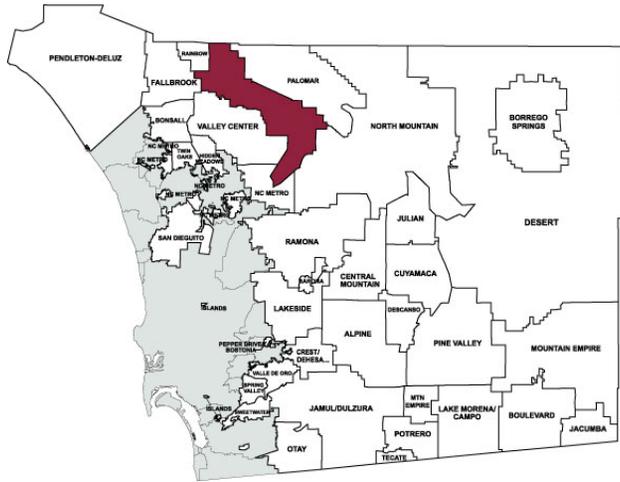


## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

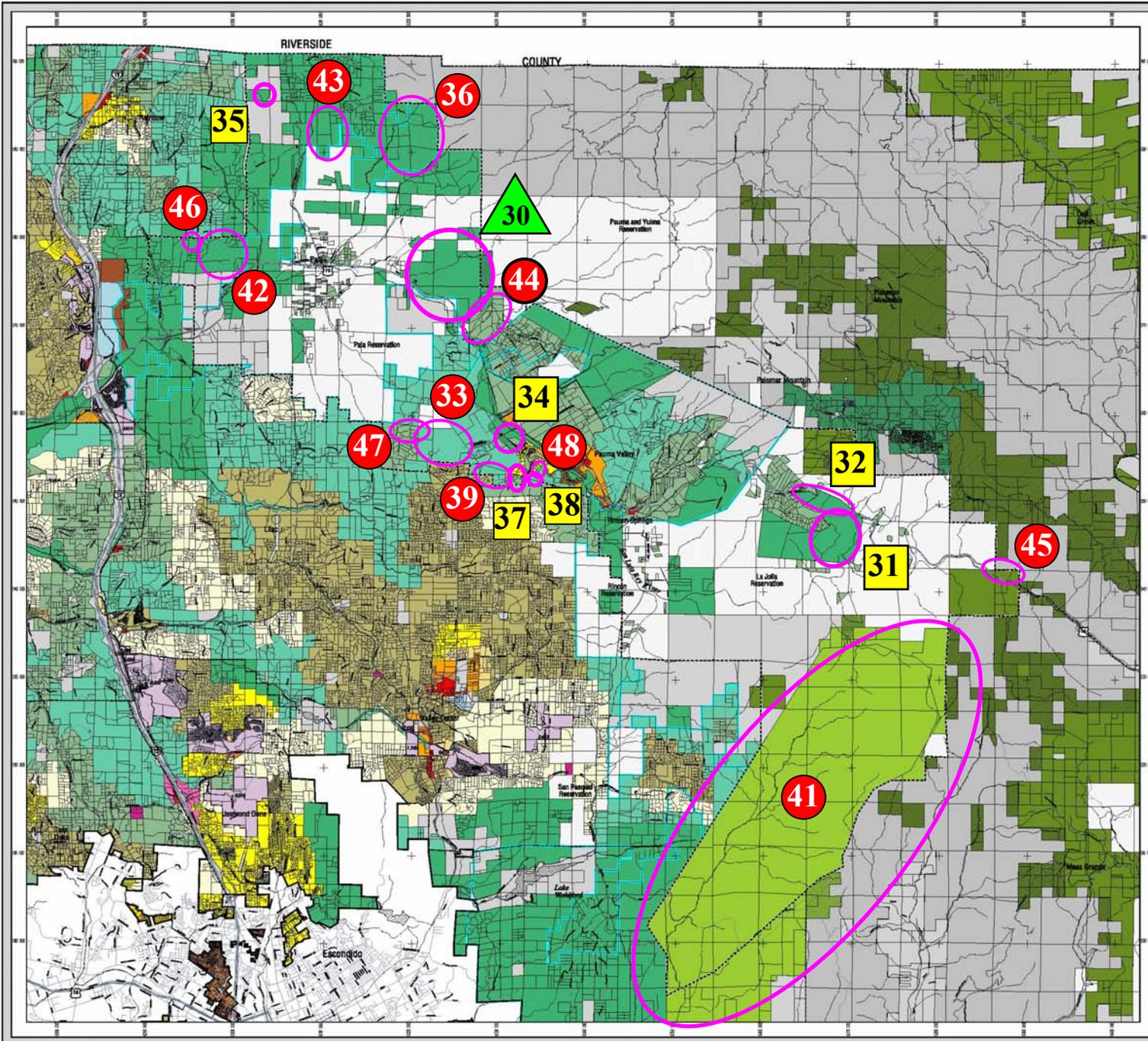
# PALA-PAUMA



The Pala/Pauma Planning Area had 19 properties referred for further staff evaluation, but one referral was withdrawn by the applicant. Upon completion of additional review, staff has determined that:

- 1 referral met the GP 2020 concepts and planning principles.
- 6 referrals can meet the GP 2020 concepts and planning principles if a compromise solution is accepted.
- 11 referrals do not meet the GP 2020 concepts and planning principles.

Eight of the 18 referrals are located outside of the CWA boundary, and are groundwater dependant. All of the referrals located outside of the CWA are designated as Rural Lands because of their remote location, limited accessibility, physical constraints (such as steep slopes), and the predominance of large parcels (20 acres and larger). This is especially characteristic of the northern and northwestern portions of the planning area. Rural Lands densities have also been used to maintain a separation or buffer between communities. Village densities have been applied to reflect existing densities in the Country Club area.



**PALA-PAUMA  
Community Planning Area**

Working Copy - August 2003  
Map is intended to be used as a guide only and is not to be used for legal purposes. It is the responsibility of the user to verify the accuracy of the information shown on this map.

- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-14.5), 14.5 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-rural Residential (SR-1), 1 du/ac
- Semi-rural Residential (SR-2), 1 du/4 ac
- Semi-rural Residential (SR-4), 1 du/10 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Rural Lands (RL-160), 1 du/160 ac
- Specific Plan Area (densities indicated in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Public/Semi-Public Lands
- Open Space
- National Forest and State Parks
- Tribal Lands
- Forest Conservation Initiative Overlay
- County Water Authority Boundary
- Pala-Pauma Community Planning Area Boundary
- Adjacent Community Plan and Sponsor Group Boundary
- Jurisdictional Boundary

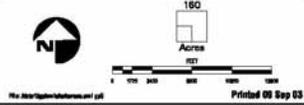
= 160 Acres

**Regional Location Map**



Map Prepared By: DPLUGAS

Map Coordinates: Stateplane NAD83 Feet, Zone 3401  
This map is prepared without warranty of any kind, either expressed or implied, and shall not be used for any purpose other than that for which it was prepared. The user assumes all liability for any use of the information shown on this map. The product name and logo are trademarks of DPLUGAS. All rights reserved. © 2003 DPLUGAS.



## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
30	<p><i>Jim Chagala (representing Bradford)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and surrounded on three sides by public lands.</p> <ul style="list-style-type: none"> <li>• 1,300 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with the minimum lot size set by GPA 96-03</li> <li>· Proposed density is consistent with the existing pattern of development</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Northern portion of the property located within proposed North County MSCP Pre-approved Mitigation Area</li> <li>· Large drainage area bisects the property</li> </ul> </li> </ul>
31	<p><i>Jean Monahan</i></p> <p>Outside CWA boundary. South of Hwy. 76, located within area surrounded by Tribal Lands.</p> <ul style="list-style-type: none"> <li>• 548 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: 1 du/40 acres</p>	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern</li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· More than one half of the total acreage contains slopes between 25 and 50%</li> <li>· Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Outside CWA, groundwater dependent area</li> <li>· General area is surrounded by Tribal Lands</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
32	<p><i>Jim Chagala (representing Bell Family Trust)</i></p> <p>Outside CWA boundary. East of South Grade Road and Hwy. 76. “Island” surrounded by Public/Semi-Public Land.</p> <ul style="list-style-type: none"> <li>• 234.5 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Reduce public costs</i> – isolated, remote area, outside of village with a lack of an established development pattern</li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into an area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Outside CWA, groundwater dependant area</li> <li>· General area is surrounded by Tribal Lands</li> </ul> </li> </ul>
33	<p><i>Arnold Veldkamp (representing Jacob Brouwer)</i></p> <p>Inside CWA boundary. Located west of Cole Grade Road, north and adjacent to Valley Center boundary.</p> <ul style="list-style-type: none"> <li>• 390 acres</li> <li>• Existing General Plan: 1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 or 10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context of existing parcelization in the area with parcels sized 20 acres and larger</li> <li>• <i>Assign densities based on characteristics of the land</i> — the steep sloped areas (greater than 25%) located along the southern portions of the site provide a physical separation between Valley Center and Pala/Pauma</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
34	<p><i>Lee Vance</i></p> <p>Outside CWA boundary (served by private water company). South of Cole Grade Road, bisected by Pauma Valley Road.</p> <ul style="list-style-type: none"> <li>• 86 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: <u>1 du/40 acres</u> (area within 100-year floodplain) Semi-Rural: <u>1du/10 acres</u> (area located outside 100-year floodplain)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – consistent with the application of Rural Lands densities for mapped 100-year floodplain areas</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· A portion of the property is constrained by the 100-year floodplain; further analysis is required to determine extent of floodplain area</li> <li>· Potential to be served by groundwater dependent, private water company (on-site wells)</li> </ul> </li> </ul>
35	<p><i>Suzanne Clark</i></p> <p>Inside CWA boundary. West of Pala/Temecula Road.</p> <ul style="list-style-type: none"> <li>• 40 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Rural Lands: <u>1 du/20 acres</u> (revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – consistent with Rural Lands densities applied to areas adjacent and west of the referral area</i></li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Physically removed from the established Village area</li> <li>· Vehicular access limited to private road</li> <li>· Remote location that is generally undeveloped</li> <li>· Surrounded on three sides by Public/Semi-Public Lands, including Mt. Olympus County Park</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
36	<p><i>Gary Piro</i></p> <p>Inside CWA boundary. Accessed by Magee Road, south of River-side County line.</p> <ul style="list-style-type: none"> <li>• 687 acres</li> <li>• Existing General Plan: 1 du/10 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> <li>· Consistent with Rural Lands densities applied to large portions of northern Pala/Pauma</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of the site is located within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Remote area, physically removed from Village area</li> <li>· Vehicular access limited to privately maintained road</li> </ul> </li> <li>• <i>Create a model for community development – referral request would result in an isolated pocket of Semi-Rural density in an area designated Rural Lands</i></li> </ul>
37	<p><i>Jim Chagala (representing Beck Central)</i></p> <p>Inside CWA boundary. East of Cole Grade Road and south of Hwy. 76, abuts common boundary with Valley Center.</p> <ul style="list-style-type: none"> <li>• 631.82 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Semi-Rural; 1 du/10 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u> (revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· The referral's parcelization is consistent with larger parcels located to the south that have similar densities</li> <li>· Consistent with Semi-Rural densities located adjacent and south of subject parcels</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land – slope is less for parcels assigned Semi-Rural densities</i></li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
38	<p><i>Jim Chagala (representing Beck East)</i></p> <p>Inside CWA boundary. East of Cole Grade Road and south of Hwy. 76, abuts common boundary with Valley Center.</p> <ul style="list-style-type: none"> <li>• 17.75 acres</li> <li>• Existing General Plan 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/10 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/10 acres</u></p> <p>(revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· The parcelization is consistent with the larger parcels located to the south with the similar densities</li> <li>· Consistent with Semi-Rural densities located adjacent and south of subject parcels</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> – slope is less for parcels assigned Semi-Rural densities</li> </ul>
39	<p><i>Jim Chagala (representing Beck West)</i></p> <p>Inside CWA boundary. Between Country Club and Valley Center planning boundary.</p> <ul style="list-style-type: none"> <li>• 94.81 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – Rural Lands density provides a buffer between the Semi-Rural densities located to the south and Village densities located to the east.</li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with parcelization and development pattern in the area between the Village densities within the Country Club and the Valley Center planning boundary</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> – nearly half of the site is constrained by slopes greater than 25%</li> </ul>
40	<p><i>Jim Chagala (representing Beck Rincon)</i></p>			<b>WITHDRAWN BY PROPERTY OWNER</b>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
41	<p><i>Daniel Brunton (representing Rancho Guejito)</i></p> <p>Outside CWA boundary.</p> <p>Southeastern most portion of planning area.</p> <ul style="list-style-type: none"> <li>• 23,000 acres</li> <li>• Existing General Plan: 1 du/40 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/160 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/160 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Located entirely within the proposed North County MSCP Preapproved Mitigation Area</li> <li>· Largest single property ownership in San Diego County</li> <li>· Numerous, significant riparian drainage areas</li> </ul> </li> </ul>
42	<p><i>Donna Recchia, Thomas Cerruti and Ray Gray (Pala del Norte Property Owners)</i></p> <p>Inside CWA boundary.</p> <p>North of Hwy. 76 and Pala del Norte Road, south of Rainbow planning area.</p> <ul style="list-style-type: none"> <li>• 340 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Create a model for community development</i> – request would create an isolated pocket of Semi-Rural densities into areas designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· The referral area is physically removed from the established Village area</li> <li>· Vehicular access is limited</li> <li>· Remote location that is primarily undeveloped</li> </ul> </li> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Rural Lands densities applied in neighboring communities (Rainbow to the south, and Fallbrook to the west)</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
43	<p><i>M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)</i></p> <p>Inside CWA boundary. East of Pala/Temecula Road, south of Riverside County line.</p> <ul style="list-style-type: none"> <li>• 149.85 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Rural Lands densities applied in the Rainbow community to the west</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Create a model for community development – referral request would introduce Semi-Rural densities into area designated as Rural Lands</i></li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Area is physically removed from the established Village area</li> <li>· Vehicular access provided by private roads</li> <li>· Remote location that is primarily undeveloped</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
44	<p><i>Gary Piro and Thure Stedt (representing Schoepe Enterprises)</i></p> <p>Outside CWA boundary. North of Hwy. 76 and west of Adams Road, eastern portion adjacent to public lands. Pipelined TM.</p> <ul style="list-style-type: none"> <li>• 263.17 acres</li> <li>• Existing General Plan: 1 du/2,4,8 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with Semi-Rural densities applied to areas adjacent to and east of subject parcels</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Area is physically removed from the established Village area</li> <li>· Groundwater dependent, possible annexation into Yuima Water District</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Semi-Rural density appropriate for productive agricultural areas</li> <li>· Several major drainage areas located on-site and adjacent to subject parcels</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
45	<p><i>Jerry Fisher</i></p> <p>Outside CWA boundary. North of Hwy. 76 in the eastern most portion of the planning area.</p> <ul style="list-style-type: none"> <li>• 87.48 acres</li> <li>• Existing General Plan: 1 du/40 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/40 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with application of Rural Lands densities applied to areas located outside the CWA</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Reduce public costs</i> – subject parcels are located in a remote area that lacks existing infrastructure, limited vehicular access, and would further impact County services including but not limited to law enforcement, fire protection, and emergency services.</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Majority of property contains slopes greater 25%</li> <li>· Located entirely within proposed North County MSCP Preapproved Mitigation Area</li> <li>· Located adjacent to Public/Semi-Public Lands</li> <li>· Located adjacent to riparian/wetland areas</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral requested density would introduce Semi-Rural densities into a large area designated as Rural Lands</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
46	<p><i>Peter Glusac</i></p> <p>Inside CWA boundary. North of Hwy. 76 and south of Rainbow planning area.</p> <ul style="list-style-type: none"> <li>• 31.77 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral</p> <p>Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>· Consistent with the application of Rural Lands for areas located inside CWA, but physically removed from established communities</li> <li>· Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral request would introduce Semi-Rural densities into area designated as Rural Lands</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· The referral area is physically removed from the established Village area</li> <li>· Limited infrastructure is available, but to sustain Semi-Rural densities in this area</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
47	<p><i>Cynthia Chamberlain</i></p> <p>Inside CWA boundary. Carney Road, west of Cole Grade Road, north of Valley Center planning area.</p> <ul style="list-style-type: none"> <li>• 103 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Not Specified — assume Semi-Rural (1 du/4 acres) density is requested</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Semi-Rural: <u>1 du/10 acres</u> Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>▪ Consistent with the Semi-Rural densities applied to areas with existing parcelization and Rural Lands density applied to areas with slope constraints</li> <li>▪ Consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</li> </ul> </li> <li>• <i>Create a model for community development</i> – referral request would extend Semi-Rural densities into area designated as Rural Lands</li> <li>• <i>Assign densities based on characteristics of the land</i> – the subject parcels assigned Rural Lands densities are constrained by sloped areas greater than 25%</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
48	<p><i>Jean Nicol</i></p> <p>Outside CWA boundary. Country Club area, south of Pauma Heights Road</p> <ul style="list-style-type: none"> <li>• 19.95 acres</li> <li>• Existing General Plan: 1 du/acre and 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre Rural Lands: 1du/20 acres</p> <p><u>Referral Request:</u> Not Specified — assume Semi-Rural (1 du/4 acres) density is requested</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with Referral Retain Semi-Rural: <u>1 du/acre</u> Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan – consistent with the GP2020 Planning Concepts, Land Use Framework, Regional Structure Map, and the Regional Land Use Distribution Map</i></li> <li>• <i>Create a model for community development</i> <ul style="list-style-type: none"> <li>▪ The respective Semi-Rural and Rural densities provide for a coherent development pattern for the Village areas and the areas located on the boundaries of the Village</li> <li>▪ Rural Lands density provide a buffer between Valley Center and Pala-Pauma</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ Majority of parcel located in Rural Lands contains slopes greater than 25%</li> <li>▪ Consistent with Rural Lands densities applied to adjacent parcels with similar constraints</li> </ul> </li> </ul>