

APPENDIX C

AREAS OF DIFFERENCE — RECOMMENDED PROJECT

AL21: Alpine Boulevard & Dunbar Commercial, Alpine
BO17: State Route 76 Commercial, Bonsall
CI13: Lincoln Acres Commercial Center, County Islands
CM13: Descanso (Anderson), Descanso
CM14: Merrigan Commercial, Descanso
JD9: Jamul Commercial Village, Jamul
JL14: Hanafin Commercial, Julian
LS21: Poole Deannexation, Lakeside
LS22: Cox GPA 05-002, Lakeside
ME13: Commercial Property on State Route 94, Mountain Empire
NC25: Chehade Split Designation, North County Metro
NC29: Lake Wohlford Mobilehome Park, North County Metro
NC30: Montiel Heights GPA 04-07, North County Metro
PP27-2: PC Motion (Chagala), Pala Pauma Valley
RM8: Gaye Miller / Cumming Ranch, Ramona
RM10: Pala & La Brea, Ramona
RM-12: VR-20 Sites, Ramona
RM13: Office Professional Site, Ramona
SD5A: Perkins, San Dieguito
SD12: Detwiler & Oak Rose TM, San Dieguito
SD13: Morgan Run, San Dieguito
SV23: Jamacha Road/ SR 125- Correction, Spring Valley
SV24: Jamacha Road Industrial, Spring Valley
SV25: Sweetwater Springs/ Jamacha Boulevard Industrial, Spring Valley
SV26: Jackson Commercial, Spring Valley

AREAS OF DIFFERENCE — RECOMMENDED PROJECT

AL21: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|-----------------------------------|---|
| <u>Referral Name [#]:</u> Alpine Boulevard & Dunbar Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.34 acres (two parcels) • Inside CWA boundary • Alpine CPA adjacent to Alpine Blvd. and Interstate 8 <u>Existing General Plan:</u> (18) Multiple Rural Use | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL-20 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> RL-20 |
| | Floodplain | ○ | <u>Draft Land Use:</u> RL-20 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> RL-20 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Rural Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of an undeveloped parcel and a parcel developed with a single family dwelling and detached garage. The parcels are bounded to the north by Interstate 8 and Chocolate Summit Drive. The southern portion is bounded by Alpine Boulevard, Extractive Industry, Commercial Retail, and undeveloped lands. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

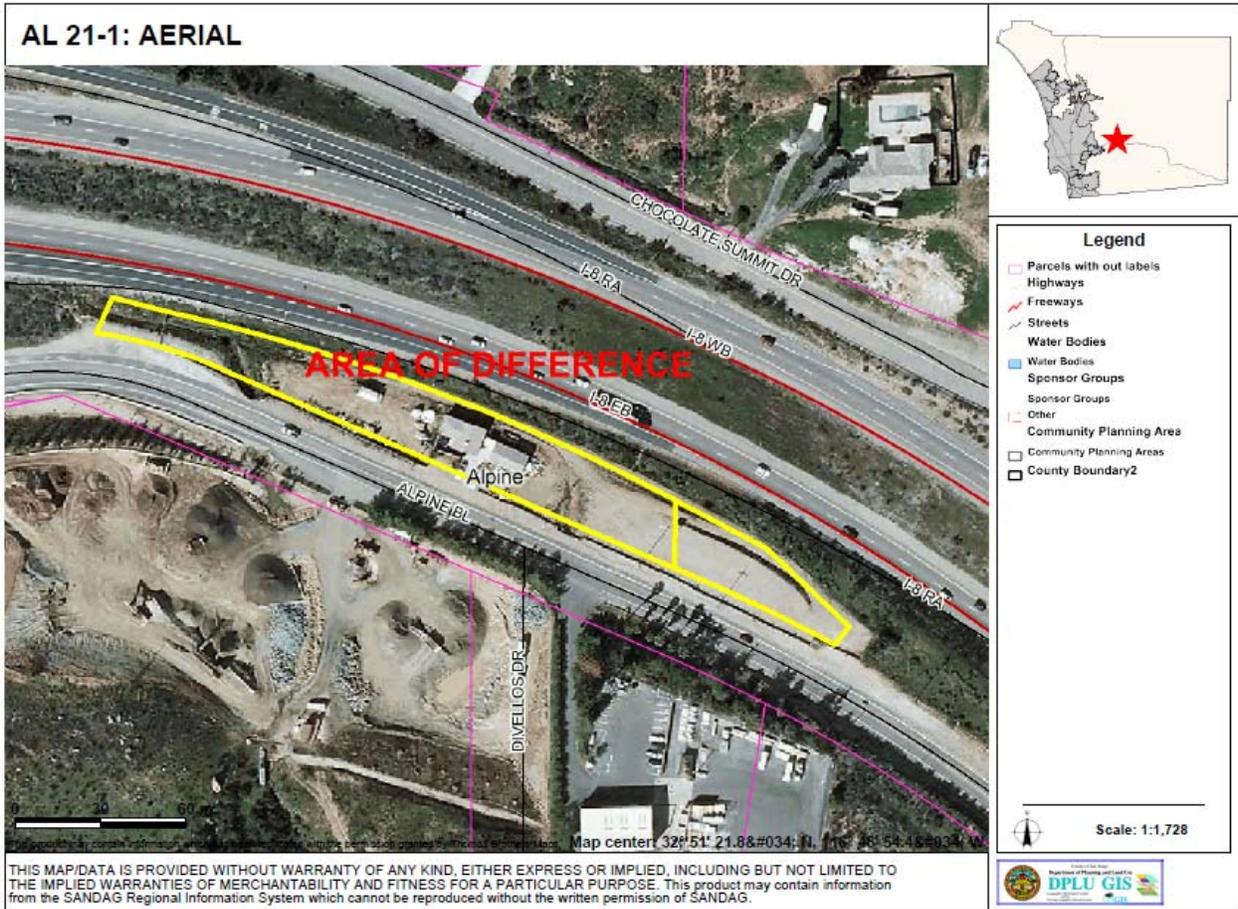
Discussion

There are no key constraints associated with AOD AL21. Figure AL21-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

B017: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|------------------------------------|--|
| <u>Referral Name [#]:</u> SR 76 Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.37 acres (3 parcels) • Inside CWA boundary • Bonsall CSG adjacent to Interstate 15 and Montiel Road <u>Existing General Plan:</u> (24) Impact Sensitive | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL-40 | |
| | Steep slope (greater than 25%) | ● | <u>Hybrid:</u> RL-40 |
| | Floodplain | ◐ | <u>Draft Land Use:</u> RL-40 |
| | Wetlands (also Vernal Pools) | ◐ | <u>Environmentally Superior:</u> RL-40 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Neighborhood Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 3 parcels developed with 2 commercial uses (feed supply and construction materials). The parcel is bounded to the north and east by Mission Road and commercial development. The parcel is bound to the west and south by vacant land, rural residential development and agricultural land uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

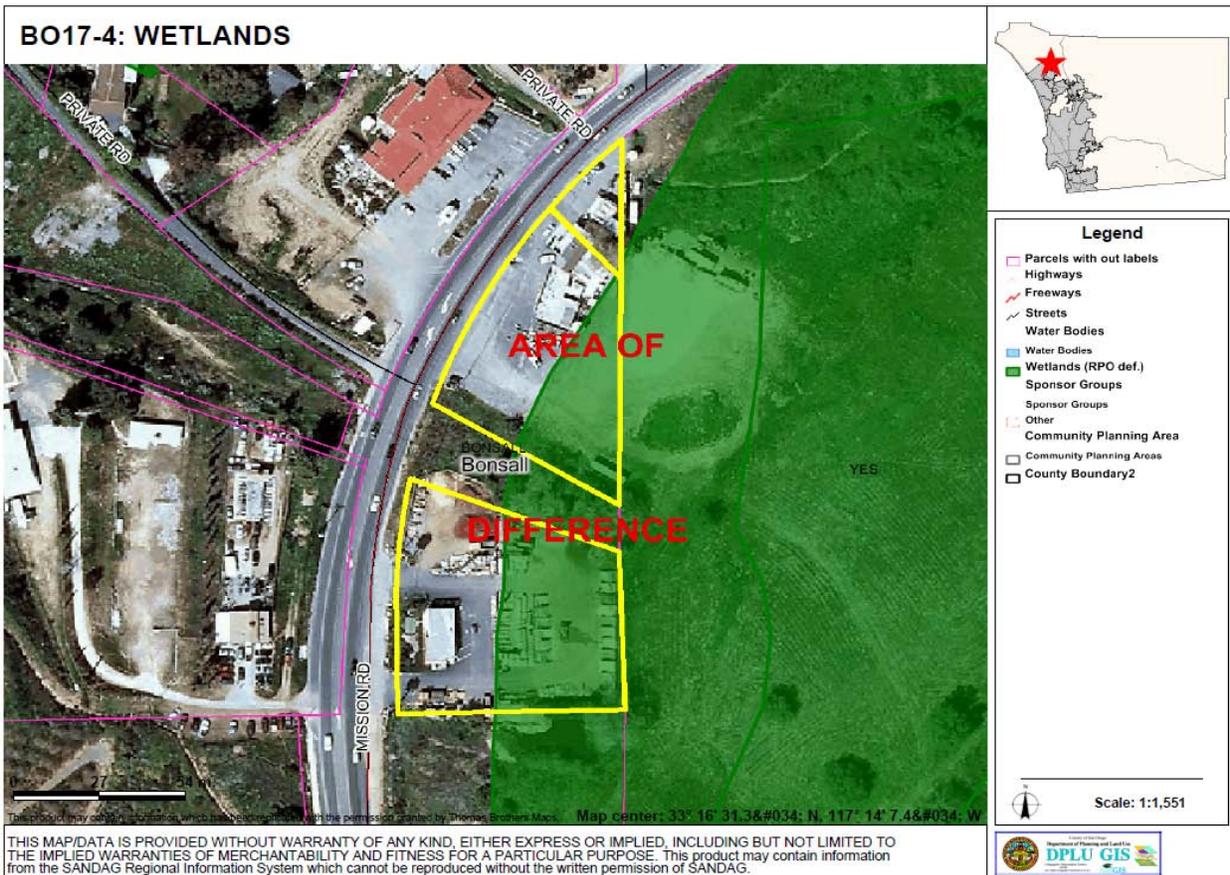
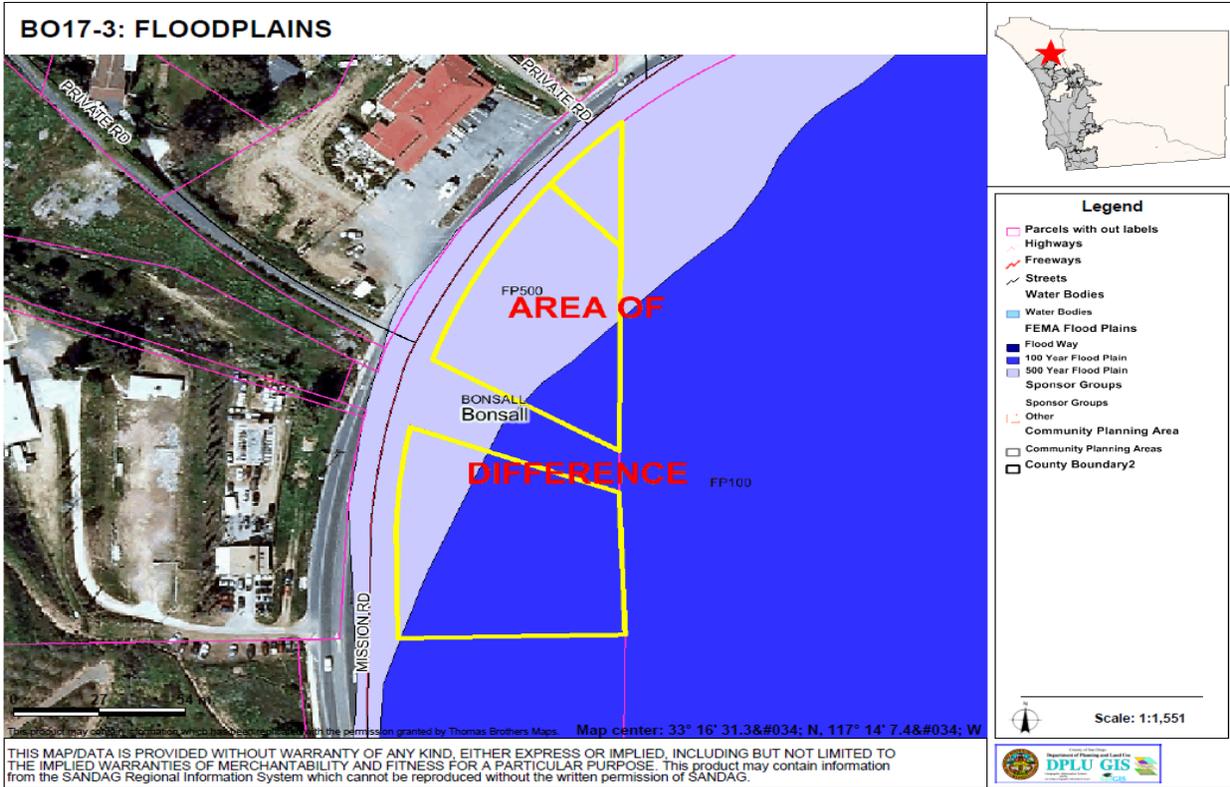
Discussion

The parcel contains steep slopes, floodplains, and wetlands. Figure BO17-1 provides an aerial photo showing the boundaries of the AOD, Figure BO17-2 shows the steep slopes, Figure BO17-3 shows the floodplains, and Figure BO17-4 shows the wetlands on the subject parcel.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

CI3: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|---|---|
| <u>Referral Name [#]:</u> Lincoln Acres Commercial Center <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.21 acres (3 parcels) • Inside CWA boundary • County Islands adjacent to Interstate 805, State Route 52, and Sweetwater Road <u>Existing General Plan:</u> (5) Residential & (25) Extractive | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> VR-4.3/ Public-Semi Public Facilities <u>Hybrid:</u> VR-4.3 <u>Draft Land Use:</u> VR-4.3/ Public-Semi Public Facilities <u>Environmentally Superior:</u> VR-4.3 <u>Recommended Project:</u> General Commercial | |
| | Steep slope (greater than 25%) | | ○ |
| | Floodplain | | ○ |
| | Wetlands (also Vernal Pools) | | ○ |
| | Critical Biological Resource Areas | | ○ |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 3 parcels developed with a gas station and car wash. The parcels are bounded to the east by Interstate 805 and State Route 52. The southern portion is bounded by Sweetwater Road. The northern and western portions are bounded by residential development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

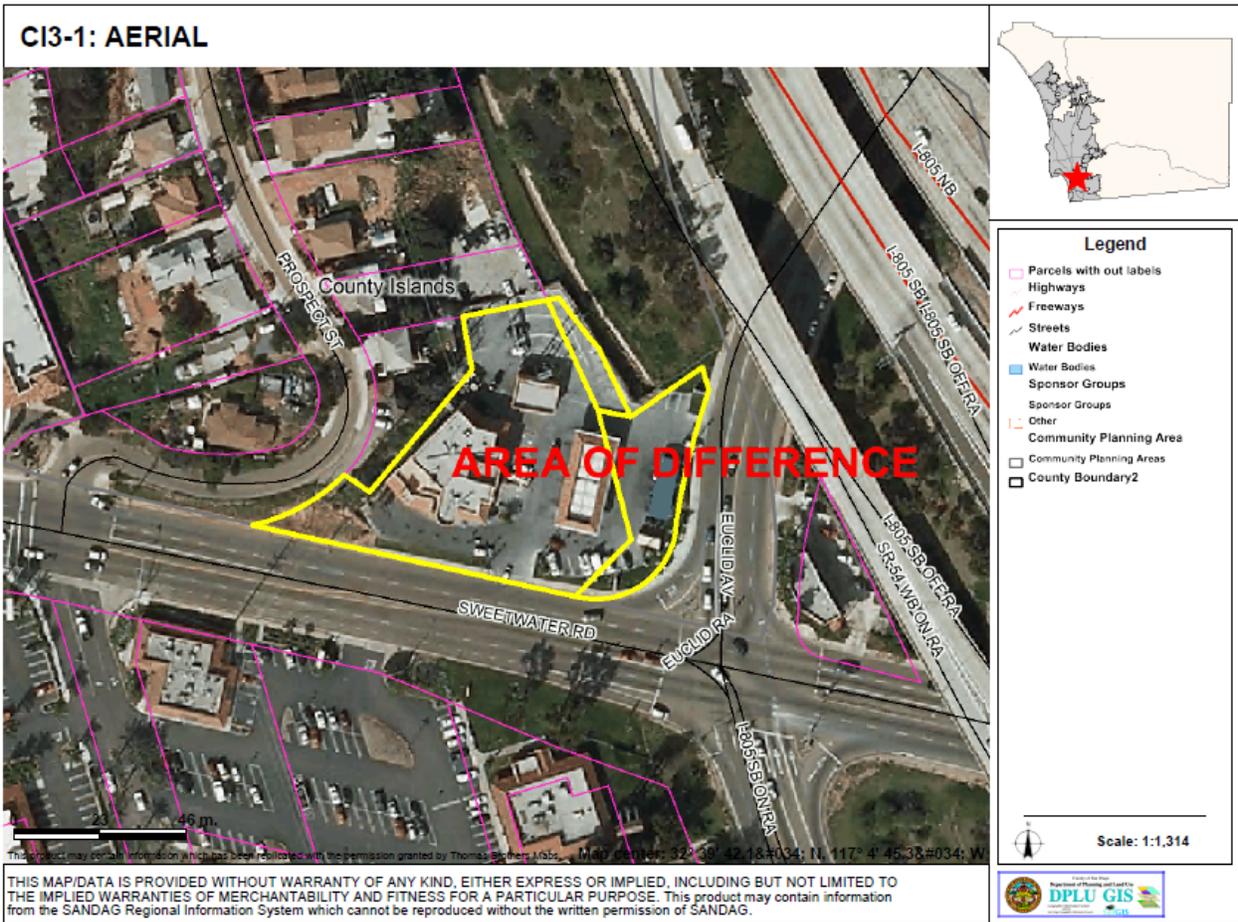
Discussion

There are no key constraints associated with AOD CI3. Figure CI3-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE (AOD) — RECOMMENDED PROJECT

CM13: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|------------------------------------|---|
| <u>Referral Name [#]:</u> Descanso (Anderson) <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.37 acres (three parcels) • Inside CWA boundary • Descanso CSG adjacent to Interstate 15 and Montiel Road <u>Existing General Plan:</u> (24) Impact Sensitive | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL-40 | |
| | Steep slope (greater than 25%) | ● | <u>Hybrid:</u> RL-40 |
| | Floodplain | ● | <u>Draft Land Use:</u> RL-40 |
| | Wetlands (also Vernal Pools) | ● | <u>Environmentally Superior:</u> RL-160 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Rural Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of one parcel developed with single family residence and agricultural land uses. The parcel is bounded to the north by Viejas Boulevard and agricultural land uses. The parcel is also bounded to the east by State Route 79. The parcel is bound to the east, west and south by vacant land, rural residential development and agricultural land uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

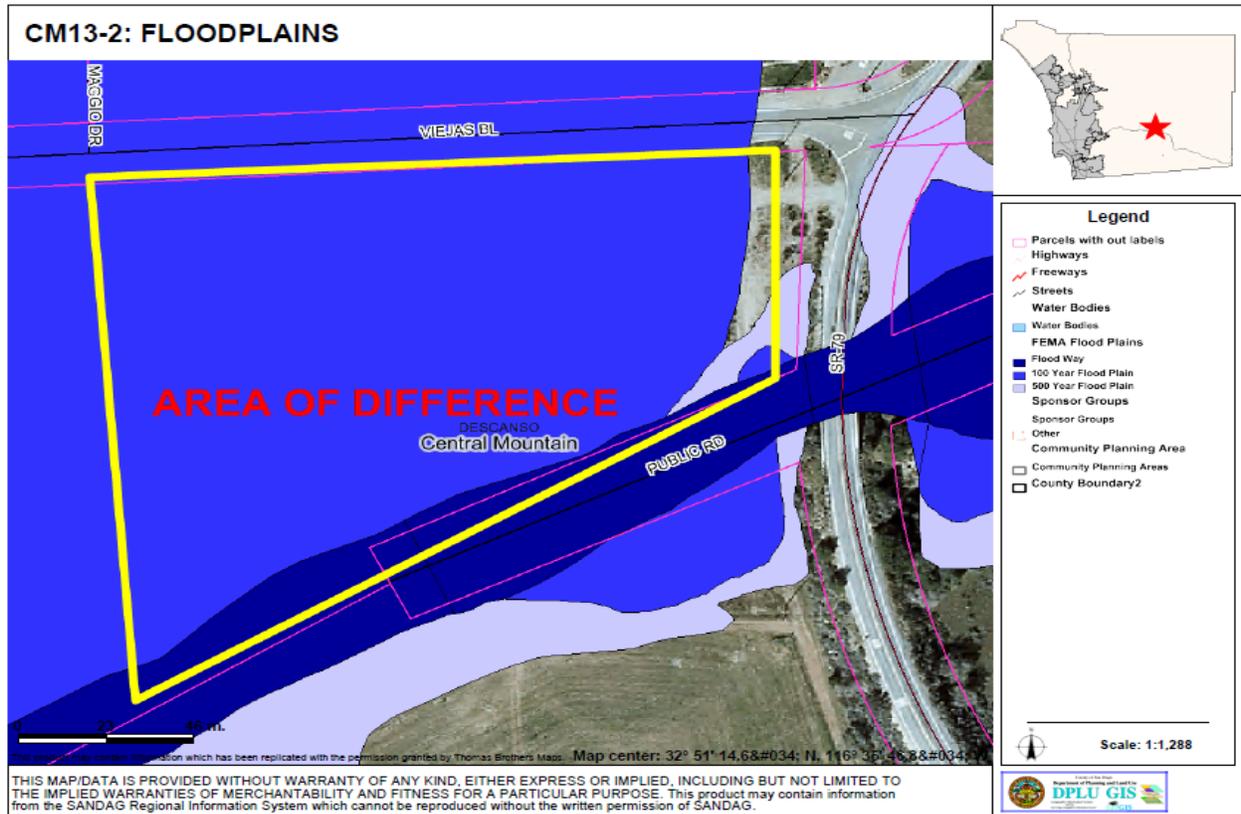
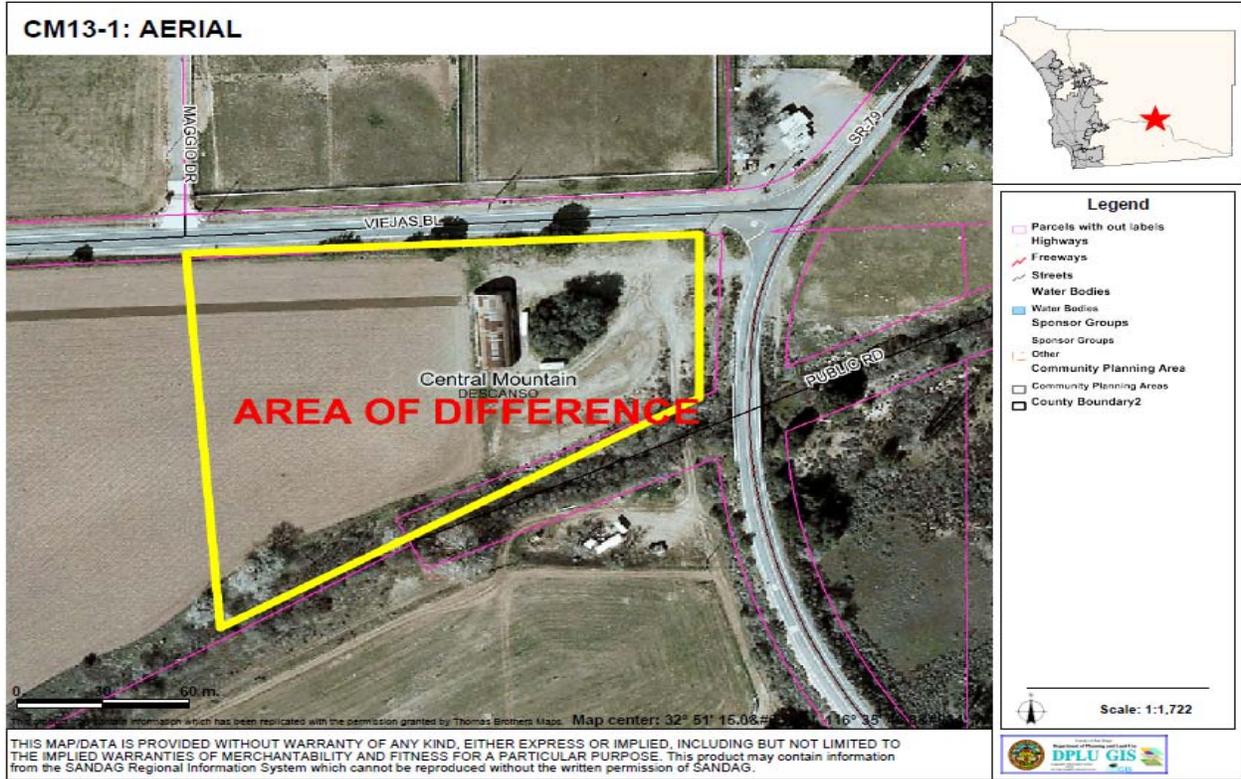
Discussion

The parcel is constrained by floodplains, wetlands, and agricultural lands. Figure CM13-1 provides an aerial photo showing the boundaries of the AOD, Figure CM13-2 identifies the floodplains, Figure CM13-3 identifies the wetlands, and Figure CM13-4 shows the agricultural lands on the subject parcel.

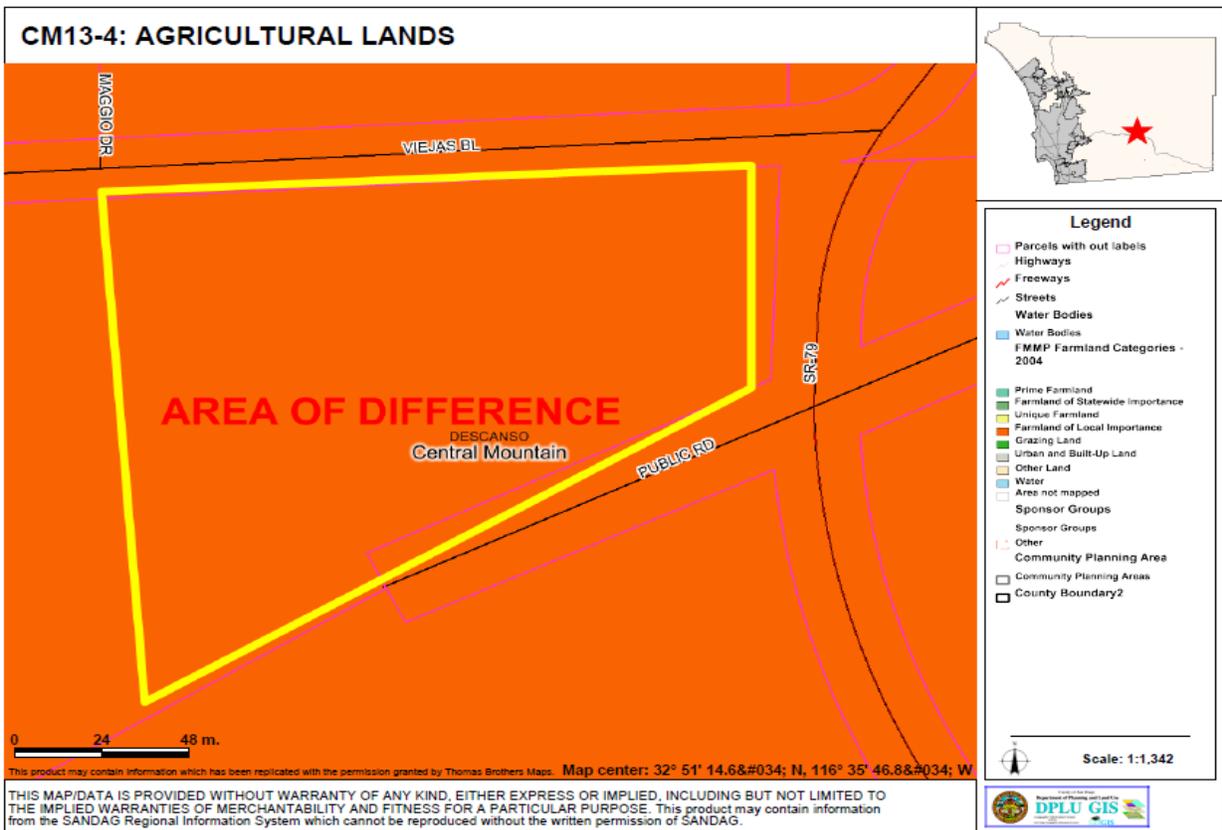
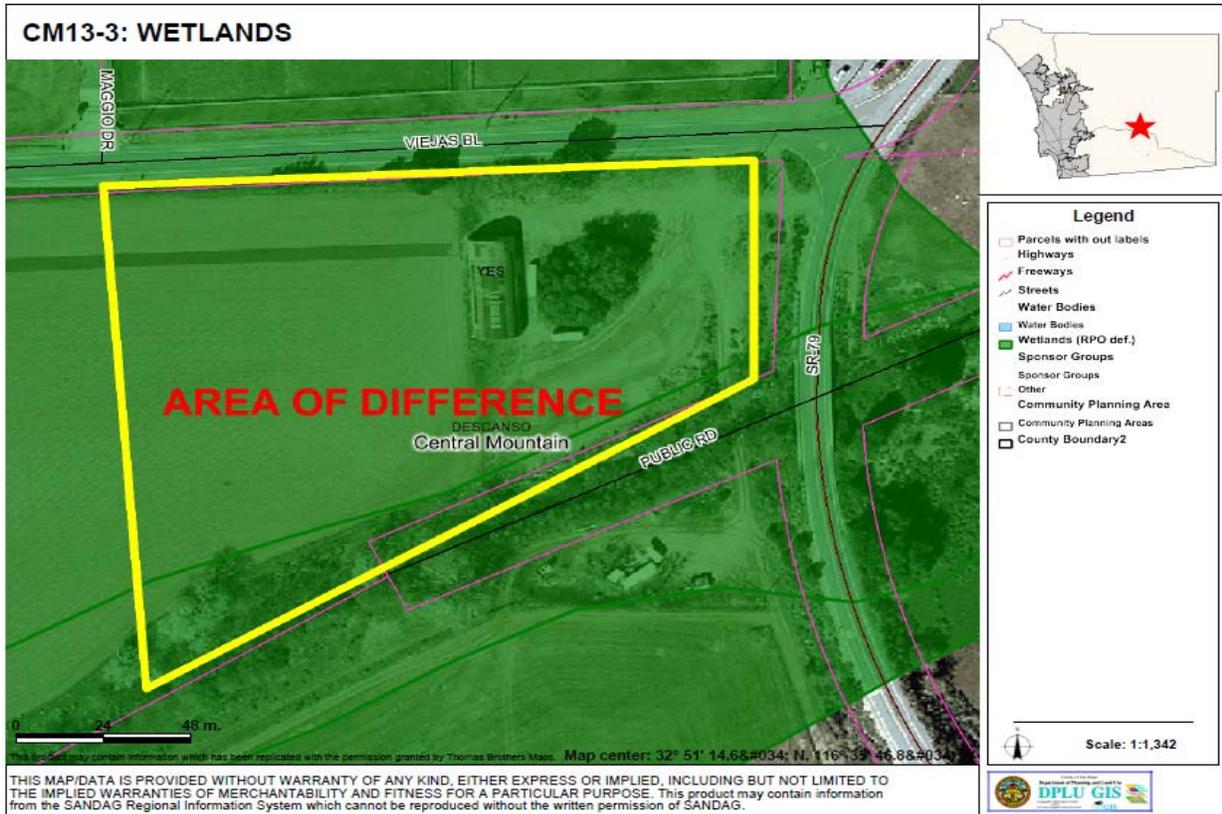
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE (AOD) — RECOMMENDED PROJECT



AREAS OF DIFFERENCE (AOD) — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

CM14: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives |
|---|---|---|
| <u>Referral Name [#]:</u> Merrigan Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.1 acres of 105.98 acre parcel • Outside CWA boundary • Descanso CSG adjacent to Viejas Boulevard <u>Existing General Plan:</u> (14) Service Commercial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL40 |
| | Steep slope (greater than 25%) ○ | <u>Hybrid:</u> RL40 |
| | Floodplain ● | <u>Draft Land Use:</u> RL40 |
| | Wetlands (also Vernal Pools) ○ | <u>Environmentally Superior:</u> RL40 |
| | Critical Biological Resource Areas ○ | <u>Recommended Project:</u> Rural Commercial |
| | Agricultural Lands ◐ | |
| <u>Context:</u> Consists of 2.1 acres of a 105.98 acre parcel developed with commercial use in a rural residential area. The parcel is bounded to the north by Viejas Boulevard agricultural land uses, and the Mountain Empire School District site. The parcel is also bounded to the south, east, and west by rural residential development and agricultural land uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None |

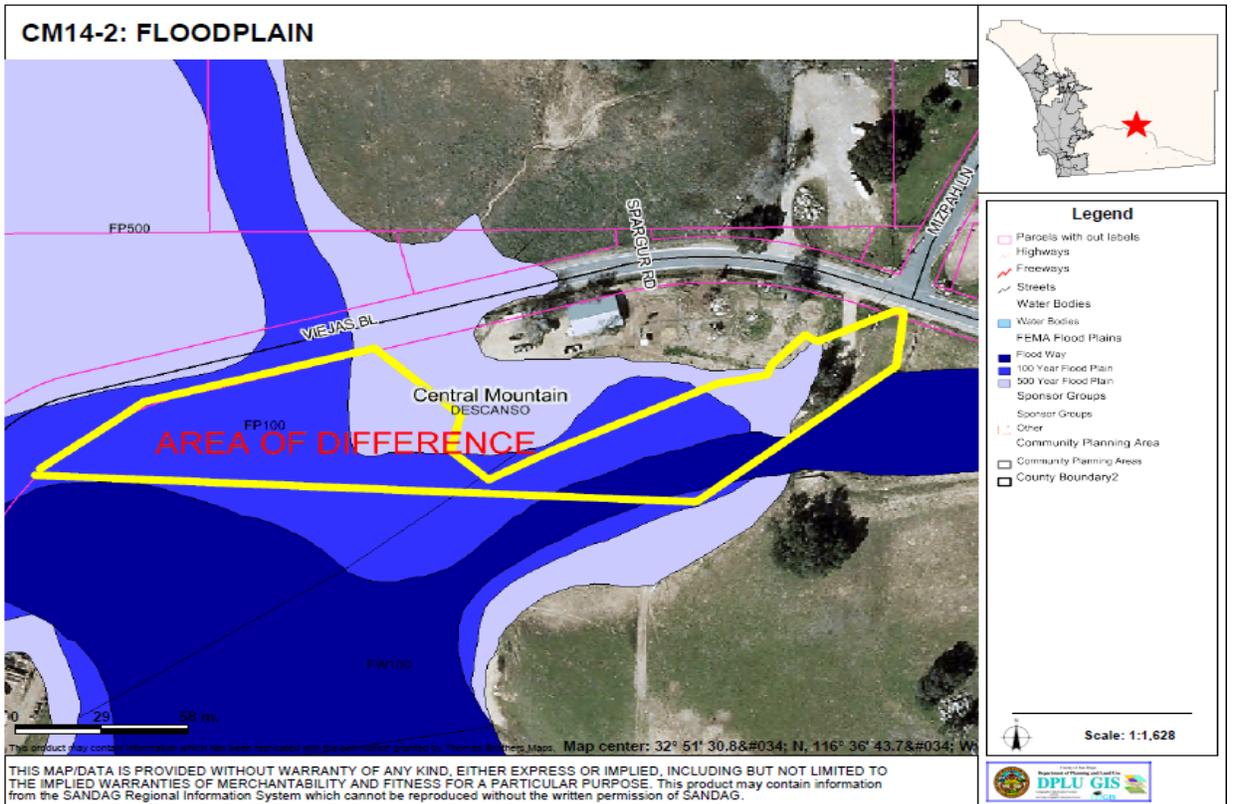
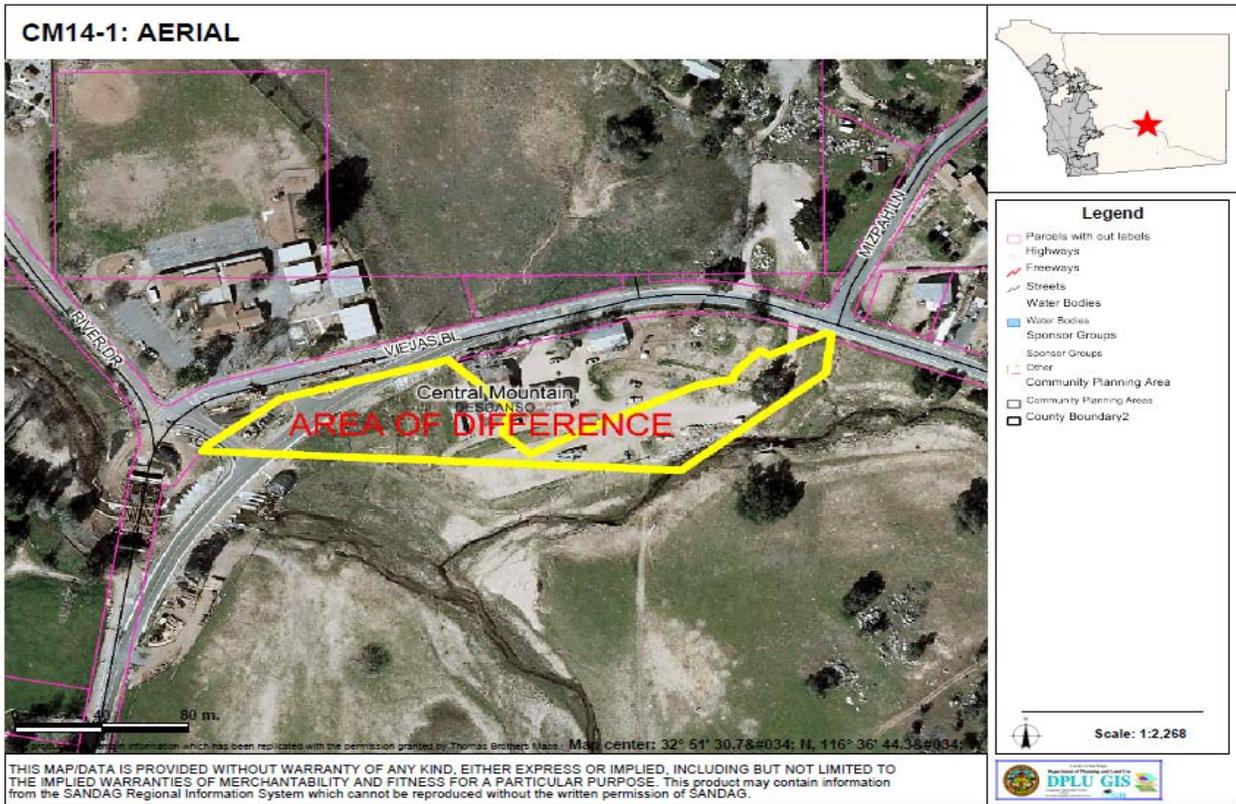
Discussion

The parcel is constrained by floodplains, agricultural lands, and wetlands. Figure CM14-1 provides an aerial photo showing the boundaries of the AOD, Figure CM14-2 identifies floodplains, Figure CM14-3 identifies the agricultural lands, and Figure CM14-4 shows the wetlands on the subject parcel.

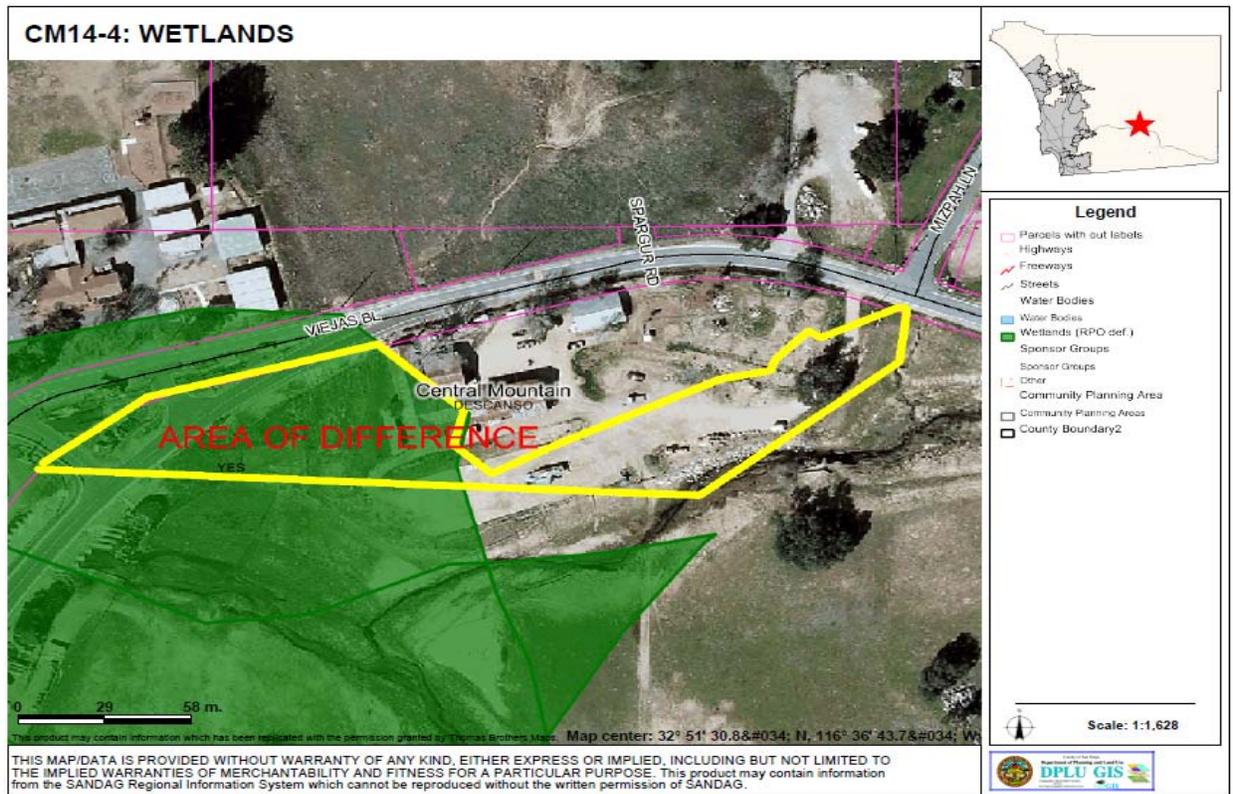
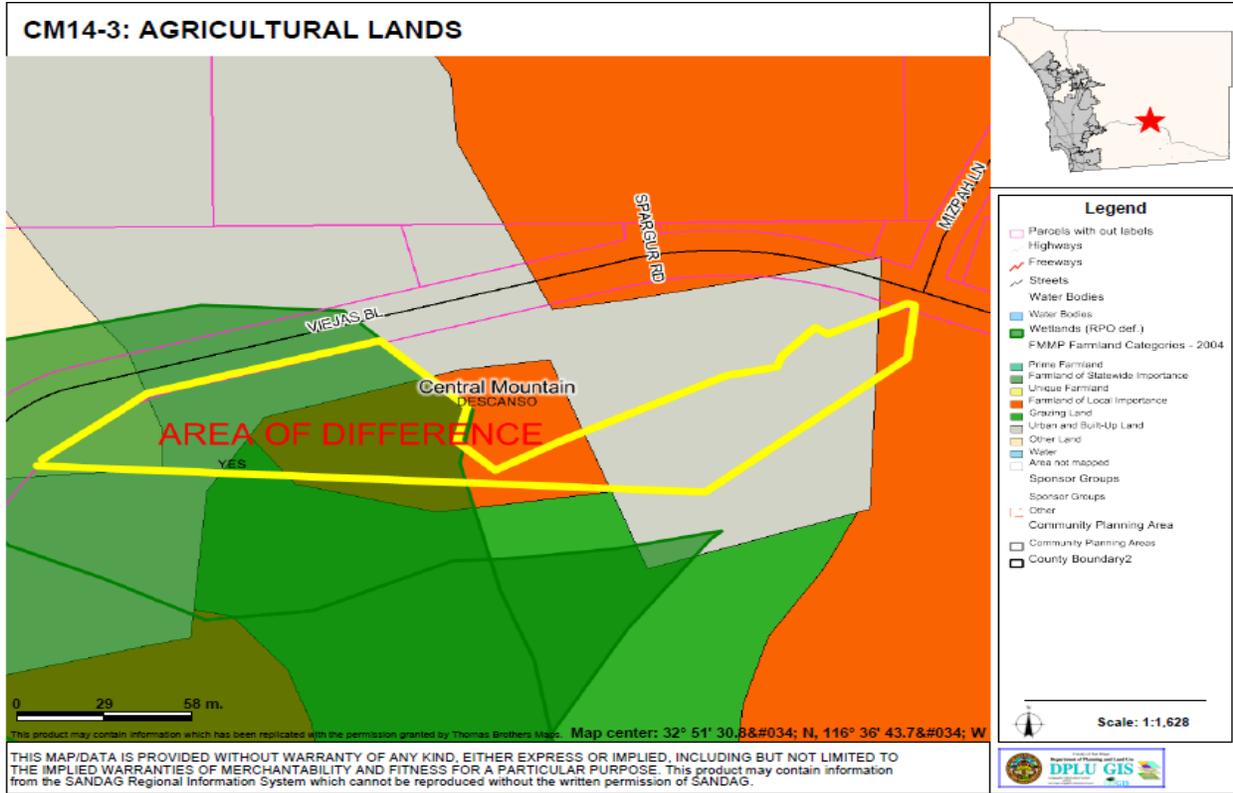
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

JD9: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|--|--|
| <u>Referral Name [#]:</u> Jamul Commercial Village <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.18 acres (2 parcels) • Inside CWA boundary • Jamul Subregion adjacent to State Route 94 <u>Existing General Plan:</u> (12) Neighborhood Professional | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-1/ Rural Commercial | |
| | Steep slope (greater than 25%) | ◐ | <u>Hybrid:</u> SR-1/ Rural Commercial |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-1/ Rural Commercial |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> SR-1/ Rural Commercial |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Rural Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of two parcels both developed with single family residences and detached accessory structures. The parcels are bounded to the east by vacant parcels and rural residential development. The southern portion is bounded by State Route 94. The northern and western portions are bounded by rural residential development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

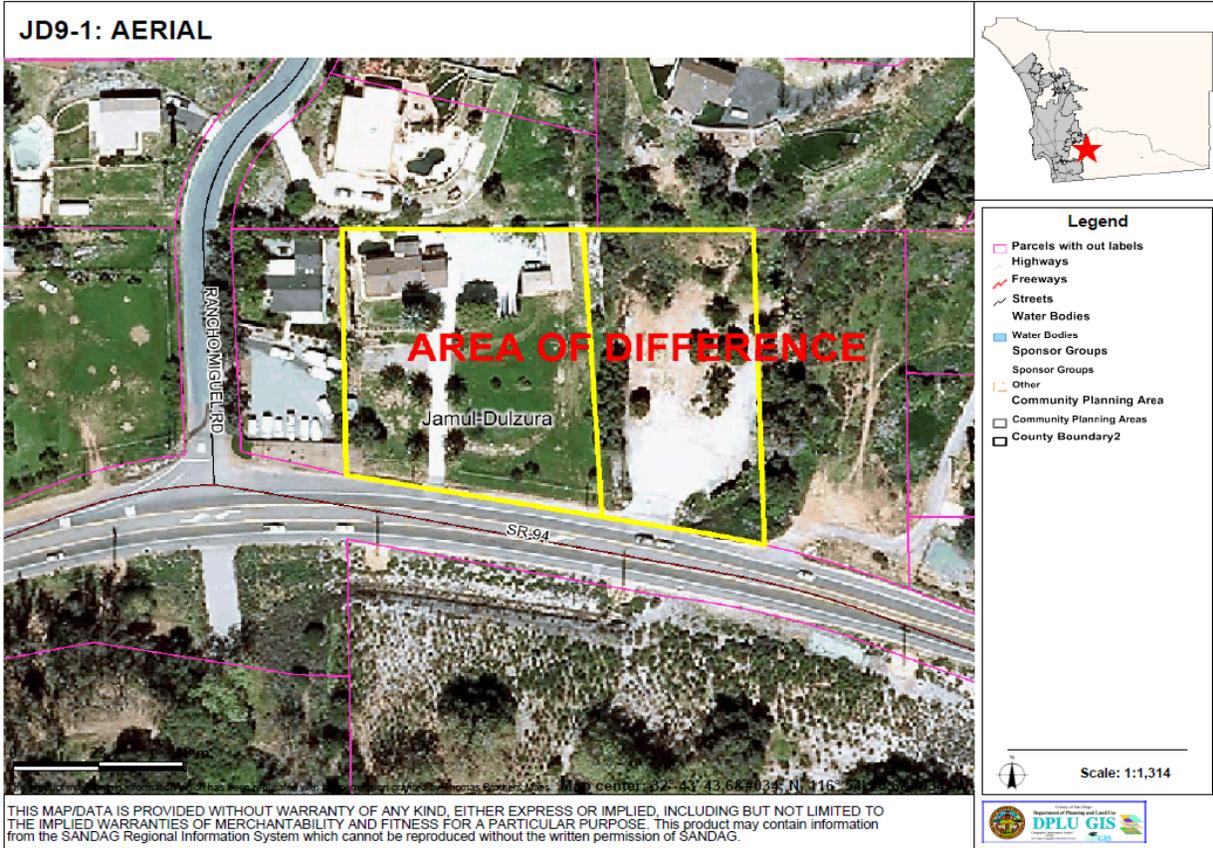
Discussion

Both parcels contain slopes greater than 25%. There are no other key constraints associated with AOD JD9. Figure JD9-1 provides an aerial photo showing the boundaries of the AOD and Figure JD9-2 identifies the steep slope areas.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

JL4: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|--|---|
| <u>Referral Name [#]:</u> Hanafin Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.28 acres (1 parcel) • Inside CWA boundary • Julian CPA adjacent to State Route 78 <u>Existing General Plan:</u> (19) Intensive Agriculture | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-10 <u>Hybrid:</u> SR-10 <u>Draft Land Use:</u> SR-10 <u>Environmentally Superior:</u> RL20 <u>Recommended Project:</u> Rural Commercial | |
| | Steep slope (greater than 25%) | | ○ |
| | Floodplain | | ○ |
| | Wetlands (also Vernal Pools) | | ○ |
| | Critical Biological Resource Areas | | ○ |
| | Agricultural Lands | | ○ |
| <u>Context:</u> Consists of one parcel developed with a Cottage Industry. The parcel is bounded to the east by State Route 78. The northern, southern, and western portions are bounded by rural residential development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

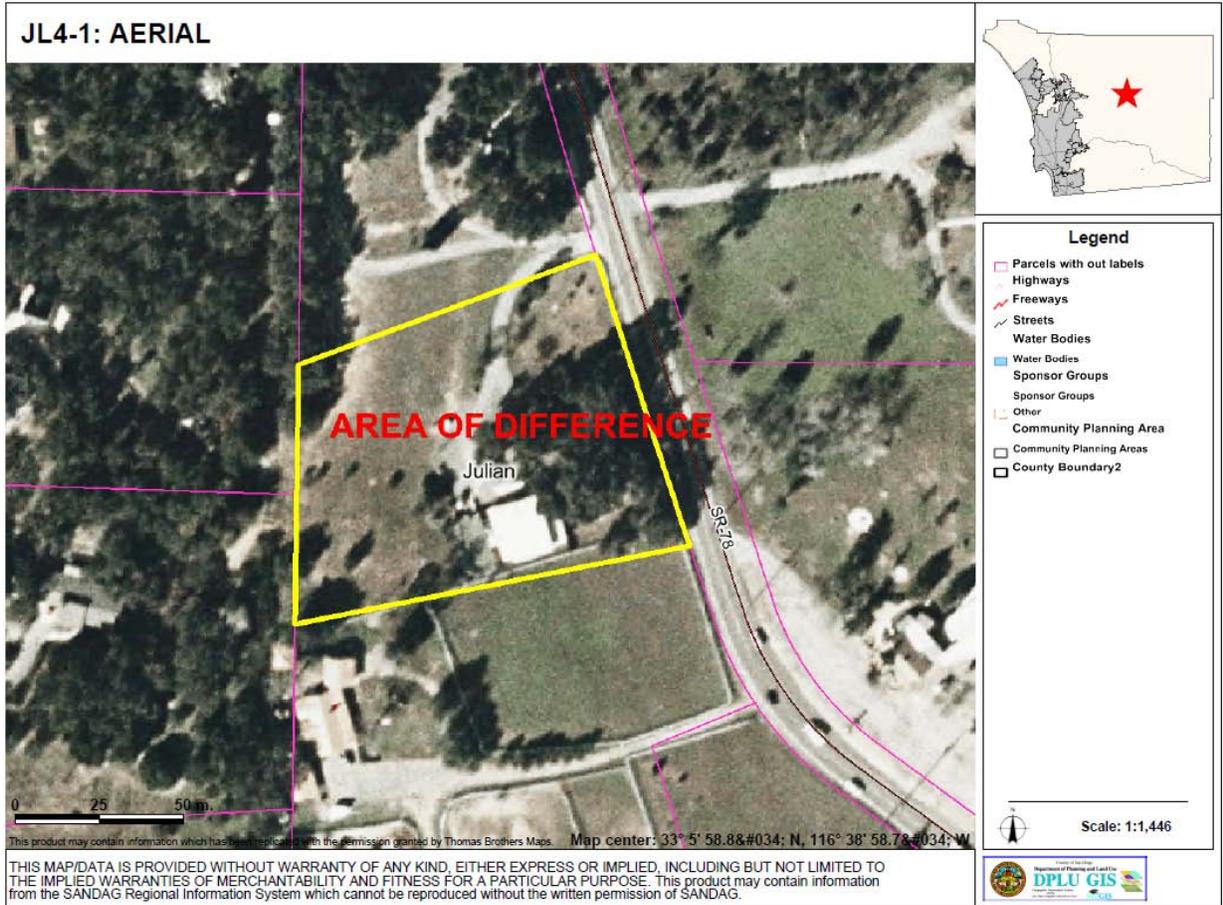
Discussion

There are no key constraints associated with AOD JL4. Figure JL4-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

LS21: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|------------------------------------|---|
| <u>Referral Name [#]:</u> Poole Deannexation <u>Location/Description:</u> <ul style="list-style-type: none"> • 0.42 acres (2 parcel) • Inside CWA boundary • Lakeside CPA adjacent to State Route 78 <u>Existing General Plan:</u> N/A | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> N/A | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> N/A |
| | Floodplain | ◐ | <u>Draft Land Use:</u> N/A |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> N/A |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> VR-15 |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of two parcels developed with one single family residence and several detached and attached accessory structures. The parcel is bounded to the west by 1 st Street and residential development. The northern portion is bounded by residential development and the western portion is bounded by a vacant parcel. The parcel is bounded to the south by commercial development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

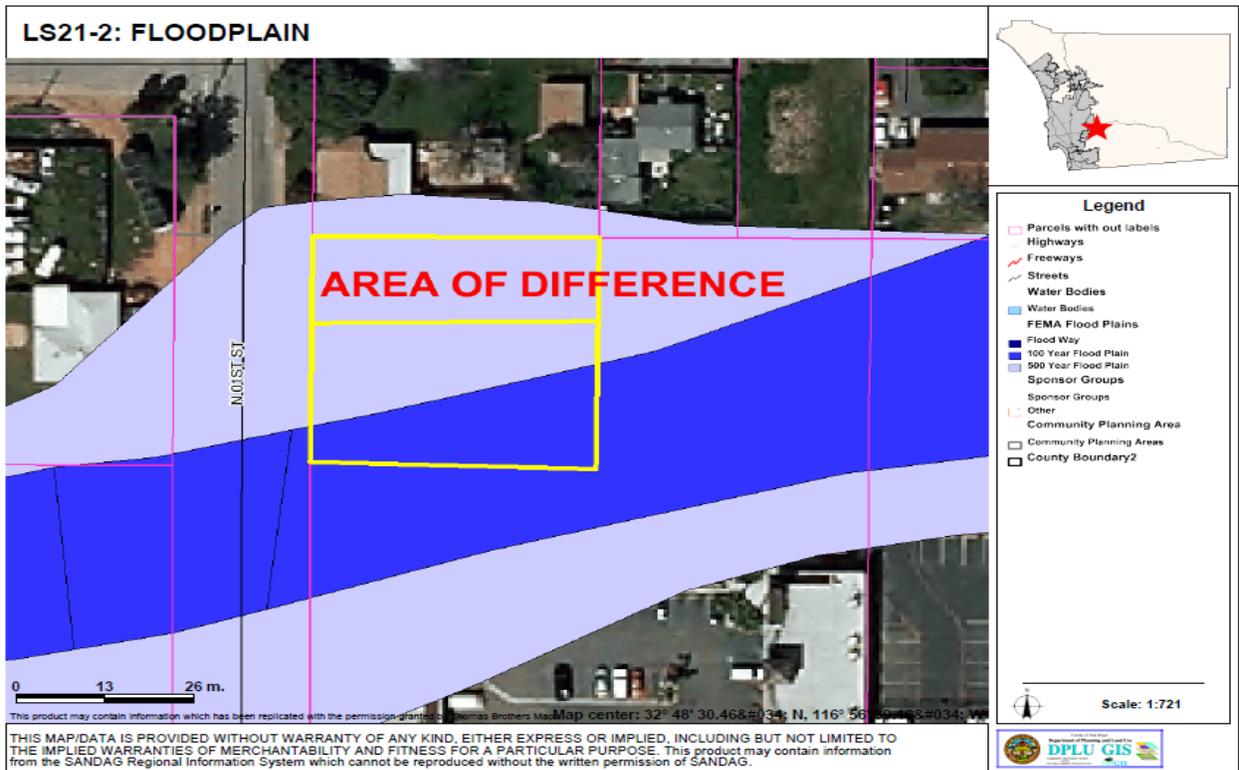
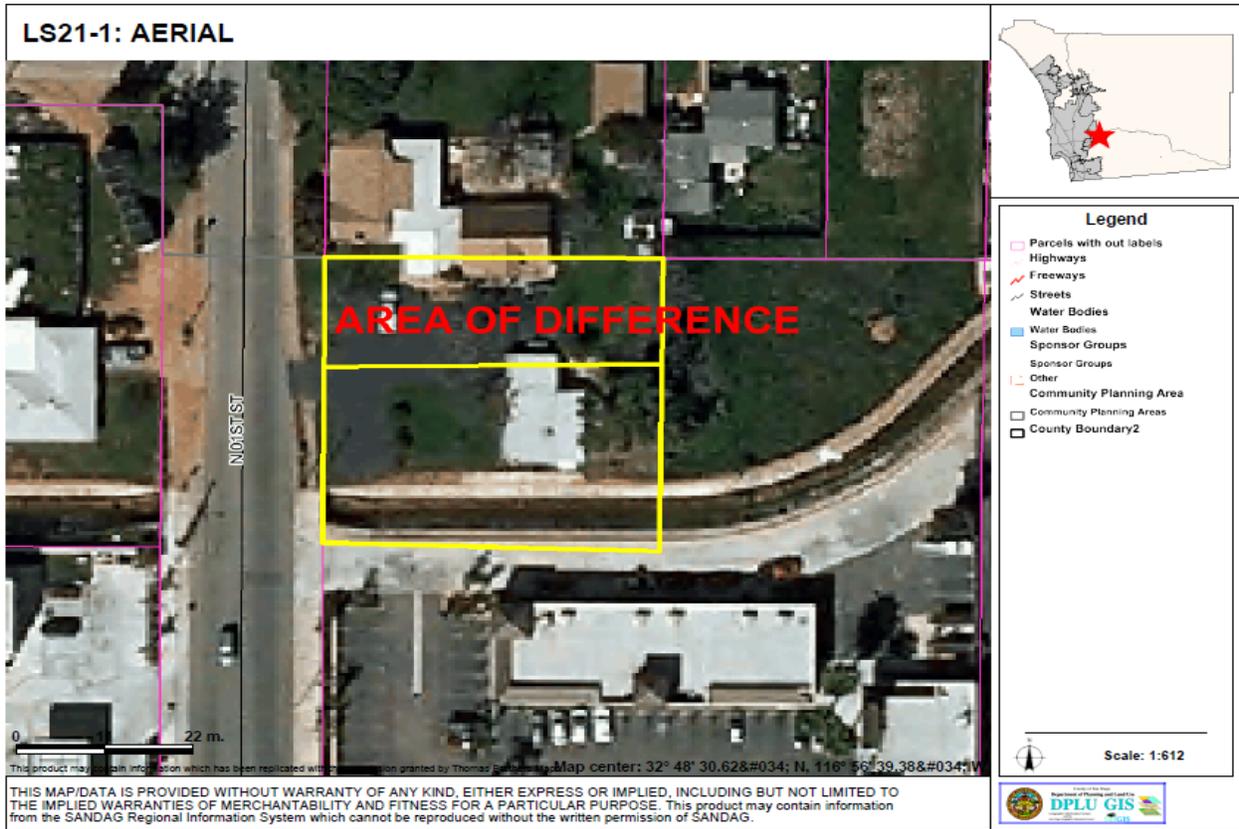
Discussion

The subject parcels are constrained by floodplains. There are no other key constraints associated with AOD LS21. Figure LS21-1 provides an aerial photo showing the boundaries of the AOD and Figure LS21-2 identifies the floodplains constraining the properties.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

LS22: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|-----------------------------------|--|
| <u>Referral Name [#]:</u> Cox GPA 05-002 <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.1 acres (3 parcels) • Inside CWA boundary • Lakeside CPA adjacent to Rodeo Drive <u>Existing General Plan:</u> (5) 4.3 du/ ac | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-4 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> SR-4 |
| | Floodplain | ◐ | <u>Draft Land Use:</u> SR-4 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> SR-4 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> VR-4.3 |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of three parcels each developed with a single family residence. The parcel is bounded to the north, south, east and west by residential development. The southern portion is also bounded by Rodeo Drive. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

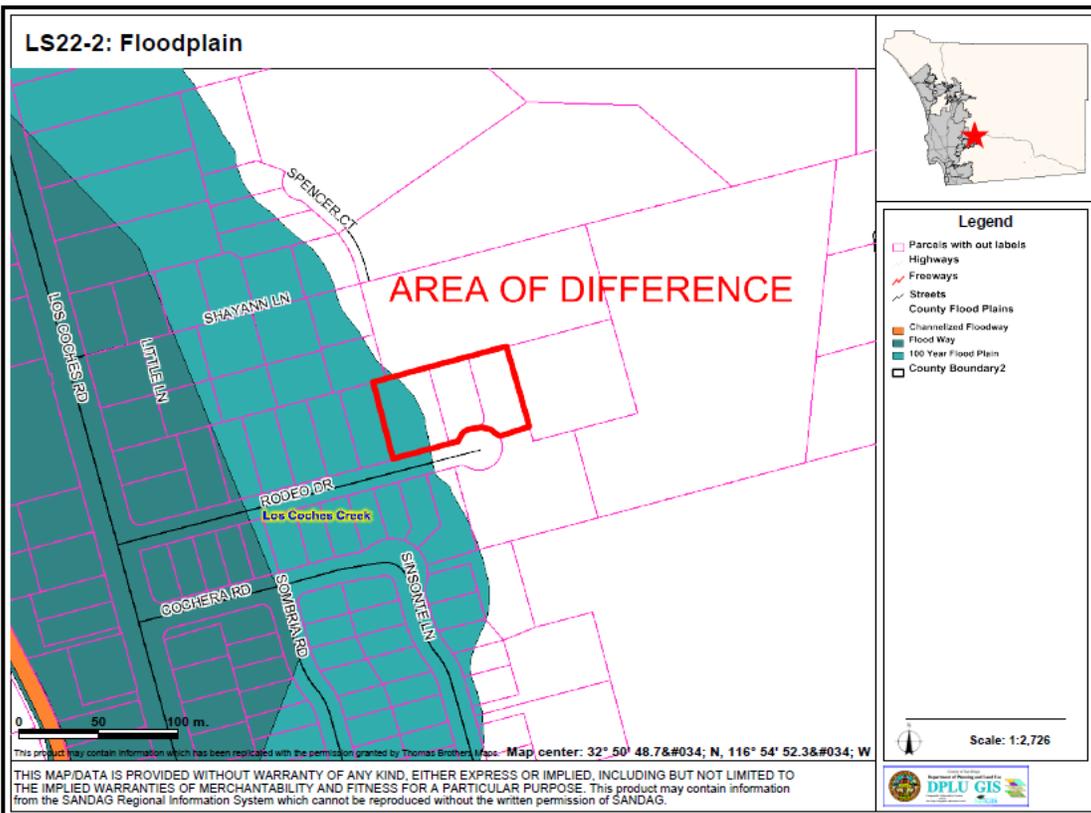
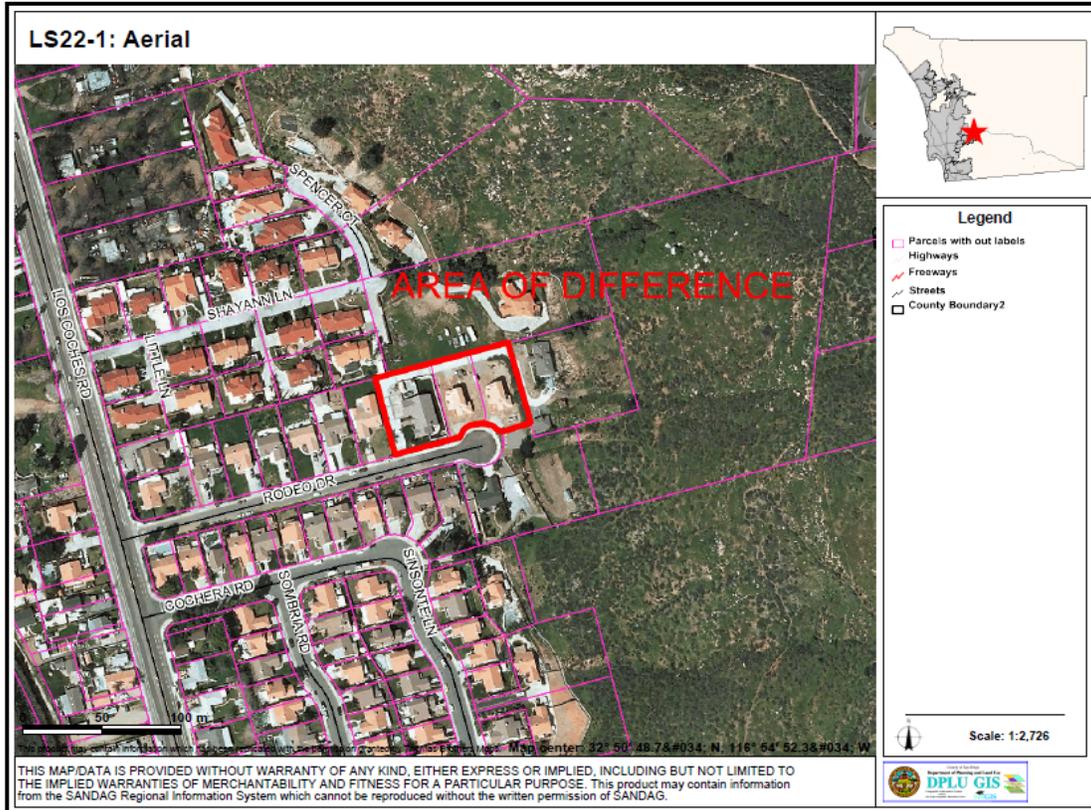
Discussion

There are no key constraints associated with AOD LS22. Figure LS22-1 provides an aerial photo showing the boundaries of the AOD. Figure LS22-2 shows the portion of the AOD constrained by floodplain.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

ME13: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|-----------------------------------|---|
| <u>Referral Name [#]:</u> Commercial Property on State Route 94 <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.5 acres area (3 parcels) • Outside CWA boundary • Mountain Empire Subregion adjacent to Old Highway 80 and two private roads <u>Existing General Plan:</u> (18) Multiple Rural Use | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-10 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> SR-10 |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-10 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> SR-10 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Rural Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 2.5 acres of a 105.98 acre parcel developed with commercial use in a rural residential area. The parcel is bounded to the north by Viejas Boulevard agricultural land uses, and the Mountain Empire School District site. The parcel is also bounded to the south, east, and west by rural residential development and agricultural land uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

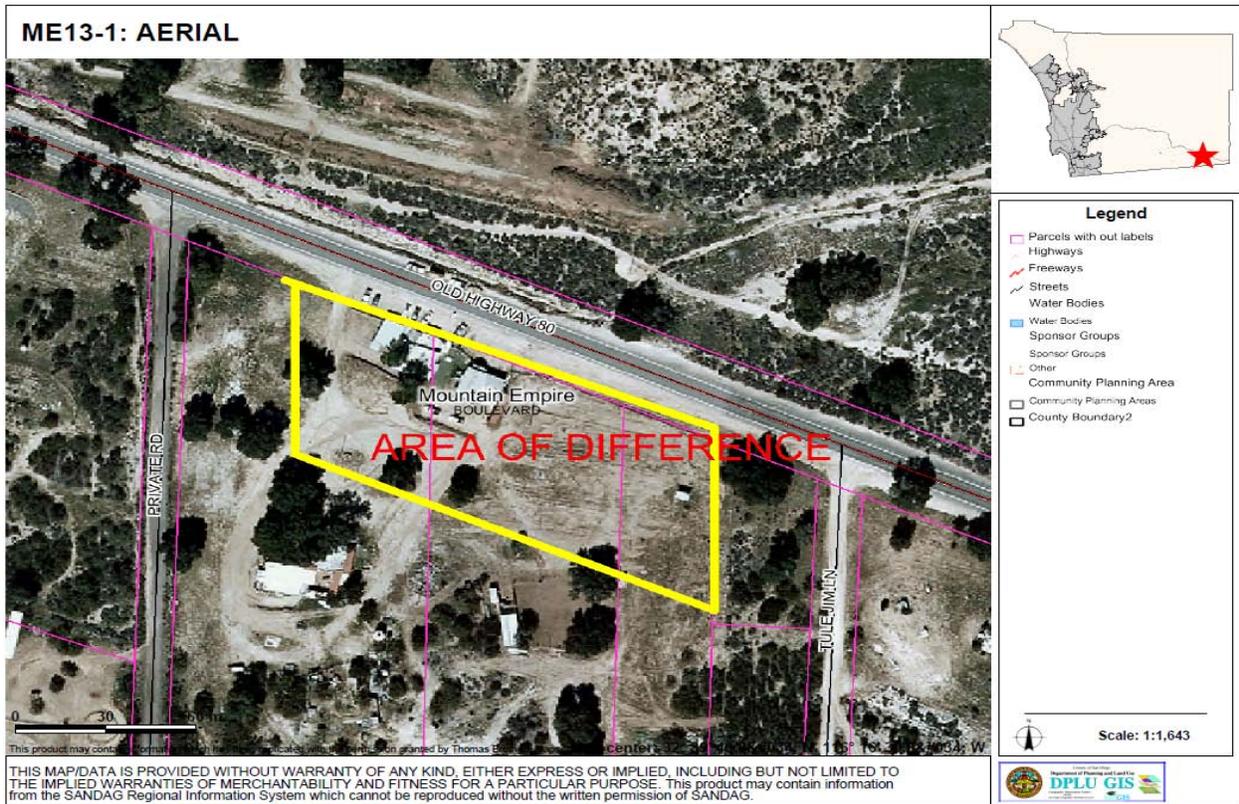
Discussion

There are no key constraints on the subject area. Figure ME13-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

NC25: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|-------------------------------------|---|
| <u>Referral Name [#]:</u> Chehade Split Designation <u>Location/Description:</u> <ul style="list-style-type: none"> • 3.92 acres (2 parcels) • Inside CWA boundary • North County Subregion adjacent to Sugarbush Drive <u>Existing General Plan:</u> (2) Residential & (17) Estate Residential | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-1/ SR-10 | |
| | Steep slope (greater than 25%) | ● | <u>Hybrid:</u> SR-1/ SR-10 |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-1/ SR-10 |
| | Wetlands (also Vernal Pools) | ◐ | <u>Environmentally Superior:</u> SR-1/ RL-40 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> SR-1 |
| | Agricultural Lands | ● | |
| <u>Context:</u> Consists of two parcels developed with a single family residence and agricultural uses. The parcel is bounded to the north and west by rural residential development. The parcels are bounded by vacant parcels to the south and east. The western portion is also bounded by Sugarbush Drive. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

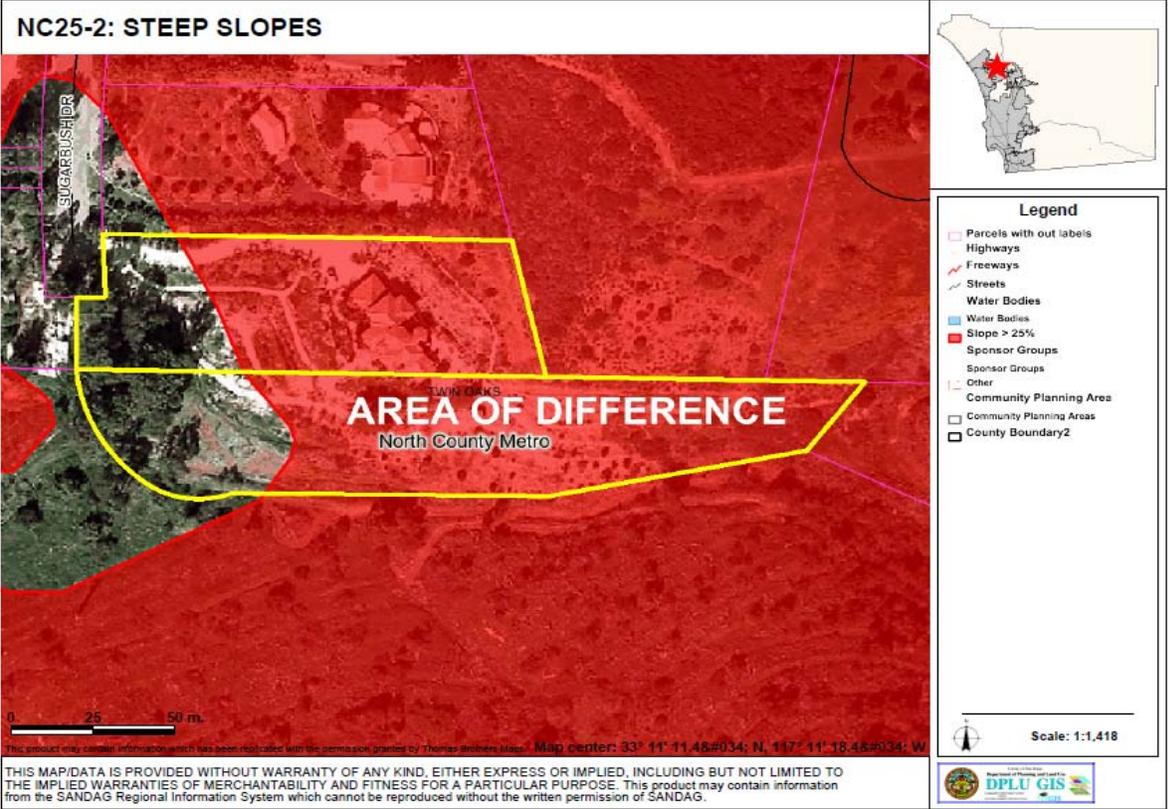
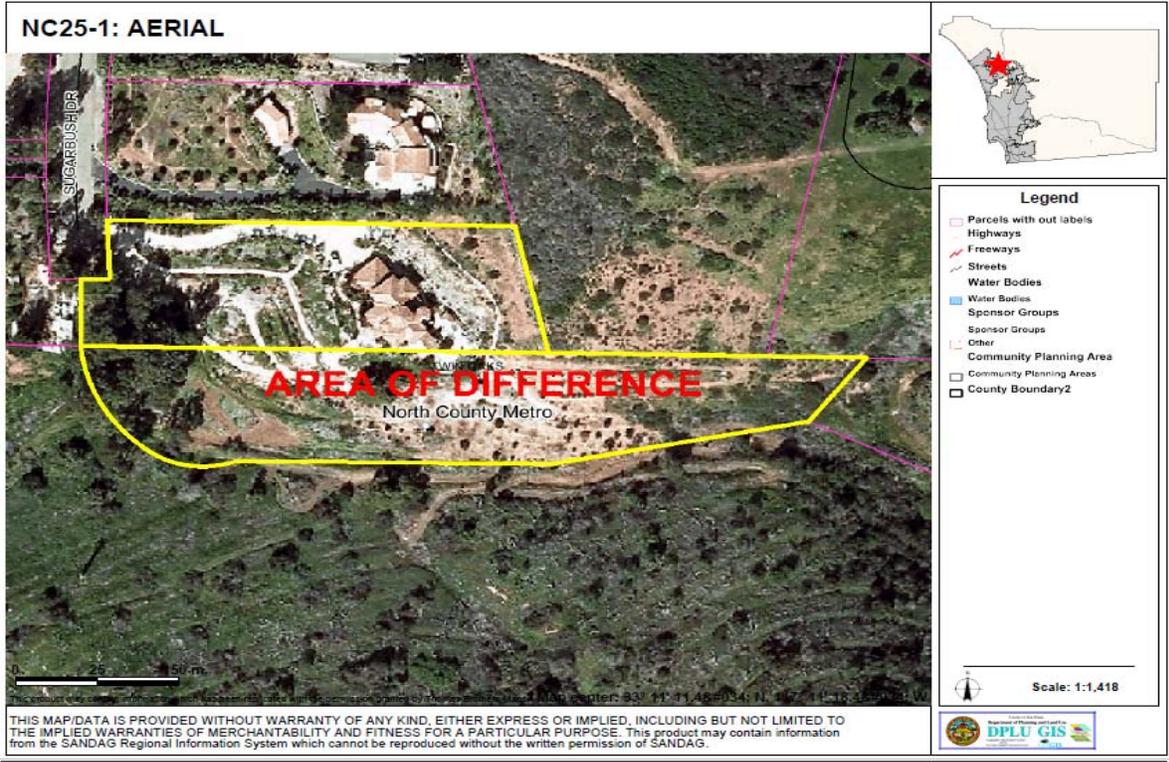
Discussion

The majority of both parcels contain steep slopes and important agricultural lands. There is also a small wetland area on the western portion of the parcel. Figure NC25-1 provides an aerial photo showing the boundaries of the AOD, NC25-2 identifies the steep slopes, NC25-3 identifies the wetlands, and NC25-4 identifies the important agricultural lands located on the subject parcels.

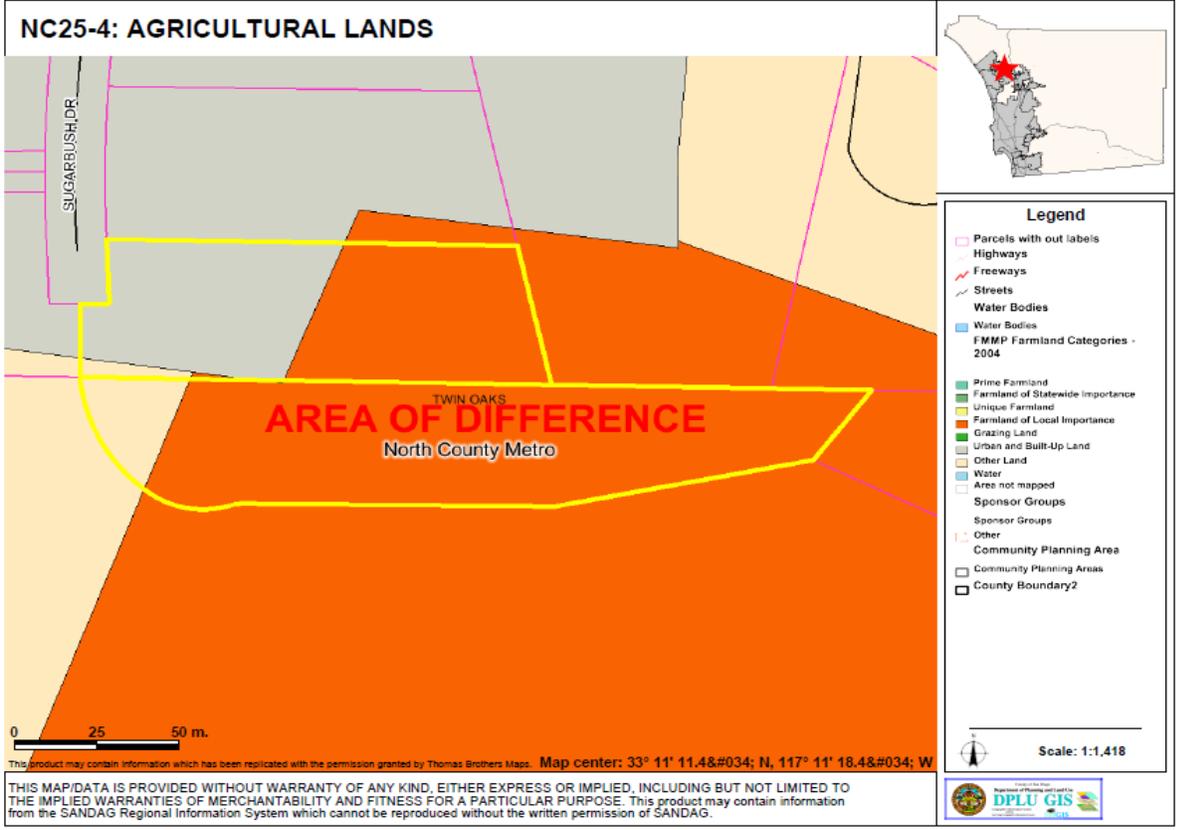
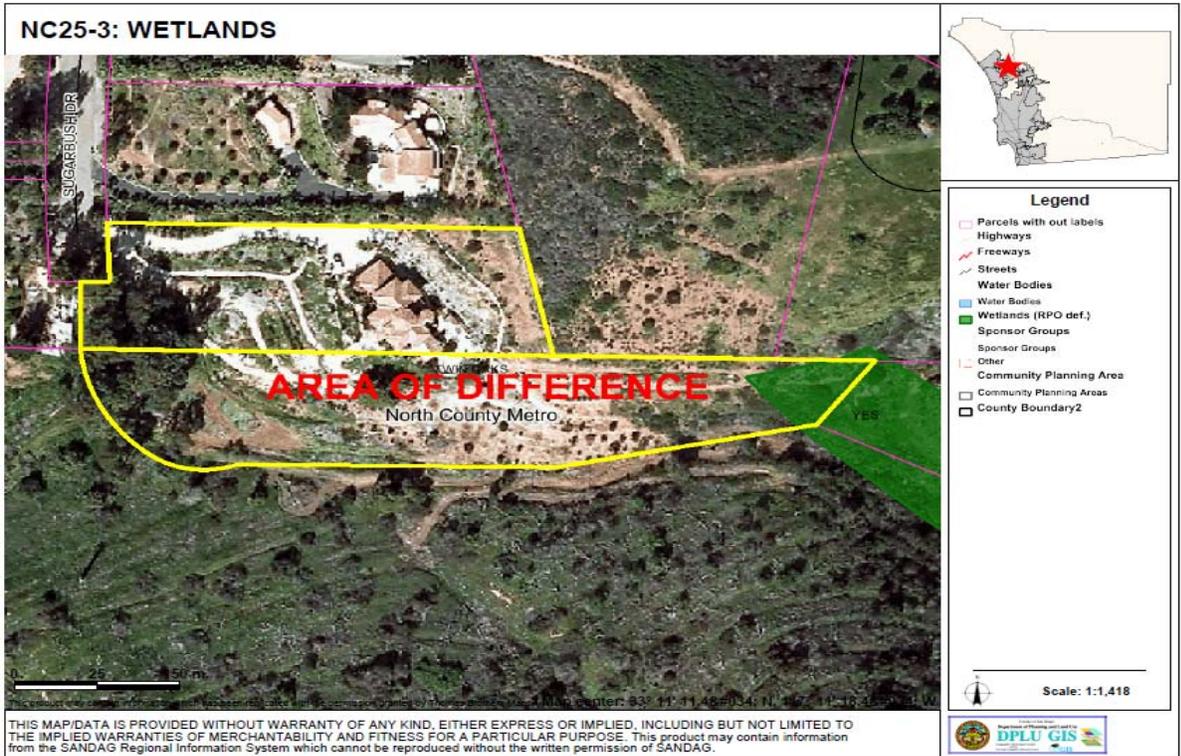
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

NC29: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|-----------------------------------|---|
| <u>Referral Name [#]:</u> Lake Wohlford Mobilehome Park <u>Location/Description:</u> <ul style="list-style-type: none"> • 114.92 acres (one parcel) • Outside CWA boundary • Adjacent to Sugarbush Drive <u>Existing General Plan:</u> (22) Public/ Semi-Public Lands | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL-40 | |
| | Steep slope (greater than 25%) | ● | <u>Hybrid:</u> RL-40 |
| | Floodplain | ○ | <u>Draft Land Use:</u> RL-40 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> RL-40 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> SR-2 |
| | Agricultural Lands | ◐ | |
| <u>Context:</u> Consists of one parcel developed with a mobilehome park. The parcel is bounded to the south by Lake Wohlford and Lake Wohlford Road. The parcel is bounded to the north, east and west by vacant parcels and rural residential development. A private road traverses through the center of the parcel | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

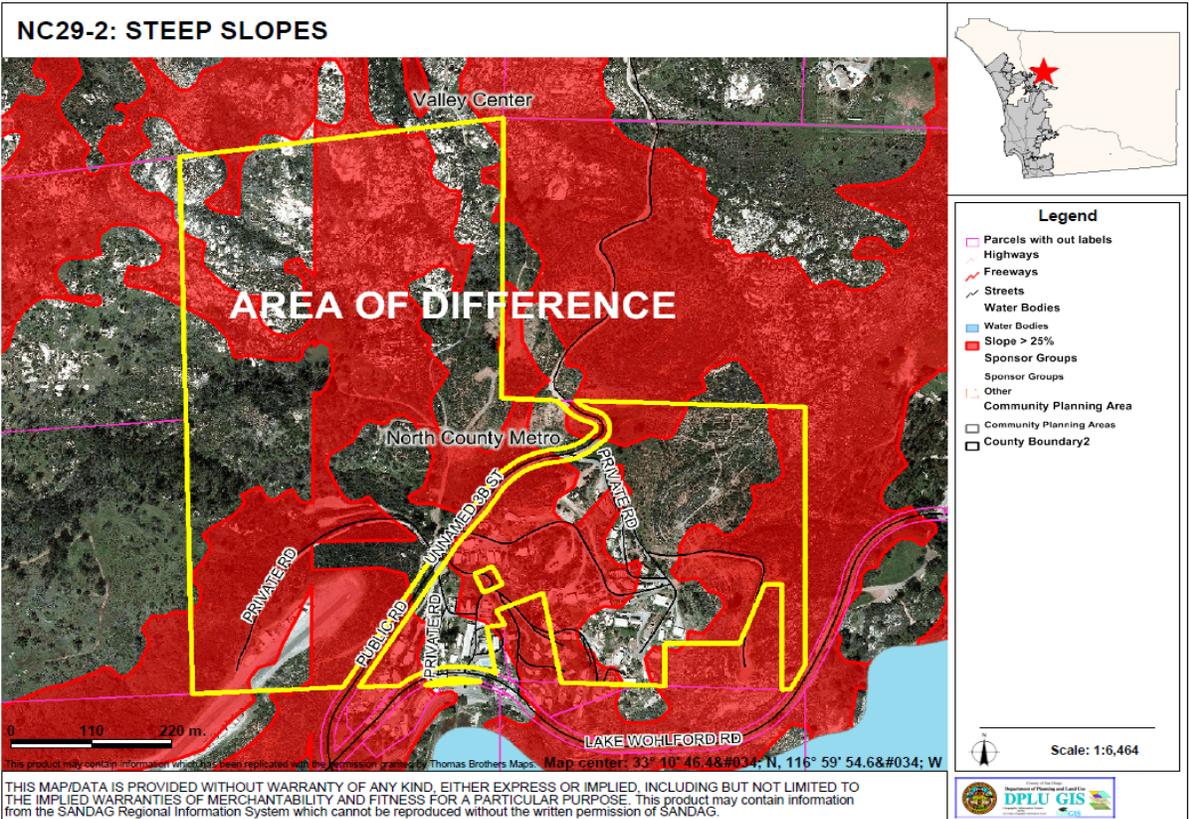
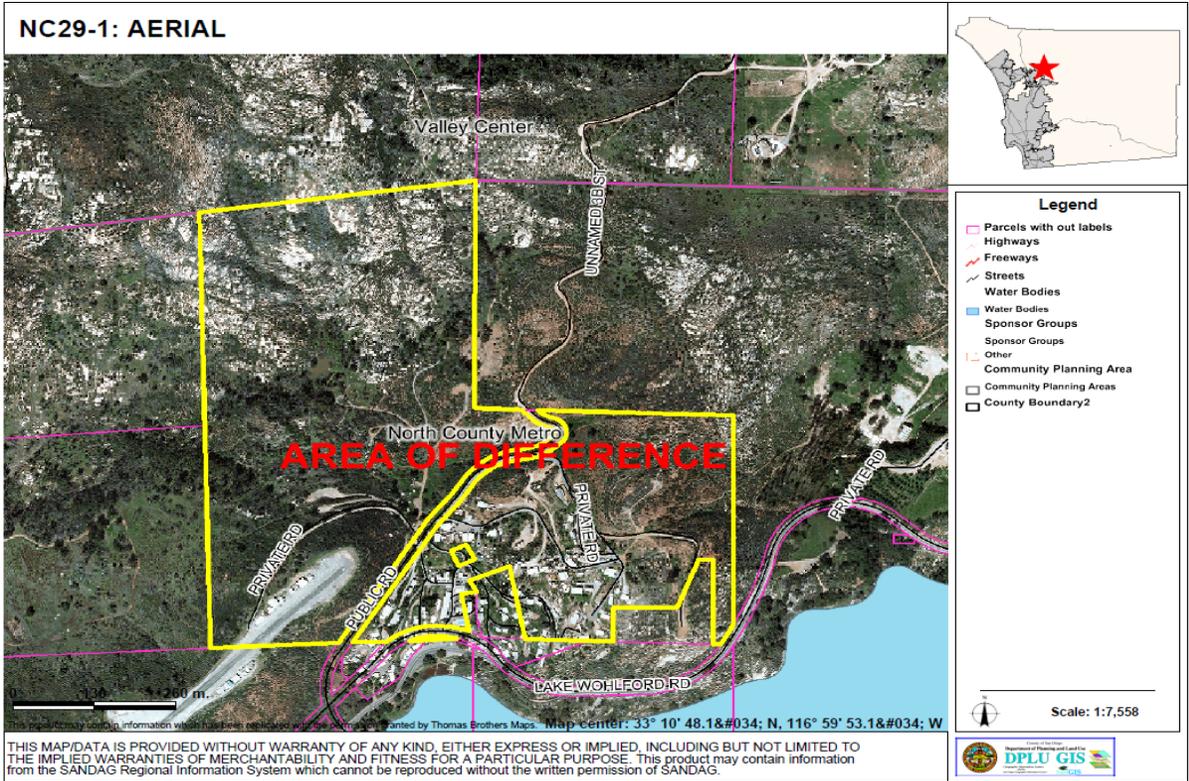
Discussion

The majority of the parcel contains steep slopes. There is also a portion of the parcel containing important agricultural lands. Figure NC29-1 provides an aerial photo showing the boundaries of the AOD, NC29-2 identifies the steep slopes and NC29-3 identifies the important agricultural lands located on the subject parcel.

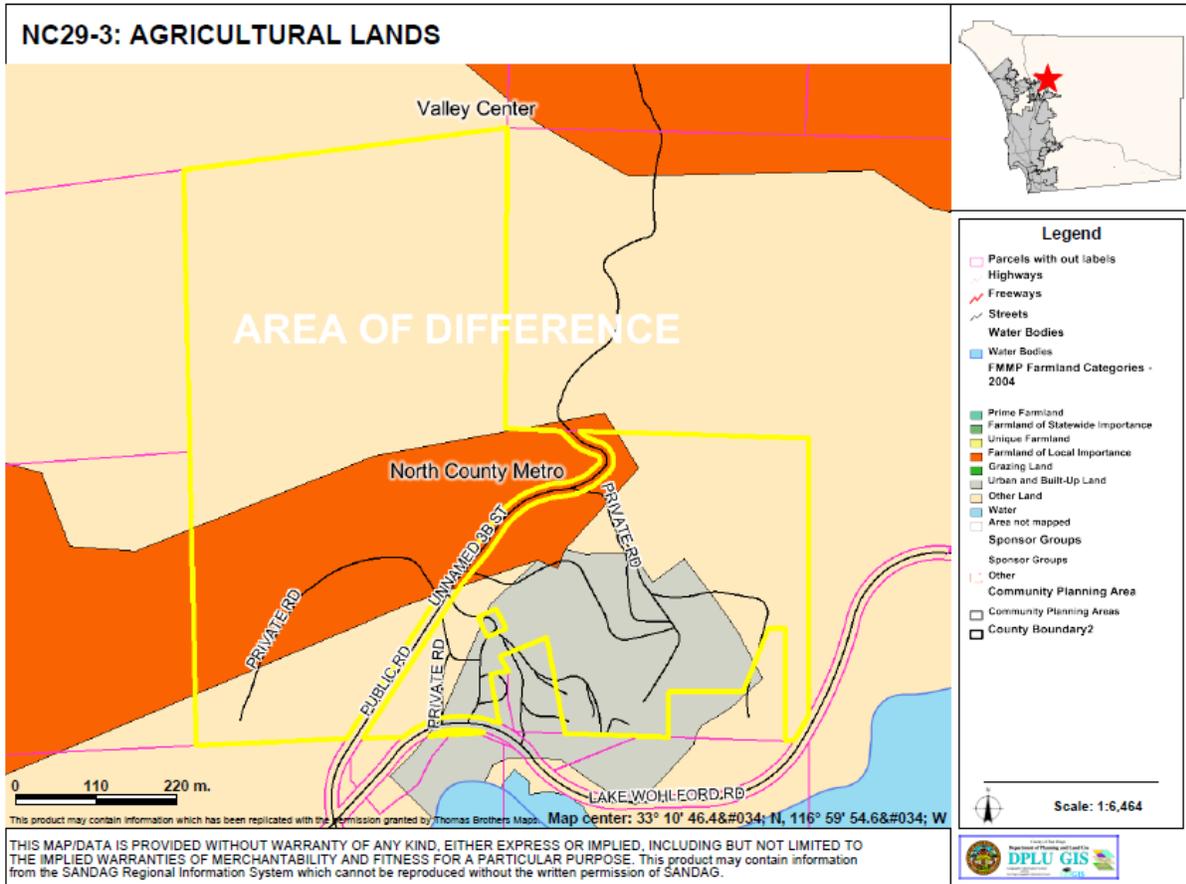
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

NC30: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|-----------------------------------|--|
| <u>Referral Name [#]:</u> Montiel Heights GPA 04-07 <u>Location/Description:</u> <ul style="list-style-type: none"> • 4.86 acres (1 parcel) • Inside CWA boundary • North County Metro Subregion adjacent to Interstate 15 and Montiel Road <u>Existing General Plan:</u> (8) 14.5 du/ac | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> VR-7.3 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> VR-7.3 |
| | Floodplain | ○ | <u>Draft Land Use:</u> VR-7.3 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> VR-7.3 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> VR-15 |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 1 parcel developed with a single family residence. The parcel is bounded to the south and east by Montiel Road, State Route 78 and Interstate 15. The parcel is bounded to the north and west by residential development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> N/A | |

Discussion

Figure NC30-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

PP27-2: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|------------------------------------|---|
| <u>Referral Name [#]:</u> PC Motion (Chagala) <u>Location/Description:</u> <ul style="list-style-type: none"> • 20 acres (1 parcel) • Inside CWA boundary • Pala Pauma Subregion adjacent to Interstate 15 and Montiel Road <u>Existing General Plan:</u> (8) Residential | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> RL-20 | |
| | Steep slope (greater than 25%) | ● | <u>Hybrid:</u> RL-20 |
| | Floodplain | ○ | <u>Draft Land Use:</u> RL-20 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> RL-40 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> SR-4 |
| | Agricultural Lands | ● | |
| <u>Context:</u> Consists of one parcel developed with a single family residence and agricultural land uses (avocado grove). The parcel is bounded to the north, south, east, and west by rural residential development and agricultural land uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

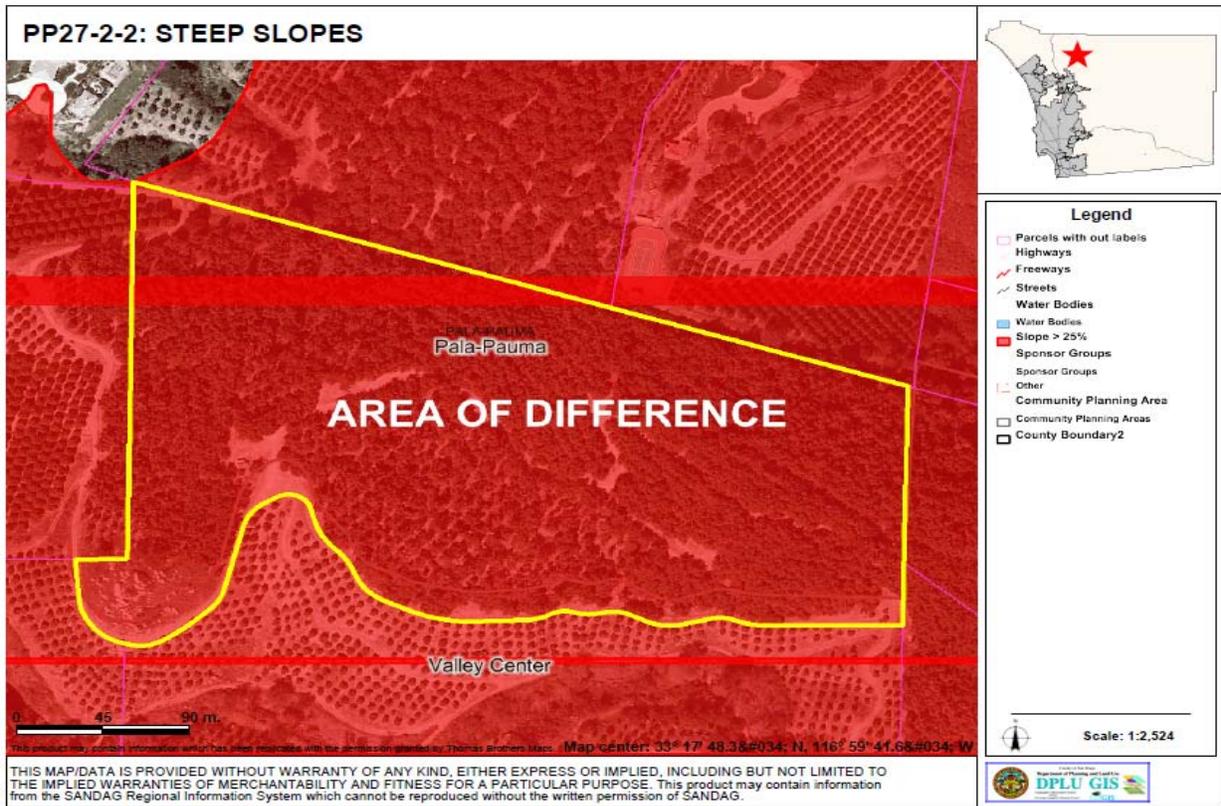
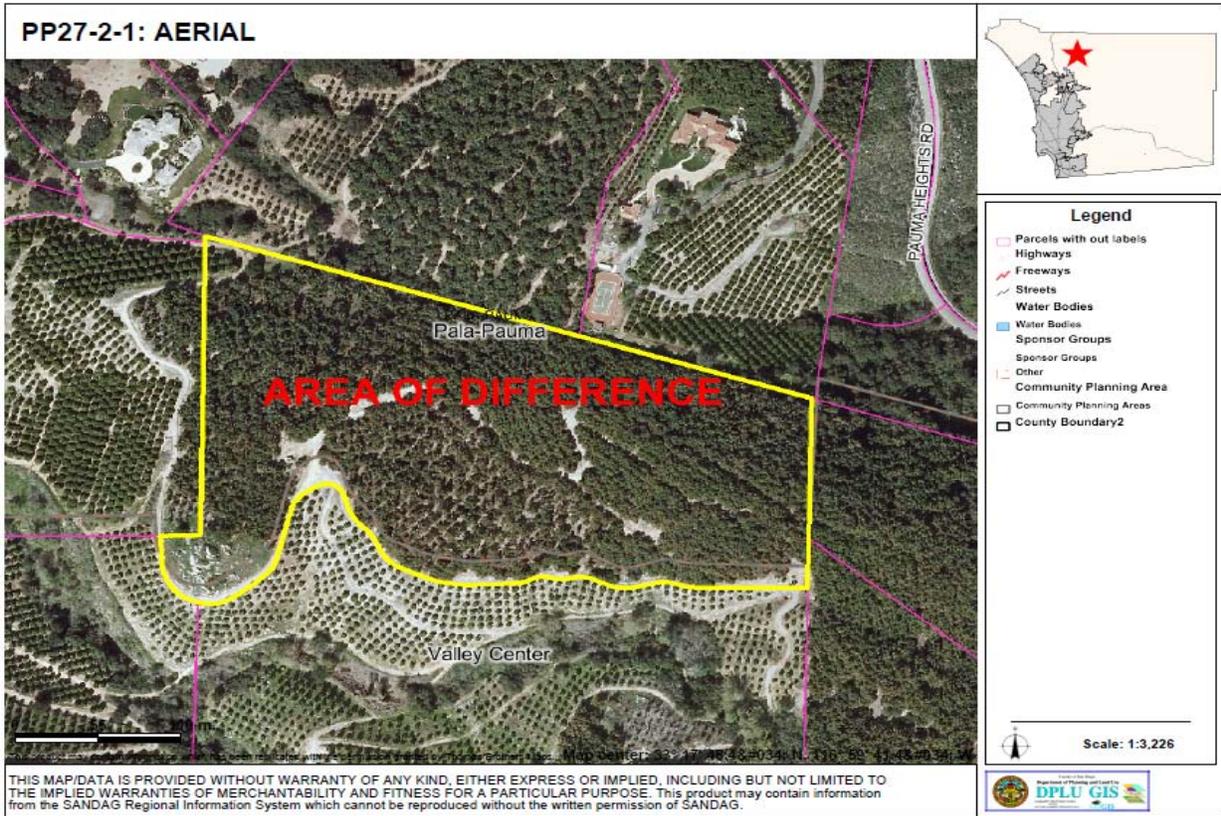
Discussion

The entire parcel contains steep slopes and important agricultural lands. Figure PP27-2-1 provides an aerial photo showing the boundaries of the AOD, Figure 27-2-2 shows the steep slopes, and Figure 27-2-3 shows the important agricultural lands on the subject parcel.

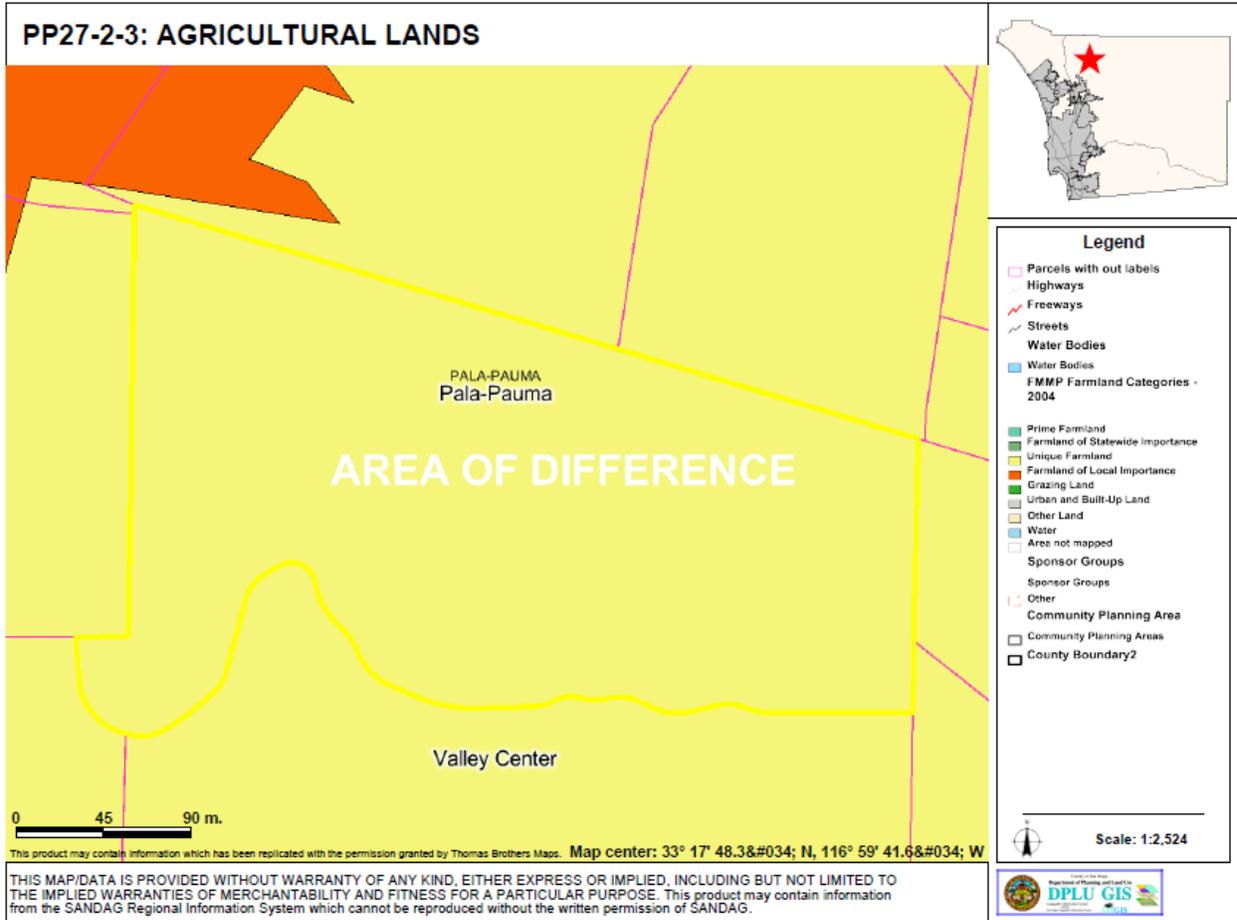
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

RM10: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|--|---|
| <u>Referral Name [#]:</u> Pala & La Brea <u>Location/Description:</u> <ul style="list-style-type: none"> • 6.7 acre area (7 parcels) • Inside CWA boundary • Ramona CPA adjacent to La Brea St., Day St., Ramona St., and Vermont St. <u>Existing General Plan:</u> (8) Residential | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> VR-15 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> VR-20 |
| | Floodplain | ○ | <u>Draft Land Use:</u> VR-20 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> VR-20 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> General Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 6.7 acres encompassing seven separate parcels consisting of vacant parcels, a car junk yard, and residential. The parcels are bounded to the north by residential development and La Brea Street. The parcels are bounded to the south by commercial development (Main Street Ramona) and Vermont Street. The parcels are bounded to the west by Day Street comprised of vacant parcels, and commercial / residential uses. The parcels are bounded to the east by Ramona Street and commercial / residential development. The subject area is surrounded by commercial and residential developments. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> General Commercial | |

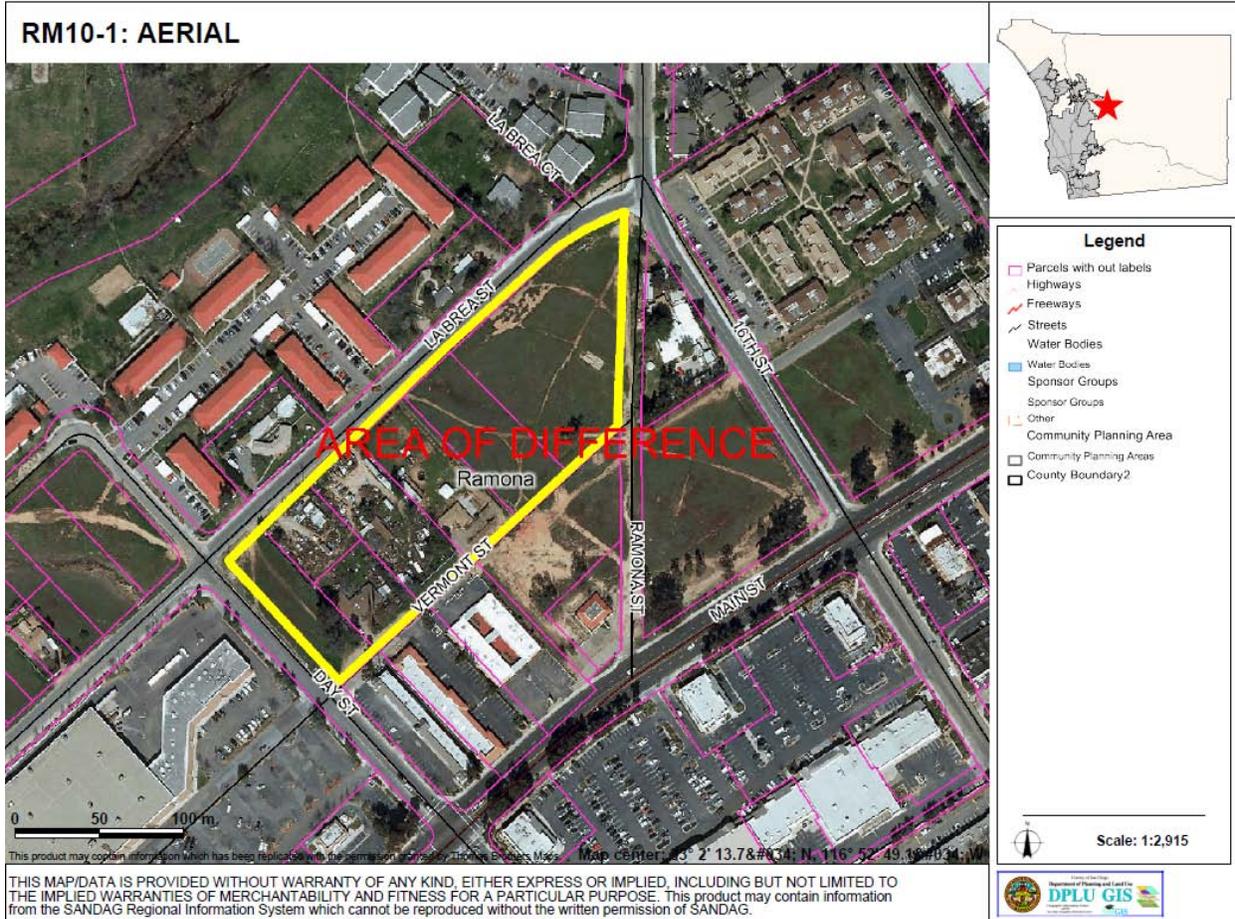
Discussion

There are no key constraints on the subject area. Figure RM10-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



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AREAS OF DIFFERENCE — RECOMMENDED PROJECT

RM12: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|--|--|
| <u>Referral Name [#]:</u> VR-20 Sites <u>Location/Description:</u> <ul style="list-style-type: none"> • 7.8 acre area (4 parcels) • Inside CWA boundary • Adjacent to A Street, B Street, 6th Street, 5th Street, and 11th Street and Aqua Lane <u>Existing General Plan:</u> (14) Service Commercial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> Rural Commercial | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> Rural Commercial |
| | Floodplain | ● | <u>Draft Land Use:</u> Rural Commercial |
| | Wetlands (also Vernal Pools) | ◐ | <u>Environmentally Superior:</u> Rural Commercial |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> VR-20 |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of 7.8 acres encompassing four separate parcels. The two parcels to the east consist of a junk yard and another commercial use. The parcels are bounded to the north by athletic ball fields and commercial/residential development; bounded to the west by residential development and athletic ball fields; bounded to the south by A Street and 6 th Street along with commercial development, and bounded to the east by 5 th Street, Aqua Lane, and commercial development. The two parcels to the west are bounded by 11 Street to the west along with commercial/residential development, bounded to the south by A Street and residential development; bounded to the east by commercial and residential uses. The subject areas are generally surrounded by commercial and residential uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> VR-20 | |

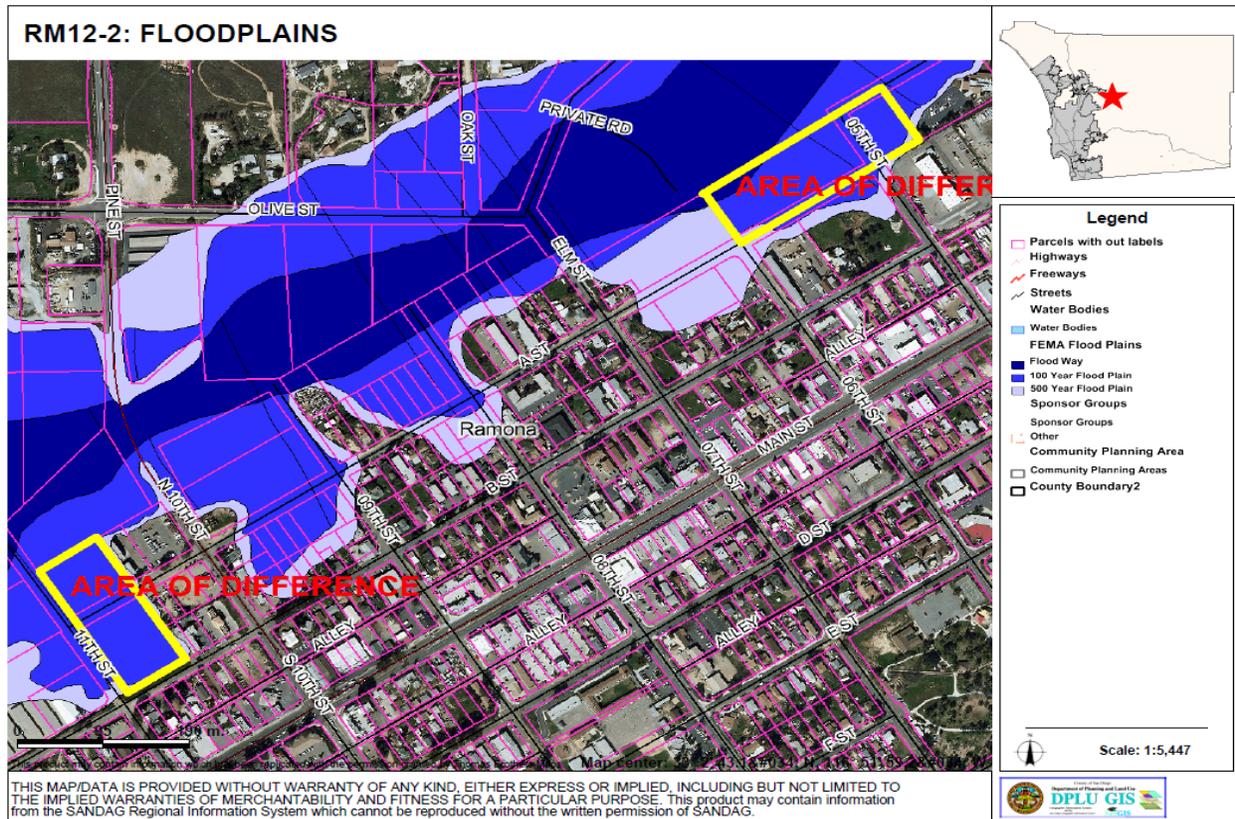
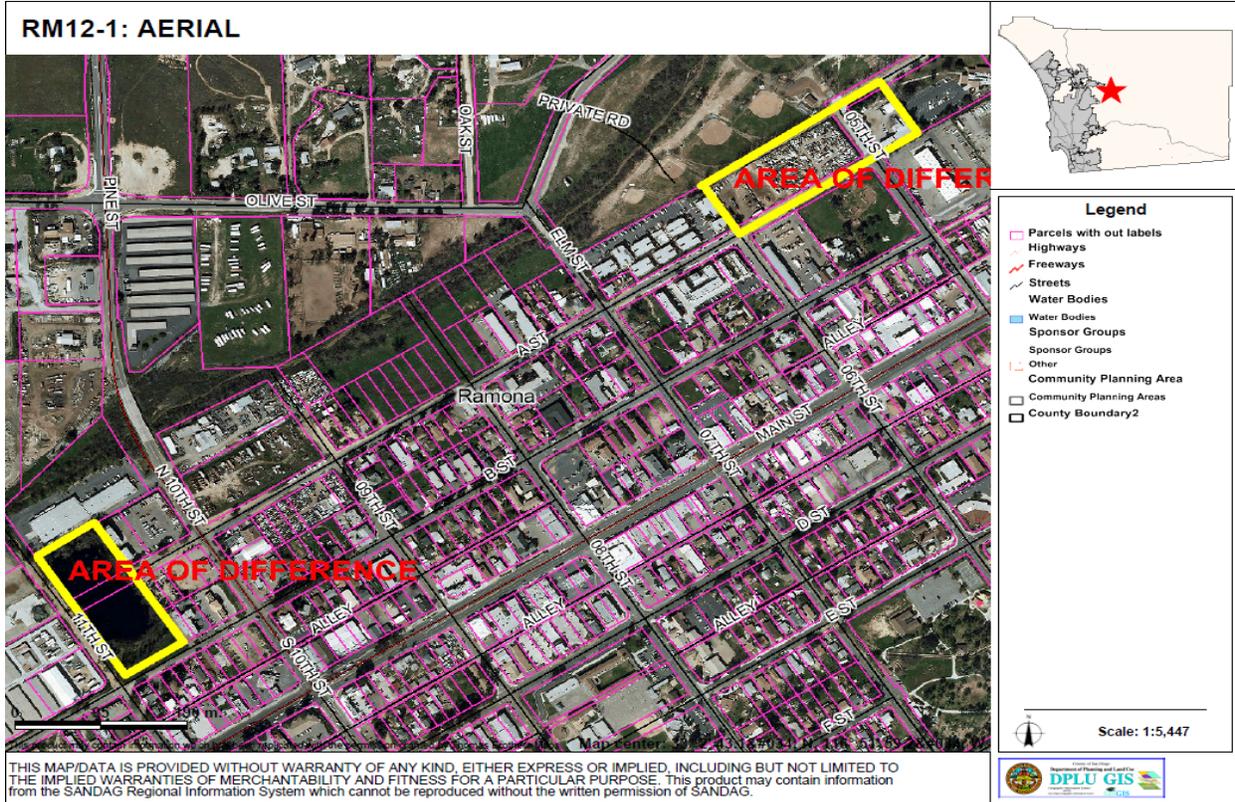
Discussion

The subject area is constrained by floodplains and wetlands. Figure RM12-1 provides an aerial photo showing the boundaries of the AOD, Figure RM-2 identifies the floodplains and Figure RM12-3 shows the wetlands on the subject parcels.

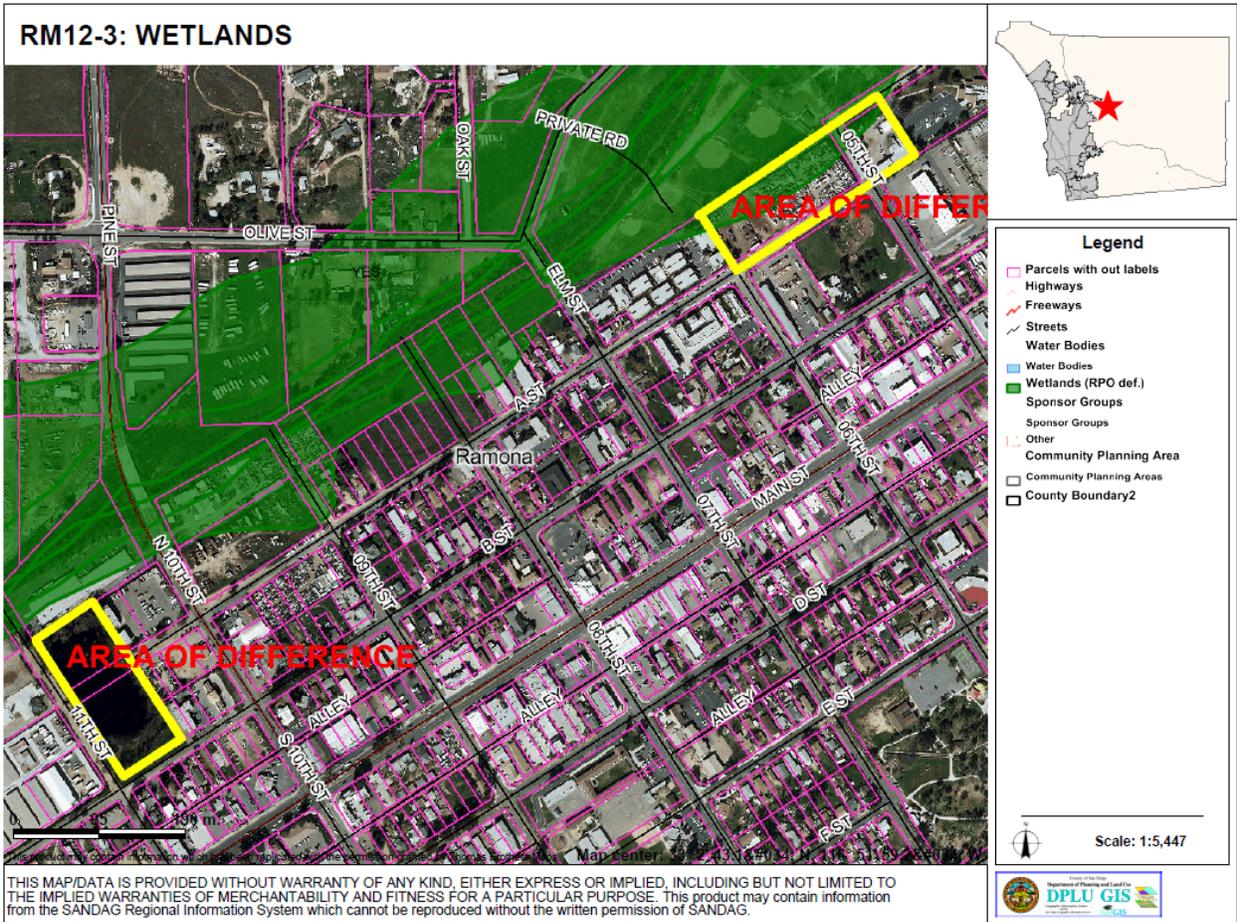
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

RM13: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|---|--|
| <u>Referral Name [#]:</u> Office Professional Site <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.5 acre area (3 parcels) • Inside CWA boundary • Ramona CPA at eastern edge of Village <u>Existing General Plan:</u> (11) Office Professional | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-2 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> SR-2 |
| | Floodplain | ● | <u>Draft Land Use:</u> SR-2 |
| | Wetlands (also Vernal Pools) | ◐ | <u>Environmentally Superior:</u> SR-2 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> Office Professional |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of three parcels (1.5 acres) developed with a medical office building. The parcels are bounded to the south by State Route 79 and to the north and east by Earlham Street. The parcels are generally surrounded by rural residential development with Ramona MWD building sited to the northeast and the Ramona central business district to the west. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> Office Professional | |

Discussion

There are no key constraints on the subject parcels. However, one of the parcels would be restricted due to setback requirements. Figure RM13-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

RM8: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|------------------------------------|---|
| <u>Referral Name [#]:</u> Gaye Miller / Cumming Ranch <u>Location/Description:</u> <ul style="list-style-type: none"> • 78 acre area (30 parcels) • Inside CWA boundary • Ramona CPA adjacent to Highland Valley Rd. <u>Existing General Plan:</u> (17) Estate Residential, (19) Intensive Agriculture, & (21) Specific Plan | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-10 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> SR-10 |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-10 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> RL-20 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> SR-2 |
| | Agricultural Lands | ◐ | |
| <u>Context:</u> Consists of 78 acres encompassing 30 separate parcels consisting of vacant parcels and parcels developed with rural residential and agricultural uses. The parcels are bounded to the south by Highland Valley Road, vacant parcels, and rural residential uses. The parcels are bounded to the east, west, and north by vacant parcels, agricultural land uses, and rural residential development. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> SR-2 | |

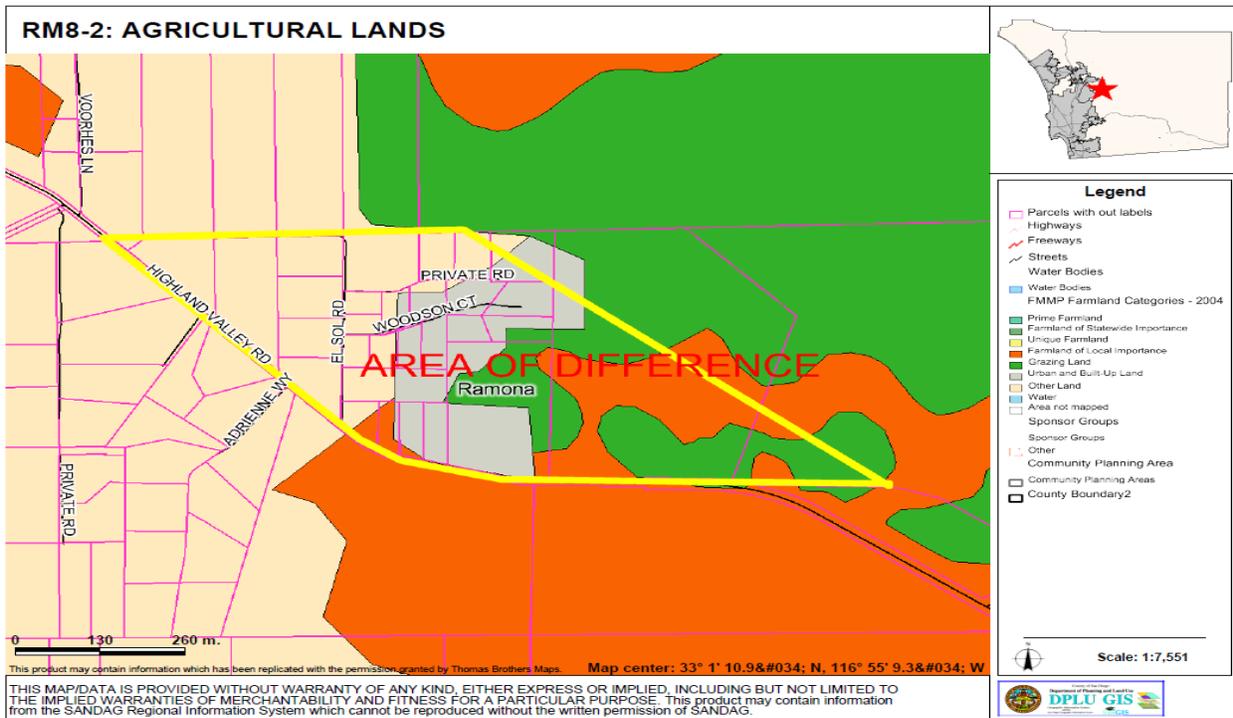
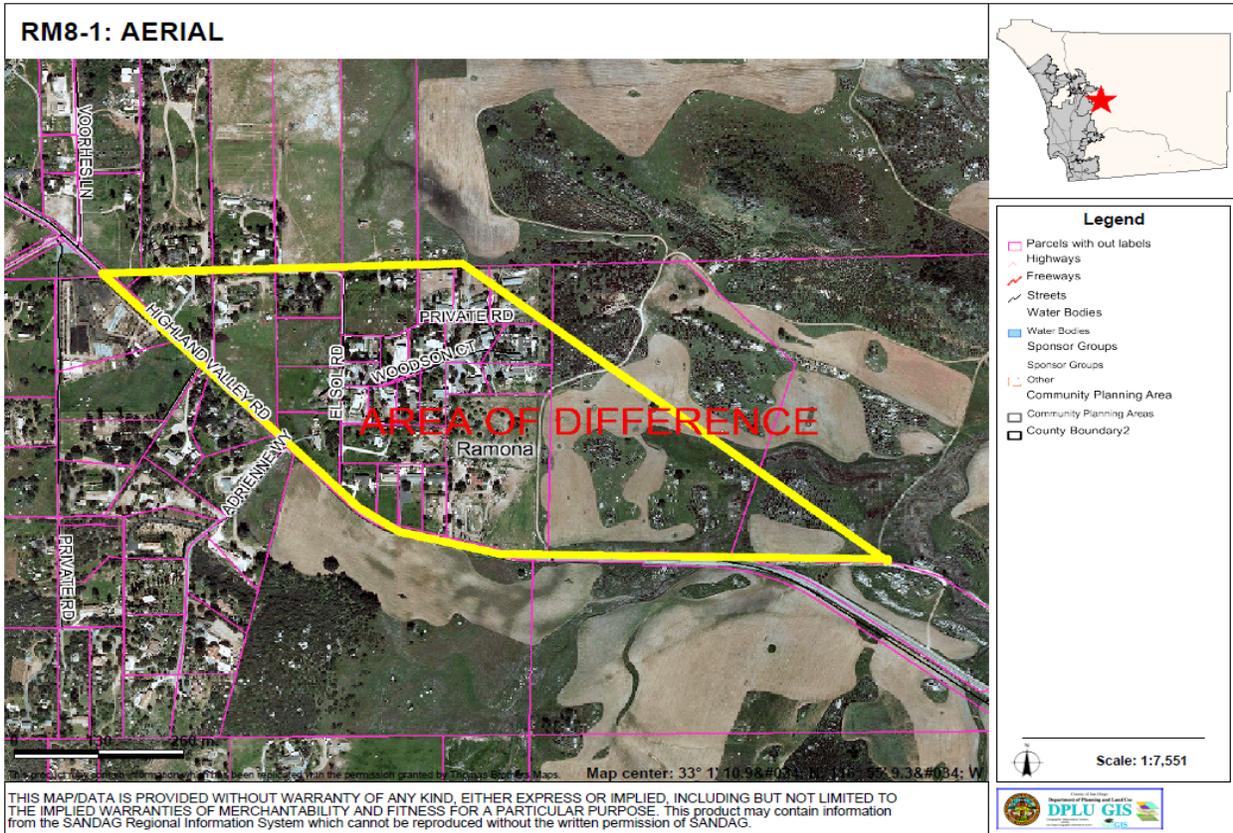
Discussion

There are no key constraints on the subject area other than agricultural lands. Figure RM8-1 provides an aerial photo showing the boundaries of the AOD and Figure RM8-2 shows the agricultural lands in the subject area.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SD12: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|------------------------------------|--|
| <u>Referral Name [#]:</u> Detwiler & Oak Rose TM <u>Location/Description:</u> <ul style="list-style-type: none"> • 108-acre area (14 parcels) • Inside CWA boundary • Unincorporated island in the San Dieguito CPA surrounded by cities of Carlsbad, Encinitas, and San Marcos <u>Existing General Plan:</u> (17) Estate Residential/ (18) Multiple Rural Use | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-4 | |
| | Steep slope (greater than 25%) | ◐ | <u>Hybrid:</u> SR-4 |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-4 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> SR-4 |
| | Critical Biological Resource Areas | ◐ | <u>Recommended Project:</u> SR-2 |
| <u>Context:</u> Consists of 14 parcels developed with rural residential land uses and totaling 108 acres. The parcels are surrounded to the north, south, east, and west by vacant parcels rural residential land uses. The parcels are bounded to the east by Mt. Israel Road. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

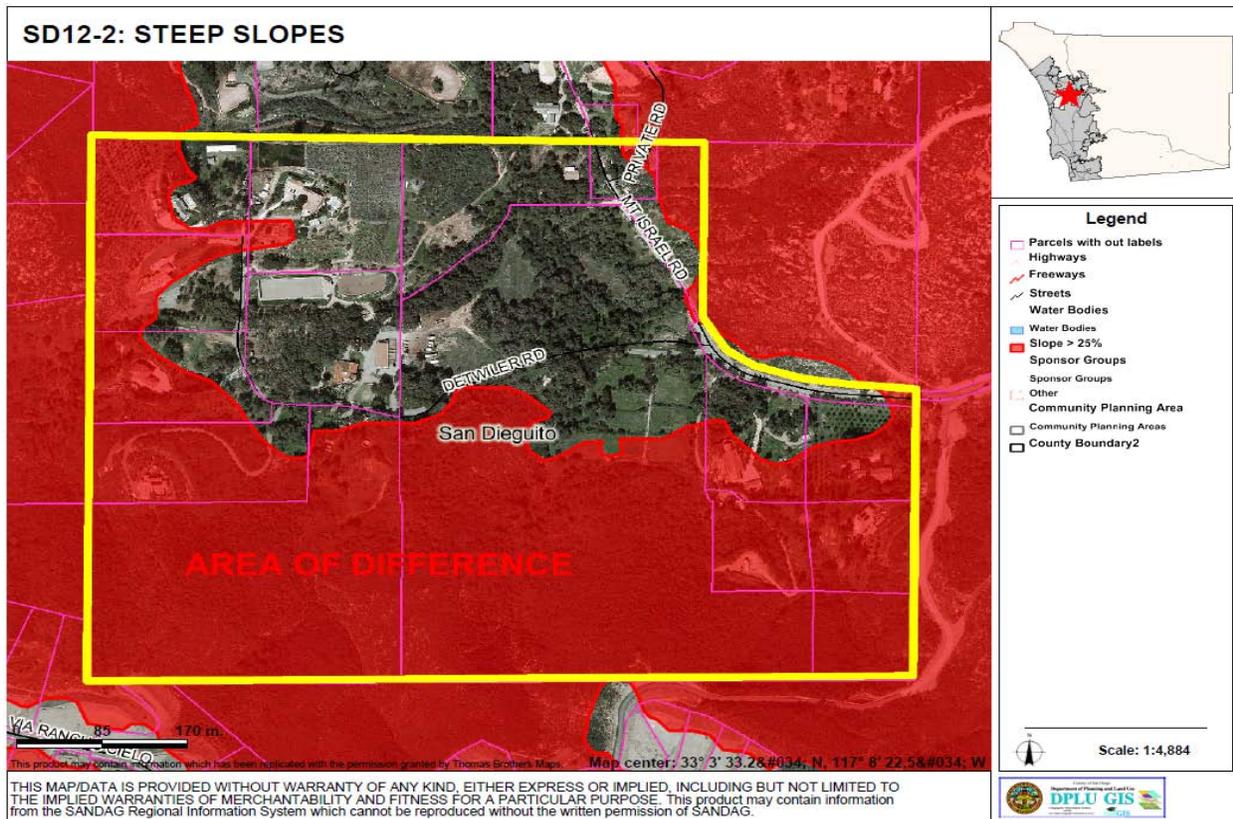
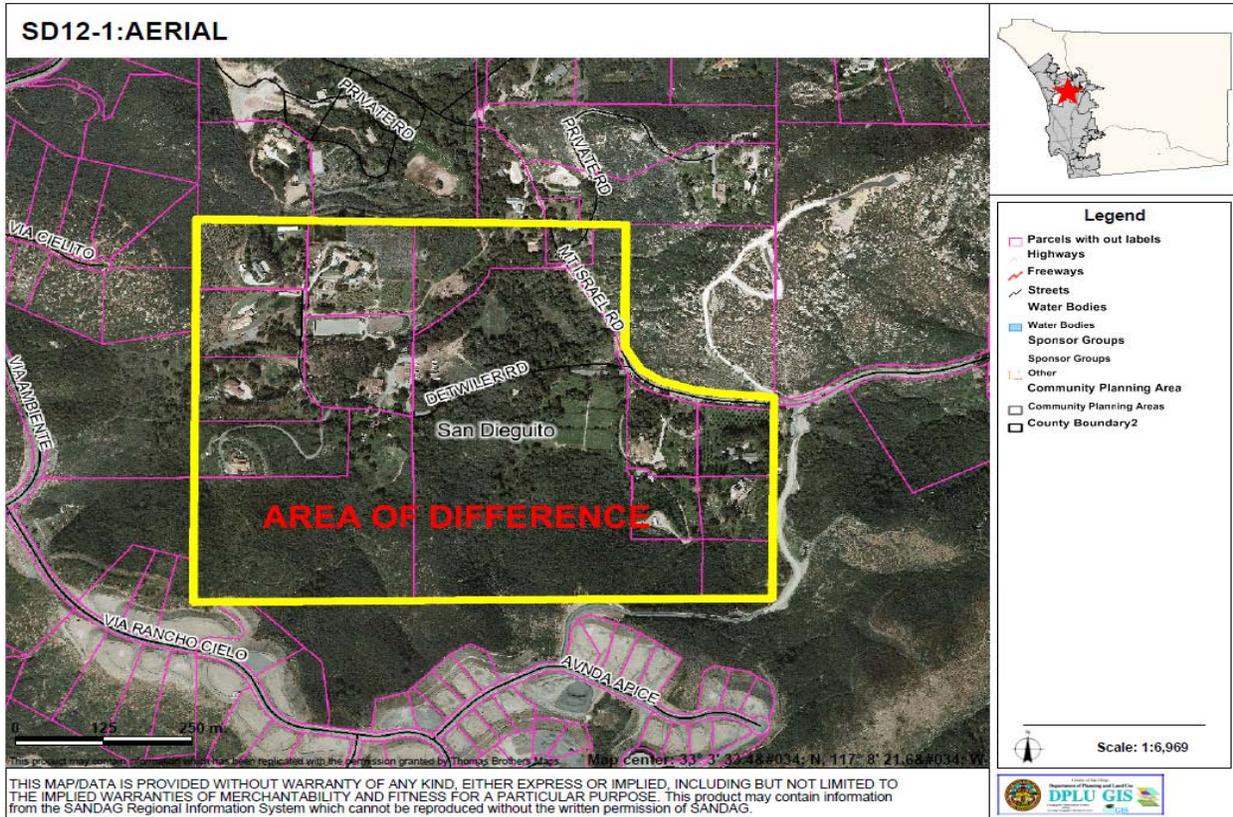
Discussion

The key constraints associated with SD12 are steep slopes and critical biological resource area. Figure SD12-1 provides an aerial photo showing the boundaries of the AOD, Figure SD12-2 shows the steep slopes and Figure SD12-3 identifies the critical biological resource areas.

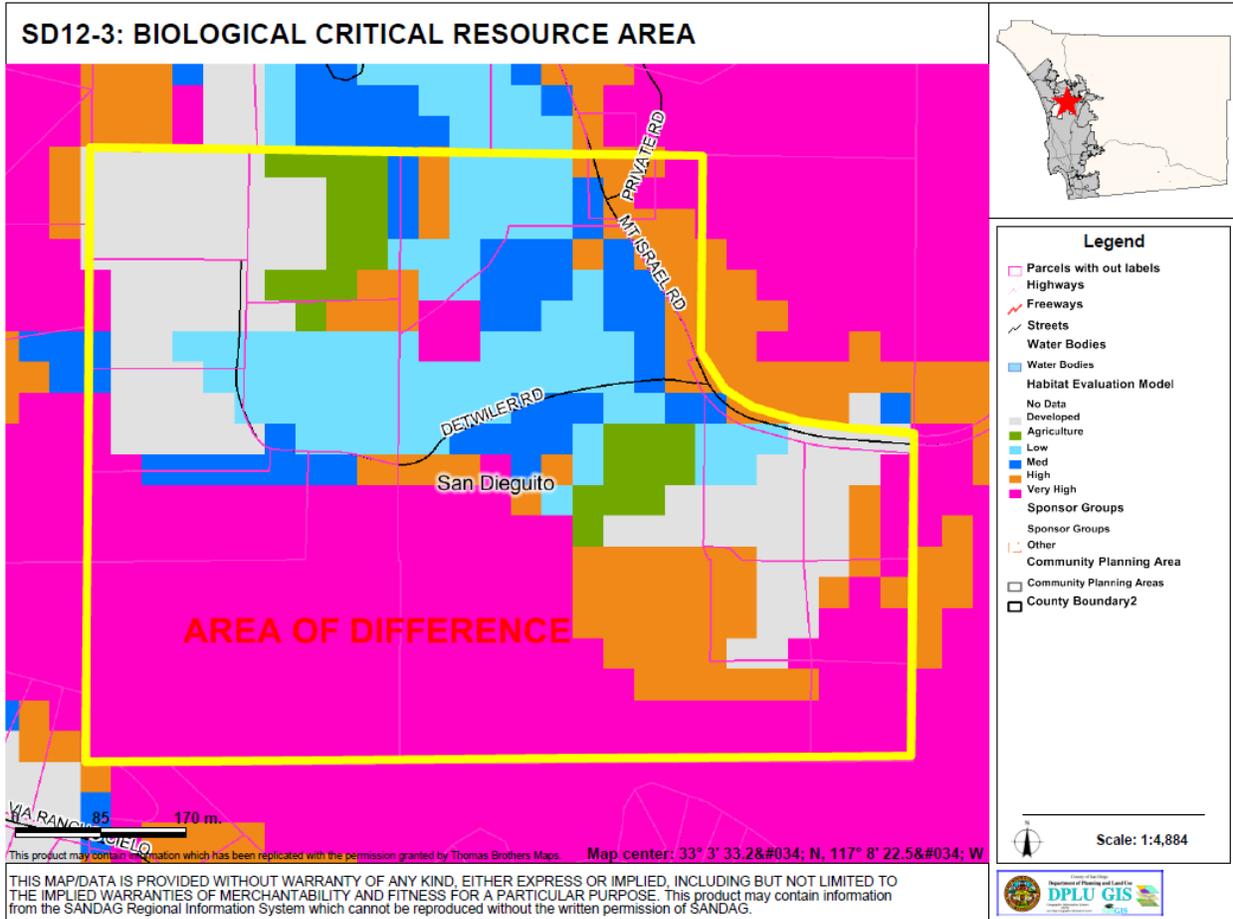
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SD13: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|---|--|
| <u>Referral Name [#]:</u> Morgan Run <u>Location/Description:</u> <ul style="list-style-type: none"> • 92 acres • Inside CWA boundary • San Dieguito CPA, adjacent to City of San Diego and Via De La Valle and Via Villa Verde <u>Existing General Plan:</u> (17) Estate Residential | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-2 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> SR-2 |
| | Floodplain | ○ | <u>Draft Land Use:</u> SR-2 |
| | Wetlands (also Vernal Pools) | ● | <u>Environmentally Superior:</u> SR-2 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> VR-20, VR-15, VR-10.9, VR-7.3, and General Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of over 125 parcels totaling 92 acres in size. The project area consists of single family residences. The project area is bounded to the north, south, east, and west by the Orchard Run golf course, and residential uses. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> VR-20, VR-15, VR-10.9, VR-7.3, and General Commercial | |

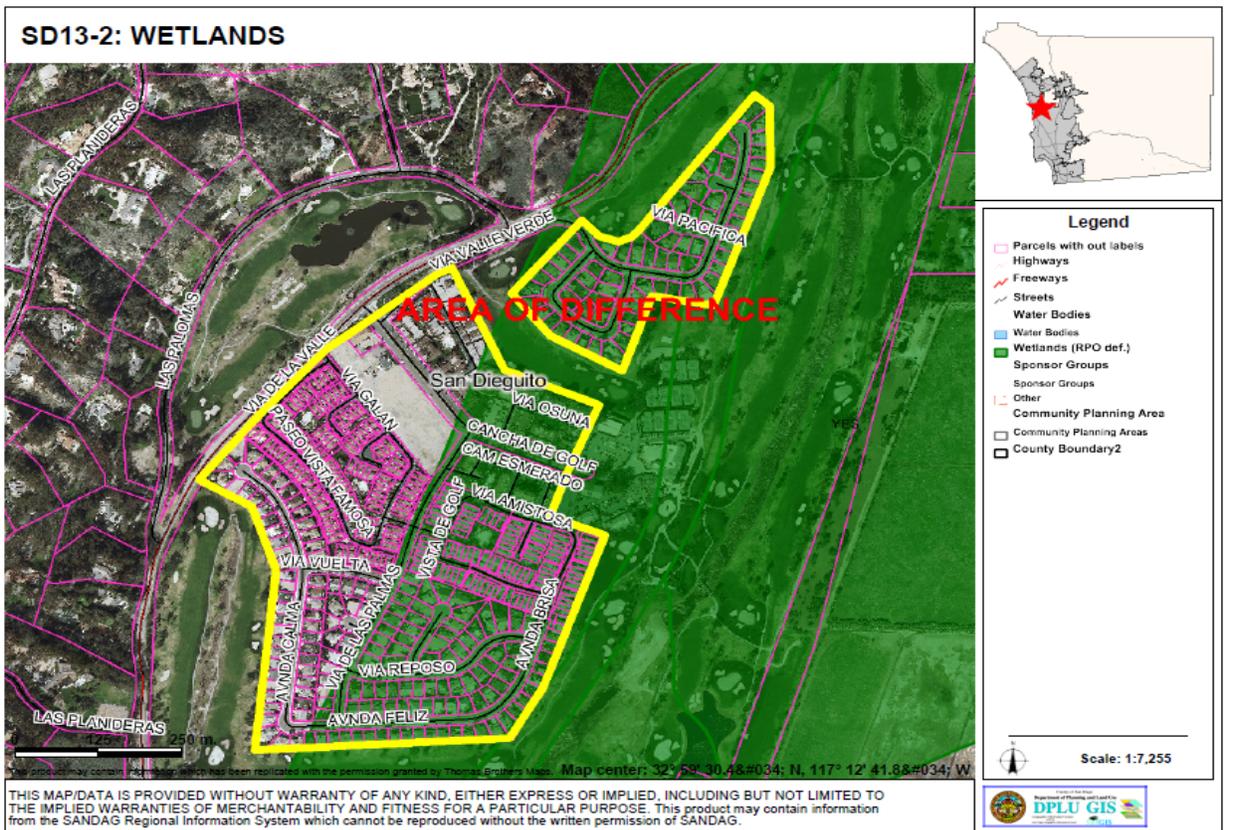
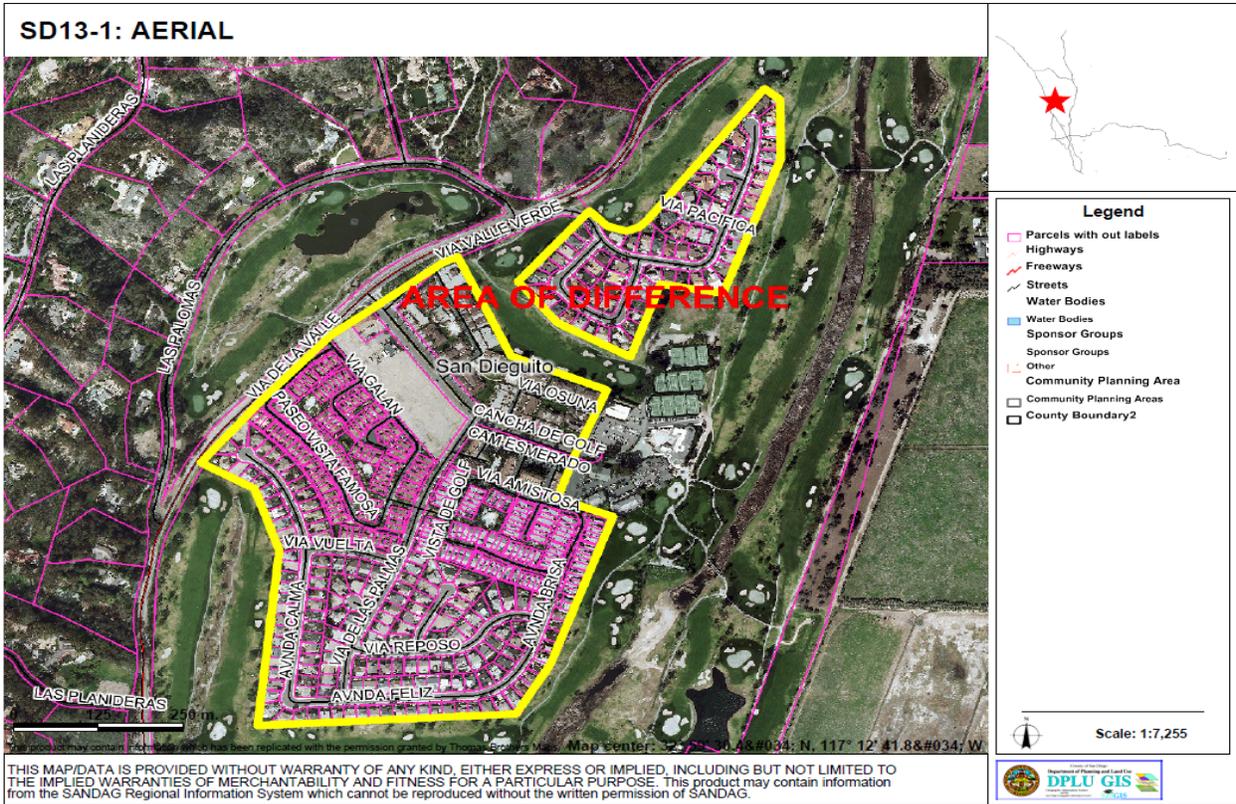
Discussion

The key constraints associated with SD13 are wetlands. Figure SD13-1 provides an aerial photo showing the boundaries of the AOD and Figure SD13-2 shows the wetlands.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SD5A: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|------------------------------------|---|
| <u>Referral Name [#]:</u> Perkins <u>Location/Description:</u> <ul style="list-style-type: none"> • 40.6-acre area (one parcel) • Inside CWA boundary • Unincorporated island in the San Dieguito CPA surrounded by cities of Carlsbad, Encinitas, and San Marcos <u>Existing General Plan:</u> (17) Estate Residential | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> SR-4 | |
| | Steep slope (greater than 25%) | ◐ | <u>Hybrid:</u> SR-10 |
| | Floodplain | ○ | <u>Draft Land Use:</u> RL-20 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> RL-20 |
| | Critical Biological Resource Areas | ● | <u>Recommended Project:</u> SR-2 |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of one 40.6-acre undeveloped parcel. There is a junkyard/dump to the east and open space to the north. There are large single family residential developments to the northwest, west, and south. There are rural residential uses surrounding the parcel. | <u>Other:</u> None | <u>CPG Recommendation:</u> None | |

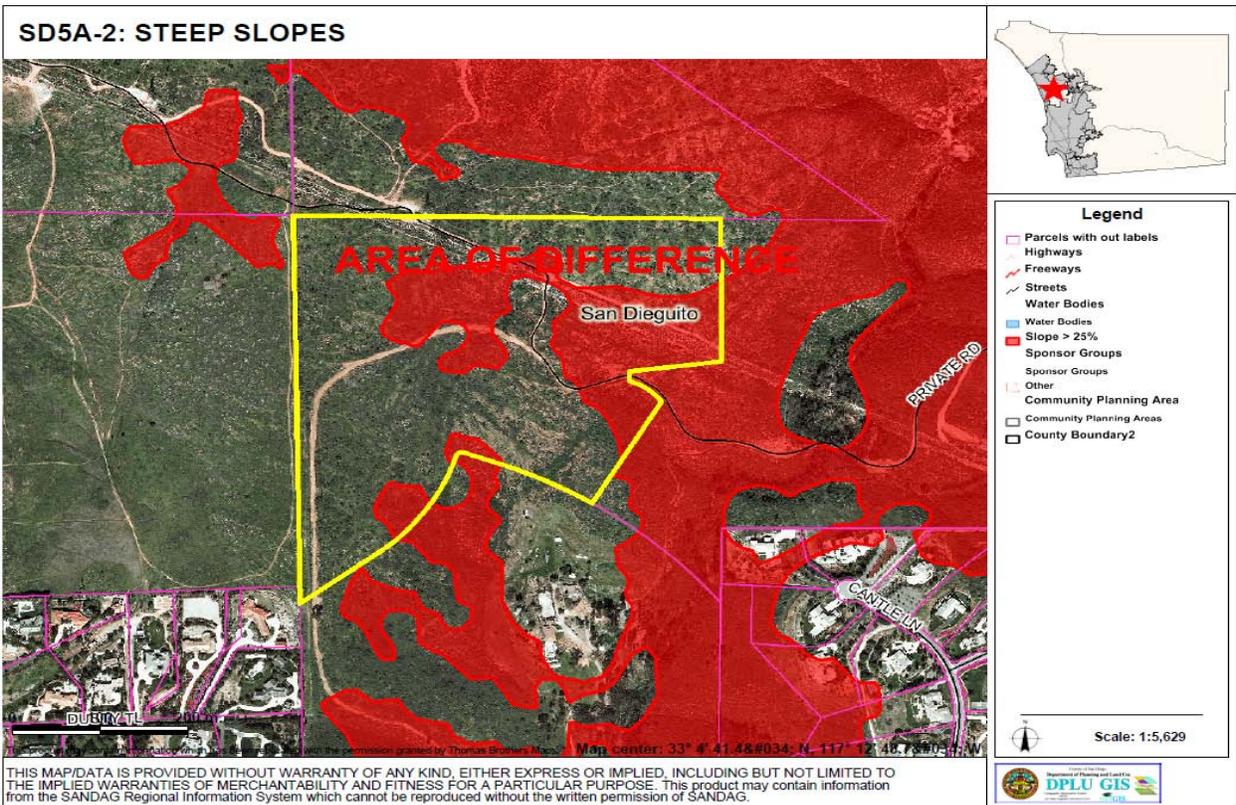
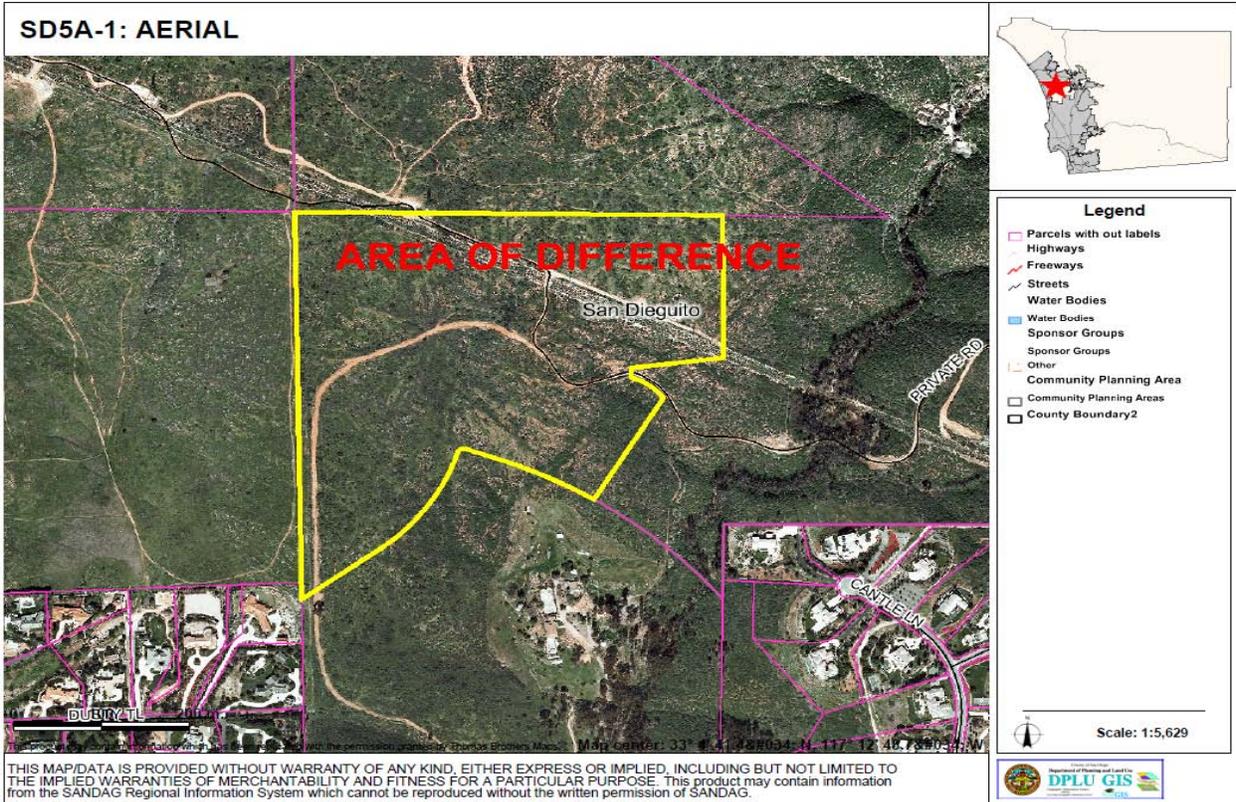
Discussion

The key constraints associated with SD5A are steep slopes and critical biological resource area. Figure SD5A-1 provides an aerial photo showing the boundaries of the AOD, Figure SD5A-2 shows the steep slopes and Figure SD5A-3 identifies the critical biological resource areas.

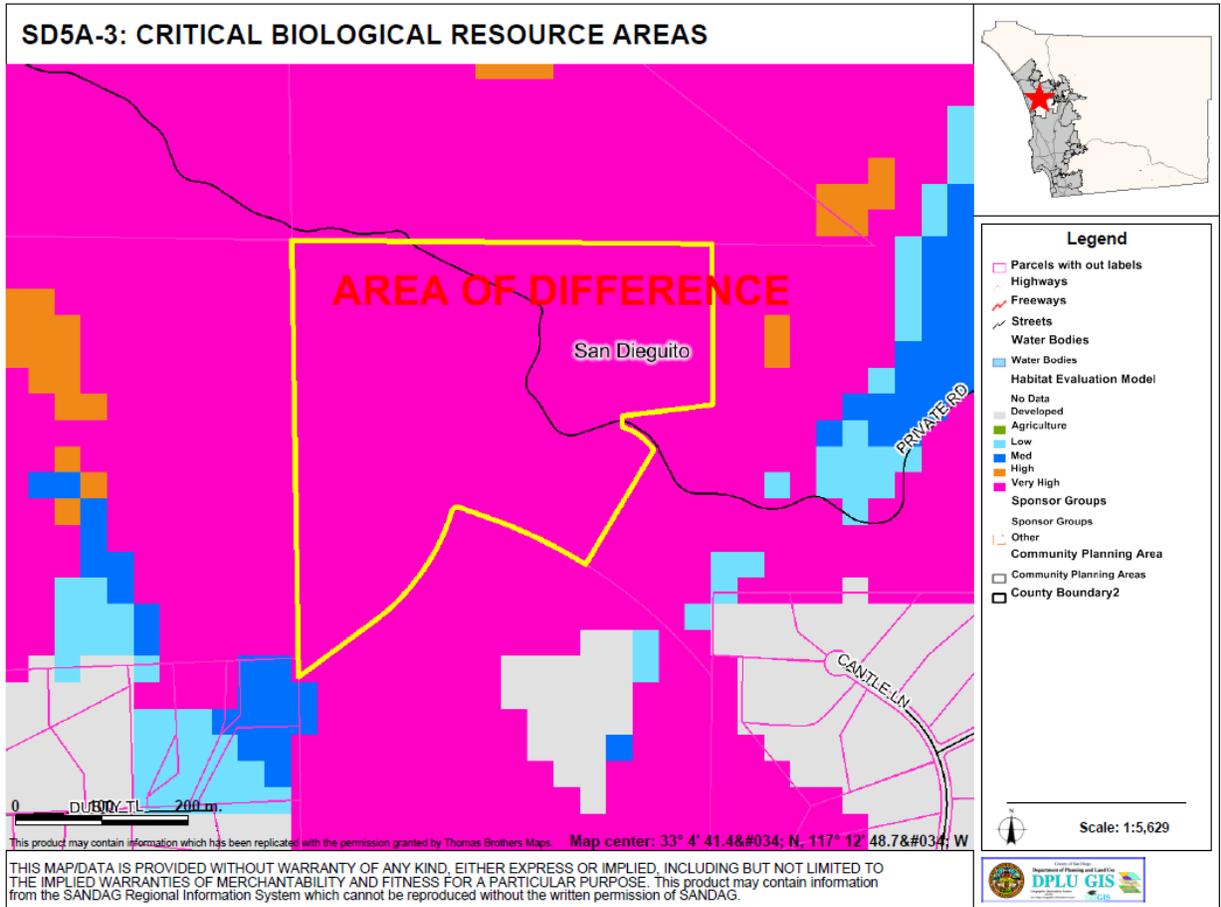
Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SV23: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|---|---|
| <u>Referral Name [#]:</u> Jamacha Road/ SR 125- Correction <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.1 acres (five parcels) • Inside CWA boundary • Spring Valley CPA adjacent Sweetwater Road, Jamacha Road, and State Route 125 <u>Existing General Plan:</u> (13) General Commercial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> Public/Semi-Public Facilities <u>Hybrid:</u> Public/Semi-Public Facilities <u>Draft Land Use:</u> Public/Semi-Public Facilities <u>Environmentally Superior:</u> Public/Semi-Public Facilities <u>Recommended Project:</u> General Commercial | |
| | Steep slope (greater than 25%) | | ○ |
| | Floodplain | | ◐ |
| | Wetlands (also Vernal Pools) | | ○ |
| | Critical Biological Resource Areas | | ○ |
| | Agricultural Lands | | ○ |
| <u>Context:</u> Consists of over five parcels totaling 2.1 acres in size. The project area consists of commercial uses along Sweetwater Road. The project area is bounded to the north, south, east, and west by commercial land uses. The project is bounded to the east by Sweetwater Road, to the west by State Route 125. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> None | |

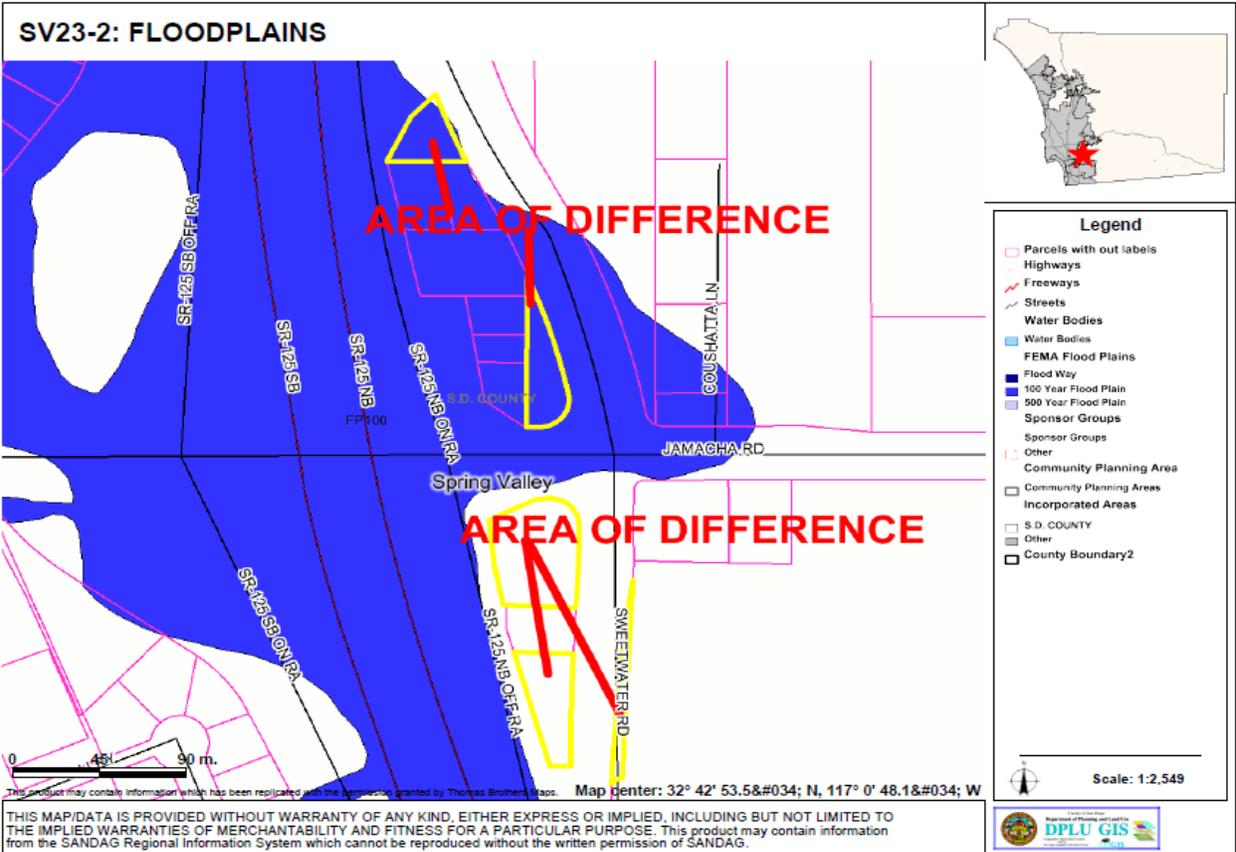
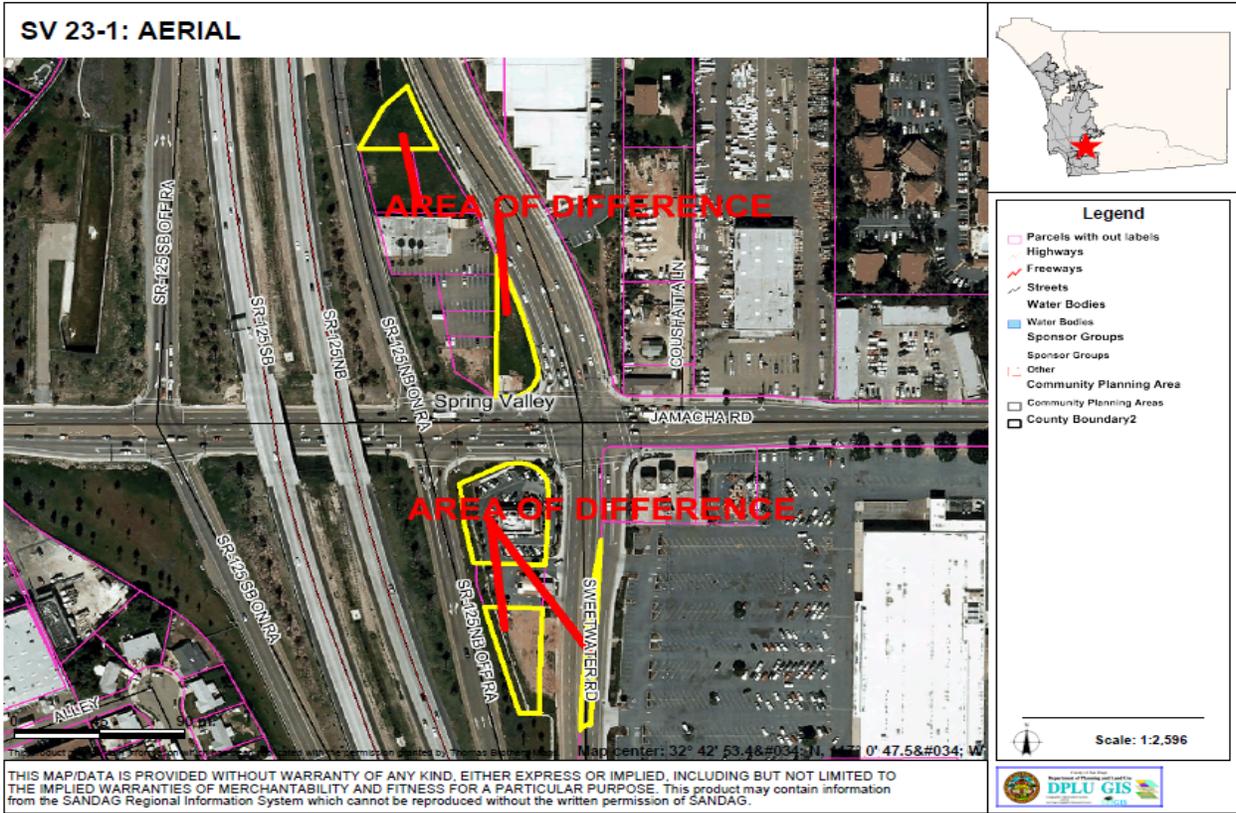
Discussion

The key constraints associated with SV23 are flood plains. Figure SV23-1 provides an aerial photo showing the boundaries of the AOD and Figure SV23-2 shows the flood plains.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SV24: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives |
|---|---|--|
| <u>Referral Name [#]:</u> Jamacha Road Industrial <u>Location/Description:</u> <ul style="list-style-type: none"> • 30 acres (56 parcels) • Inside CWA boundary • Adjacent to Sweetwater Blvd., Jamacha Road, Grand Ave., Birch St., Presioca St., and Harness St. <u>Existing General Plan:</u> (16) General Impact Industrial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | |
| | Steep slope (greater than 25%) | ○ |
| | Floodplain | ○ |
| | Wetlands (also Vernal Pools) | ○ |
| | Critical Biological Resource Areas | ○ |
| | Agricultural Lands | ○ |
| <u>Context:</u> Consists of 56 parcels totaling 30 acres consisting of residential, commercial, and industrial land uses. The project area is bounded by Sweetwater Blvd., Jamacha Road, Grand Ave., Birch St., Presioca St., and Harness St. The project area is surrounded by residential, commercial, and industrial land uses. | <u>Other:</u> N/A | |
| | <u>CPG Recommendation:</u> Medium Impact Industrial | |
| <u>Referral Map:</u> Medium Impact Industrial | | <u>Hybrid:</u> Medium Impact Industrial |
| | | <u>Draft Land Use:</u> Medium Impact Industrial |
| | | <u>Environmentally Superior:</u> Medium Impact Industrial |
| | | <u>Recommended Project:</u> Medium Impact Industrial |

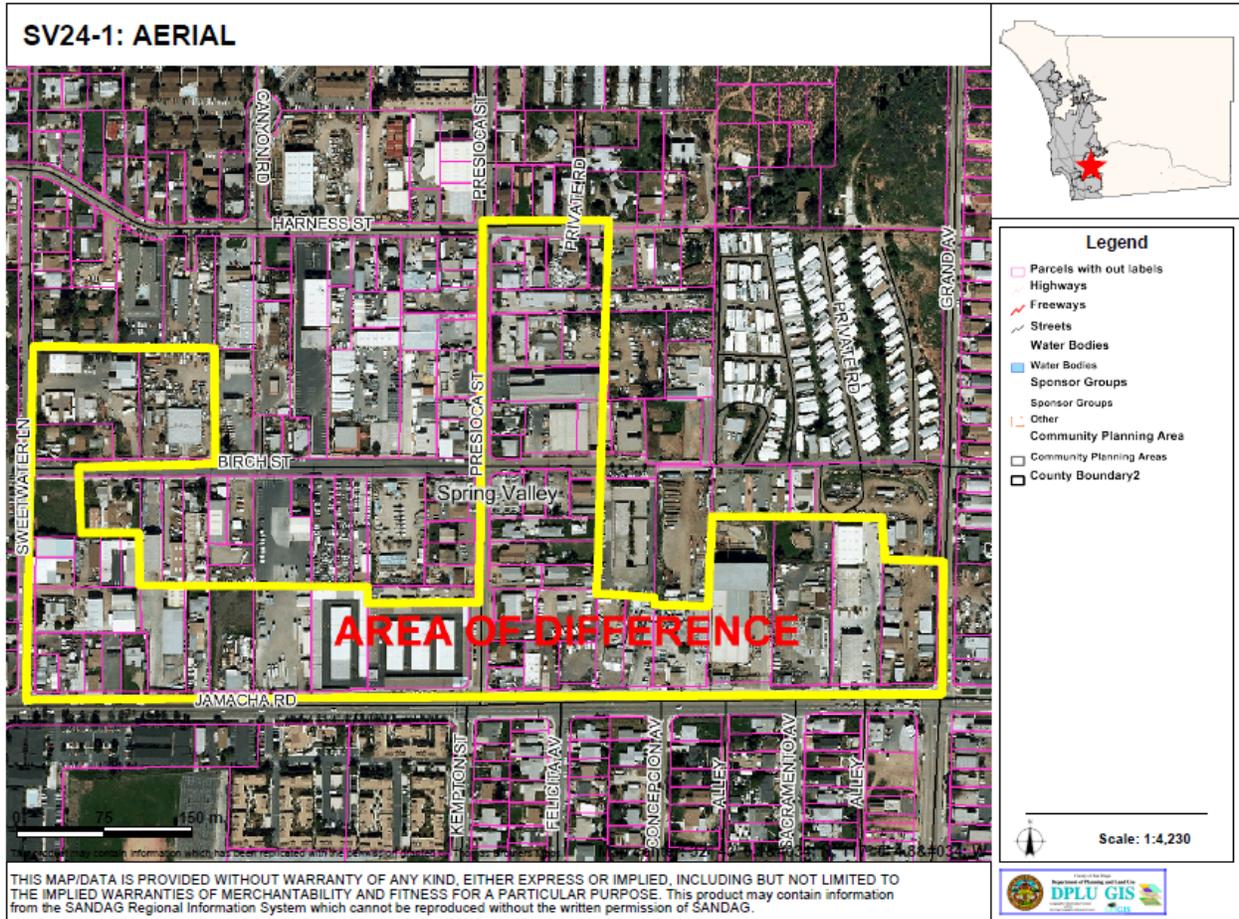
Discussion

The key constraints associated with SV24 are flood plains. Figure SV24-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SV25: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|---|---|---|---|
| <u>Referral Name [#]:</u> Sweetwater Springs/ Jamacha Blvd Industrial <u>Location/Description:</u> <ul style="list-style-type: none"> • 60 acres (20 parcels) • Inside CWA boundary • Spring Valley CPA adjacent to Sweetwater Springs Blvd and Jamacha Blvd <u>Existing General Plan:</u> (16) General Impact Industrial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> Medium and Limited Impact Industrial; Public/ Semi-Public Facilities <u>Hybrid:</u> Medium and Limited Impact Industrial; Public/ Semi-Public Facilities <u>Draft Land Use:</u> Medium and Limited Impact Industrial; Public/ Semi-Public Facilities <u>Environmentally Superior:</u> Medium and Limited Impact Industrial; Public/ Semi-Public Facilities <u>Recommended Project:</u> High Impact Industrial | |
| | Steep slope (greater than 25%) | | ◐ |
| | Floodplain | | ○ |
| | Wetlands (also Vernal Pools) | | ○ |
| | Critical Biological Resource Areas | | ○ |
| | ○ | | |
| <u>Context:</u> Consists of 20 parcels totaling 60 acres. The parcels contain industrial and commercial land uses and an Otay Water District operations site. The parcels are adjacent to open space to the east, a mobilehome park to the north, an Otay Water District Operations site to the west, and residential land uses to the south. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> High Impact Industrial | |

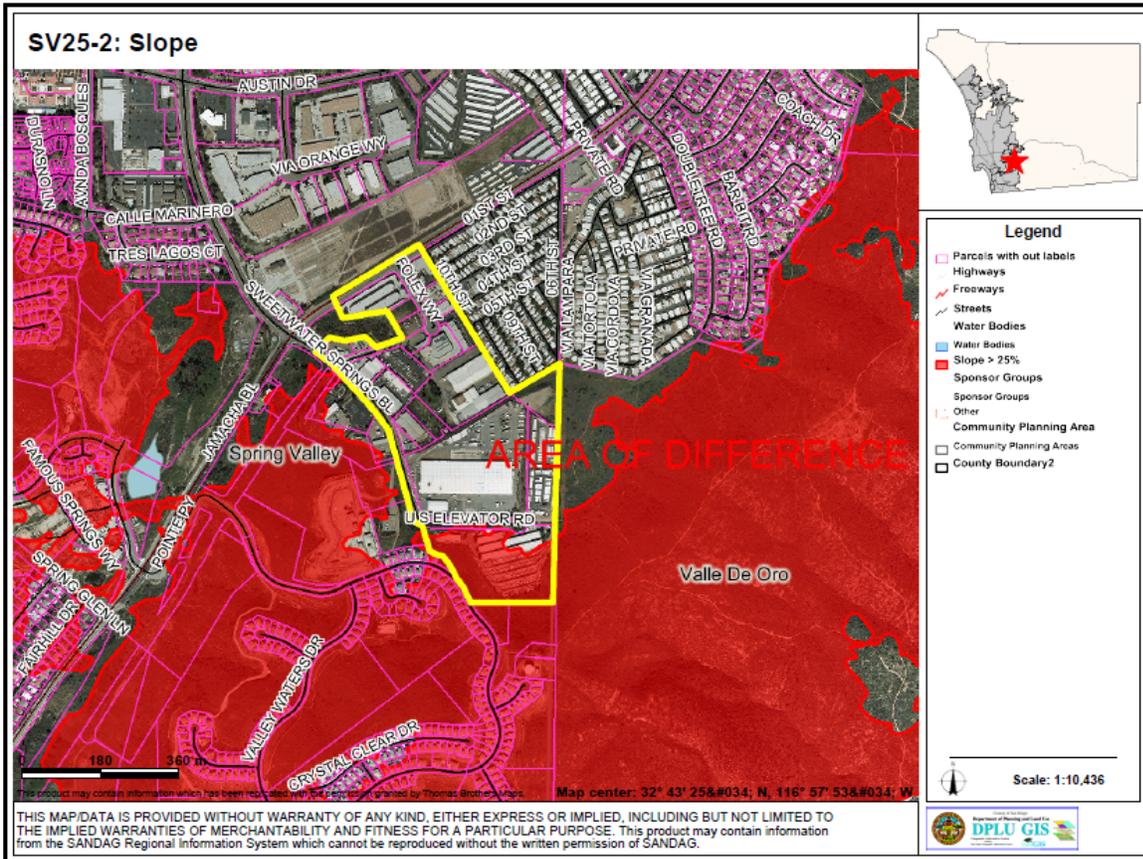
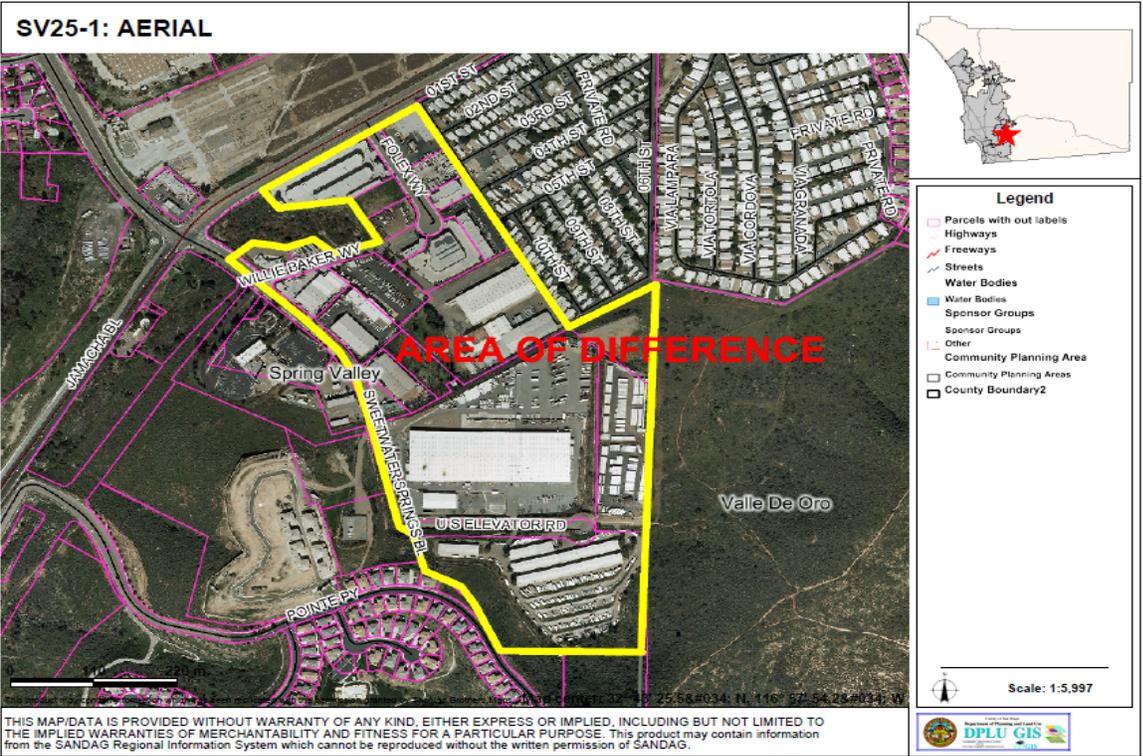
Discussion

The key constraints associated with SV25 are steep slopes. Figure SV25-1 provides an aerial photo showing the boundaries of the AOD and Figure SV25-2 shows steep slopes on the subject parcels.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT

SV26: Site Analysis

| Property Description | Site Analysis | Land Use Alternatives | |
|--|---|--|---|
| <u>Referral Name [#]:</u> Jackson Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.33 acres (1 parcel) • Inside CWA boundary • Spring Valley CPA adjacent to Sweetwater Springs Blvd and Jamacha Blvd <u>Existing General Plan:</u> General Commercial | <u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none | <u>Referral Map:</u> VR-7.3 | |
| | Steep slope (greater than 25%) | ○ | <u>Hybrid:</u> VR-7.3 |
| | Floodplain | ○ | <u>Draft Land Use:</u> VR-7.3 |
| | Wetlands (also Vernal Pools) | ○ | <u>Environmentally Superior:</u> VR-7.3 |
| | Critical Biological Resource Areas | ○ | <u>Recommended Project:</u> General Commercial |
| | Agricultural Lands | ○ | |
| <u>Context:</u> Consists of a 1.33 acre parcel developed with a commercial use. The parcel is bounded by commercial uses to the north and east. The parcel is bounded by residential uses to the south and west. | <u>Other:</u> N/A | <u>CPG Recommendation:</u> General Commercial | |

Discussion

There are no key constraints associated with SV26. Figure SV26-1 provides an aerial photo showing the boundaries of the AOD.

Potential Conflicts with Goals and Policies

None

AREAS OF DIFFERENCE — RECOMMENDED PROJECT

