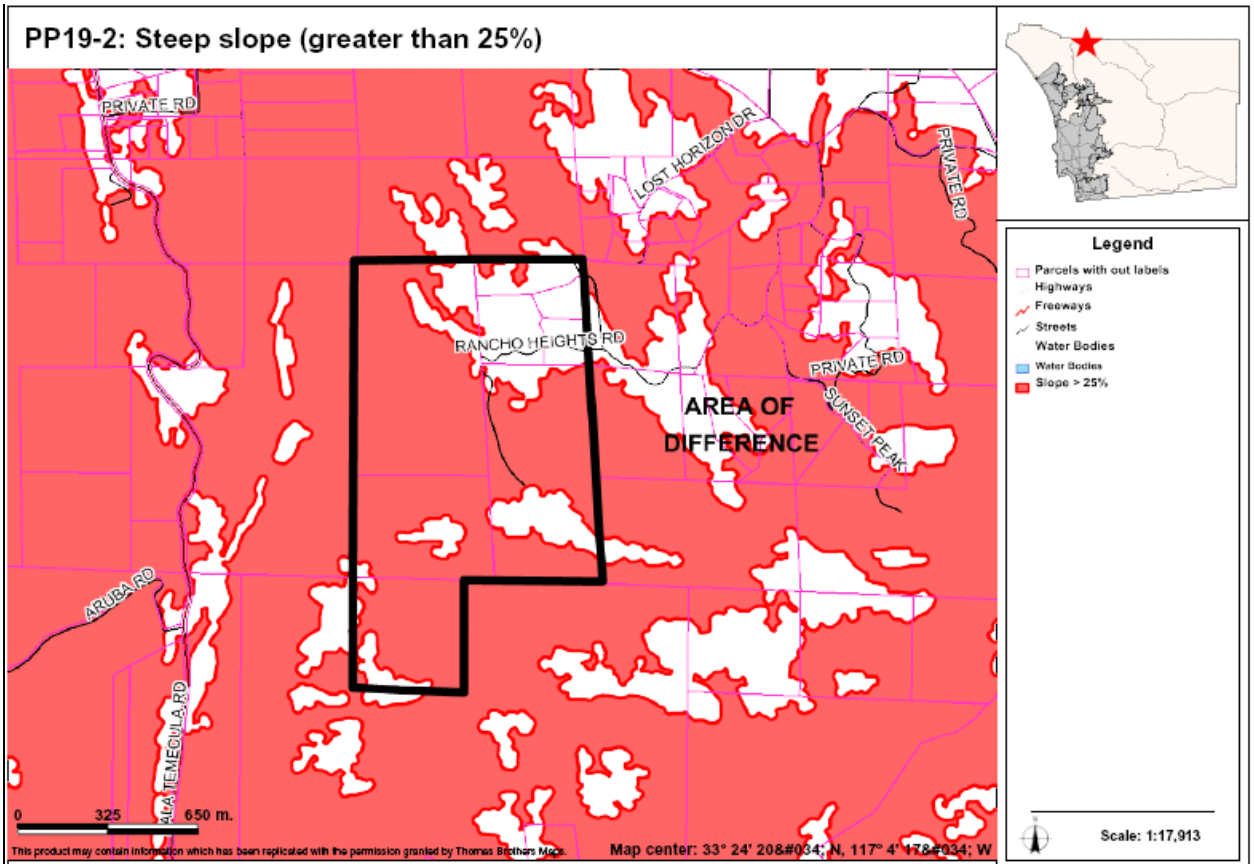
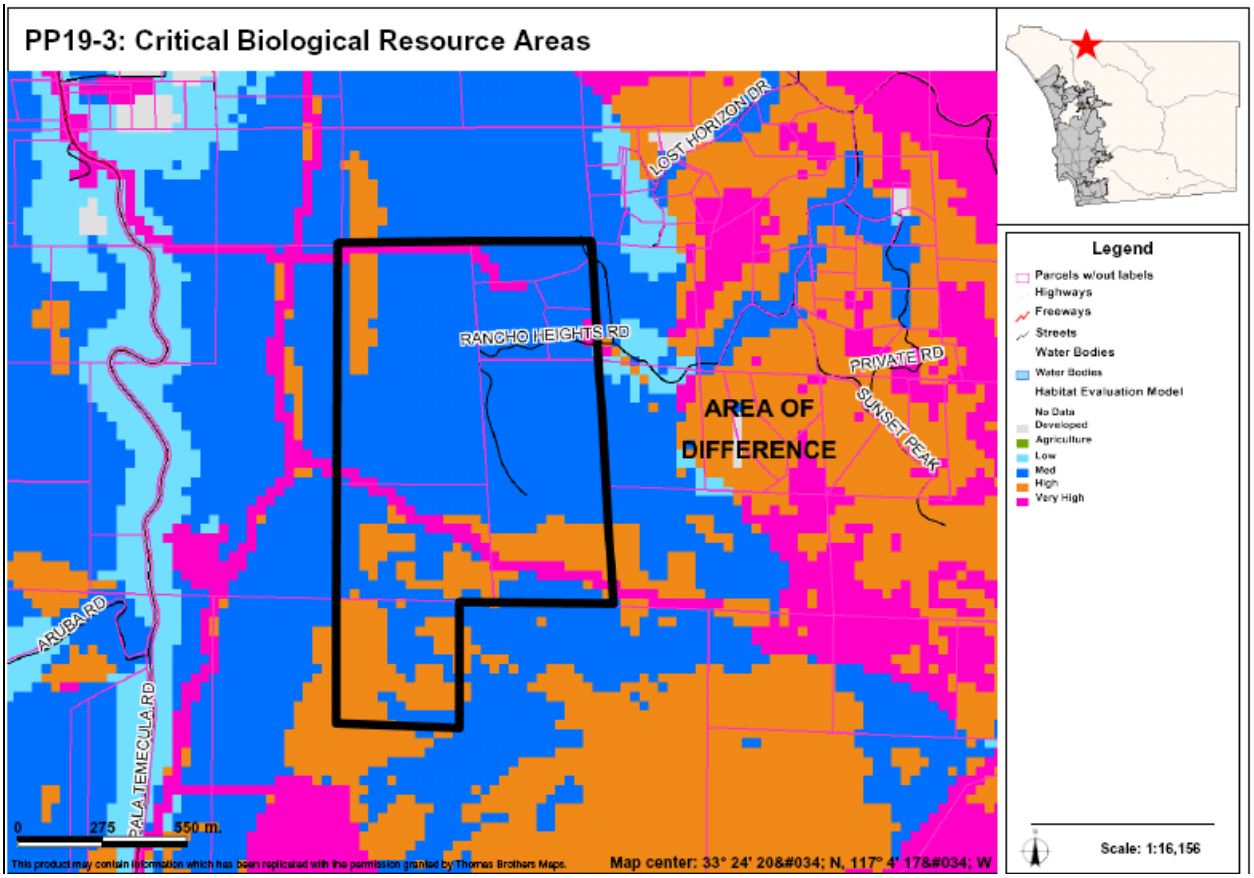




AREAS OF DIFFERENCE

PP20: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 1,967 ac (105 parcels) • Inside CWA boundary • East of I-15, bisected by Pala Temecula Rd, bounded by the County border. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10, RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40, RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Generally undeveloped parcel and spaced rural residential. To the west and east are open space parks.	Other: Fire Service Deficiency – This site is in an area with a response time greater than 23 minutes. It is not suitable for densities higher than RL-40.		CSG Recommendation: N/A

Discussion

This AOD covers the land around AODs PP17 through PP19. It is not a specific referral but contains mapping differences because of its similarity and proximity to PP17 through PP19 and because it is located within the CWA and therefore subject to the general mapping criteria resulting in SR-10 and RL-20 designations on the Referral Map. Its characteristics, as well as mapping on the Hybrid and Draft Land Use Maps, are similar to PP17 through PP19.

The key constraints associated with AOD PP20 are steep slopes, critical biological resource areas, and agricultural lands. Figures PP20A-1, PP20B-1 provide an aerial photo showing the boundaries of the AOD, Figure PP20A-2, PP20B-2 identify steep slope areas, Figure PP20A-3, PP20B-3 identify critical biological resource areas, and Figure PP20B-4 identifies important agricultural lands.

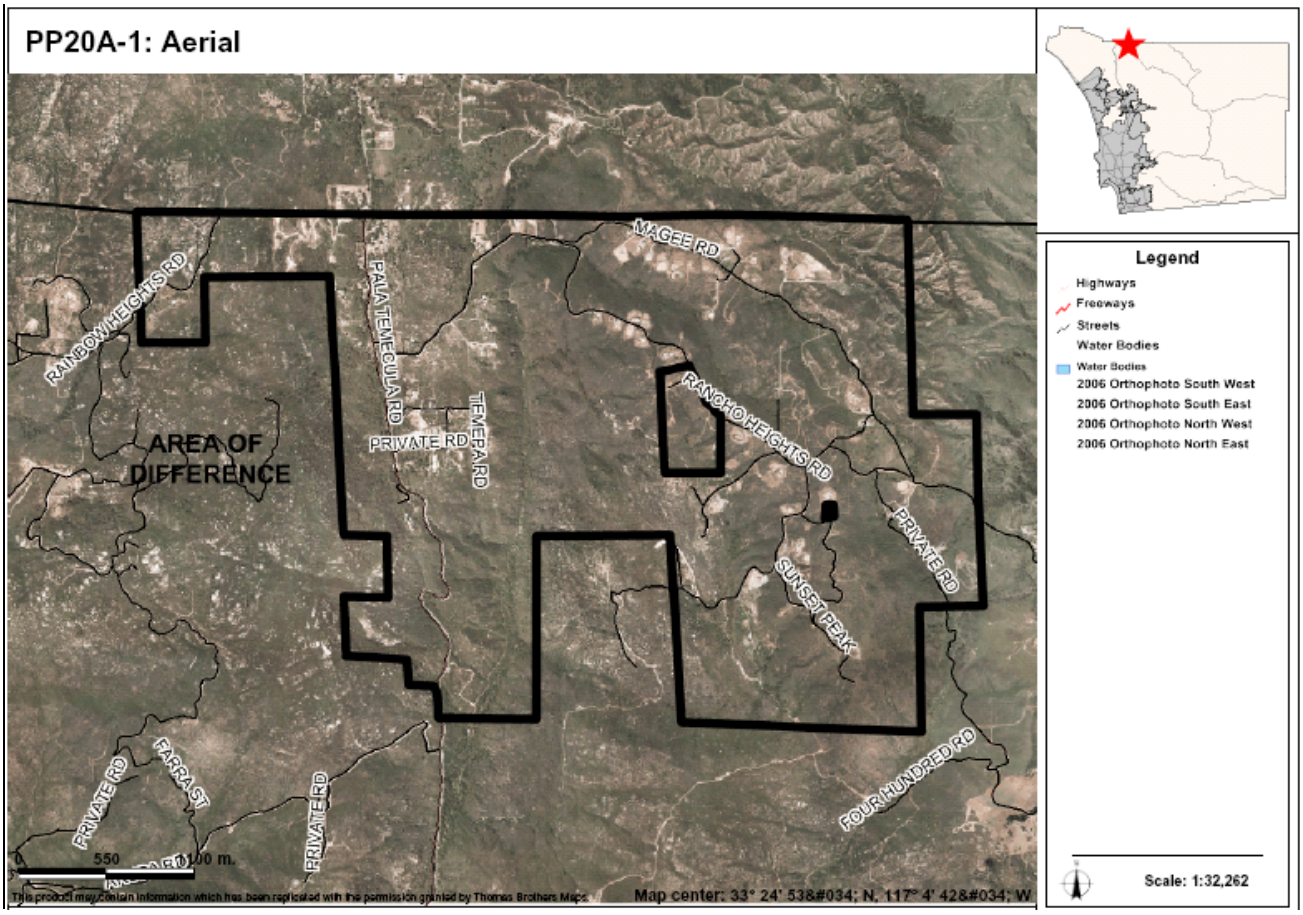
Potential Conflicts with Goals and Policies

None

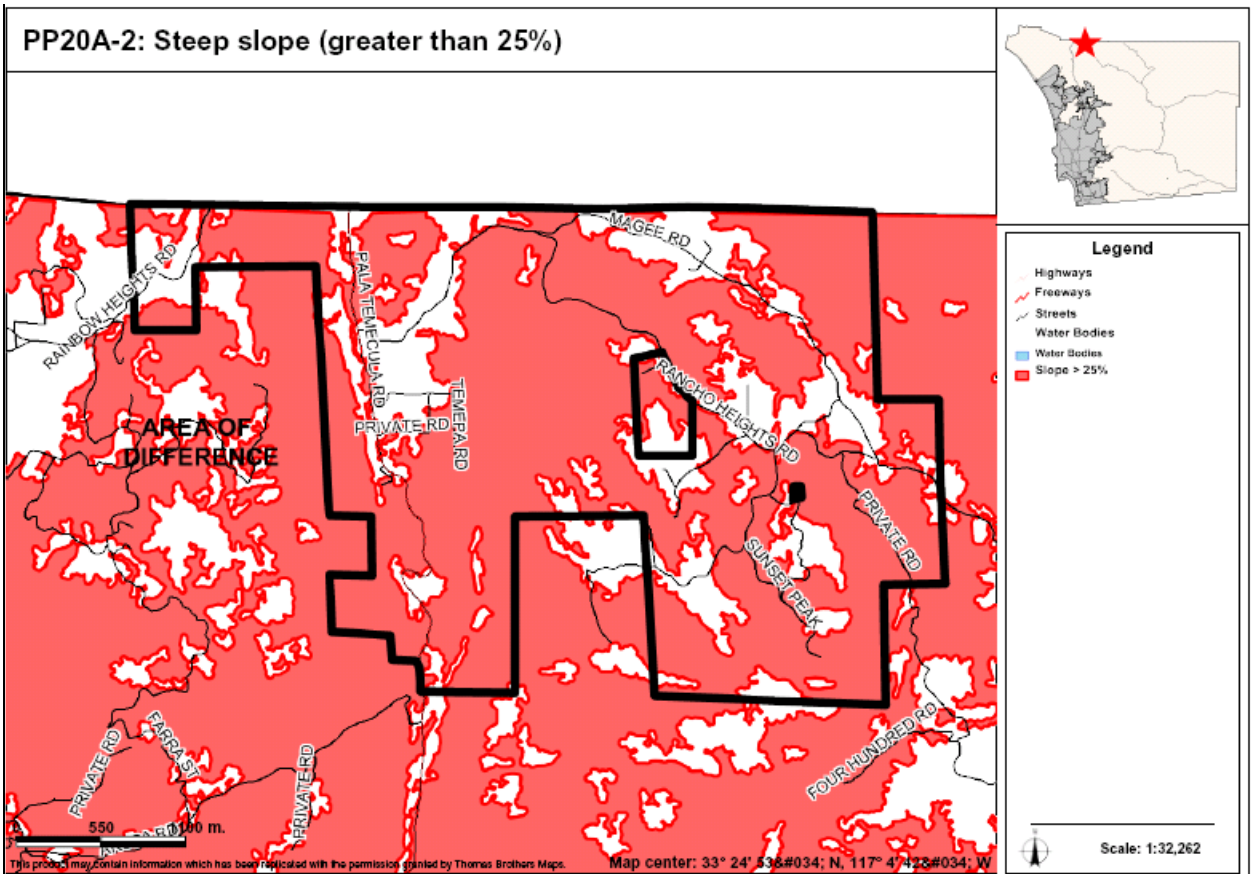
AREAS OF DIFFERENCE

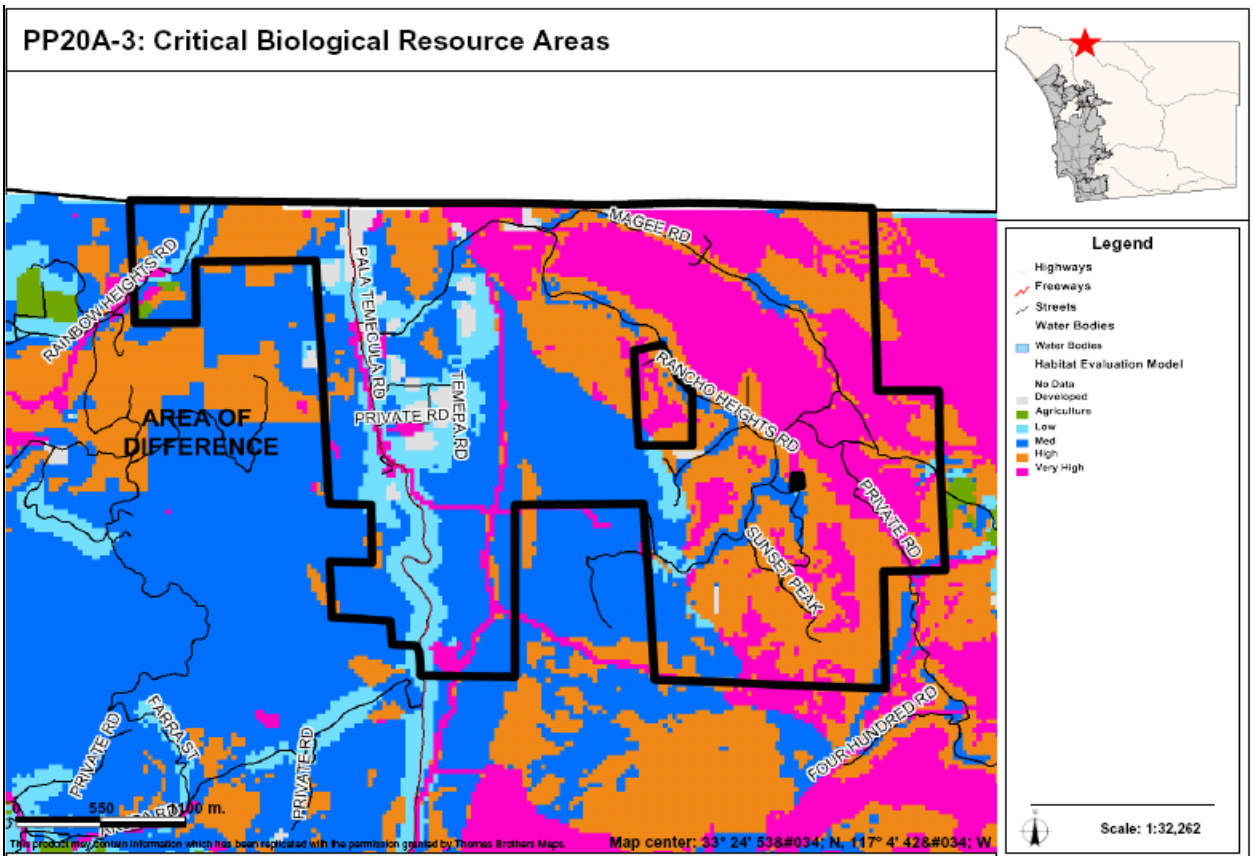
PP20: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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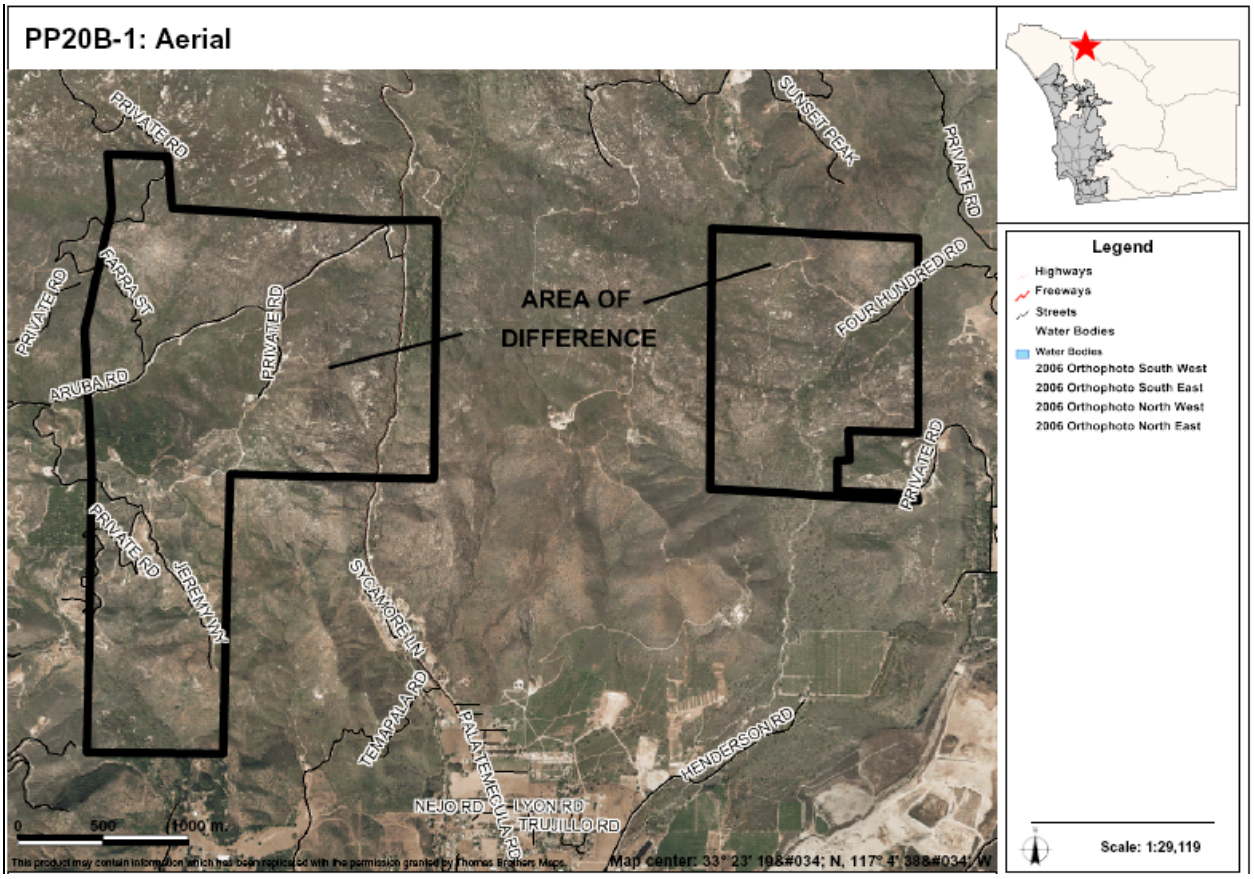

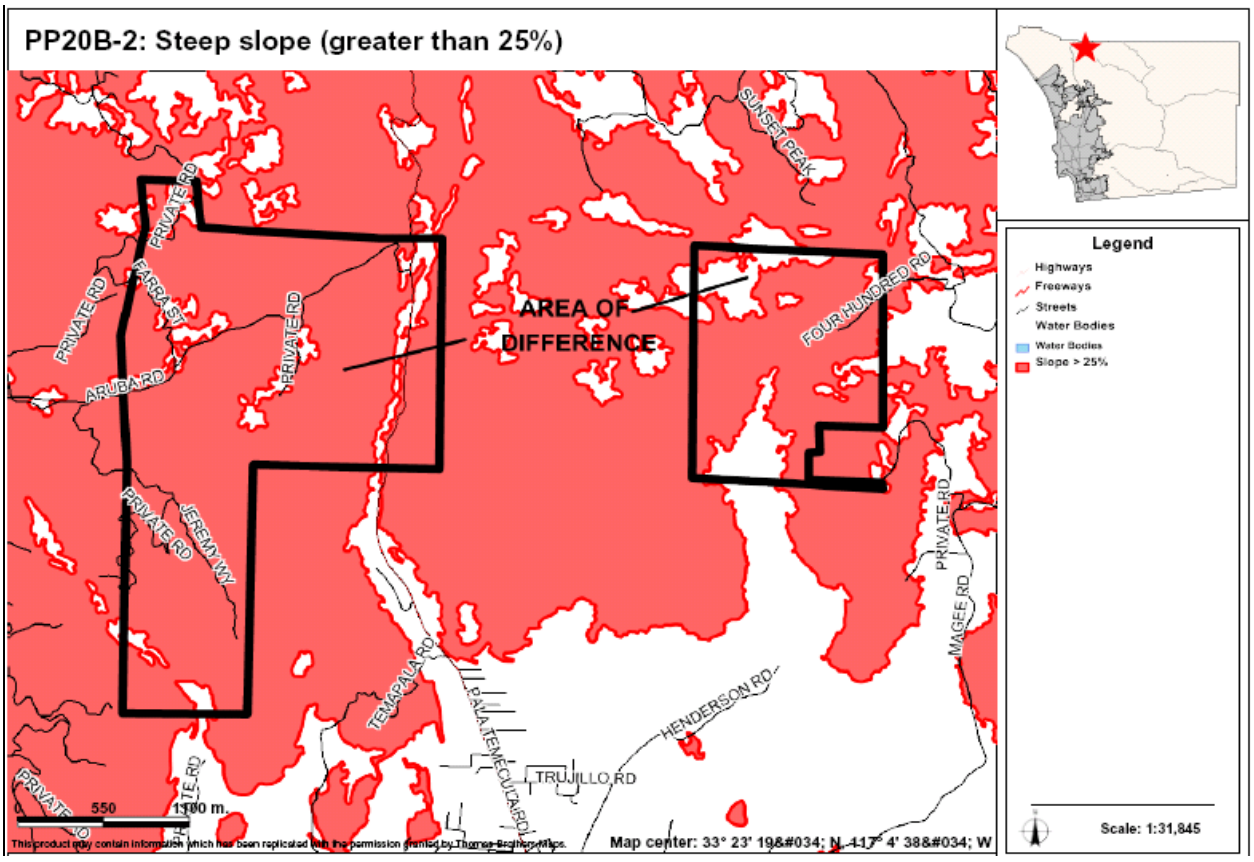

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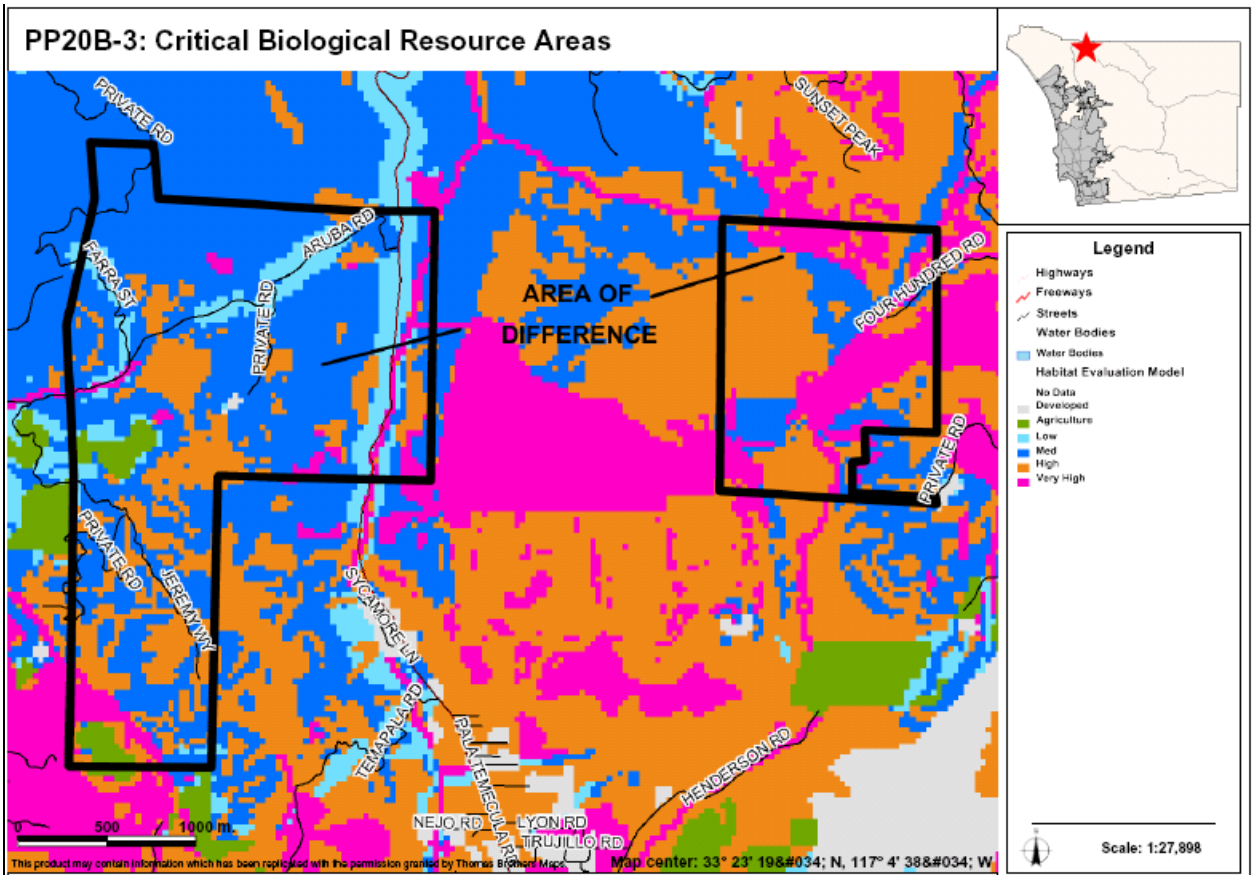
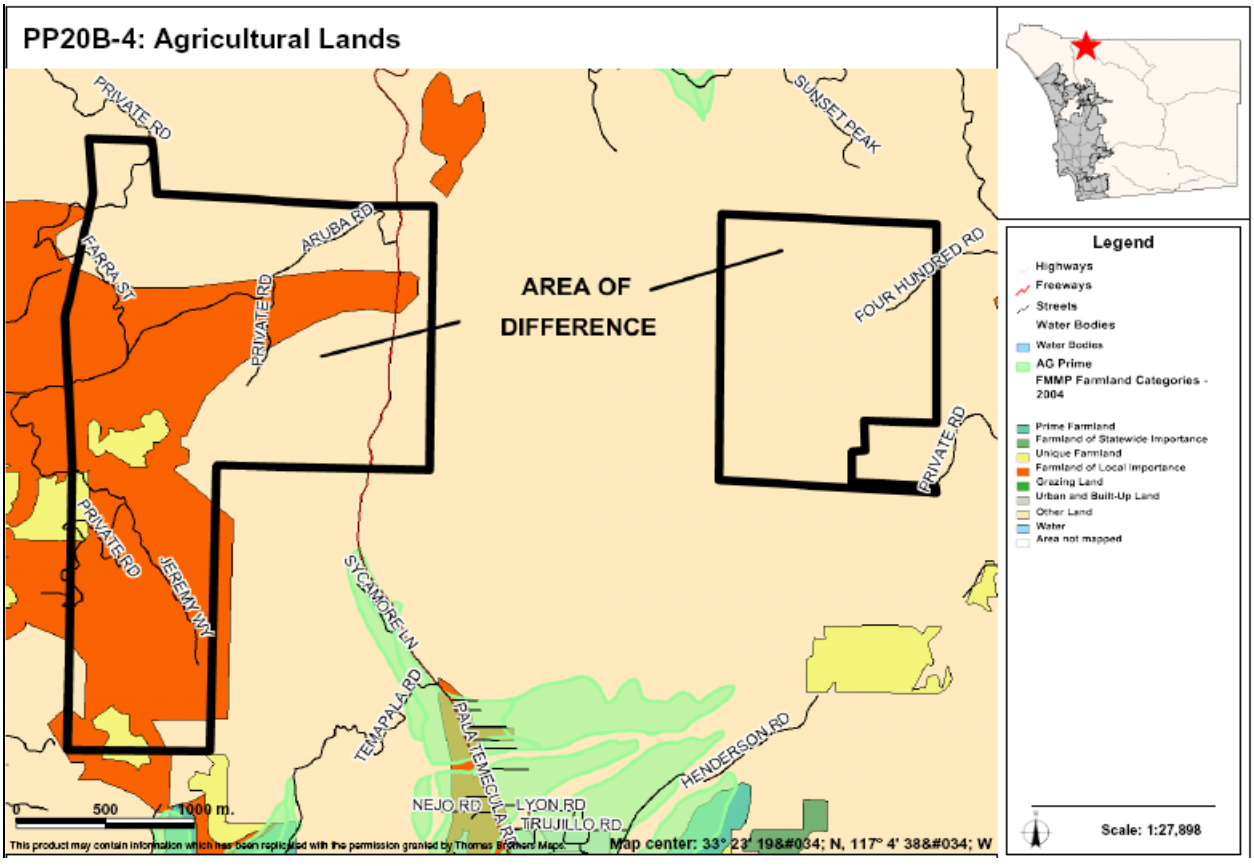




AREAS OF DIFFERENCE

PP21: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 1,792 ac (14 parcels) • Inside CWA boundary • South of the Pauma and Yulma Reservation and the Cleveland National Forest Existing General Plan: (23) National Forest	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Mostly undeveloped land with some spaced rural residential. Directly adjacent in the south and west directions are more spaced rural residential land use as well as orchards/vineyards.	Other: N/A		CSG Recommendation: None

Discussion

This AOD includes a large expanse of land near Nate Harrison Grade. Although within the CWA boundary, it lacks services and infrastructure and contains steep slopes and sensitive habitat. Based on the general mapping criteria the AOD is mapped as RL-20 on the Referral Map, while the other maps apply a RL-40 designation. Due to such a large site, the floodplain constraint was unable to be mapped, but account for approximately 10 percent coverage of the site.

The key constraints associated with AOD PP21 are steep slopes, floodplain, wetlands, critical biological resource areas, and agricultural lands. Figure PP21-1 provides an aerial photo showing the boundaries of the AOD, Figure PP21-2 identifies steep slope areas, PP21-3 identifies floodplains and floodways, Figure PP21-4 identifies wetlands, Figure PP21-5 identifies critical biological resource areas, and Figure PP21-6 identifies important agricultural lands.

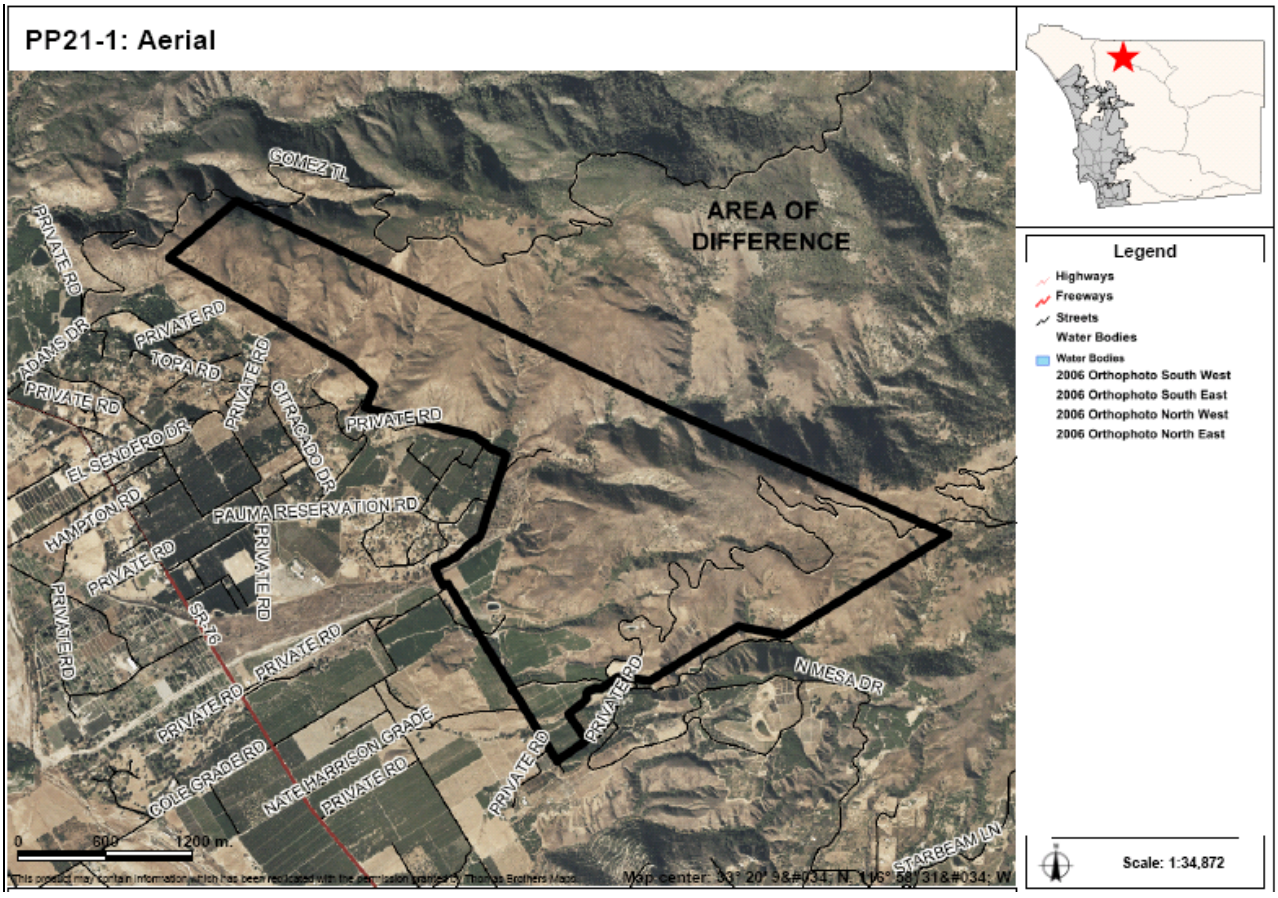
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP21: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	□	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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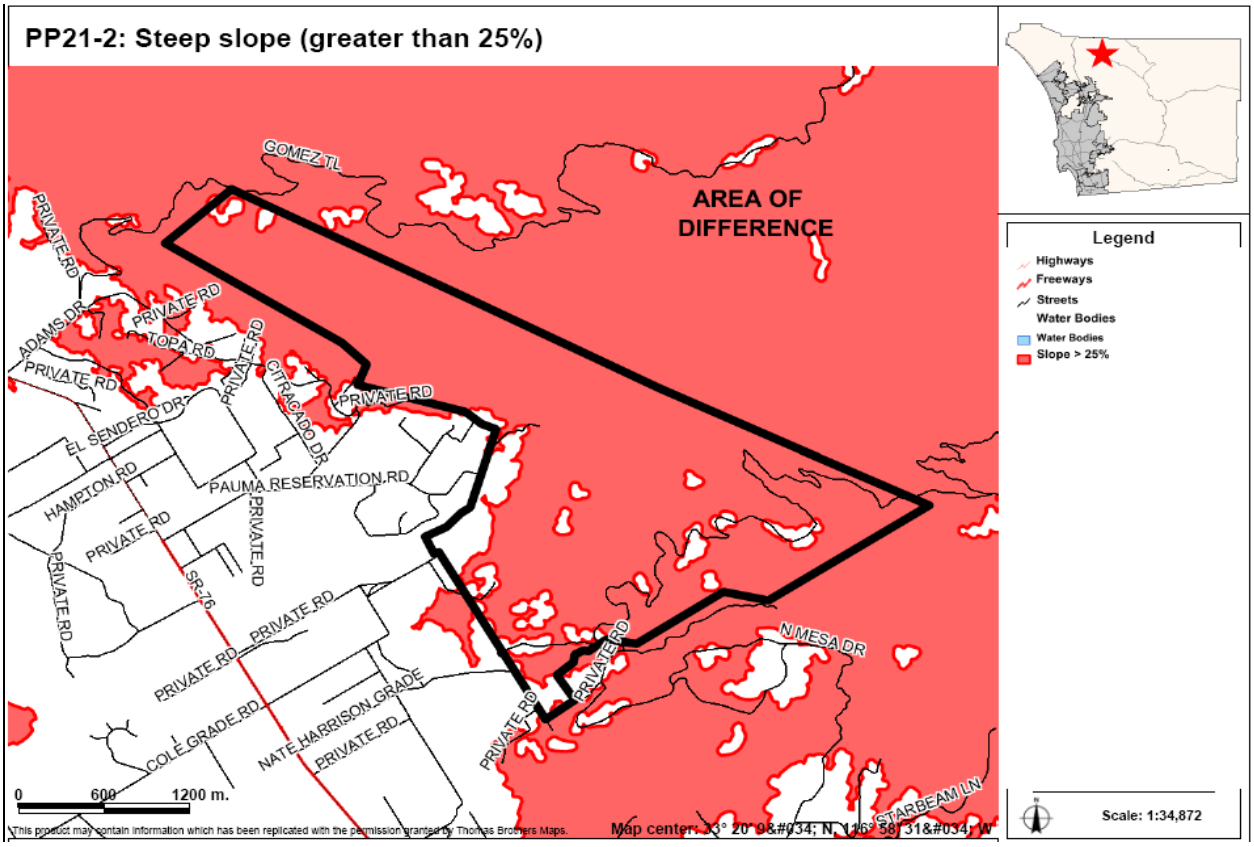

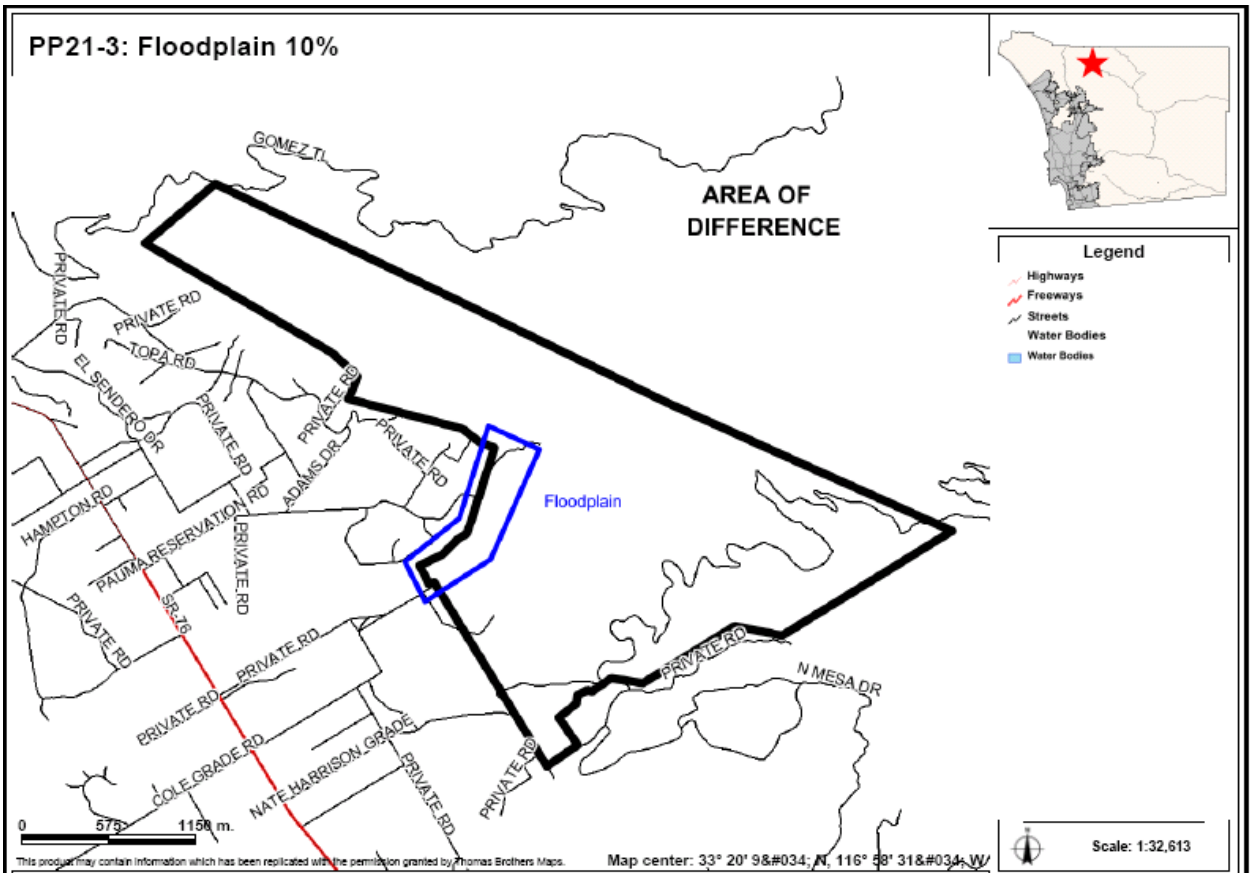

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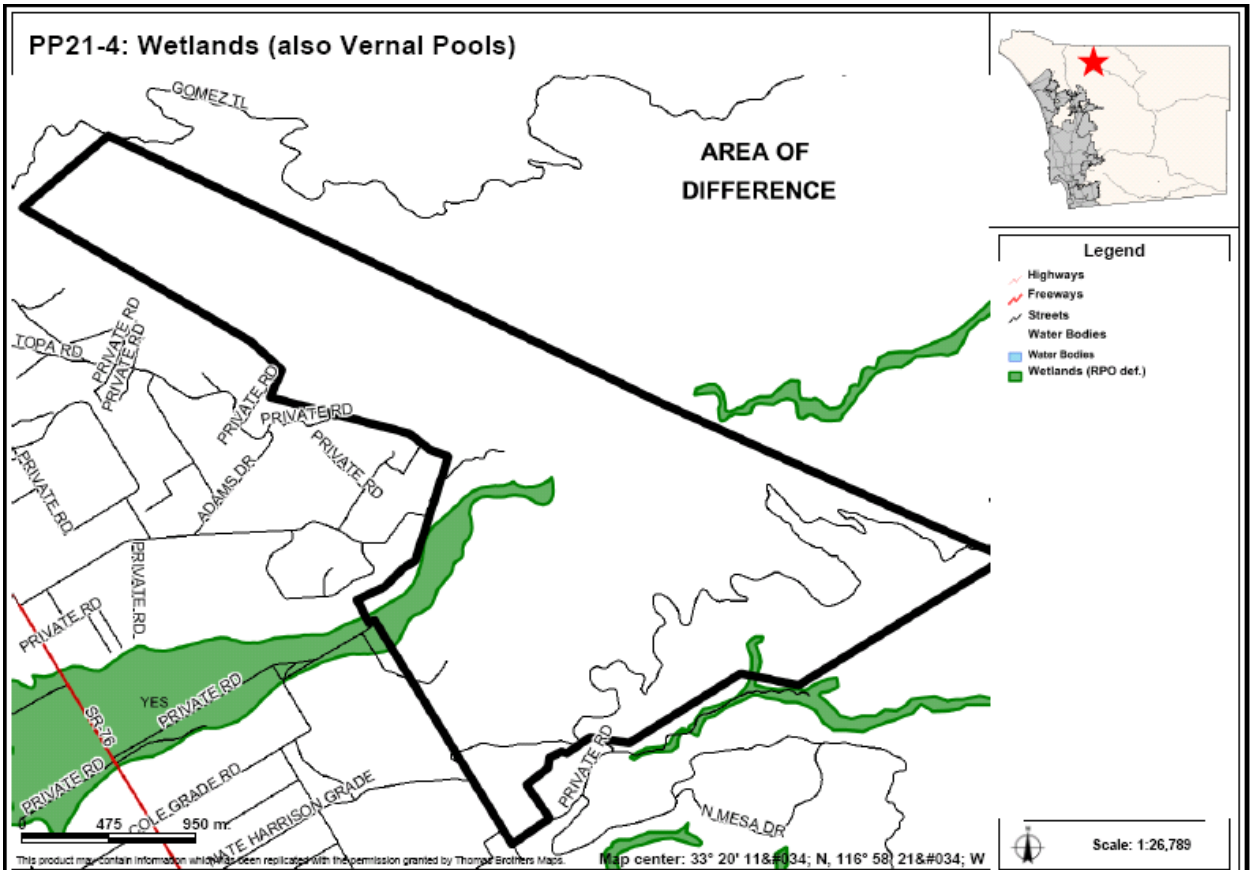

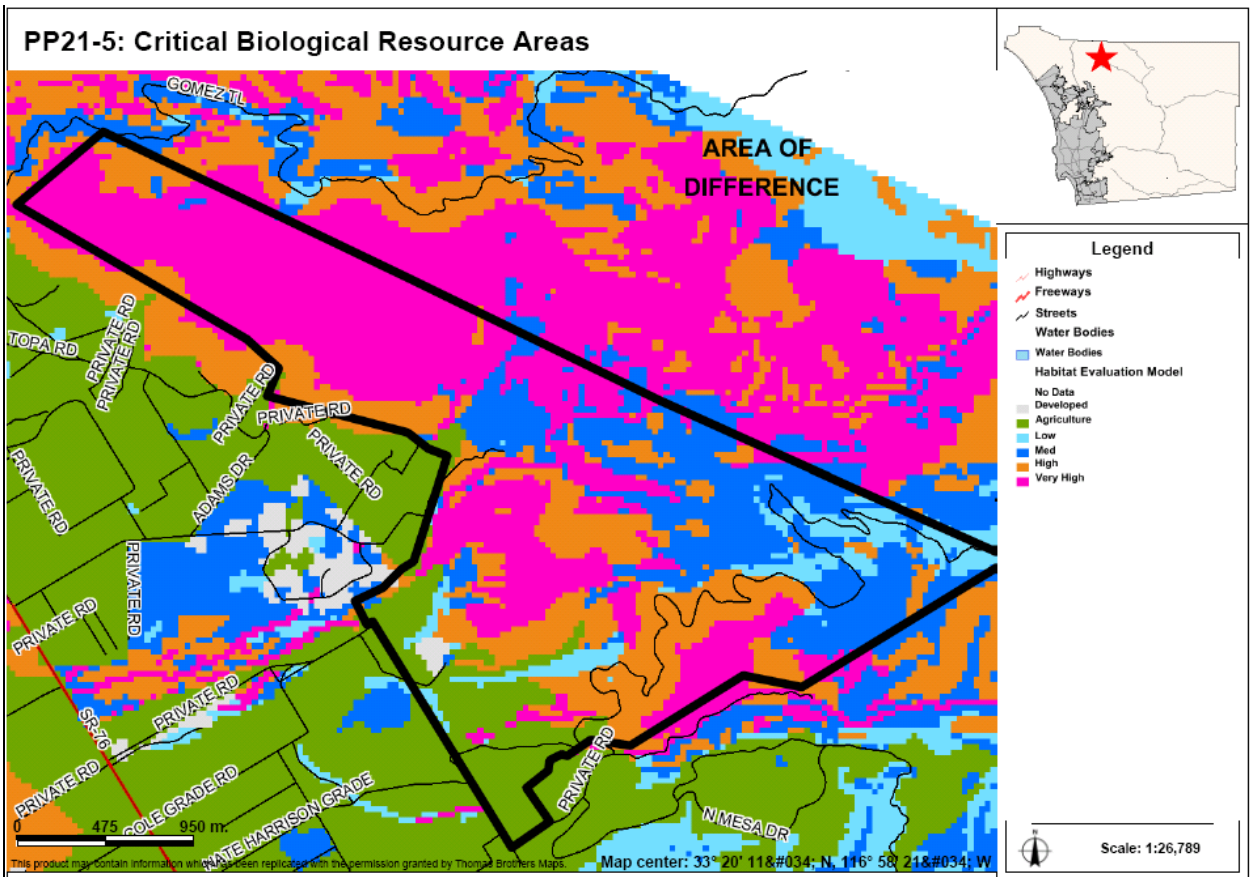

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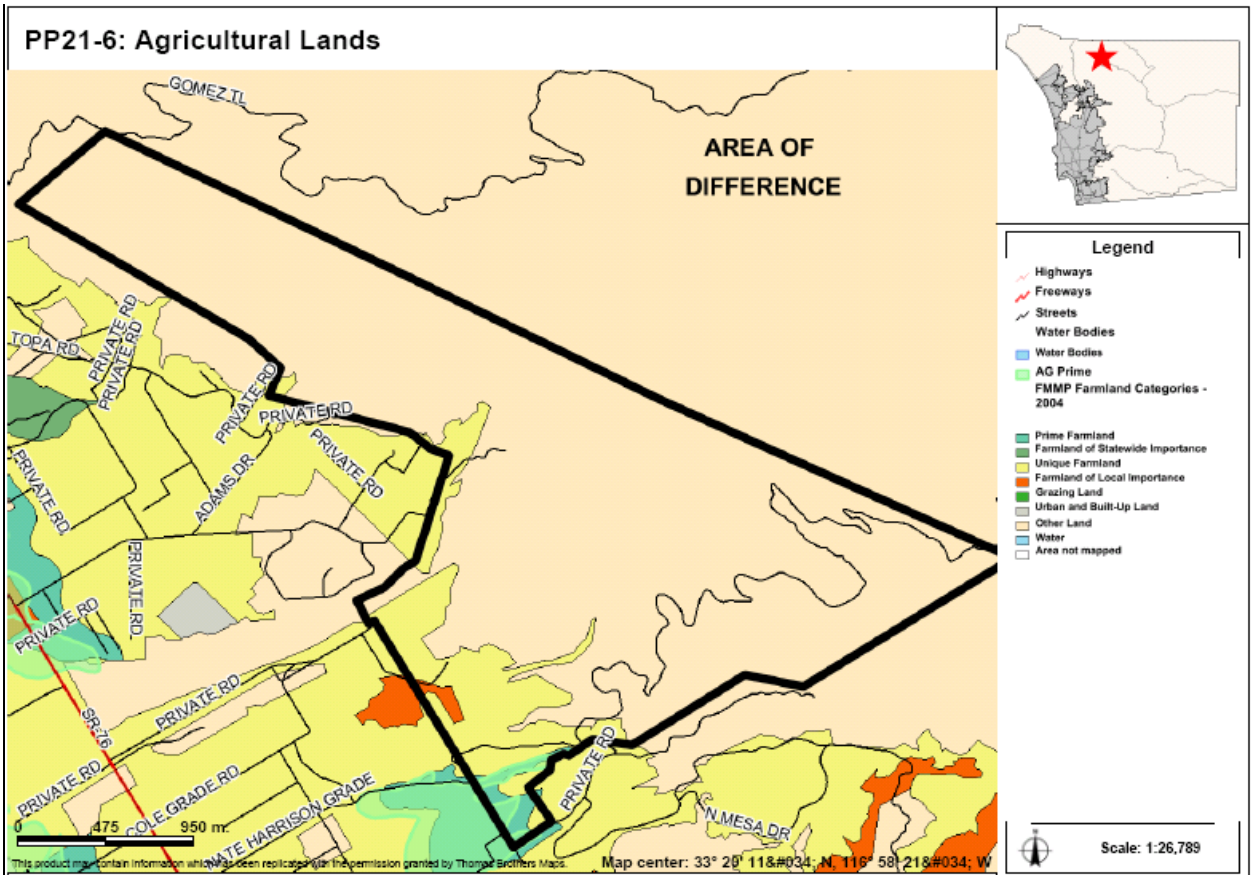


AREAS OF DIFFERENCE

PP22: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 630.4 ac (2 parcels) • Outside CWA boundary • Located west of AODs PP1 and PP2 Existing General Plan: (20) General Ag.	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel with 45 acres of field crops in the center. To the east, bounded by the SR-76, there is low recreational land use. The rest of the parcel is surrounded by undeveloped and vacant land.	Other: N/A		CSG Recommendation: None

Discussion

This AOD is located west of AODs PP1 and PP2, SR 76 traverses the northeast corner. The area lacks services and infrastructure. The entire site is either constrained by steep slopes, sensitive biological resources, or wetlands. It is located outside the CWA and is, therefore, mapped as RL-40 on the Referral Map based on the general mapping criteria. The other maps apply an RL-80 designation due to the remote location.

The key constraints associated with AOD PP22 are steep slopes, wetlands, and critical biological resource areas. Figure PP22-1 provides an aerial photo showing the boundaries of the AOD, Figure PP22-2 identifies steep slope areas, Figure PP22-3 identifies wetlands, and Figure PP22-4 identifies critical biological resource areas.

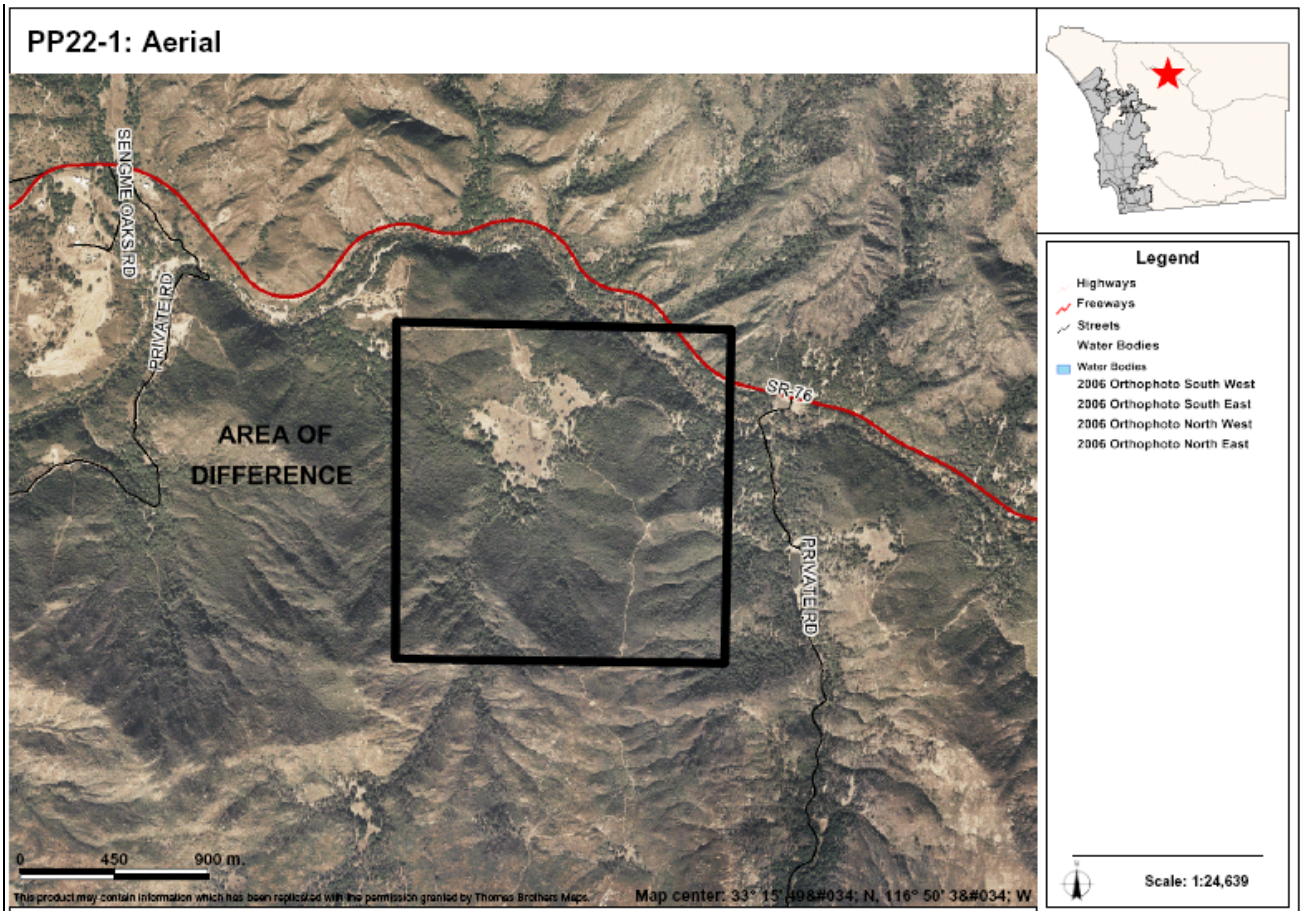
Potential Conflicts with Goals and Policies

None

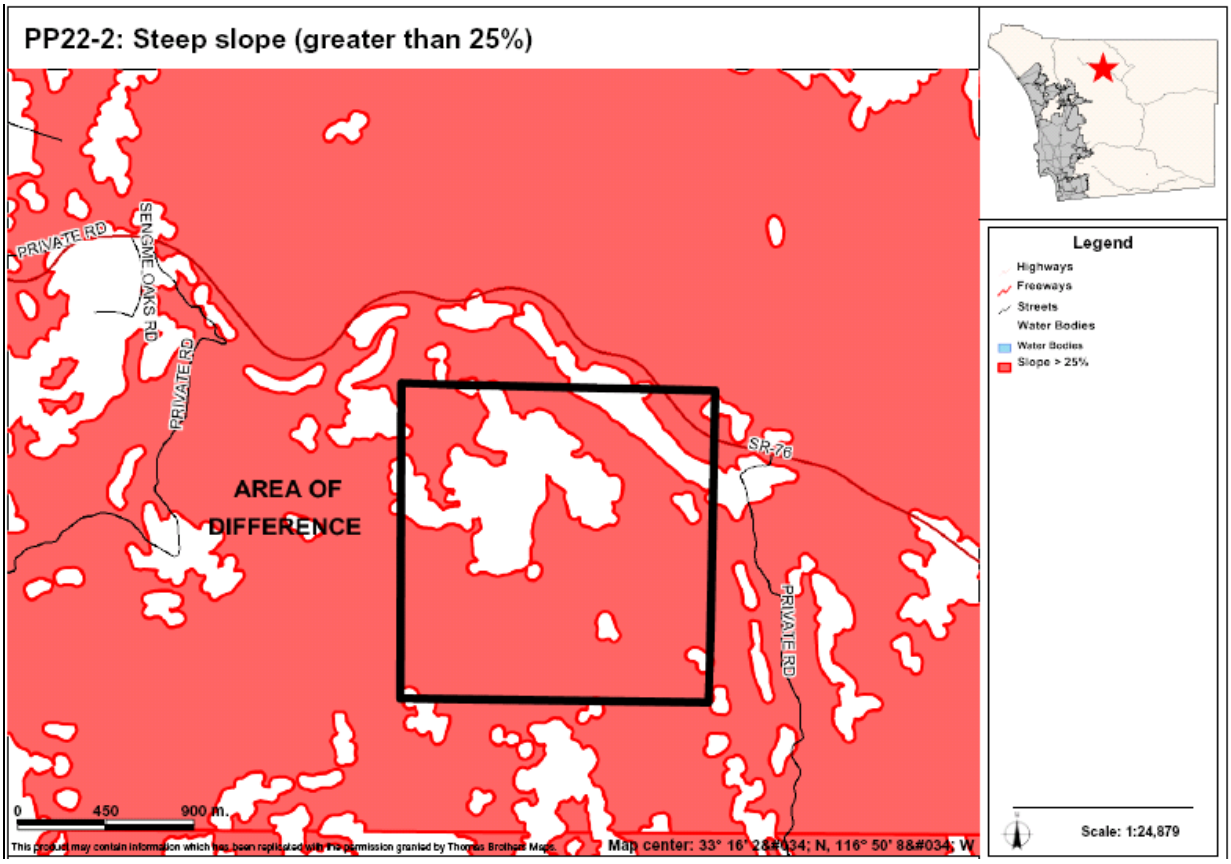
AREAS OF DIFFERENCE

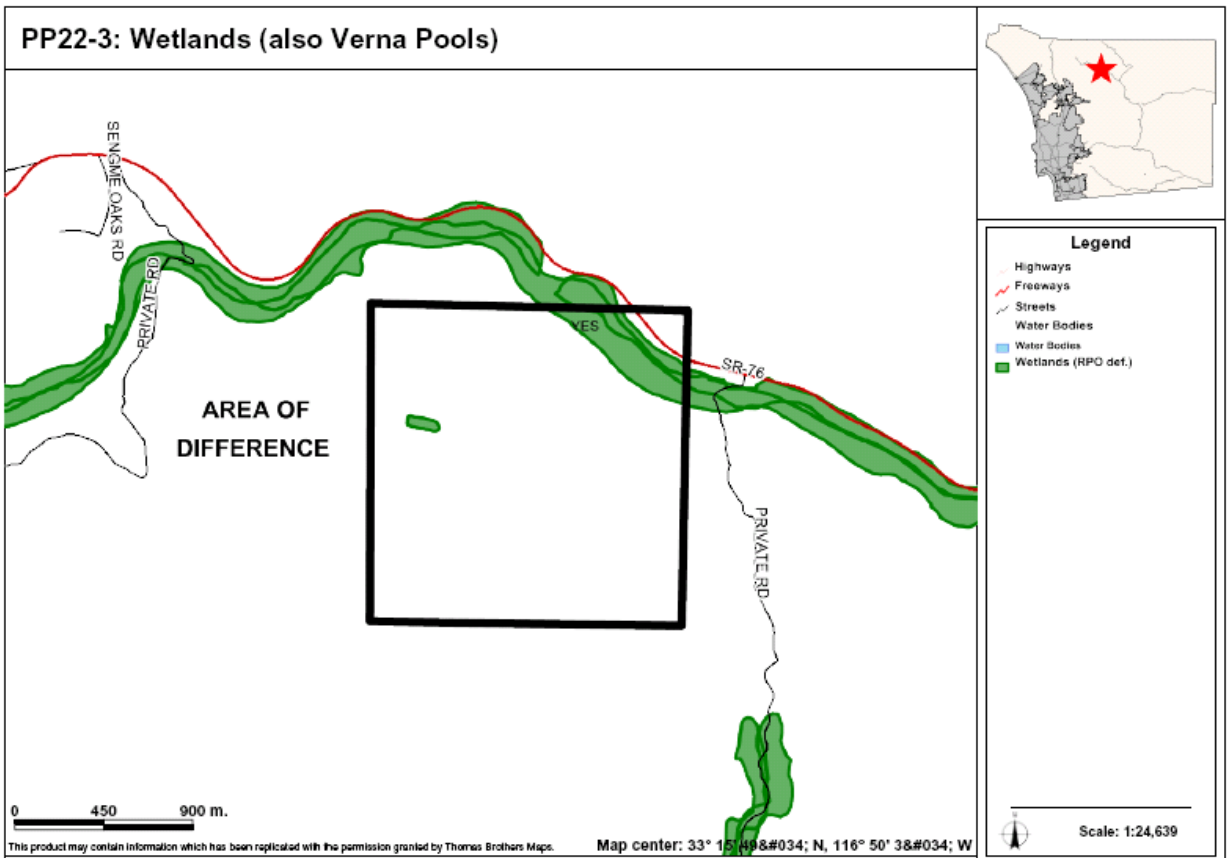
PP22: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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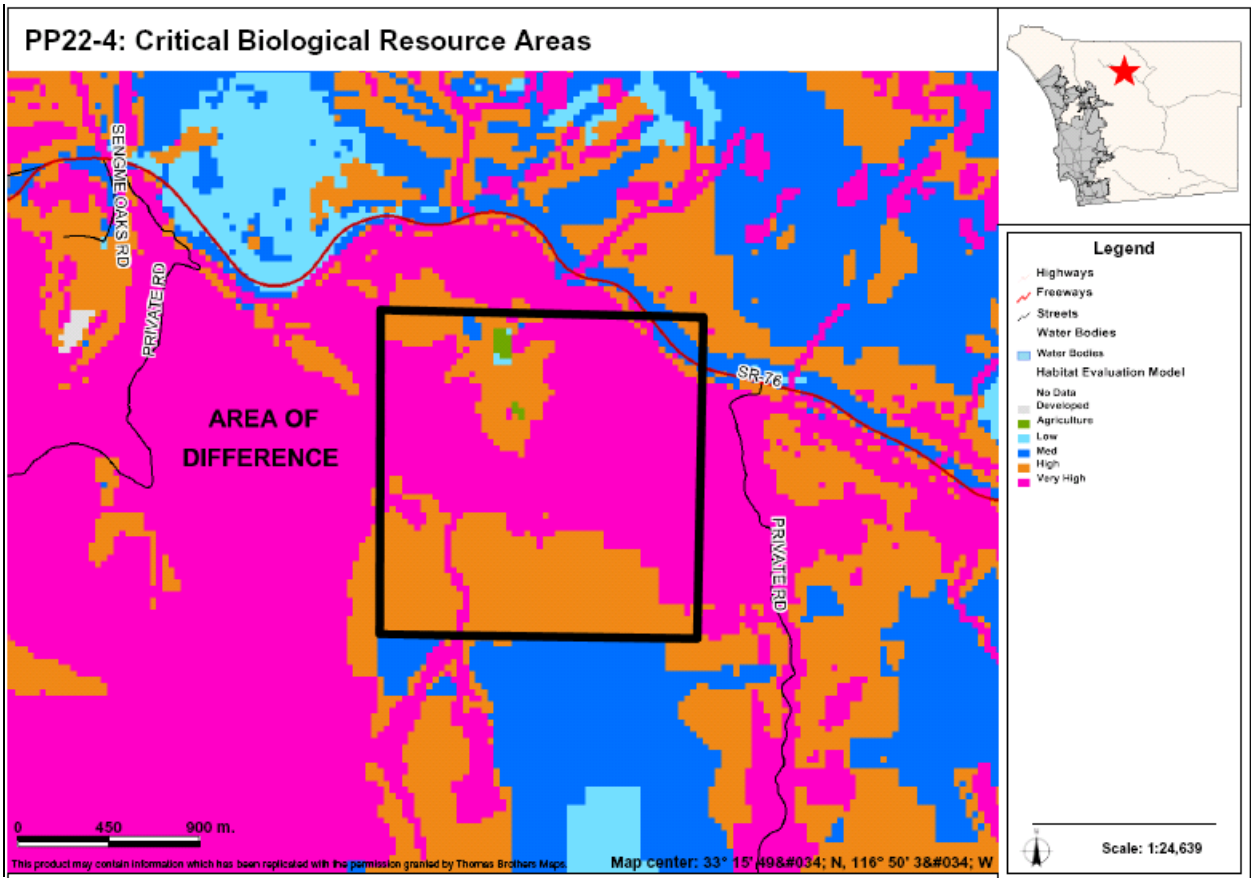


AREAS OF DIFFERENCE

PP23: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Rancho Guejito [41] Location/Description: • 14,701 ac (124 parcel) • Outside CWA boundary • Northern portion of Rancho Guejito. Existing General Plan: (20) General Ag. 1du/ 40 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-160 Environmentally Superior: RL-160
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: This AOD generally consists of undeveloped land and field crops. To the east and west, there are spaced rural residential communities and open space parks. To the south, the land is used for agriculture and open space parks.	Other: N/A		CSG Recommendation: None

Discussion

AOD includes the northern portion of Rancho Guejito which is a 23,000 acre area that has limited access and services and contains steep slopes and sensitive habitat. It is mapped as RL-40 on the Referral Map, which is consistent with the general mapping criteria since it located outside the CWA boundary. The Hybrid Map applies an RL-80 designation, while the Draft Land Use and Environmentally Superior Maps apply an RL-160 designations to reflect its remoteness and the biological value of the area.

Note: Due to such a large site, we were unable to produce an aerial through the GIS mapping application.

The key constraints associated with AOD PP23 are steep slopes and critical biological resource areas. Figure PP23A-2 and PP23B-2 identify steep slope areas, and Figure PP23A-3 and PP23B-3 identify critical biological resource areas.

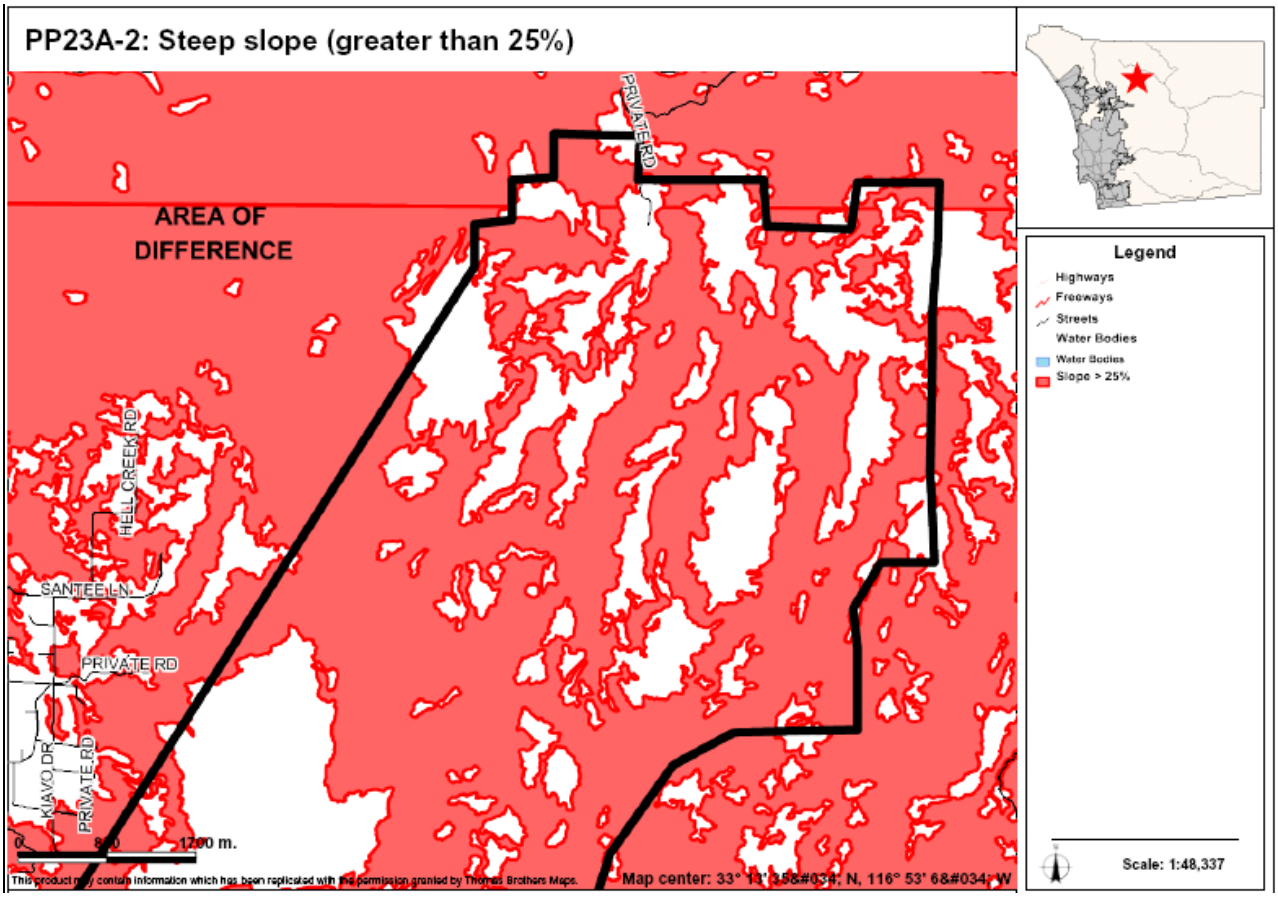
Potential Conflicts with Goals and Policies

None

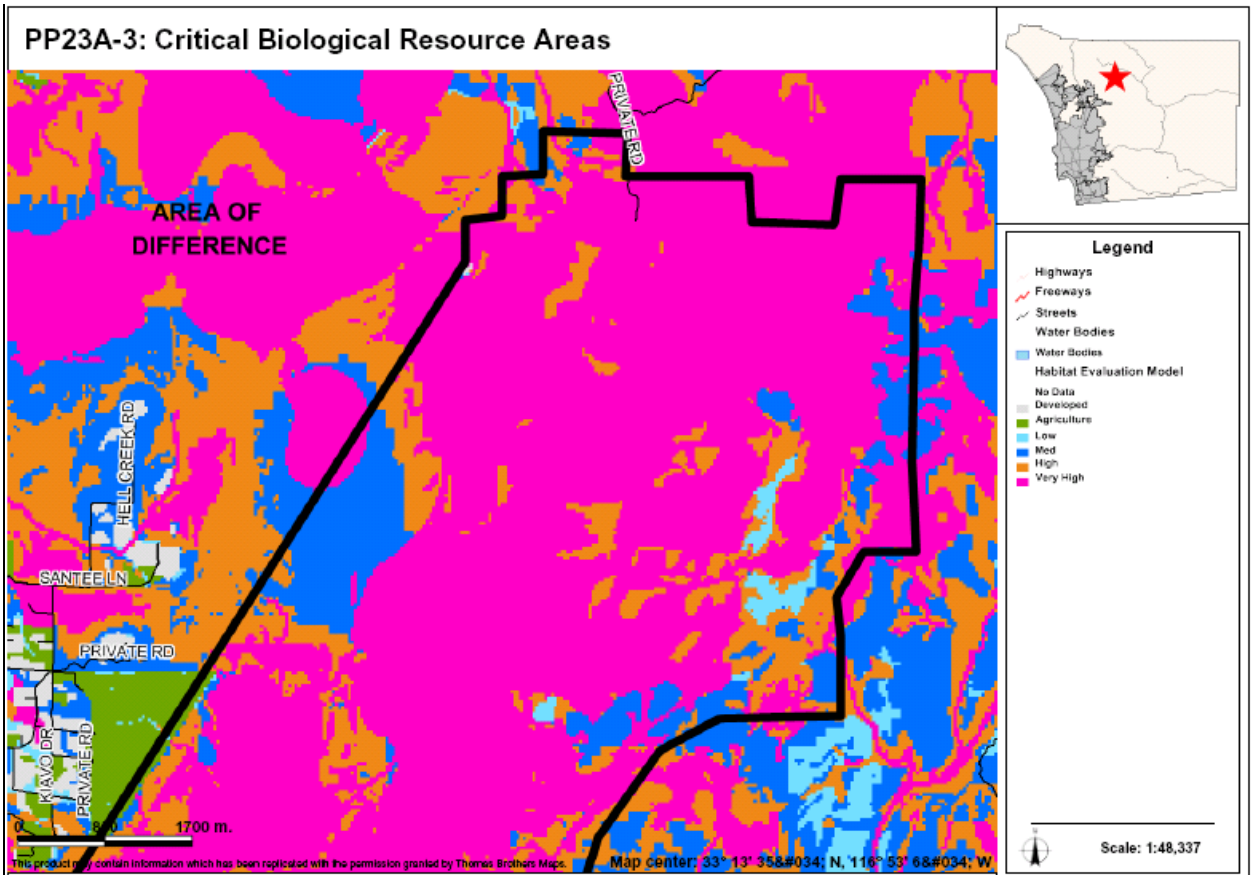
AREAS OF DIFFERENCE

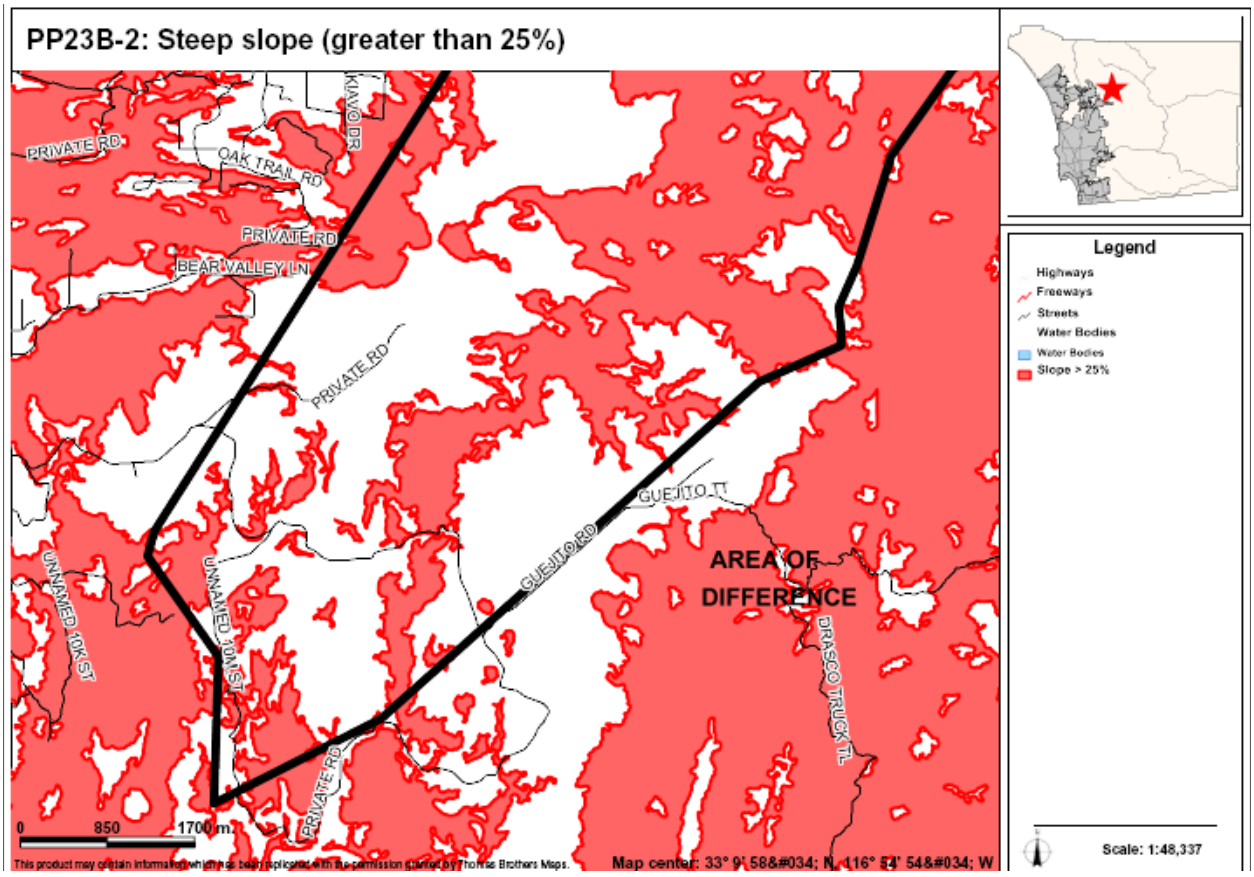
PP23: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture		n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





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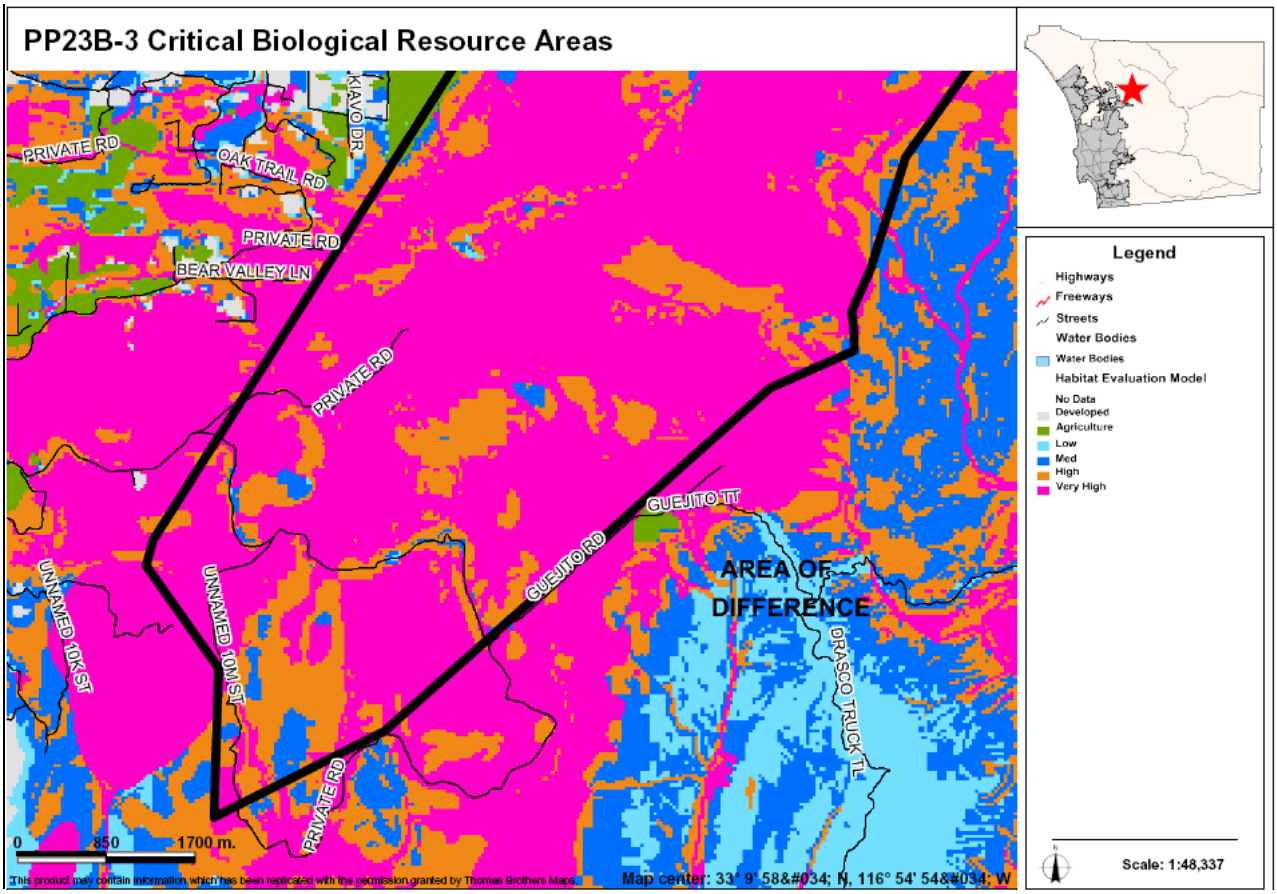


AREAS OF DIFFERENCE

PP24: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 234.3 ac (2 parcels) • Outside CWA boundary • Located west of PP23 Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-80 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Completely vacant and undeveloped land. Surrounded by preserve, it is also located northeast of a spaced rural residential community, mobile home park, and golf course.	Other: N/A		CSG Recommendation: None

Discussion

This area is located west of AOD PP23 (Rancho Guejito). It lacks services and infrastructure and contains steep slopes and sensitive habitat. It is located outside the CWA boundary and is, therefore, mapped as RL-40 on the Referral Map based on the general mapping criteria. The other maps apply an RL-80 designation.

The key constraints associated with AOD PP24 are steep slopes and critical biological resource areas. Figure PP24-1 provides an aerial photo showing the boundaries of the AOD, Figure PP24-2 identifies steep slope areas, and Figure PP24-3 identifies critical biological resource areas.

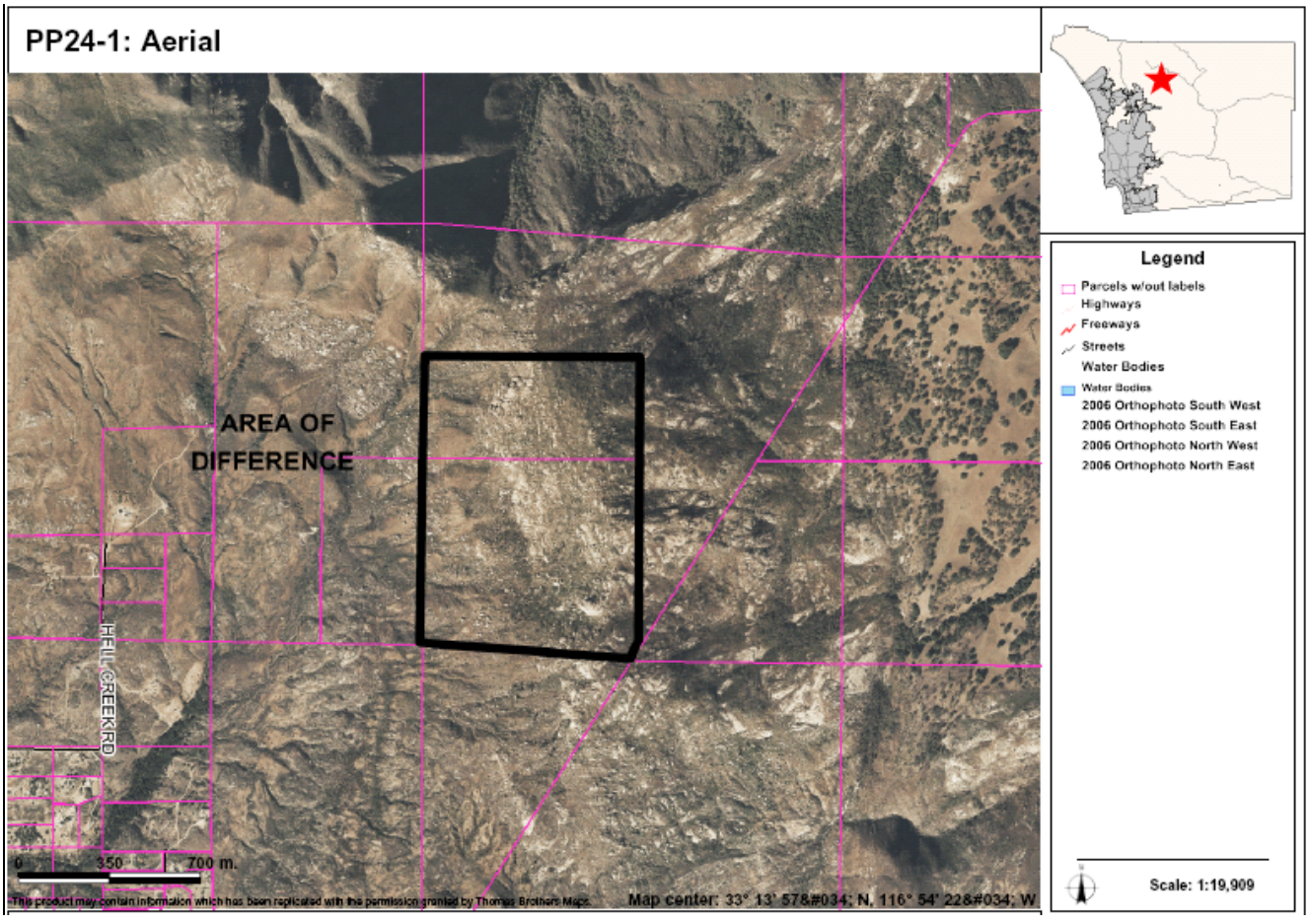
Potential Conflicts with Goals and Policies

None

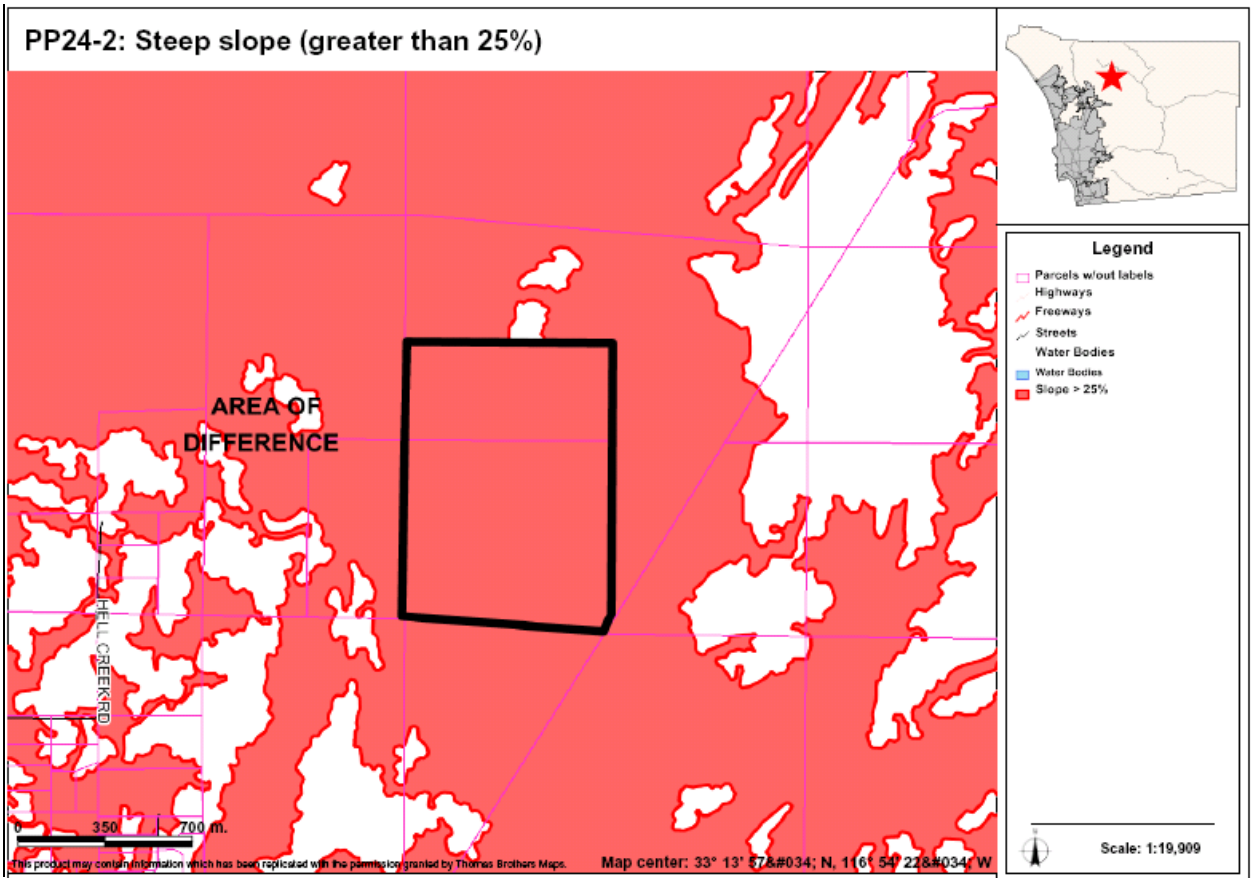
AREAS OF DIFFERENCE

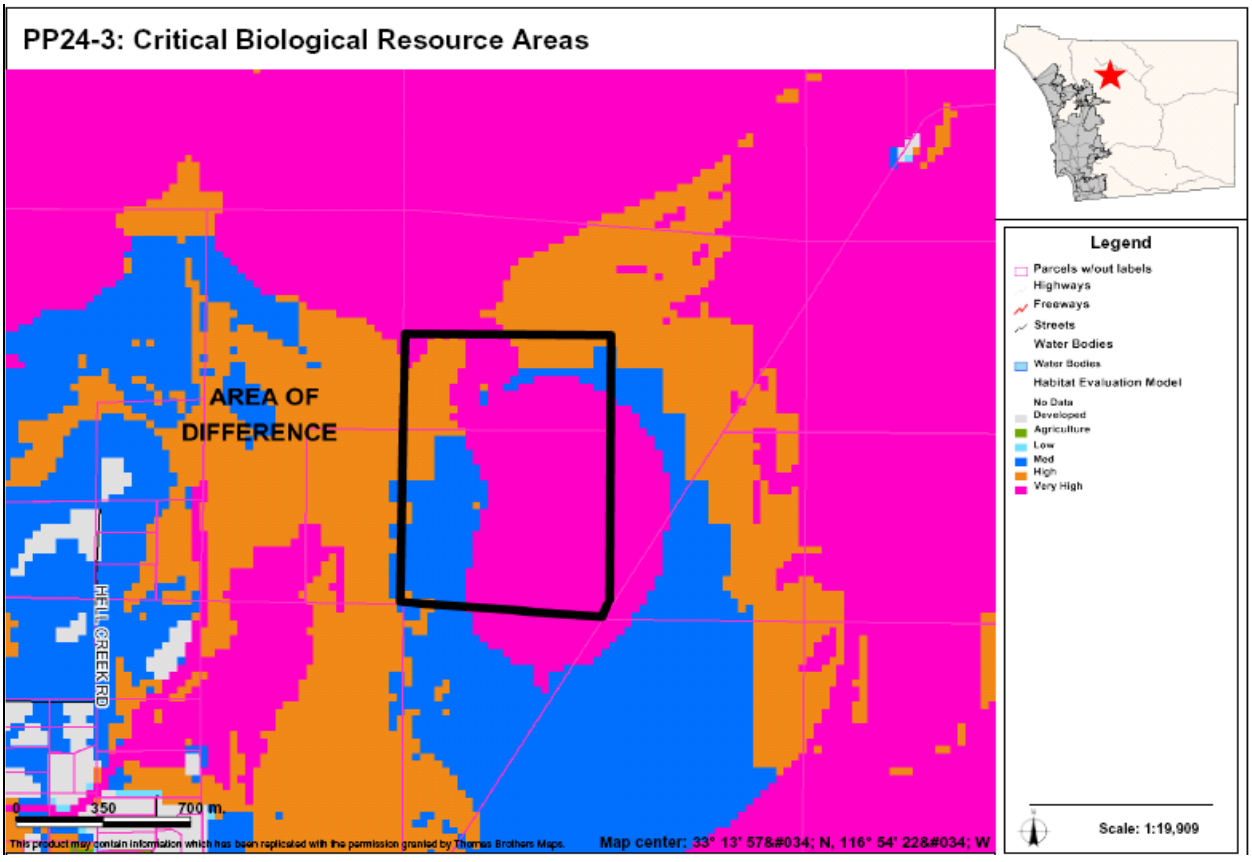
PP24: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable / Available



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

PP25: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Nicol [48] Location/Description: • 20 ac (1 parcel) • Outside CWA boundary Existing General Plan: (2) 1 du/ac (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-1 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Agricultural lands in an agricultural area located along the southern boundary of the rural village of Pauma. South of the parcel is expansion of agricultural, while the parcel itself is surrounded by rural residential, communication and utilities, and agriculture. There is a hotel resort northeast, located next to a large golf course.	Other: Fire Service Deficiency – This site is in a 13 minute response region. It is not suitable for densities including and higher than SR-1. The Referral Map designation of SR-1 would not be compatible.		CSG Recommendation: None

Discussion

This AOD is in response to a referral that covered two separate but adjoining parcels. The Referral Map provides a designation of SR-1 on both parcels. The Hybrid and Draft Map provide a designation of RL-20 due to the steep slopes.

The key constraints associated with AOD PP24 are steep slopes, critical biological resource areas, and agricultural lands. Figure PP25-1 provides an aerial photo showing the boundaries of the AOD, Figure PP25-2 identifies steep slope areas, Figure PP25-3 identifies critical biological resource areas, and Figure PP25-4 identifies important agricultural lands.

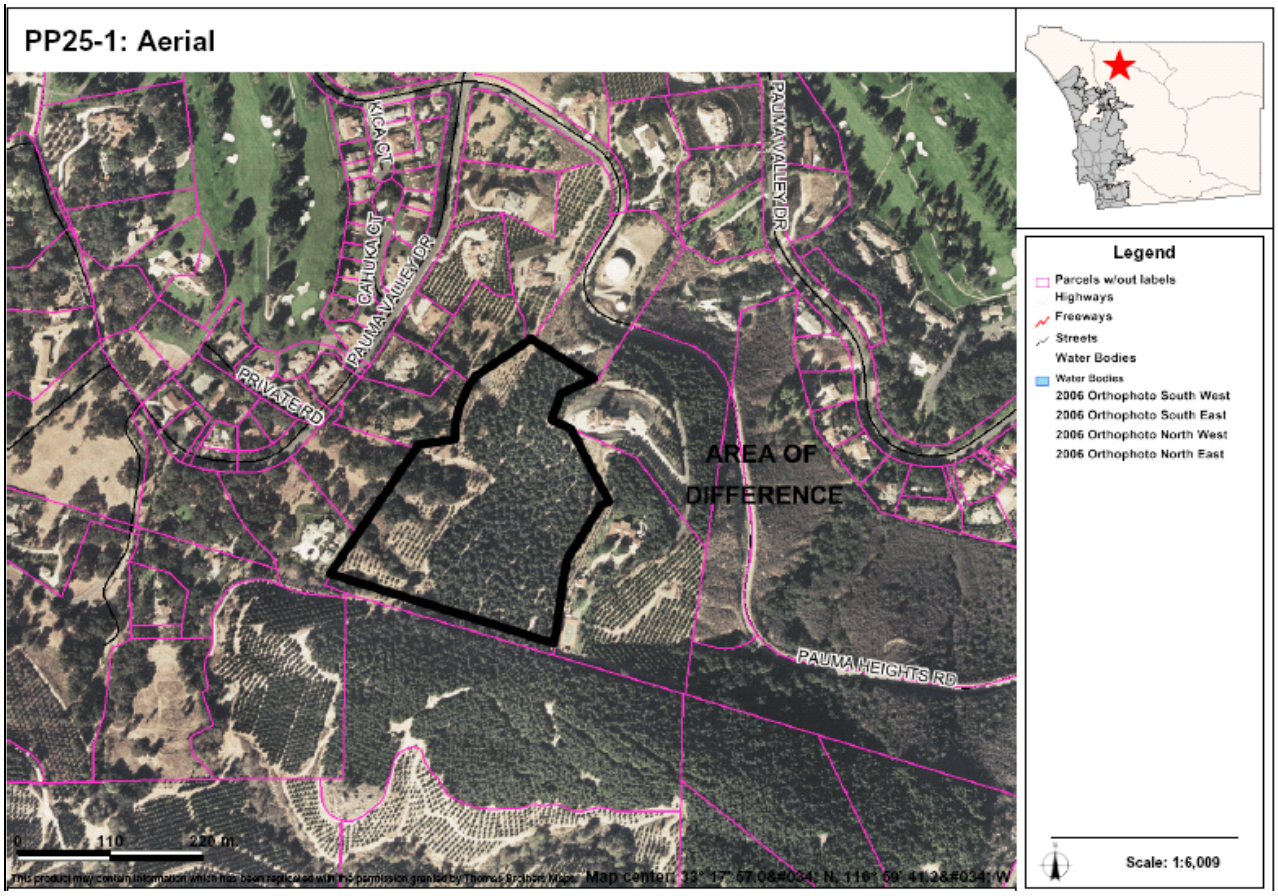
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

PP25: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	■	■	■
8	Preserve agriculture	□	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available



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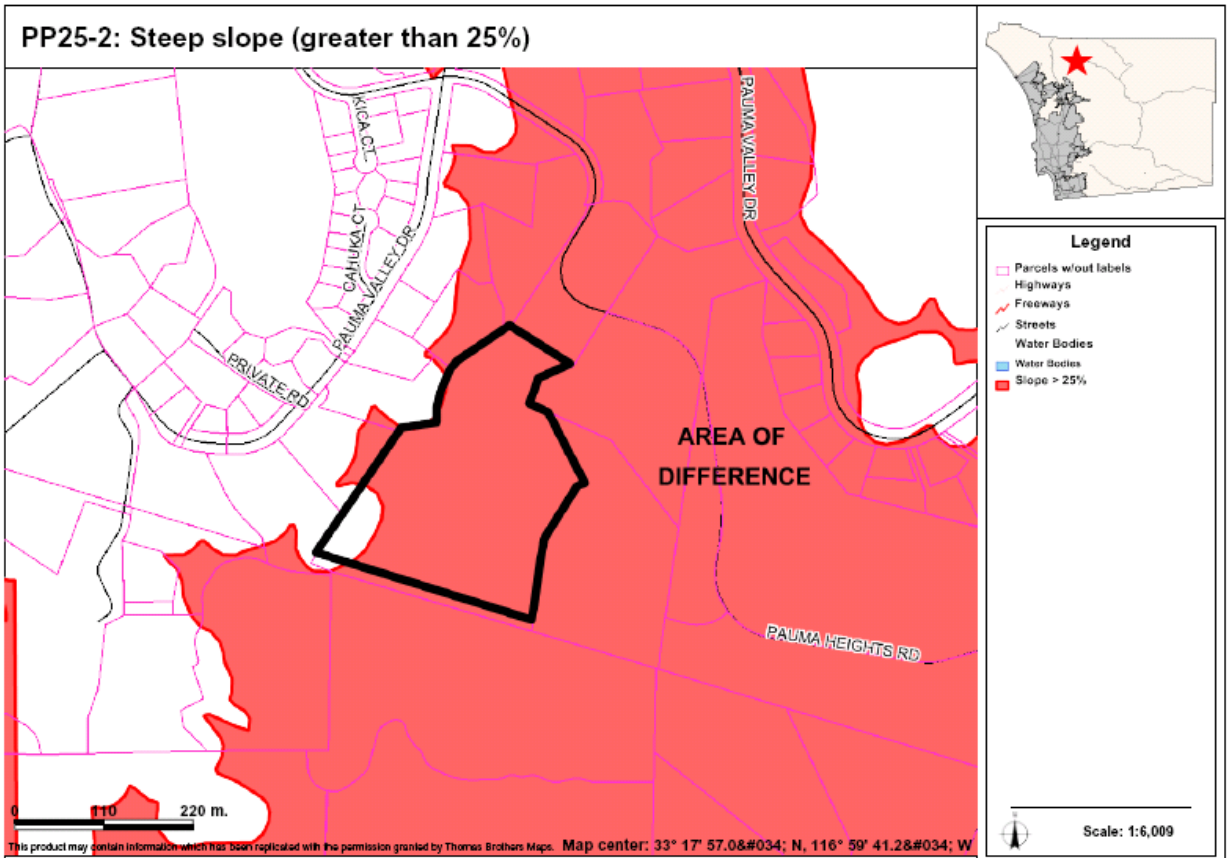

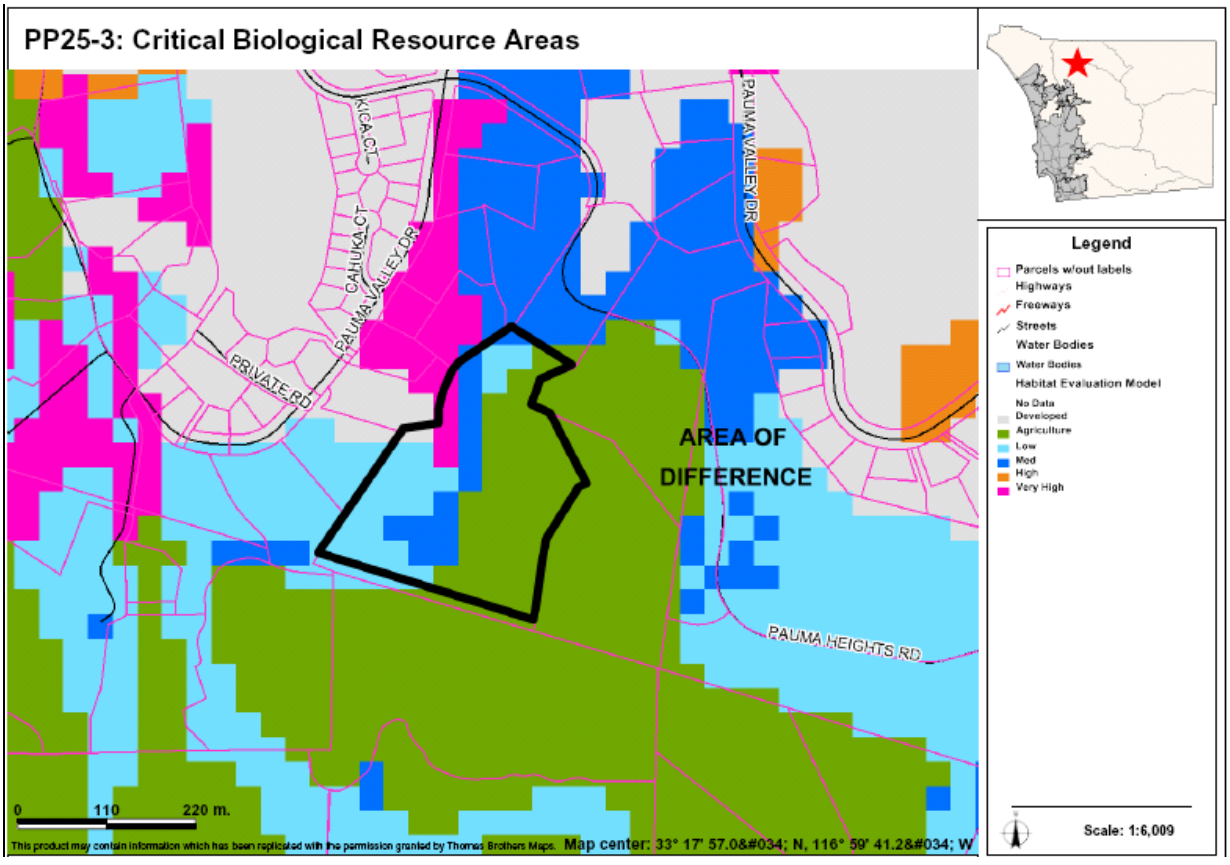

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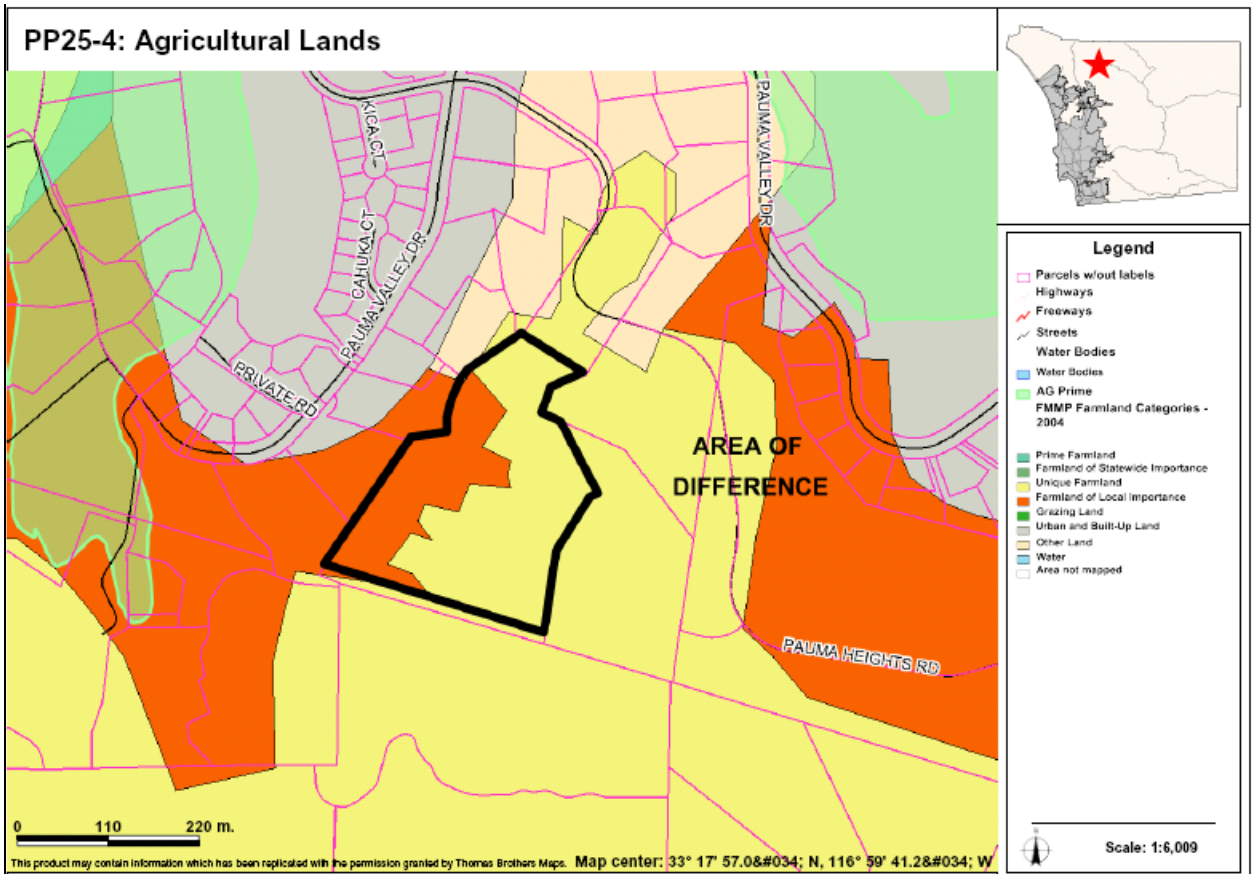
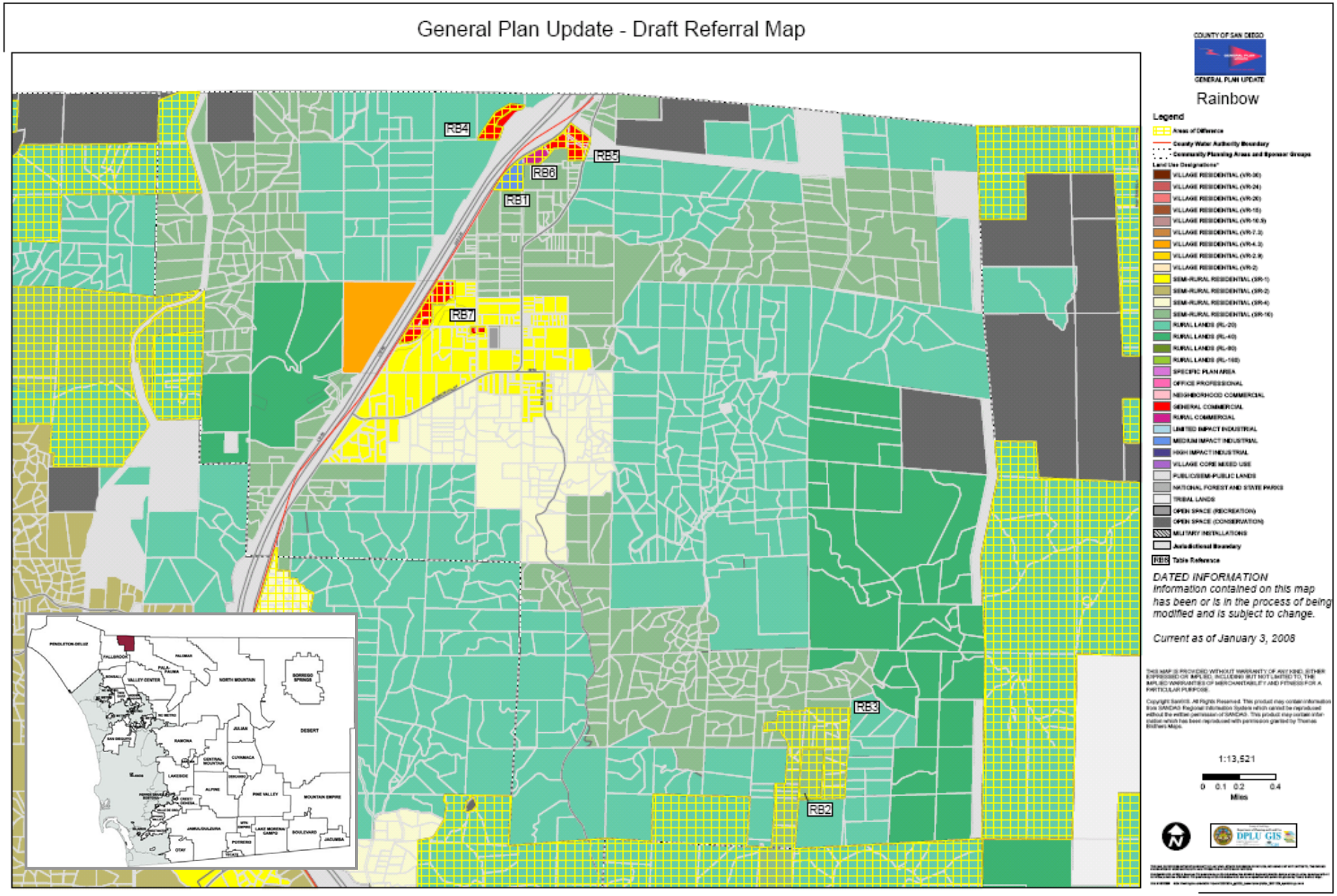


Rainbow CPA - Overview of All Areas of Difference



AREAS OF DIFFERENCE

RB1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Scrape [4]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-2 Medium Impact Industrial
Location/Description: • 10.4 acres (1 parcel) • Inside CWA boundary • Directly east of the I-15 and bound by Chica Rd.	Steep slope (greater than 25%)	◒	Hybrid: I-2 Medium Impact Industrial
	Floodplain	◒	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-40
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	◒	
Context: Site is currently used for agriculturally-related land uses and is bounded by agricultural lands to the south and Old Highway 395 and Interstate 15 to the west.	Other: N/A		CPG Recommendation: I-2 Medium Impact Industrial

Discussion

This AOD covers an existing industrial use near the northern border of the County. The site is directly accessible from Old Highway 395, but approximately one-half of the site is constrained by steep slopes, with other areas constrained by wetlands and sensitive vegetation. The Medium Industrial (I-2) designation on the Referral and Hybrid Maps reflect the unpermitted existing use. The SR-10 designation on the Draft Map is similar to the surrounding area.

The key constraints associated with AOD RB1 are steep slopes, floodplain, wetlands, critical biological resource area, and agricultural lands. Figure RB1-1 provides an aerial photo showing the boundaries of the AOD, Figure RB1-2 identifies steep slope areas, Figure RB1-3 identifies floodplains and floodways, Figure RB1-4 identifies wetlands, Figure RB1-5 identifies critical biological resources areas, and Figure RB1-6 identifies important agricultural lands.

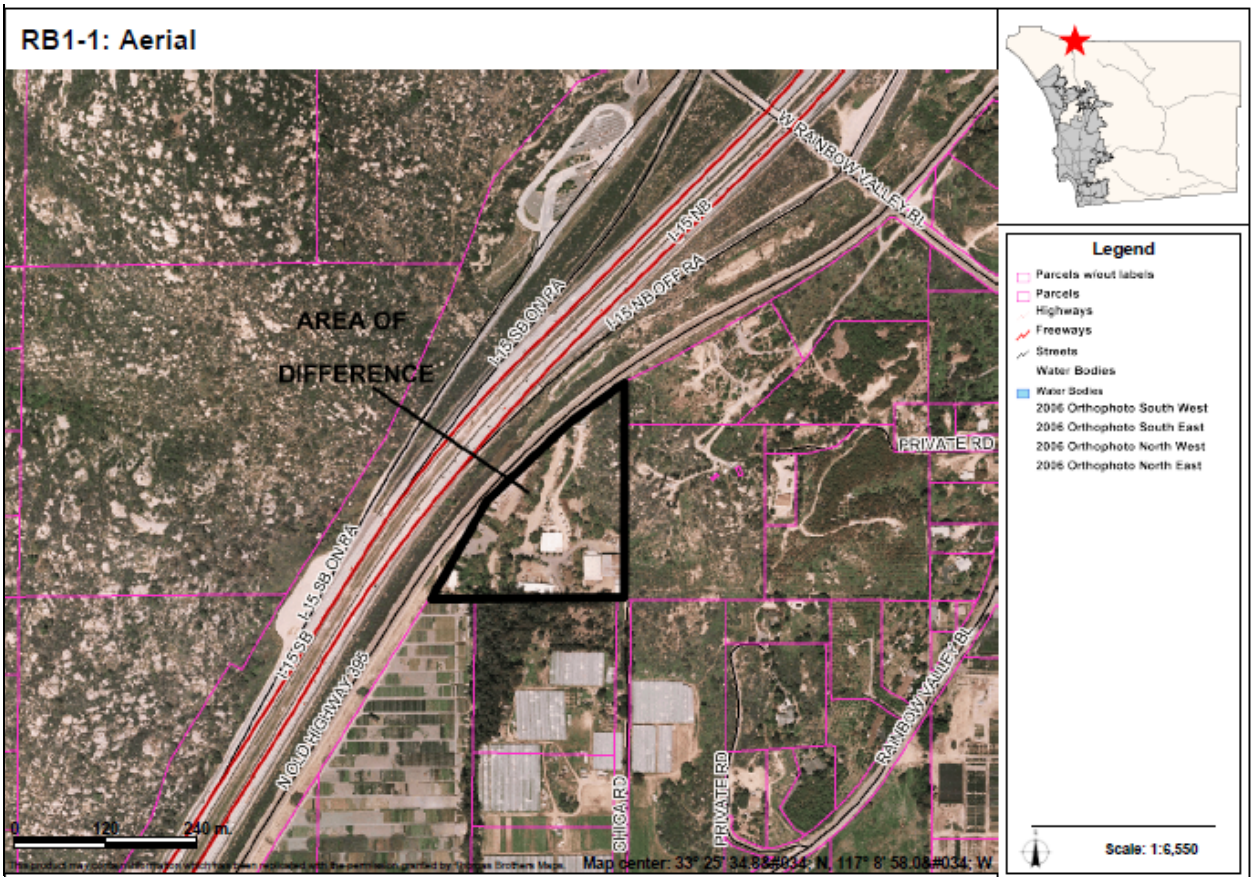
Potential Conflicts with Goals and Policies

None

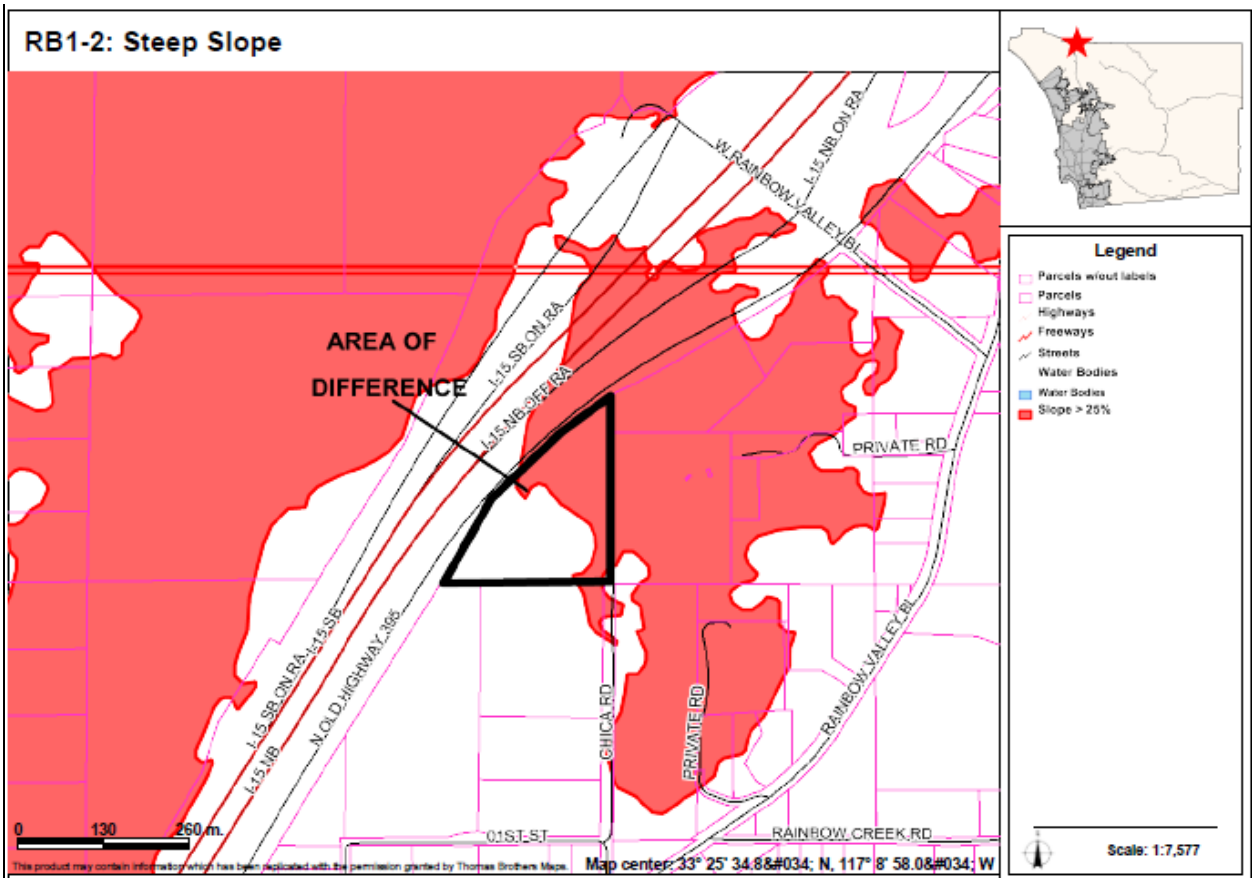
AREAS OF DIFFERENCE

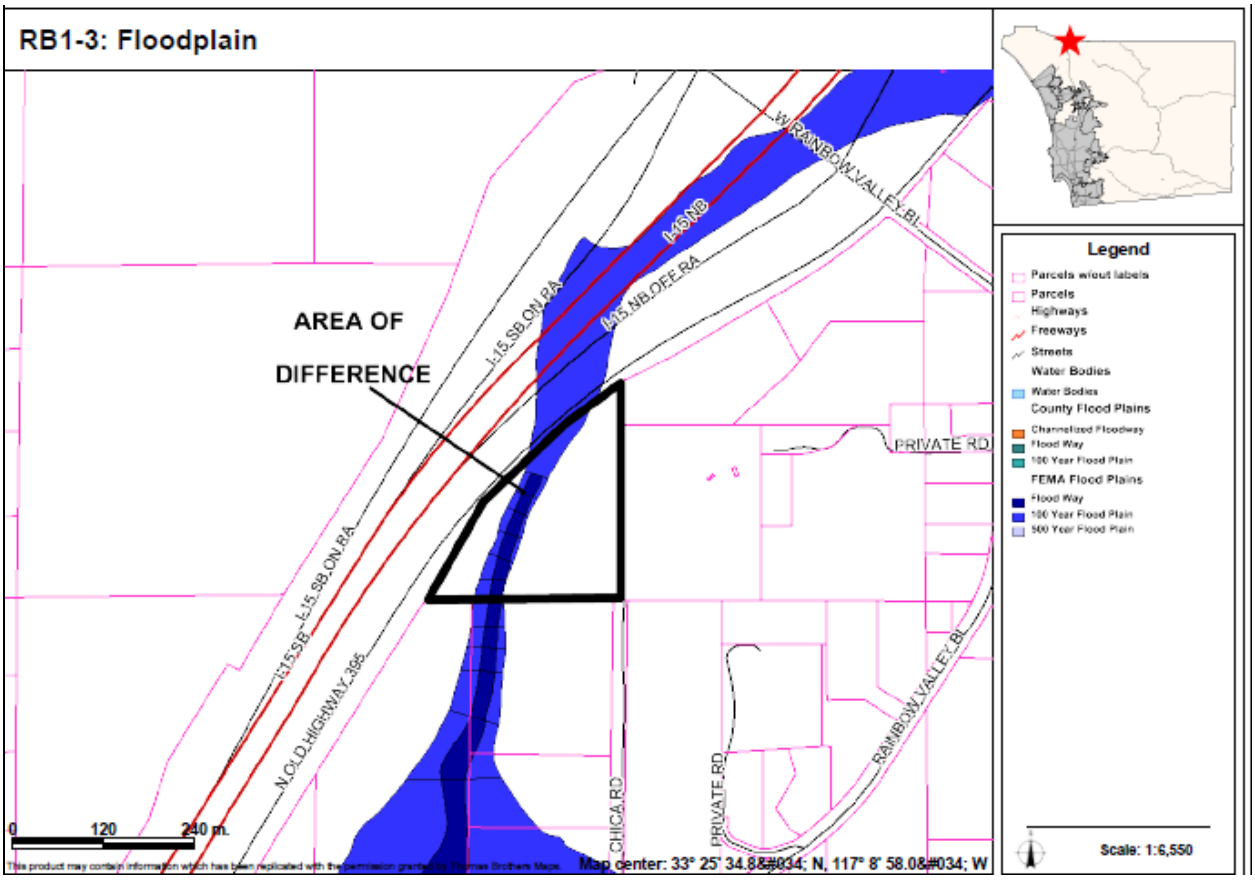
RB1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	□	□	■	■
5	Account for physical constraints and natural hazards of the land	□	□	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	□	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	■	□	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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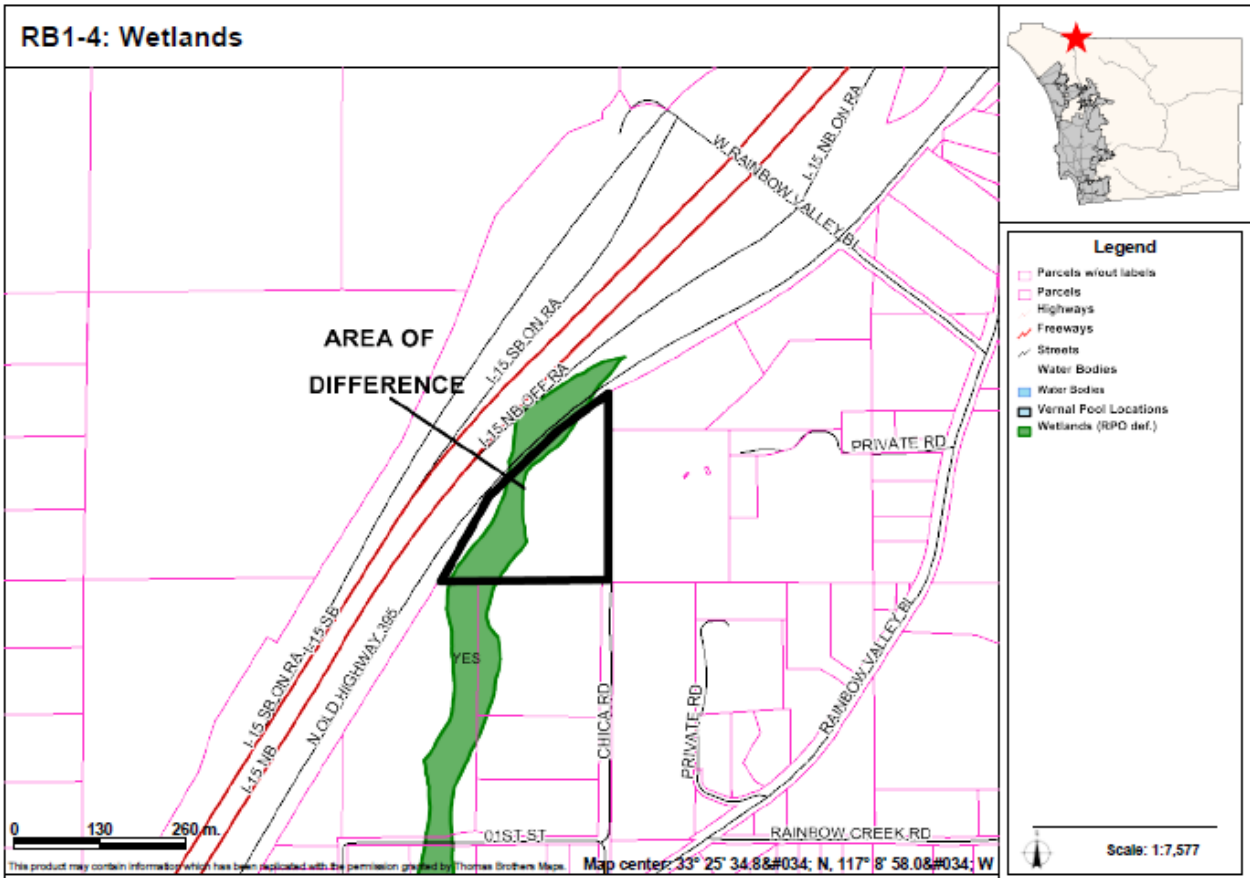

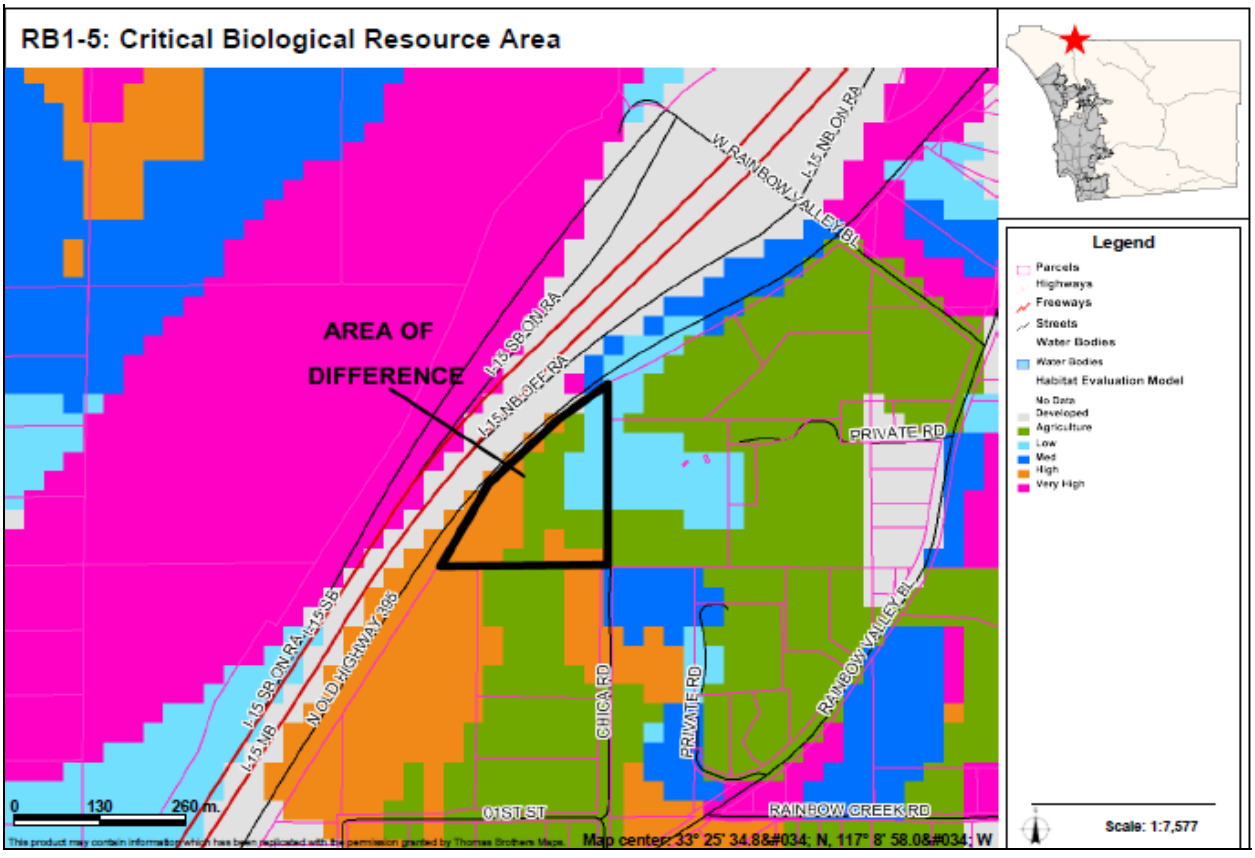

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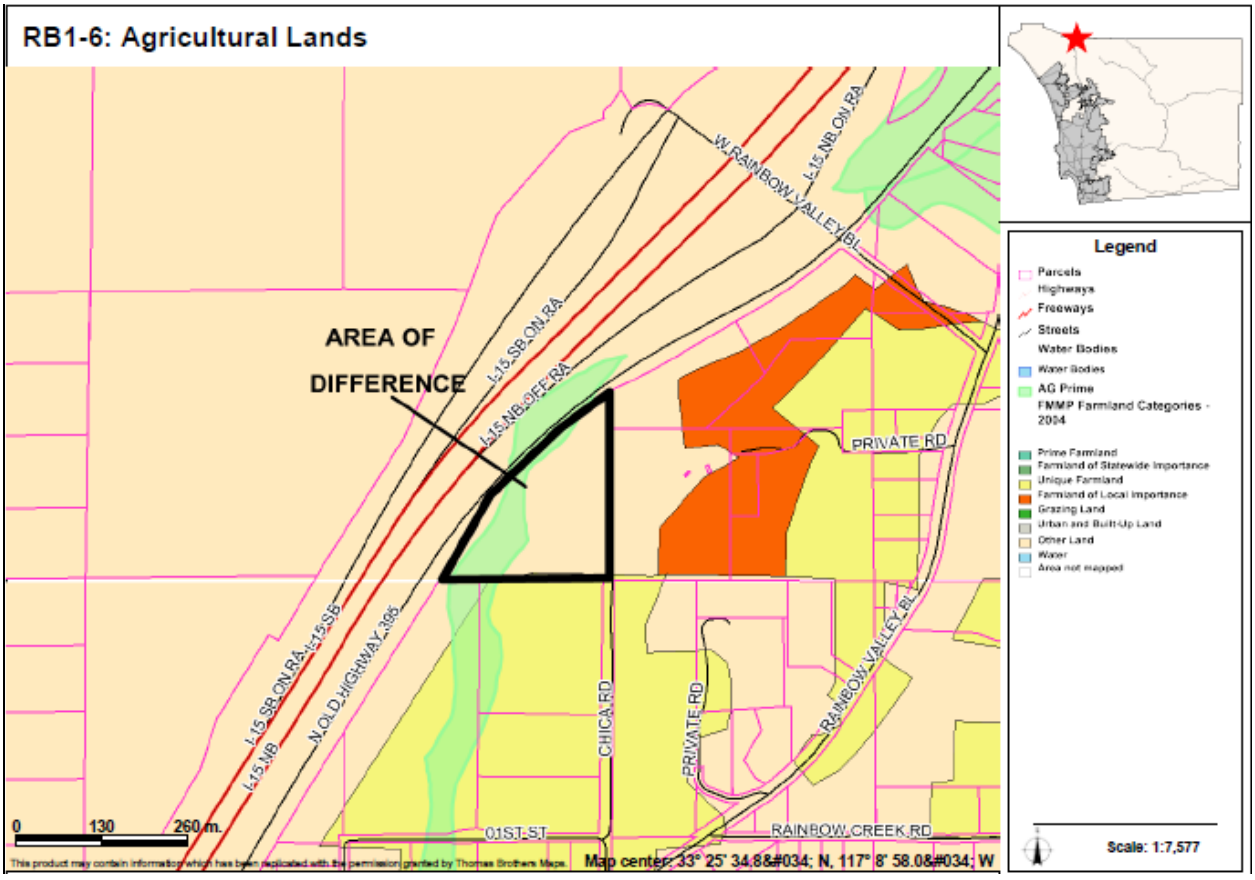


AREAS OF DIFFERENCE

RB2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Glusac [52]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 22.3 acres (1 parcel) • Inside CWA boundary • Accessed by Mordigan Ln to the south.	Steep slope (greater than 25%)	◒	Hybrid: SR-10
	Floodplain	○	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-20
Existing General Plan: (19) 1 du/ 2, 4, 8 ac	Agricultural Lands	●	
Context: Existing spaced-rural residential on the site and surrounded by other spaced rural residential, agriculture, and undeveloped lands.	Other: N/A		CPG Recommendation: RL-20

Discussion

This AOD is located near the southern boundary of the community planning area. Although the parcel does not contain a high amount of steep slopes, the surrounding area has a majority of slopes at 25 percent or greater and much of it is proposed as RL-20. Generally, the roads serving the area are unpaved. However, much of the area is also proposed at SR-10. The different maps reflect these two possible designations for this site.

The key constraints associated with AOD RB2 are steep slopes, critical biological resource area, and agricultural lands. Figure RB2-1 provides an aerial photo showing the boundaries of the AOD, Figure RB2-2 identifies steep slope areas, Figure RB2-3 identifies critical biological resources areas, and Figure RB2-4 identifies important agricultural lands.

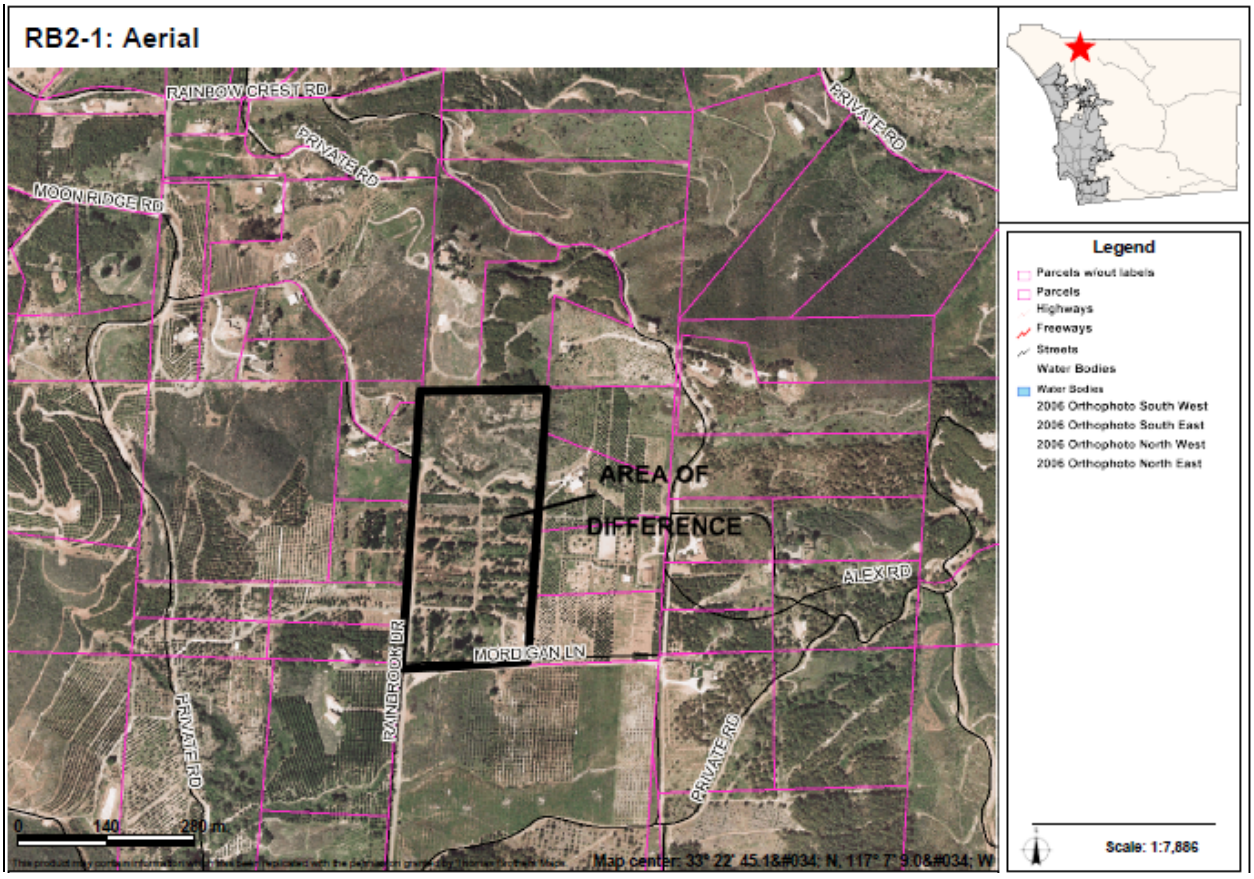
Potential Conflicts with Goals and Policies

None

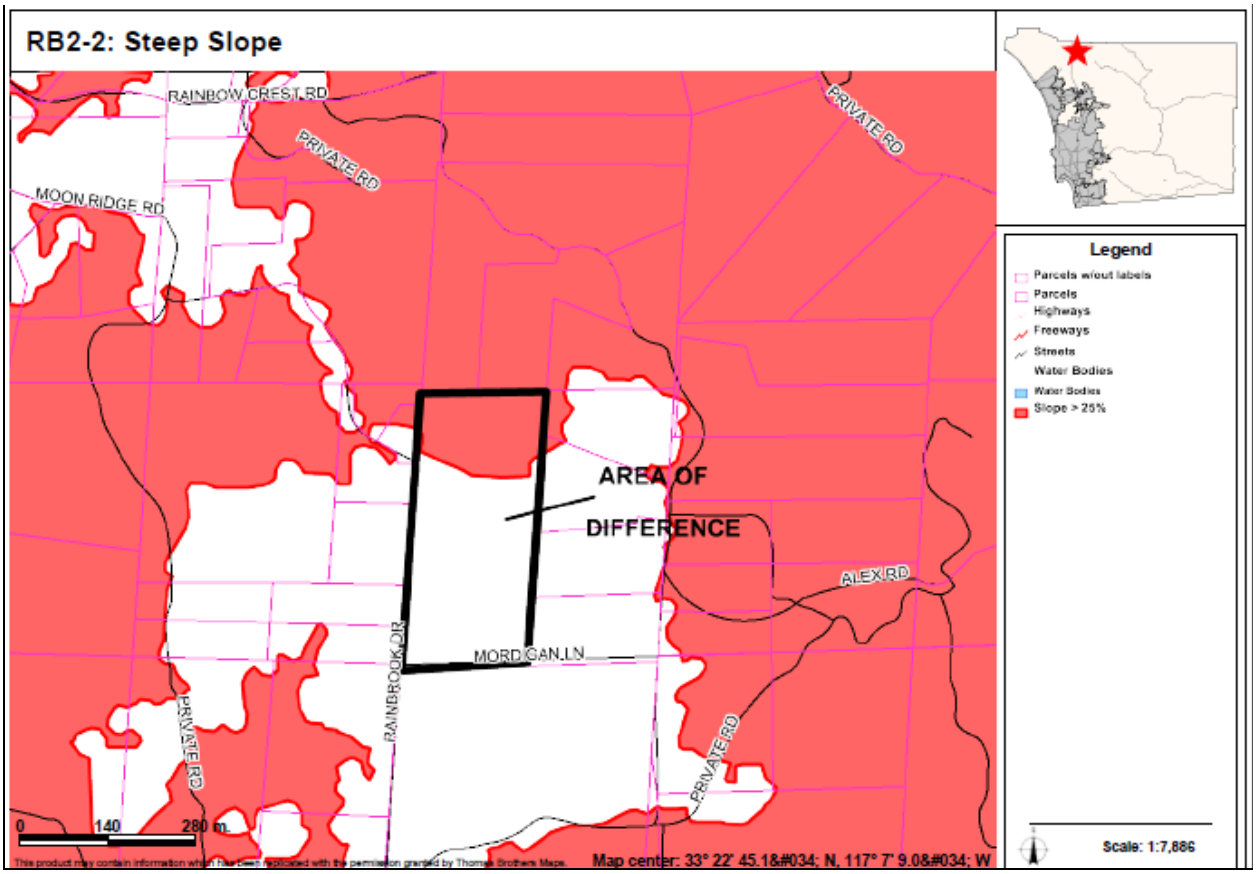
AREAS OF DIFFERENCE

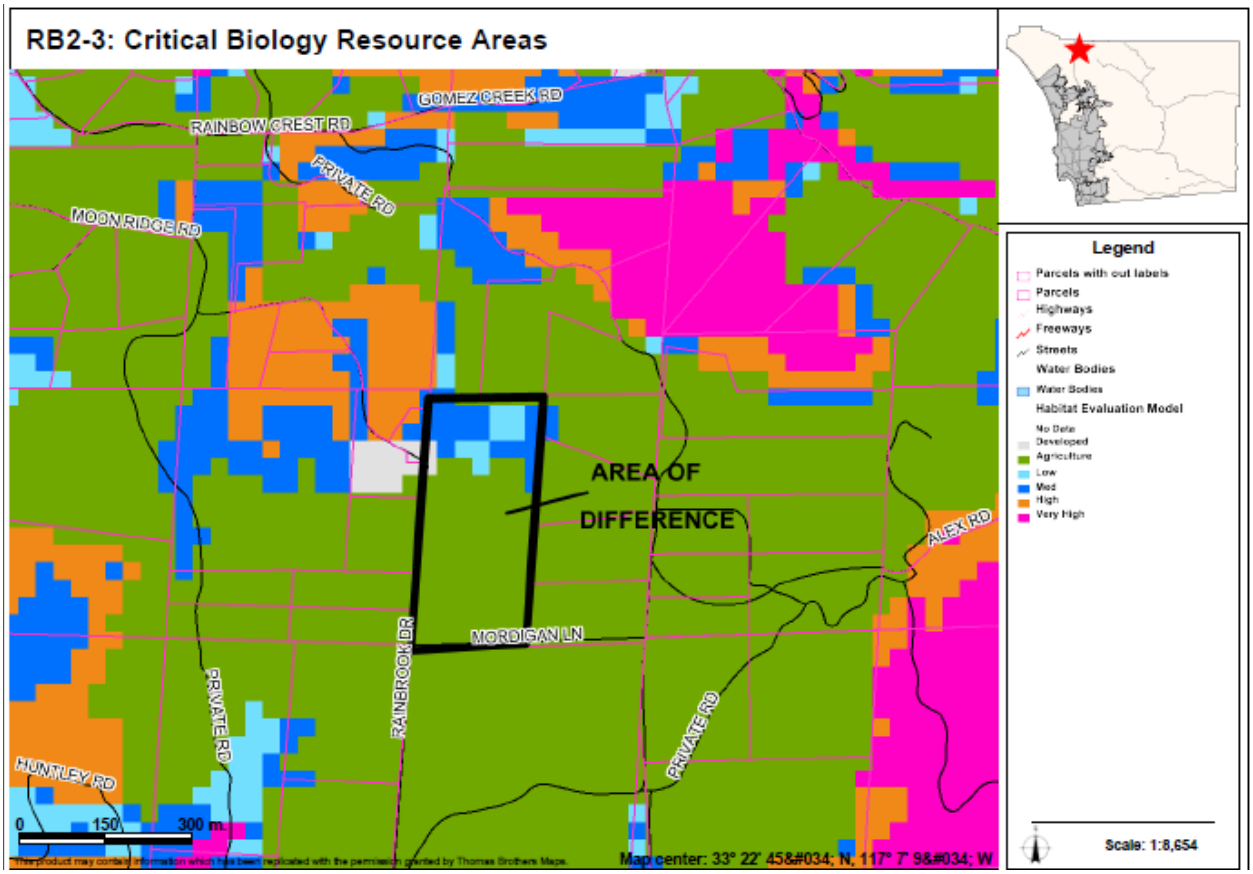
RB2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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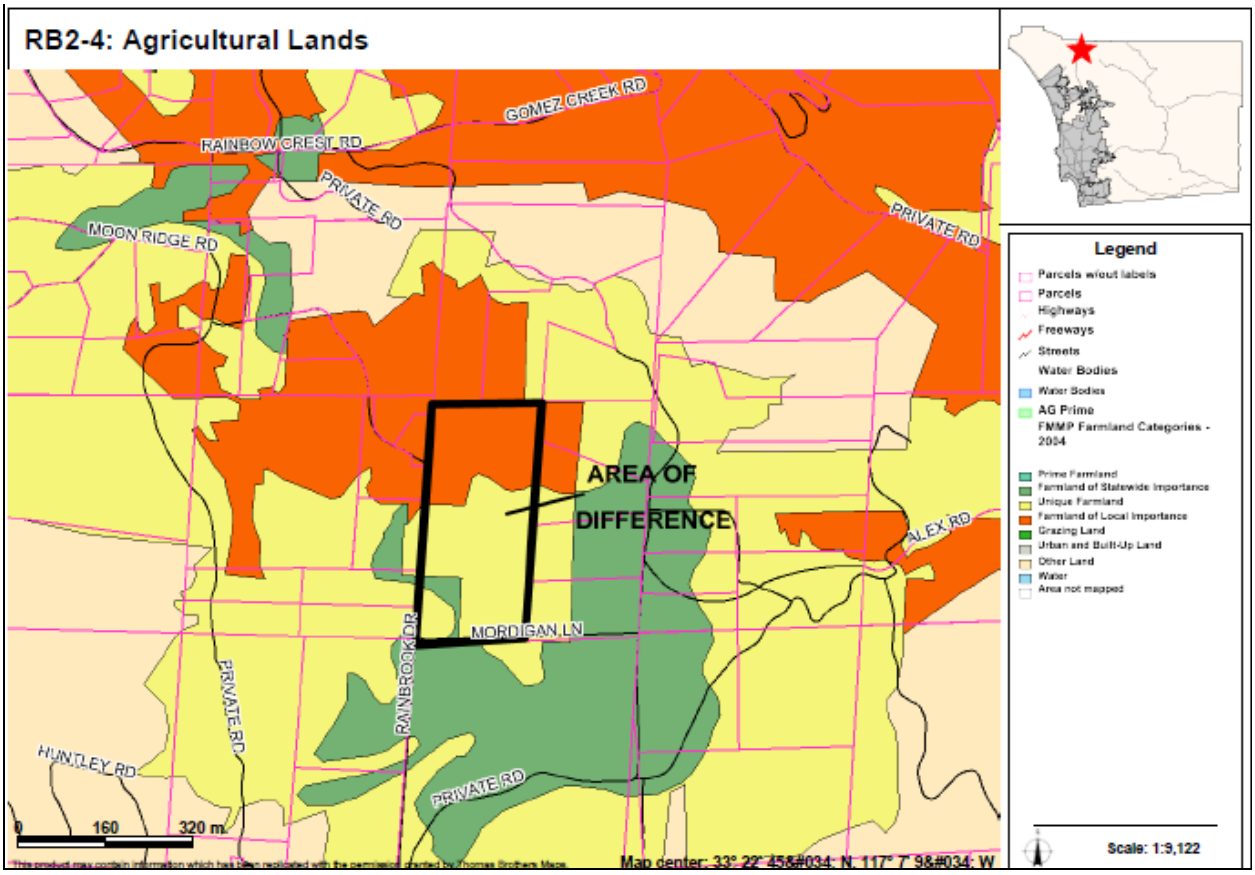


AREAS OF DIFFERENCE

RB3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 113.7 acres (18 parcels) • Inside CWA boundary • East of I-15, North of Pala del Norte Rd. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: SR-10 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Consisting of major spaced rural residential use, orchards/vineyards, and minor areas of vacant and undeveloped lands.	Other: N/A		CPG Recommendation: RL-20

Discussion

This area of difference covers the land around RB2. It is not a specific referral but contains mapping differences because of its similarity and proximity to RB2. The 18 parcels range in size from approximately 5 to 17 acres; therefore could not be subdivided with the densities of SR-10 or RL-20 as indicated on the four alternatives. Generally, the roads serving the area are unpaved.

The key constraints associated with AOD RB3 are steep slopes, critical biological resource area, and agricultural lands. Figure RB3-1 provides an aerial photo showing the boundaries of the AOD, Figure RB3-2 identifies steep slope areas, Figure RB3-3 identifies critical biological resources areas, and Figure RB3-4 identifies important agricultural lands.

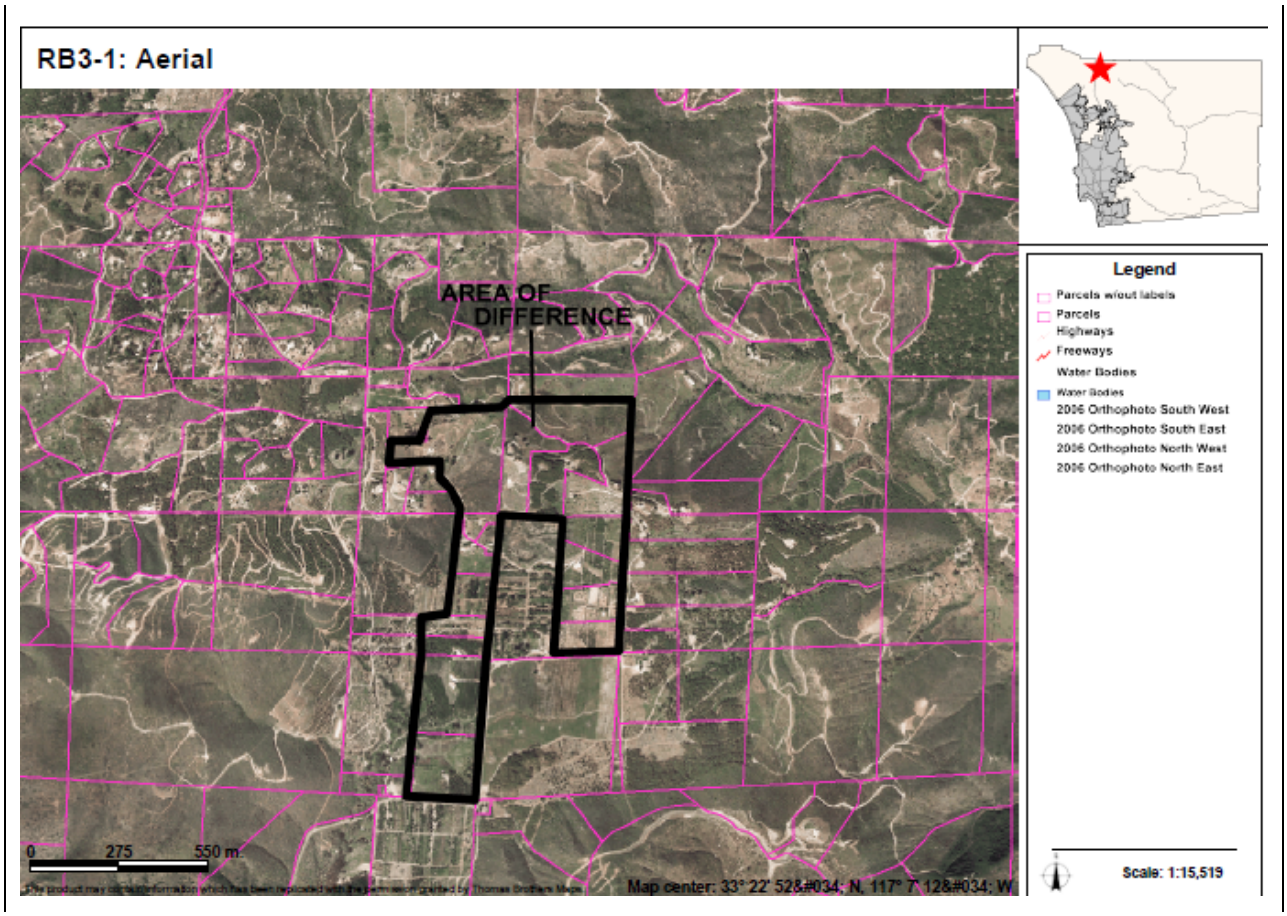
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

RB3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



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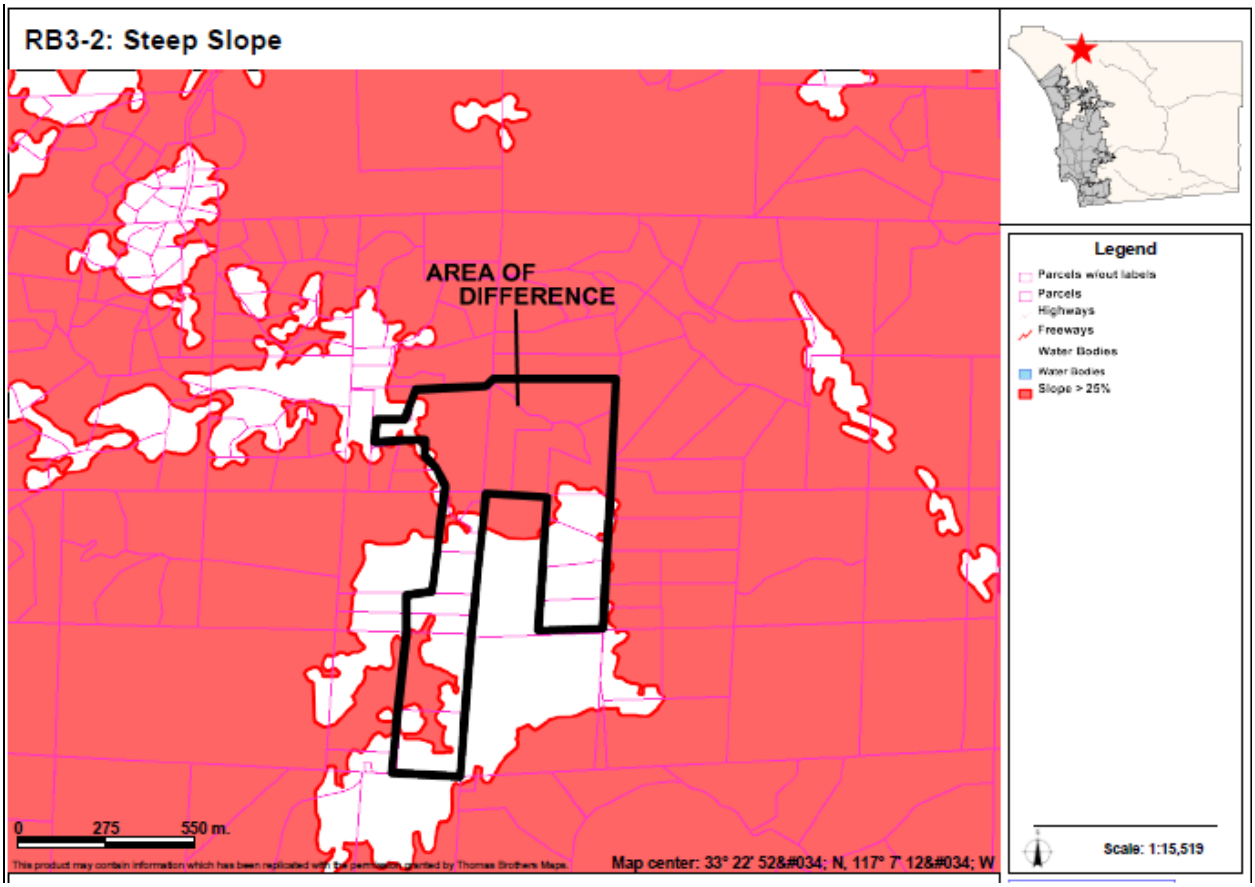

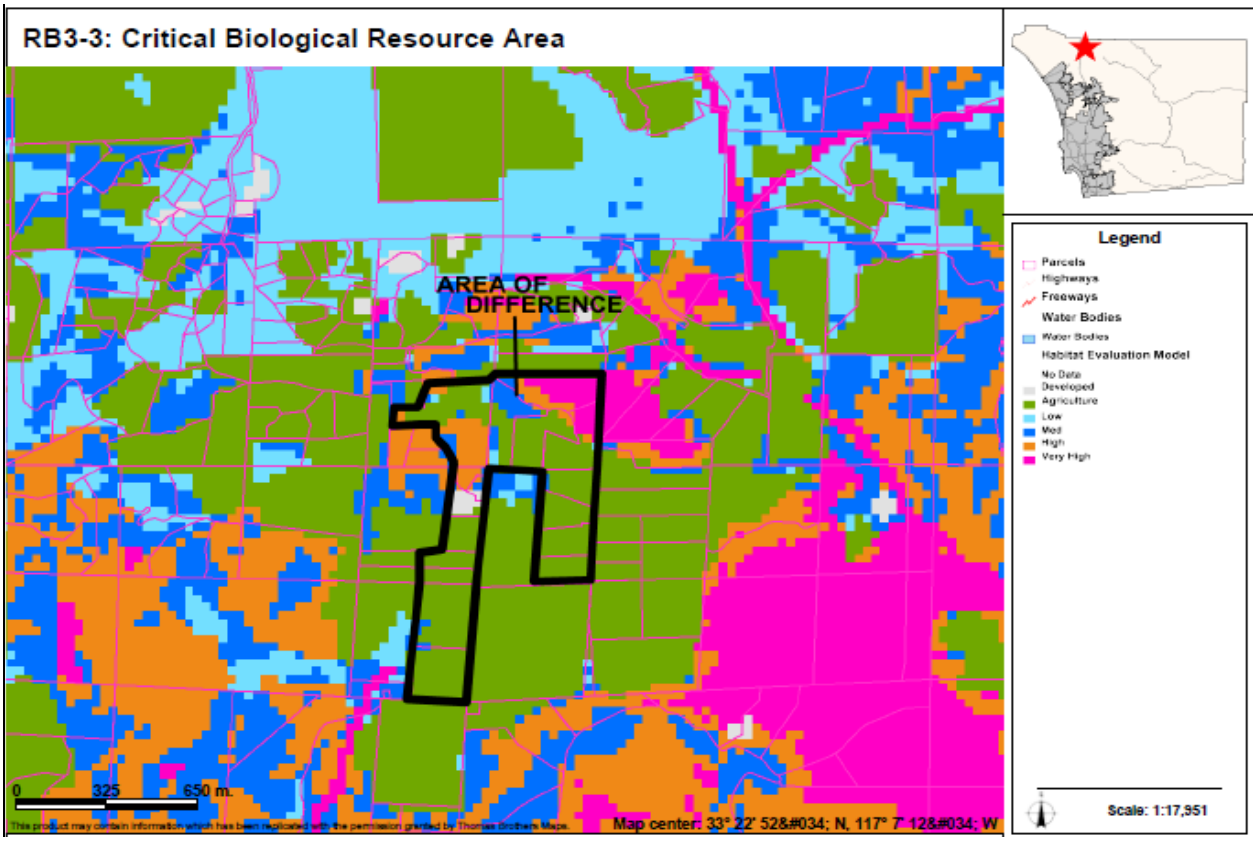

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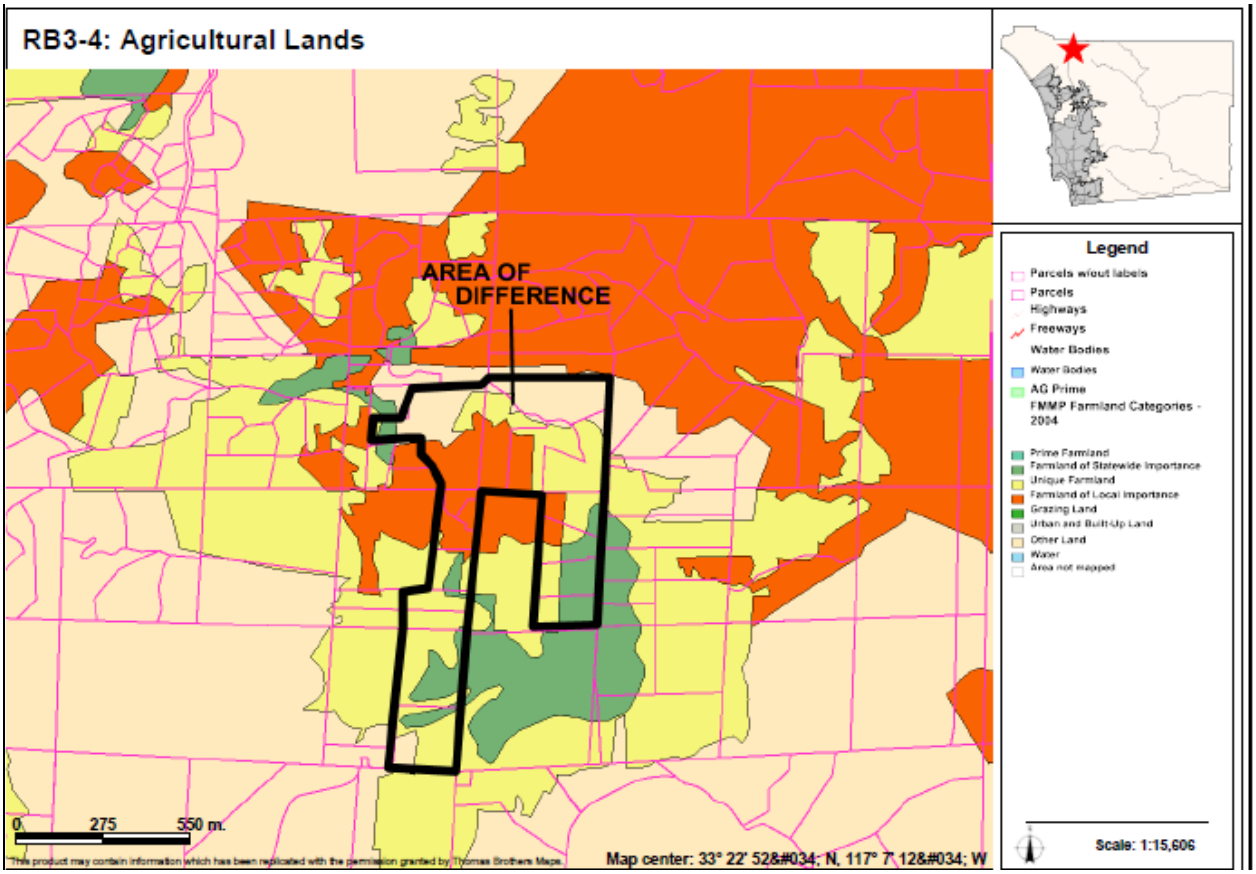


AREAS OF DIFFERENCE

RB4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Stubblefield [1] Location/Description: • 9.1 acres (1 parcel) • Inside CWA boundary • Bound by the I-15 to the east in the northern portion of CPA. Existing General Plan: (13) General Commercial (18) 1 du/ 4, 8, 20 acres	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-1 General Commercial Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Completely vacant and undeveloped land. Directly east is the I-15. It is also surrounded by other undeveloped parcels.	Other: N/A		CPG Recommendation: C-1 General Commercial (supports construction of the service station)

Discussion

This AOD consists of a 10.3-acre portion of a parcel that covers the hillside above the Highway Patrol weigh station along I-15 at the Rainbow Valley Blvd. interchange. A 3.8-acre portion of the parcel is designated C-1 on all maps. This AOD would expand the C-1 area by approximately 9.1 acres on the Referral Map. It is within Rainbow Municipal Water District service area; however, sewer service is neither available nor planned for the area. Although the 3.8-acre portion of the AOD is sufficient to build the service station that property owner desires, he is under the impression that the necessary leech field must have the same designation as the structure they are serving, therefore the property owner is requesting that 9.1 acres be designated as General Commercial. The entire AOD is constrained by steep slopes and very critical biological resources. In addition, the site is within the I-15 Scenic Corridor. The Referral Map designates the site as General Commercial (C-1) due to its proximity to the I-15. The other maps designate the AOD as RL-20 due to the site's physical constraints.

The key constraints associated with AOD RB4 are steep slopes and critical biological resource areas. Figure RB4-1 provides an aerial photo showing the boundaries of the AOD, Figure RB4-2 identifies steep slope areas, and Figure RB4-3 identifies critical biological resources areas.

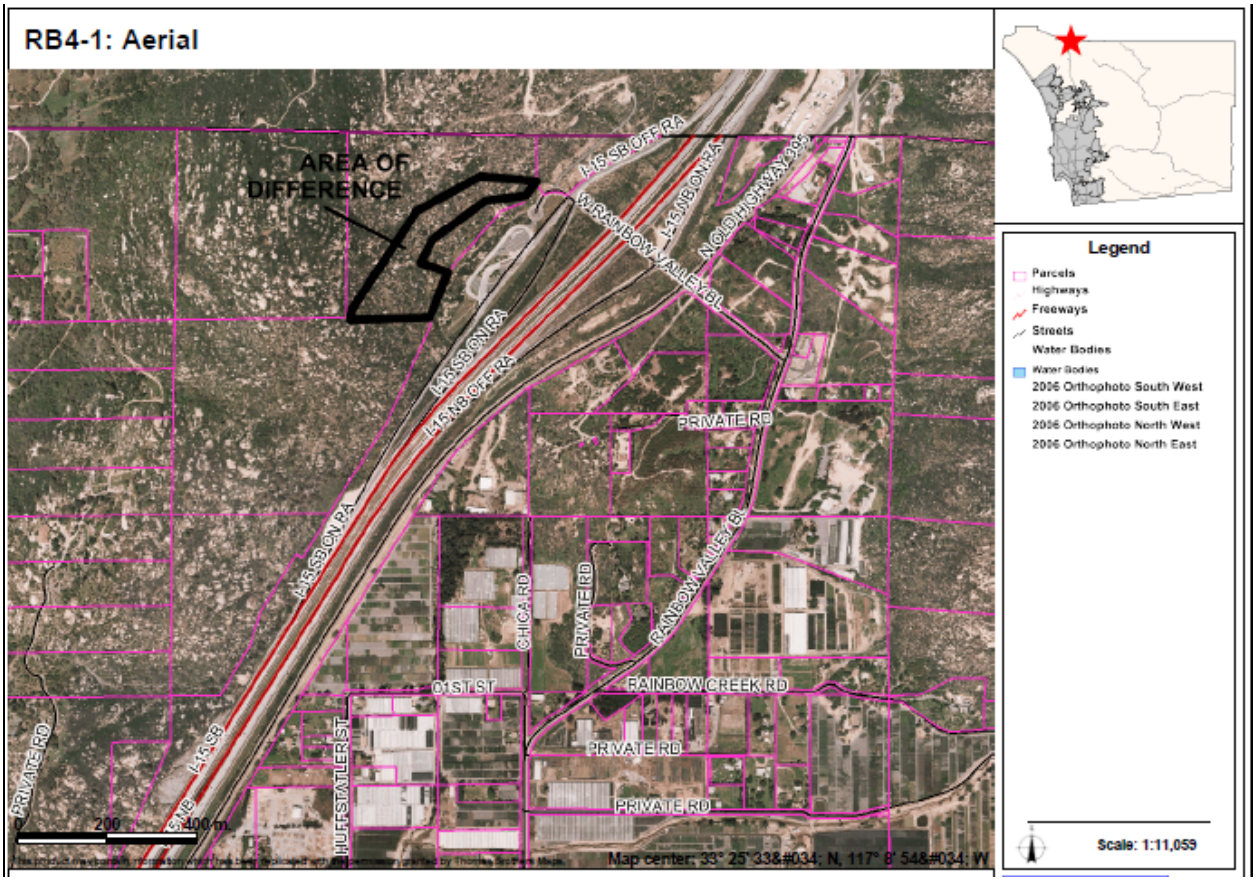
Potential Conflicts with Goals and Policies

None

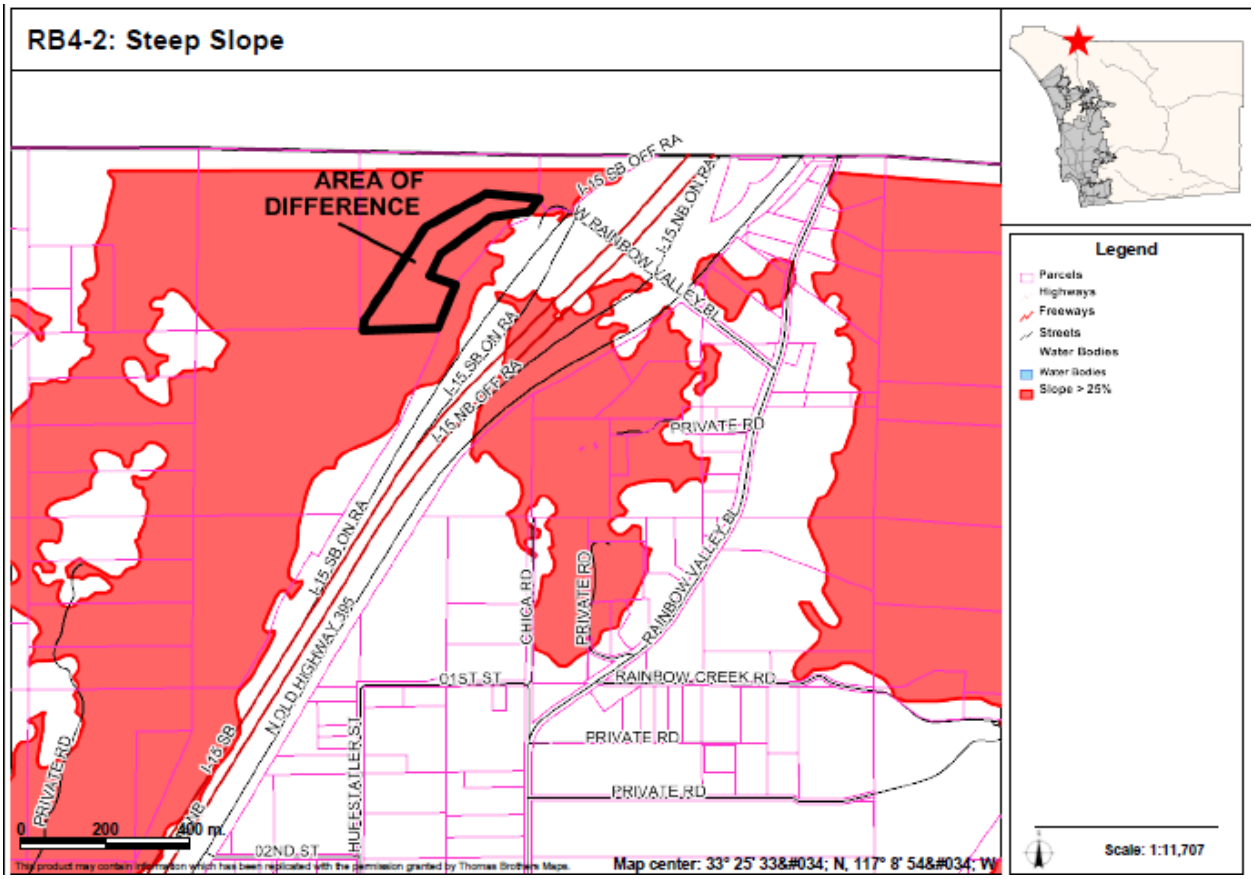
AREAS OF DIFFERENCE

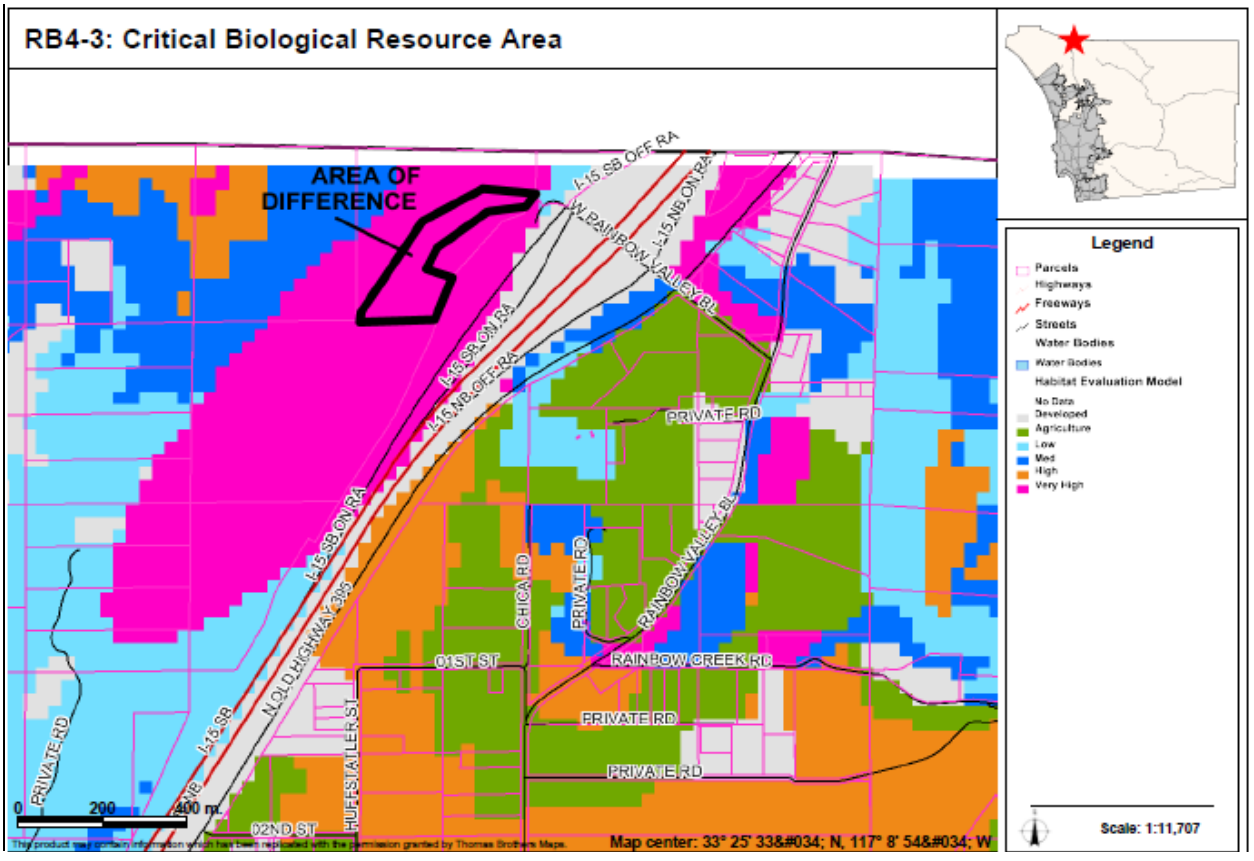
RB4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	□	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	□	□	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

RB5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Johnson [2] Location/Description: • 17.8 acres (3 parcels) • Inside CWA boundary • Bounded to the east by the I-15 in the northern portion of CPA, north of Rainbow Creek Road. Existing General Plan: (13) General Commercial (17)1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-1 General Commercial Hybrid: C-4 Rural Commercial SR-10 Draft Land Use: C-4 Rural Commercial SR-10 Environmentally Superior: C-4 Rural Commercial RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: This AOD consists of spaced rural residential to the south, orchards/ vineyards to the west, and vacant land and W. Rainbow Valley Blvd to the north. To the immediate east are SDG&E communications and utilities.	Other: N/A		CPG Recommendation: C-4 Rural Commercial SR-10

Discussion

This is an 8.5-acre property southeast of the Rainbow Valley Blvd. and I-15 interchange. It contains steep slopes. In addition, the CPG wants to retain Old Highway 395 as a two-lane road and the expanded commercial land uses will contribute to requiring a four-lane Old Hwy. 395. Sewer service is neither available nor planned for the area. The Referral Map provides a General Commercial designation due to the proximity to the I-15, although the property's owner that requested the designation has since sold the property. The Hybrid Map and Draft Land Use Maps indicate C-4 Rural Commercial and SR-10 designations on the property (each covers half). The C-4 designation recognizes the rural location of the site and it is reflective of the possible market for the location and the surrounding road network. The SR-10 designation is the residential designation consistent for the area.

The key constraints associated with AOD RB5 are steep slopes, critical biological resource area, and agricultural lands. Figure RB5-1 provides an aerial photo showing the boundaries of the AOD, Figure RB5-2 identifies steep slope areas, Figure RB5-3 identifies critical biological resources areas, and Figure RB5-4 identifies important agricultural lands.

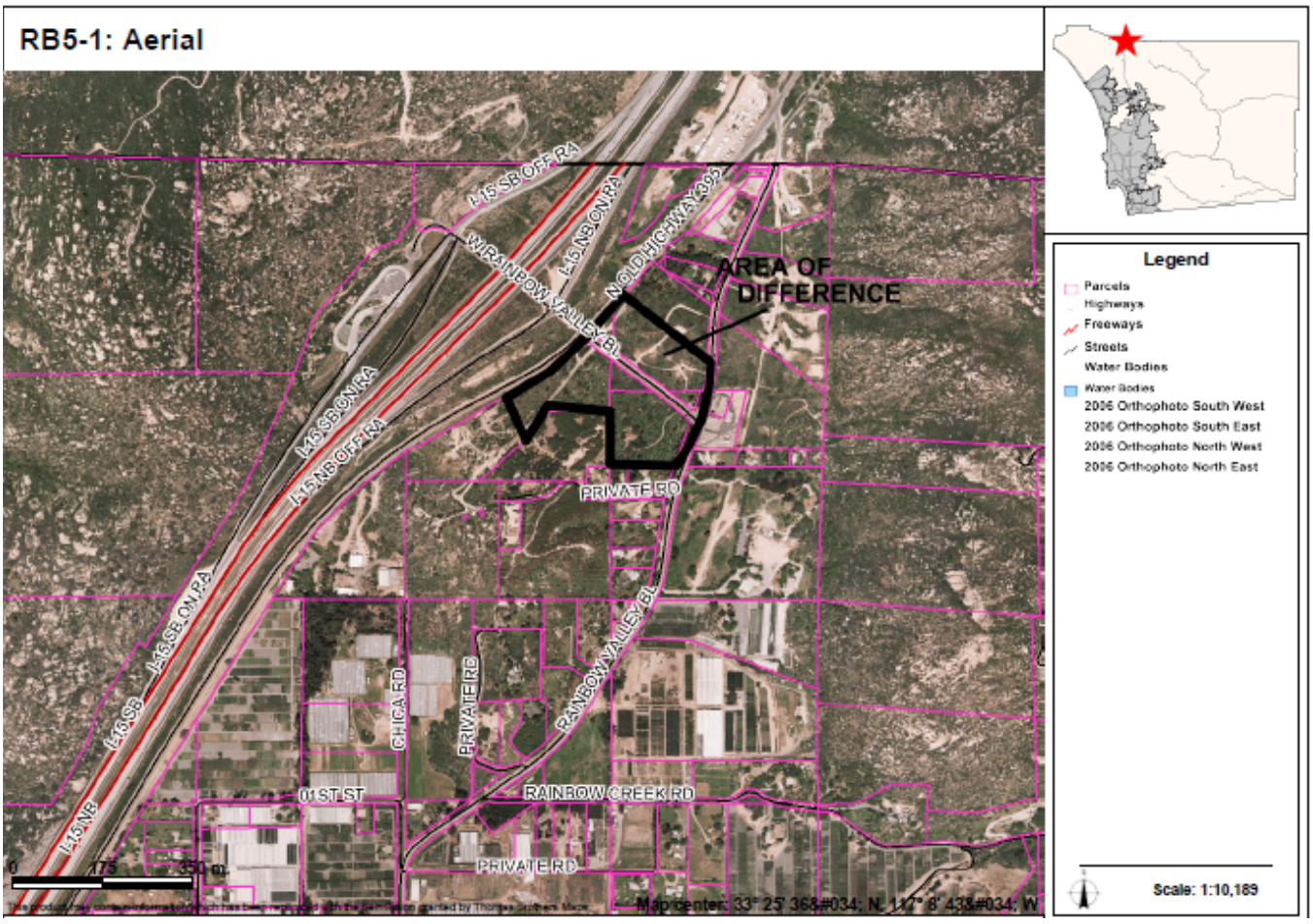
Potential Conflicts with Goals and Policies

None

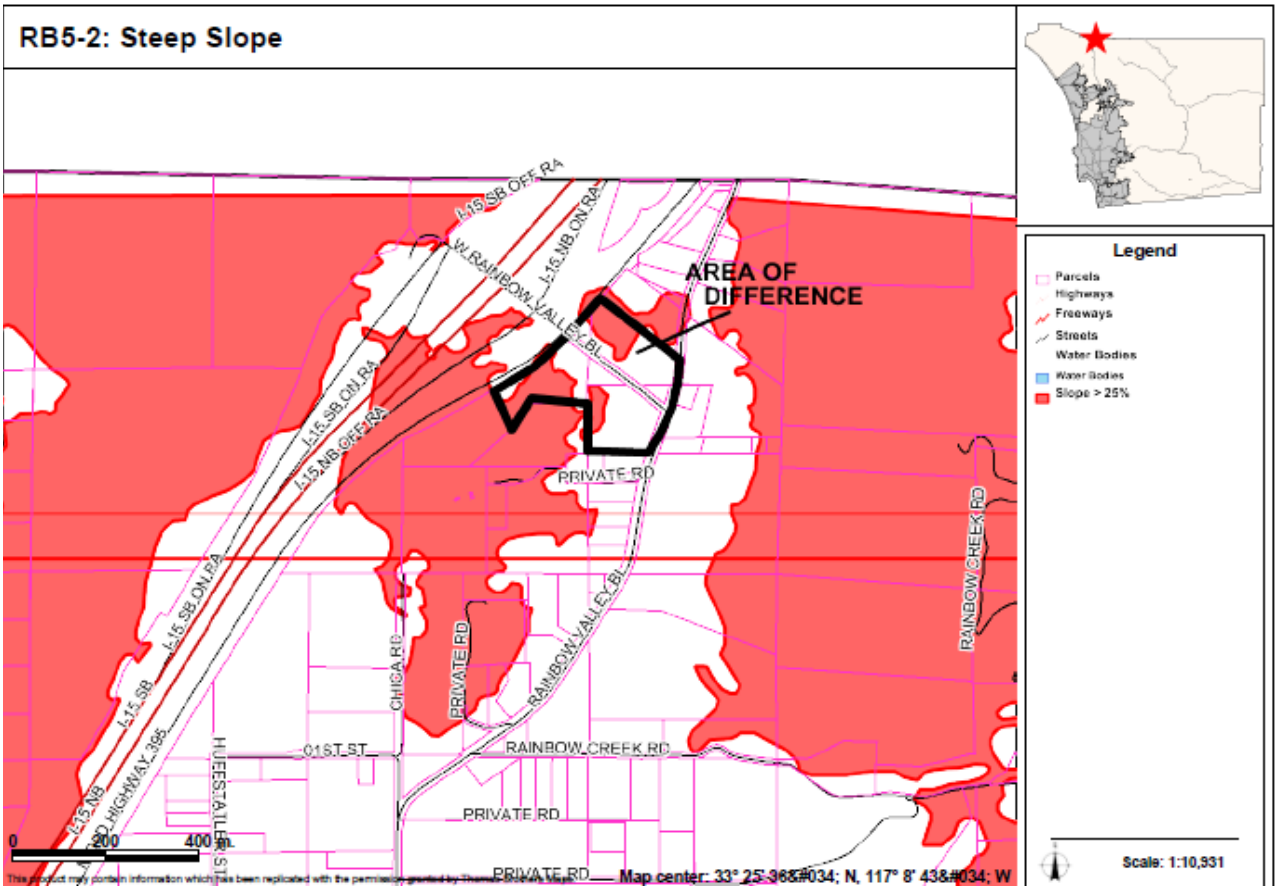
AREAS OF DIFFERENCE

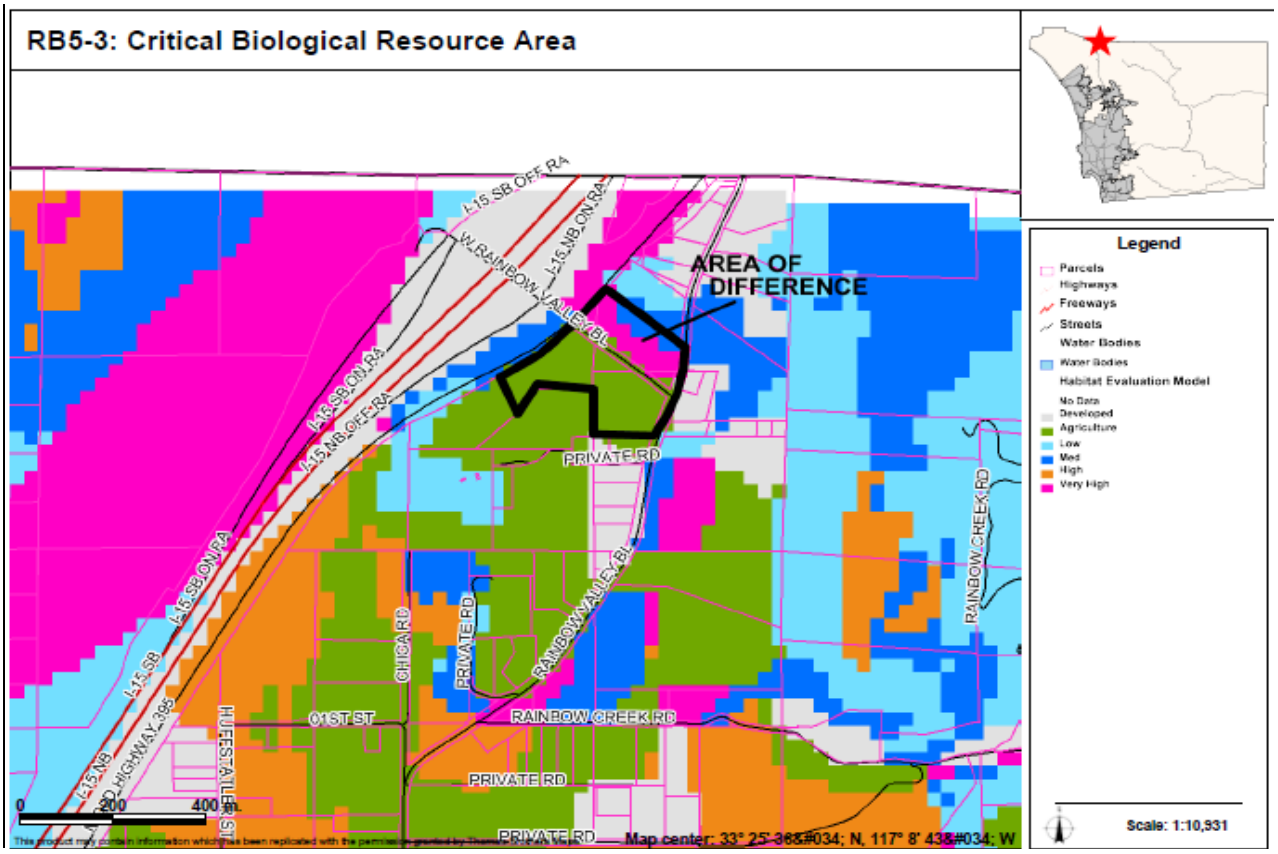
RB5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	■	■	■
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	□	■	■	■
10	Recognize community and stakeholder interests	□	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

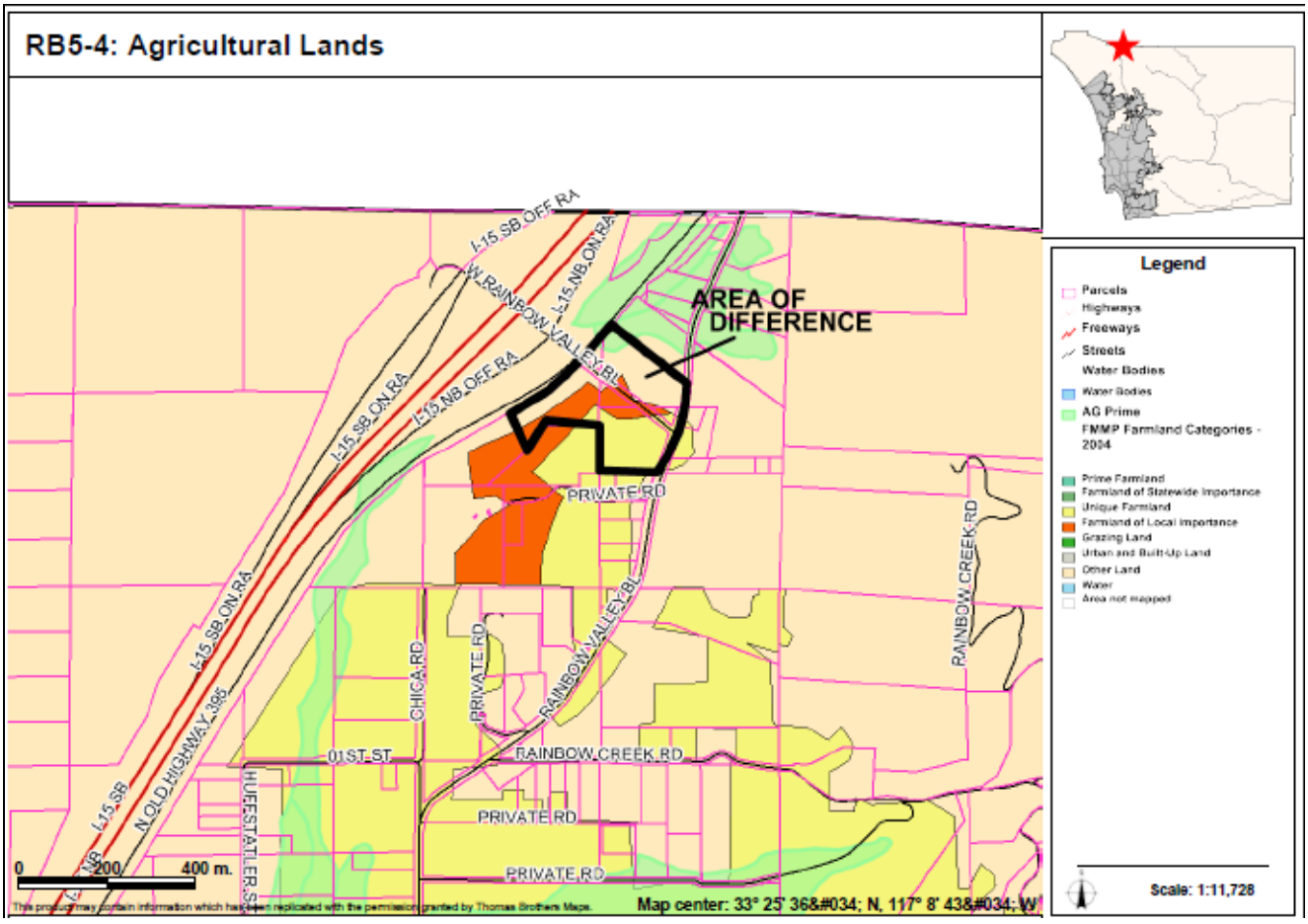


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

RB6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Frulla [3]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4 Rural Commercial
Location/Description: • 5.2 acres (1 parcel) • Inside CWA boundary • Immediately adjacent to the I-15 and also bound by Chica Rd.	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	Environmentally Superior: RL-20
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	◒	
Context: Generally orchards and vineyards for agricultural use. Surrounded by other agriculture and some spaced rural residential to the south.	Other: N/A		CPG Recommendation: C-4 Rural Commercial

Discussion

This is a property immediately south of RB5. It contains steep slopes and its topographic constraints limit the developable area. Access is only available from the east through an adjacent parcel due to the topography and is subject to congestion. Sewer service is neither available nor planned for the area. The Referral Map indicates a Rural Commercial designation due to the proximity to the I-15. The Hybrid Map and Draft Land Use Maps indicate a SR-10 designation, which is the residential designation consistent for the area and reflects the lack of direct access.

The key constraints associated with AOD RB6 are steep slopes, critical biological resource area, and agricultural lands. Figure RB6-1 provides an aerial photo showing the boundaries of the AOD, Figure RB6-2 identifies steep slope areas, Figure RB6-3 identifies critical biological resources areas, and Figure RB6-4 identifies important agricultural lands.

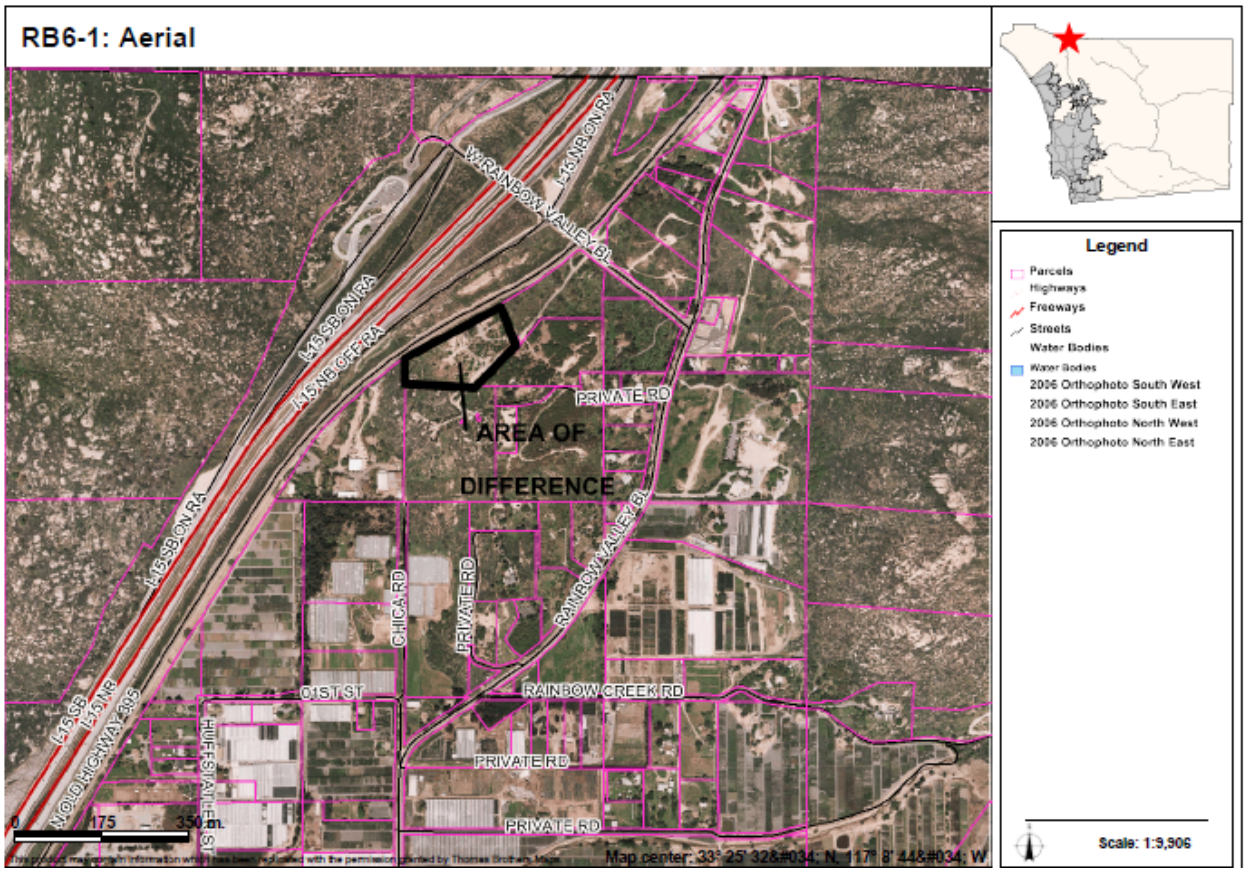
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

RB6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	□	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	□	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	□	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	■	□	□	□

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



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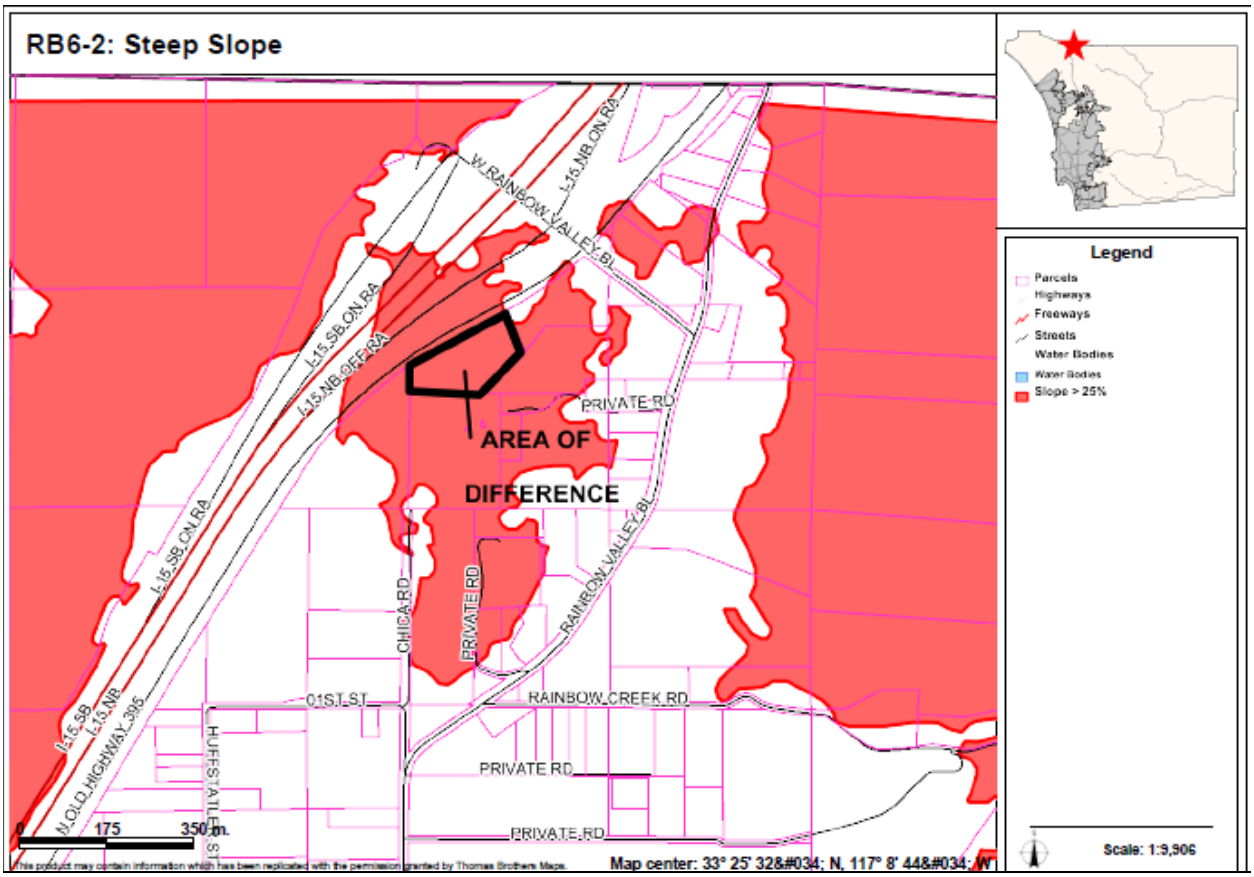

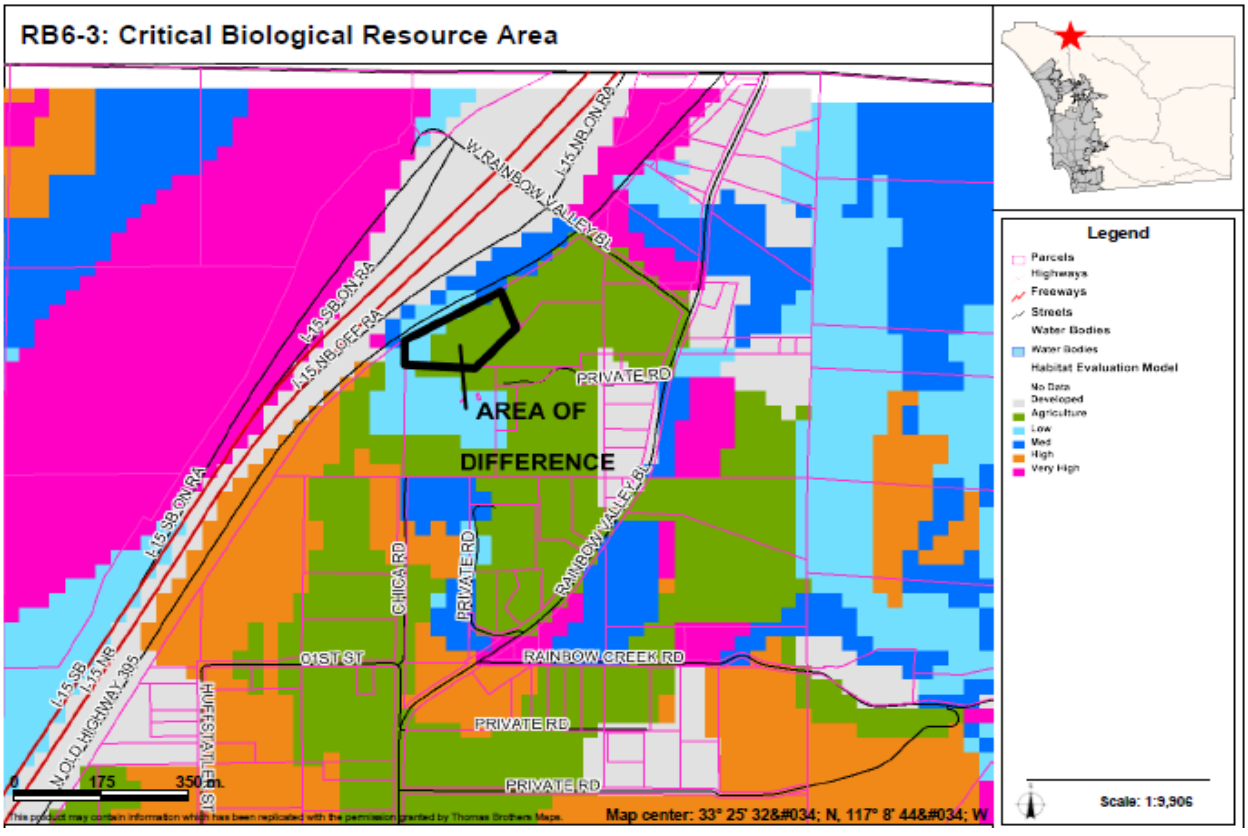

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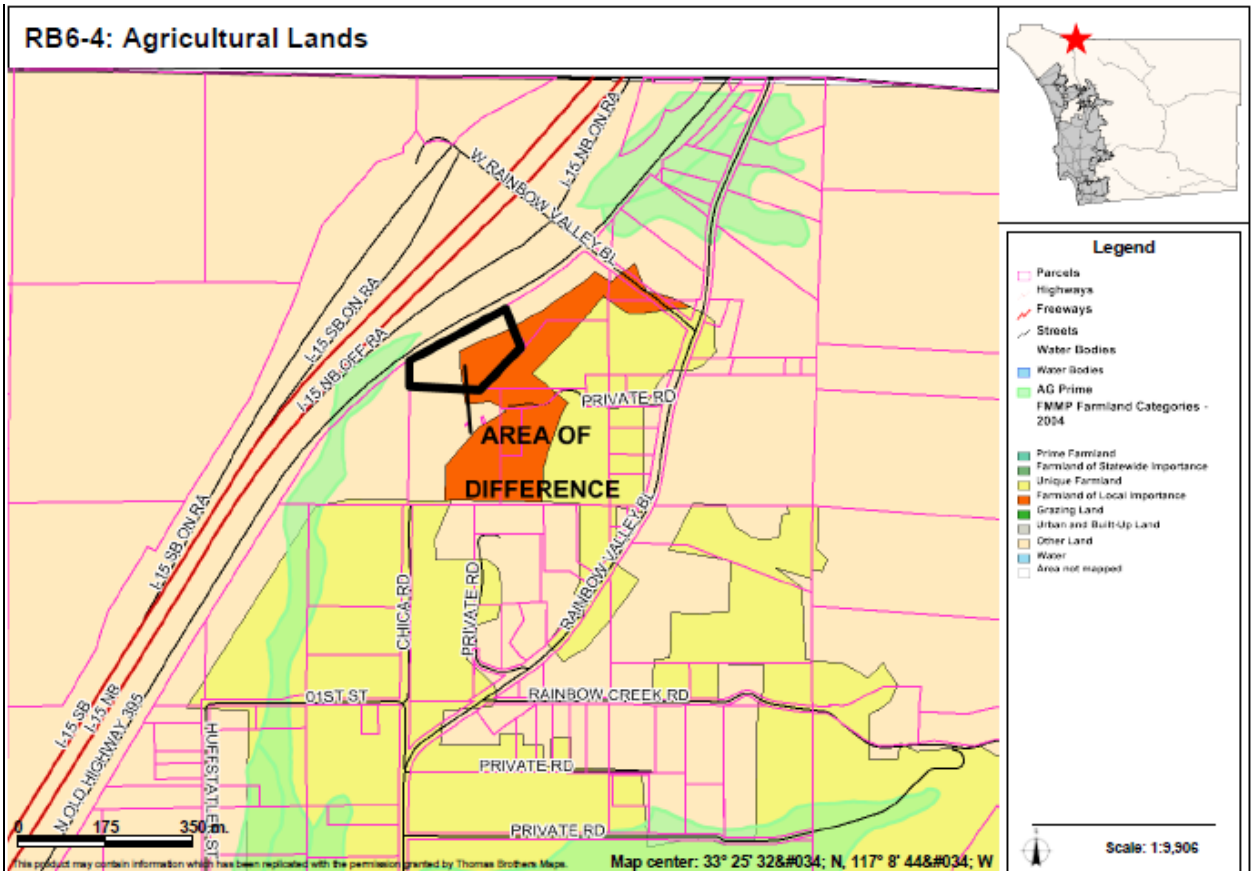


AREAS OF DIFFERENCE

RB7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 24.3 acres (8 parcels) • Inside CWA boundary • The first parcel is bound by the I-15 and 02nd St. The second is to the east of it, bound by 05th St. Existing General Plan: (13) General Commercial (1) 1 du/ 1, 2, 4 ac	Prevalence of Constraints ● – high; ◡ – partially; ○ - none		Referral Map: C-1 General Commercial Hybrid: C-4 Rural Commercial SR-1 Draft Land Use: C-4 Rural Commercial SR-1 Environmentally Superior: C-4 Rural Commercial SR-1
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	◡	
	Critical Biological Resource Areas	◡	
	Agricultural Lands	●	
Context: The first parcel is used for light industry, agriculture, and commercial. The other parcel is arterial commercial. These two parcels are surrounded by spaced rural residential and agriculture.	Other: N/A		CPG Recommendation: C-4 Rural Commercial / SR-1 (only if Old Hwy 395 is classified at two lanes, otherwise the CPG support General commercial for the AOD)

Discussion

This AOD covers several parcels along Old Highway 395 and the vicinity of 5th and 2nd Streets. This is an area that was originally designated as General Commercial on both the Referral Map and Draft Map. Through road network planning it was decided that the Draft Land Use Map would redesignate the area to Rural Commercial, with a small area of floodway designated as SR-1. This change was made to improve levels of service on the surrounding roads and reflect the commercial uses in the area. The Hybrid and Environmentally Superior Maps indicate the same designation as the Draft Map.

The key constraints associated with AOD RB7 are floodplain, wetlands, critical biological resource area, and agricultural lands. Figure RB7-1 provides an aerial photo showing the boundaries of the AOD, Figure RB7-2 identifies floodplains and floodways, Figure RB7-3 identifies wetlands, Figure RB7-4 identifies critical biological resources areas, and Figure RB7-5 identifies important agricultural lands.

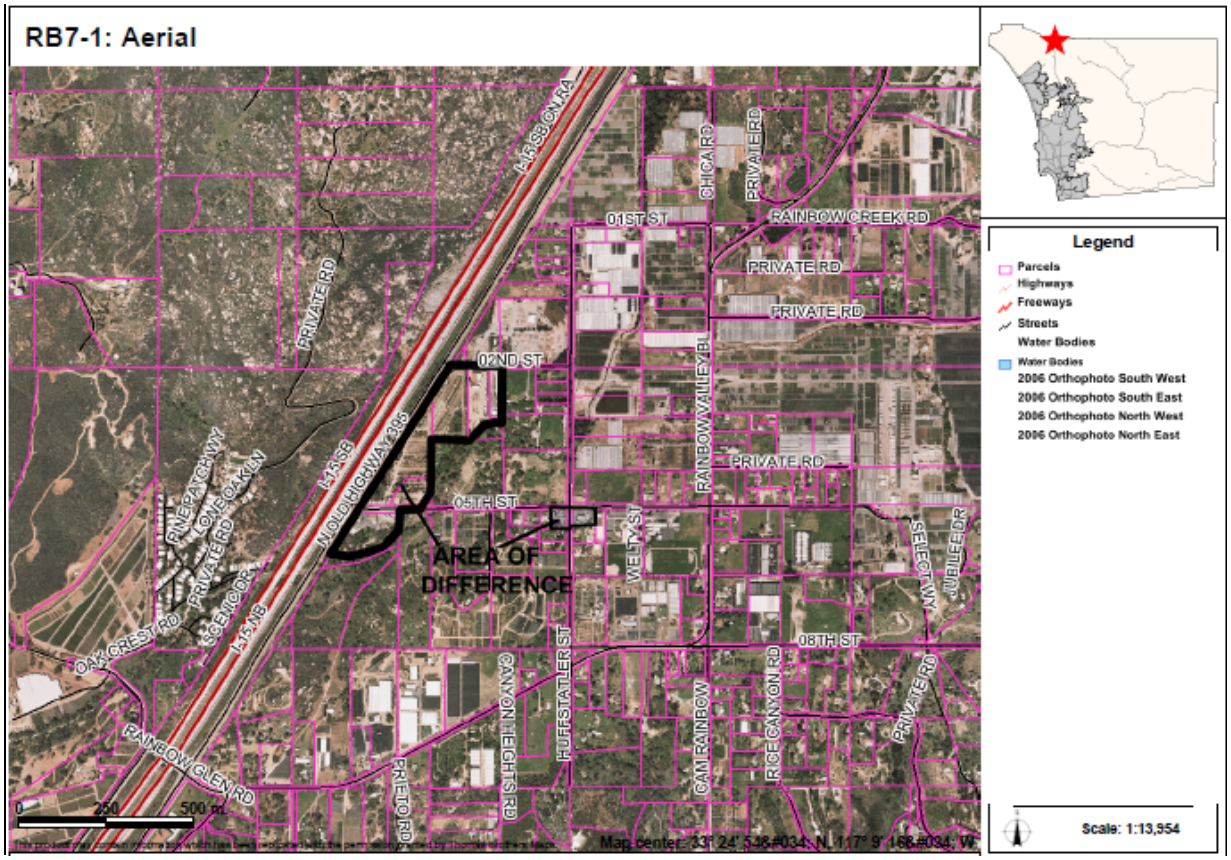
Potential Conflicts with Goals and Policies

None

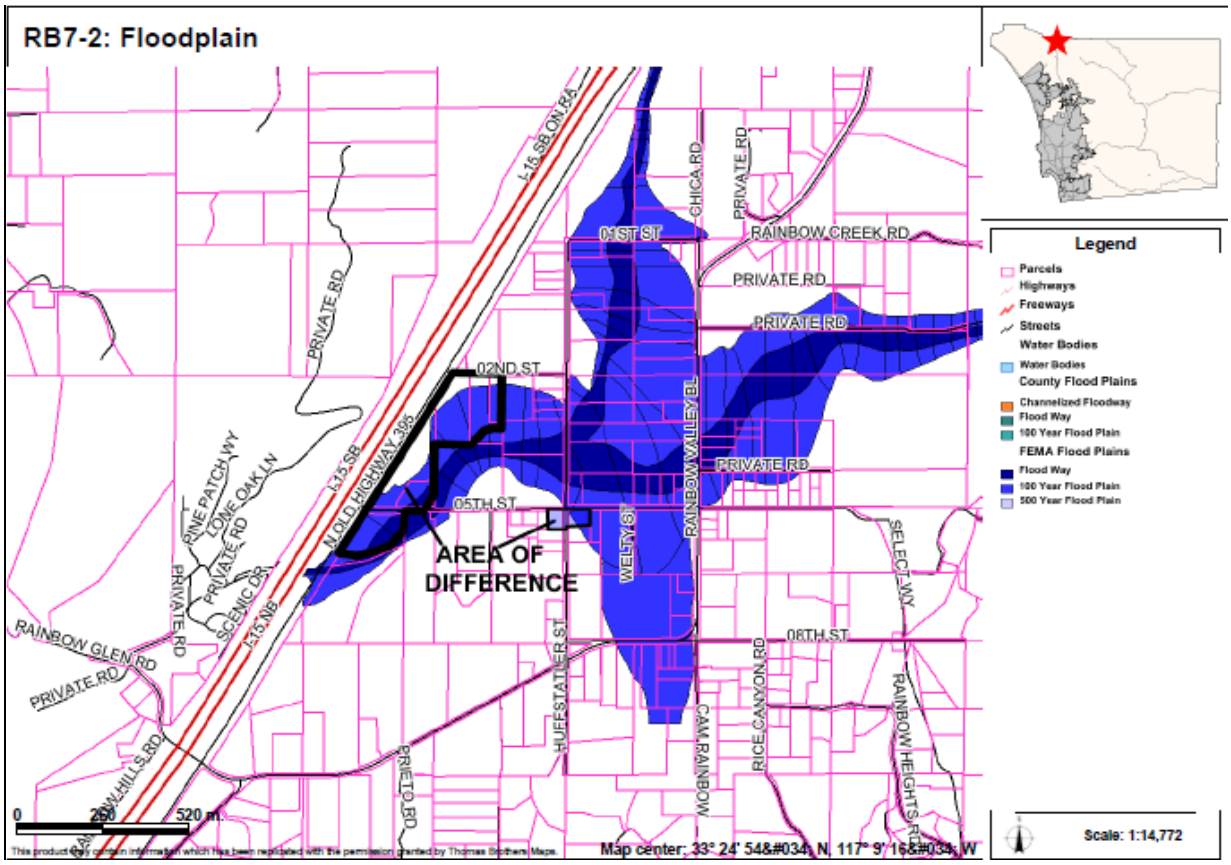
AREAS OF DIFFERENCE

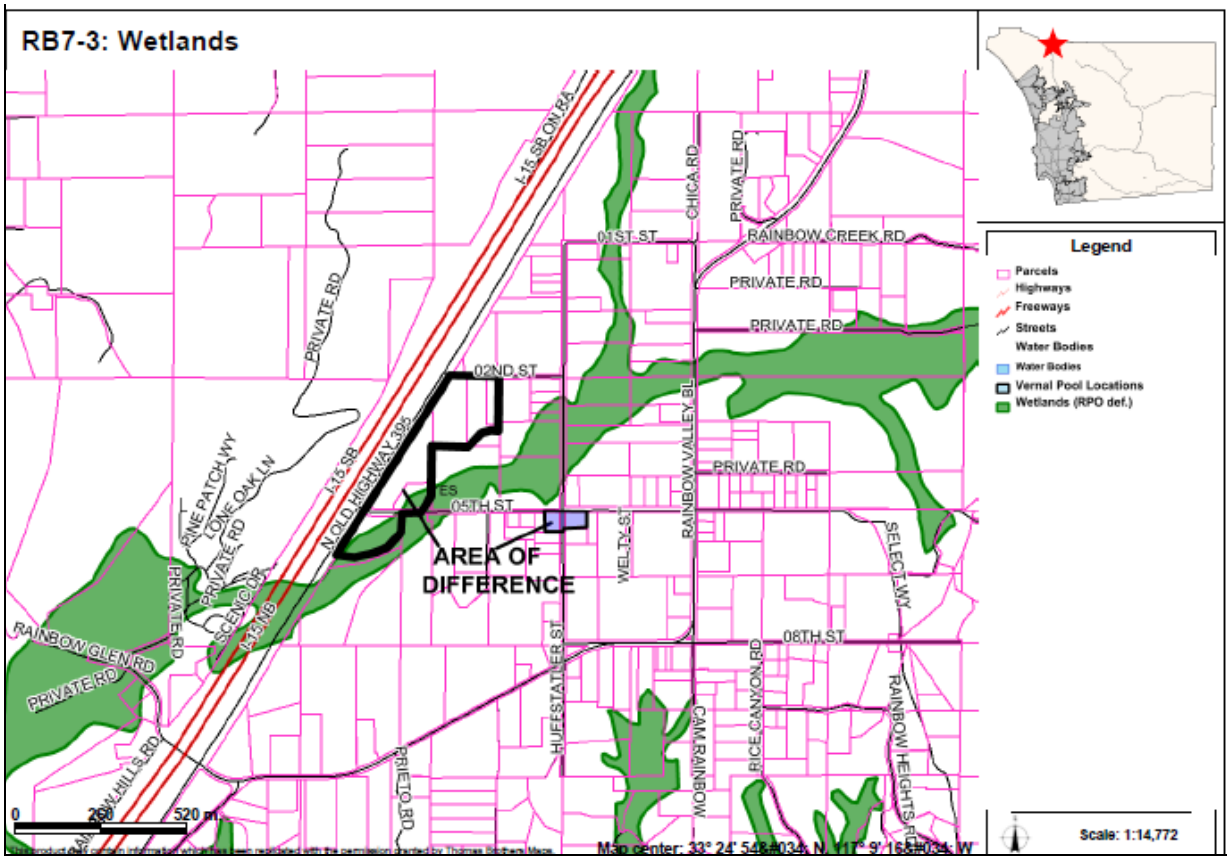
RB7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	☐	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	☐	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

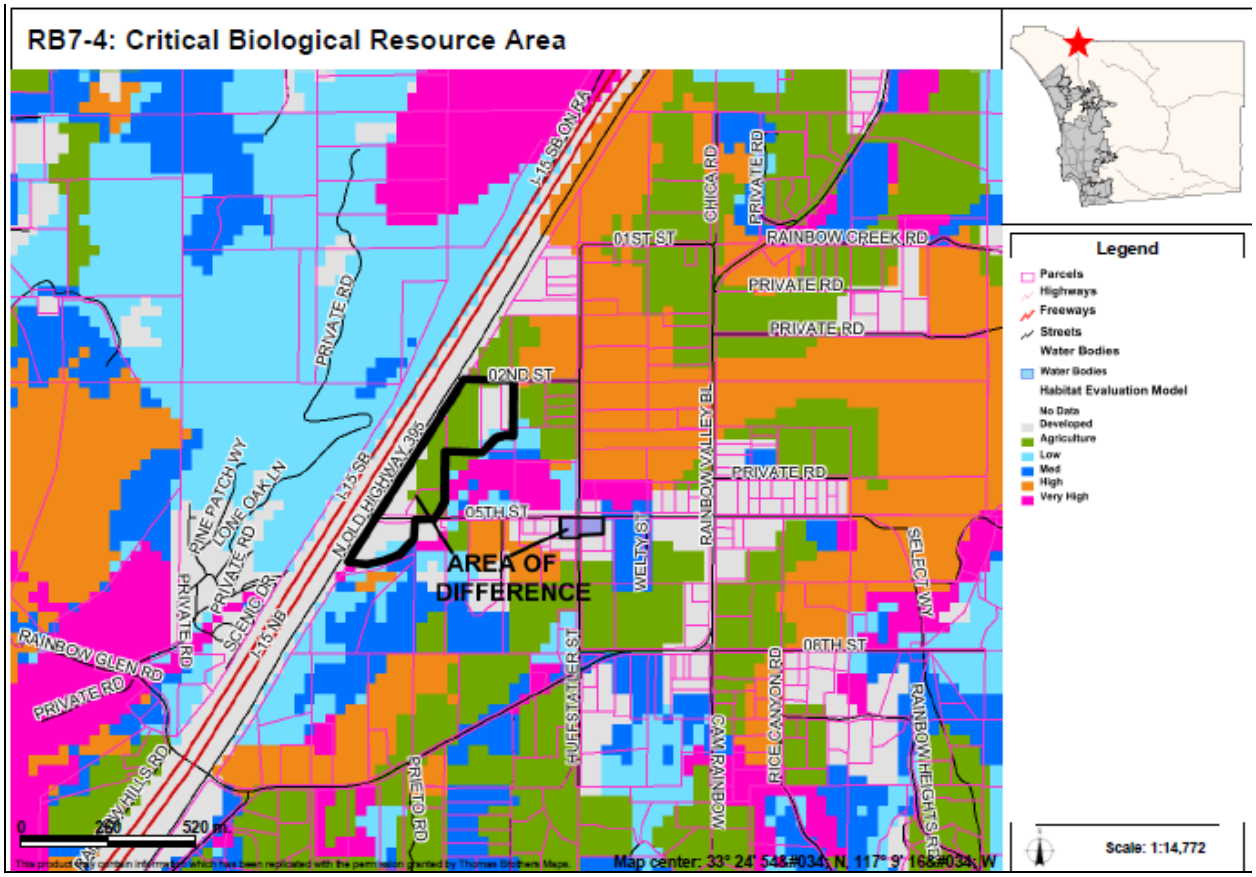


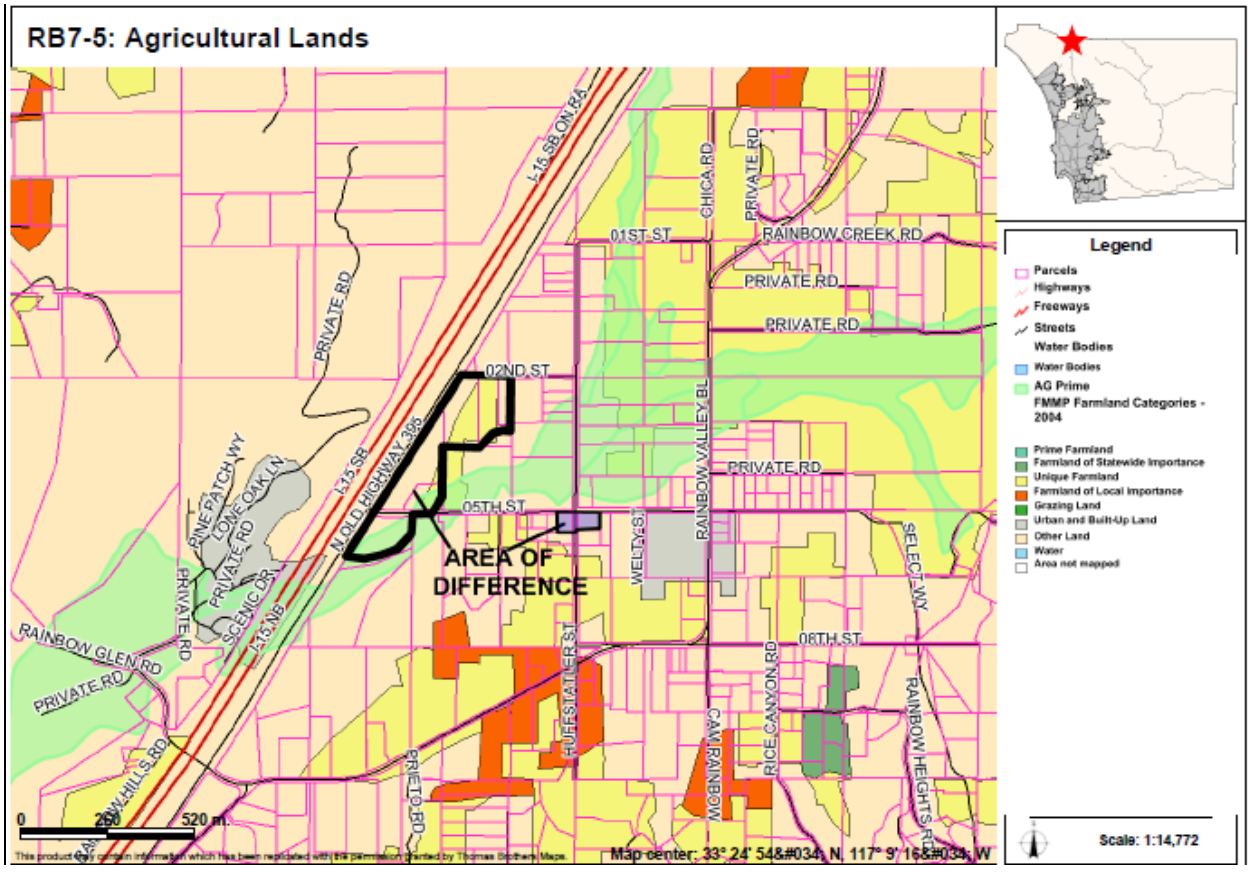
AREAS OF DIFFERENCE



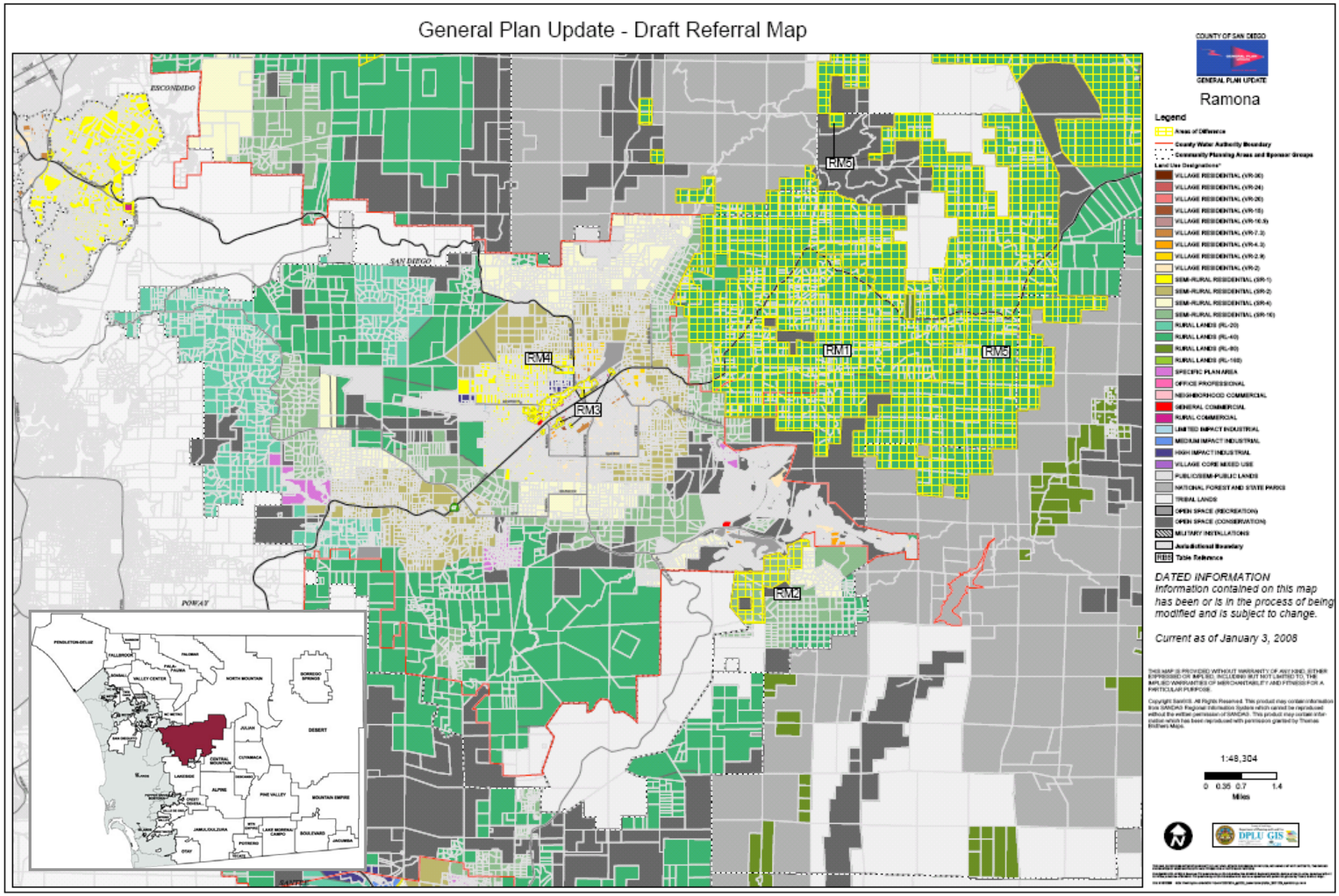


AREAS OF DIFFERENCE





Ramona CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

RM1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 8,251 ac (547 parcels) • Outside CWA boundary • Northeast section of Ramona CPA; bisected by SR 78. Existing General Plan: (20) General Ag. 1 du/ 40 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40 Hybrid: RL-40 Draft Land Use: RL-80 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Lightly developed lands with Agricultural and Rural Residential uses. Surrounding areas are very similar and either lightly developed or vacant.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD covers numerous larger parcels along SR 67 to the east of Ramona. RM5 covers the remainder of these larger parcels which are further from SR 67. Many of these parcels contain agricultures uses, steep slopes, and sensitive habitat. Many of them are also remote and lack services and/or access. The alternatives represent three general approaches to the combined AODs (RM1 and RM5): the Referral Map would designate all of these parcels as RL-40. The Hybrid Map would designate those parcels closer to the highway and areas with smaller parcels as RL-40 (those parcels included in RM1), while designating those that are more distant as RL-80 (those parcels in RM5). The Draft Land Use and Environmentally Superior Maps would designate all of these parcels as RL-80. Many of the parcels within the RM1 area are already 40 acres or less and, therefore, under any scenario, further subdivision in the area would be limited. In contrast, there are a number of larger parcels in the RM5 that could divide under the RL-40 scenario and the RL-80 would substantially decrease the number of potential future subdivisions. The areas covered by RM1 and RM5, are west of Julian, and mapped similar to JL1 and JL2.

The key constraints associated with RM1 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figures RM1A-1, RM1B-1, RM1C-1, RM1D-1 provide an aerial photo showing the boundaries of the AOD, Figures RM1A-2, RM1B-2, RM1C-2, RM1D-2 identify steep slope areas, Figures RM1A-3, RM1C-3, RM1D-3 identify wetlands, Figures RM1A-4, RM1B-3, RM1C-4, RM1D-4 identify critical biological resource areas, and Figures RM1A-5, RM1B-4, RM1C-5, RM1D-5 identify important agricultural lands.

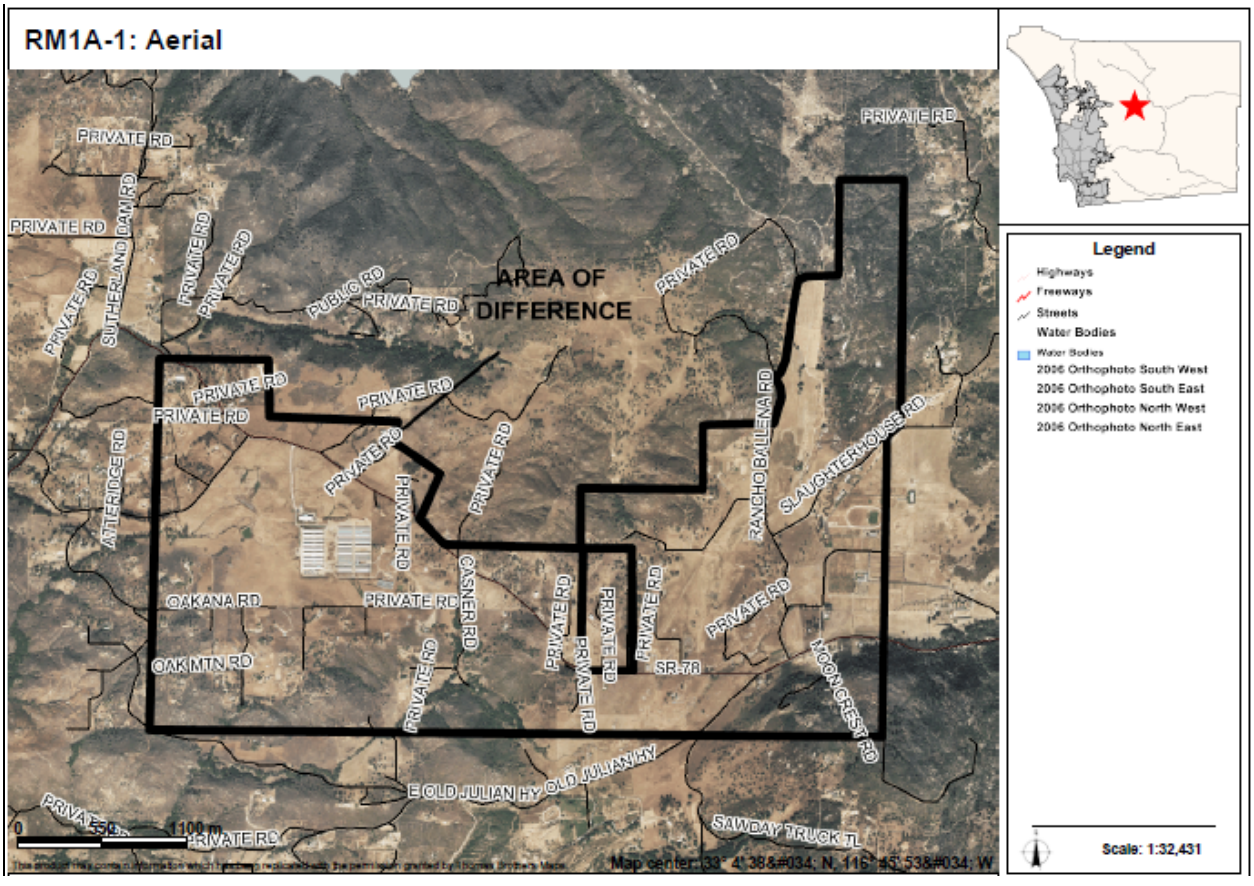
Potential Conflicts with Goals and Policies

None

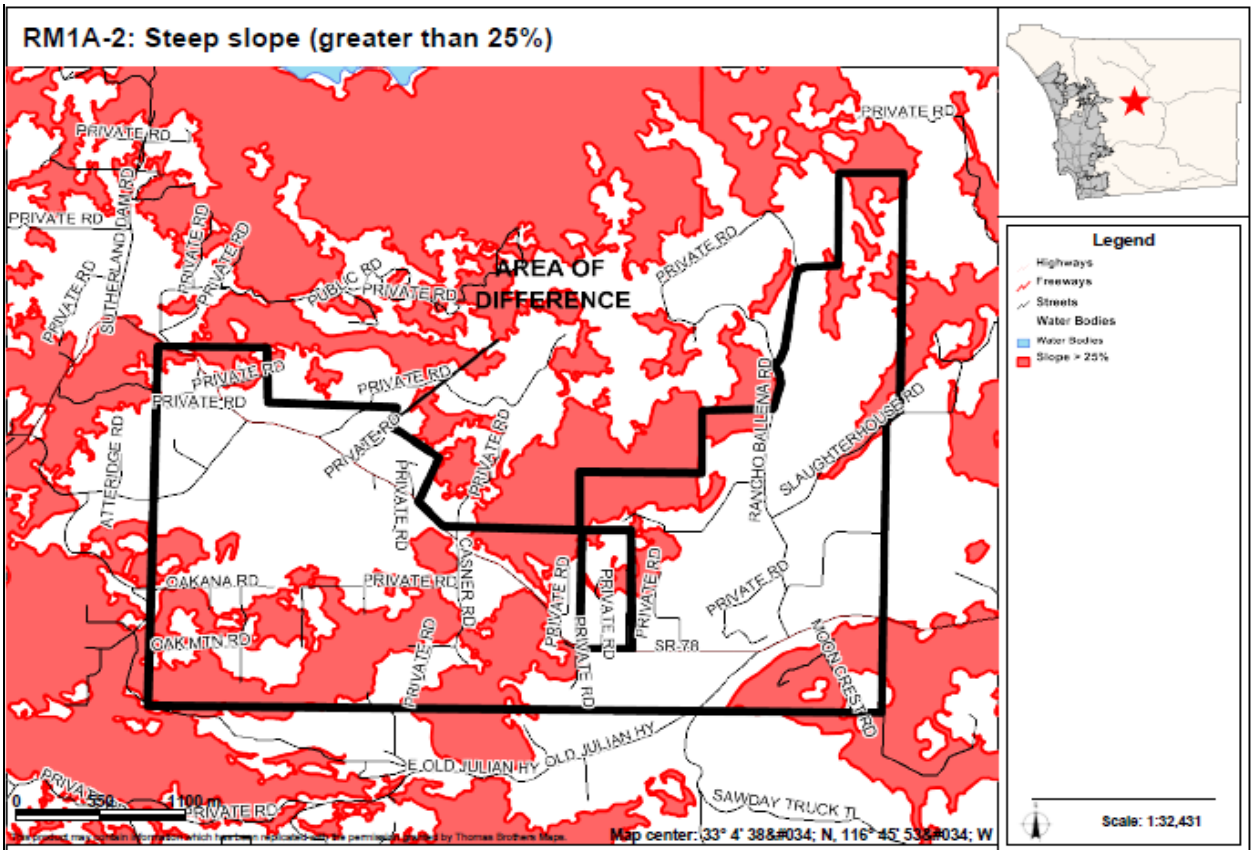
AREAS OF DIFFERENCE

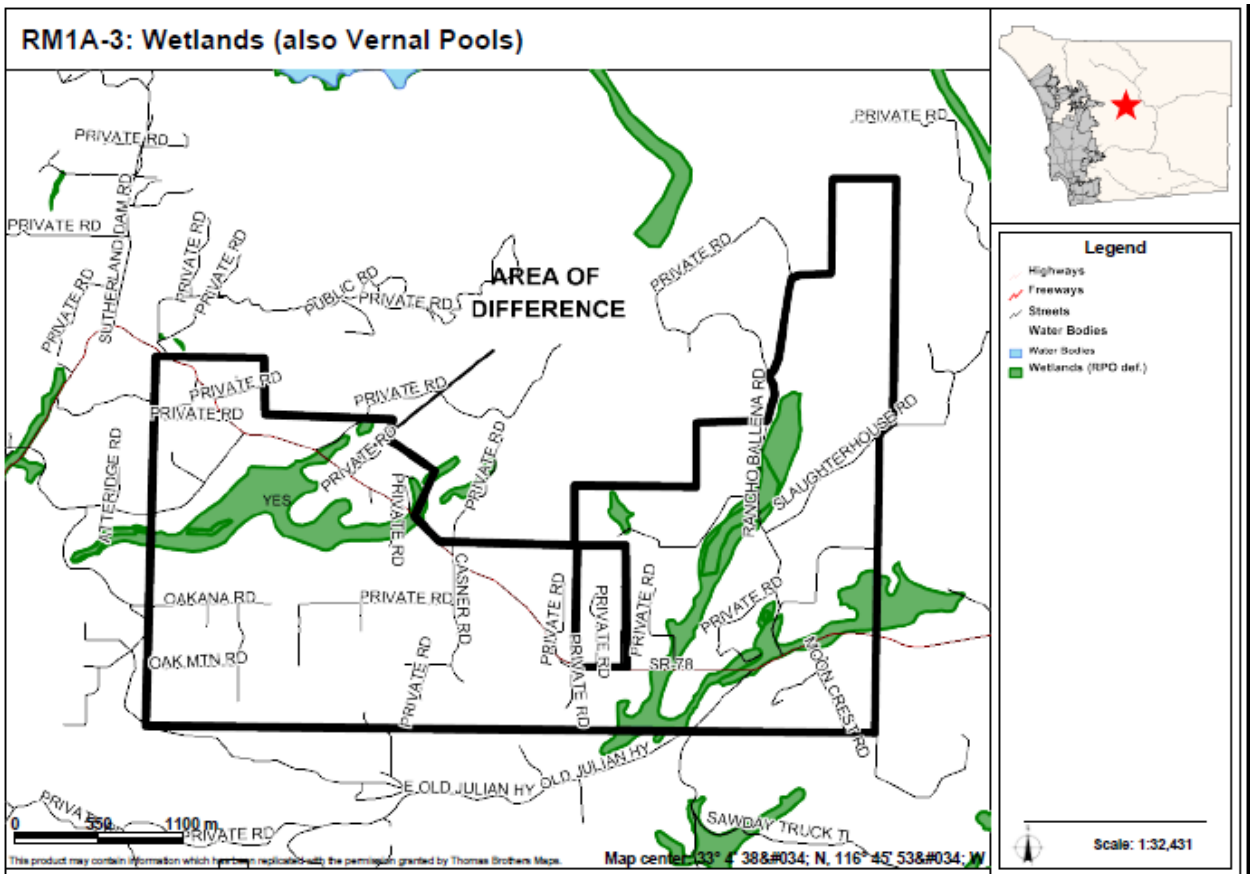
RM1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

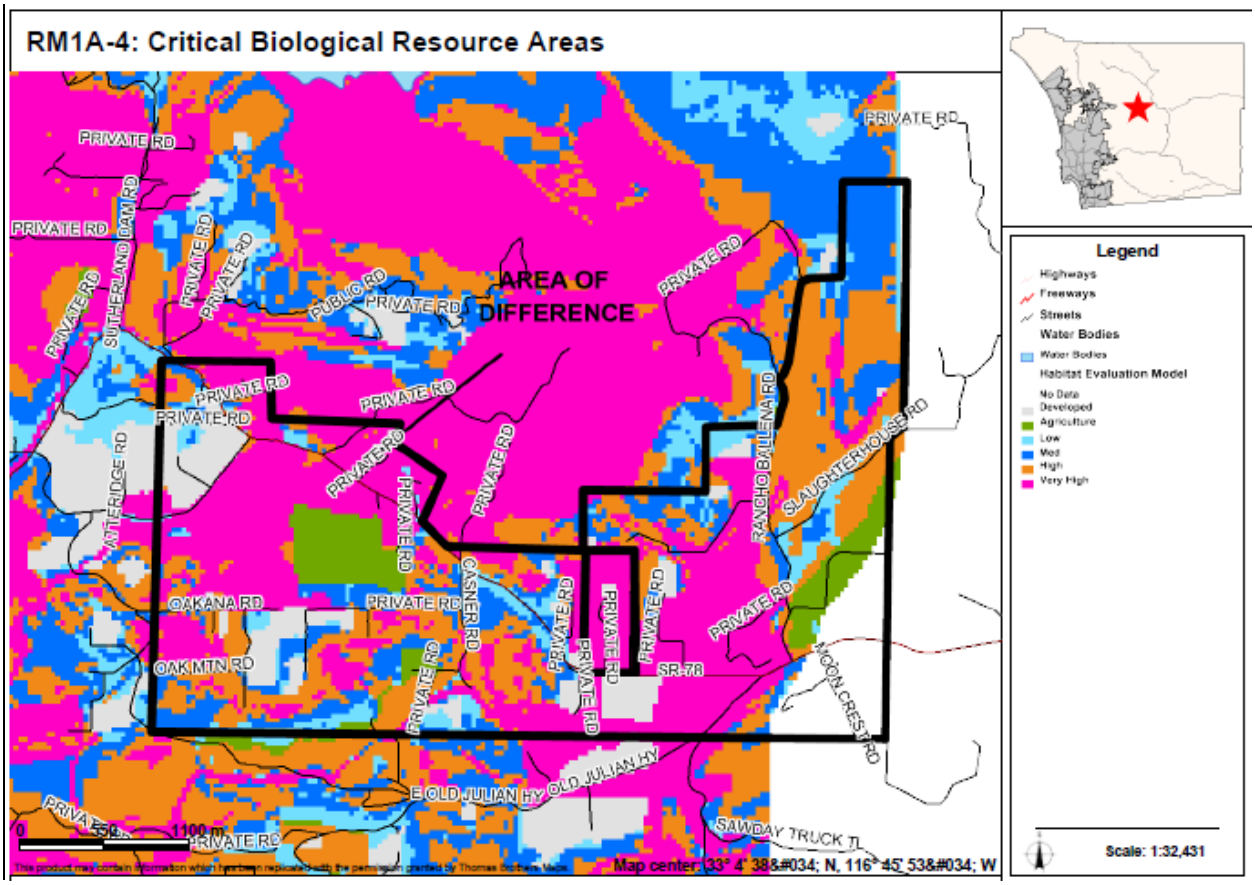


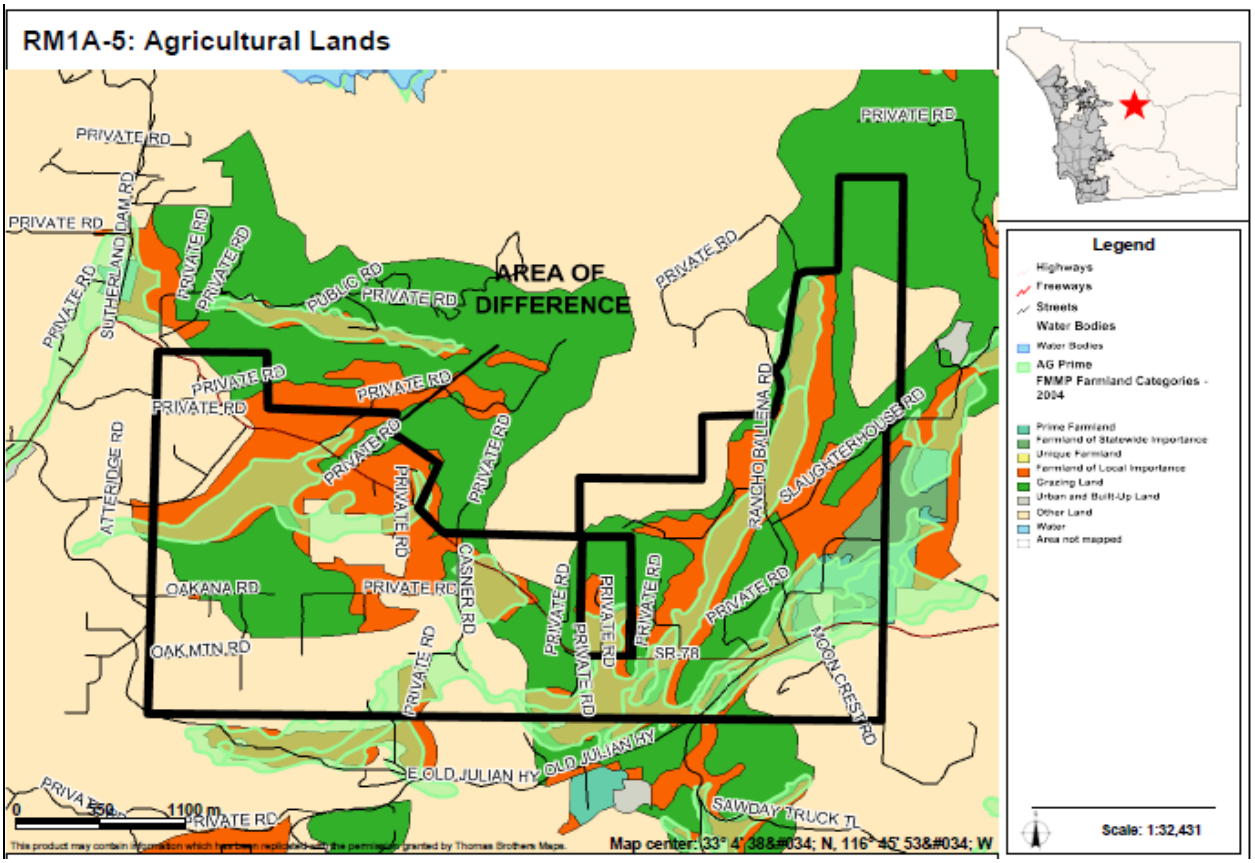
AREAS OF DIFFERENCE





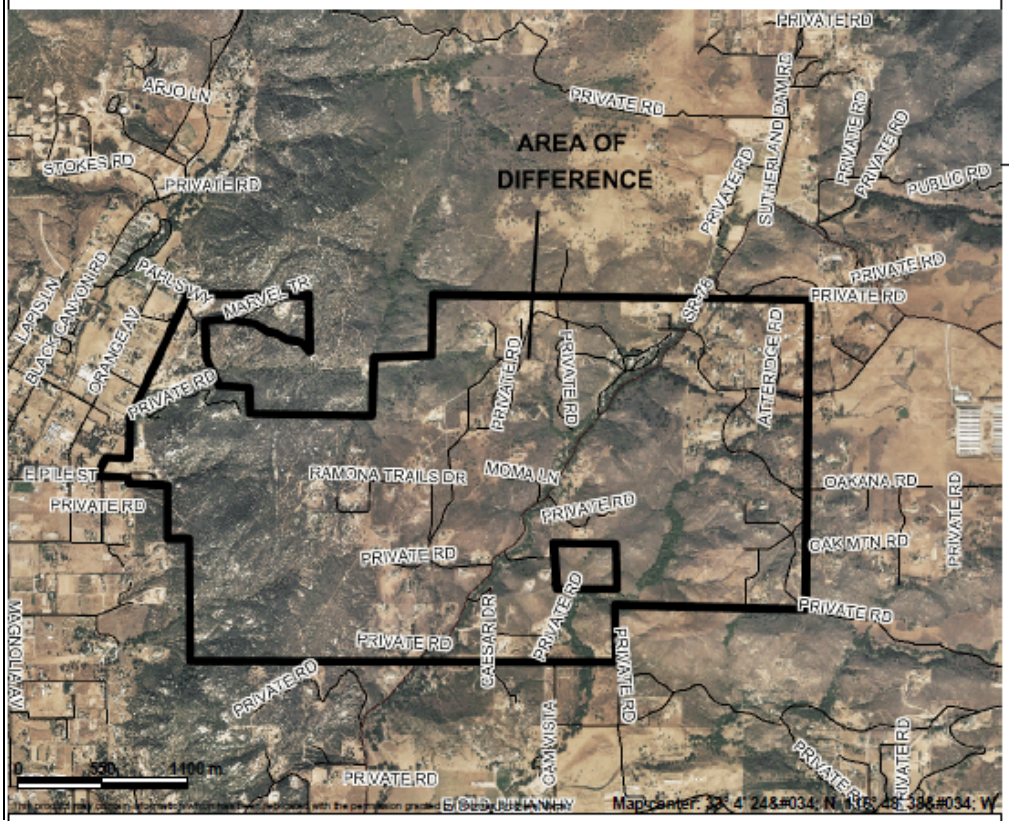
AREAS OF DIFFERENCE



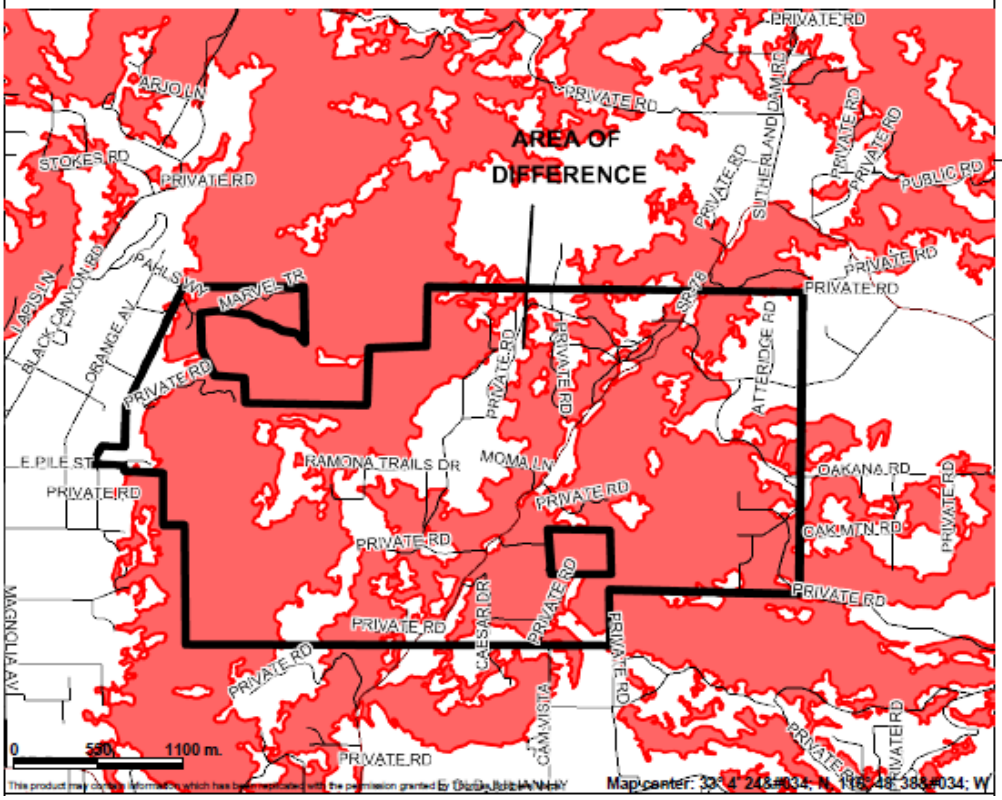


AREAS OF DIFFERENCE

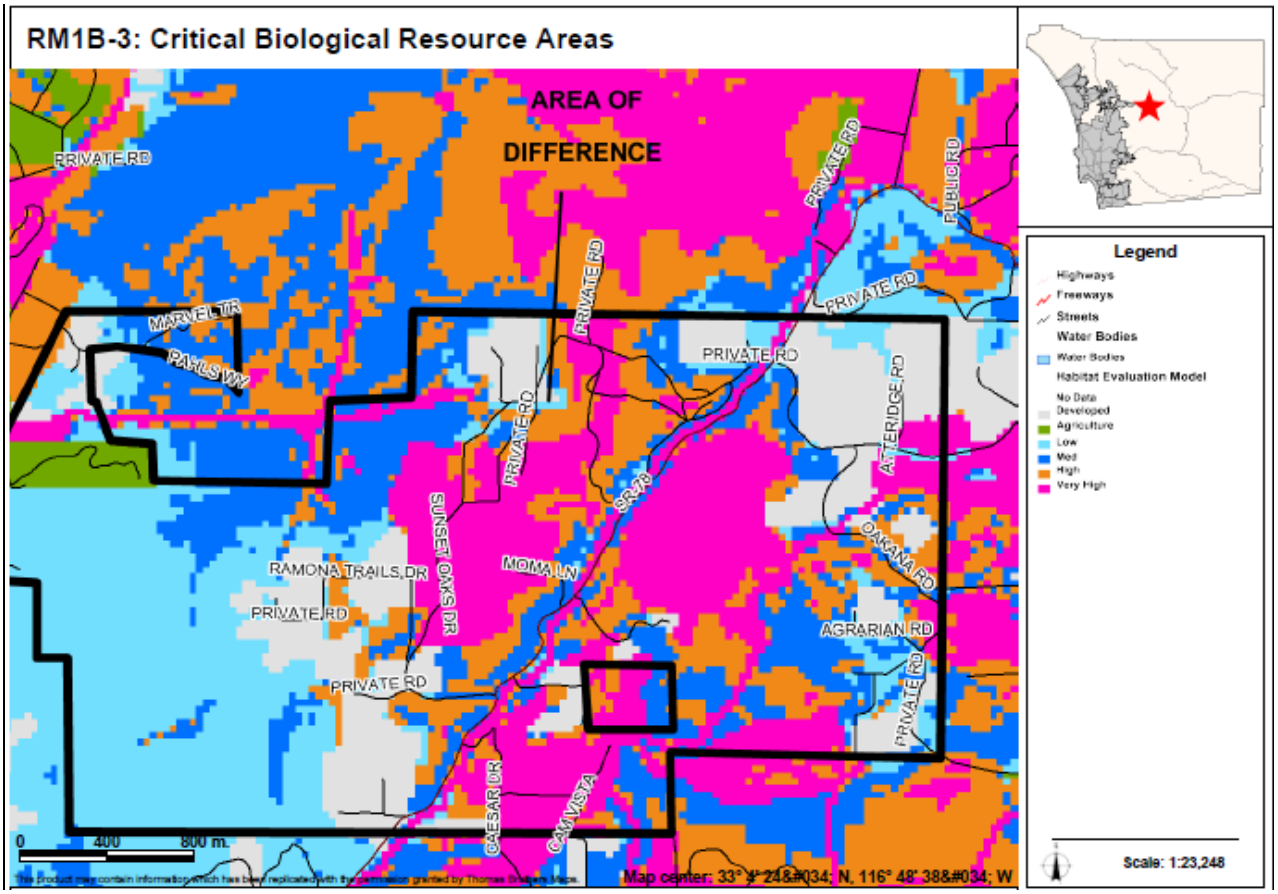
RM1B-1: Aerial

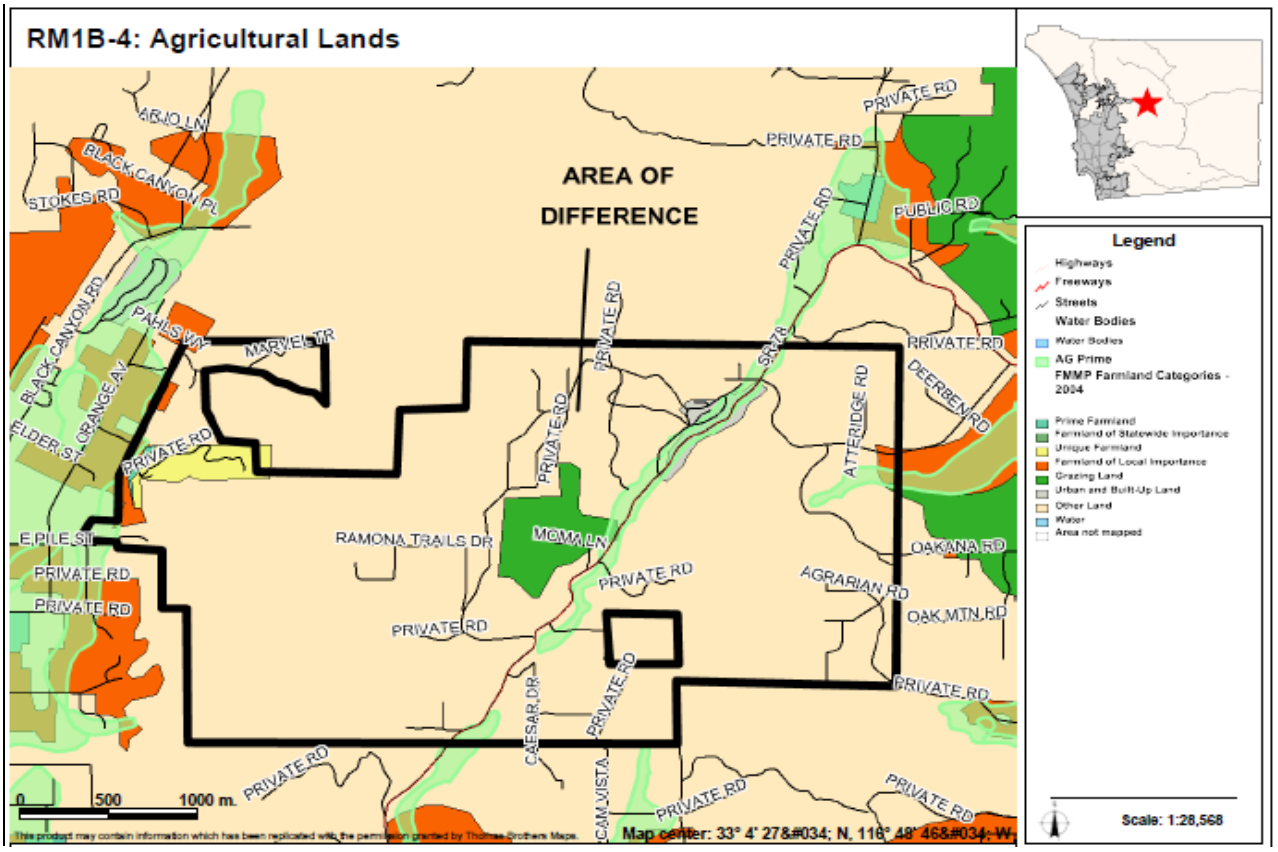


RM1B-2: Steep slope (greater than 25%)

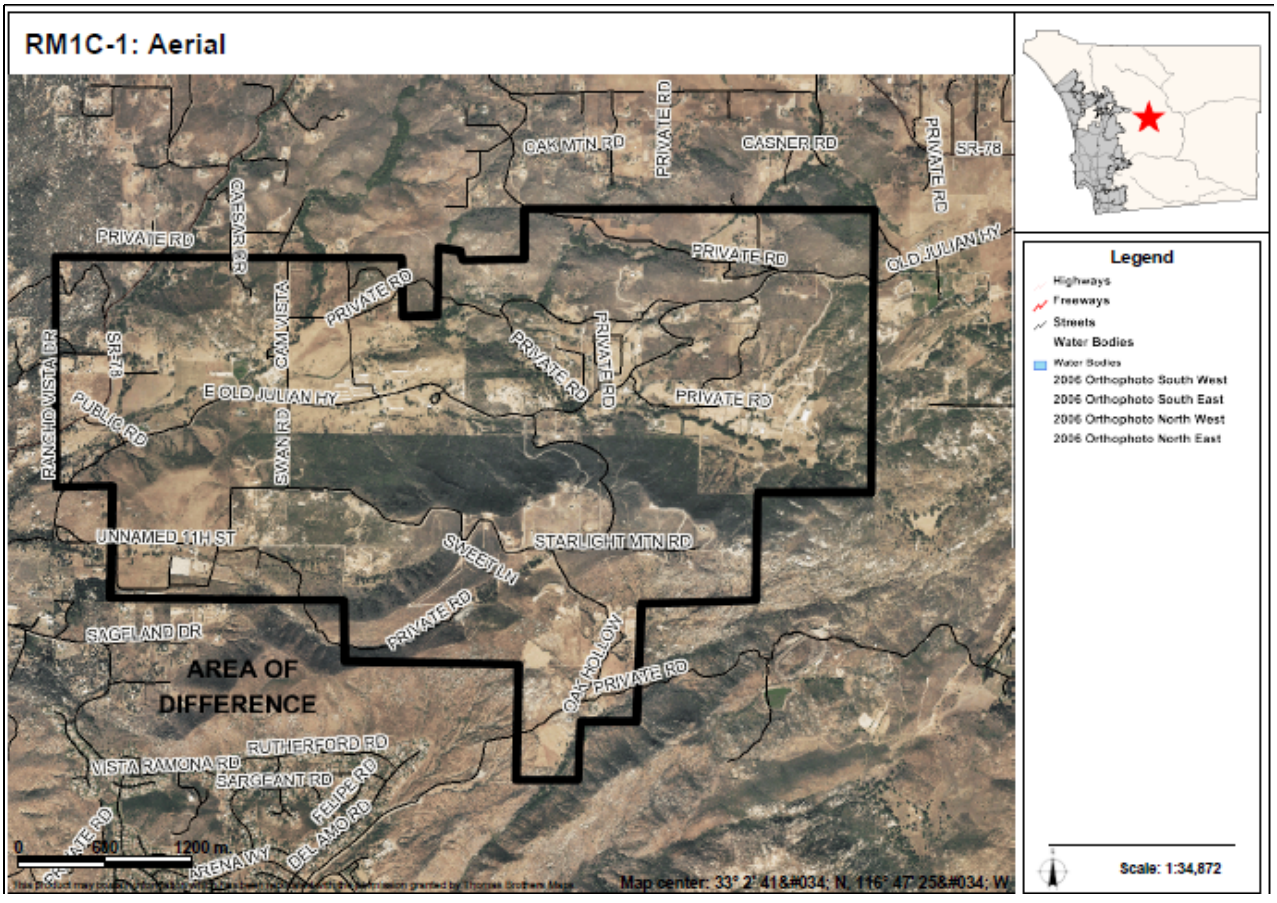


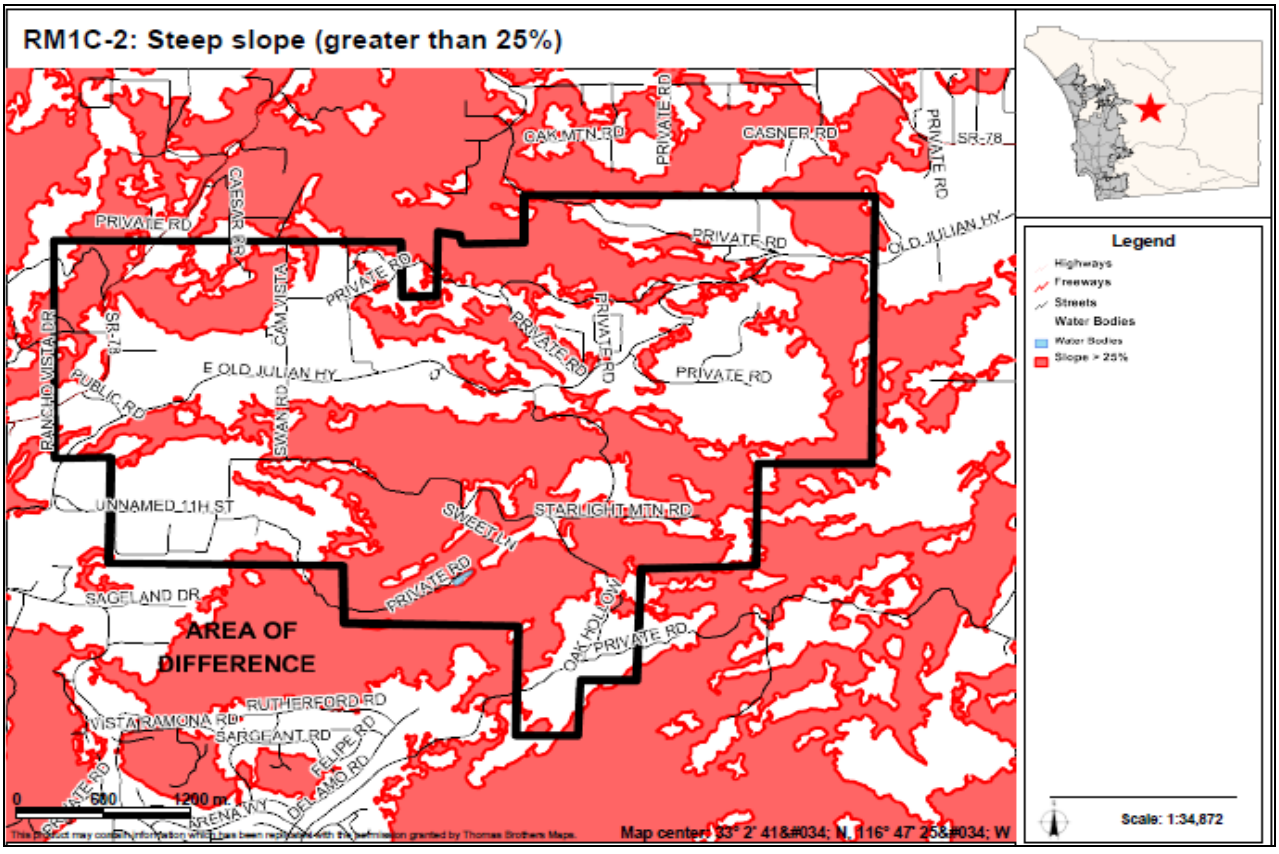
AREAS OF DIFFERENCE



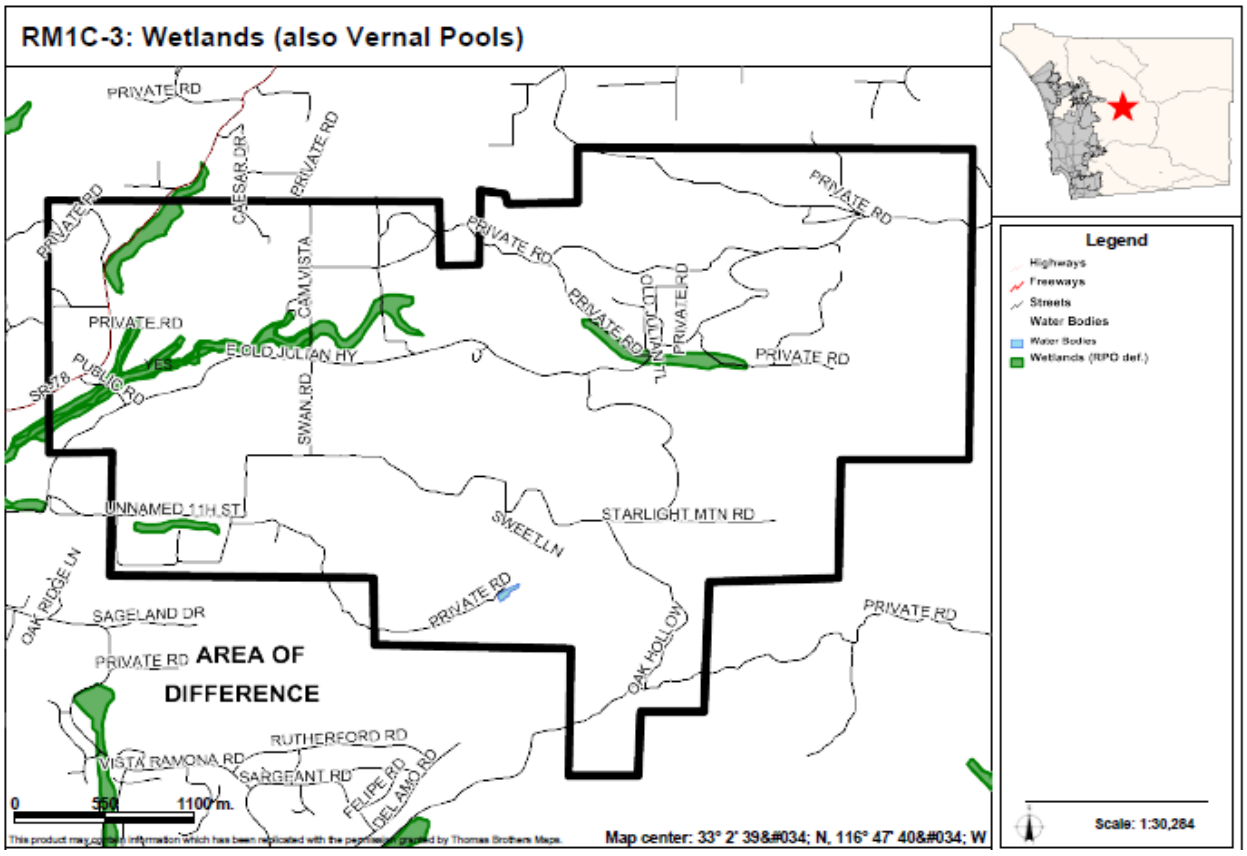


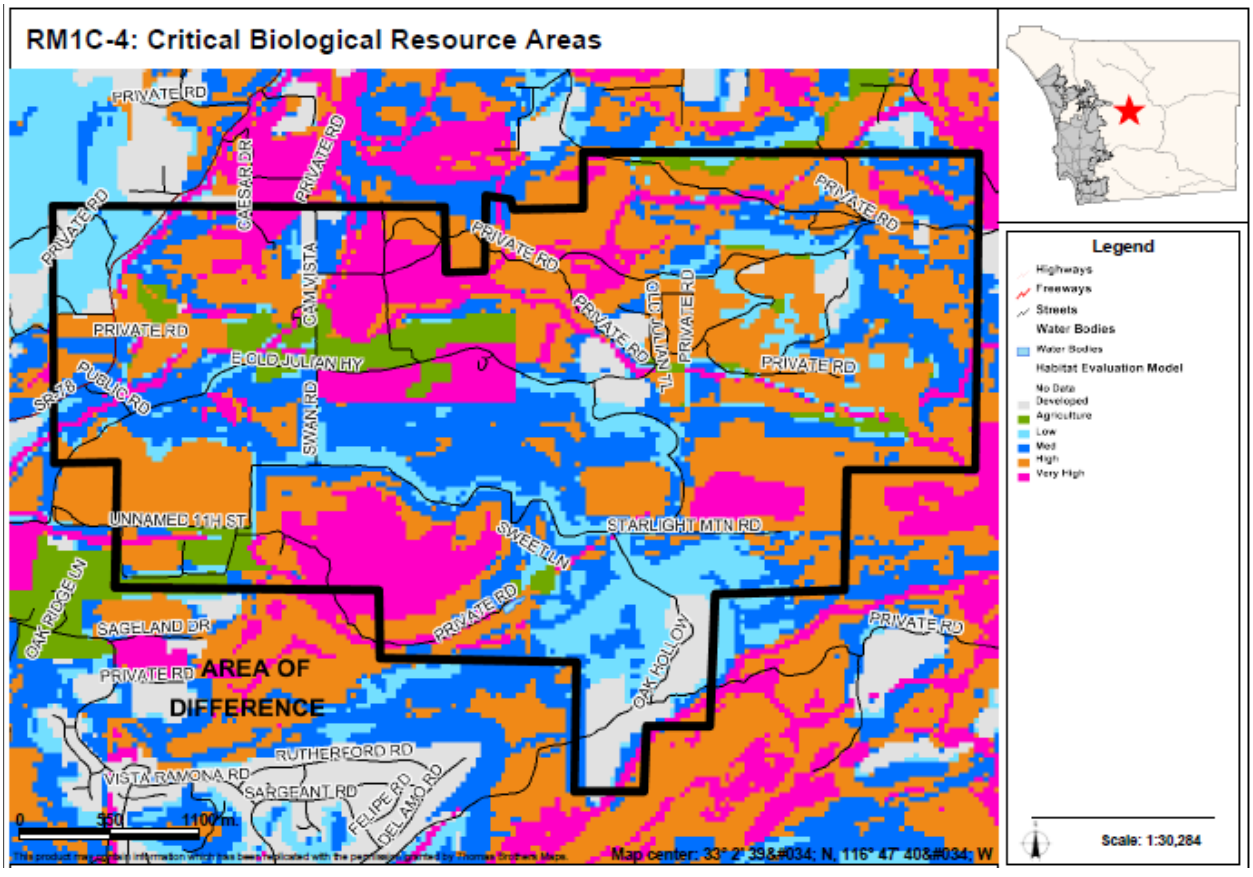
AREAS OF DIFFERENCE



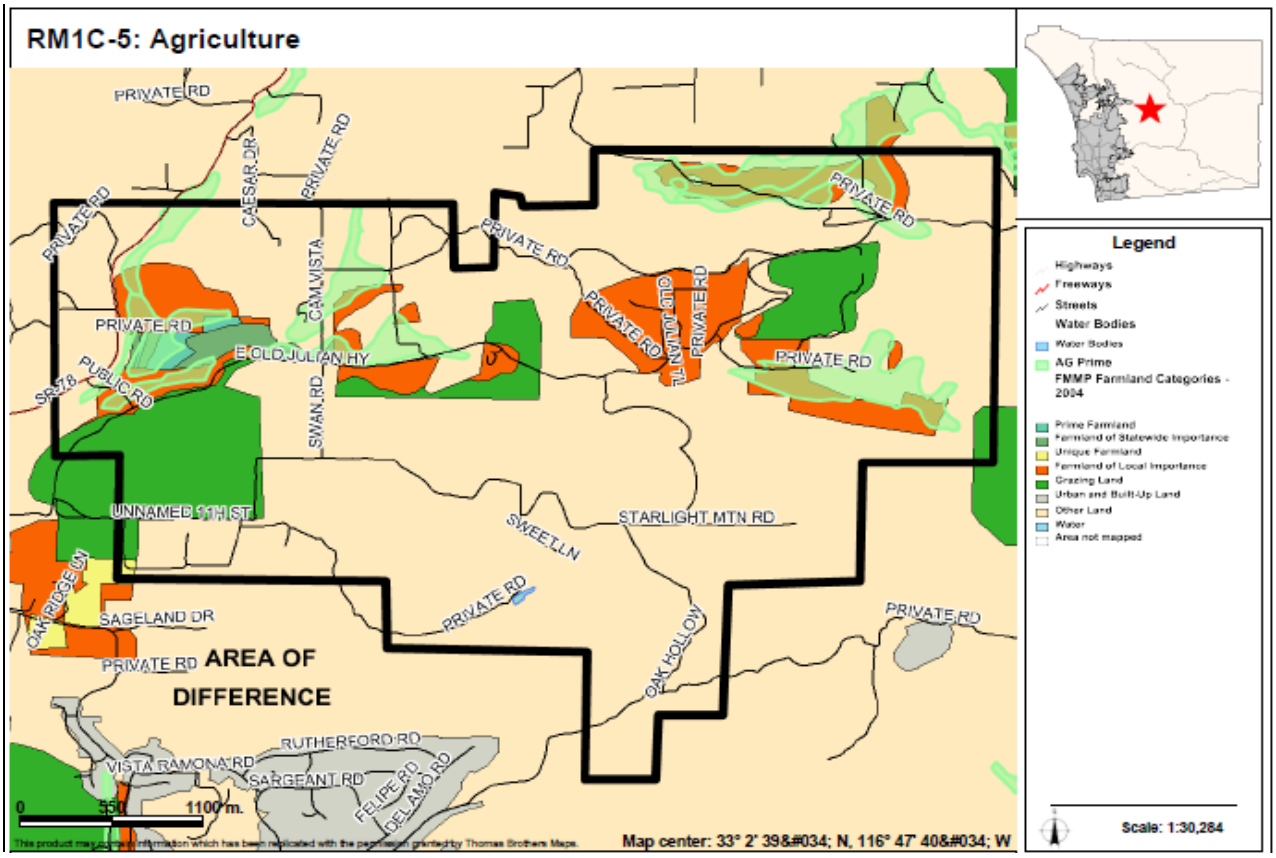


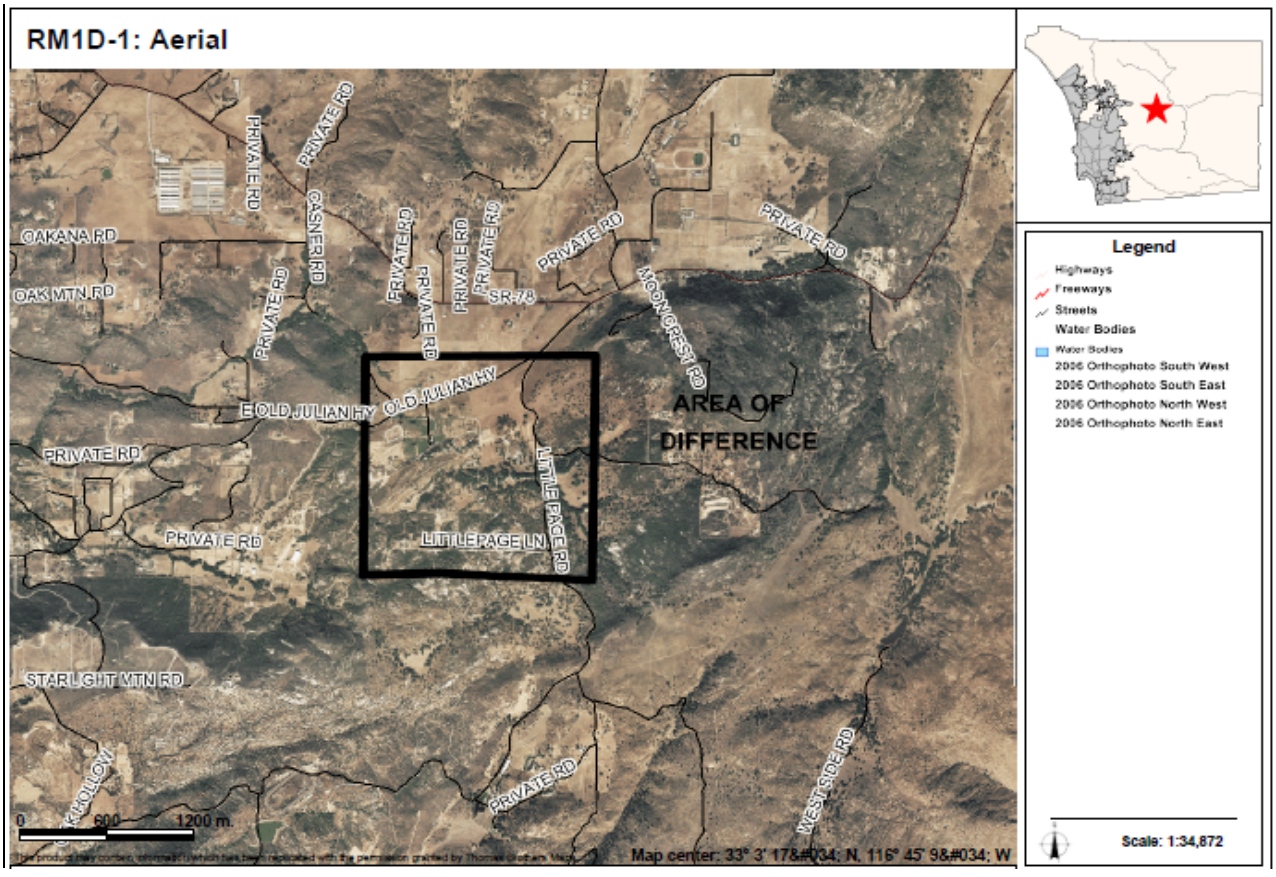
AREAS OF DIFFERENCE



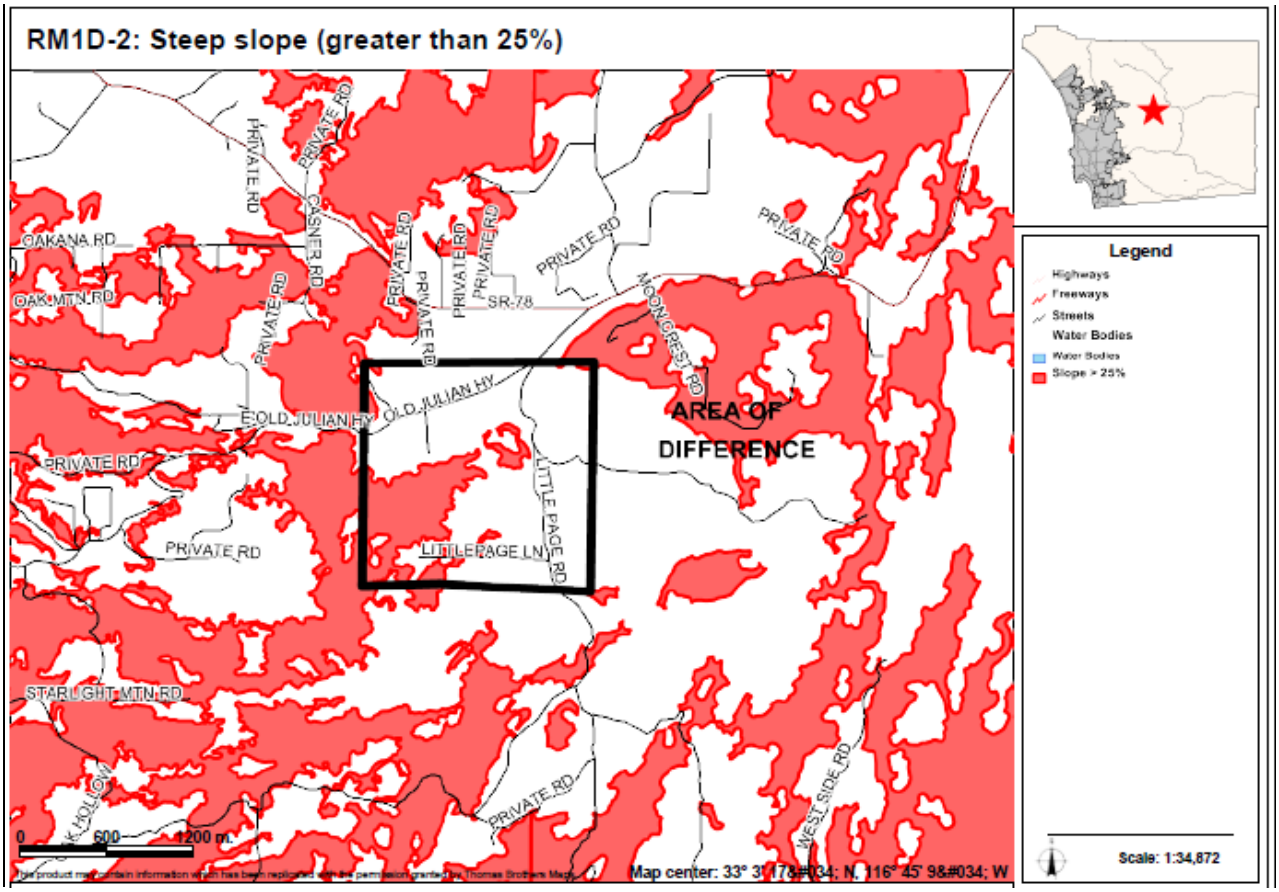


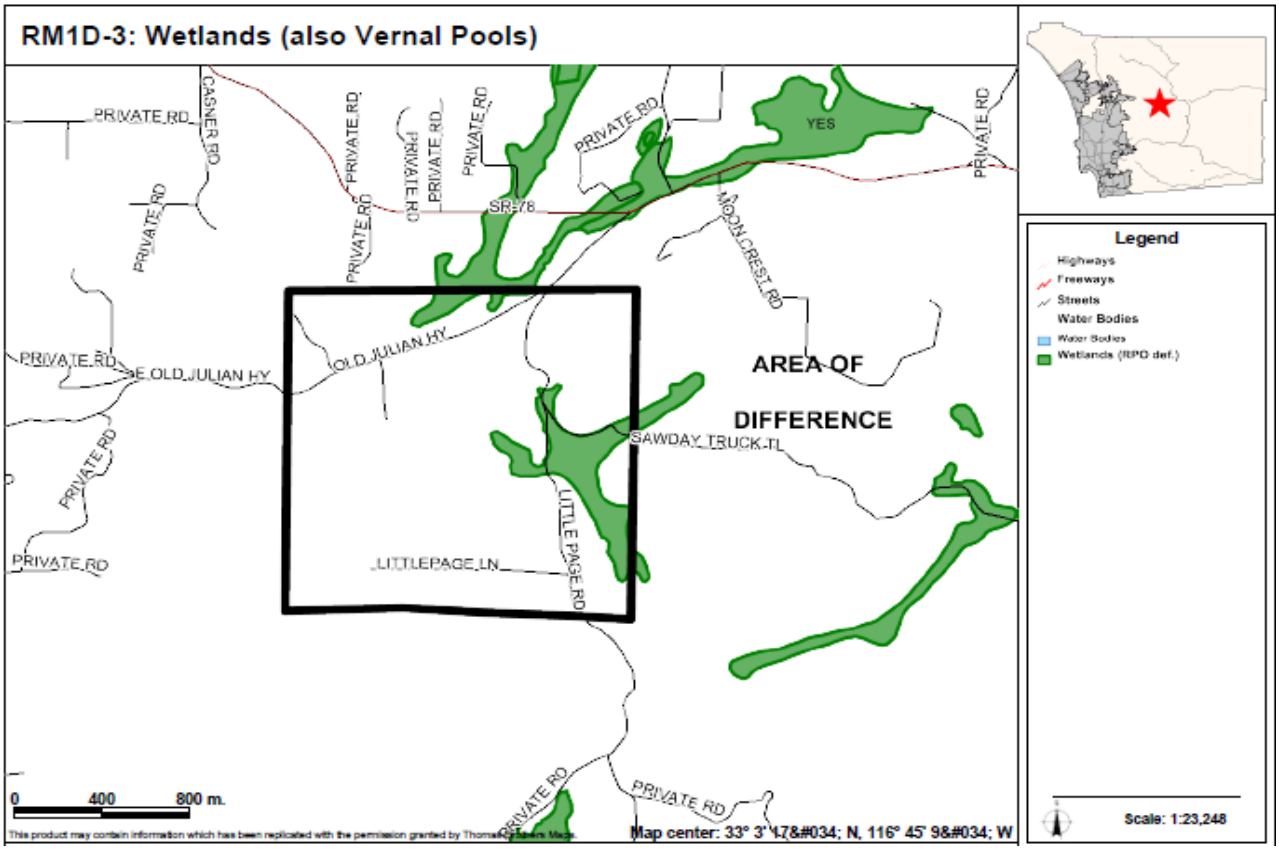
AREAS OF DIFFERENCE



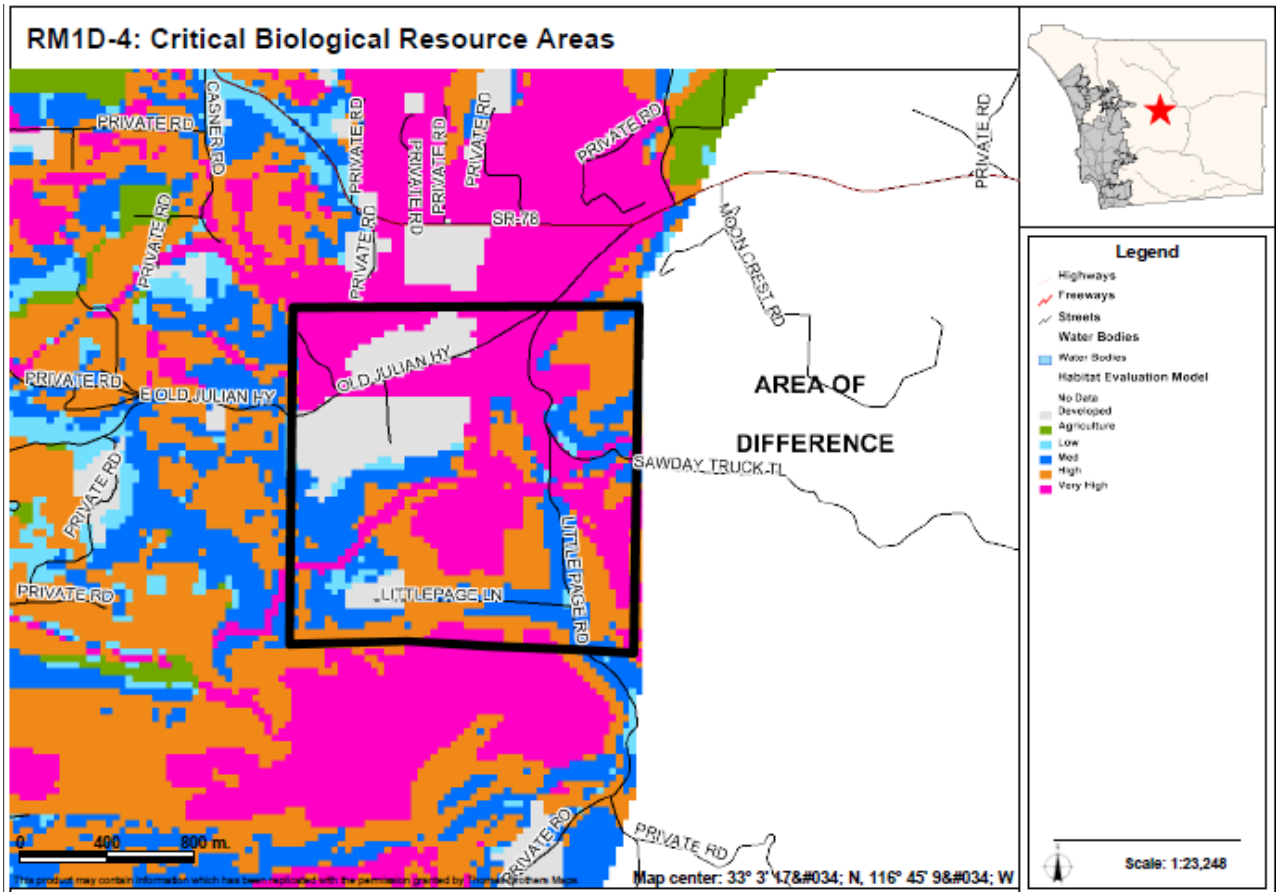


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE


RM1D-4: Critical Biological Resource Areas
PRIVATE RD
CASNER RD
PRIVATE RD
PRIVATE RD
PRIVATE

AREAS OF DIFFERENCE

RM2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Leone [130] Location/Description: • 601 ac (12 parcels) • Outside CWA boundary • South of Ramona Oaks Rd, west of Rancho Barona Rd. Existing General Plan: (18) 1 du/ 4 ,8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: SR-10 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally vacant and undeveloped land. To the north, there is a golf course while to the west, there is a community of single family residential use. To the west, there is some vacant land as well as spaced rural residential.	Other: N/A		CPG Recommendation: RL-40

Discussion

This is a collection of parcels south of Ramona Country Estates. It has limited access and services and contains steep slopes and sensitive biological habitat. It is located in a transitional area between the higher density Country Estates and the lower density surrounding area. The proposed designations (SR-10 or RL-20) reflect this transition.

The key constraints associated with RM2 are steep slopes and critical biological resource areas. Figure RM2-1 provides an aerial photo showing the boundaries of the AOD, Figure RM2-2 identifies steep slope areas, and Figure RM2-3 identifies critical biological resource areas.

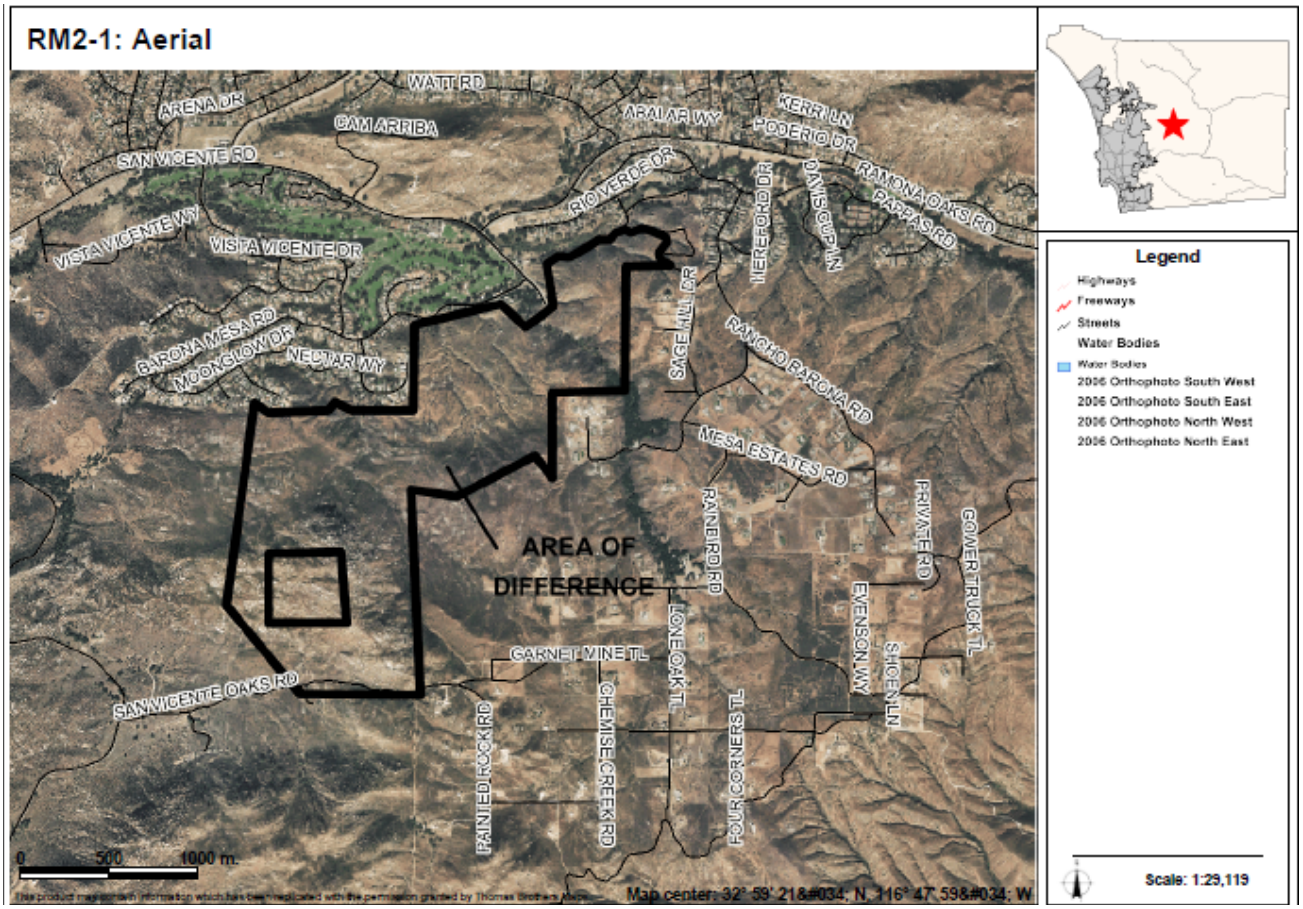
Potential Conflicts with Goals and Policies

None

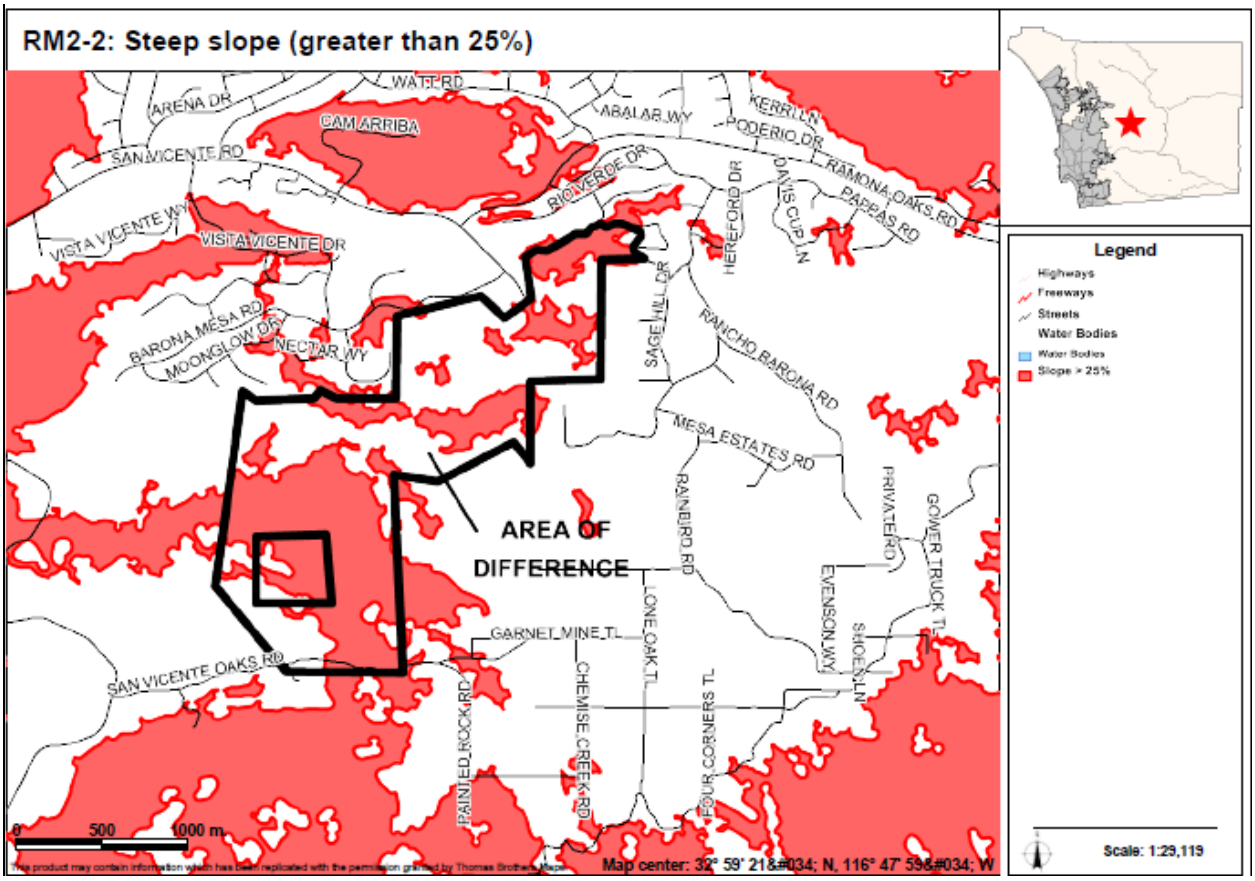
AREAS OF DIFFERENCE

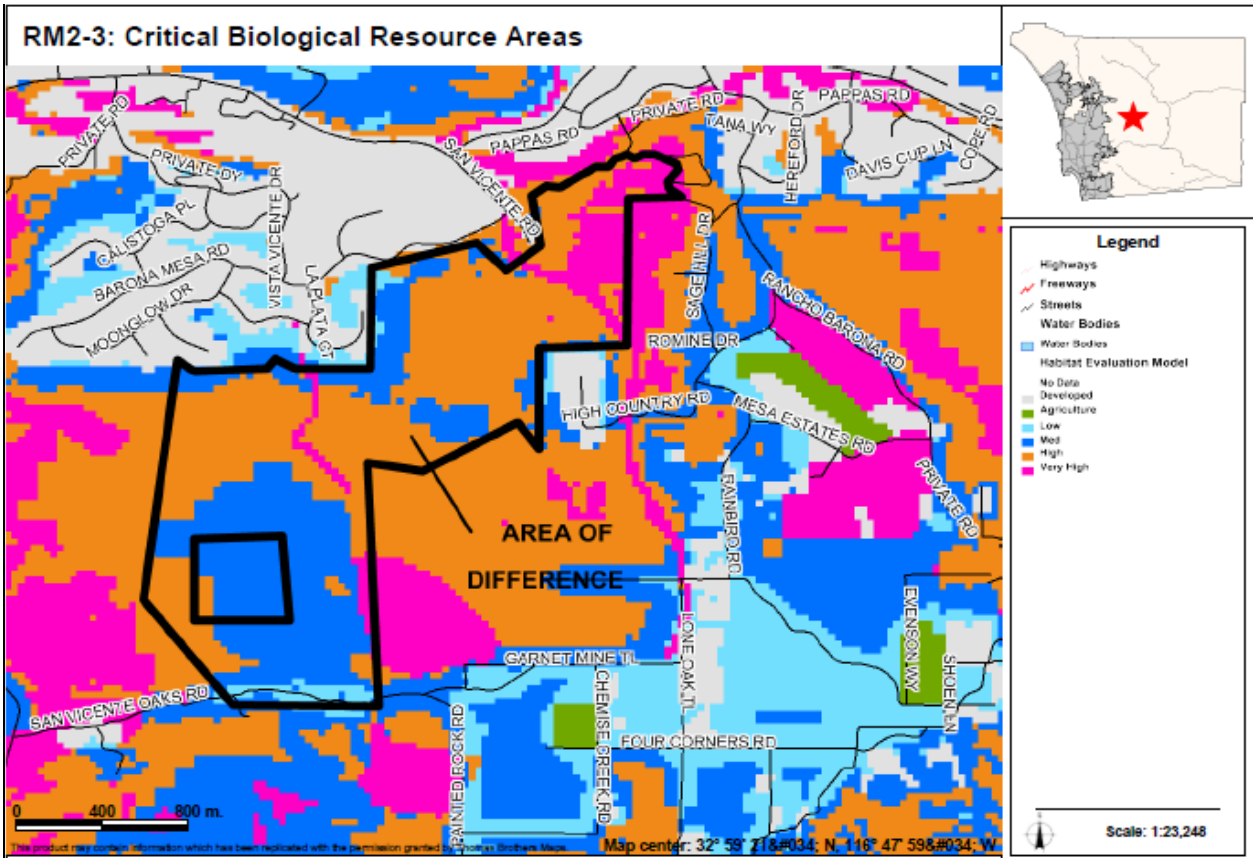
RM2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

RM3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #1,4, 6, and other areas Location/Description: • 204 ac (171 parcels) • Inside CWA boundary • North of SR 67 and south of Cedar St. Existing General Plan: Various	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: Various Hybrid: Same as Draft Map Draft Land Use: Various Environmentally Superior: Same as Draft Map
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Heavily developed area located within the town center and characterized by residential, commercial, and industrial uses; bounded on all sides by similar uses. Adjacent to Ramona Town Center.	Other: N/A		CPG Recommendation: N/A

Discussion

This covers a number of properties in and around the Ramona town center. The Referral and Draft Land Use Maps were originally mapped similarly. After their endorsement, as part of the Housing Element preparation, staff worked with the Ramona Planning Group to refine the town center area and accommodate housing needs. All differences in this area shown on the Draft Land Use and Hybrid Maps were discussed with and endorsed by the Planning Group.

The key constraints associated with RM3 are floodplain, wetlands, critical biological resource areas, and agricultural lands. Figure RM3-1 provides an aerial photo showing the boundaries of the AOD, Figure RM3-2 identifies floodplains and floodways, Figure RM3-3 identifies wetlands, Figure RM3-4 identifies critical biological resource areas, and Figure RM3-5 identifies important agricultural lands.

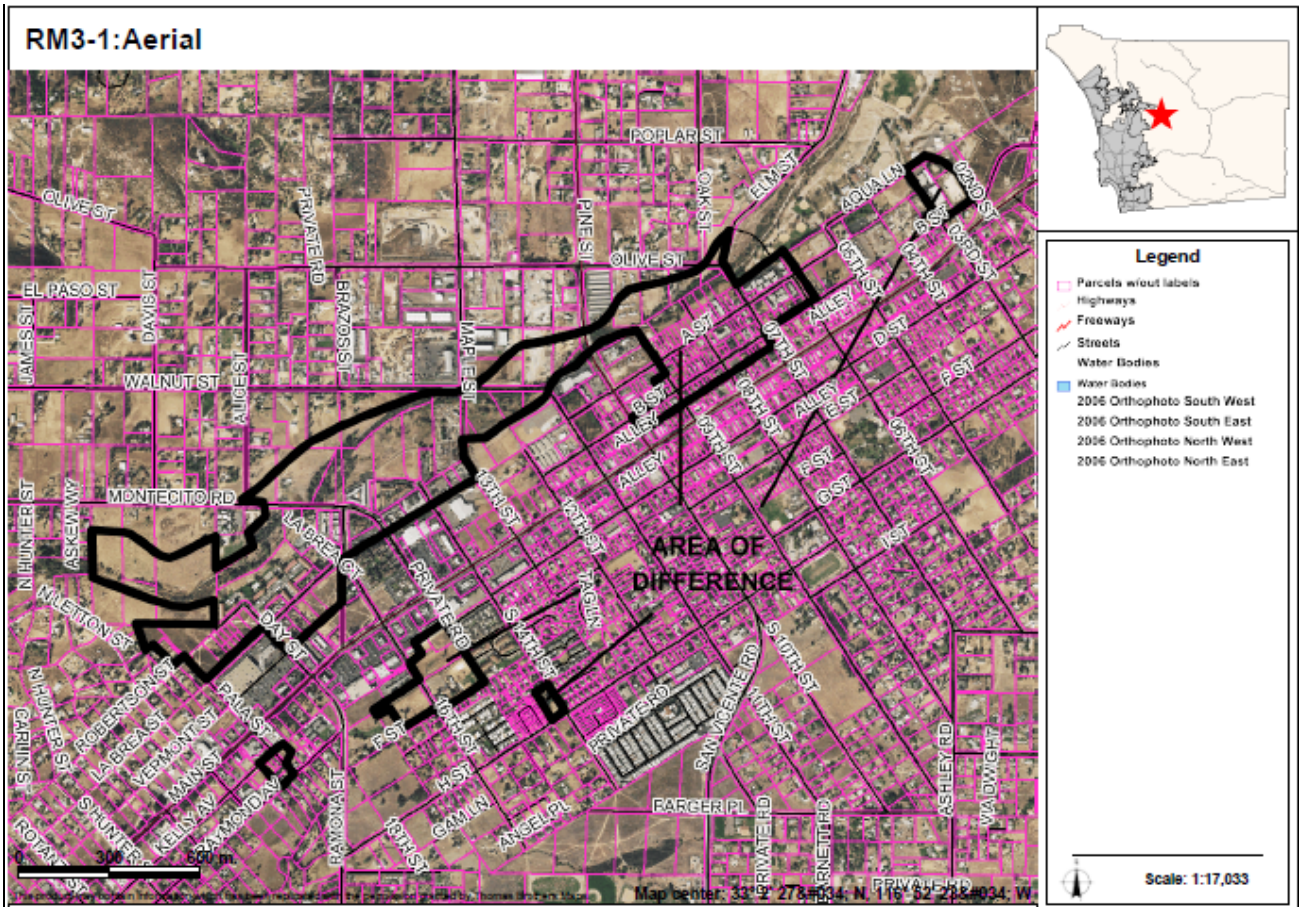
Potential Conflicts with Goals and Policies

None

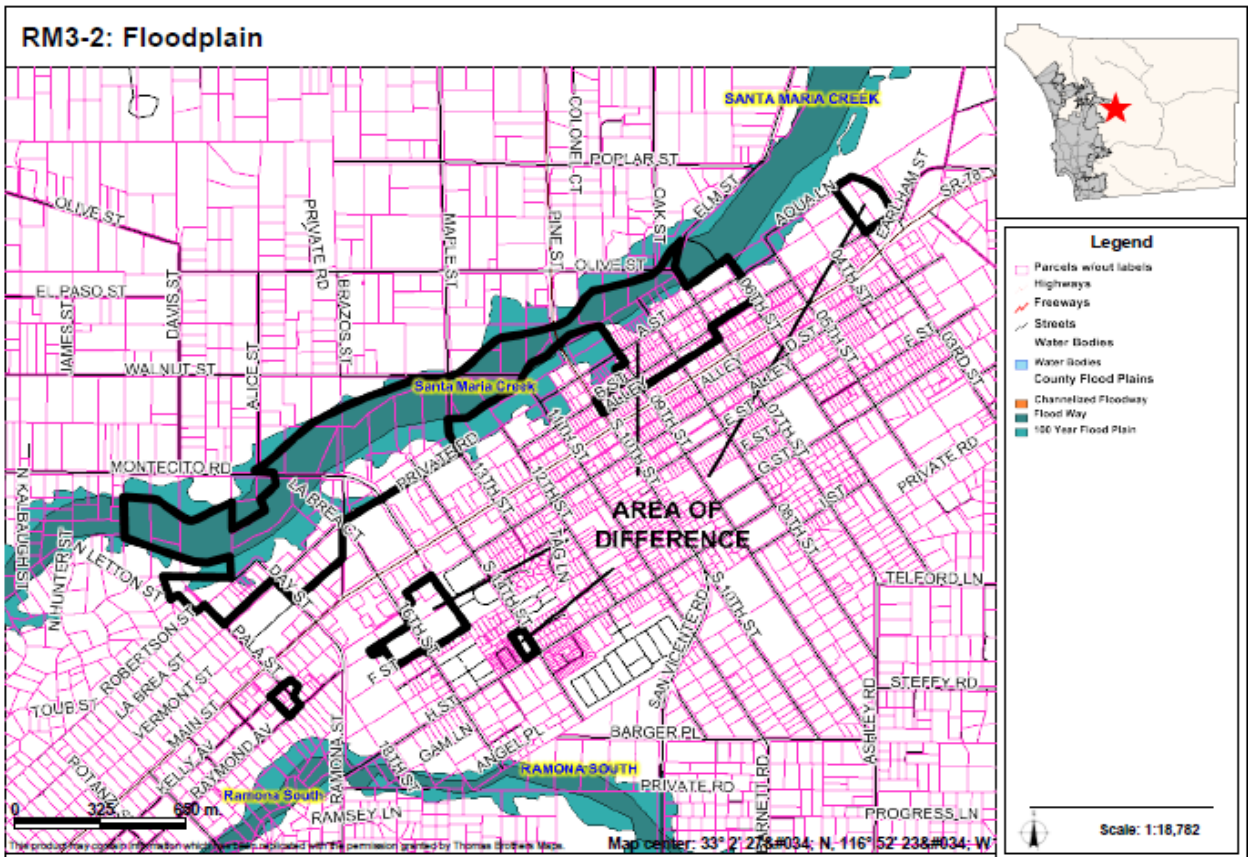
AREAS OF DIFFERENCE

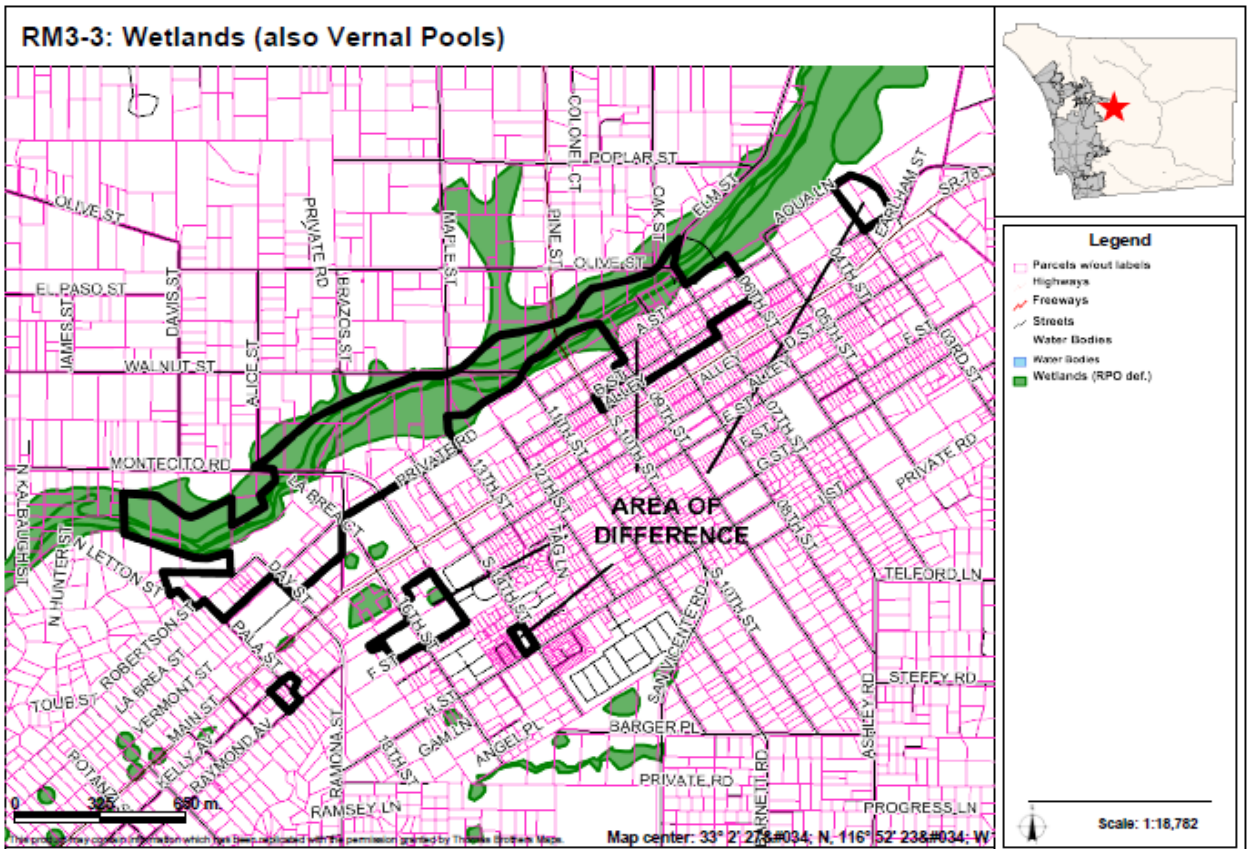
RM3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

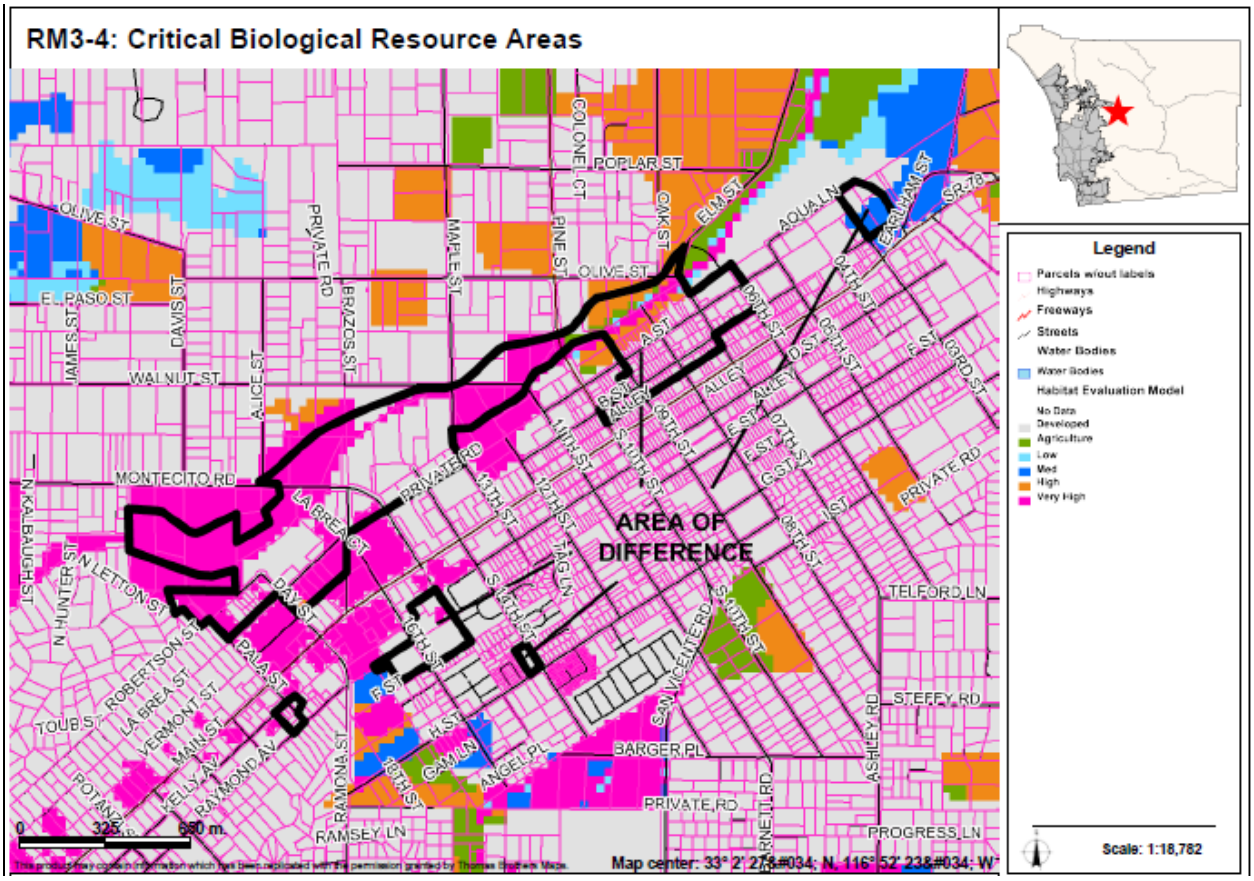


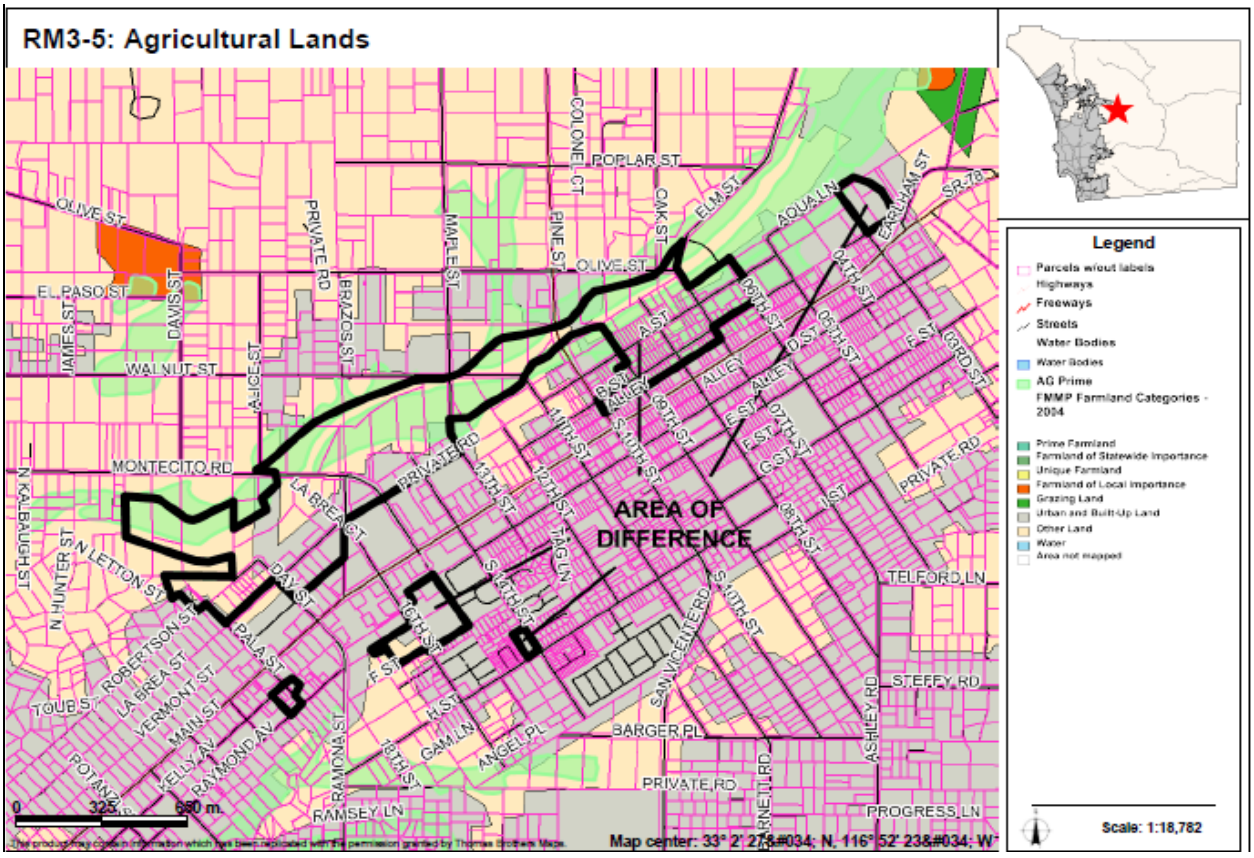
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

RM4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: (C&I) Williams [2]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-1
Location/Description: • 29 ac (11 parcels) • Inside CWA boundary • Bound by Poplar St. to the north and Pine St. to the east.	Steep slope (greater than 25%)	○	Hybrid: SR-1
	Floodplain	○	Draft Land Use: SR-1
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: SR-1
	Critical Biological Resource Areas	◒	
Existing General Plan: (1) 1 du/ 1, 2, 4, ac	Agricultural Lands	◒	
Context: Generally spaced rural residential use. To the south is extractive industry land use as well as agricultural land. To the north is also used for more spaced rural residential and to the west is undeveloped land.	Other: N/A		CPG Recommendation: SR-1

Discussion

This AOD is located west of SR 78, to the north of the Ramona town center. It is located north of an existing industrial use in a residential area. The Referral and Draft Map were originally mapped the same as Limited Impact Industrial (I-1). Both the surrounding property owners and the Planning Group requested the SR-1 designation. The Hybrid, Draft Land Use, and Environmentally Superior Maps reflect the RPG and surrounding property owner desires.

The key constraints associated with RM4 are wetlands, critical biological resource areas, and agricultural lands. Figure RM4-1 provides an aerial photo showing the boundaries of the AOD, Figure RM4-2 identifies wetlands, Figure RM4-3 identifies critical biological resource areas, and Figure RM4-4 identifies important agricultural lands.

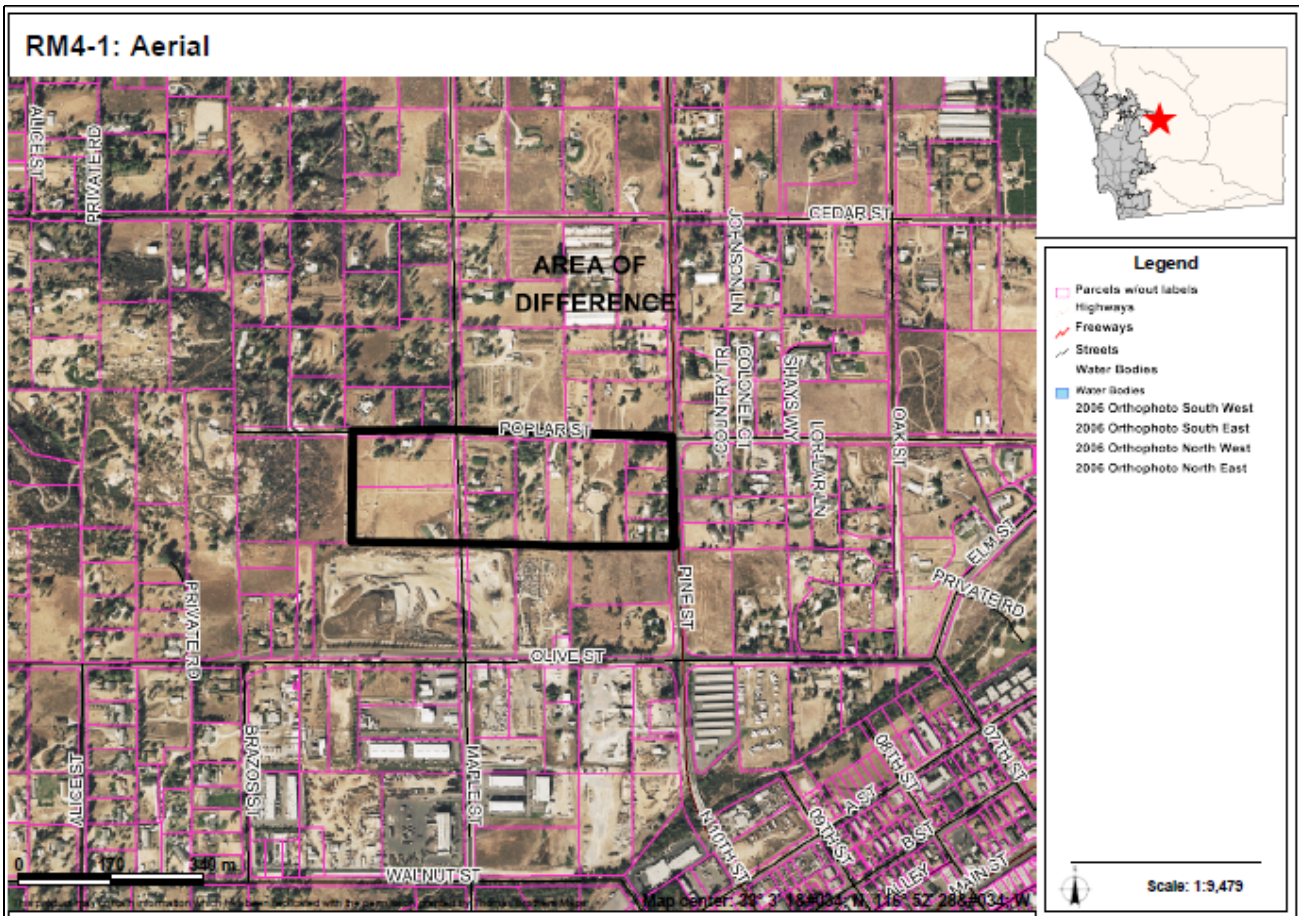
Potential Conflicts with Goals and Policies

None

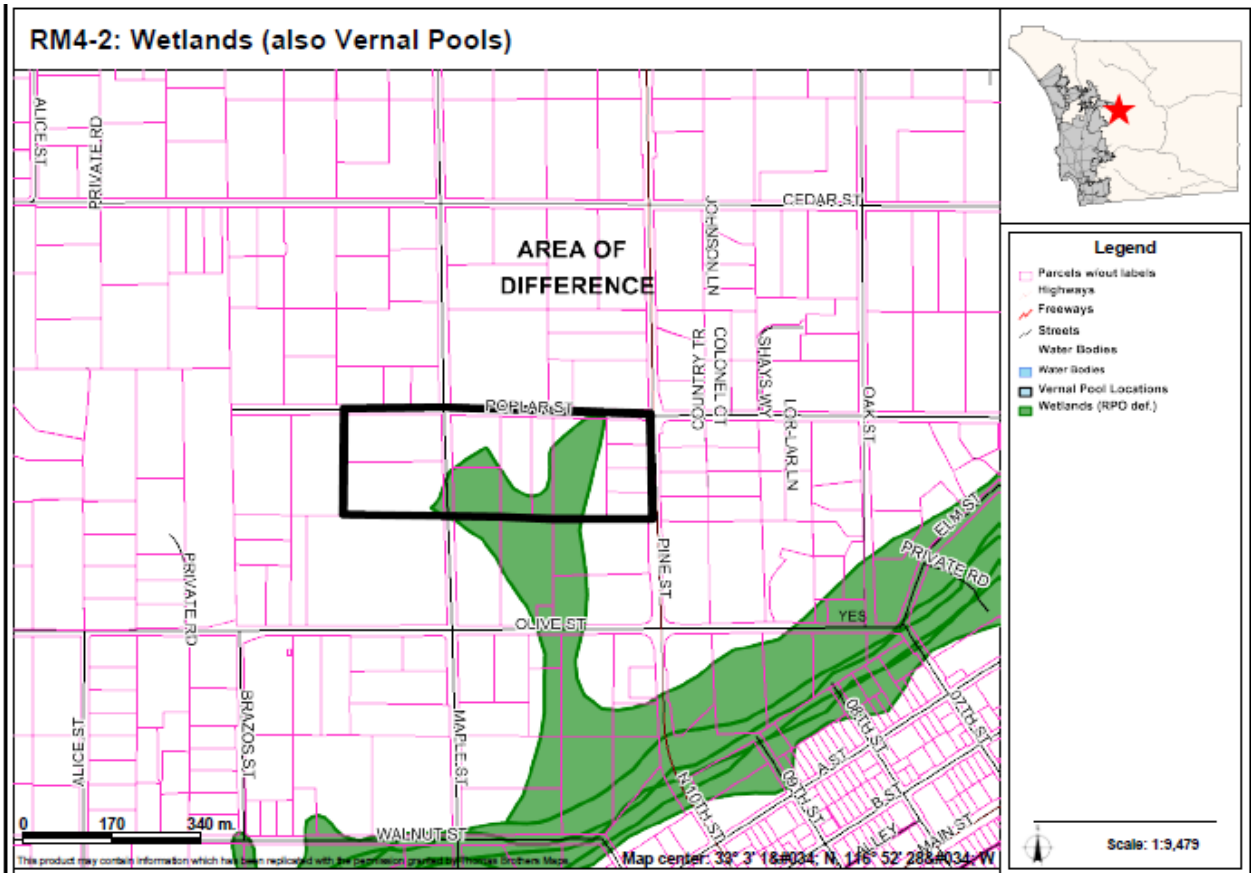
AREAS OF DIFFERENCE

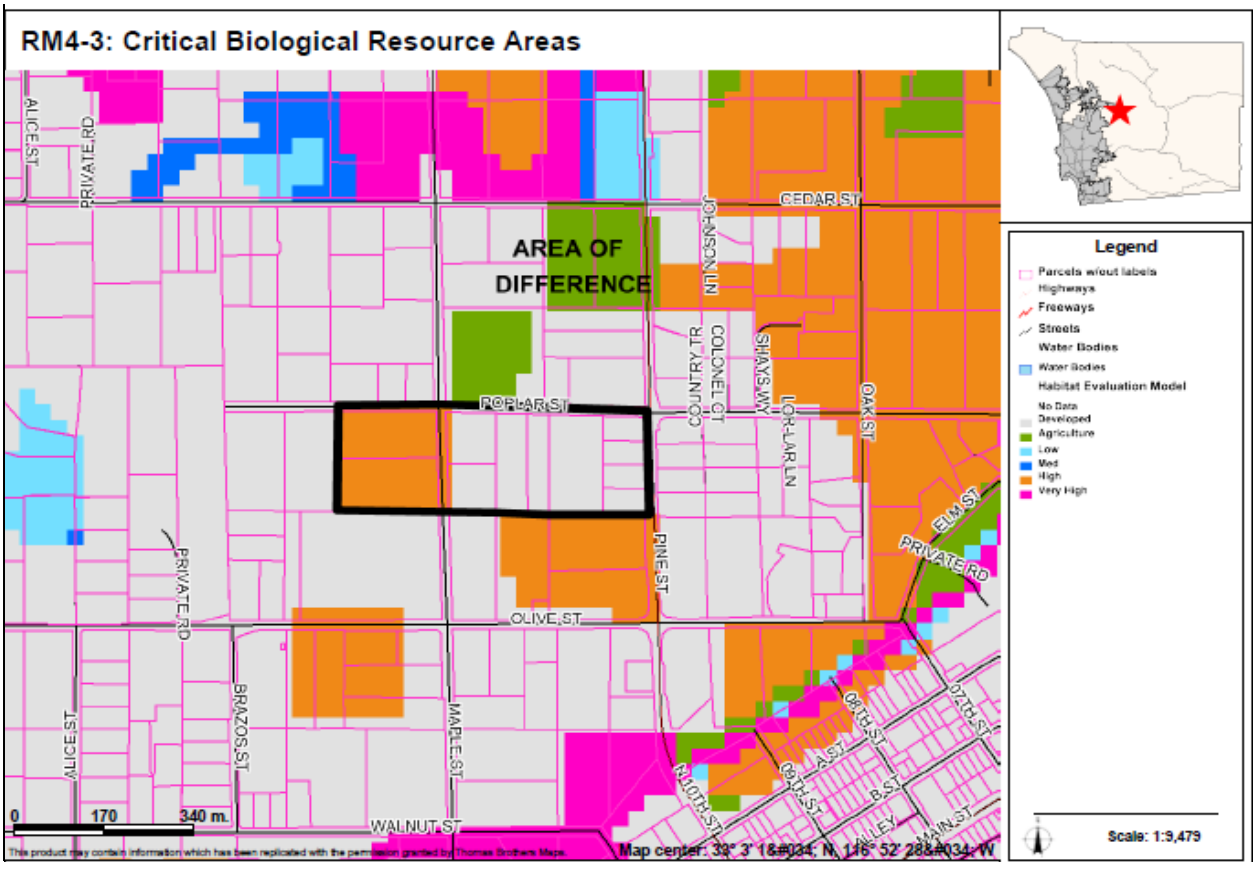
RM4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	□	■	■	■
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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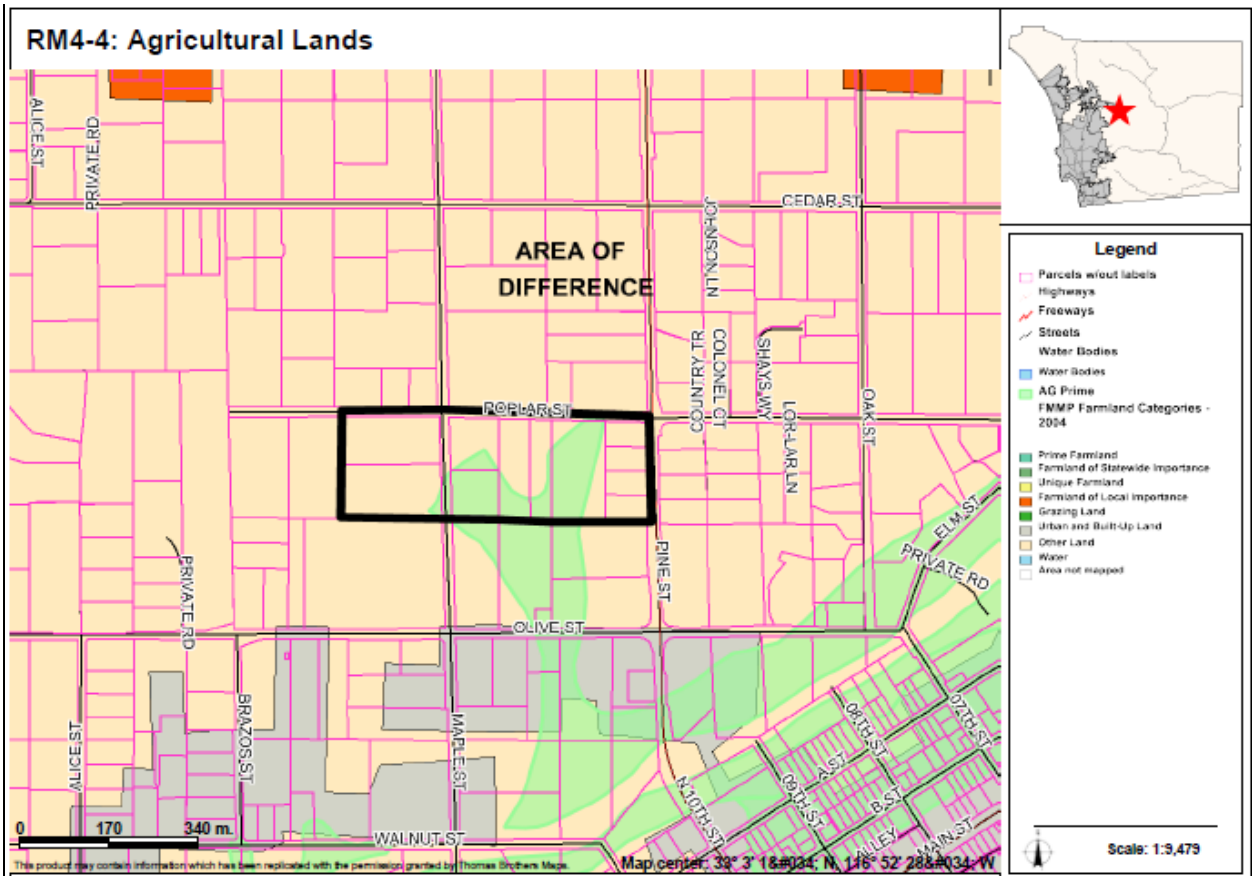


AREAS OF DIFFERENCE

RM5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 20,693 ac (599 parcels) • Outside CWA boundary • North of SR 78 and west of SR 79.	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80
	Critical Biological Resource Areas	◒	
Existing General Plan: (20) General Ag. 1 du/ 40 ac	Agricultural Lands	◒	
Context: Lightly developed lands with Agricultural and Rural Residential uses. Surrounding areas are very similar and either lightly developed or vacant. Also bounded by Santa Ysabel Open Space Preserve to the east.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is generally discussed under RM1. Due to such a large site some constraints were unable to be mapped.
Floodplain (also Vernal Pools) – 8% coverage.

The key constraints associated with RM5 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figures RM5A-1, RM5B-1, RM5C-1, RM5D-1, RM5E-1 provide an aerial photo showing the boundaries of the AOD, Figures RM5A-2, RM5B-2, RM5C-2, RM5D-2, RM5E-2 identify steep slope areas, Figures RM5A-4, RM5B-4, RM5C-3 identify wetlands, Figures RM5A-5, RM5C-4, RM5D-3, RM5E-3 identify critical biological resource areas, and Figure RM5A-6, RM5B-5, RM5C-6, RM5D-4 identifies important agricultural lands.

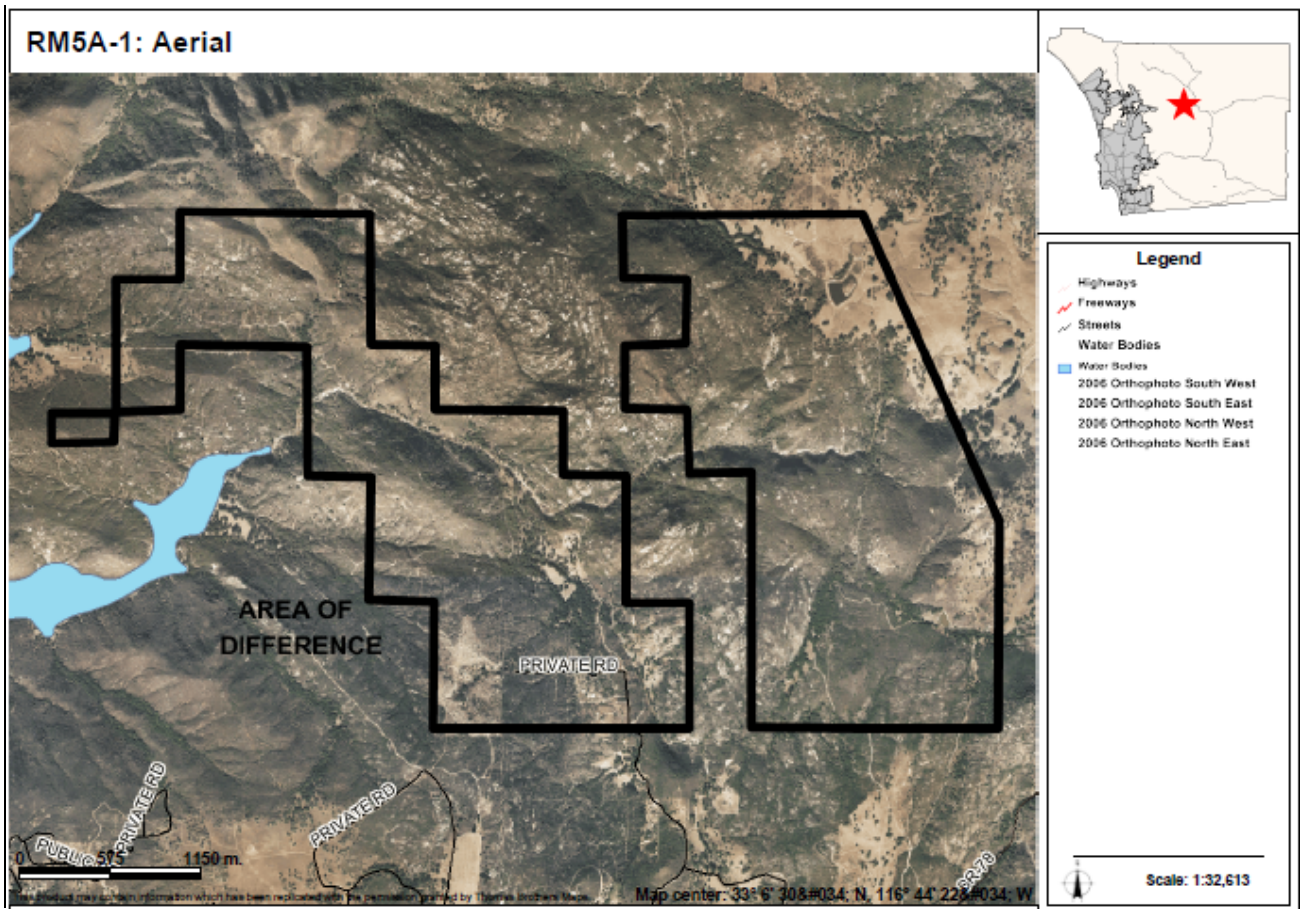
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

RM5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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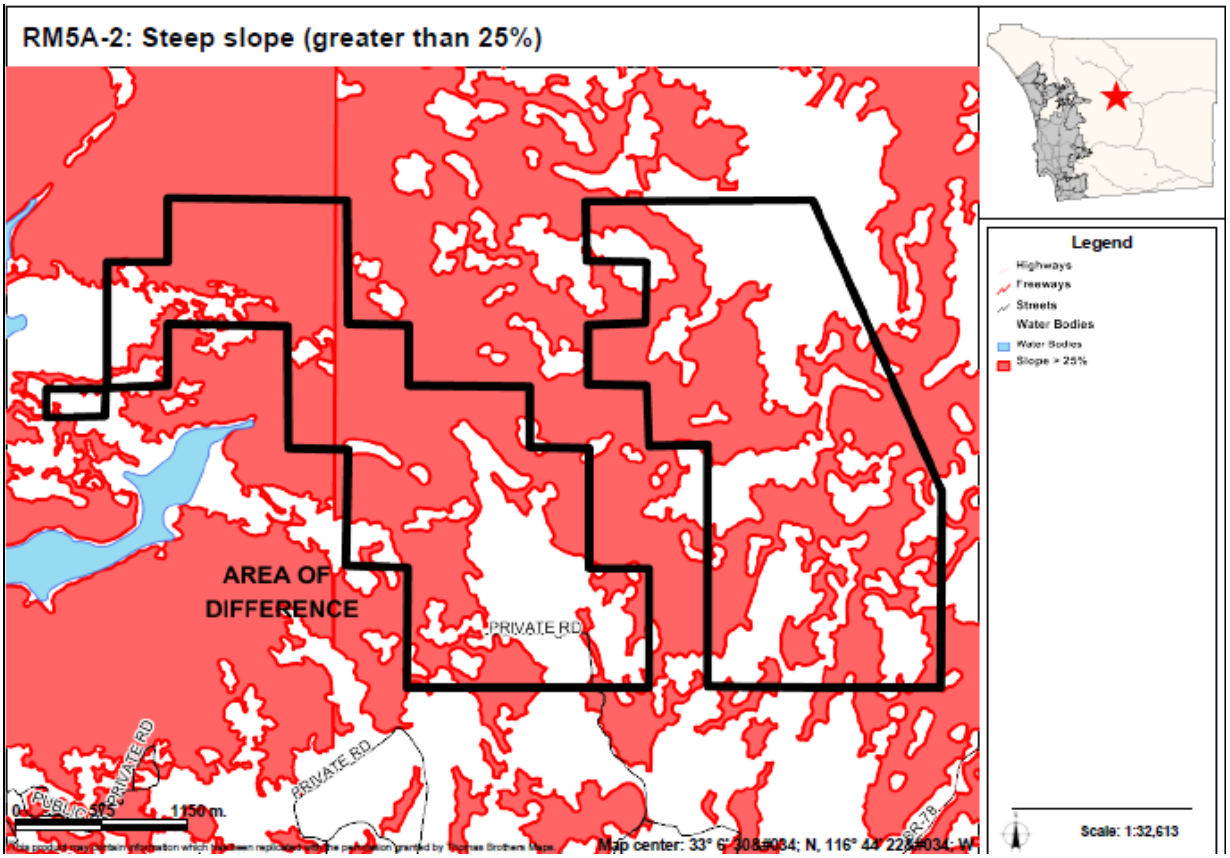

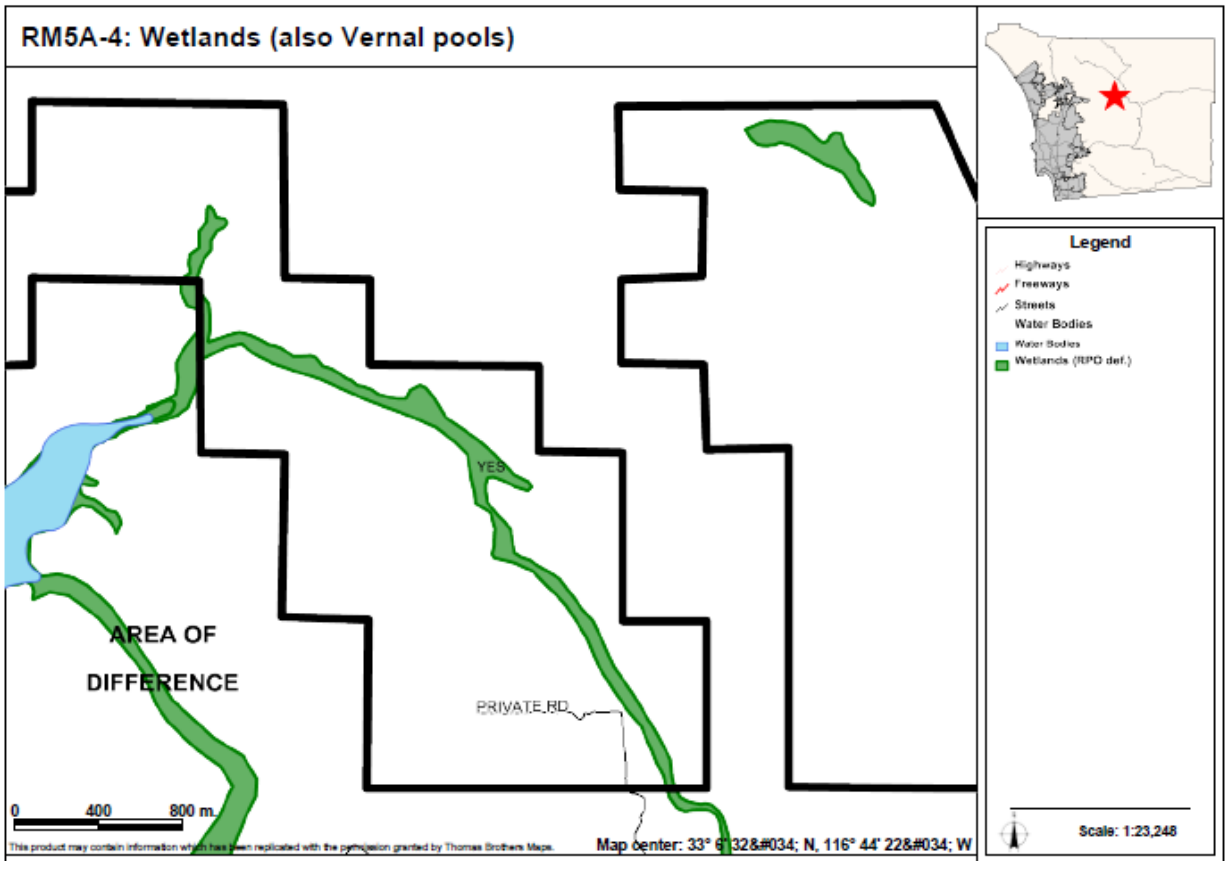

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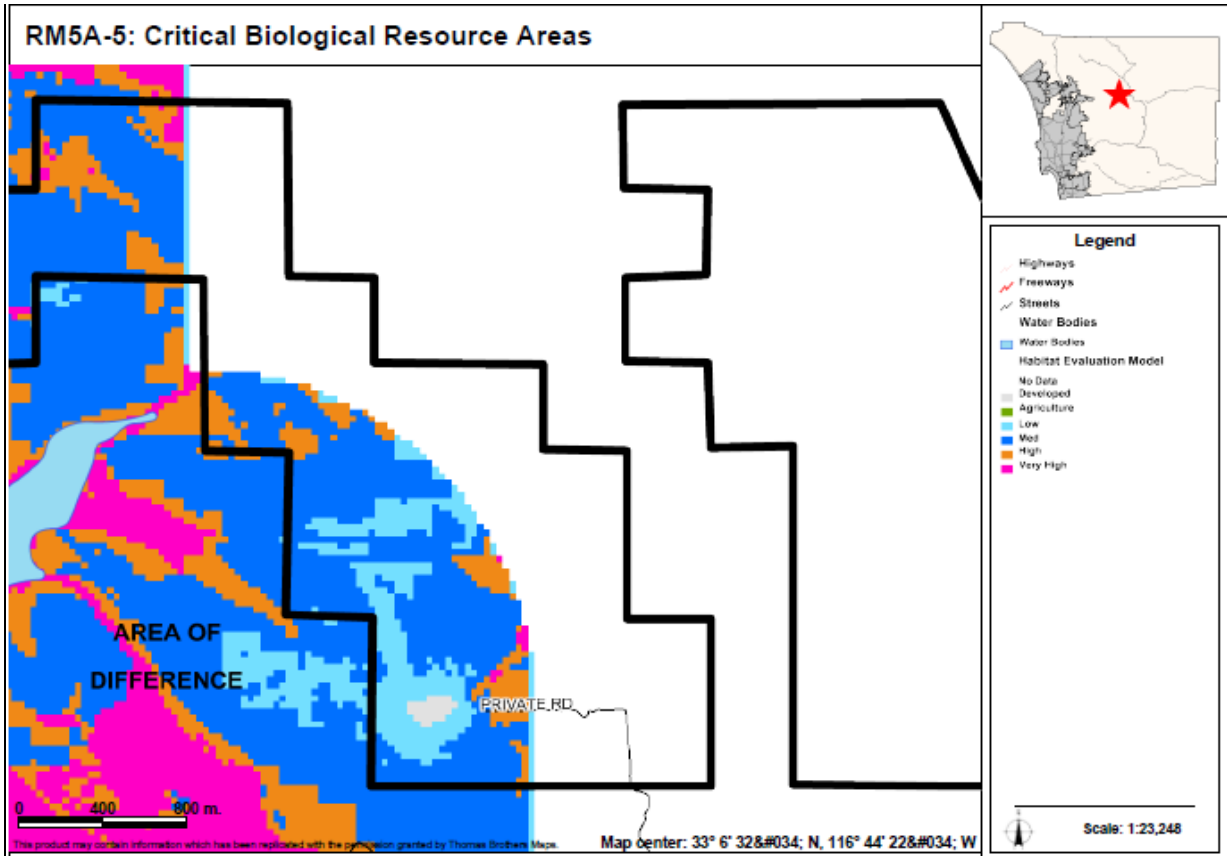

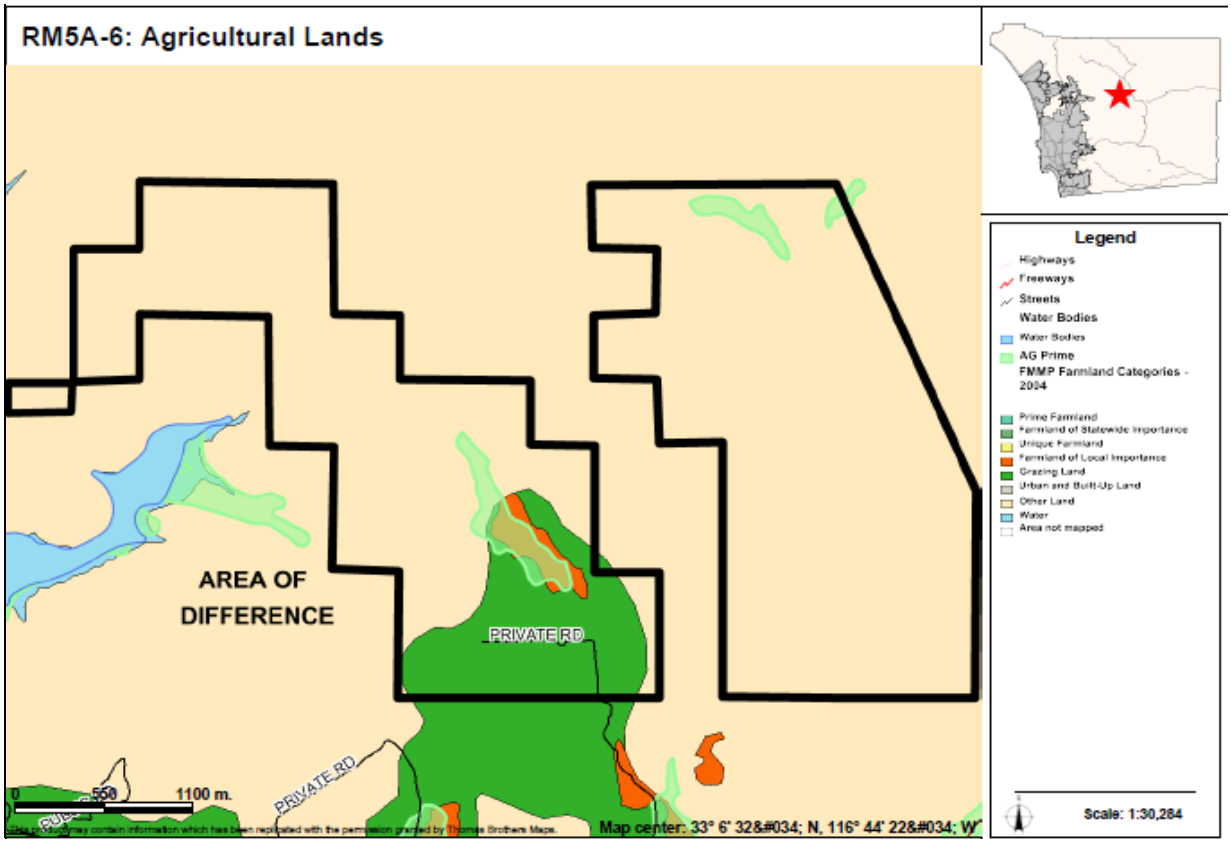

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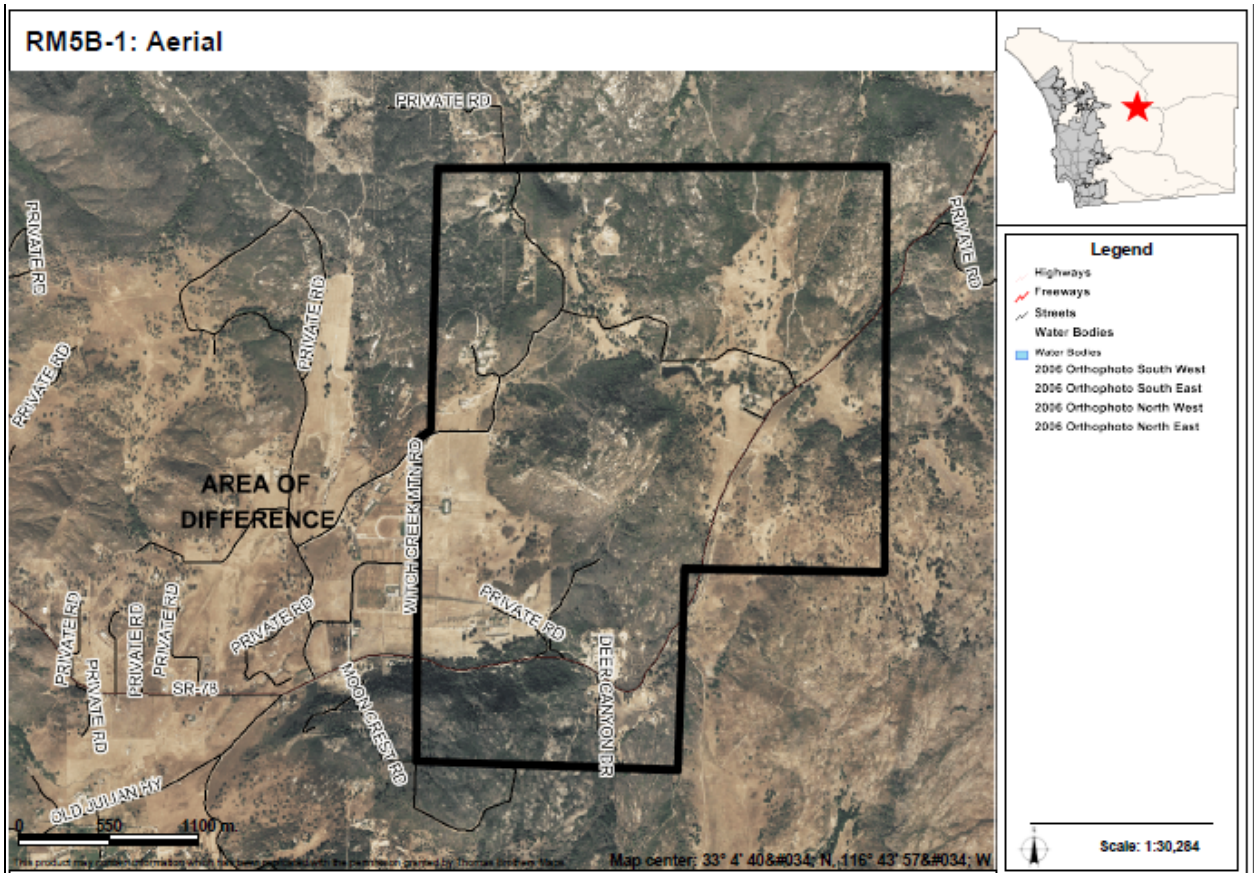

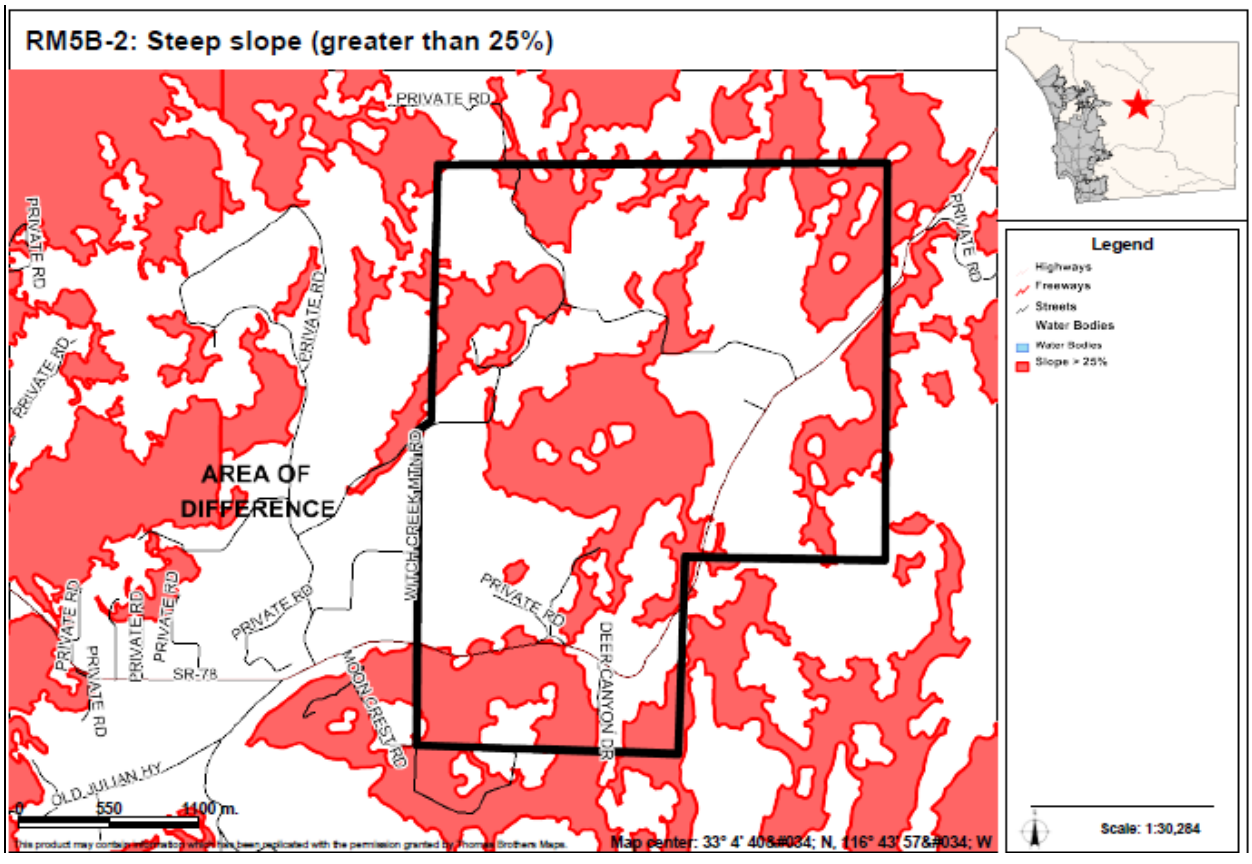

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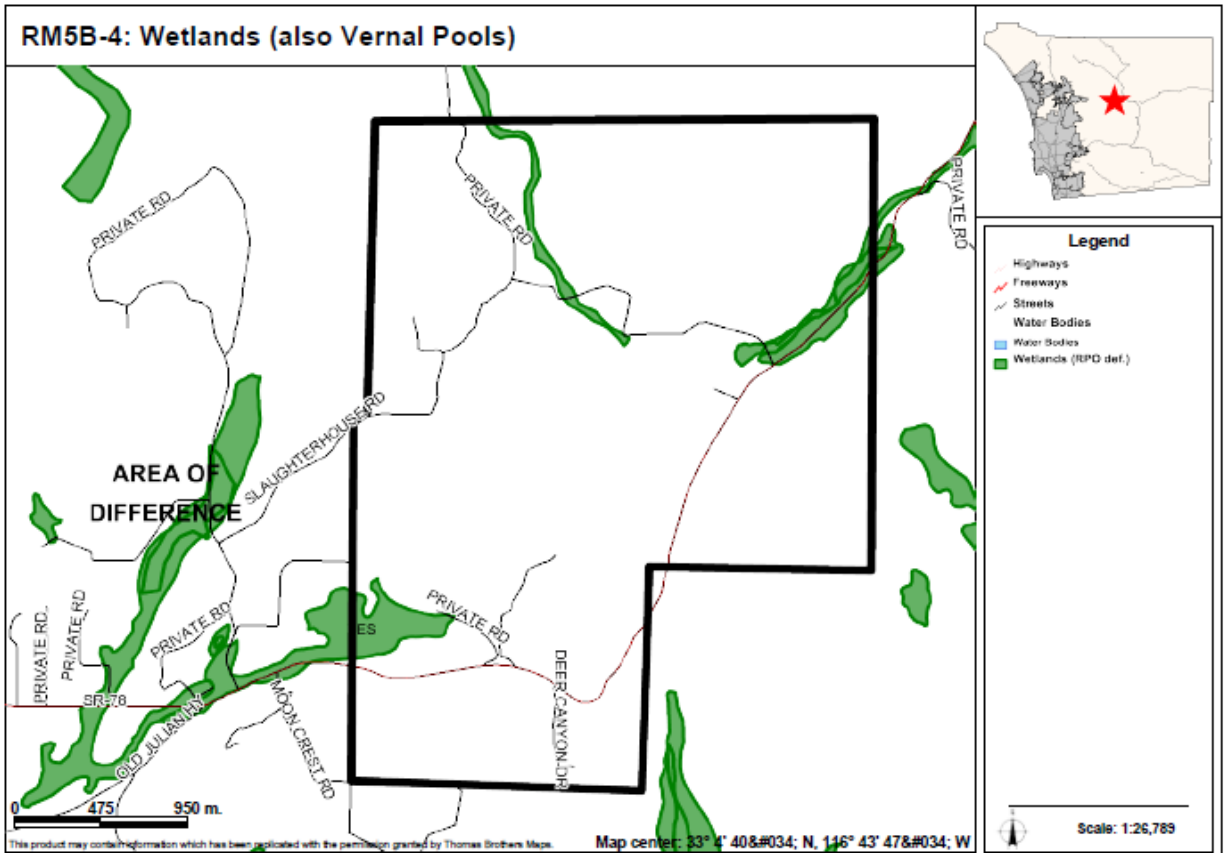

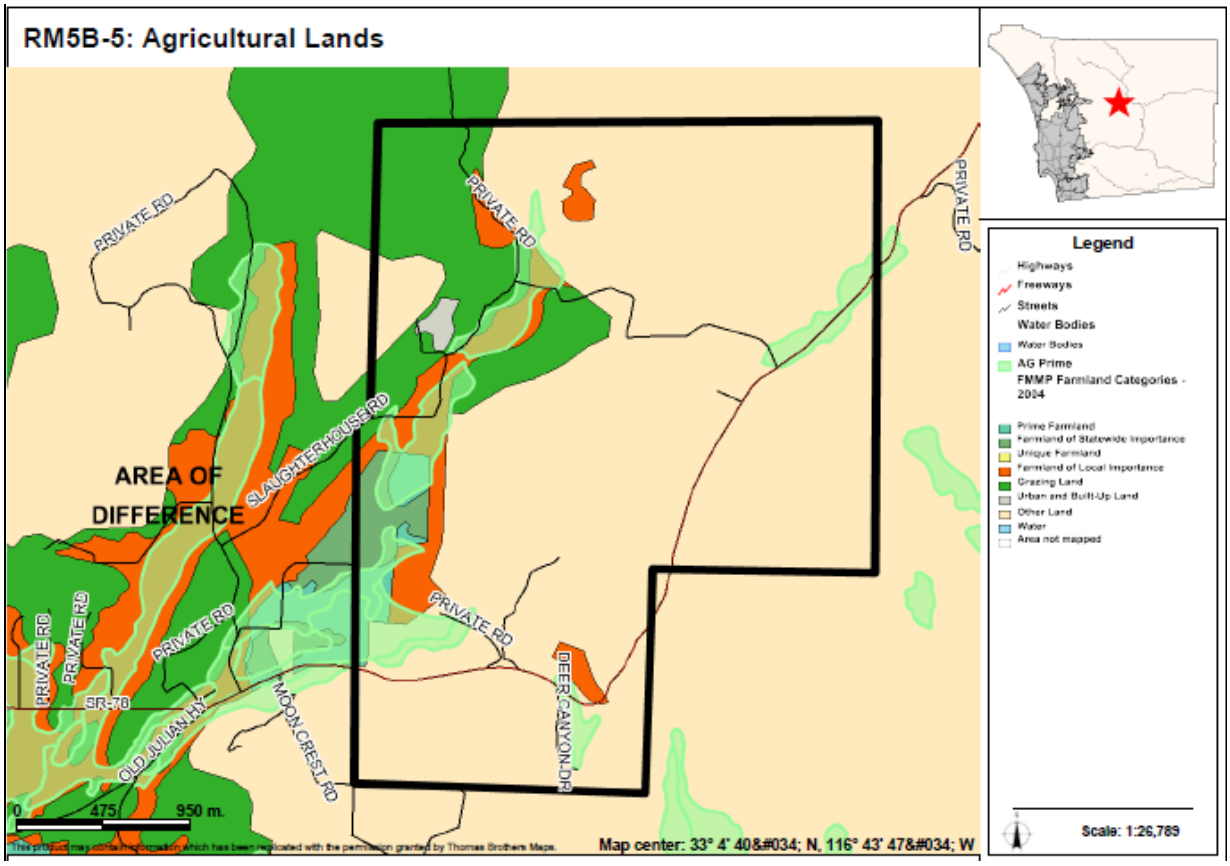

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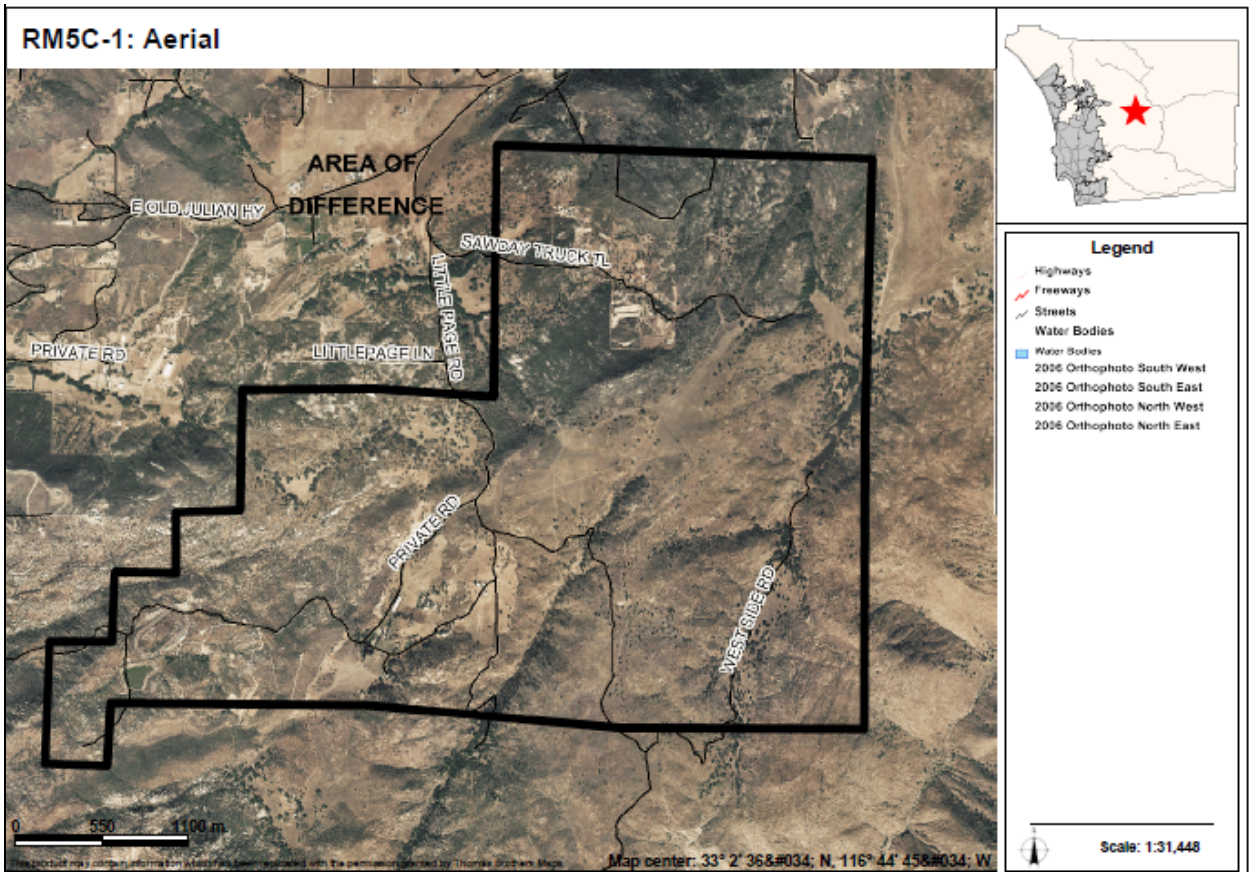

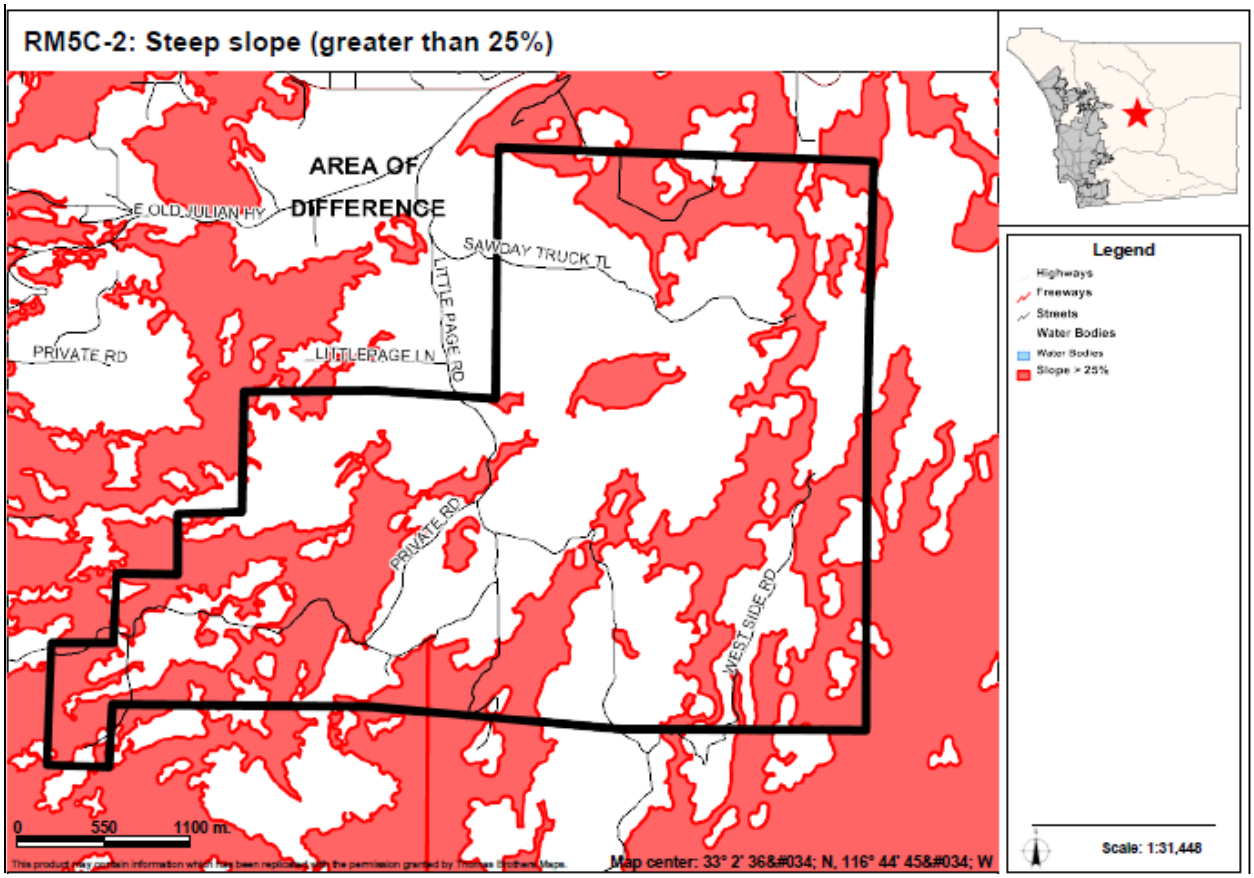

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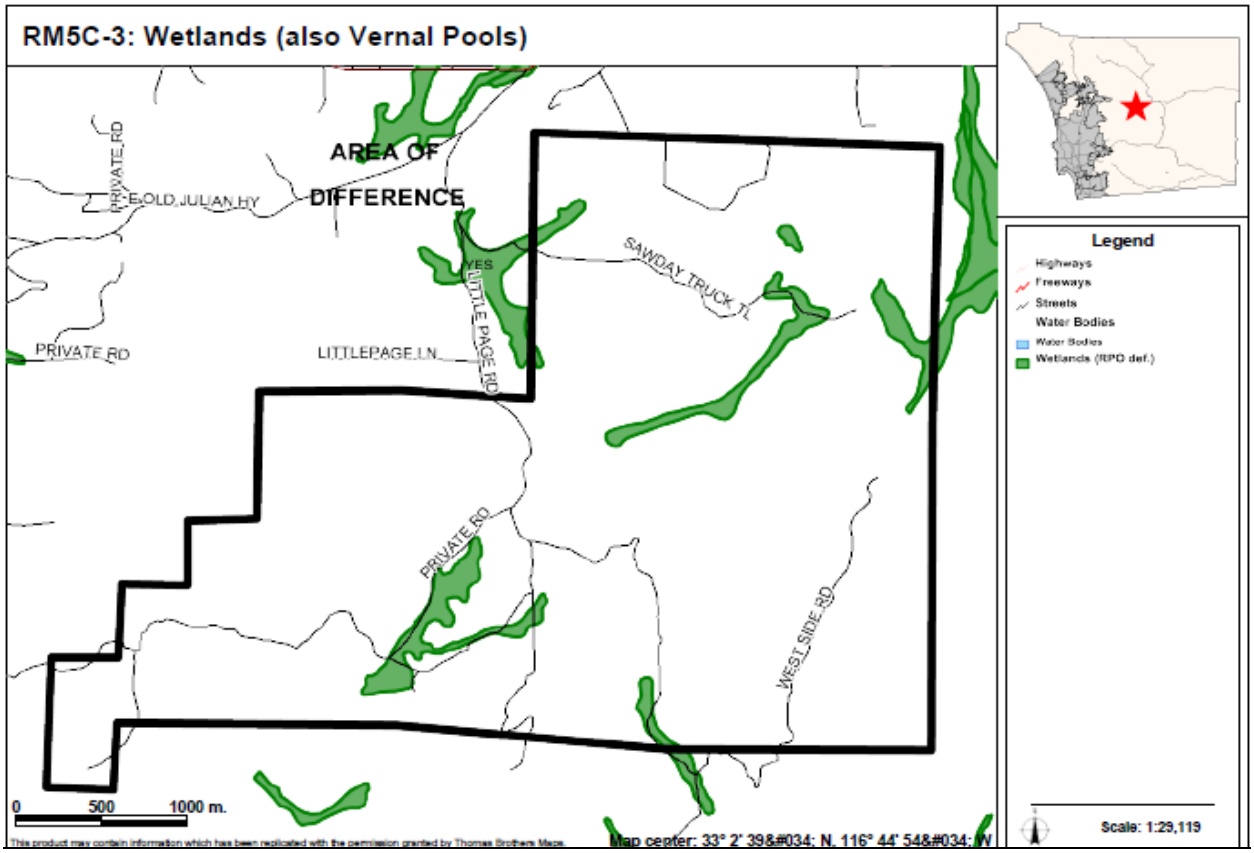

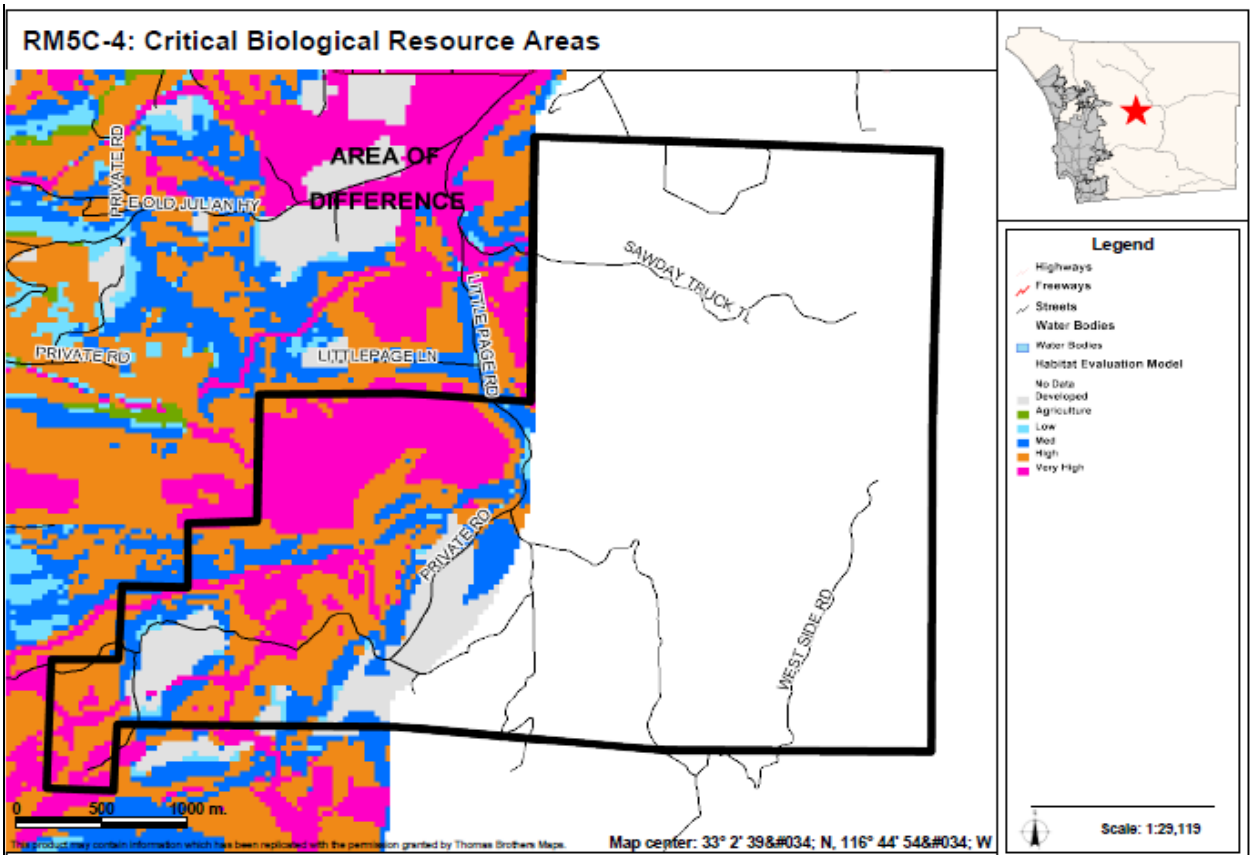

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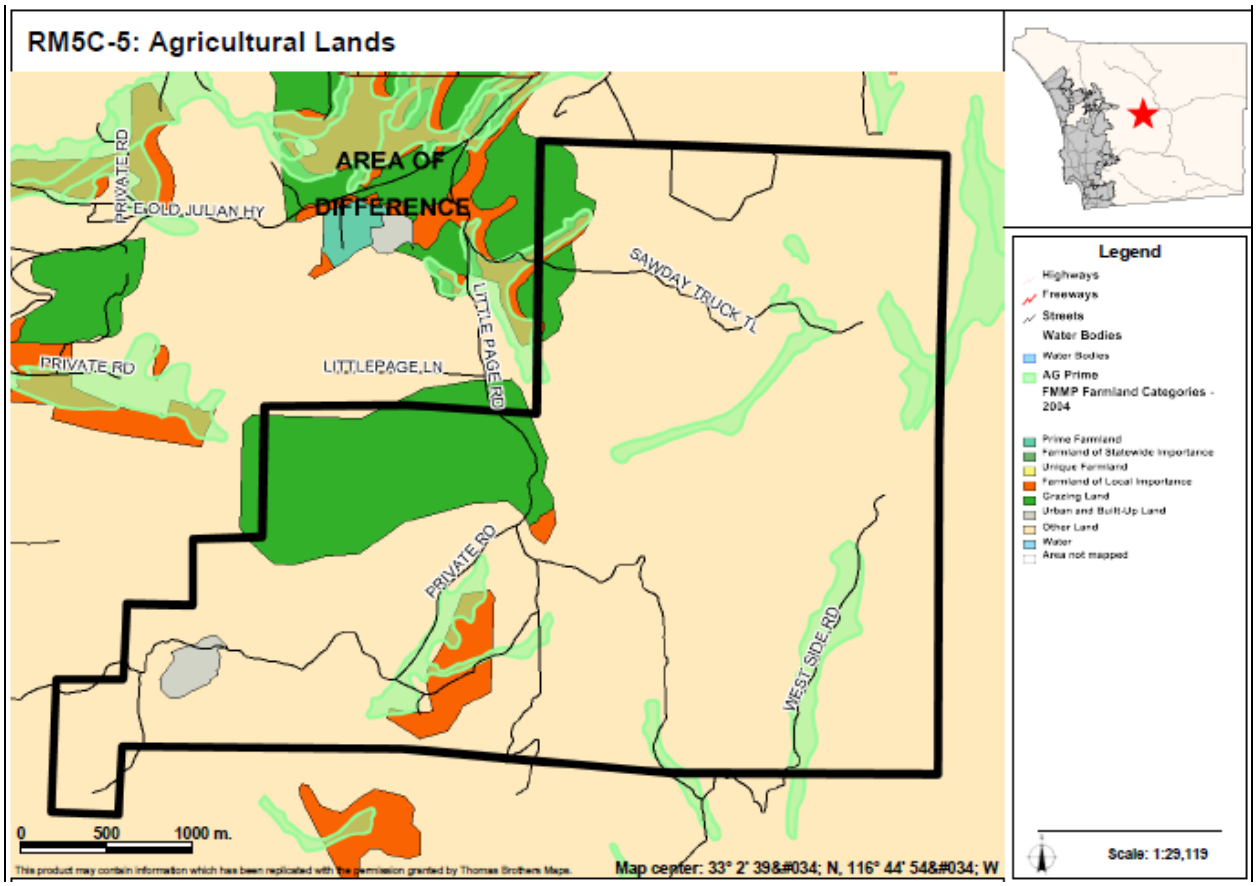
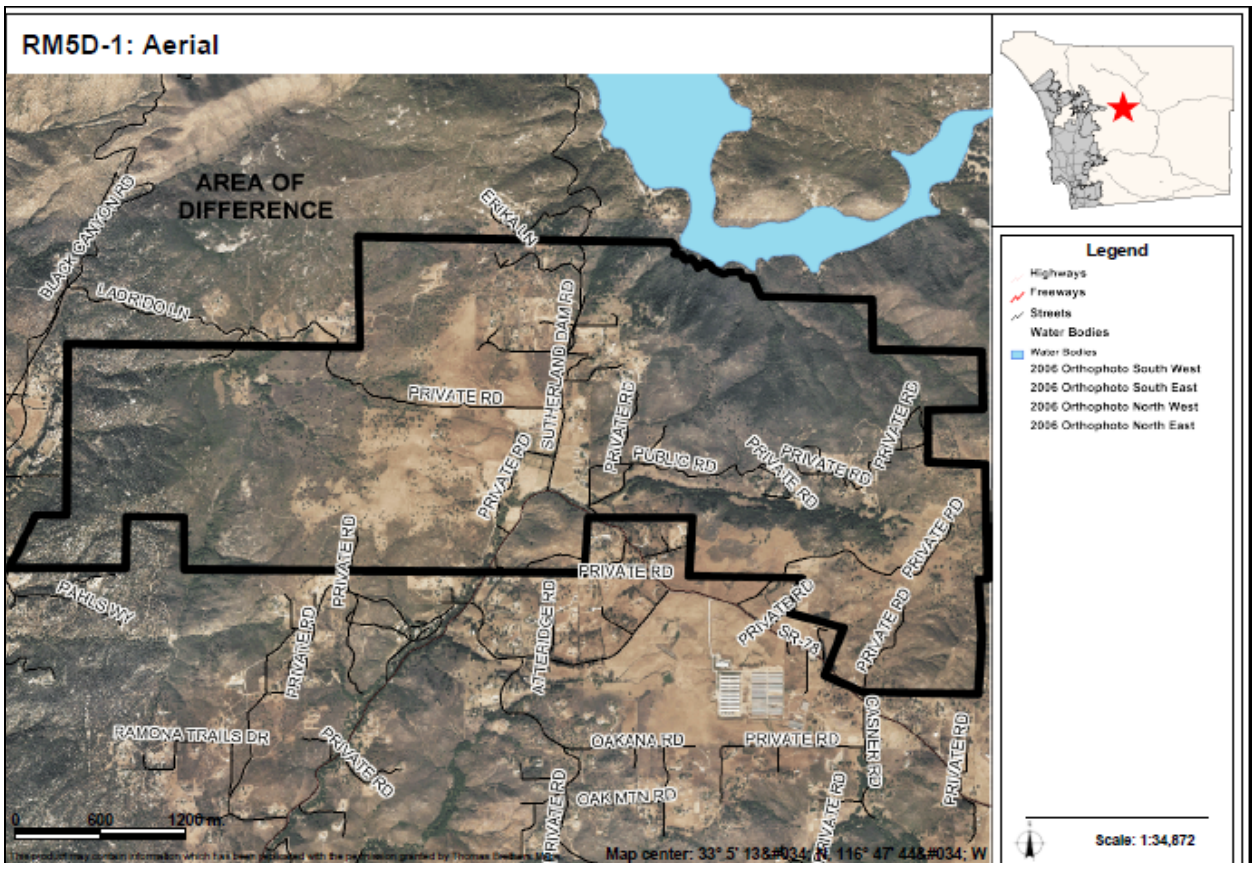
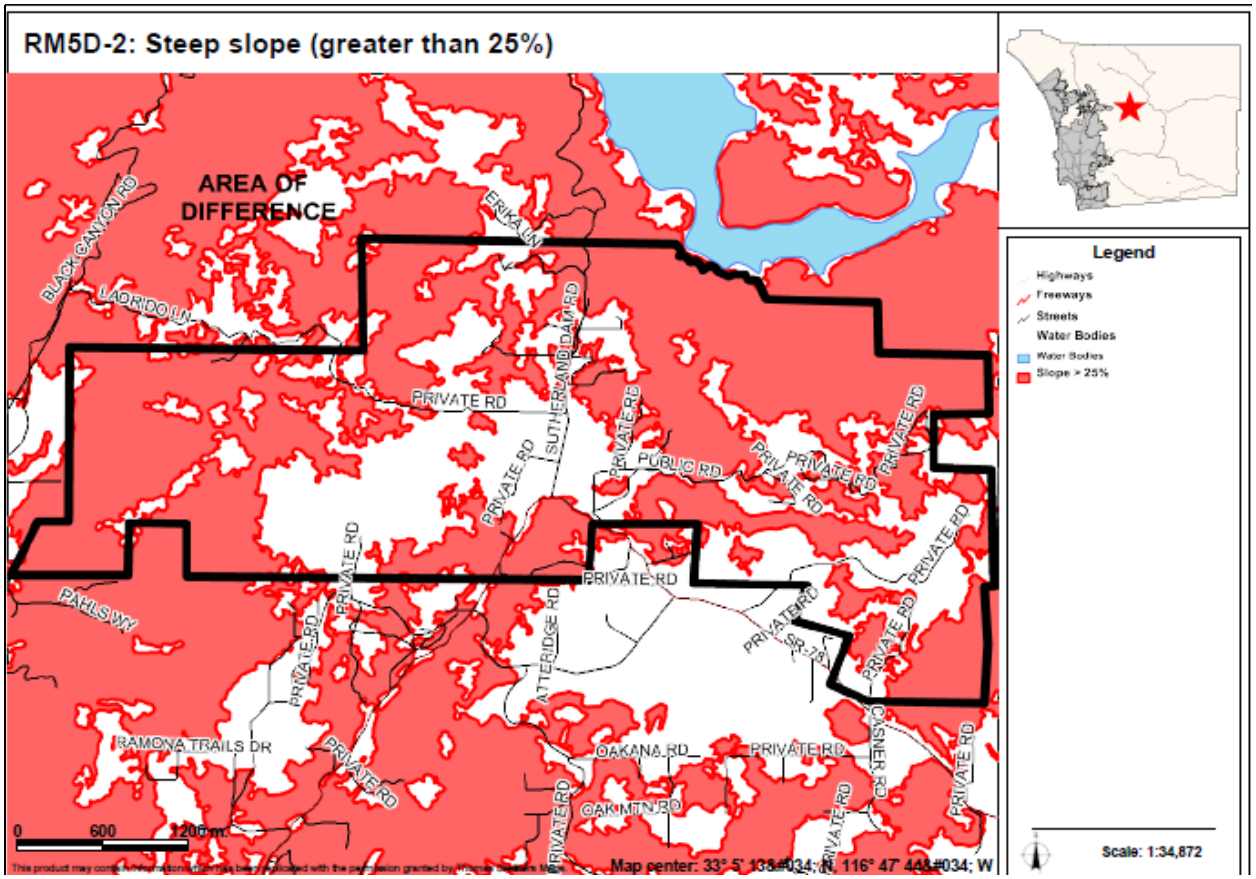
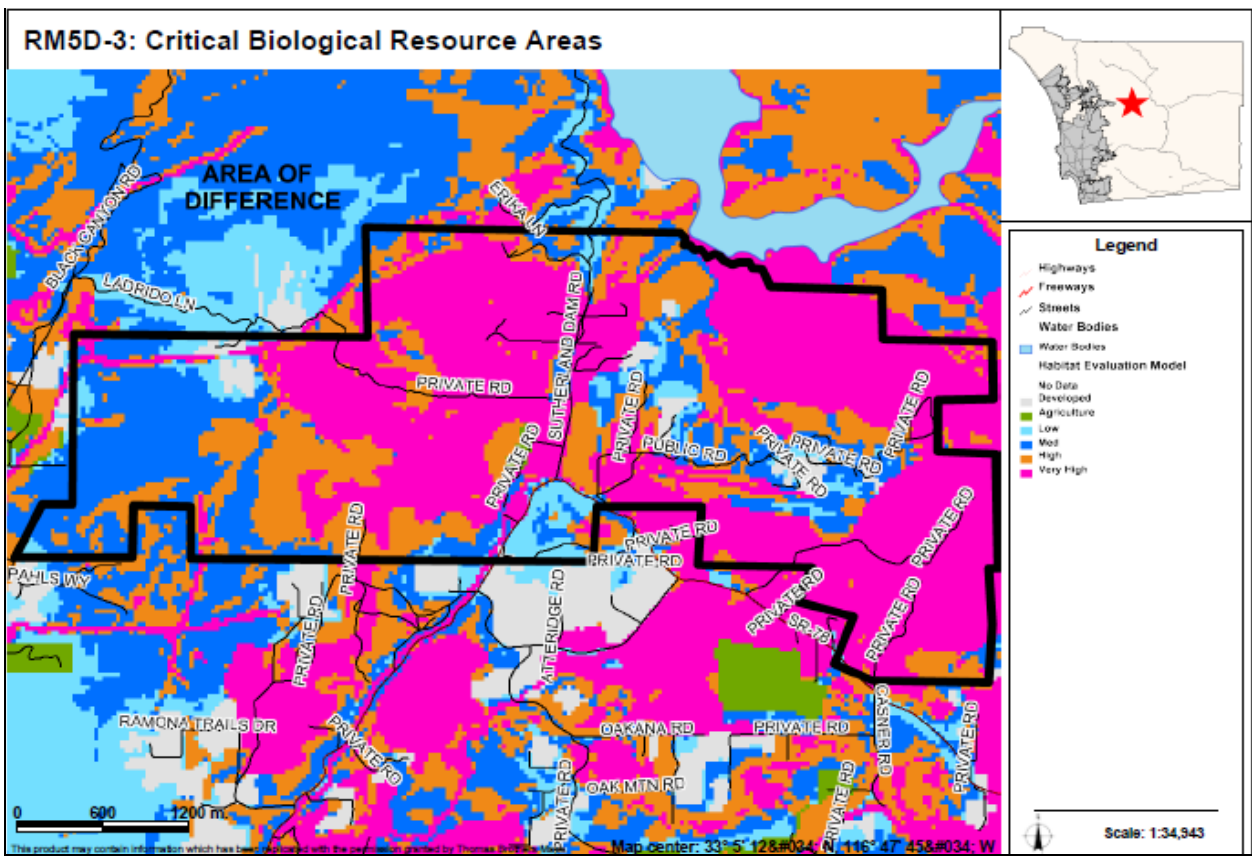



RM5D-1: Aerial
AREA OF DIFFERENCE
BLACK CANYON RD
LADRIDO LN
ERIKA LN
SUTHERLAND DAM RD
PRIVATE RD
PRIVATE RD
PRIVATE RD
PUBLIC RD
PRIVATE RD
PRIVATE RD
PRIVATE

AREAS OF DIFFERENCE





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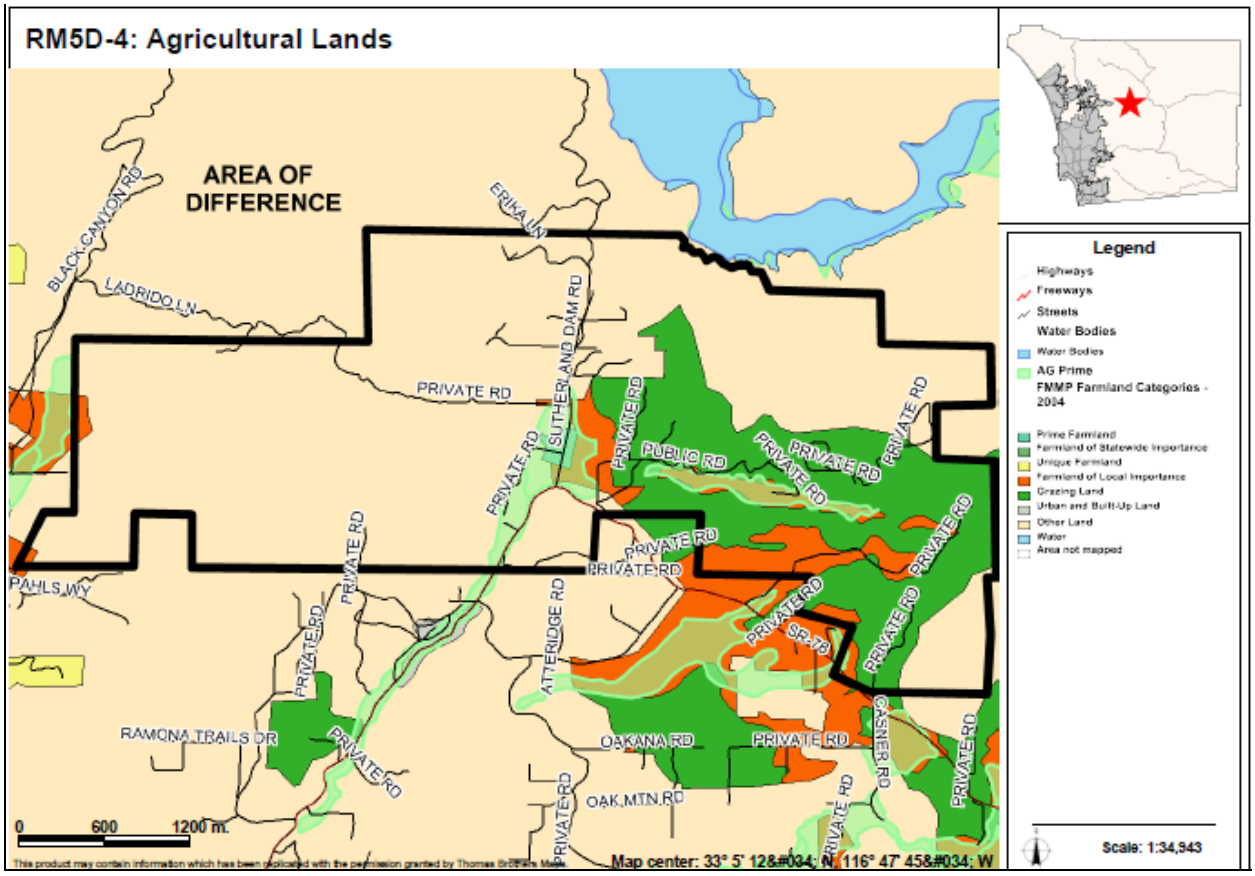

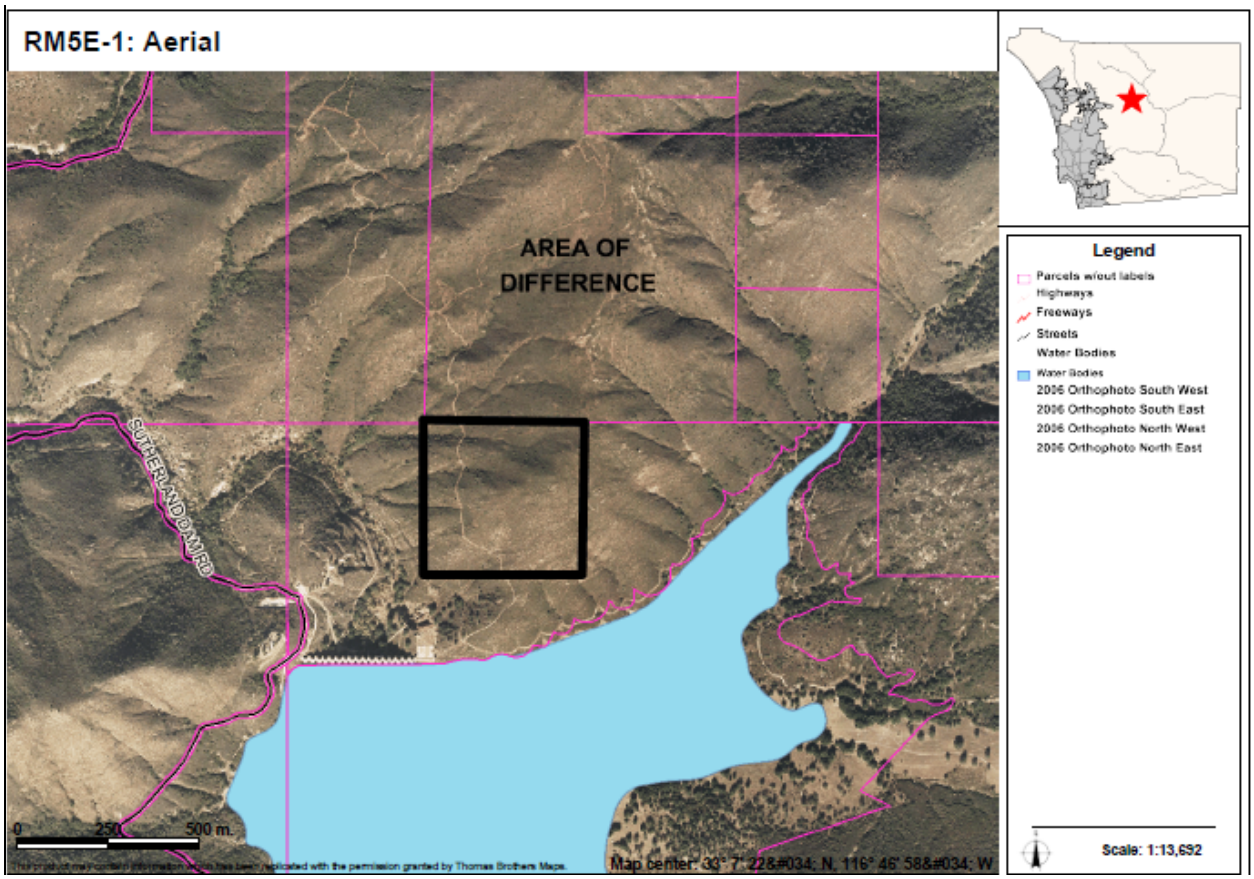

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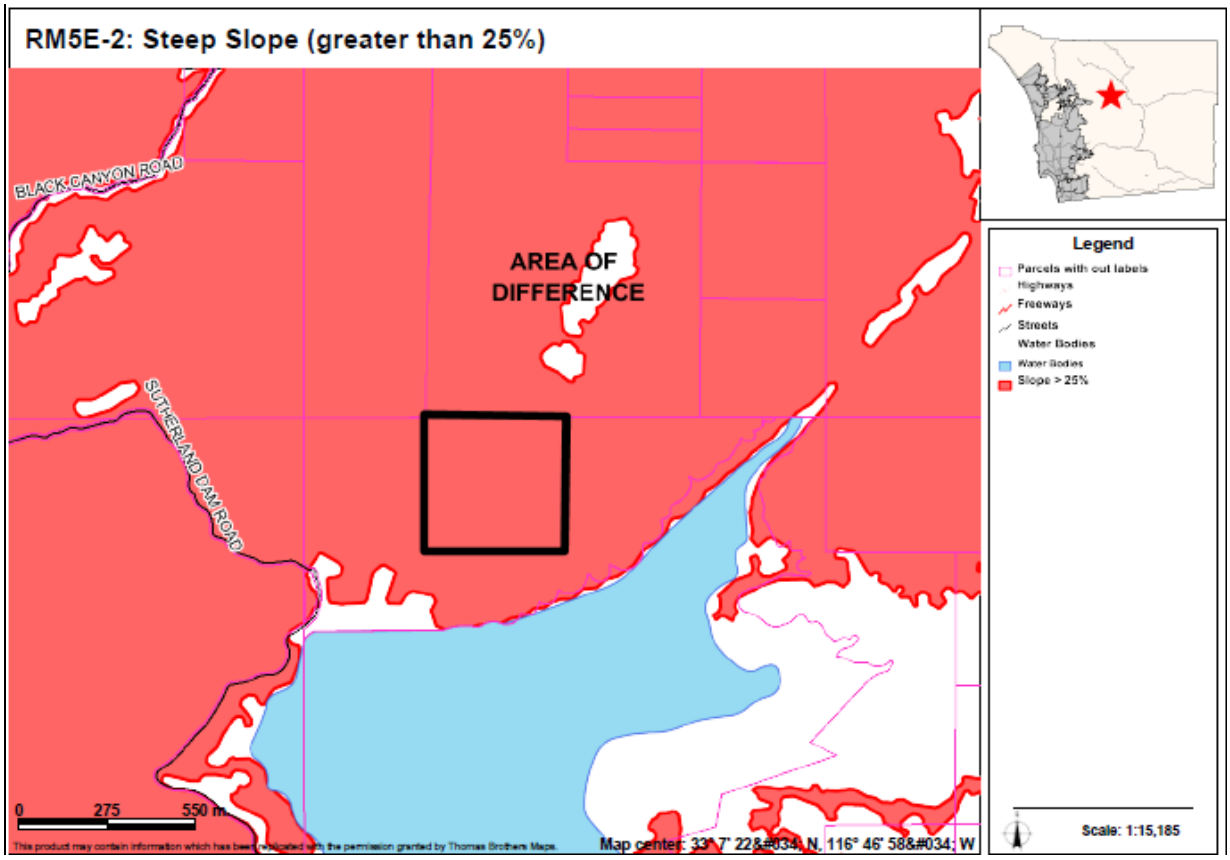
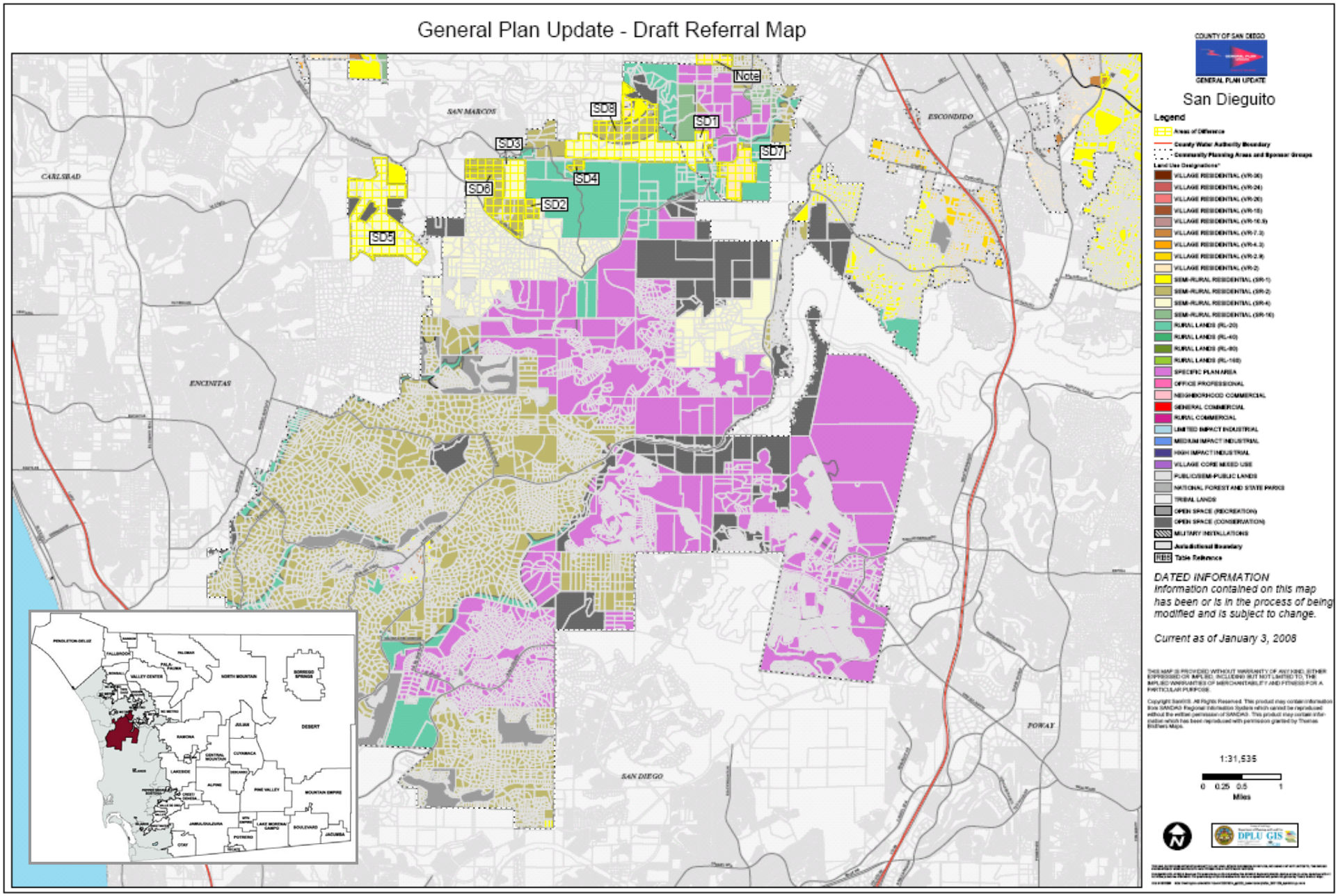


San Dieguito CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

SD1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: S. Anderson [65] Location/Description: • 46.6 acres (8 parcels) • Inside CWA boundary • West of the I-15, bisected by Harmony Grove Rd. Existing General Plan: (24) Impact sensitive (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-10, RL-20 Draft Land Use: SR-10, RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Mostly spaced rural residential with some vacant land and a religious facility. A little more than a mile north of a large reservoir. Intensive agriculture to the northeast. Also surrounded by much vacant land and spaced rural residential use.	Other: N/A		CPG Recommendation: SR-10

Discussion

This area is located to the west of the southern portion of Harmony Grove Village. It is in a transitional area between the higher density village and the lower density surrounding area. The site is entirely constrained by either steep slopes or floodplain. The Referral Map provides a designation of SR-4 which is similar to the density of the adjacent Village. The Hybrid and Draft Land Use Maps would designate SR-10 for areas constrained by steep slopes and RL-20 for areas constrained by floodplain.

The key constraints associated with AOD SD1 are steep slopes, floodplain, wetlands, critical biological resource area, and agricultural lands. Figure SD1-1 provides an aerial photo showing the boundaries of the AOD, Figure SD1-2 identifies steep slope areas, Figure SD1-3 identifies floodplains and floodways, Figure SD1-4 identifies wetlands, Figure SD1-5 identifies critical biological resources areas, and Figure SD1-6 identifies important agricultural lands.

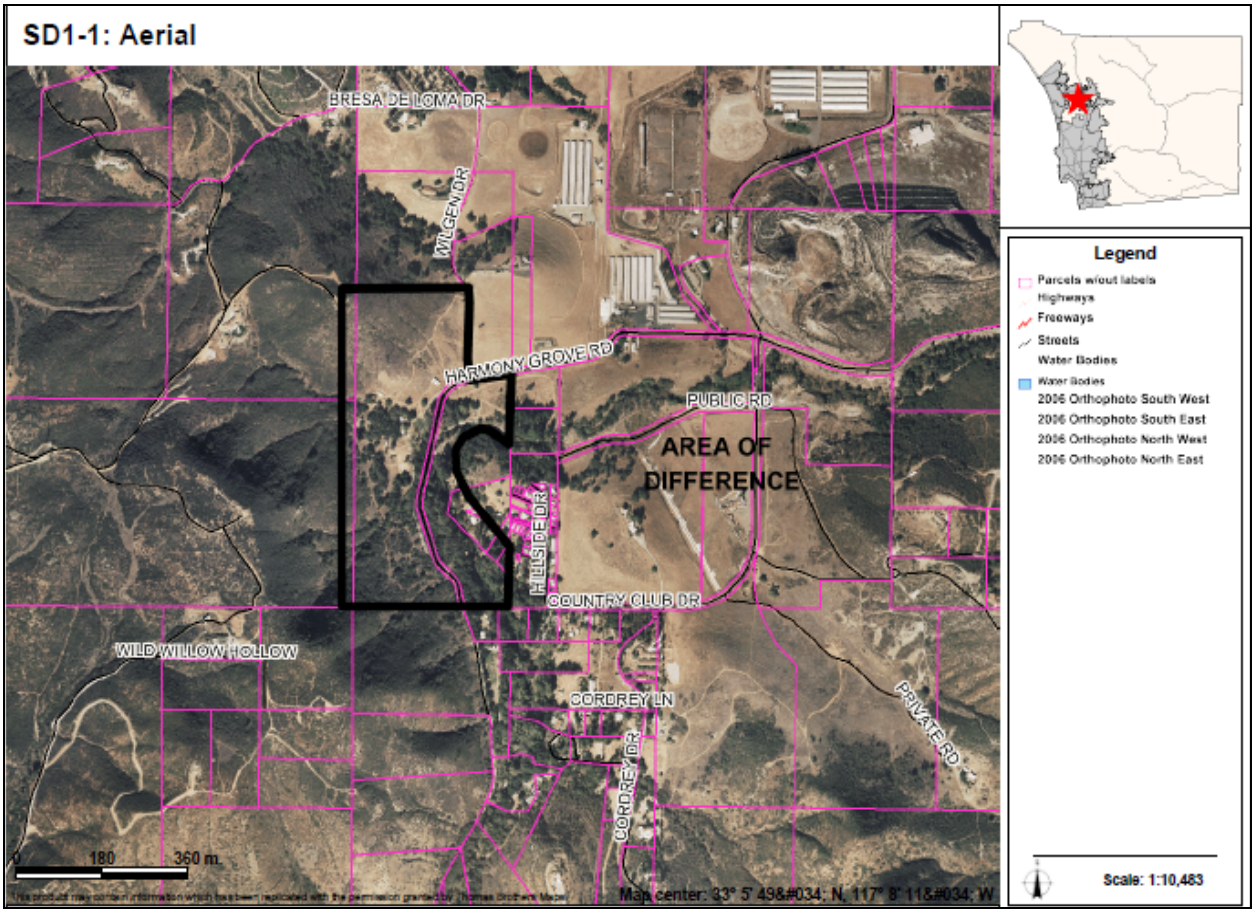
Potential Conflicts with Goals and Policies

None

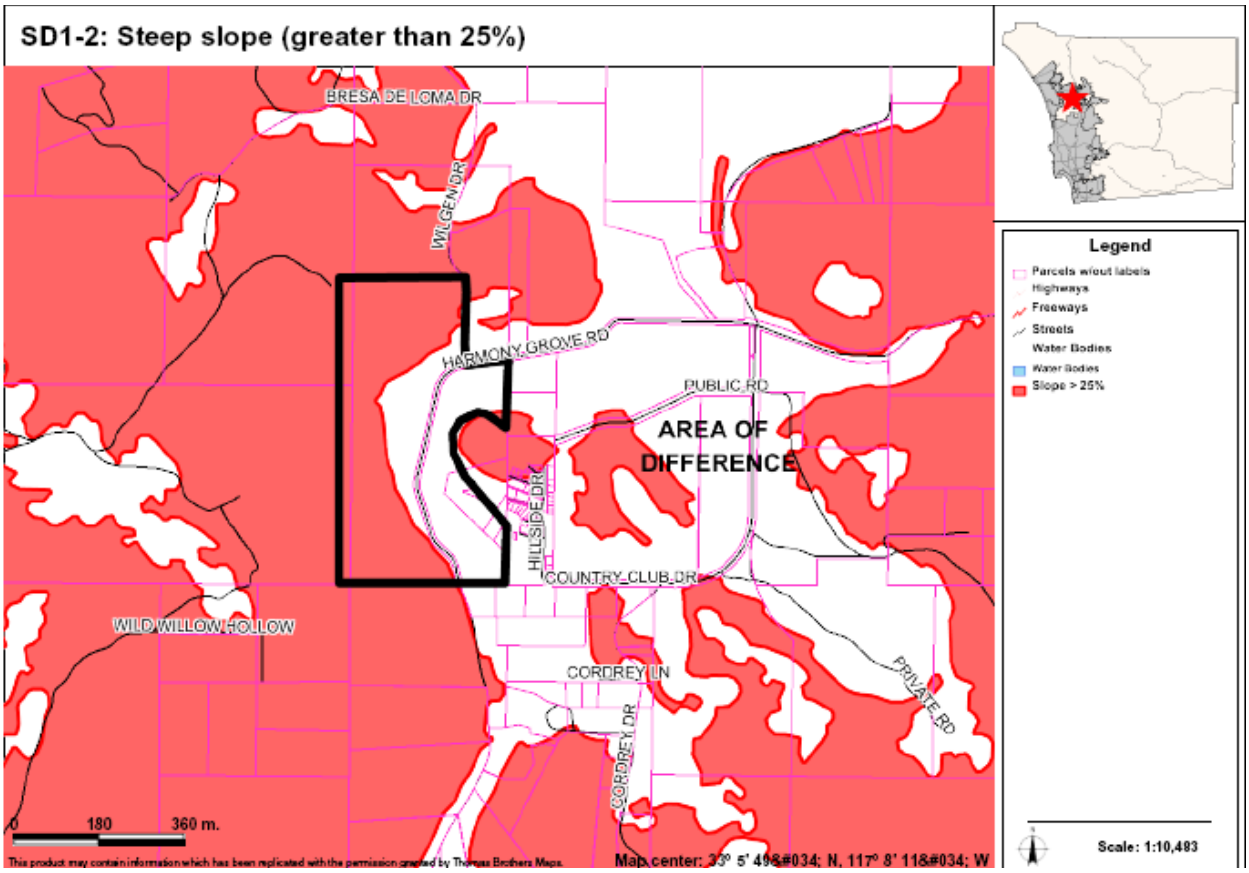
AREAS OF DIFFERENCE

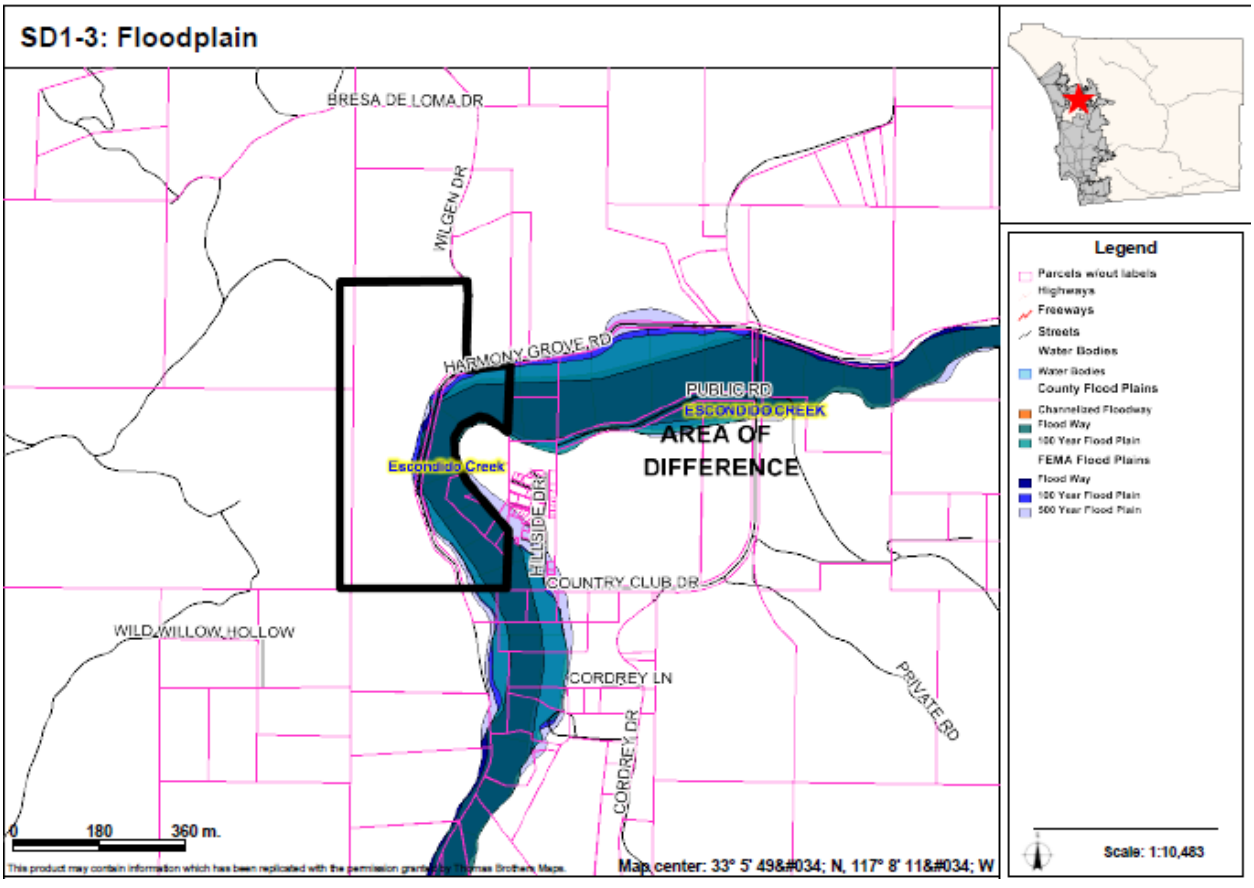
SD1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	■	■	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

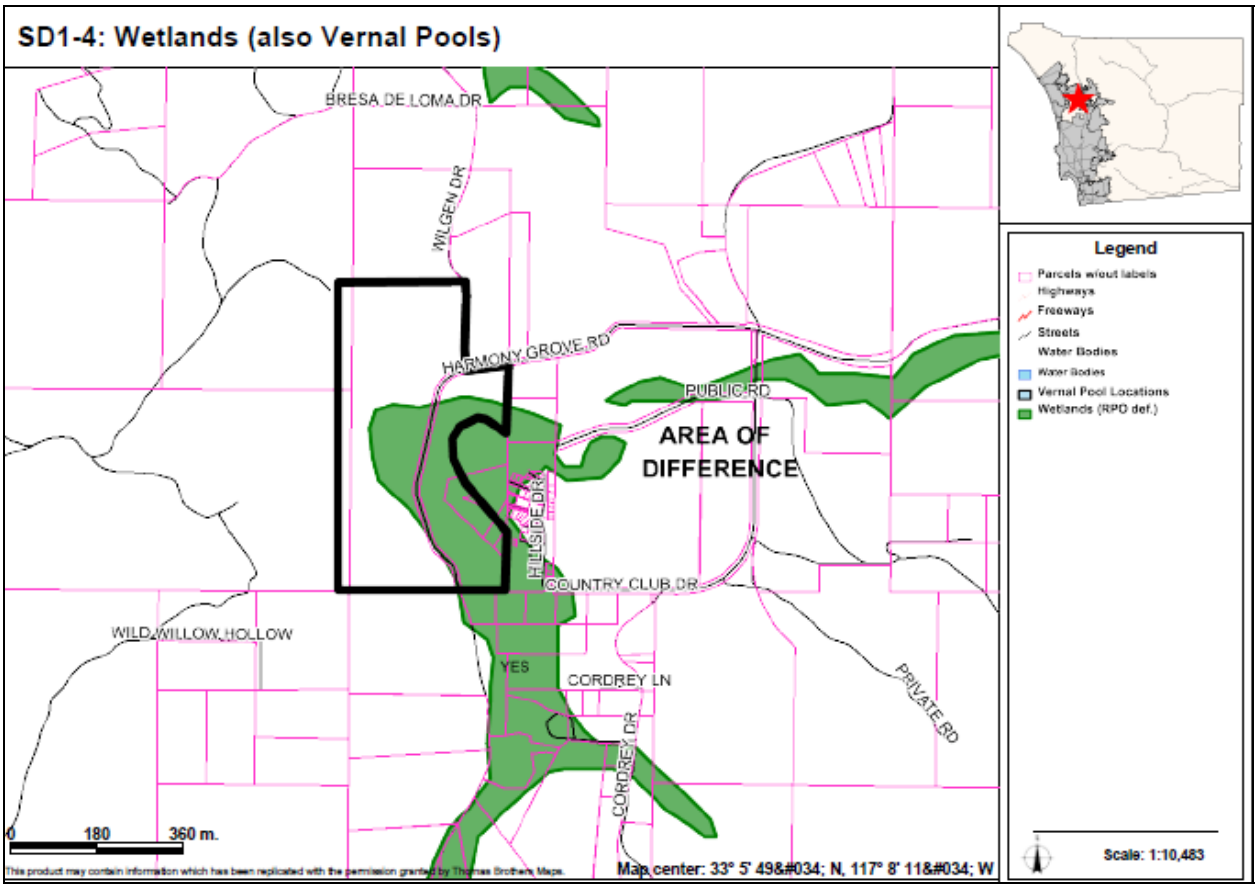


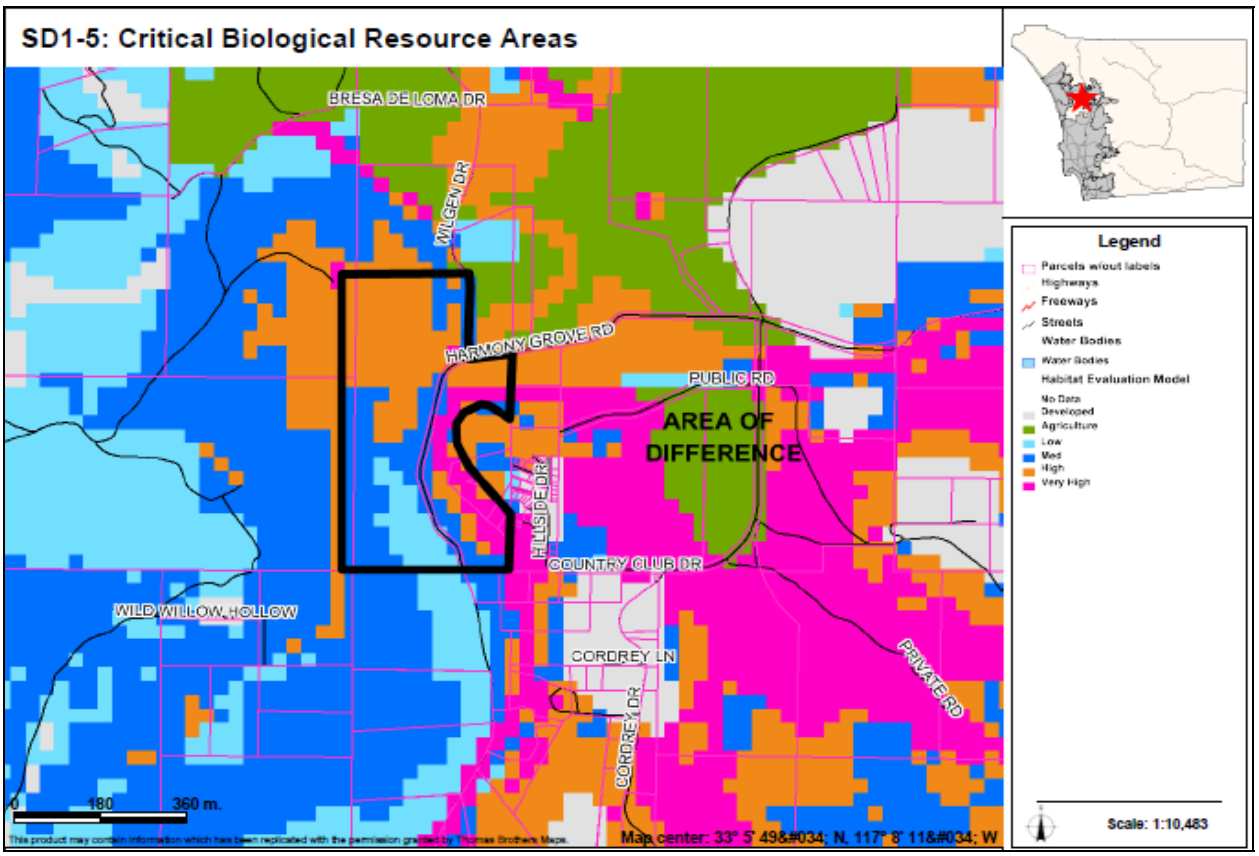
AREAS OF DIFFERENCE



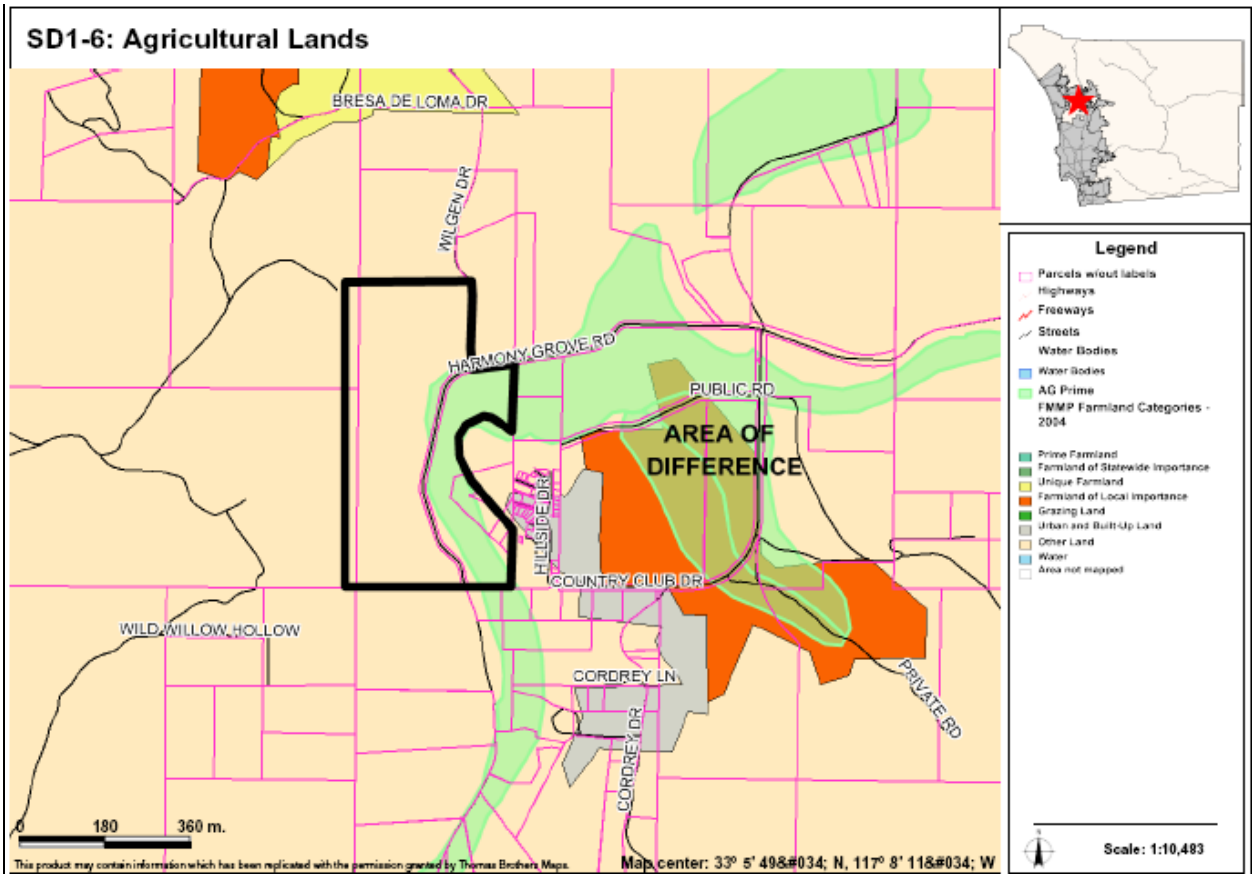


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

SD2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: E. Anderson [61]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 26.9 acres (3 parcels) • Inside CWA boundary • South of SR-78, north of Elfin Forest Rd.	Steep slope (greater than 25%)	●	Hybrid: SR-4
	Floodplain	○	Draft Land Use: SR-4
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: SR-4
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	◒	
Context: Undeveloped parcels surrounded by other undeveloped parcels in area with steep slopes and sensitive biological resources. Agricultural area is located to the south.	Other: N/A		CPG Recommendation: SR-4

Discussion

This site is located north of Elfin Forest Road and south of the City of San Marcos. Most of the site is constrained by steep slopes and the entire site contains sensitive biological resources. Tentative Map #5185 was processed for this site and denied. The Referral Map indicates a SR-2 designation which would be similar with parcels to the west and the AOD's proximity to the City of San Marcos. The other maps indicate a SR-4 designation, which is similar with the surrounding area to the south and better reflect the biological and steep slope constraints of the site.

The key constraints associated with AOD SD2 are steep slopes, critical biological resource area, and agricultural lands. Figure SD2-1 provides an aerial photo showing the boundaries of the AOD, Figure SD2-2 identifies steep slope areas, Figure SD2-3 identifies critical biological resources areas, and Figure SD2-4 identifies important agricultural lands.

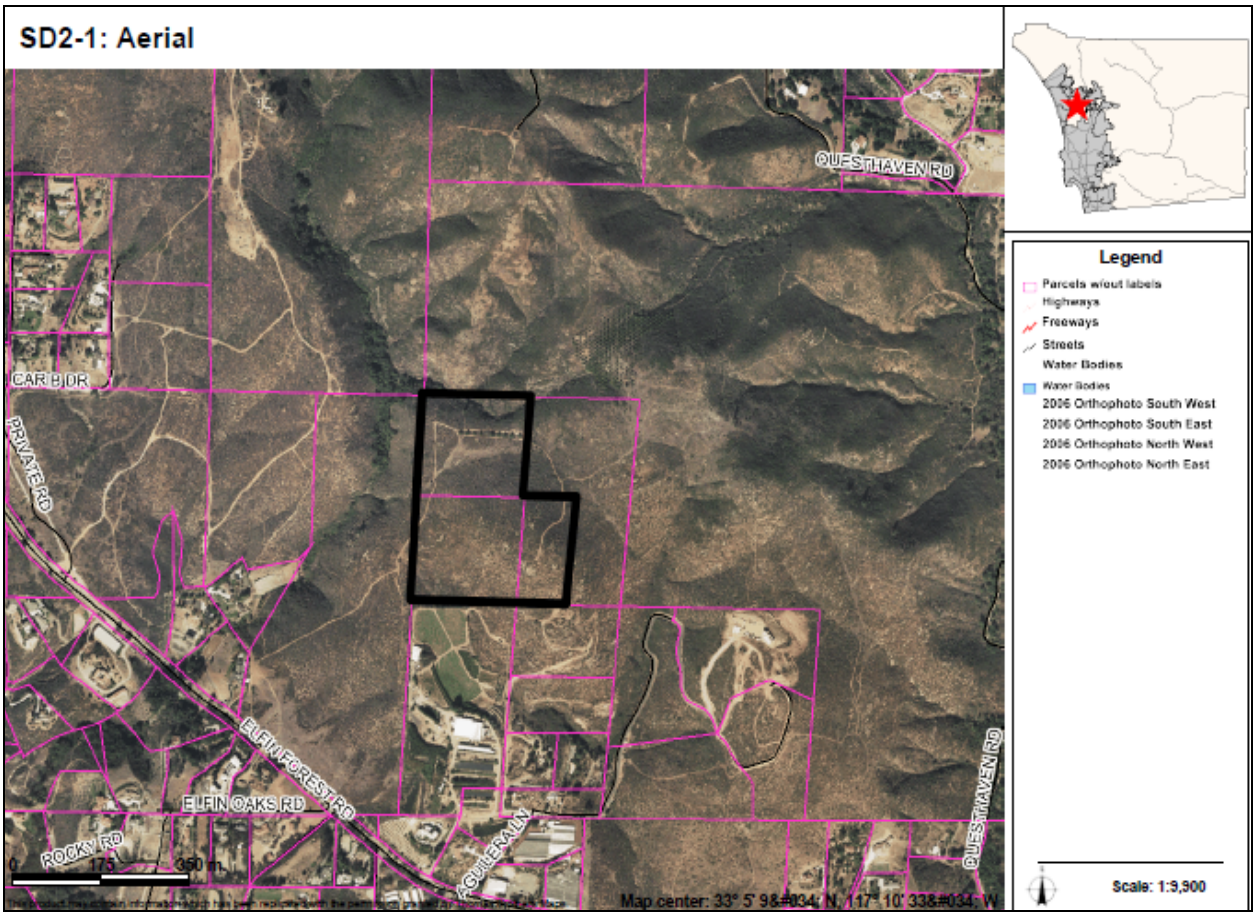
Potential Conflicts with Goals and Policies

None

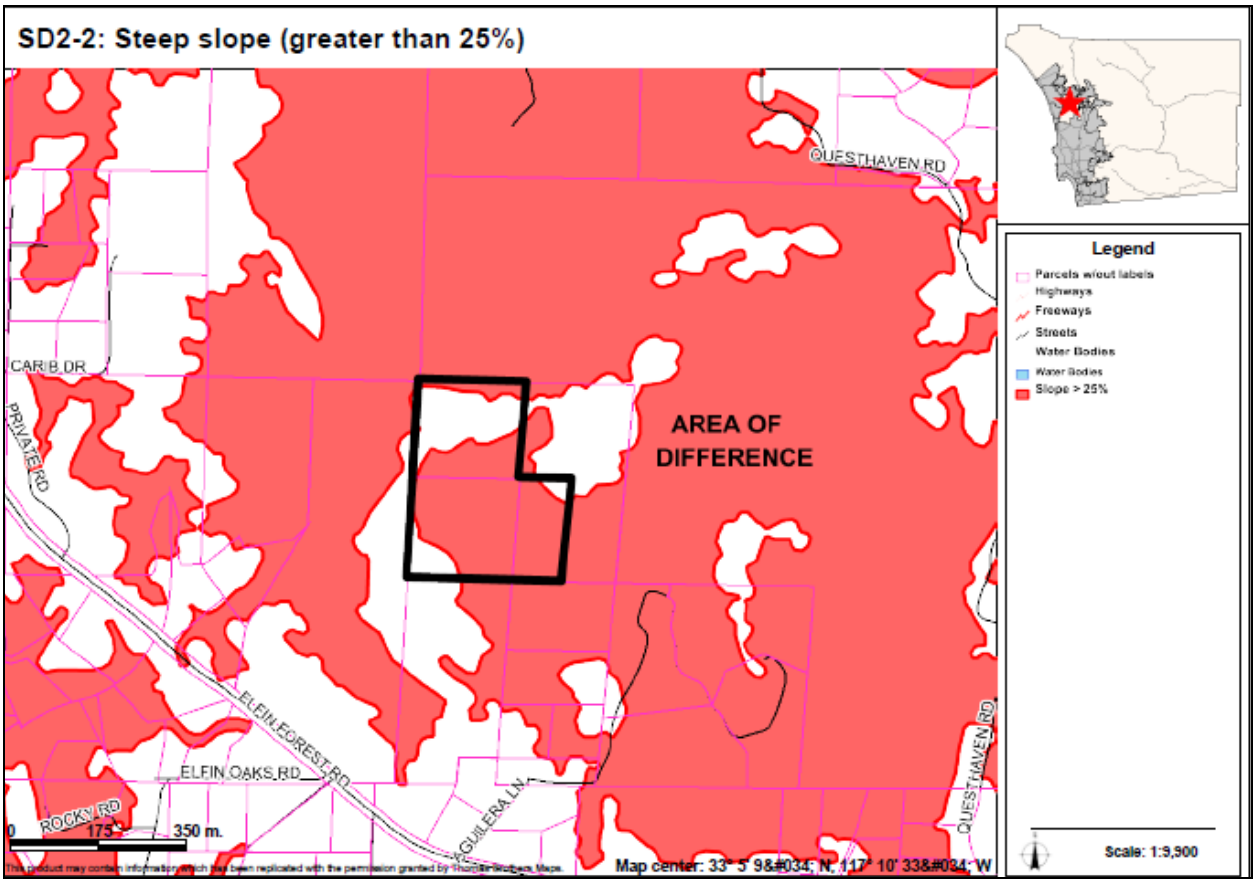
AREAS OF DIFFERENCE

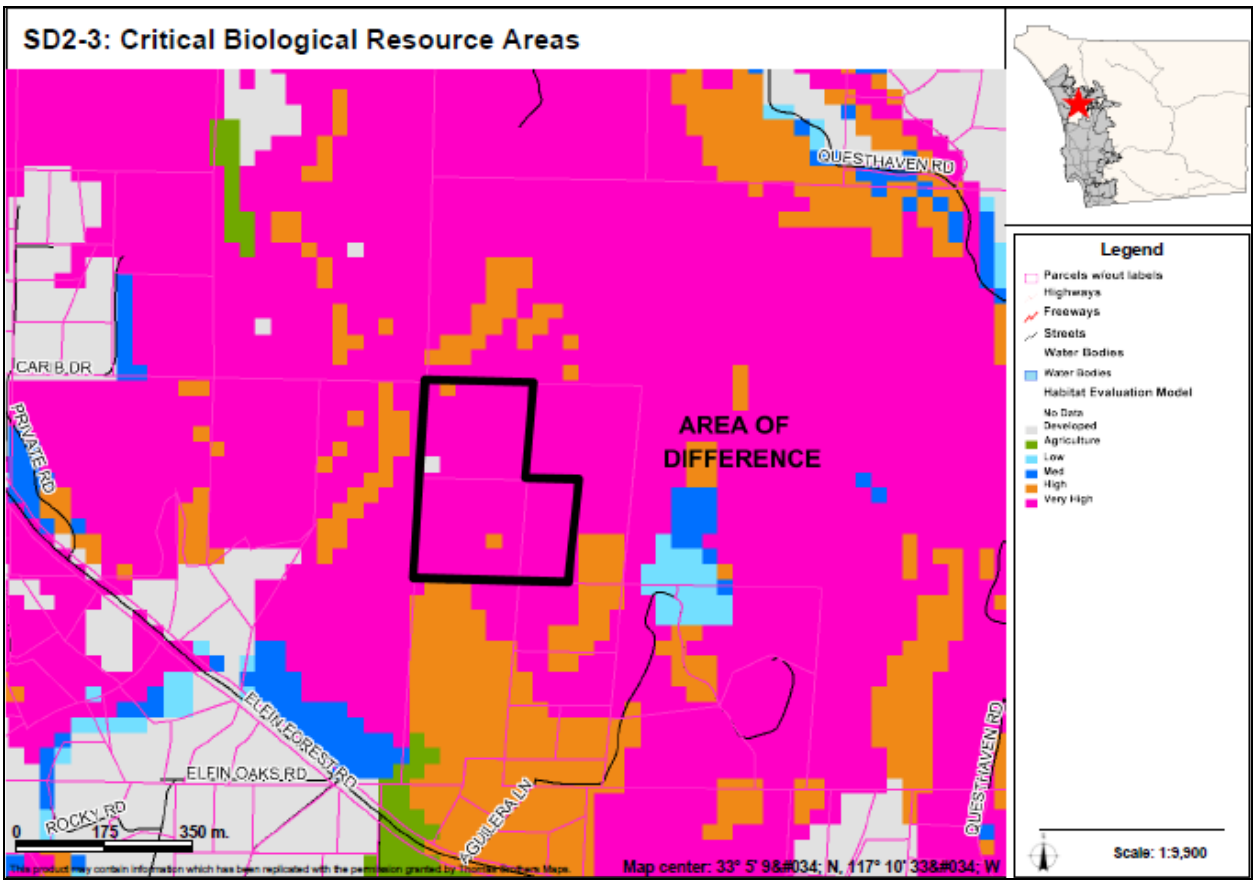
SD2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

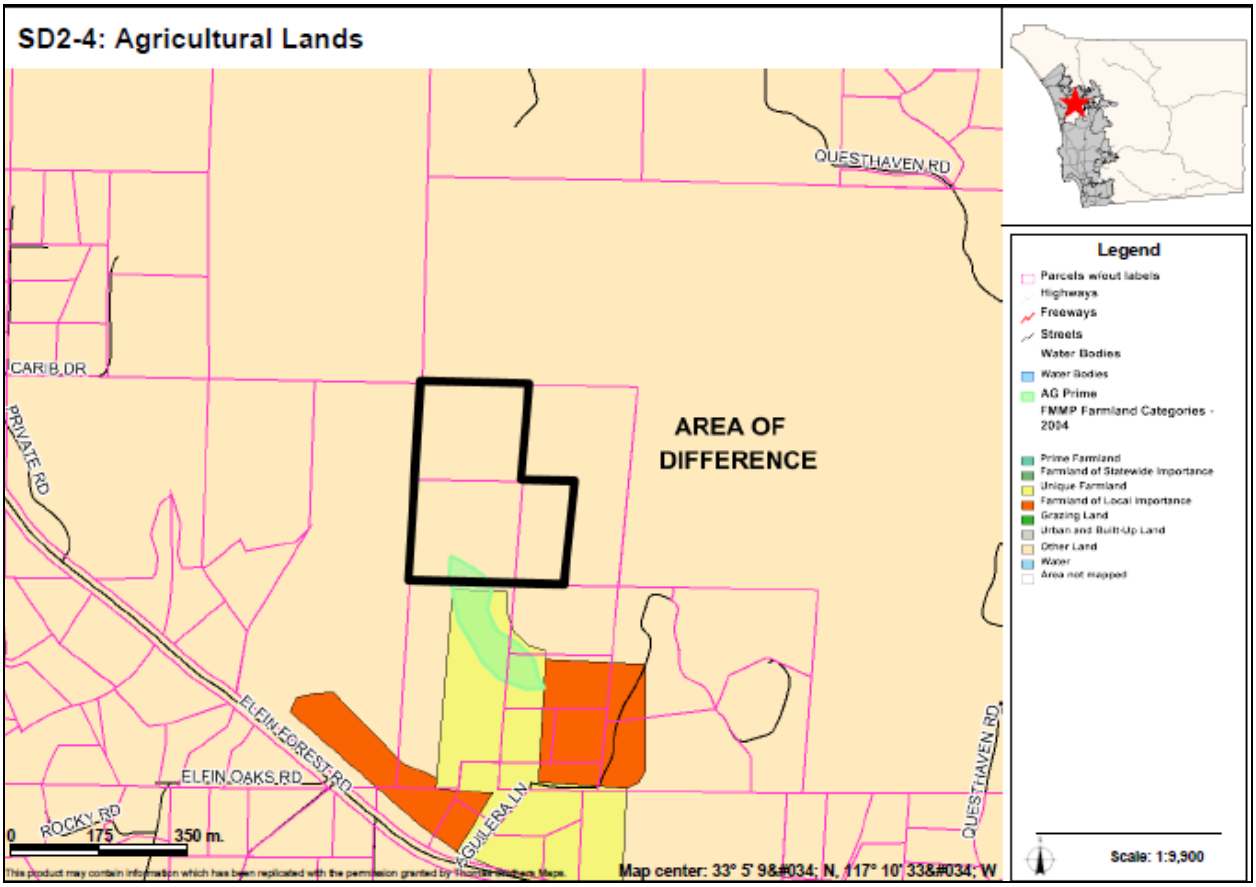


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

SD3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Sheldon and area to north [56] Tan/Gao [55] Location/Description: • 235 acres (11 parcels) • Inside CWA boundary • West of AOD SD2, bounded by Elfin Forest Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2, SR-4 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped site, with minor rural residential and agriculture. Bordered by the City of San Marcos to the north. Single family detached homes intermingled with open space preserve are located in San Marcos to the north. . East of a large dump/junkyard site. More rural residential land uses are located to the south.	Other: N/A		CPG Recommendation: SR-2, SR-4

Discussion

This AOD is located to the west of AOD SD2 which spans the area between Elfin Forest Road and the City of San Marcos. Tentative Map #5185 was processed and denied for this site. Nearly the entire site is constrained by either steep slopes or sensitive biological habitat. The Referral Map indicates designations of SR-2 and SR-4, which reflects its proximity to the City and a major road. The other maps indicate an RL-20 designation, which reflect the physical constraints of the site.

The key constraints associated with AOD SD3 are steep slopes and critical biological resource area. Figure SD3-1 provides an aerial photo showing the boundaries of the AOD, Figure SD3-2 identifies steep slope areas, and Figure SD3-3 identifies critical biological resources areas.

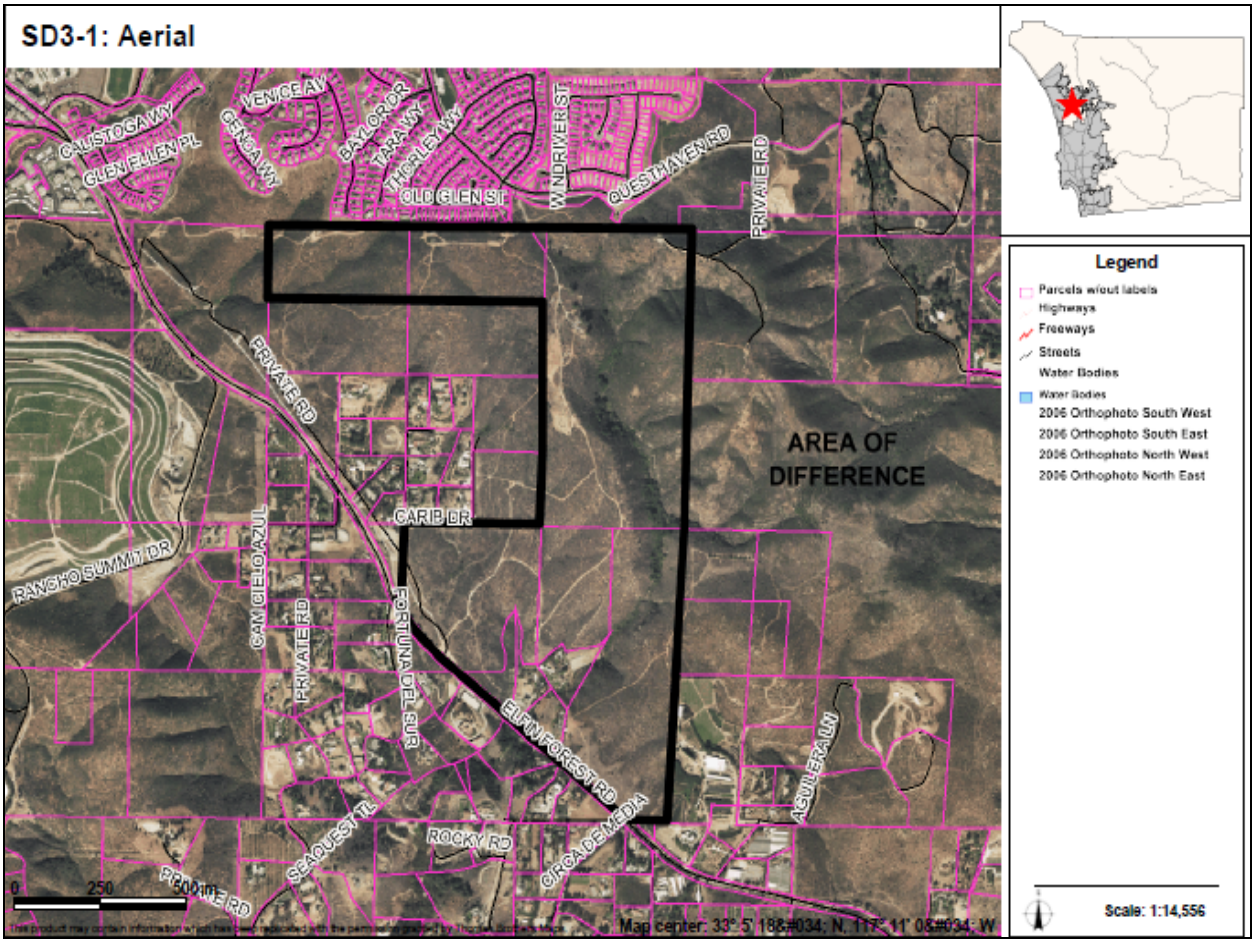
Potential Conflicts with Goals and Policies

None

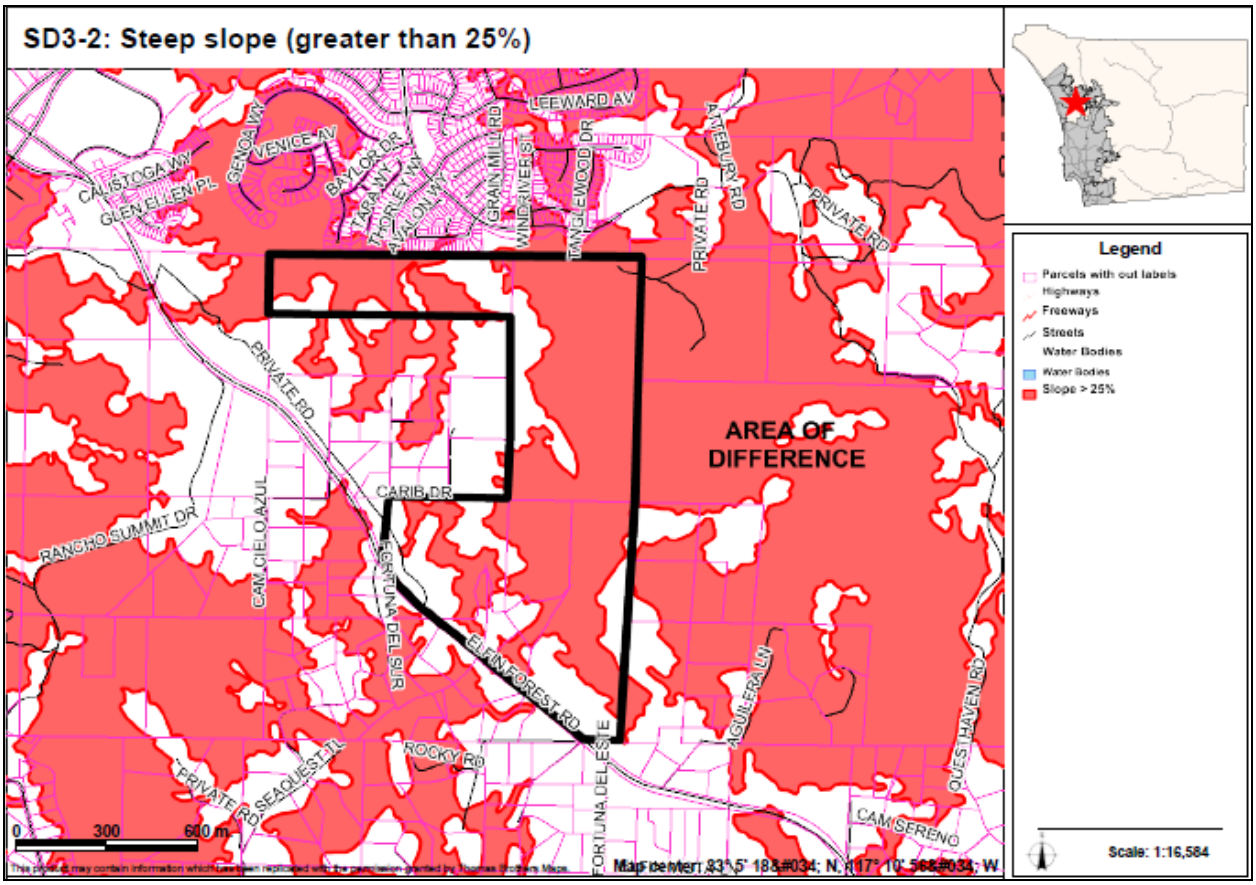
AREAS OF DIFFERENCE

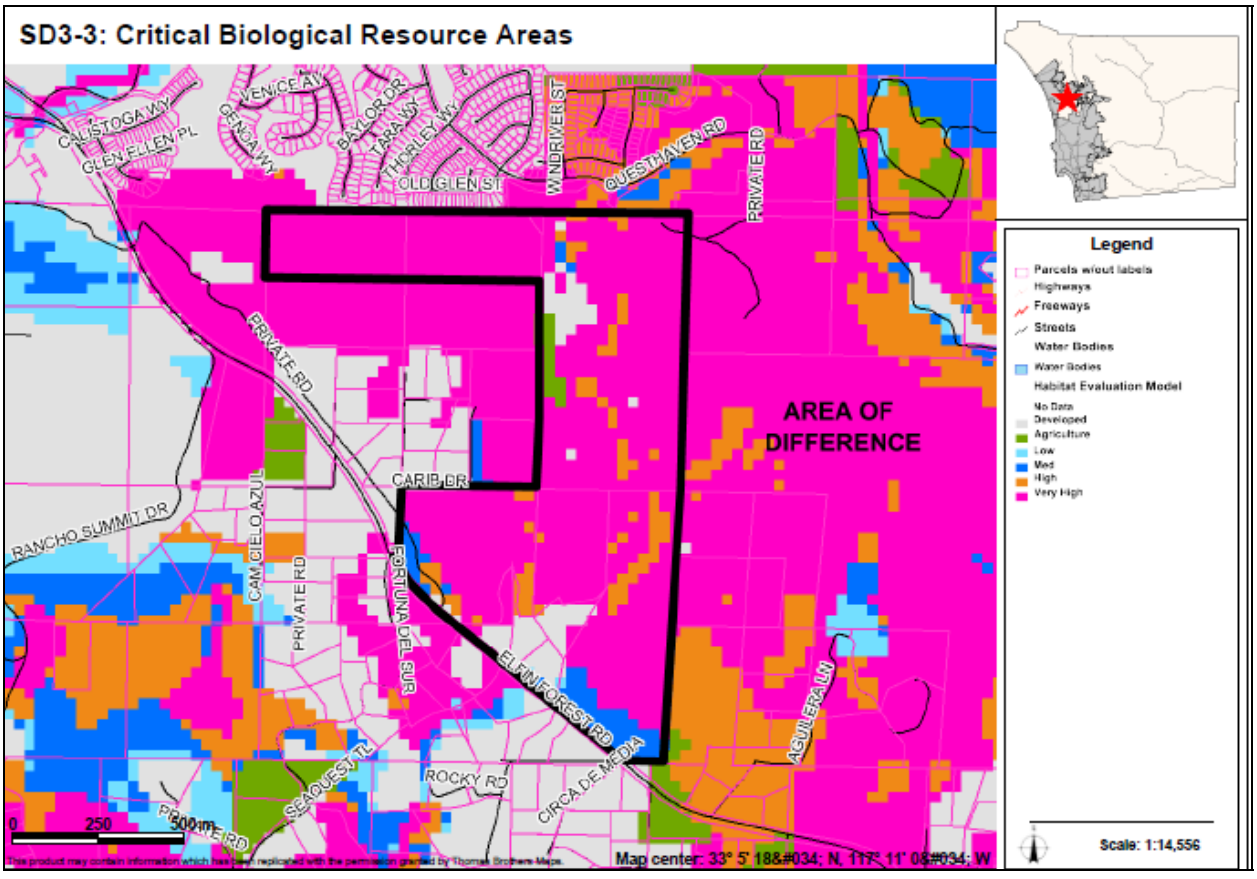
SD3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

SD4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Burns (for Norton) [63] Location/Description: • 12 acres (2 parcels) • Inside CWA boundary • South of SR 78, 3 miles west of Del Dios Hwy. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Entirely spaced rural residential, which expands southwards. To the west, north, and east lies vacant land. To the southeast is a 4-acre orchard.	Other: Fire Service Deficiency – This site is in a 23-minute response region which does not support densities of SR-4 or higher. Therefore, the Referral Map designation of SR-2 is not compliant.		CPG Recommendation: RL-20

Discussion

This is a property located in a transitional area between land designated SR-4 and RL-20. It has limited fire response and contains sensitive biological habitat. The Referral Map indicates a SR-2 designation that reflects the proximity to the City of San Marcos. The other maps indicate an RL-20 designation to reflect the physical constraints of the site and the sites role as a wildlife habitat corridor.

The key constraints associated with AOD SD4 are steep slopes and critical biological resource area. Figure SD4-1 provides an aerial photo showing the boundaries of the AOD, Figure SD4-2 identifies steep slope areas, and Figure SD4-3 identifies critical biological resources areas.

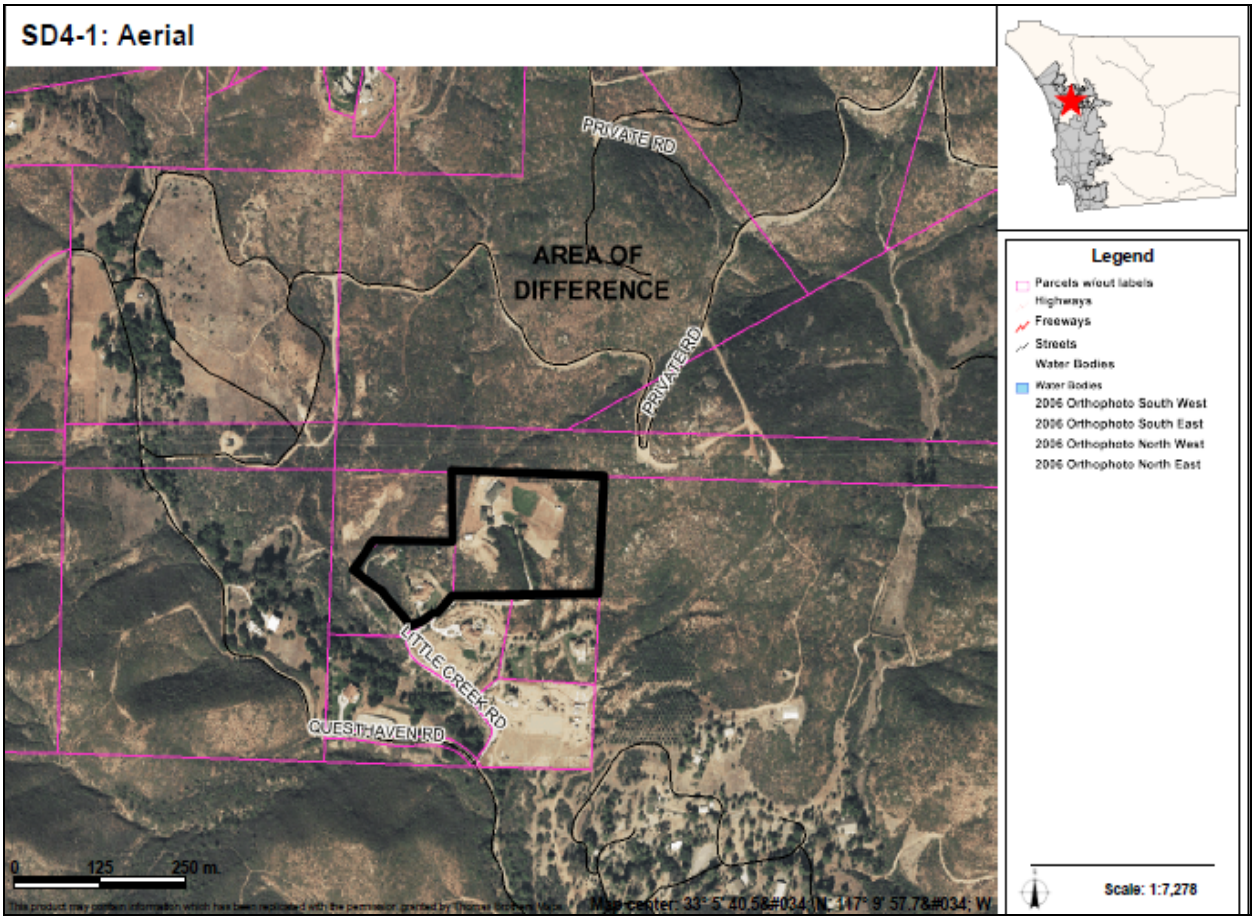
Potential Conflicts with Goals and Policies

None

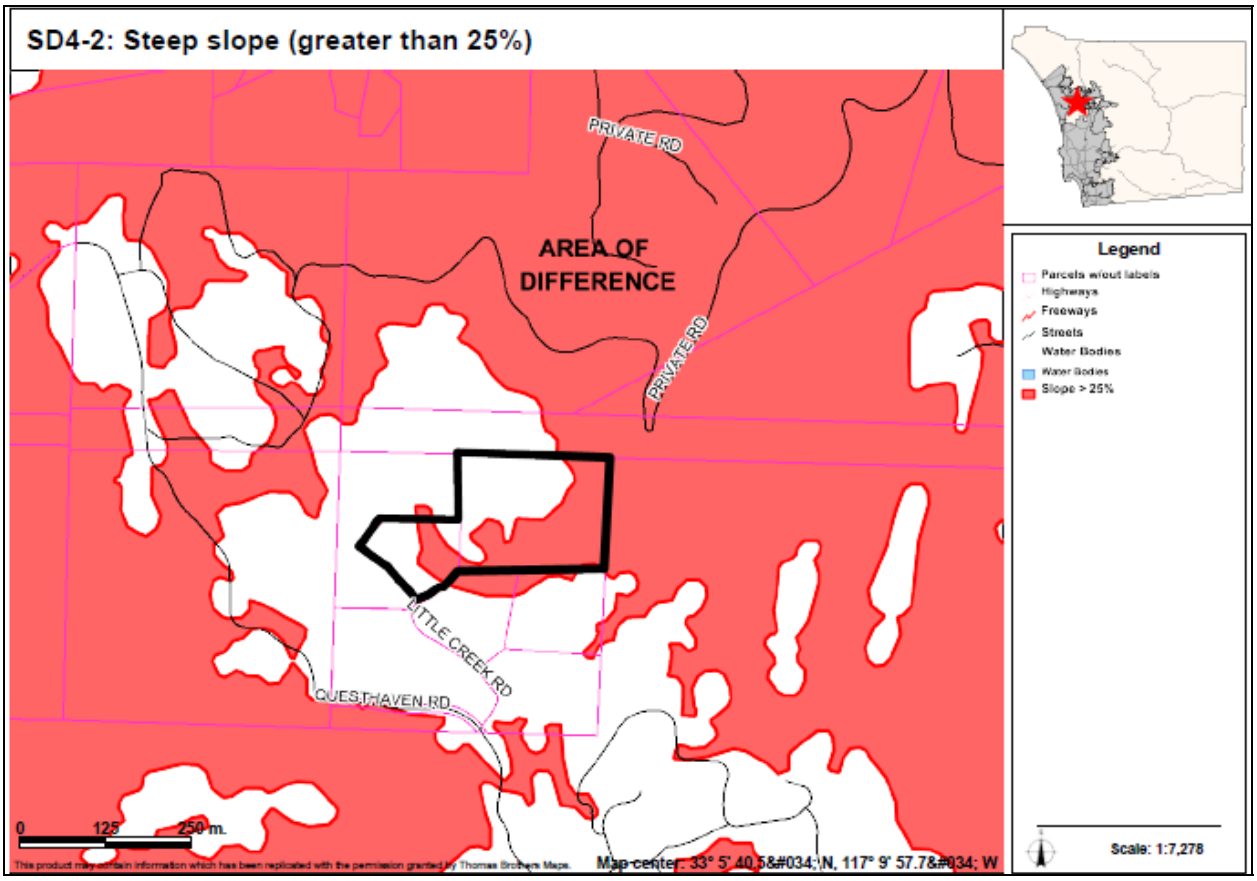
AREAS OF DIFFERENCE

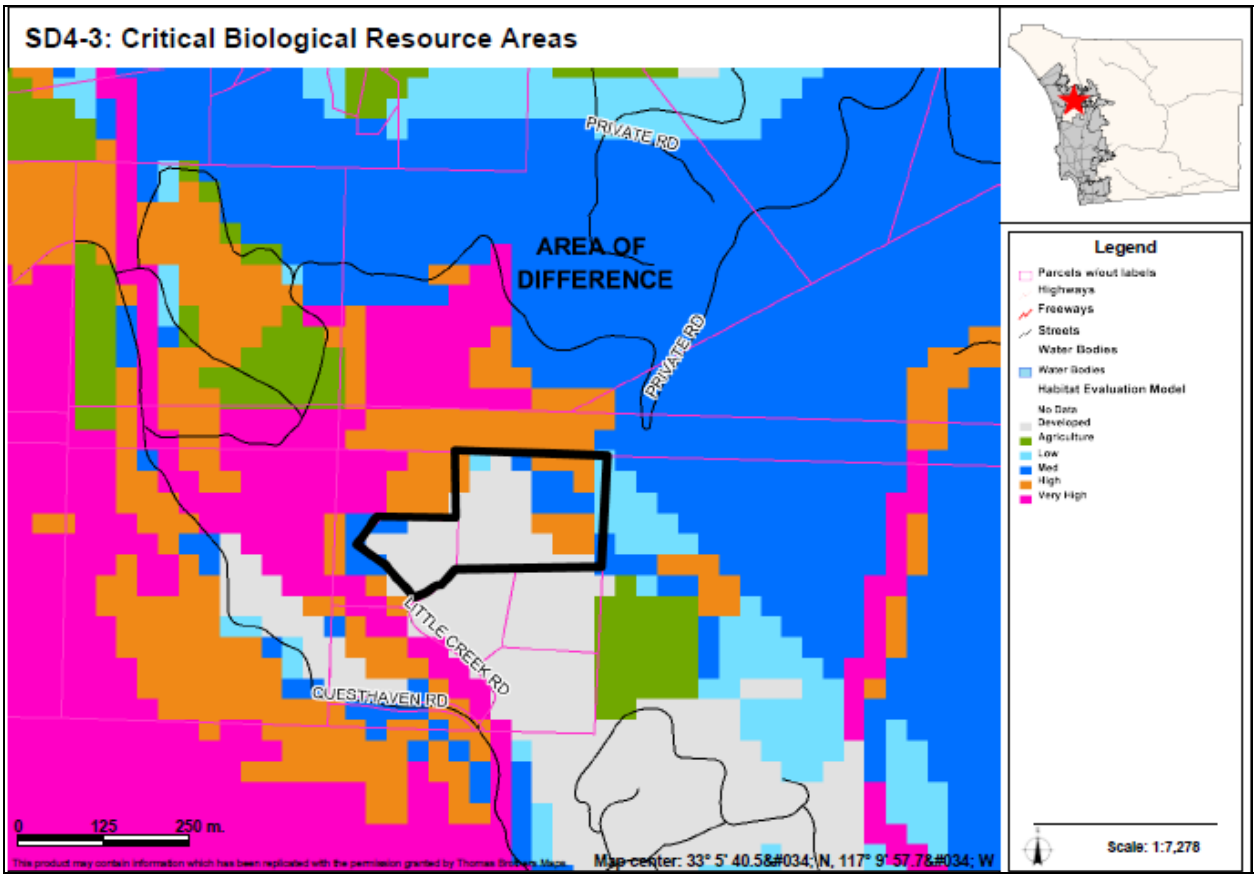
SD4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

SD5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4
Location/Description: • 468 acres (16 parcels) • Inside CWA boundary • Unincorporated island surrounded by cities of Carlsbad, Encinitas, and San Marcos	Steep slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-20
	Critical Biological Resource Areas	●	
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	○	
Context: Consists of open preserve and undeveloped land. To the east, there is a 190-acre junkyard/dump. To the south is spaced rural residential use and there are large single family residential developments to the northwest and west.	Other: Fire Service Deficiency – The southern portion of this site is a 23-minute response region. This area would not support the Referral Map designation of SR-4		CPG Recommendation: None

Discussion

This AOD is located within an island of unincorporated land surrounding by cities of Carlsbad, Encinitas, and San Marcos in the western part of the CPA. The site is entirely constrained by either steep slopes or sensitive habitat or both and has been the subject of preservations efforts. The maps indicate a range of designations, from SR-4 which reflects the sites location in relation to the incorporated areas to RL-20 which reflects its biological value and physical constraints. The SR-4 designation was assigned to match the designation given to the property as part of the Encinitas Sphere of Influence, but this density does not meet fire response time requirements.

The key constraints associated with AOD SD5 are steep slopes, wetlands, and critical biological resource area. Figure SD5-1 provides an aerial photo showing the boundaries of the AOD, Figure SD5-2 identifies steep slope areas, Figure SD5-3 identifies wetlands, and Figure SD5-4 identifies critical biological resources areas.

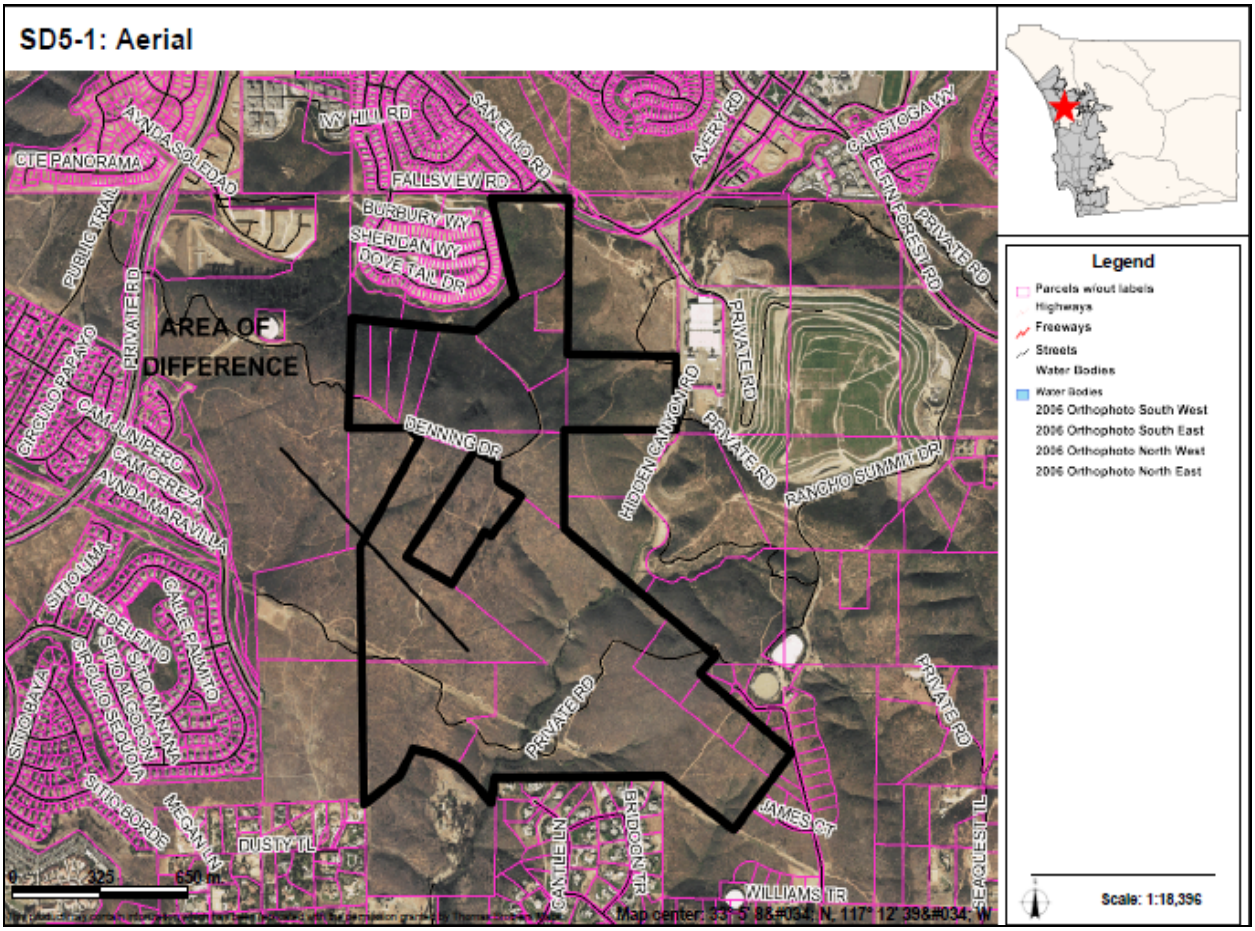
Potential Conflicts with Goals and Policies

None

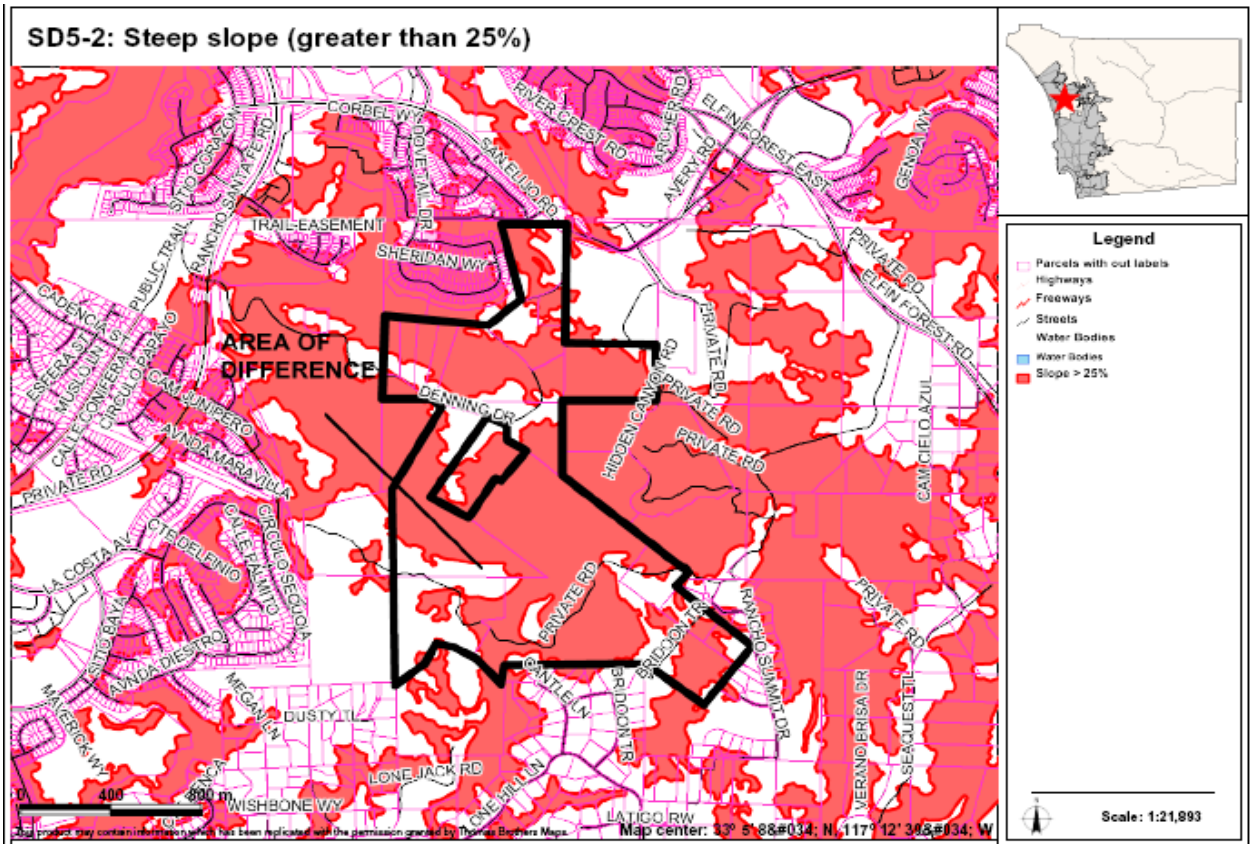
AREAS OF DIFFERENCE

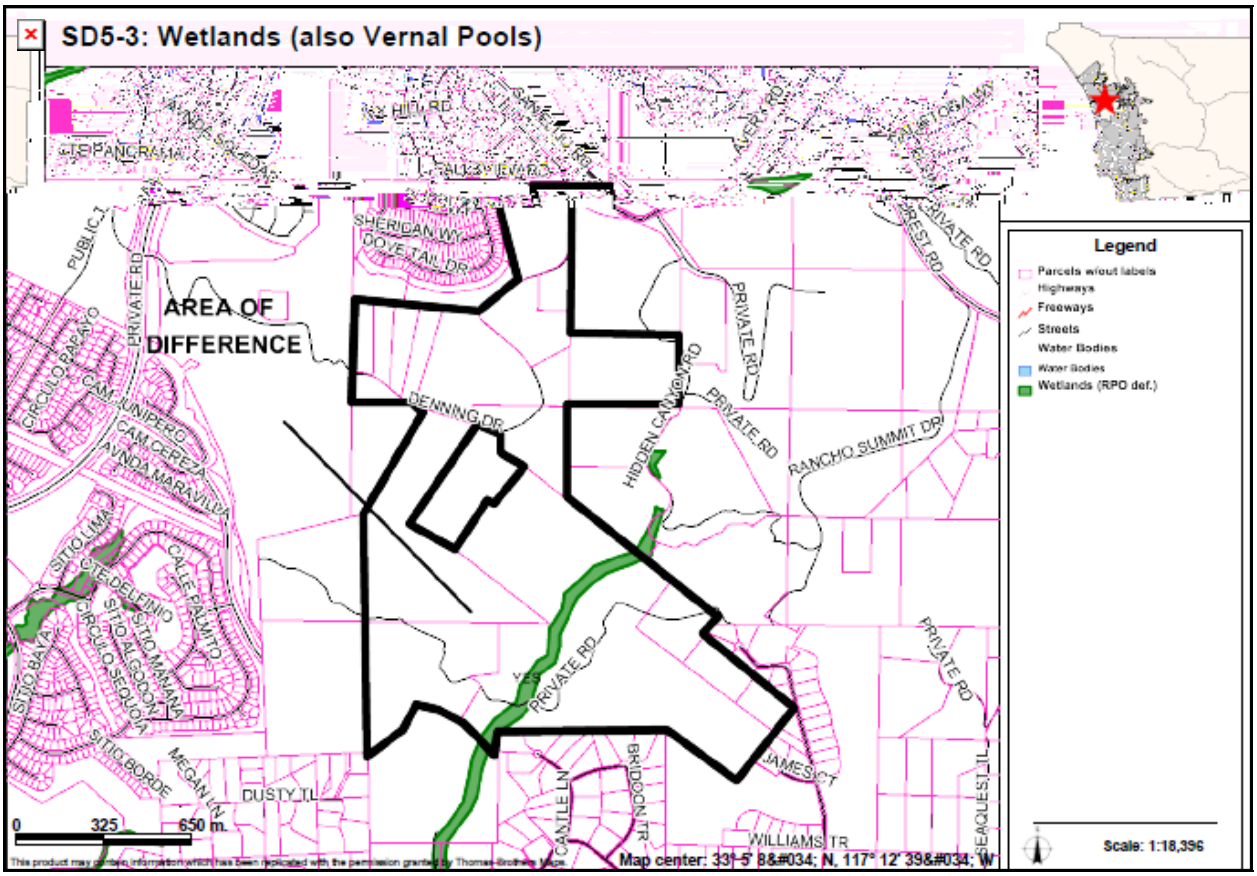
SD5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable / Available

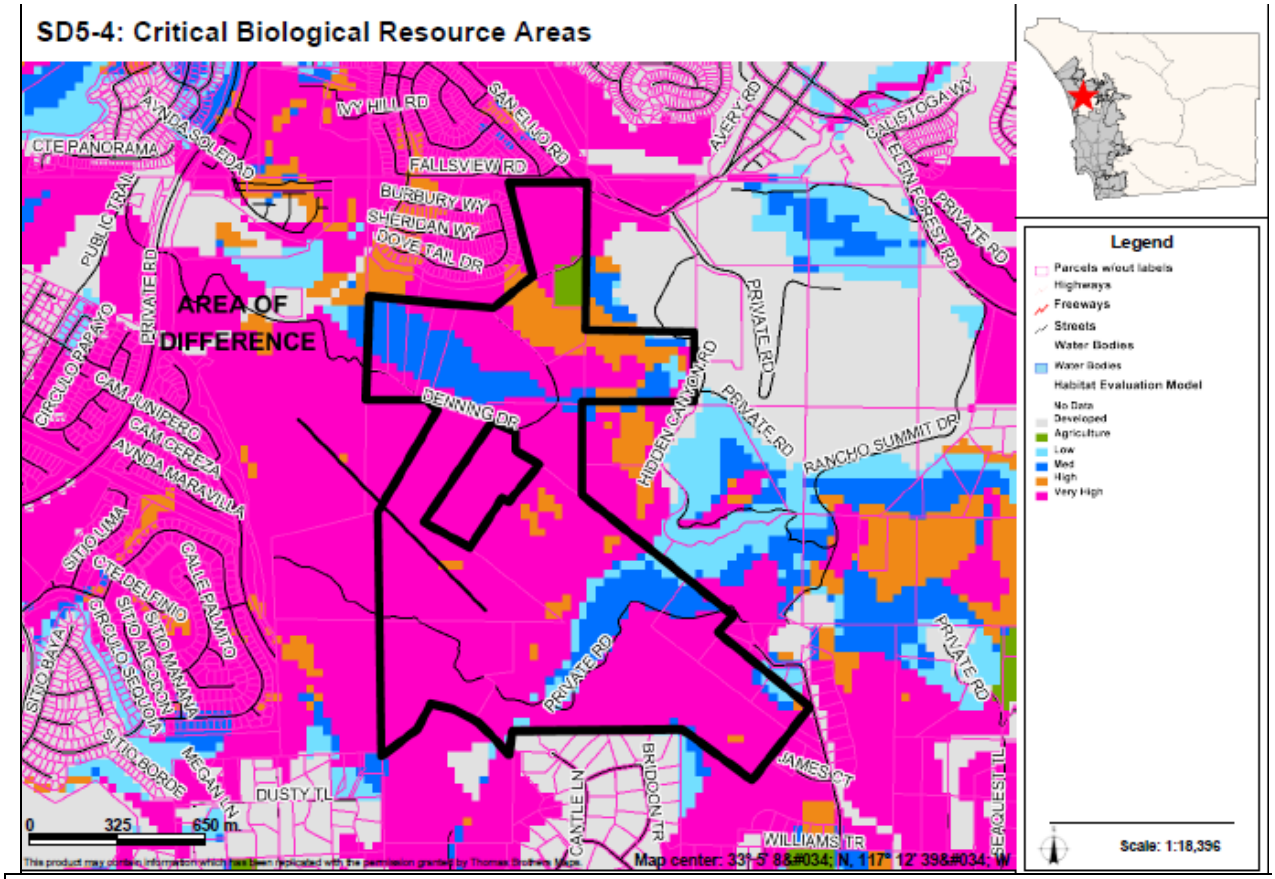


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

SD6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Tan [55] Location/Description: • 61 ac (4 parcels) • Inside CWA boundary • South of AOD SD3 Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: SR-4
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel with undeveloped AOD SD3 located to the north and east. City of San Marcos is located to the west. Spaced rural residential land uses are located to the south.	Other: N/A		CPG Recommendation: SR-2

Discussion

This AOD is located south of AOD SD3 along the City of San Marcos boundary. The property is entirely constrained by sensitive biological resources. The owner of the property that requested the referral has since sold it. The Referral Map indicates a designation of SR-2 which reflects its proximity to the City of San Marcos. The other maps indicate an SR-4 designation, which is more suitable to minimize impacts to the sensitive biological constraints.

The key constraints associated with AOD SD6 are steep slopes and critical biological resource area. Figure SD6-1 provides an aerial photo showing the boundaries of the AOD, Figure SD6-2 identifies steep slope areas, and Figure SD6-3 identifies critical biological resources areas.

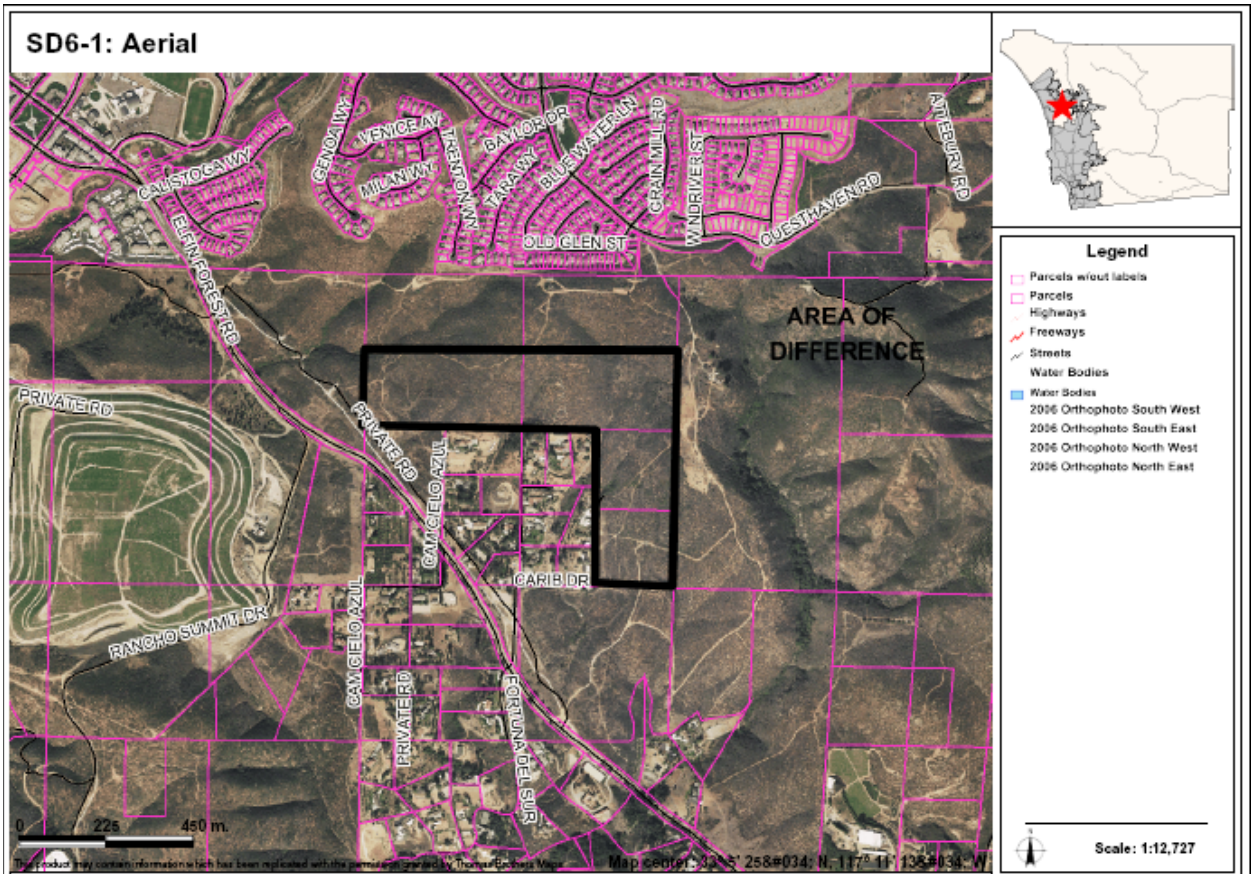
Potential Conflicts with Goals and Policies

None

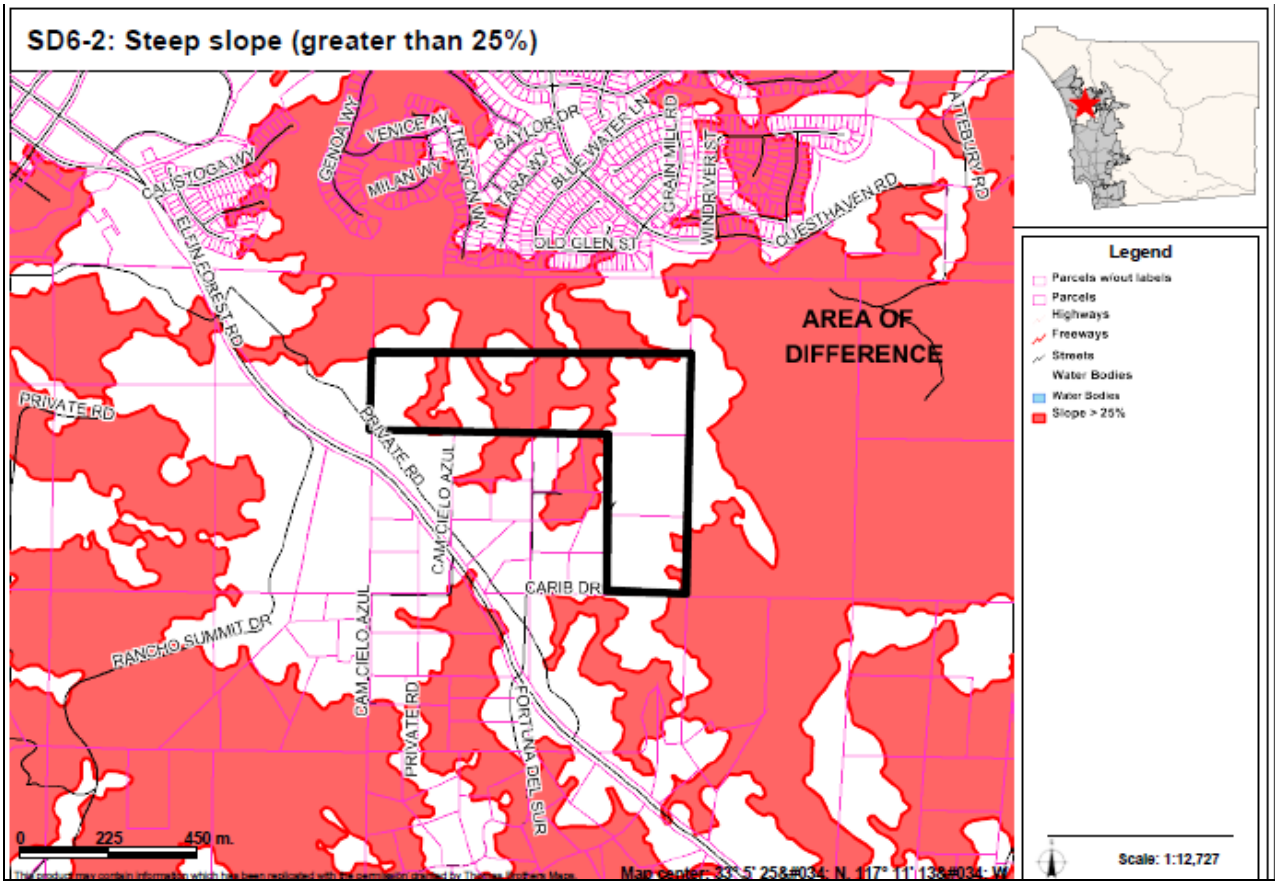
AREAS OF DIFFERENCE

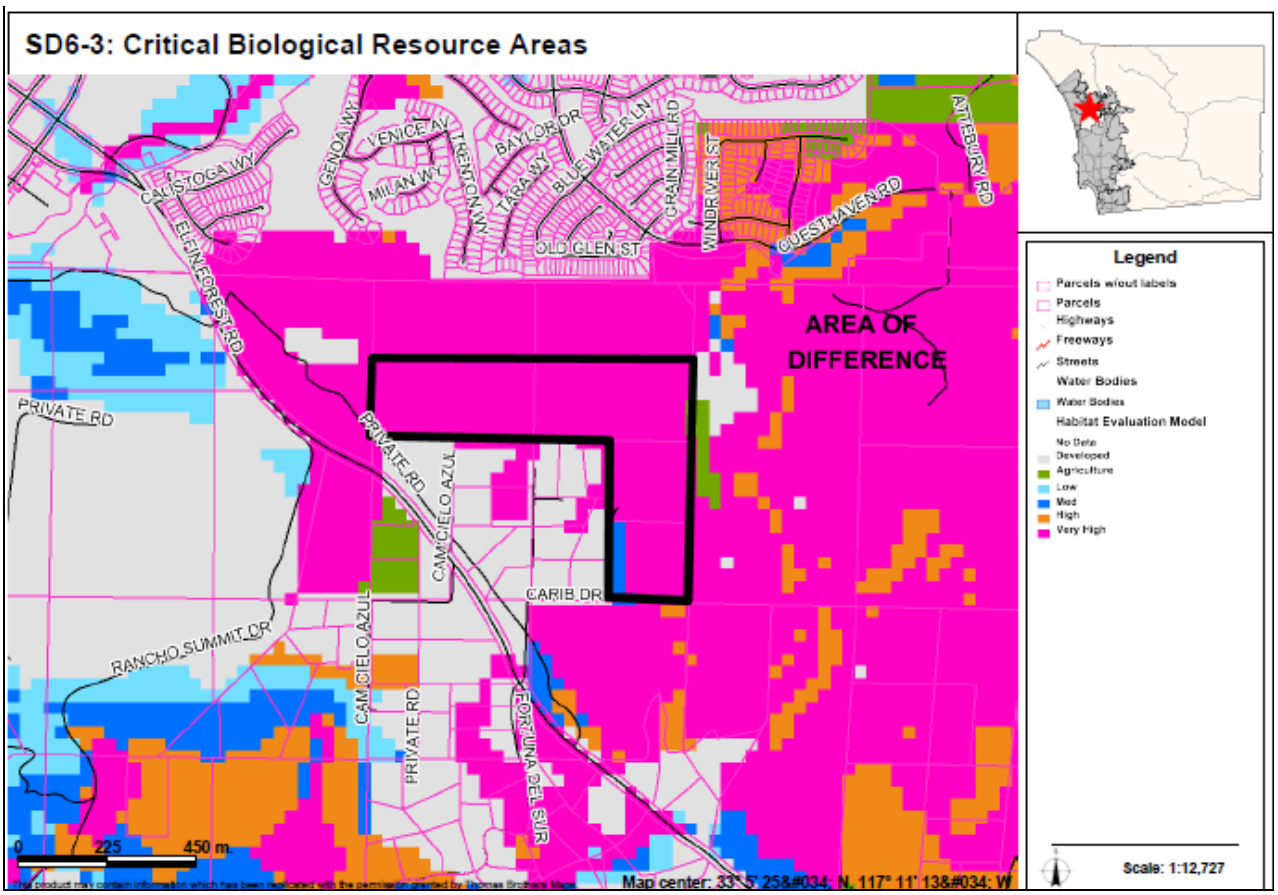
SD6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

SD7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Gray & Trapp [58 & 59] Location/Description: • 124 ac (18 parcels) • Inside CWA boundary • West of the I-15, south of the Harmony Grove Village. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2, SR-2 Hybrid: SR-2, RL-20 Draft Land Use: SR-2, SR-4, RL-20 Environmentally Superior: SR-2, SR-4, RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Consisting of field crops, undeveloped land, and minor rural residential use. North of the site is open space preserve and extractive industry. South is a large lake within an open space preserve.	Other: N/A		CPG Recommendation: SR-10

Discussion

This is the site of the Harmony Grove Meadows project TM #5430 which is south of Harmony Grove Village. This area provides a low-density transition from the Harmony Grove Village to Rural Lands' densities in the surrounding area. The site is nearly entirely constrained by steep slopes; floodplain and floodway; biological and cultural resources. It also lacks sewer service. The Referral Map represents a more intense scale of development, somewhat similar to the internal portions of the Village. The other maps indicate designations that are more focused on a transition from the Village to the surrounding lands.

The key constraints associated with AOD SD7 are steep slopes, wetlands, critical biological resource area, and agricultural lands. Figure SD7-1 provides an aerial photo showing the boundaries of the AOD, Figure SD7-2 identifies steep slope areas, Figure SD7-3 identifies wetlands, Figure SD7-4 identifies critical biological resources areas, and Figure SD7-5 identifies important agricultural lands.

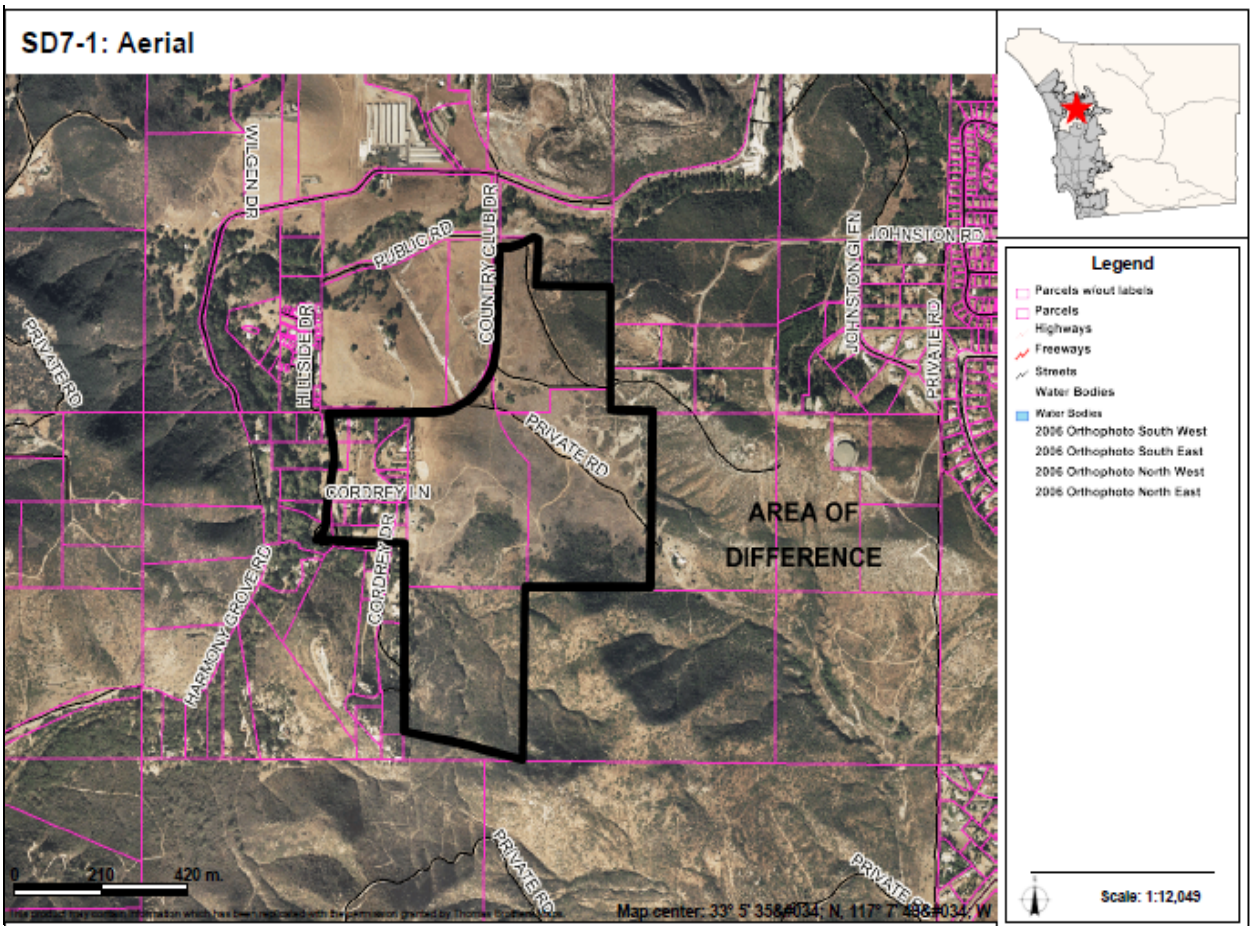
Potential Conflicts with Goals and Policies

None

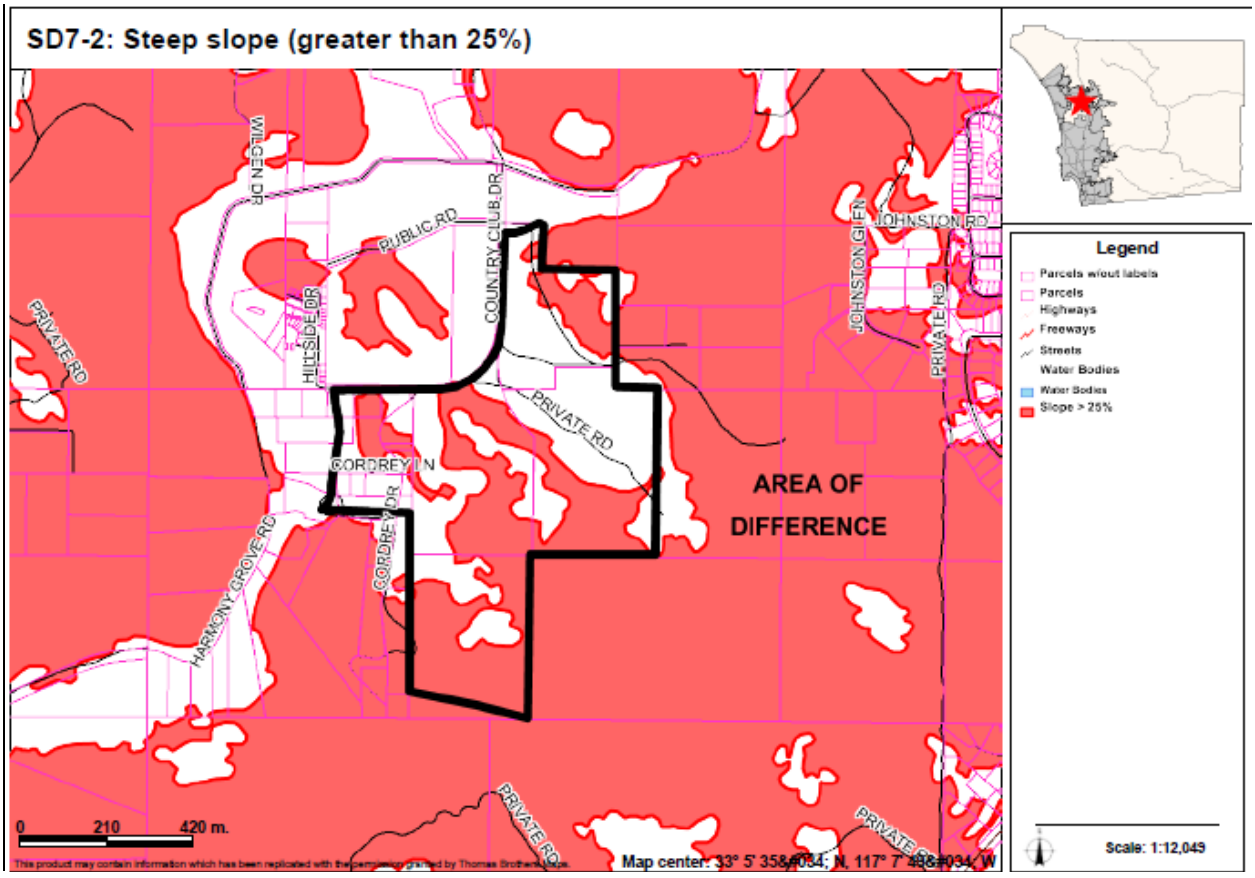
AREAS OF DIFFERENCE

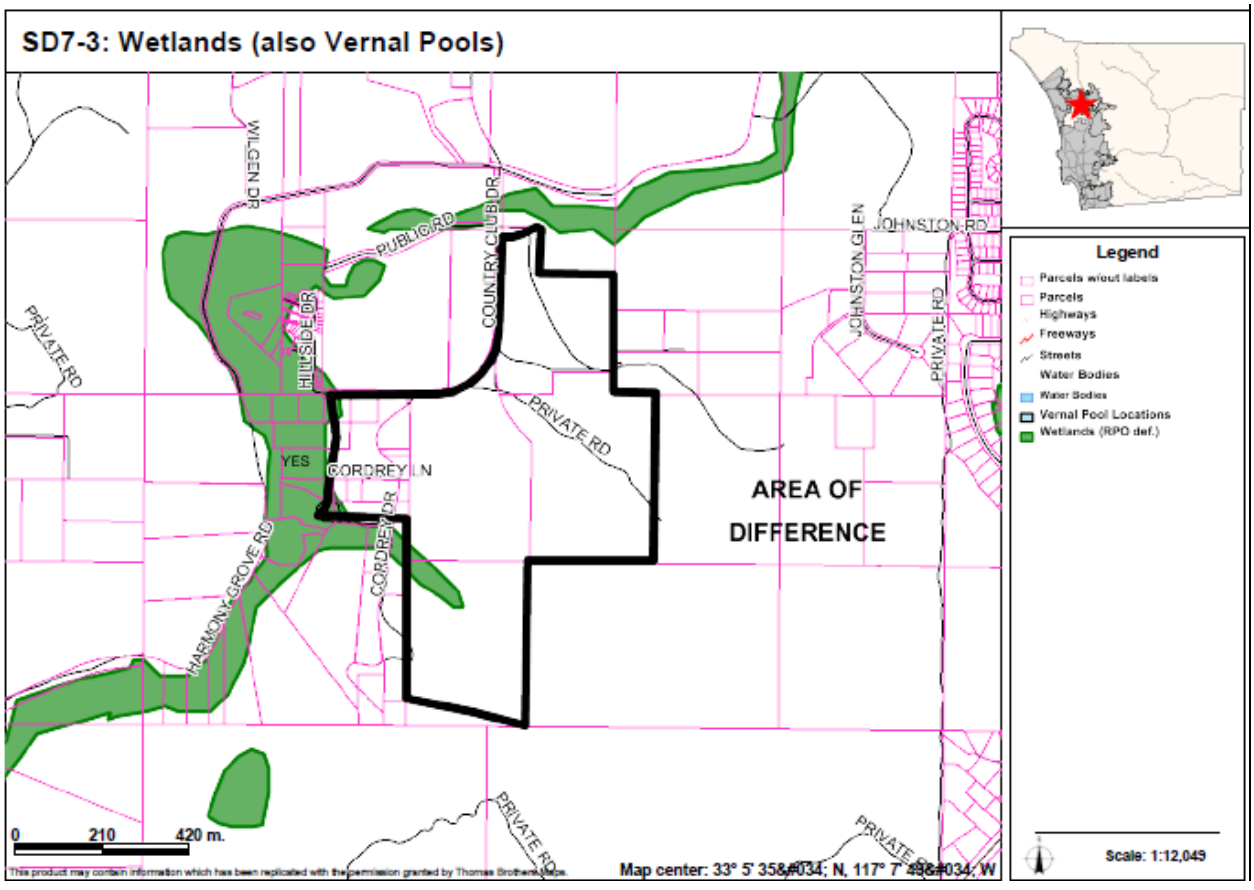
SD7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	☐	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	⊡
8	Preserve agriculture	☐	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	☐	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

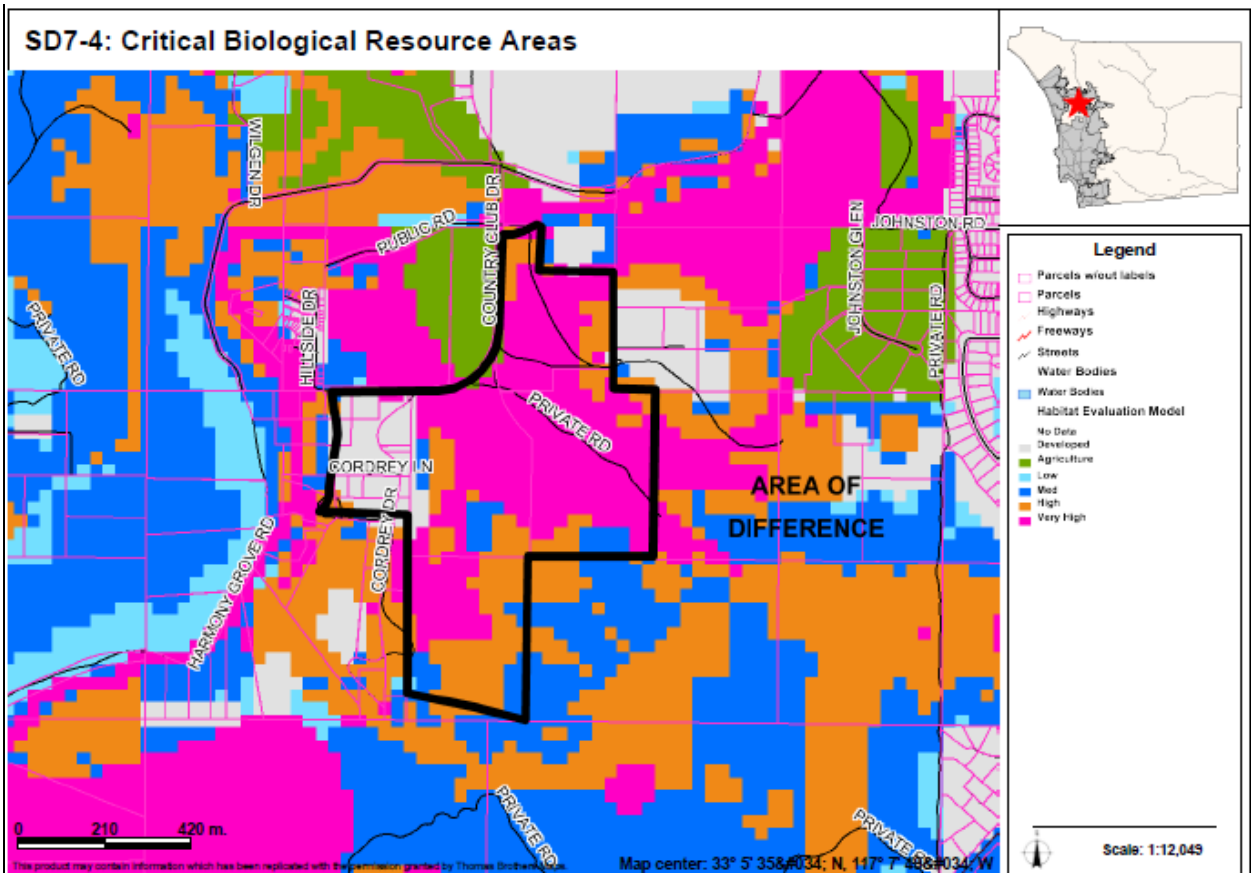


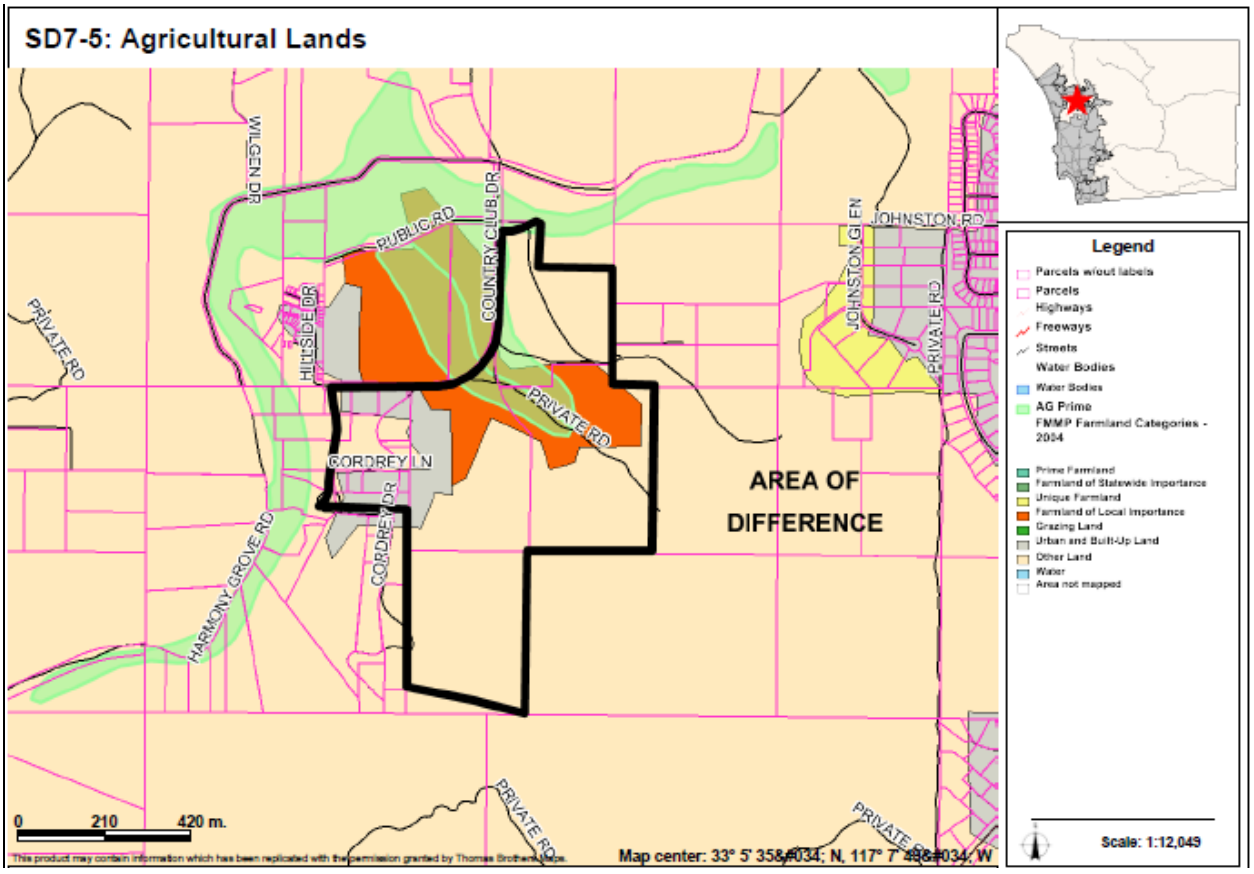
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

SD8: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Lowe [62] Location/Description: • 500 ac (8 parcels) • Inside CWA boundary • South and east of the City of San Marcos Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2, SR-1, SR-2, SR-4 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Generally undeveloped area surrounded by scattered space rural residential with some agriculture land uses to the east and open space areas to the west. Additionally, this property is southwest of a large area of light industry/industrial park located within the City of San Marcos.	Other: N/A		CPG Recommendation: RL-20

Discussion

This is an area to west of Harmony Gove Village that lies next to the City of San Marcos. The site is entirely constrained by steep slopes and sensitive biological resources and lacks services and infrastructure. The Referral Map is representative of an annexation request and project submitted to the City of San Marcos for consideration. The request is in process. The other map reflects the constraints of the property and is consistent with other similar areas.

The key constraints associated with AOD SD8 are steep slopes and critical biological resource area. Figure SD8-1 provides an aerial photo showing the boundaries of the AOD, Figure SD8-2 identifies steep slope areas, and Figure SD8-3 identifies critical biological resources areas.

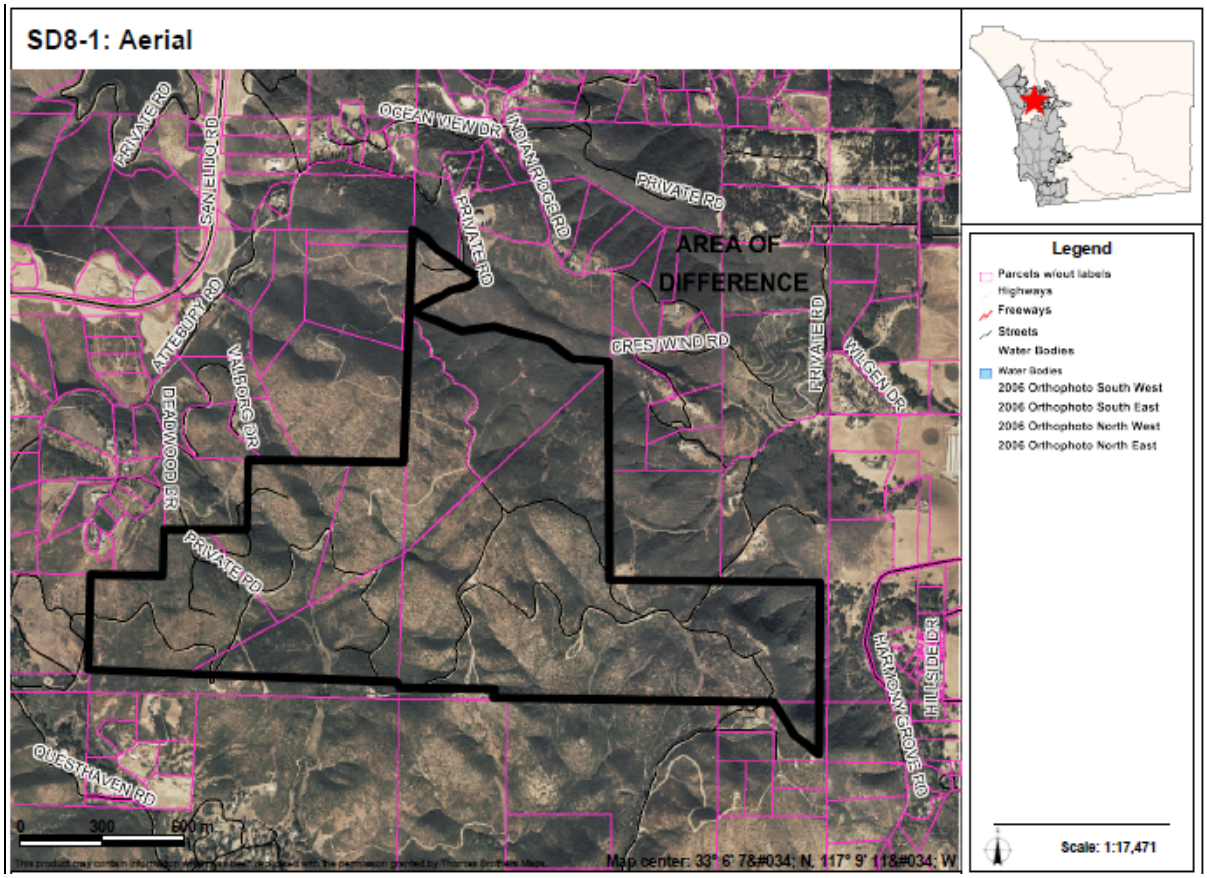
Potential Conflicts with Goals and Policies

None

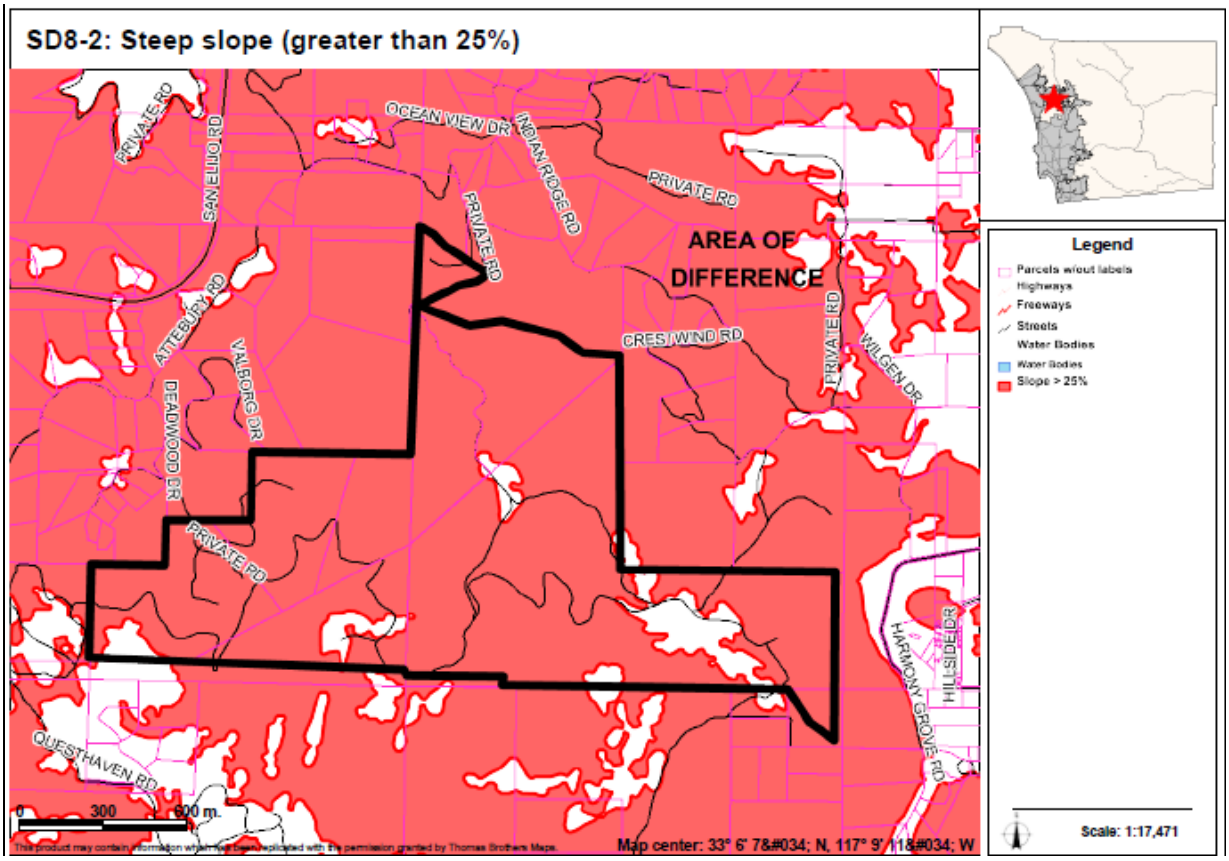
AREAS OF DIFFERENCE

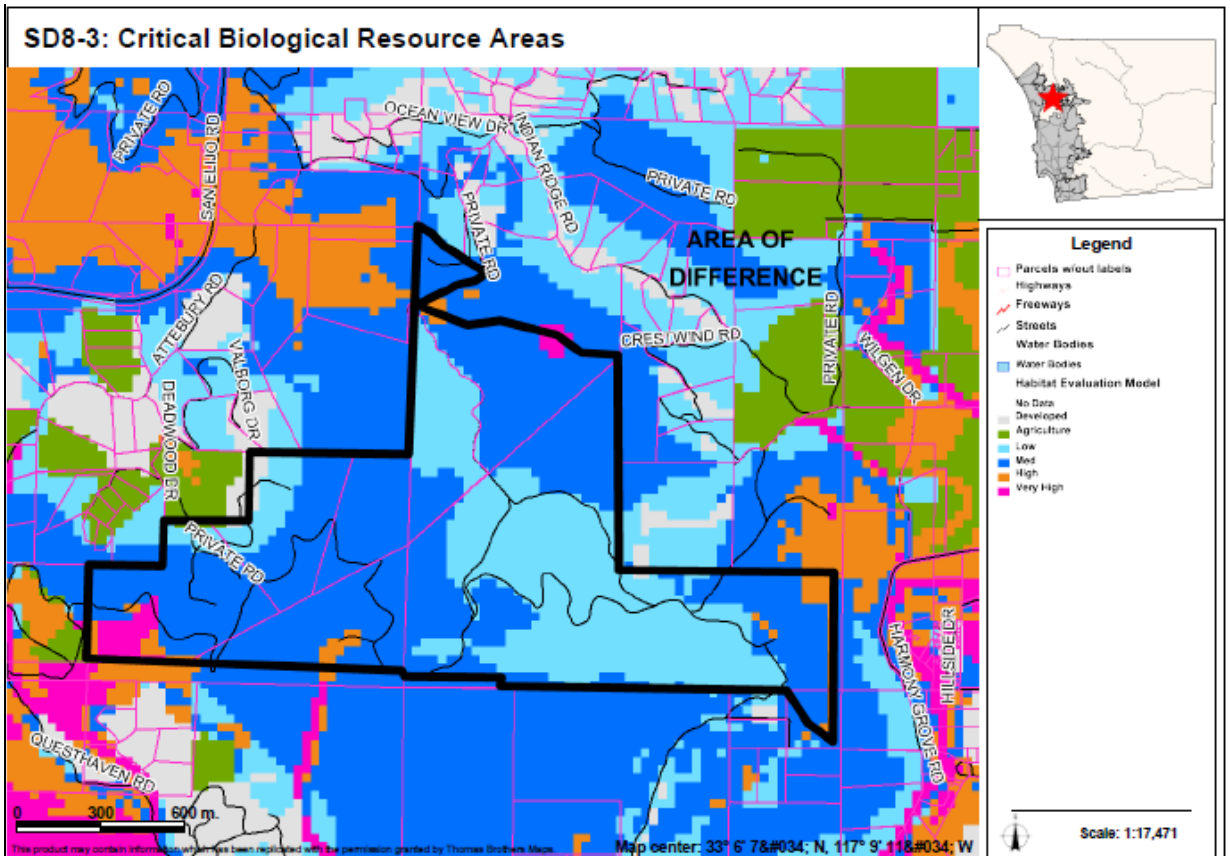
SD8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	■	■	■
3	Reinforce the vitality, local economy, and character of communities	☐	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	☐	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

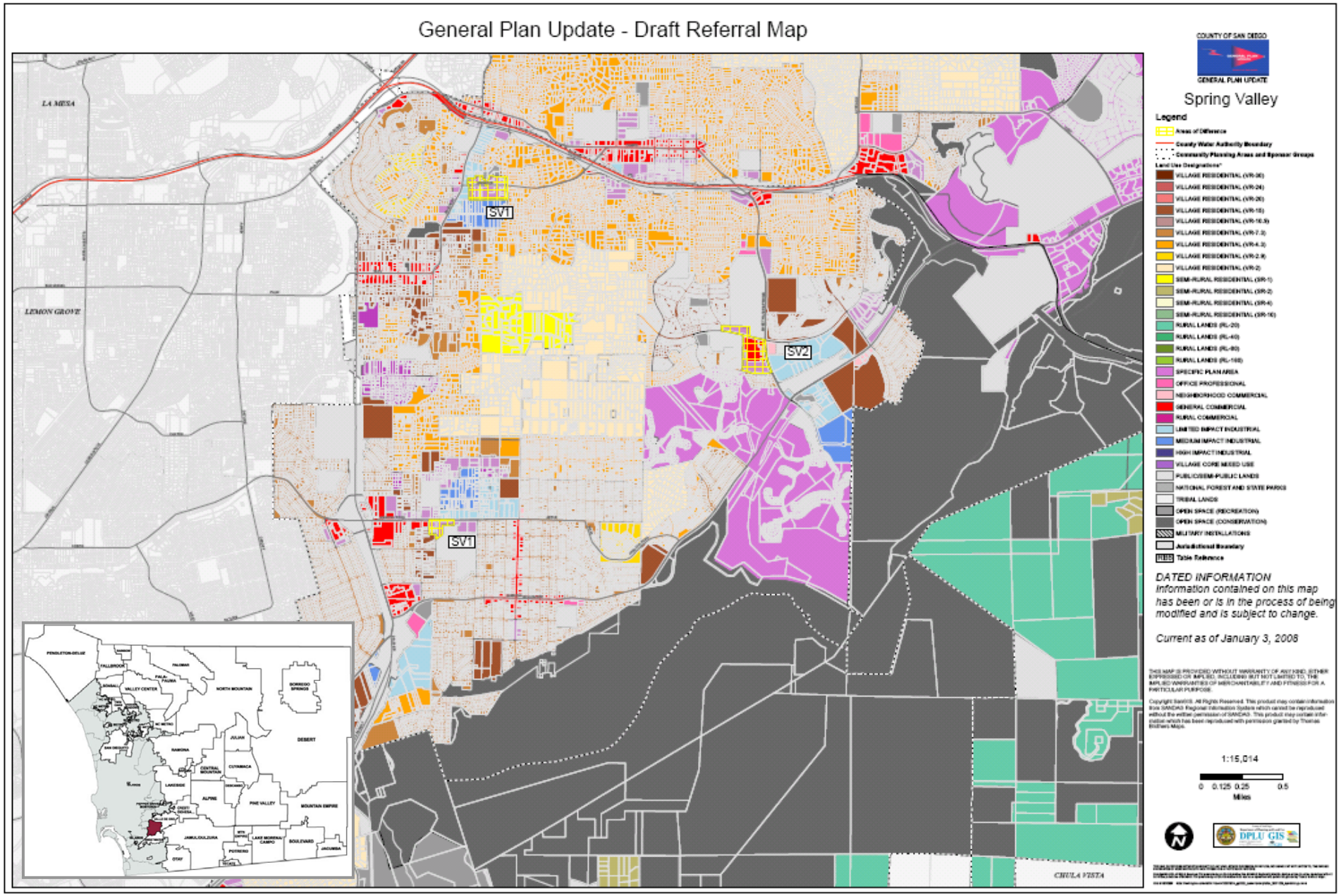


AREAS OF DIFFERENCE





Spring Valley CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

SV1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 26.8 acres (40 parcels) • Inside CWA boundary • Two separate properties east of the SR 125 and south of the SR 94 Existing General Plan: (9) 43 du/ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-24 Hybrid: VR-30 Draft Land Use: VR-30 Environmentally Superior: VR-30
	Steep slope (greater than 25%)	○	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: The northern property is primarily multi-family residential and single family residential. It is surrounded by more multi-family neighborhoods, parks, and retail. Light industrial uses are located to the south. The southern property is used for multi family and single family residential communities. It is also close to light industry and to the southeast is a junior high school.	Other: N/A		CPG Recommendation: VR-20

Discussion

This AOD represents two areas approximately two miles apart. Although the Referral Map indicates a VR-24 density, the area is currently built out at densities of approximately 30 dwelling units per area. The other maps designate these areas at VR-30 to both reflect the current development and to provide opportunities to build out some vacant areas at densities that would meet the County's Regional Housing Needs Assessment Inventory needs.

The key constraint associated with AOD SV1 is floodplain. Figures SW1-1, SW1-1A, SV1-1B provide an aerial photo showing the boundaries of the AOD, Figure SW1-2A identifies floodplains and floodways, Figure SV1-3A identifies important agricultural lands.

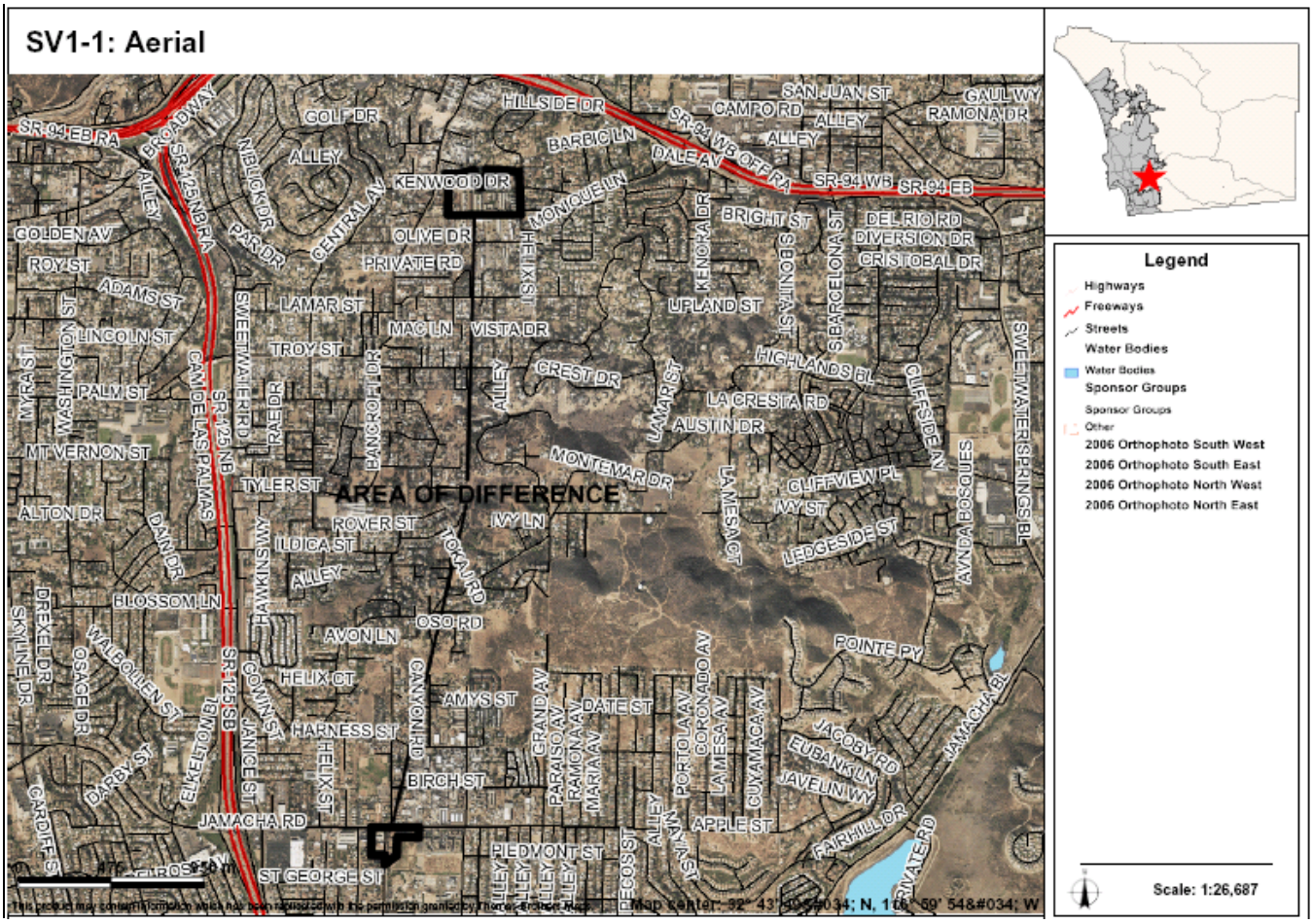
Potential Conflicts with Goals and Policies

None

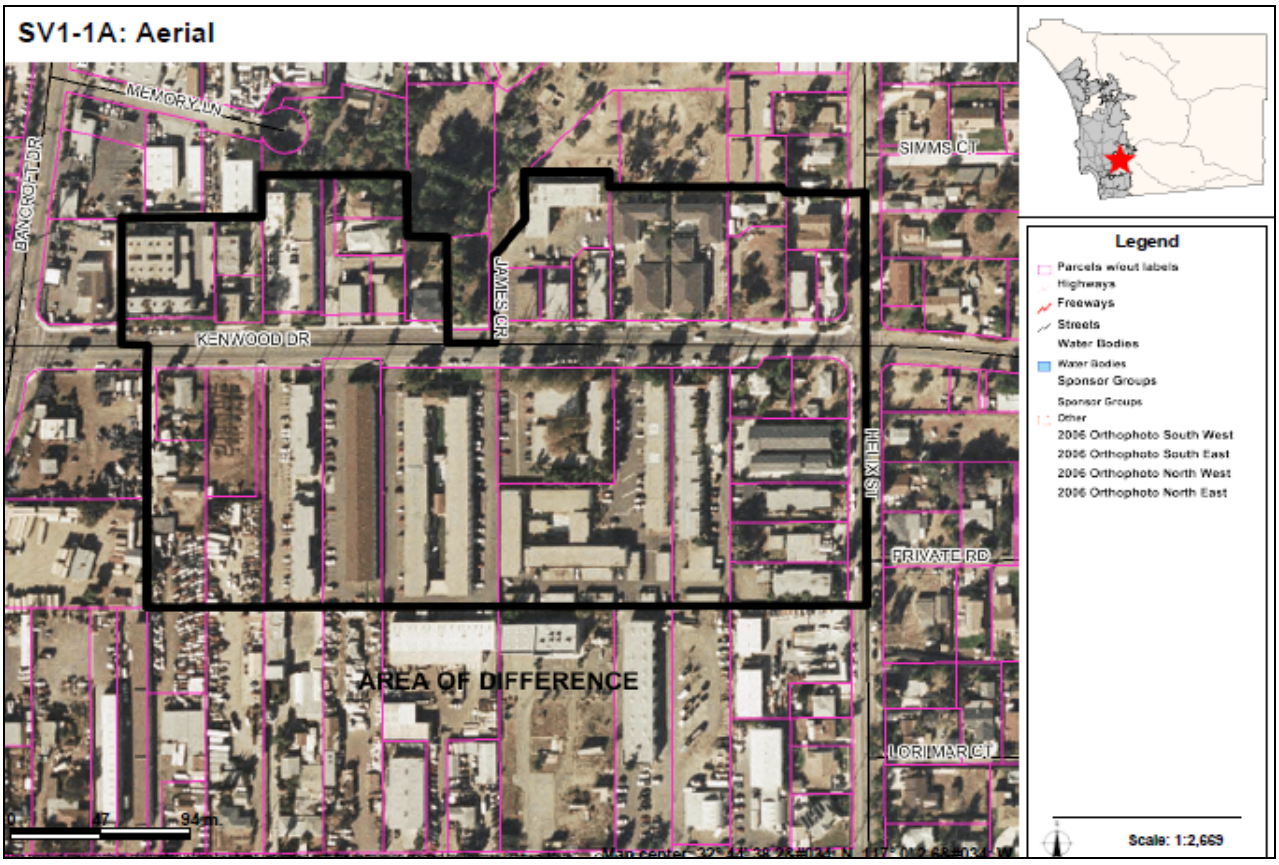
AREAS OF DIFFERENCE

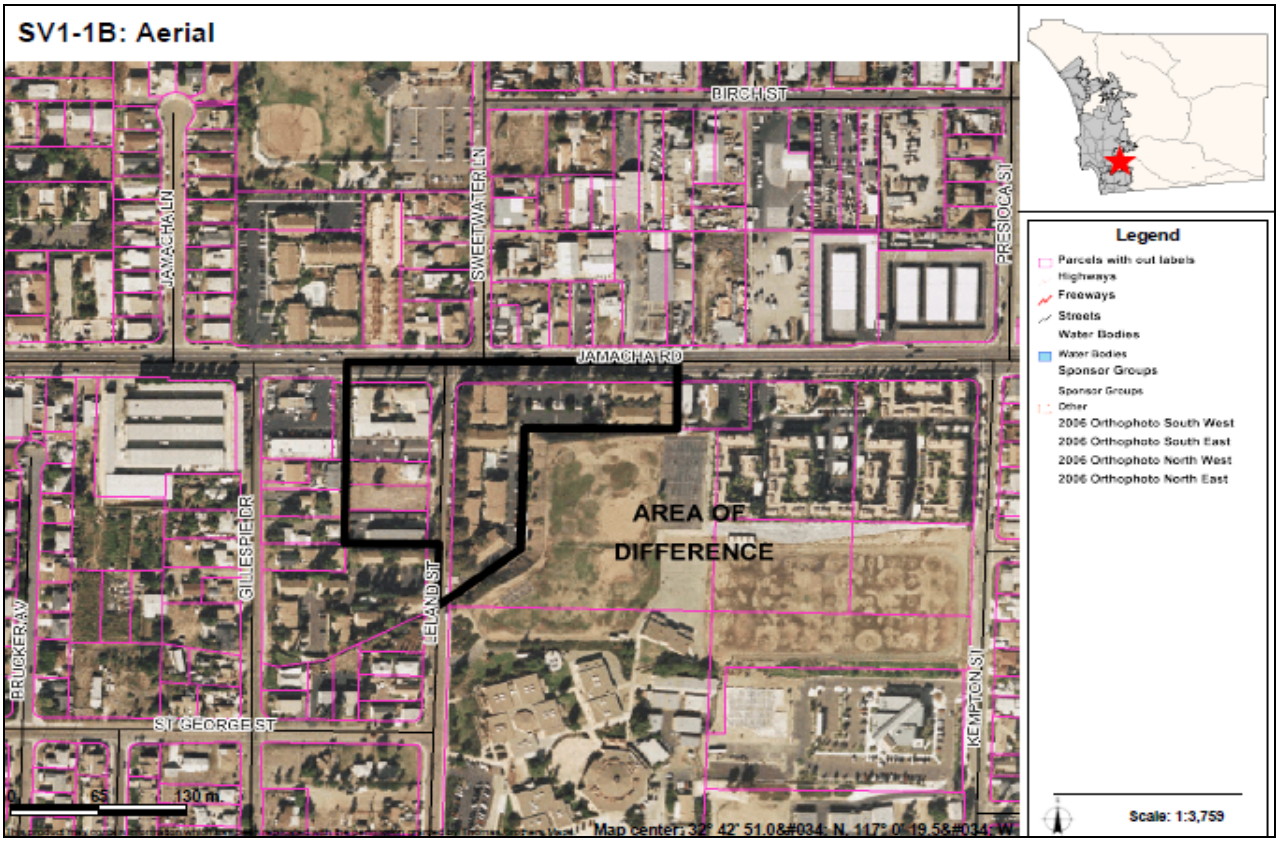
SV1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	■	■	■
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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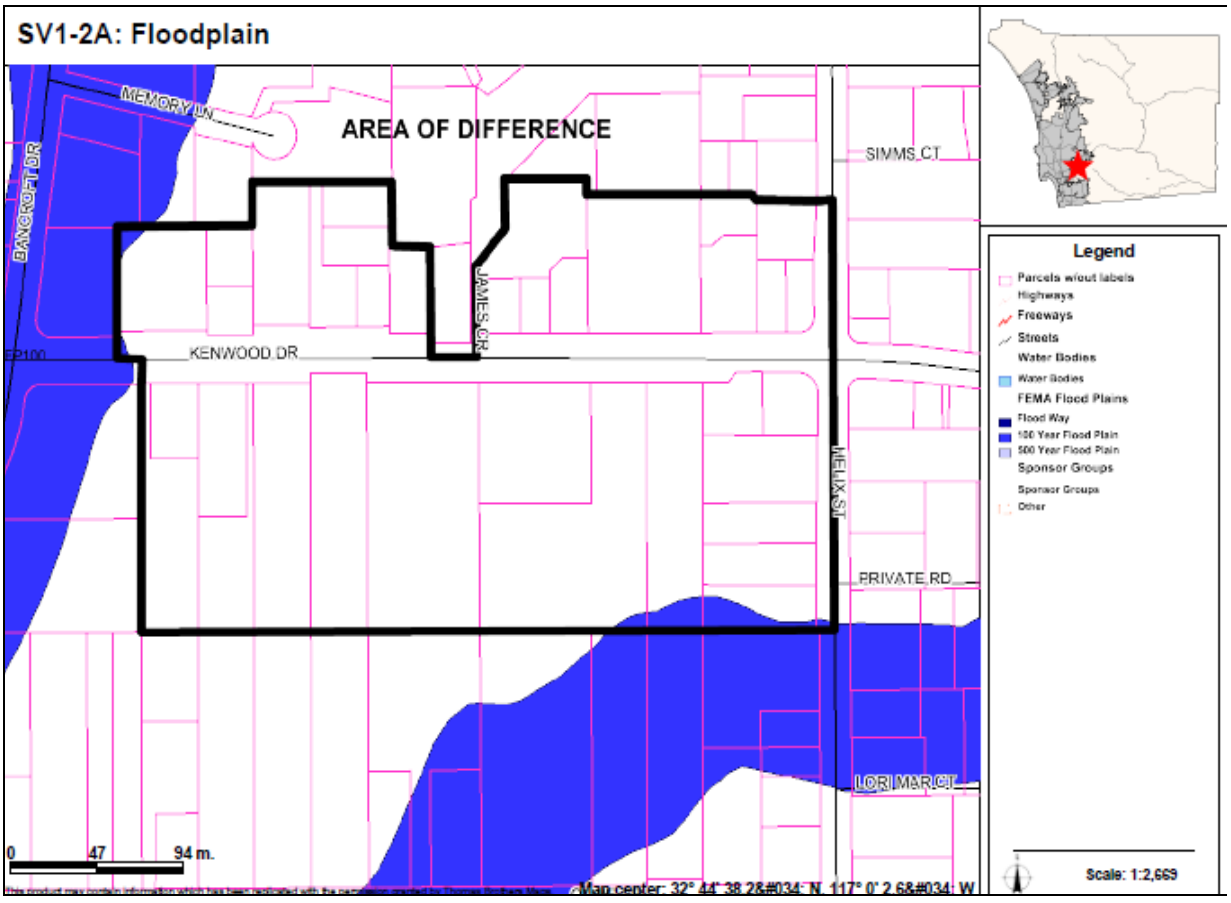

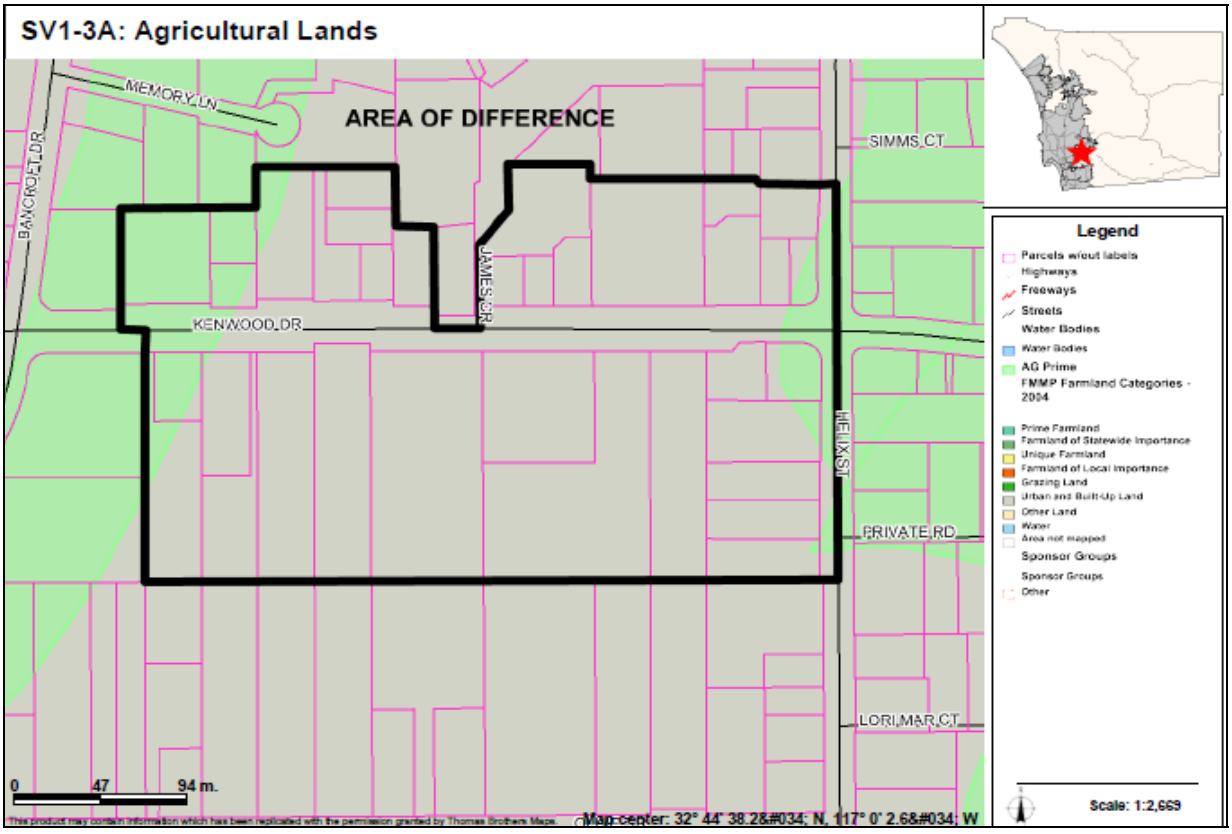

AREAS OF DIFFERENCE

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SV2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #10 (C & I) Lamden Location/Description: • 29.8 acres (7 parcels) • Inside CWA boundary • Located on Sweetwater Springs Boulevard Existing General Plan: (12) Neighborhood Commercial	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-1, VR-24 Hybrid: VR-30, C-3 Draft Land Use: VR30, C-3 Environmentally Superior: VR-30, C-3
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: This AOD is currently developed with multi-family residential, a post office, and a neighborhood shopping center. Schools and single family residential development is located to the north and west. Health care services, a fire/police station, and an industrial park are located to the east and more single family residential development is located to the south.	Other: N/A		CPG Recommendation: C-1, VR-24 (Referral Map)

Discussion

This is an area that began the same on the Referral and Draft Maps but was revised on the Hybrid and Draft Land Use Maps to meet the County's Regional Housing Needs Assessment Inventory needs. The reduction in commercial land was intended to reduce the trip generation and minimize traffic impacts. Currently, the Community Planning Group supports General Commercial and the Referral Map for the site.

The key constraint associated with AOD SV2 is agricultural lands. Figure SV2-1 provides an aerial photo showing the boundaries of the AOD, Figure SV2-2 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

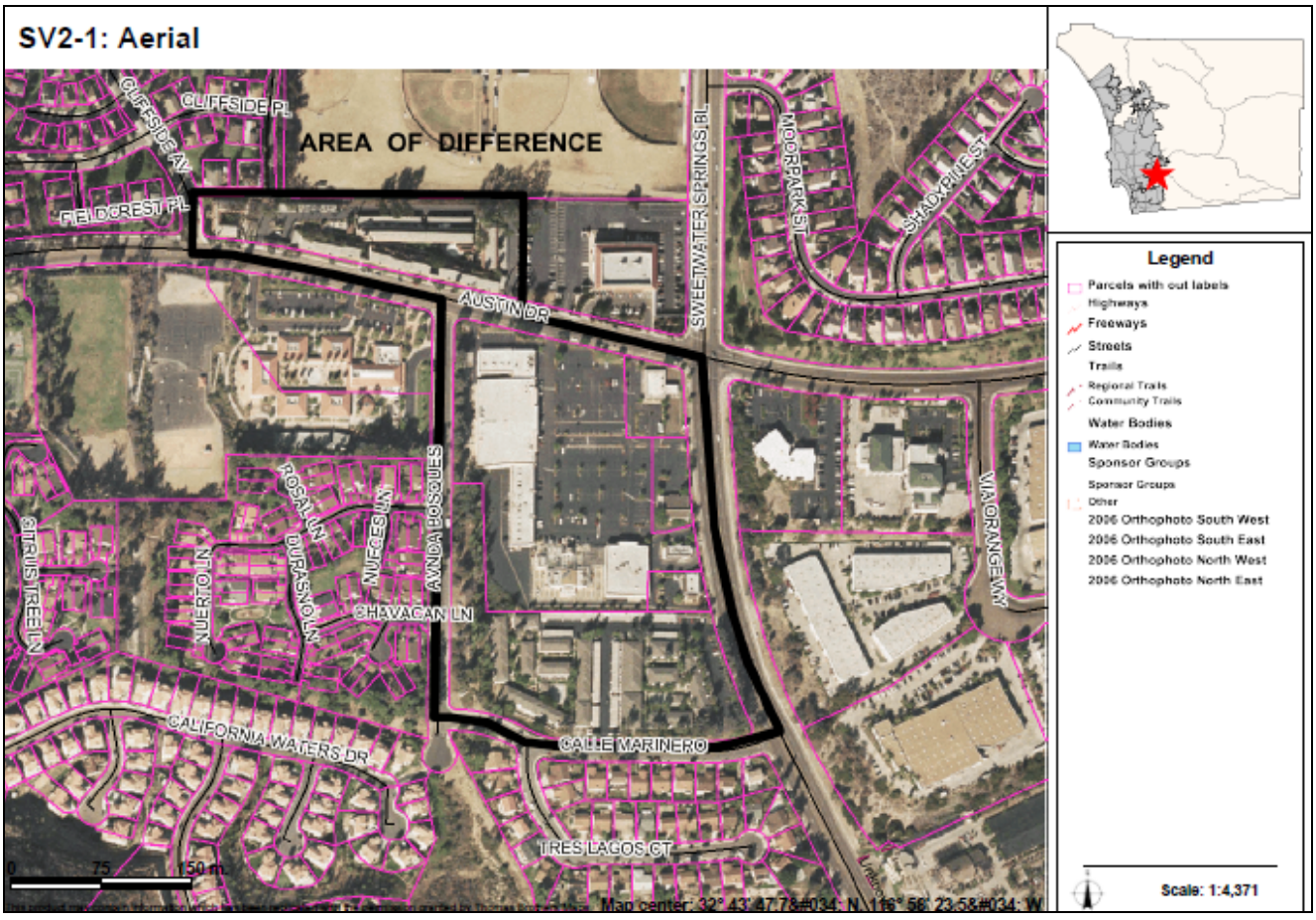
None

AREAS OF DIFFERENCE

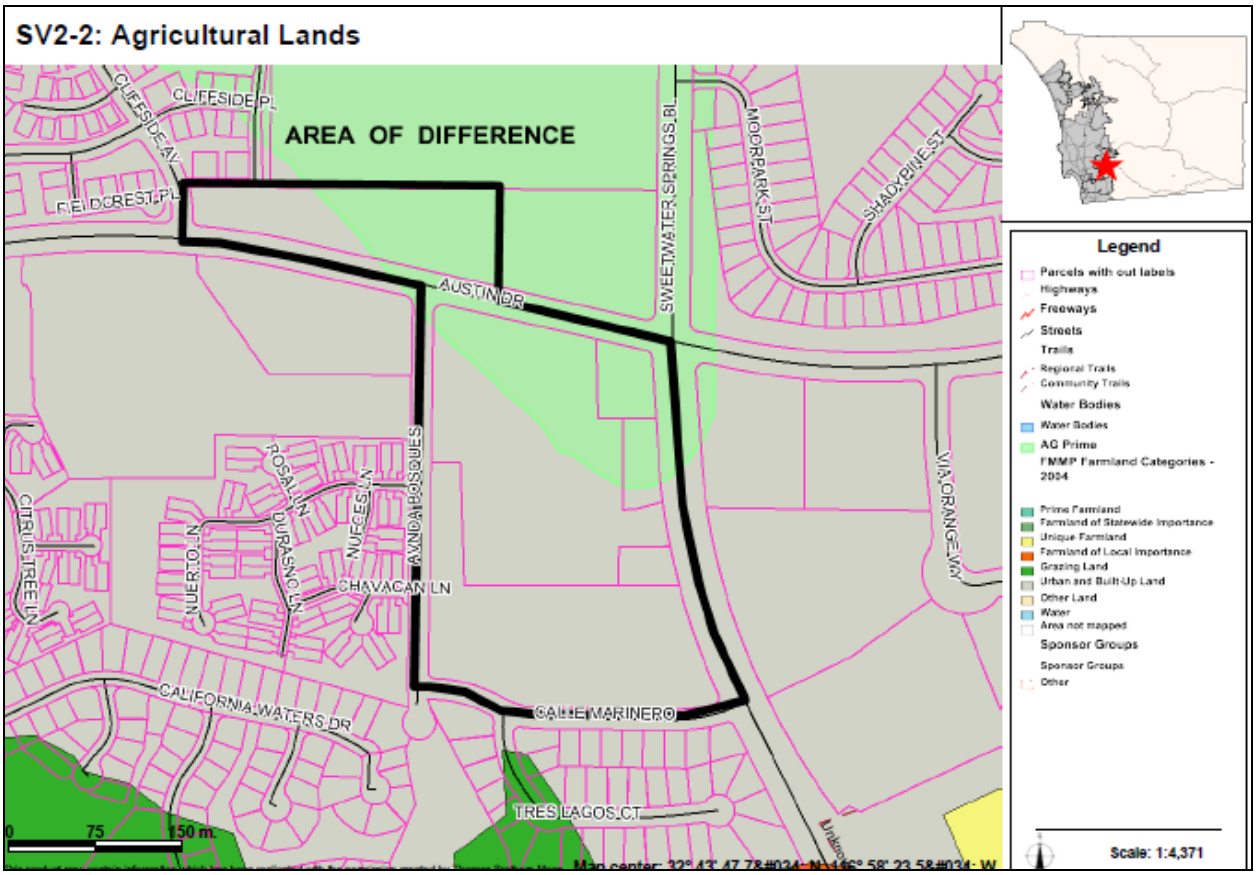
SV2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

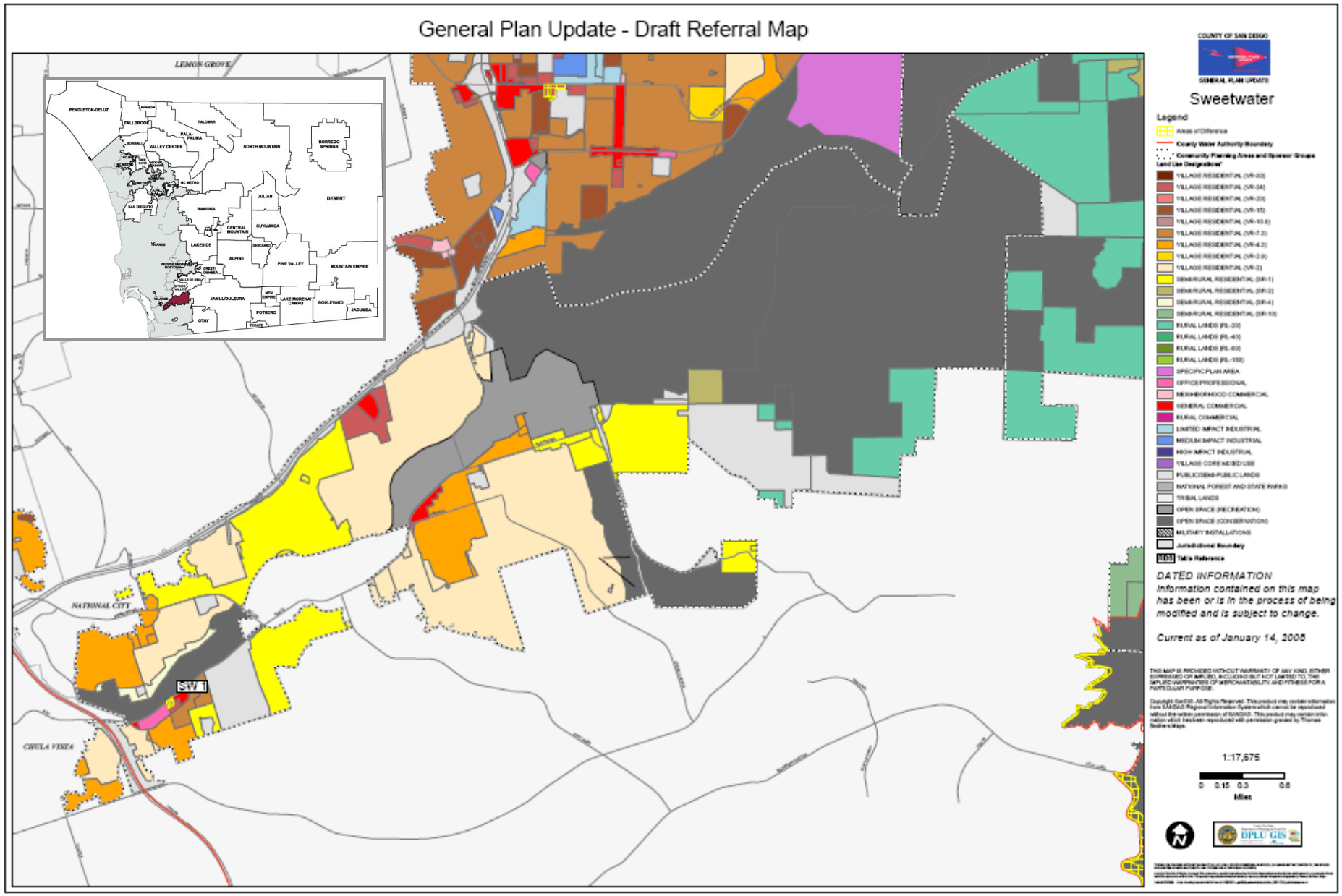
SV2-1: Aerial



AREAS OF DIFFERENCE



Sweetwater CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

SW1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Keubler & Green (C&I) 1 Location/Description: • 1.3 acres (2 parcels) • Inside CWA boundary • Adjacent to Bonita Rd. Existing General Plan: (9) 43 du/ ac.	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-3 Neighborhood Commercial Hybrid: VR-24 Draft Land Use: VR-24 Environmentally Superior: VR-24
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Area is primarily developed with multi-family residential. Bounded to the north by Bonita Rd., to the west by some commercial, single family and multi-family development. The southeast is bordered by vacant land.	Other: N/A		CPG Recommendation: VR-24

Discussion

This AOD reflects changes made to the Referral Map during the Commercial and Industrial planning phase to change the designation of two parcels from Village Residential 24 (VR-24) to Neighborhood Commercial (C-3). The change was made to alleviate traffic congestion on Bonita Road.

The key constraints associated with AOD SW1 are floodplain and agricultural lands. Figure SW1-1 provides an aerial photo showing the boundaries of the AOD, Figure SW1-2 identifies floodplains and floodways, and Figure SW1-3 identifies important agricultural lands.

Potential Conflicts with Goals and Policies

None

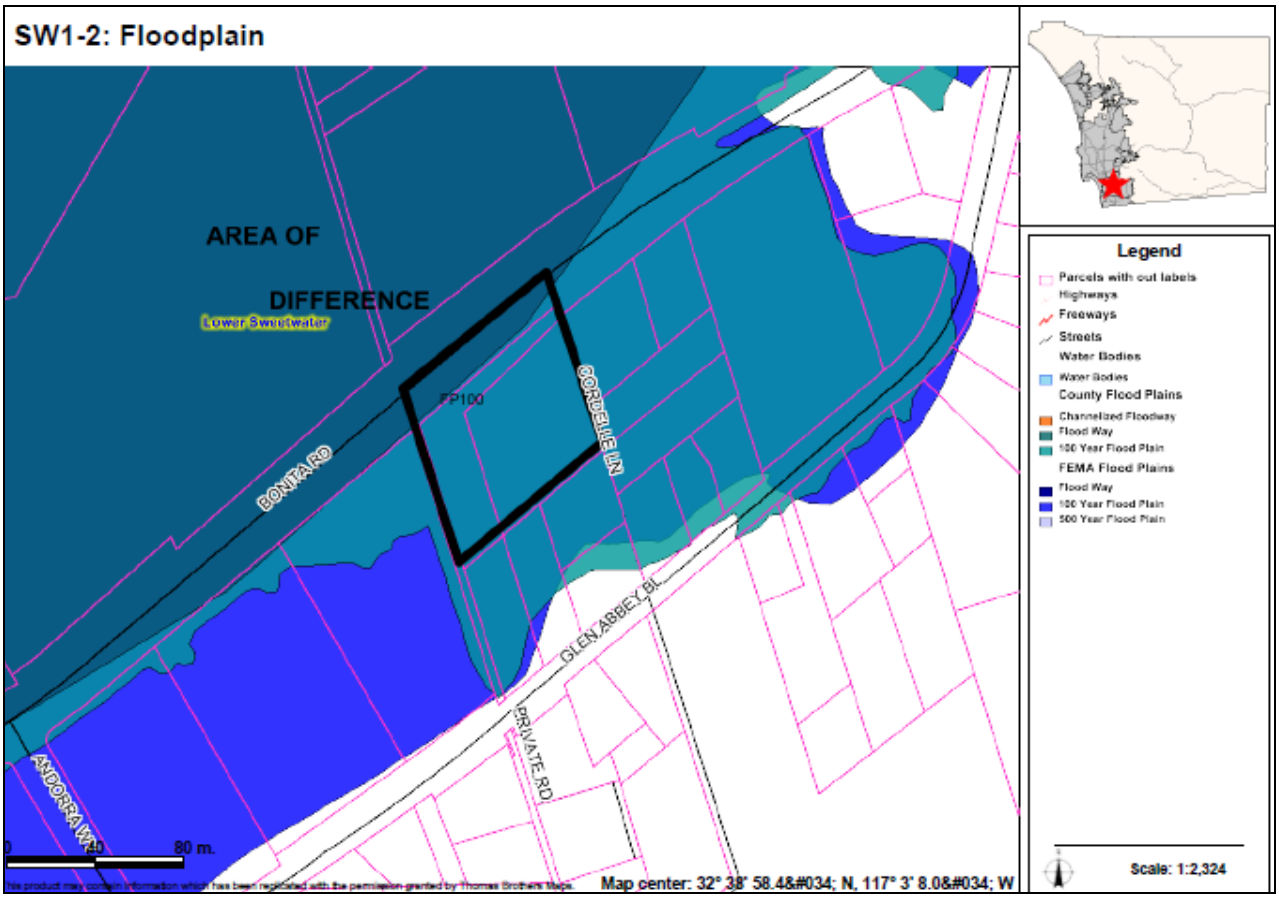
AREAS OF DIFFERENCE

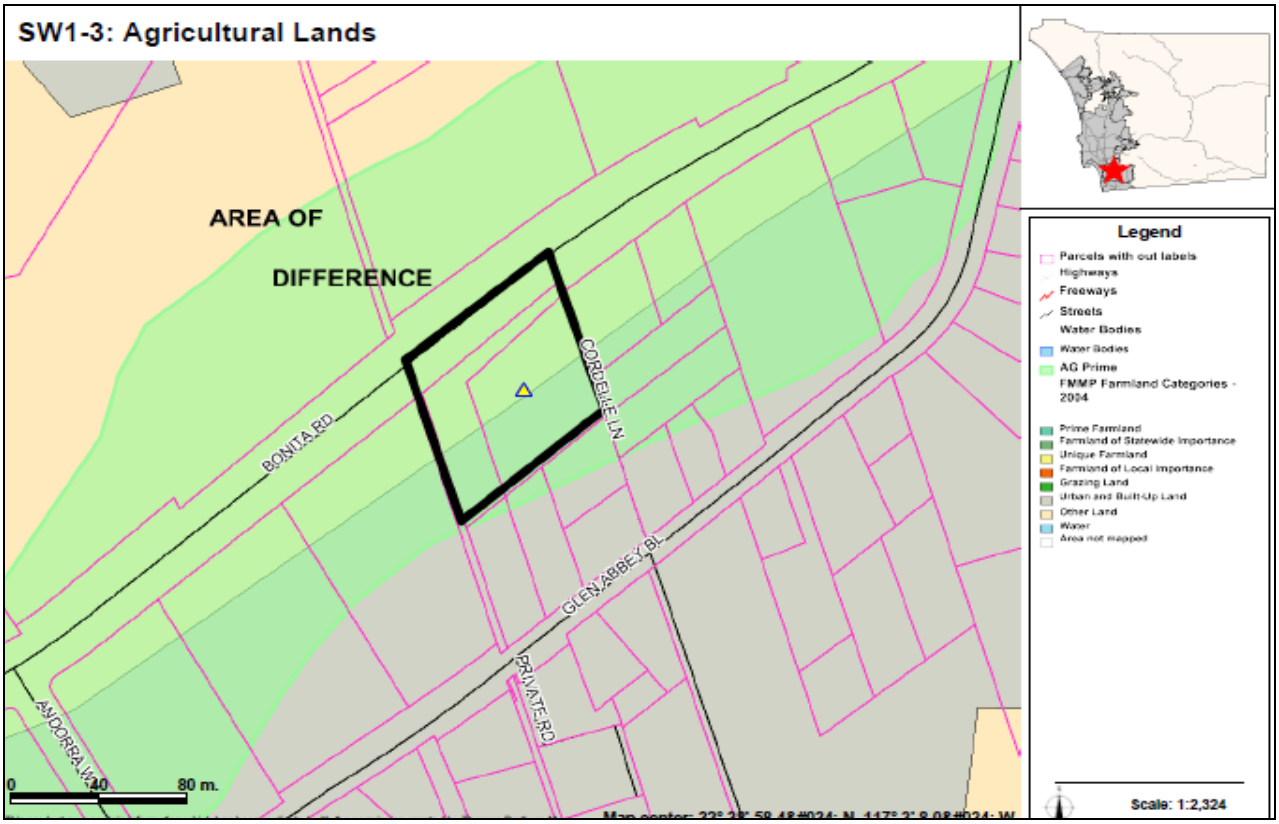
SW1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	⊡
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	☐	☐	☐	☐
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

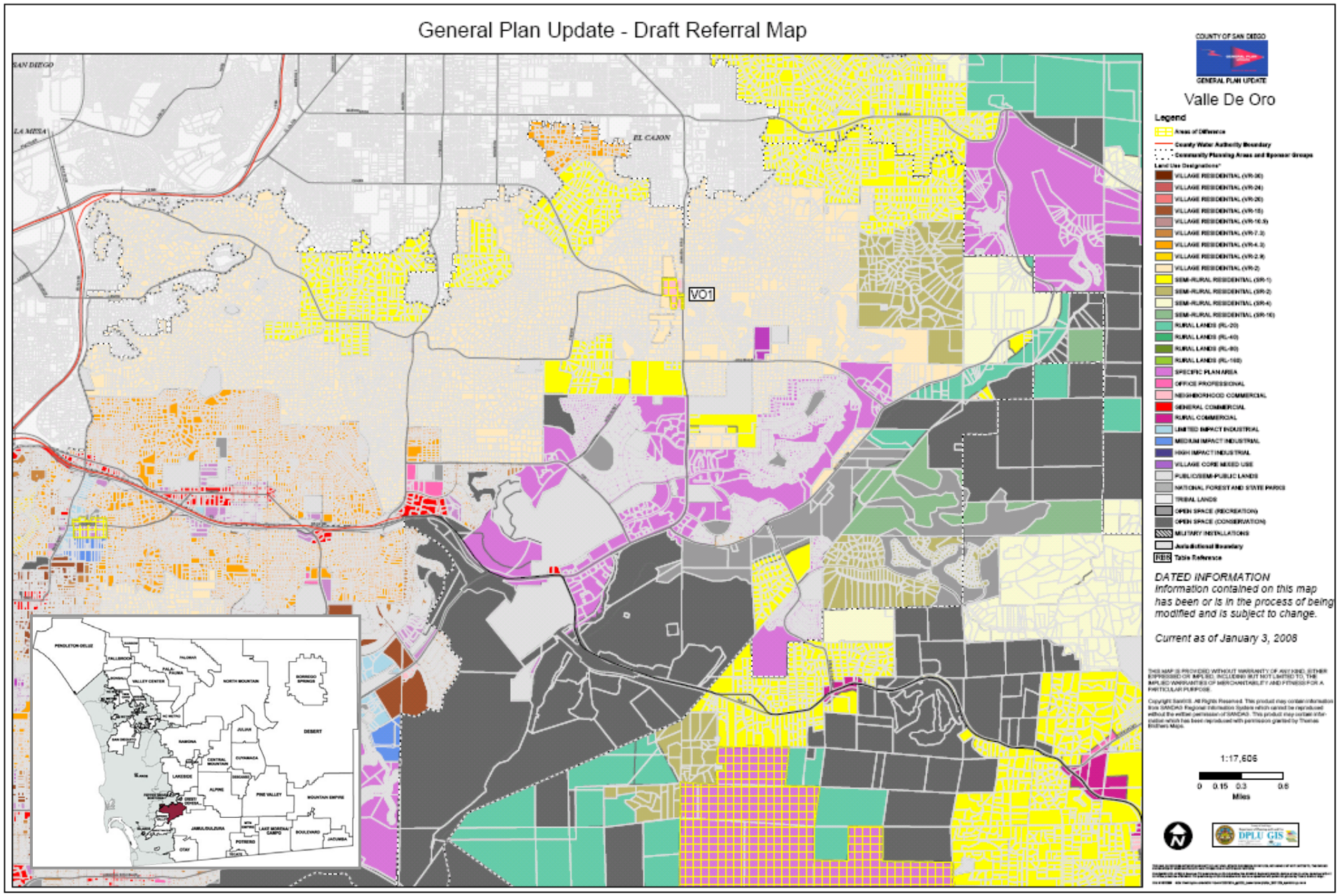
SW1-1: Aerial

AREAS OF DIFFERENCE





Valle de Oro CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

VO1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-2
Location/Description: 12.1 acres (2 parcels) Inside CWA boundary At the intersection of Jamacha Road and Chase Ave.	Steep slope (greater than 25%)	○	Hybrid: VR-2
	Floodplain	○	Draft Land Use: VR-2
	Wetlands (also Vernal Pools)	○	Environmentally Superior: VR-2
	Critical Biological Resource Areas	◒	
Existing General Plan: (23)National Forest and State Parks	Agricultural Lands	○	
Context: Mostly developed parcels with commercial and industrial land uses. Commercial land uses and to the east; otherwise surrounded by single-family residences or undeveloped areas.	Other: N/A		CPG Recommendation: VR-2

Discussion

Referral and Draft Land Use Maps were initially designated the same (C-2 Neighborhood Commercial) but were revised on the other maps to improve traffic congestion issues on adjacent roads. The change was requested and supported by the Valle De Oro Community Planning Group.

The key constraint associated with AOD VO1 is critical biological resource area. Figure VO1-1 provides an aerial photo showing the boundaries of the AOD and Figure VO1-2 identifies critical biological resource areas.

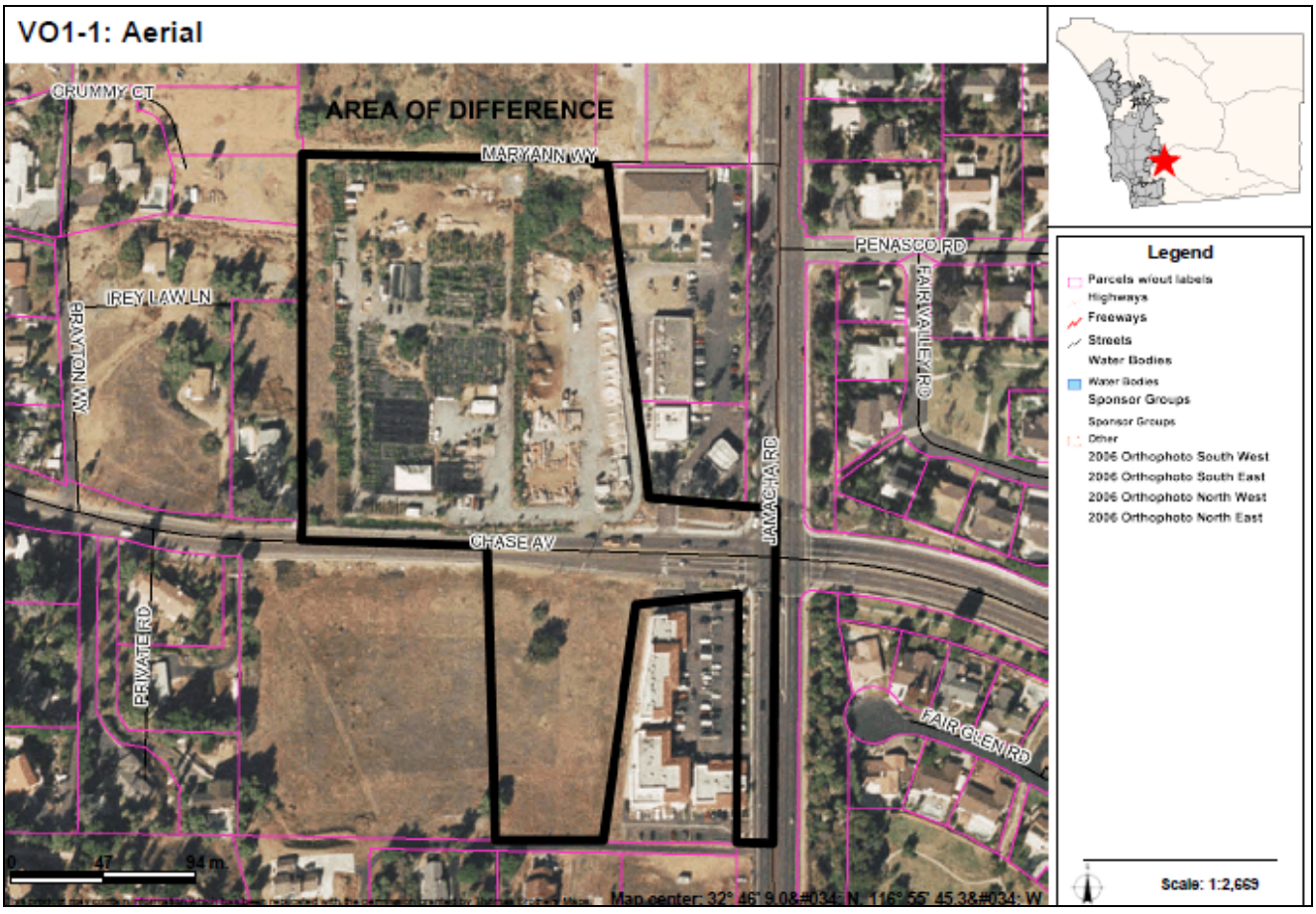
Potential Conflicts with Goals and Policies

None

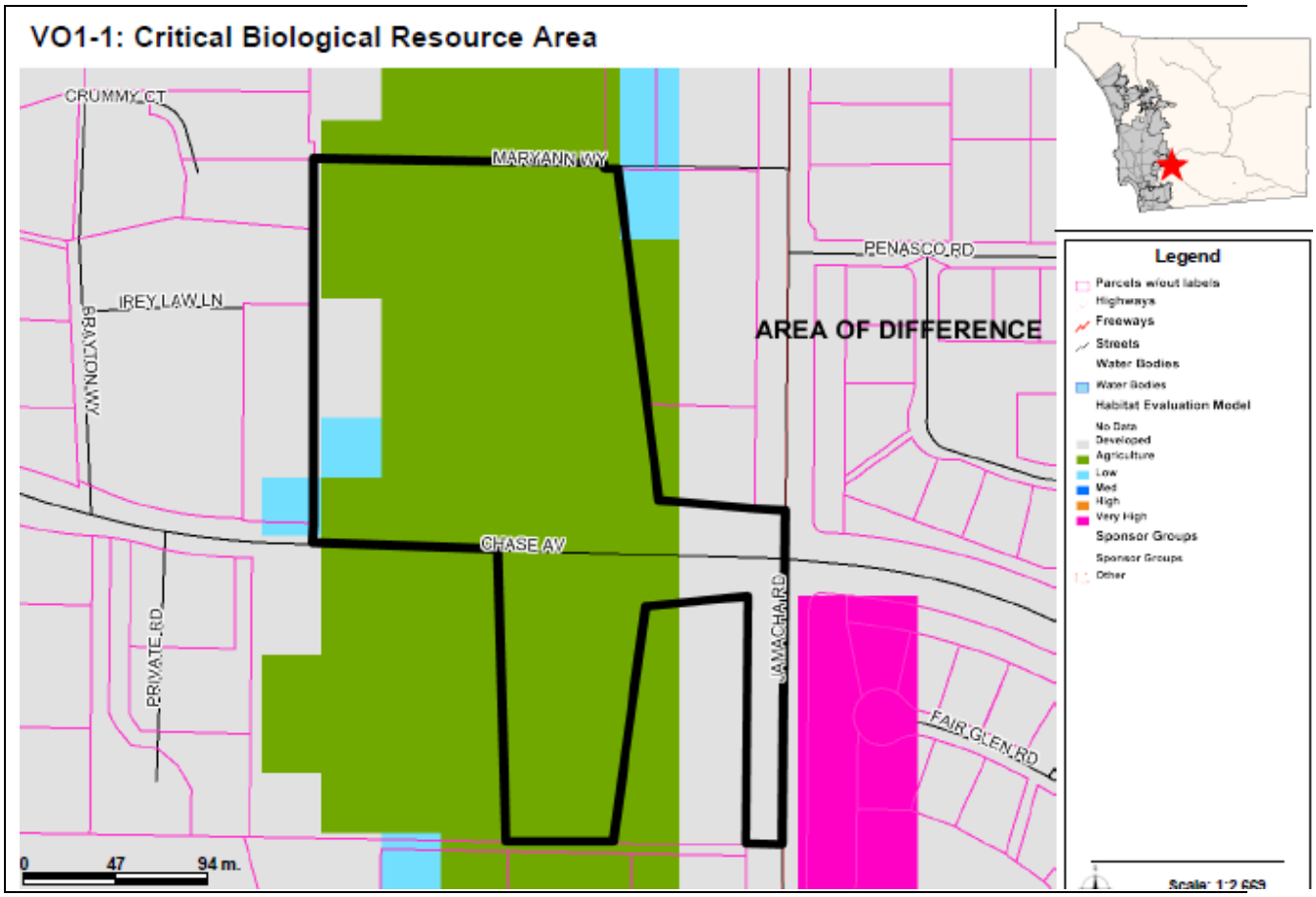
AREAS OF DIFFERENCE

VO1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	n/a	n/a	n/a	n/a
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

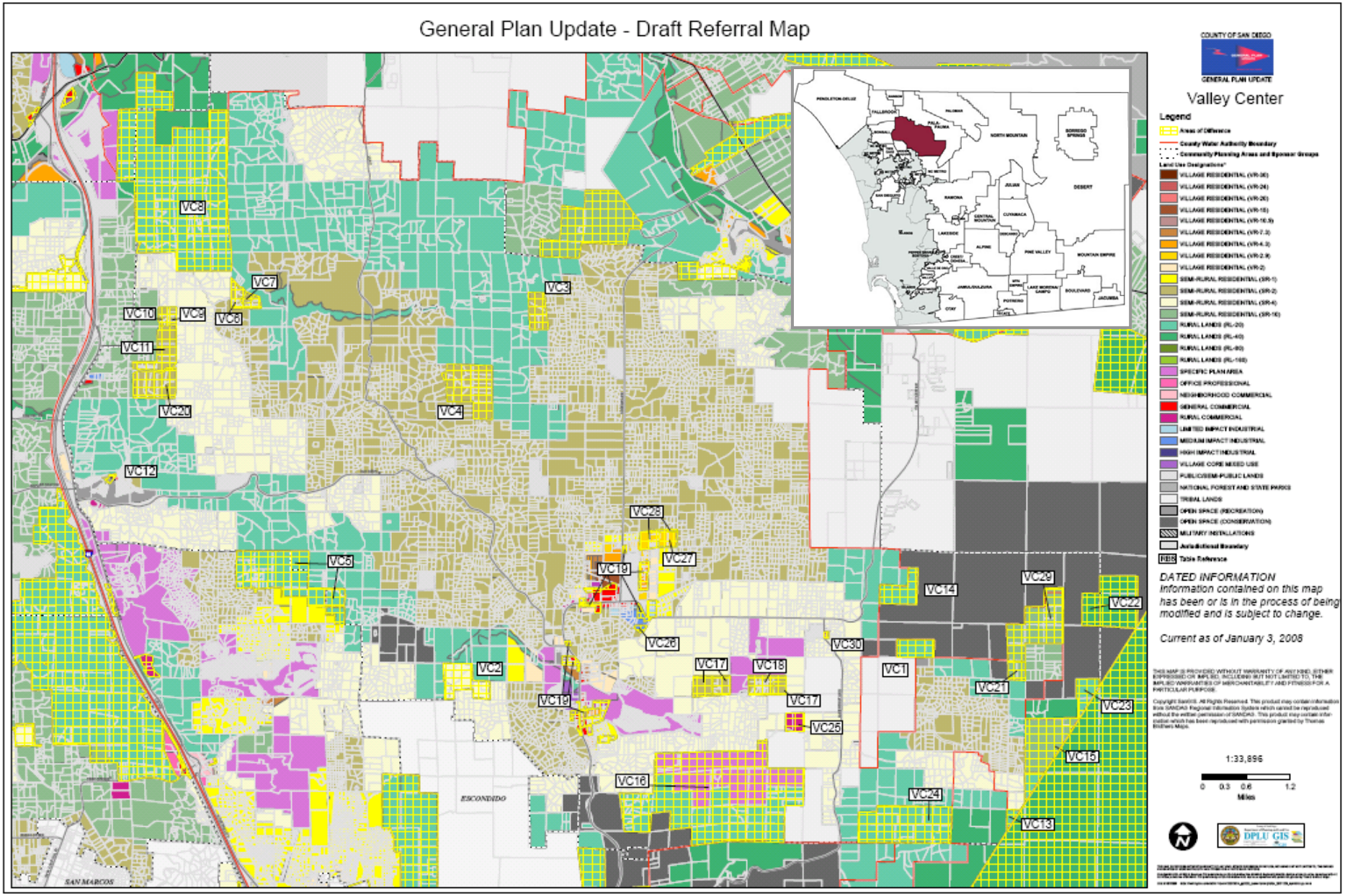
■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE



Valley Center CPA – Overview of All Areas of Difference



AREAS OF DIFFERENCE

VC1: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 77 acres (2 parcels) • Inside CWA boundary • Adjacent to Hellhole Canyon County Open Space Preserve. Existing General Plan: (17) 1 du/2,4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Undeveloped land surrounded by the Hellhole Canyon County Open Space Preserve on the east, west, and north. Bounded on the south by vacant land, communication utilities, and spaced rural residential.	Other: N/A		CPG Recommendation: N/A

Discussion

This area is next of the Hellhole Canyon Open Space Preserve. It lacks public services and infrastructure. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The RL-40 designation is included for this area on the Hybrid and Draft Land Use Map due to its lack of emergency and other services, as well as location relative to the open space preserve.

The key constraints associated with AOD VC1 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC1-1 provides an aerial photo showing the boundaries of the AOD, Figure VC1-2 identifies steep slope areas, Figure VC1-3 identifies critical biological areas, and Figure VC1-4 identifies important agricultural lands.

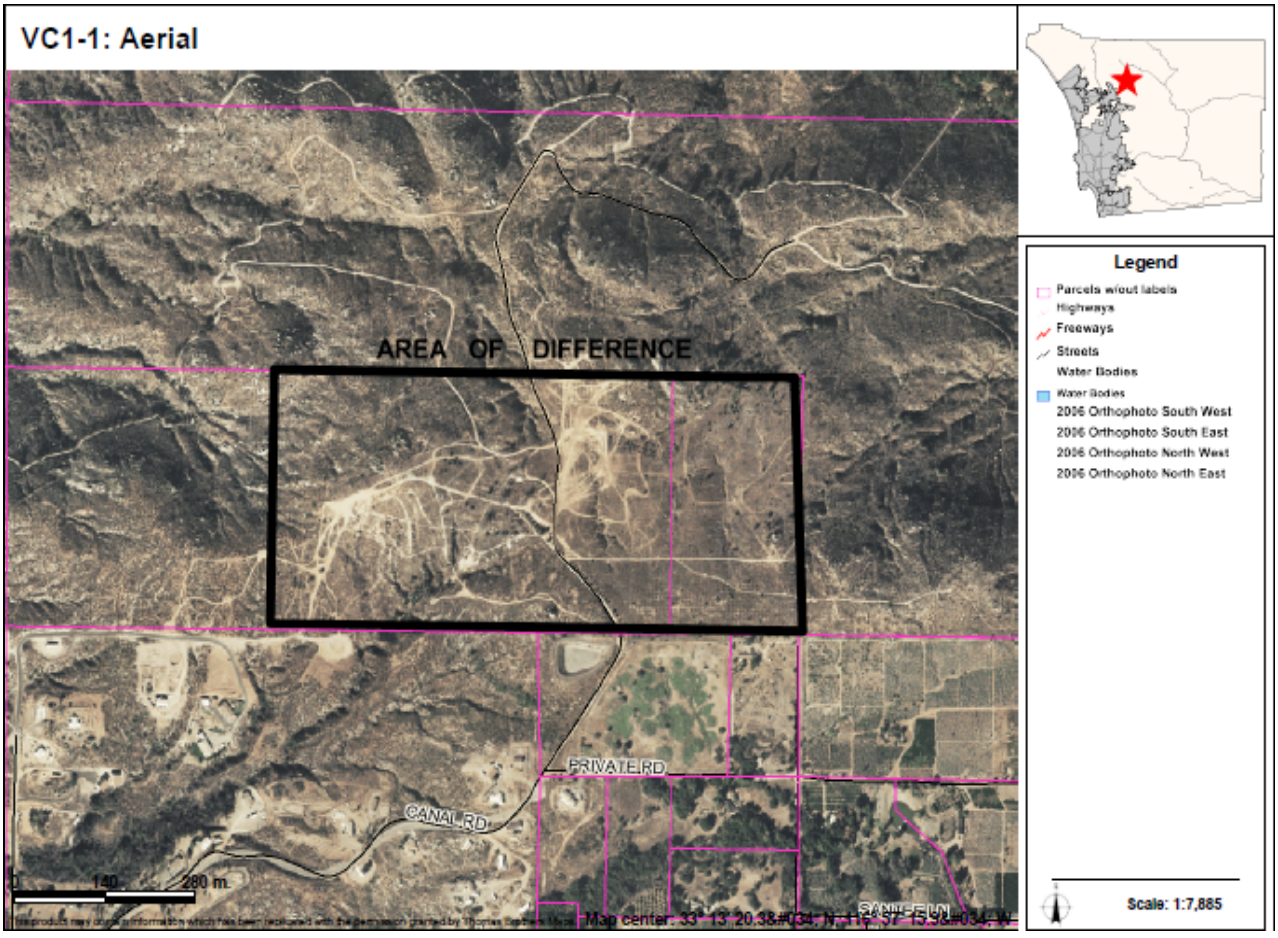
Potential Conflicts with Goals and Policies

None

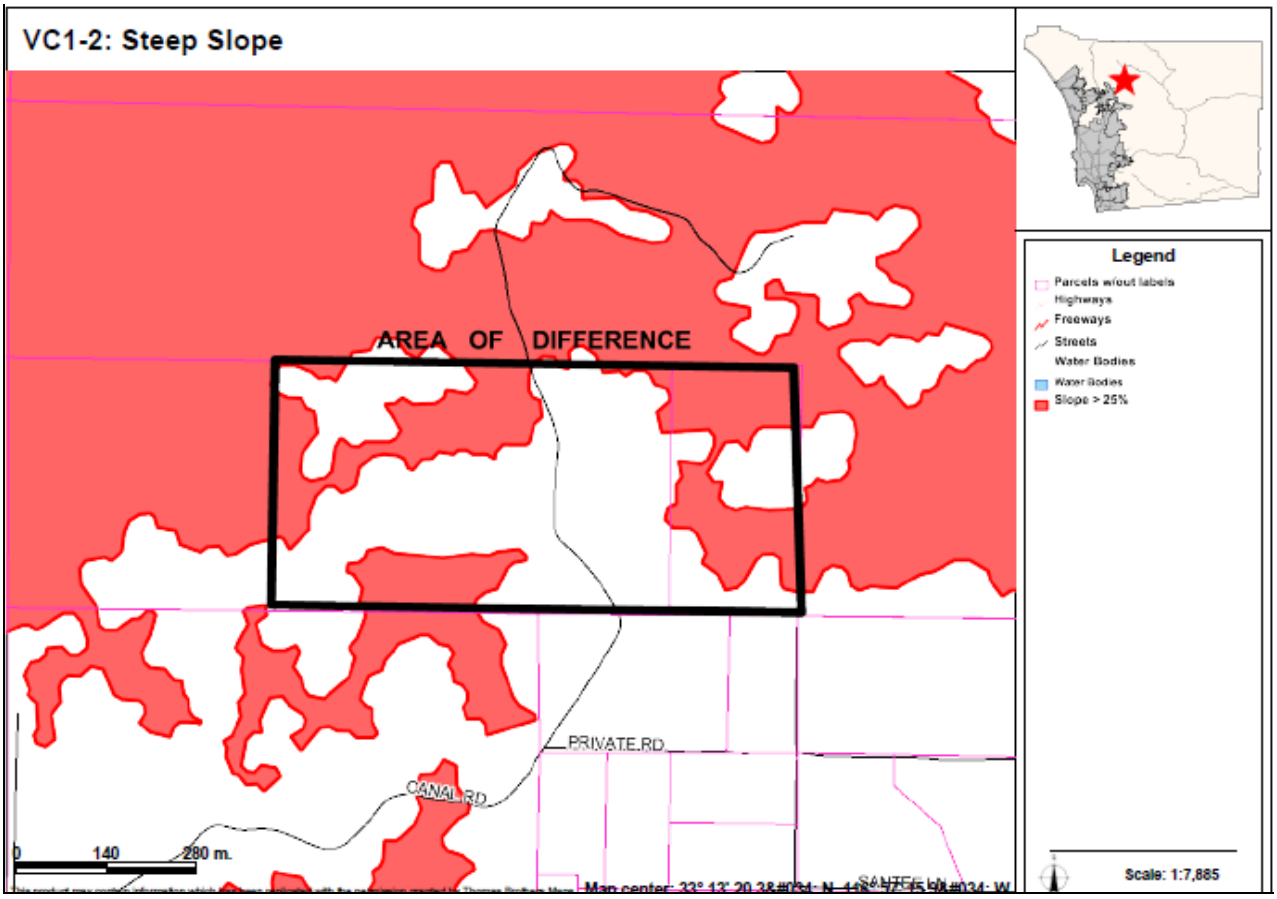
AREAS OF DIFFERENCE

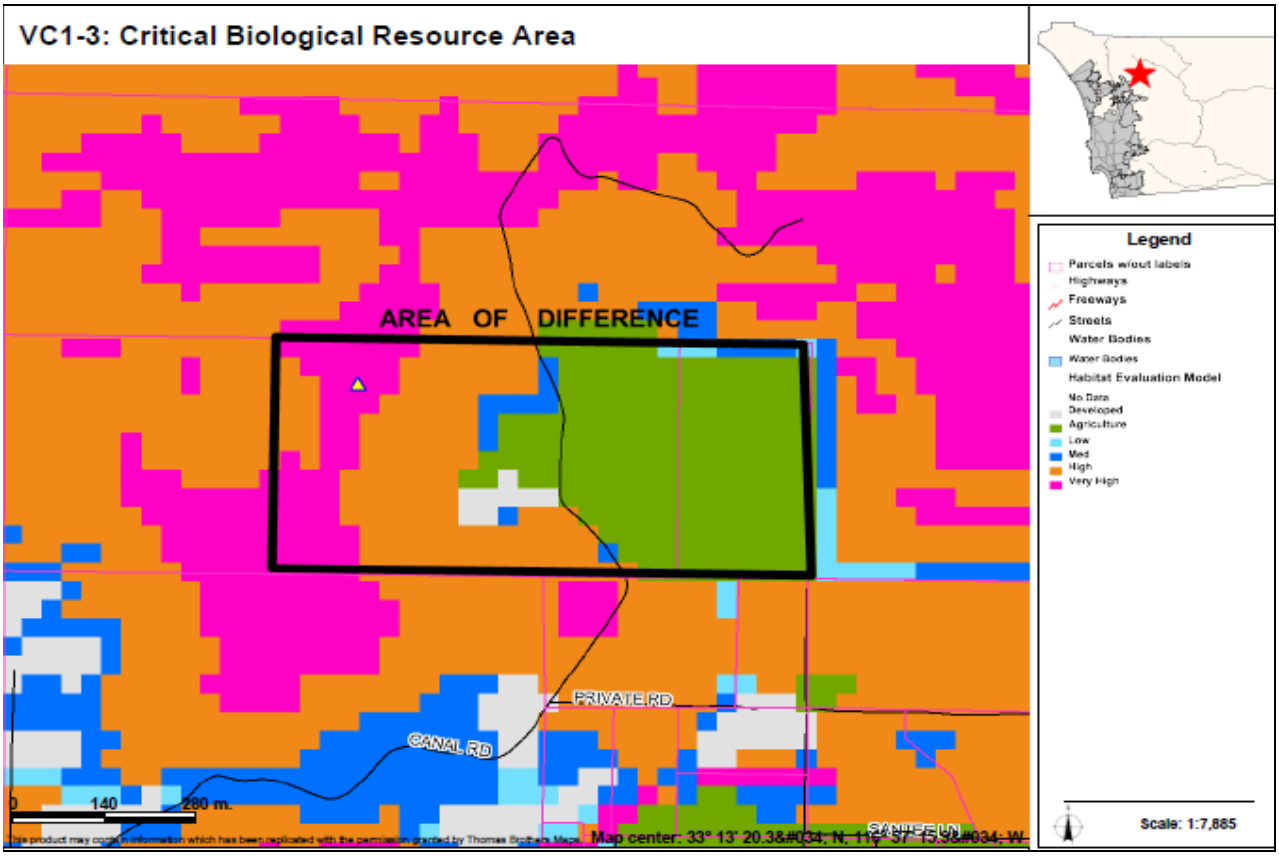
VC1: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	■	■	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

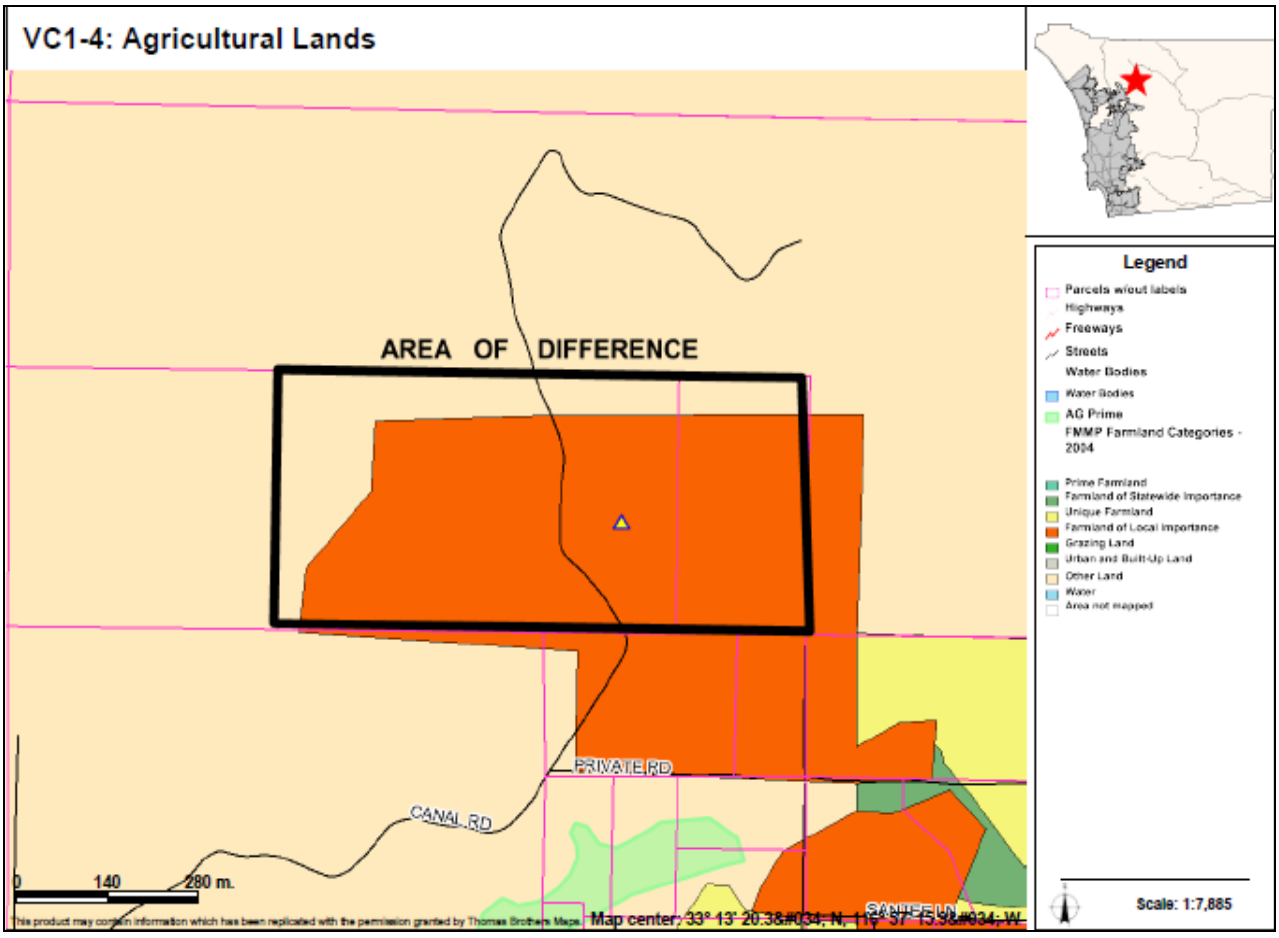


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC2: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Petter [67] Location/Description: • 137.7 acres (8 parcels) • Inside CWA boundary • Adjacent to Daley Ranch, 1+ mile west of Valley Center Rd. Existing General Plan: (17) 1 du/2,4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-4 Hybrid: SR-4 Draft Land Use: SR-10 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: This AOD is primary used as an orchard/vineyard and is surrounded on the west, north, and east by orchard/vineyard and field crops. It is bounded on the southeast by spaced rural residential. Minimal development exists	Other: N/A		CPG Recommendation: None

Discussion

This is an agricultural property located north of Daley Ranch. The site is in a transitional area between SR-4 designations to the south and RL-20 to the north. The Referral and Hybrid Maps provide an SR-4 designation consistent with the area to the south. The Draft Land Use Map has an SR-10 designation which would only apply to this area but would provide some transition between the areas to the north and south.

The key constraints associated with AOD VC2 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC2-1 provides an aerial photo showing the boundaries of the AOD, Figure VC2-2 identifies steep slope areas, Figure VC2-3 identifies critical biological areas, and Figure VC2-4 identifies important agricultural lands.

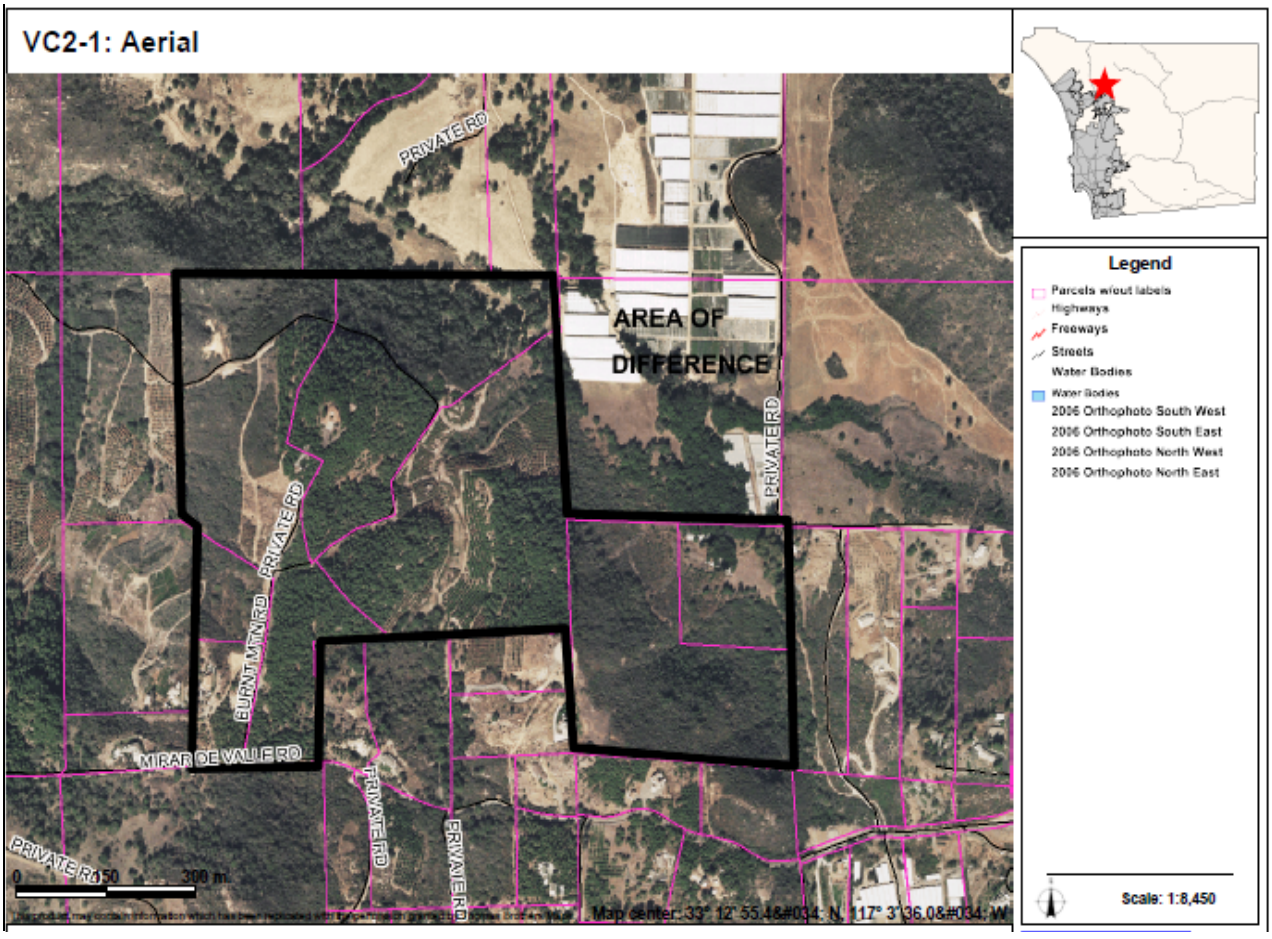
Potential Conflicts with Goals and Policies

None

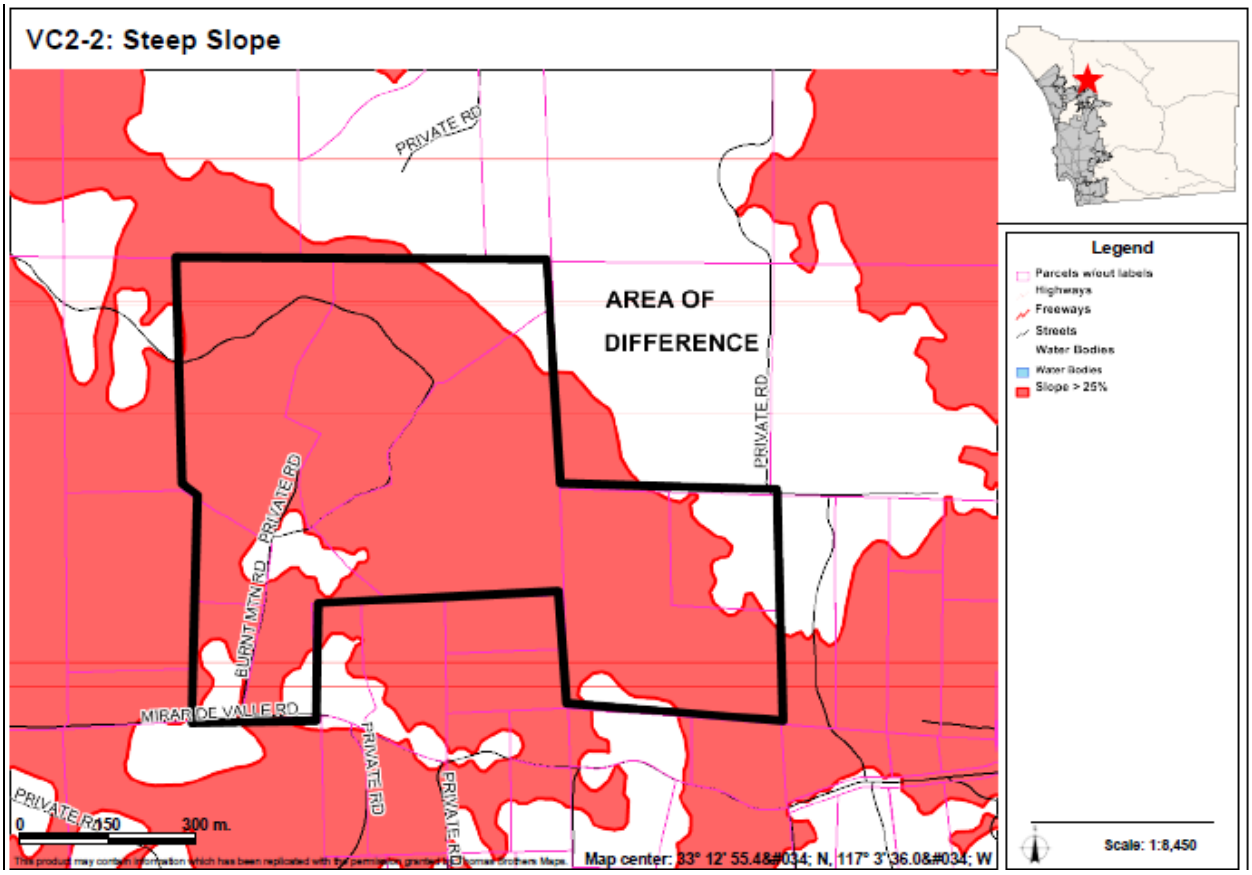
AREAS OF DIFFERENCE

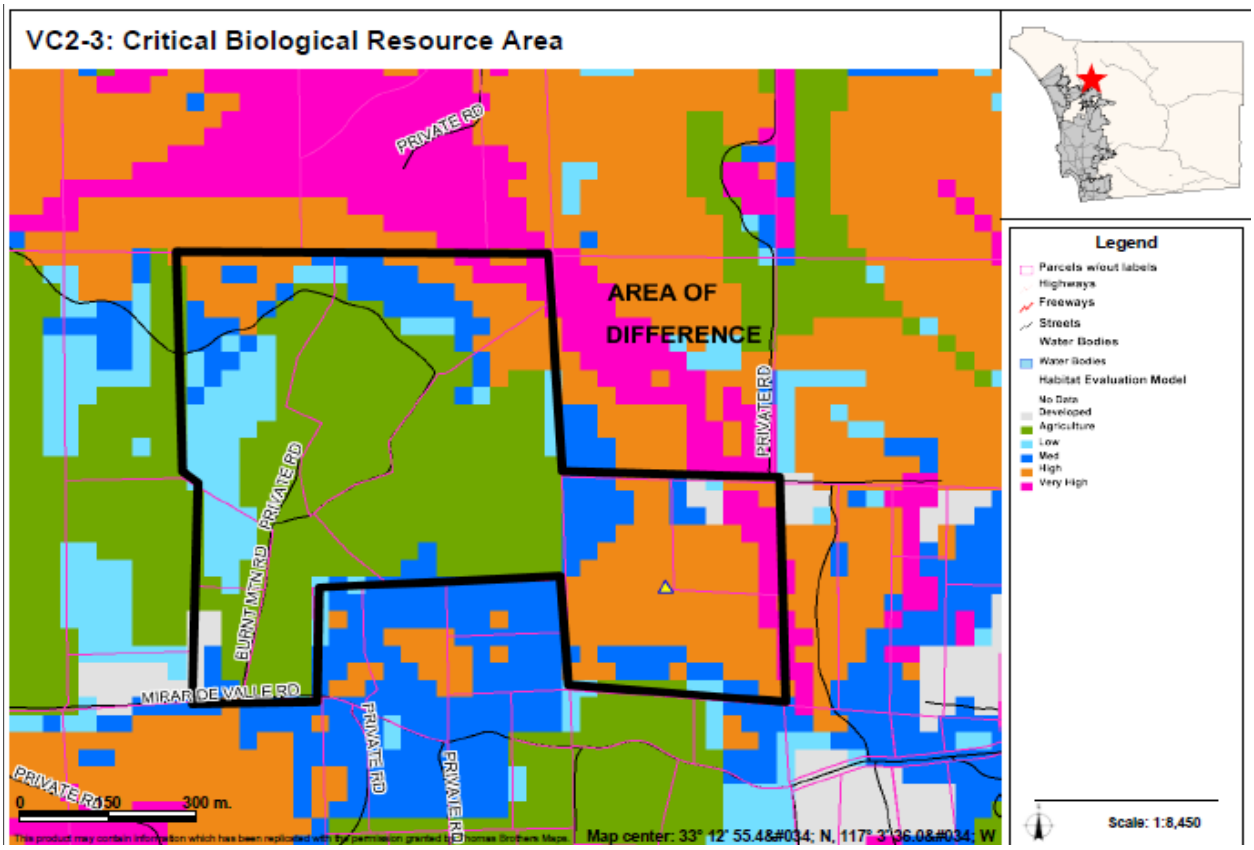
VC2: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

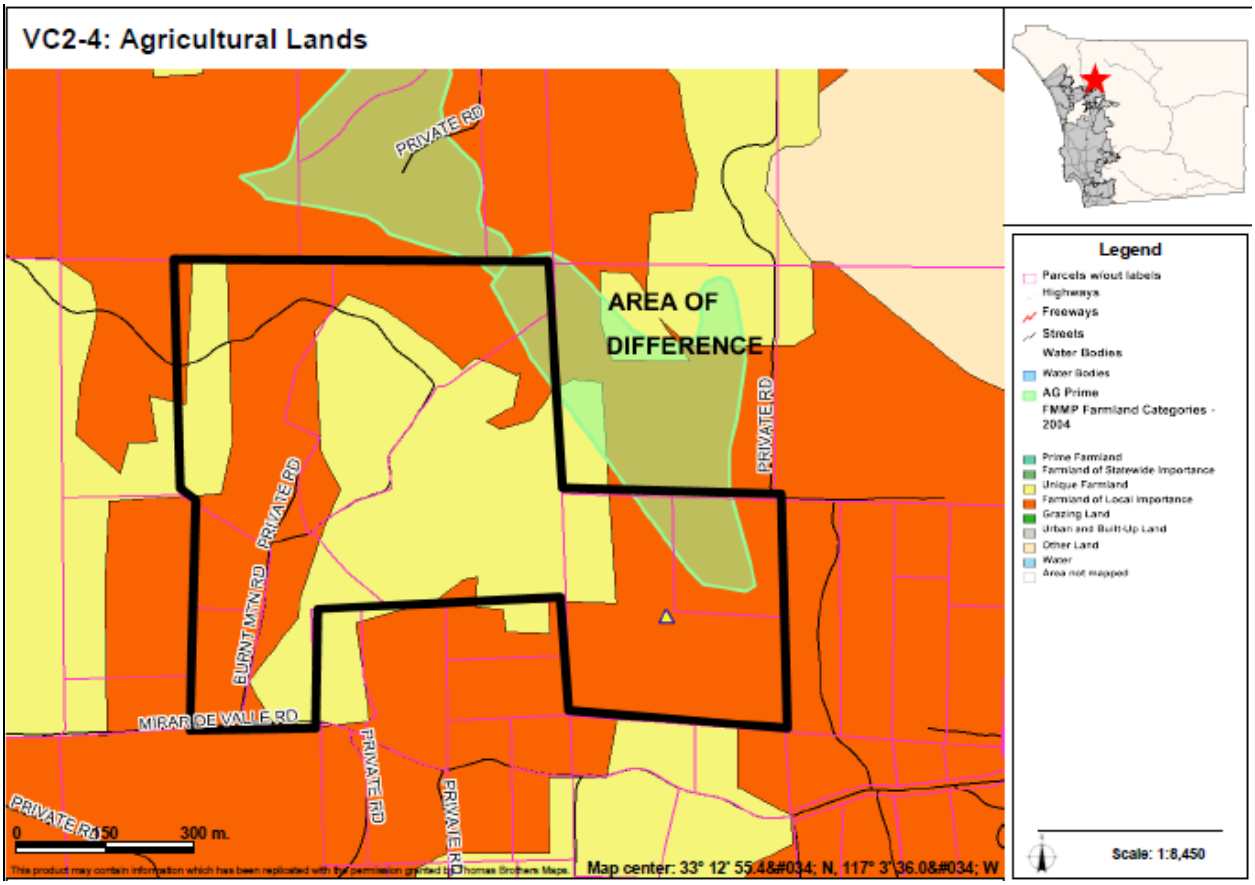


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC3: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 75.7 acres (4 parcels) • Inside CWA boundary • 1 mile west of Cole Grade Rd. Existing General Plan: (20) General Ag. 1 du/ 10 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-2 Draft Land Use: RL-20 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Primarily agricultural land used for orchards/vineyard. Surrounded by agricultural lands and spaced rural residential. Minimal development.	Other: Fire Service Deficiency – This site is an area of transition from a 13-minute to 23-minute response region. This conflicts with the Referral and Hybrid Map designations of SR-2 which requires a response time of at least 13-minutes.		CPG Recommendation: N/A

Discussion

This is a property in an agricultural area that is designated farmland of local importance and unique farmland. It is located west of Cole Grade Road near Sundance Road. The site is in a transitional area between SR-2 designations to the east and RL-20 to the west. The Referral and Hybrid Maps provide an SR-2 designation consistent with the area to the east. The Draft Land Use Map has an RL-20 designation consistent with the area to the west.

The key constraints associated with AOD VC3 are steep slopes and agricultural lands. Figure VC3-1 provides an aerial photo showing the boundaries of the AOD, Figure VC3-2 identifies steep slope areas, and Figure VC3-3 identifies important agricultural lands.

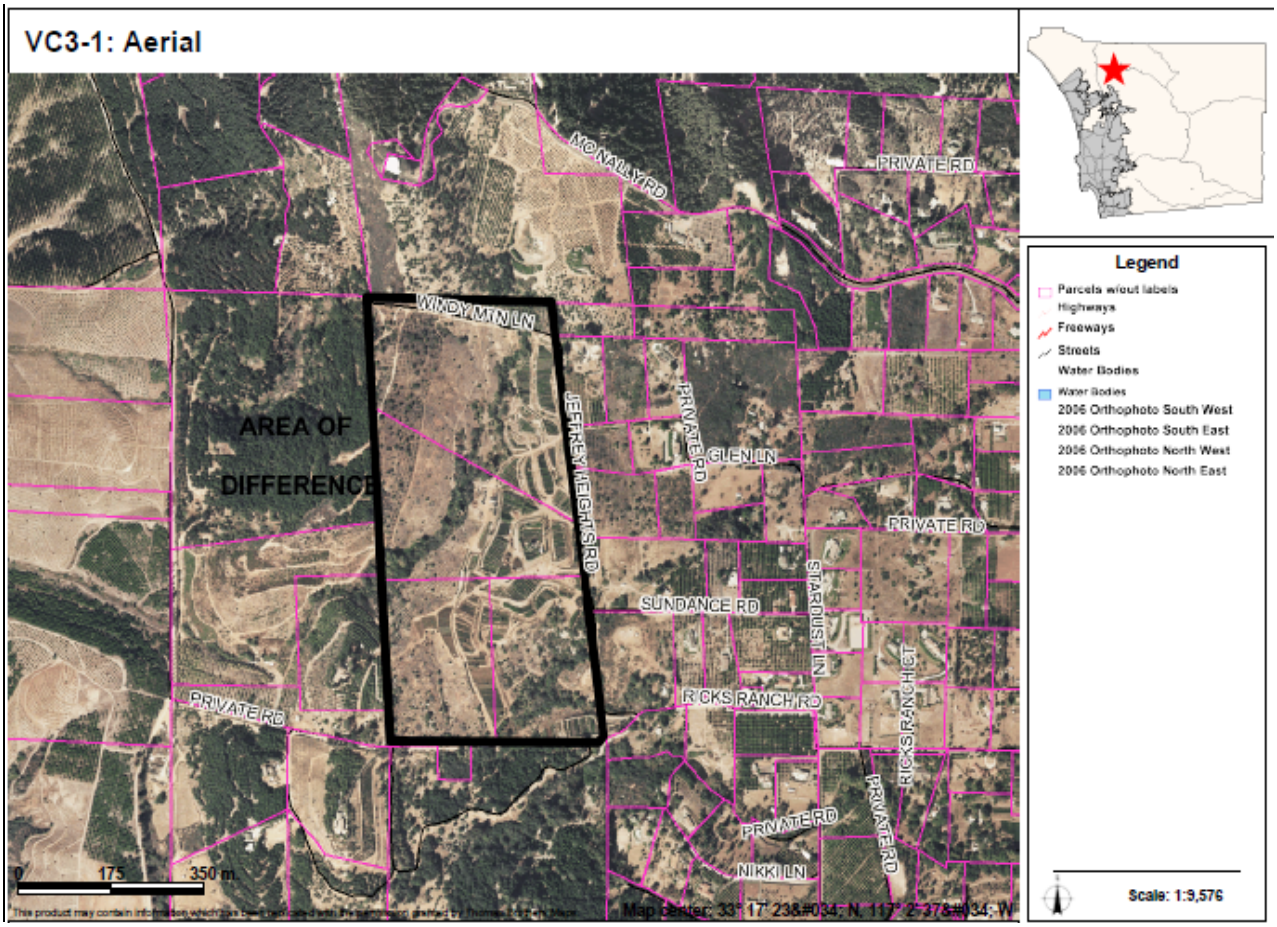
Potential Conflicts with Goals and Policies

None

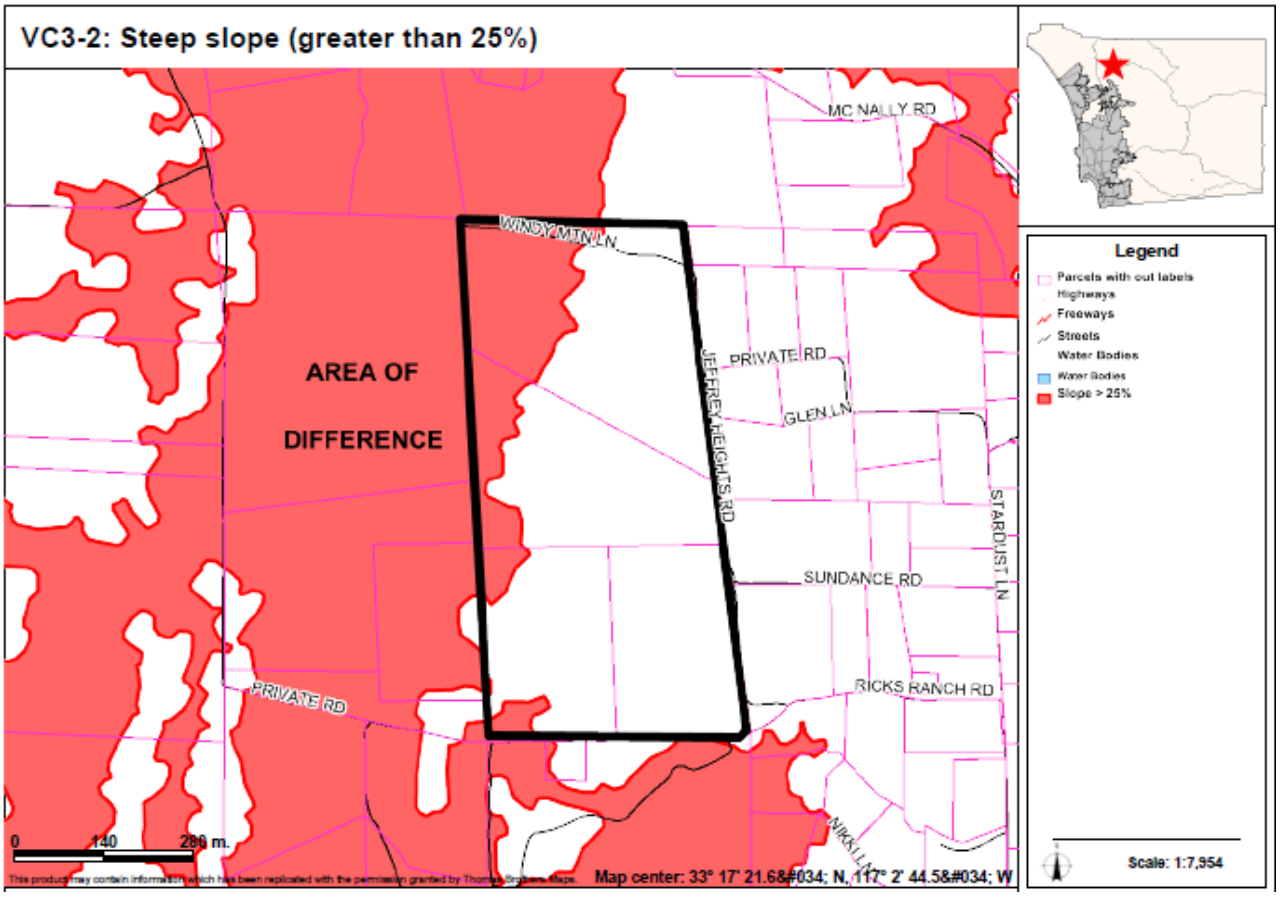
AREAS OF DIFFERENCE

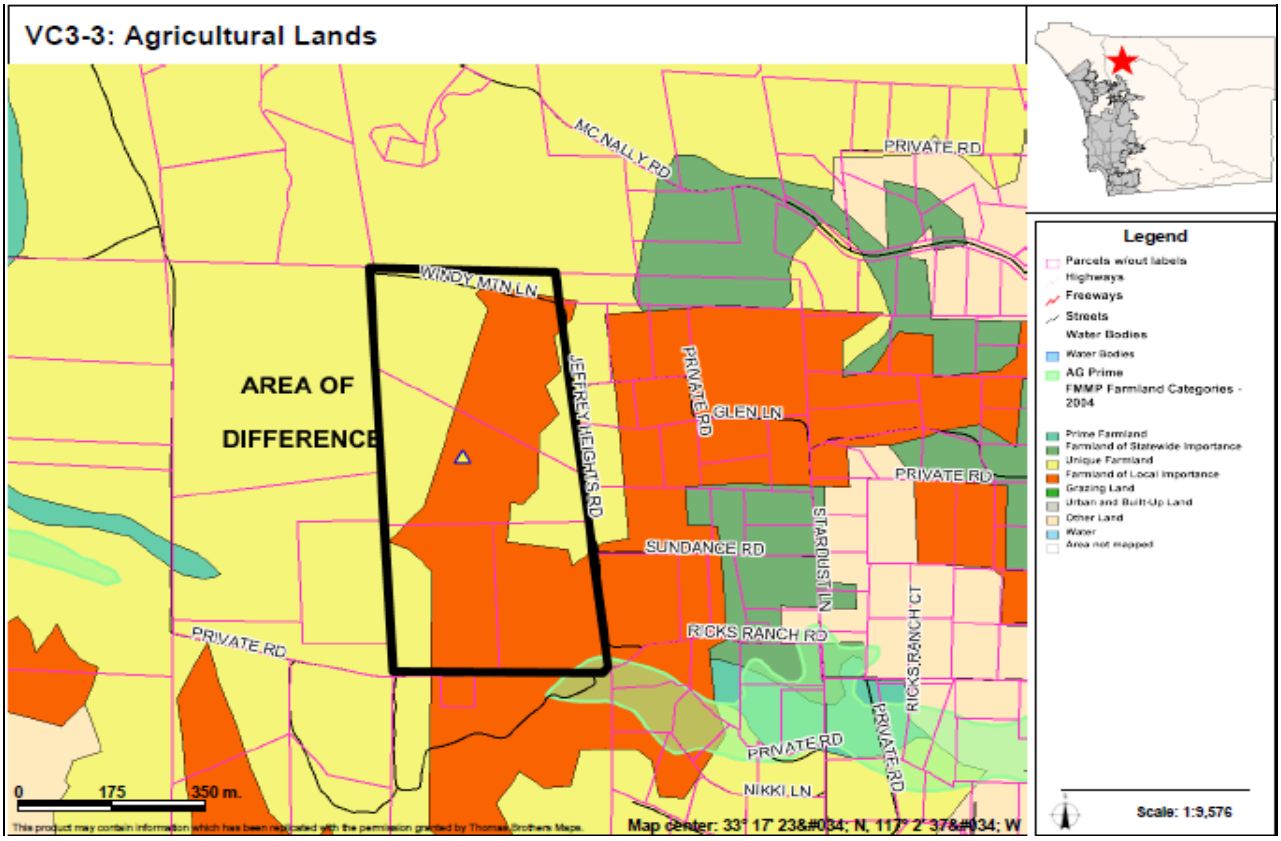
VC3: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC4: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N Chagala and Hangafarin and [69] Location/Description: • 246 acres (14 parcels) • Inside CWA boundary • <1 mile southwest of VC3 Existing General Plan: (20) General Ag. 1 du/ 10 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-2 Draft Land Use: SR-10 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Area utilized for orchard/vineyard and spaced rural residential development. Surrounded on all sides by the same type of use and development.	Other: Fire Service Deficiency – This site is in a 23-minute response region. This conflicts with the Referral and Hybrid Map designations of SR-2 which requires a response time of at least 13 minutes.		CPG Recommendation: SR-2

Discussion

This AOD located in an agricultural area east of Lilac Road. The site is in a transitional area between SR-2 designations to the south and west and RL-20 to the north and east. The Referral and Hybrid Maps provide an SR-2 designation consistent with the area to the southwest. The Draft Land Use Map has an SR-10 designation which would only apply to this area but would provide some transition between the areas on either side of the site.

The key constraints associated with AOD VC4 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC4-1 provides an aerial photo showing the boundaries of the AOD, Figure VC4-2 identifies steep slope areas, Figure VC4-3 identifies critical biological areas, and Figure VC4-4 identifies important agricultural lands.

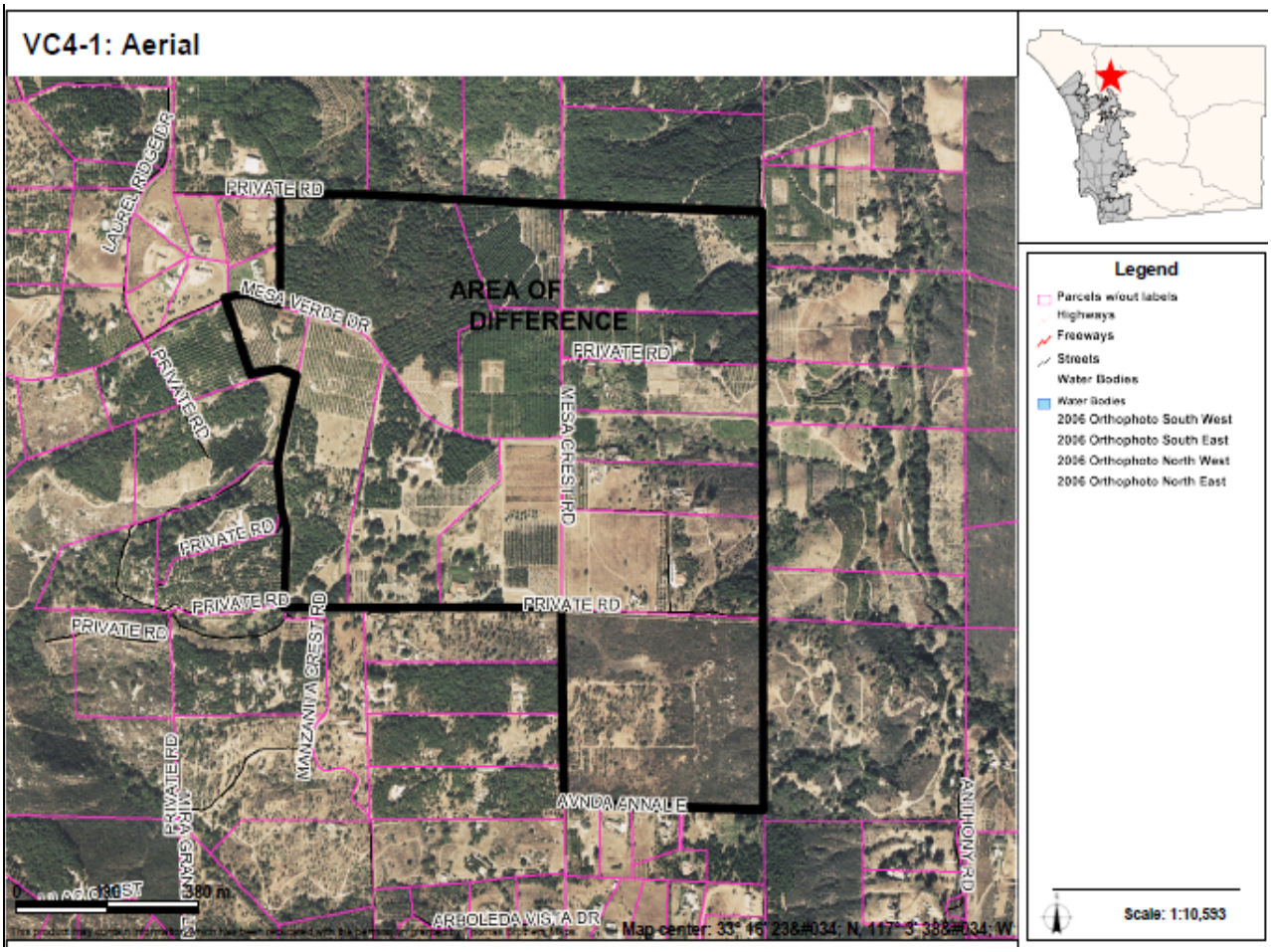
Potential Conflicts with Goals and Policies

None

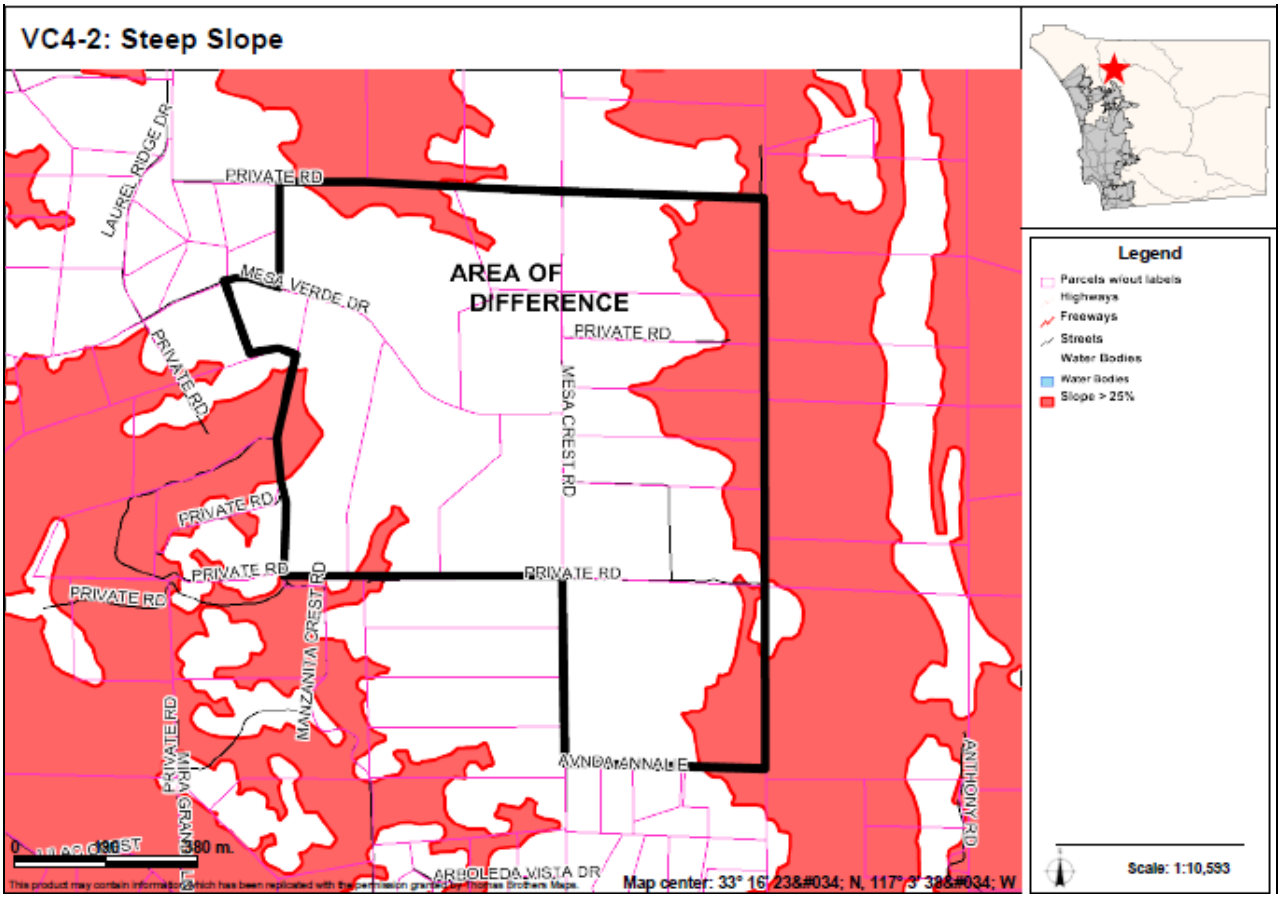
AREAS OF DIFFERENCE

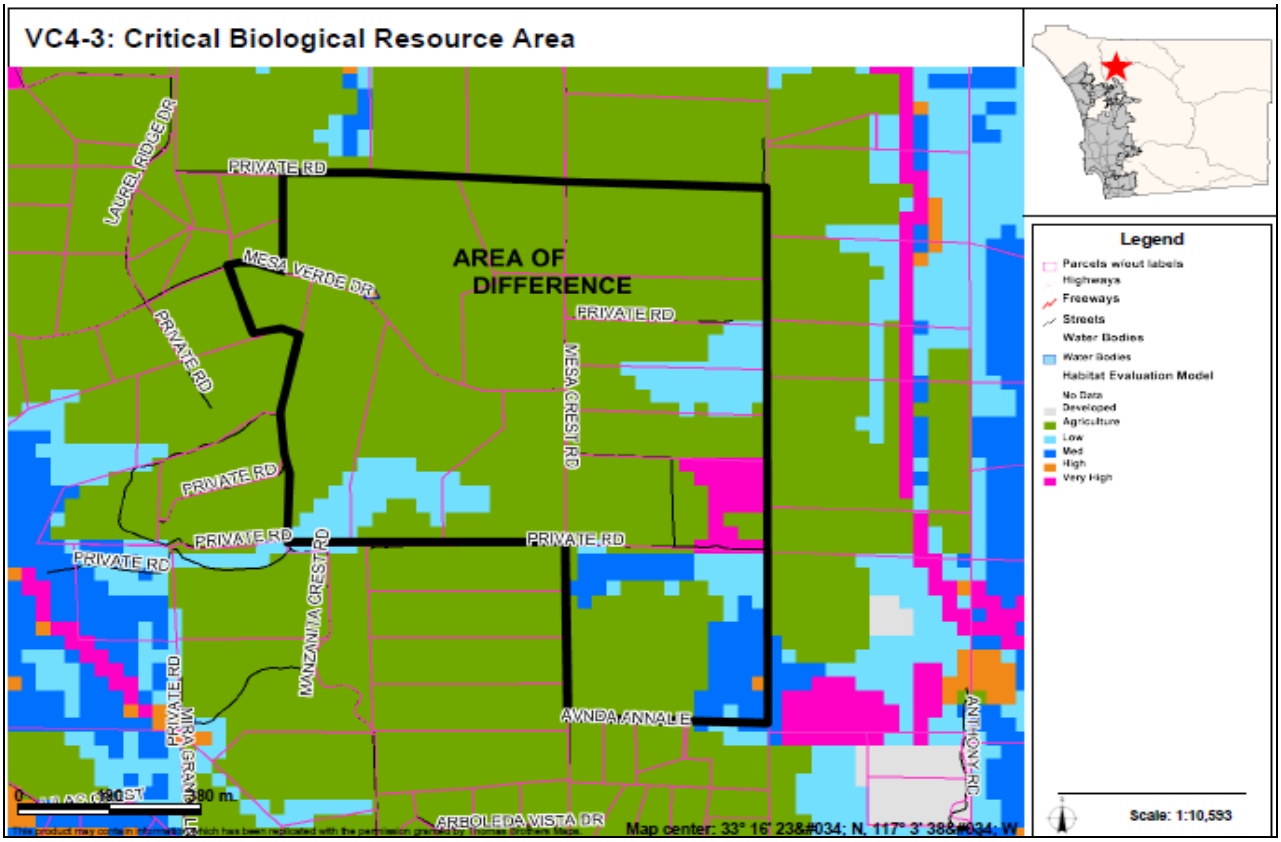
VC4: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

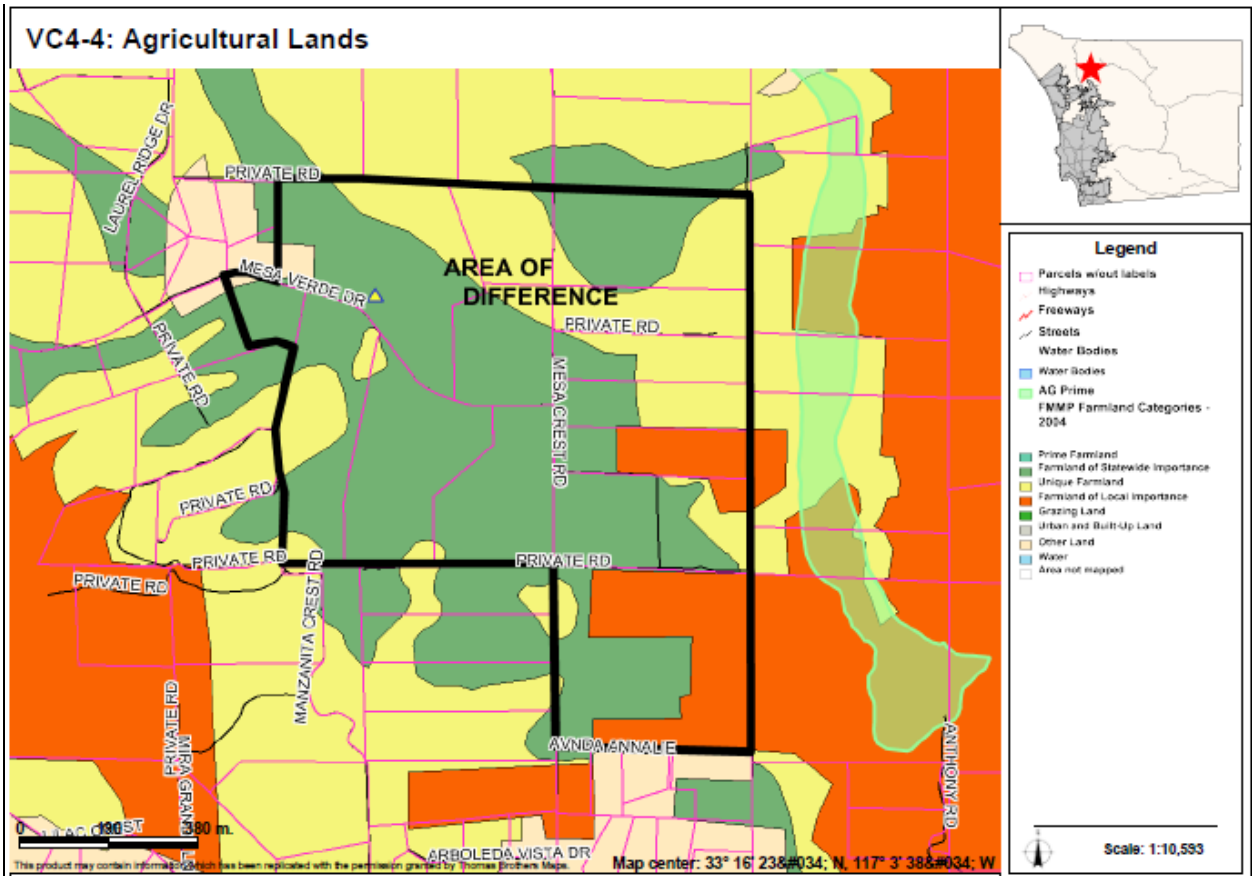


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC5: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 80.7 acres (3 parcels) • Inside CWA boundary • Adjacent to the North County Metro Planning Area Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Two separate areas mostly surrounded by undeveloped lands with field crops and spaced rural residential to the north. The west portion is used for field crops and the east is spaced rural residential.	Other: N/A		CPG Recommendation: N/A

Discussion

This area is adjacent to the Hidden Meadows planning area. It lacks public services and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The RL-40 designation is included for this area on the Draft Land Use and Environmentally Superior Maps. The Hybrid Map has a RL20 designation and matches other similar areas.

The key constraints associated with AOD VC5 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure VC5-1 provides an aerial photo showing the boundaries of the AOD, Figure VC5-2 identifies steep slope areas, Figure VC5-3 identifies wetlands, VC5-4 identifies critical biological areas, and Figure VC5-5 identifies important agricultural lands.

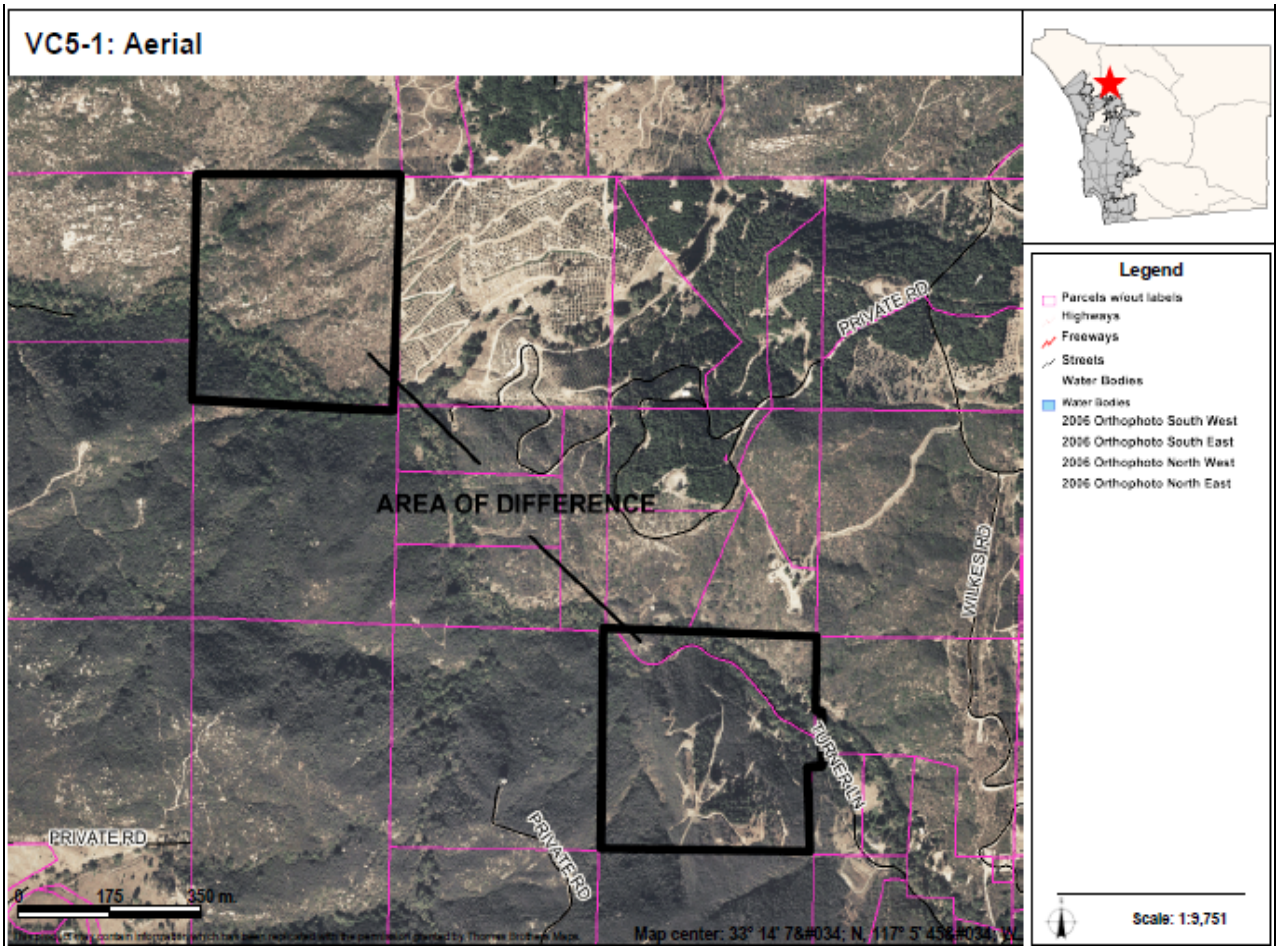
Potential Conflicts with Goals and Policies

None

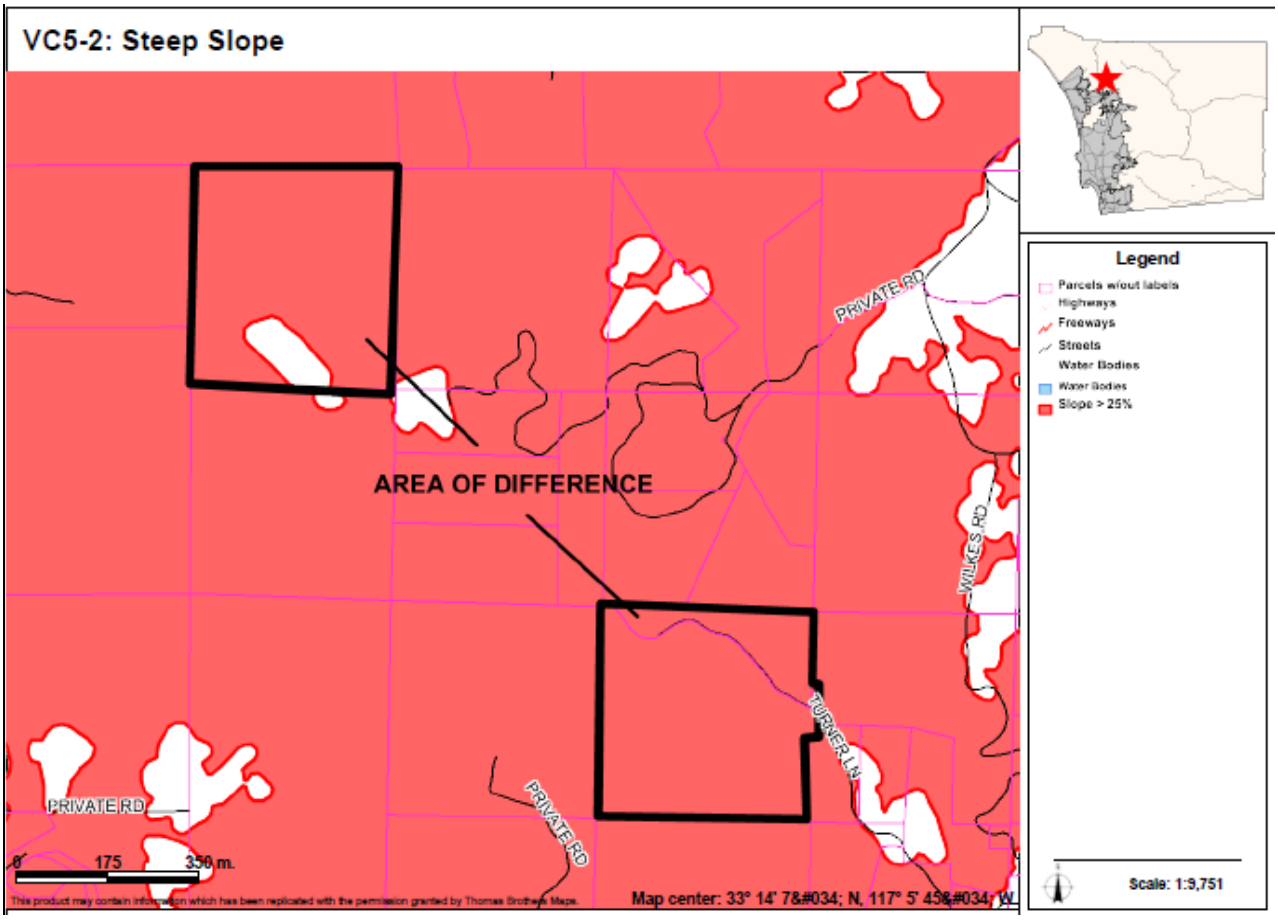
AREAS OF DIFFERENCE

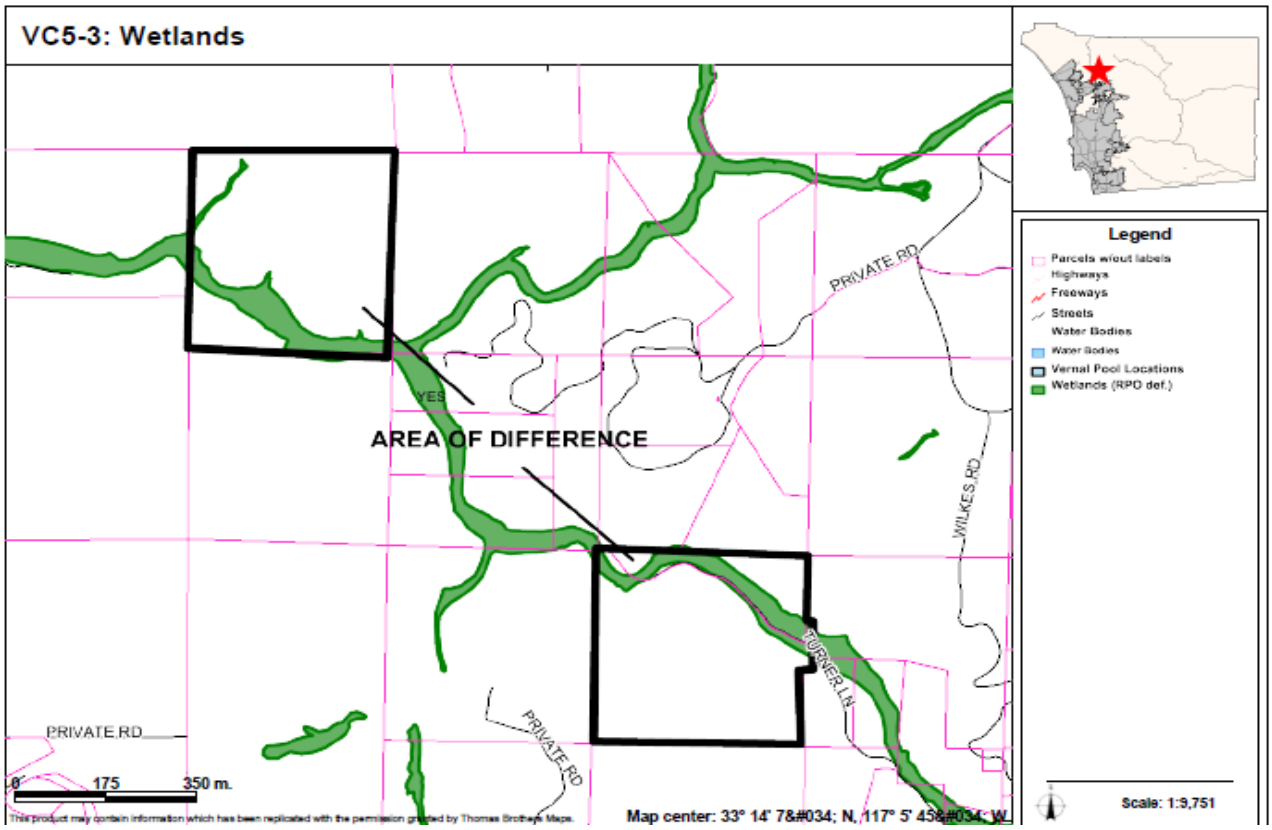
VC5: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

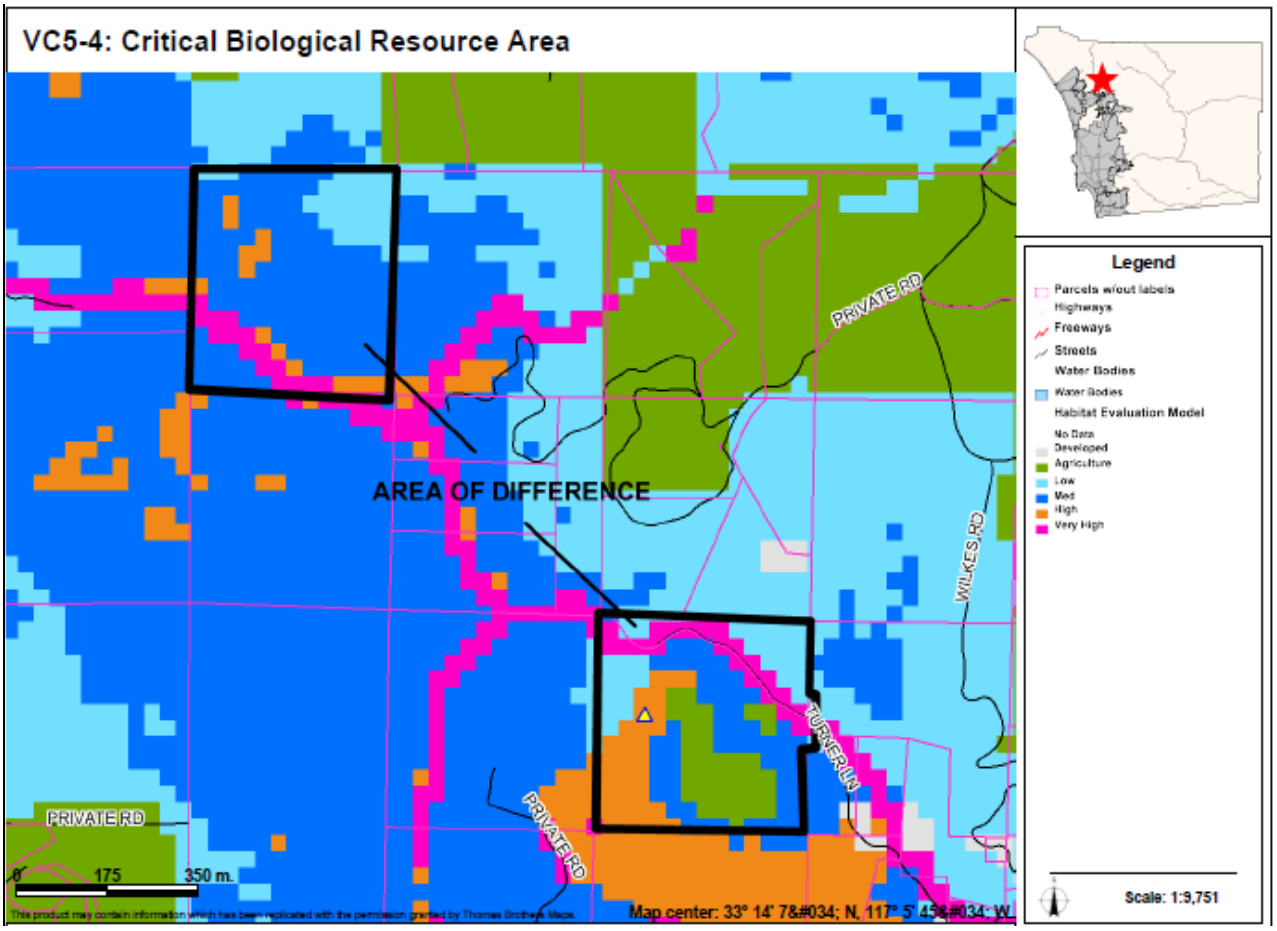


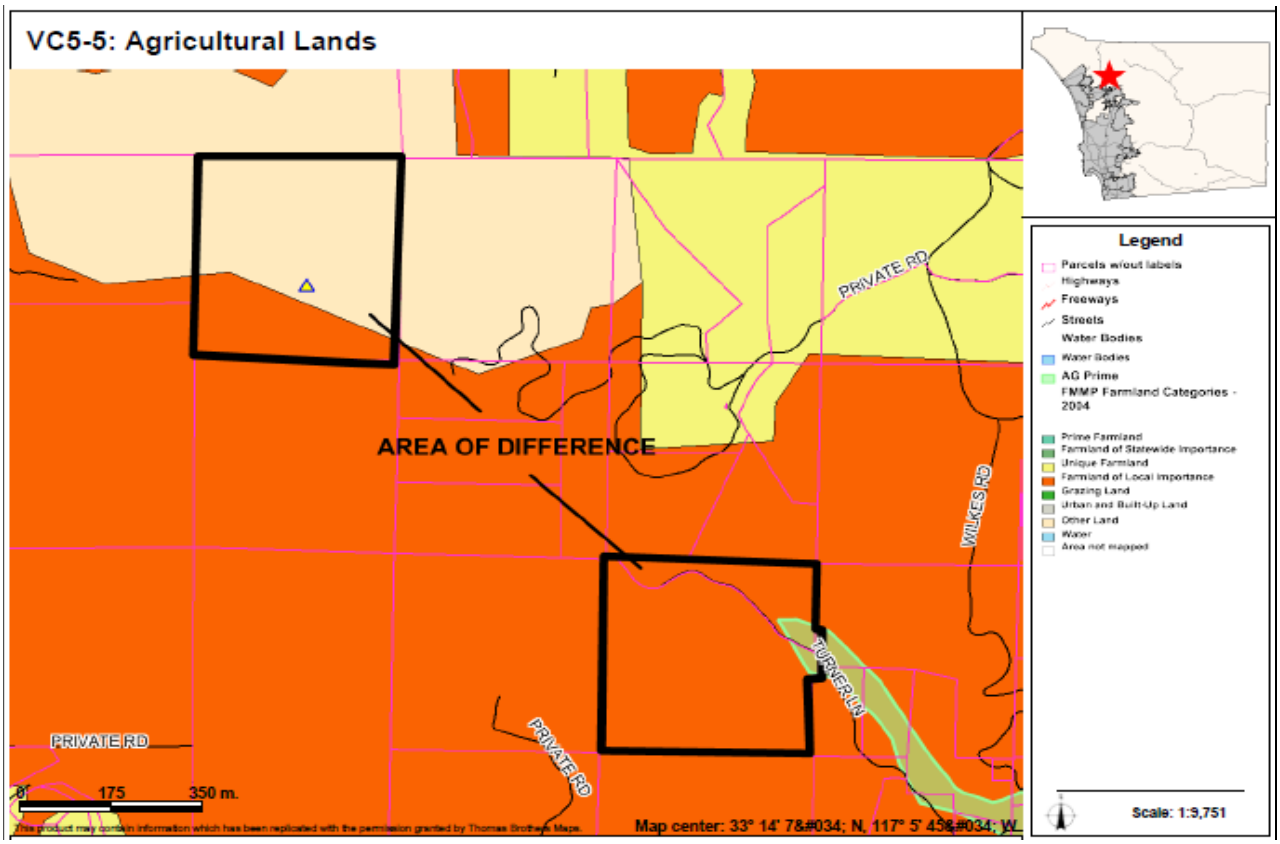
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC6: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Lynch [87] Location/Description: • 52.6 acres (14 parcels) • Inside CWA boundary • Just east of W. Lilac Rd. Existing General Plan: (21) Specific Plan	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Area utilized for orchard/vineyard and spaced rural residential development. Surrounded on the west and south by the same type of use and development. Undeveloped areas to the north and east.	Other: N/A		CPG Recommendation: SR-4

Discussion

This is a property located northeast of West Lilac Road along Keys Creek in a transitional area with SR-4 designations to the southwest, SR-2 to the south and RL-20 along the creek. The Referral Map provides a designation of SR-2 and the Hybrid Map provides a designation of SR-4 consistent with the area to the southwest. The Draft Land Use and Environmentally Superior Maps indicate a RL-20 designation reflecting its proximity to the creek.

The key constraints associated with AOD VC6 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC6-1 provides an aerial photo showing the boundaries of the AOD, Figure VC6-2 identifies steep slope areas, Figure VC6-3 identifies critical biological areas, and Figure VC6-4 identifies important agricultural lands.

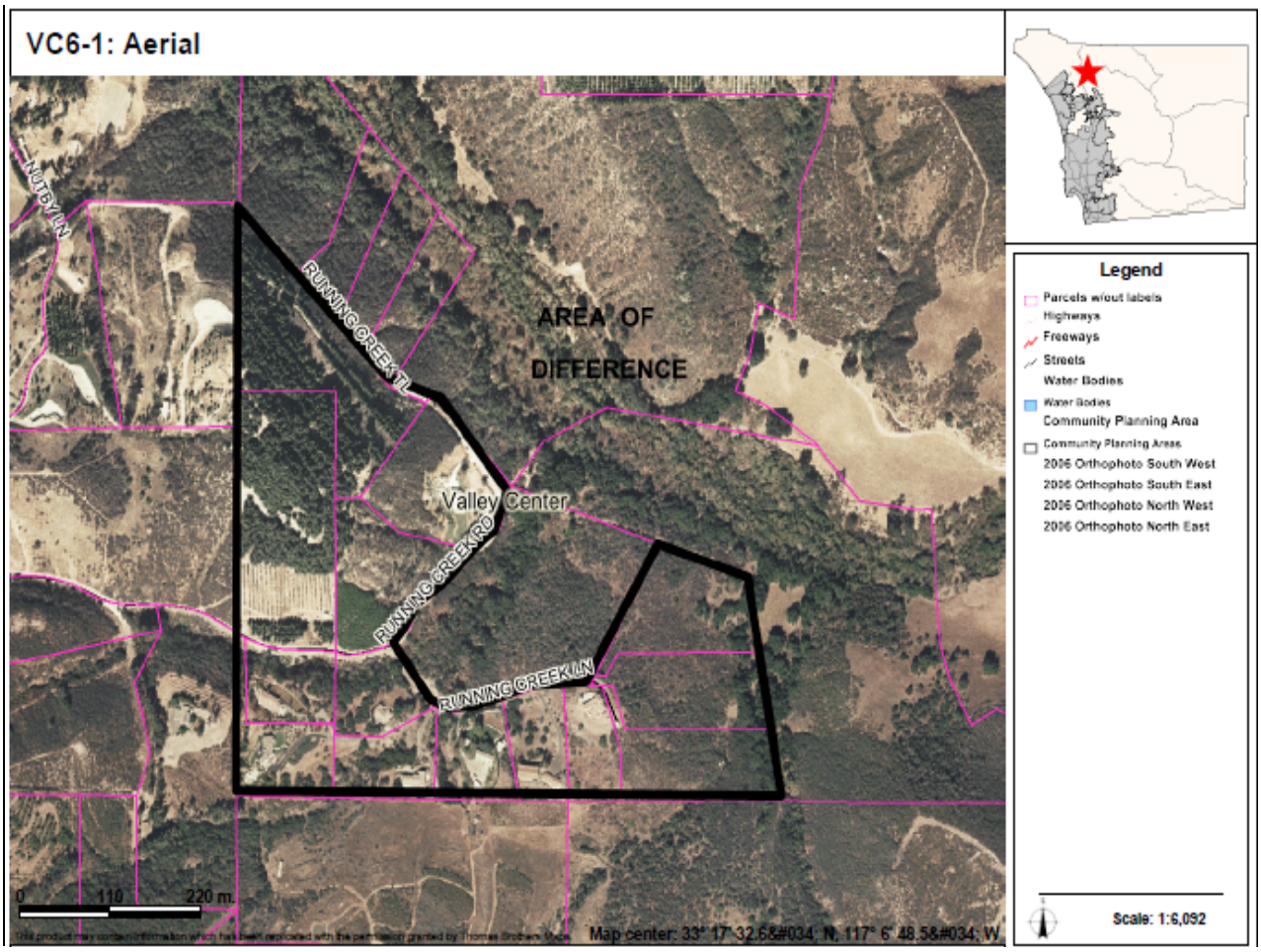
Potential Conflicts with Goals and Policies

None

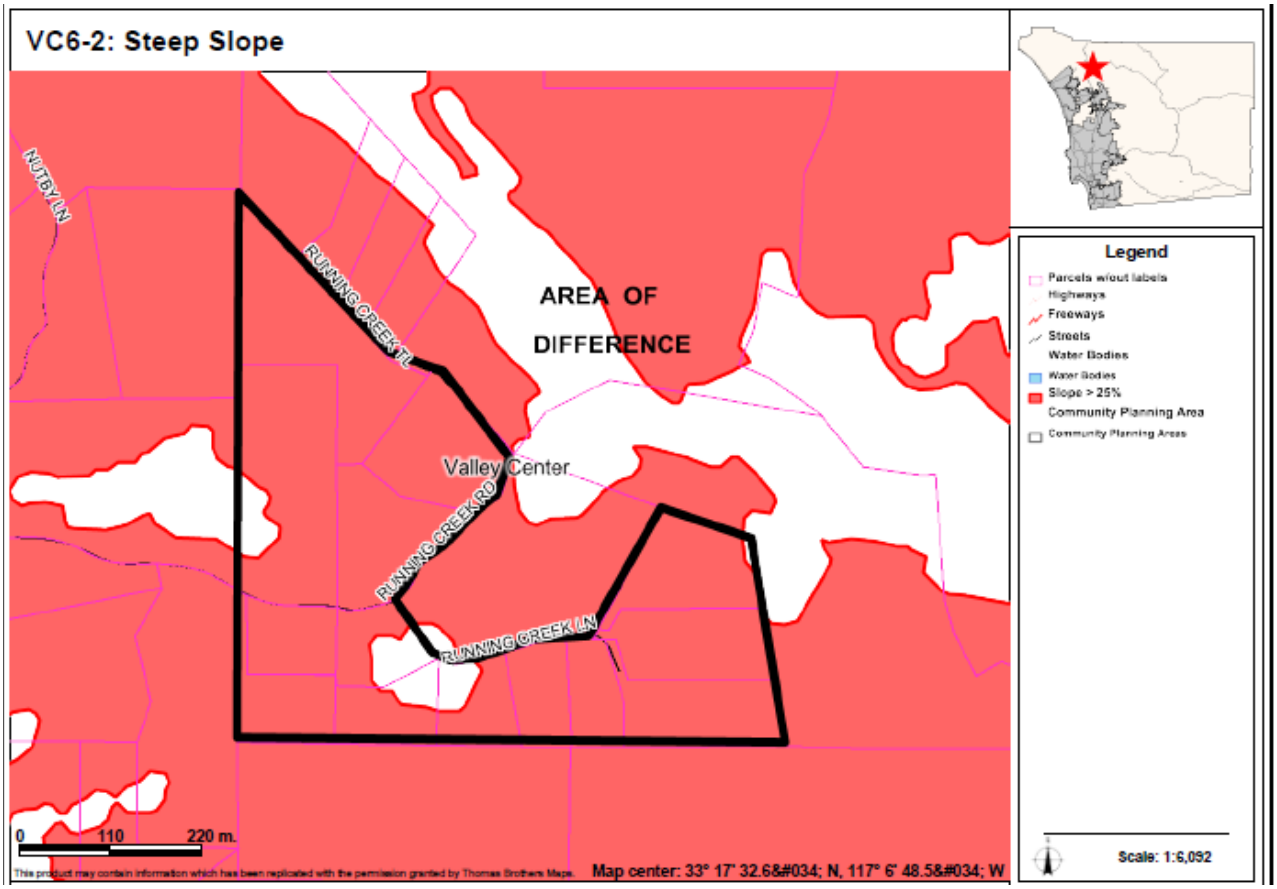
AREAS OF DIFFERENCE

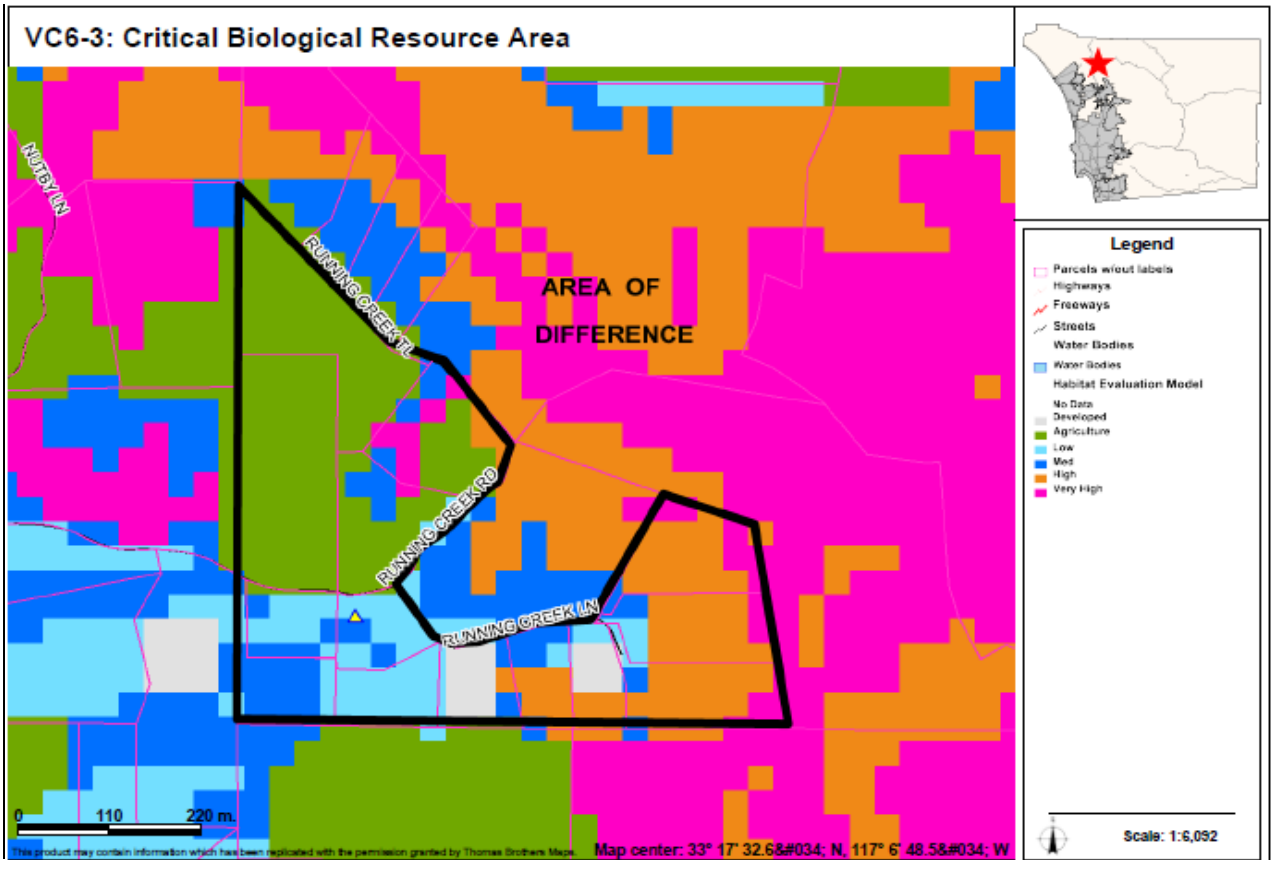
VC6: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	□	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	■	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

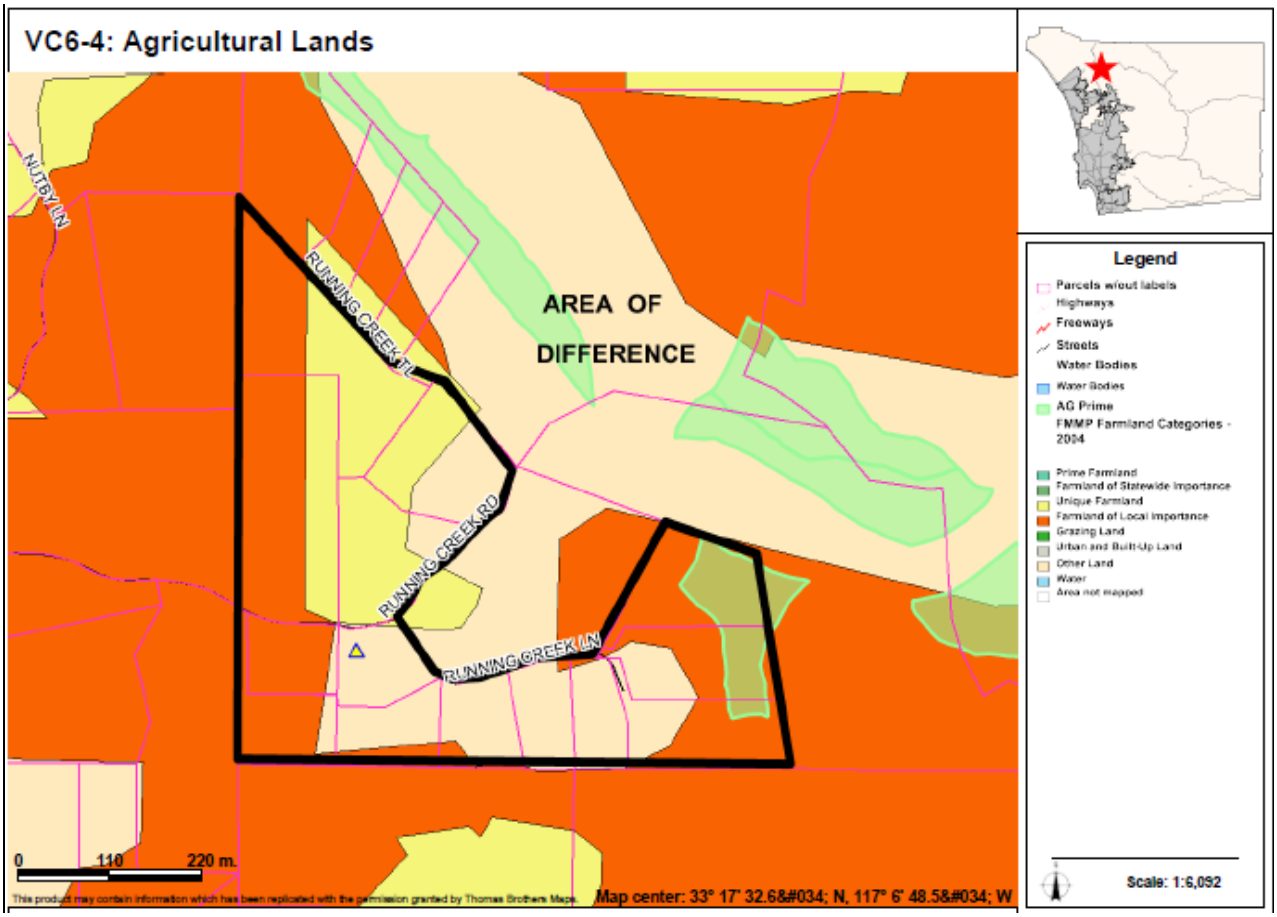


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC7: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 11.9 acres (1 parcel) • Inside CWA boundary • Adjacent to VC6. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: RL-20 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Vacant parcel bounded on the south and west by agriculture and spaced rural residential development (part of VC6). Bounded on the north and east by undeveloped lands.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is not a specific referral but contains mapping differences for the rationale listed in NC6.

The key constraints associated with AOD VC7 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC7-1 provides an aerial photo showing the boundaries of the AOD, Figure VC7-2 identifies steep slope areas, Figure VC7-3 identifies critical biological areas, and Figure VC7-4 identifies important agricultural lands.

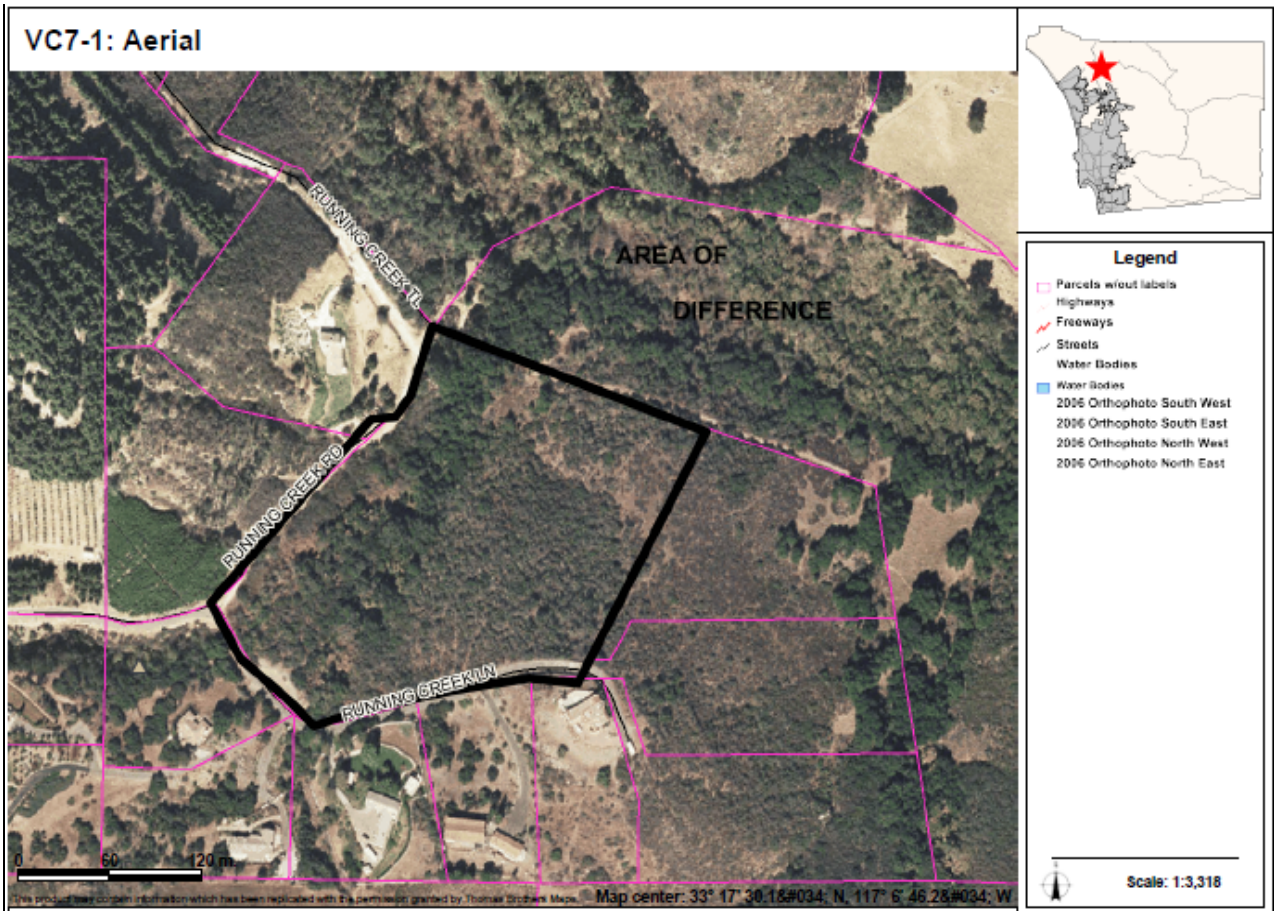
Potential Conflicts with Goals and Policies

None

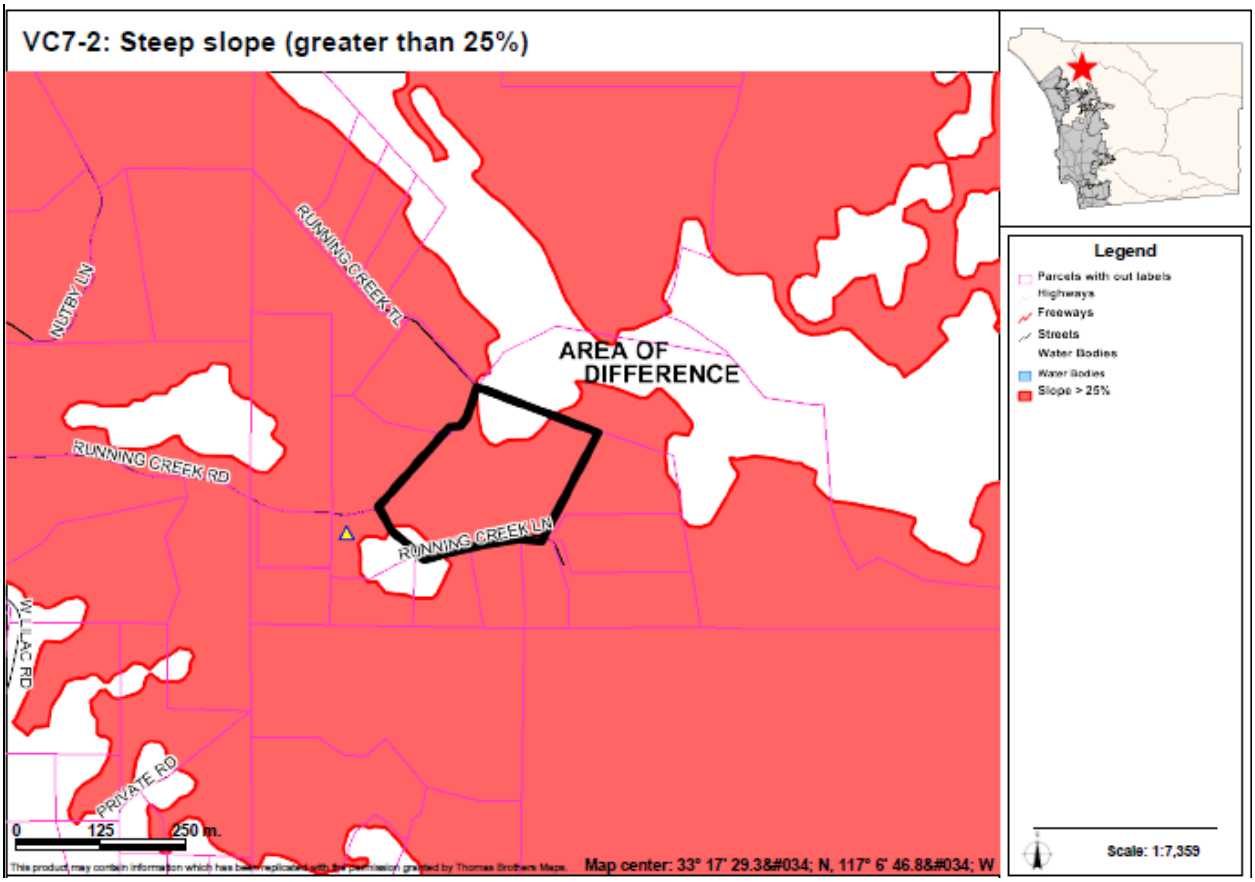
AREAS OF DIFFERENCE

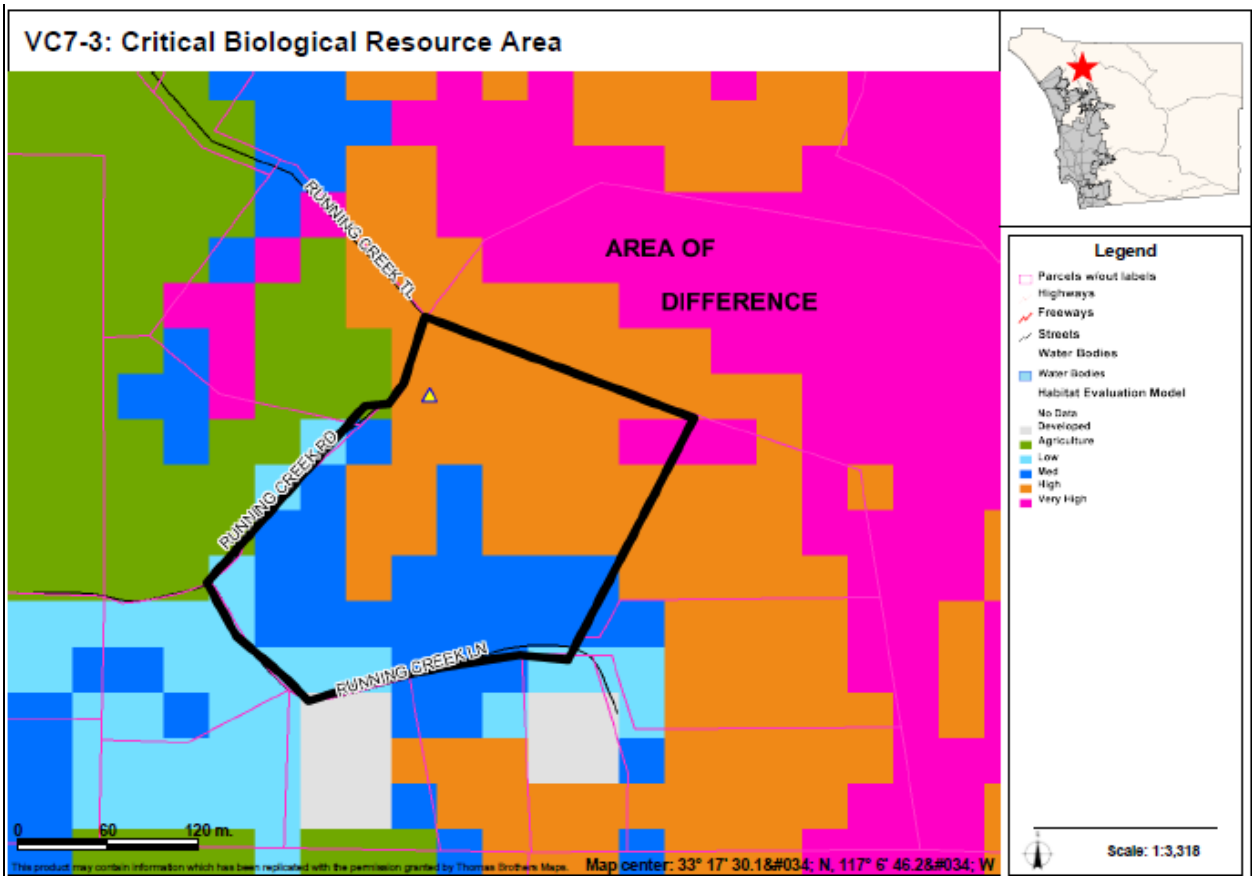
VC7: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	□	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	■	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

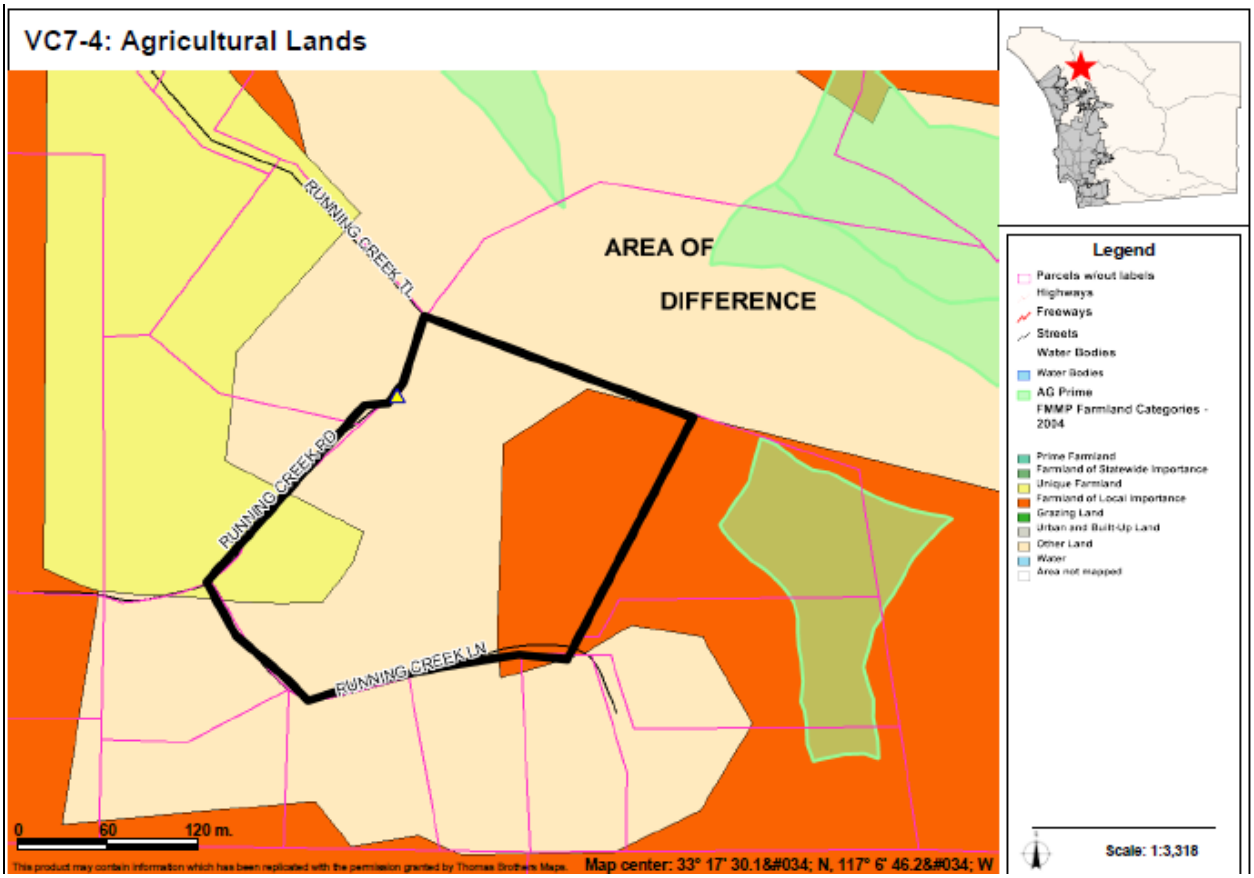


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC8: Site Analysis

<table>
<tr><th>Property Description</th><th colspan="2">Site Analysis</th><th>Land Use Alternatives</th></tr>
<tr><td rowspan="6"><u>Referral Name [#]:</u>
N/A

<u>Location/Description:</u>
• 1400 acres (26 parcels)
• Inside CWA boundary
• Less than 1 mile east of I-15. Adjacent to the Fallbrook and Bonsall Planning Areas.

<u>Existing General Plan:</u>
(18) 1 du/ 4, 8 , 20 ac</td><td colspan="2"><u>Prevalence of Constraints</u>
● – high; ◒ – partially; ○ - none</td><td rowspan="6"><u>Referral Map:</u>
RL-20

<u>Hybrid:</u>
RL-40

<u>Draft Land Use:</u>
RL-40

<u>Environmentally Superior:</u>
RL-40</td></tr>
<tr><td>Steep slope (greater than 25%)</td><td>●</td></tr>
<tr><td>Floodplain</td><td>○</td></tr>
<tr><td>Wetlands (also Vernal Pools)</td><td>◒</td></tr>
<tr><td>Critical Biological Resource Areas</td><td>◒</td></tr>
<tr><td>Agricultural Lands</td><td>◒</td></tr>
<tr><td><u>Context:</u>
Area utilized for orchard/vineyard and spaced rural residential development. Also contains undeveloped lands. Surrounded in all directions by the same type of use and development.</td><td colspan="2"><u>Other:</u>
N/A</td><td><u>CPG Recommendation:</u>
N/A</td></tr>
</table>

Discussion

This AOD is in the northwest corner of the Valley Center planning area. It lacks public services and infrastructure and contains existing agriculture and biological resources. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The RL-40 designation is included for this area on the remaining maps due a lack of services and to serve as a buffer between communities.

The key constraints associated with AOD VC8 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure VC8-1 provides an aerial photo showing the boundaries of the AOD, Figure VC8-2 identifies steep slope areas, Figure VC8-3 identifies wetlands, VC8-4 identifies critical biological areas, and Figure VC8-5 identifies important agricultural lands.

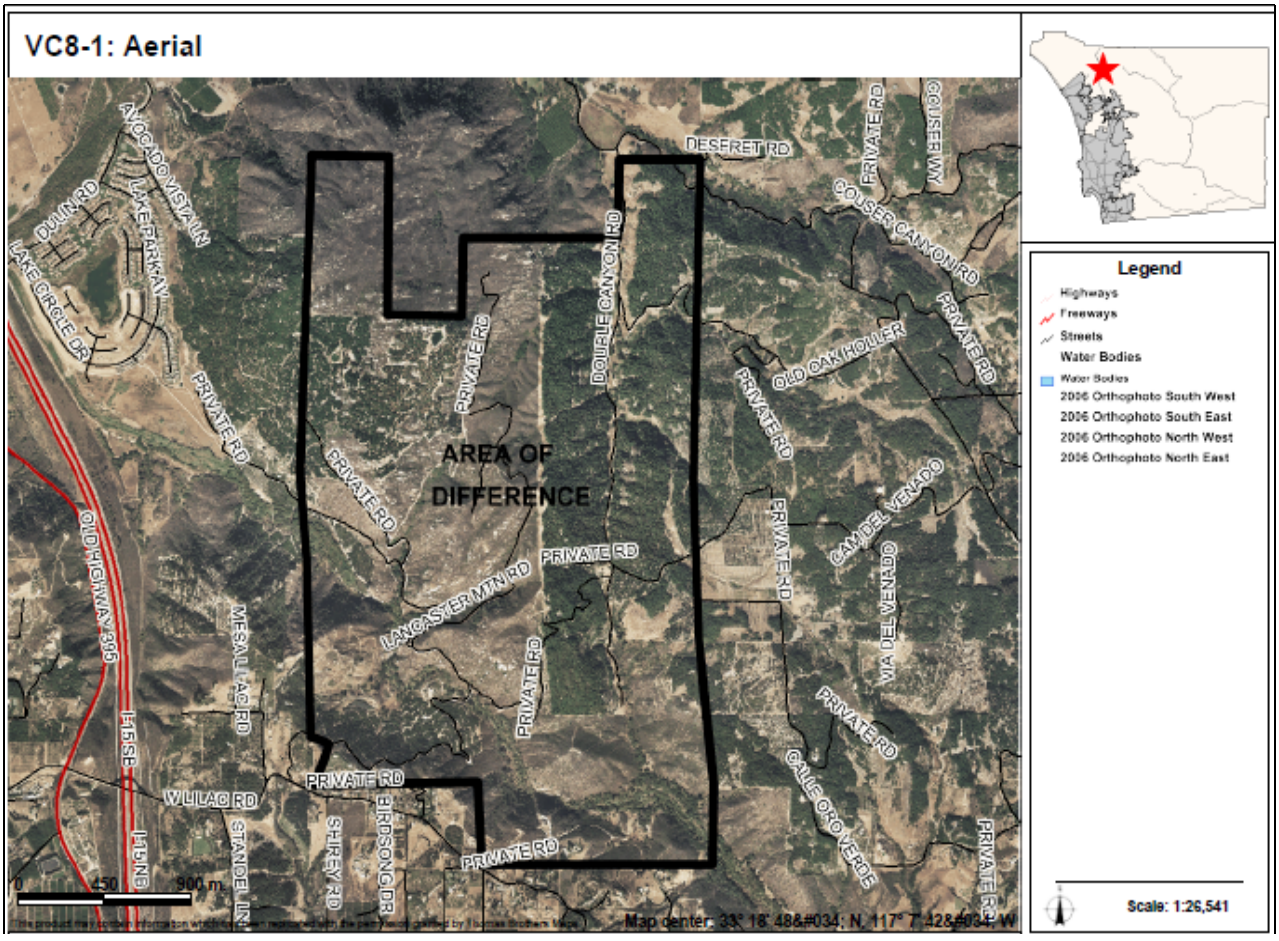
Potential Conflicts with Goals and Policies

None

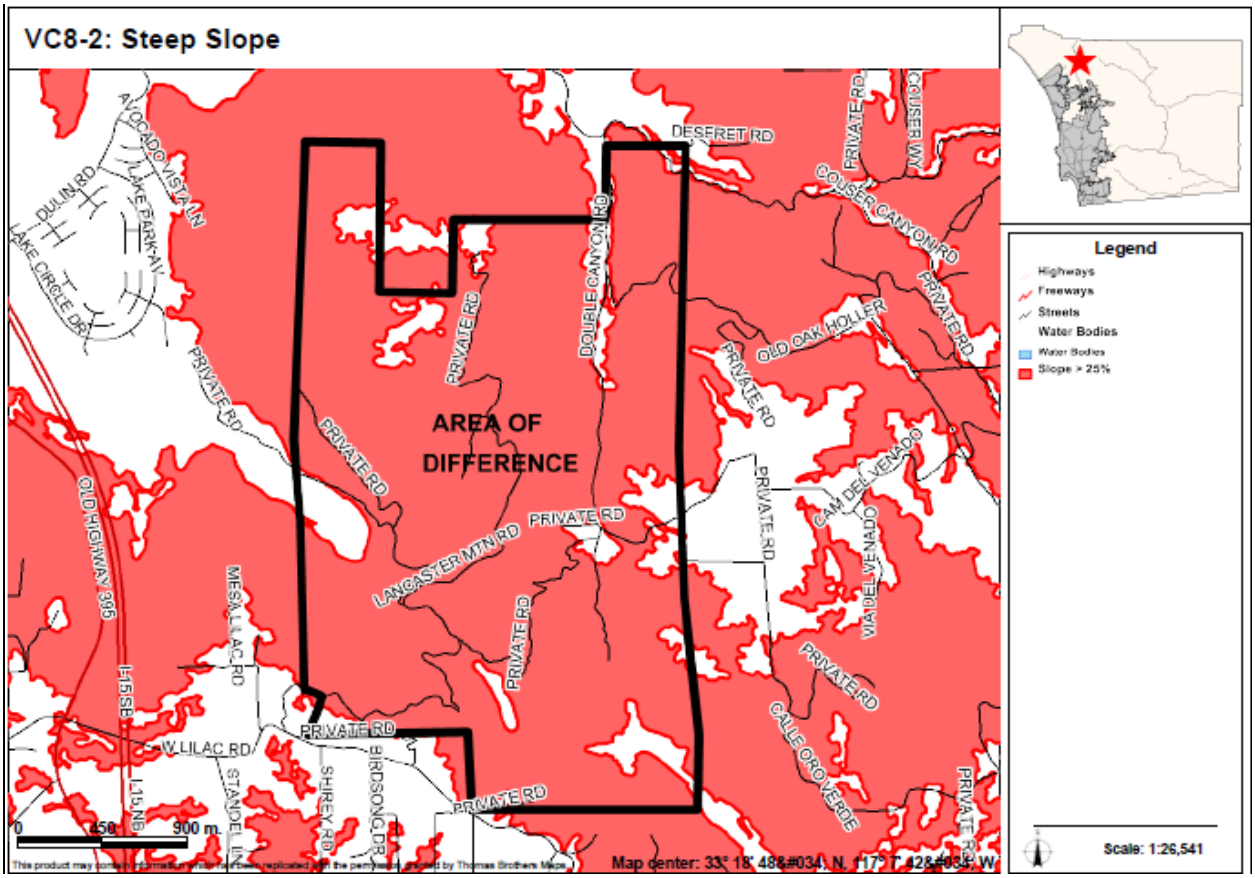
AREAS OF DIFFERENCE

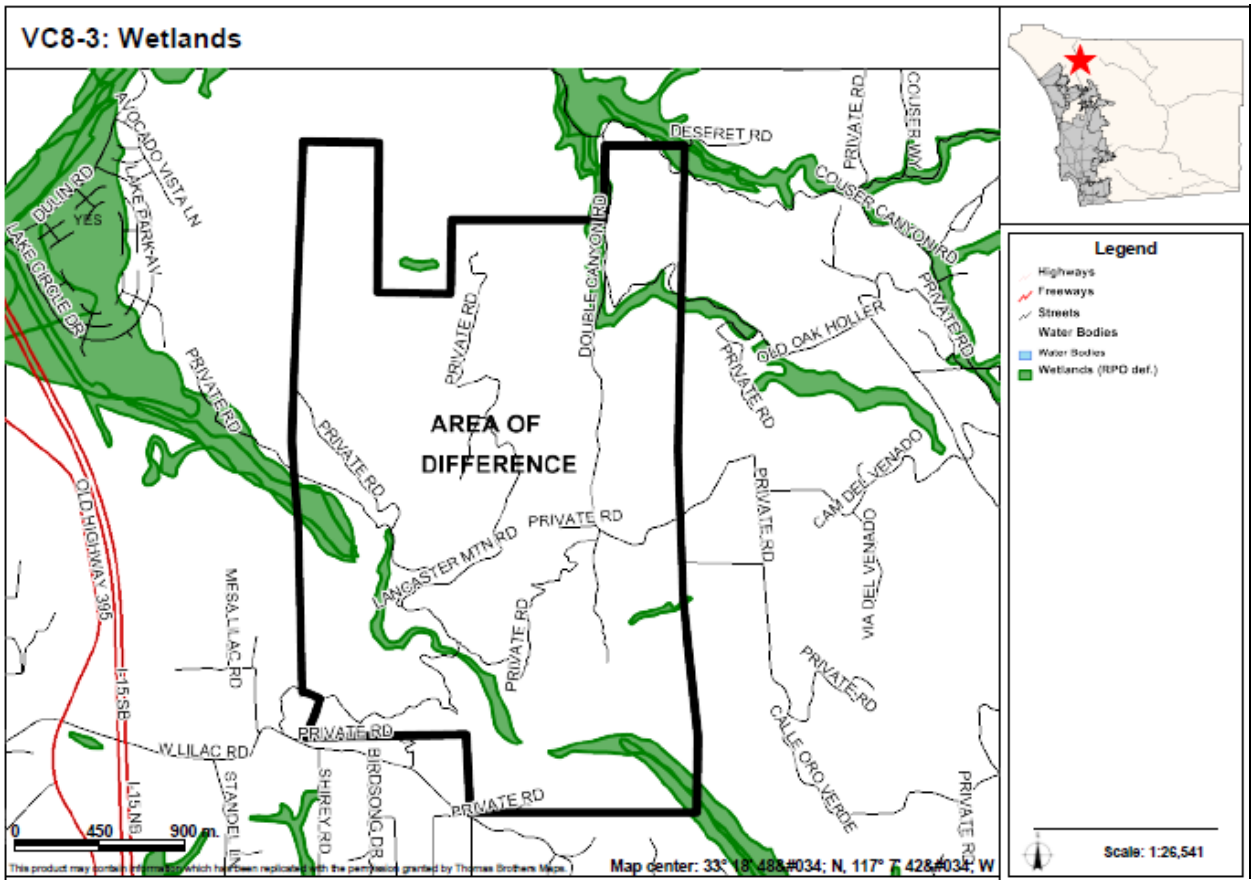
VC8: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

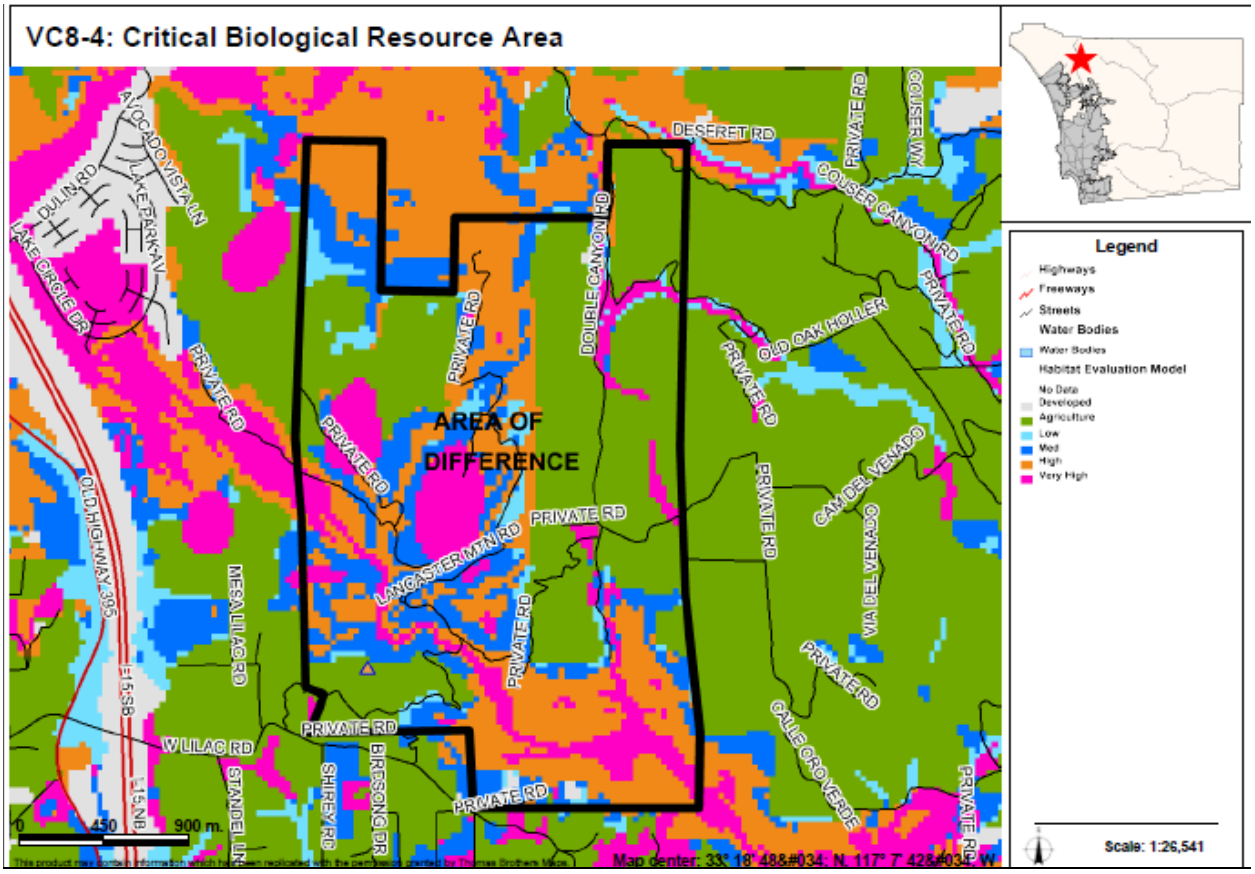


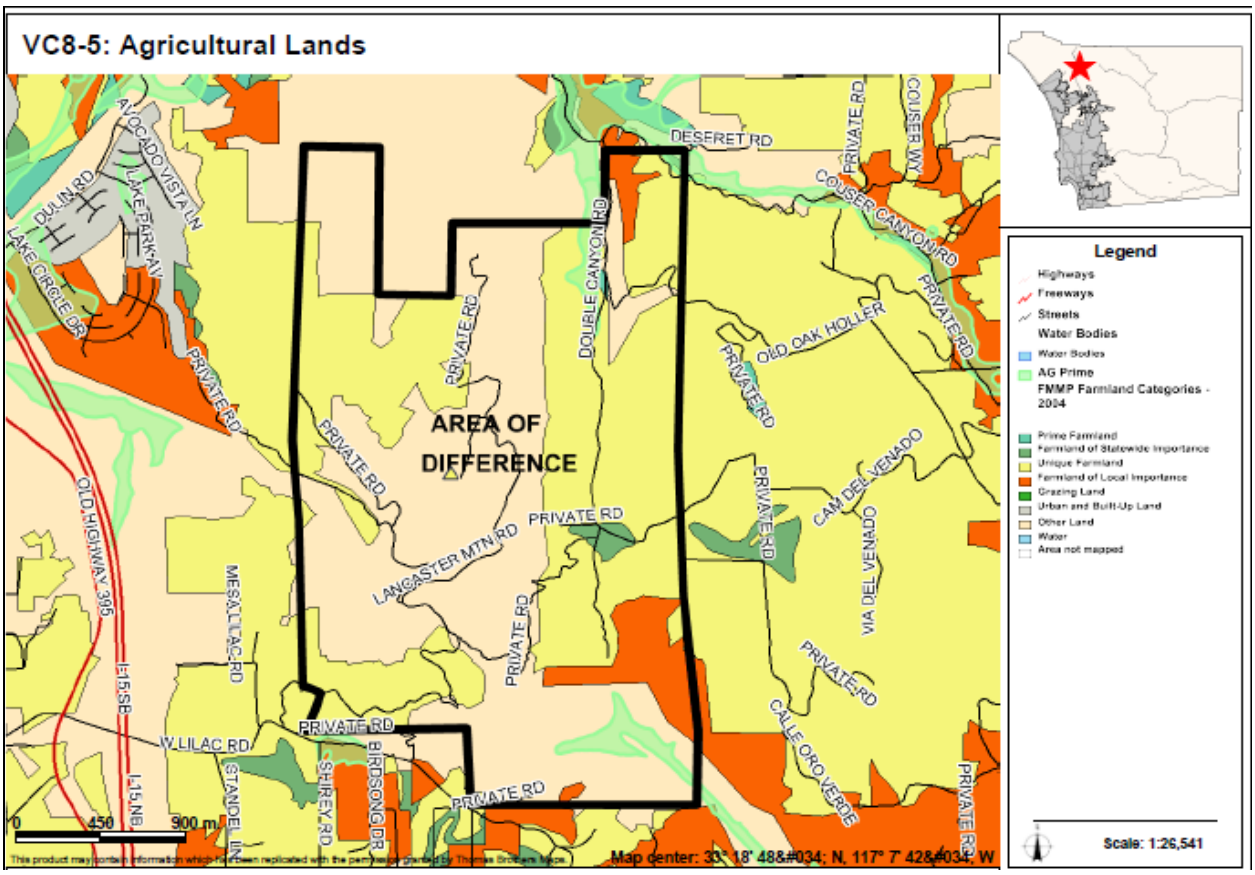
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC9: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Jackson-Burgener Properties [84] Location/Description: • 19.4 acres (4 parcels) • Inside CWA boundary • 1 mile east of I-15 and just west of Rodriguez Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	●	
Context: Agricultural land used as orchard/ vineyard. Surrounded on west, north and south by same land uses. Bounded on the east by vacant land.	Other: N/A		CPG Recommendation: None

Discussion

This is a group of parcels located in an agricultural area in the western portion of the Valley Center planning area (south of West Lilac Road). The Draft Land Use Map and Hybrid Map provide an SR-4 designation which, in conjunction with VC10, 11 and 20, could provide larger area of this designation. Otherwise, it is a bit isolated although areas nearby to the east do have this designation. The Draft Land Use Map has an SR-4 designation which is consistent to the contiguous area to the east.

The key constraints associated with AOD VC9 are steep slopes and agricultural lands. Figure VC9-1 provides an aerial photo showing the boundaries of the AOD, Figure VC9-2 identifies steep slope areas, and Figure VC9-3 identifies important agricultural lands.

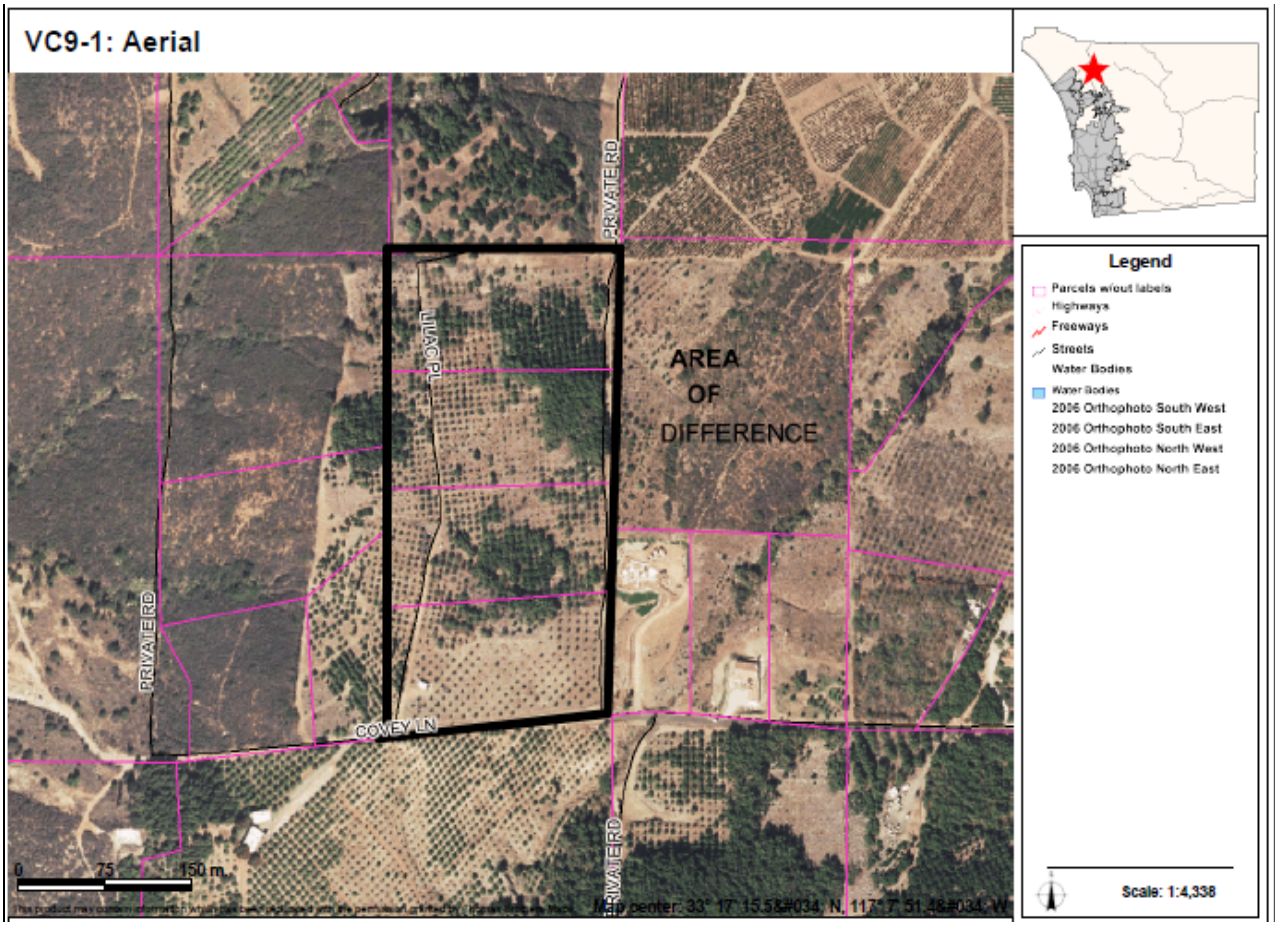
Potential Conflicts with Goals and Policies

None

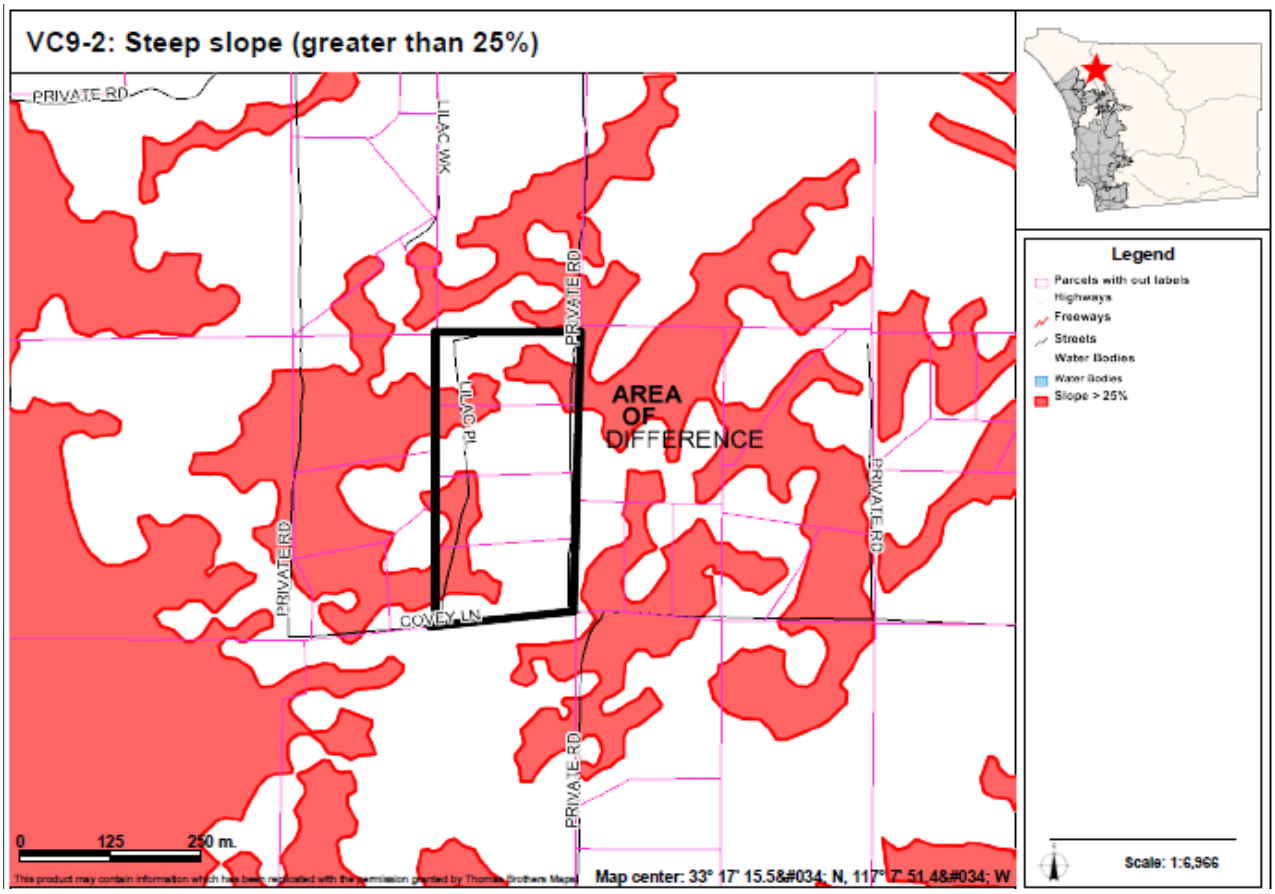
AREAS OF DIFFERENCE

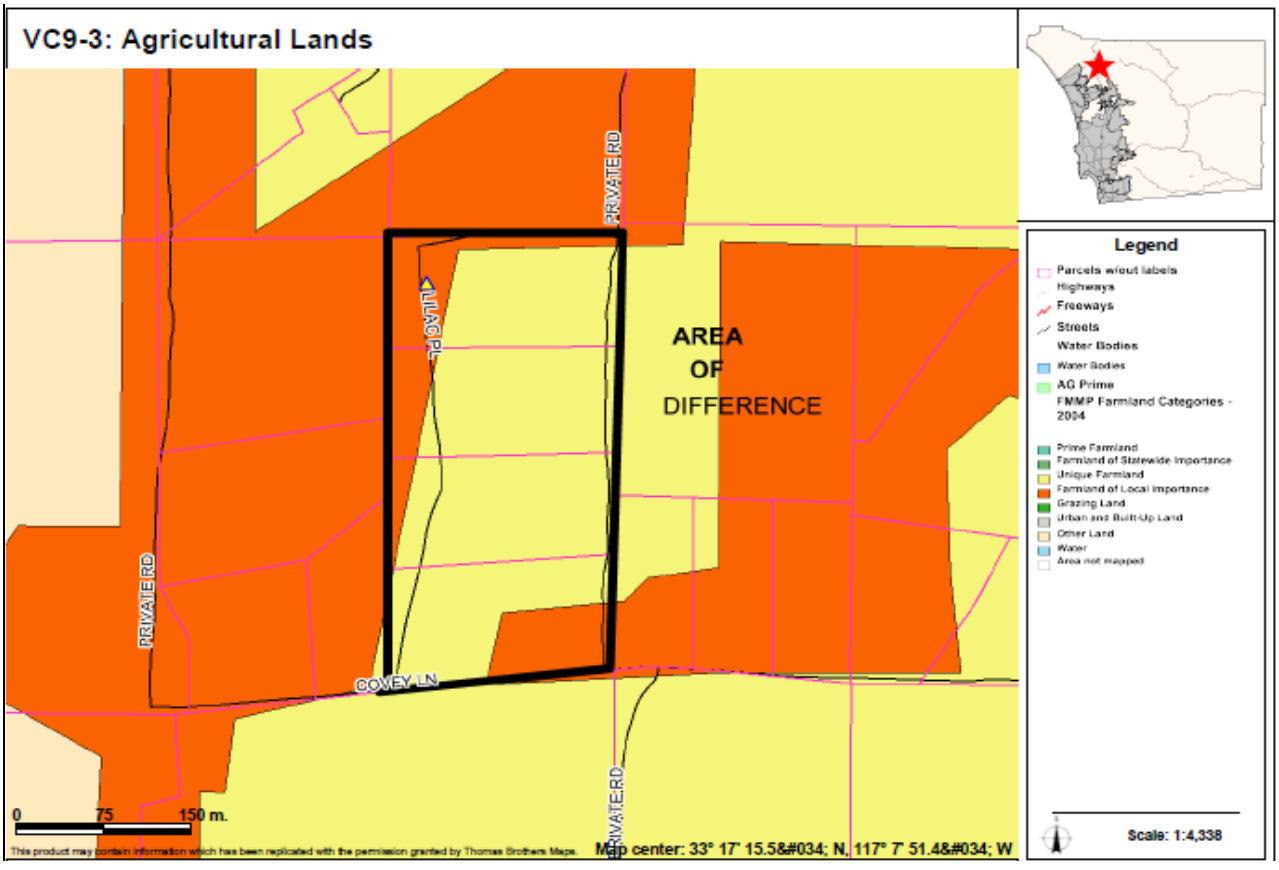
VC9: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC10: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 19.6 acres (4 parcels) • Inside CWA boundary • Adjacent to VC9	Steep slope (greater than 25%)	●	Hybrid: SR-4
	Floodplain	○	Draft Land Use: SR-4
	Wetlands (also Vernal Pools)	○	
Existing General Plan: (17) 1 du/ 2, 4 ac	Critical Biological Resource Areas	●	Environmentally Superior: RL-20
	Agricultural Lands	●	
Context: Agricultural land used as orchard/vineyard. Surrounded on east (VC9), north, and south by same land uses. Bounded on the west by vacant land.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is not a specific referral but contains mapping differences for the same rationale as VC9, 11 and 20.

The key constraints associated with AOD VC10 are steep slopes, critical biological resource areas, and agricultural lands. Figure VC10-1 provides an aerial photo showing the boundaries of the AOD, Figure VC10-2 identifies steep slope areas, Figure VC10-3 identifies critical biological areas, and Figure VC10-4 identifies important agricultural lands.

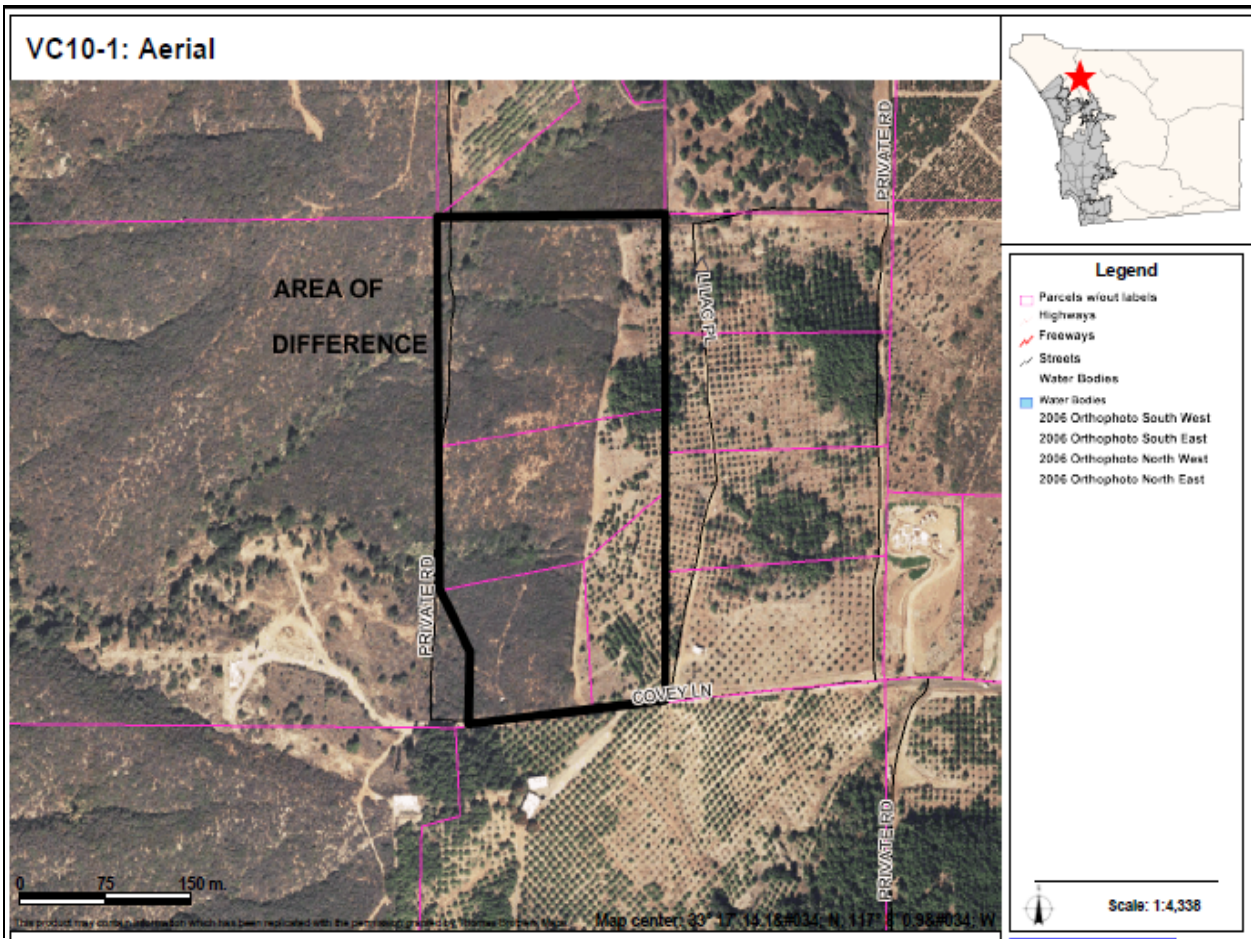
Potential Conflicts with Goals and Policies

None

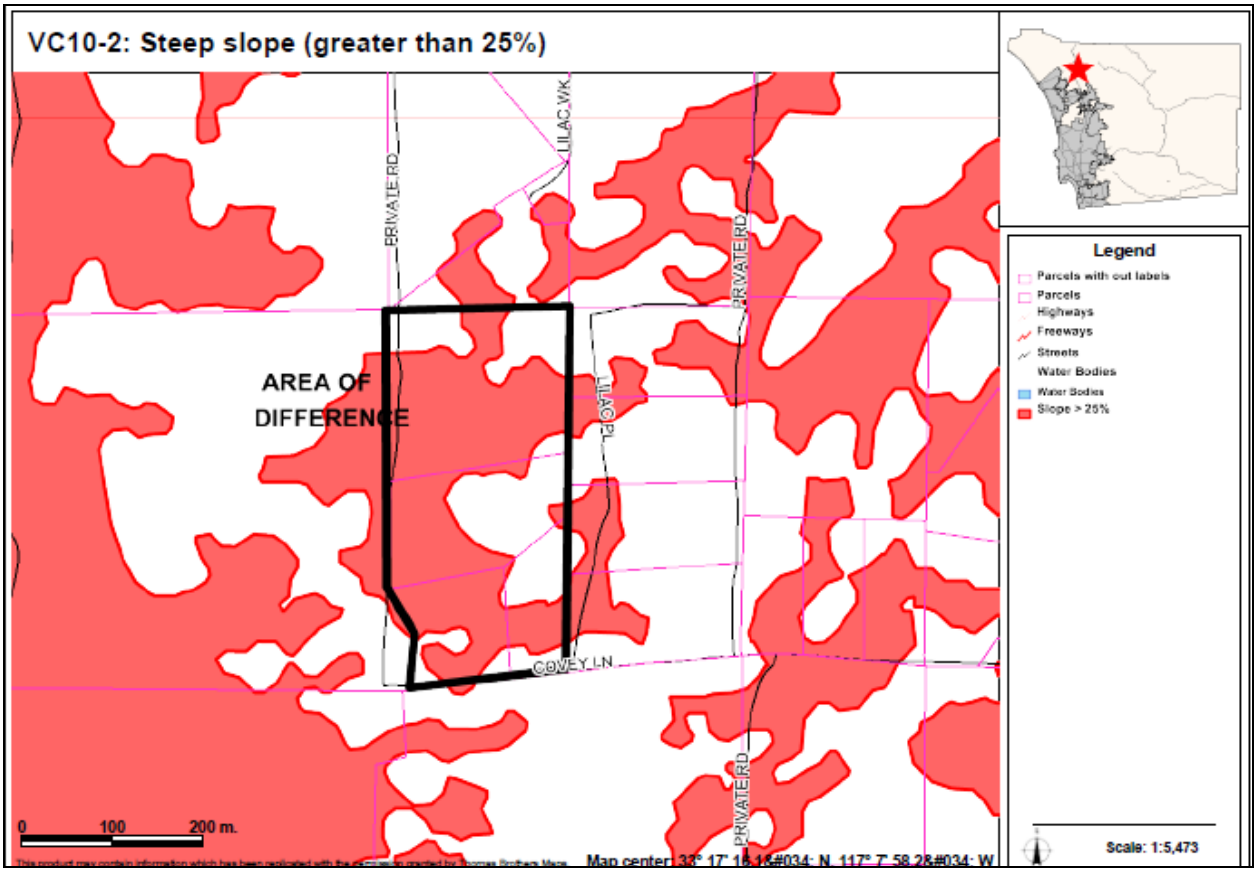
AREAS OF DIFFERENCE

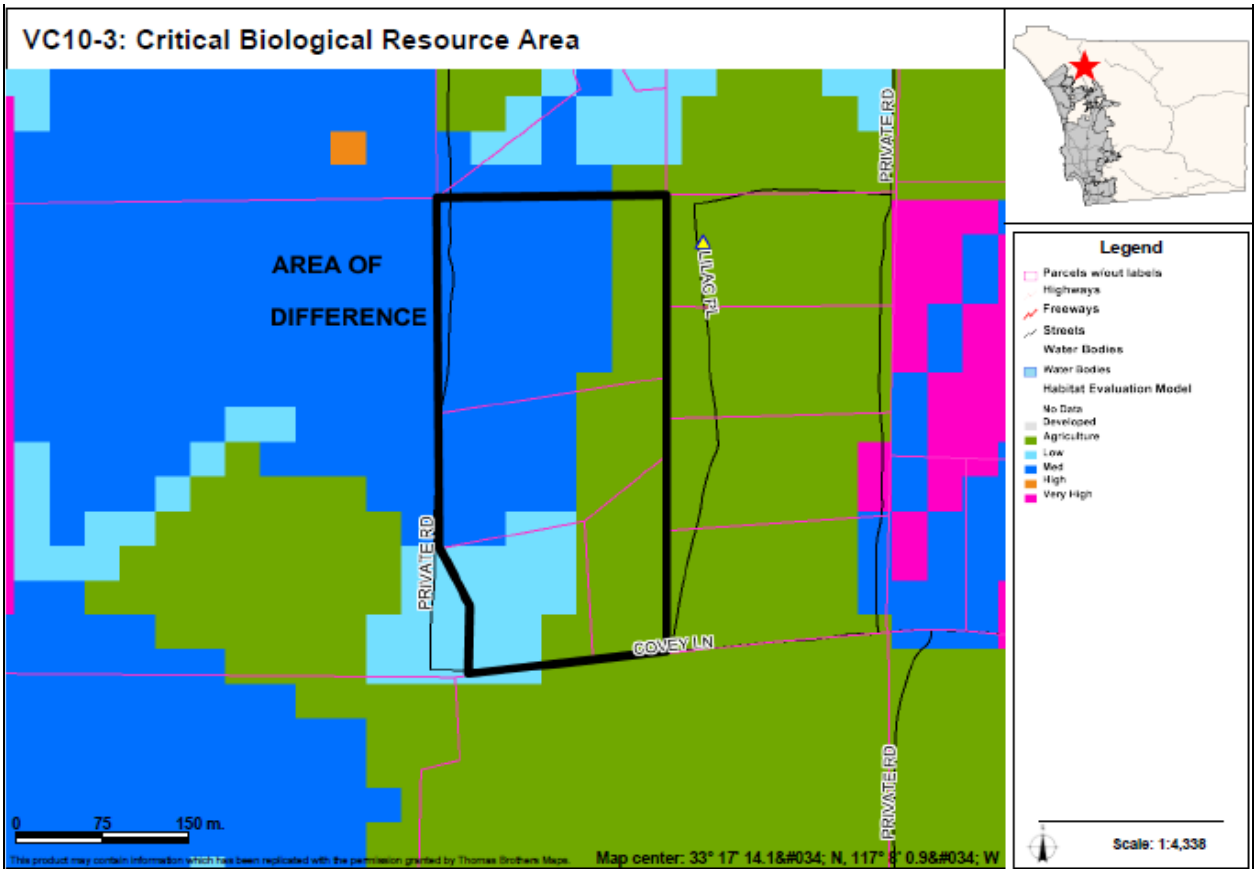
VC10: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

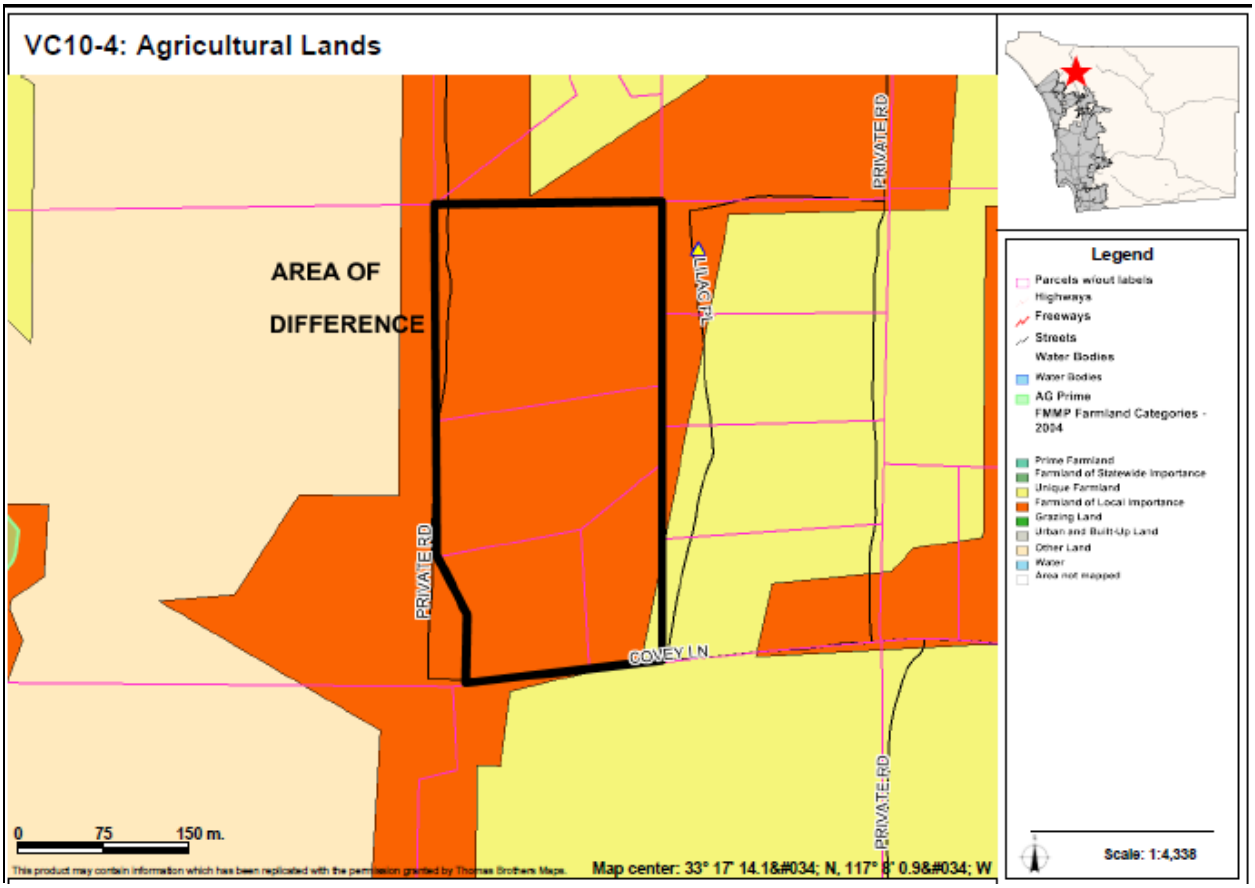


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC11: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Pardee [79] Location/Description: • 121.5 acres (10 parcels) • Inside CWA boundary • Between I-15 and West Lilac Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2, SR-4 Hybrid: SR-4, SR-10 Draft Land Use: SR-4, SR-10 Environmentally Superior: RL-20
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Mostly used as agricultural lands with some spaced rural residential in the south end. Surrounded by agricultural lands. Minimal development.	Other: N/A		CPG Recommendation: None

Discussion

This are is south of VC9 and 10. It is similar in mapping and characteristics and contains a riparian drainage area that bisects the parcel.

The key constraints associated with AOD VC11 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure VC11-1 provides an aerial photo showing the boundaries of the AOD, Figure VC11-2 identifies steep slope areas, Figure VC11-3 identifies wetlands, VC11-4 identifies critical biological areas, and Figure VC11-5 identifies important agricultural lands.

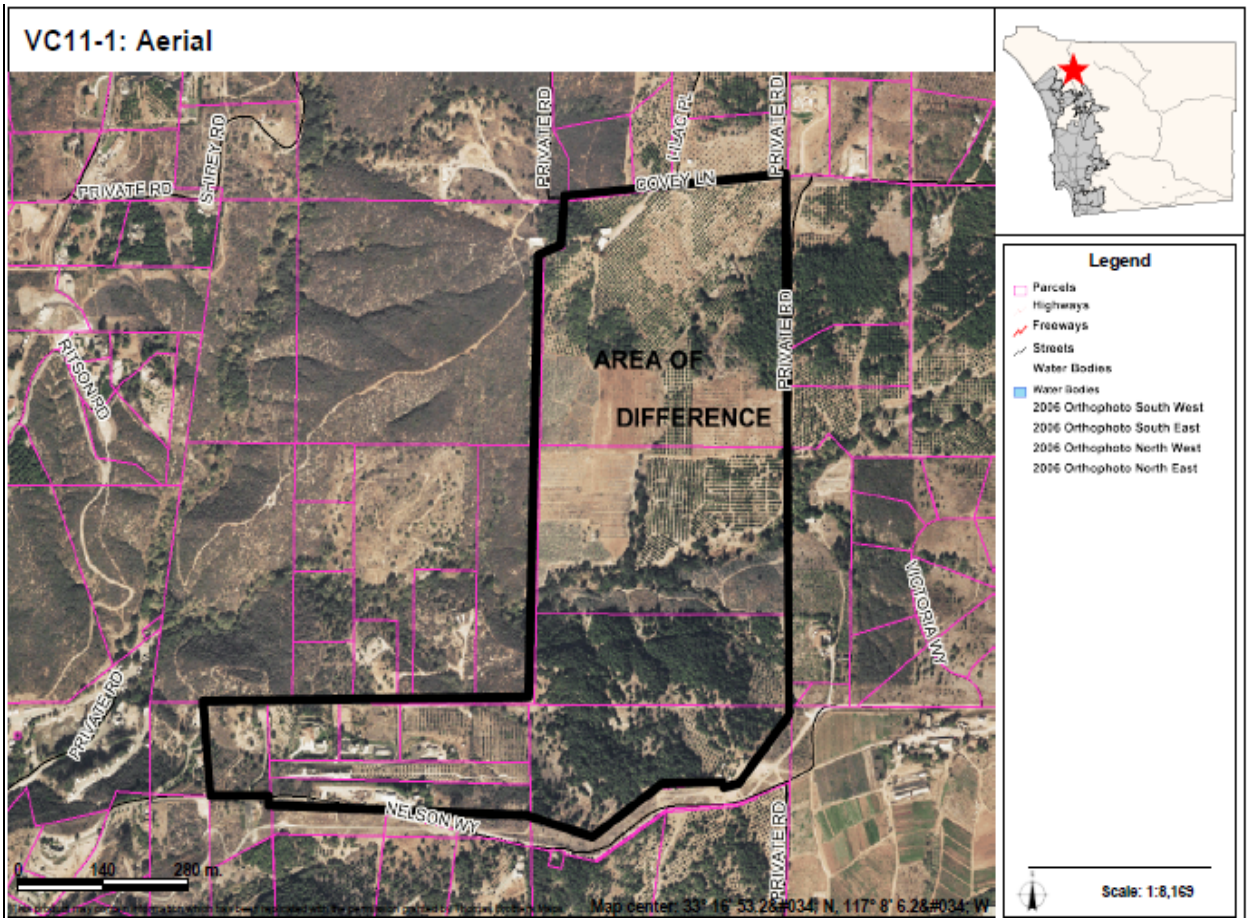
Potential Conflicts with Goals and Policies

None

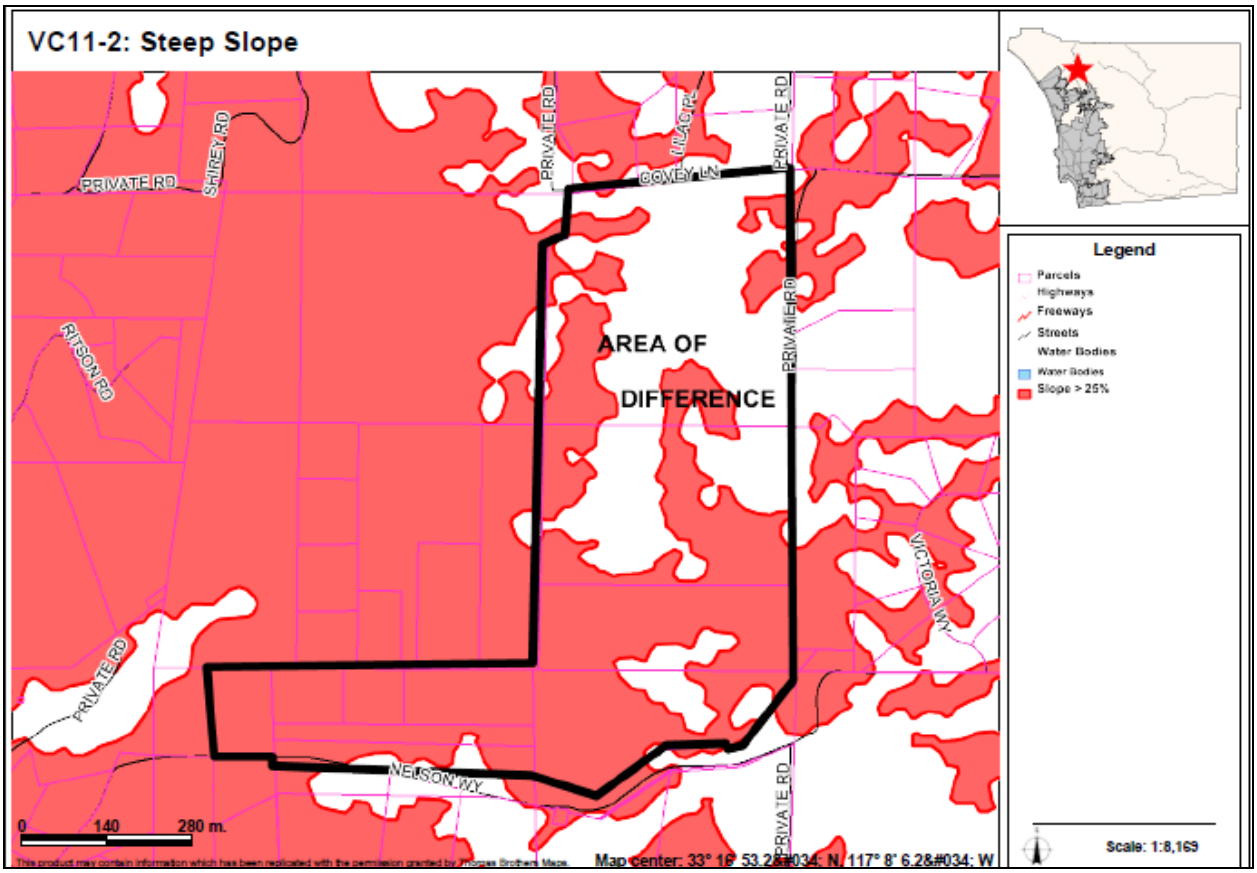
AREAS OF DIFFERENCE

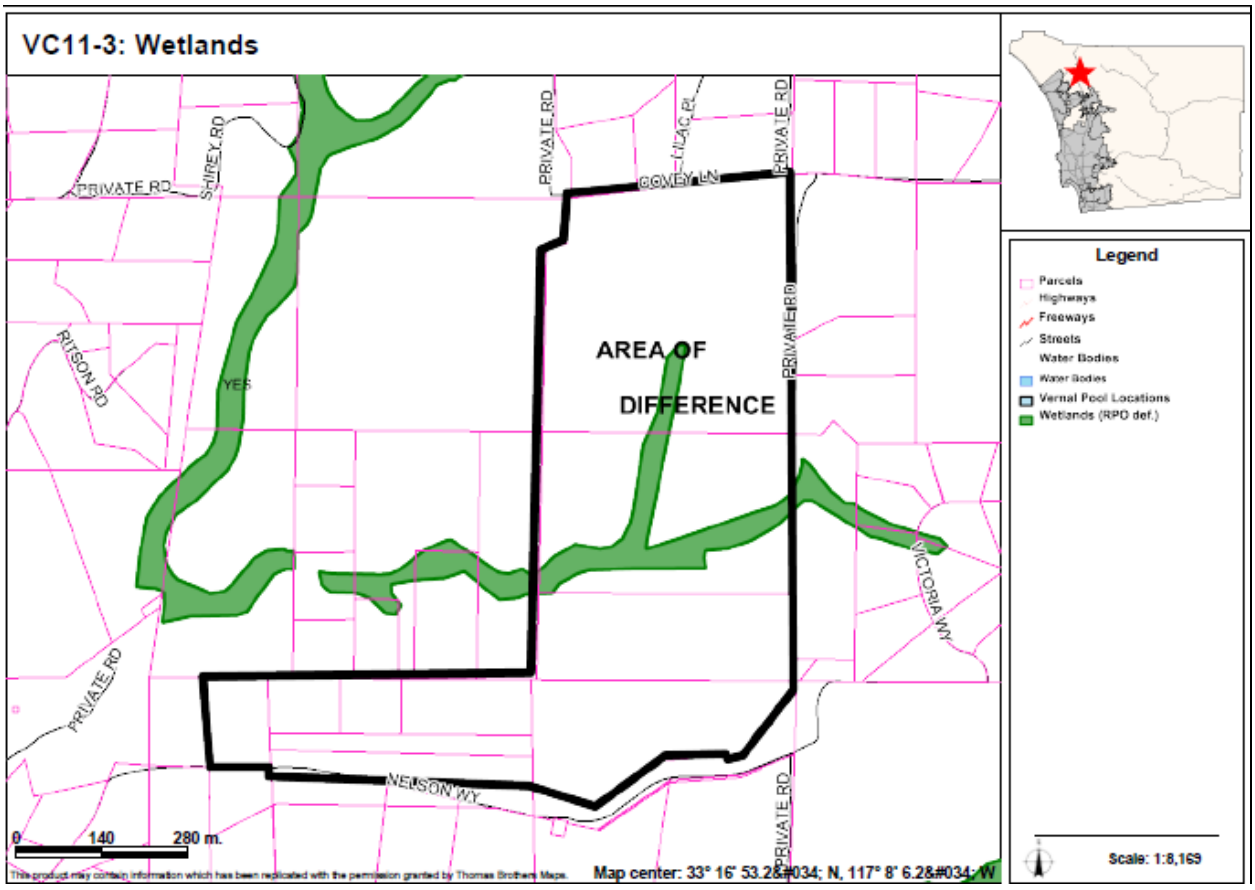
VC11: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

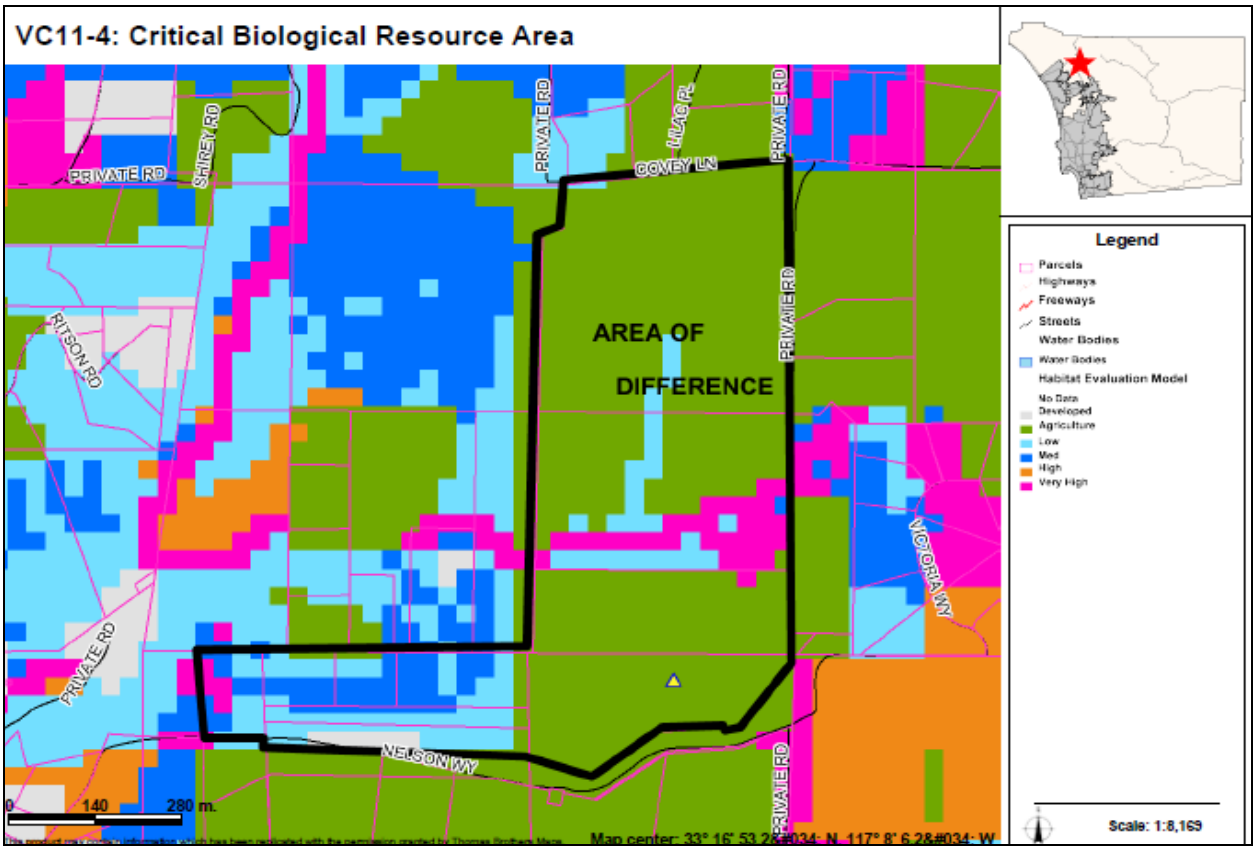


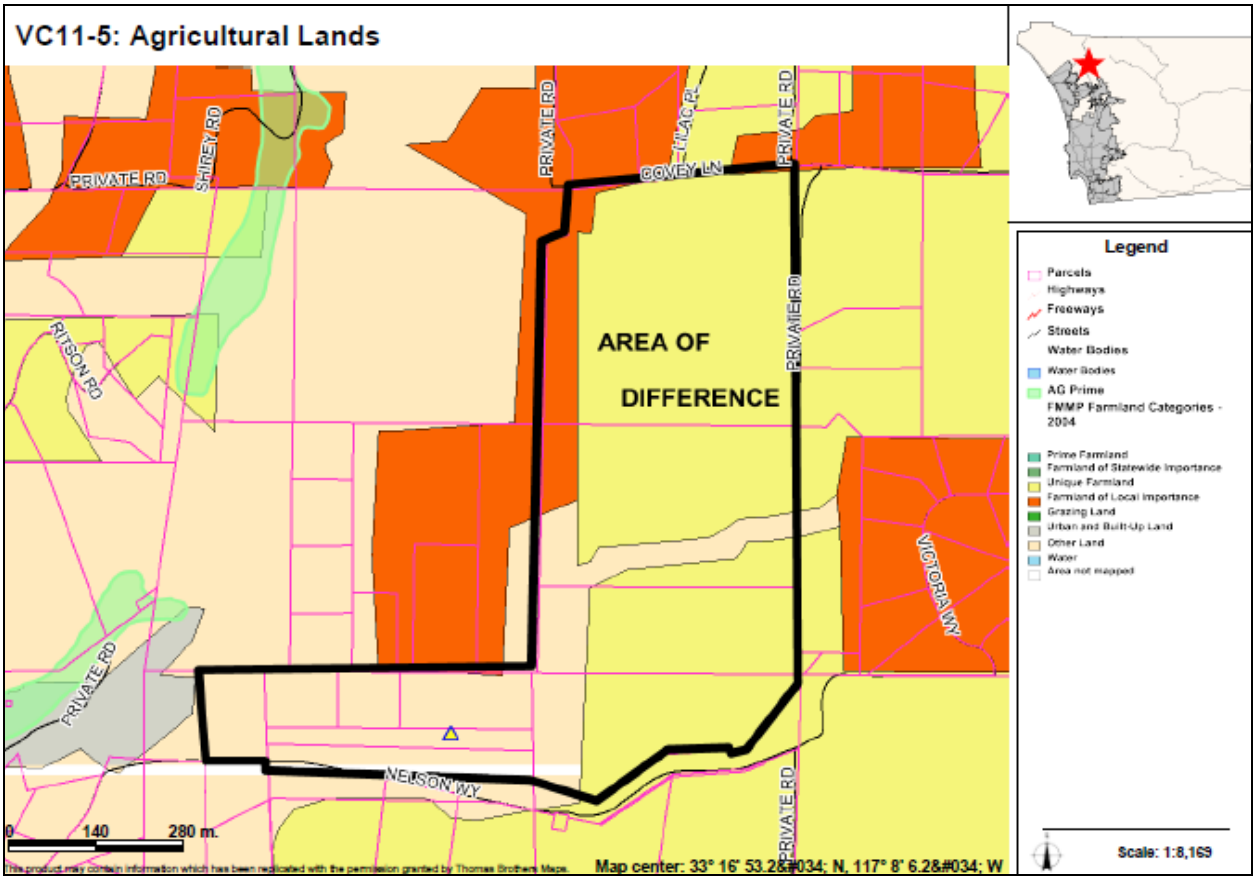
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC12: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Castle Creek County Club Location/Description: • 5.4 acres (1 parcel) • Inside CWA boundary • Intersection of Circle R Dr. and Circle R Greens Dr. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-20 Hybrid: VR-20 Draft Land Use: SR-2 Environmentally Superior: SR-2
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	○	
Context: Part of a golf course bounded on west and north by roads, on the east by residential development and on the south by the rest of the golf course.	Other: N/A		CPG Recommendation: N/A

Discussion

This site is a northern portion of the Castle Creek Country Club Specific Plan and the location of a proposed Specific Plan amendment currently being processed by the County for a senior housing development. The SR-2 designation reflects what is currently in the adopted Specific Plan. The VR-20 designation reflects the original project proposal. However the final design will determine the ultimate density on the map. The project proposes 16 dwelling units per acre.

The key constraints associated with AOD VC12 are steep slopes and critical biological resource areas. Figure VC12-1 provides an aerial photo showing the boundaries of the AOD, Figure VC12-2 identifies steep slope areas, and Figure VC12-3 identifies critical biological resource areas.

Potential Conflicts with Goals and Policies

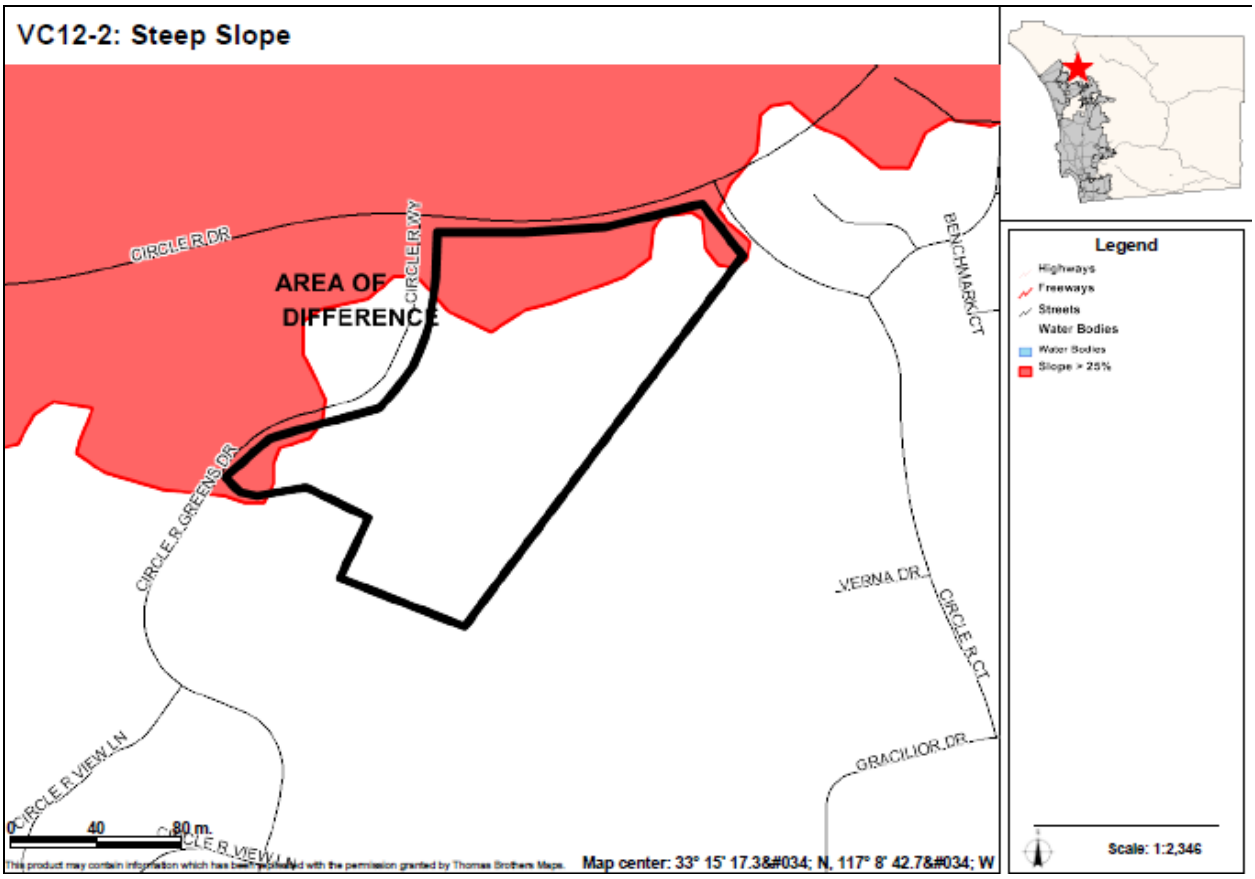
None

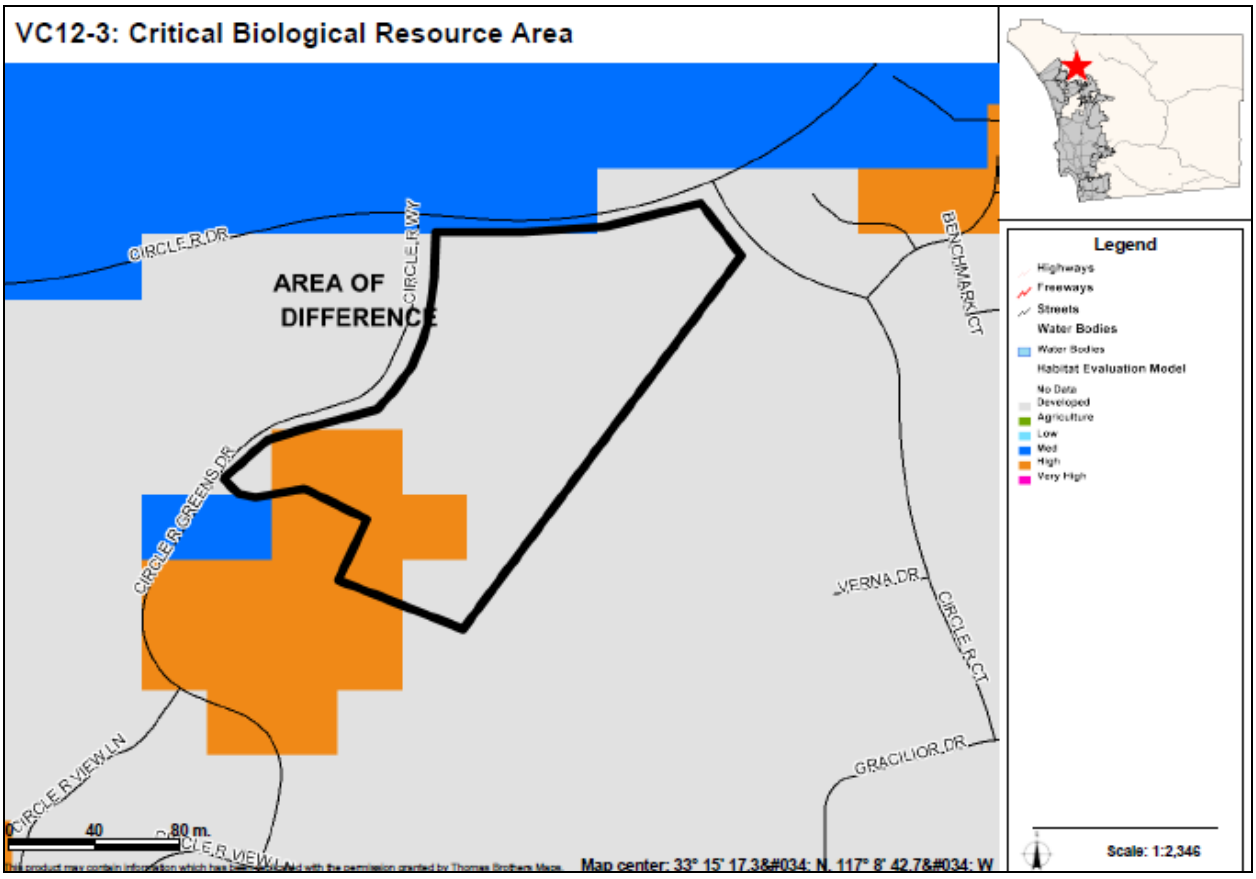
AREAS OF DIFFERENCE

VC12: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	⊡	⊡
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	□	□	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC13: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 17.4 acres (2 parcels) • Inside CWA boundary • Adjacent to the Pala-Pauma Planning Area	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	○	
Context: Undeveloped parcels surrounded by vacant lands. There is one single-family residence west of the area.	Other: N/A		CPG Recommendation: N/A

Discussion

This is a parcel that lies adjacent to Rancho Guejito. It lacks public services and infrastructure and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The RL-40 designation is included for this area on the Draft Land Use and environmentally Superior Maps due to its constraints and remote location. The Hybrid Map provides a designation of RL-20.

The key constraints associated with AOD VC13 are steep slopes and critical biological resource areas. Figure VC13-1 provides an aerial photo showing the boundaries of the AOD, Figure VC13-2 identifies steep slope areas, and Figure VC13-3 identifies critical biological resource areas.

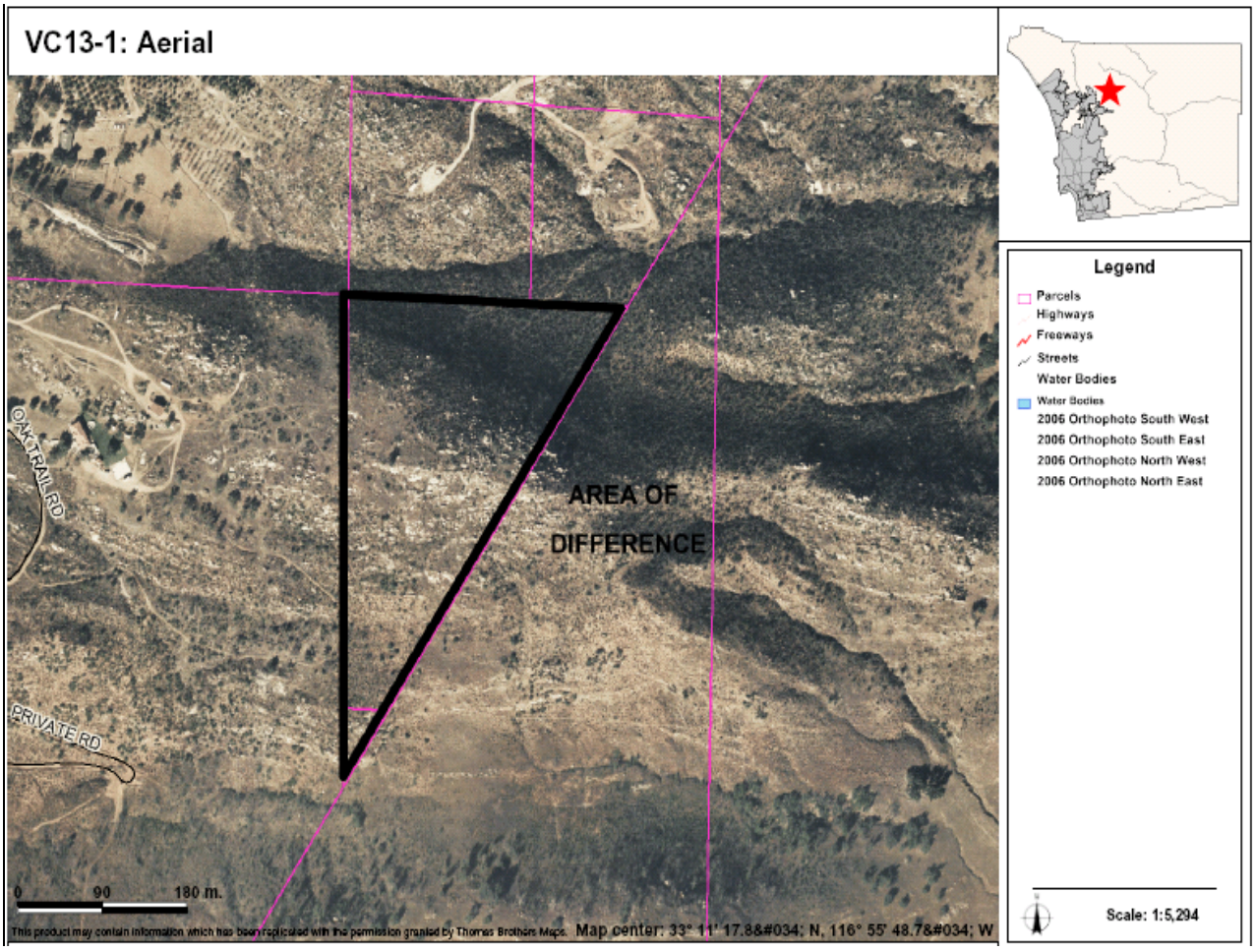
Potential Conflicts with Goals and Policies

None

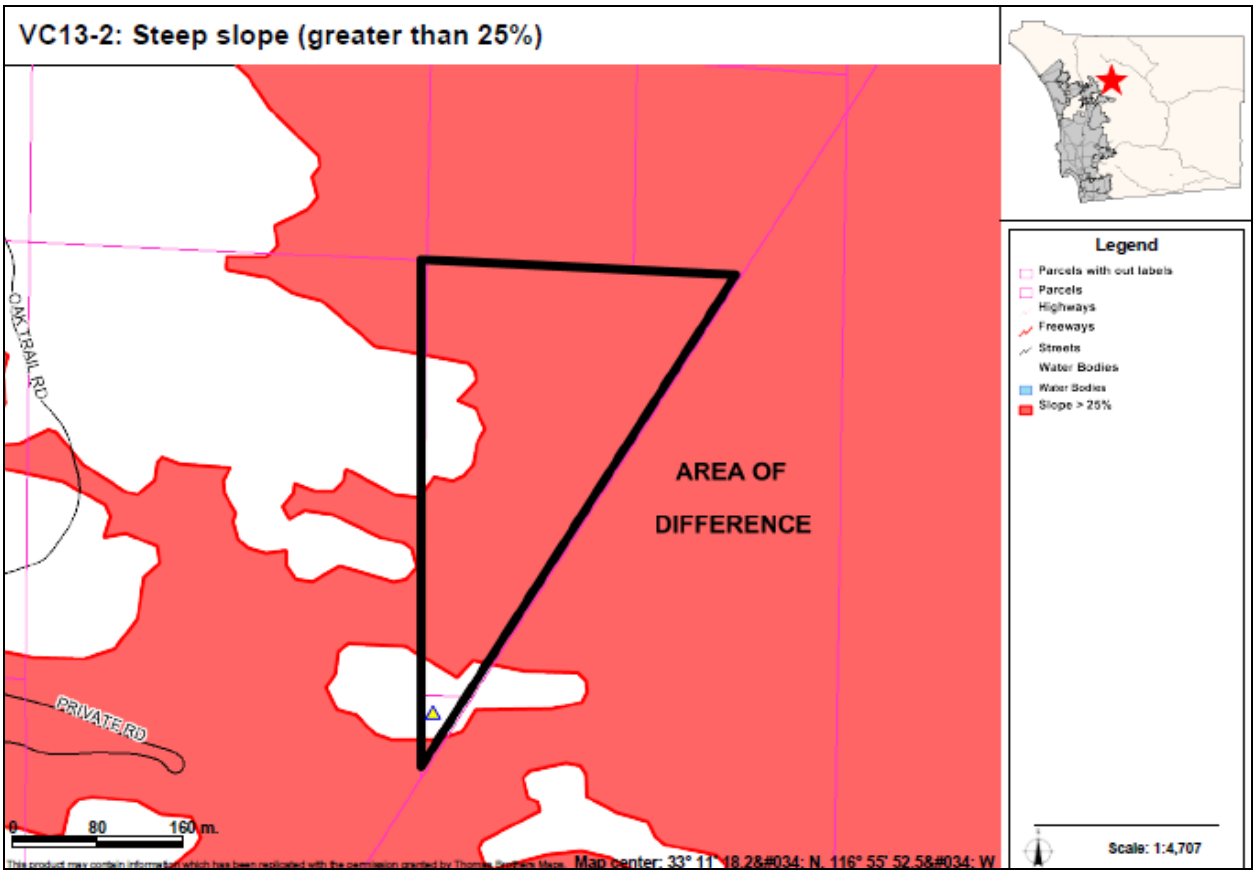
AREAS OF DIFFERENCE

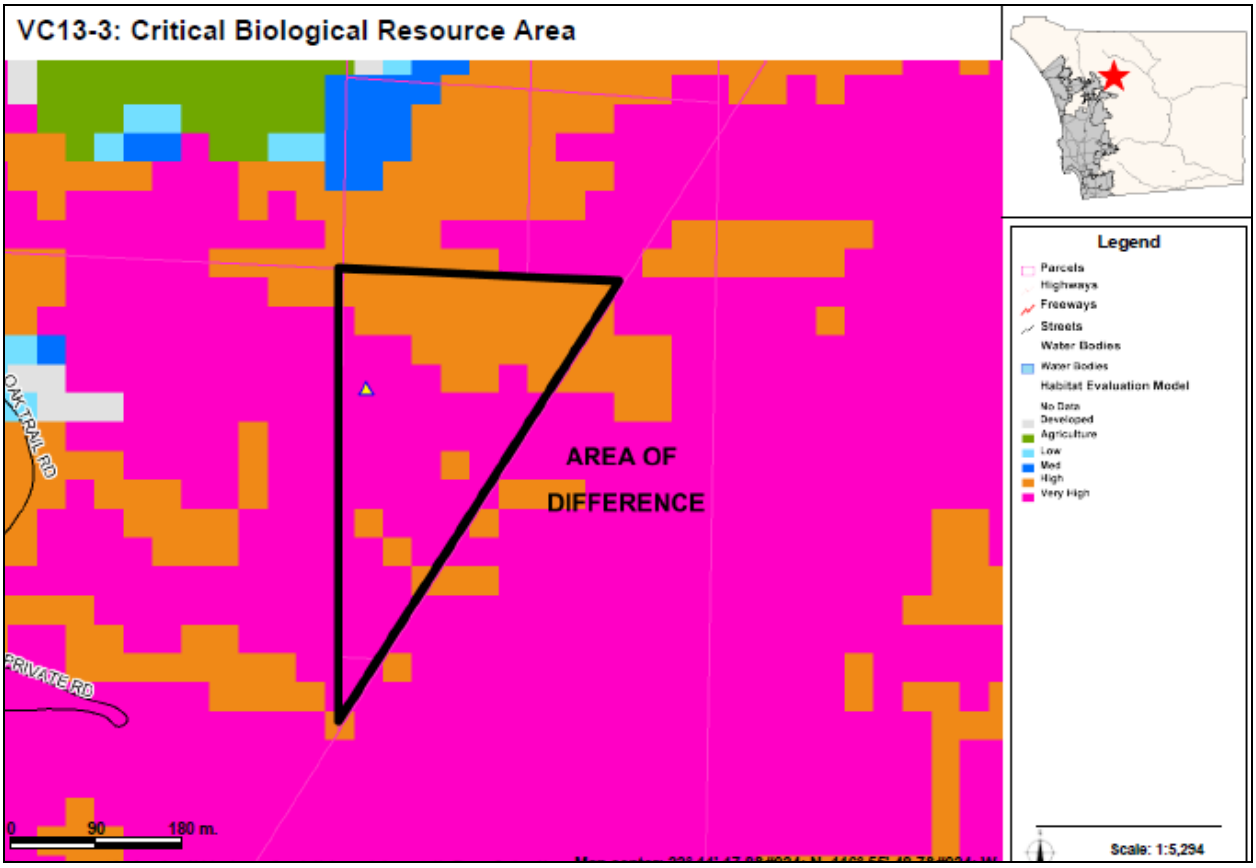
VC13: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests	n/a	n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC14: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Nabers [71]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 102.5 acres (1 parcel) • Outside CWA boundary • Just east of Valley Center Rd. and south of Pala-Pauma Planning Area.	Steep slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-80
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	○	
Context: Undeveloped land bounded to the west by single-family home and surrounded by more undeveloped land on all other sides.	Other: N/A		CPG Recommendation: RL-20

Discussion

This AOD is a single-parcel located west of the Hellhole Canyon Open Space Preserve and is accessible to public roads. Otherwise, it lacks public services and infrastructure; contains steep slopes; biological habitat; drainages; and is adjacent to Tribal Lands as well as the Preserve. Although outside the CWA, it is mapped on the Referral Map as RL-20. The RL40 designation is indicated for this area on the Hybrid and Draft Land Use Maps.

The key constraints associated with AOD VC14 are steep slopes, wetlands, and critical biological resource areas. Figure VC14-1 provides an aerial photo showing the boundaries of the AOD, Figure VC14-2 identifies steep slope areas, Figure VC14-3 identifies wetlands, and Figure VC14-4 identifies critical biological resource areas.

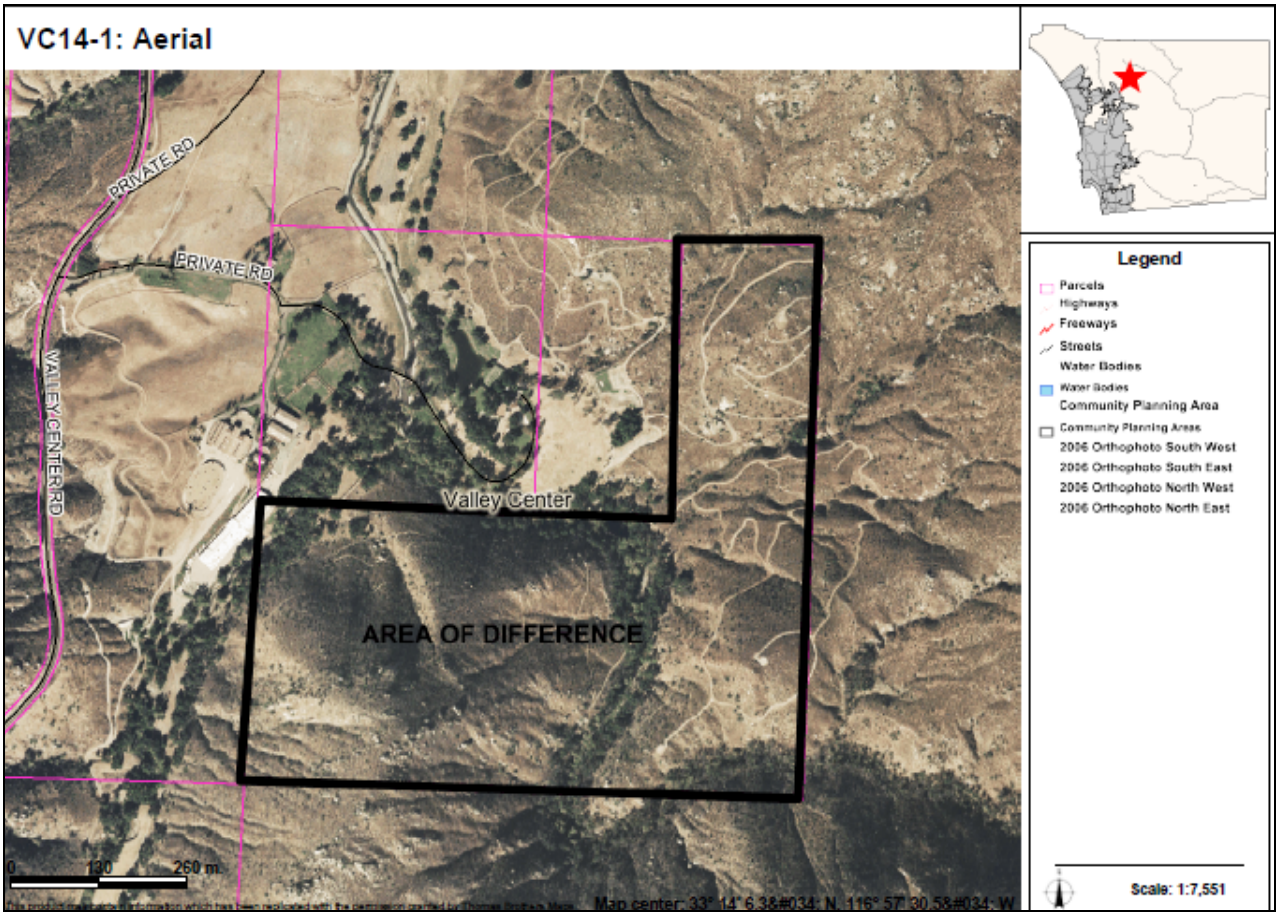
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

VC14: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	n/a	n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	■	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



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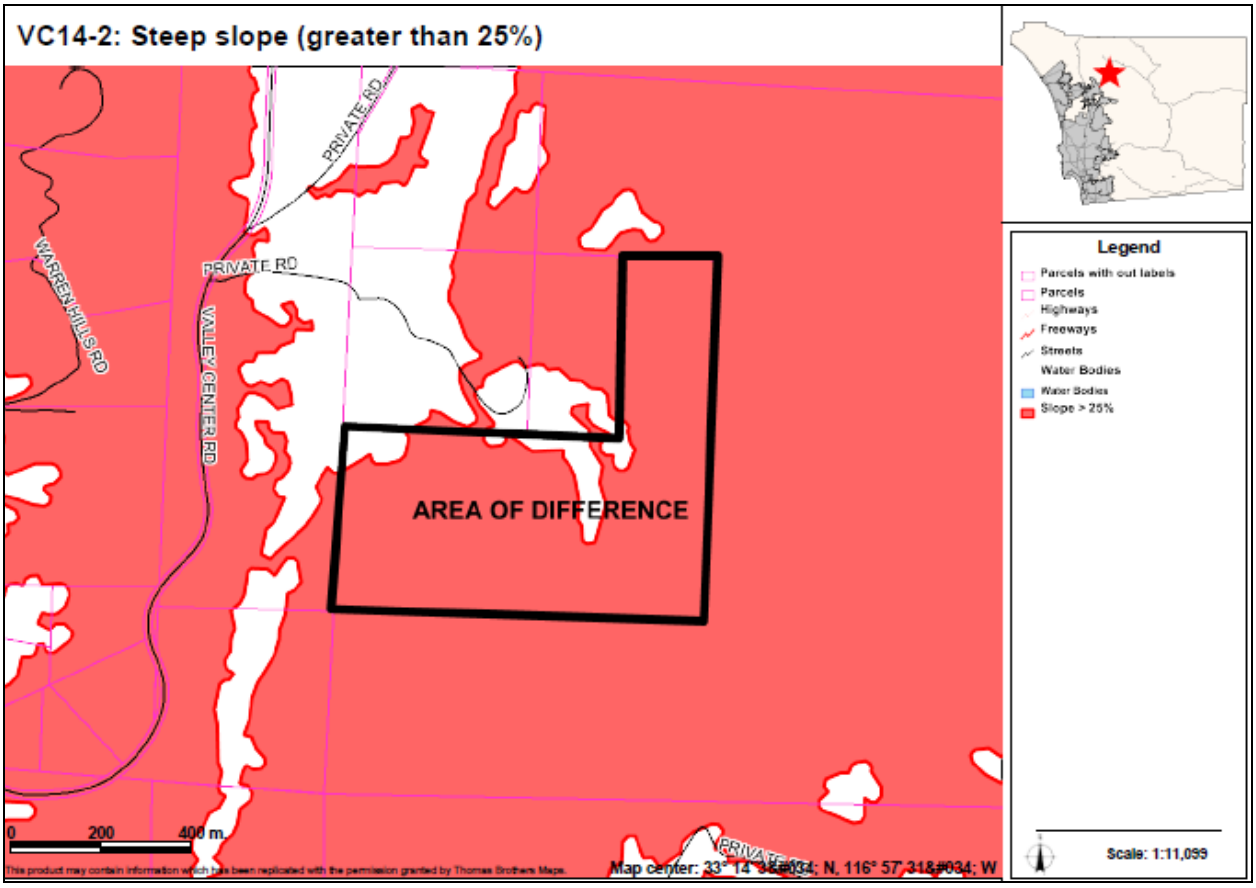

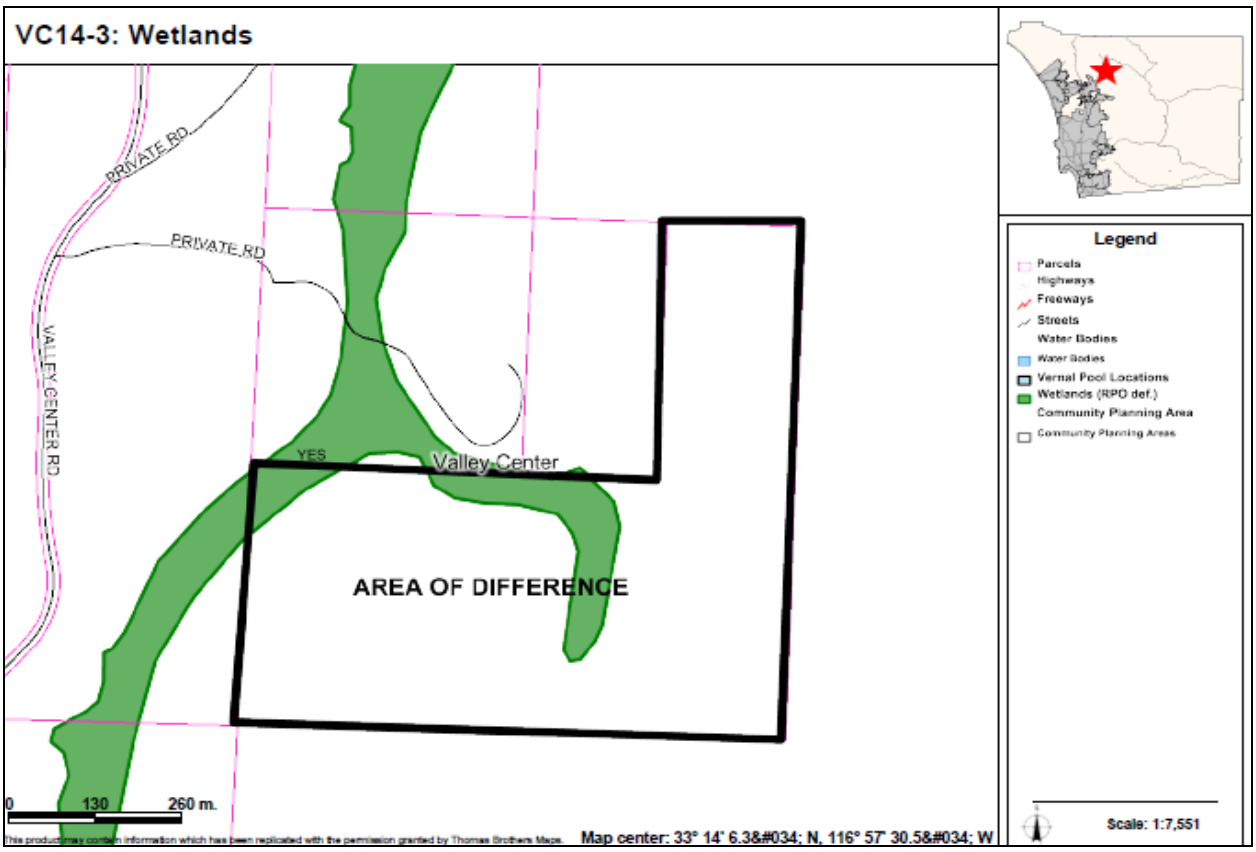

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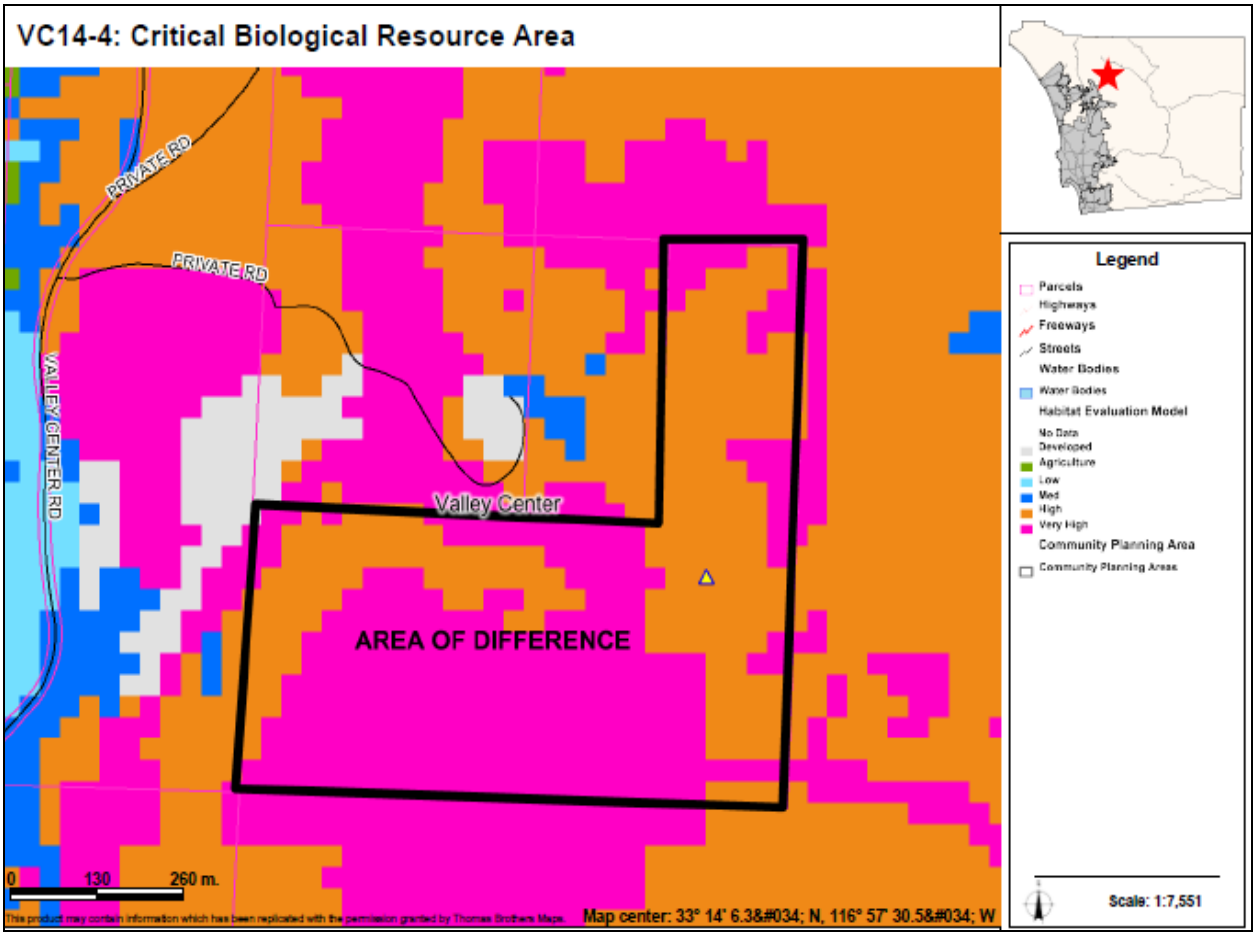


AREAS OF DIFFERENCE

VC15: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Fisher [80] Location/Description: • 244 acres (3 parcels) • Inside CWA boundary • Adjacent to the Pala-Pauma Planning Area Existing General Plan: (18) 1 du/4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Lightly used agricultural lands with Rancho Guejito to the east. Bounded to the west by spaced rural residential development and vacant land on the north east and south.	Other: N/A		CPG Recommendation: SR-4

Discussion

This is a property that lies adjacent to Rancho Guejito, north of VC13. It lacks public services and infrastructure and contains steep slopes and biological habitat. It is mapped on the Referral Map as SR-10, which is reflective (but not as dense) as the SR-2 developed area to the immediate west. The designations on the Hybrid, Draft Land Use, and Environmentally Superior Maps are the same as VC13.

The key constraints associated with AOD VC15 are steep slopes, wetlands, critical biological resource areas, and agricultural lands. Figure VC15-1 provides an aerial photo showing the boundaries of the AOD, Figure VC15-2 identifies steep slope areas, Figure VC15-3 identifies wetlands, Figure VC15-4 identifies critical biological areas, and Figure VC15-5 identifies important agricultural lands.

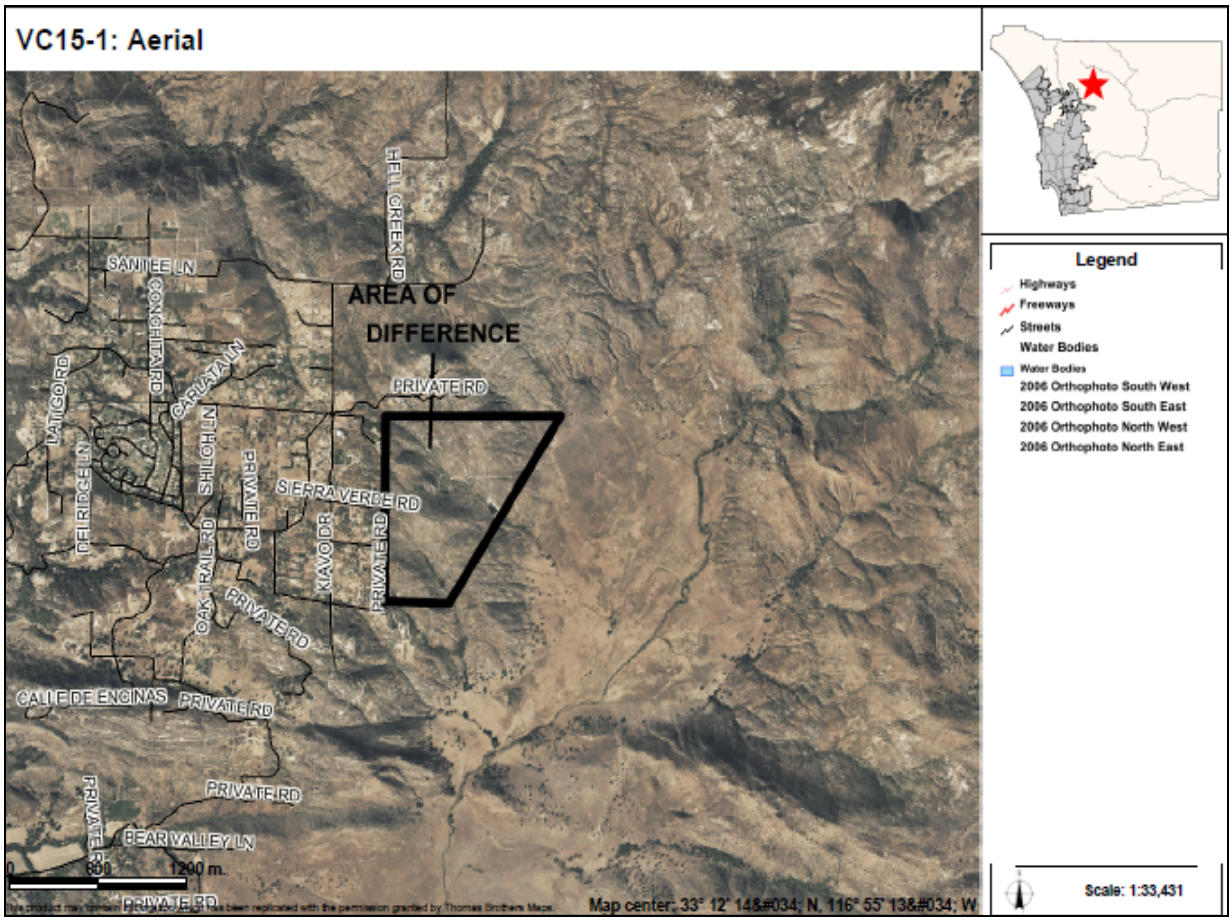
Potential Conflicts with Goals and Policies

None

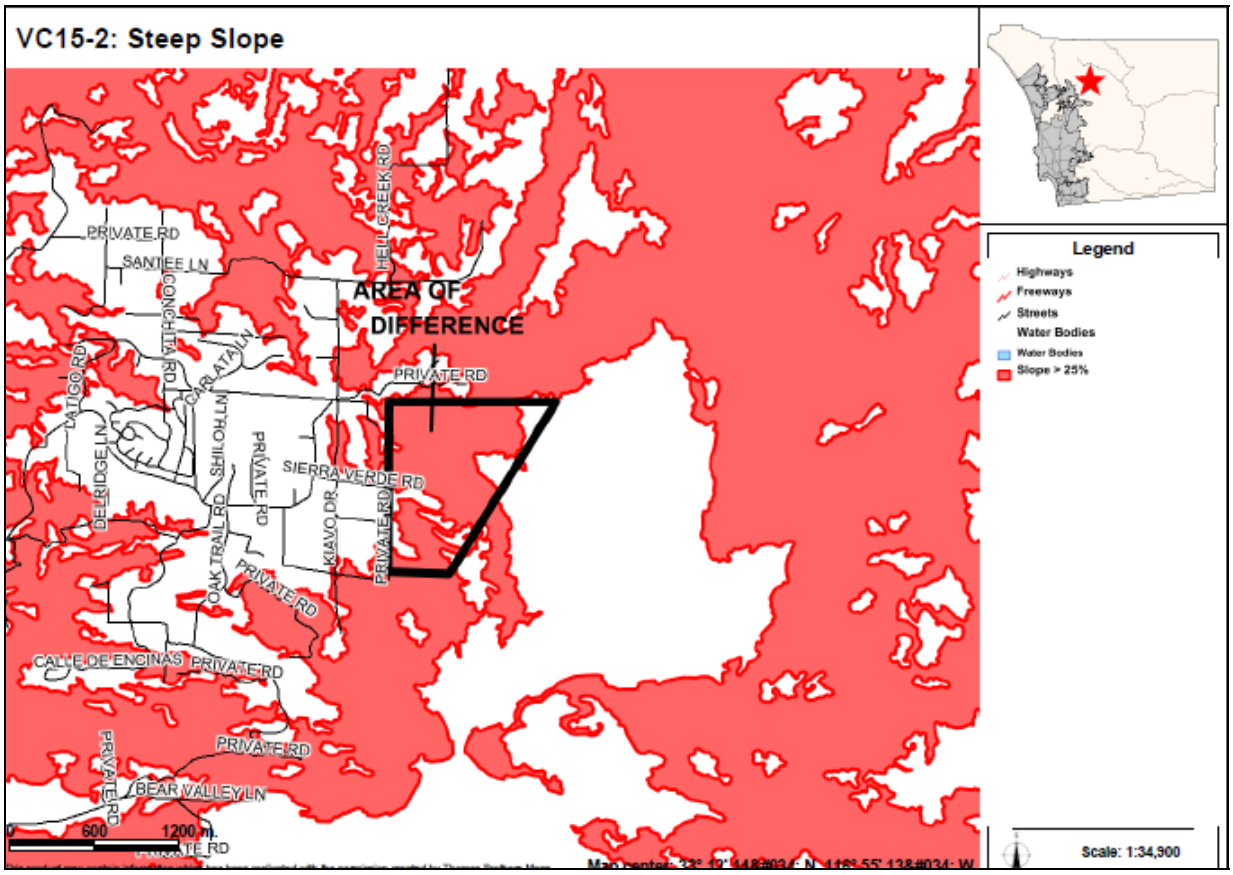
AREAS OF DIFFERENCE

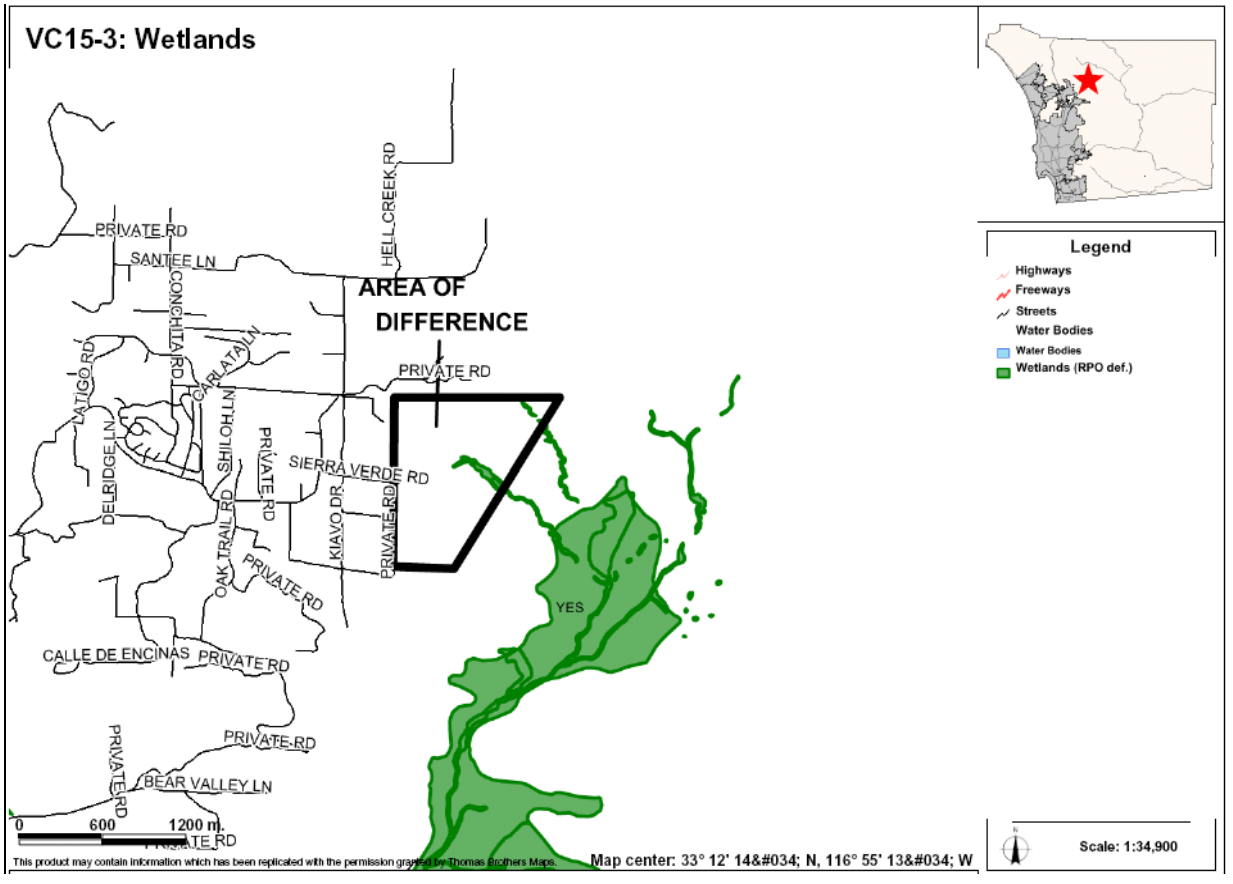
VC15: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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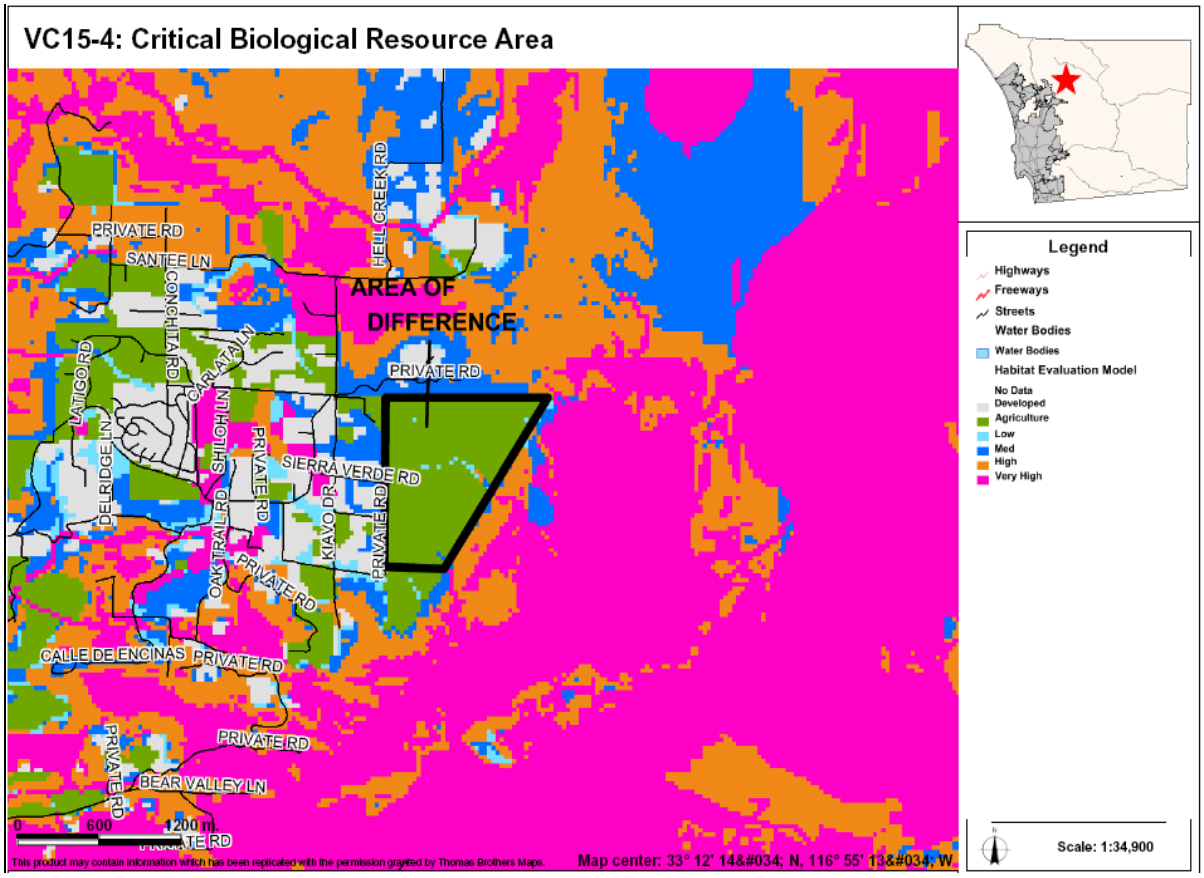
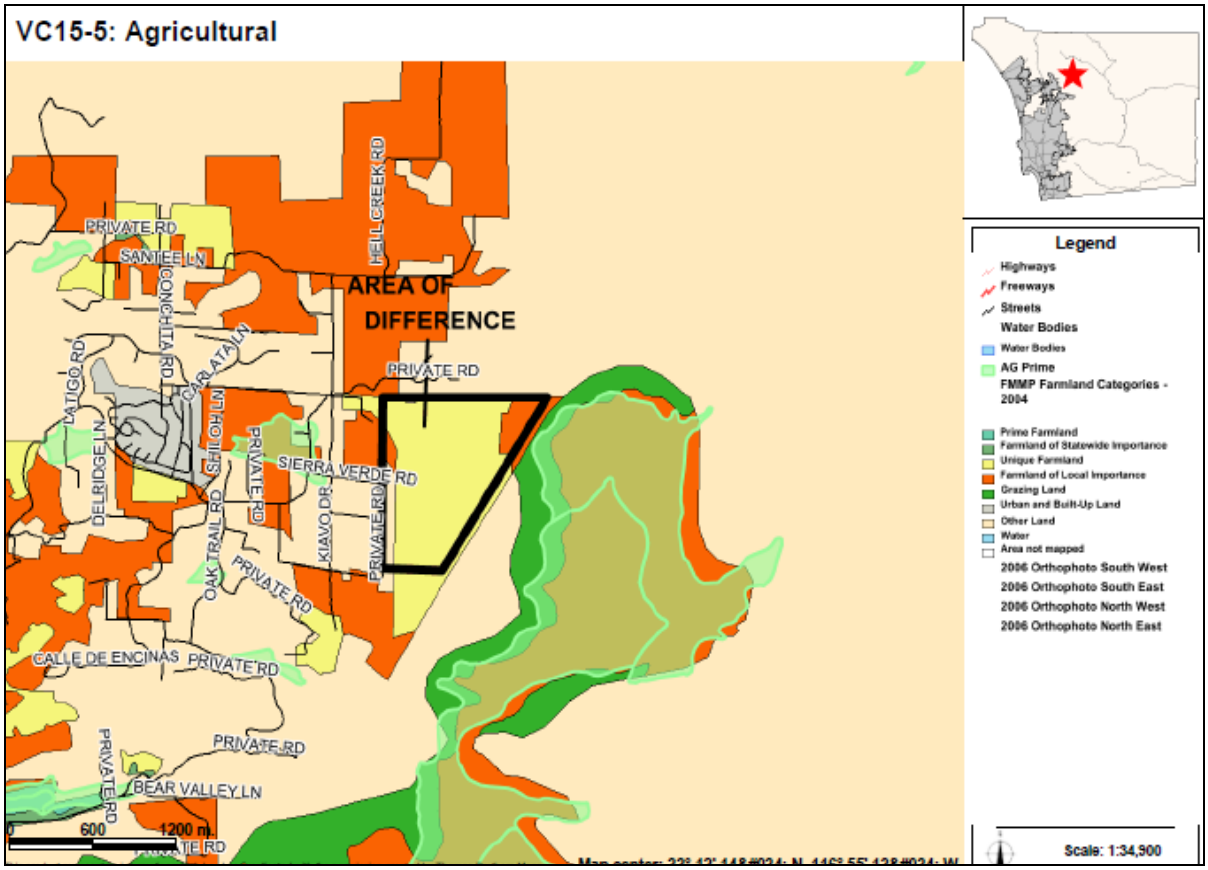




AREAS OF DIFFERENCE

VC16: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: SPA (Ridge Ranch 2, Multiple Owners) Location/Description: • 2.4 square miles (54 parcels) • Inside CWA boundary Existing General Plan: (21) Specific Plan Area	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SPA, RL-20 Hybrid: SR-4, RL-40 Draft Land Use: SR-4, RL-40 Environmentally Superior: SR-4, RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	◒	
Context: Mostly undeveloped parcel, minor areas of rural residential and field crops. Bounded by parks to the southwest and to the north, single family detached communities and a golf course.	Other: N/A		CPG Recommendation: N/A

Discussion

This is an existing Specific Plan Area along the southern boundary of the planning area that does not have an adopted Specific Plan in place. It is located inside the CWA but contains steep slopes and lacks services and infrastructure. Access will also be difficult because of the rugged topography and location of the site. The Referral Map would retain a designation of Specific Plan Area. The Hybrid Map would provide a small area of SR-4 near other SR-4 mapped area with the remainder of the site mapped as RL-40. The Draft Land Use and Environmentally Superior Maps would further reduce the small area of SR-4 on the site, mapping the remainder at RL-40.

The key constraints associated with VC16 are steep slopes, critical biological resource area, and agricultural lands. Figure VC16-1 provides an aerial photo showing the boundaries of the AOD, Figure VC16-2 identifies steep slope areas, Figure VC16-3 identifies critical biological resource areas, and Figure VC16-4 identifies important agricultural lands.

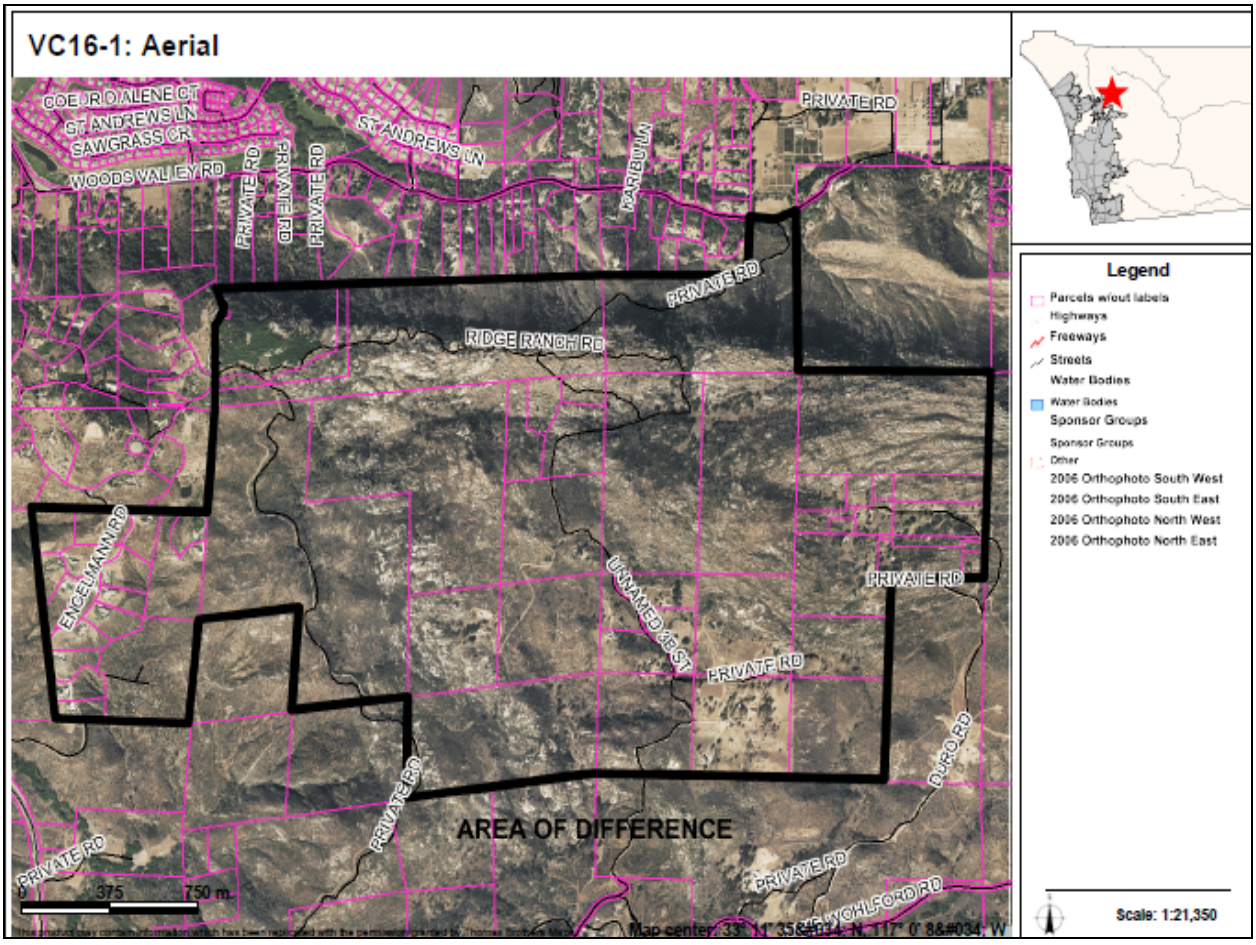
Potential Conflicts with Goals and Policies

None

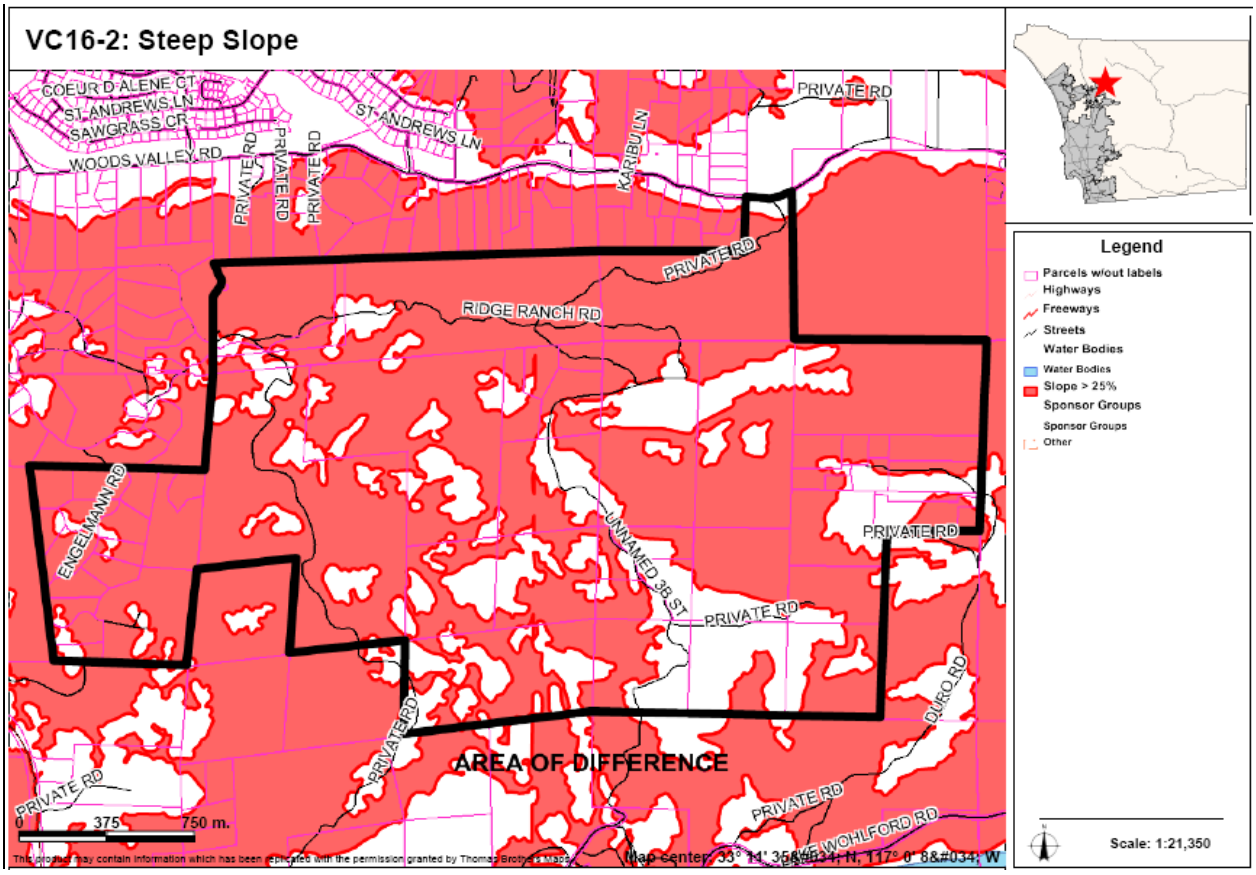
AREAS OF DIFFERENCE

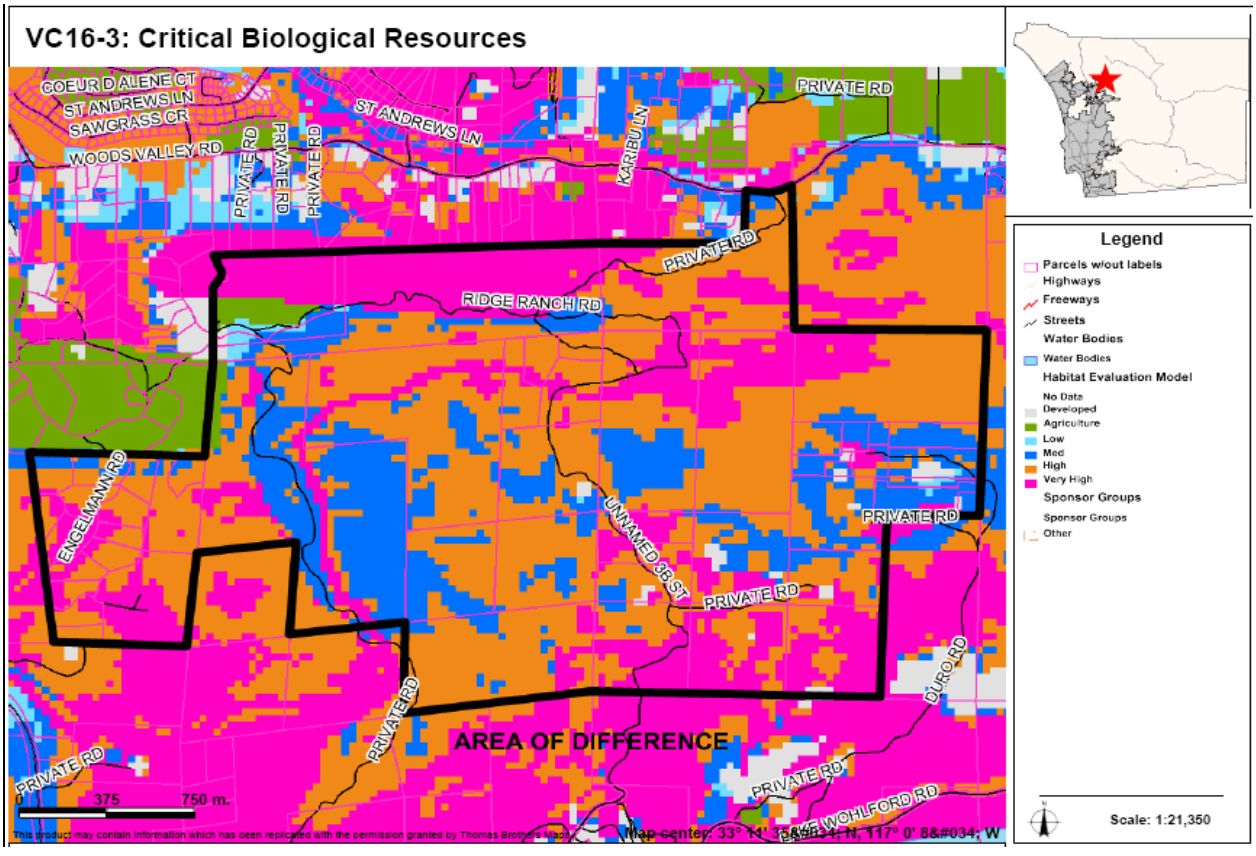
VC16: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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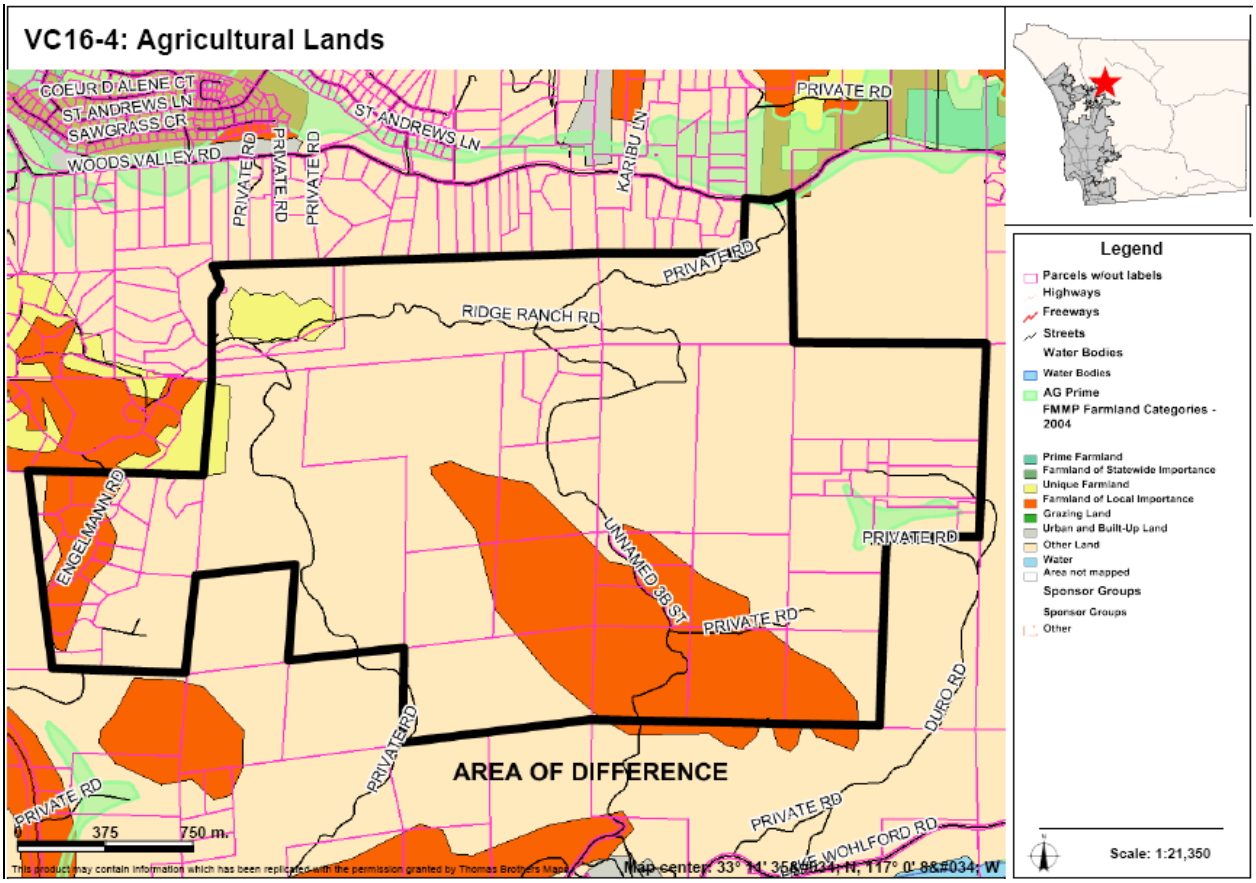


AREAS OF DIFFERENCE

VC17: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Stedt (for Lynch) [86] Location/Description: • 83 acres (3 parcels) • Inside CWA boundary • Three separate parcels southeast of Woods Valley Ranch, bisects Cool Water Ranch Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: SR-4
	Steep slope (greater than 25%)	◒	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	●	
Context: Generally agricultural use, specifically orchards and vineyards. This parcel is surrounded by other agriculture, spaced rural residential, and undeveloped land.	Other: N/A		CPG Recommendation: Semi-Rural: 1 du/4 acres

Discussion

This AOD consists of disconnected parcels to the east of Woods Valley Ranch. The Referral Map would result in some islands of SR-2. The remaining maps provide SR-4 designations consistent with the surrounding area.

The key constraints associated with VC17 are steep slopes, critical biological resource area, and agricultural lands. Figures VC17-1A, VC17-1B provide an aerial photo showing the boundaries of the AOD, Figure VC17-2 identifies steep slope areas, Figure VC17-3 identifies critical biological resource areas, and Figure VC17-4 identifies important agricultural lands.

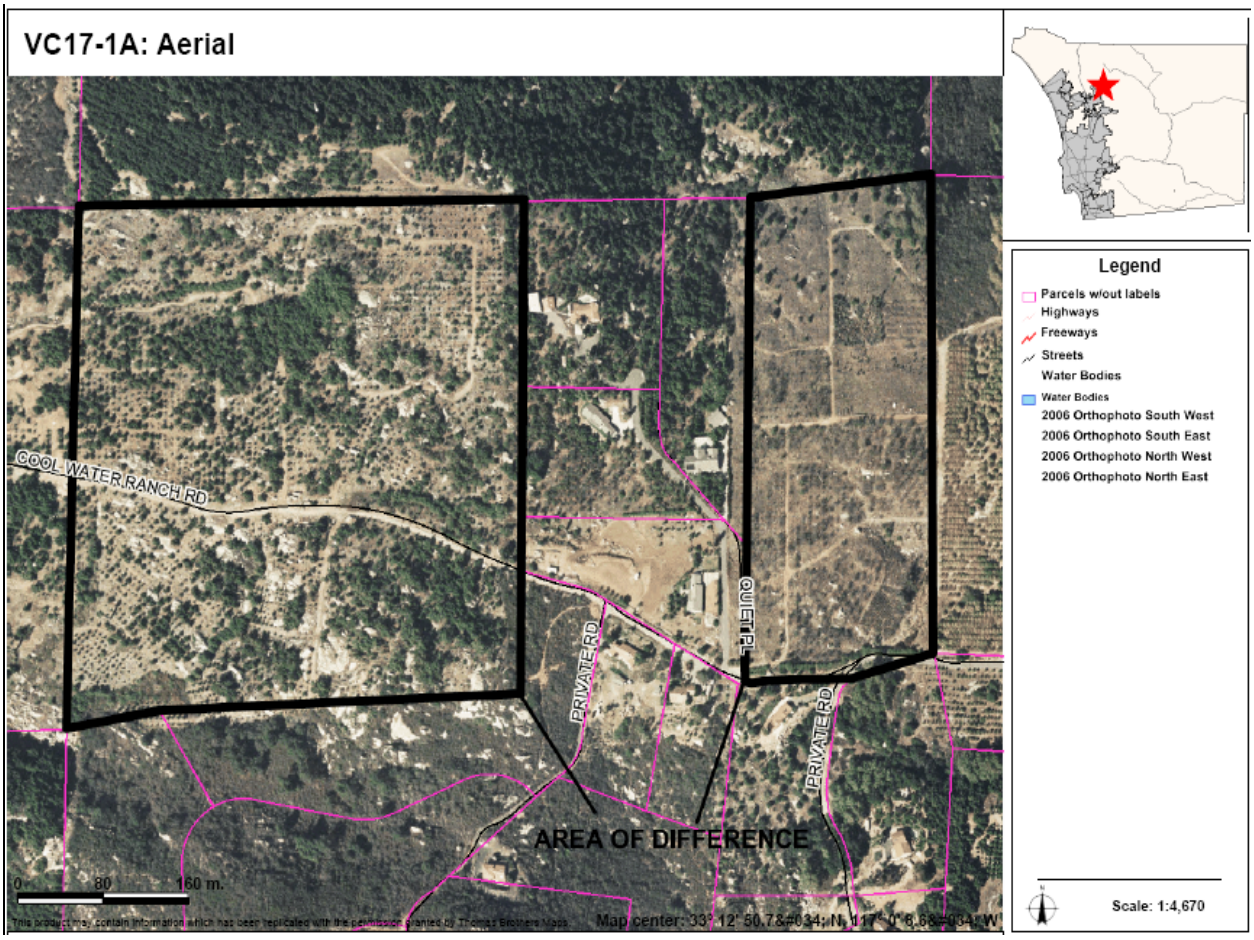
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

VC17: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



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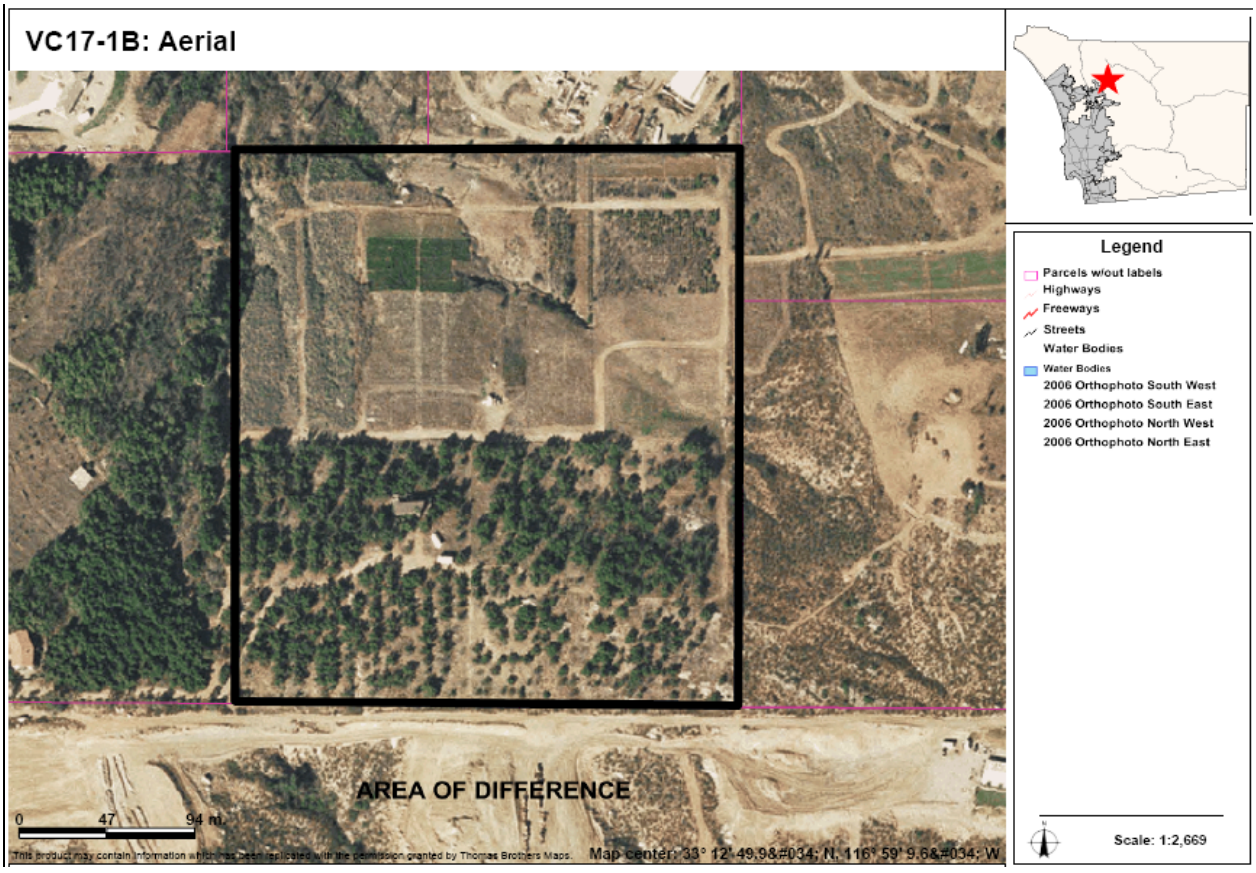

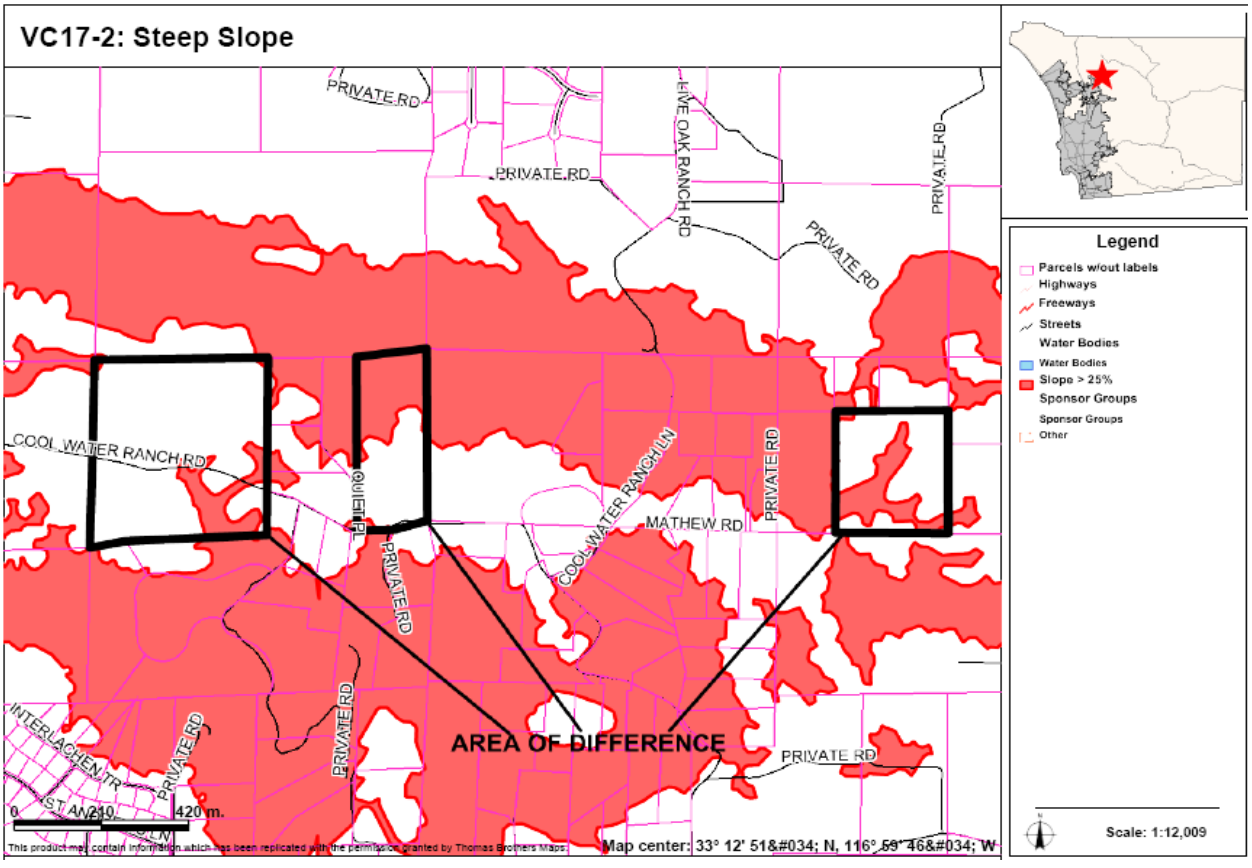

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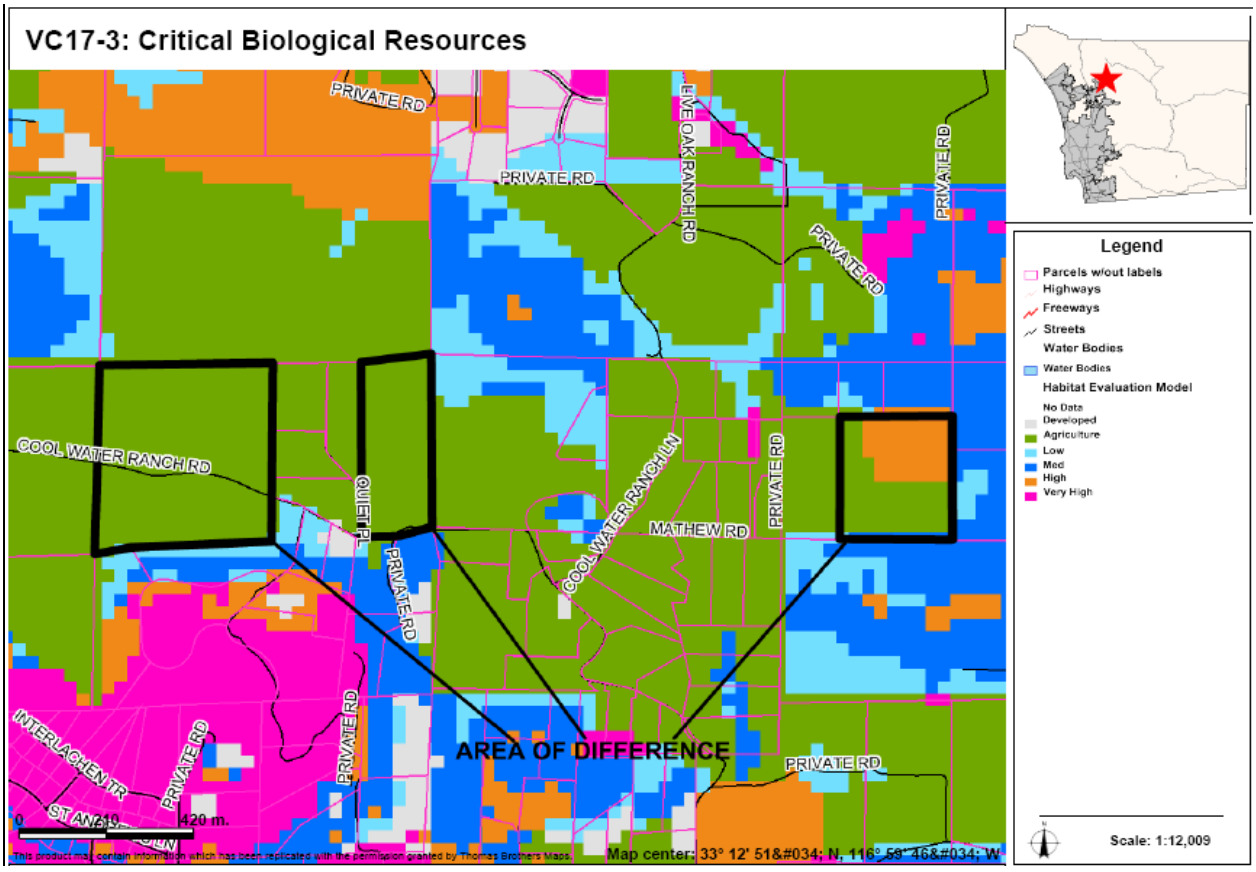
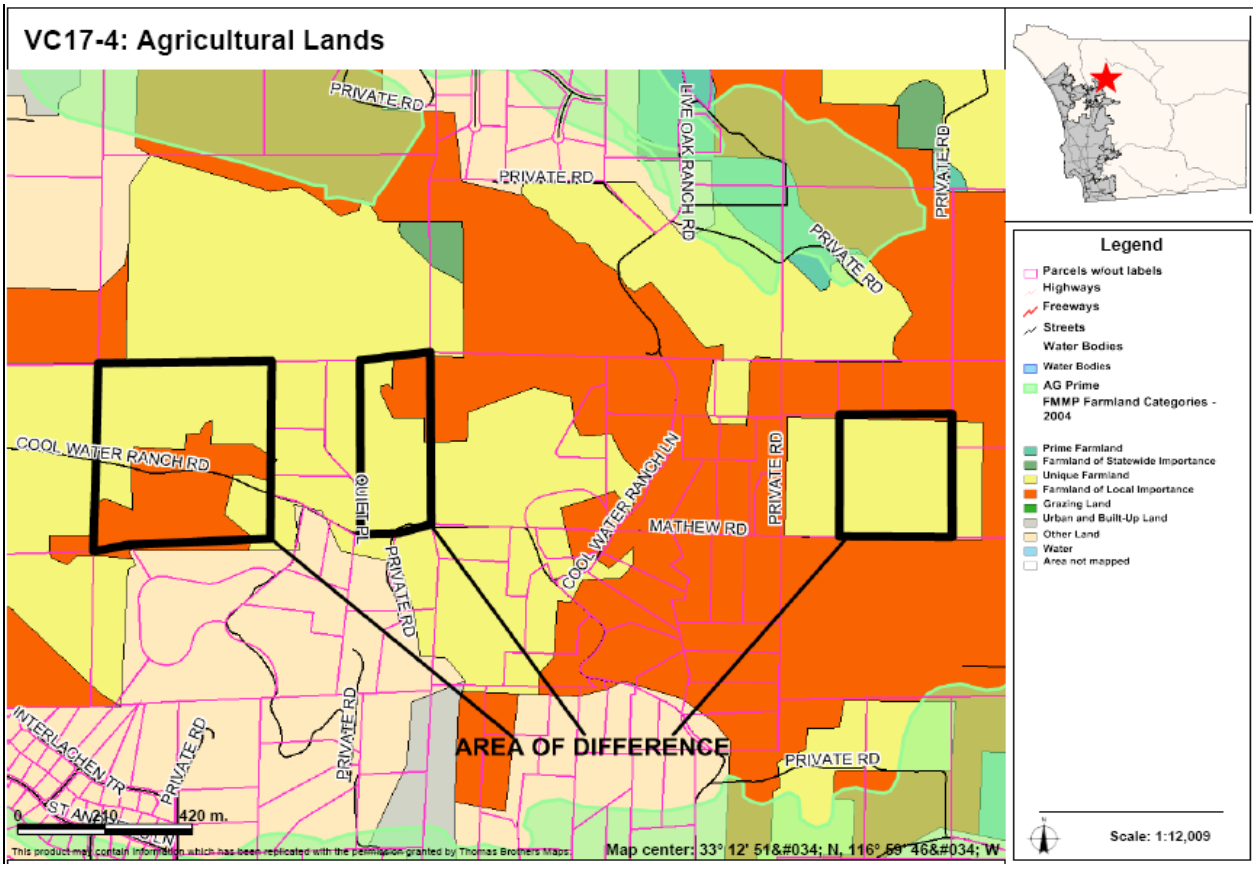




AREAS OF DIFFERENCE

VC18: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 88.3 acres (21 parcels) • Inside CWA boundary • Two separate lands less than a mile south of Valley Center Rd.	Steep slope (greater than 25%)	●	Hybrid: SR-4
	Floodplain	○	Draft Land Use: SR-4
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-4
	Critical Biological Resource Areas	◒	
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	●	
Context: Primarily spaced rural residential land, with minor agricultural use also. Surrounded by a mix of more rural residential, agriculture, and vacant land. There is a golf course to the southwest.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is not a specific referral but contains differences because of its similarity and proximity to VC17.

The key constraints associated with VC18 are steep slopes, critical biological resource area, and agricultural lands. Figure VC18-1 provides an aerial photo showing the boundaries of the AOD, Figure VC18-2 identifies steep slope areas, Figure VC18-3 identifies critical biological resource areas, and Figure VC18-4 identifies important agricultural lands.

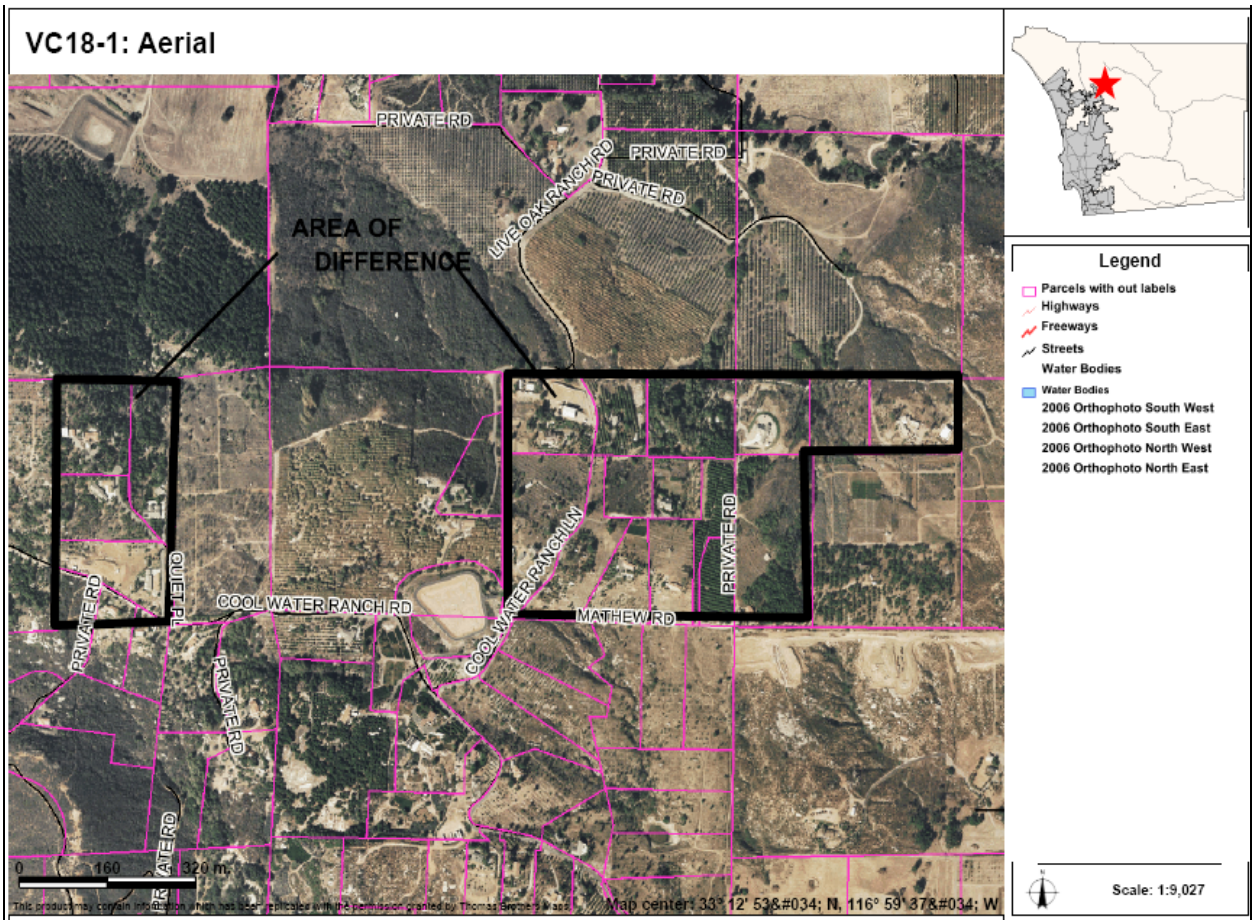
Potential Conflicts with Goals and Policies

None

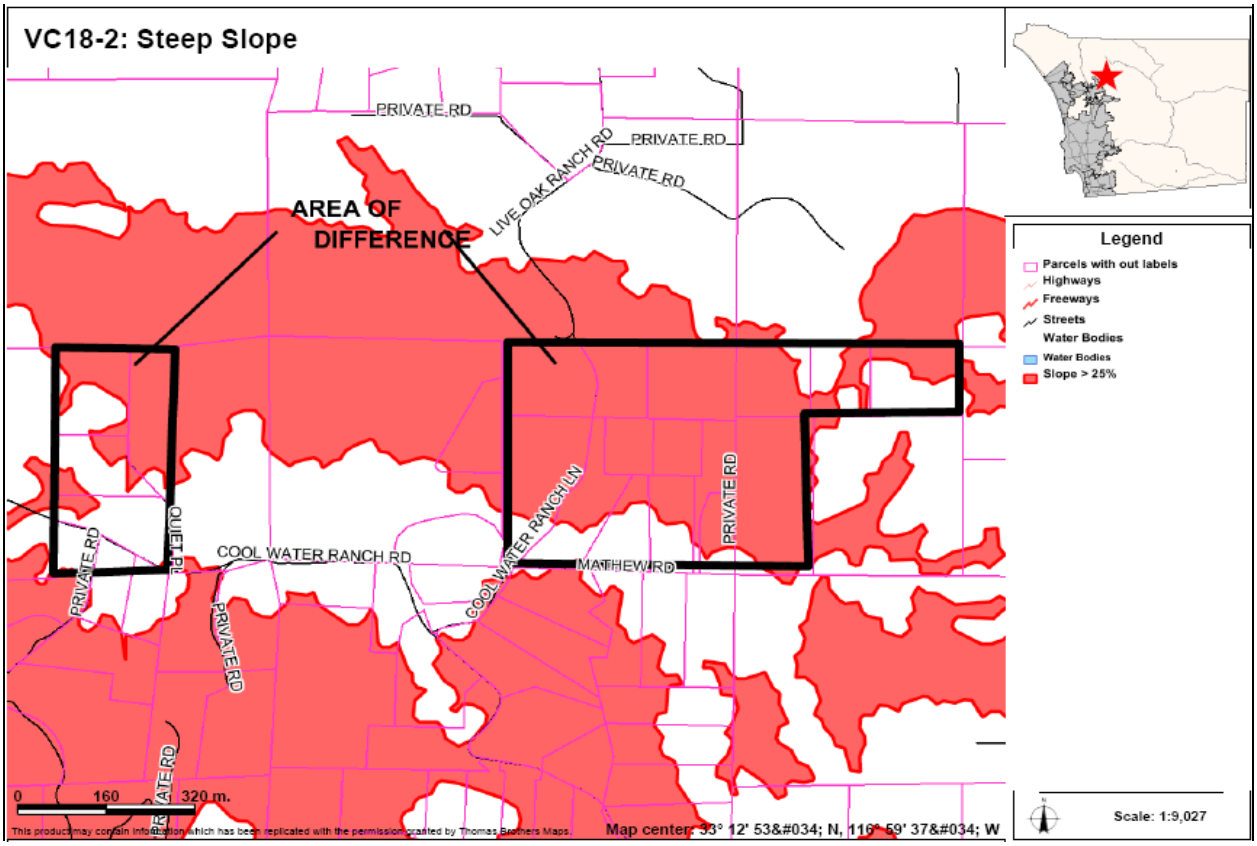
AREAS OF DIFFERENCE

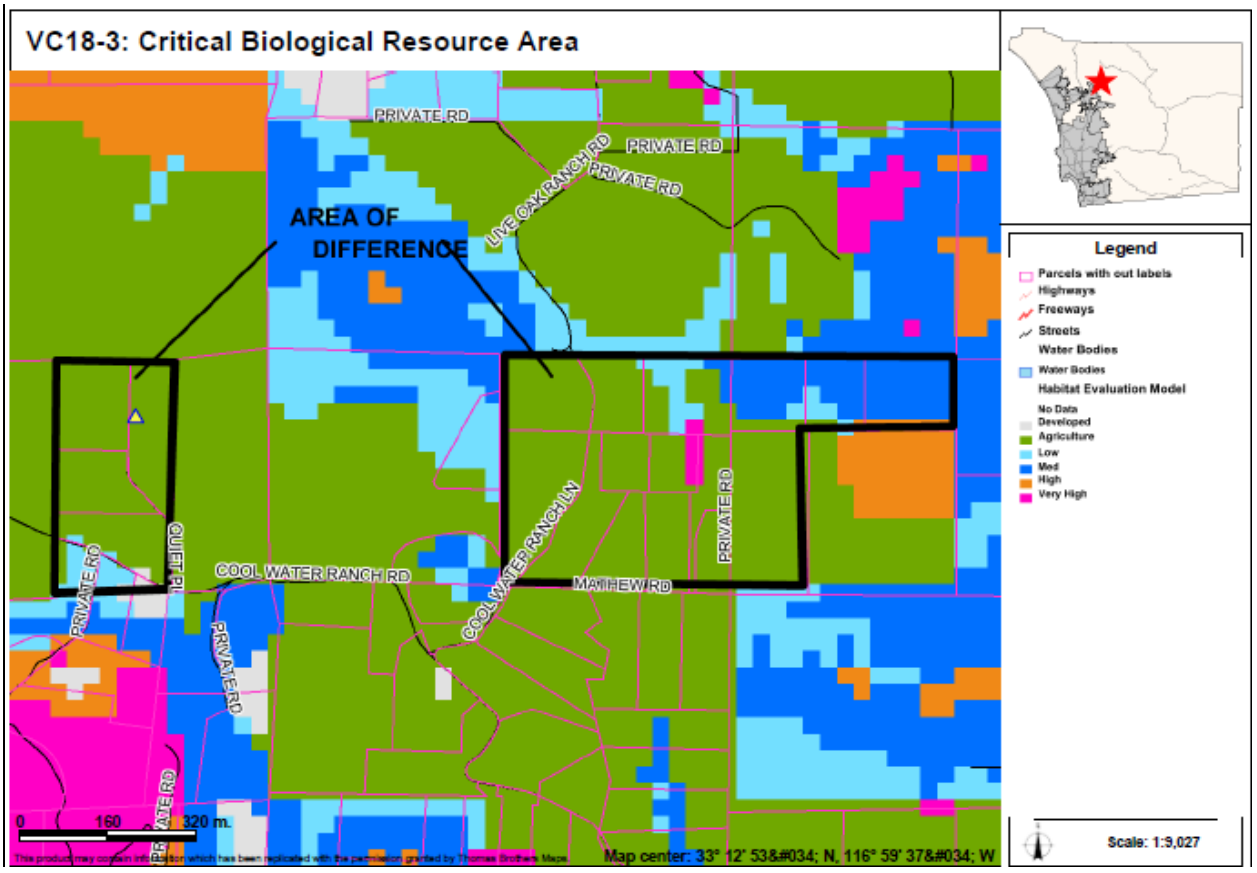
VC18: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	■	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	■	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

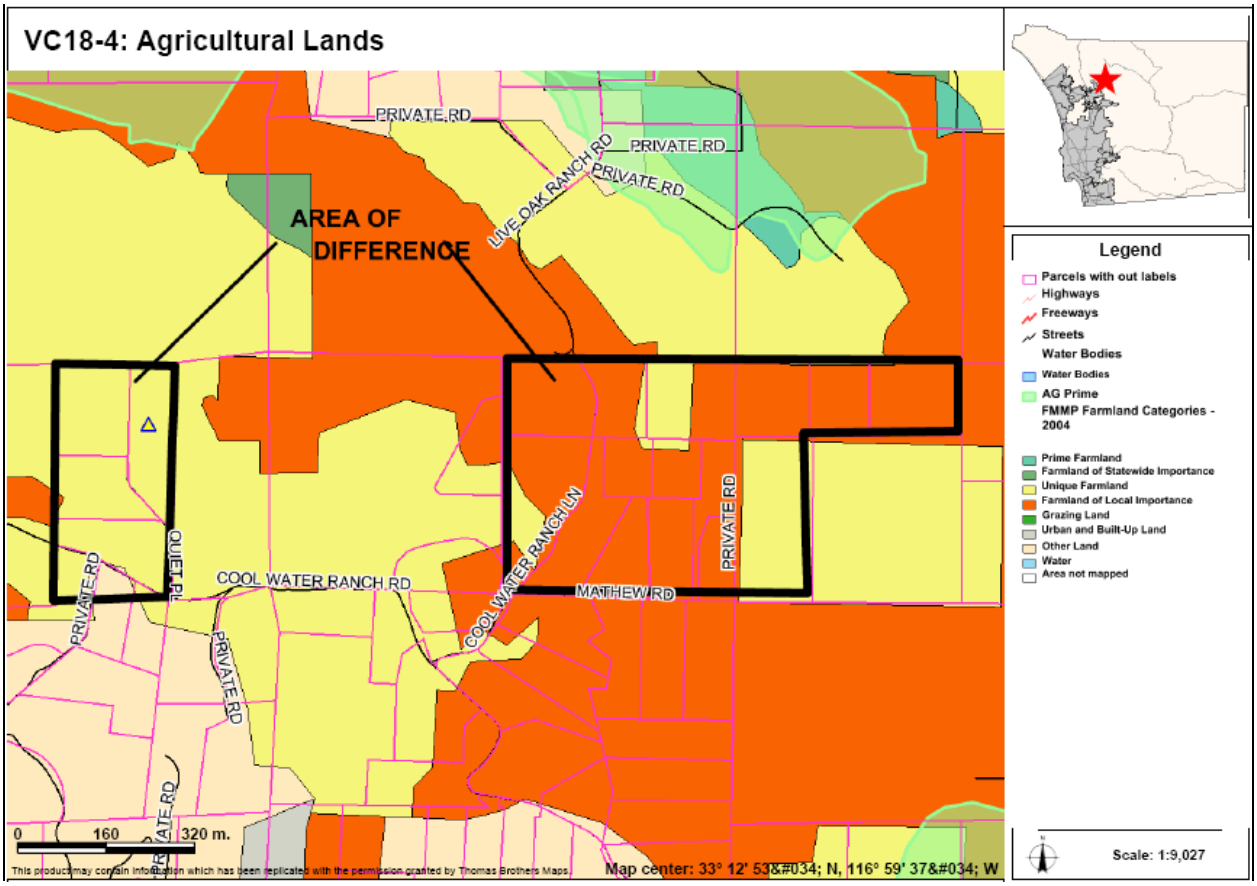


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC19A: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Hedges [14]C&I, Nelson [16] C&I	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: Various
Location/Description: • 94.2 acres (31 parcels) • Inside CWA boundary • Northern town center	Steep slope (greater than 25%)	○	Hybrid: Same as Draft Map except [16]
	Floodplain	◒	Draft Land Use: Various
	Wetlands (also Vernal Pools)	◒	
	Critical Biological Resource Areas	●	Environmentally Superior: Various
Existing General Plan: Various	Agricultural Lands	●	
Context: Located throughout the northern town center	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD consists of 31 parcels the Valley Center northern town center. The Referral and Draft Maps were originally the same. Through the road network planning process, the designations were revised on the Draft Map to reflect town center planning efforts and an effort to balance the road network. This was done in coordination with the community planning group. The Hybrid Map is the same as the Draft Land Use Map except for the area south of Valley Center Road, which retains a General Commercial designation. The Hybrid Map changes were made in coordination with the two property owners with active projects in the area. Additionally, the Environmentally Superior Map further reduces intensity in the town center.

The key constraints associated with VC19A are floodplain, wetlands, critical biological resource area, and agricultural lands. Figure VC19A-1 provides an aerial photo showing the boundaries of the AOD, Figure VC19A-2 identifies floodplains and floodways, Figure VC19A-3 identifies wetlands, Figure VC19A-4 identifies critical biological resource areas, and Figure VC19A-5 identifies important agricultural lands.

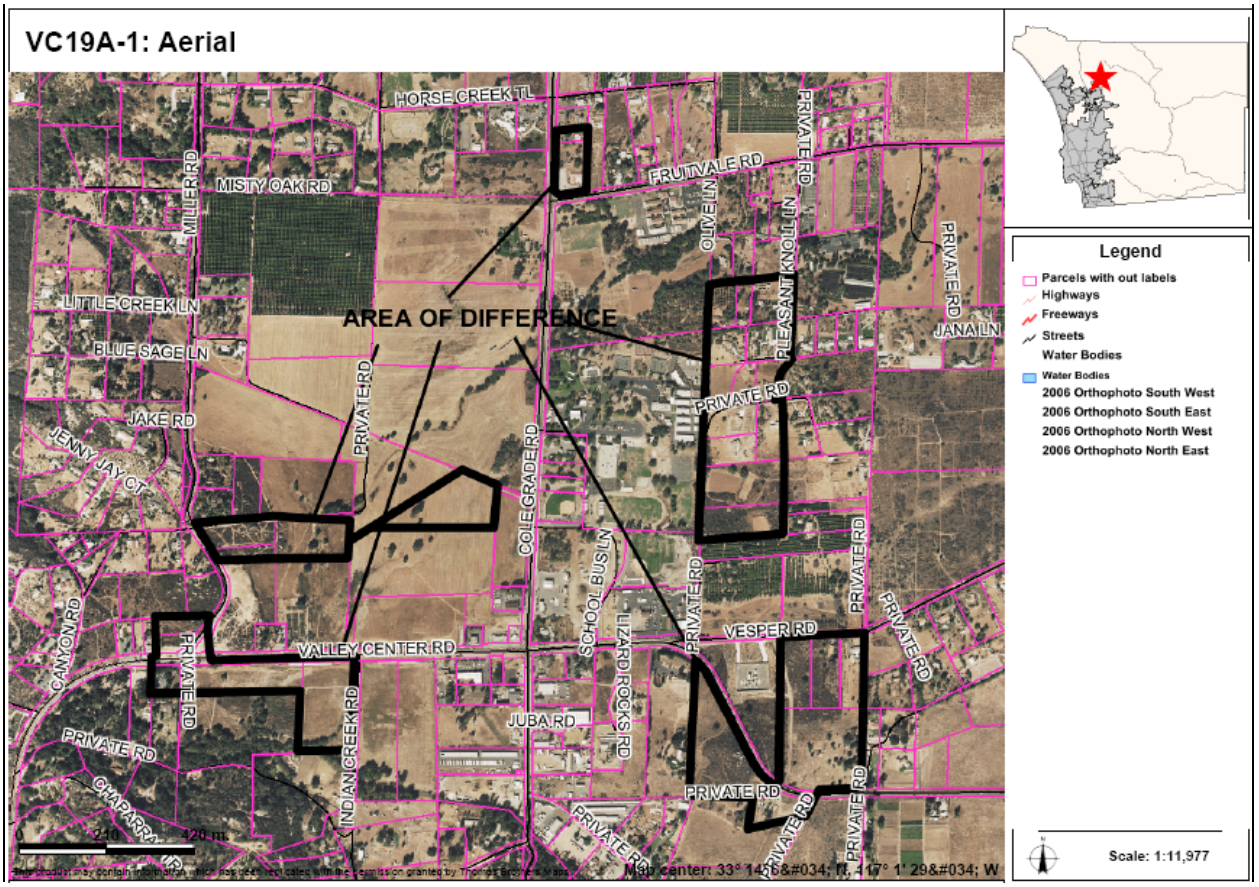
Potential Conflicts with Goals and Policies

None

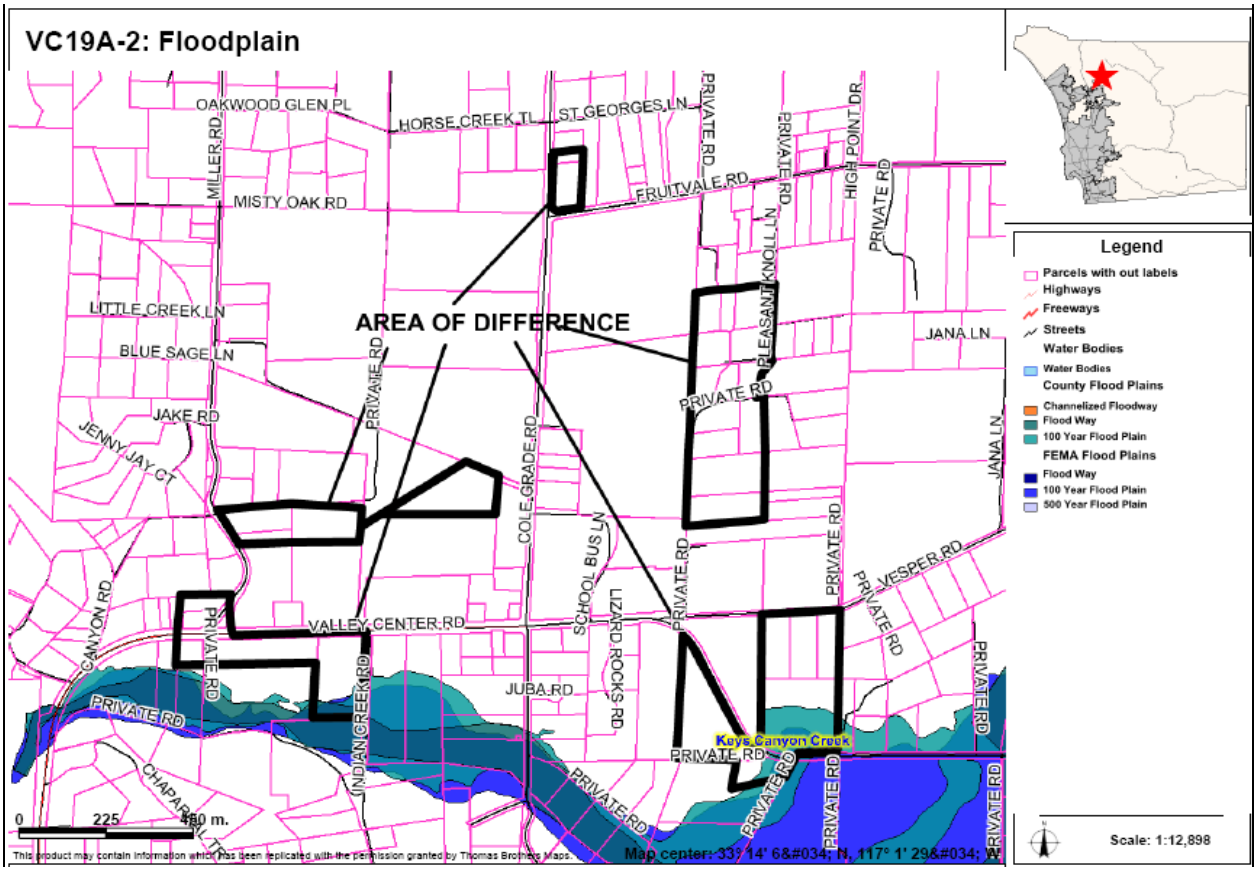
AREAS OF DIFFERENCE

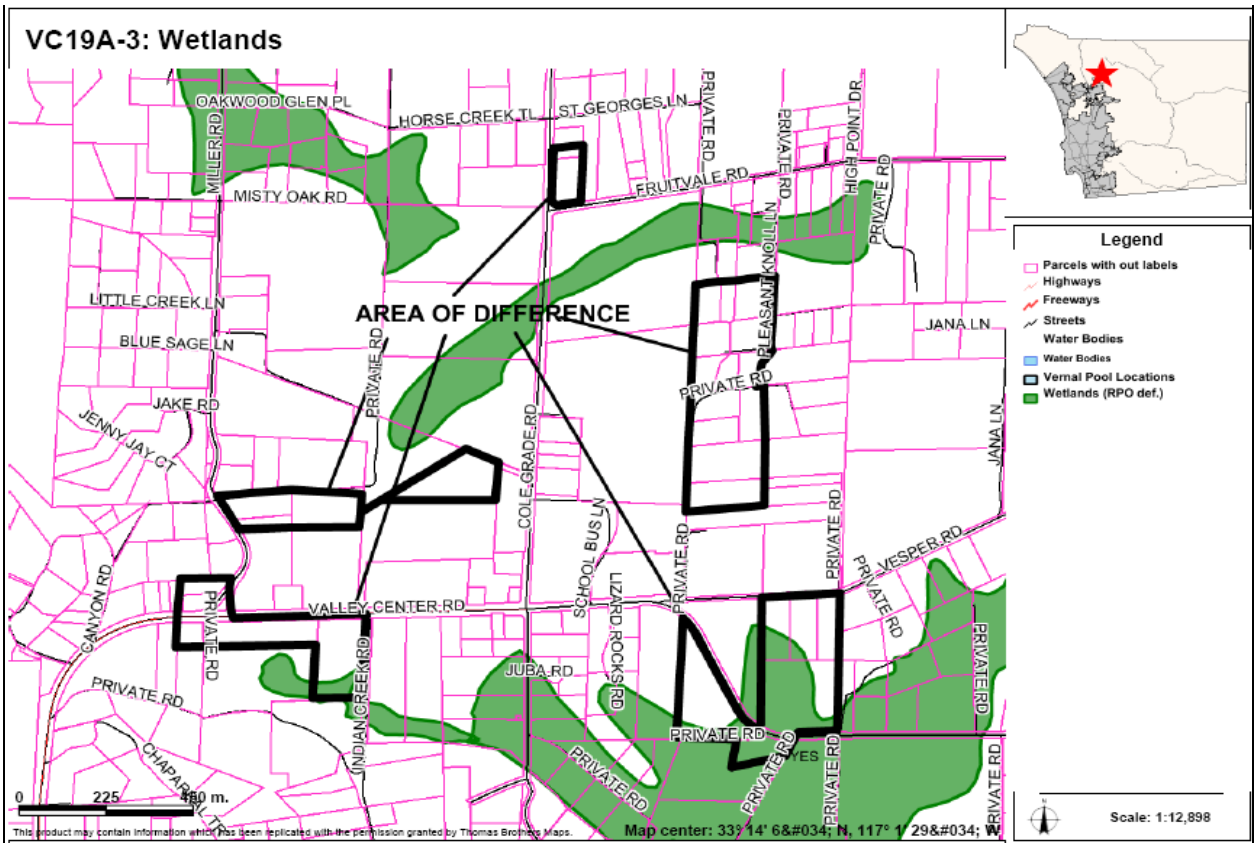
VC19: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network				
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

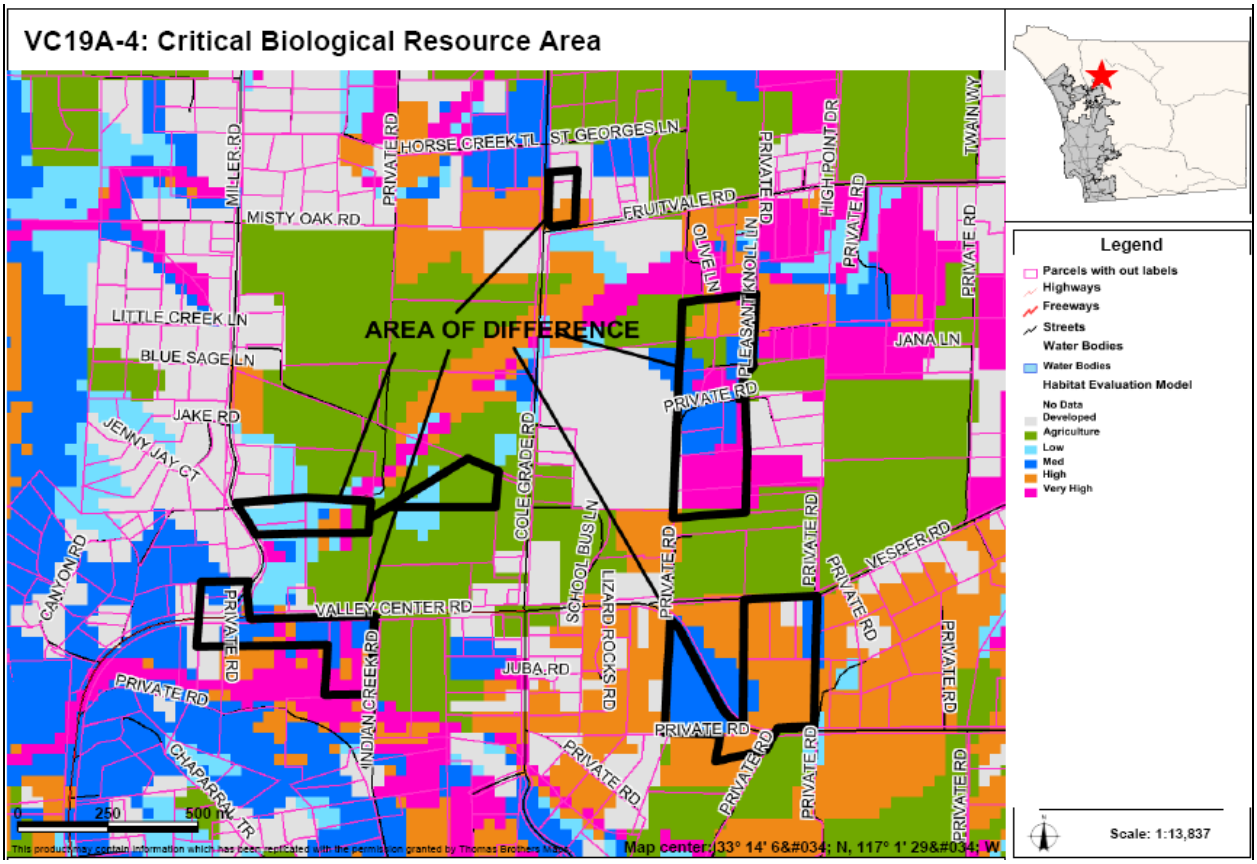


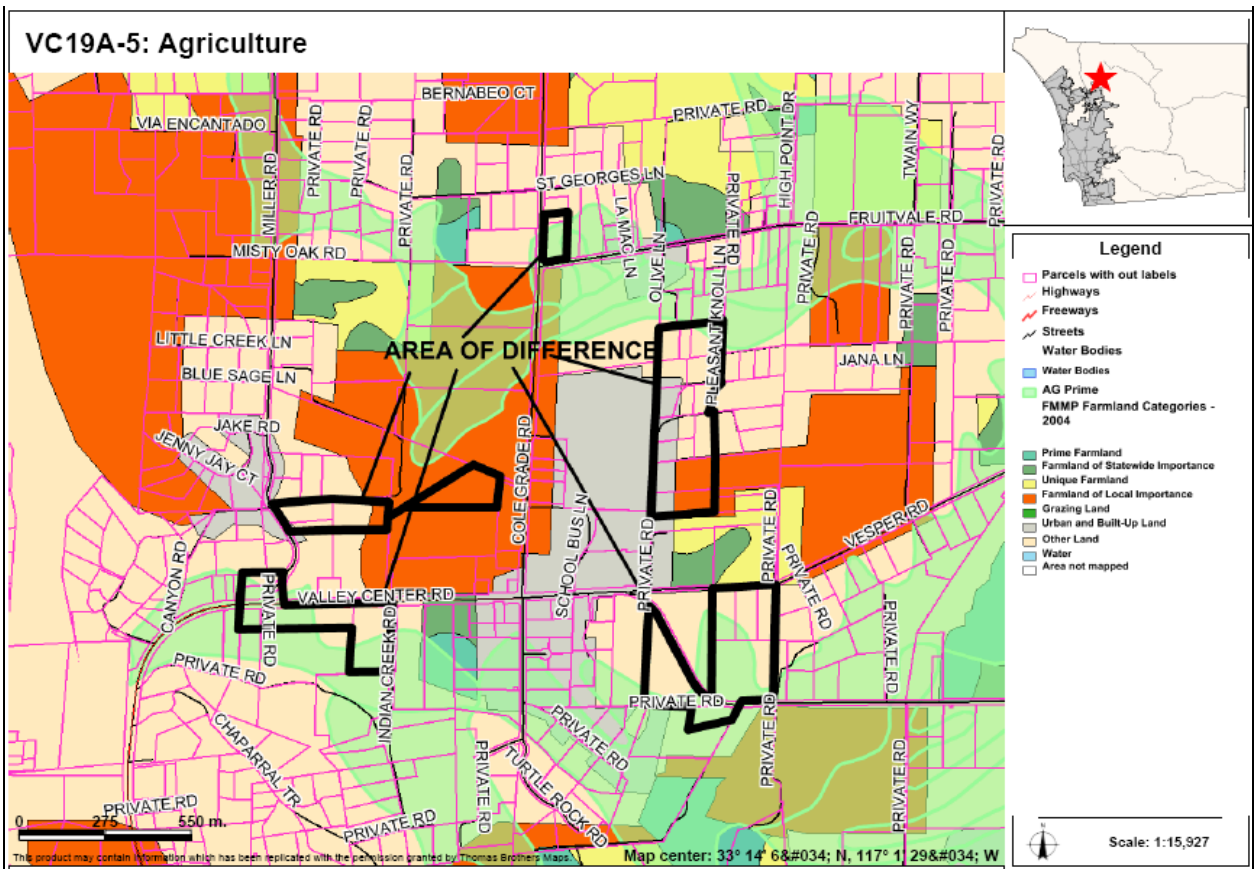
AREAS OF DIFFERENCE





AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC19B: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 90.3 acres (50 parcels) • Inside CWA boundary • Southern town center Existing General Plan: Various	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: Various Hybrid: Same as Draft Map except [16] Draft Land Use: Various Environmentally Superior: Various
	Steep slope (greater than 25%)	○	
	Floodplain	◒	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Located throughout the northern town center	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD consists of 50 parcels the Valley Center southern town center. The Referral and Draft Maps were originally the same. Through the road network planning process, the designations were revised on the Draft Land Use Map to reflect town center planning efforts and an effort to balance the road network. This was done in coordination with the community planning group. The Hybrid Map is the same as the Draft Map.

The key constraints associated with VC19B are floodplain, critical biological resource area, and agricultural lands. Figure VC19B-1 provides an aerial photo showing the boundaries of the AOD, Figure VC19B-2 identifies floodplains and floodways, Figure VC19B-3 identifies critical biological resource areas, and Figure VC19B-4 identifies important agricultural lands.

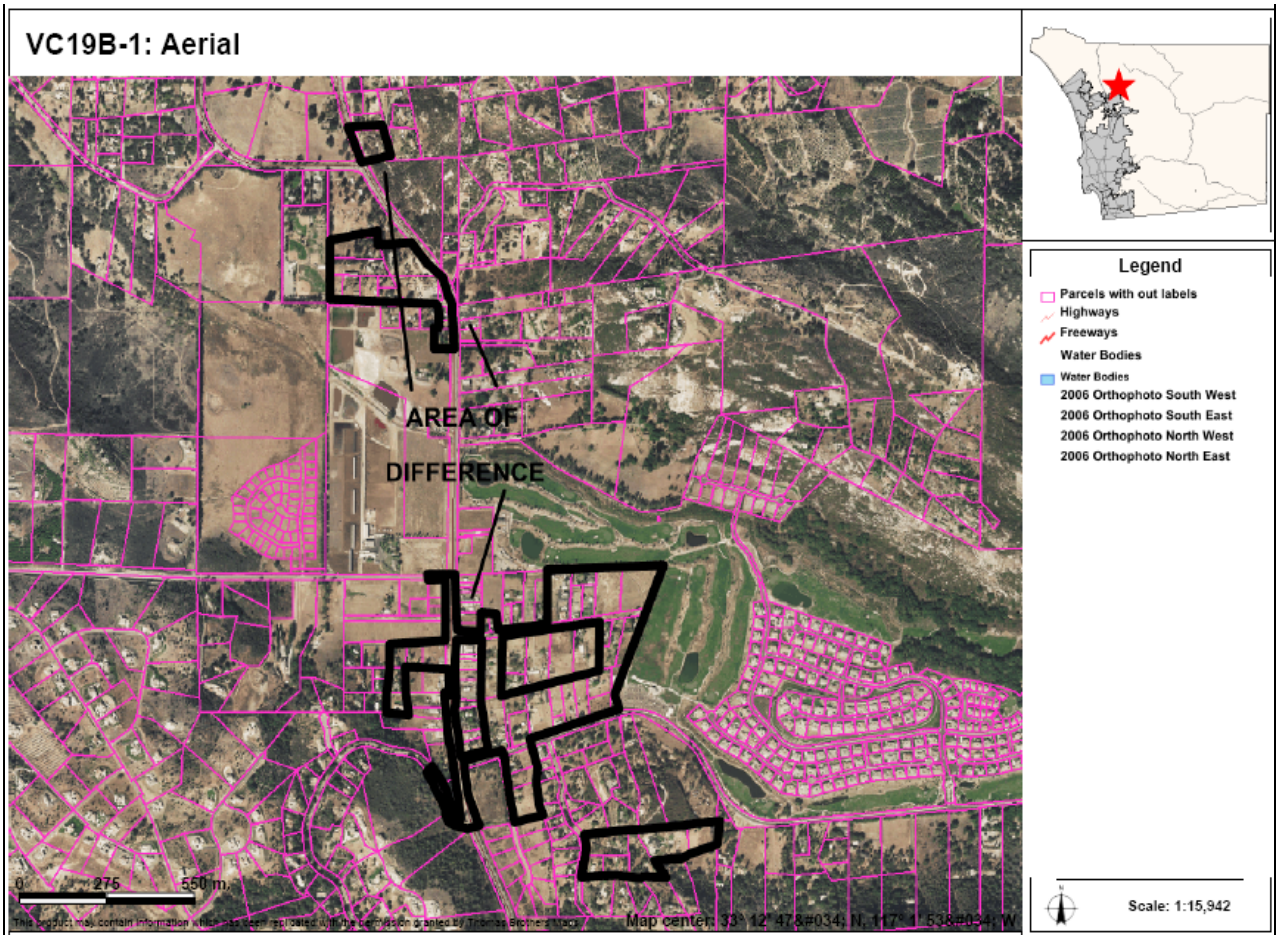
Potential Conflicts with Goals and Policies

None

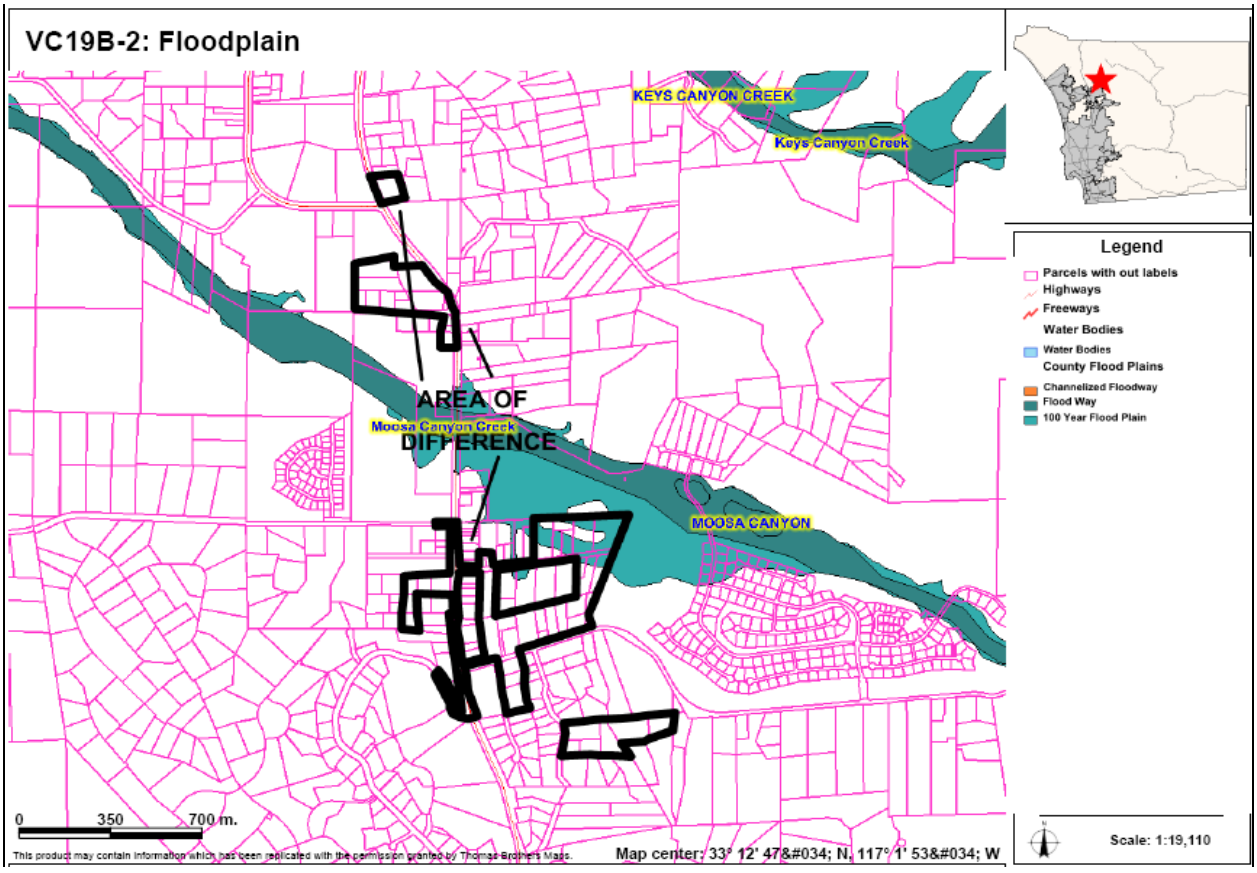
AREAS OF DIFFERENCE

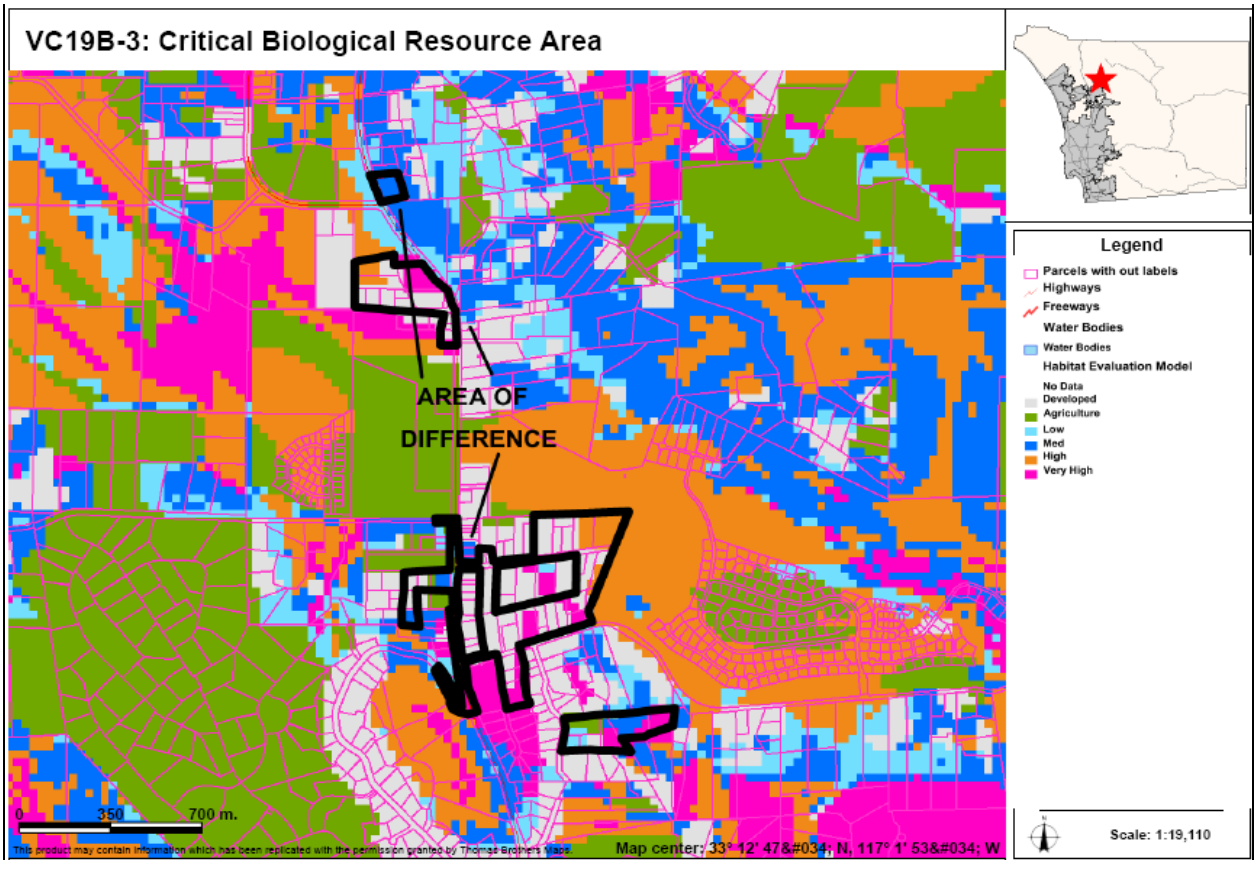
VC19: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	■	■	■	■
2	Reduce land consumption and promote sustainability	■	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	⊡	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network				
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	■
8	Preserve agriculture	⊡	⊡	⊡	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable

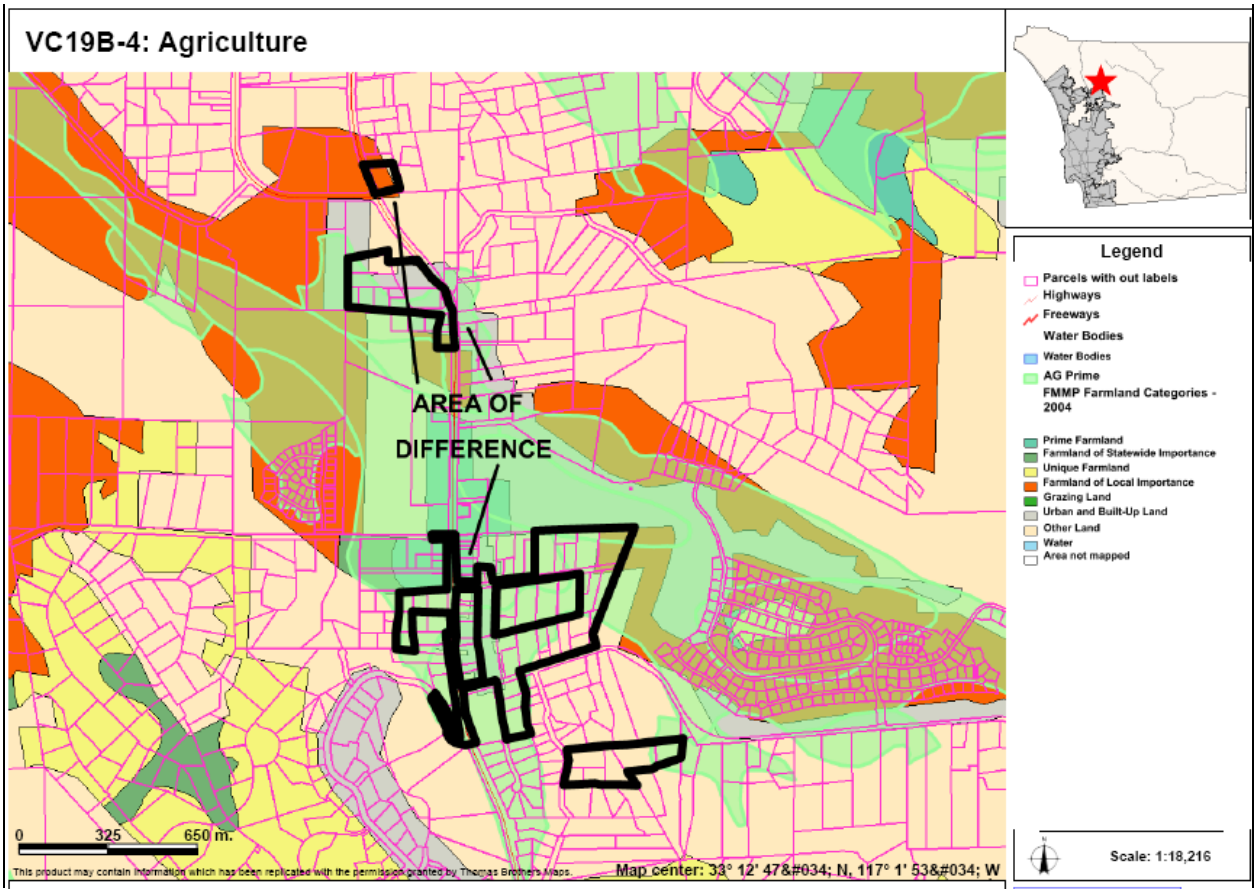


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC20: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: L Fahr and Hanagafarin [77]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-2
Location/Description: • 138.7 acres (7 parcels) • Inside CWA boundary • Less than a mile east of the I-15, south of VC11.	Steep slope (greater than 25%)	●	Hybrid: SR-4
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	◒	Environmentally Superior: RL-20
	Critical Biological Resource Areas	◒	
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	●	
Context: Completely used for agriculture. A communications and utilities site for CWA is to the north. Surrounding this parcel is rural residential, agriculture, and undeveloped land.	Other: N/A		CPG Recommendation: None

Discussion

This area is south of VC11 and similar in characteristics except that it contains steep slopes and has RL-20 lands to the south. The Referral Map provides the same mapping as VC9, 10, and 11. The Hybrid Map provides a designation that is consistent with the area to the east and the Draft Land Use Map provides a designation that is consistent with the area to the west.

The key constraints associated with VC20 are steep slopes, wetlands, critical biological resource area, and agricultural lands. Figure VC20-1 provides an aerial photo showing the boundaries of the AOD, Figure VC20-2 identifies steep slope areas, Figure VC20-3 identifies wetlands, Figure VC20-4 identifies critical biological resource areas, and Figure VC20--5 identifies important agricultural lands.

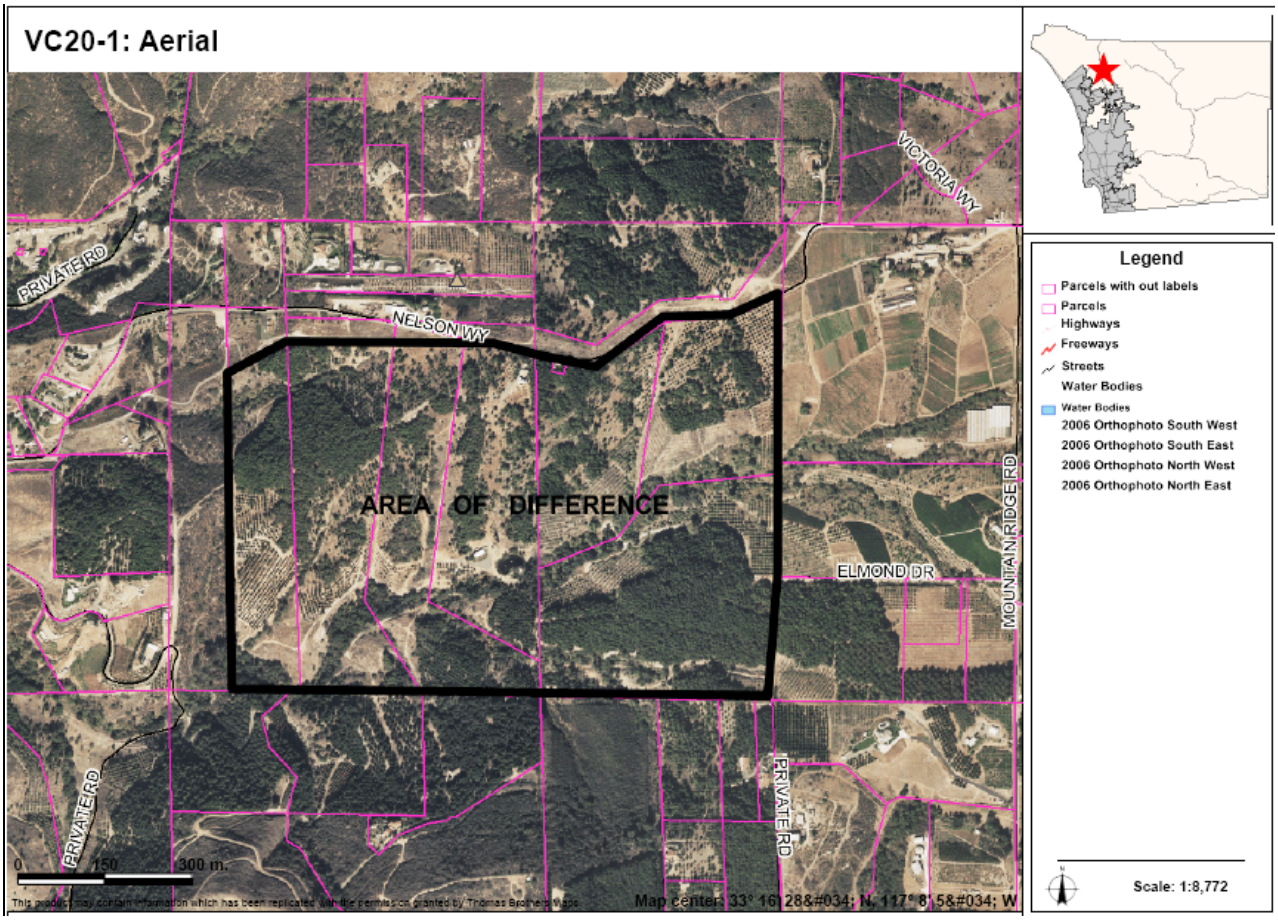
Potential Conflicts with Goals and Policies

None

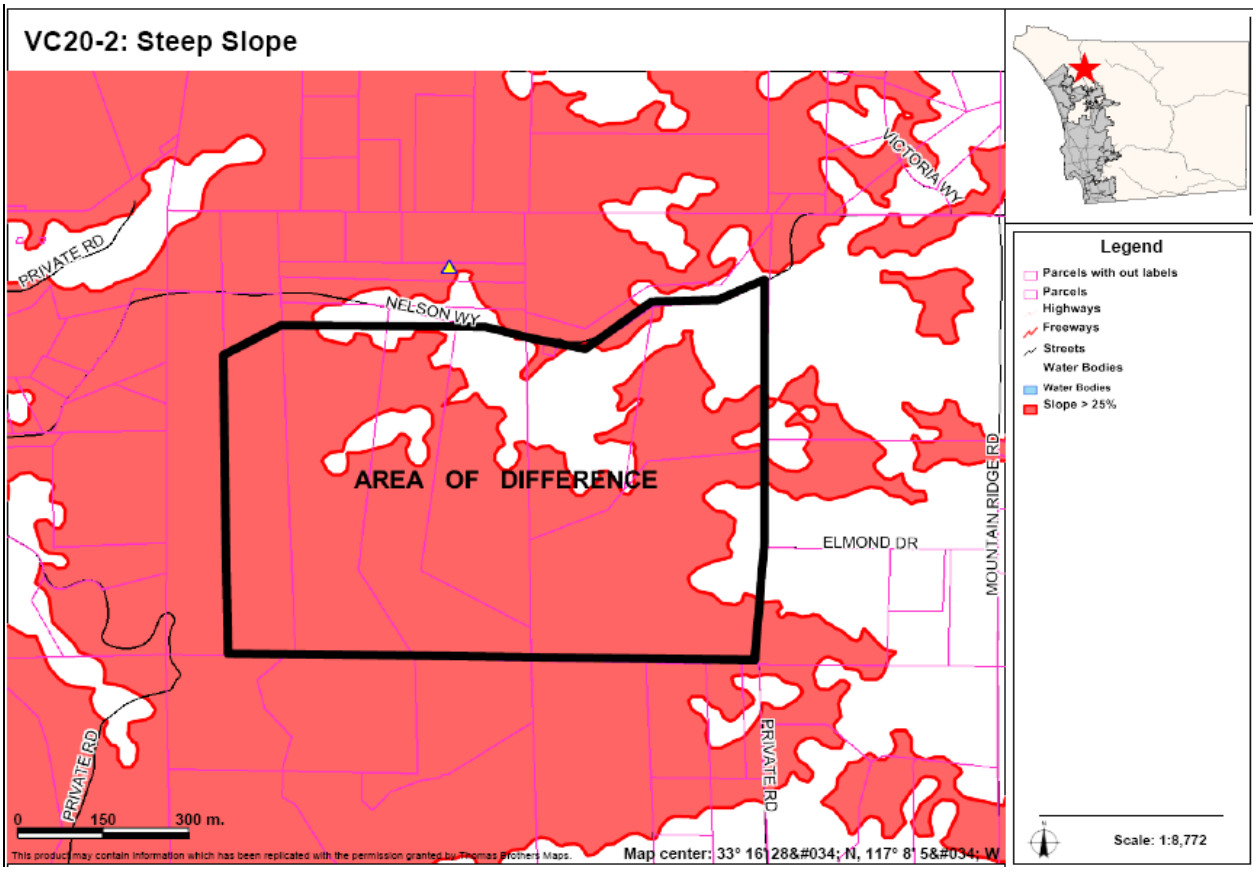
AREAS OF DIFFERENCE

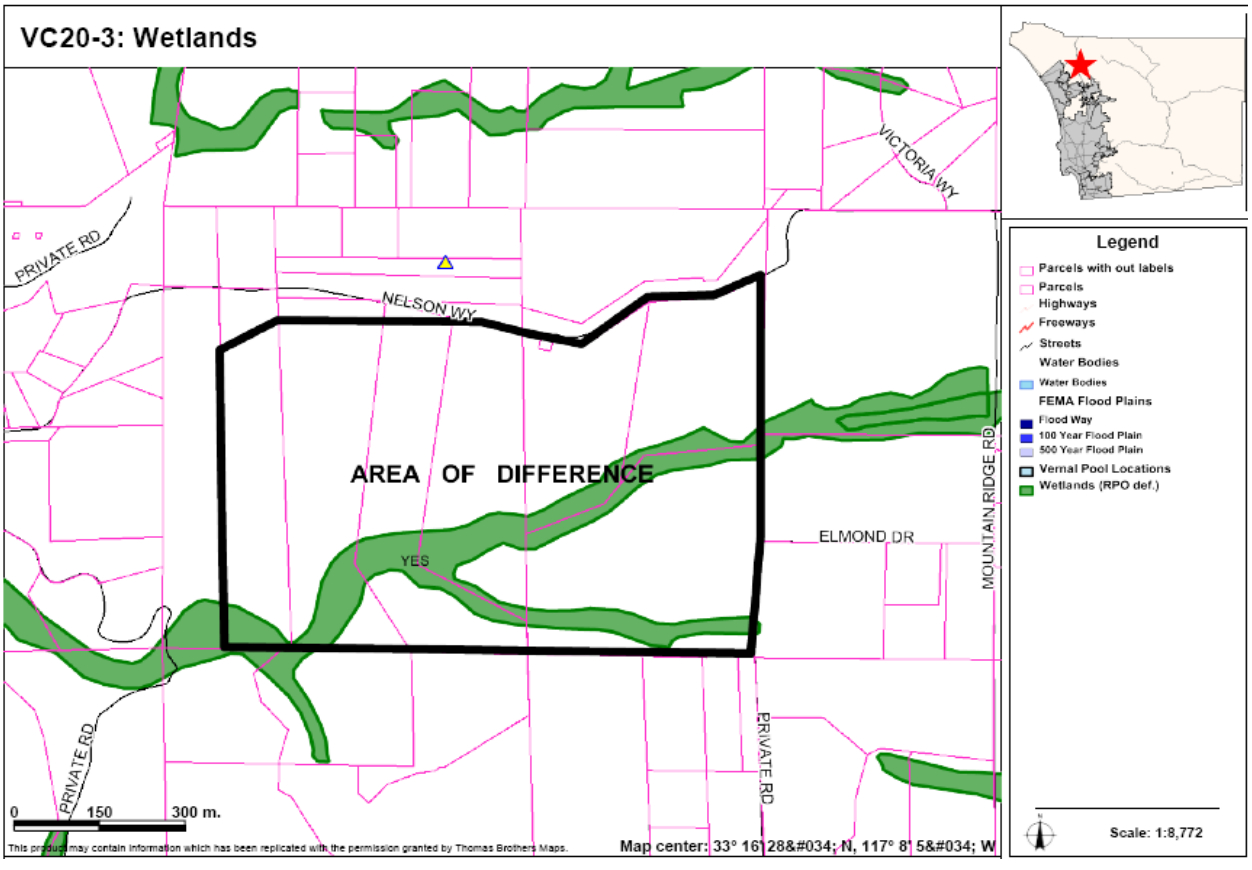
VC20: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡		■
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	■	■
4	Protect natural resources and habitats of ecological importance	⊡	⊡	■	■
5	Account for physical constraints and natural hazards of the land	⊡	⊡	⊡	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	■	■
8	Preserve agriculture	⊡	⊡	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	■
10	Recognize community and stakeholder interests		n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



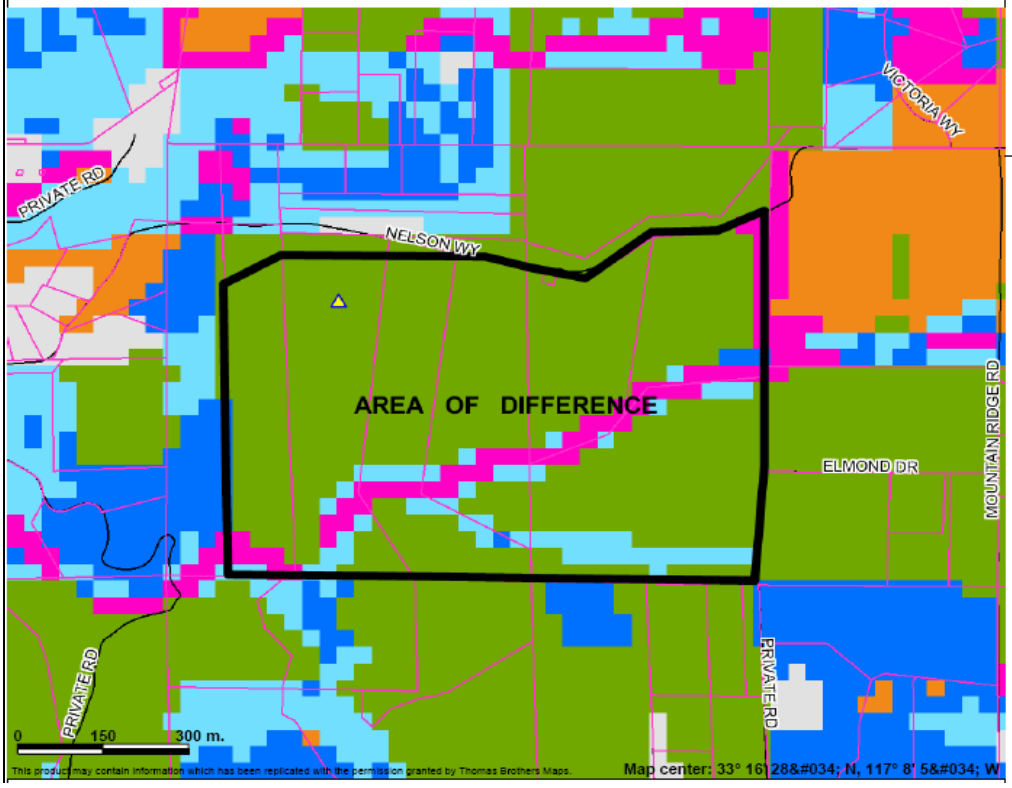
AREAS OF DIFFERENCE

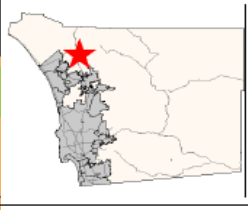




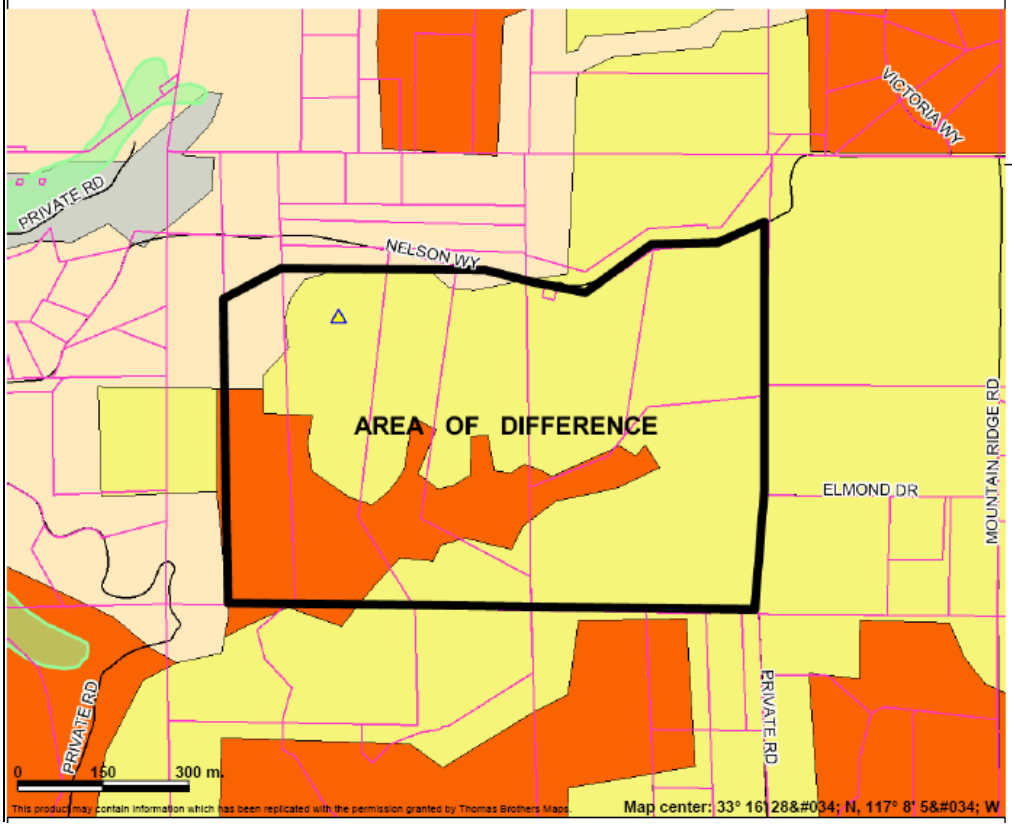
AREAS OF DIFFERENCE

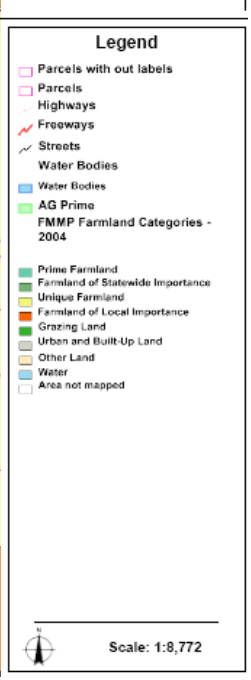
VC20-4: Critical Biological Resource Area





VC20-5: Agricultural Lands





AREAS OF DIFFERENCE

VC21: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Chiaro and Andes [85]	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10
Location/Description: • 39.8 acres (2 parcels) • Inside CWA boundary • Bound by Santee Ln to the south, east of the Hellhole Canyon Preserve.	Steep slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Agricultural Lands	●	
Context: Generally undeveloped parcel. To the west is open space preserve, to the north is vacant/undeveloped, to the east is rural residential, and to the south is agricultural.	Other: N/A		CPG Recommendation: SR-4. However, since the 2003 and 2007 wildfires their position appears to be supporting lower density in this area.

Discussion

This property is located to the east of the Hellhole Canyon Preserve. It is inside the CWA but has limited services and infrastructure and contains steep slopes and sensitive habitat. Additionally the site does not have a proper fire response time and could be part of a regional preserve network. The site is also in a transitional area between SR-10 to the east and RL-20 to the southwest. The different maps reflect these two possibilities.

The key constraints associated with VC21 are steep slopes, critical biological resource area, and agricultural lands. Figure VC21-1 provides an aerial photo showing the boundaries of the AOD, Figure VC21-2 identifies steep slope areas, Figure VC21-3 identifies critical biological resource areas, and Figure VC21-4 identifies important agricultural lands.

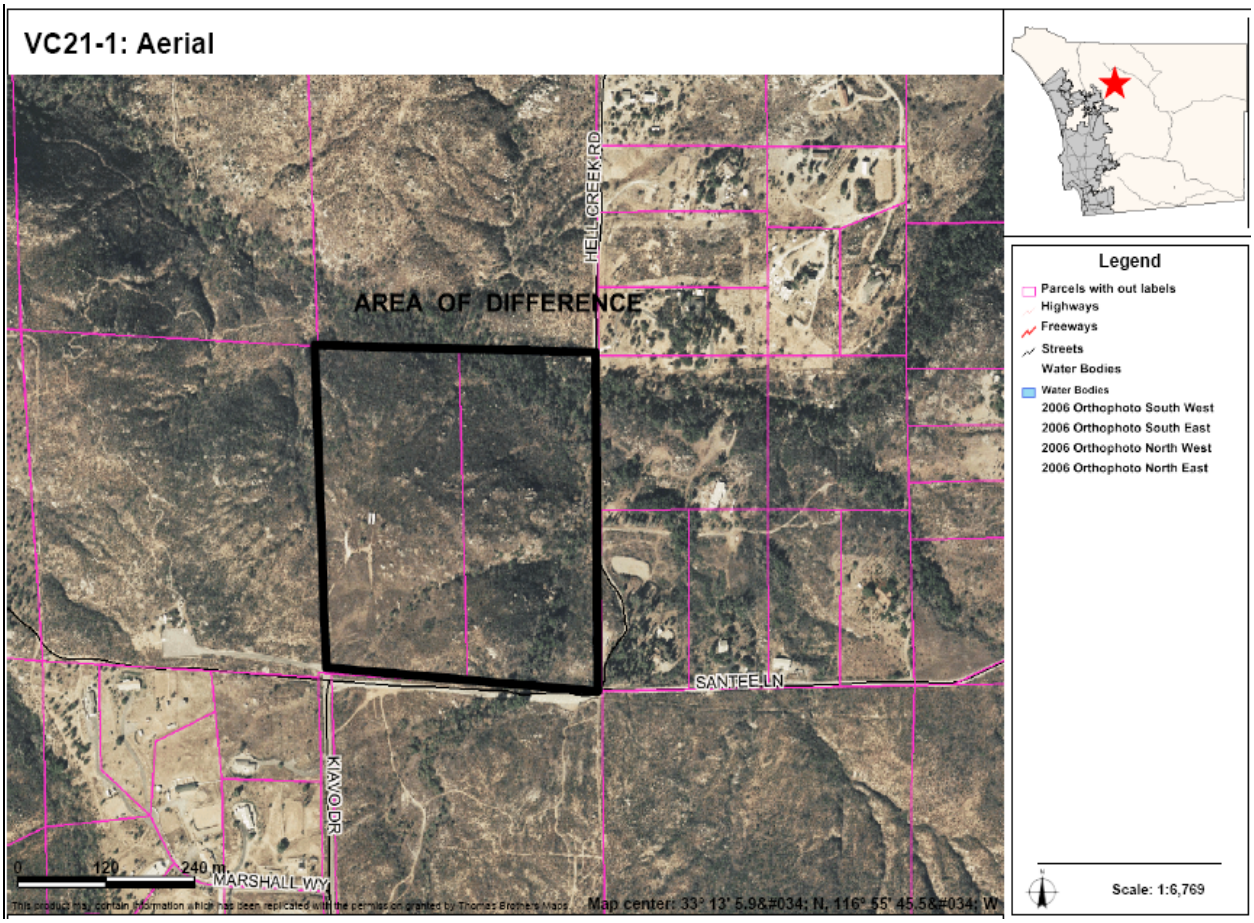
Potential Conflicts with Goals and Policies

None

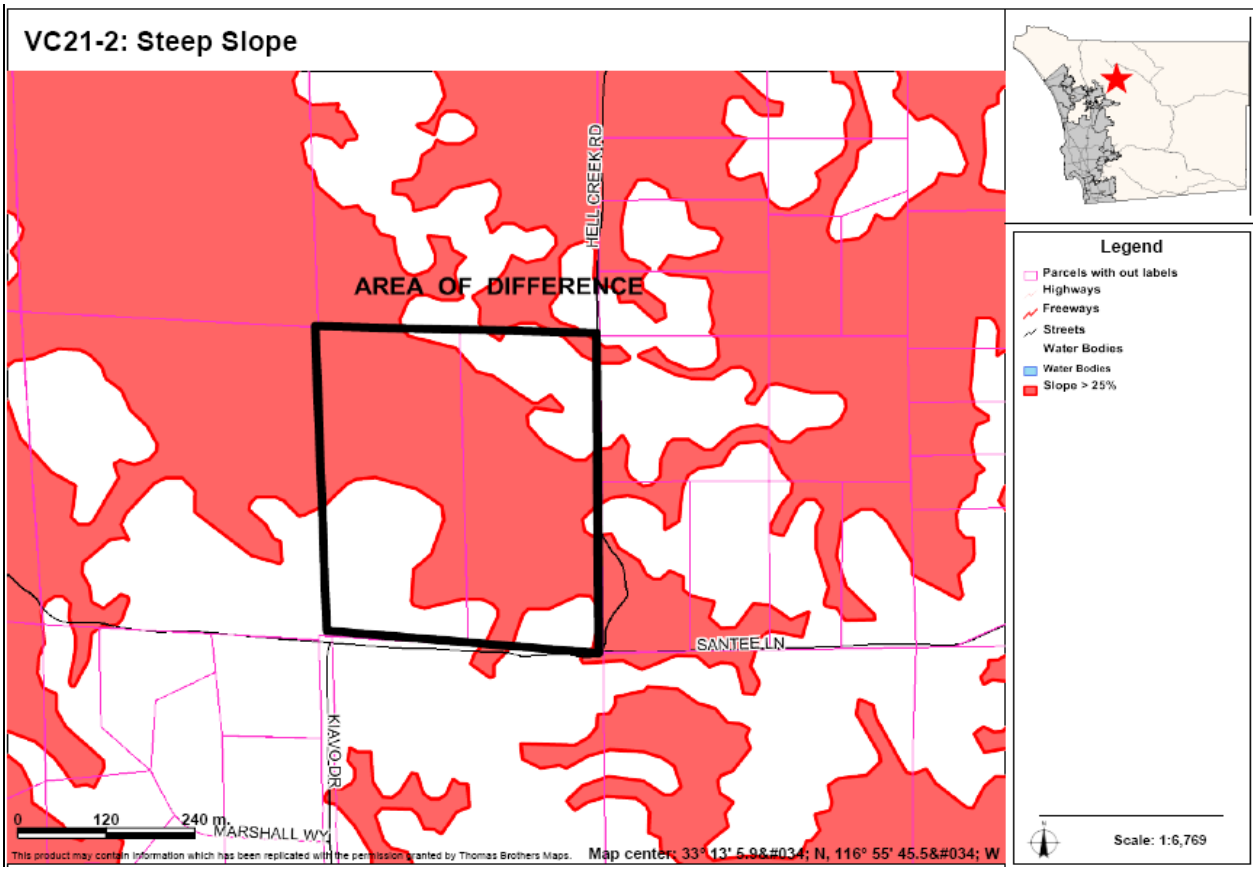
AREAS OF DIFFERENCE

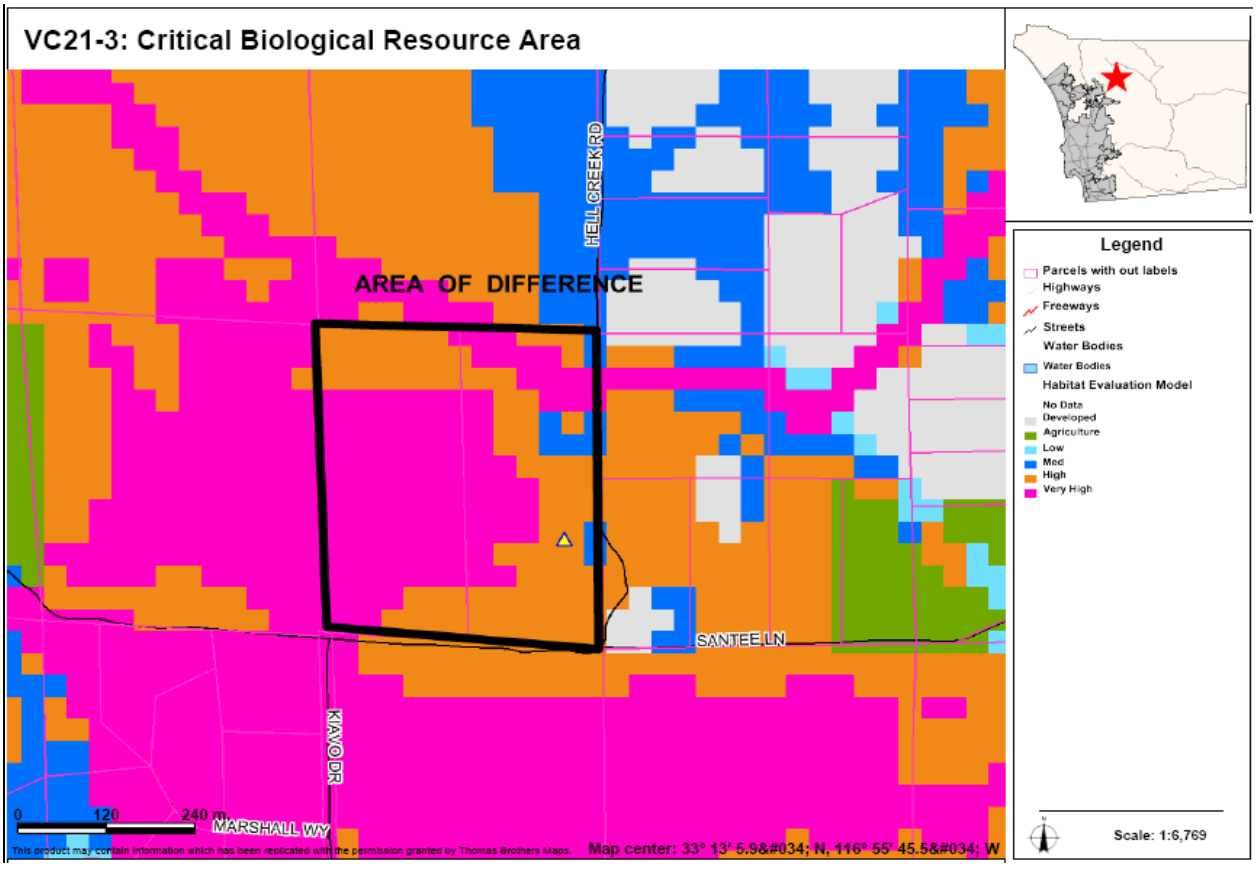
VC21: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network				
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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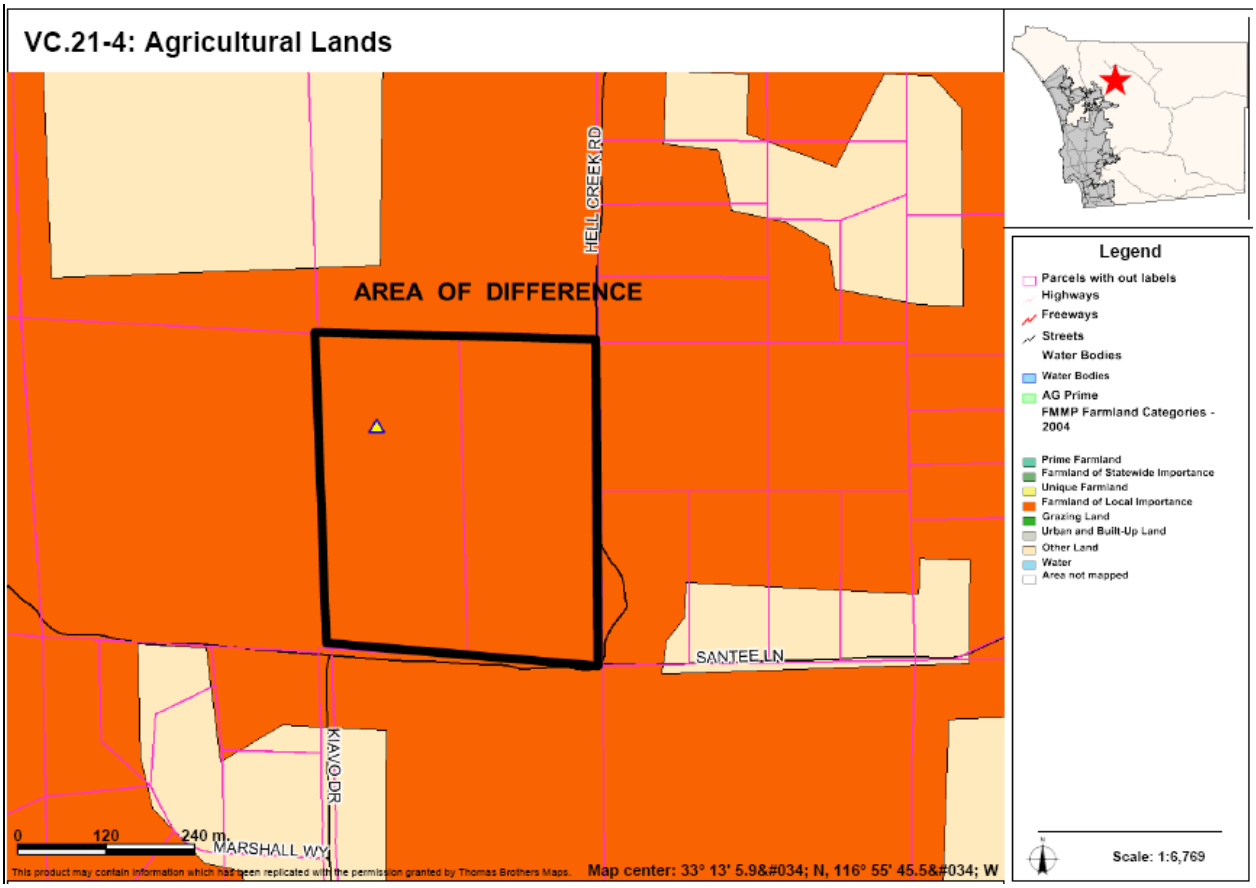


AREAS OF DIFFERENCE

VC22: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-40
Location/Description: • 69.5 acres (1 parcel) • Outside CWA boundary • Borders Pala Pauma, north of Santee Lane	Steep slope (greater than 25%)	●	Hybrid: RL-80
	Floodplain	○	Draft Land Use: RL-80
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	Environmentally Superior: RL-80
Existing General Plan: (22) Public/Semi Public	Agricultural Lands	○	
Context: Generally undeveloped parcel; surrounded by other undeveloped land or open space park.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is part of a group of parcels east of the Hellhole Canyon Preserve and west of Rancho Guejito. It is very remote and lacks public services, infrastructure and an adequate fire response time. Additionally, it contains biological resources and could be part of a regional preserve network. It is mapped on the Referral Map as RL-40 due to a general mapping criteria that capped all lands in this area outside the CWA at RL-40. The RL-80 designation is included for this area on the Hybrid and Draft Map due to its characteristics and consistency with surrounding lands.

The key constraints associated with VC22 are steep slopes and critical biological resource area. Figure VC22-1 provides an aerial photo showing the boundaries of the AOD, Figure VC22-2 identifies steep slope areas, and Figure VC22-3 identifies critical biological resource areas.

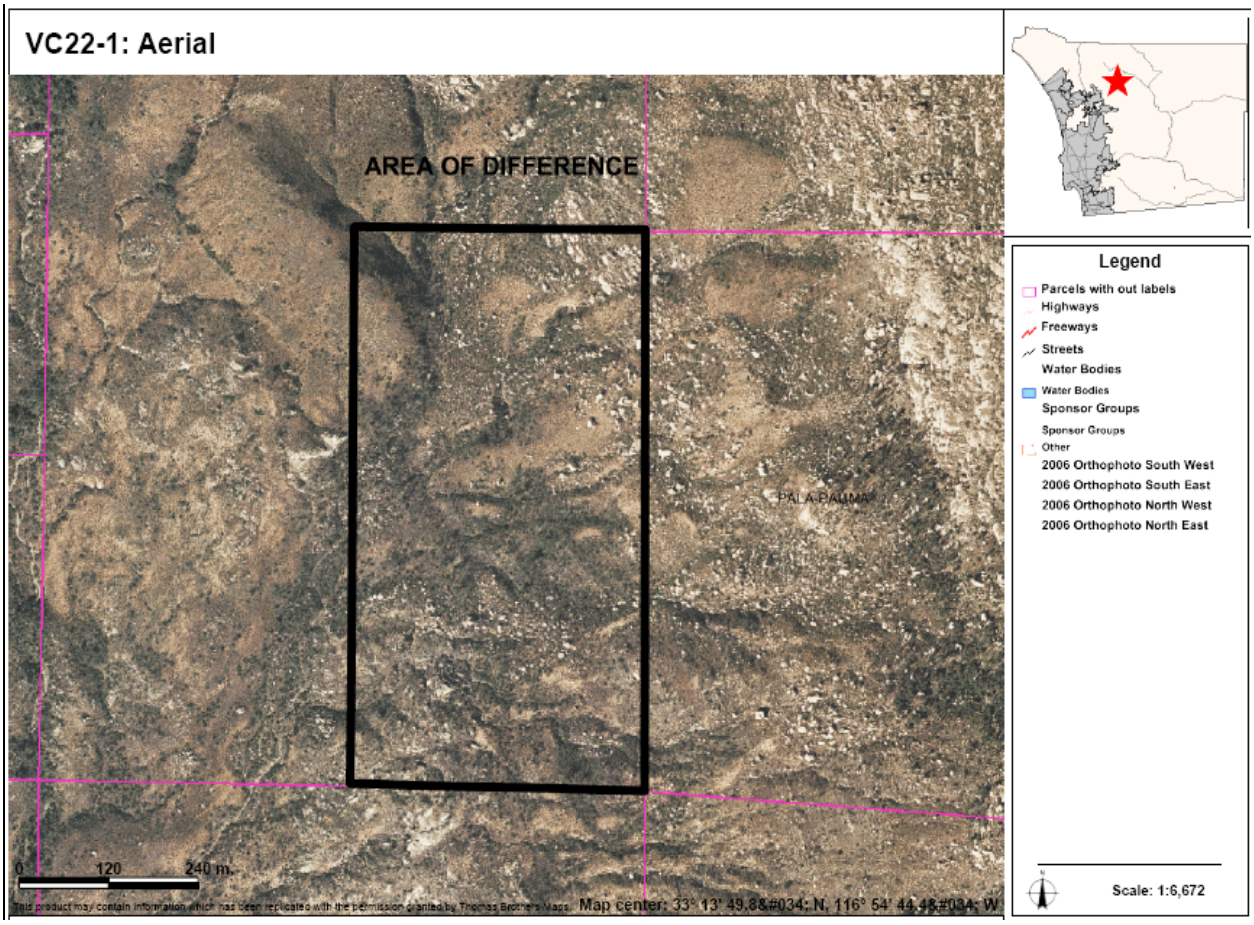
Potential Conflicts with Goals and Policies

None

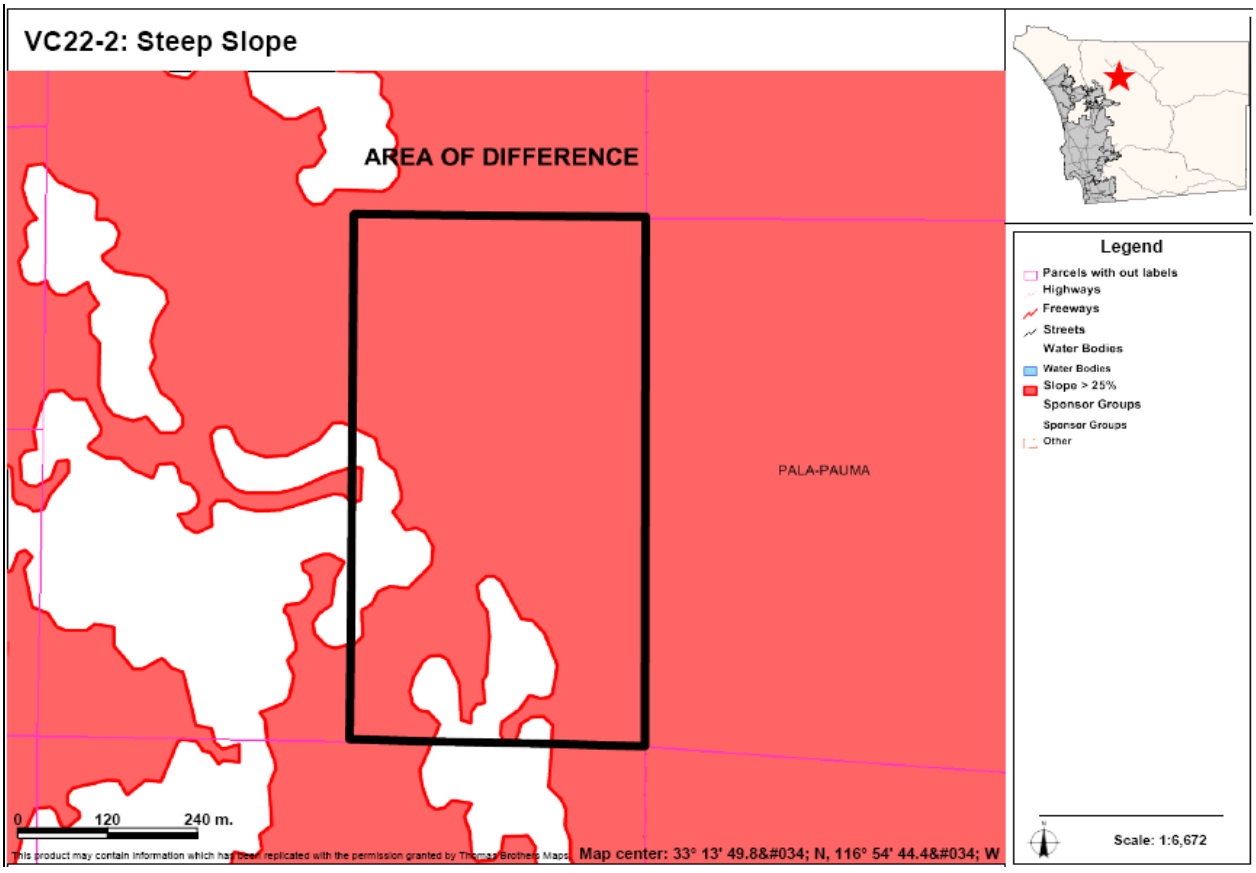
AREAS OF DIFFERENCE

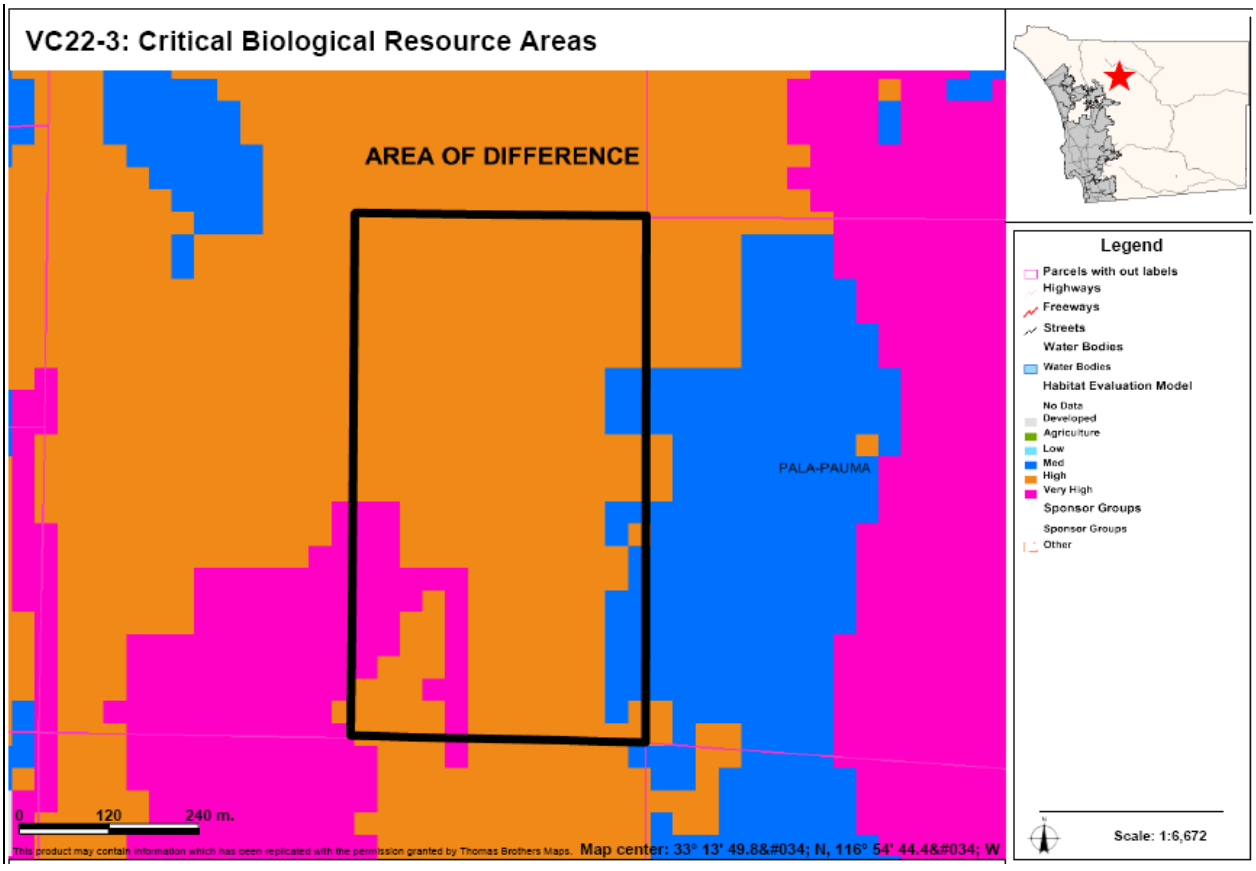
VC22: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	■	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture		n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	■	■	■	■
10	Recognize community and stakeholder interests		n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC23: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Leishman [83] Location/Description: • 67.5 acres (2 parcels) • Outside CWA boundary • Bounded by Pala Pauma to the east, south tip touching Los Hermanos Ranch Rd. Existing General Plan: (22) Semi Public (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20 Hybrid: RL-40 Draft Land Use: RL-40 Environmentally Superior: RL-80
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	○	
Context: Generally undeveloped parcel. To the north is open space park, to the south is agriculture, and the east is vacant areas of the Pala Pauma Subregion.	Other: N/A		CPG Recommendation: None

Discussion

This property is located adjacent to Rancho Guejito, north of VC15. However, unlike VC15, it lies outside the CWA. It also lacks public services and infrastructure and contains steep slopes and biological habitat. It is mapped on the Referral Map as RL-20. The Hybrid and Draft Land Use Maps apply designations of RL-40 to be consistent with surrounding area and site constraints.

The key constraints associated with VC23 are steep slopes and critical biological resource areas. Figure VC23-1 provides an aerial photo showing the boundaries of the AOD, Figure VC23-2 identifies steep slope areas, and Figure VC23-3 identifies critical biological resource areas.

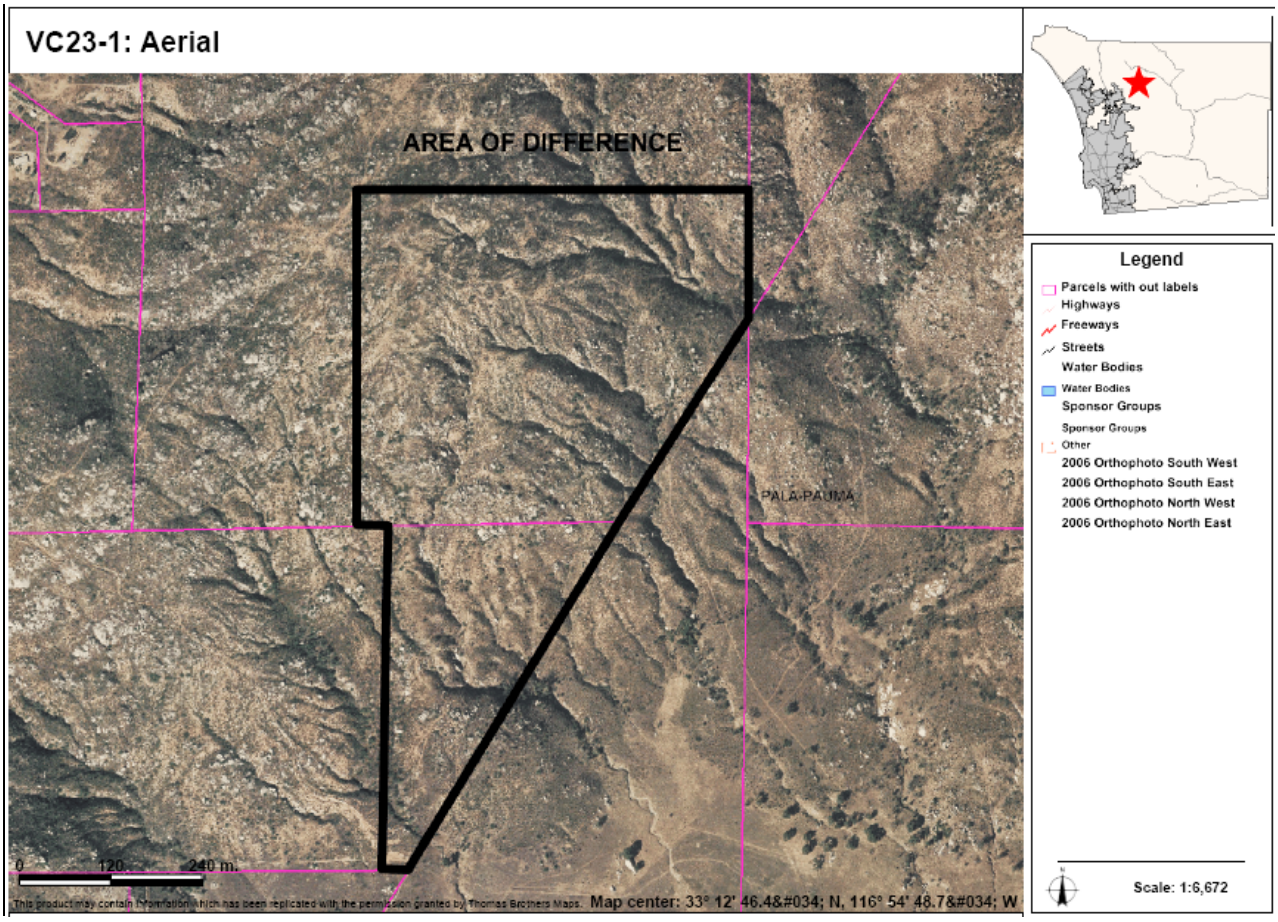
Potential Conflicts with Goals and Policies

None

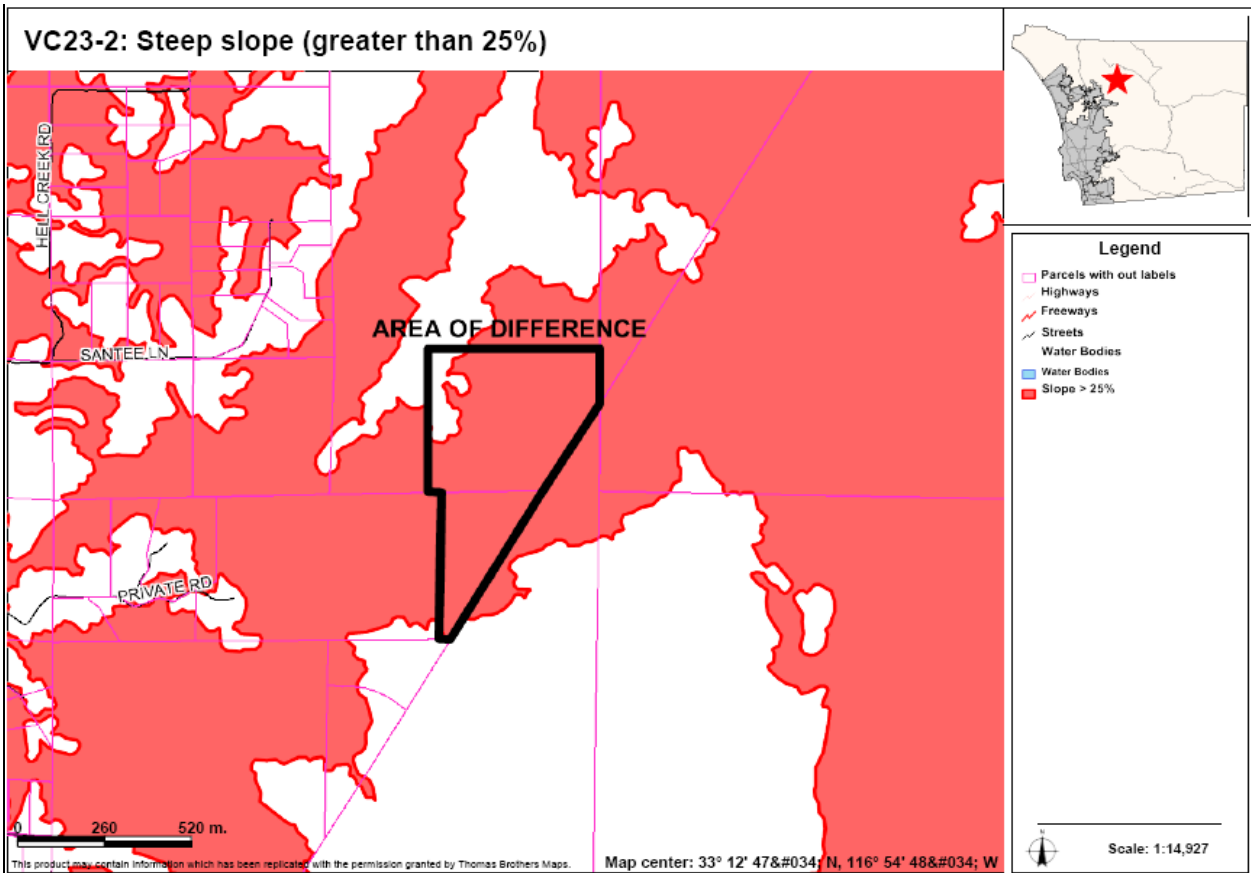
AREAS OF DIFFERENCE

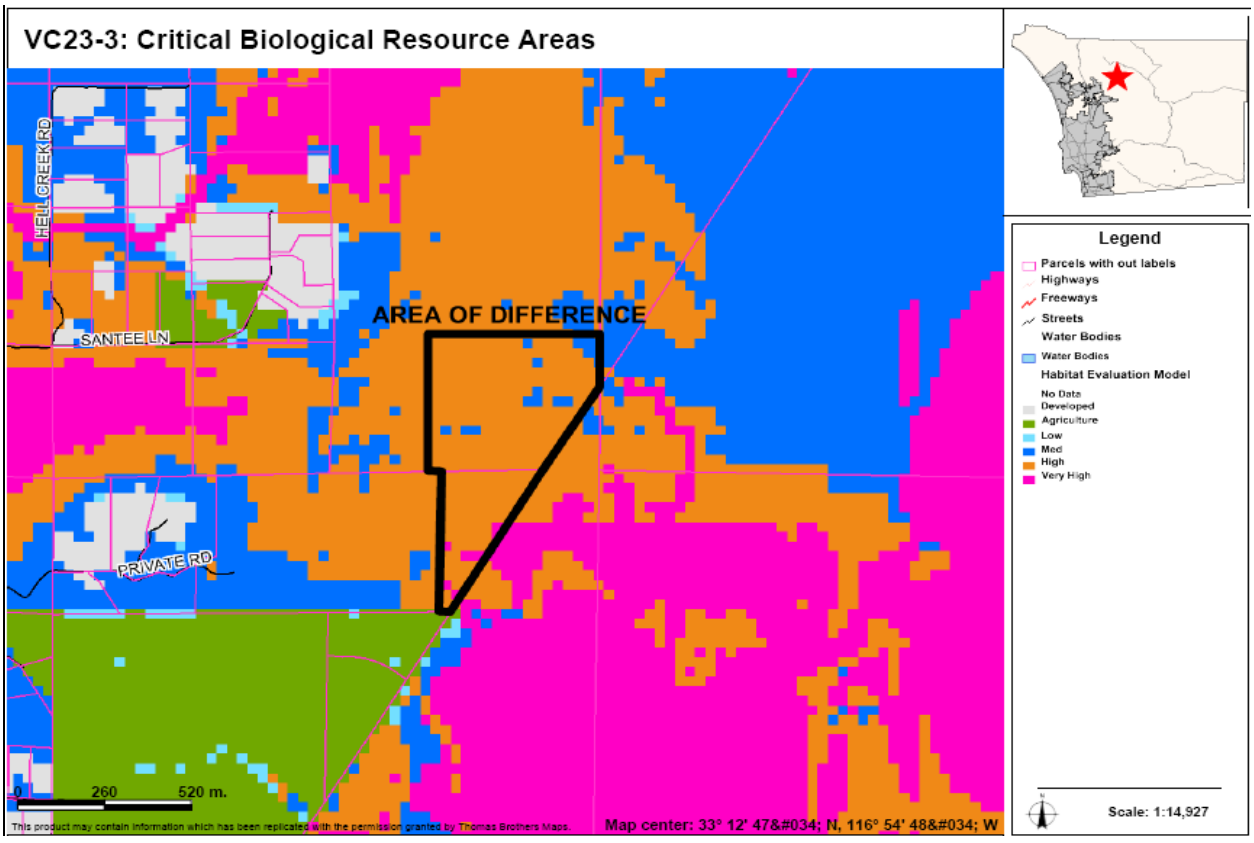
VC23: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture		n/a	n/a	n/a
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests		n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC24: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: RL-20
Location/Description: • 396.3 acres (12 parcels) • Inside CWA boundary • Directly east of N. Lake Wohlford Rd and bounded on the south by Bear Valley Ln	Steep slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Critical Biological Resource Areas	●	
Existing General Plan: (18) 1 du/ 4,8,20 ac	Agricultural Lands	◒	
Context: AOD contains agriculture and spaced rural residential land uses, along with undeveloped land. Surrounded by the same types of land.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is located along the southern boundary of the Valley Center CPA, south and east of the Ridge Ranch 2 SPA (VC16). It lacks public services and infrastructure and contains biological resources. It is mapped on the Referral Map as RL-20 due to a general mapping criteria that capped all lands in this area within the CWA at RL-20. The RL-40 designation is included for this area on the other Maps due to its lack of services and resources.

The key constraints associated with VC24 are steep slopes, critical biological resource area, and agricultural lands. Figure VC24-1 provides an aerial photo showing the boundaries of the AOD, Figure VC24-2 identifies steep slope areas, Figure VC24-3 identifies critical biological resource areas, and Figure VC24-4 identifies important agricultural lands.

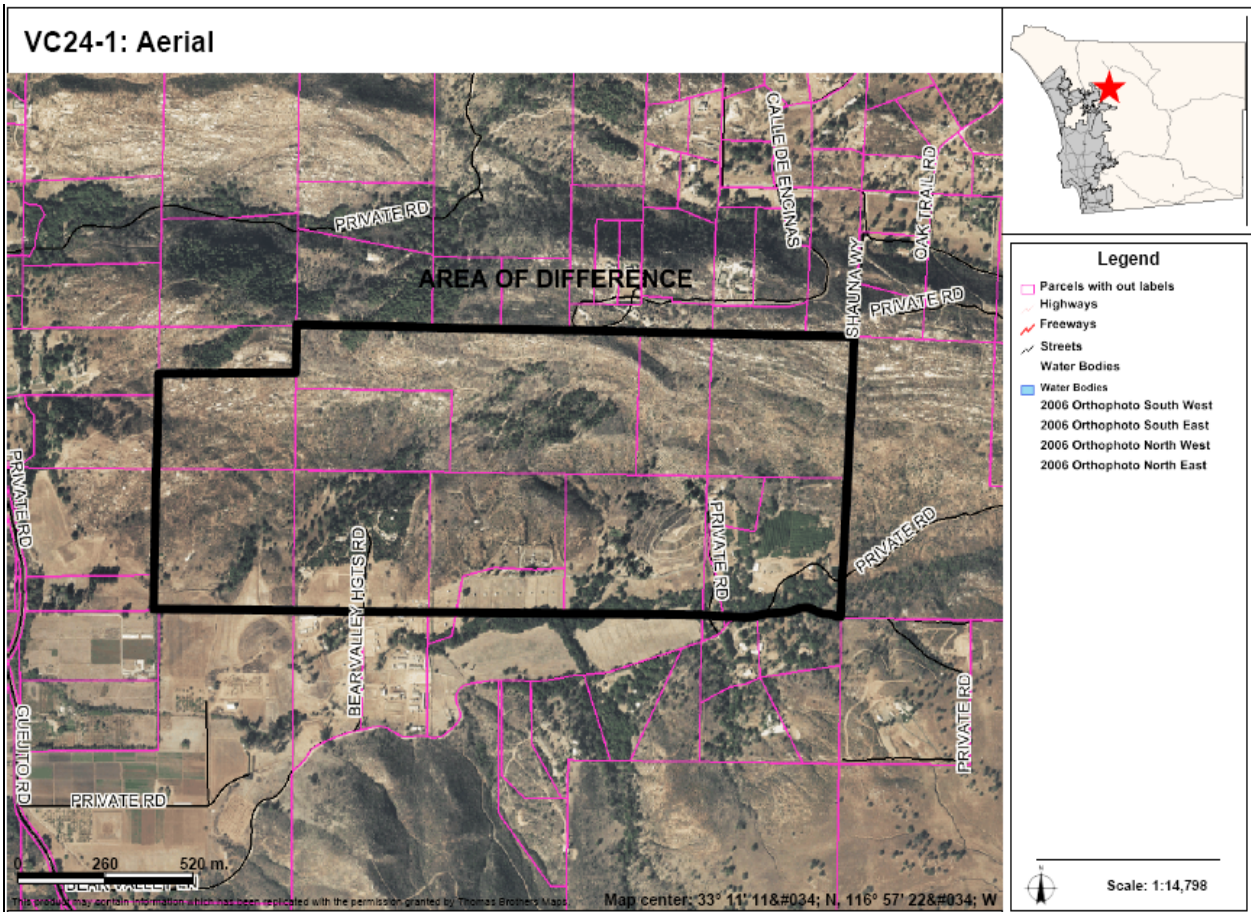
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

VC24: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	■	■	■	■
8	Preserve agriculture	■	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests		n/a	n/a	n/a

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



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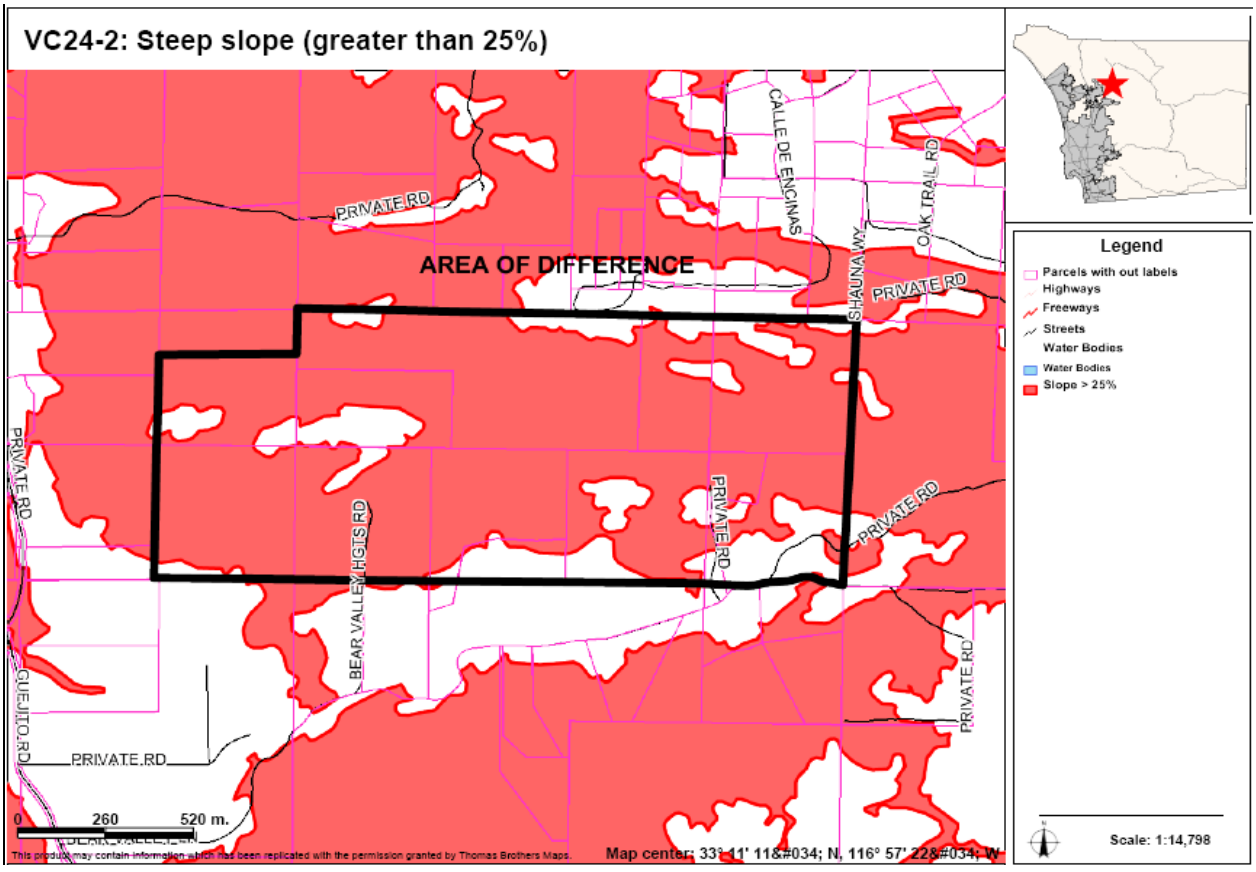

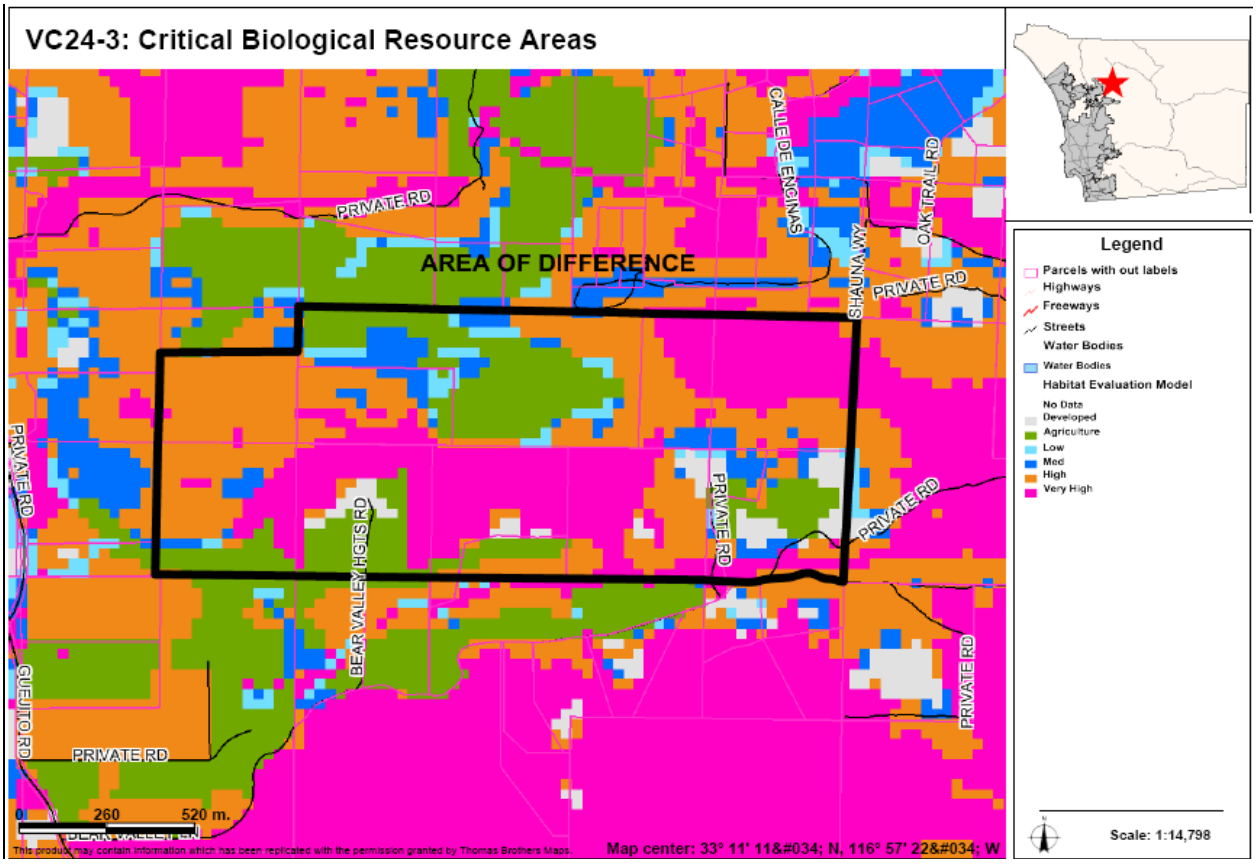

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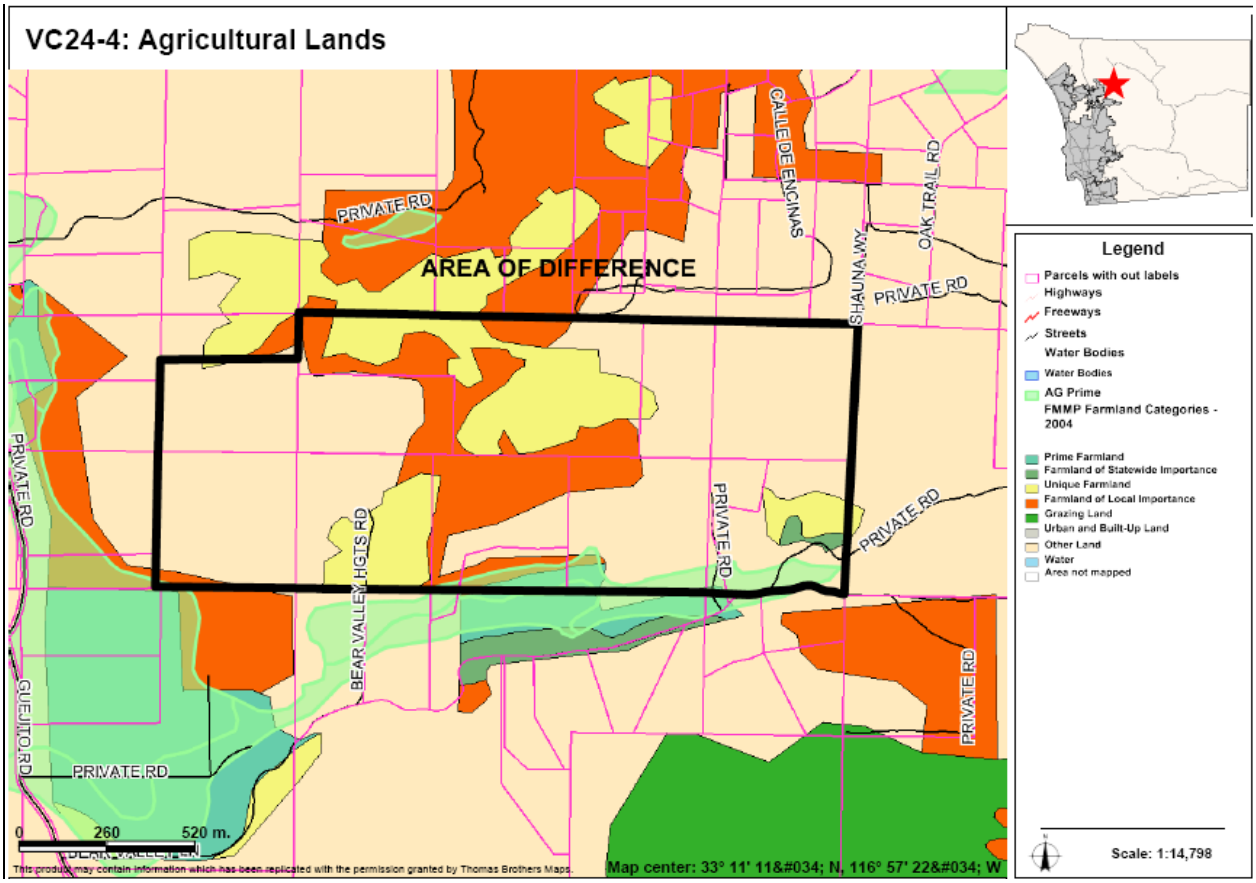


AREAS OF DIFFERENCE

VC25: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #11(C&I) Bates Nut Farm	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4
Location/Description: • 40.8 acres (3 parcels) • Inside CWA boundary • North of Woods Valley Rd, east of N. Lake Wohlford Rd, and south of Kewaak Wy.	Steep slope (greater than 25%)	◒	Hybrid: SR-4
	Floodplain	◒	Draft Land Use: SR-4
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-4
	Critical Biological Resource Areas	◒	
Existing General Plan: (17) 1 du/ 2, 4 ac	Agricultural Lands	●	
Context: Generally intensive agriculture and field crops with limited commercial operations. To the north is spaced rural residential, to the west and east is agriculture, and to the south is undeveloped land.	Other: A community landmark		CPG Recommendation: N/A.

Discussion

This is the site of the Bates Nut Farm. The Referral Map would provide a designation that would be consistent with the current use but would also allow a variety of other uses without requiring community compatibility and environmental review. The other maps would provide designations similar to the existing designations and the existing operation would be allowed to continue through mechanisms in the Zoning Ordinance and an existing Use Permit.

The key constraints associated with VC25 are steep slopes, floodplains, critical biological resource area, and agricultural lands. Figure VC25-1 provides an aerial photo showing the boundaries of the AOD, Figure VC25-2 identifies steep slope areas, Figure VC25-3 identifies floodplains and floodways, Figure VC25-4 critical biological resource areas, and Figure VC25-5 identifies important agricultural lands.

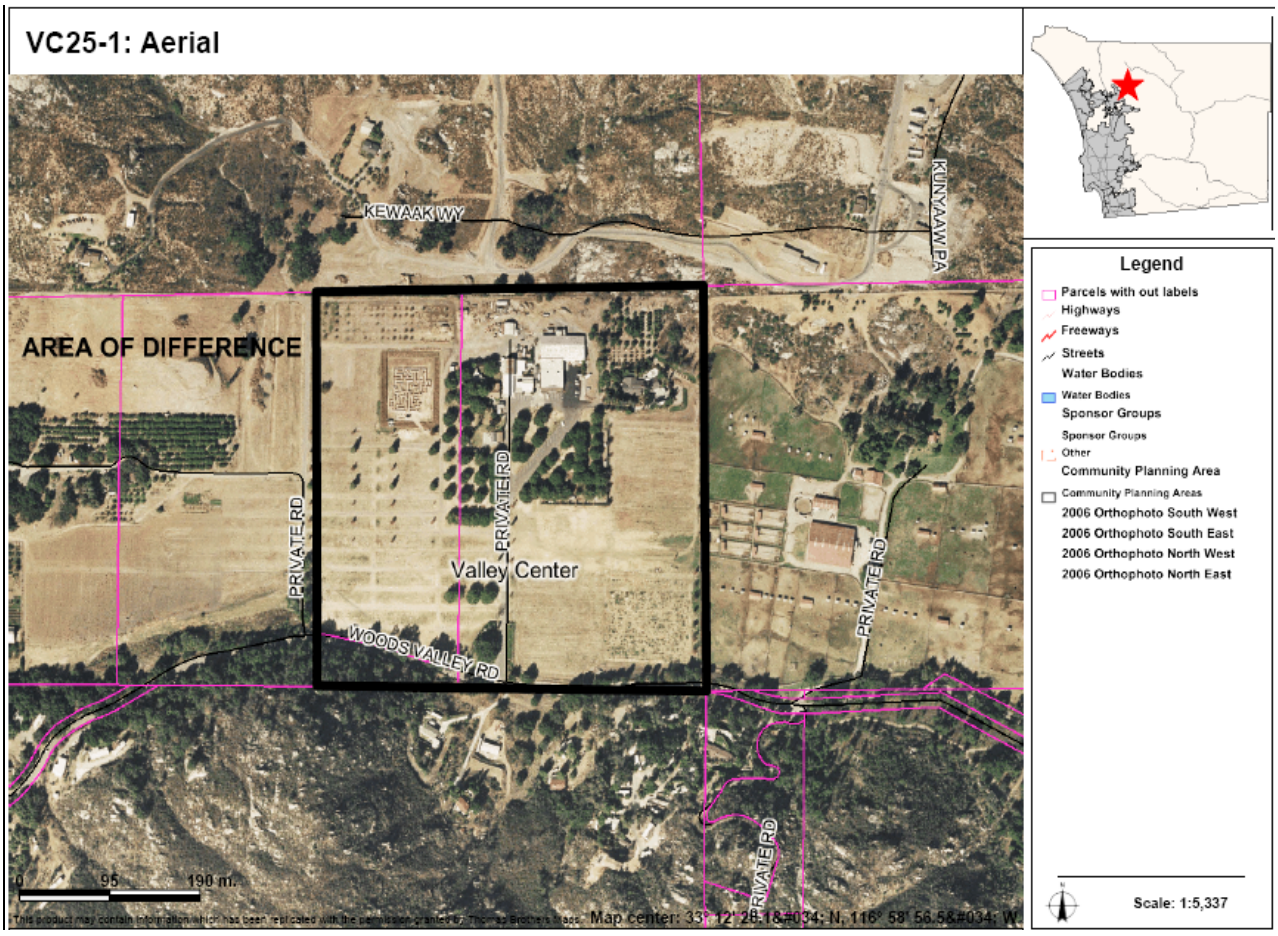
Potential Conflicts with Goals and Policies

None

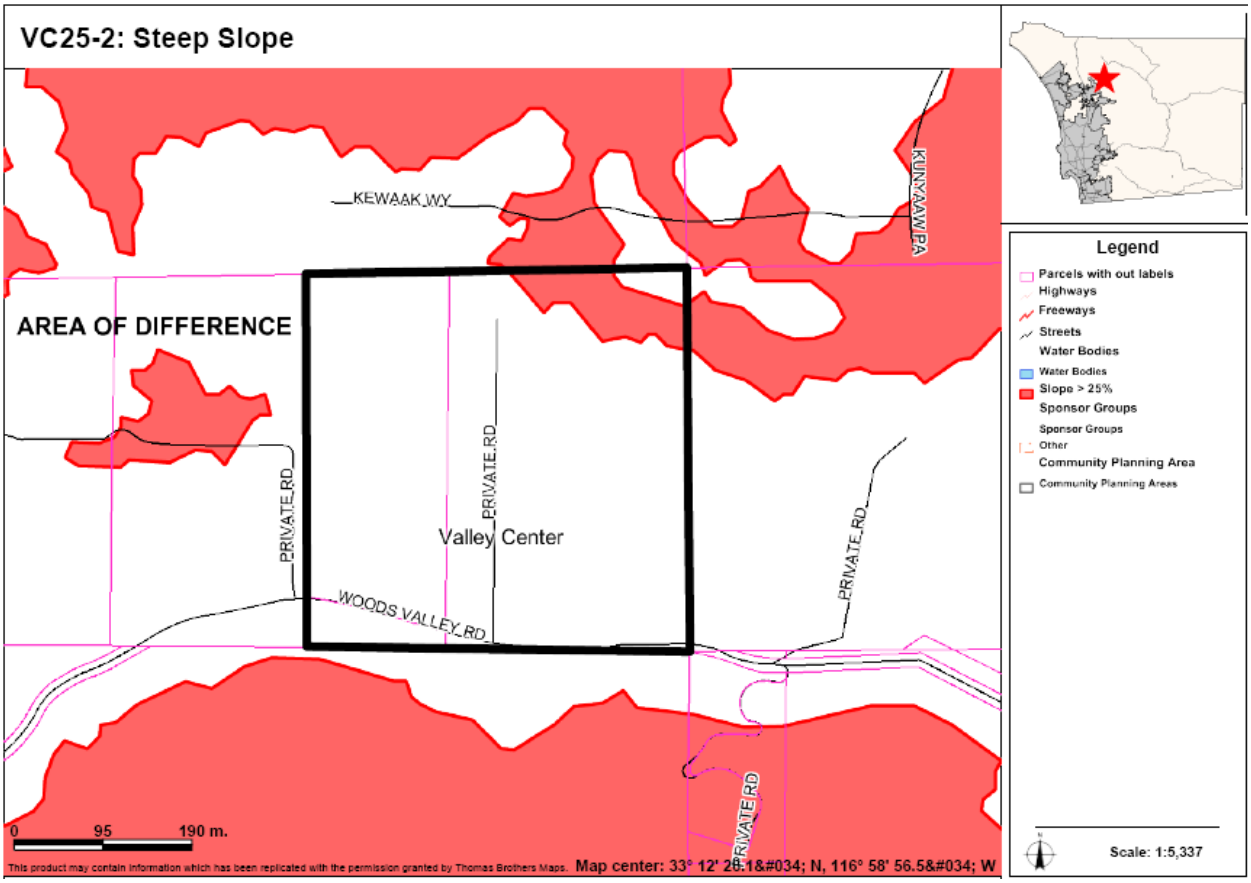
AREAS OF DIFFERENCE

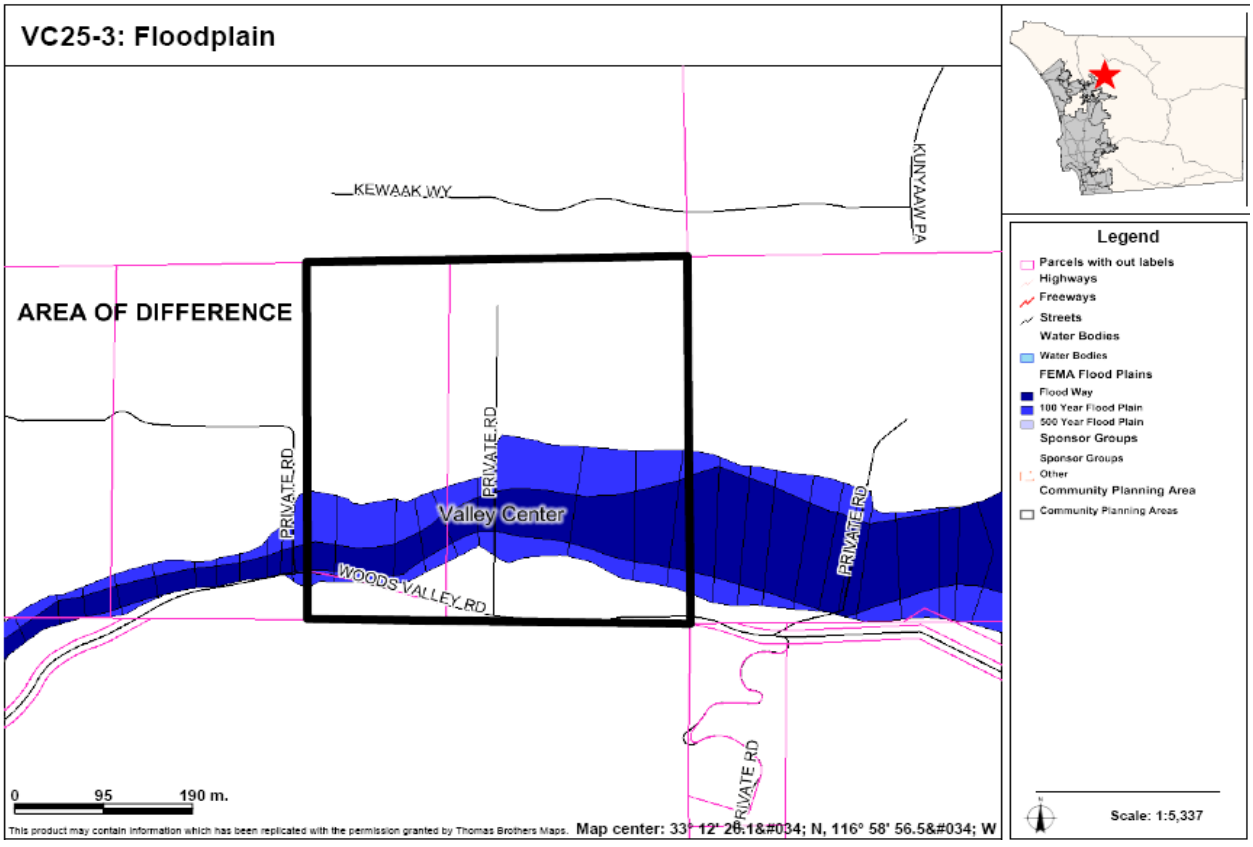
VC25: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	□	■	■	■
5	Account for physical constraints and natural hazards of the land	□	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	⊡	⊡	⊡
8	Preserve agriculture	□	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	⊡	■	■	■

■ — Total; ⊡ — Partial; □ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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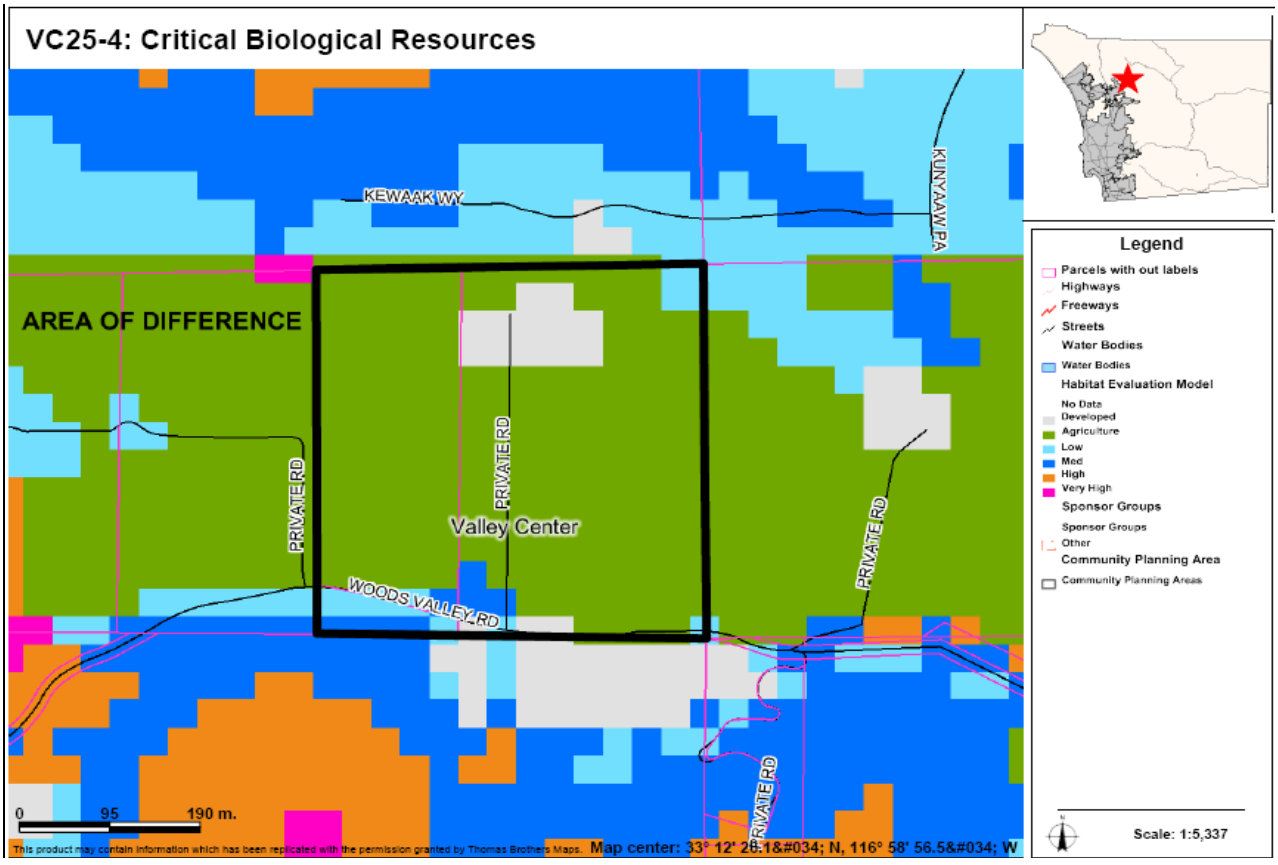
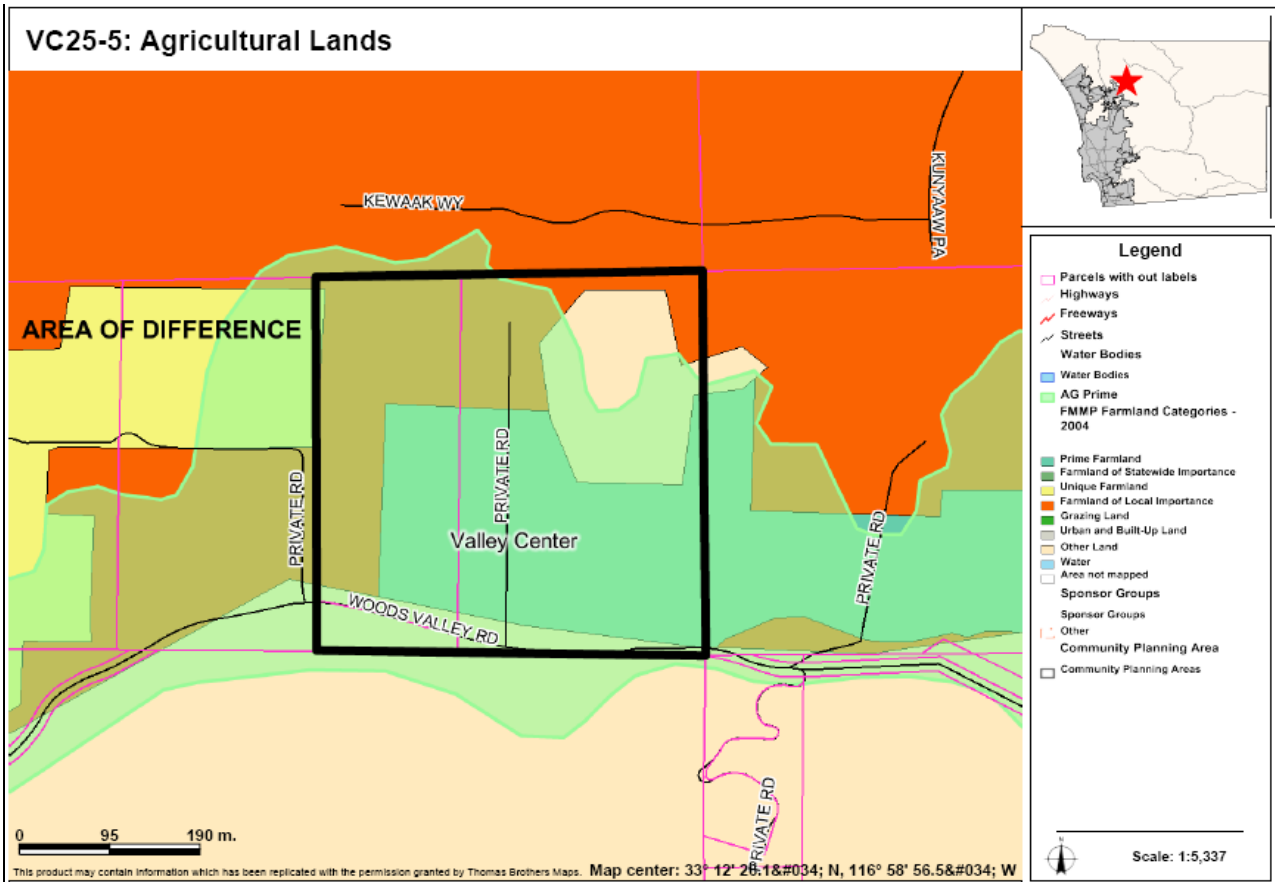




AREAS OF DIFFERENCE

VC26: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #18(C&I) Tinch Location/Description: • 7.9 acres (1 parcel) • Inside CWA boundary • East of Cole Grade Rd., south of Valley Center Rd. Existing General Plan: (15) Limited Impact Industrial	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: I-2 Hybrid: SR-2 Draft Land Use: SR-2 Environmentally Superior: SR-2
	Steep slope (greater than 25%)	○	
	Floodplain	●	
	Wetlands (also Vernal Pools)	●	
	Critical Biological Resource Areas	◒	
	Agricultural Lands	◒	
Context: Entirely agricultural use. Surrounded by mainly agricultural use as well as some spaced rural residential and undeveloped land.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is located southeast of the Valley Center town center to the south of an industrial area. Nearly the entire parcel is within a floodway. The property has since been sold by the original owner that requested the Medium Impact Industrial (I-2) designation, which is indicated on the Referral Map. Industrial permits have already been denied by the County on this site due to the floodway, even with its existing designation. The other maps recognize this constraint.

The key constraints associated with VC26 are floodplain, wetlands, critical biological resource area, and agricultural lands. Figure VC26-1 provides an aerial photo showing the boundaries of the AOD, Figure VC26-2 identifies floodplains and floodways, Figure VC26-3 identifies wetlands, Figure VC26-4 identifies critical biological resource areas, and Figure VC26-5 identifies important agricultural lands.

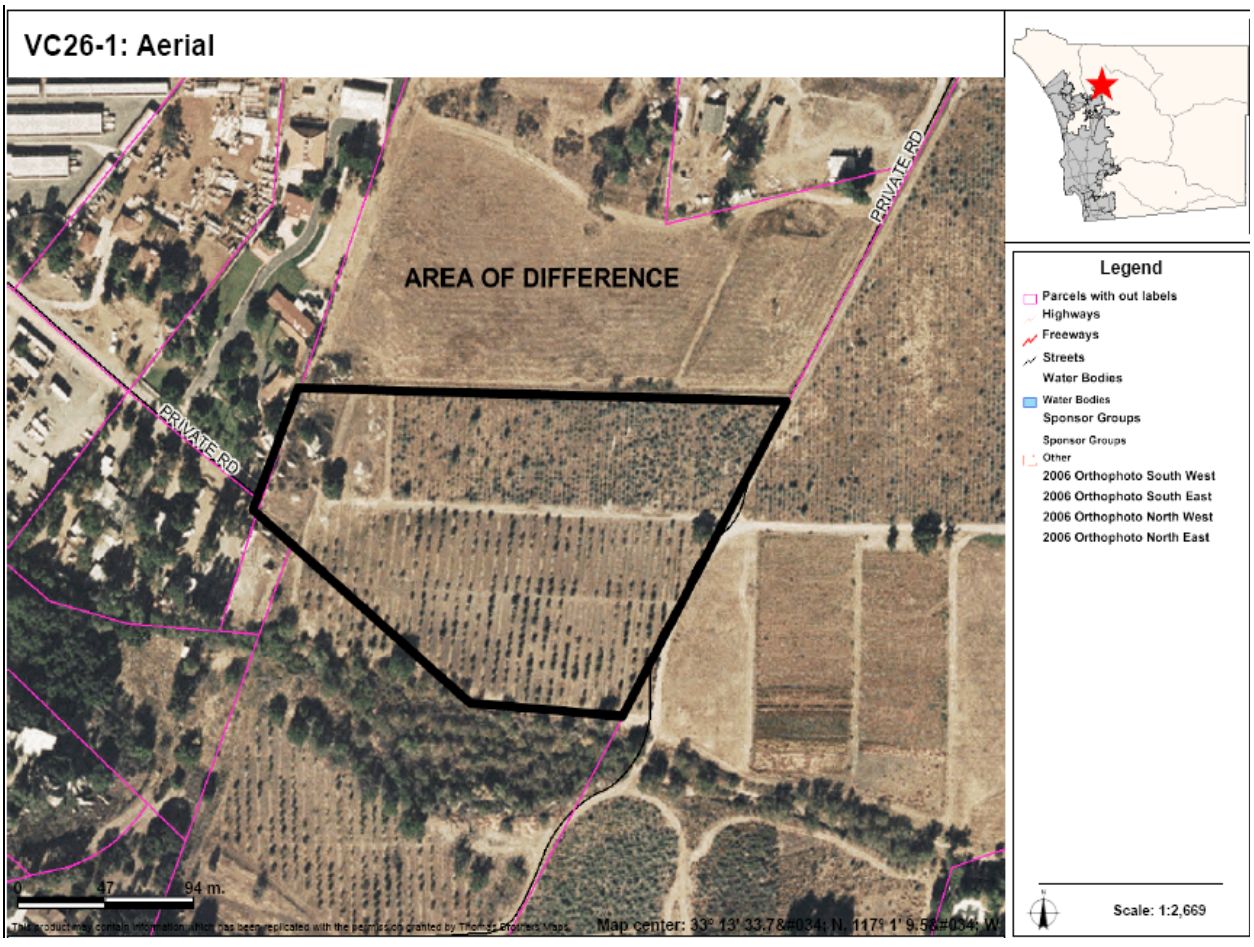
Potential Conflicts with Goals and Policies

None

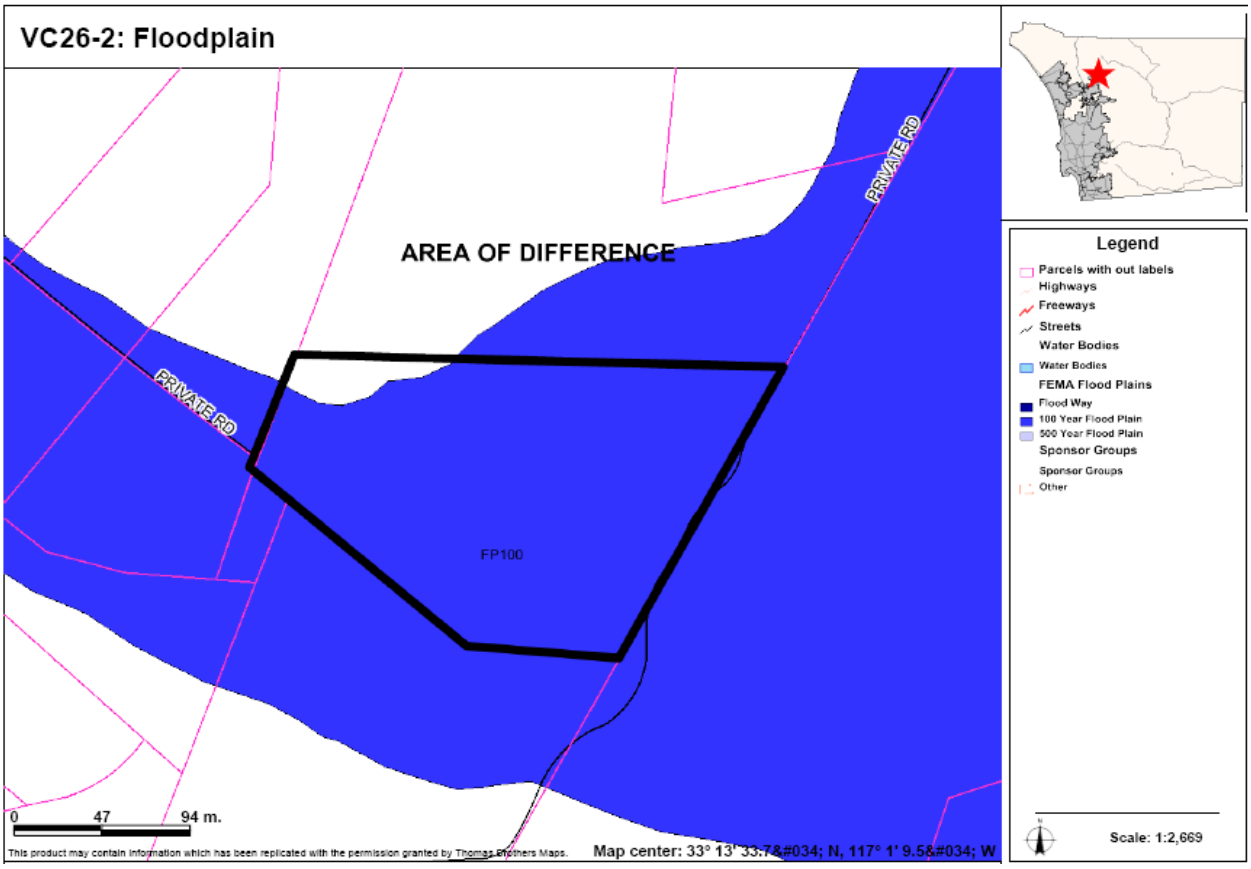
AREAS OF DIFFERENCE

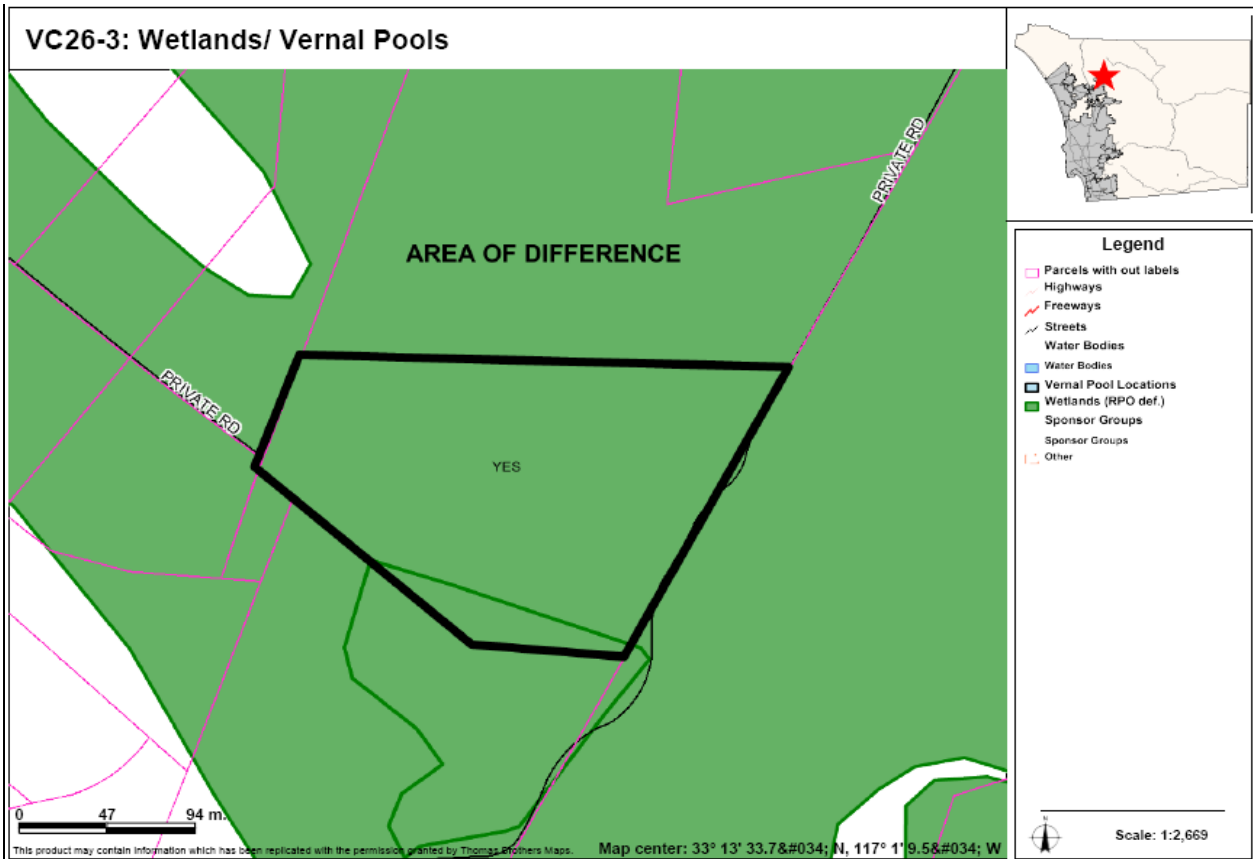
VC26: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	☐	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	⊡	⊡	⊡
5	Account for physical constraints and natural hazards of the land	☐	⊡	⊡	⊡
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	⊡
8	Preserve agriculture	☐	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests		n/a	n/a	n/a

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





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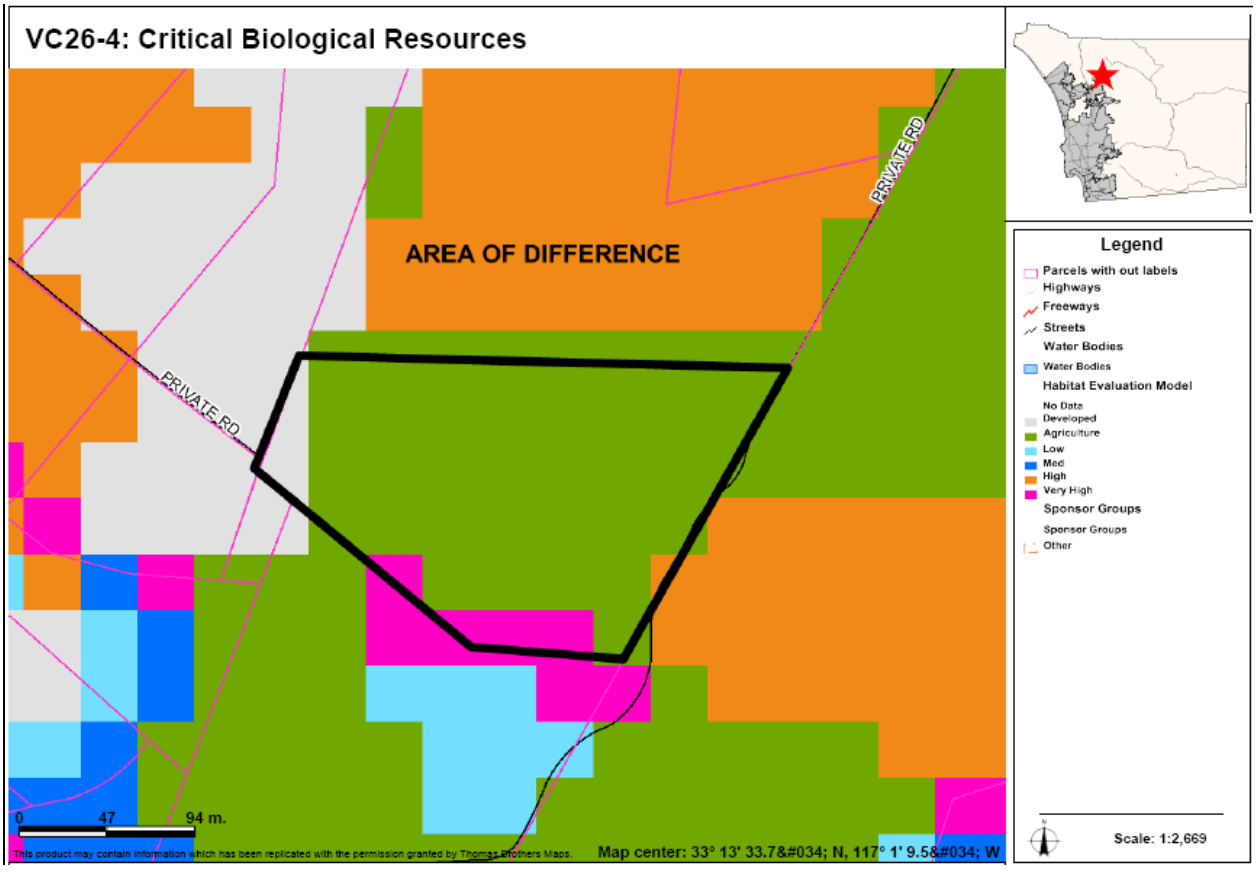
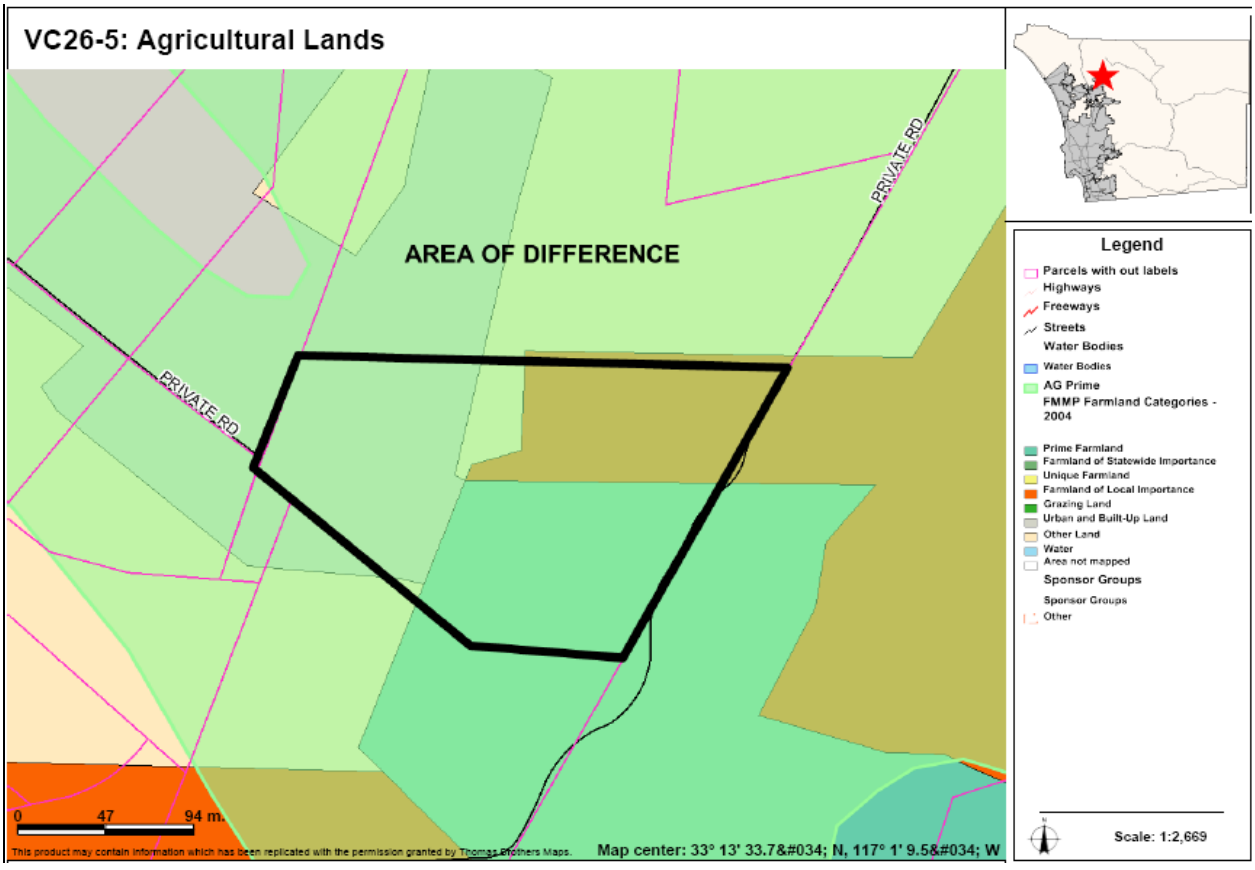




AREAS OF DIFFERENCE

VC27: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #13 (C&I) Chipman Location/Description: • 34.5 acres (2 parcels) • Inside CWA boundary • Bound by Fruitvale Rd to the south, east of Cole Grade Rd. Existing General Plan: #13 (C&I) Chipman	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2.9 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-2
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Entirely agricultural, surrounded by more orchards/vineyards and spaced rural residential. To the southeast, there is a religious facility church.	Other: N/A		CPG Recommendation: CPG did not support the PAA for a project consistent with the Referral Map designation

Discussion

This AOD is located to the northeast of the Valley Center town center. It is surrounded by Semi-Rural designated land. The Referral Map indicates a VR-2.9 designation, where the Draft Land Use and Hybrid Maps indicate a SR-1 designation, which is consistent with the surrounding area. The Referral Map designation requires an increase in density of additional parcels, resulting in an expansion of the town center boundaries and additional contribution to the congestion of the Valley Center road network.

The key constraints associated with VC27 are critical biological resource area and agricultural lands. Figure VC27-1 provides an aerial photo showing the boundaries of the AOD, Figure VC27-2 identifies critical biological resource areas, and Figure VC27-3 identifies important agricultural lands.

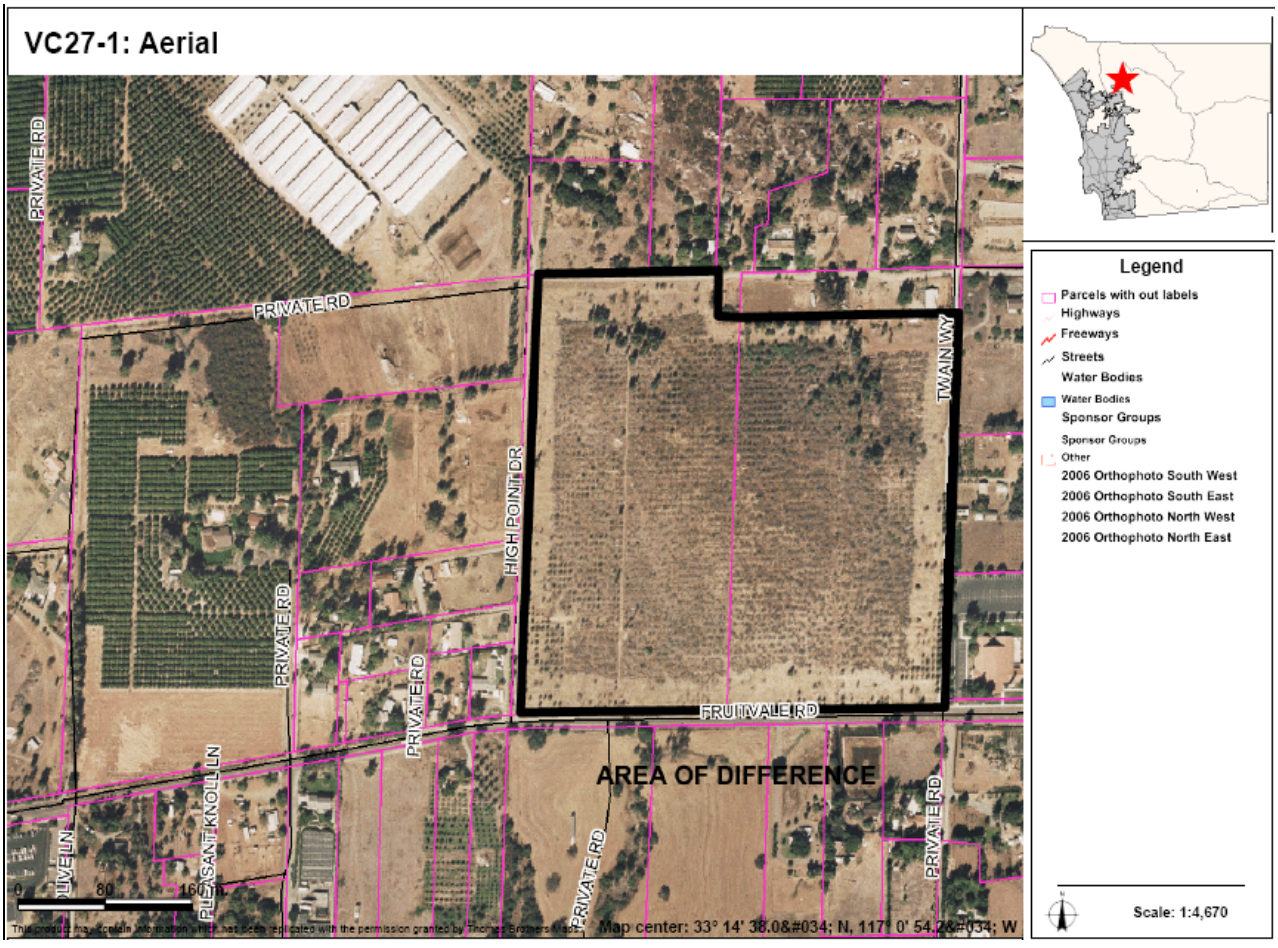
Potential Conflicts with Goals and Policies

None

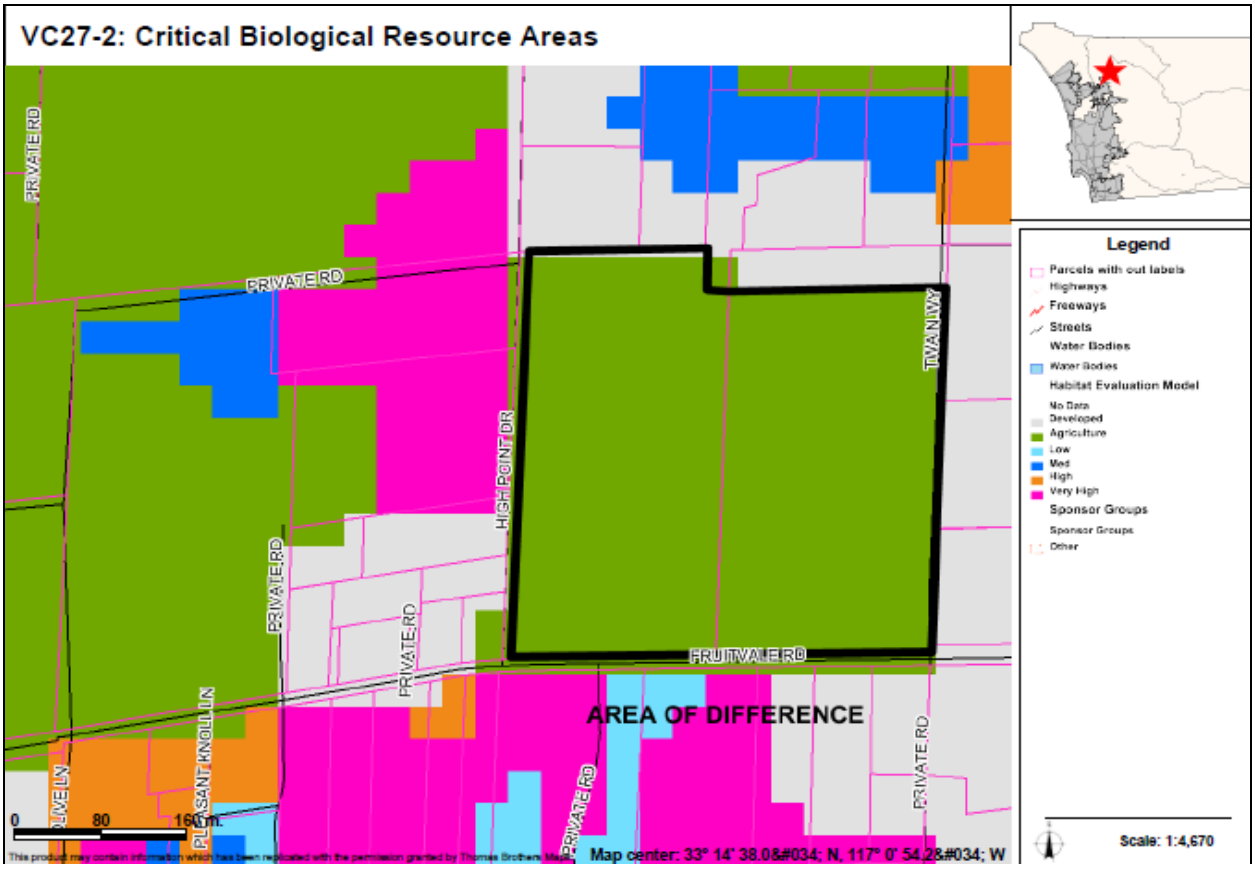
AREAS OF DIFFERENCE

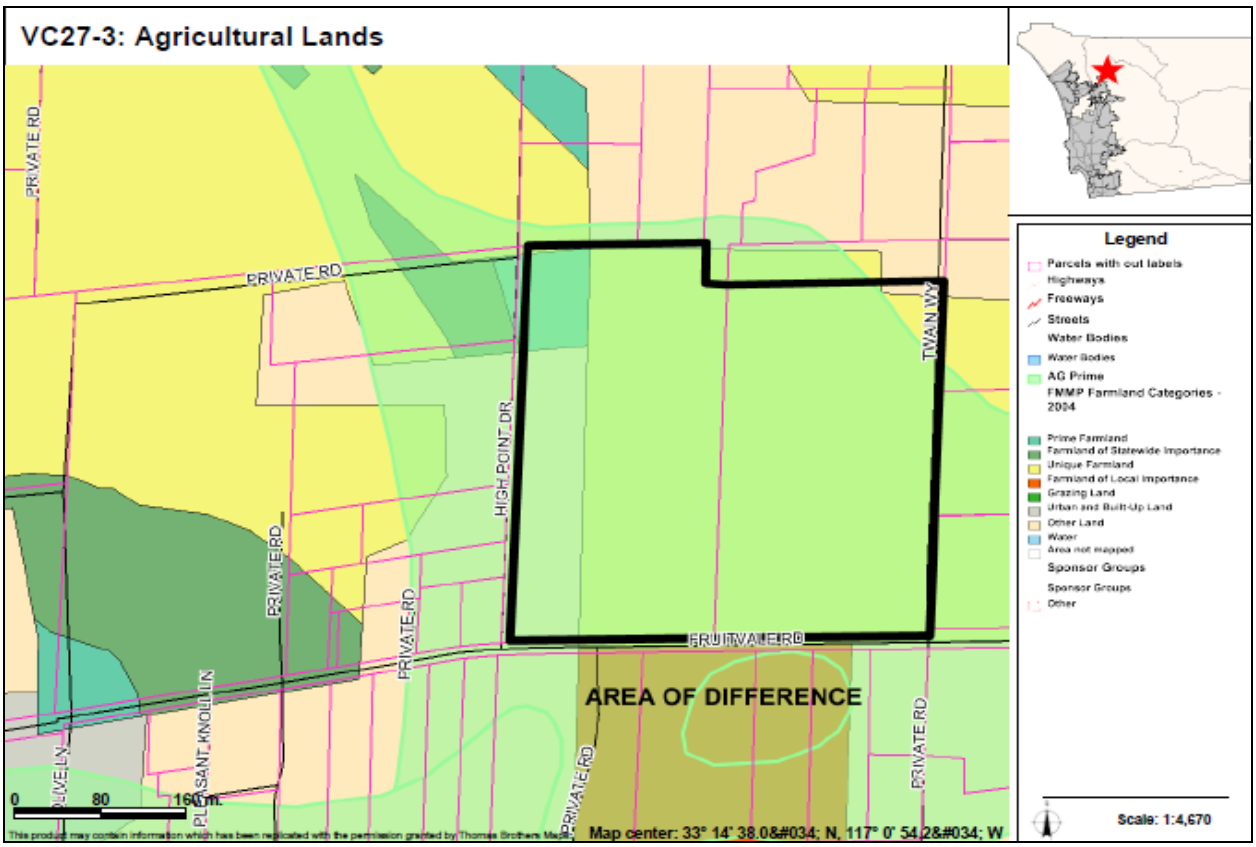
VC27: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	⊡
8	Preserve agriculture	☐	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests	☐	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC28: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: N/A Location/Description: • 42.2 acres (14 parcels) • Inside CWA boundary • Two separate areas near intersection of Cole Grade Rd. and Fruitvale Rd. Existing General Plan: (17) 1 du/ 2, 4 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: VR-2.9 Hybrid: SR-1 Draft Land Use: SR-1 Environmentally Superior: SR-2, SR-1
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Developed area used for agriculture and spaced rural residential. Surrounded on all sides by mostly agriculture and a few homes. Adjacent to Elementary School.	Other: N/A		CPG Recommendation: N/A

Discussion

This AOD is not a specific referral but requires mapping changes to the Referral Map to maintain consistency if the changes for VC28 are implemented.

The key constraints associated with VC28 are critical biological resource area and agricultural lands. Figure VC28-1 provides an aerial photo showing the boundaries of the AOD, Figure VC28-2 identifies critical biological resource areas, and Figure VC28-3 identifies important agricultural lands.

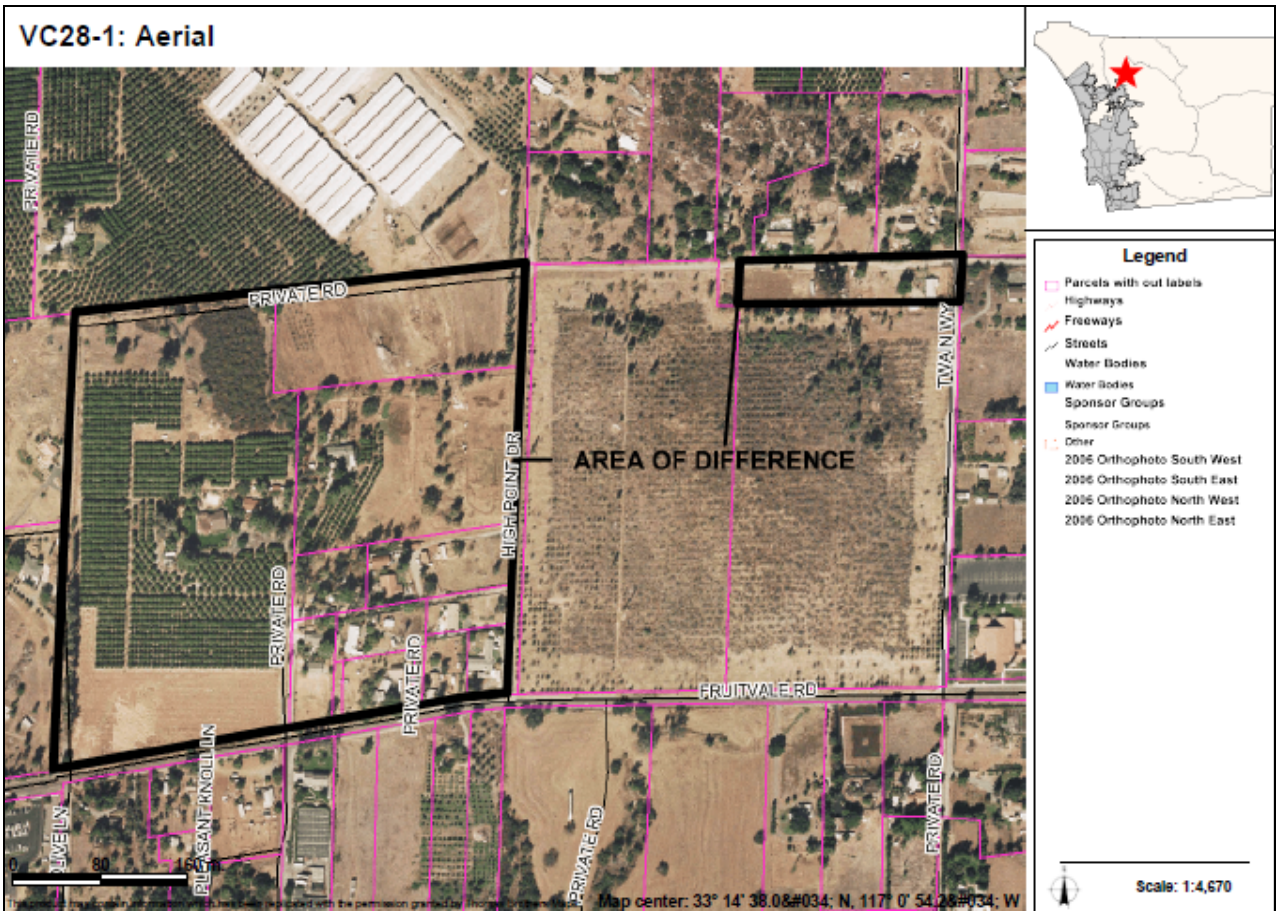
Potential Conflicts with Goals and Policies

None

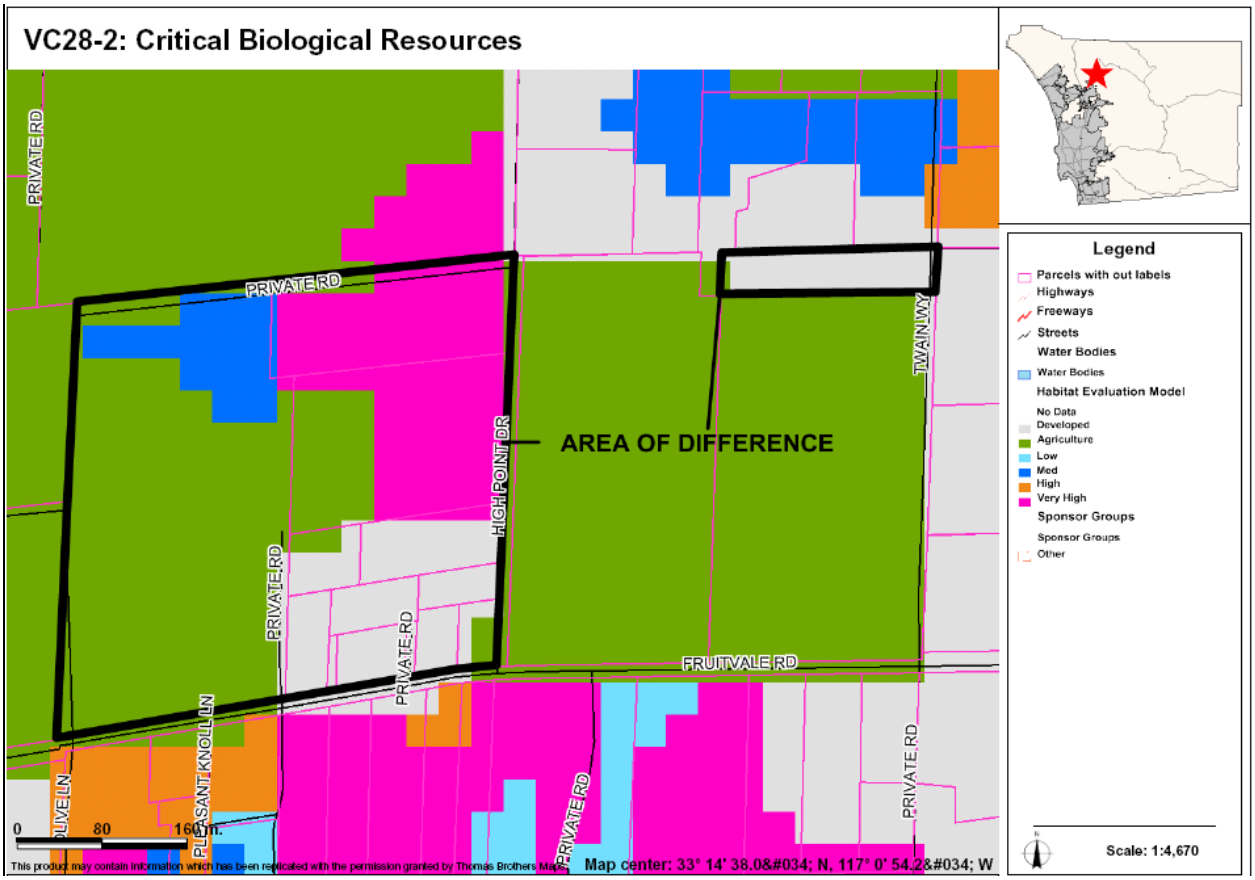
AREAS OF DIFFERENCE

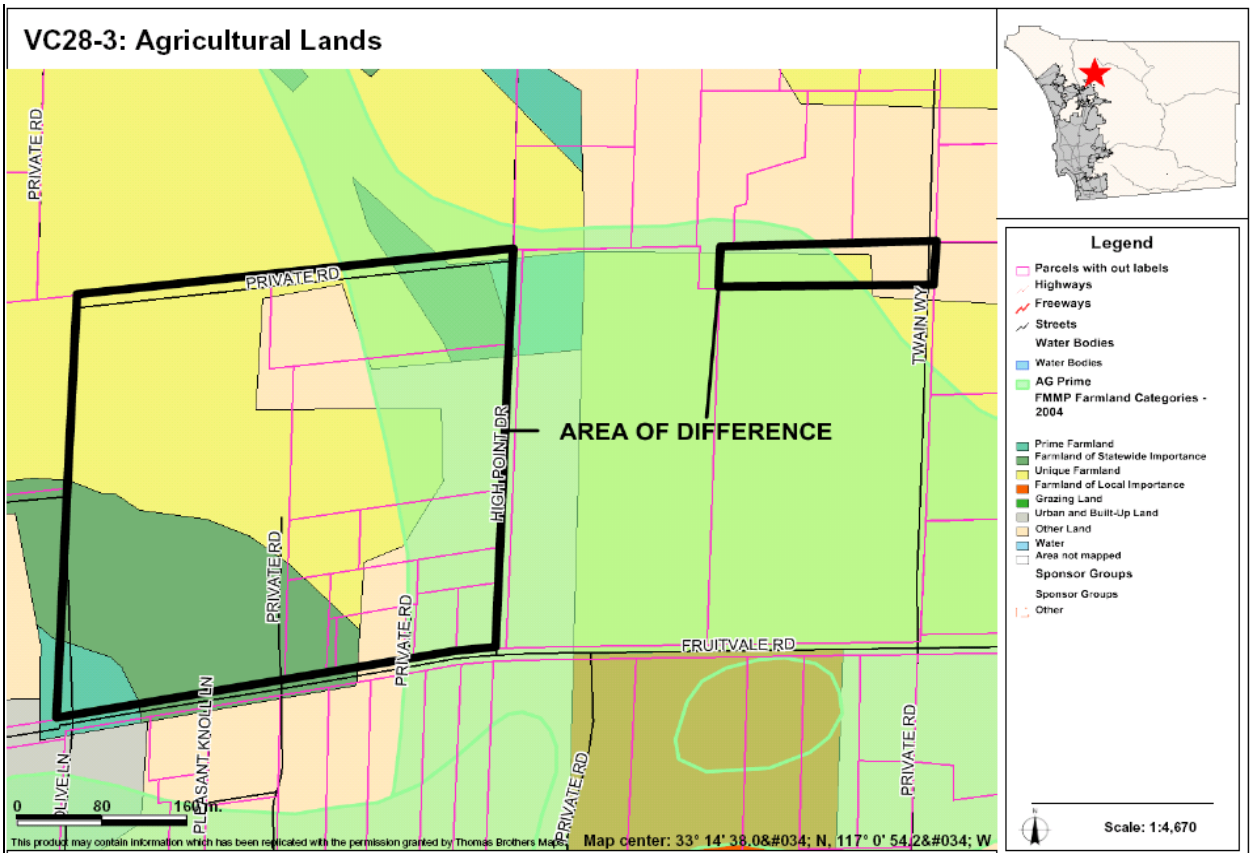
VC28: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	☐	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	☐	■	■	■
5	Account for physical constraints and natural hazards of the land	☐	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	☐	⊡	⊡	⊡
8	Preserve agriculture	☐	⊡	⊡	⊡
9	Minimize public costs of infrastructure and services	☐	⊡	⊡	⊡
10	Recognize community and stakeholder interests	☐	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE





AREAS OF DIFFERENCE

VC29: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: Casparian and Tanalski [88] Location/Description: • 291.2 acres (10 parcels) • Inside CWA boundary Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: SR-10 Hybrid: RL-20 Draft Land Use: RL-40 Environmentally Superior: RL-40
	Steep slope (greater than 25%)	●	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	●	
	Agricultural Lands	●	
Context: Vacant; surrounded on three sides by Hellhole Canyon Preserve.	Other: N/A		CPG Recommendation: SR-4

Discussion

This is a property that lies east of Hellhole Canyon, north of VC21. It lacks public services, access, and infrastructure, and contains steep slopes and biological habitat. It is mapped on the Referral Map as SR-10, which is similar to the area to the immediate south. It is mapped on the Hybrid Map as RL-20, which is consistent with the general mapping criteria that capped all lands in this area within the CWA at RL-20 on the Referral Map. The RL-40 designation is included for this area on the Draft Land Use and Environmentally Superior Maps due to site constraints, lack or services and accessibility, and consistency with surrounding area.

The key constraints associated with VC29 are steep slopes, critical biological resource area, and agricultural lands. Figure VC29-1 provides an aerial photo showing the boundaries of the AOD, Figure VC29-2 identifies steep slope areas, Figure VC29-3 identifies critical biological resource areas, and Figure VC29-4 identifies important agricultural lands.

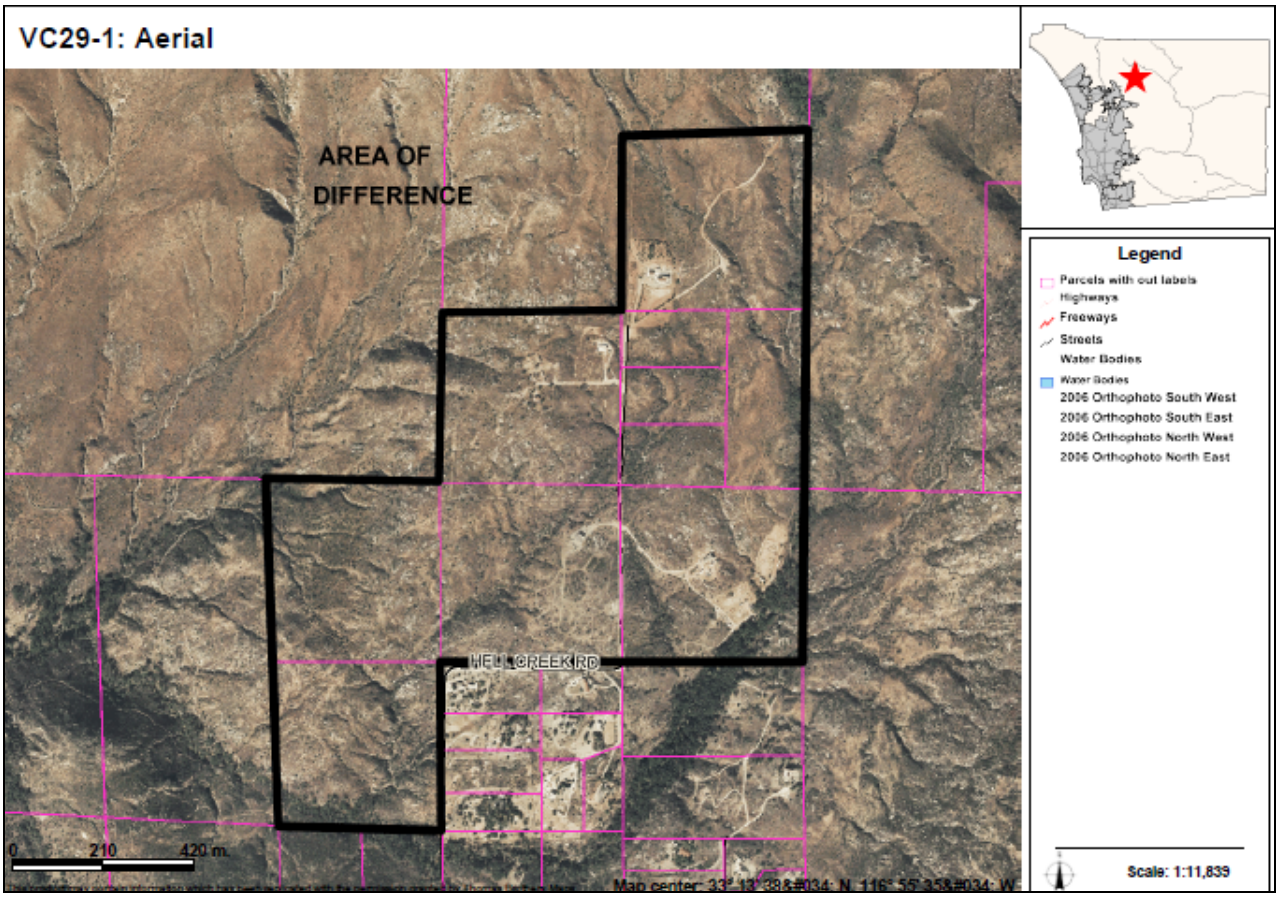
Potential Conflicts with Goals and Policies

None

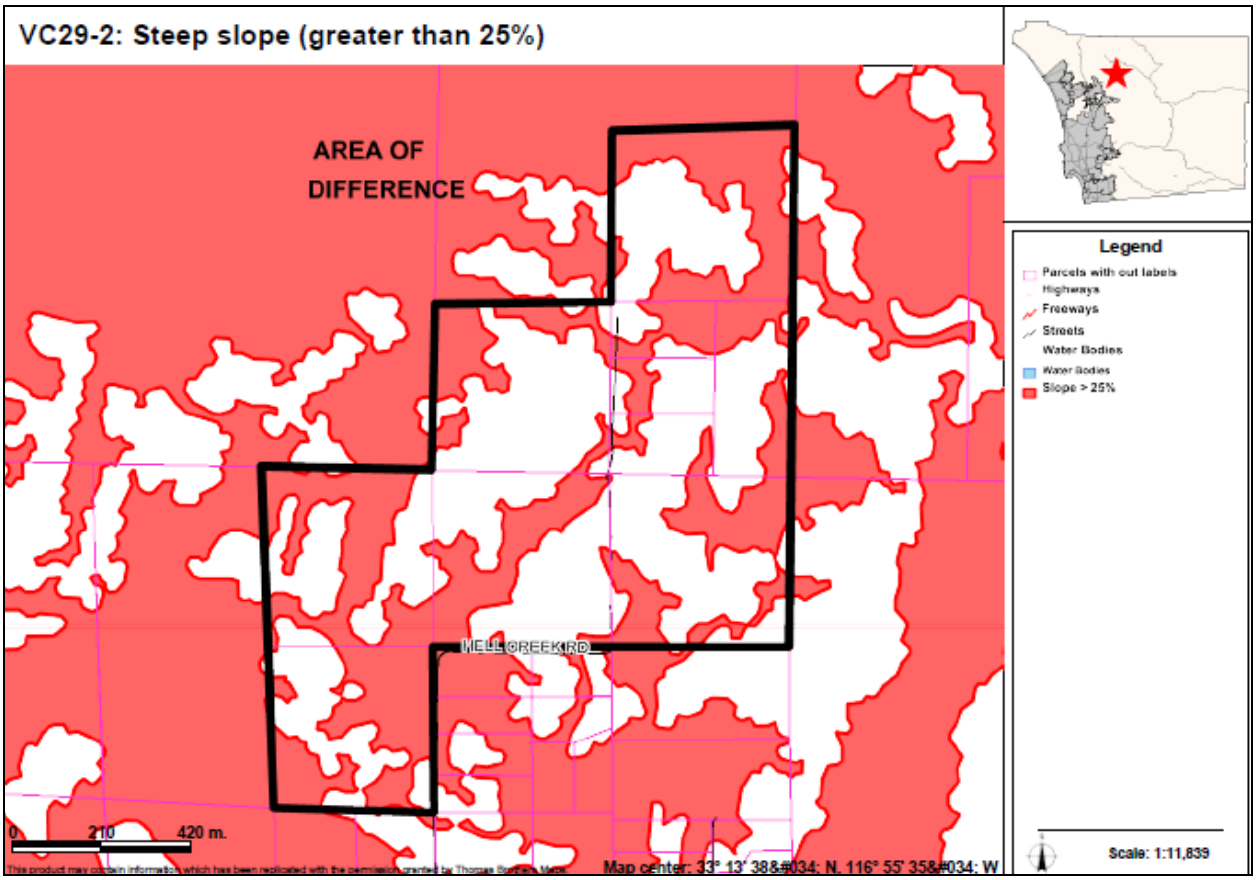
AREAS OF DIFFERENCE

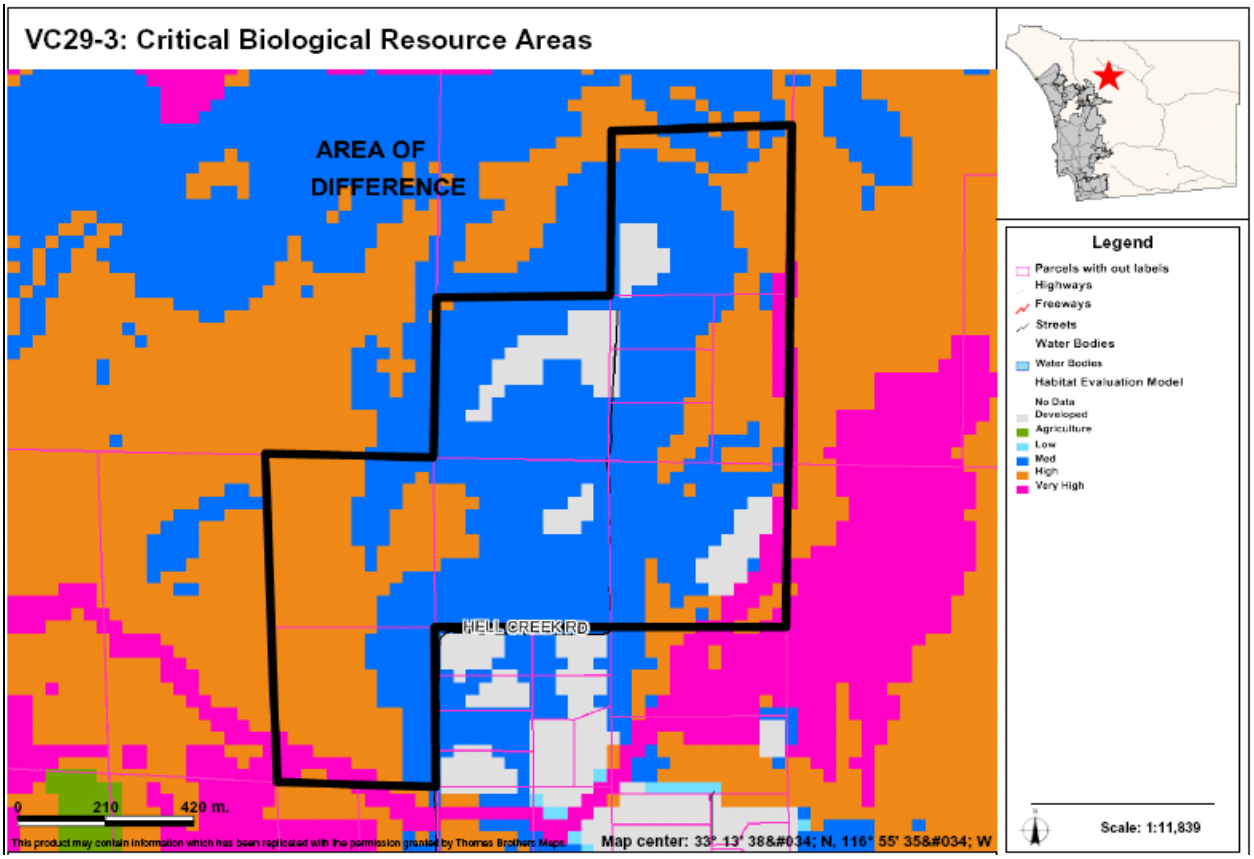
VC29: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	■	■	■
3	Reinforce the vitality, local economy, and character of communities	⊡	■	■	■
4	Protect natural resources and habitats of ecological importance	⊡	■	■	■
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network		n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	■	■	■
10	Recognize community and stakeholder interests	⊡	⊡	⊡	⊡

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable

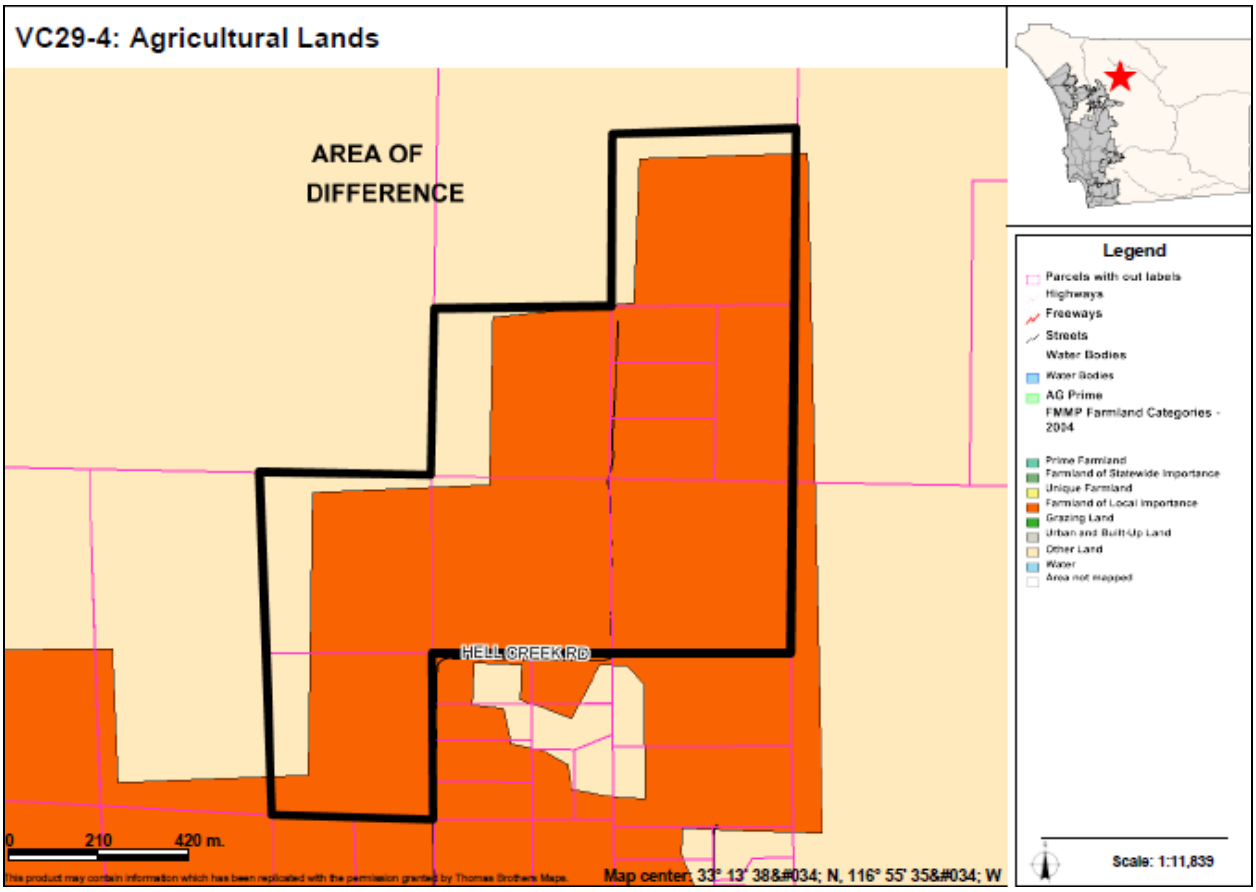


AREAS OF DIFFERENCE





AREAS OF DIFFERENCE



AREAS OF DIFFERENCE

VC30: Site Analysis

Property Description	Site Analysis		Land Use Alternatives
Referral Name [#]: #10 (C&I) Anvil Location/Description: • 3.1 acres (2 parcels) • Inside CWA boundary • Bound by N. Lake Wohlford Dr. and 250 ft. south of Station Rd. Existing General Plan: (18) 1 du/ 4, 8, 20 ac	Prevalence of Constraints ● – high; ◒ – partially; ○ - none		Referral Map: C-4 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: SR-4
	Steep slope (greater than 25%)	○	
	Floodplain	○	
	Wetlands (also Vernal Pools)	○	
	Critical Biological Resource Areas	○	
	Agricultural Lands	◒	
Context: Generally spaced rural residential, which is expanded more into the south and east. To the west is a junior high school and to the north are fire/sheriff stations.	Other: N/A		CPG Recommendation: N/A

Discussion

This property lies outside of the village boundary and is west of VC1. The Referral Map provides a small area of additional commercial to a residential parcel to compensate for adverse impacts from adjacent public facilities (Sheriff and Fire Stations). Rather than creating an isolated area of commercial, the other maps retains the residential designation, but leaves alternative uses open to be addressed through zoning.

The key constraint associated with VC30 is agricultural lands. Figure VC30-1 provides an aerial photo showing the boundaries of the AOD and Figure VC30-2 identifies important agricultural lands.

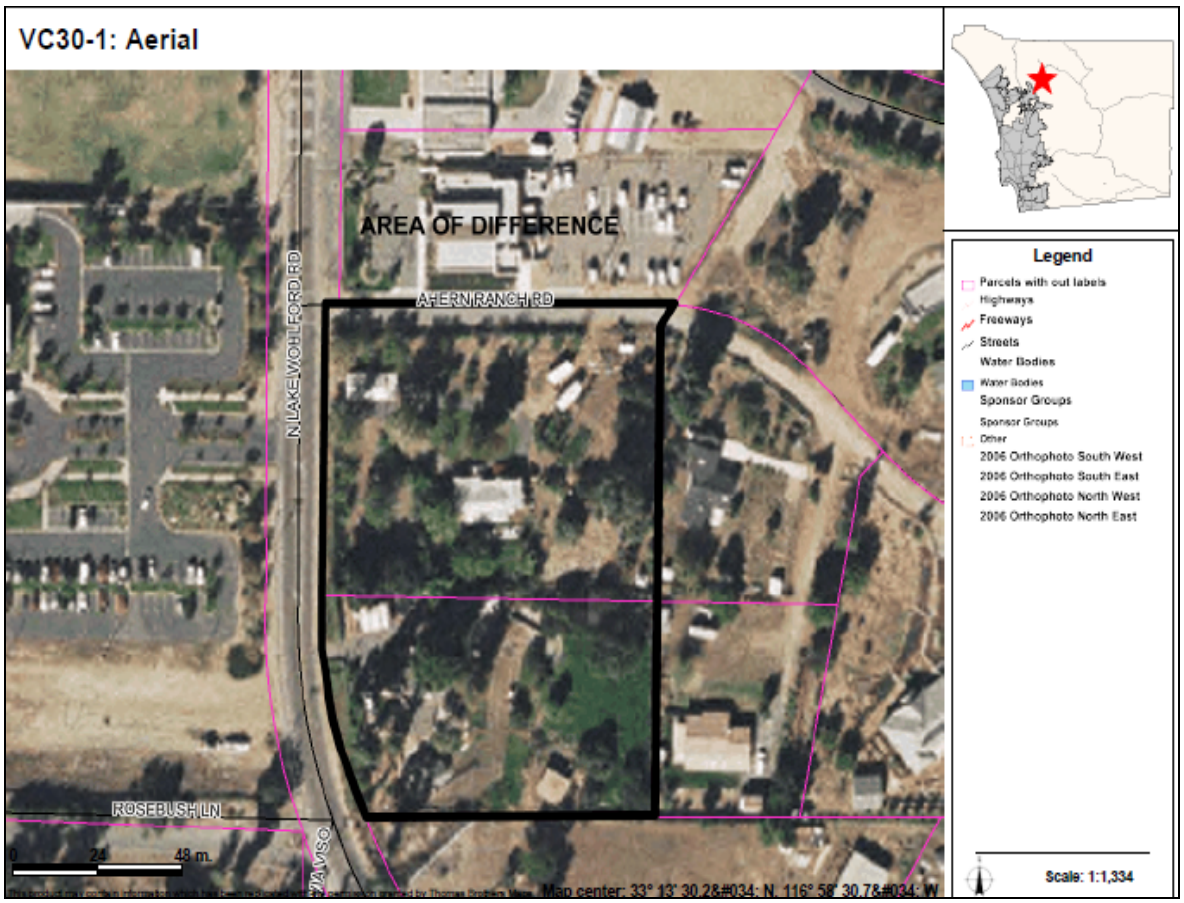
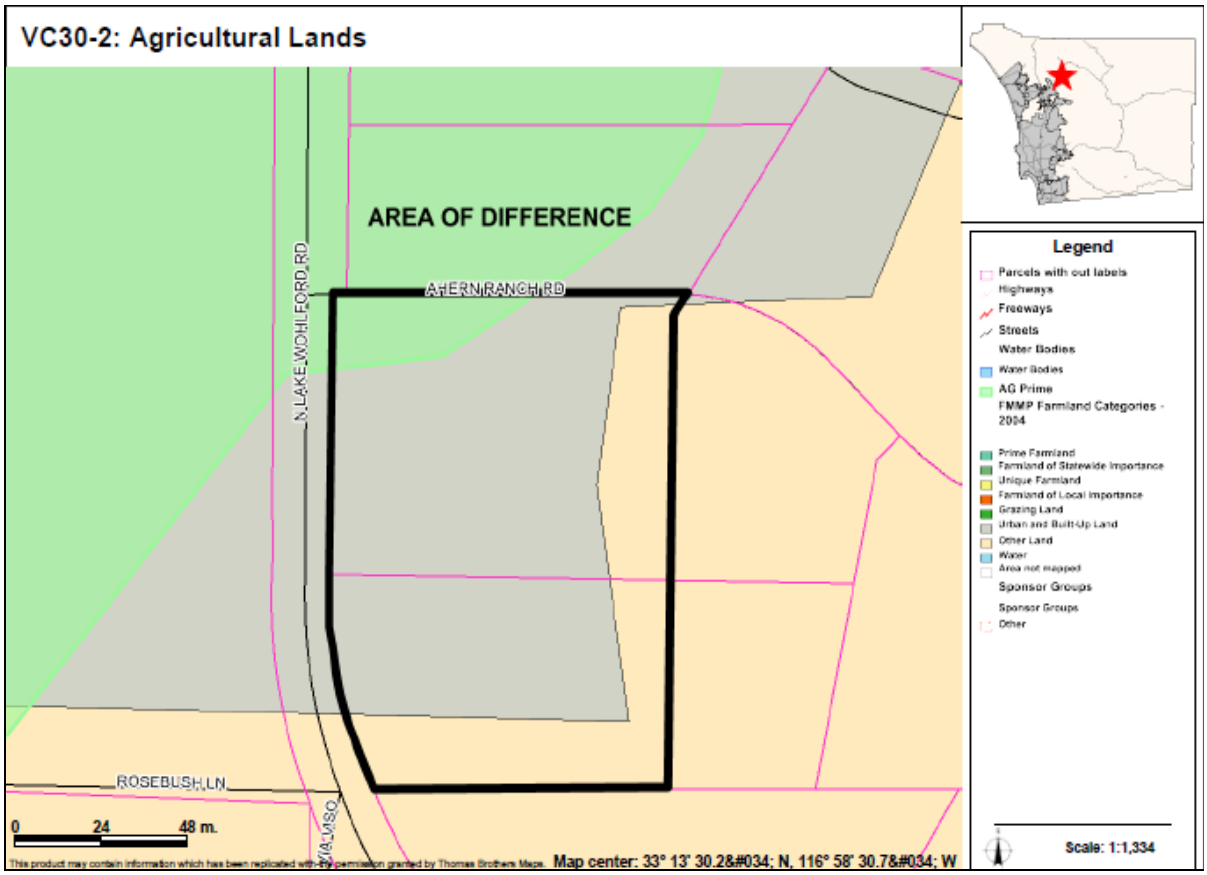
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE

VC30: Fulfillment of Guiding Principles		Map Alternative			
		Ref	Hyb	LU	ES
1	Support reasonable share of projected regional population growth	⊡	⊡	⊡	⊡
2	Reduce land consumption and promote sustainability	⊡	⊡	⊡	⊡
3	Reinforce the vitality, local economy, and character of communities	⊡	⊡	⊡	⊡
4	Protect natural resources and habitats of ecological importance	n/a	n/a	n/a	n/a
5	Account for physical constraints and natural hazards of the land	⊡	■	■	■
6	Provide & support multi-modal transportation network	n/a	n/a	n/a	n/a
7	Sustainable communities / reduced greenhouse gas emissions	⊡	■	■	■
8	Preserve agriculture	⊡	■	■	■
9	Minimize public costs of infrastructure and services	⊡	⊡	⊡	⊡
10	Recognize community and stakeholder interests	☐	■	■	■

■ — Total; ⊡ — Partial; ☐ — None; n/a — Not Applicable



AREAS OF DIFFERENCE