

EIR Volume IV

Appendix C

Areas of Difference

This appendix consists of analyses for areas of difference between the 2011 Recommended Project Map and the Proposed Project Map that provide a close-up view of potential environmental impacts associated with the assigned land use designations.

Summary of Area of Difference (AOD) Analyses

The following analyses for 67 areas of difference between the Recommended Project map and the Proposed Project map provide a close-up view of potential environmental impacts associated with the assigned land use designations. For these 67 AODs, determinations were made as follows:

- 2 areas were determined to have reduced impacts under the Recommended Alternative;
- 39 areas were determined to have the same impacts or similar impacts under both the Recommended map and the Proposed Project map;
- 16 areas would potentially have minor additional impacts under the Recommended Project map when compared to the Proposed Project; and
- 10 areas would potentially have greater or more severe impacts under the Recommended Project map when compared to the Proposed Project.

While some of these areas of difference may have localized impacts that are greater under the Recommended project than would have occurred with the Proposed Project, this Program EIR was not meant to evaluate environmental impacts at the site level. Rather, potential environmental effects were analyzed by estimating build-out of the General Plan Update as a whole, or in some cases by looking at the community level. This is explained in Section 1.10, EIR Impacts Analysis Methodology, as follows:

On a programmatic level, the EIR does not, and cannot, speculate on the individual environmental impacts of specific future development projects in the County. However, implementation of all General Plan Update project components were considered during preparation of the EIR, including build-out of the General Plan land use designations up to forecasted population and housing unit totals.

This appendix has analyzed, in some detail, 67 AODs where impacts under the Recommended Project would be similar or greater than the corresponding areas under the Proposed Project. However, as shown in Appendix B, there are 175 AODs for which potential environmental impacts will likely be reduced under the Recommended Project as compared to the Proposed Project.

The Recommended Project is a reduced project alternative that has substantially fewer impacts when compared to the Proposed Project, the Hybrid Map Alternative, and the Draft Land Use Map Alternative. This is apparent when using forecasted population and housing units. Table 1 below shows the forecasted future housing units by community for each of these build-out alternatives. One other alternative analyzed in the EIR, the Environmentally Superior Alternative, would have only 56,839 future housing units. Correspondingly, it would also have the least amount of environmental impacts, but does not fully achieve the project objectives (see 15091 Findings Regarding Significant Effects).

Table 2 below shows the difference in housing units and population between the Recommended Project and the Proposed Project. The Recommended Project will accommodate 733 more housing units in Fallbrook when compared to the Proposed Project, which is the largest community housing increase. The largest housing reduction occurs in North County Metro, which will have 1,494 fewer housing units under the Recommended Project. Overall, the Recommended Project map will reduce housing by 5,737 units and will reduce estimated

Appendix C: Areas of Difference – Recommended to Proposed Project

population by 19,637 persons as compared to the Proposed Project. As such, environmental impacts will also be substantially reduced under this alternative.

Table 1. Comparison of Alternatives – Future Housing Units by CPA and Subregion

CPA/Subregion	Proposed Project (Referral Map)	Hybrid Map Alternative	Draft Land Use Map Alternative	Recommended Project Alternative
Alpine	3,626	3,583	3,589	3,777
Bonsall	2,080	1,971	1,840	1,853
Central Mountain	742	713	709	667
County Islands	123	174	174	174
Crest-Dehesa	541	517	511	538
Desert	9,237	8,751	8,244	8,835
Fallbrook	5,546	5,800	6,726	6,279
Jamul-Dulzura	2,544	2,297	2,294	2,277
Julian	614	483	441	550
Lakeside	3,880	3,880	3,880	3,953
Mountain Empire	3,416	3,426	3,424	3,254
North County Metro	13,021	12,345	12,182	11,527
North Mountain	2,421	1,530	1,428	1,489
Otay	2,243	2,243	2,243	2,240
Pala-Pauma	2,395	1,940	1,816	1,953
Pendelton De Luz	366	366	366	367
Rainbow	616	615	612	604
Ramona	6,208	6,321	6,235	5,820
San Dieguito	1,734	1,496	1,486	1,449
Spring Valley	1,441	1,452	1,452	1,073
Sweet Water	756	756	756	681
Valle De Oro	758	758	758	656
Valley Center	7,064	6,807	6,636	5,787
Countywide Total	71,540	68,224	67,803	65,804

Source: DPLU GIS 2011

Table 2. Difference in Housing Units and Population between the Recommended Project and Proposed Project

	Difference in Housing Units	Difference in Population
Alpine	251	371
Bonsall	-227	-719
Central Mountain	-75	-269
County Islands	51	195
Crest-Dehesa	-3	70
Desert	-402	-632
Fallbrook	733	1,664
Jamul-Dulzura	-267	-887
Julian	-64	-100
Lakeside	73	289
Mountain Empire	-460	-479
North County Metro	-1,494	-5,418
North Mountain	-932	-1,779
Otay	-3	-3,822
Pala-Pauma	-442	-1,310
Pendleton-De Luz	1	1,304
Rainbow	-12	-34
Ramona	-388	-1,504
San Dieguito	-285	-1,001
Spring Valley	-338	-904
Sweetwater	-75	-150
Valle de Oro	-102	-151
Valley Center	-1,277	-4,371
Total Difference	-5,737	-19,637

AREAS OF DIFFERENCE

AL21: Alpine Boulevard & Interstate 8 Commercial, Alpine
AL22: Arnold Way Condos, Alpine
AL22: Alpine Boulevard Commercial, Alpine
AL26: Martin and Pauline Silver, Alpine
BO19 & 35: Eric Anderson and Additional Area of Change, Bonsall
BO24 & 38: Guy Grotke and Additional Area of Change, Bonsall
BO25 & 36: Molnar Crandall, Paulsen and Additional Area of Change, Bonsall
BO26 & 27: State Route 76 Commercial, Bonsall
BO30 & 39: Michael Hefner and Additional Area of Change, Bonsall
BO31 & 34: McGraw and Additional Area of Change, Bonsall
BO40: Public Agency Transfer to Private Ownership, Bonsall
CM13: Descanso (Anderson), Central Mountain [Descanso]
CM14: Merrigan Commercial, Central Mountain [Descanso]
CI13: Lincoln Acres Commercial Center, County Islands
CD14: Sam Gazallo, Crest/Dehesa
DS15: Flying U Stirrup Road, Desert [Borrego Springs]
DS16: Circle J Road, Desert [Borrego Springs]
DS19: Affordable Housing Consultants, Desert [Borrego Springs]
FB3-B: Campus Park West, Fallbrook
FB13: Grand Tradition
FB15 & 28: Rhonda Byer and Additional Area of Change, Fallbrook
FB29: Campus Park, Fallbrook
JD9: Jamul Commercial Village, Jamul
JL4: Hanafin Commercial, Julian
JL6: Patrick Brown, Julian
LS6/LS17: Kim Cambell, Lakeside
LS21: Poole De-annexation, Lakeside
LS22: Cox GPA 05-002, Lakeside
LS30: Public Agency Land Transferred to Private Ownership, Lakeside
ME13: Commercial Property on State Route 94, Mountain Empire [Boulevard]

ME31: Public Agency Land Transferred to Private Ownership, Mountain Empire [Jacumba]
NC25: Chehade Split Designation, North County Metro
NC29: Lake Wohlford Mobilehome Park, North County Metro
NC30: Montiel Heights GPA 04-07, North County Metro
NC39: Tomlinson Trust, North County Metro
PP27-2: PC Motion (Chagala), Pala Pauma Valley
PP32: Schoepe Sherrill Trust, Pala Pauma Valley
PD5: Mapping Correction, Pendleton/De Luz
RM8: Gaye Miller / Cumming Ranch, Ramona
RM10: Pala & La Brea, Ramona
RM12: VR-20 Sites, Ramona
RM13: Office Professional Site, Ramona
RM16: Gildred Companies, Ramona
RM24: Public Agency Land Transferred to Private Ownership, Ramona
SD5A: Ginger Perkins, San Dieguito
SD7 & 23: Coopersmith/Shaw and Additional Area of Change, San Dieguito
SD12: Detwiler & Oak Rose TM, San Dieguito
SD13: Morgan Run, San Dieguito
SD17: Wagonhound Land & Livestock West LLC / Willow Creek Ranch, San Dieguito
SD18: Larry Mabee/Sam Blick, San Dieguito
SD19 & 22: Golden Eagle and Additional Area of Change, San Dieguito
SV23: Jamacha Road/ State Route 125 Correction, Spring Valley
SV24: Jamacha Road Industrial, Spring Valley
SV25: Sweetwater Springs/ Jamacha Boulevard Industrial, Spring Valley
SV26: Jackson Commercial, Spring Valley
VO7: Casa de Oro Office, Valle De Oro
VO8: Public Agency Land Transferred to Private Ownership, Valle De Oro
VC62: Coseo, Valley Center

AL21: Site Analysis

ALPINE

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Alpine Boulevard & Interstate 8 Commercial Location/Description: <ul style="list-style-type: none"> • 1.34 acres (two parcels) • Inside CWA boundary • Alpine CPA adjacent to Alpine Blvd. and Interstate 8 Existing General Plan: (18) Multiple Rural Use	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL-20 Hybrid: RL-20 Draft Land Use: RL-20 Environmentally Superior: RL-20 Recommended Project: Rural Commercial	
	Steep Slope (greater than 25%)		○
	Floodplain		○
	Wetlands (also Vernal Pools)		○
	Habitat Value		○
	Agricultural Lands		○

Property Owner Request

Context — Two parcels, one undeveloped and one developed with a single family dwelling and detached garage. The parcels are bounded to the north by Interstate 8 and to the south by Alpine Boulevard. Across Alpine Boulevard from the property are Medium Impact Industrial-designated land uses. Figure AL21-1 provides an aerial photo showing the boundaries of the AOD.

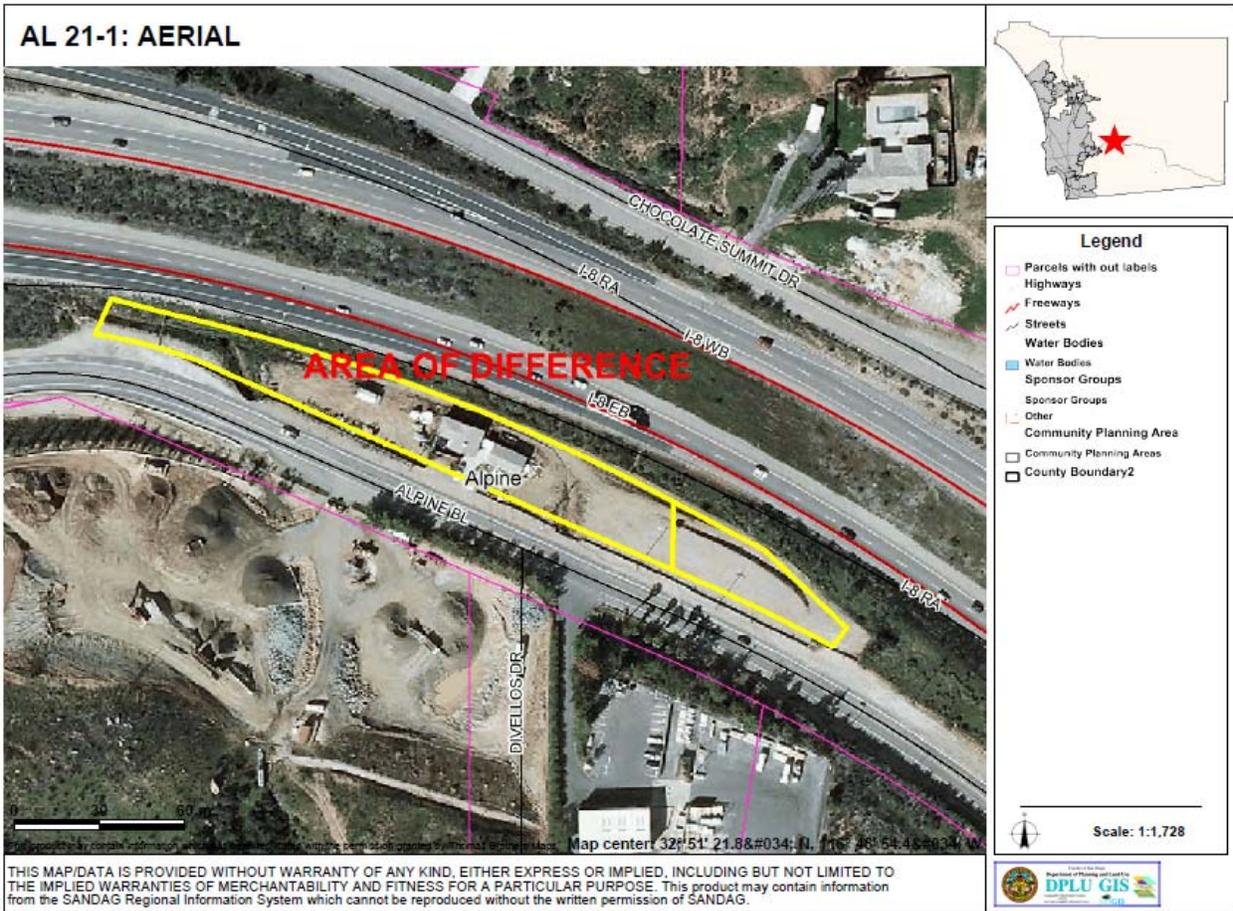
Discussion — The Rural Commercial proposed by the Recommended Project is more appropriate than a residential use given the site’s proximity to Interstate 8 and Alpine Boulevard and the impacts resulting from the high volume of traffic on both roads. The site is already disturbed and there are no key physical or environmental constraints associated with the AOD. Also, the Rural Commercial use is not anticipated to generate much additional traffic, since most of the customers would be driving by en route to another location.

Environmental Review — While the Rural Commercial designation allows uses that could be more impactful than the Residential Rural Lands 20 designation, changing the designation would result in only minimal additional impacts for the following reasons:

- 1) The site is already disturbed and currently has no key environmental constraints
- 2) The site is located along a major thoroughfare away from other commercial uses. The site is located along a major route used by commuters to and from their place of employment and residences, most customers of any rural commercial business would be driving by on their way to another destination and would not generate additional traffic.
- 3) Current regulations and design review requirements would mitigate any additional impacts from the resulting development.

Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



AL22: Site Analysis

ALPINE

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Arnold Way Condos Location/Description: Approximately 1 acre (1 parcel) Inside CWA boundary Intersection of Arnold Way and Flo Dr. Existing General Plan: (8) 14.5 du / ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		Referral Map: General Commercial Hybrid: General Commercial Draft Land Use: General Commercial Environmentally Superior: General Commercial Recommended Project: VR-15

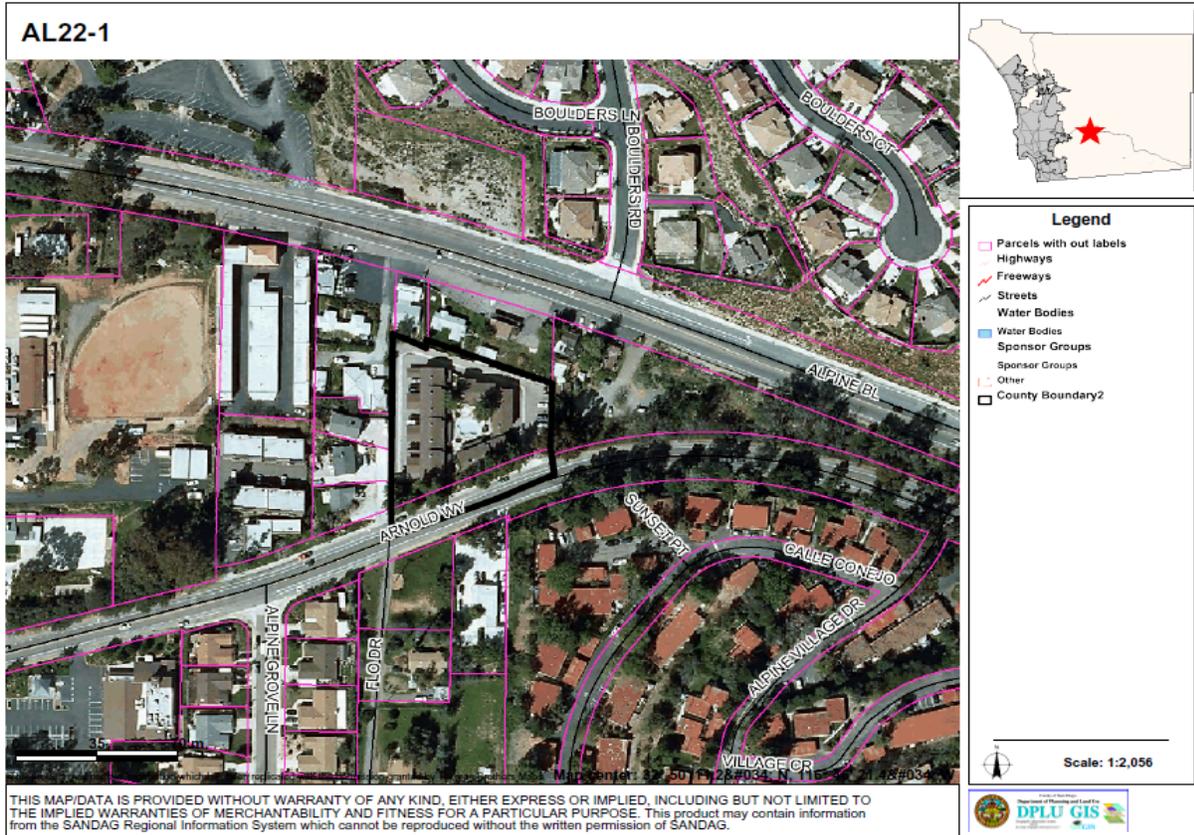
Property Owner Request / Land Use Map Refinement

Context — Located in the Alpine Village with single family residential to the south, and commercial uses to the north. The site currently has multi-family units located on the property. Figure AL22-1 provides an aerial photo showing the boundaries of the AOD. Since the site is already developed, it is already disturbed so there are no key physical or environmental constraints associated with the AOD.

Discussion — The VR-15 land use designation assigned by the Recommended Project is more appropriate than the General Commercial designation assigned to the Proposed Project (Referral Map) because the site is already developed with residential development of similar density. In addition, a VR-15 residential land use would generate less vehicular traffic trips on Arnold Way and Alpine Boulevard compared to the General Commercial designation.

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the site is already fully developed with residential uses at a Village Residential 15 density. These existing uses were already evaluated in the EIR. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



AL23: Site Analysis

ALPINE

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Alpine Boulevard Commercial Location/Description: <ul style="list-style-type: none"> • 0.85 acre (two parcels) • Inside CWA boundary • Alpine Village south of Alpine Blvd Existing General Plan: (6) 7.3 du/acre General Commercial	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		Referral Map: General Commercial Hybrid: General Commercial Draft Land Use: General Commercial Environmentally Superior: General Commercial Recommended Project: VR-15

Property Owner Request

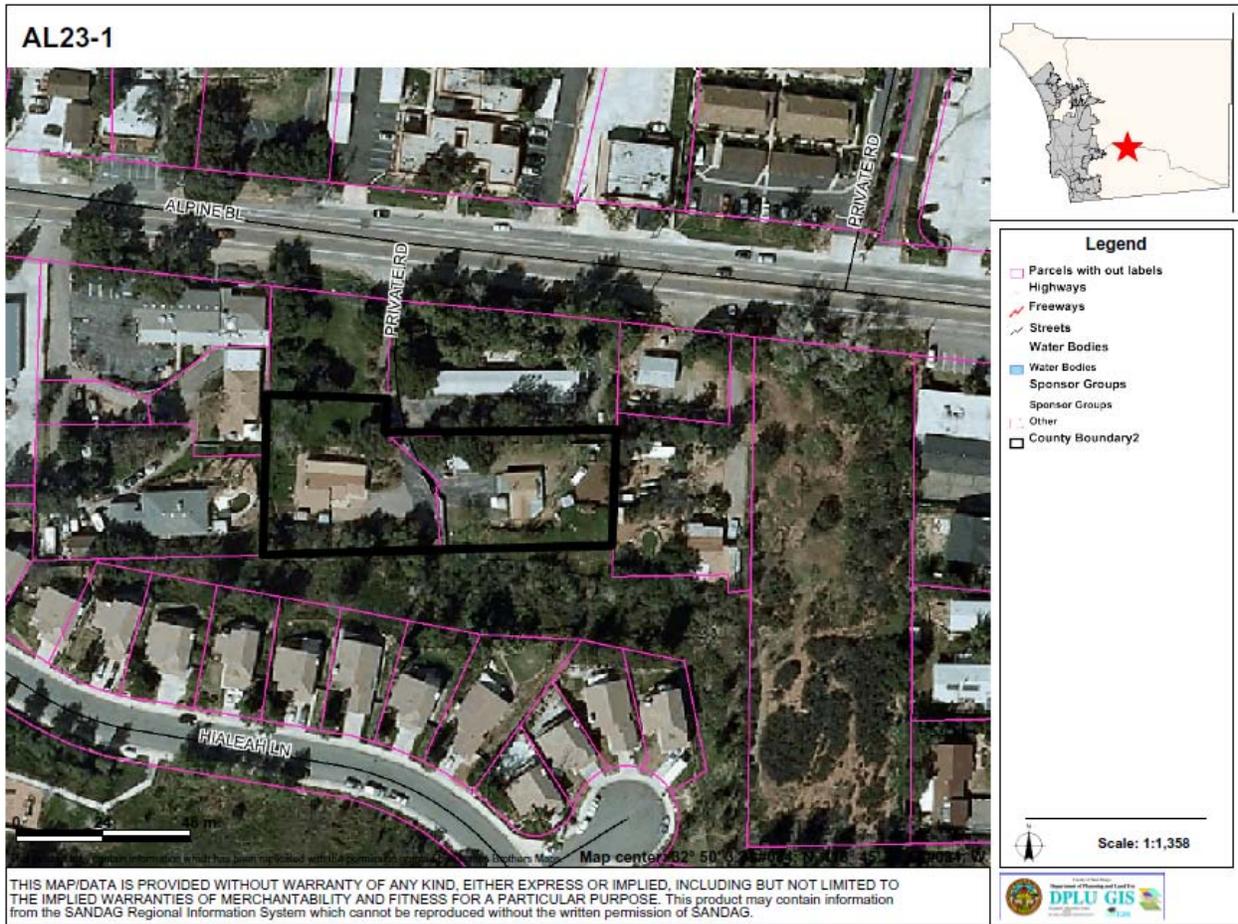
Context — This AOD consists of two single family residences located behind a hotel/lodge that fronts on Alpine Boulevard. The site previously had a code enforcement violation for operating an illegal business on site. Figure AL23-1 provides an aerial photo showing the boundaries of the AOD. There are also no key constraints associated with AOD AL23.

Discussion — The VR15 designation proposed by the Recommended Project is more appropriate than a commercial designation as the properties have existing single family residential homes. In addition, access to the property is limited by a narrow easement shared by both residences and would not be conducive for a commercial establishment. The proposed VR15 would also in turn reduce traffic trips on Alpine Blvd. when compared to the General Commercial designation assigned to the Proposed Project (Referral Map).

Environmental Review — The amount of potential future development that would be allowed by the proposed Village Residential 15 designation would be similar to any development that would be allowed by the General Commercial designation which was proposed to be assigned to the Proposed Project, and which was evaluated in the EIR. In addition, this change partially compensates for AOD AL26, which proposes a General Commercial designation to 3.2 acres where the Proposed Project assigns a Village Residential 15 designation. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

(See also AOD AL26.)

Appendix C: Areas of Difference — Recommended to Proposed Project



AL26: Site Analysis

ALPINE

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Martin and Pauline Silver <u>Location/Description:</u> <ul style="list-style-type: none"> • 3.2 acres (portion of 2 parcels) • Inside CWA boundary • Alpine CPA Village <u>Existing General Plan:</u> (13) Gen. Commercial	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> VR-15 <u>Hybrid:</u> VR-15 <u>Draft Land Use:</u> VR-15 <u>Environmentally Superior:</u> VR-15 <u>Recommended Project:</u> General Commercial	
	Steep Slope (greater than 25%)		○
	Floodplain		○
	Wetlands (also Vernal Pools)		●
	Habitat Value		●
	Agricultural Lands		○

Property Owner Request

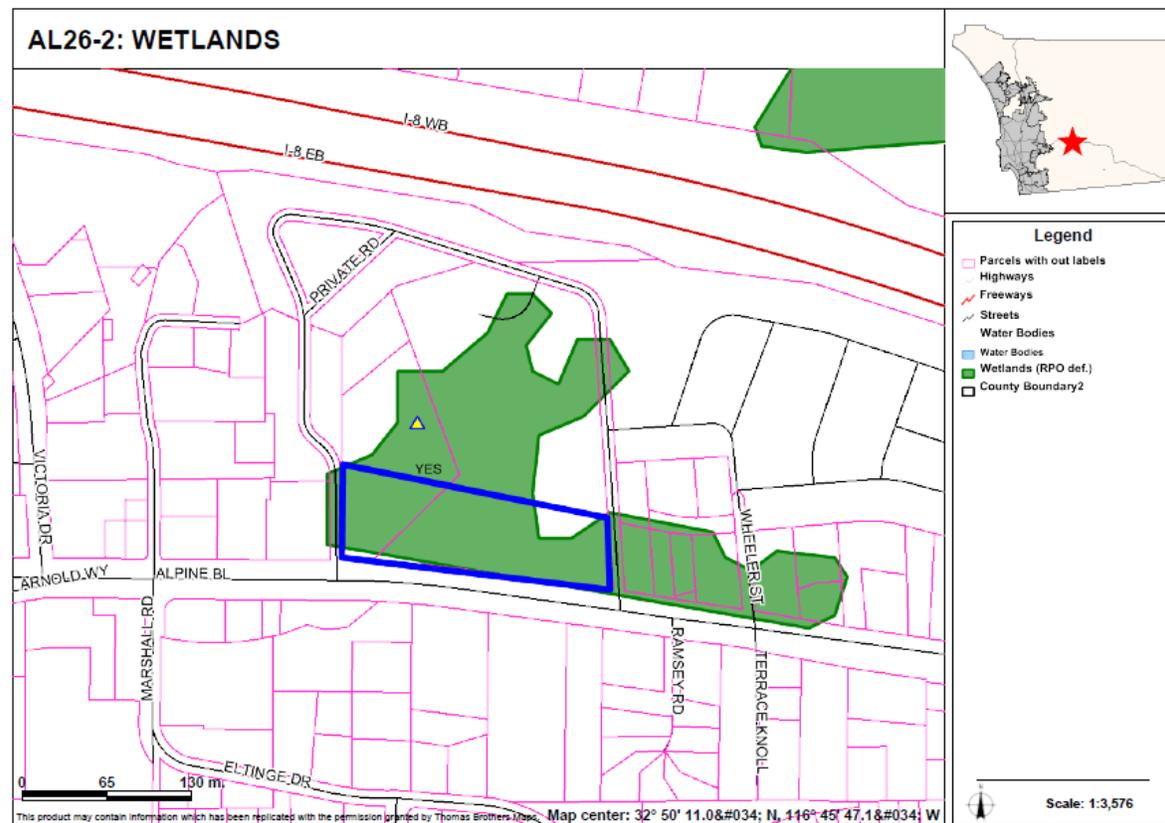
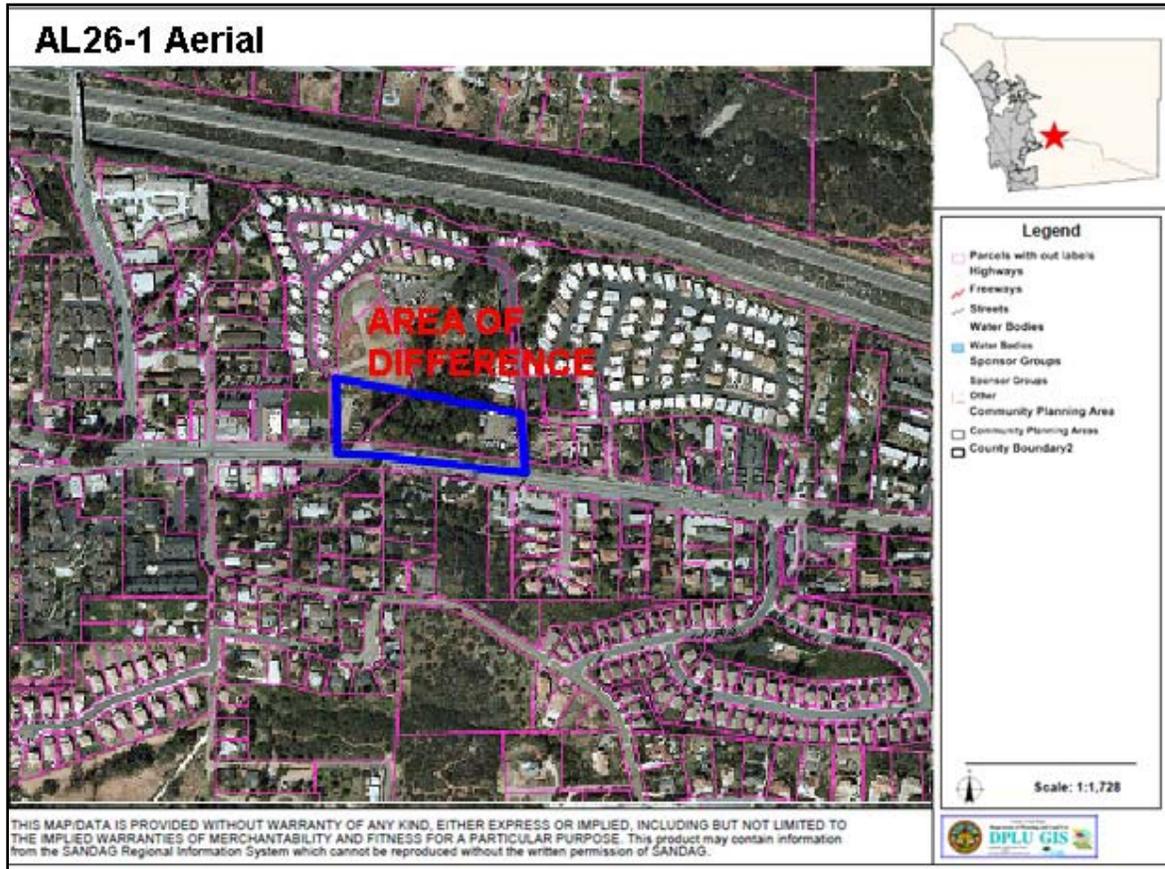
Context — The AOD, undeveloped and located on the north side of Alpine Boulevard, is bounded by commercial and commercial/residential-designed uses to the east, west and south. To the north, the AOD is bounded by VR-15 designated uses on property also owned by the same property owner. Figure AL26-1 provides an aerial photo showing the boundaries of the AOD. Figure AL26-2 shows the area constrained by Wetlands and Figure AL26-3 shows the area constrained by sensitive habitat.

Discussion — The Proposed Project recommends a VR-15 designation for 31.8 acres (5 parcels) of property on the north side of Alpine Boulevard; however, the existing General Plan designates 3.2 acres of this property as General Commercial. The Recommended Project retains the General Commercial designation for these 3.2 acres and reflects existing uses on the property. The Alpine Community Planning Group also recommends a General Commercial designation for this AOD.

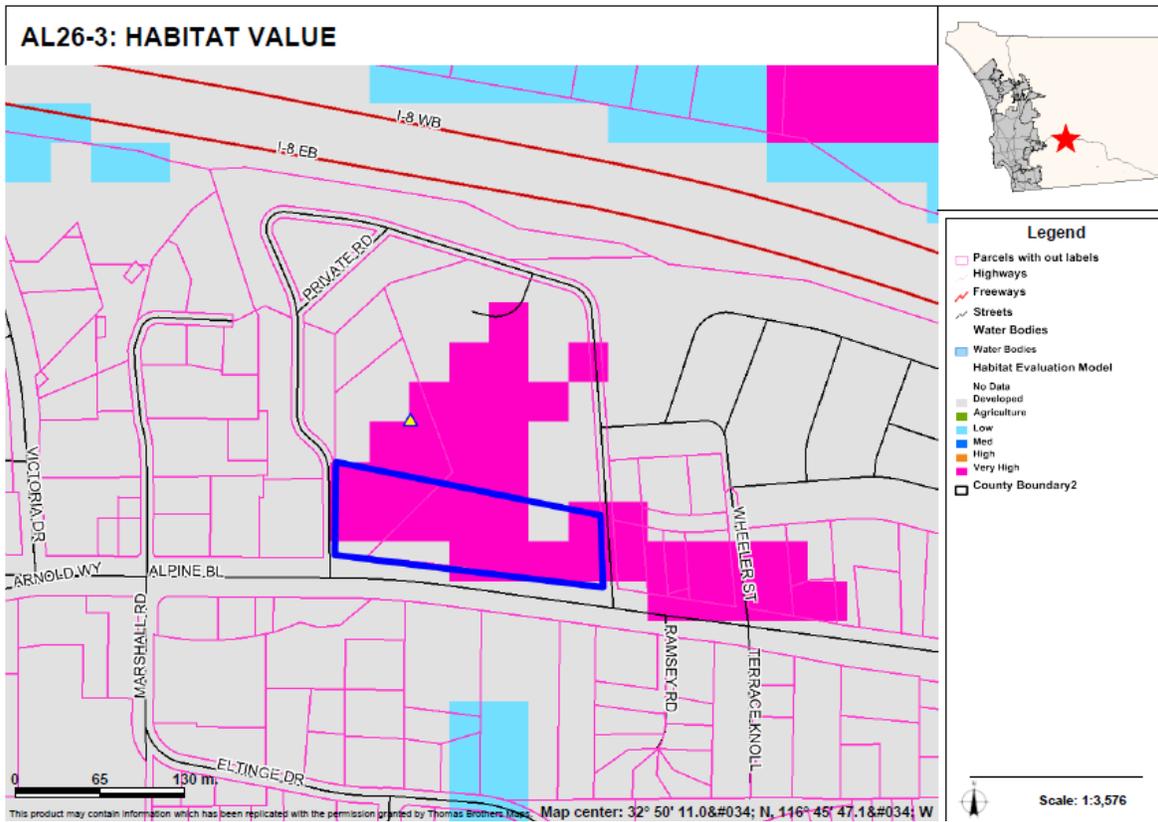
Environmental Review — The amount of potential future development that would be allowed by the proposed General Commercial designation would be similar to any development that would be allowed by the Village Residential 15 designation which was proposed to be assigned to the Proposed Project, and which was evaluated in the EIR. In addition, this change is partially balanced by AOD AL23, which proposes a Village Residential 15 designation where the Proposed Project assigns a General Commercial designation to two parcels totaling 0.87 acre. Also, additional traffic impacts on Alpine Boulevard from future commercial land uses on the AOD which could be constructed with a General Commercial designation are considered minimal when compared to the Proposed Project because much of the traffic that would visit this site would likely also be visiting existing commercial uses along Alpine Boulevard. In addition, this AOD is constrained by wetlands and sensitive biological habitat; therefore, future development, whether residential or commercial, would be required to mitigate impacts in accordance with applicable development regulations. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

(See also AOD AL23.)

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

BO19&35: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Eric Anderson and additional area of change Location/Description: <ul style="list-style-type: none"> • 92 acres (34 parcels) • Inside CWA boundary • Intersection of Valle Del Sol and Via De Los Cepillos • Adjacent to City of Oceanside Existing General Plan: (17) 1du/2,4 acres	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	◐
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	◐
		Referral Map: SR-4 Hybrid: SR-4 Draft Land Use: SR-4 Environmentally Superior: SR-4 Recommended Project: SR-2

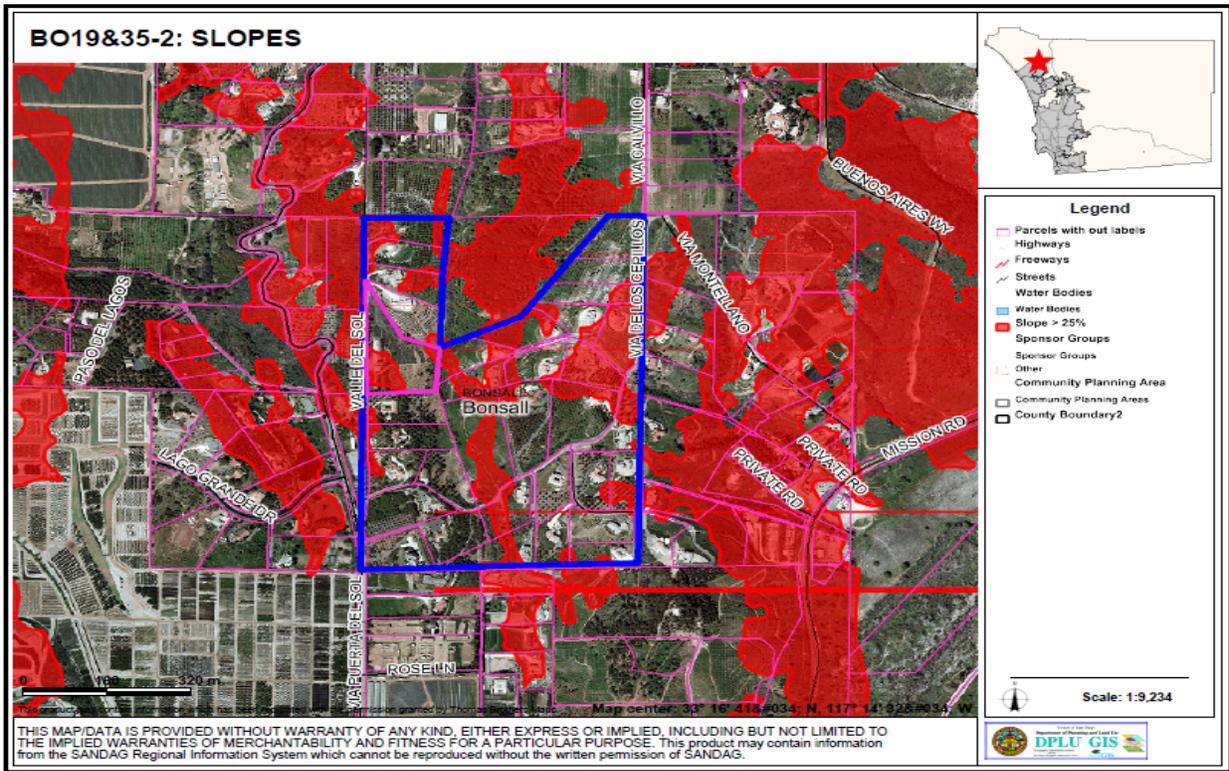
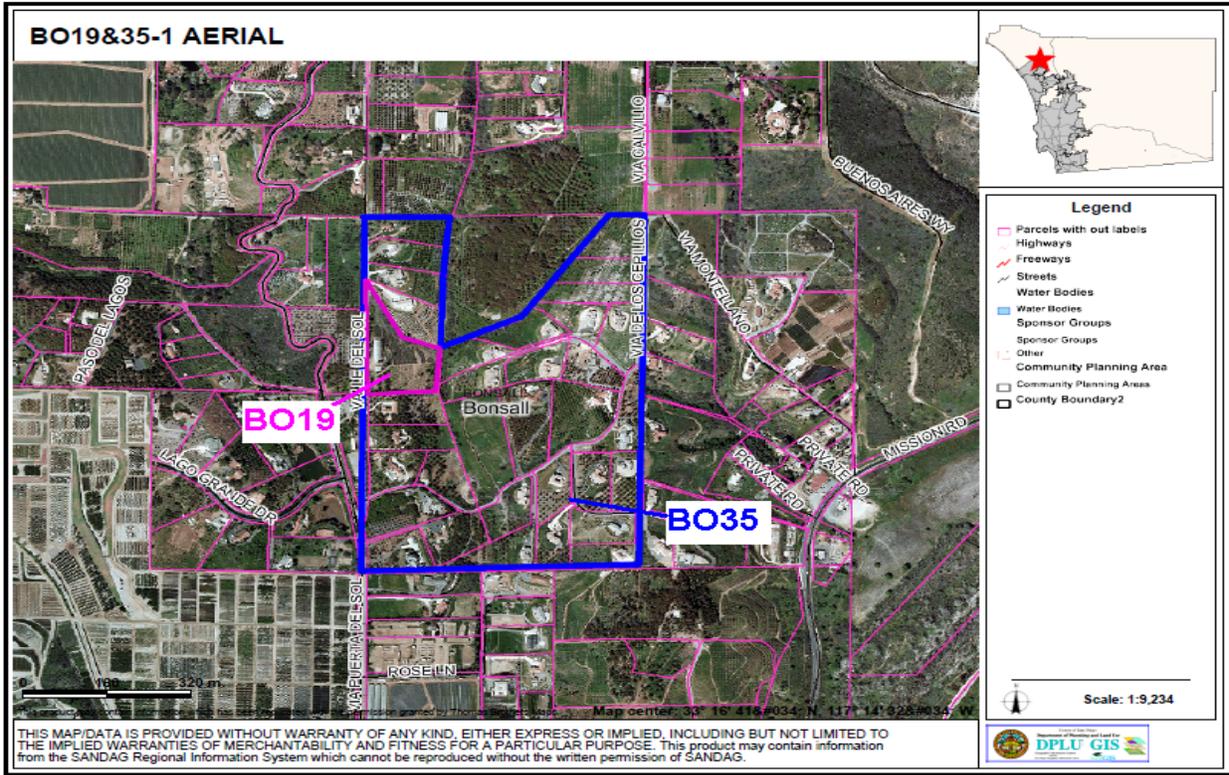
Property Owner Request / Additional Area of Change

Context — The parcels are developed with estate lots and limited agriculture. Some steep slopes occur on the site. The area is not mapped as having high value for farmland or biological resources.

Discussion — The additional area shown as BO35 was included in order to avoid a spot designation associated with AOD BO19. BO19 is five acres, can subdivide into two parcels under SR-2, and has an approved Tentative Parcel Map (TPM). However, the additional 33 parcels shown as BO35 and designated as SR-2 have an average size of 2.7 acres and only one other parcel would be able to subdivide with the SR-2 designation. Therefore, no substantial additional environmental impacts would be associated with this area of difference compared to the Proposed Project (Referral Map).

Environmental Review — Given that there is already an approved TPM for AOD BO19, the amount of potential future development that was not evaluated by the EIR amounts to one additional parcel. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



BO24&38: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Guy Grotke and additional areas of change <u>Location/Description:</u> <ul style="list-style-type: none"> • 42.5 acres (8 parcels) • Inside CWA boundary • Intersection of Green Hills Way and Elevado Rd. <u>Existing General Plan:</u> (17) 1du/2,4 acres	<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
	Habitat Value	◐	<u>Recommended Project:</u> SR-2
	Agricultural Lands	◐	

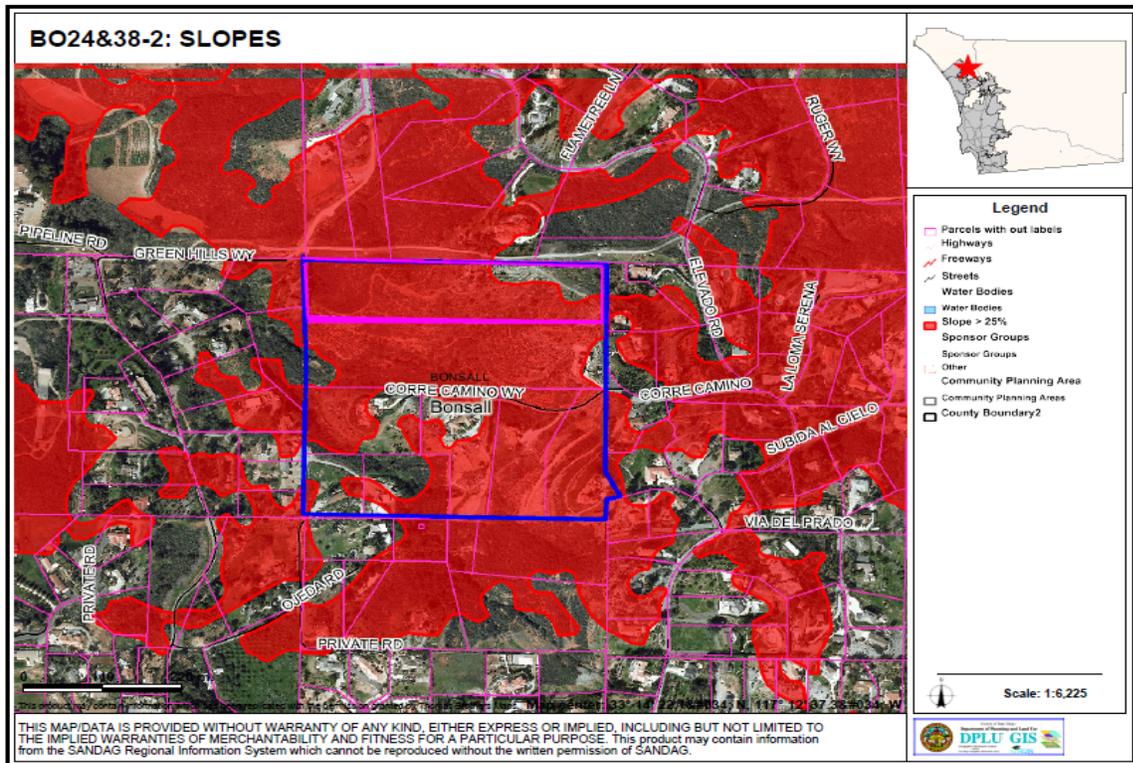
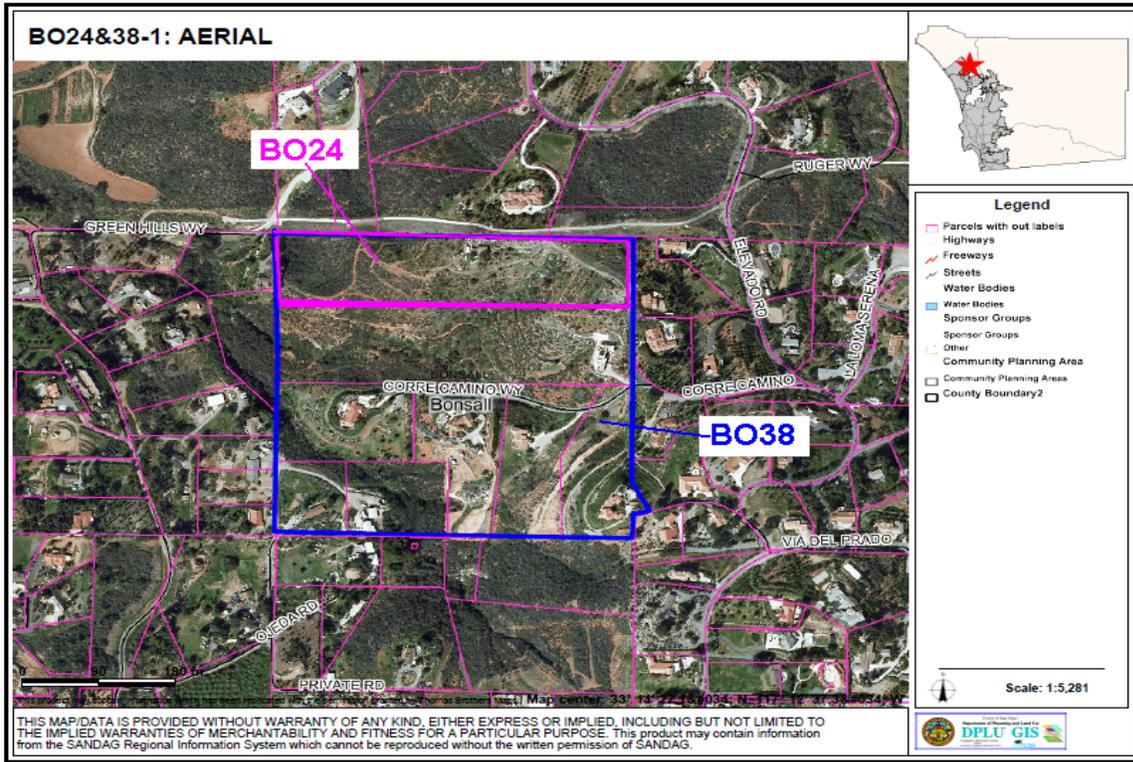
Property Owner Request / Additional Area of Change

Context — This AOD located in the southwestern portion of the Bonsall CPA consists of eight parcels that are developed with estate lots and have some limited agriculture. The two northerly parcels have minimal development and support chaparral habitat. Steep slopes occur on the site (see Figure 2 on next page). Figure BO24&38-1 shows an aerial photo with the boundaries of the AOD. Figures BO24&38-2 through BO24&38-4 show steep slope, sensitive habitat, and agricultural lands constraints, respectively.

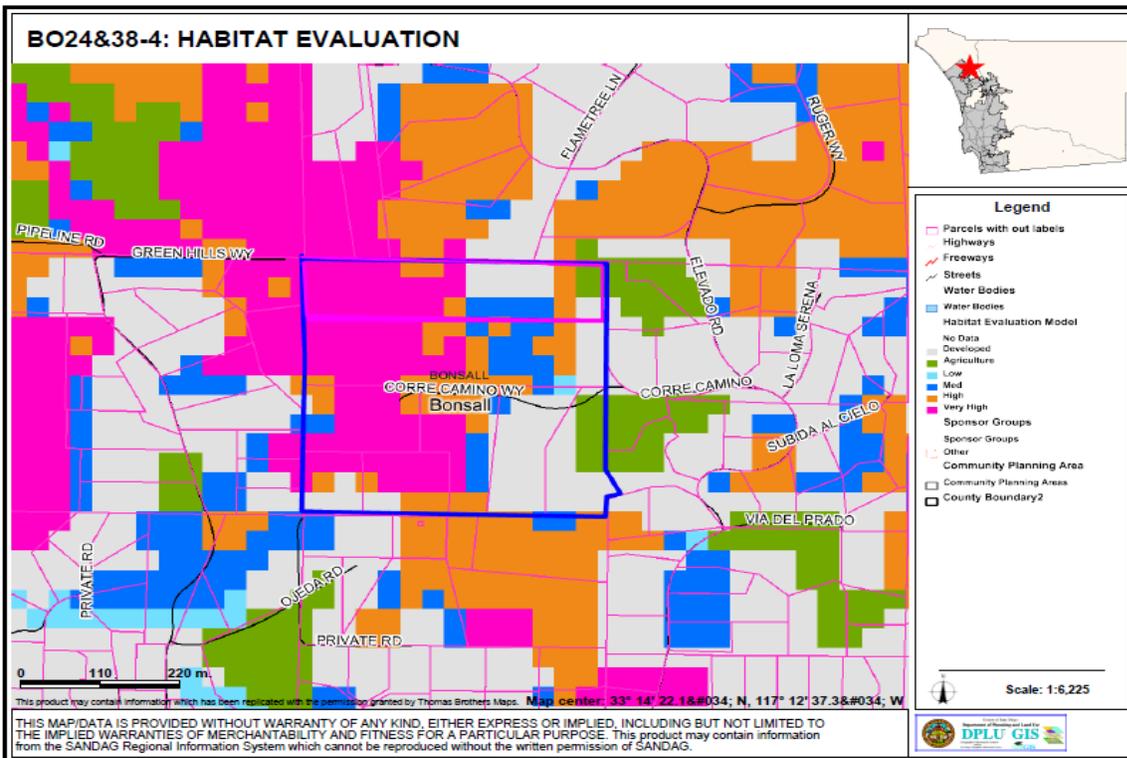
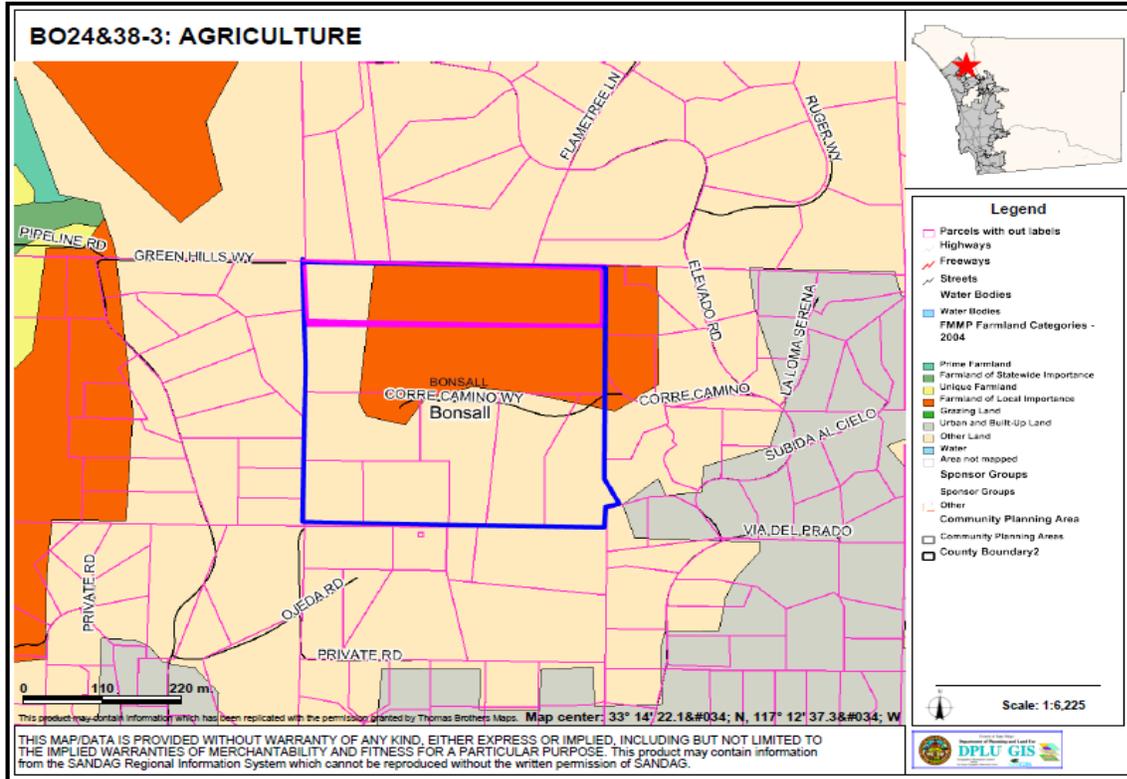
Discussion — The parcels within this AOD range from two to ten acres in size. Parcels to the west, east, and south are designated SR-2, which is what is proposed for these eight parcels under the Recommended Project. Due to nearly the entire AOD being constrained by steep slopes, combined with the existing parcelization, it is anticipated that only two parcels would be able to split with the change in designation, resulting in a potential net increase of two dwelling units.

Environmental Review — Since the majority of this AOD is constrained by steep slopes that reduce the allowable density for the proposed Residential Semi-rural 2 designation, the amount of potential future development that was not evaluated by the EIR amounts to only two additional parcels. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



BO25&36: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Molnar, Crandall, Paulsen / additional areas of change Location/Description: <ul style="list-style-type: none"> • 8.7 acres (4+ parcels) • Inside CWA boundary • Intersection of Mission Road and Via Montellano Existing General Plan: (13) General Commercial (24) Impact Sensitive	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: Neighborhood Commercial	
	Steep Slope (greater than 25%)	●	Hybrid: Neighborhood Commercial
	Floodplain	◐	Draft Land Use: Neighborhood Commercial
	Wetlands (also Vernal Pools)	◐	Environmentally Superior: Neighborhood Commercial
	Habitat Value	◐	Recommended Project: General Commercial
	Agricultural Lands	◐	

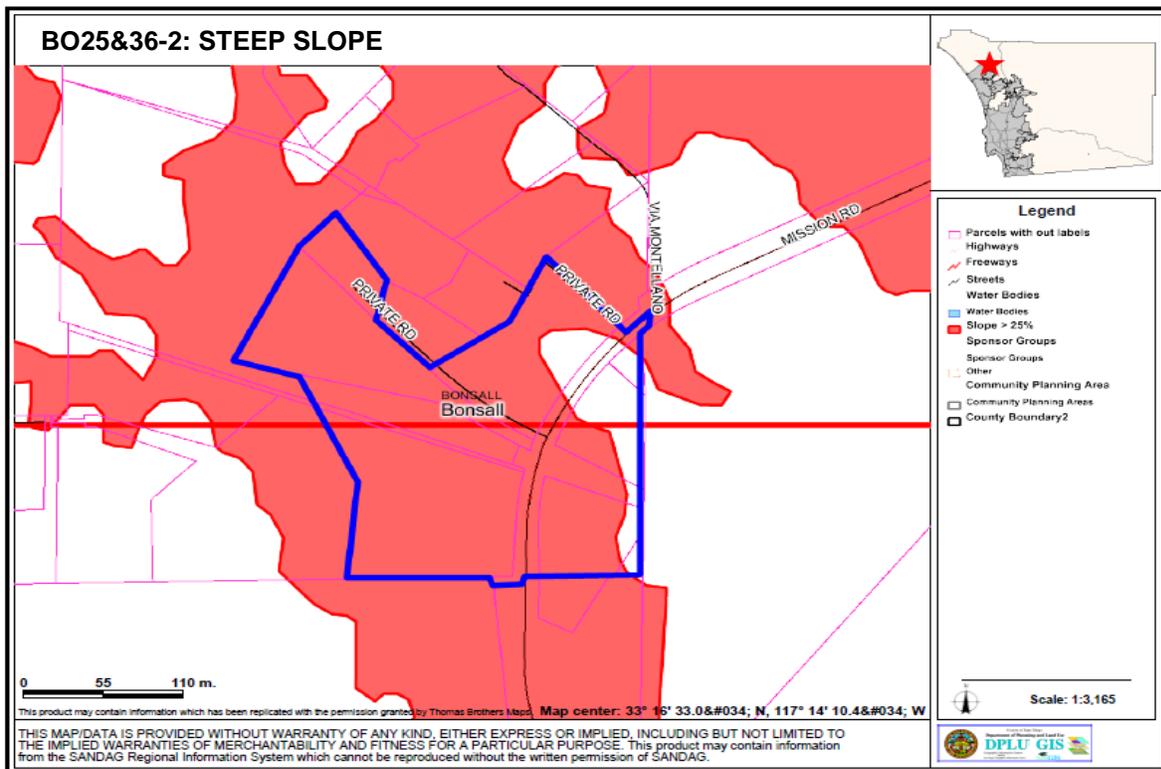
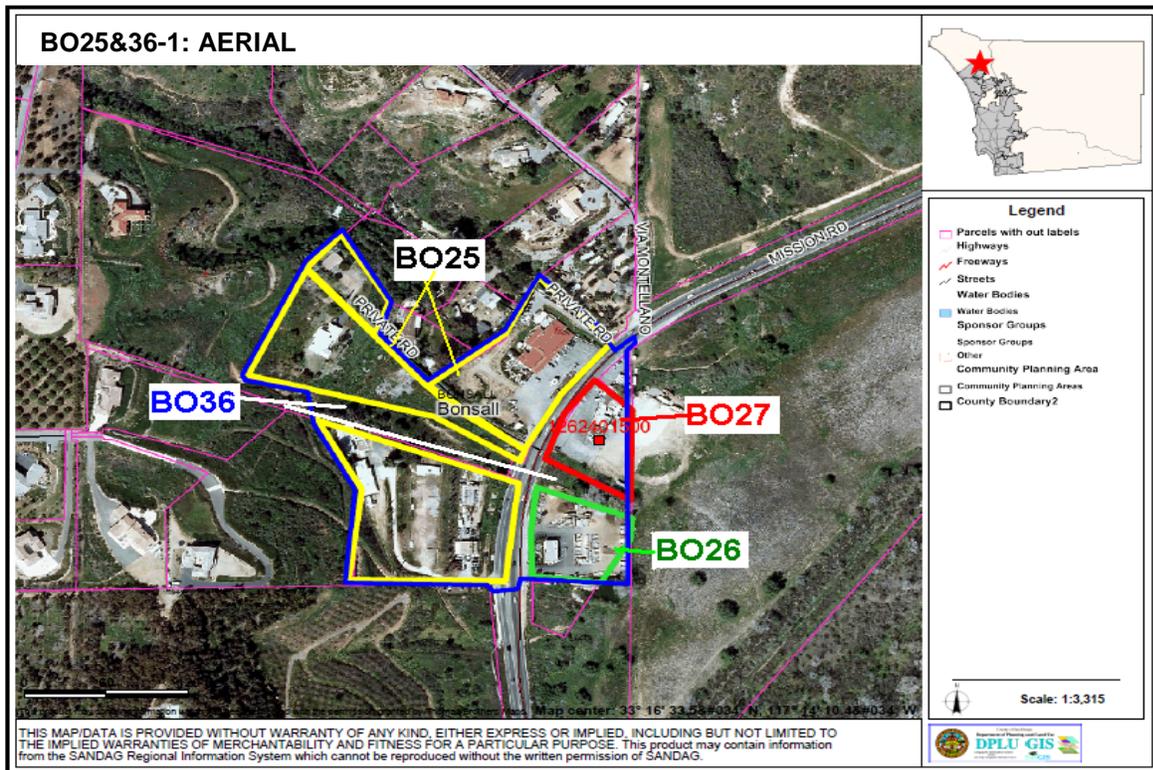
Property Owner(s) Request / Additional Area of Change

Context — The parcels, located on the northwest side of SR-76 in the western portion of the planning area, are developed with commercial uses. FEMA floodplain mapping covers the eastern portion of the AOD. The SR-76 will be realigned in this area and the existing alignment of SR-76 will be maintained as a public road. Figure BO25&36-1 shows an aerial photo with the boundaries of the AOD. Figures BO25&36-2 through BO25&36-6 show steep slope, floodplain, wetlands, sensitive habitat, and agricultural lands constraints, respectively.

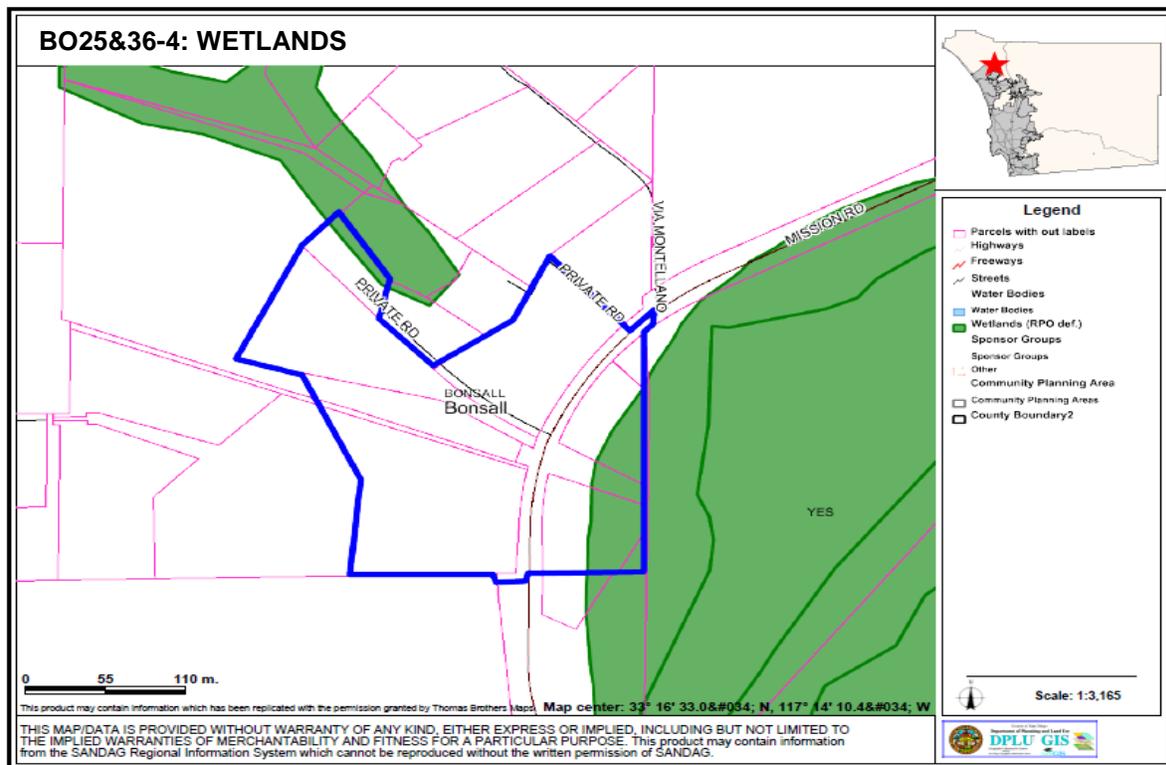
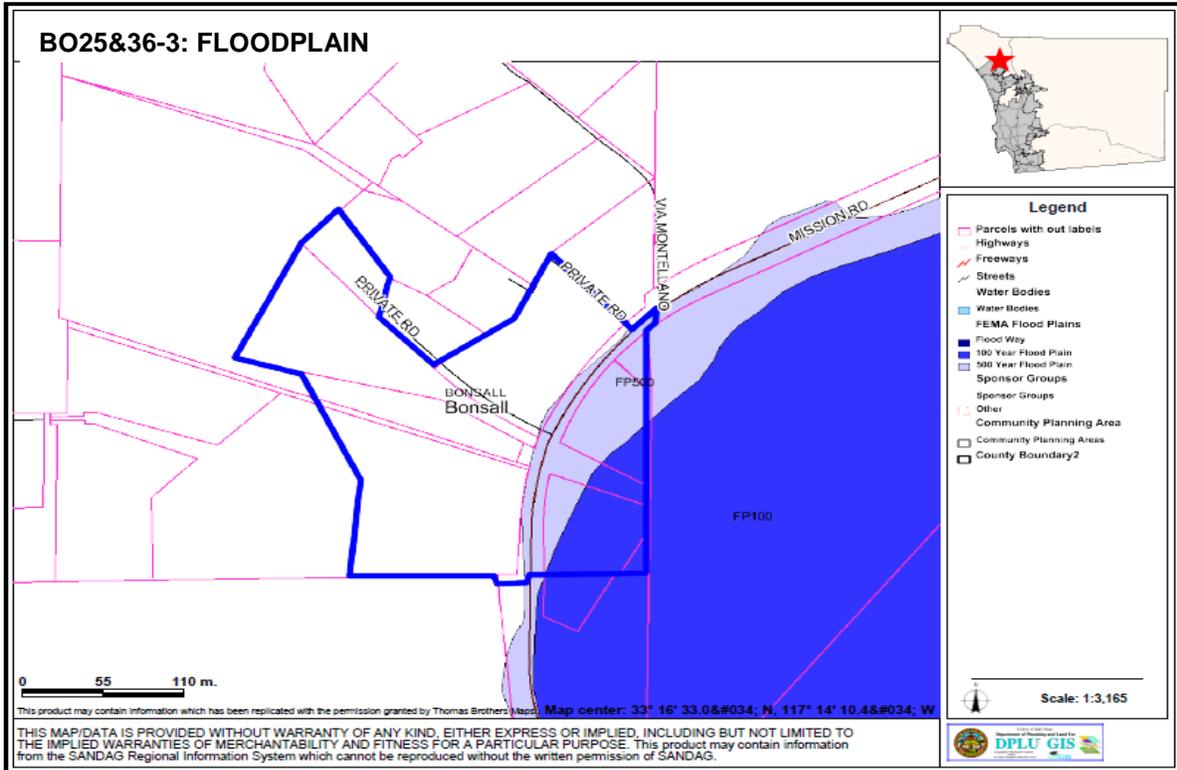
Discussion — This AOD was analyzed as being completely impacted under the proposed project with the Neighborhood Commercial designation. Based on SANDAG estimates for vehicle trip generation according to the type of land use, the General Commercial designation under the Recommended Project is forecast to generate fewer average daily traffic than a Neighborhood Commercial designation, therefore would result in less impacts. In addition, the General Commercial designation is same under the existing General Plan and reflects the current land uses on many of these parcels.

Environmental Review — The impacts associated with the proposed General Commercial designation would be similar to any development that would be allowed by the Neighborhood Commercial designation that was proposed to be assigned to the Proposed Project, and which was evaluated in the EIR. While the floor area ratio (FAR) of 0.45 allowed by the General Commercial designation is slightly higher than the FAR of 0.35 allowed by the Neighborhood Commercial designation, this is balanced by the lower forecast vehicle trip generation of the General Commercial designation when compared to Neighborhood Commercial. Therefore, the Recommended Project for this AOD is not considered to result in increased impacts when compared to the Proposed Project.

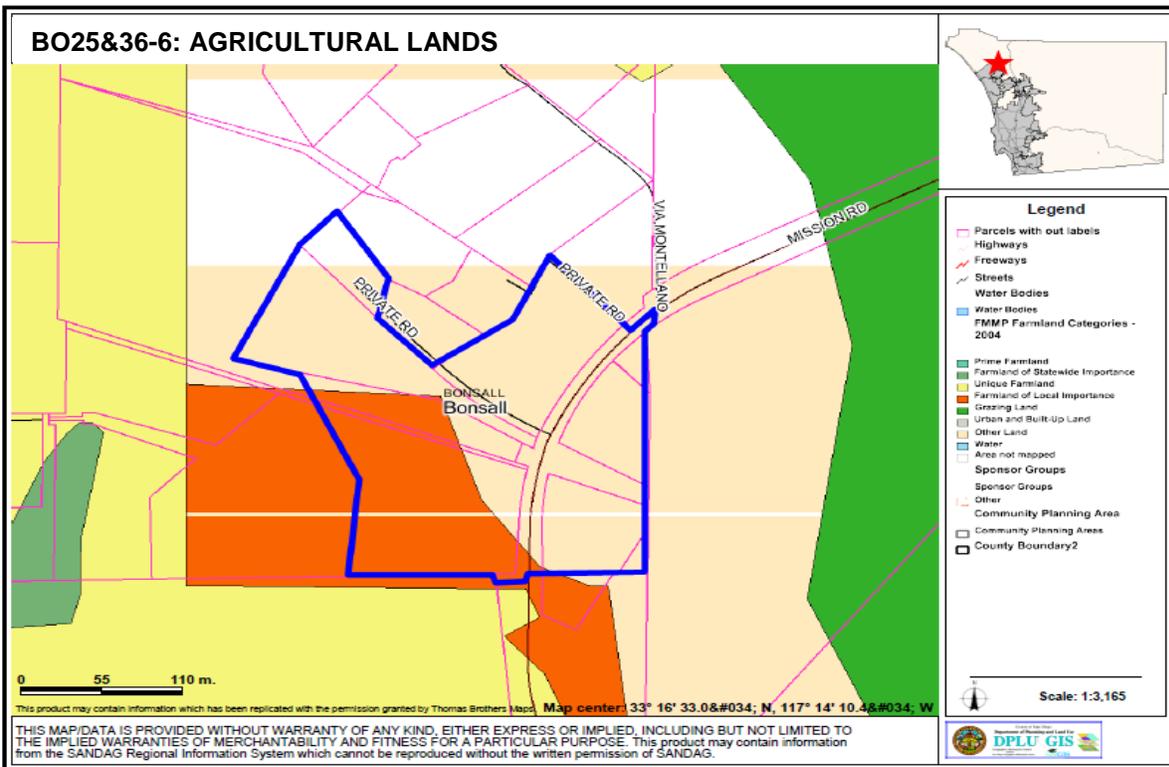
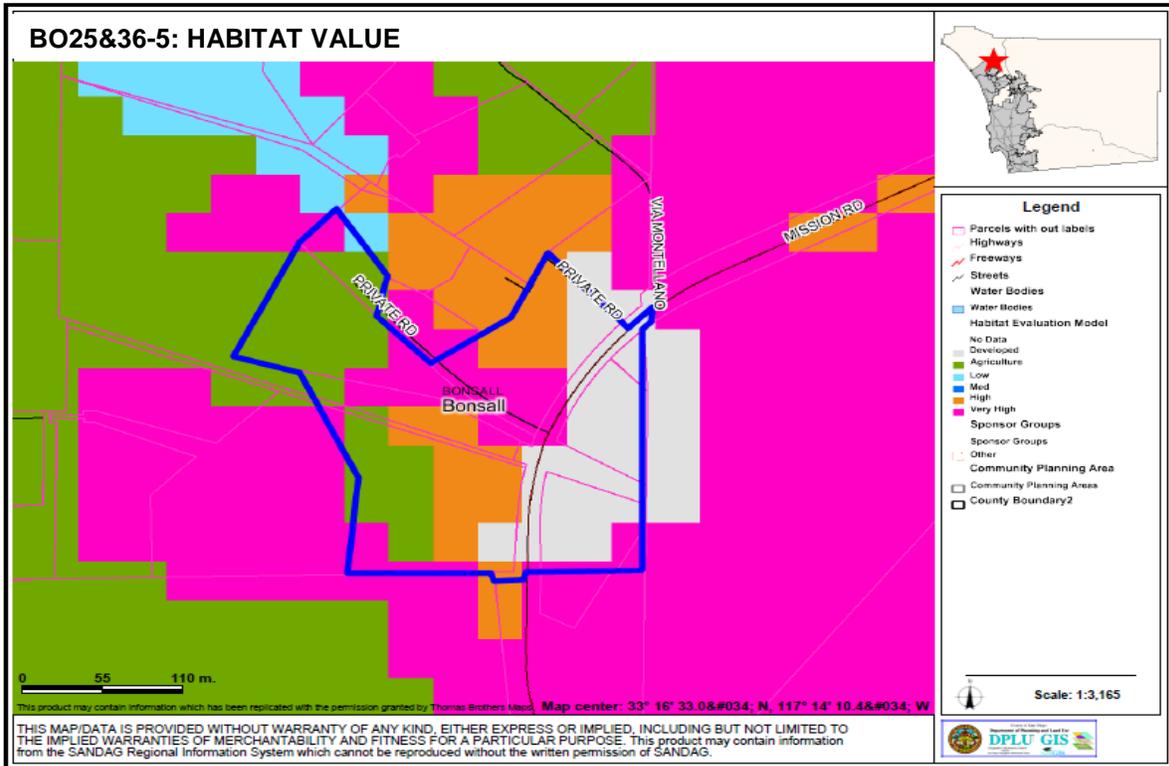
Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

BO26&27: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> SR-76 Commercial <u>Location/Description:</u> <ul style="list-style-type: none"> • 2.37 acres (3 parcels) • Inside CWA boundary • Bonsall CSG <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
	Habitat Value	○	<u>Recommended Project:</u> General Commercial
	Agricultural Lands	○	

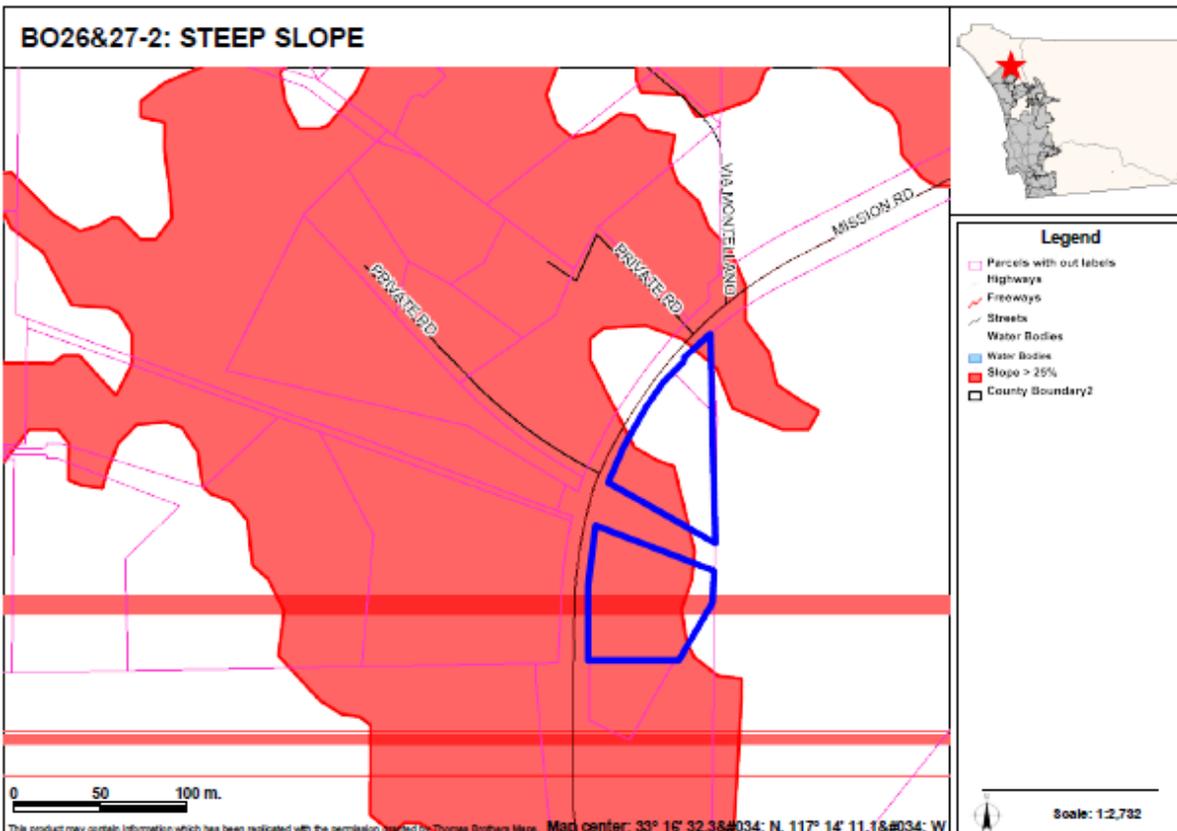
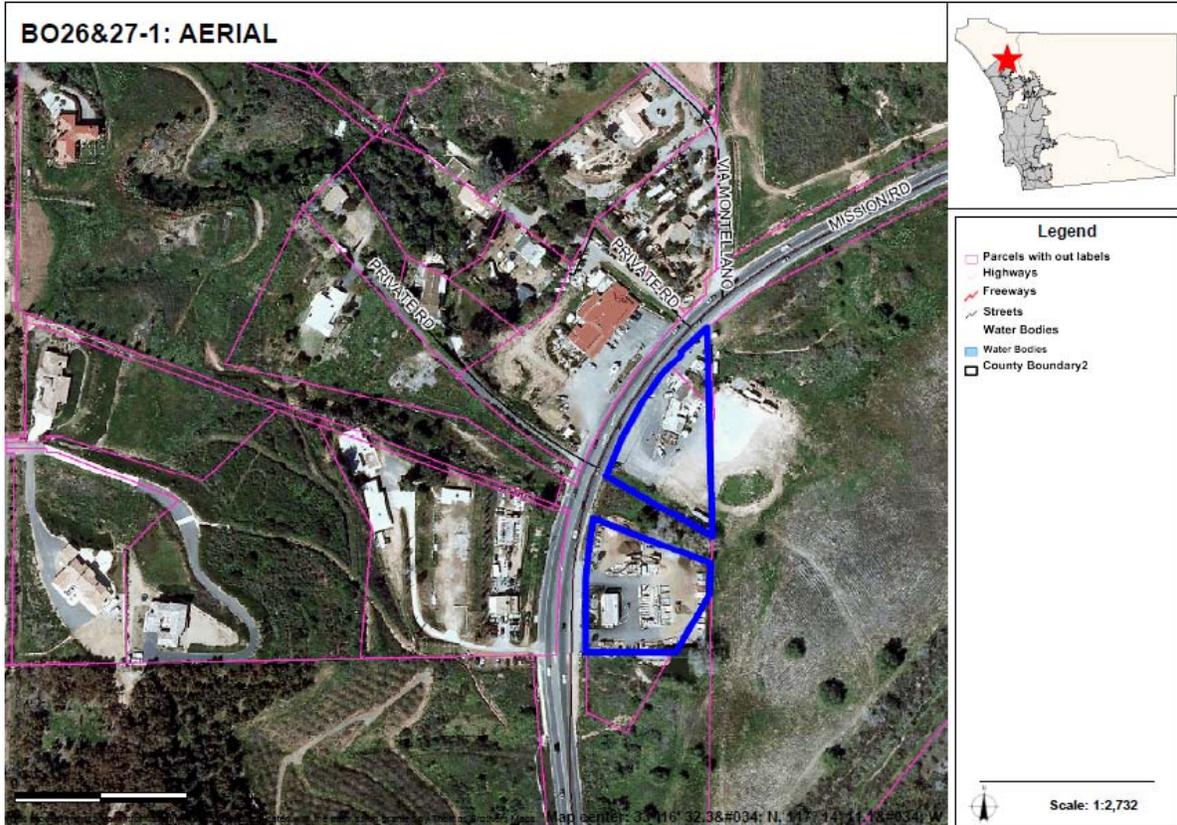
Property Owner Request

Context — This AOD consists of three parcels developed with two commercial uses (feed supply and construction materials). These parcels are bounded to the north and west by State Route 76 and other commercial development, with open space conservation land to the south and east. The AOD contains steep slopes, floodplains, and wetlands. Figure BO26&27-1 provides an aerial photo showing the boundaries of the AOD, Figure BO26&27-2 shows the steep slopes, Figure BO26&27-3 shows the floodplains, and Figure BO26&27-4 shows the wetlands on the subject parcel.

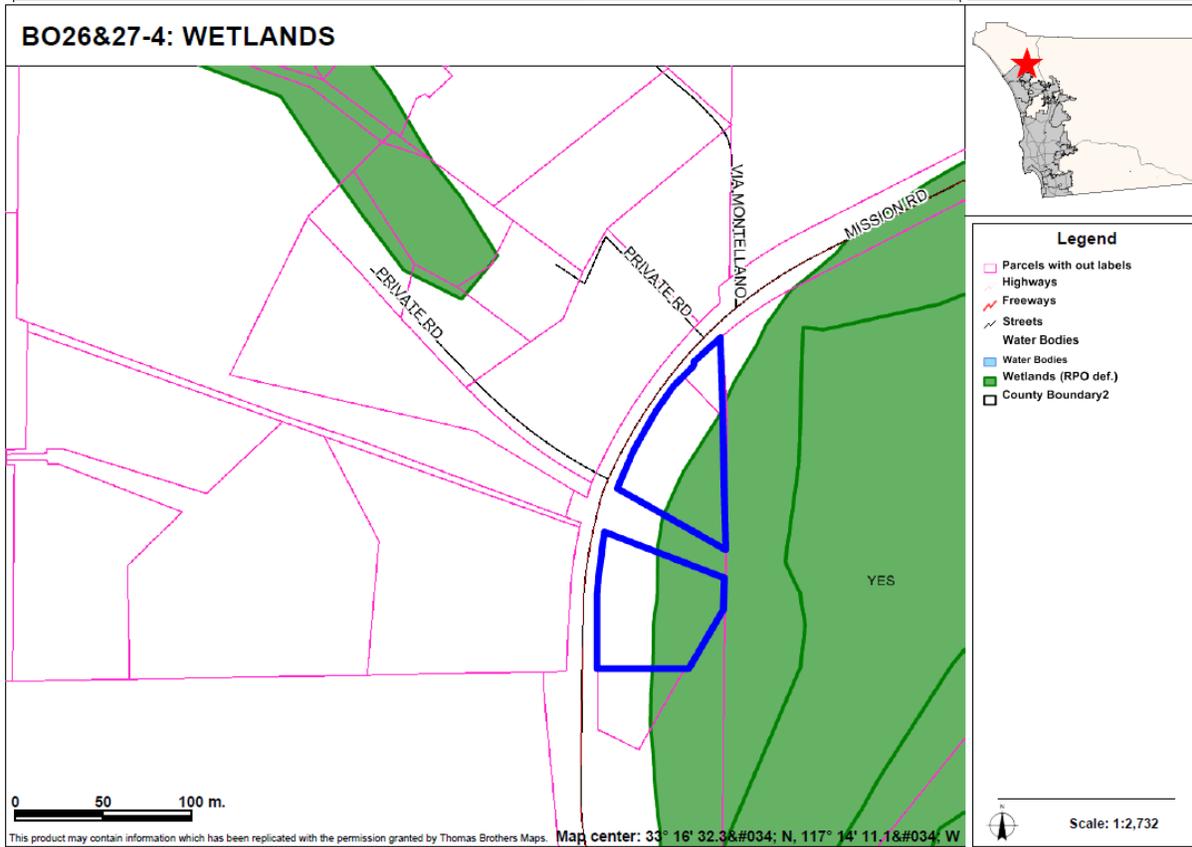
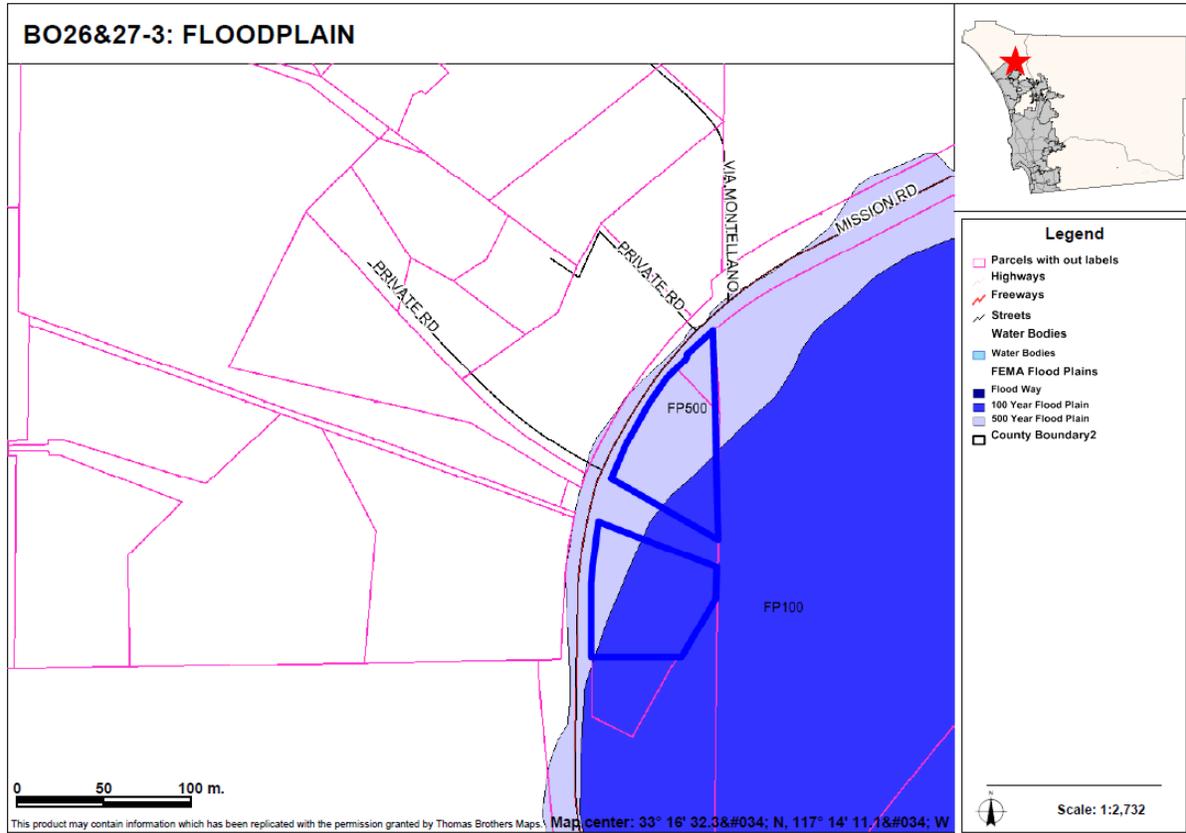
Discussion — These parcels are already developed; therefore, the land use change reflects the existing uses and would have little to minimal impact.

Environmental Review — This AOD would not result in any significant impacts that were not evaluated in the Proposed Project EIR because the parcels are already developed with commercial uses. These existing uses were already evaluated in the EIR. Any additional impacts due to the small amount of additional development that might be allowed would be minimal. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

BO30&39: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Michael Hefner and additional area of change Location/Description: <ul style="list-style-type: none"> • 102.13 acres (13 parcels) • Inside County Water Authority boundary • Aqueduct Road west of I-15 Existing General Plan: (18) 1 du/4,8,20 acres	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-10	
	Steep Slope (greater than 25%)	●	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Habitat Value	◐	Recommended Project: SR-4
	Agricultural Lands	◐	

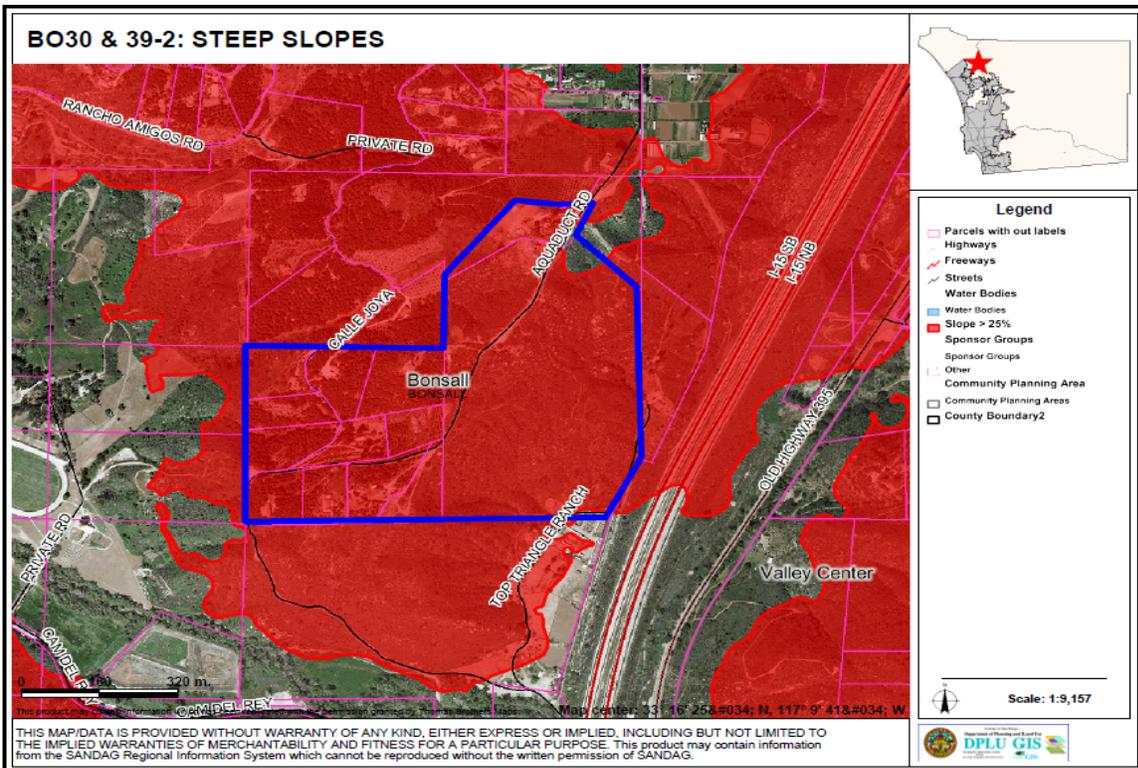
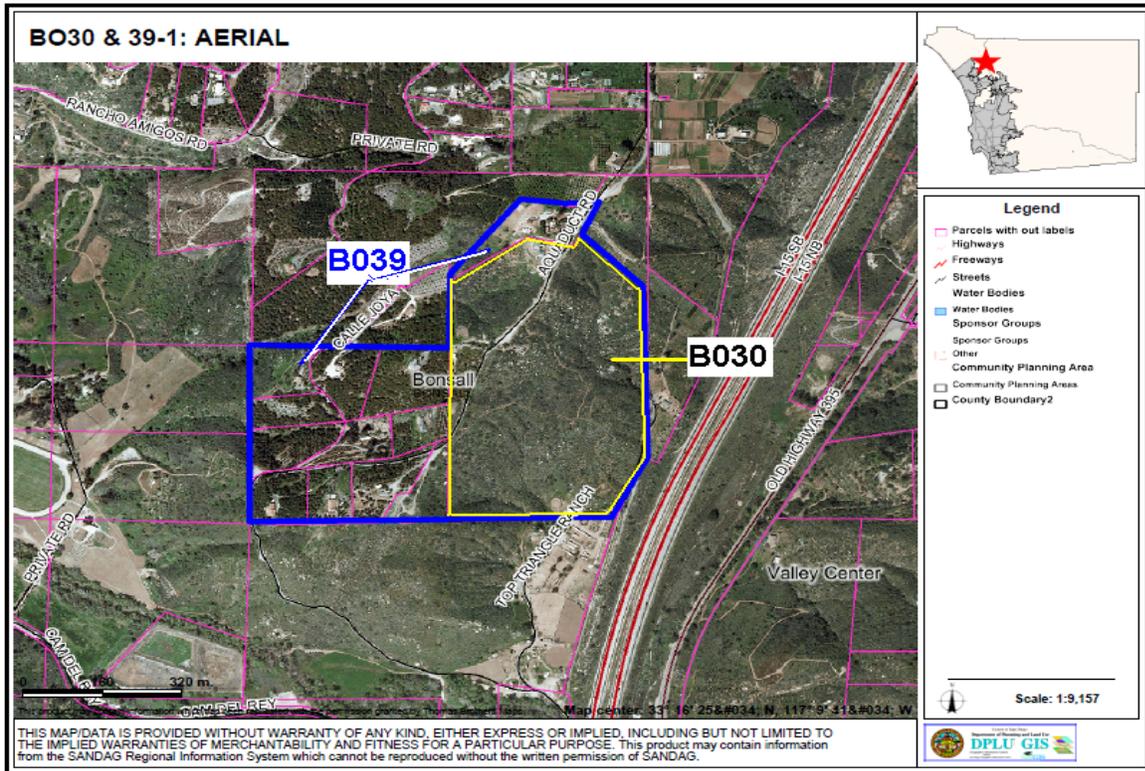
Property Owner Request / Additional Area of Change

Context — BO30 is single 58-acre parcel and BO39 consists of 12 parcels totally approximately 44 acres that are both partially developed and in agriculture. The BO39 parcels range in size from 2.5 to 4.5 acres.

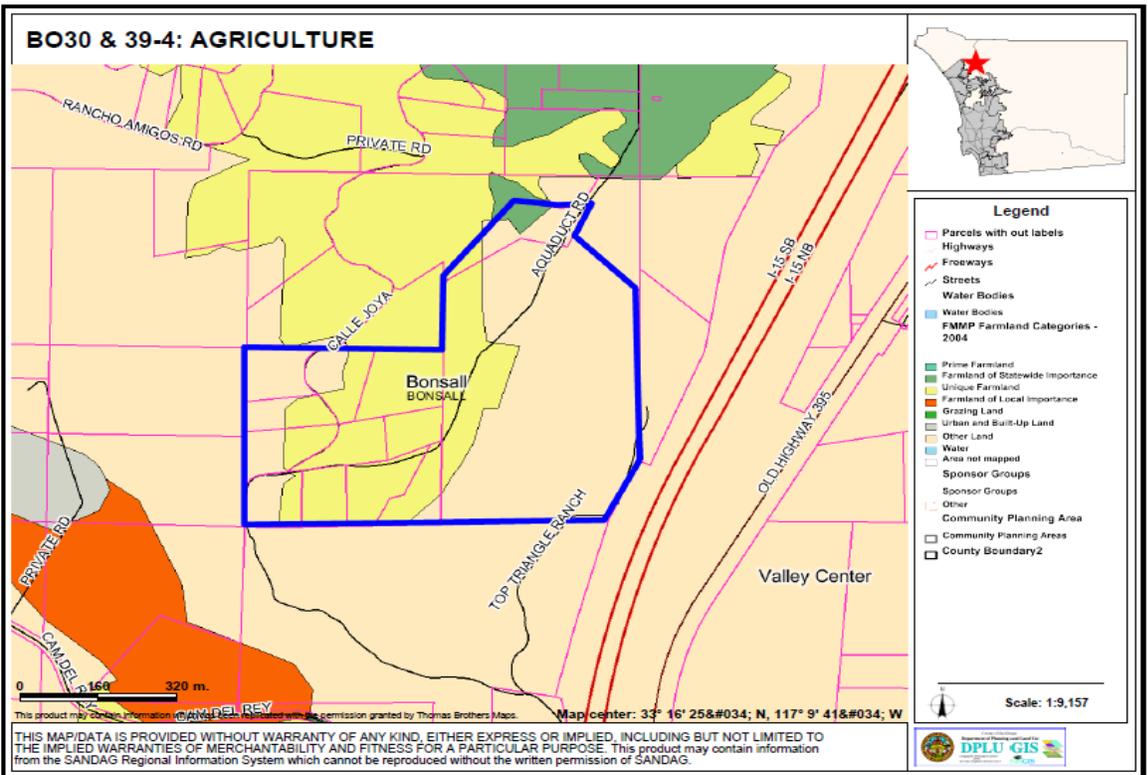
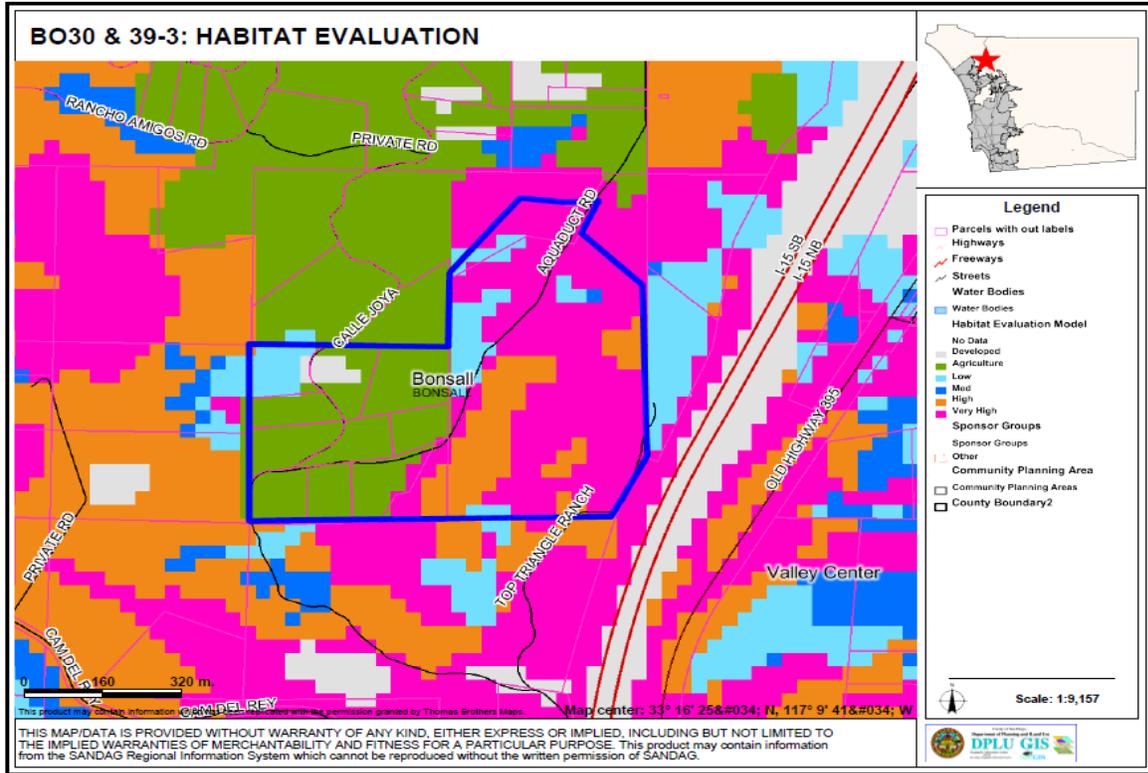
Discussion — BO30 is an undeveloped 58-acre parcel with an approved Tentative Parcel Map (TPM) for four lots and a remainder. The SR-4 designation reflects the approved TPM and was also recommended by the Bonsall Community Sponsor Group. Due to steep slope constraints (see Figure BO30&39-2), BO39 consists of parcels that range in size from 2.5 to 4.5 acres and would not be able to further subdivide under either the Recommended Project or Proposed Project (Referral Map). Therefore, additional impacts would only be associated with BO30, which is already an approved project that had its own environmental analysis associated with its approval.

Environmental Review — Given that there is already an approved TPM for AOD BO30, and that due to the density reductions due to steep slope constraints for AOD BO39, there would be no additional impacts from potential future development that was not evaluated by the EIR. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



BO31&34: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> John and Charlotte McGraw and additional area of change <u>Location/Description:</u> <ul style="list-style-type: none"> • 82.6 acres (26 parcels) • Inside CWA boundary • Off Puerta de Lomas west of Olive Hill Road; <u>Existing General Plan:</u> (17) 1du/2,4 acres	<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
	Habitat Value	○	<u>Recommended Project:</u> SR-2
	Agricultural Lands	●	

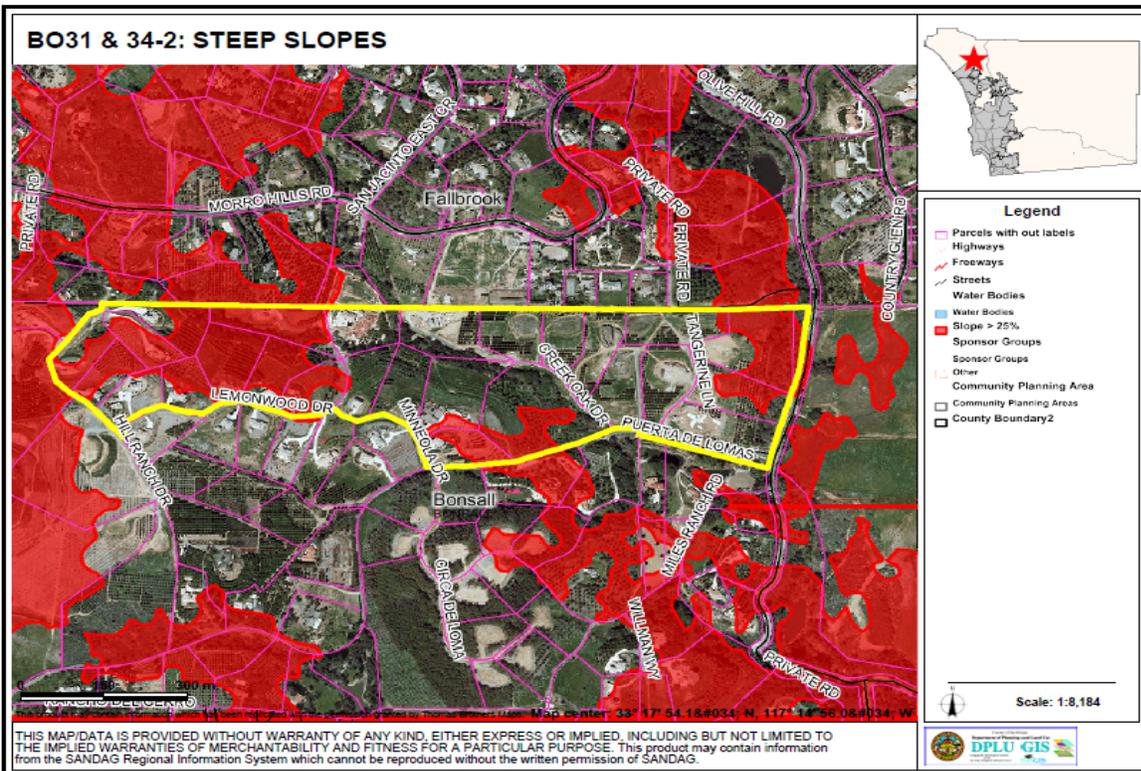
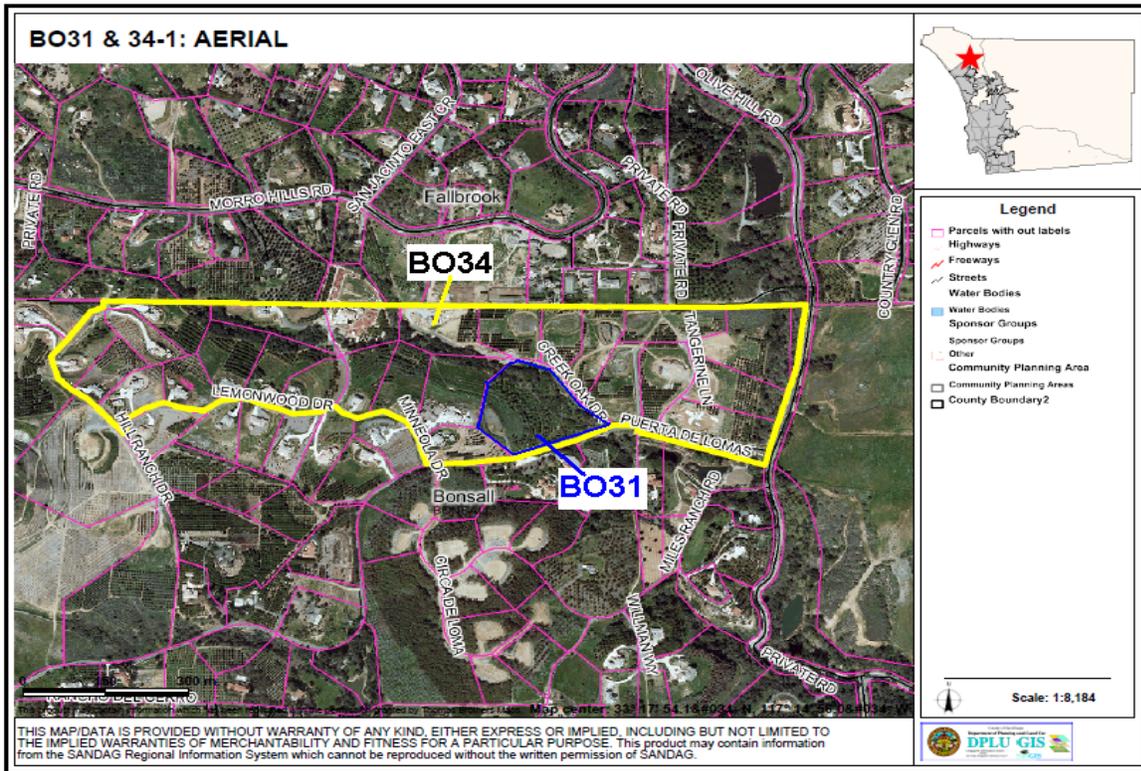
Property Owner Request / Additional Area of Change

Context — The parcels are developed with estate lots and limited agriculture. Some steep slopes occur on the site. A wetland traverses this AOD in an east-west direction.

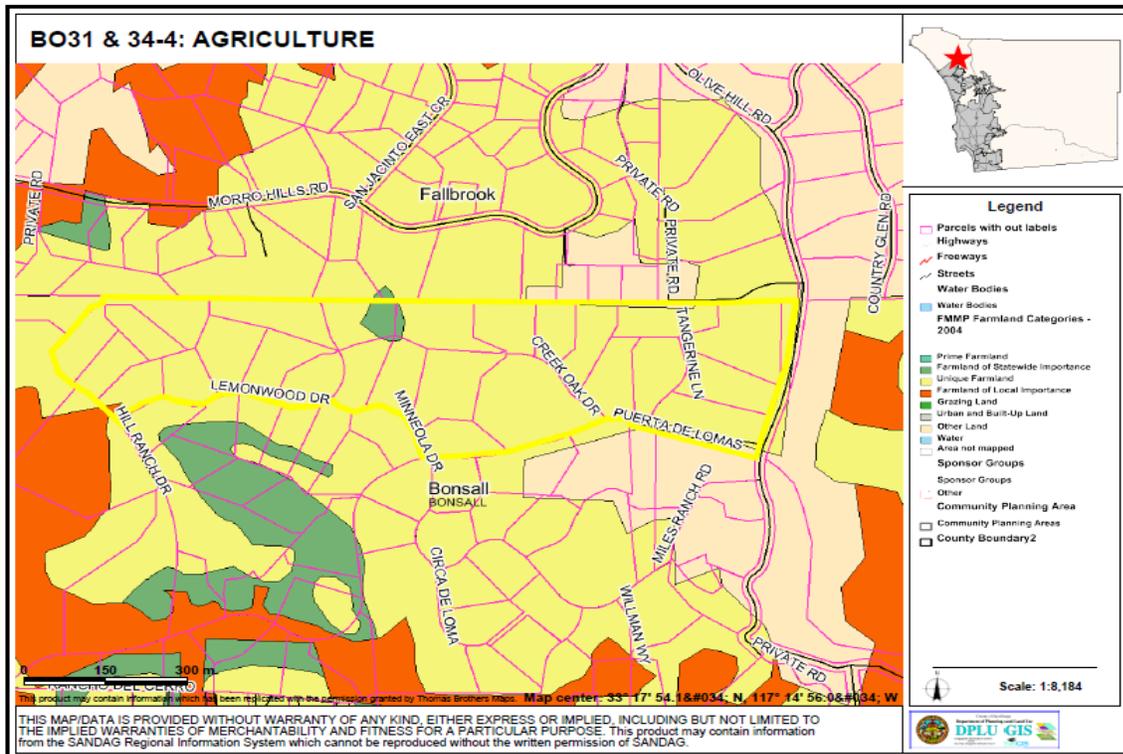
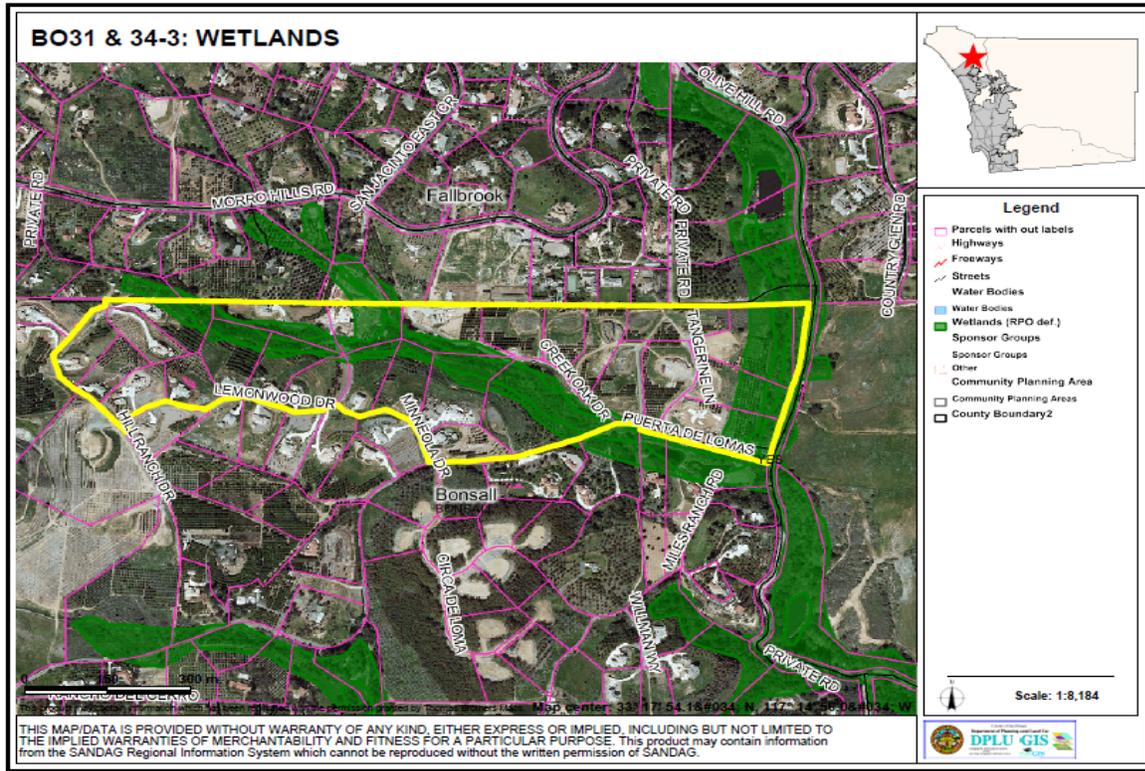
Discussion — The additional area shown as BO34 was included in order to avoid a spot designation associated with area of difference BO31. BO31 is 7.5 acres and can potentially subdivide under the SR-2 designation depending on a slope analysis. However, the surrounding parcels shown as BO34 and designated as SR-2 have an average size of 3.2 acres and would not likely be able to subdivide with the SR-2 designation. Therefore, only a minor increase in additional environmental impacts would be associated with this AOD compared to the Proposed Project (Referral Map). However, BO30 is mostly disturbed and an open space easement protects the wetlands that are on site, ensuring that only future development will occur in the disturbed portion of the parcel.

Environmental Review — Given that AOD BO34 is already subdivided and the Residential Semi-Rural 2 designation would not yield any additional parcels, the amount of potential future development that was not evaluated by the EIR amounts to one potential additional parcel from AOD BO31. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

B040: Site Analysis

BONSALL

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Public agency land transferred to private ownership <u>Location/Description:</u> • 1 acre (1 parcel) • Inside CWA boundary • West of SR76 and east of South Mission Road. <u>Existing General Plan:</u> (22) Public Semi Public Lands	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Public/Semi-Public <u>Hybrid:</u> Public/Semi-Public <u>Draft Land Use:</u> Public/Semi-Public <u>Environmentally Superior:</u> Public/Semi-Public <u>Recommended Project:</u> General Commercial	
	Steep Slope (greater than 25%)		○
	Floodplain		○
	Wetlands (also Vernal Pools)		○
	Habitat Value		○
	Agricultural Lands		○

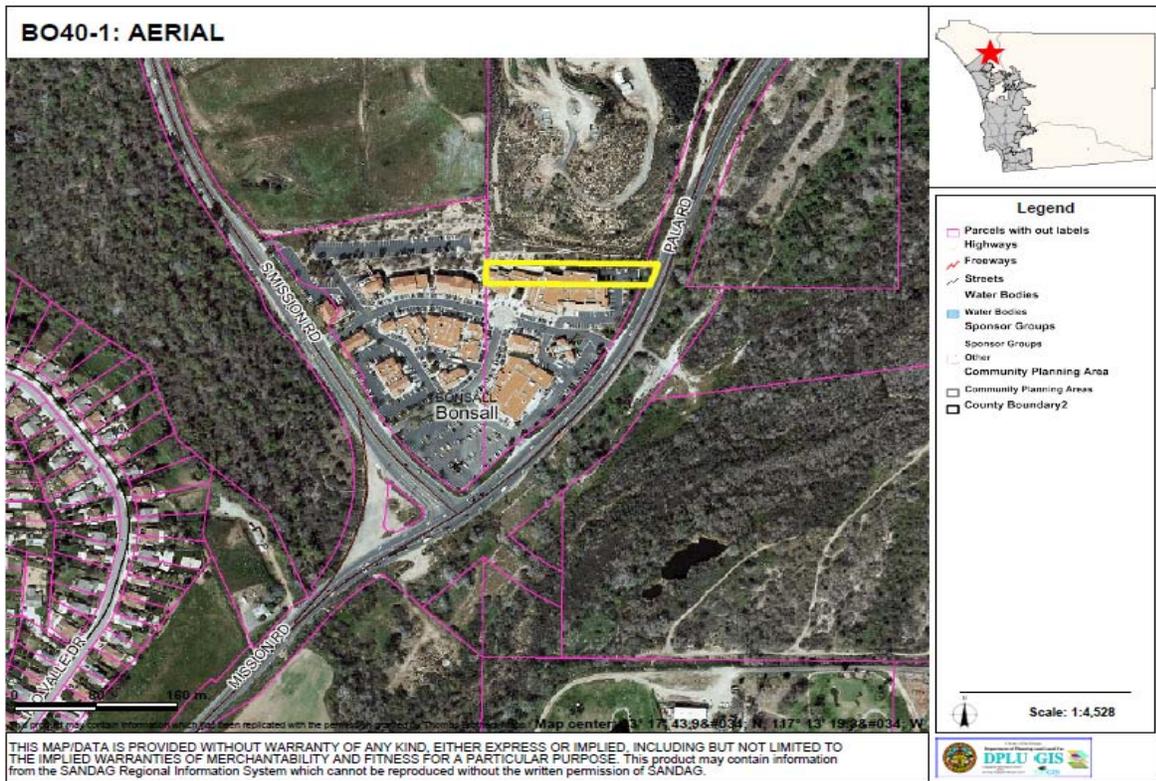
Transfer from Public to Private Ownership

Context — The AOD consists of a single one-acre parcel adjacent to existing River Village commercial area.

Discussion — The site is fully developed and there are no key physical or environmental constraints. The Recommended Project land use designation of General Commercial reflects the existing development on the site; therefore, would not result in any additional impacts.

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the site is already fully developed. These existing uses were already evaluated in the EIR. Therefore, the Recommended Project would not have any new significant impacts than those evaluated in the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



CM13: Site Analysis

CENTRAL MOUNTAIN

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Descanso (Anderson) Location/Description: <ul style="list-style-type: none"> • 5 acres (portion of one parcel) • Inside CWA boundary • Descanso CSG Existing General Plan: (24) Impact Sensitive	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL-40	
	Steep Slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	●	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	●	Environmentally Superior: RL-160
	Habitat Value	○	Recommended Project: Rural Commercial
	Agricultural Lands	○	

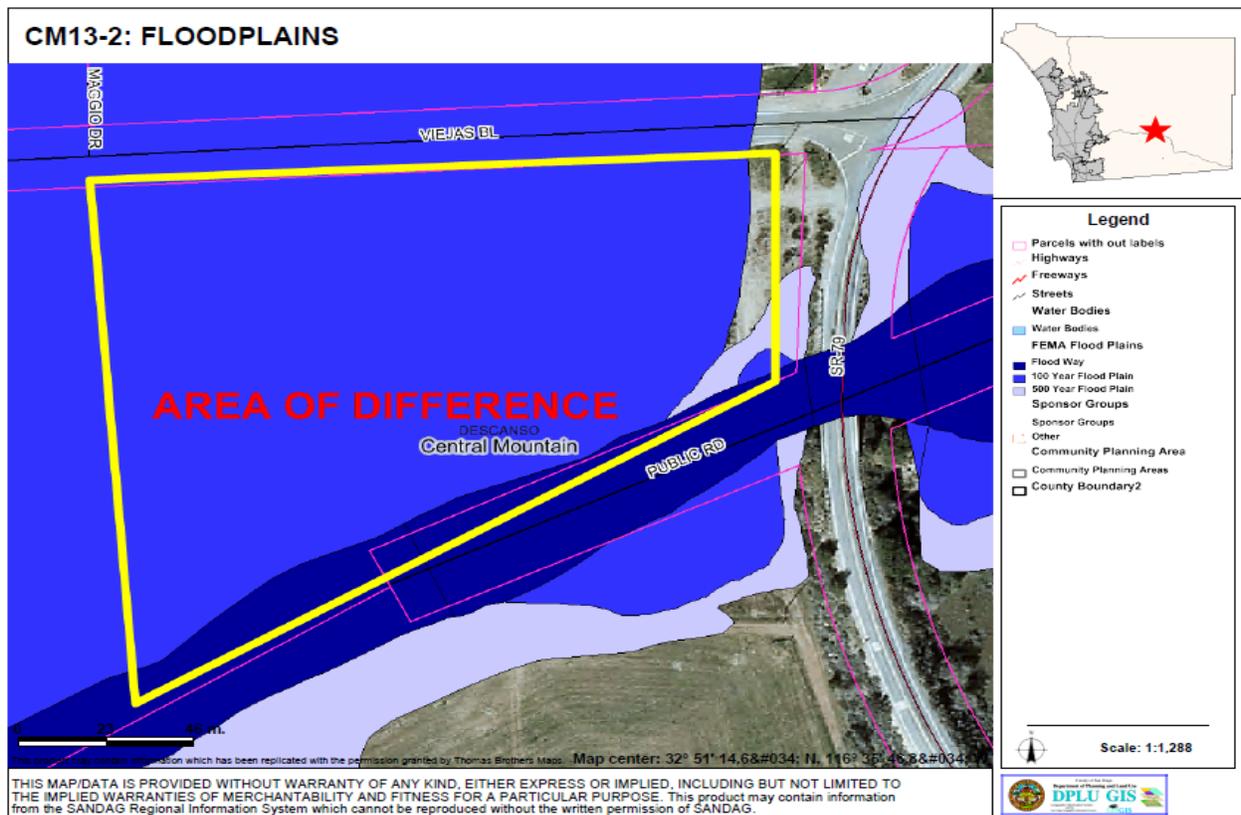
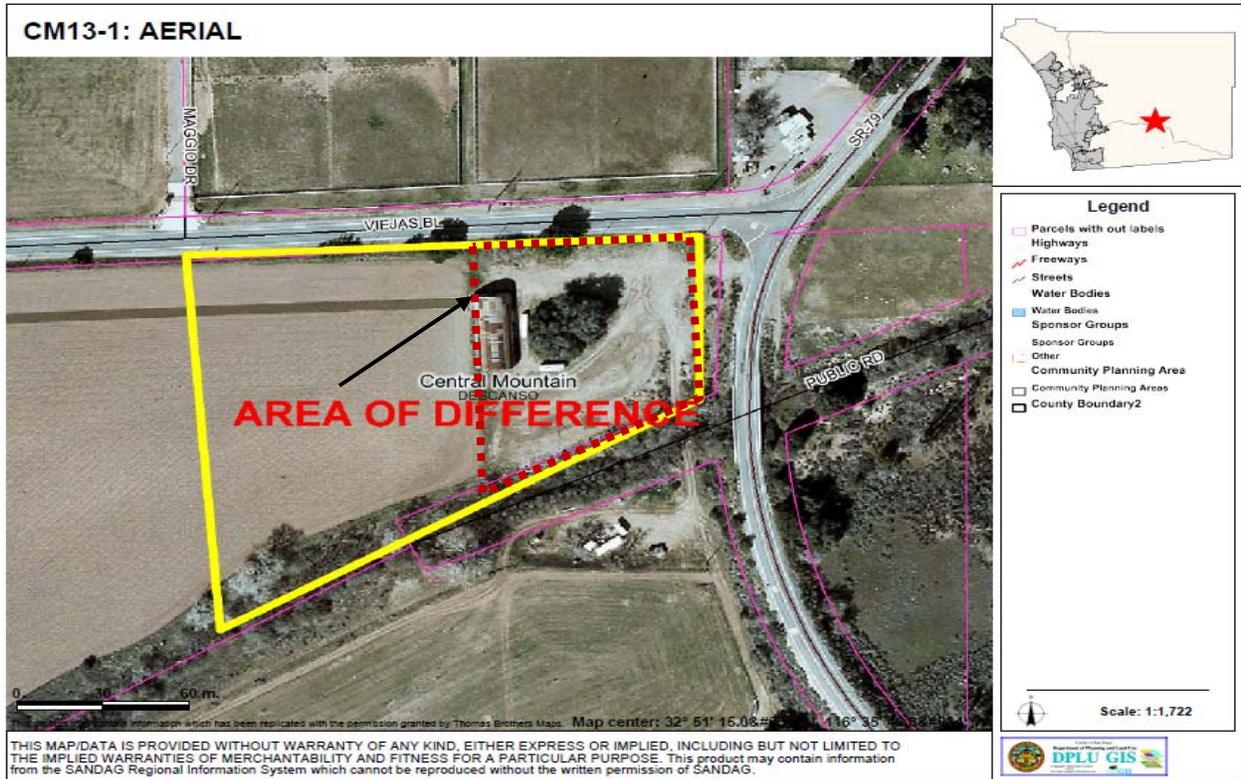
Property Owner Request

Context — Parcel is located at the southwest corner of Viejas Boulevard and SR-79 and is currently under agriculture use with a single residence. The AOD consists of five acres of a 15.5-acre parcel. The surrounding area is primarily agricultural; however, a commercial-designated property is located at the northeast corner of Viejas Boulevard and SR-79. 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.

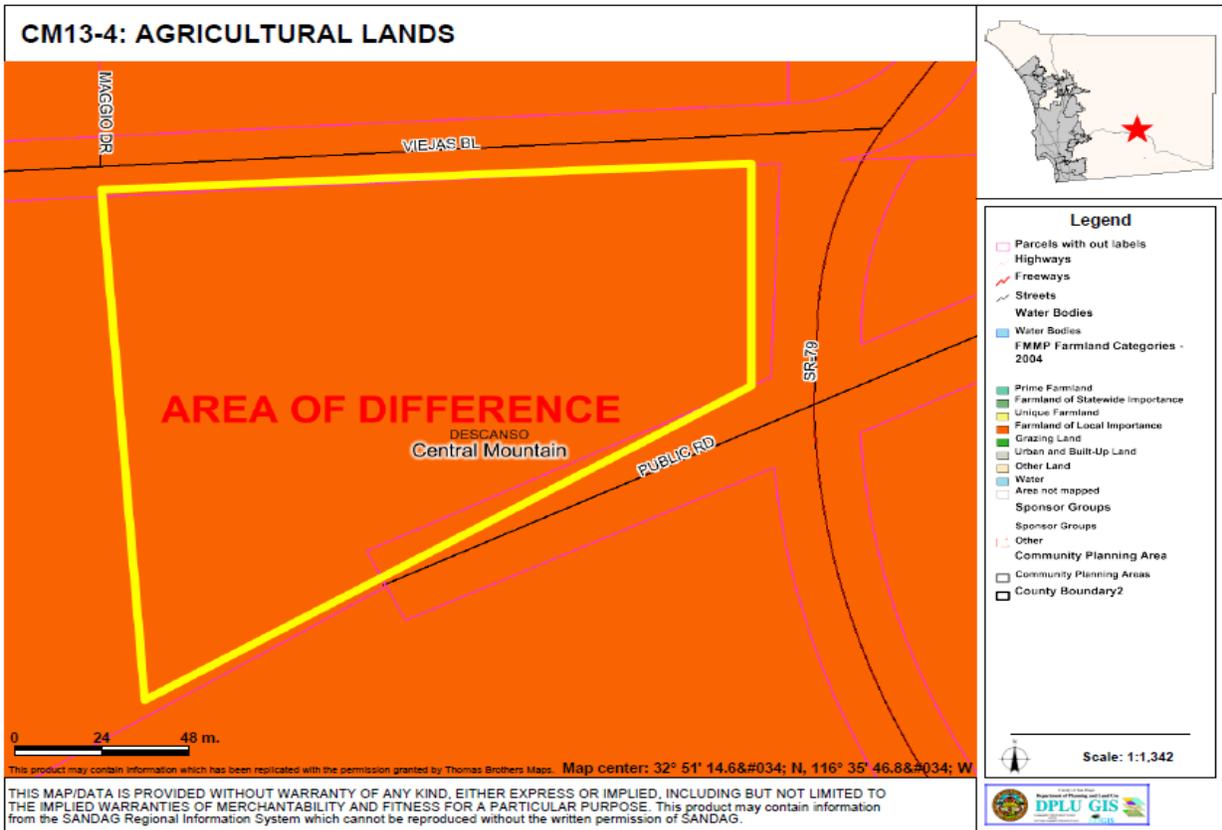
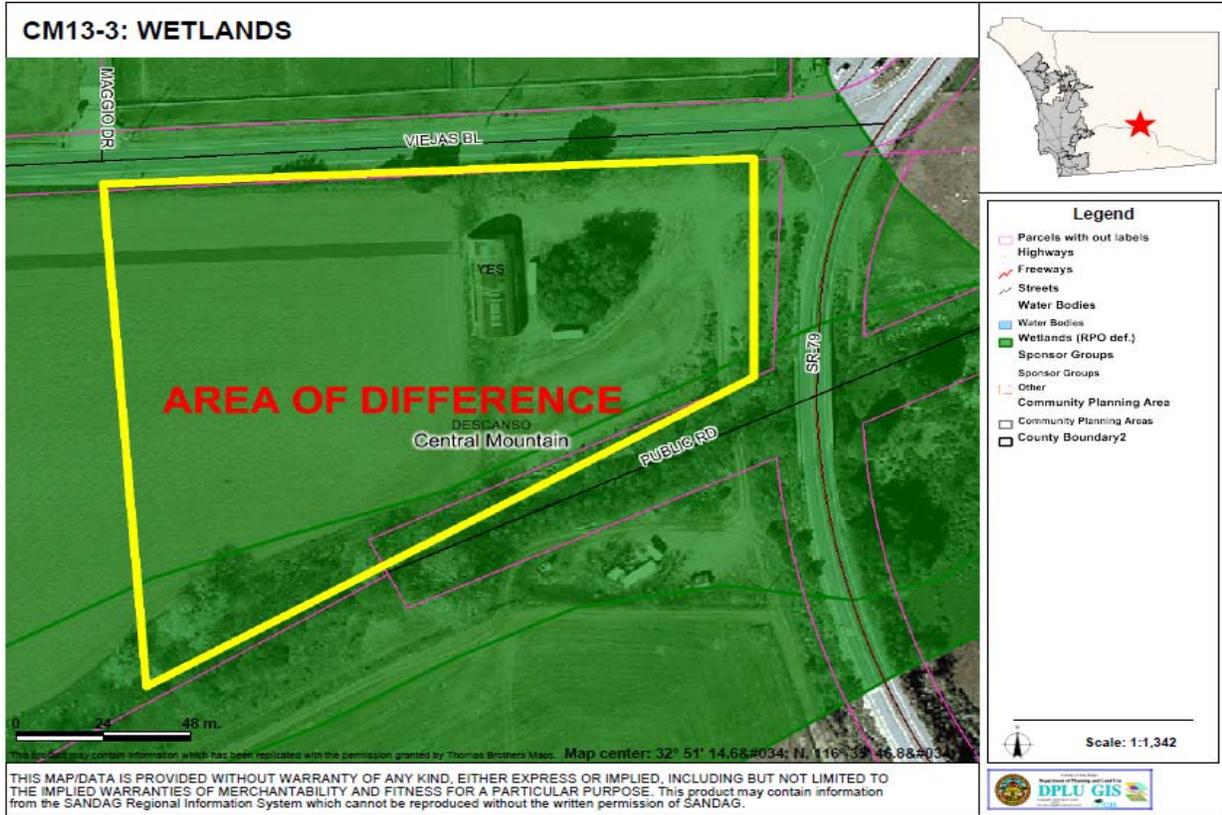
Discussion — This AOD is located at a key intersection along the primary road providing access into this community; therefore, a commercial land use is appropriate. Due to most of the site being located within the 100-year floodplain, the amount of future development will be limited by County development regulations. As a result, any future development will be minimal, which will in turn minimize any additional impacts resulting from this development.

Environmental Review — While the Rural Commercial designation allows uses that could be more impactful than the Residential Rural Lands 40 designation, changing the designation would result in only minimal additional impacts because the amount of development potential is minimal due to floodplain constraints. The additional impacts resulting from the Recommended Project will still result in fewer overall impacts than the Proposed Project (Referral Map).

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



CM14: Site Analysis

CENTRAL MOUNTAIN

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Merrigan Commercial	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL40
Location/Description: <ul style="list-style-type: none"> • 2.1 acres of 105.98 acre parcel • Outside CWA boundary • Descanso CSG adjacent to Viejas Boulevard 	Steep Slope (greater than 25%)	○
	Floodplain	●
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	◐
Existing General Plan: (14) Service Commercial		Hybrid: RL40 Draft Land Use: RL40 Environmentally Superior: RL40 Recommended Project: Rural Commercial

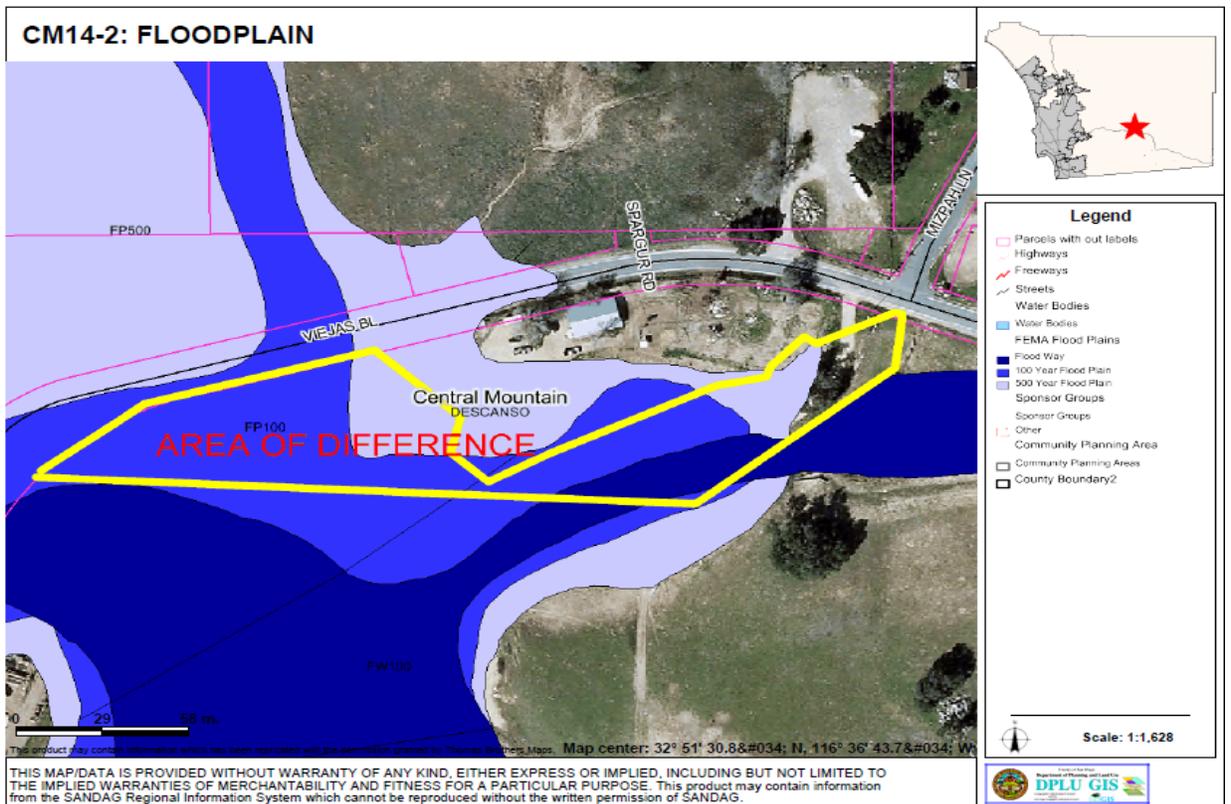
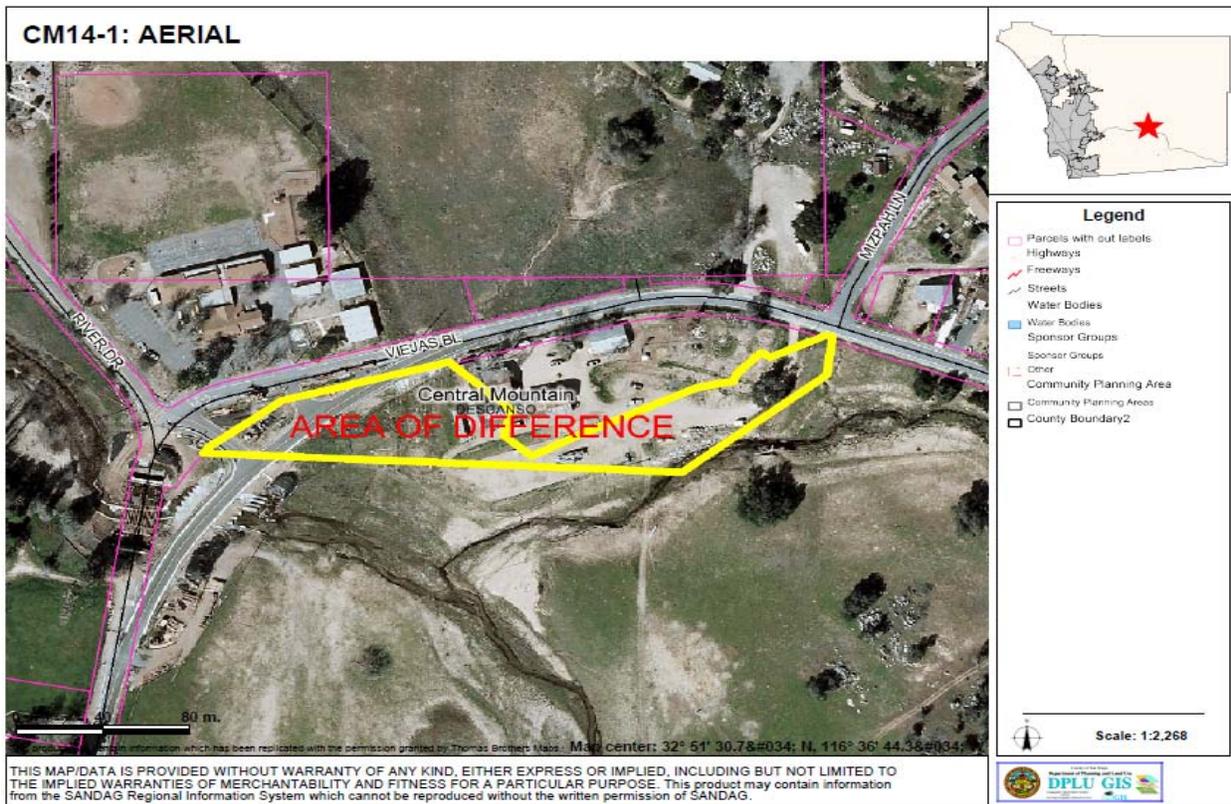
Property Owner Request

Context — This AOD consists of 2.1 acres of a 105.98 acre parcel developed with a 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. 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.

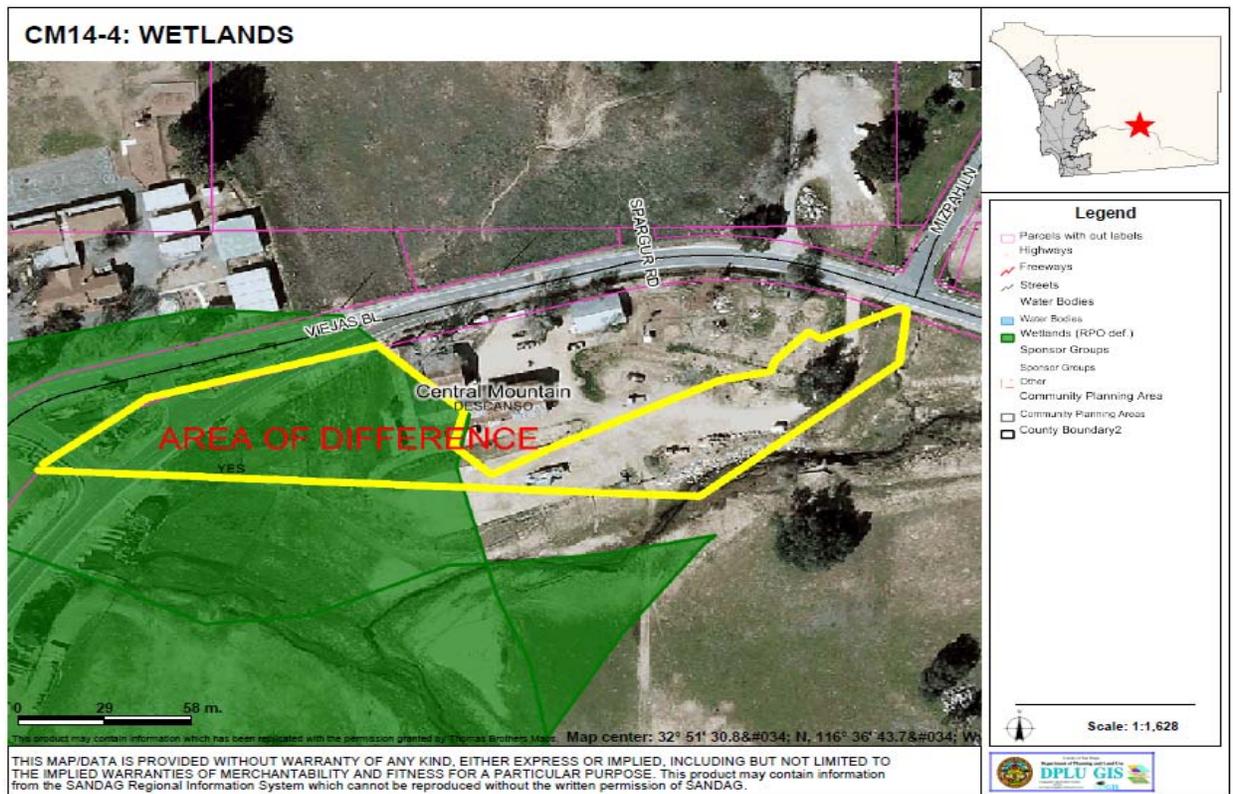
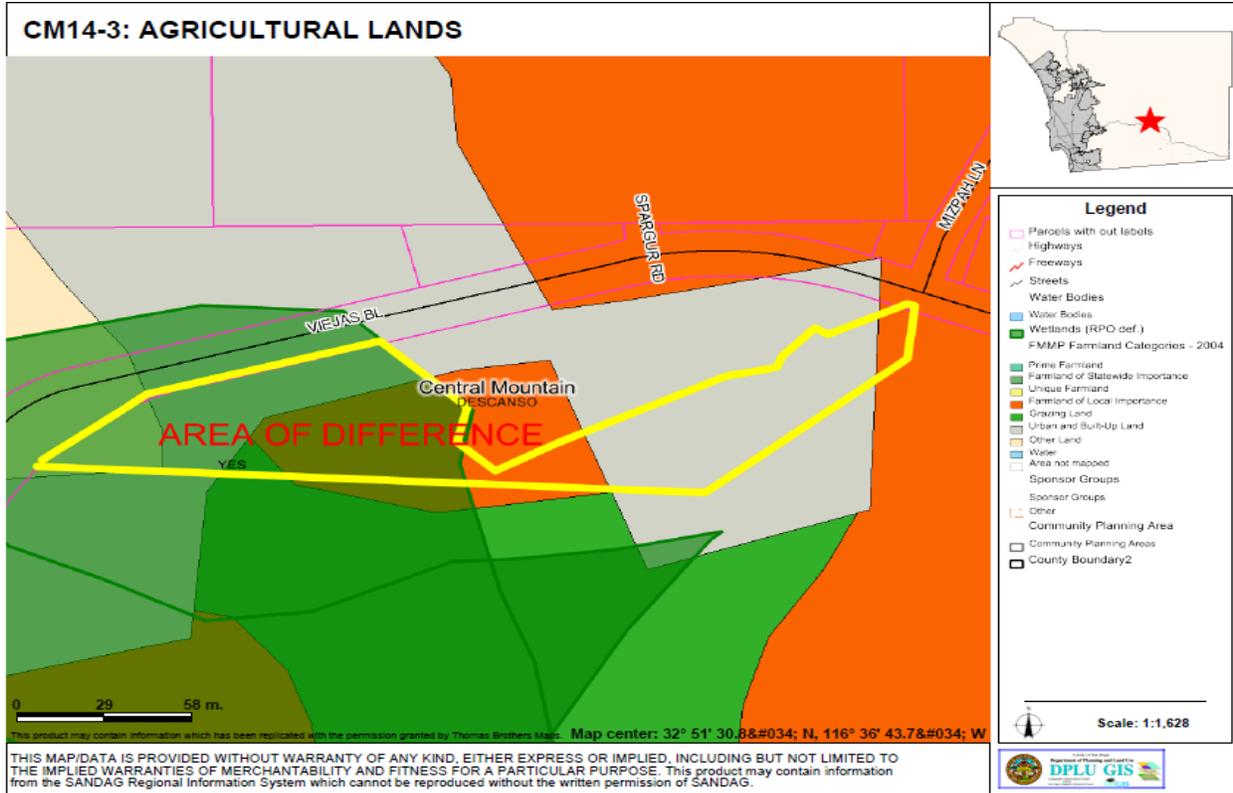
Discussion — The Recommended Project reflects a similar designation as the existing General Plan by allowing commercial uses, but would expand an area already under commercial use by 2.1 acres when compared to the other General Plan Update alternatives. Due to most of the AOD being located within the 100-year floodplain, future development will be limited by County development regulations. As a result, any future development will be minimal, which will in turn minimize any additional impacts resulting from this development.

Environmental Review — While the Rural Commercial designation allows uses that could be more impactful than the Residential Rural Lands 40 designation, changing the designation would result in only minimal additional impacts because a portion of the AOD is already developed a commercial use and the amount of development potential is minimal due to floodplain constraints. The additional impacts resulting from the Recommended Project will still result in fewer overall impacts than the Proposed Project (Referral Map).

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

CI3: Site Analysis

COUNTY ISLANDS

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Lincoln Acres Commercial Center Location/Description: <ul style="list-style-type: none"> • 1.21 acres (3 parcels) • Inside CWA boundary • County Islands adjacent to Interstate 805, SR-52, and Sweetwater Road Existing General Plan: (5) Residential & (25) Extractive	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: VR-4.3/ Public-Semi Public	
	Steep Slope (greater than 25%)	○	Hybrid: VR-4.3
	Floodplain	○	Draft Land Use: VR-4.3/ Public-Semi Public
	Wetlands (also Vernal Pools)	○	Environmentally Superior: VR-4.3
	Habitat Value	○	Recommended Project: General Commercial
	Agricultural Lands	○	

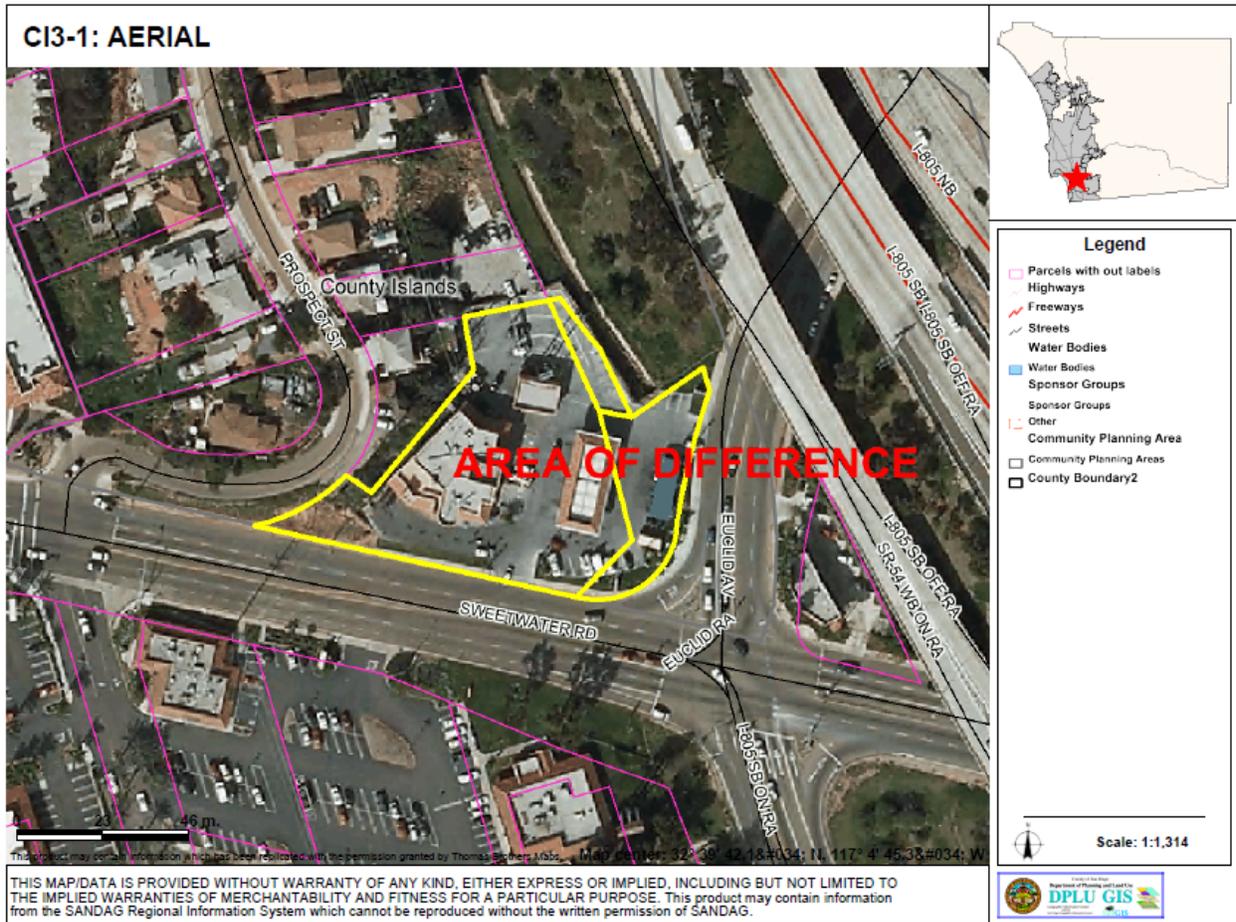
Mapping Correction

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

Discussion — By assigning a General Commercial designation to this property, the Recommended Project would reflect what is already constructed. Therefore, no additional development is anticipated to occur as a result of this land use designation change. As a result, there would not be any additional impacts.

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the site is already fully developed. These existing uses were already evaluated in the EIR. Any additional impacts due to the small amount of additional development potential would be minimal. Therefore, the Recommended Project would not have any new significant impacts than those evaluated in the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

CD14: Site Analysis

CREST / DEHESA

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Sam Gazallo Location/Description: <ul style="list-style-type: none"> • 102.2 acres (6 parcels) • Inside CWA boundary • Eastern Portion of Granite Hills; 0.2 miles east of Valley View Blvd, via Euclid Ave Existing General Plan: (17) 1 du/2, 4 ac (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-4 / RL-20	
	Steep Slope (greater than 25%)	○	Hybrid: SR-4 / RL-20
	Floodplain	●	Draft Land Use: SR-4 / RL-20
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-4 / RL-20
	Habitat Value	○	Recommended Project: SR-1 / RL-20
	Agricultural Lands	◐	

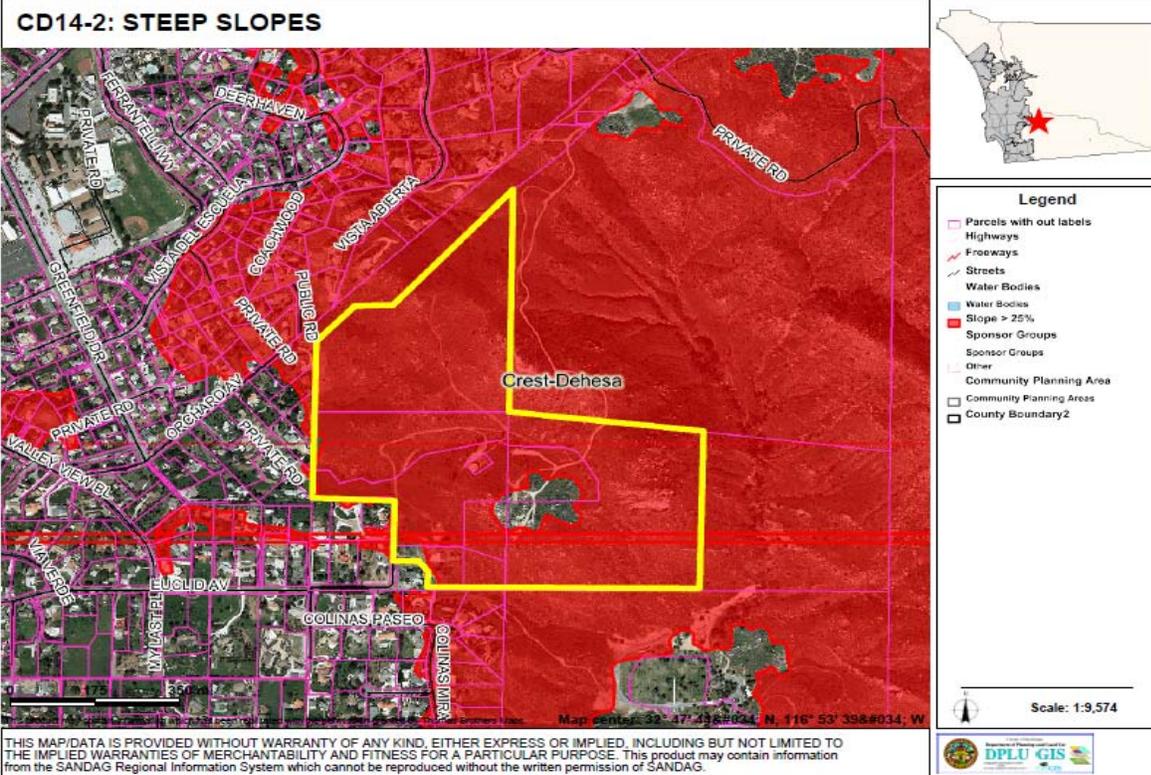
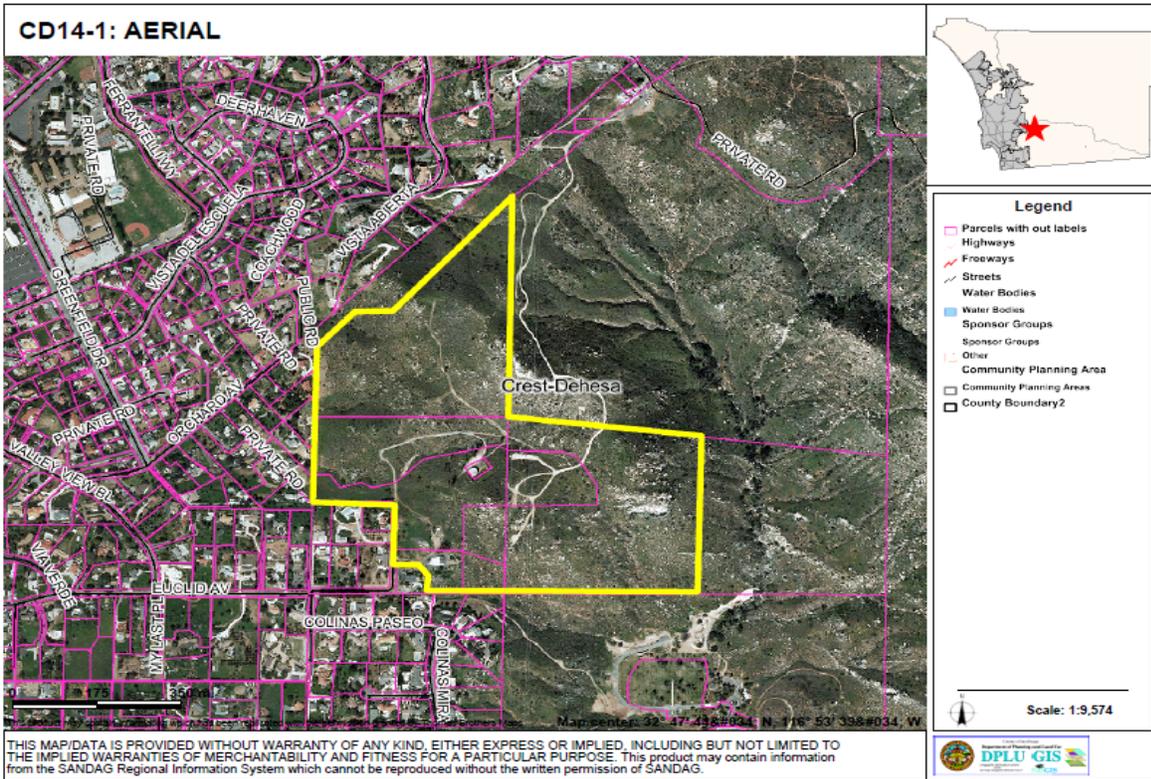
Property Owner Request

Context — This AOD consists of 102 undeveloped acres located within MSCP Pre-approved Mitigation Area. The site has high value for biological resources and consists of steep slopes (see Figure CD14-2 and CD14-3). Property is almost totally constrained by steep slopes, is located entirely within the Very High Fire Hazard Severity Zone and has a large area with sensitive biological resources.

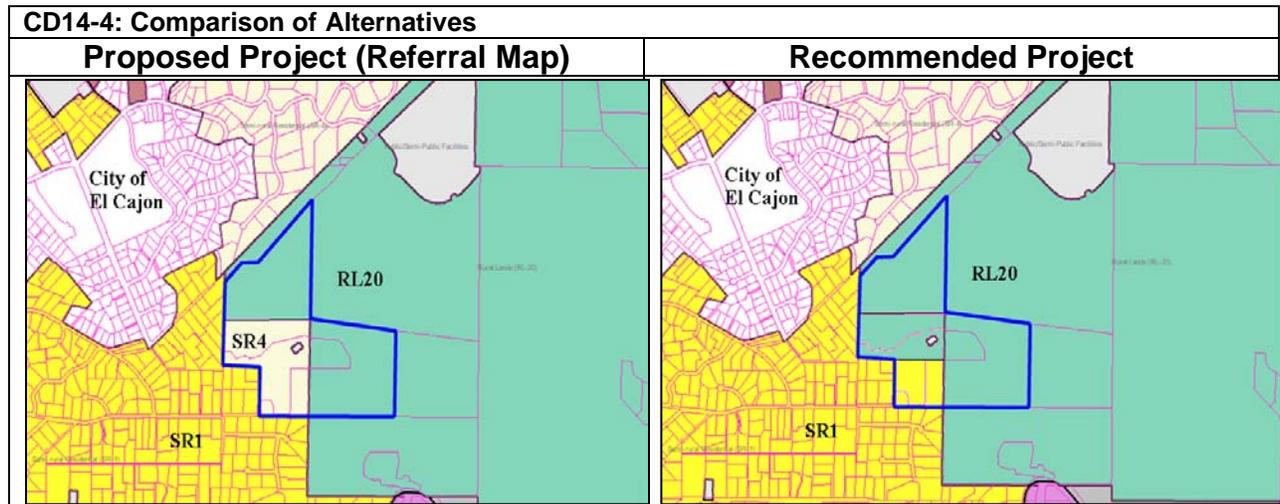
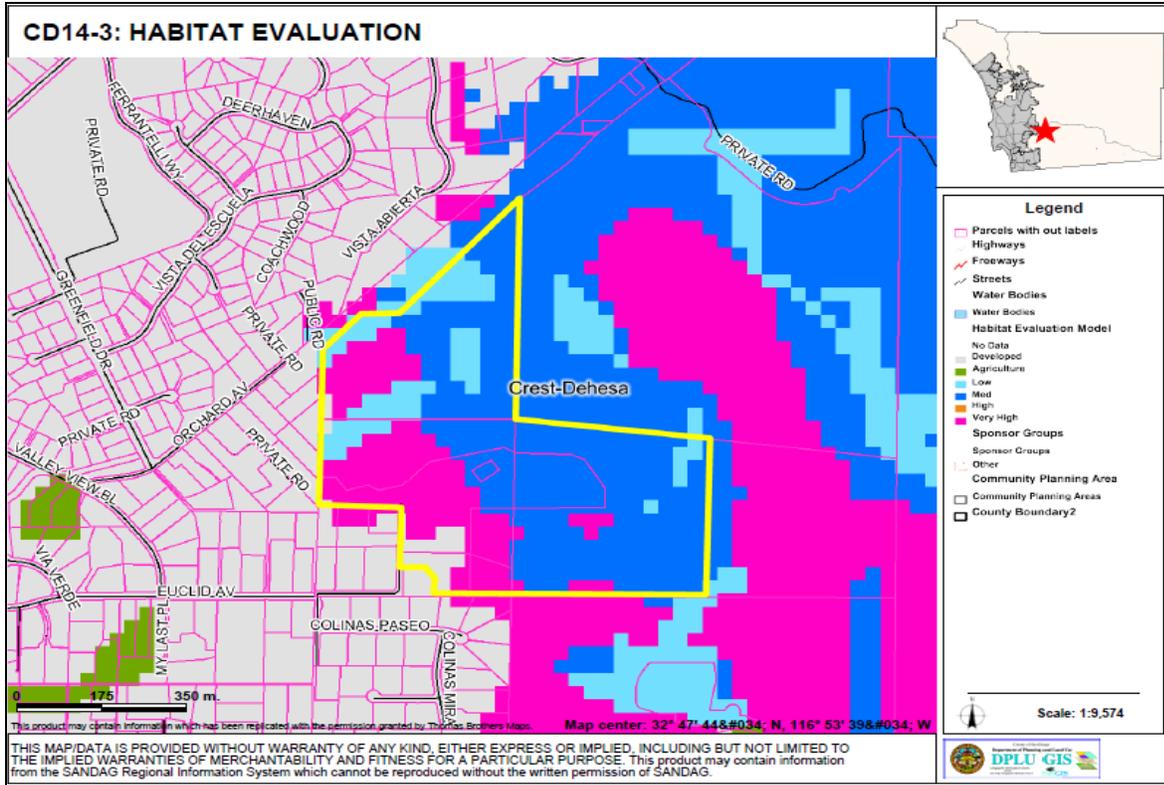
Discussion — While the Recommended Project would assign a higher density (SR-1), than the Proposed Project (Referral Map) density of SR-4, the area of SR-1 is approximately one-third the size of the area assigned SR-4 under the Proposed Project; therefore the number of lots that would be possible would be virtually the same under both alternatives (see Figure CD14-4). Under both alternatives, the remaining portions of the property would be assigned the RL-20 designation, which would be greater under the Recommended Project. However, placing most of this property under the Rural Lands category, as proposed by the Recommended Project would better reflect the physical and environmental site constraints than the Proposed Project (Referral Map).

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the Recommended Project merely redistributes how the future residential units would be developed on the site, but would likely result in the same overall number of residential units as the development potential that the Proposed Project would yield. Since the overall number of units would not substantially change, there would not be any new significant impacts than those evaluated in the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

DS15: Site Analysis

DESERT [BORREGO SPRINGS]

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Flying U Stirrup Road Location/Description: <ul style="list-style-type: none"> • 29 acres (63 parcels) • At the intersection of Flying U Road and Stirrup Road Existing General Plan: Service Commercial	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		Referral Map: Limited Impact Industrial Hybrid: Limited Impact Industrial Draft Land Use: Limited Impact Industrial Environmentally Superior: Limited Impact Industrial Recommended Project: Rural Commercial

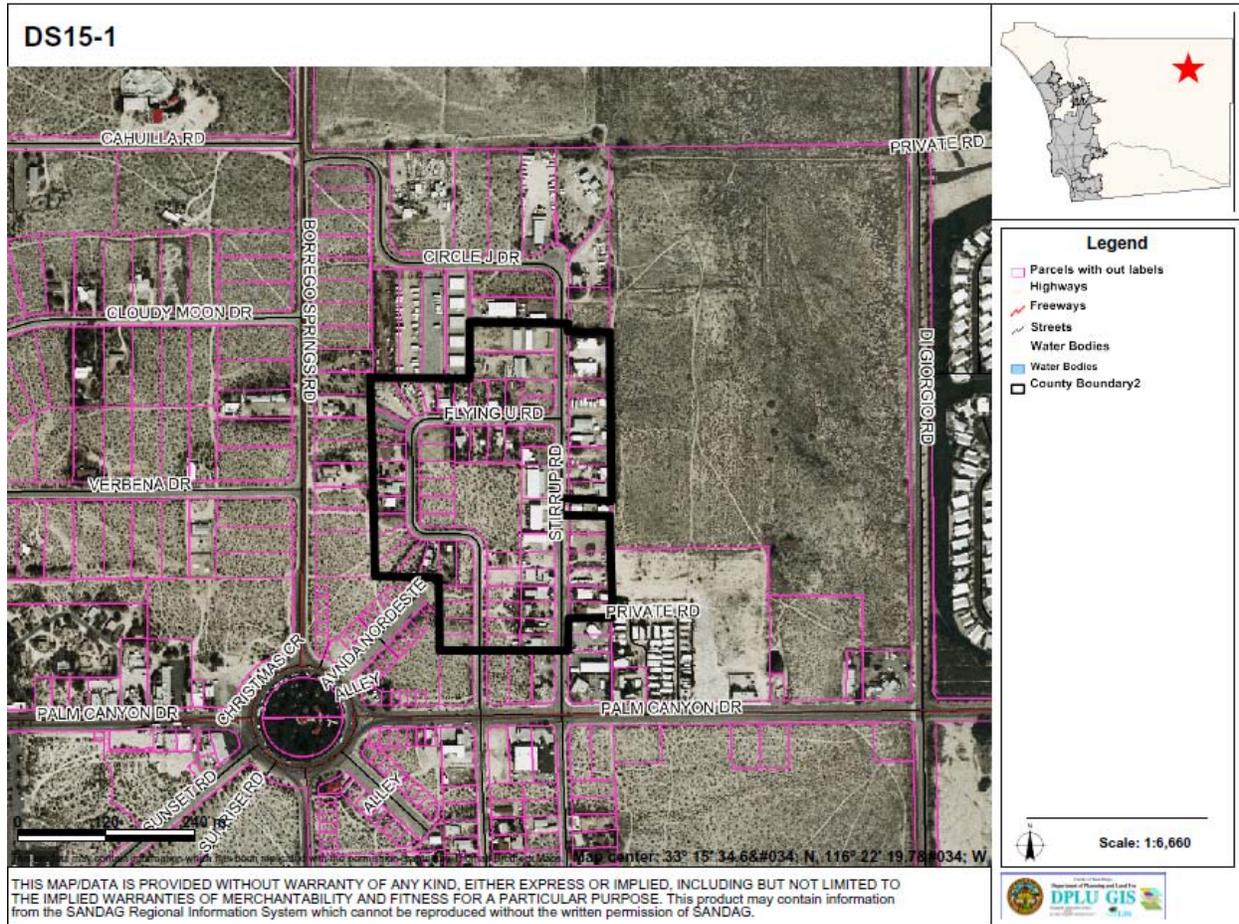
Property Owner Request

Context — This area is located within the Borrego Springs Rural Village and contains both commercial and residential uses. The site is already disturbed and there are no key physical or environmental constraints associated with the AOD. Figure DS15-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — This area was discussed at the Planning Commission hearings, where the Commission directed staff to change the area to Rural Commercial based on the concerns of potential incompatibility with new industrial uses and the existing residences. The change to Rural Commercial would restrict future development to a floor area ratio (FAR) of 0.35 rather than the 0.60 FAR allowed under the Proposed Project (Referral Map) land use designation of Limited Impact Industrial designation. This lower FAR would likely result in less impact from future development than would have occurred under the Proposed Project.

Environmental Review — The impacts associated with the proposed Rural Commercial designation would be similar to any development that would be allowed by the Limited Impact Industrial designation that was proposed to be assigned to the Proposed Project, however, the floor area ratio (FAR) of 0.35 allowed by the Rural Commercial designation is low (less impactful) than the FAR of 0.60 allowed by the Limited Impact Industrial designation. Therefore, the Recommended Project for this AOD is not considered to result in increased impacts when compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

DS16: Site Analysis

DESERT [BORREGO SPRINGS]

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Circle J Road <u>Location/Description:</u> 19 acres (11 parcels) At the intersection of Circle J Road and Stirrup Road <u>Existing General Plan:</u> Service Commercial	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Medium Impact Industrial	
	Steep Slope (greater than 25%)	○	<u>Hybrid:</u> Medium Impact Industrial
	Floodplain	○	<u>Draft Land Use:</u> Medium Impact Industrial
	Wetlands (also Vernal Pools)	○	<u>Environmentally Superior:</u> Medium Impact Industrial
	Habitat Value	○	<u>Recommended Project:</u> Rural Commercial
	Agricultural Lands	○	

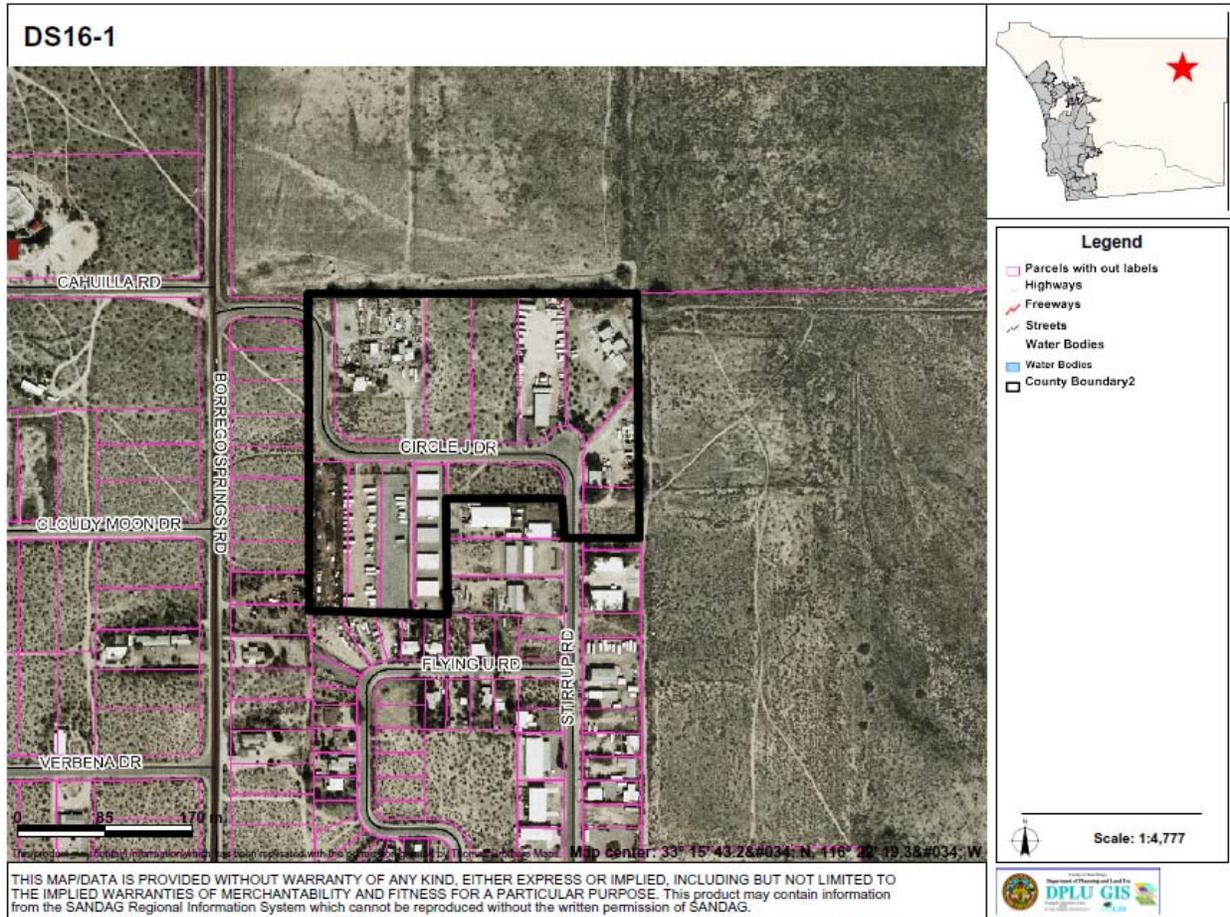
Property Owner Request

Context — This AOD is located within the Borrego Springs Rural Village adjacent to DS15 and is primarily already developed with commercial uses. The site is almost entirely disturbed and there are no key physical or environmental constraints associated with the AOD. Figure DS16-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — Similar to DS15 this area was discussed at the General Plan Update Planning Commission hearings, where the Commission directed staff to change the area to Rural Commercial based on the concerns of potential incompatibility with new industrial uses and the existing residences to the south.

Environmental Review — The impacts associated with the proposed Rural Commercial designation would be similar to any development that would be allowed by the Limited Impact Industrial designation that was proposed to be assigned to the Proposed Project, however, the change to Rural Commercial would restrict future development to a floor area ratio (FAR) of 0.35 rather than the 0.50 FAR allowed under the Proposed Project (Referral Map) land use designation of Medium Impact Industrial designation. This lower FAR would likely result in less impact from future development than would have occurred under the Proposed Project. Therefore, the Recommended Project for this AOD is not considered to result in increased impacts when compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

DS19: Site Analysis

DESERT [BORREGO SPRINGS]

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Affordable Housing Consultants <u>Location/Description:</u> 9 acres (3 parcels) At the intersection Five Diamond Road and Palm Canyon Drive <u>Existing General Plan:</u> (7) 10.9 DU/ acre	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		<u>Referral Map:</u> Rural Commercial <u>Hybrid:</u> Rural Commercial <u>Draft Land Use:</u> Rural Commercial <u>Environmentally Superior:</u> Rural Commercial <u>Recommended Project:</u> VR-10.9

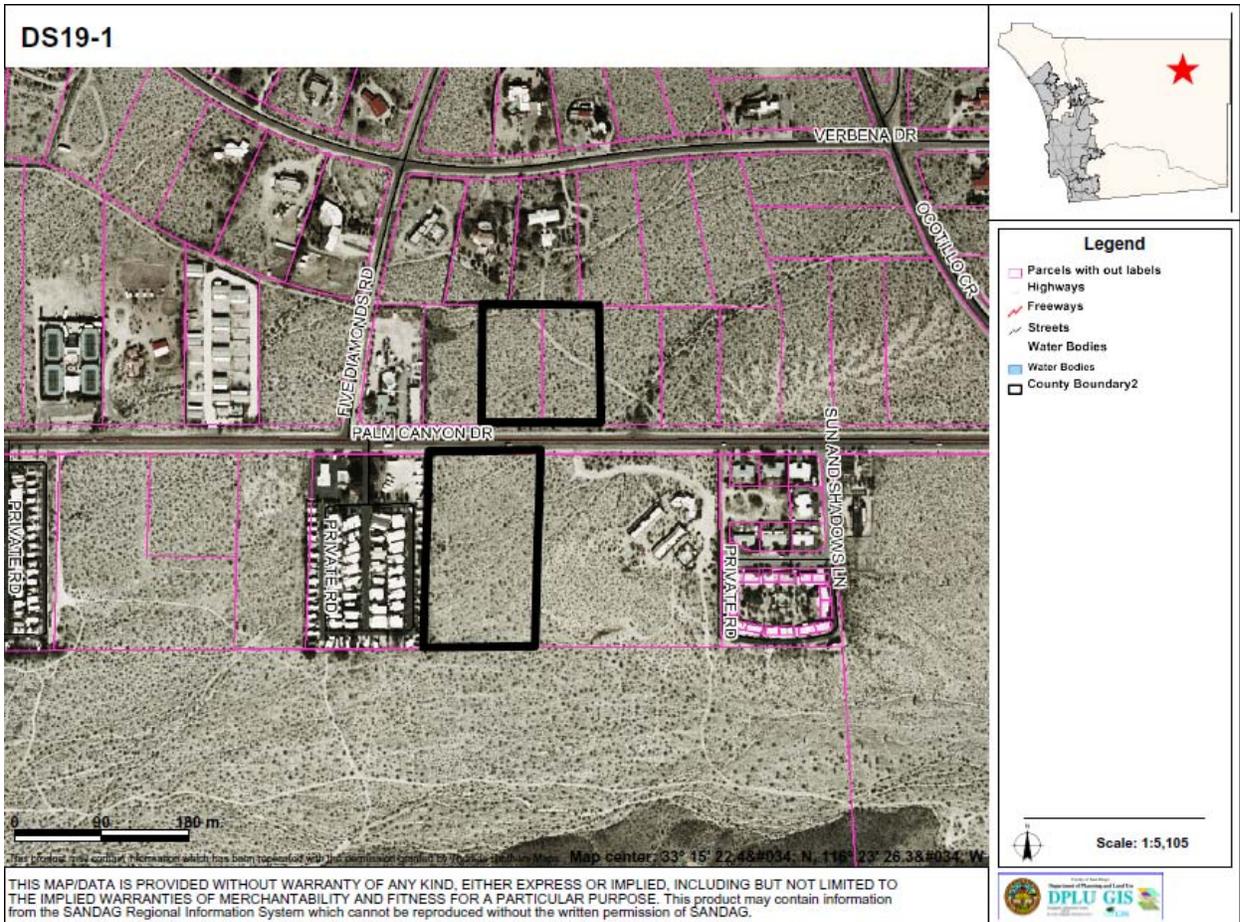
Property Owner Request

Context — This area is located in the southwestern portion of Borrego Springs. Although the site is entirely vacant, there are residences to the east and west of the site. There are no key physical or environmental constraints associated with the AOD. Figure DS19-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — The Recommended Project land use designation for this AOD would generate less than one half the average daily traffic that the Rural Commercial designation would generate. In addition, a residential use would be less impactful to existing residential development in the area than the commercial designation assigned by the Proposed Project (Referral Map).

Environmental Review — The amount of potential future development that would be allowed by the proposed Village Residential 10.9 designation Rural Commercial designation would be similar to any development that would be allowed by the Rural Commercial 10.9 designation which was proposed to be assigned to the Proposed Project, and which was evaluated in the EIR. Also, traffic impacts under the Recommended Project would be less than impacts from the Proposed Project because, based on SANDAG forecasts for average daily vehicle trips, a Village Residential 10.9 land use would generate approximately one half the number of trips that a Rural Commercial land use would generate. Therefore, the Recommended Project for this AOD is not considered to result in increased impacts when compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

FB3-B: Site Analysis

FALLBROOK

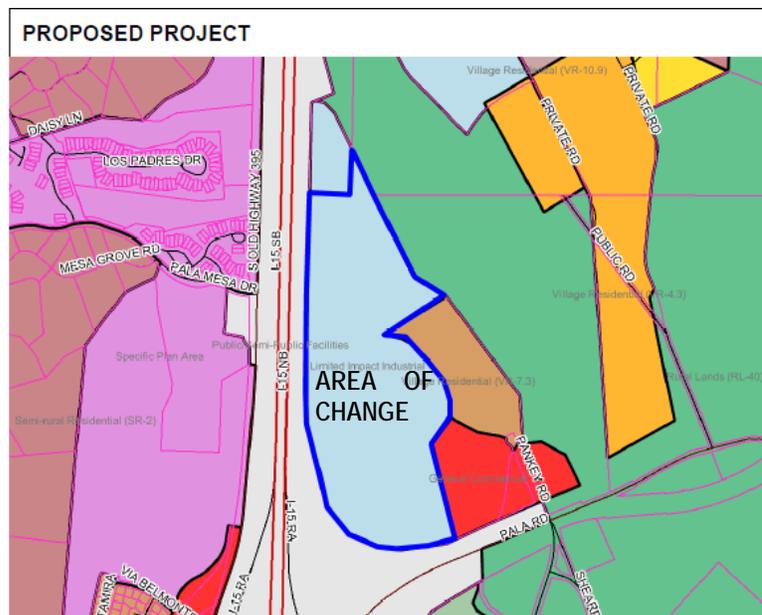
Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Campus Park West <u>Location/Description:</u> • 70 acres (portion of 1 parcel) • Inside CWA boundary • Northwest of intersection of Pankey and Pala Roads <u>Existing General Plan:</u> (21) Specific Plan Area	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ – none	<u>Referral Map:</u> Limited Impact Industrial	
	Steep Slope (greater than 25%)	○	<u>Hybrid:</u> Limited Impact Industrial
	Floodplain	○	<u>Draft Land Use:</u> Limited Impact Industrial
	Wetlands (also Vernal Pools)	◐	<u>Environmentally Superior:</u> RL-40
	Habitat Value	●	<u>Recommended Project:</u> General Commercial
	Agricultural Lands	●	

Property Owner Request

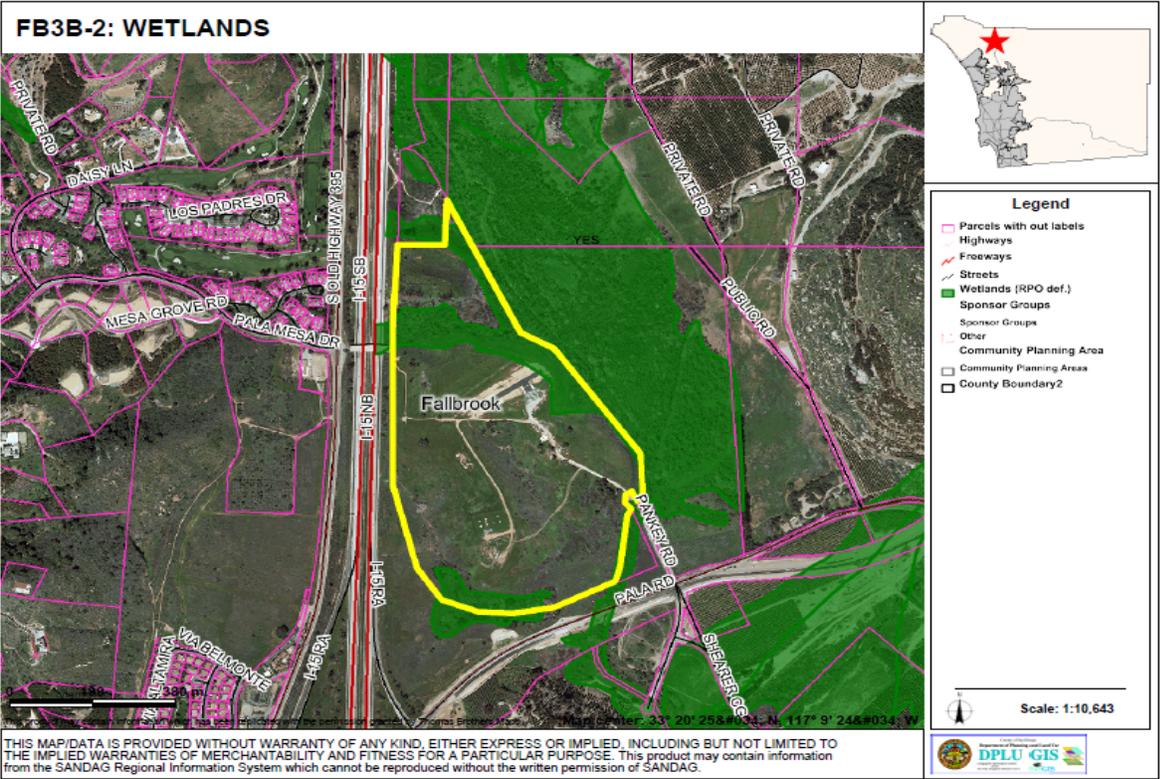
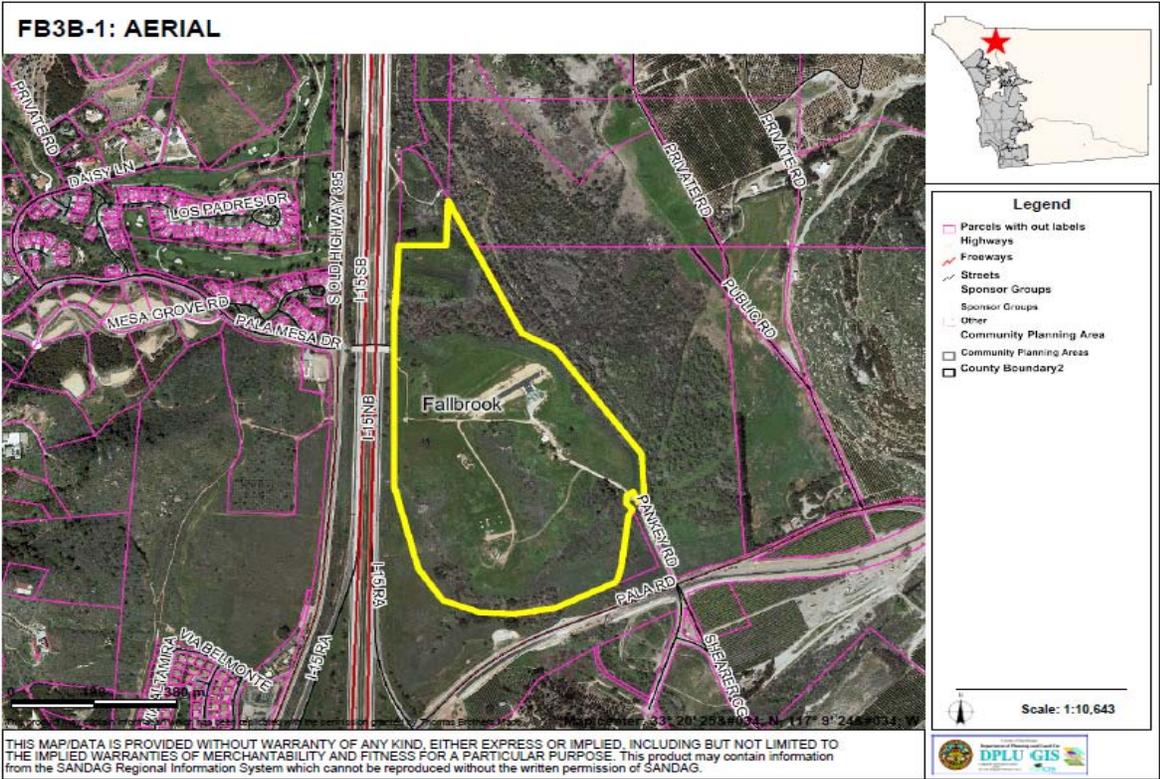
Context — This AOD is primarily undeveloped and supports wetlands, biological resources, and is mapped as having potential farmland of local importance.

Discussion — Throughout the General Plan Update planning process, this area has been shown as part of a village but subject to further mapping refinements. While the Proposed Project (Referral Map) both applied a combination of industrial, commercial and village residential uses, the Recommended Project proposes to replace the industrial uses (70 acres) with the General Commercial designation. With the exception of additional potential traffic trips, the General Commercial would not result in increased impacts when compared to the Proposed Project. Also, General commercial uses are typically allowed through zoning in industrial designations.

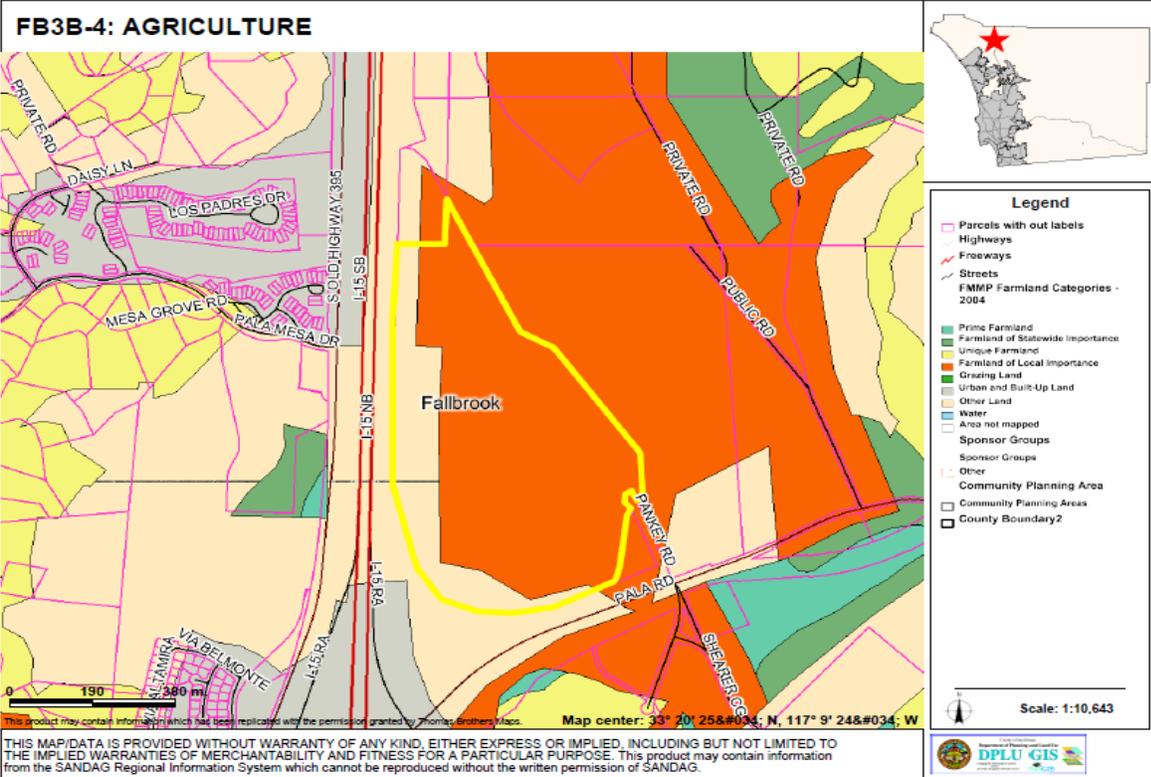
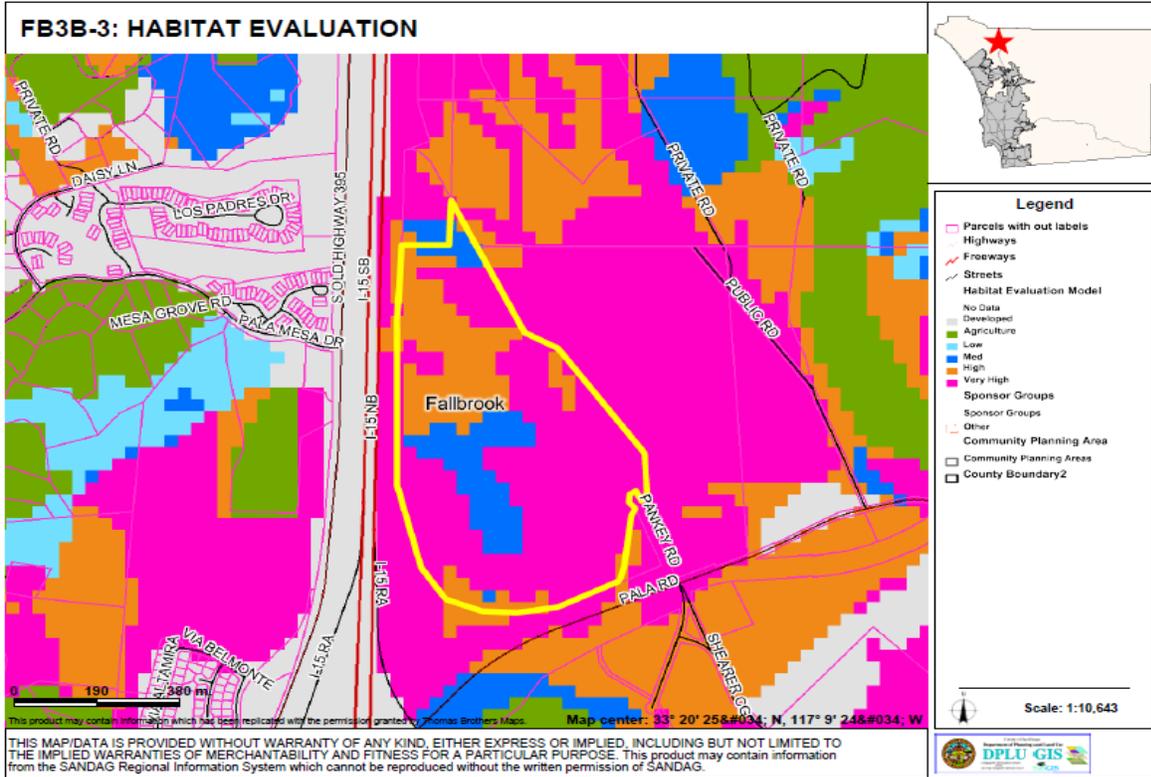
Environmental Review — The amount of potential future development that would be allowed by the proposed General Commercial designation would be similar to any development that would be allowed by the Limited Impact Industrial designation which was proposed to be assigned to the Proposed Project, and which was evaluated in the EIR. While the General Commercial designation allows a slightly higher floor area ratio (FAR) of 0.70 than the FAR of 0.60 for a Limited Impact Industrial land use, a FAR of 0.70 is likely not achievable due to parking requirements that would have to be met by future development. The General Commercial designation would result in greater traffic impacts than a Limited Impact Industrial designation based SANDAG forecasts for average daily vehicle trip generation rates for each land use. Therefore, the Recommended Project would have some minimal additional impacts for this AOD when compared to the Proposed Project that was evaluated in the EIR; however, overall, the Recommended Project results in fewer impacts when compared to the Proposed Project.



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

FB13: Site Analysis

FALLBROOK

Property Description	Site Analysis	Land Use Alternatives
Name of AOD: Grand Tradition Location/Description: • 8 acres (2 parcels) • West of Palomino Drive and Elizabeth Way intersection Existing General Plan: (3) 2 du/ acre	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	◐
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		Referral Map: General Commercial Hybrid: General Commercial Draft Land Use: General Commercial Environmentally Superior: General Commercial Recommended Project: VR-2

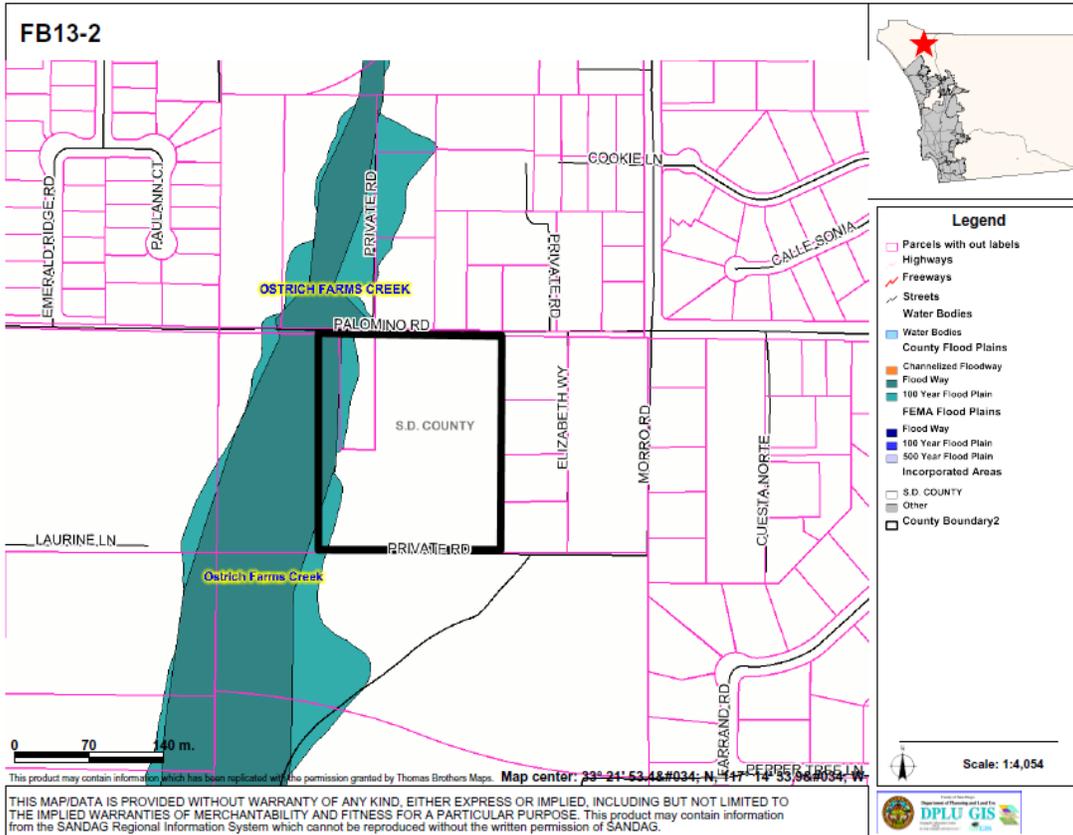
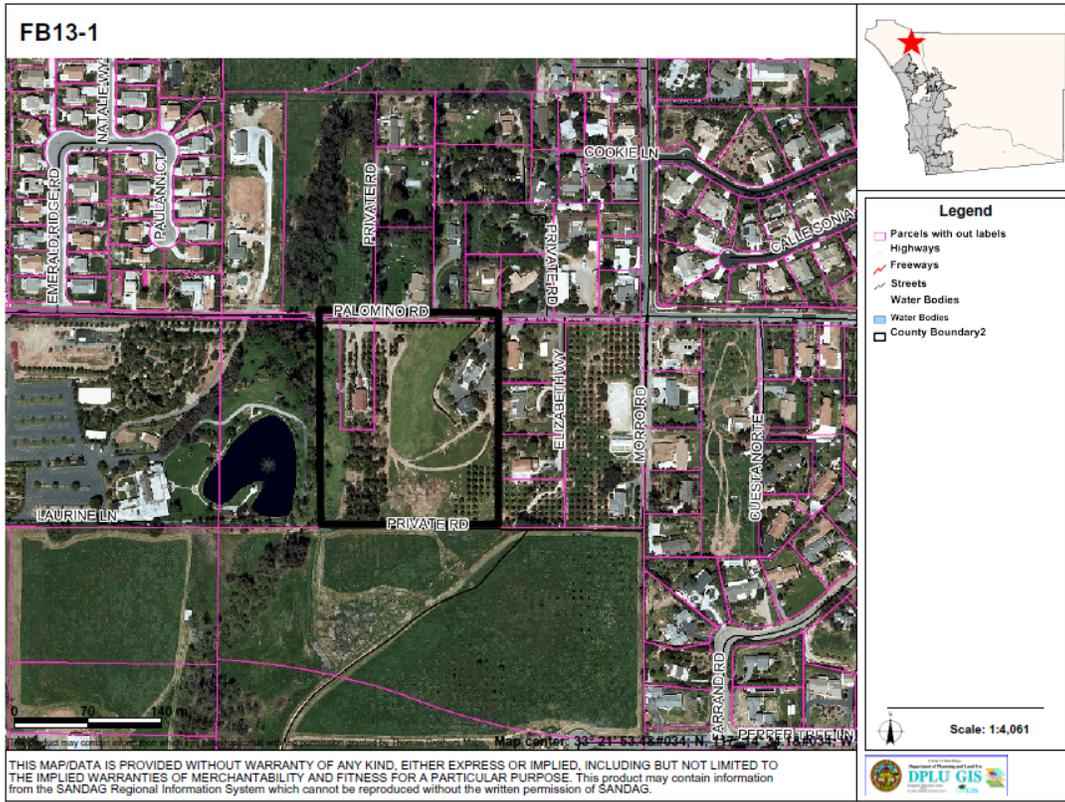
Property Owner Request

Context — FB13 is located in the western portion of the Fallbrook CPA, and is currently adjacent to the site of a wedding reception facility known as the Grand Tradition, which is under the same ownership. Currently there are no plans to expand the existing commercial use from the east of this property. Figure FB13-1 provides an aerial photo showing the boundaries of the AOD. This AOD is partially constrained by floodplain and is shown in Figure FB13-2.

Discussion —The Recommended Project land use designation of VR-2 is consistent with the existing General Plan designation and would be considered less intense than the Proposed Project (Referral Map). One primary reason is the VR-2 designation would generate less traffic trips when compared to the General Commercial designation based on SANDAG trip generation estimates according to land use.

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the Village Residential 2 designation proposed by the Recommended Project would result in less overall impacts than the General Commercial designation assigned by the Proposed Project. Therefore, the Recommended Project would result in fewer impacts than those evaluated in the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

FB15 & FB28: Site Analysis

FALLBROOK

Property Description	Site Analysis	Land Use Alternatives	
AOD Name: Rhonda Byer and additional area of change Location/Description: <ul style="list-style-type: none"> • 14.1 acres (10 parcels) • Inside CWA boundary • Intersection of Green Briar Circle and Camino Verde Existing General Plan: (17) 1 du/2, 4 ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-2	
	Steep Slope (greater than 25%)	○	Hybrid: SR-2
	Floodplain	○	Draft Land Use: SR-2
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-2
	Habitat Value	◐	Recommended Project: SR-1
	Agricultural Lands	◐	

Property Owner Request / Additional Area of Change

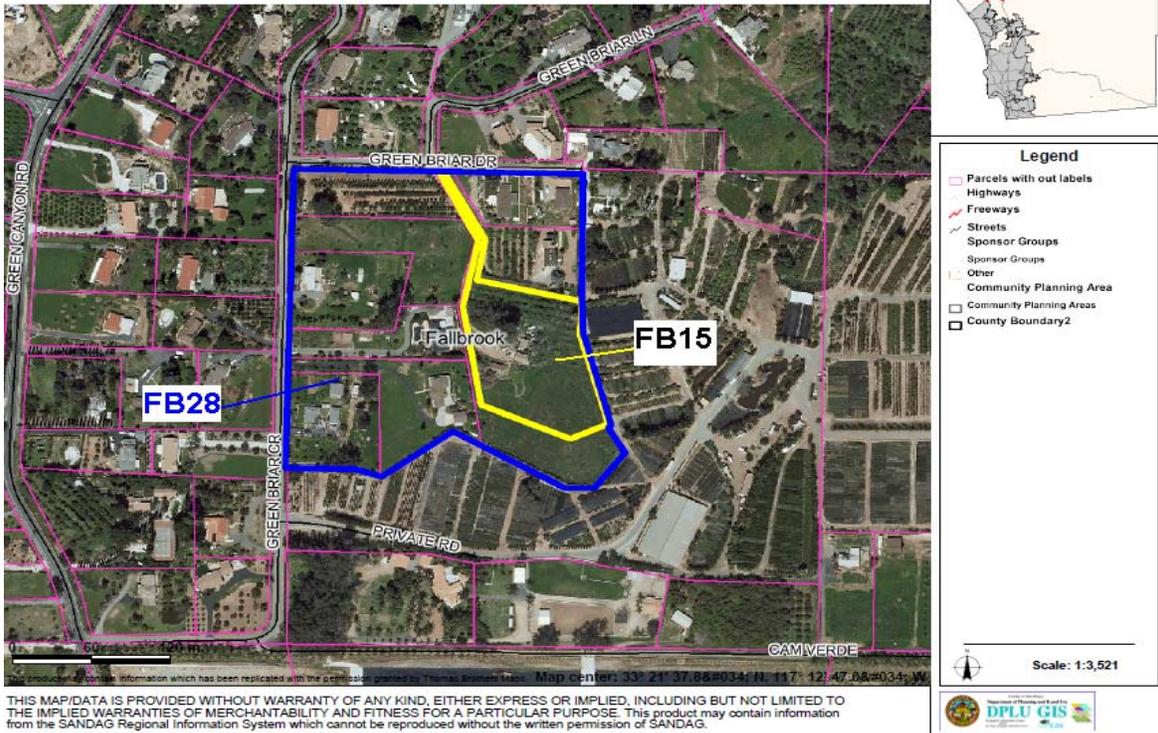
Context —These AODs are located in the western portion of Fallbrook, and currently contain single family residences. The parcels are developed with estate lots and limited agriculture. They are mapped as having farmlands of local importance and moderate-to-high biological value.

Discussion — Under FB15, the Recommended Project is proposing to change the SR-2 designation assigned by the Proposed Project (Referral Map) to SR-1. The additional area shown as FB28 was included in order to avoid a spot designation associated with AOD FB15. FB15 is 2.6 acres and can subdivide to create one additional parcel under the Recommended Project. However, the additional 9 parcels shown as FB28 and designated as SR-1 are all smaller than two acres and have an average size of 1.27 acres. Therefore, they would not be able to further subdivide with the SR-1 designation. As such, there would only be a net increase in one additional parcel, which is considered a minimal change.

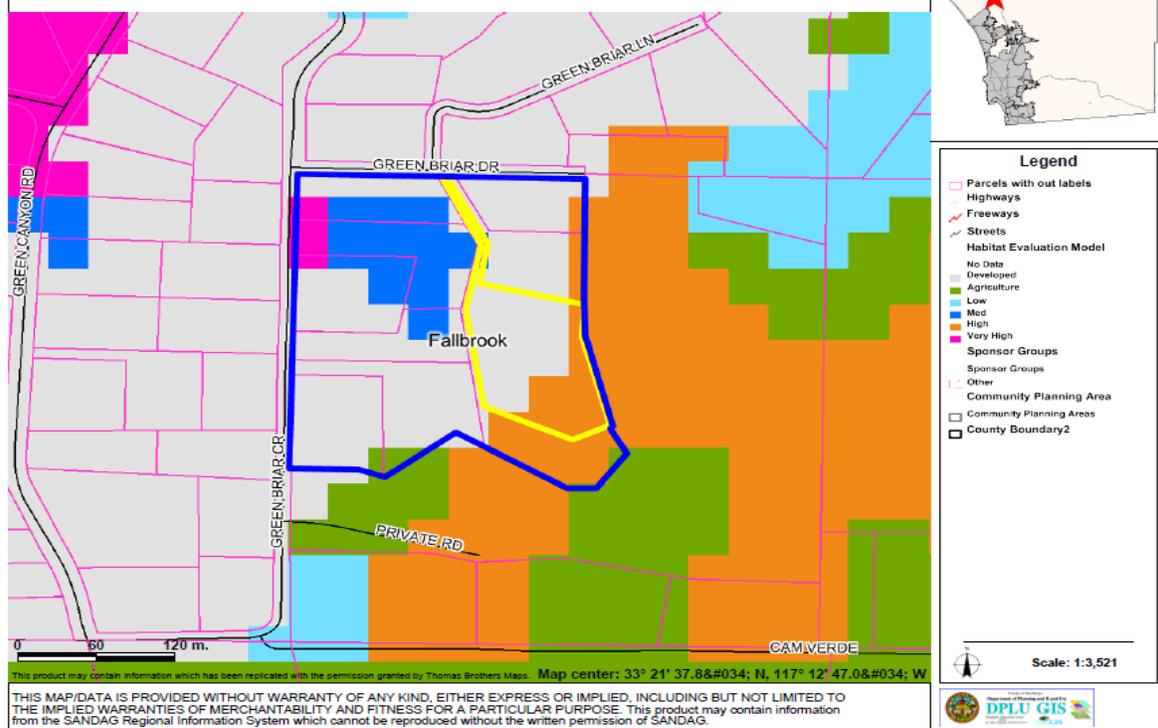
Environmental Review — The Recommended Project would result in a net increase in one additional parcel when compared to the Proposed Project for this AOD. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project

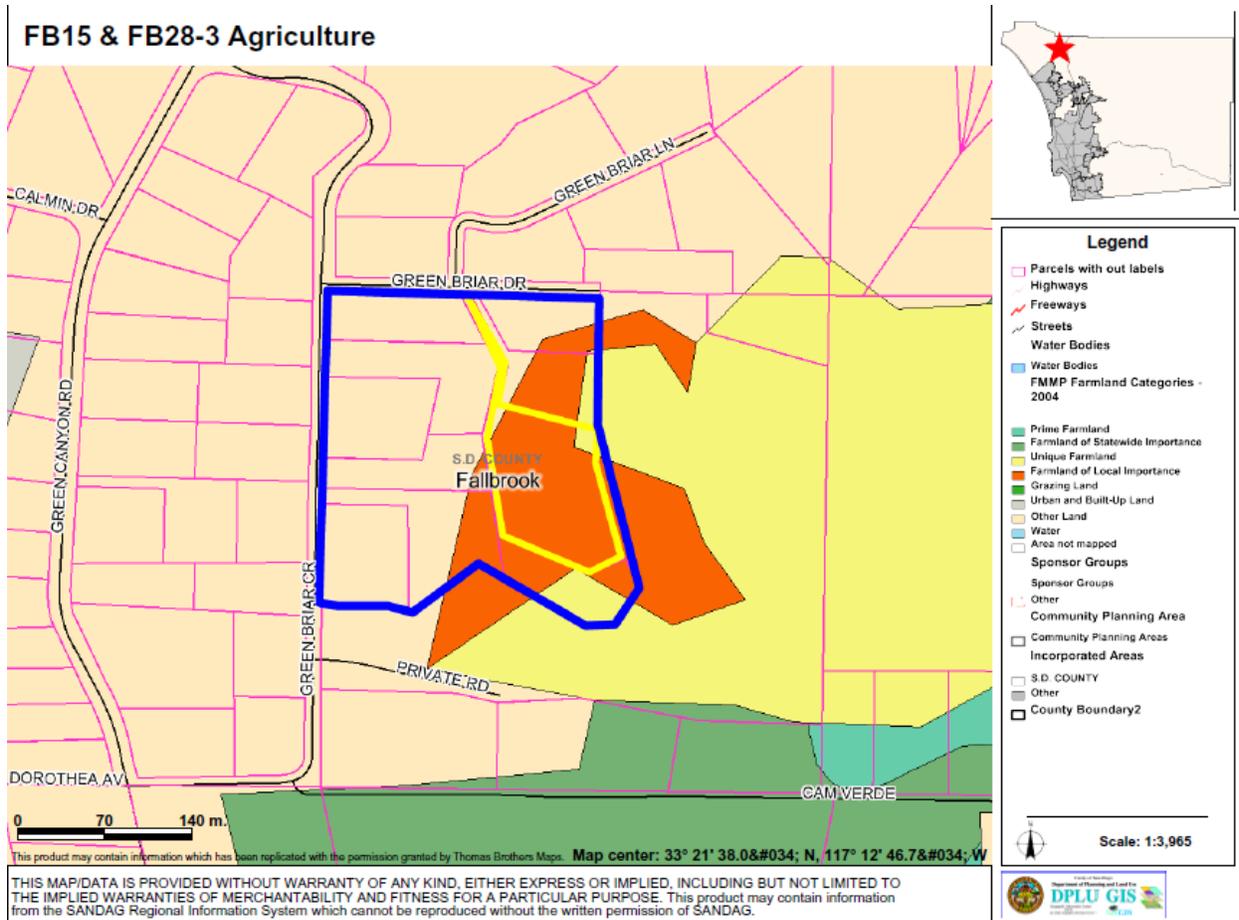
FB15&FB28-1: AERIAL



FB15&FB28-2: HABITAT EVALUATION



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

FB29: Site Analysis

FALLBROOK

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Campus Park Location/Description: <ul style="list-style-type: none"> • Approx 400 acres (6 parcels) • Inside CWA boundary • Northeast of I-15 and SR-76 Existing General Plan: (21) Specific Plan Area	Prevalence of Constraints ● – high; ◐ – partially; ○ - none		
	Steep Slope (greater than 25%)	◐	Referral Map: Various
	Floodplain	○	Hybrid: Various
	Wetlands (also Vernal Pools)	●	Draft Land Use: Various
	Habitat Value	●	Environmentally Superior: Various
	Agricultural Lands	●	Recommended Project: SPA

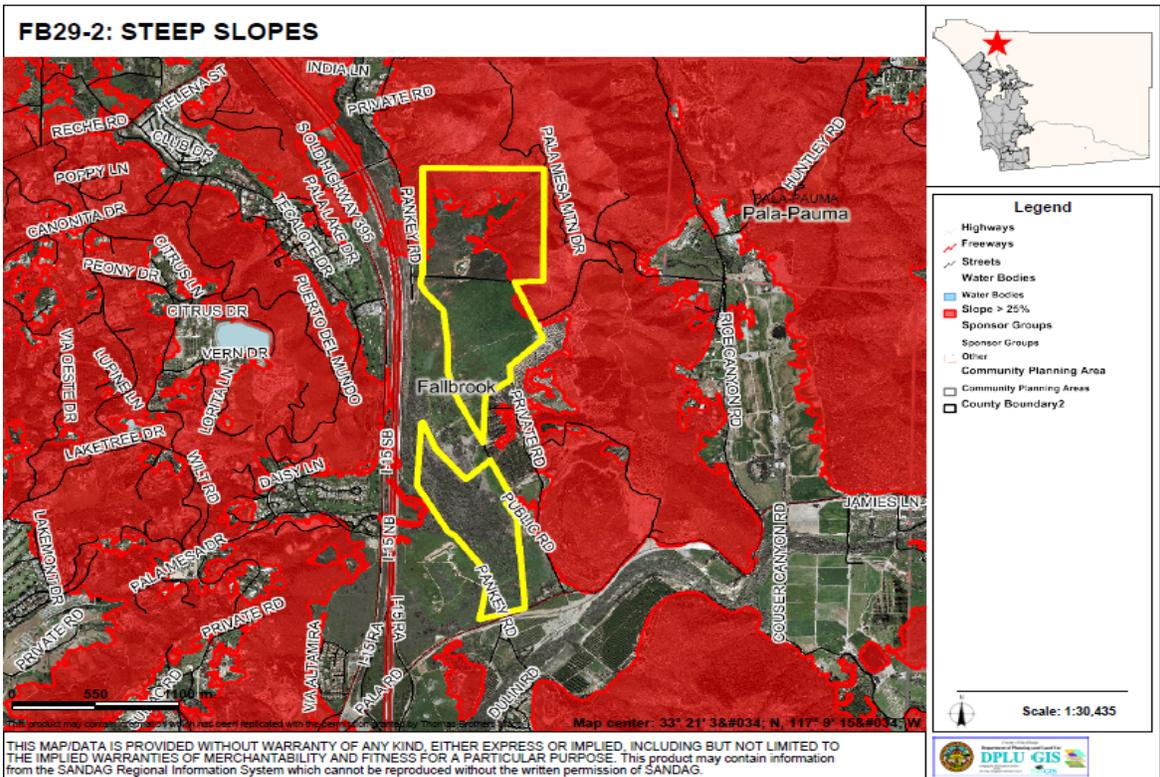
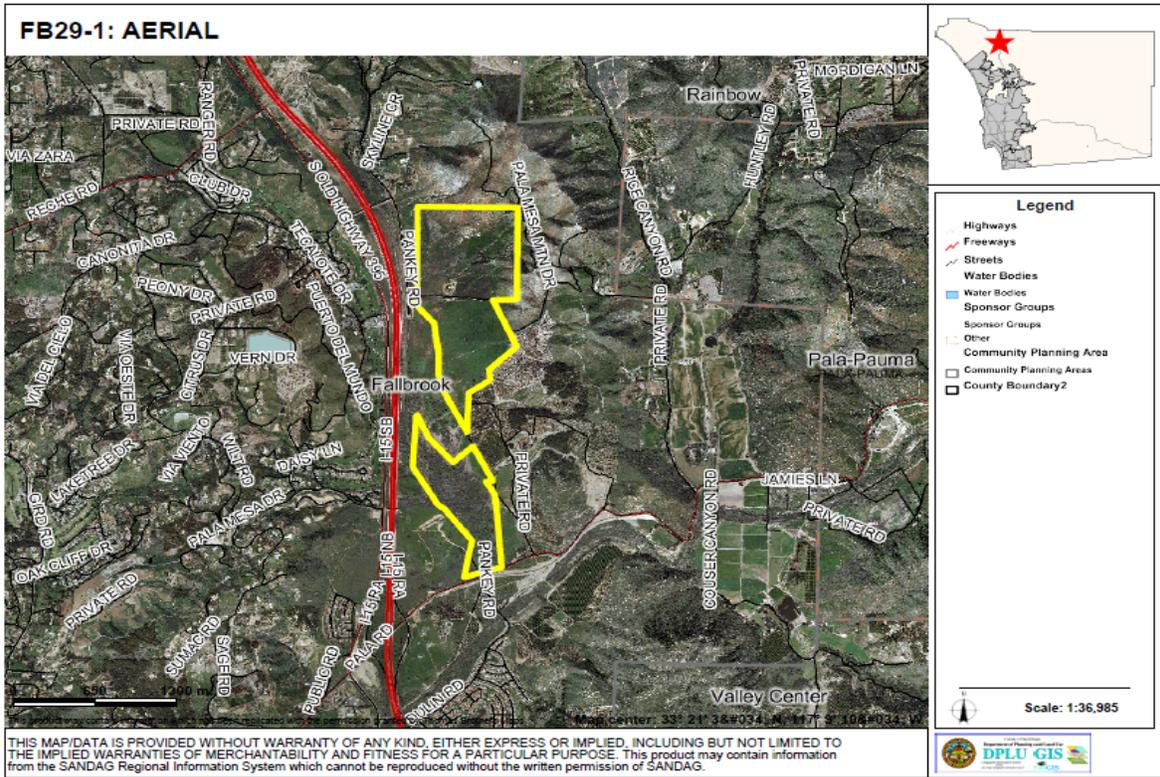
Staff Mapping Refinement

Context — This AOD is the Campus Park Master Planned Community that received an approved General Plan Amendment by the Board of Supervisors on May 11, 2011 with the certification of a project-level EIR. Campus Park, located east of I-15 in the eastern portion of the community of Fallbrook, is currently primarily undeveloped and is constrained by wetlands, biological resources, and agriculture.

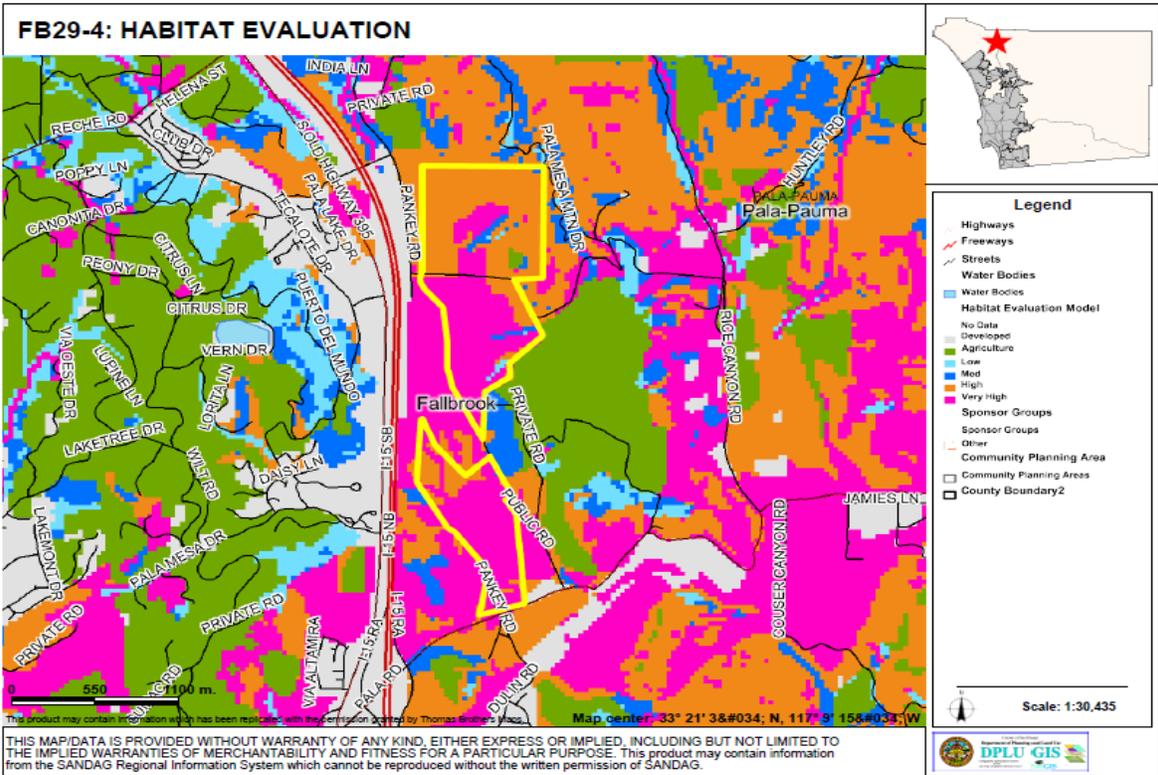
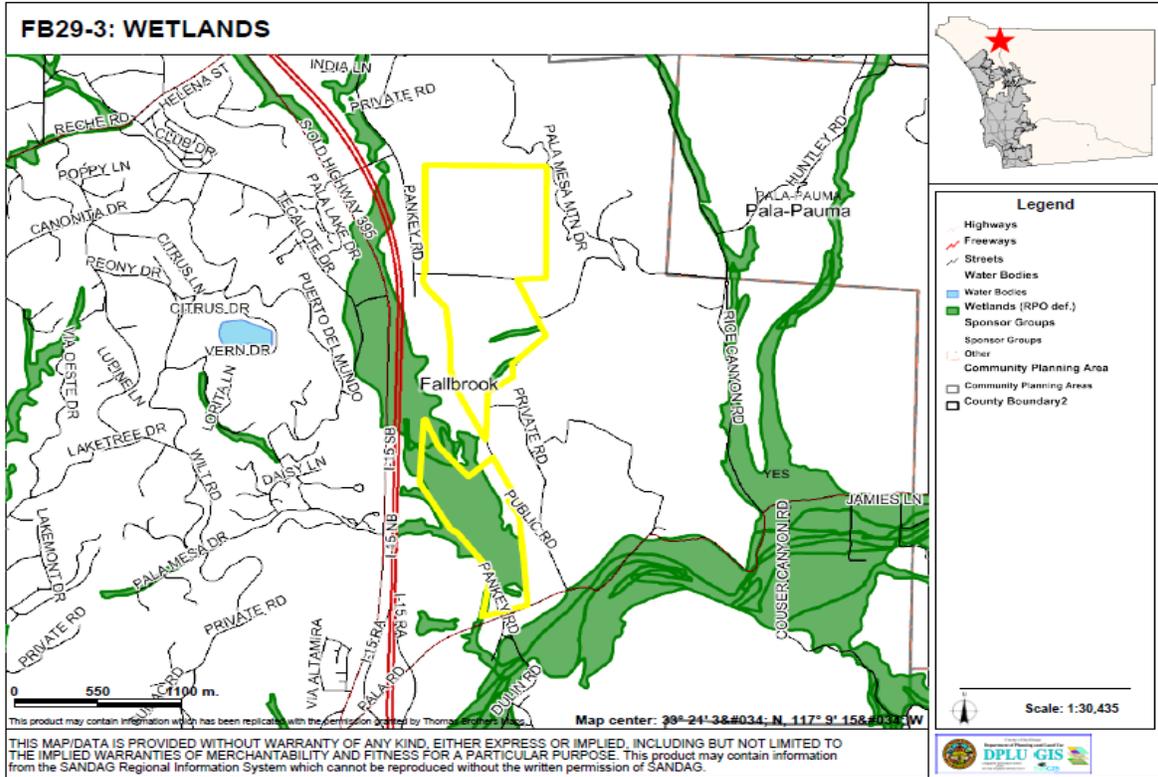
Discussion — The Recommended Project would assign a Specific Plan Area designation consistent with what was approved by the Board of Supervisors in May 2011. These proposed land uses have been analyzed as part of the project review process and were also considered in the General Plan Update EIR in the Cumulative Projects analysis.

Environmental Review — The Recommended Project could result in additional impacts when compared to the Proposed Project, which was evaluated in the EIR. However, the Specific Plan Area designation proposed by the Recommended Project is consistent with a General Plan Amendment that has already been approved by the Board of Supervisors. While all the impacts of the Specific Plan Area designation have been analyzed by the Proposed Project EIR, the Recommended Project reflects those impacts that have already been approved and have been analyzed under a separate EIR. In addition, the Recommended Project has fewer overall impacts than the Proposed Project.

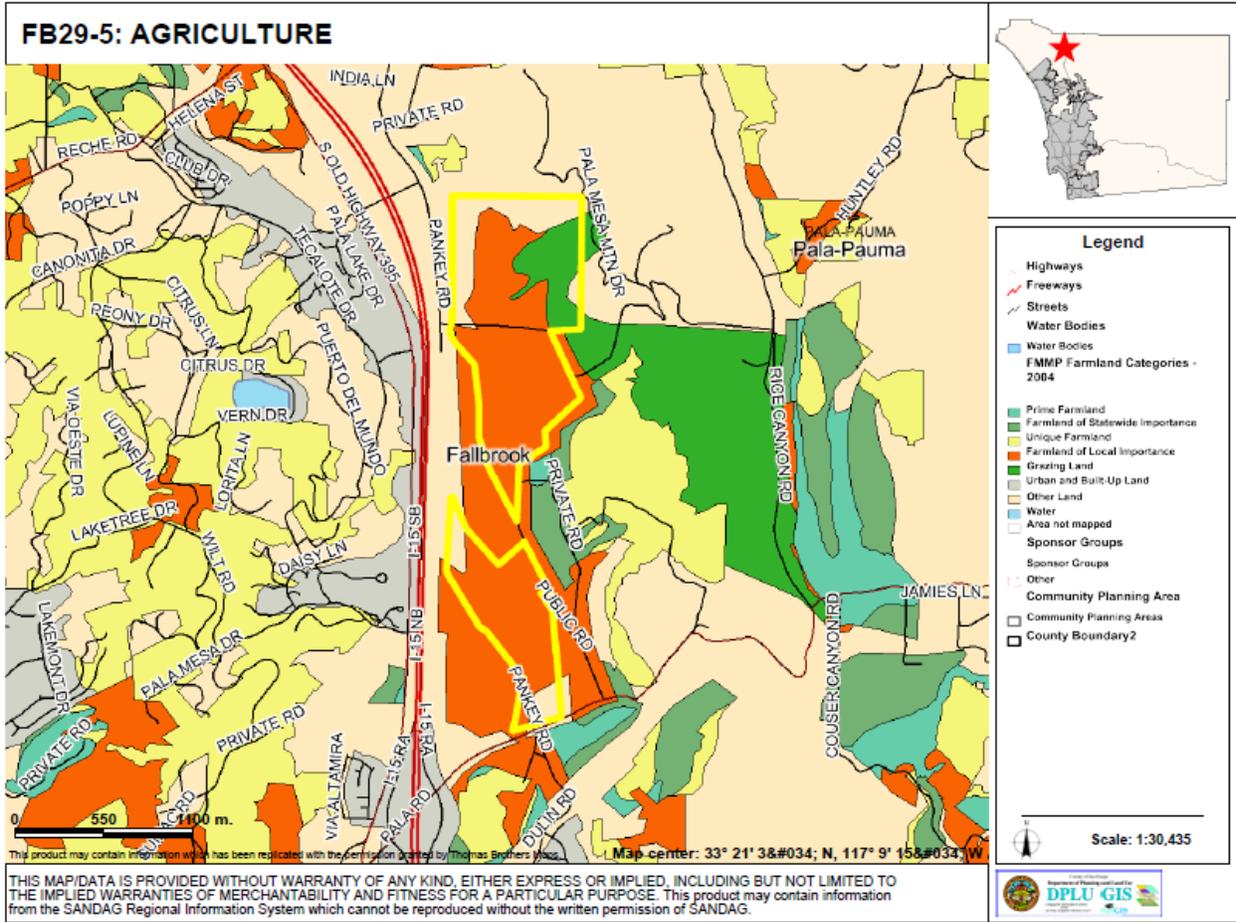
Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

JD9: Site Analysis

JAMUL / DULZURA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Jamul Commercial Village	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> SR-1
<u>Location/Description:</u> <ul style="list-style-type: none"> • 1.2 acres (portion of two parcels) • Inside CWA boundary • Jamul Subregion adjacent to State Route 94 	Steep Slope (greater than 25%)	<u>Hybrid:</u> SR-1
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
<u>Existing General Plan:</u> (12) Neighborhood Professional		<u>Draft Land Use:</u> SR-1 <u>Environmentally Superior:</u> SR-1 <u>Recommended Project:</u> Rural Commercial

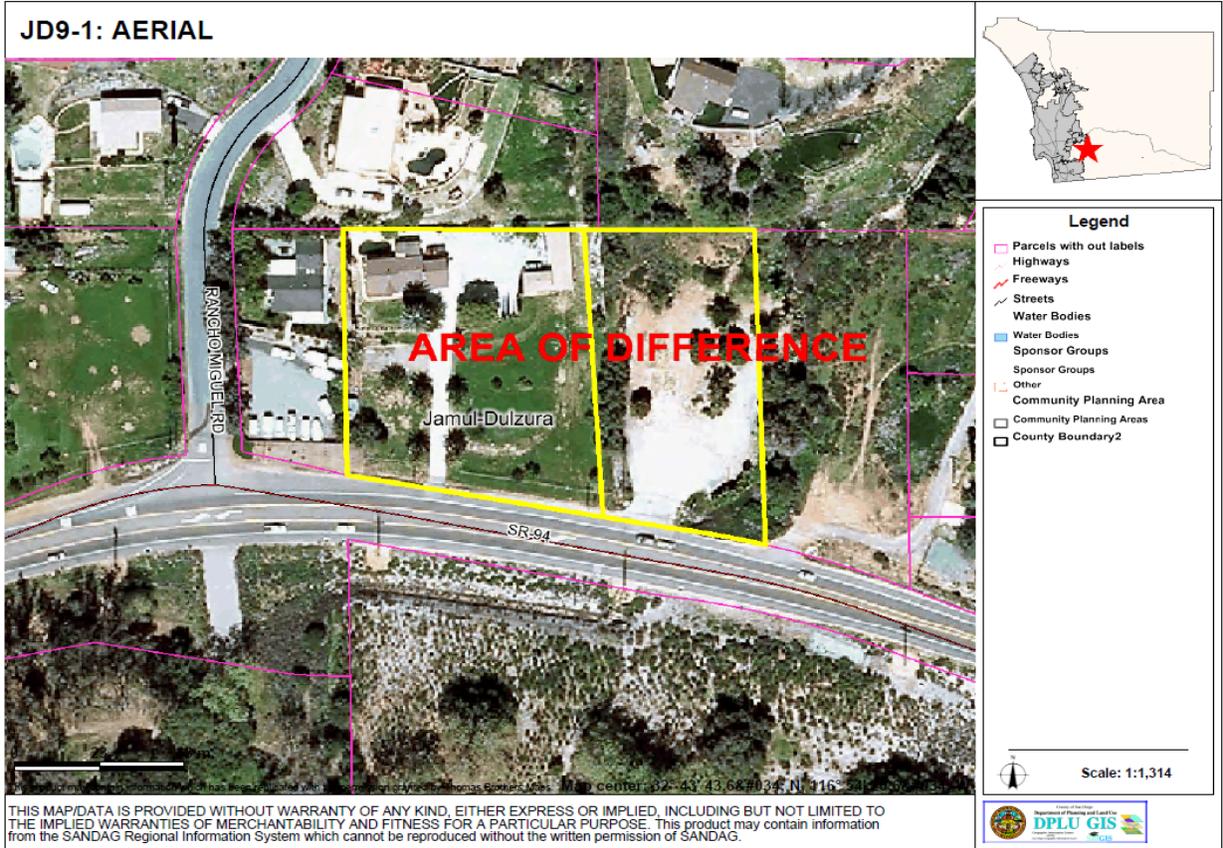
Staff Mapping Refinement

Context — 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. 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. Figure JD9-3 shows how the designations are assigned under the Proposed Project

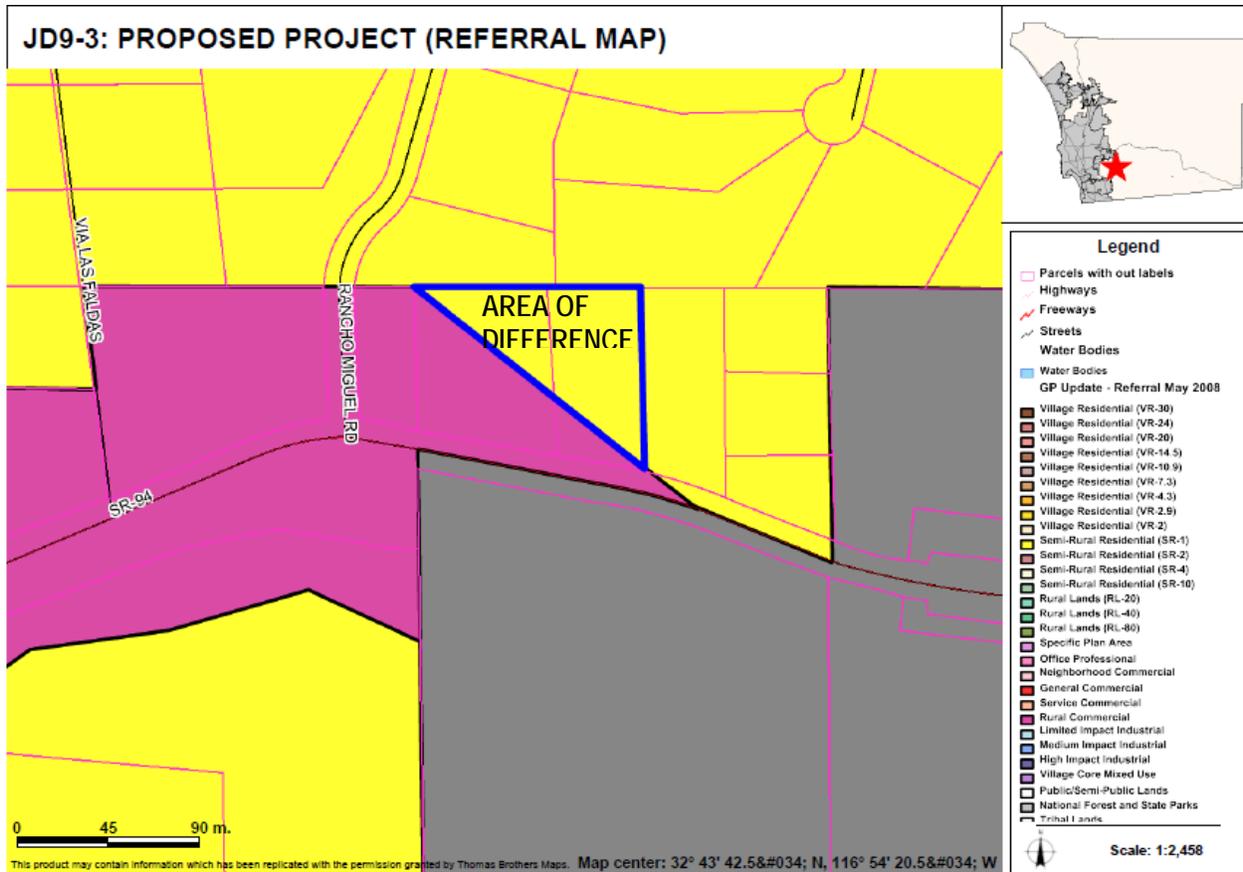
Discussion —The Recommended Project land use designation of Rural Commercial seeks to correct a property that was incorrectly split designated as SR-1/Rural Commercial. The AOD had a more intensive land use under the existing General Plan. Although the EIR did not analyze the additional 1.2 acreage of Rural Commercial, the small change would have only minimal additional impacts when compared to the Proposed Project.

Environmental Review — The Recommended Project would result in greater impacts when compared to the Proposed Project because an additional 1.2 acres of land has been designated as Rural Commercial, which is more intensive than the Semi-Rural I residential use analyzed by the Proposed Project EIR. However, the Recommended Project has fewer overall impacts than the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

JL4: Site Analysis

JULIAN

Property Description	Site Analysis	Land Use Alternatives	
AOD Name: Hanafin Commercial Location/Description: <ul style="list-style-type: none"> • 2.28 acres (1 parcel) • Inside CWA boundary • Julian CPA adjacent to State Route 78 Existing General Plan: (19) Intensive Agriculture	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-10	
	Steep Slope (greater than 25%)	○	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-20
	Habitat Value	○	Recommended Project: Rural Commercial
	Agricultural Lands	○	

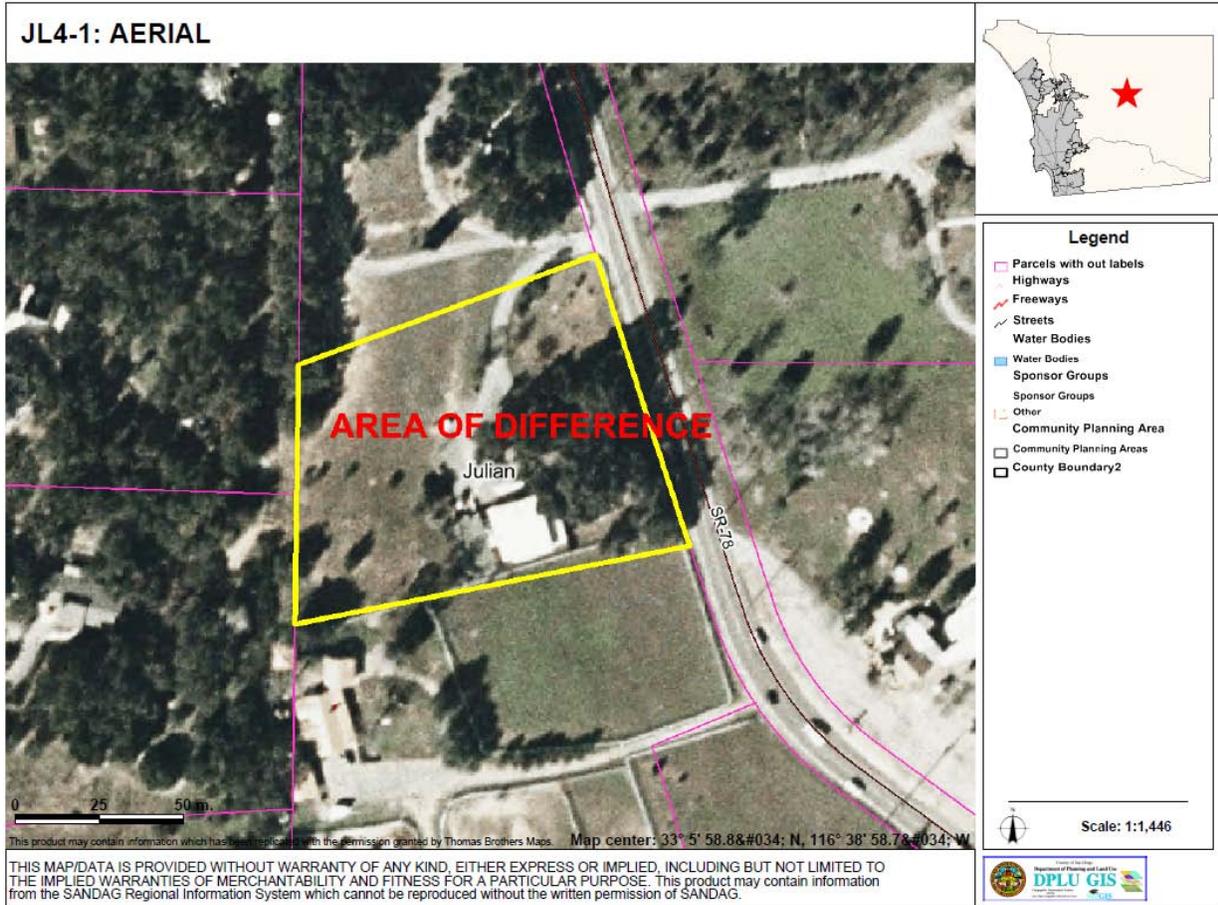
Property Owner Request

Context — This site 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. Figure JL4-1 provides an aerial photo showing the boundaries of the AOD. This AOD does not contain any significant constraints.

Discussion —The Recommended Project would assign a Rural Commercial designation to this parcel consistent with the existing commercial land use. The Julian Community Planning Group also recommends a Rural Commercial designation. Since this is already an existing use, any future development impacts would be minimal.

Environmental Review — Since the site is already partially developed with commercial uses, this AOD would only result in minimal additional impacts that were not evaluated in the Proposed Project EIR. While these existing uses were already evaluated in the EIR, any more intensive development on the site would result in additional environmental impacts. Any additional impacts due to the small amount of additional development potential would be minimal. While there would be additional impacts that were not evaluated by the Proposed Project EIR, the Recommended Project has fewer overall impacts than the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

JL6: Site Analysis

JULIAN

Property Description	Site Analysis	Land Use Alternatives	
AOD Name: Patrick Brown Location/Description: <ul style="list-style-type: none"> • 89.3 acres (5 parcels) • Outside CWA boundary • Intersection of Wynola Road and Banner Road Existing General Plan: (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL-40	
	Steep Slope (greater than 25%)	●	Hybrid: RL-40
	Floodplain	○	Draft Land Use: RL-40
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-80
	Habitat Value	○	Recommended Project: SR-10
	Agricultural Lands	○	

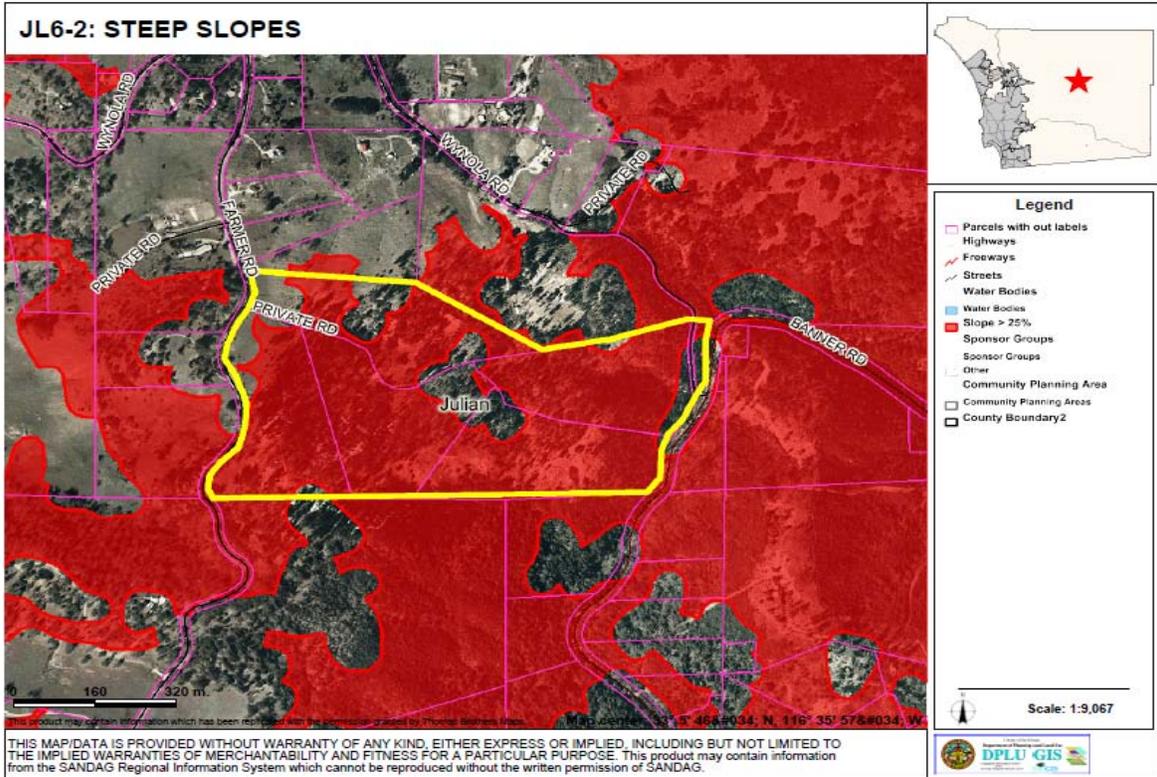
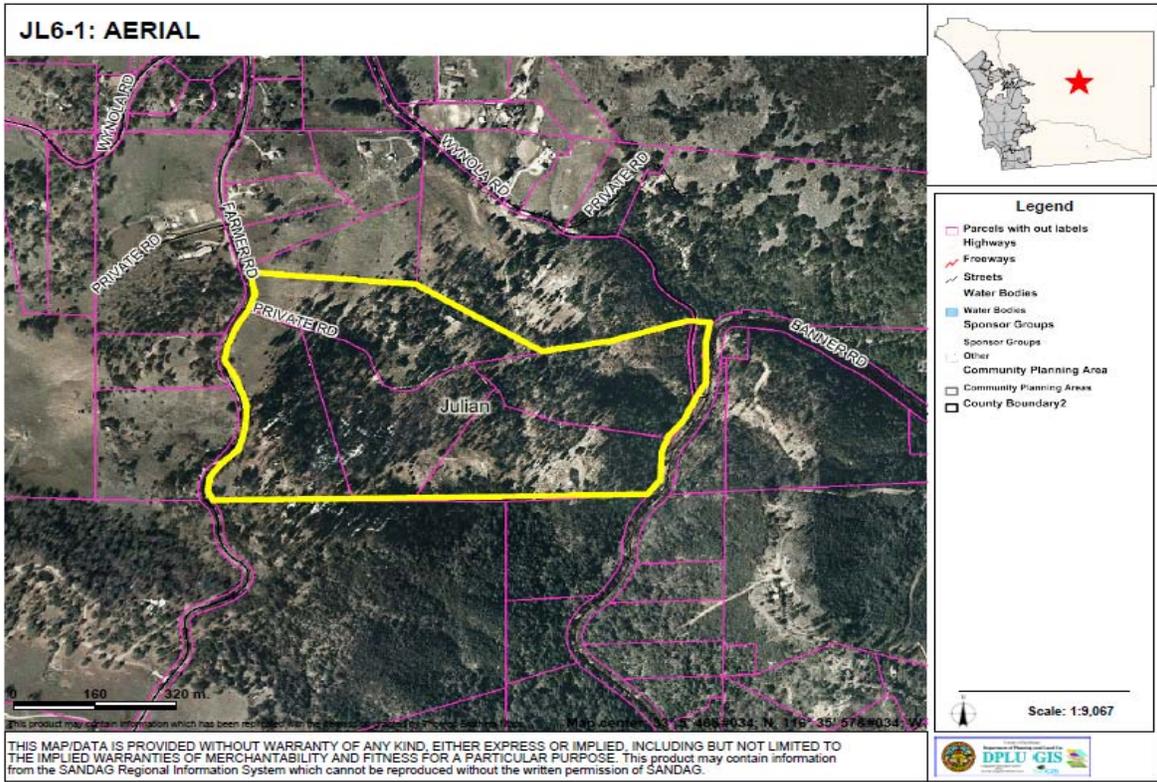
Property Owner Request

Context — This AOD consists of five parcels averaging 18 acres in size. The site is primarily undeveloped and supports steep slopes and coniferous forest. Figure JL6-1 provides an aerial photo showing the boundaries of the AOD. This AOD is almost entirely constrained by steep slopes shown in Figure JL6-2.

Discussion — Each of the five parcels are under 20 acres in size and would not be able to further subdivide with the SR-10 designation due to steep slope constraints. Therefore, the Recommended Project is unlikely to result in any additional impacts when compared to the Proposed Project (Referral Map).

Environmental Review — Since the majority of this AOD is constrained by steep slopes that reduce the allowable density for the proposed Residential Semi-Rural 10 designation, the five parcels represented by AOD JL6 would not be able to further subdivide under either the Recommended Project or the Proposed Project. Therefore, the Recommended Project would have no new impacts from those identified in the EIR for the Project.

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



Appendix C: Areas of Difference — Recommended to Proposed Project

LS6/LS17: Site Analysis

LAKESIDE

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Kim Cambell	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> SR-2
<u>Location/Description:</u> <ul style="list-style-type: none"> • 259.8 acres (2 parcels) • Inside CWA boundary • Parcels are located at the end of Oak Creek Drive, west of SR-67 	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> RL-40
	Habitat Value ●	<u>Recommended Project:</u> SR-1 / RL-20
	Agricultural Lands ○	
<u>Existing General Plan:</u> (1) 1du/1,2,4 ac		

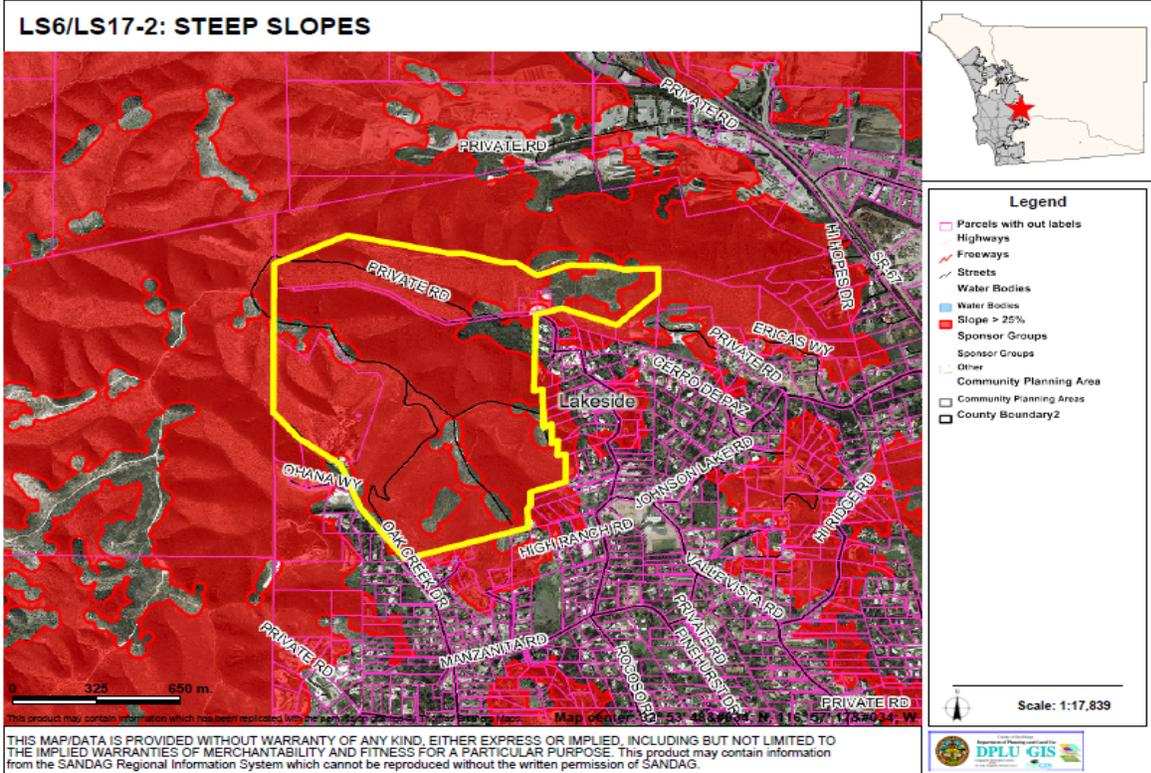
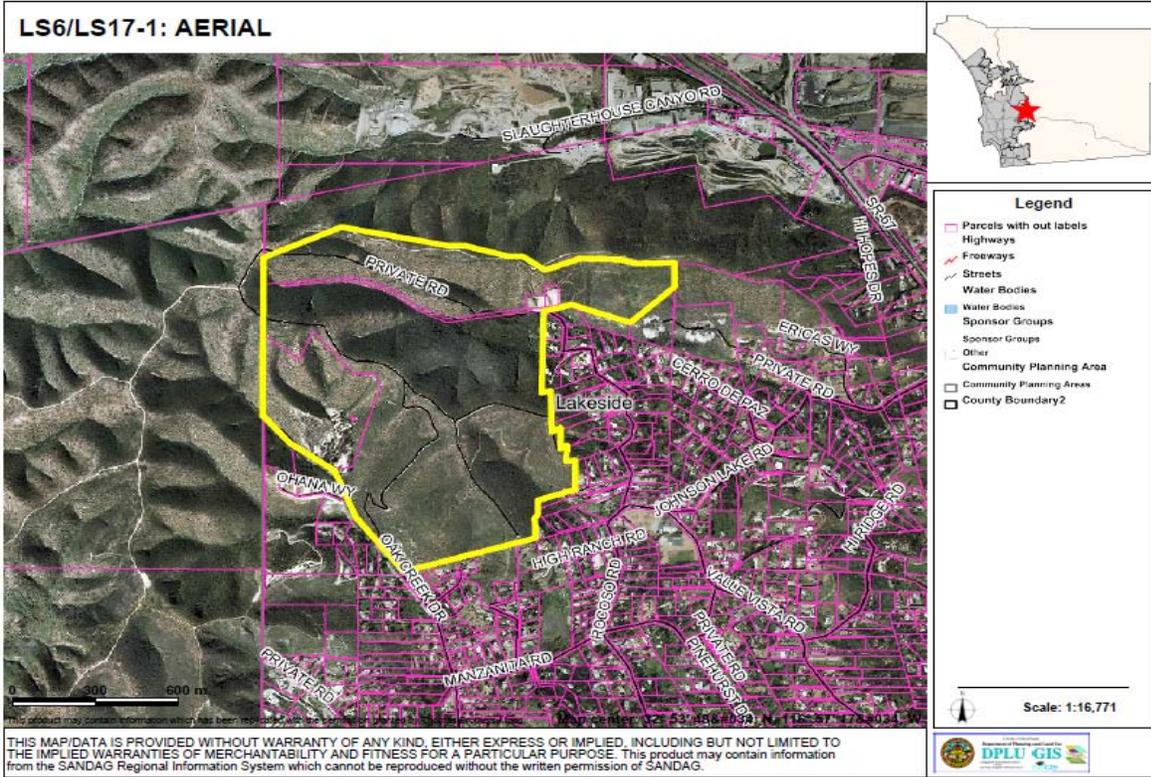
Property Owner Request

Context — LS6/LS17 consists of two parcels primarily undeveloped with steep slopes and habitat located adjacent to the City of Santee. The area is also located within a Very High Fire Hazard severity zone. Figure LS6/LS17-1 provides an aerial photo showing the boundaries of the AOD. This AOD is partially constrained by steep slopes, and important habitat as shown in Figures LS6/LS17-2 and LS6/LS17-3

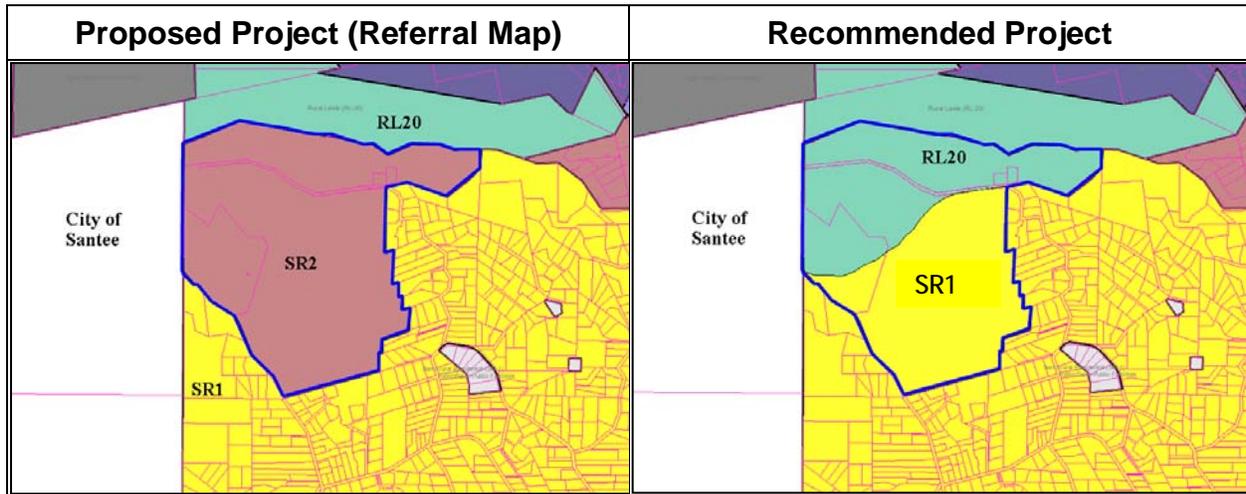
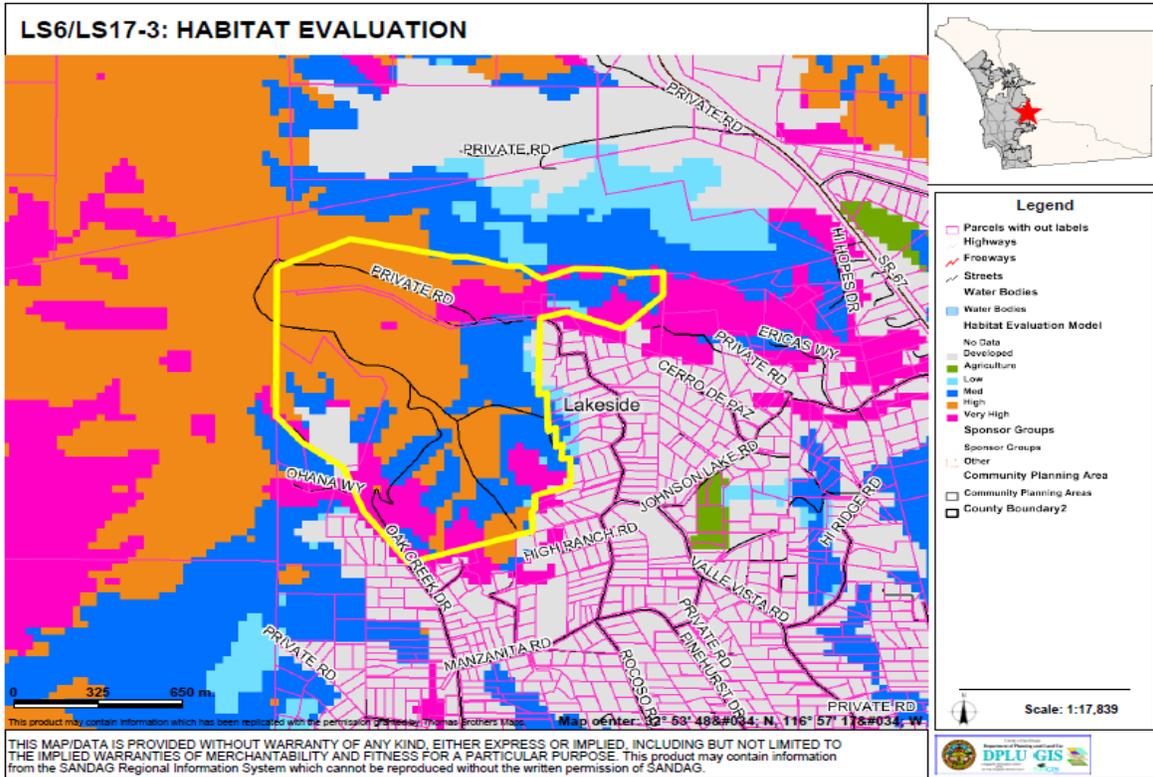
Discussion — The Recommended Project would reassign approximately 150 acres of SR-2 as SR-1. This area is adjacent to Eucalyptus Hills, which also is designated as SR1 (Figure LS6/LS17-4). The remaining portion of the site would be designated as RL-20. This would allow for nearly the same development capacity as having the entire site designated as SR-2 as was depicted in the Proposed Project (Referral Map). As such, it would be consistent with the overall density analyzed under the Proposed Project. The change in land use designation reflects a superior site design for the property by locating the development closer to the existing community.

Environmental Review — This AOD would not result in any additional impacts that were not evaluated in the Proposed Project EIR because the Recommended Project merely redistributes how the future residential units would be developed on the site, but would likely result in the same overall number of residential units as the development potential that the Proposed Project would yield. Since the overall number of units would not substantially change, there would not be any new significant impacts than those evaluated in the Proposed Project EIR.

AREAS OF DIFFERENCE — RECOMMENDED PROJECT



AREAS OF DIFFERENCE — RECOMMENDED PROJECT



Appendix C: Areas of Difference — Recommended to Proposed Project

LS21: Site Analysis

LAKESIDE

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Poole De-annexation	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> N/A
<u>Location/Description:</u> <ul style="list-style-type: none"> • 0.42 acres (2 parcels) • Inside CWA boundary • Lakeside CPA <u>Existing General Plan:</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
	Habitat Value	<u>Recommended Project:</u> VR-15
	Agricultural Lands	

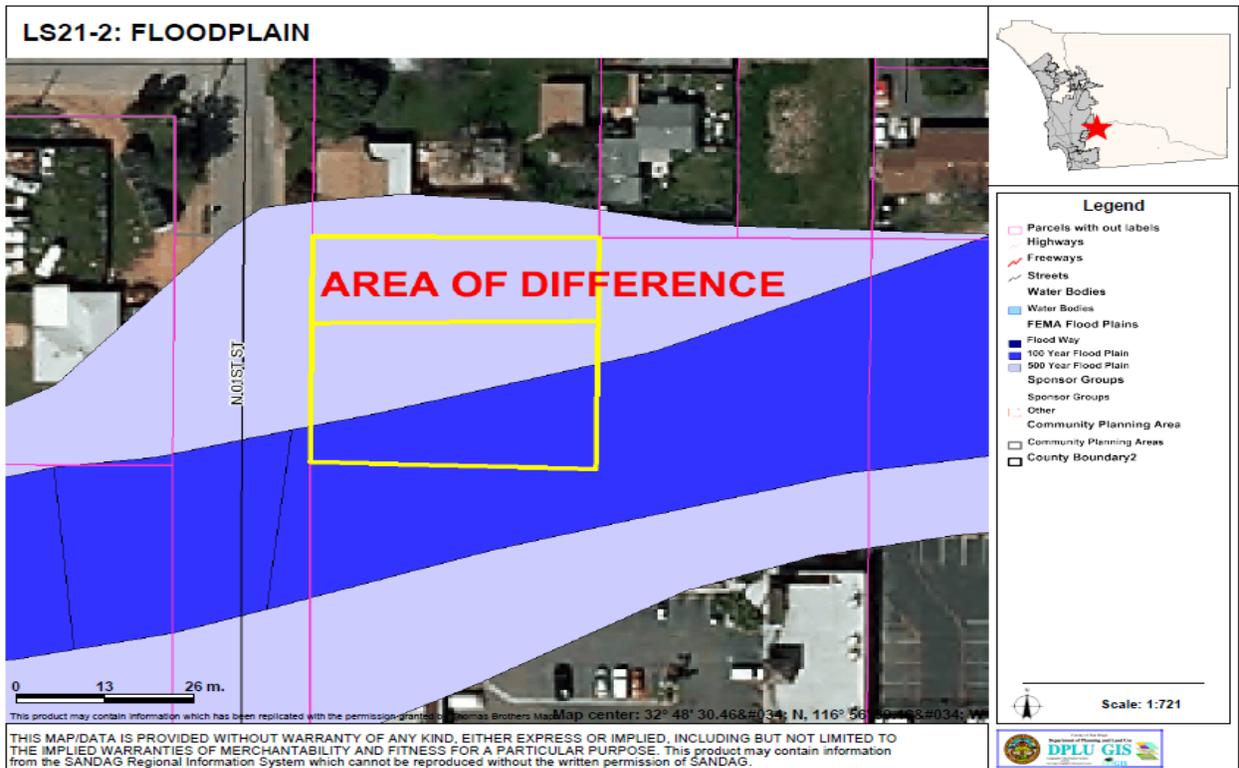
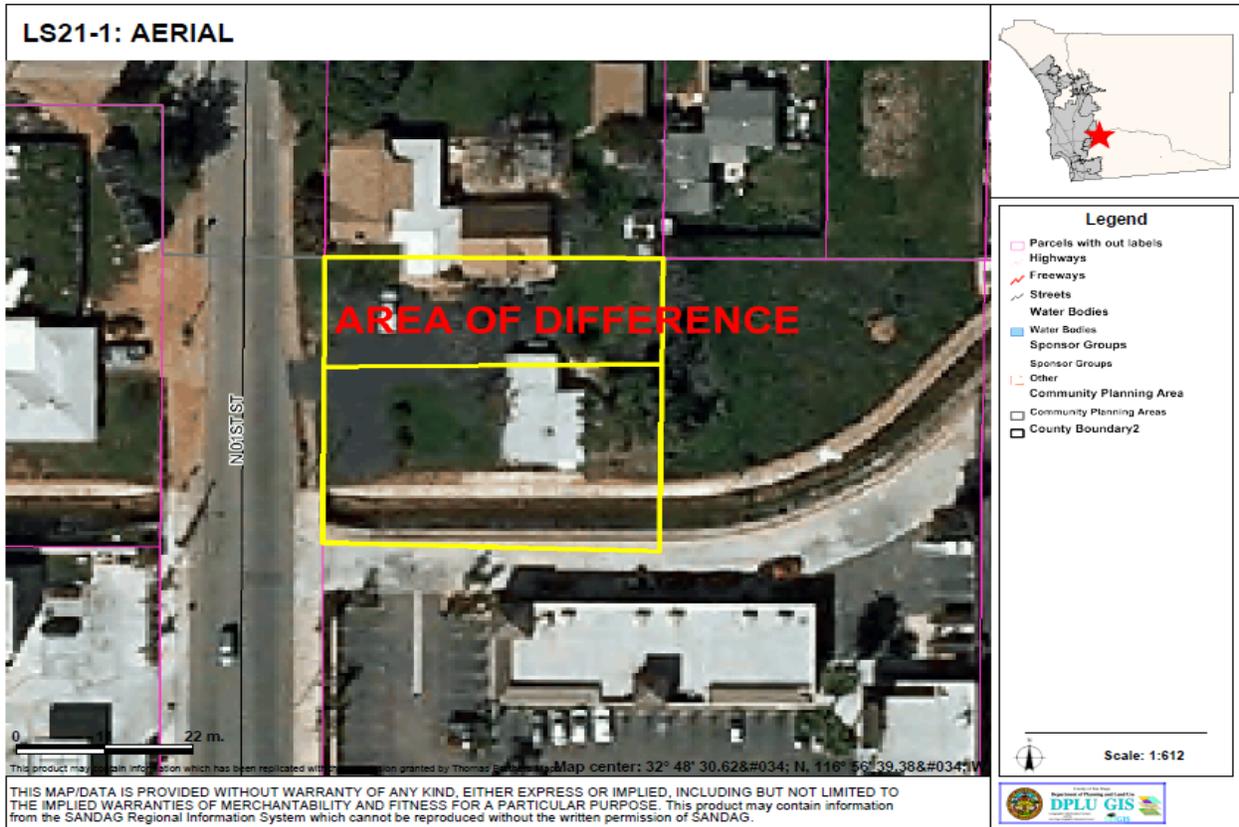
Property Owner Request

Context — This AOD 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 1st 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. The subject parcels are constrained by floodplains. Figure LS21-1 provides an aerial photo showing the boundaries of the AOD and Figure LS21-2 identifies the floodplains constraining the properties

Discussion — Currently there is a structure, which predates the incorporation of this area into the City of El Cajon, that was constructed within both parcels crossing the jurisdictional boundaries of the City of El Cajon and the unincorporated area. On February 23, 2010, the City of El Cajon adopted a resolution for the Detachment of the two parcels within the City, thereby initiating the process for the Detachment and Reorganization of the land under the San Diego Local Agency Formation Commission (SD LAFCO). It has been determined that this omission is a mapping error and the Recommended Project proposes to include these parcels and the necessary land use designations. The VR-15 designation is proposed for the Recommended Project because it is consistent with the designation assigned to the portion of the property within the unincorporated County.

Environmental Review — This AOD would result in minor additional impacts that were not evaluated in the Proposed Project EIR because the Recommended Project proposes to rectify an interjurisdictional mapping error. While, the Recommended Project would allow four additional units that were not considered by the Proposed Project EIR, the Recommended Project has fewer overall impacts than the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

LS22: Site Analysis

LAKESIDE

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Cox GPA 05-002 Location/Description: <ul style="list-style-type: none"> 1.1 acres (3 parcels) Inside CWA boundary Lakeside CPA adjacent to Rodeo Drive Existing General Plan: (5) 4.3 du/ ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-4	
	Steep Slope (greater than 25%)	○	Hybrid: SR-4
	Floodplain	◐	Draft Land Use: SR-4
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-4
	Habitat Value	○	Recommended Project: VR-4.3
	Agricultural Lands	○	

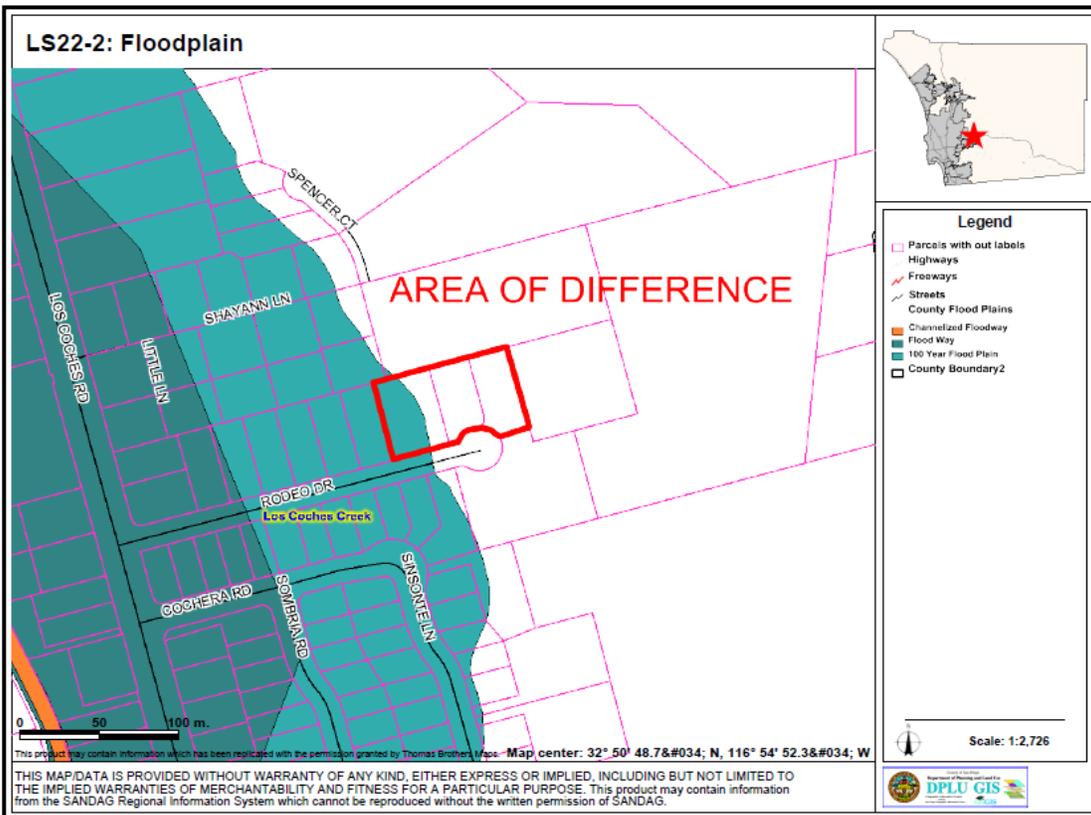
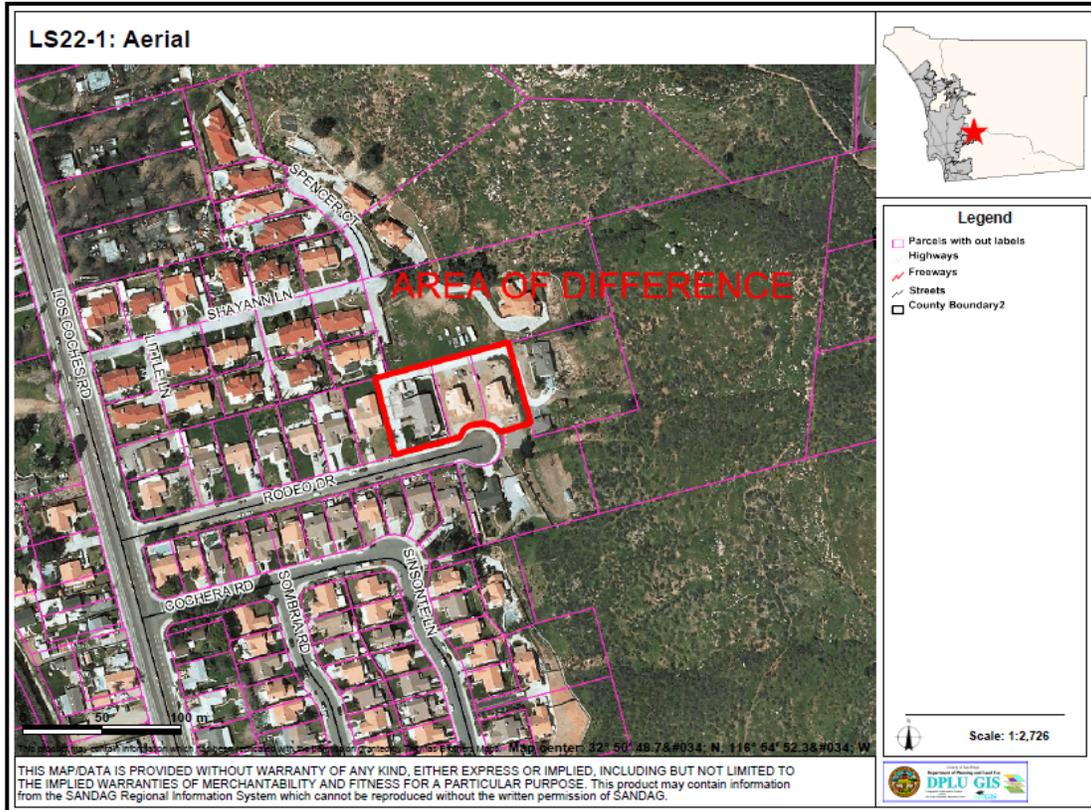
Staff Mapping Refinement

Context —LS22 is bounded to the north, south, east and west by residential development. The southern portion is also bounded by Rodeo Drive. Figure LS22-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — LS22 has an approved General Plan Amendment 05-002 which allows for 4.3 du per acre. The Recommended Project proposes to assign a designation consistent with the approved GPA. .

Environmental Review — Since the property has already been developed at a density consistent with the GPA and the Proposed Project EIR analyzed the impacts of existing development, no further impacts would result by the Recommended Project assigning a designation that is consistent with the existing development pattern.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

LS30: Site Analysis

LAKESIDE

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Public agency land transferred to private ownership <u>Location/Description:</u> <ul style="list-style-type: none"> • 0.85 acres (2 parcels) • Inside CWA boundary • 8455 Pueblo Road <u>Existing General Plan:</u> Public Semi Public Lands	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Public/Semi-Public	
	Steep slope (greater than 25%)	◐	<u>Hybrid:</u> Public/Semi-Public
	Floodplain	○	<u>Draft Land Use:</u> Public/Semi-Public
	Wetlands (also Vernal Pools)	○	<u>Environmentally Superior:</u> Public/Semi-Public
	Habitat Value	○	<u>Recommended Project:</u> VR-4.3
	Agricultural Lands	○	

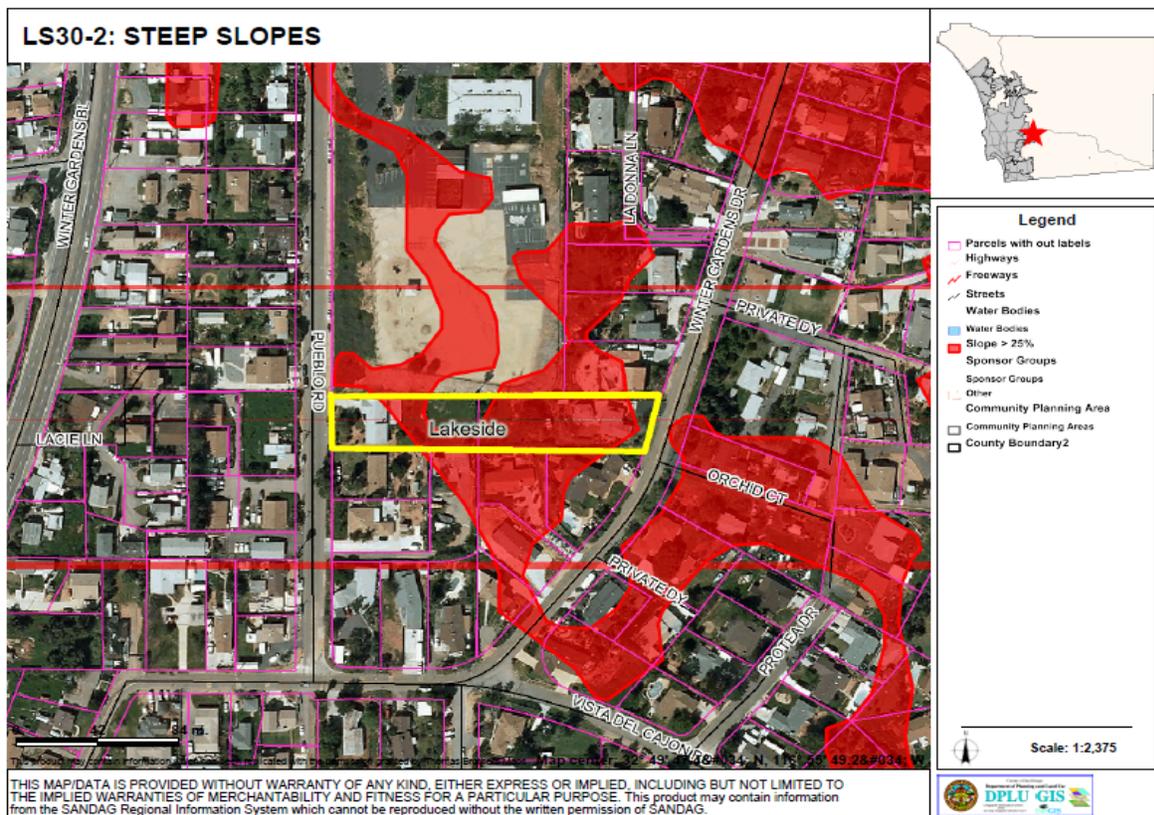
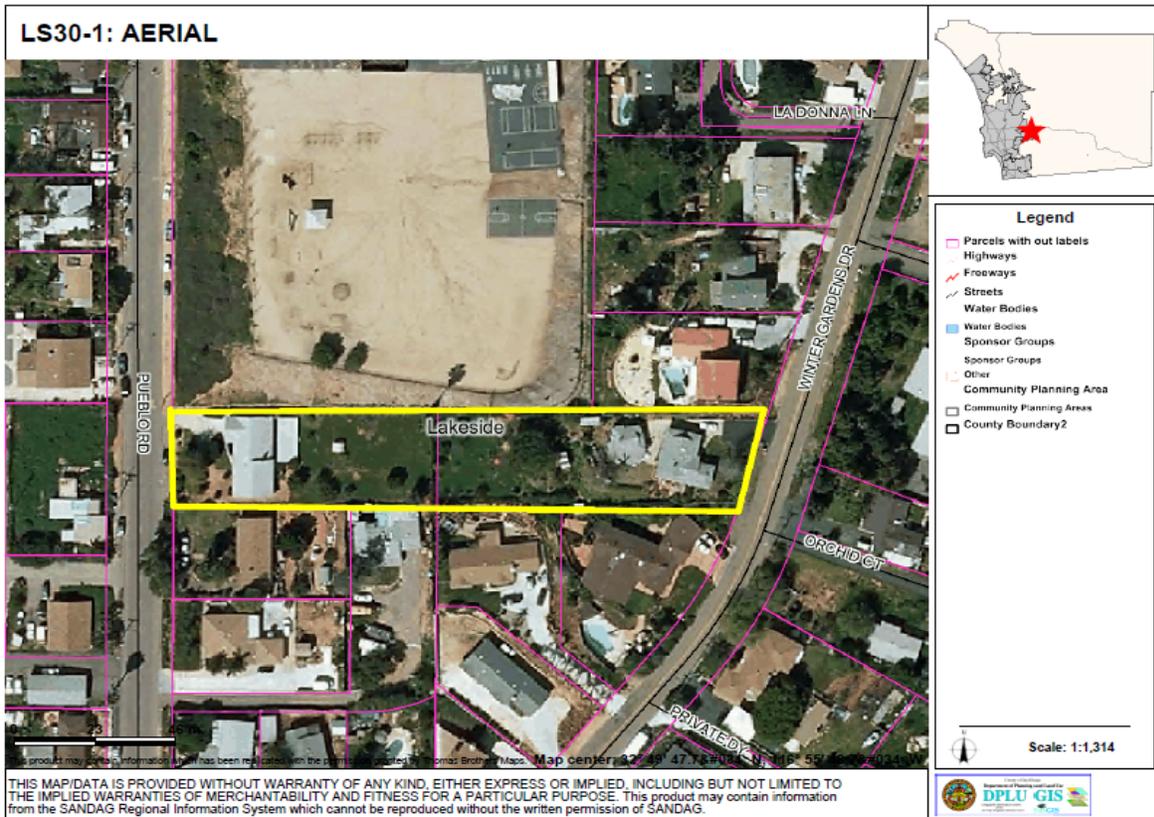
Change From Public to Private Ownership

Context — The site is developed and located just south of land owned by Lakeside Union School District.

Discussion — This AOD occurs because of the recent transfer of this land to private ownership with existing and surrounding residential uses. Since the site is already developed, any additional impacts would be minimal.

Environmental Review — Since the site is already developed with two dwelling units, and the Recommended Project land use designation would allow up to a total of three dwelling units, at most this would result in a net increase of one additional dwelling unit. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

ME13: Site Analysis

MOUNTAIN EMPIRE

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Commercial Property on State Route 94 Location/Description: <ul style="list-style-type: none"> • 2.5 acres area (portion of 3 parcels) • Outside CWA boundary • Mountain Empire Subregion adjacent to Old Highway 80 and two private roads Existing General Plan: (18) Multiple Rural Use	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: SR-10	
	Steep Slope (greater than 25%)	○	Hybrid: SR-10
	Floodplain	○	Draft Land Use: SR-10
	Wetlands (also Vernal Pools)	○	Environmentally Superior: SR-10
	Habitat Value	○	Recommended Project: Rural Commercial
	Agricultural Lands	○	

Property Owner Request

Context — This AOD consists of a 2.5-acre portion of three parcels totaling 9.6 acres located on the south side of Old Highway 80 in the Boulevard Subregional Group Area. The AOD is partially developed with a commercial use, while the remainder of the AOD contains residential uses. There are no key constraints on the subject area. Figure ME13-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — This AOD has been assigned a Rural Commercial designation with the Recommended Project due to its location on Old Highway 80, coupled with the existing commercial development on the site. Since the property is already developed with Rural Commercial uses, the Rural Commercial designation would not result in significant additional impacts. In addition, even with the change to a commercial use for this AOD, the Recommended Project is still less intensive than the Proposed Project (Referral Map).

Environmental Review — The Recommended Project land use designation of Rural Commercial would be more impactful than the Semi-Rural 10 Residential designation assigned to the Proposed Project. However, since the AOD is already partially developed with a Rural Commercial use, any additional impacts from that were not analyzed by the Proposed Project EIR would be minimal. Therefore, the Recommended Project would result in additional impacts that were not analyzed by the EIR for the Project; however, they would be minimal. Also, the Recommended Project results in fewer overall impacts than the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

ME31: Site Analysis

MOUNTAIN EMPIRE

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Public agency land transferred to private ownership Location/Description: <ul style="list-style-type: none"> • 0.05-acre (1 parcel) • Outside CWA boundary • Jacumba Rural Village, southwest of Old Hwy. 80 Existing General Plan: Public / Semi Public Lands	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: Public / Semi Public	
	Steep Slope (greater than 25%)	◐	Hybrid: Public / Semi Public
	Floodplain	○	Draft Land Use: Public / Semi Public
	Wetlands (also Vernal Pools)	○	Environmentally Superior: Public / Semi Public
	Habitat Value	○	Recommended Project: SR-1
	Agricultural Lands	○	

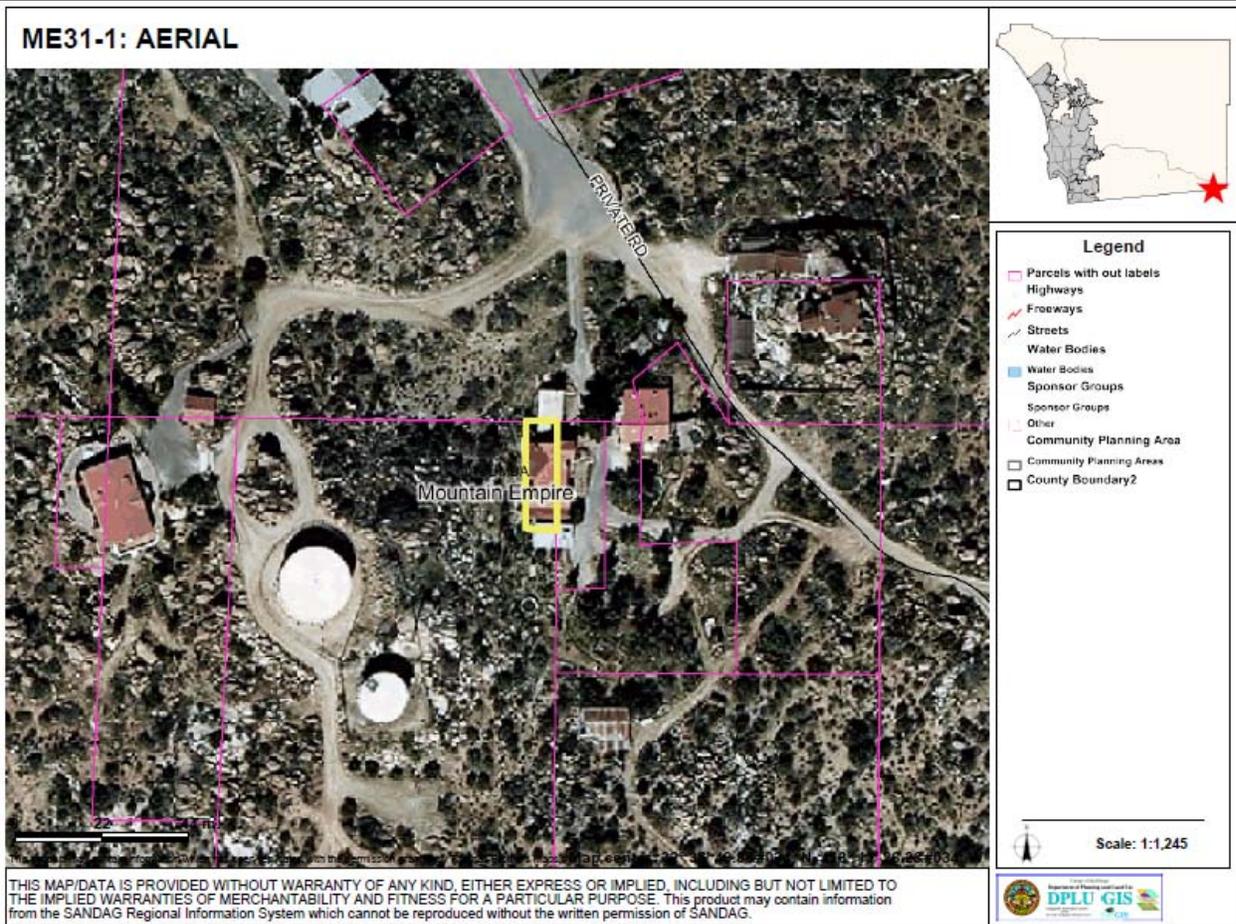
Change From Public to Private Ownership

Context — This AOD is fully developed and adjacent to water district lands (see Figure ME31-1).

Discussion — This AOD occurs because of the recent transfer of this land to private ownership.

Environmental Review — Under the Proposed Project (Referral Map) the Public / Semi-Public designations were analyzed as fully impacted. The change to SR-1 under the Recommended Project would not allow any further subdivision of the parcel or result in additional environmental impacts compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

NC25: Site Analysis

NORTH COUNTY METRO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</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
	Habitat Value	○	<u>Recommended Project:</u> SR-1
	Agricultural Lands	●	

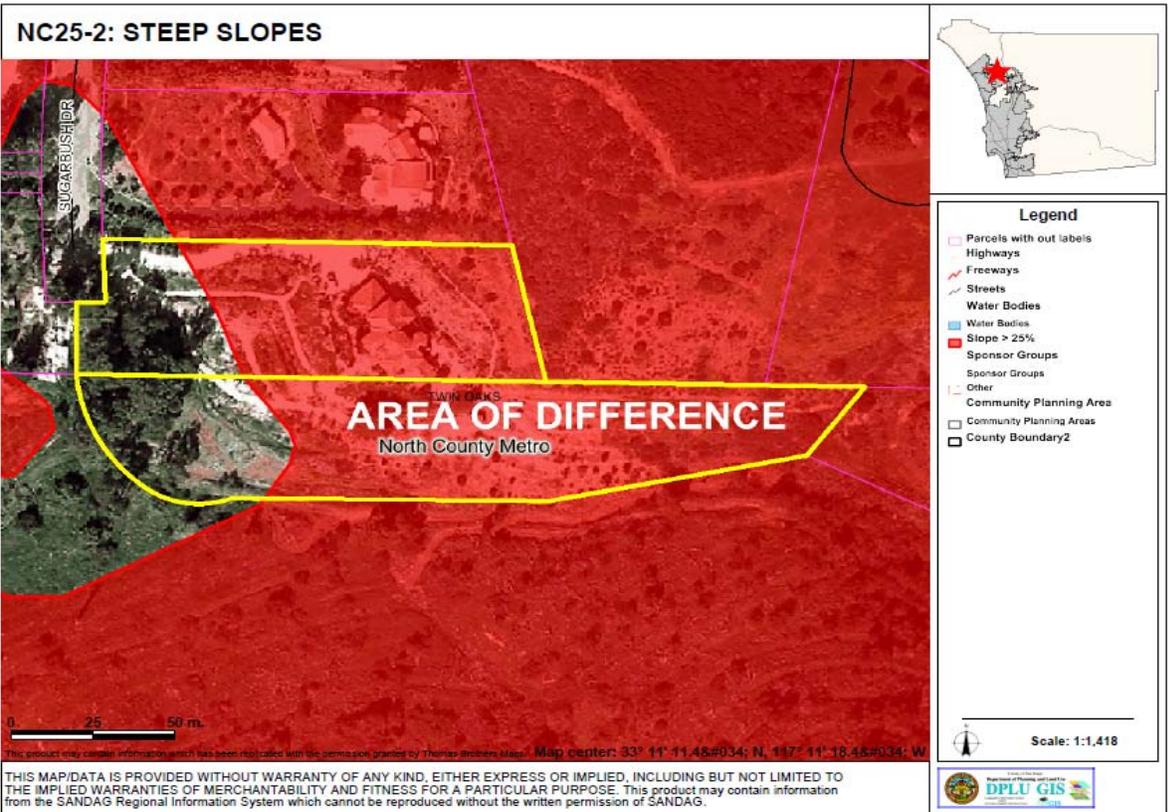
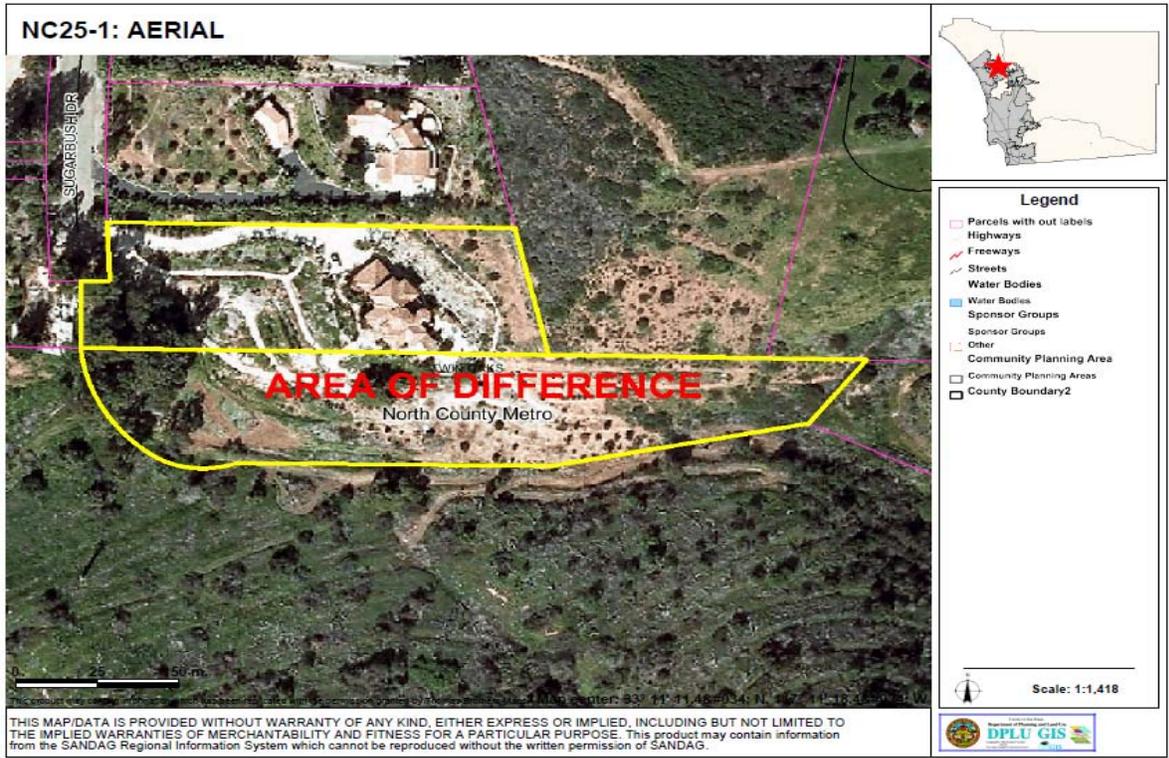
Property Owner Request

Context — This property consists of two parcels developed with a single family residence and agricultural uses located at the southern end of Sugarbush Drive to the south of Buena Creek Road near the City of San Marcos. The parcels are bounded to the north and west by rural residential development and are bounded by vacant parcels to the south and east. The western portion is also bounded by Sugarbush Drive. 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.

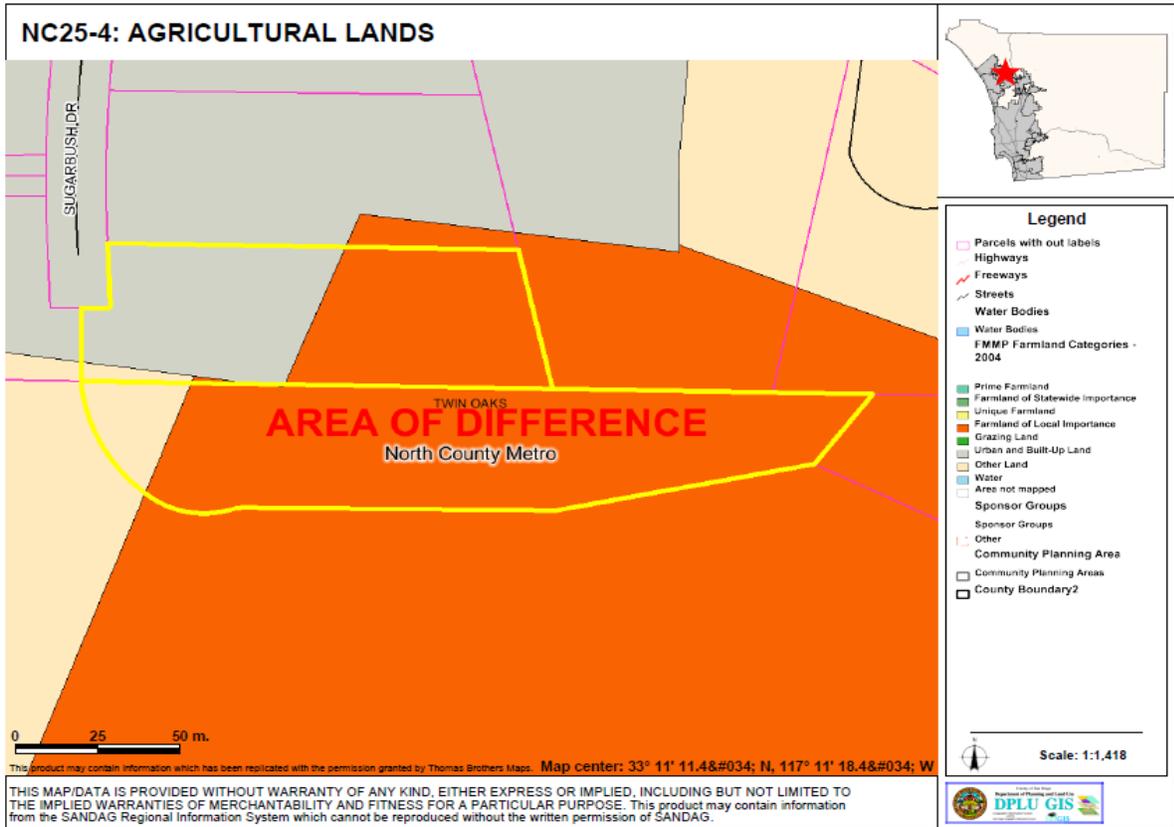
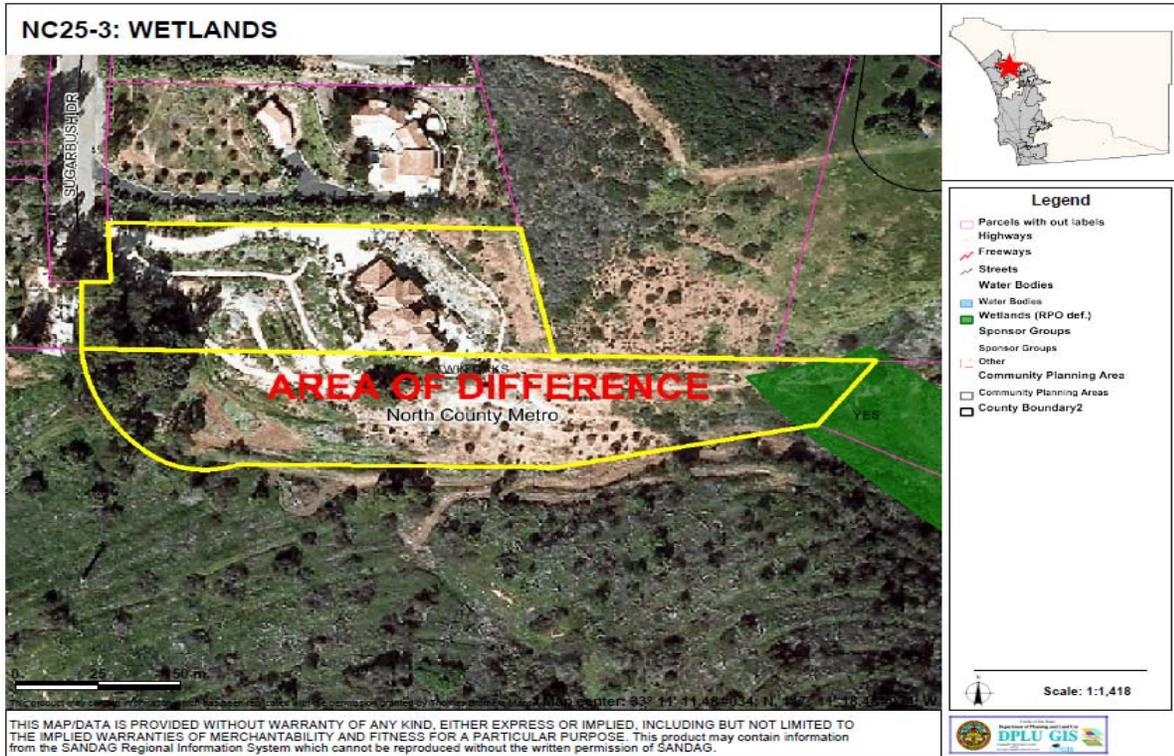
Discussion — Under the Proposed Project (Referral Map) these parcel, under a single ownership, have separate designations of SR-1 and SR-10. The recommended Project would assign a SR-1 designation to the 2.3-acres parcel with an SR-10 designation under the Proposed Project. However, due to steep slope constraints, this parcel would not be able to subdivide under either the Proposed Project or the Recommended Project. Therefore, no additional impacts would result from the Recommended Project for this parcel.

Environmental Review — While the Recommended Project would assign a higher density land use designation to a portion of two parcels, this would still not allow any additional subdivision. Therefore, there would not be any additional impacts from the Recommended Project that were not analyzed by the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

NC29: Site Analysis

NORTH COUNTY METRO

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Lake Wohlford Mobilehome Park <u>Location/Description:</u> <ul style="list-style-type: none"> • 33.0 acres (7 parcels) • Outside CWA boundary • Adjacent to Lake Wohlford Road in the North County Metro Subregion <u>Existing General Plan:</u> (22) Public/ Semi-Public Lands	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	●
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	◐
	Agricultural Lands	○
		<u>Referral Map:</u> RL-40 <u>Hybrid:</u> RL-40 <u>Draft Land Use:</u> RL-40 <u>Environmentally Superior:</u> RL-40 <u>Recommended Project:</u> SR-2

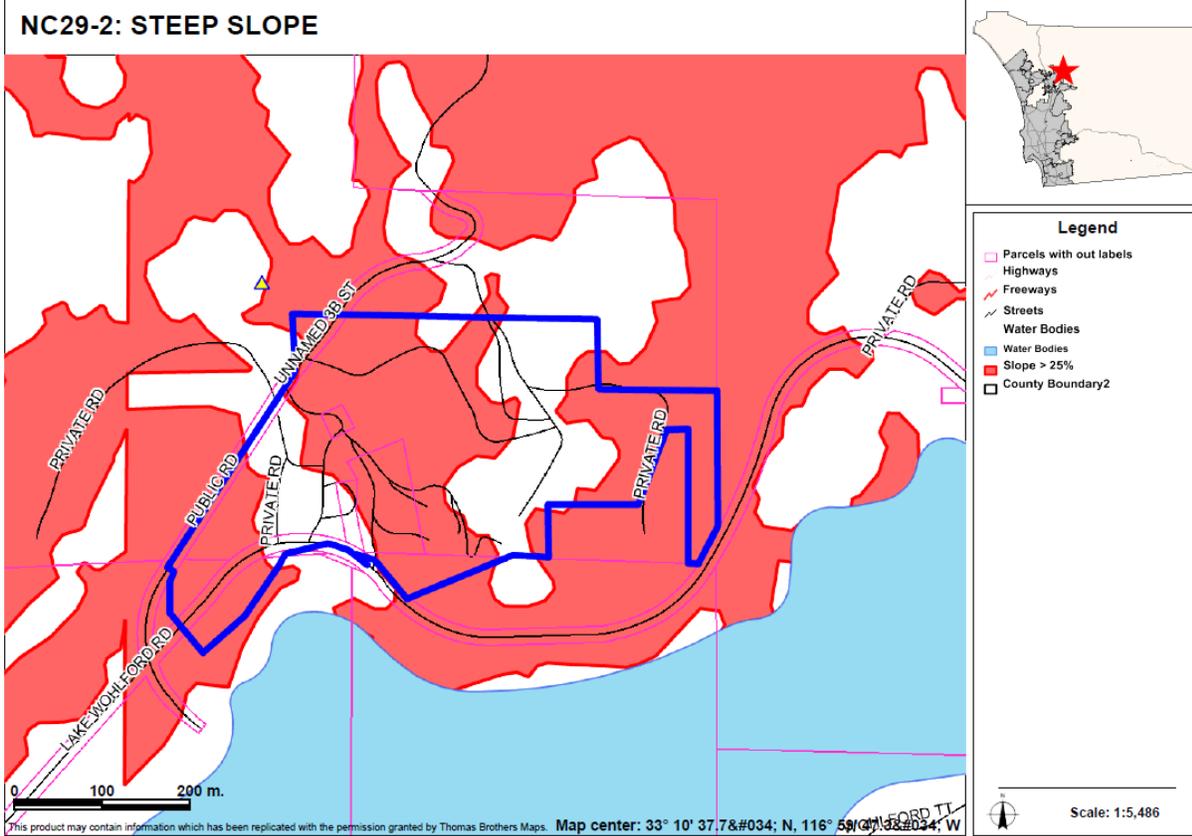
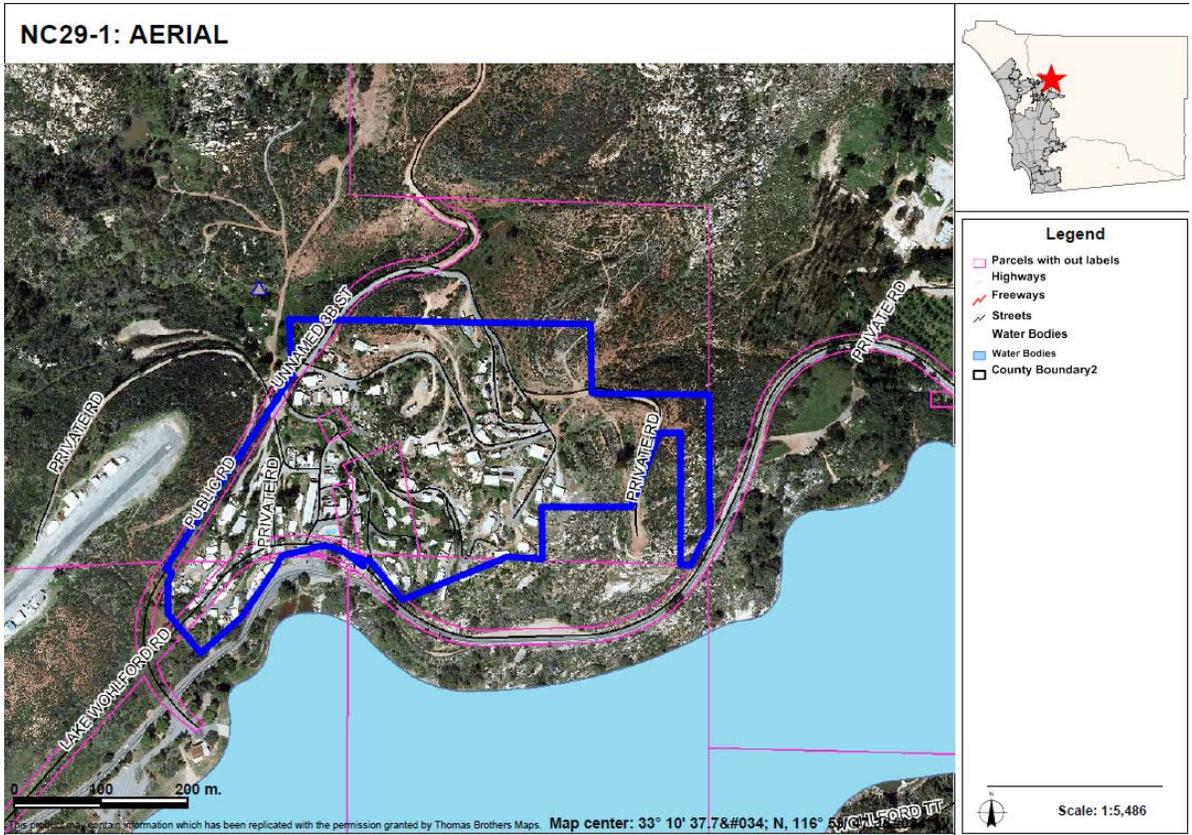
Property Owner Request

Context — This AOD consists of all or portions of seven parcels totaling 33 acres to the north of Lake Wohlford, which is developed with a mobilehome park. The property is bounded to the south by Lake Wohlford and Lake Wohlford Road. Figure NC29-1 provides an aerial photo showing the boundaries of the AOD, NC29-2 identifies the steep slopes and NC29-3 identifies the high value habitat located on the AOD.

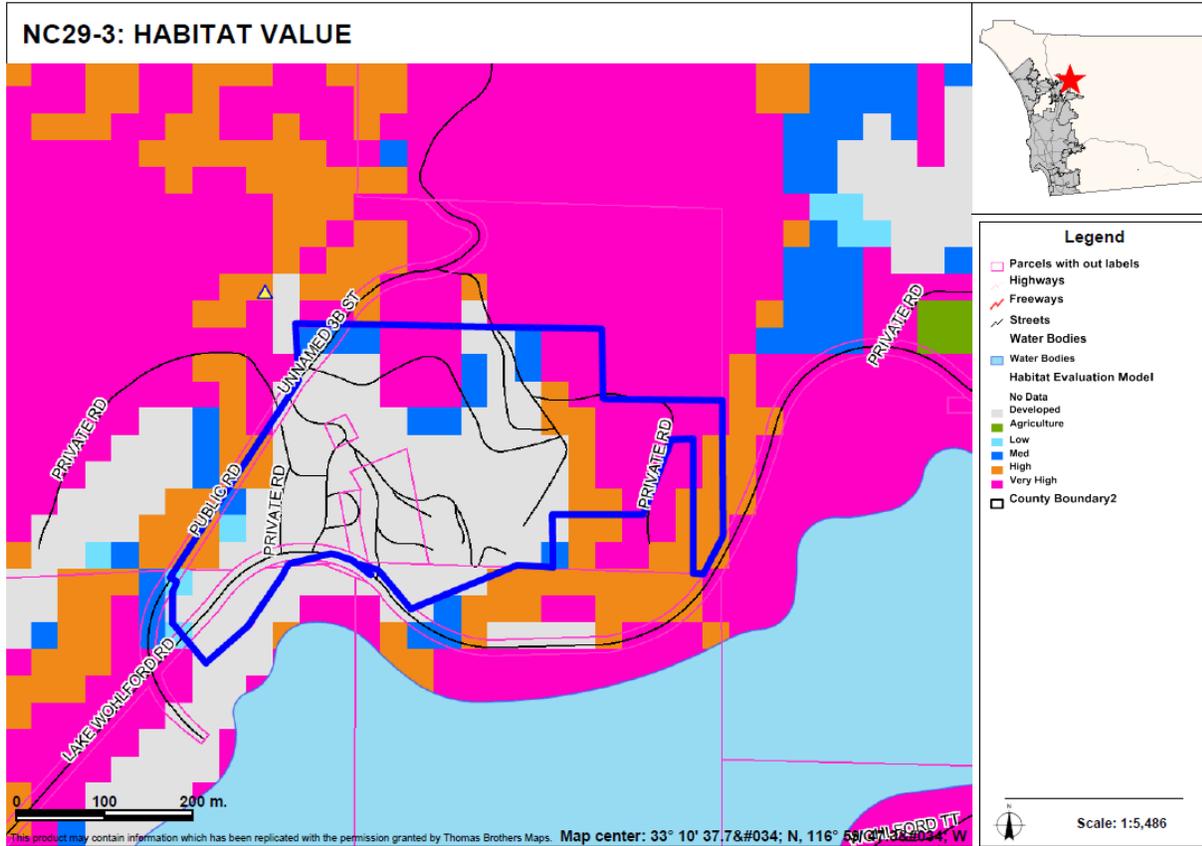
Discussion — The Recommended Project assigns a designation consistent with the existing development on the site, whereas, the Proposed Project (Referral Map) assigns a Rural Lands 40 designation that does not reflect the current development. Since the site is already developed, the Recommended Project would likely not result in additional impacts.

Environmental Review — The Recommended Project would assign a land use designation that reflects existing development patterns. Existing development was analyzed by the Proposed Project EIR. Therefore, there would not be any additional impacts from the Recommended Project that were not analyzed by the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

NC30: Site Analysis

NORTH COUNTY METRO

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Montiel Heights GPA 04-07 Location/Description: <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 Existing General Plan: (8) 14.5 du/ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: VR-7.3	
	Steep Slope (greater than 25%)	○	Hybrid: VR-7.3
	Floodplain	○	Draft Land Use: VR-7.3
	Wetlands (also Vernal Pools)	○	Environmentally Superior: VR-7.3
	Habitat Value	○	Recommended Project: VR-15
	Agricultural Lands	○	

Property Owner Request

Context — This AOD, located in an island of unincorporated land surrounded by the cities of San Marcos and Escondido, consists of one 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, with residential development to the north and west. The parcel is bounded to the north and west by residential development, where most of the residential development in the vicinity is consistent with a density of 7.3 dwelling units per acre. Figure NC30-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — The Recommended Project proposes to retain the density allowed under the existing General Plan for this property, which is consistent with a General Plan Amendment recently approved by the Board of Supervisors. Therefore, the additional dwelling units associated with the increased density have been analyzed as part of that project.

Environmental Review — Since a General Plan Amendment has already been approved by the AOD that is consistent with the Recommended Project, the additional units associated with the increased density were analyzed in a EIR associated with that GPA. Therefore, there would not be any additional impacts from the Recommended Project that were not analyzed.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

NC39: Site Analysis

NORTH COUNTY METRO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Tomlinson Trust (Rod Bradley) <u>Location/Description:</u> <ul style="list-style-type: none"> 17.3 acres (3 parcels) Inside CWA boundary Accessed via a private road 350 feet south of Buena Creek Road; <u>Existing General Plan:</u> (17) 1 du/2, 4 ac	<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
	Habitat Value	○	<u>Recommended Project:</u> SR-1
Agricultural Lands	◐		

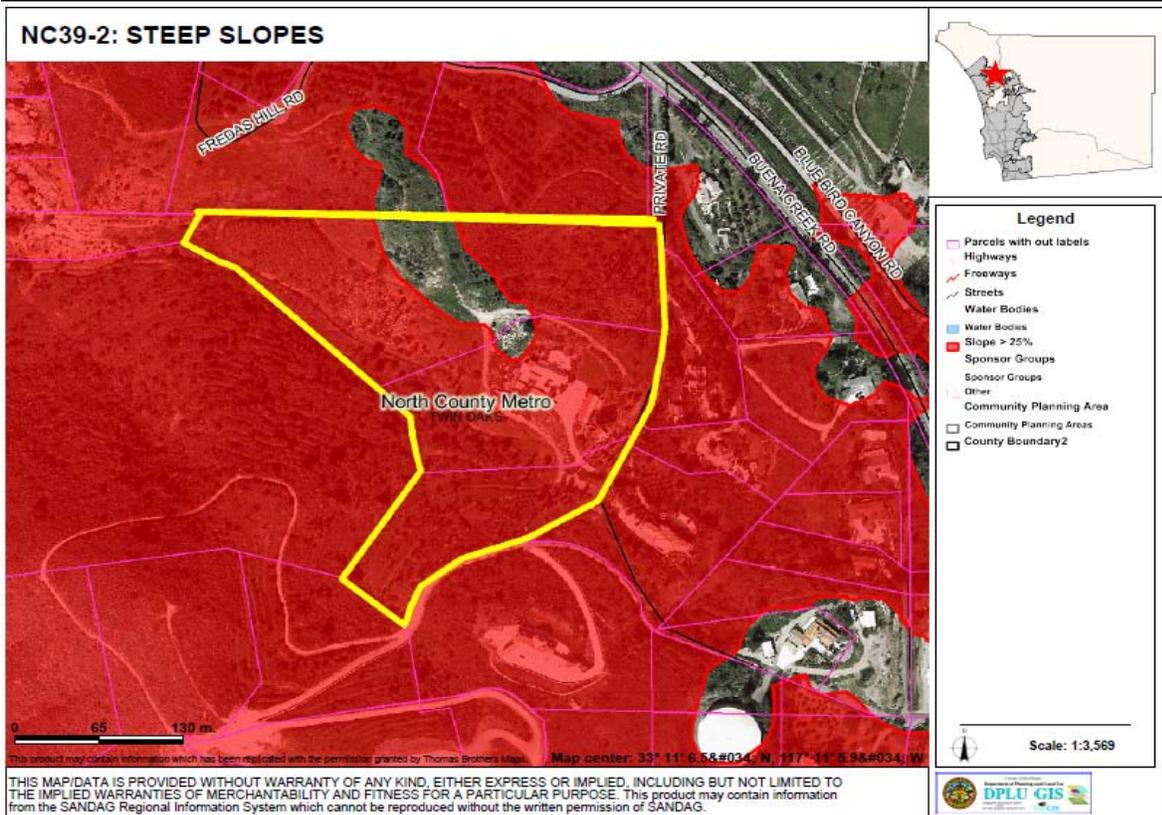
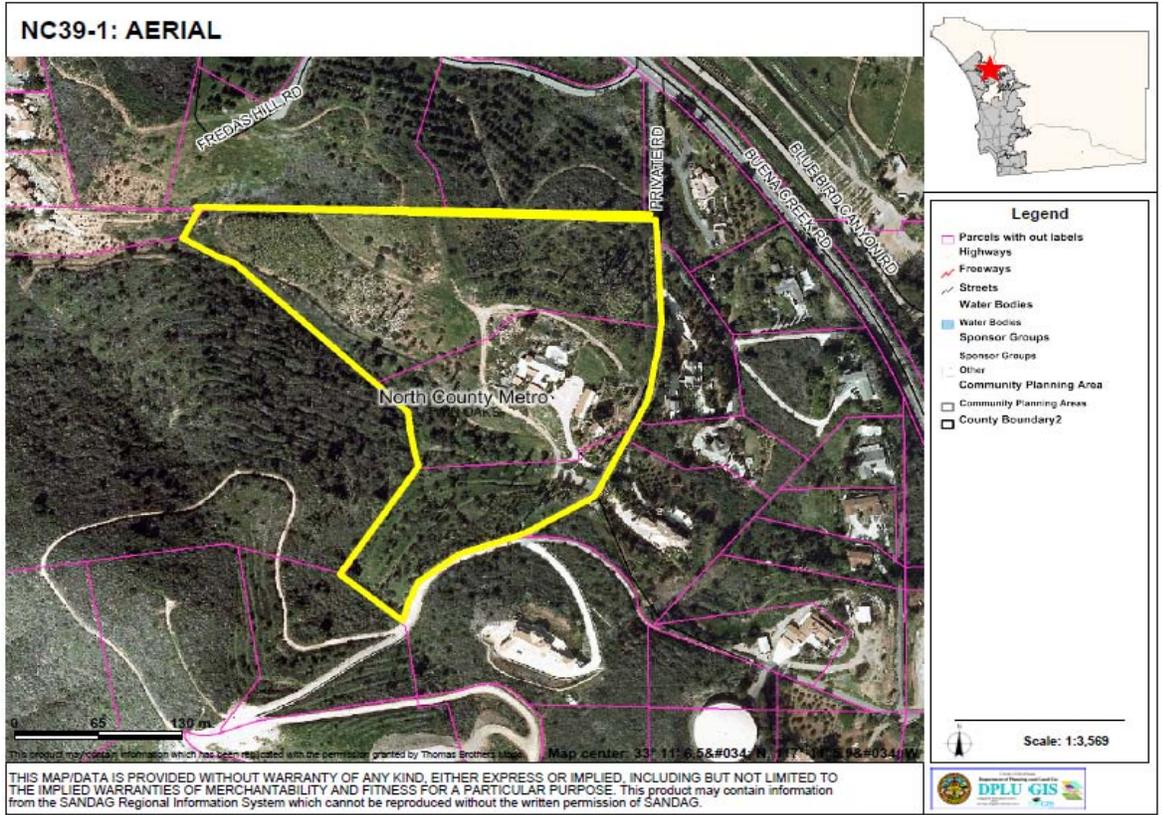
Property Owner Request

Discussion — This AOD, which consists of three parcels located in the Twin Oaks Valley community to the south of Buena Creek Road, is partially developed with one residence (Figure NC39-1). The site is nearly totally constrained by steep slopes (Figure NC39-2).

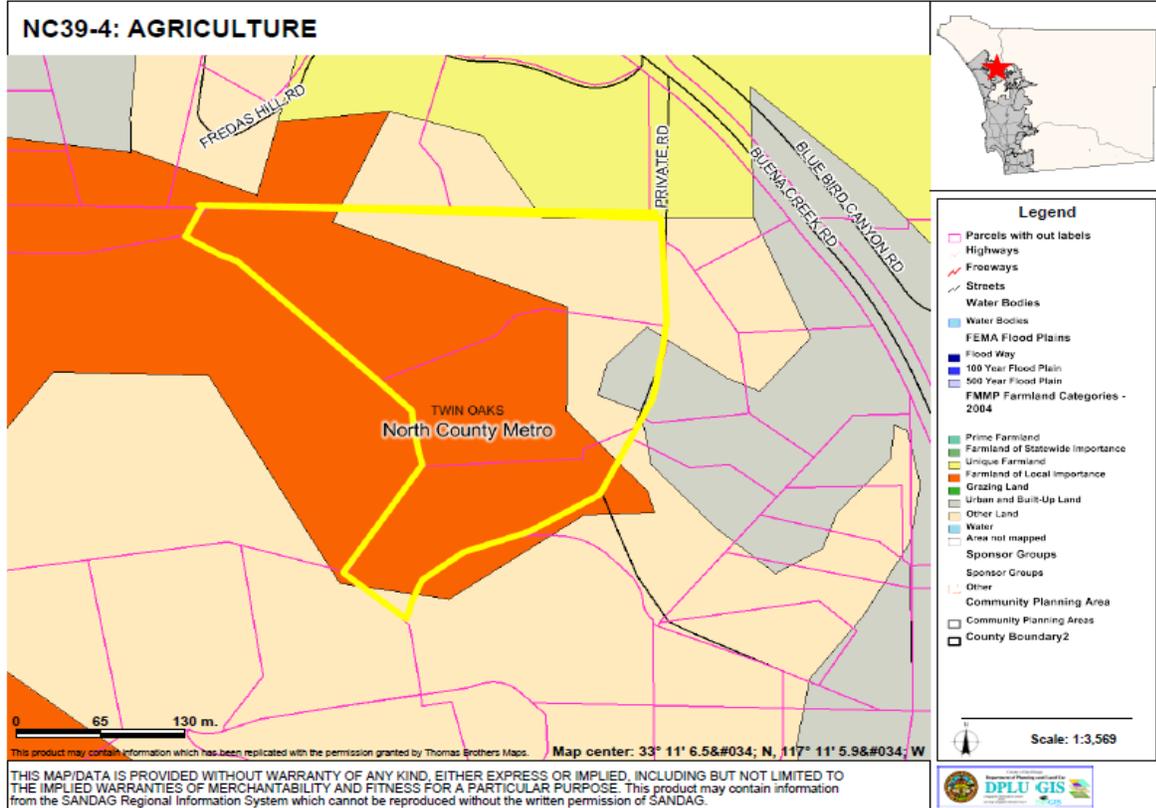
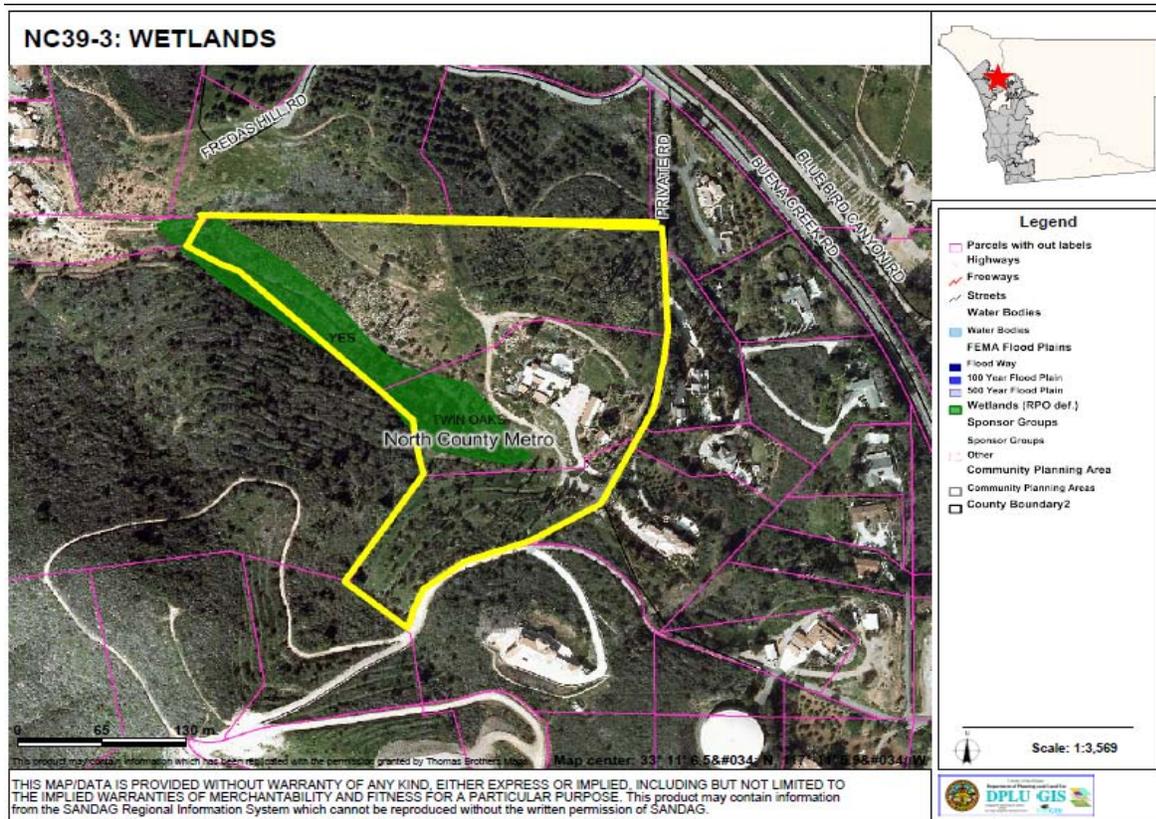
Discussion — The SR-1 designation in the Recommended Project is more intensive than the SR-2 designation in the Proposed Project; however, because of the significant amount of steep slope on the site and existing parcelization, an SR-1 designation would most likely only yield one additional lot. Therefore, it would not result in a substantial increase in impacts for this area.

Environmental Review — Since the Recommended Project would only yield one additional lot that was not analyzed by the Proposed Project EIR, there would only be very minimal impacts from the Recommended Project that were not analyzed.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

PP27-2: Site Analysis

PALA/PAUMA

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: PC Motion (Chagala) Location/Description: <ul style="list-style-type: none"> • 18.8 acres (1 parcel) • Inside CWA boundary • Pala Pauma Subregion Existing General Plan: (17) Estate Residential	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL-20	
	Steep Slope (greater than 25%)	●	Hybrid: RL-20
	Floodplain	○	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	○	Environmentally Superior: RL-40
	Habitat Value	○	Recommended Project: SR-4
	Agricultural Lands	●	

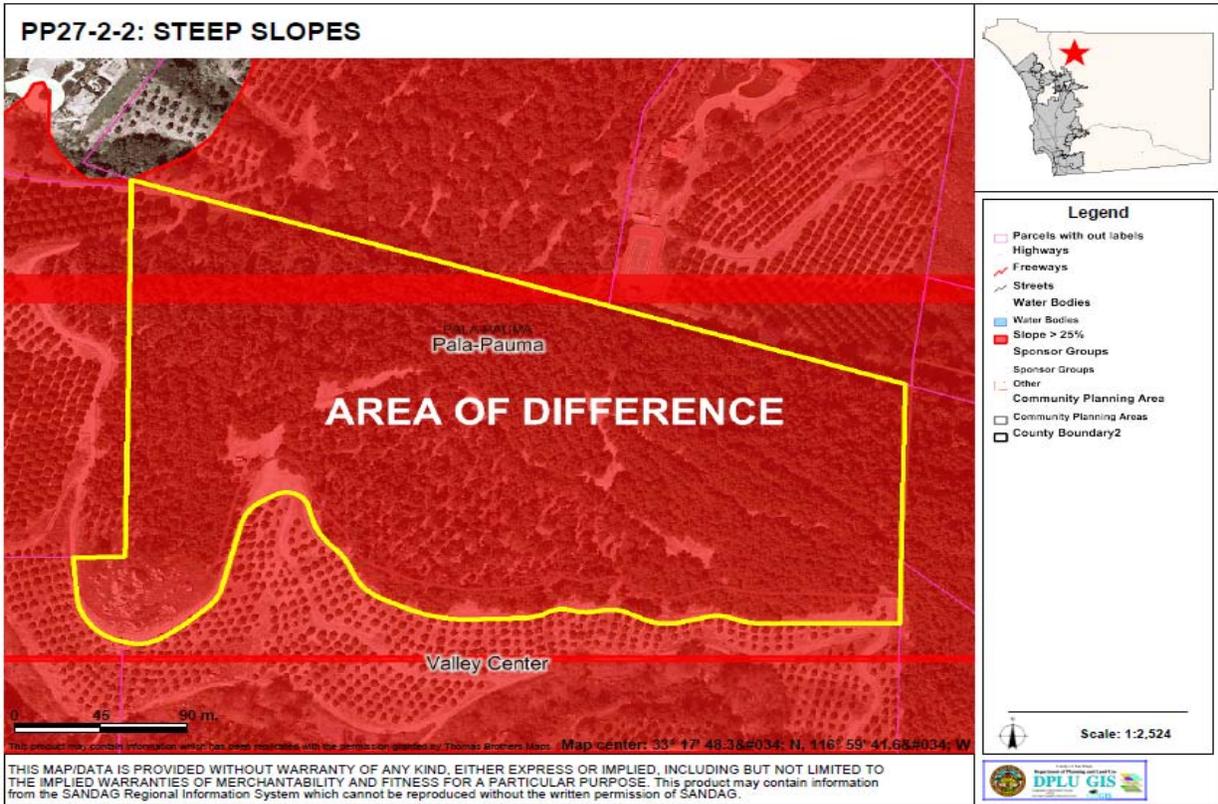
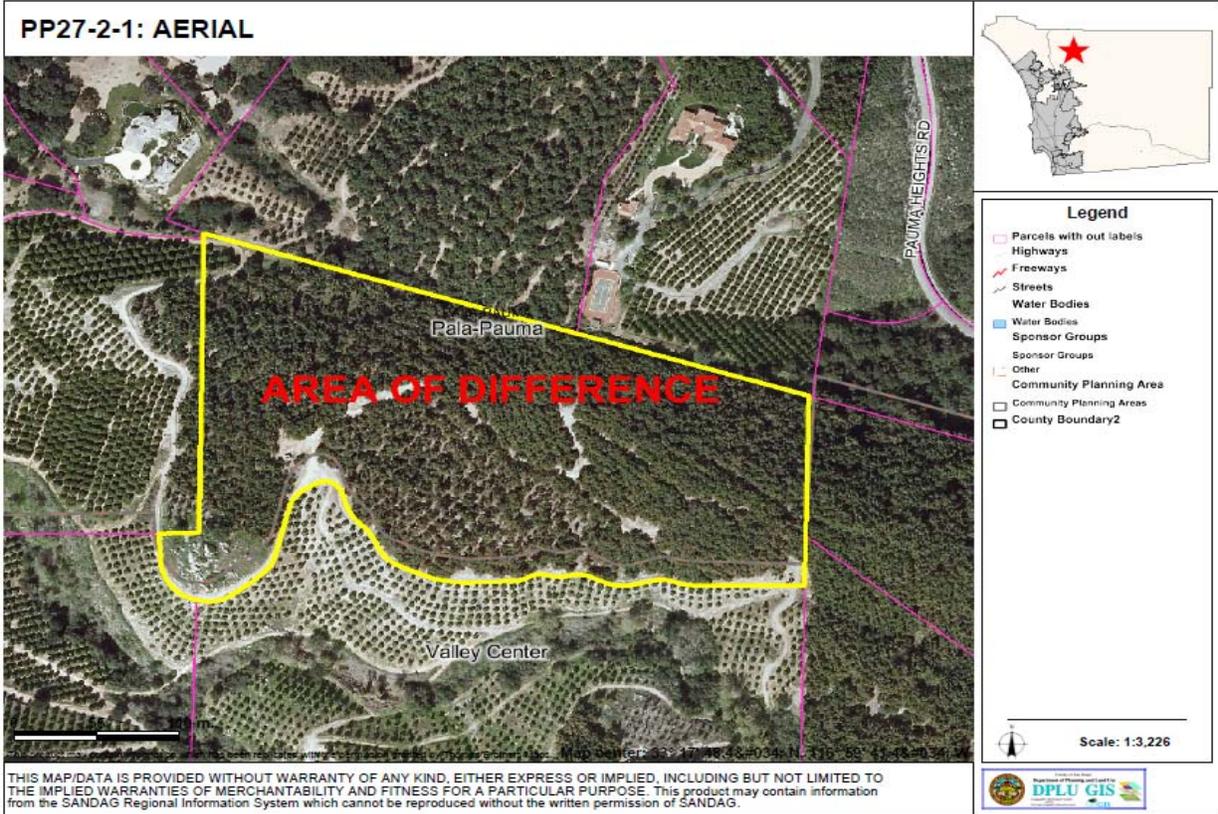
Property Owner Request

Context — Located south of the County Club area of Pala Pauma, south of Pauma Heights Road and one mile east of Cole Grade Road, adjacent to the Valley Center community.

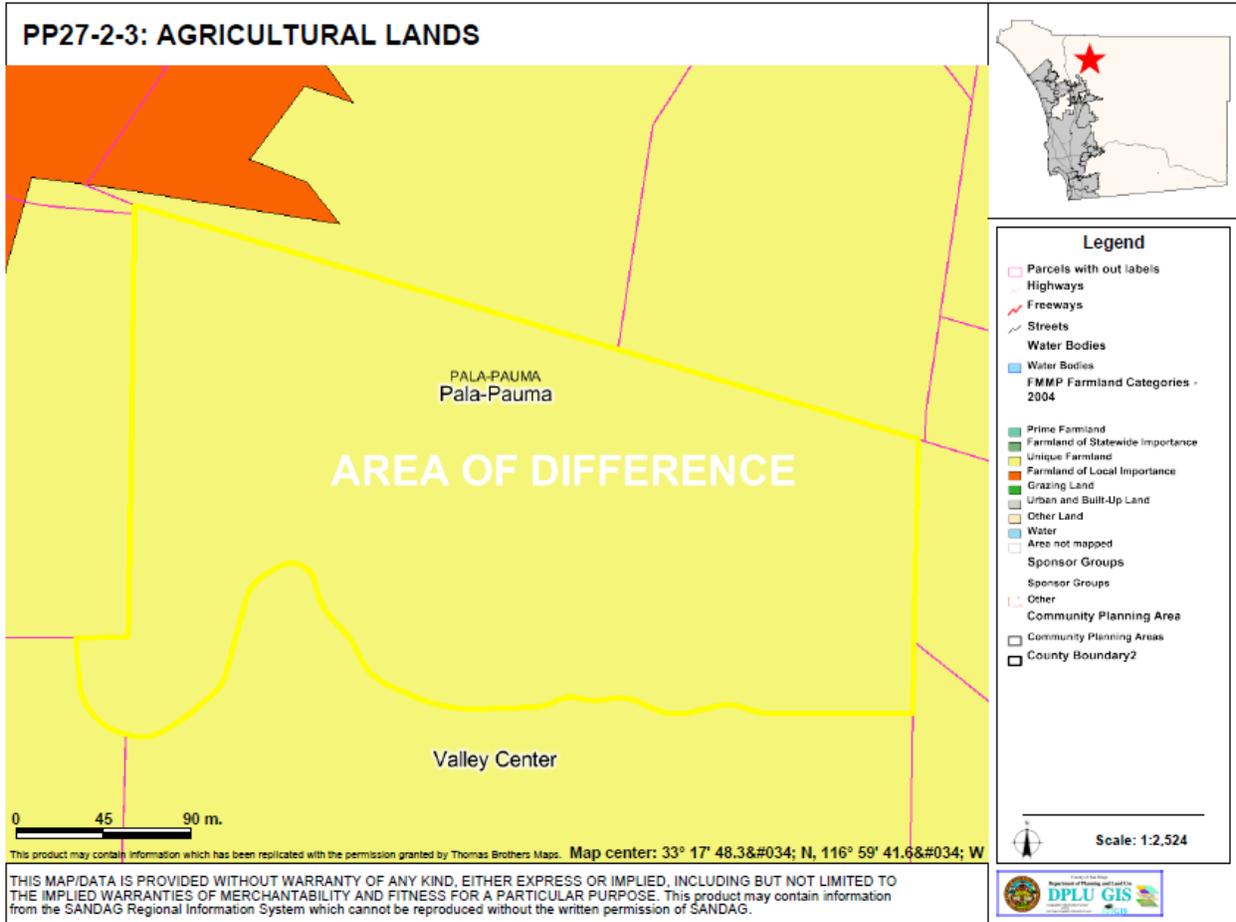
Discussion — Subject property consists of one parcel developed with a single family residence and agricultural land uses (avocado grove). The parcel is bounded to the north, south, east, and west by rural residential development and agricultural land uses. The entire parcel contains steep slopes and important agricultural lands. Figure PP27-2-1 provides an aerial photo showing the boundaries of the AOD, Figure PP27-2-2 shows the steep slopes, and Figure PP27-2-3 shows the important agricultural lands on the subject parcel.

Environmental Review — Under the Recommended Project, the parcel would likely only be allowed to split into two parcels due to steep slope constraints. Also, allowing only one more dwelling unit than the Proposed Project (Referral Map) is not considered to result in any substantial increase in impacts. Therefore, there would only be very minimal impacts from the Recommended Project that were not analyzed by the Proposed Project EIR.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

PP32: Site Analysis

PALA/PAUMA

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Schoepe Sherrill Trust (Mark Thompson) <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.23 acre (portions of two parcels) • Outside CWA boundary • Southwest side SR-76 <u>Existing General Plan:</u> (13) General Commercial	<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
	Habitat Value	●	<u>Recommended Project:</u> General Commercial
	Agricultural Lands	●	

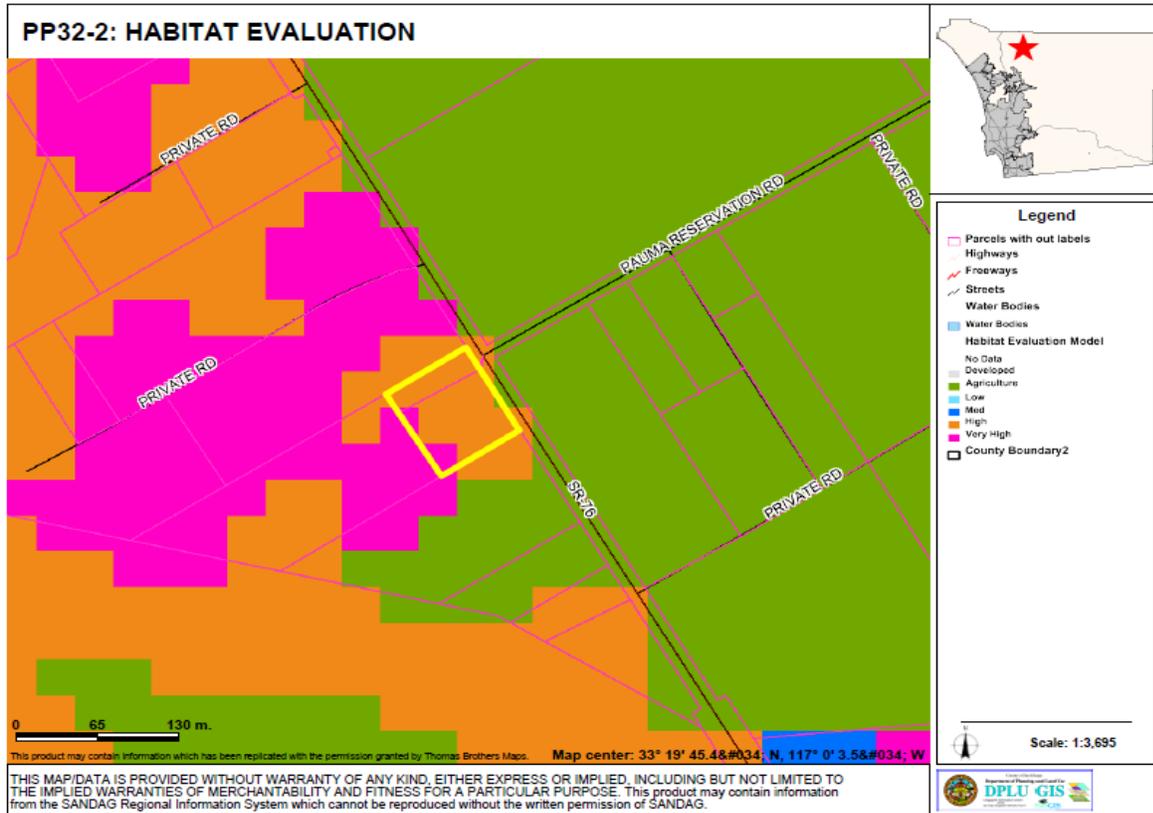
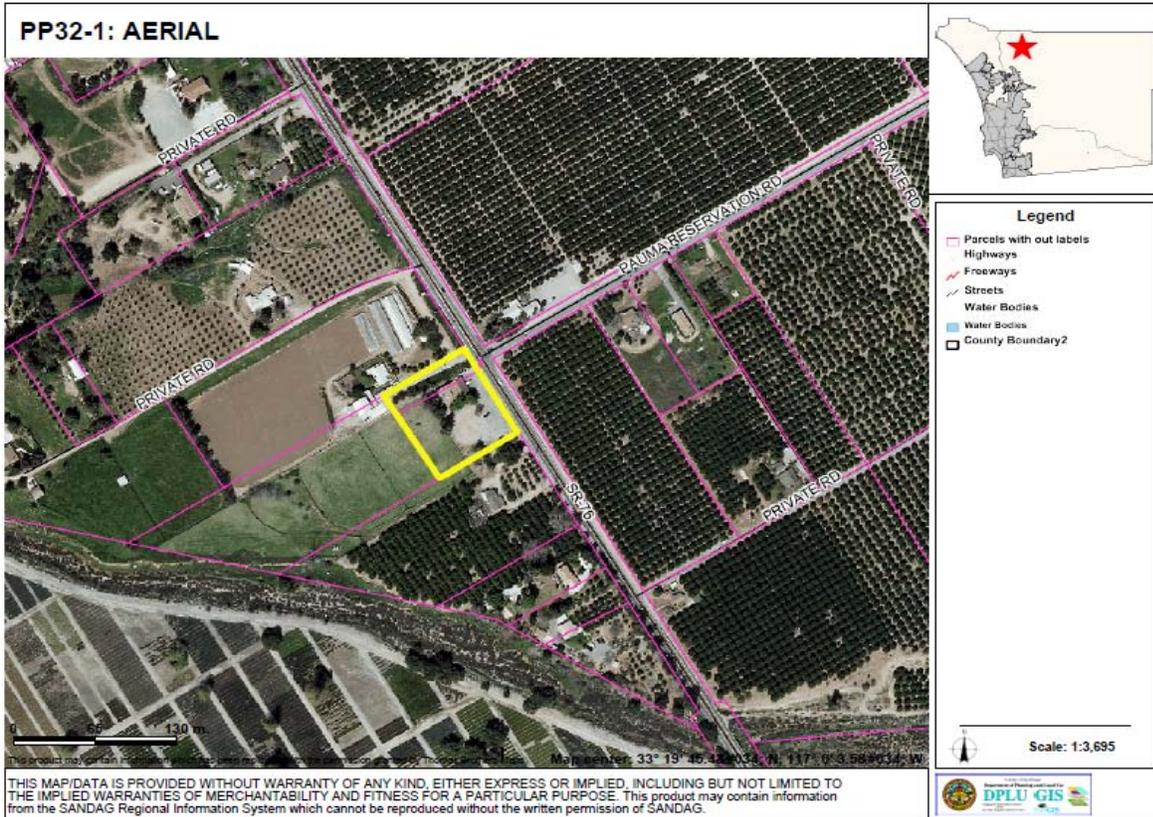
Property Owner Request

Context — This AOD is developed with a taco shop fronting on State Route 76. The southwest property boundary borders a tributary to the San Luis Rey River and is located approximately one-third mile west of the Pauma-Yuima Indian Reservation outside the County Water Authority boundary. Surrounding properties fronting on SR-76 are of similar size and support agriculture and rural residential uses. An aerial photo showing the boundaries of the AOD is provided as Figure PP32-1. The Habitat Evaluation Model shows this AOD as having a high habitat value (see Figure PP32-2) and is considered a Farmland of Local Importance (see Figure PP32-3),

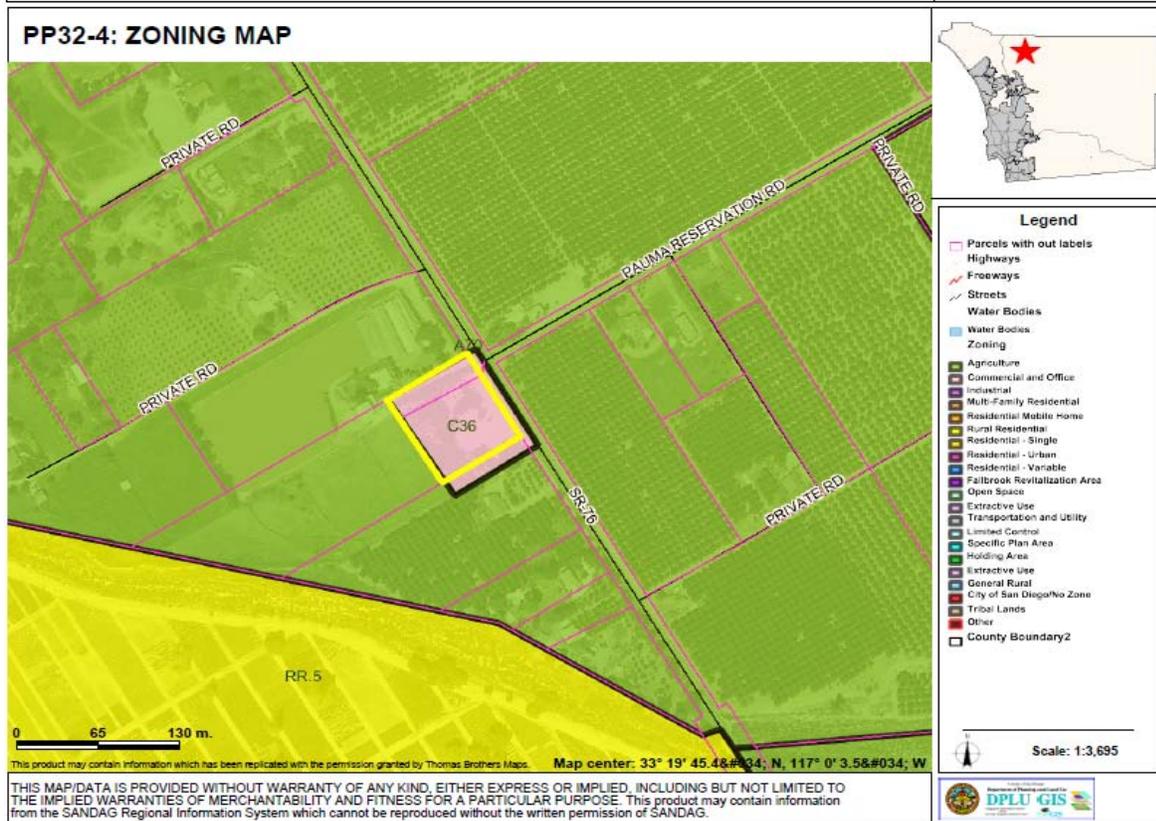
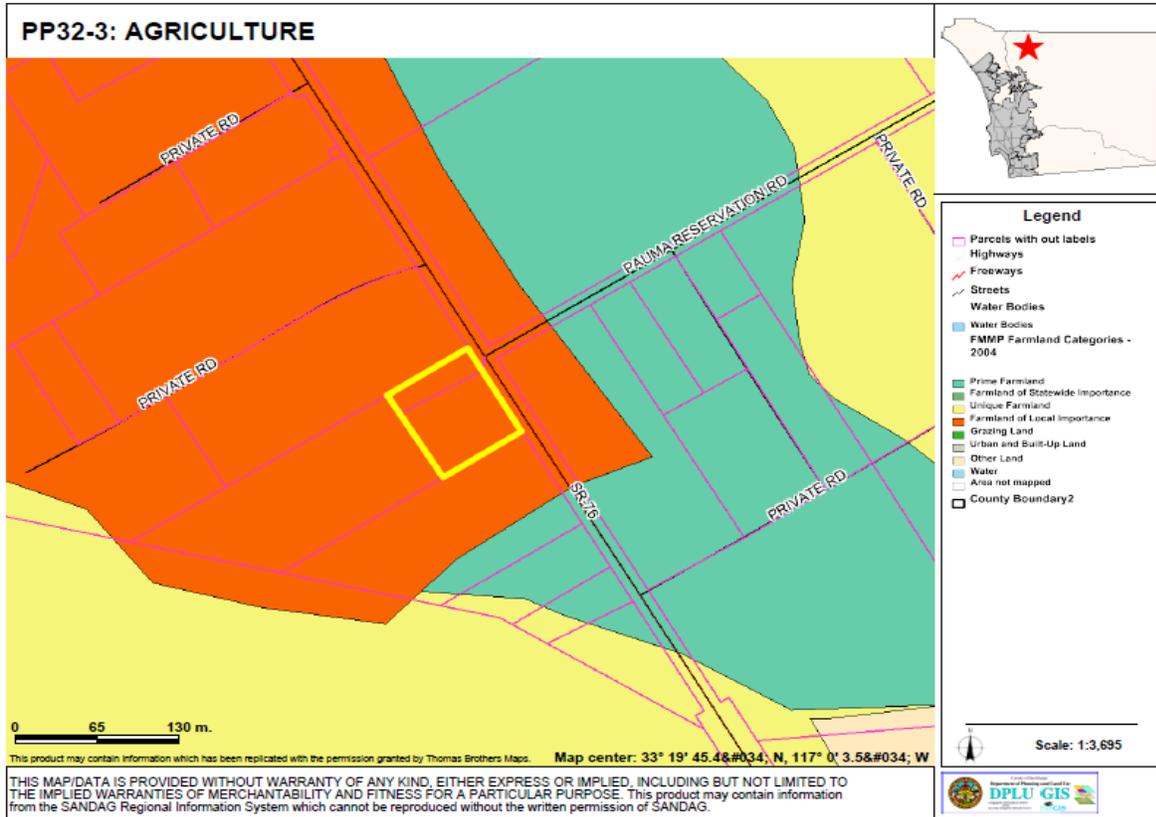
Discussion — The subject property consists of two parcels where the smaller is currently designated General Commercial under the existing General Plan. The small parcel and the frontage of the larger parcel are zoned for commercial (see Figure PP32-4 below). The Recommended Project would acknowledge the commercial zoning and existing commercial use on site. The General Commercial designation is a more intense designation when compared to the Proposed Project (Referral Map), but would not likely result in additional impacts on the ground. Traffic impacts associated with the General Commercial designation would potentially be higher than the SR-10 designation; however, density and population in Pala/Pauma Valley are lower under the Recommended Project when compared to the Proposed Project (see Table 3 of the Volume IV, Amendment to the EIR) and it reflects the existing commercial use so the traffic impacts are already included in the baseline for the analysis. These data do not reflect the fact that the site is already developed.

Environmental Review — The Recommended Project land use designation of General Commercial would be more impactful than the Semi-Rural 10 Residential designation assigned to the Proposed Project. However, since the AOD is already developed with a commercial use, any additional impacts from that were not analyzed by the Proposed Project EIR would be minimal. Therefore, the Recommended Project would not result in additional impacts that were not analyzed by the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

PD5: Site Analysis

PENDLETON/DE LUZ

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Mapping Correction Location/Description: <ul style="list-style-type: none"> • 14.1 acres (1 parcel) • Inside CWA boundary • De Luz Road and Santa Margarita Truck Trail Existing General Plan: (18) 1 du/4,8,20 ac	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: Public/Semi-Public	
	Steep slope (greater than 25%)	●	Hybrid: Public/Semi-Public
	Floodplain	○	Draft Land Use: Public/Semi-Public
	Wetlands (also Vernal Pools)	○	Environmentally Superior: Public/Semi-Public
	Habitat Value	○	Recommended Project: SR-10
	Agricultural Lands	●	

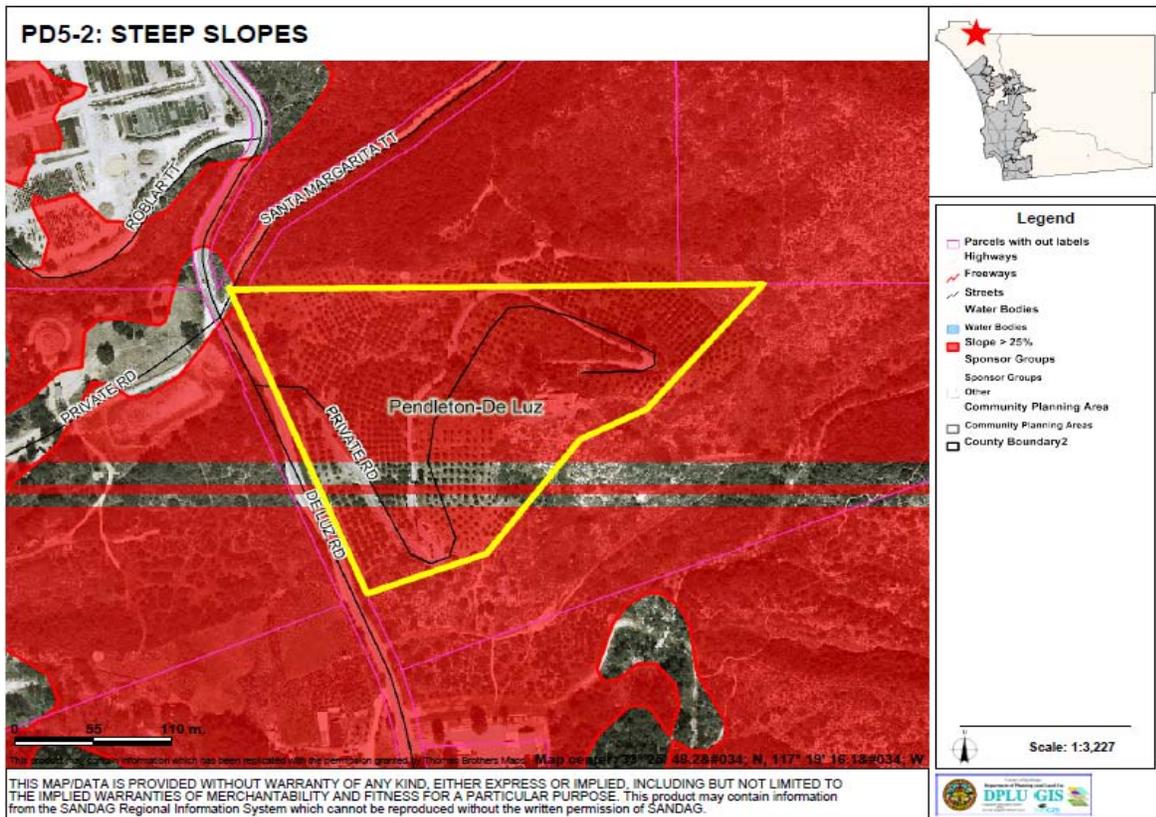
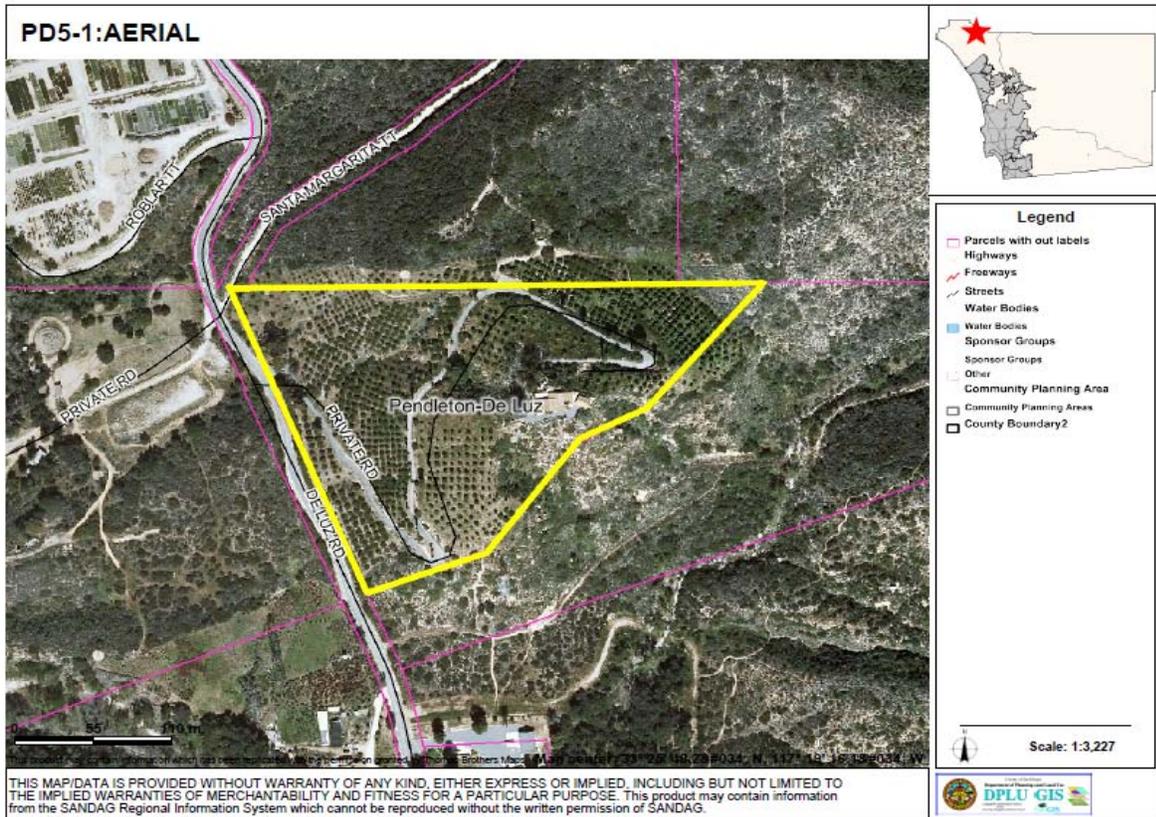
Change From Pubic to Private Ownership

Discussion — The site is developed with a single residence and is under agricultural use (see Figure PD5-1). Most of the site is constrained by both steep slopes (Figure PD5-2) and agricultural lands (PD5-3).

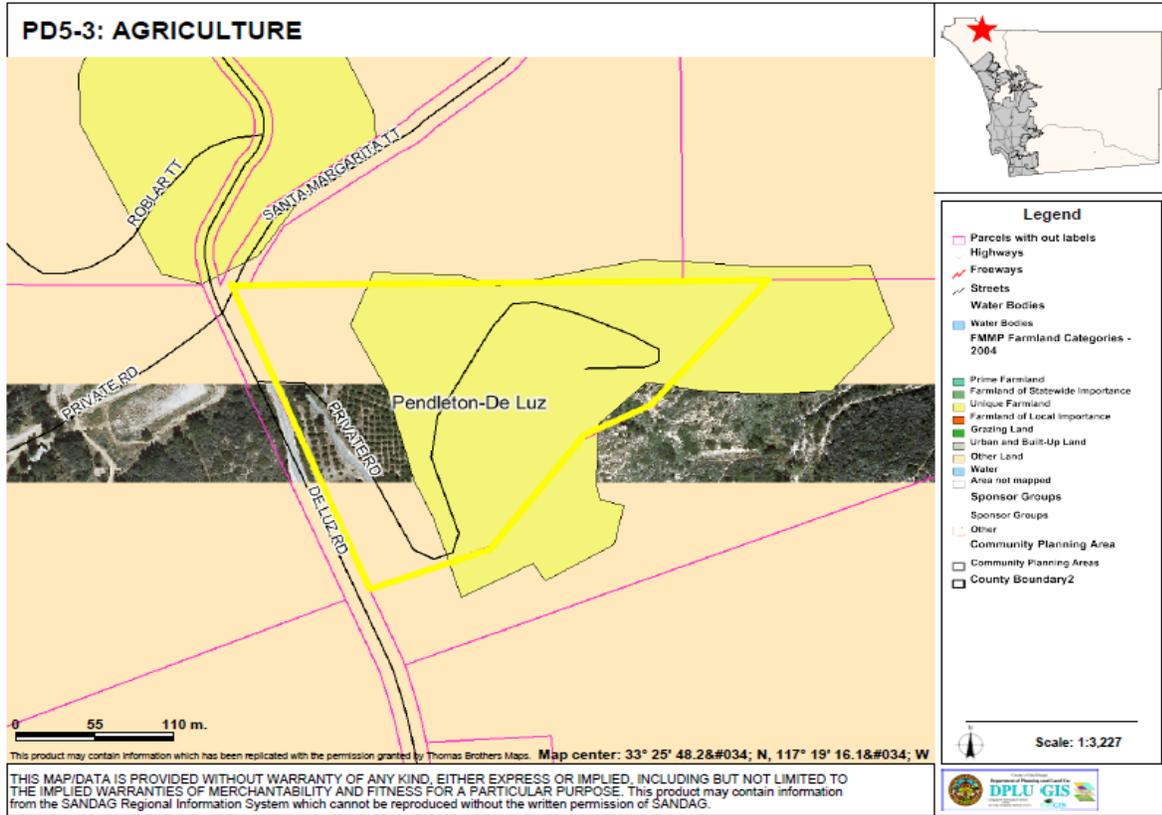
Discussion — The Recommended Project would assign a residential land use designation to a property transferring from public to private ownership. The SR-10 designation is appropriate because it is consistent with the size of the parcel. In addition, no further subdivision would be allowed under this designation. .

Environmental Review — While the Recommended Project would change the development potential for this AOD when compared to the Proposed Project, the site is already fully developed at the density allowed by the Recommended Project and existing development was analyzed by the Proposed Project EIR. Therefore, the Recommended Project would not result in additional impacts that were not analyzed by the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM8: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Gaye Miller / Cumming Ranch	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> SR-10
<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	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
	Habitat Value	○ <u>Recommended Project:</u> SR-2
	Agricultural Lands	◐

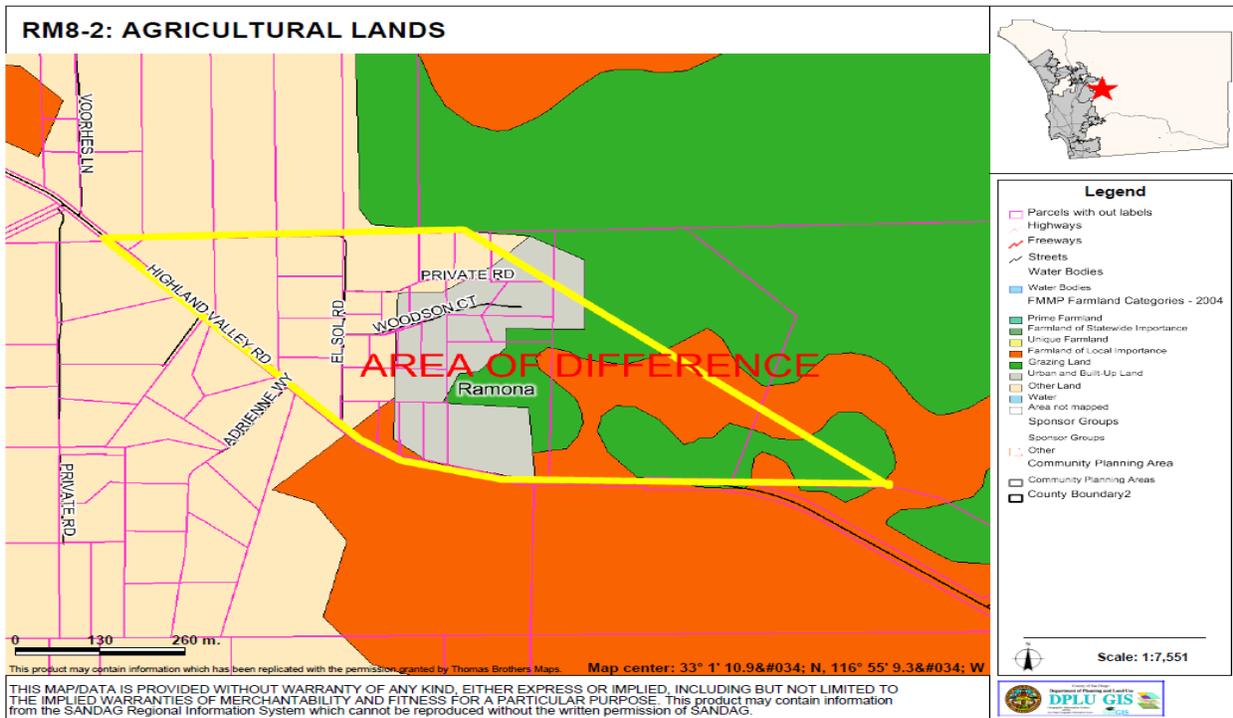
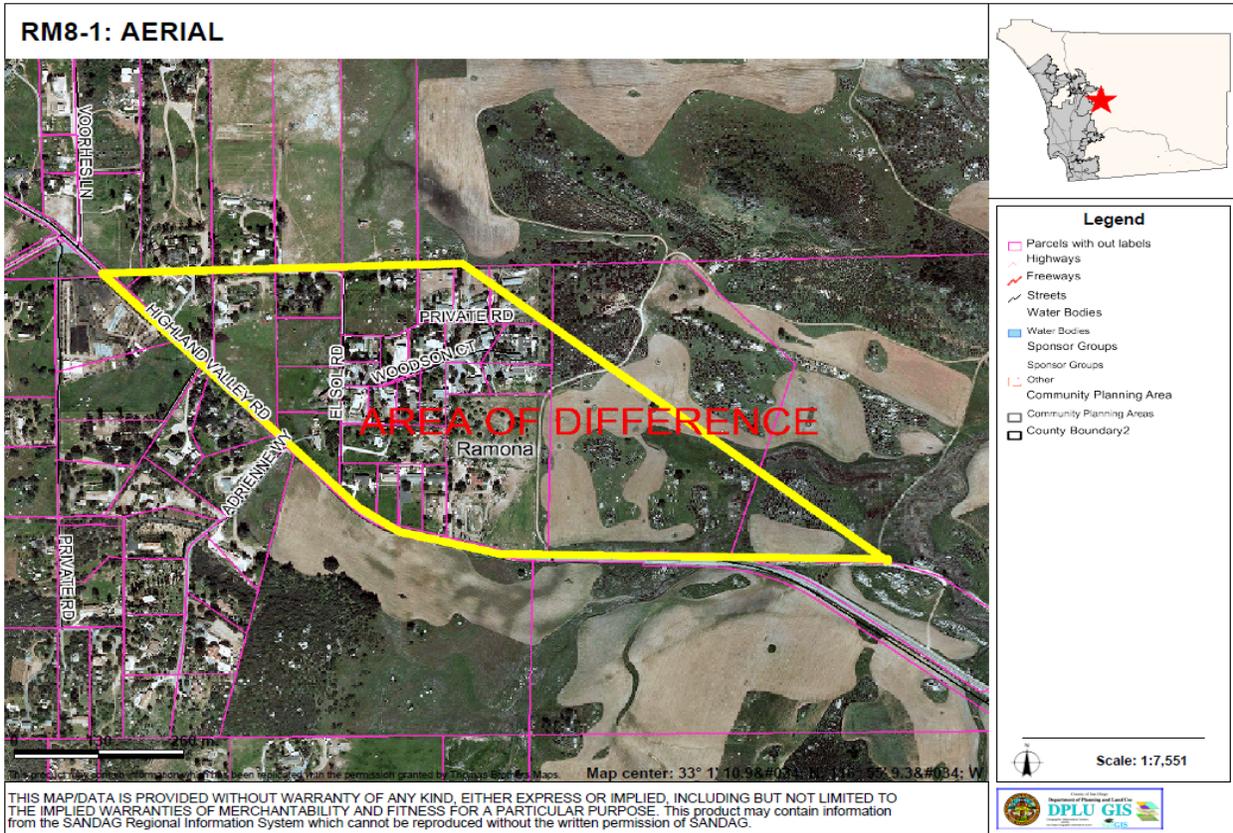
Property Owner Request / Additional Area of Change

Context — This AOD 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. 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.

Discussion — Under the Proposed Project (Referral Map), the entire property was evaluated as SR-10; however, the Recommended Project is proposing revisions to reflect the Cummings Ranch project, which is preparing a General Plan Amendment. The area of the Cummings Ranch project that is intended for development has been assigned the SR-2 designation under the Recommended Project. Since Cummings Ranch was included in the original analysis; therefore, no overall increase results. In addition, all but two of the other parcels are already smaller than four acres; therefore, would not be able to subdivide under either the Proposed Project or the Recommended Project. The Ramona Community Planning Group also recommends the SR-2 designation, consistent with the Recommended Project.

Environmental Review — The Recommended Project would result in impacts that were not evaluated in the Proposed Project EIR; however, these impacts would be minimal in that the net increase would be approximately two additional lots in total potential yield. In addition, the Recommended Project overall has less impacts than the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM10: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Pala & La Brea	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> VR-15
<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. 	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
	Habitat Value	○ <u>Recommended Project:</u> General Commercial
	Agricultural Lands	○
<u>Existing General Plan:</u> (8) Residential		

Property Owner Request

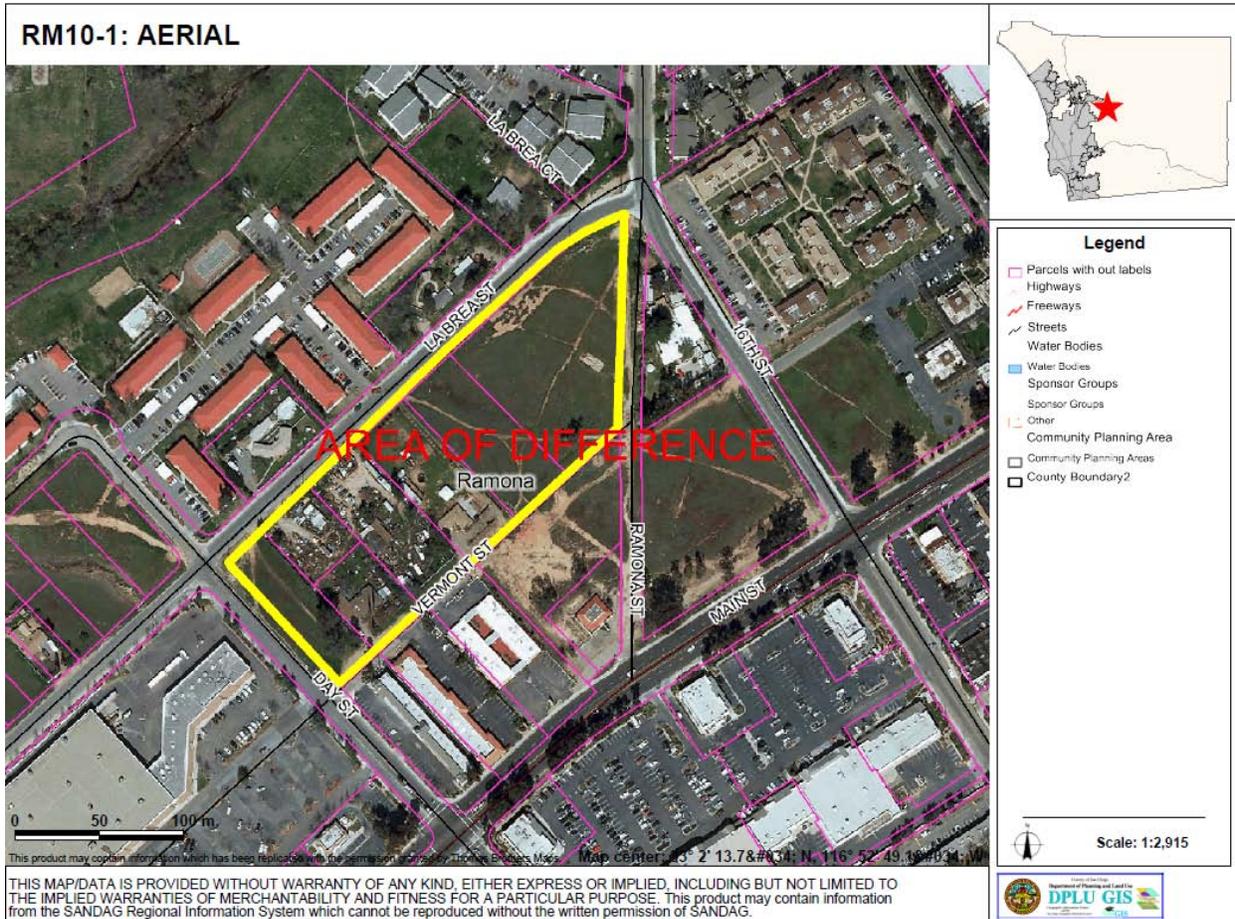
Context — This AOD consists of 6.7 acres between Day, La Brea, Ramona, and Vermont Streets in the Ramona Village, encompassing seven separate parcels, which include vacant parcels, a car junk yard, and residential. These parcels are bounded to the north by residential development to the south by commercial development and to the west by vacant parcels and commercial / residential uses. There are no key constraints on the AOD. Figure RM10-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — While the Proposed Project (Referral Map) assigns a VR-15 designation, the Draft Land Use Map and other EIR alternative evaluated a VR-20 designation for this AOD. The Ramona Community Planning Group recommended the General Commercial designation to provide the opportunity for a large commercial development. The site was already evaluated as being entirely developed with intense land uses. While the General Commercial designation could result in slightly higher traffic generation, this change was proposed in conjunction with RM12, where the Recommended Project reassigns a Rural Commercial designation under the Proposed Project with a residential land use.

Environmental Review — Under the Recommended Project, the land use change for this AOD is being proposed in conjunction with AOD RM12, where one AOD is being changed from Village Residential to a General Commercial use and the other from a General Commercial to a Village Residential use. Therefore, any additional impacts would balance each other out. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

[See also RM12.]

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM12: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> VR-20 Sites	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Rural Commercial
<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 	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
	Habitat Value	○ <u>Recommended Project:</u> VR-20
<u>Existing General Plan:</u> (14) Service Commercial	Agricultural Lands	

Property Owner(s) Requests

Context — This AOD consists of 7.8 acres encompassing four separate parcels. 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.

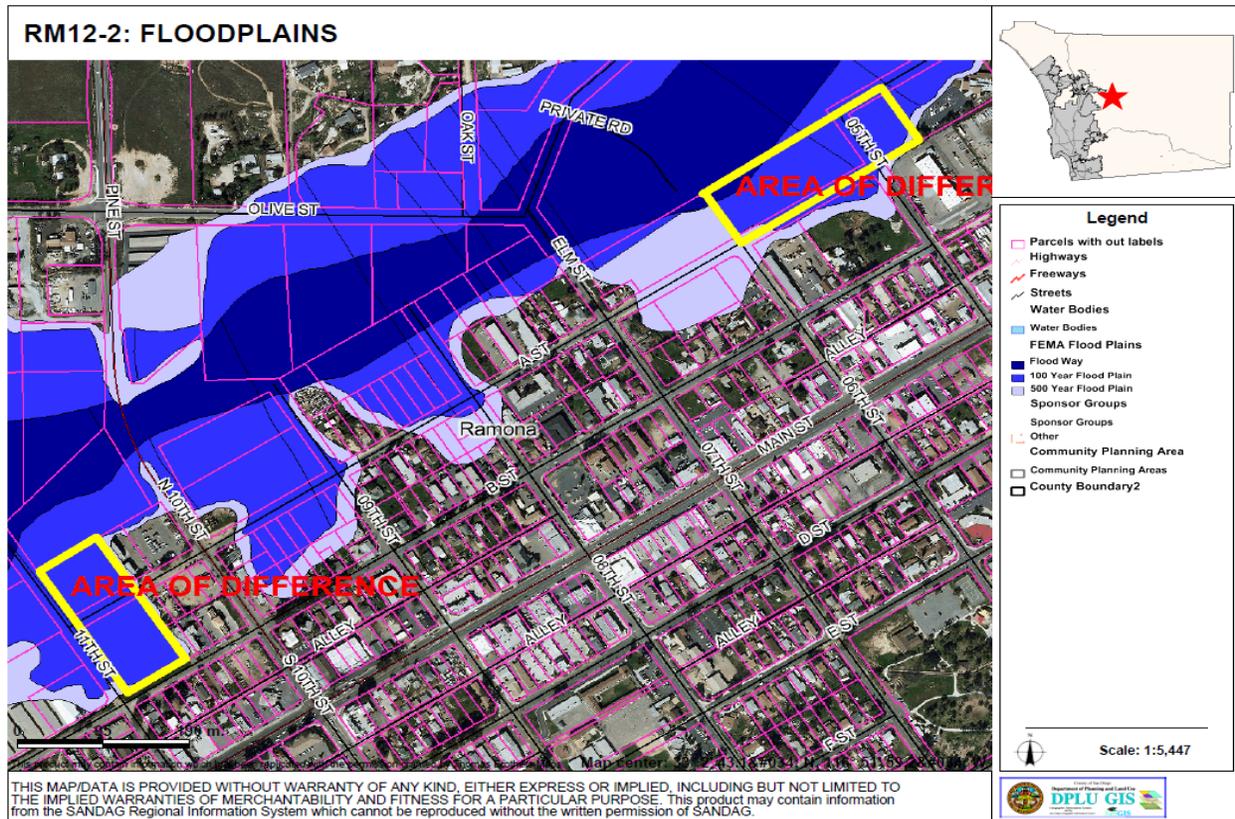
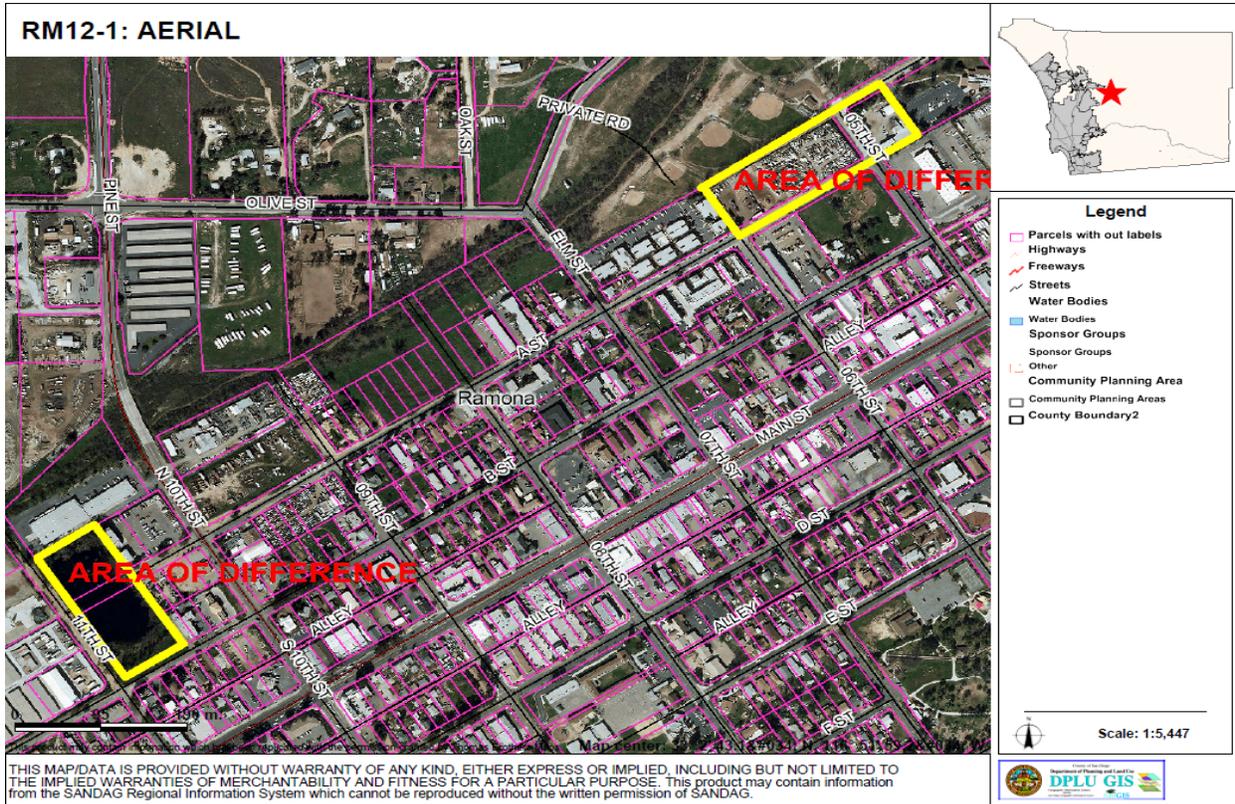
- Two of these parcels to the east consist of a junk yard and another commercial use. These parcels are bounded to the north by athletic ball fields and commercial/residential development; bounded to the west by residential development and athletic ball fields; bounded to the south by A Street and 6th Street along with commercial development, and bounded to the east by 5th Street, Aqua Lane, and commercial development.
- The other two parcels to the west are undeveloped and are bounded by 11th 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. These parcels are generally surrounded by commercial and residential uses and are constrained by floodplains and wetlands.

Discussion — The Proposed Project (Referral Map) assigns a Rural Commercial designation; however, the Ramona Community Planning Group recommended the VR-20 designation to provide the opportunity for a large commercial development on the property referenced as AOD RM10. Therefore, when considering both proposed changes collectively, no additional impacts would result.

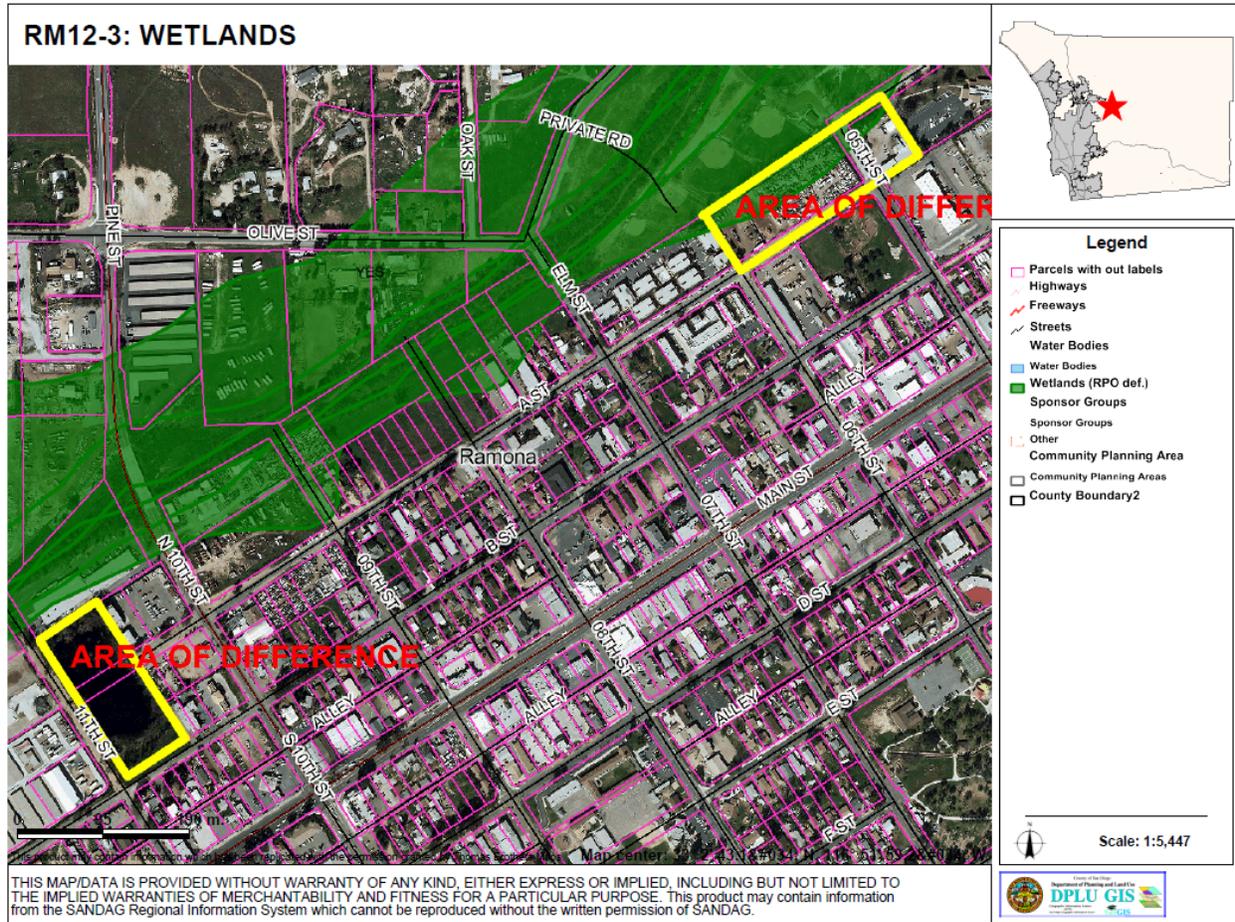
Environmental Review — Under the Recommended Project, the land use change for this AOD is being proposed in conjunction with AOD RM10, where one AOD is being changed from Village Residential to a General Commercial use and the other from a General Commercial to a Village Residential use. Therefore, any additional impacts would balance each other out. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

[See also RM10.]

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM13: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</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	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		<u>Referral Map:</u> SR-2 <u>Hybrid:</u> SR-2 <u>Draft Land Use:</u> SR-2 <u>Environmentally Superior:</u> SR-2 <u>Recommended Project:</u> Office Professional

Property Owner Request

Context — Consists of three parcels (1.5 acres) developed with a medical office building (see Figure RM13-1). The parcels are bounded to the south by State Route 79 and to the north and east by Earllham Street. The parcels are generally surrounded by rural residential development with Ramona Municipal Water District offices located to the northeast and the Ramona town center to the west. There are no key constraints on the subject parcels.

Discussion — The Recommended Project would assign an Office Professional designation consistent with the existing development. The Ramona Community Planning Group recommended the Office Professional designation, consistent with Recommended Project.

Environmental Review — Although the Office Professional designation is more intensive than the SR-2 designation assigned by the Proposed Project (Referral Map), due to setbacks and existing development there is little potential for additional development on the site. Therefore, the Office Professional designation would result in little to no additional impacts. Therefore, the Recommended Project would have no new significant impacts from those analyzed in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM16: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Greg Hagart; Gildred Companies	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> RL-40
<u>Location/Description:</u> <ul style="list-style-type: none"> • 53.11 acres (1 parcel) • Inside CWA boundary • Northwestern edge of Ramona CPA off of Highland Valley Road 	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
	Habitat Value	○ <u>Recommended Project:</u> SR-10
	Agricultural Lands	◐
<u>Existing General Plan:</u> (18) 1 du/4,8,20 ac		

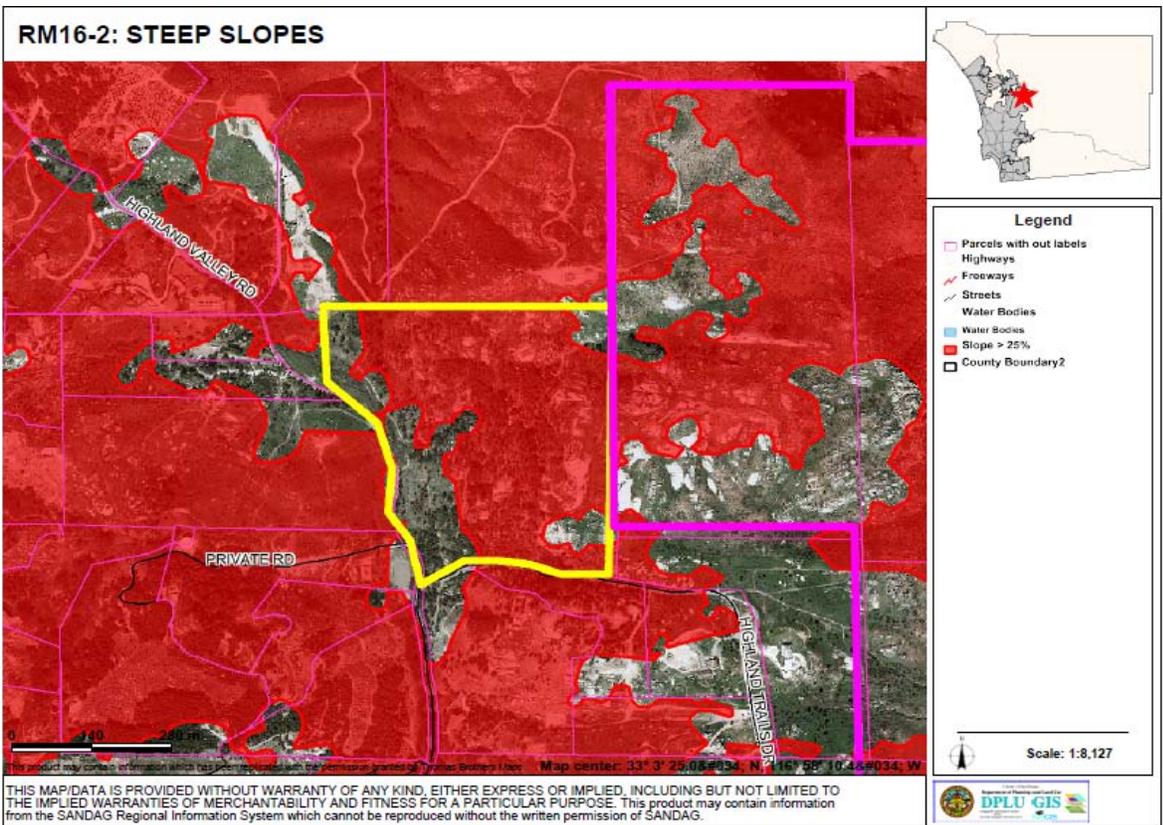
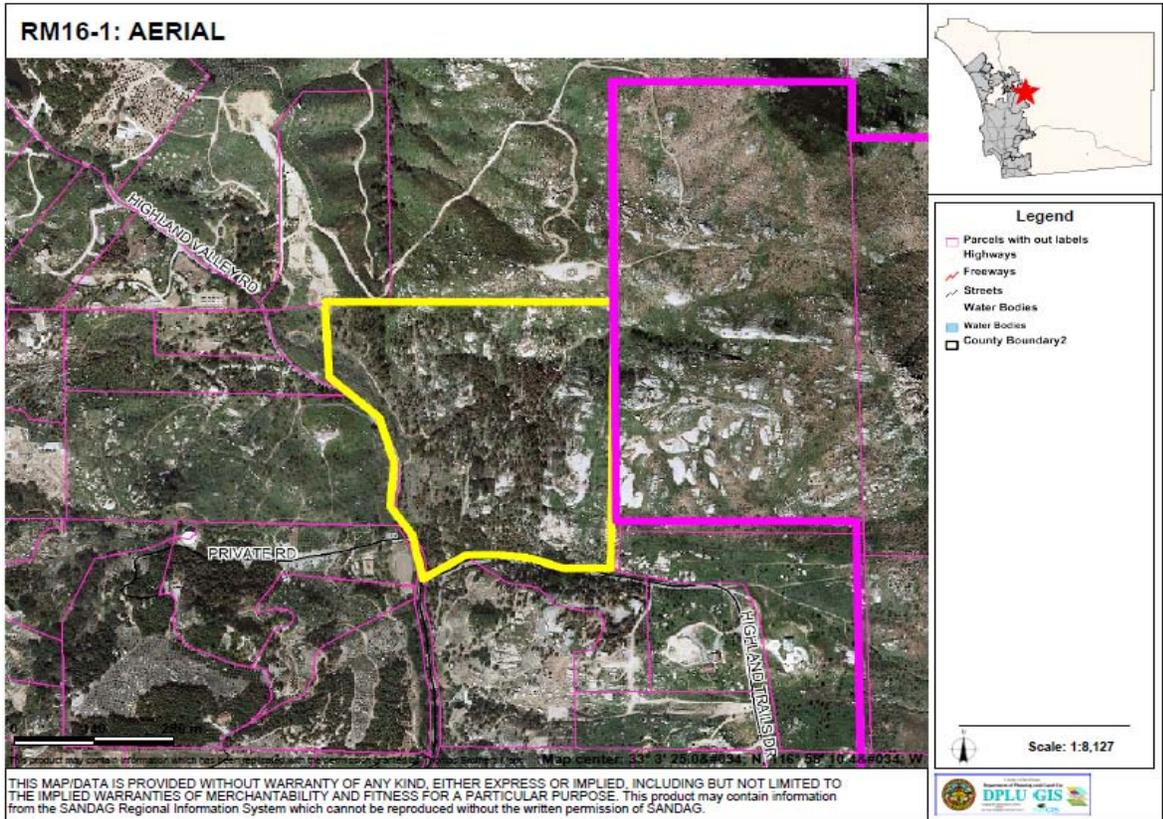
Property Owner Request

Context — The site is undeveloped (Figure RM16-1) and is constrained by steep slopes (Figure RM16-2) and agricultural lands (Figure RM16-3). It is adjacent to recently acquired conservation lands to the east and estate lots to the south and west.

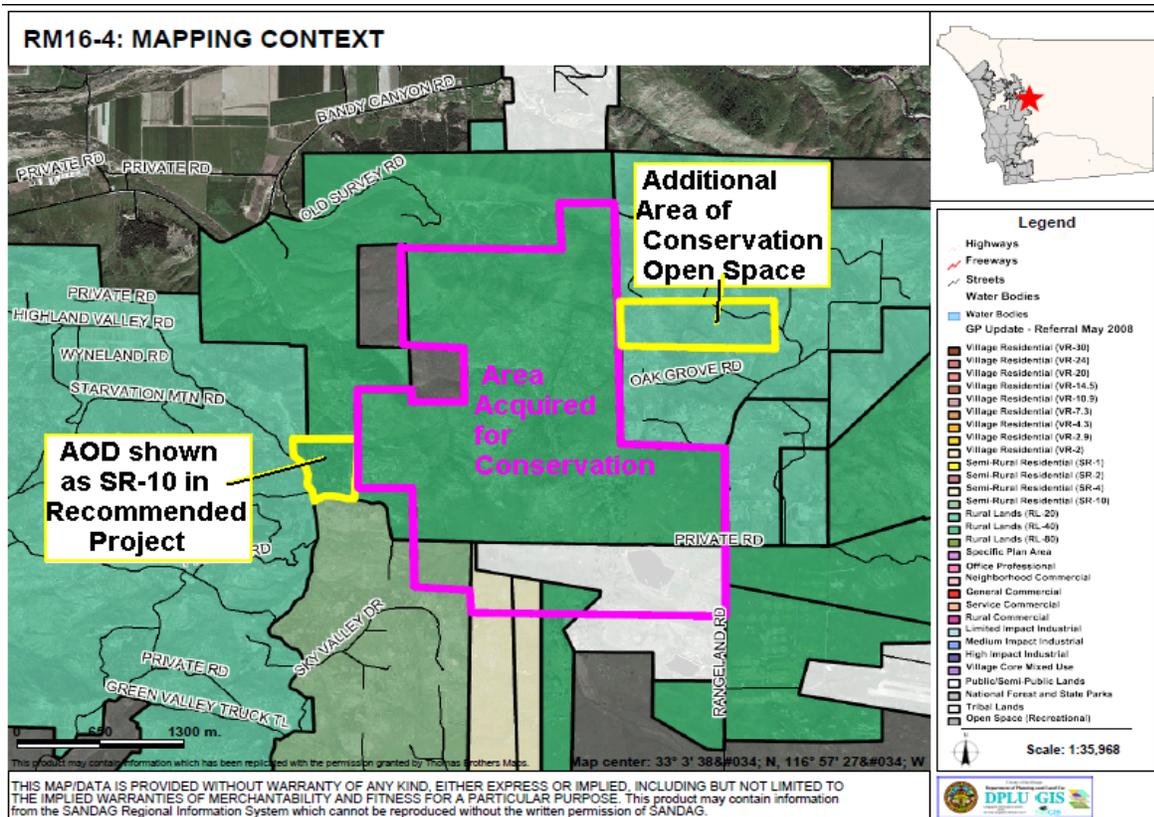
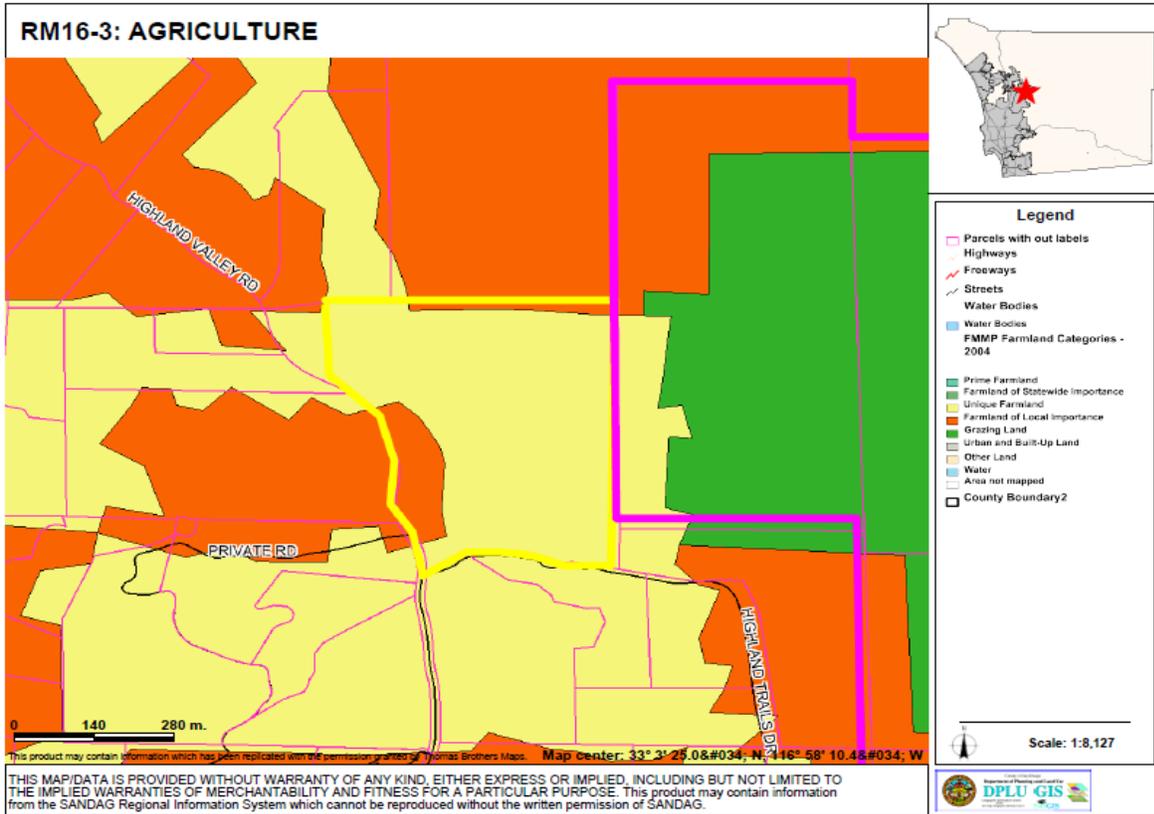
Discussion — This AOD has an active Tentative Parcel Map (TPM 21176) to subdivide 53 acres into four lots. This property is part of a larger area that had a single owner. Under the Proposed Project (Referral Map), the entire property was evaluated as RL-40. The County of San Diego recently acquired the majority of the ownership for conservation (see Figure RM16-4 below). As a result, SR-10 can be accommodated in the Recommended Project because the overall development potential for the area has been substantially reduced. This is consistent with the assumption that the development potential would have been clustered towards the edge of the ownership (such as this AOD location) in accordance with the General Plan Update guiding principles. The Ramona Community Planning Group also recommends the SR-10 designation, consistent with the Recommended Project.

Environmental Review — While the impacts associated with this AOD would be greater under the Recommended Project when compared to the Proposed Project due to a density increase from Rural Lands 40 to Semi-Rural 10; there is an decrease in the amount of overall impacts. This is due to all the land in this area that has recently transferred from private to public ownership and is being preserved as Open Space Conservation lands. The net result is an actual decrease in development potential for the area. Therefore, the Recommended Project would have no new impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

RM24: Site Analysis

RAMONA

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Public agency land transferred to private ownership <u>Location/Description:</u> <ul style="list-style-type: none"> • 1.81 acres (2 parcels) • Inside CWA boundary • Oakley Place, north of San Vicente Road. <u>Existing General Plan:</u> (3) 2 du/ac	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Public/Semi-Public	
	Steep Slope (greater than 25%)	○	<u>Hybrid:</u> Public/Semi-Public
	Floodplain	○	<u>Draft Land Use:</u> Public/Semi-Public
	Wetlands (also Vernal Pools)	○	<u>Environmentally Superior:</u> Public/Semi-Public
	Habitat Value	○	<u>Recommended Project:</u> VR-2
	Agricultural Lands	○	

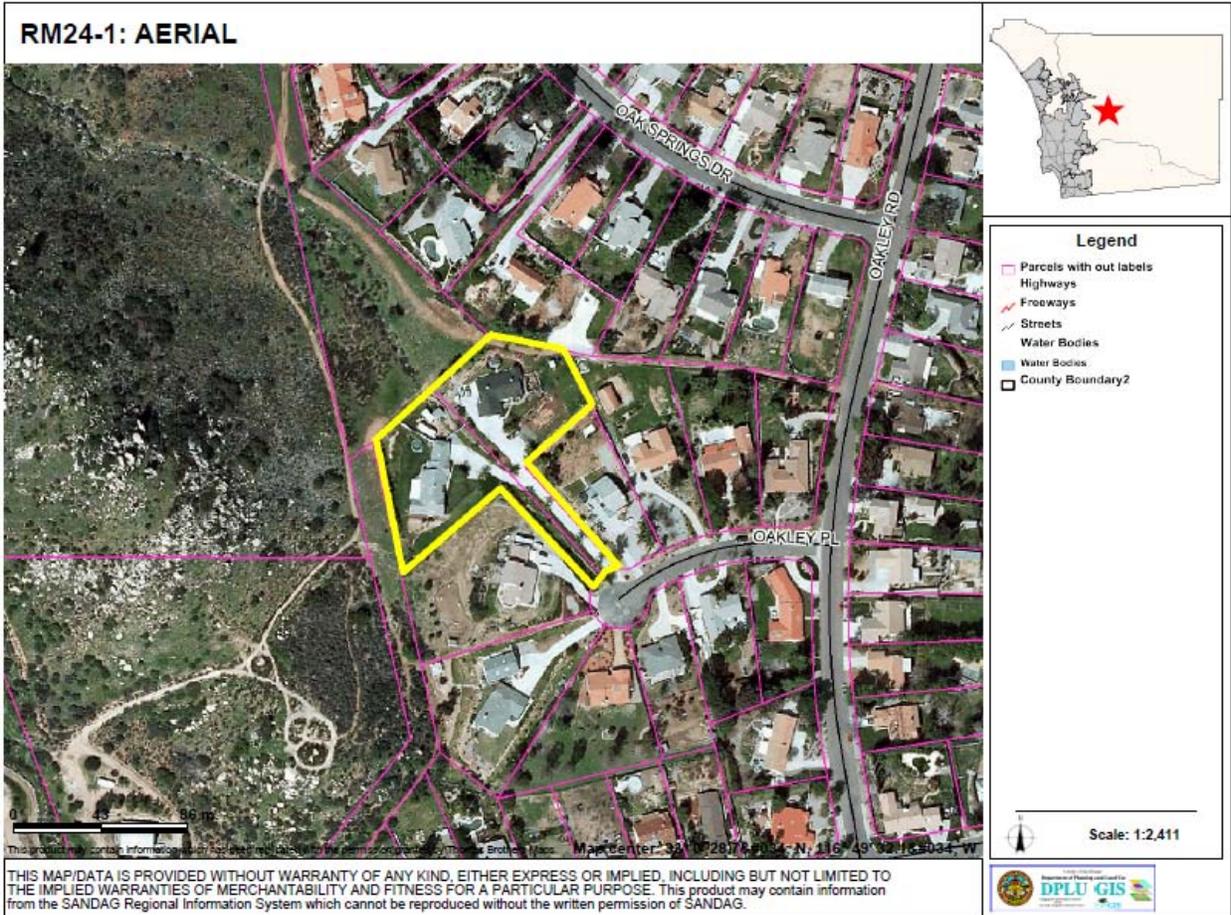
Change From Public to Private Ownership

Context — This AOD is developed with two single family residences and is adjacent to developed lots less than one acre in size to the east and undeveloped land to the west.

Discussion — This AOD is the result of a transfer of ownership from public to private land. Each parcel is less than one acre in size and is already developed. Therefore, further subdivision would not occur under the VR-2 designation with the Recommended Project.

Environmental Review — While the Recommended Project would change the development potential for this AOD when compared to the Proposed Project, the site is already fully developed at the density allowed by the Recommended Project and existing development was analyzed by the Proposed Project EIR. Therefore, the Recommended Project would not result in additional impacts that were not analyzed by the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD5A: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Ginger Perkins	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> SR-4
<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 	Steep Slope (greater than 25%)	◐
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	●
<u>Existing General Plan:</u> (17) Estate Residential	Agricultural Lands	○
		<u>Hybrid:</u> SR-10
		<u>Draft Land Use:</u> RL-20
		<u>Environmentally Superior:</u> RL-20
		<u>Recommended Project:</u> SR-2

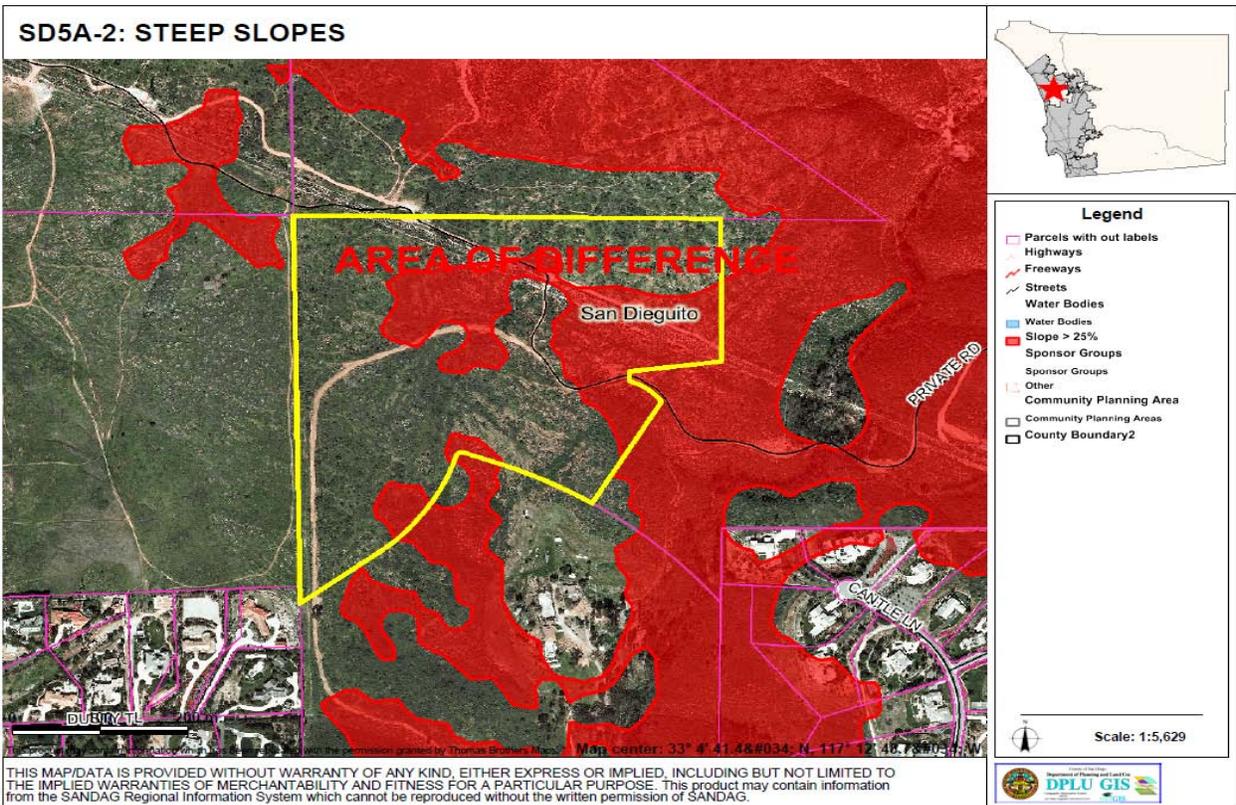
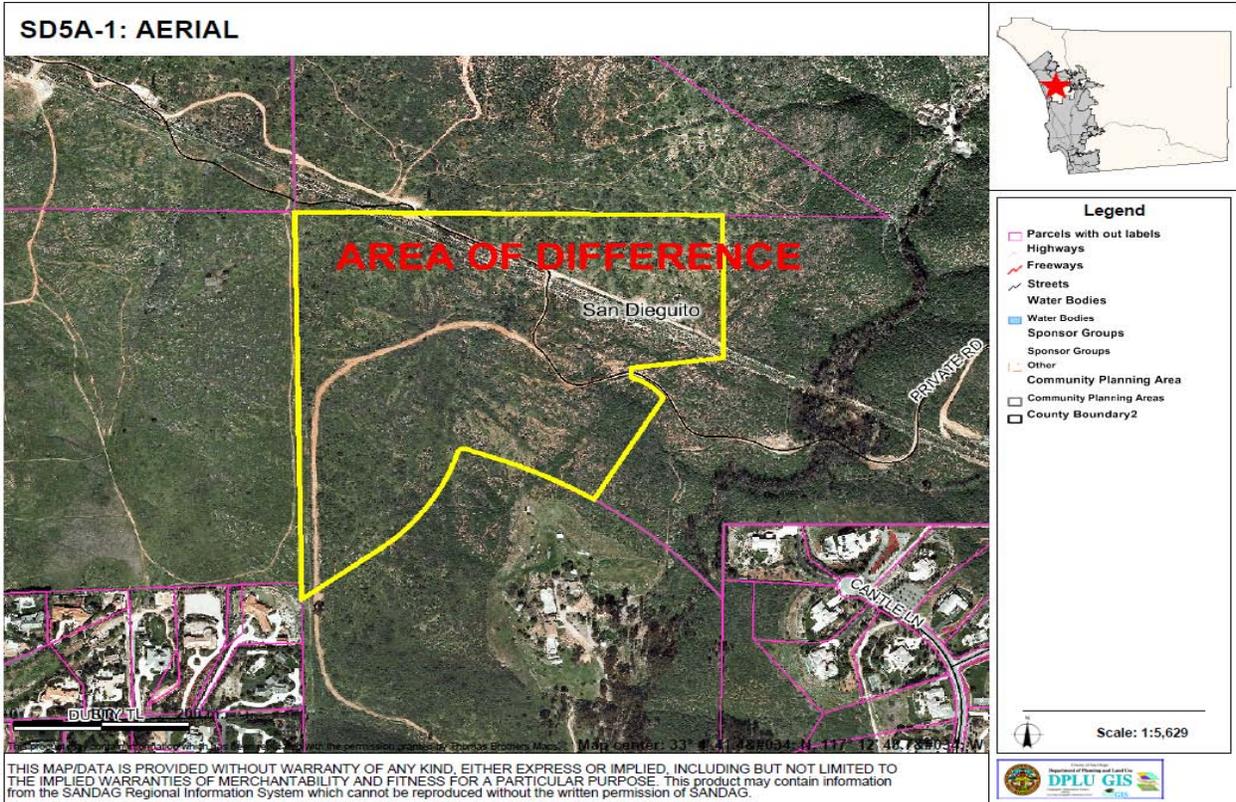
Property Owner Request

Context — The AOD 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. 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.

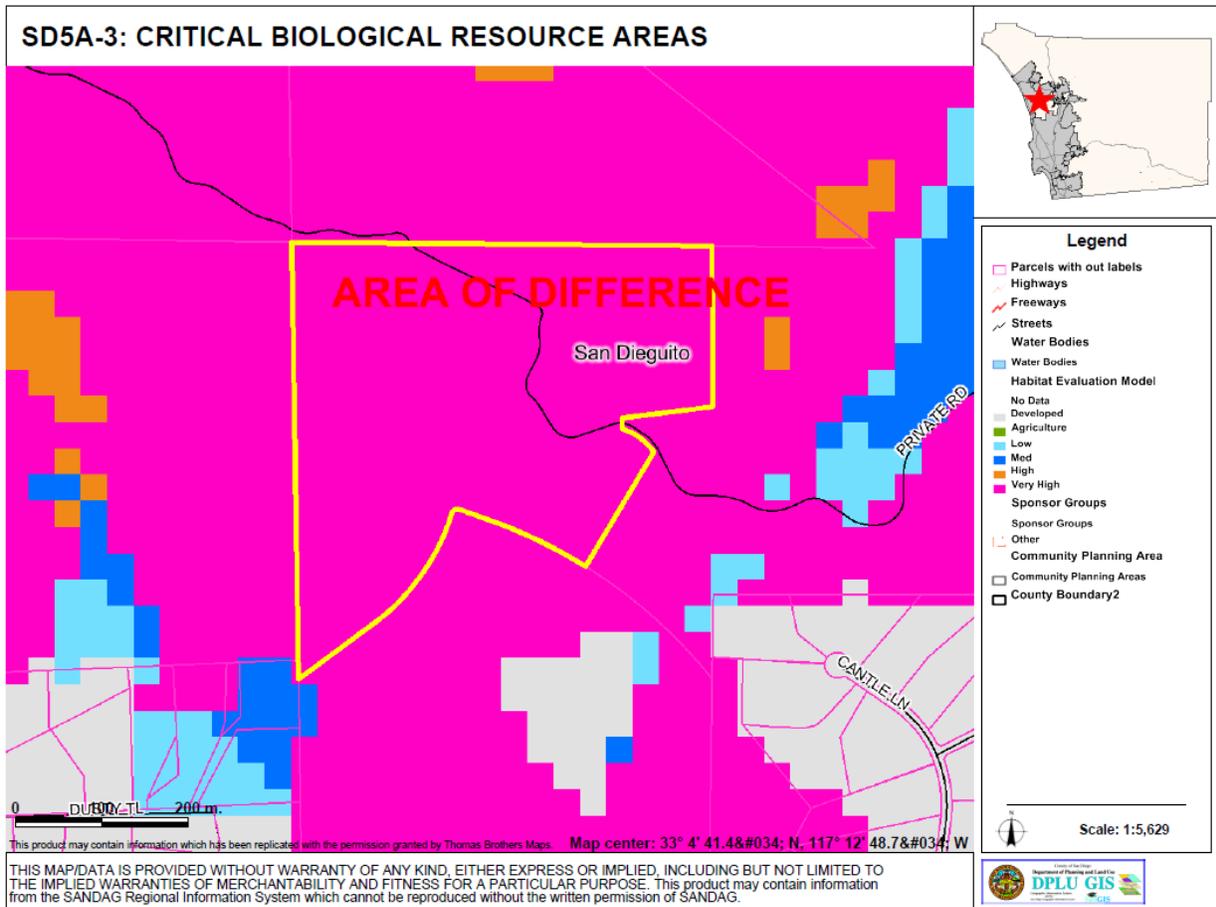
Discussion — This AOD is located in an island adjacent to three different cities. This is the more urbanized portion of the County and it would be consistent with the Guiding Principles to take on more development in this area.

Environmental Review — Although the change in designation from SR-4 to SR-2 under the Recommended Project would allow additional subdivision of this parcel, the Recommended Project still has fewer overall impacts than the Proposed Project (Referral Map) in this area. This is because the Recommended Project has also been revised to reflect that much of the surrounding properties have been converted to conservation open space lands. Therefore, the Recommended Project would not result in additional impacts that were not analyzed by the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD7 & SD23: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Randy Coopersmith / Ted Shaw and additional area of change <u>Location/Description:</u> <ul style="list-style-type: none"> • 117 acres (5 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> (18) 1 du/4,8,20 ac	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> VR-2/SR-2	
	Steep Slope (greater than 25%)	●	<u>Hybrid:</u> SR-2 / RL-20
	Floodplain	○	<u>Draft Land Use:</u> SR-2 / SR-4 / RL-20
	Wetlands (also Vernal Pools)	○	<u>Environmentally Superior:</u> SR-2 / SR-4 / RL-20
	Habitat Value	●	<u>Recommended Project:</u> SR-0.5
	Agricultural Lands	◐	

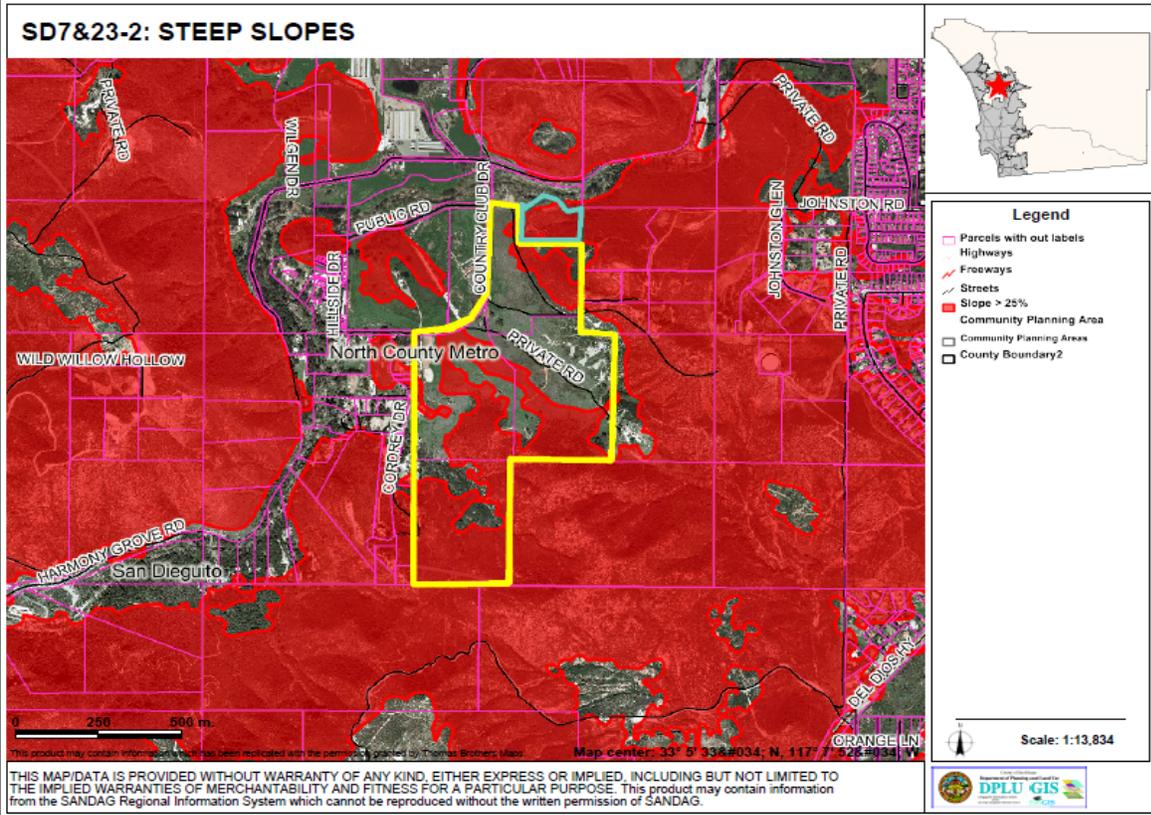
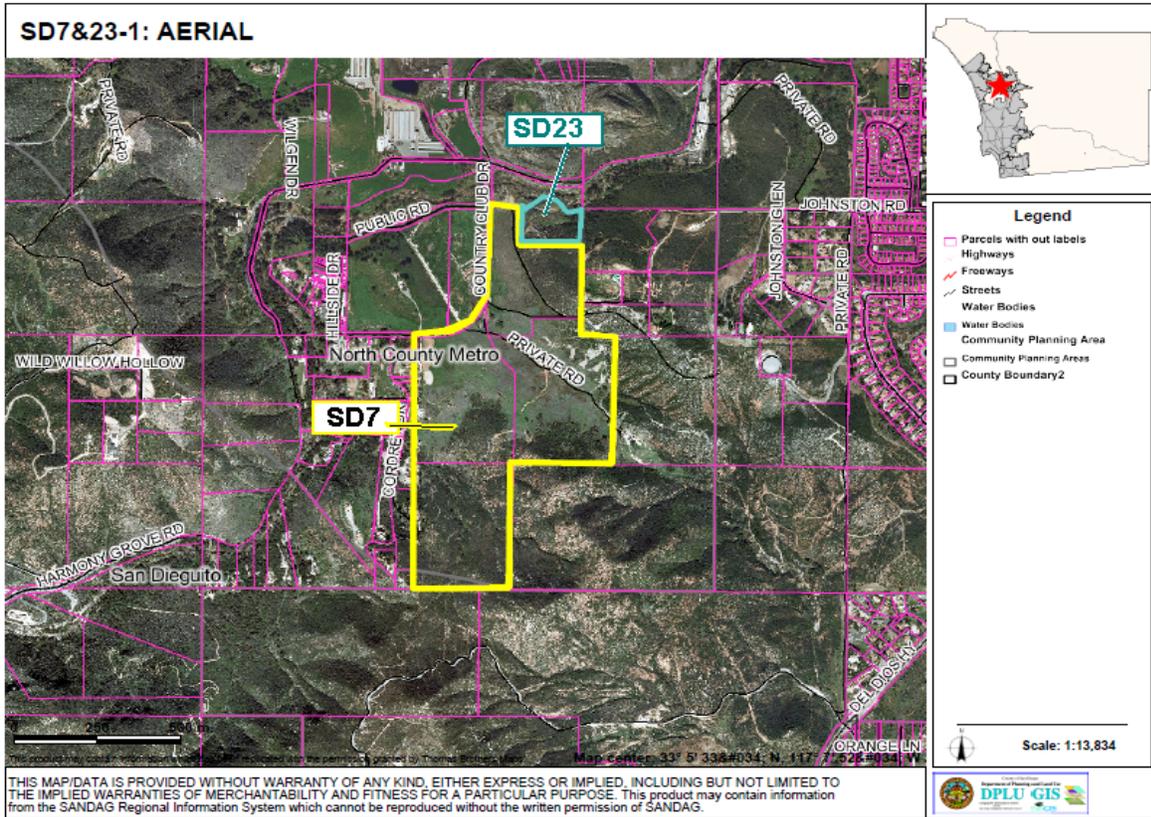
Property Owner Request / Additional Area of Change

Context — This AOD, located southeast of the Harmony Grove Specific Plan Area in the San Dieguito Community Planning Area, is undeveloped and is constrained by steep slopes and high value habitat.

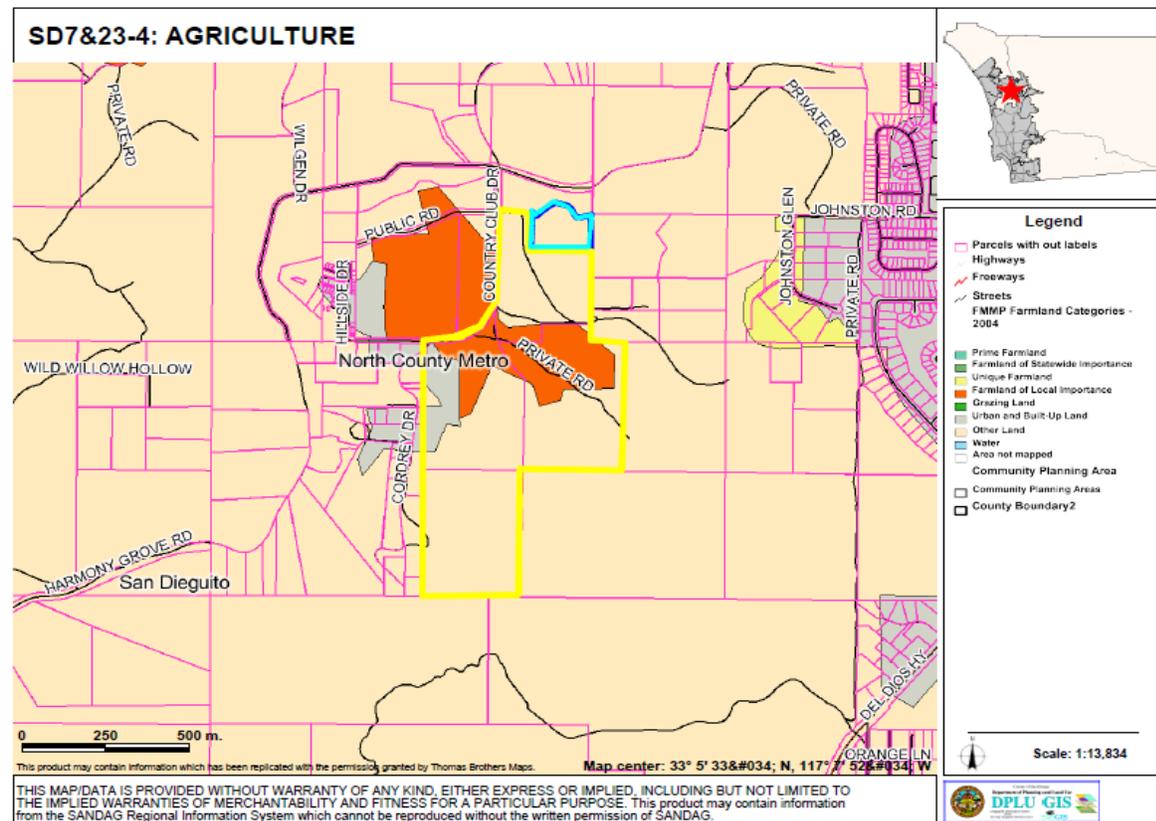
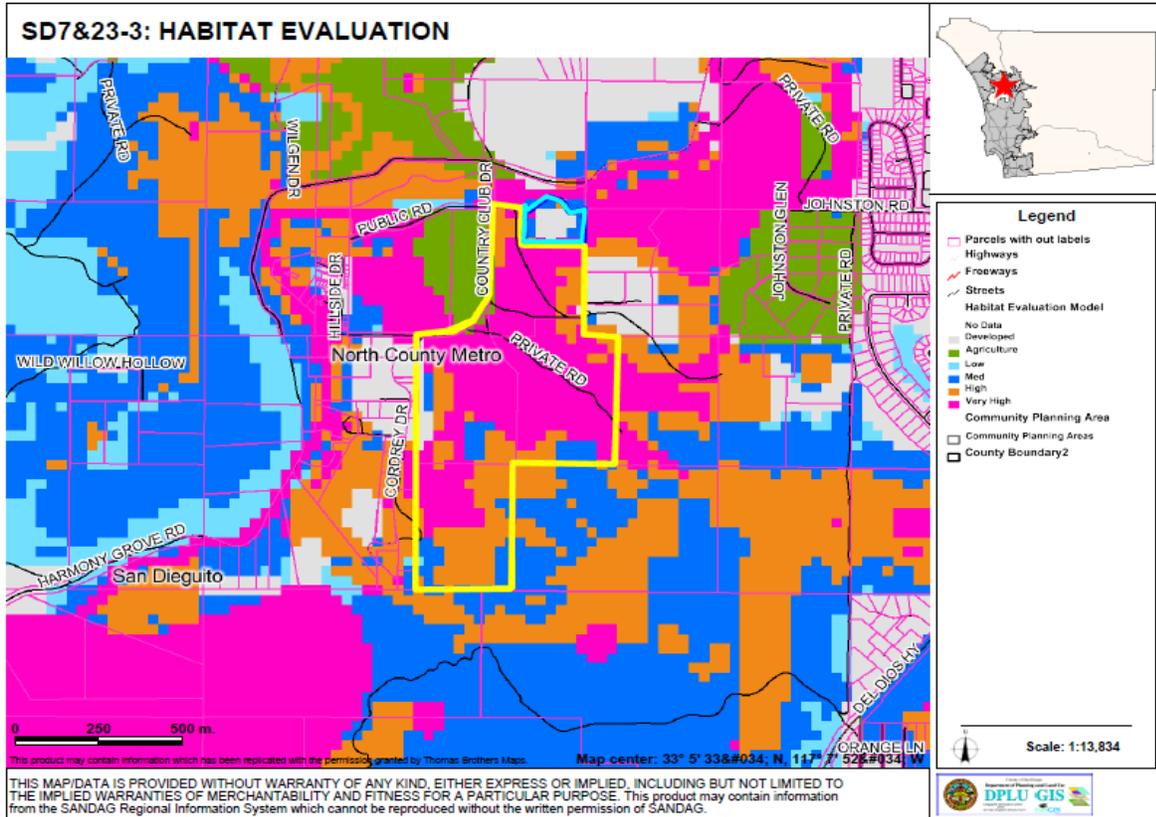
Discussion — The majority of this AOD was designated as VR-2 under the Referral Map/Proposed Project (see Figure SD7&23-5 below). A small area at the southern end was designated as RL-20 and the area shown as SD23 (5.2 acres) was designated as SR-2. For those small areas, the SR-0.5 shown on the Recommended Project would be potentially more impactful. However, the Recommended Project would result in substantially less impacts for this AOD overall when compared to the Proposed Project. Given the slope-dependent density under the Semi-Rural Designation, it is estimated that the Recommended Project would result in at least 30 fewer residential units for this AOD.

Environmental Review — The development potential for this AOD is less under the Recommended Project than under the Proposed Project. Therefore, the Recommended Project would not result in additional impacts that were not analyzed by the EIR for the Project.

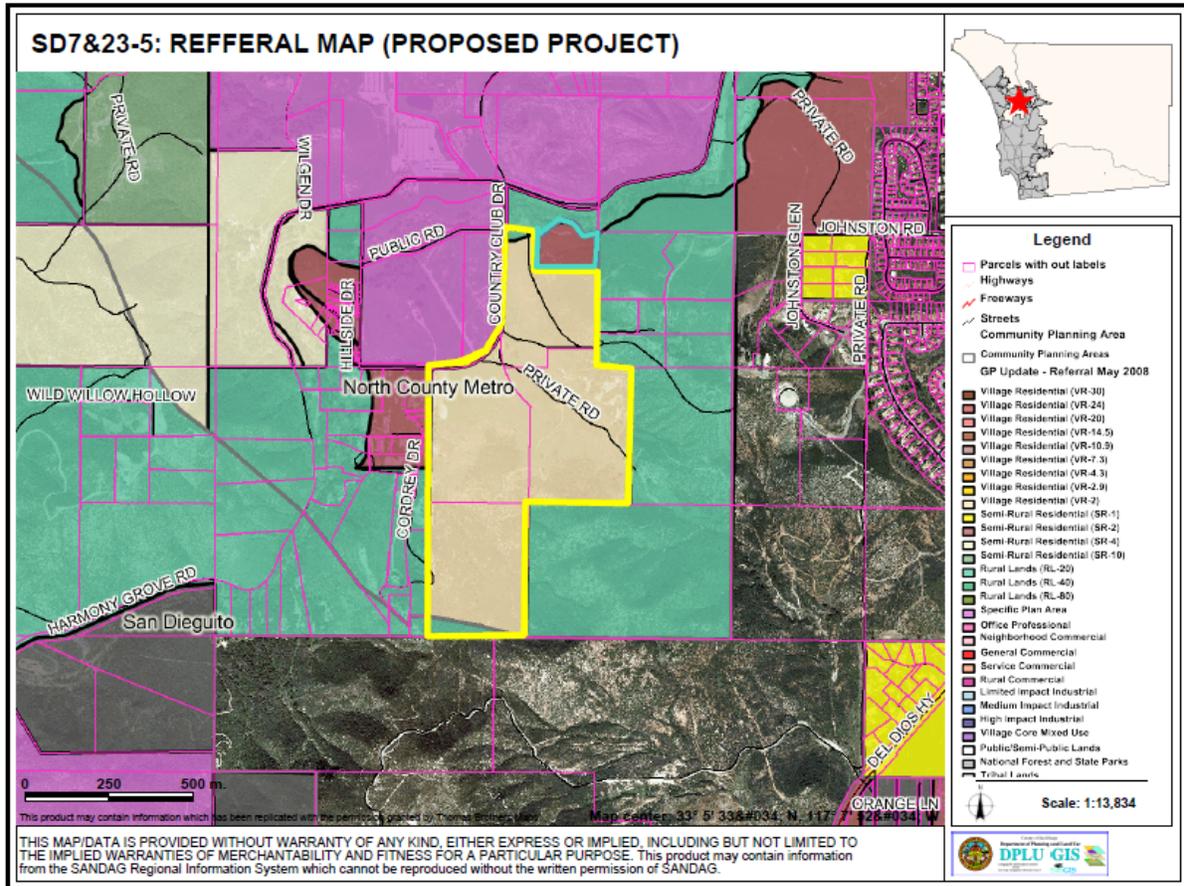
Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD12: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives
<p><u>Name of AOD:</u> Detwiler & Oak Rose TM</p> <p><u>Location/Description:</u></p> <ul style="list-style-type: none"> • 108-acre area (14 parcels) • Inside CWA boundary • Unincorporated island in the San Dieguito CPA adjacent to cities of Carlsbad, Encinitas, and San Marcos <p><u>Existing General Plan:</u> (17) Estate Residential/ (18) Multiple Rural Use</p>	<p><u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none</p>	
	Steep Slope (greater than 25%)	◐
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	◐
	Agricultural Lands	○
		<p><u>Referral Map:</u> SR-4</p> <p><u>Hybrid:</u> SR-4</p> <p><u>Draft Land Use:</u> SR-4</p> <p><u>Environmentally Superior:</u> SR-4</p> <p><u>Recommended Project:</u> SR-2</p>

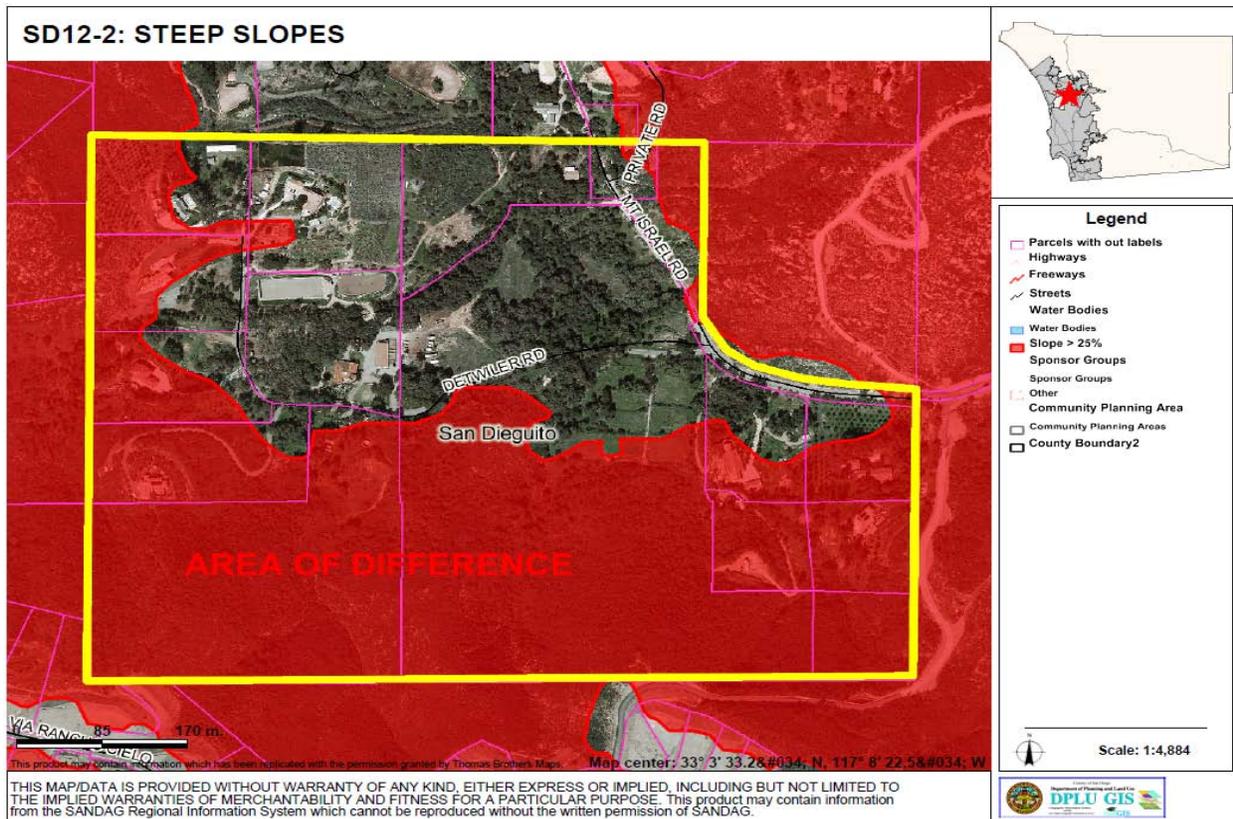
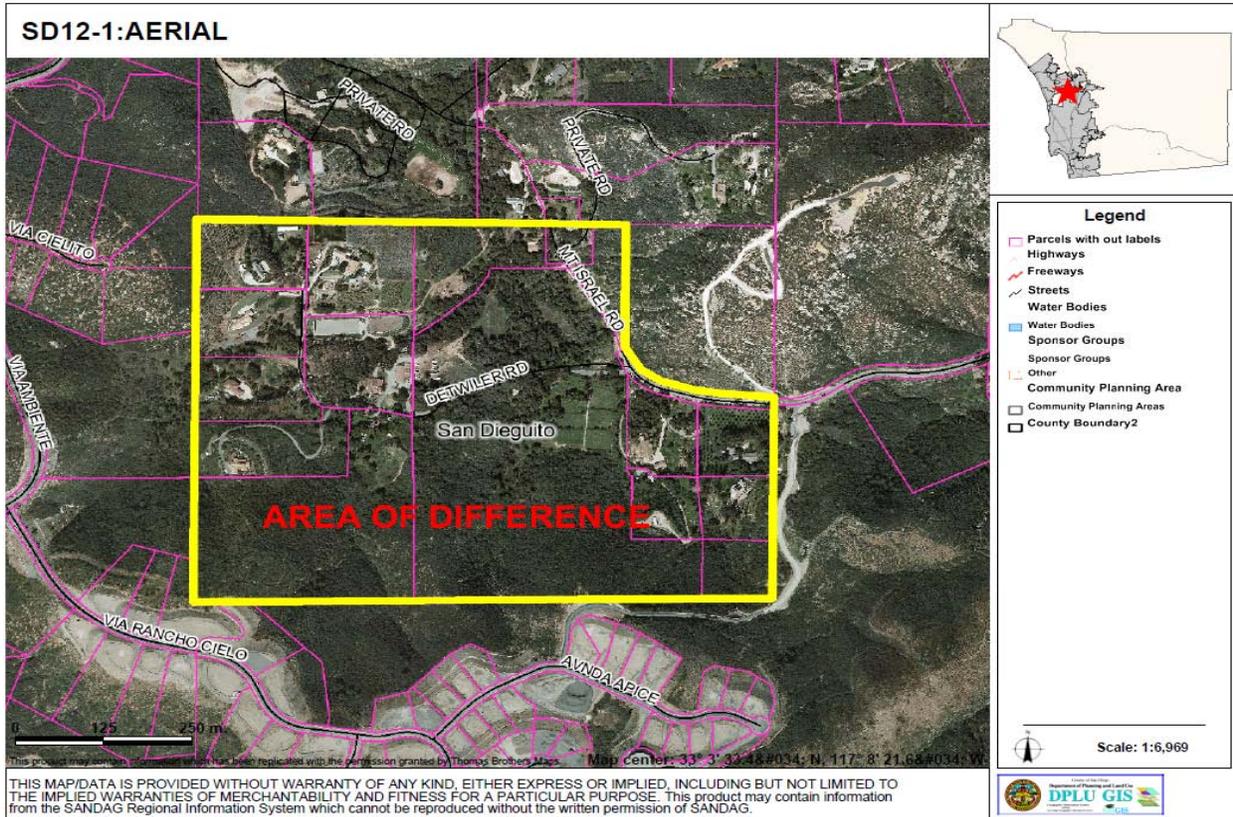
Property Owner Request

Context — This AOD 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. 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.

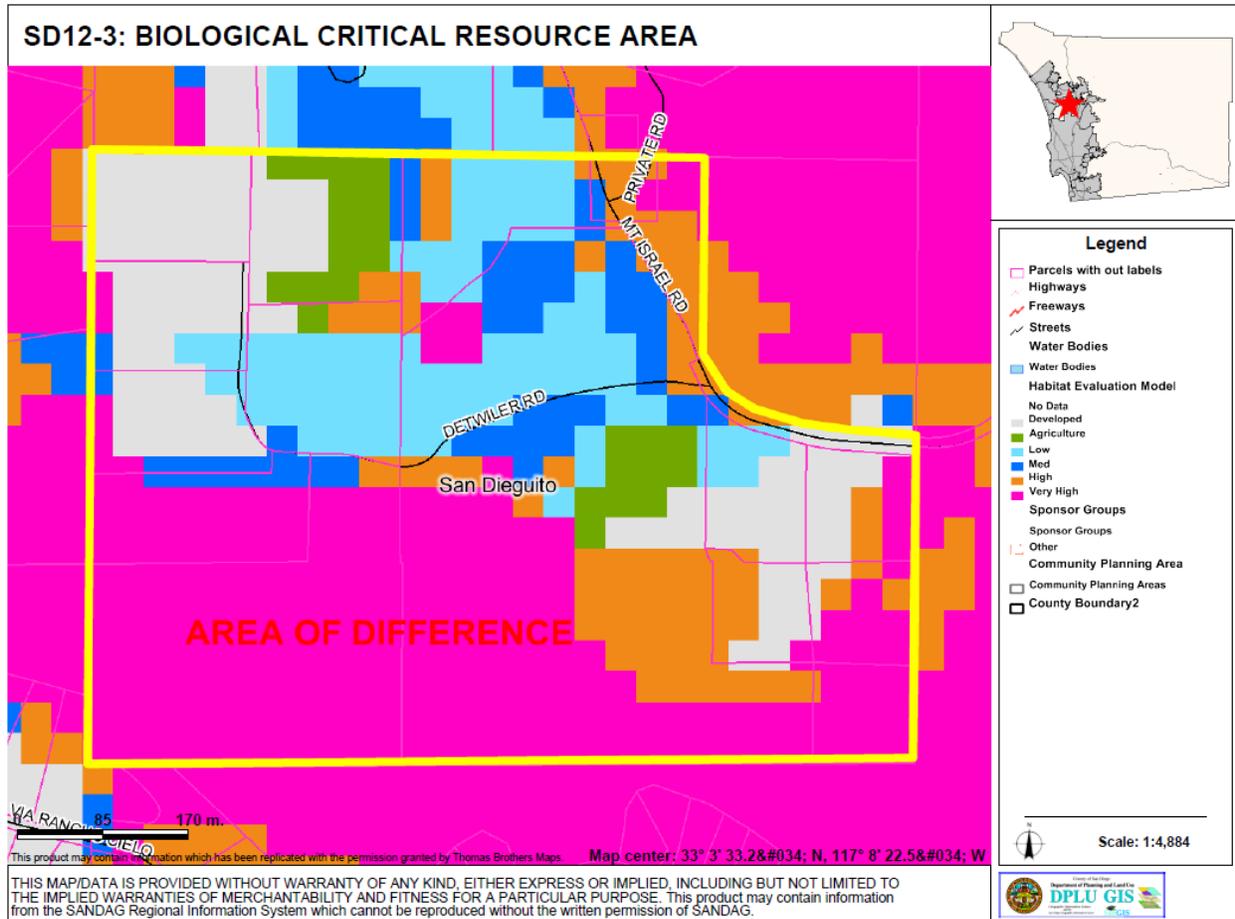
Discussion — The Recommended Project would reflect an approved Tentative Map (TM) by applying a designation of SR-2. When compared to the Proposed Project (Referral Map) designation of SR-4 this may result in some minimal additional development potential on some adjoining parcels. Due to existing parcelization and steep slope constraints, the additional lots that could be subdivided based on the Recommended Project would be minimal when compared to the Proposed Project. Although there will be additional impacts due to these potential additional lots, the Recommended Project will still result in fewer overall impacts than the Proposed Project.

Environmental Review — Most of the increased development potential that the Recommended Project would have over the Proposed Project is based on an approved TM; however, the Semi-Rural 2 designation assigned to the Recommended Project on adjacent properties would result in a minimal increase in overall development potential.. Therefore, the Recommended Project would have some minimal additional impacts that were not analyzed by the EIR for the Project. However, the Recommended Project still would have less overall impacts when compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD13: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</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
	Habitat Value	○	<u>Recommended Project:</u> VR-20, VR-15, VR-10.9, VR-7.3, General Commercial
	Agricultural Lands	○	

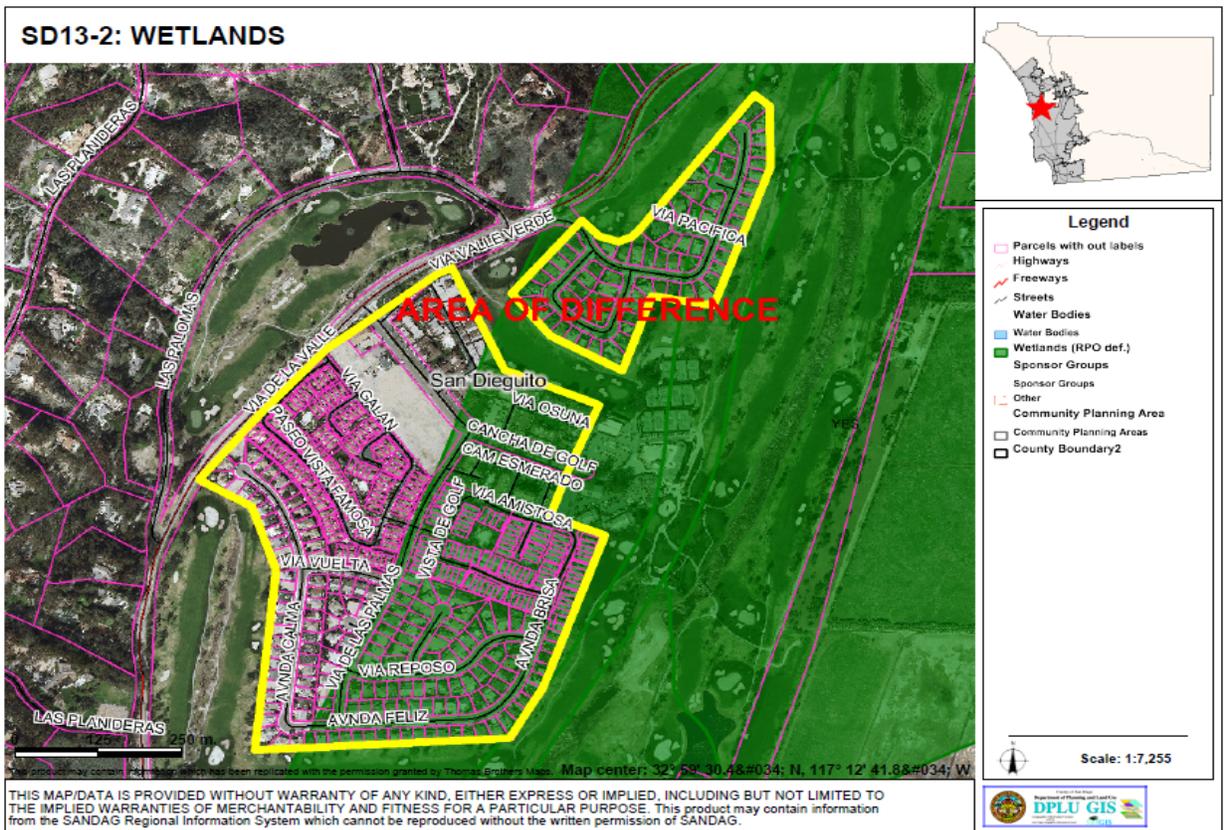
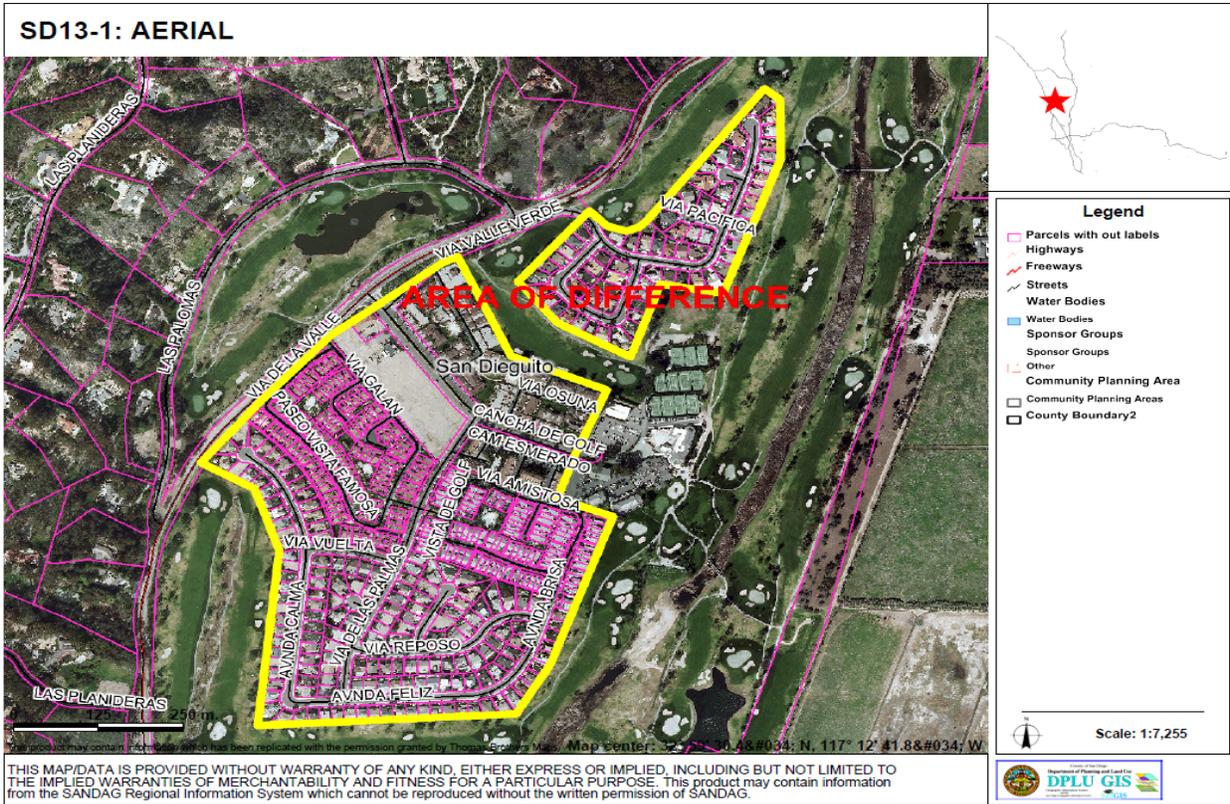
Property Owner Request

Context — The AOD consists of over 125 parcels totaling 92 acres in size that are the result of an approved specific plan. 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. 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.

Discussion — The Recommended Project applies land use designations consistent with existing zoning, which also reflects either existing development patterns or an approved project.

Environmental Review — While the designations applied to this AOD by the Recommended Project are more intense than the designations applied to the Proposed Project (Referral Map), they would not result in any further impacts than those that currently existing or would occur as a result of approved future development since the Recommended Project reflects land uses that have already been approved. Therefore, the Recommended Project still would not result in additional impacts that were not analyzed by the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD17: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Wagonhound Land & Livestock West LLC/Willow Creek Ranch <u>Location/Description:</u> <ul style="list-style-type: none"> • 3.5 acres (1 parcel - partial) • Inside CWA boundary • Intersection of Calzada del Bosque and Via de Santa Fe <u>Existing General Plan:</u> (24) Impact Sensitive 1 du/4,8,20 ac	<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
	Habitat Value	○	<u>Recommended Project:</u> SR-2
	Agricultural Lands	○	

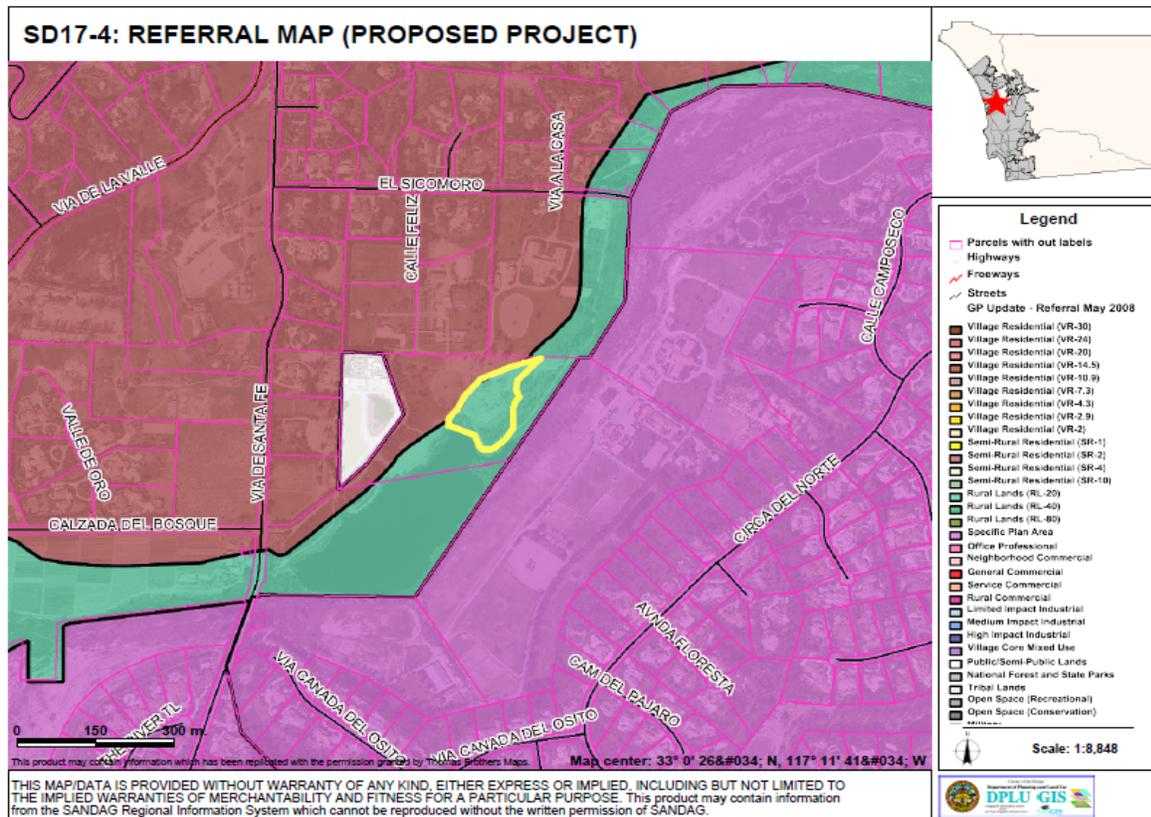
Property Owner Request / Mapping Refinement

Context — This AOD is partially developed and is adjacent to the floodplain of the San Dieguito River.

Discussion — This AOD was designated as RL-20 under the Proposed Project (Referral Map) (see Figure SD17-4 below) due to the FEMA Floodplain mapping. However, most recent information on the floodplain mapping indicated that the boundary of this designation could be refined to allow for 3.5 acres of the SR-2 designation under the Recommended Project. Due to minimum lot sizes, this would only allow one to two additional units; therefore, would result in minimal additional impacts.

Environmental Review — While the Recommended Project would allow an additional two lots than the Proposed Project, this would result in a very minimal overall increase. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD18: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives	
<u>Name of AOD:</u> Larry Mabee (Sam Blick) <u>Location/Description:</u> <ul style="list-style-type: none"> • 5 acres (portions of 3 parcels) • Inside CWA boundary • Intersection of Calzada del Bosque and Via de La Valle <u>Existing General Plan:</u> (17) 1 du/2, 4 ac (24) Impact Sensitive 1 du/4,8,20 ac	<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
	Habitat Value	◐	<u>Recommended Project:</u> SR-2
Agricultural Lands	◐		

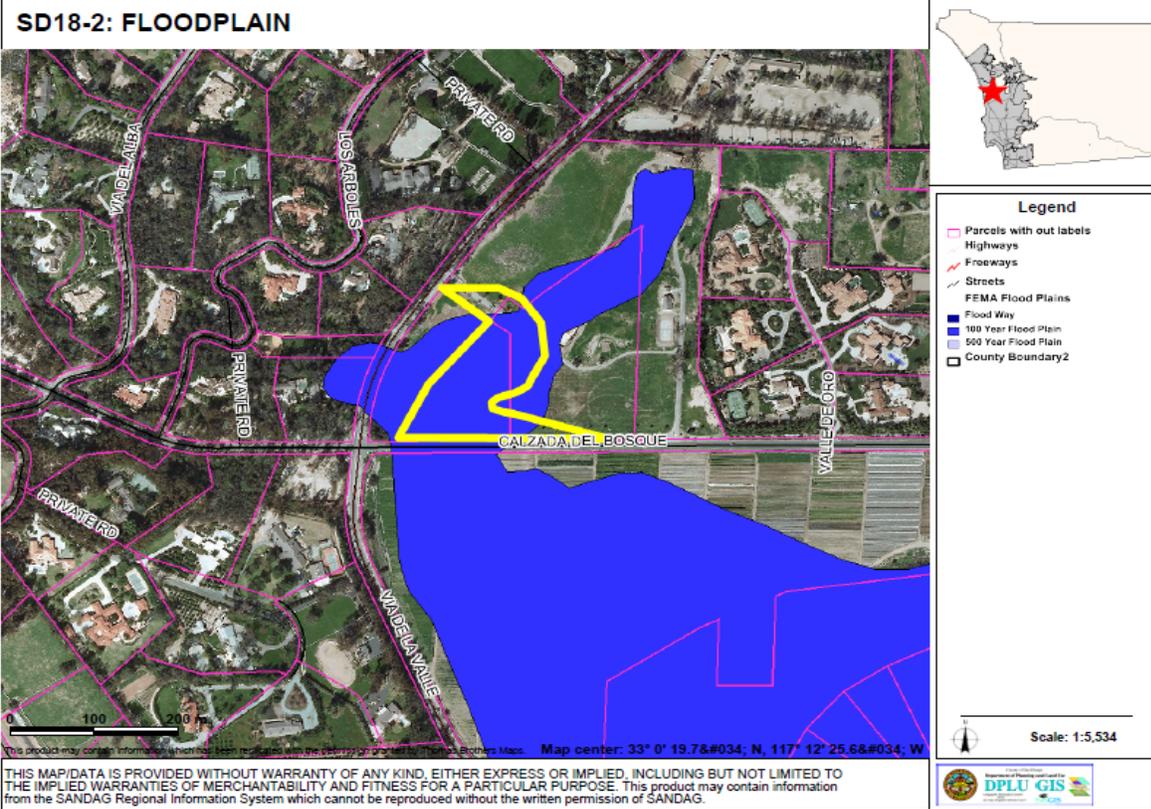
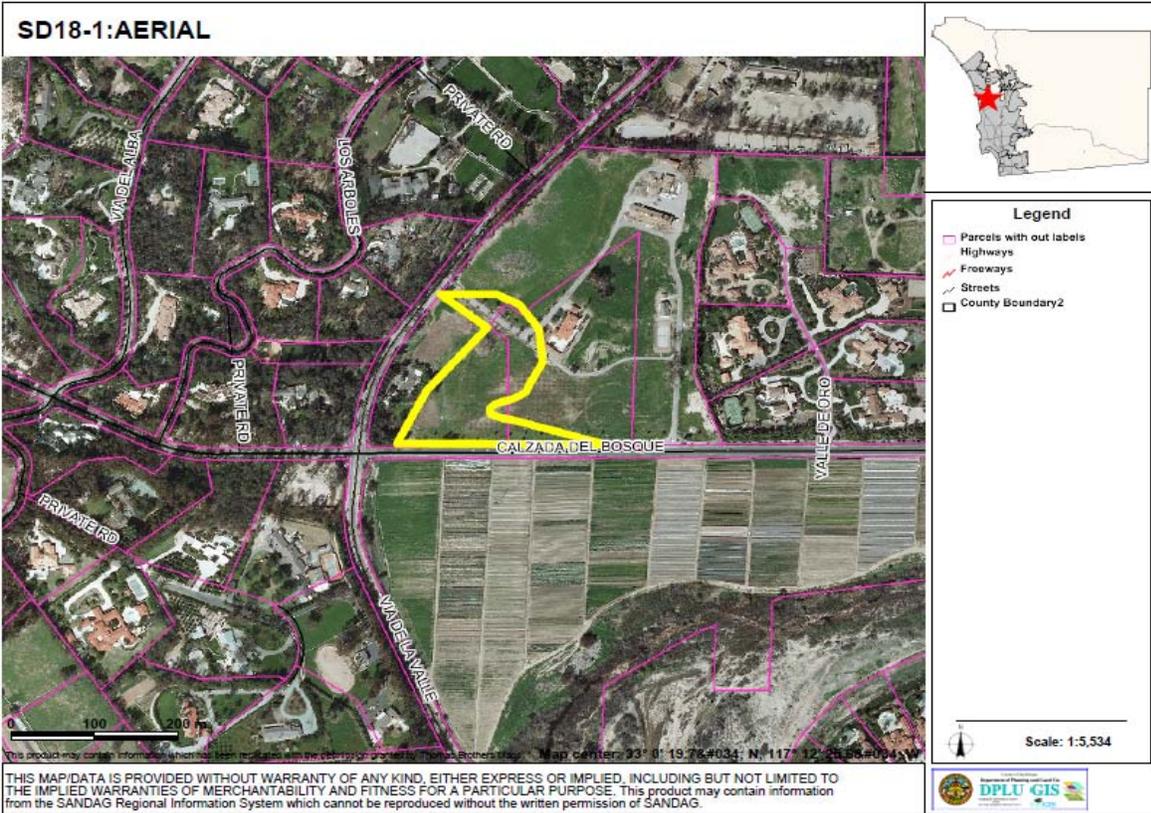
Property Owner Request

Context — This AOD is undeveloped grassland adjacent to estate development and agriculture and the San Dieguito River floodplain. The property, like SD19 is likely located outside the wetland and floodway, since it is across the street from the watercourse.

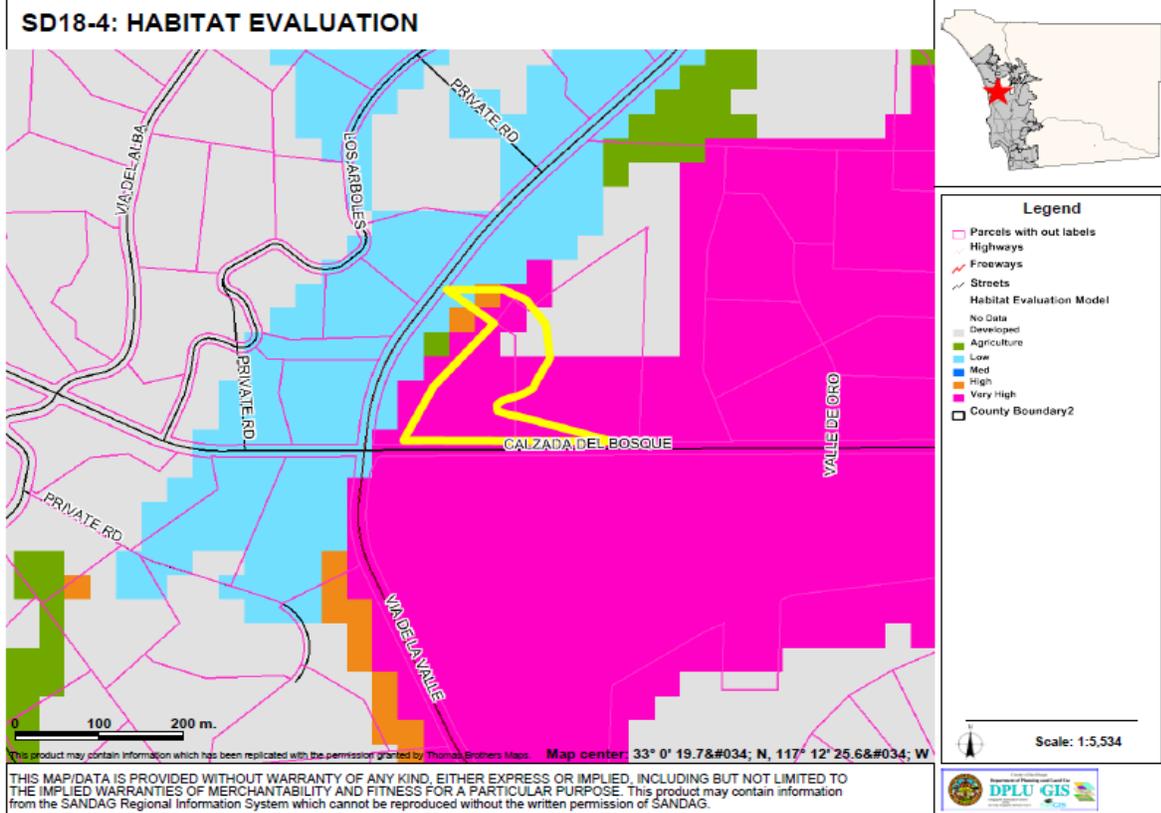
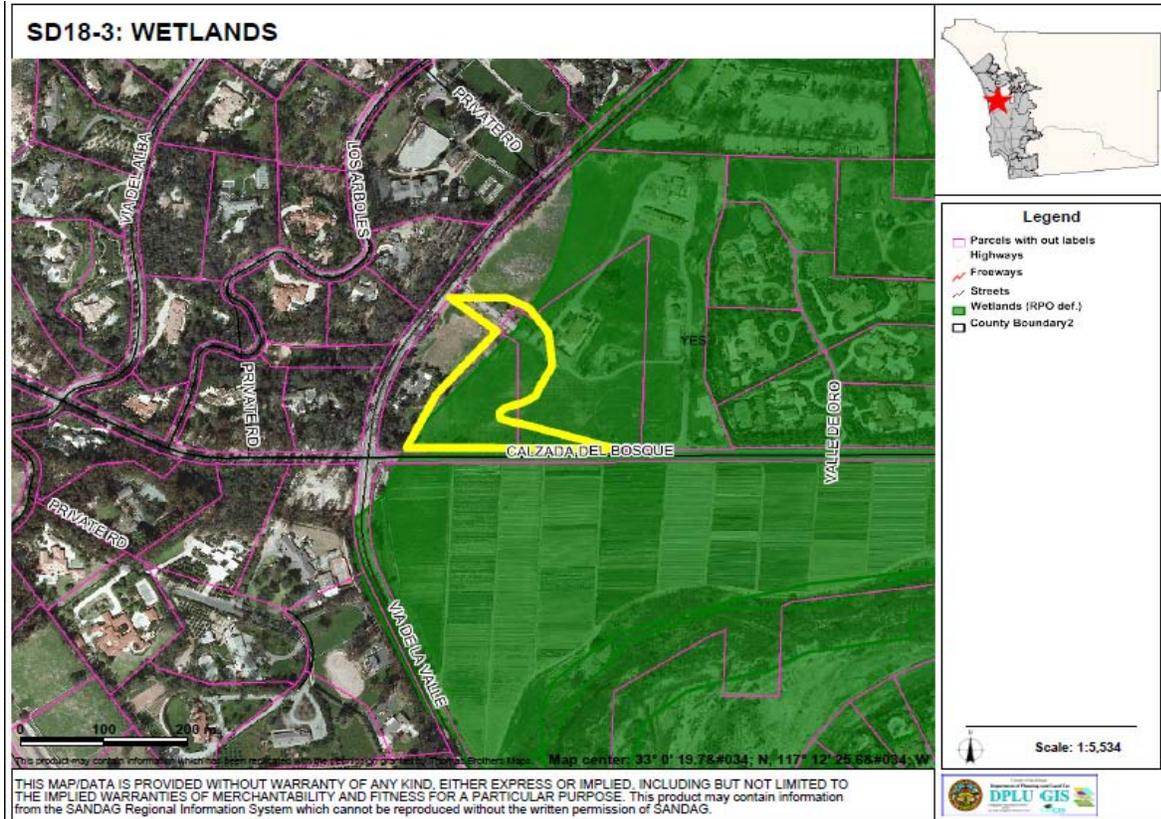
Discussion — This AOD was designated as RL-20 under the Referral Map/Proposed Project (see Figure SD18-6 below) due to the wetlands and FEMA floodplain mapping. However, since the watercourse is across the street from the site, it likely does not affect the property. Therefore, a designation of SR-2 has been applied under the Recommended Project. The two parcels falling within this designation are both less than three acres, and would not be able to subdivide under either the Proposed Project (Referral Map) or the Recommended Project, therefore, there would only be minimal to no increased impacts associated with the designation applied under the Recommended Project.

Environmental Review — Due to minimum lot size requirements, the Recommended Project is not anticipated to allow any additional subdivision than allowed by the Proposed Project. Therefore, the Recommended Project would have no new impacts from those identified in the EIR for the Project.

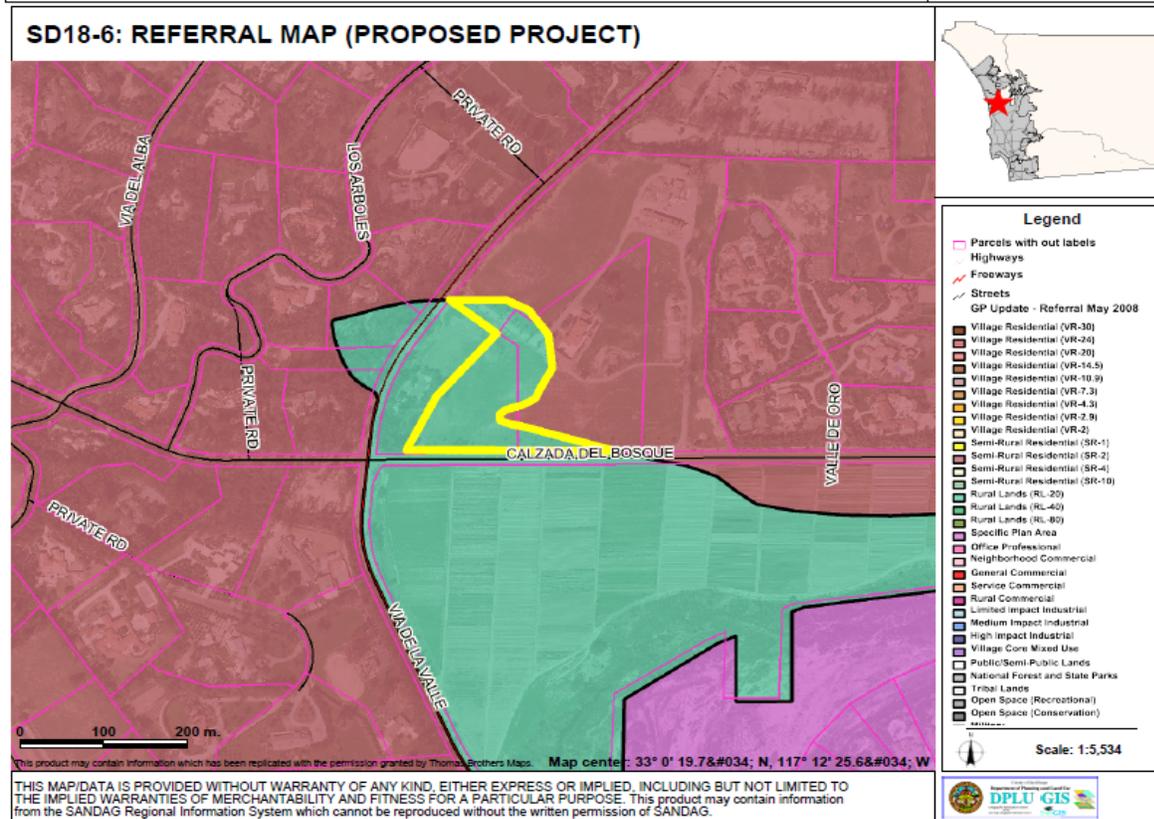
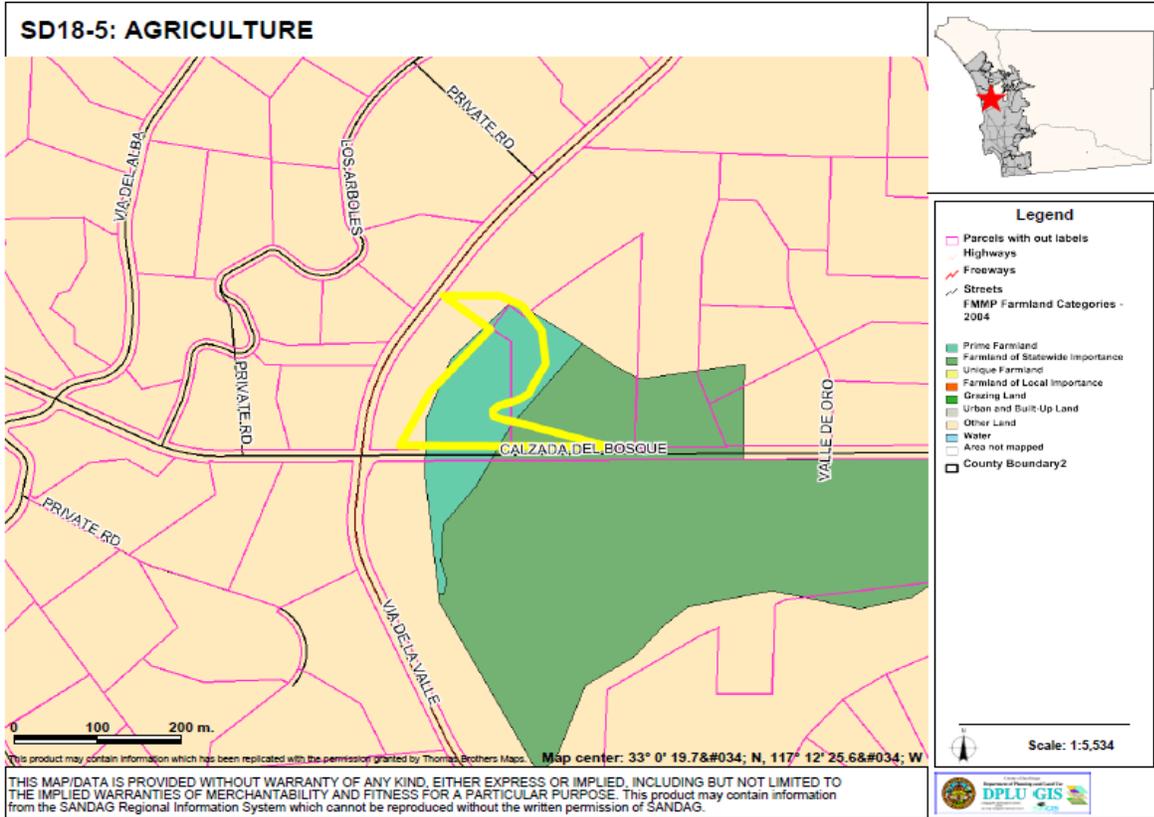
Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SD19 & SD22: Site Analysis

SAN DIEGUITO

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Golden Eagle Land Investment (Sam Blick) Location/Description: <ul style="list-style-type: none"> 5.5 acres (portions of 4 parcels) Inside CWA boundary Calzada del Bosque and Via de La Valle intersection Existing General Plan: (24) Impact Sensitive	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: RL-20	
	Steep Slope (greater than 25%)	○	Hybrid: RL-20
	Floodplain	◐	Draft Land Use: RL-20
	Wetlands (also Vernal Pools)	◐	Environmentally Superior: RL-20
	Habitat Value	◐	Recommended Project: SR-2
	Agricultural Lands	○	

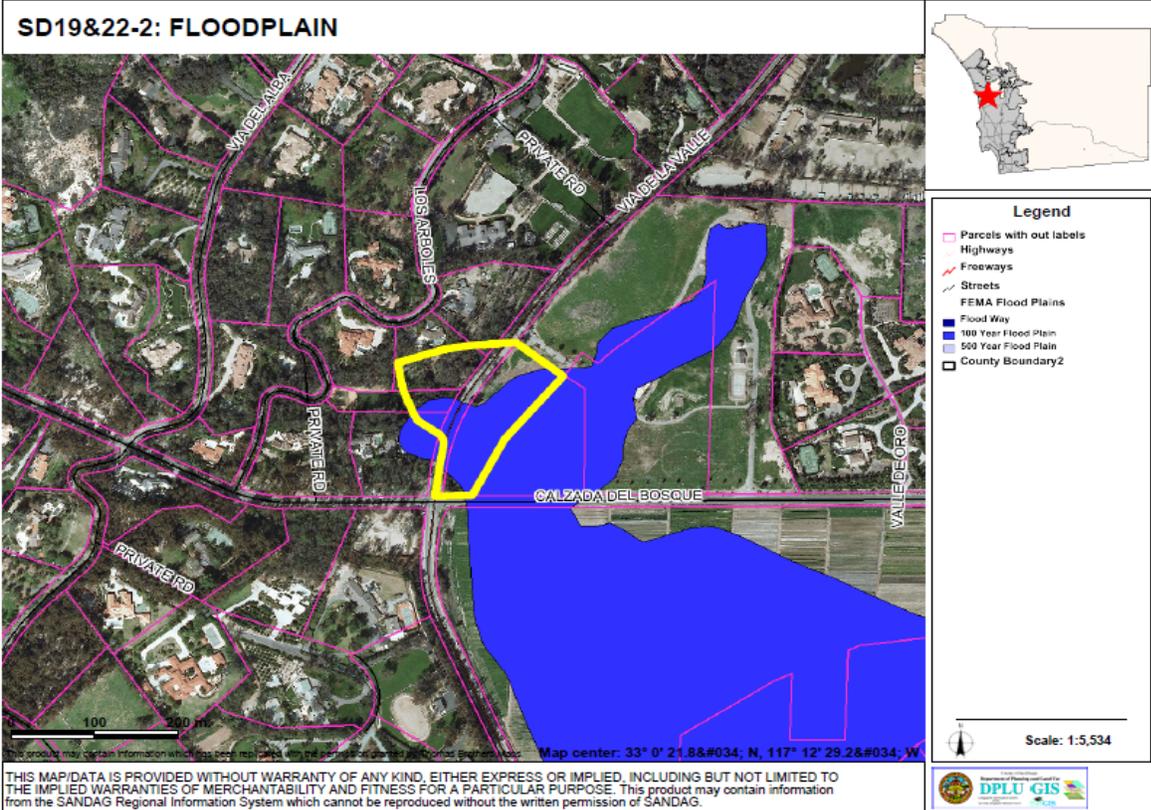
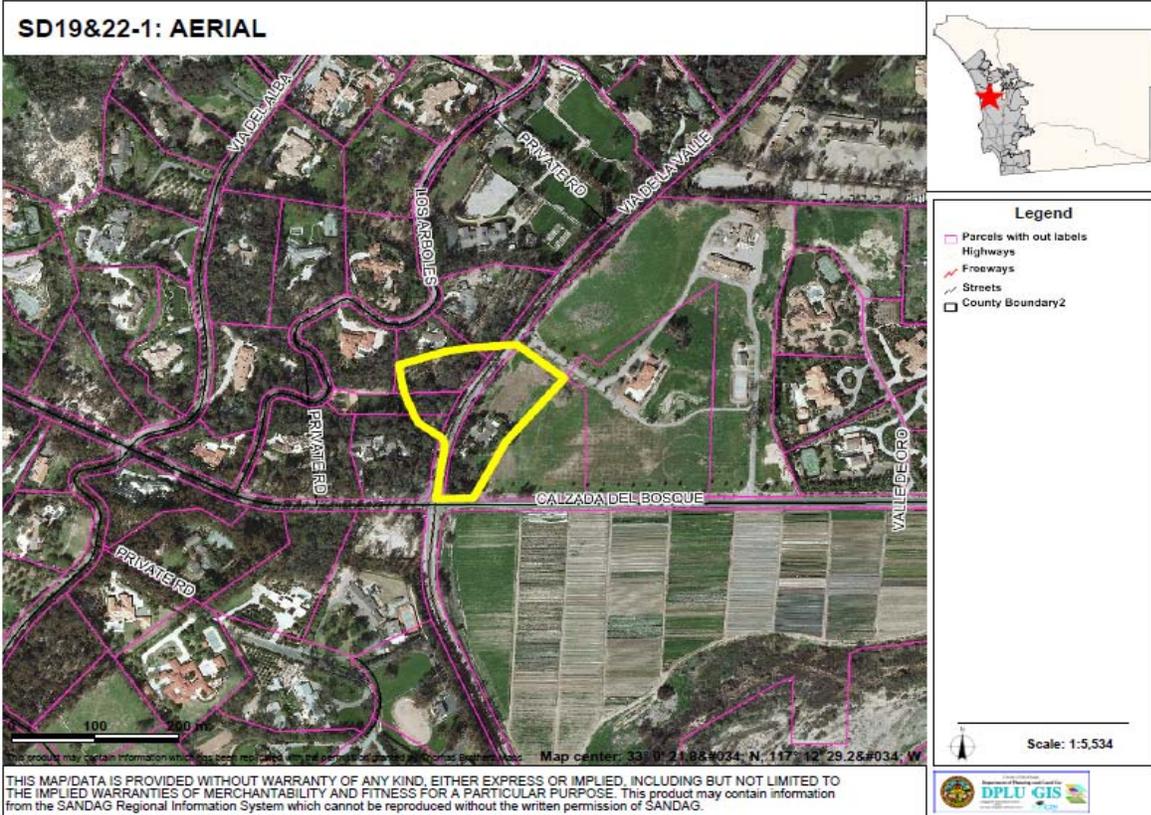
Property Owner Request / Additional Area of Change

Context — This AOD is undeveloped grassland adjacent to estate development and agriculture. The property, like SD19 is likely located outside the wetland and floodway, since it is across the street from the watercourse.

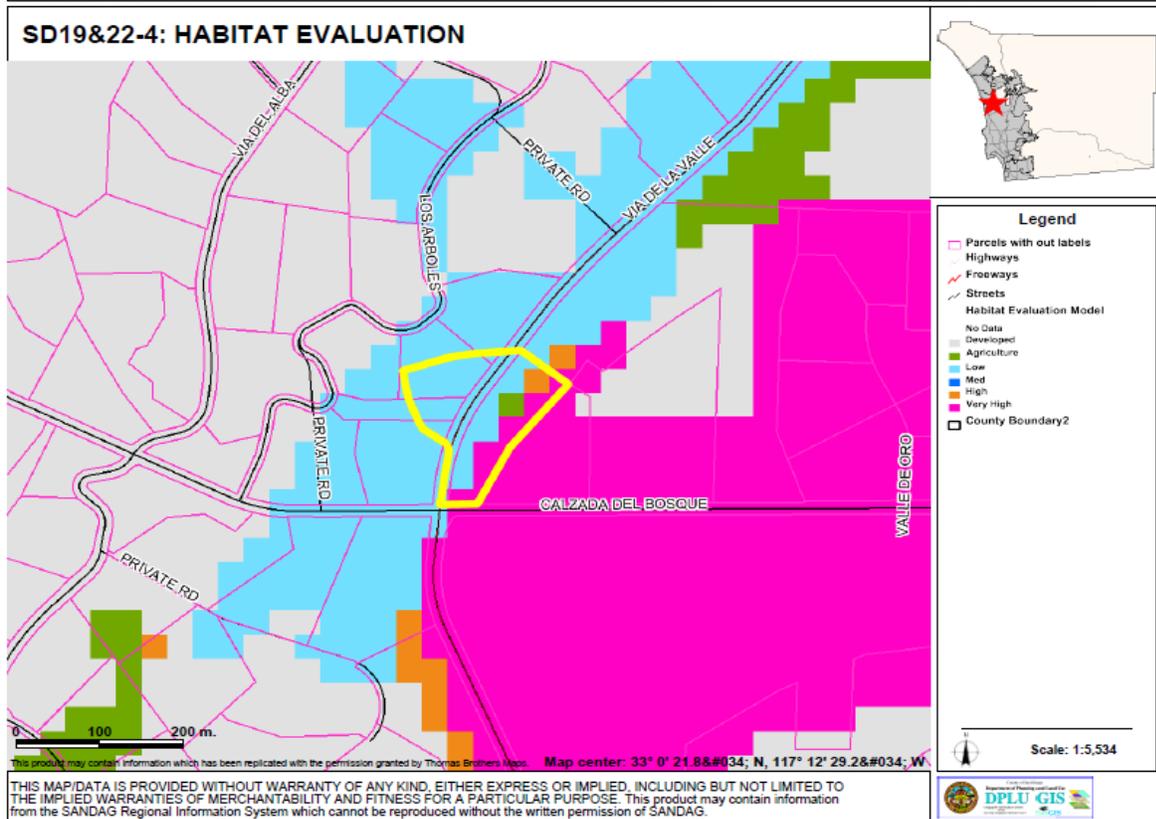
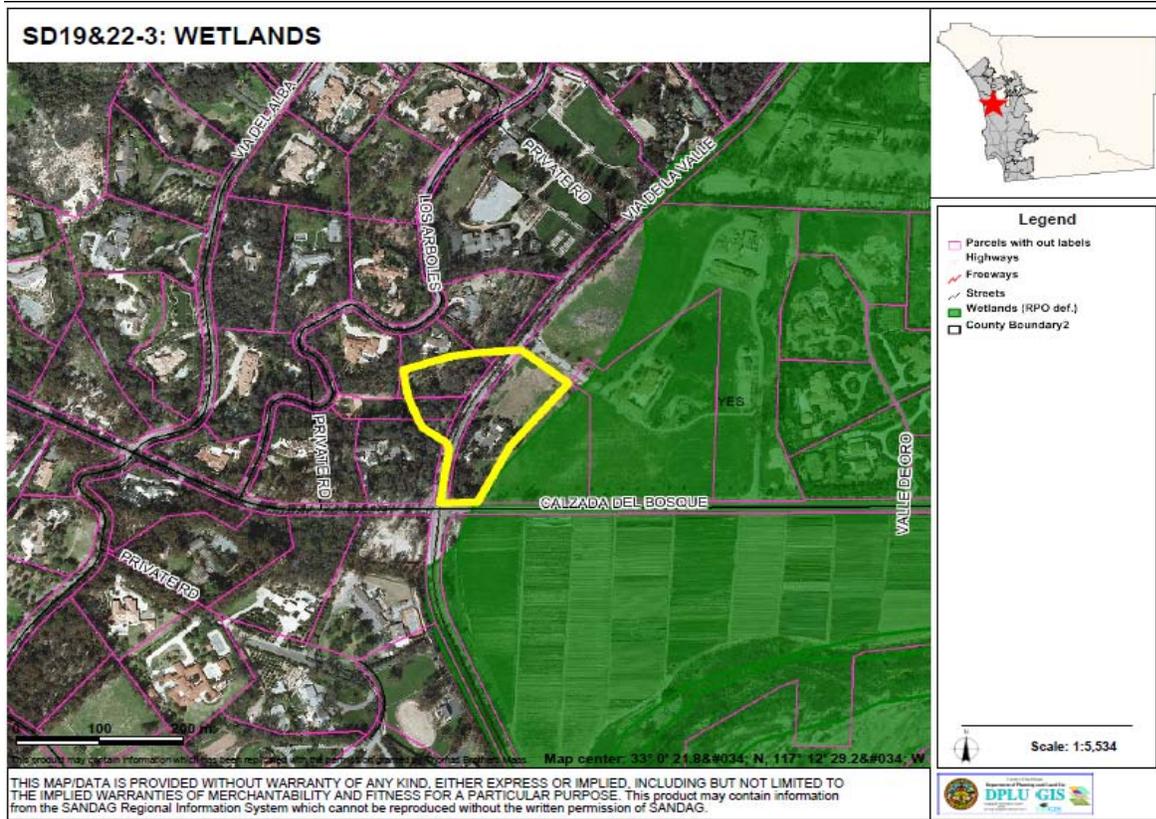
Discussion — This AOD was designated as RL-20 under the Referral Map/Proposed Project (see Figure SD19&22-5 below) due to the wetland and FEMA Floodplain mapping. Further, it is likely that the mapped floodplain is incorrect, due to the property's location across the street from the watercourse. However, since the watercourse is across the street from the site, it likely the floodplain is incorrectly mapped and does not affect the property. Therefore, a designation of SR-2 was applied under the Recommended Project. The small acreage among these parcels would prevent further subdivision under both the Proposed Project (Referral Map) and Recommended Project; therefore, there would only be minimal to no increased impacts associated with the designation applied under the Recommended Project.

Environmental Review — Due to minimum lot size requirements, the Recommended Project is not anticipated to allow any additional subdivision than allowed by the Proposed Project. Therefore, the Recommended Project would have no new impacts from those identified in the EIR for the Project.

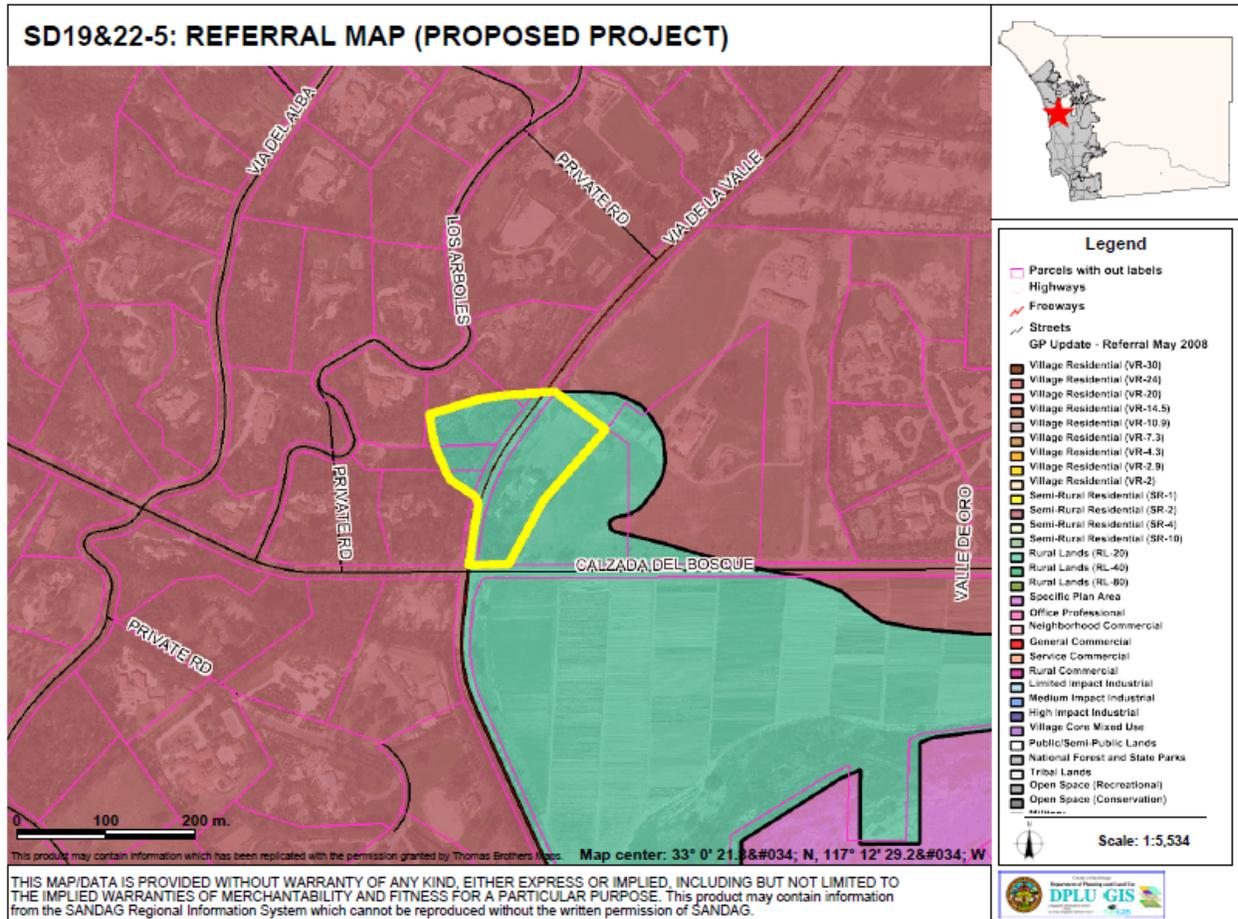
Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SV23: Site Analysis

SPRING VALLEY

Property Description	Site Analysis	Land Use Alternatives	
Name of AOD: Jamacha Road/ SR-125 Correction Location/Description: <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 Existing General Plan: (13) General Commercial	Prevalence of Constraints ● – high; ◐ – partially; ○ - none	Referral Map: Public/Semi-Public Facilities Hybrid: Public/Semi-Public Facilities Draft Land Use: Public/Semi-Public Facilities Environmentally Superior: Public/Semi-Public Facilities Recommended Project: General Commercial	
	Steep Slope (greater than 25%)		○
	Floodplain		◐
	Wetlands (also Vernal Pools)		○
	Habitat Value		○
	Agricultural Lands		○

Change in Ownership from Public to Private

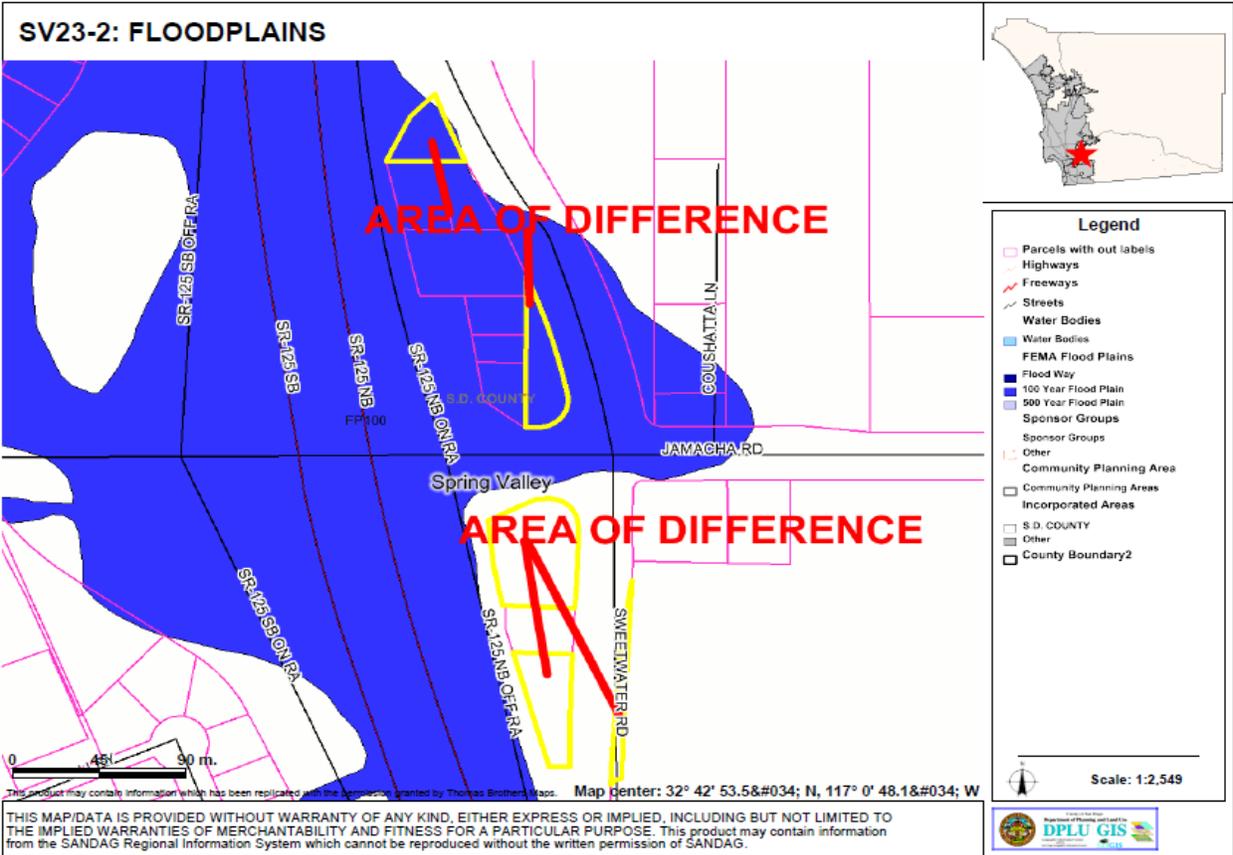
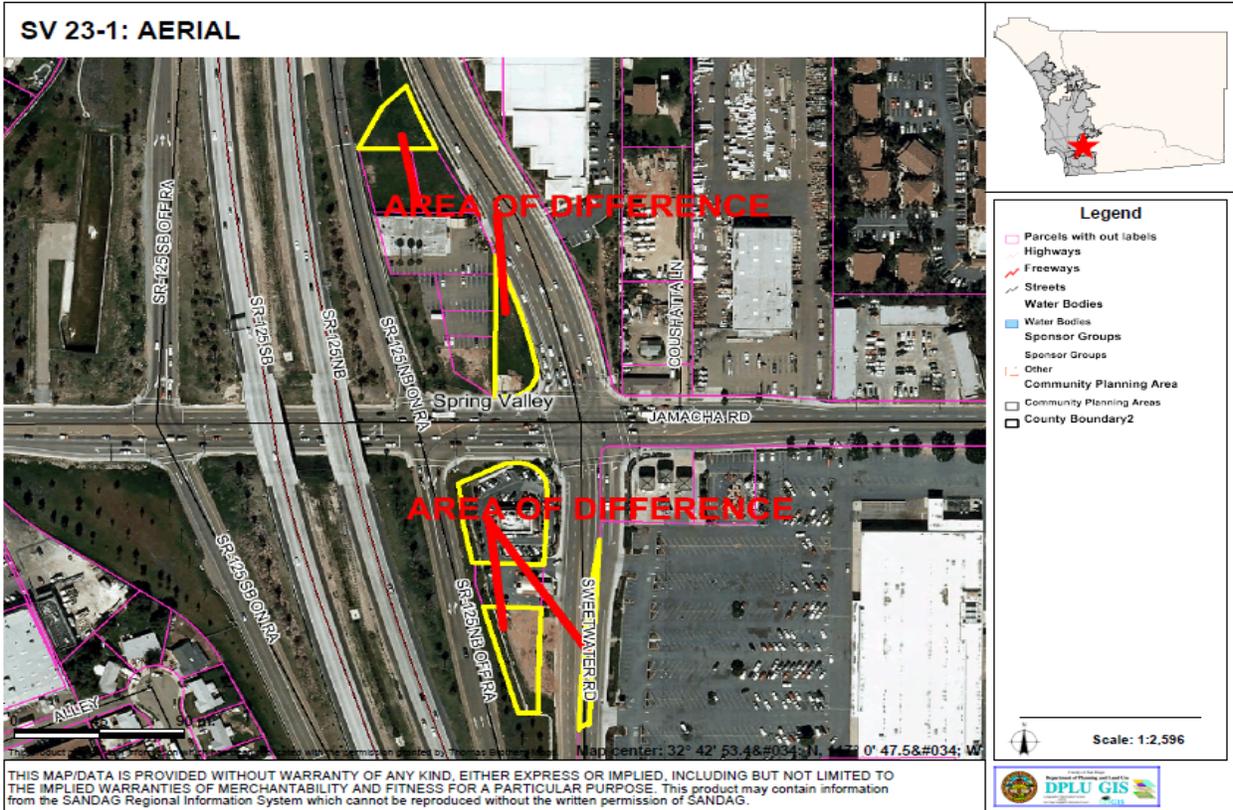
Context — Consists of over five parcels totaling 2.1 acres in size, however, one parcel is a sliver that is undevelopable. The project area is bounded to the north, south, east, and west by commercial land uses. The project is bounded to the east by Sweetwater Road, to the west by State Route 125. The key constraints associated with SV23 are floodplains. Figure SV23-1 provides an aerial photo showing the boundaries of the AOD and Figure SV23-2 shows the floodplains. Two of the five parcels are entirely constrained by floodplain.

Discussion — A Public/Semi-Public Facilities designation on these properties is no longer appropriate because the parcels have been transferred to private ownership. In addition, impacts from future development would be minimal because the majority of this area is already developed with commercial uses, while the remaining parcels are small irregular shapes that will be more difficult to develop. Also, while future additional commercial use on these properties is potentially more impactful, regulations are in place to limit development in floodplains. Therefore, much of the potential development on these parcels would be mitigated through these regulations.

The AOD's location at the intersection of a primary arterial and a freeway is highly suitable for commercial uses. Although commercial uses are considered major traffic generators, the parcels' location would tend to attract trips that are already in route to another destination are merely stopping in route. This would minimize any overall increase in traffic in the area, and could ultimately reduce overall traffic needs and vehicle miles traveled.

Environmental Review — Although this AOD is partially developed, the change in designation from Public/Semi-Public to General Commercial could potentially result in some additional impacts that were not evaluated by the Proposed Project EIR. However, the Recommended Project still has less overall impacts when compared to the Proposed Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SV24: Site Analysis

SPRING VALLEY

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Jamacha Road Industrial	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Limited Impact 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. 	Steep Slope (greater than 25%) ○	<u>Hybrid:</u> Limited Impact Industrial
	Floodplain ○	<u>Draft Land Use:</u> Limited Impact Industrial
	Wetlands (also Vernal Pools) ○	<u>Environmentally Superior:</u> Limited Impact Industrial
	Habitat Value ○	<u>Recommended Project:</u> Medium Impact Industrial
	Agricultural Lands ○	
<u>Existing General Plan:</u> (16) General Impact Industrial		

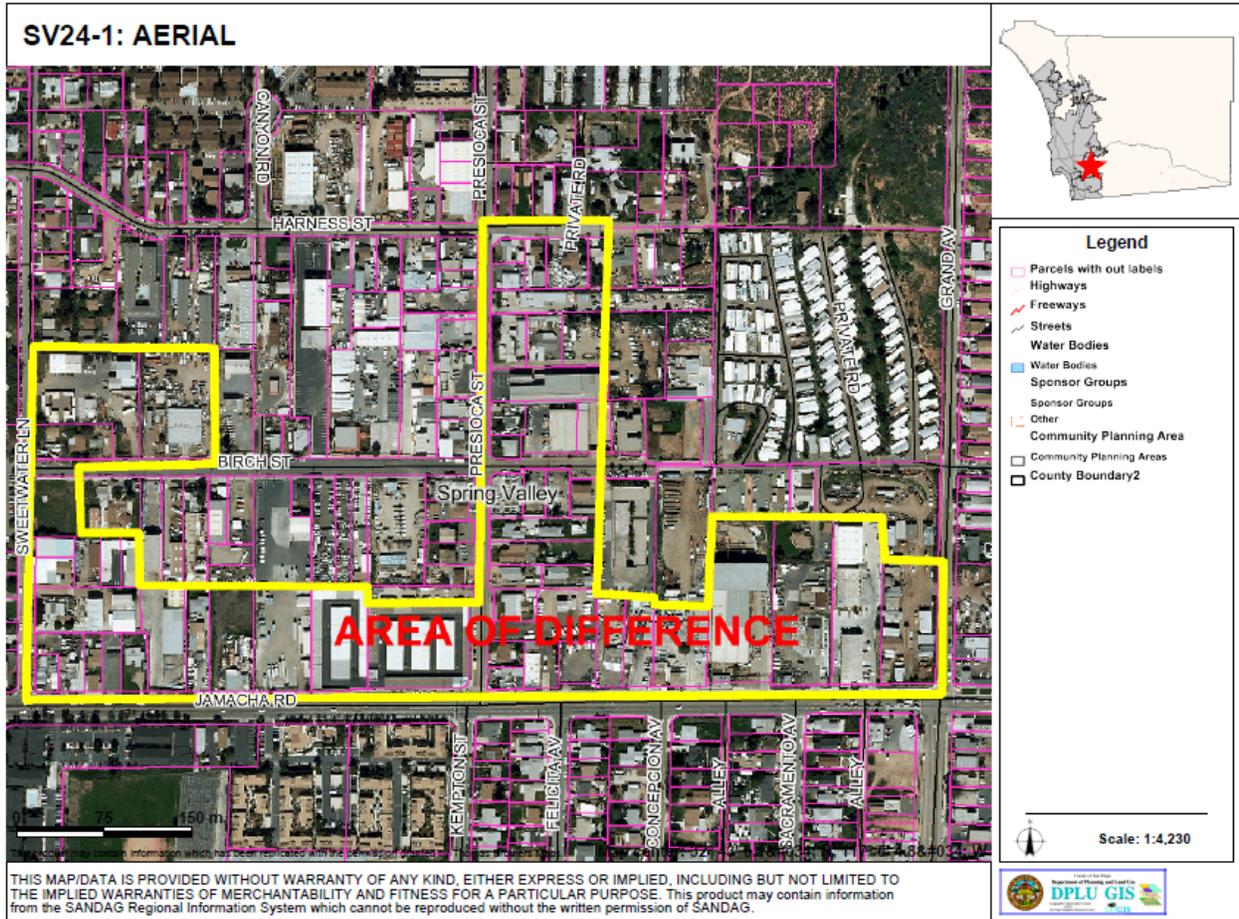
Property Owners Request

Context — Located on the north side of Jamacha Road in the La Presa District of Spring Valley. Area is fully developed with residential, commercial, and industrial land uses. Figure SV24-1 provides an aerial photo showing the boundaries of the AOD. The area is not significantly impacted by physical or environmental constraints.

Discussion — The Spring Valley Community Planning Group supports the land use change from Limited Impact to Medium Impact Industrial. The Medium Impact Industrial land use designation is similar to the existing designation and is reflected by many of the existing uses in the area. While this use allows some more intensive land uses than Limited Impact Industrial, including outdoor storage areas; however, the Land Use Element requires buffering of outdoor uses from incompatible adjacent uses. Also, Medium Impact Industrial land uses generally generate less traffic than Limited Impact Industrial uses; therefore, traffic impacts should be less under the Recommended Project than under the Proposed Project.

Environmental Review — This AOD would result in a potential increase in certain impacts, such as Aesthetics, along with a potential decrease in others, such as traffic congestion. Therefore, there would only be a minimal to no increase in impacts when compared to the Proposed Project. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SV25: Site Analysis

SPRING VALLEY

Property Description	Site Analysis	Land Use Alternatives	
<p><u>Name of AOD:</u> Sweetwater Springs/ Jamacha Blvd Industrial</p> <p><u>Location/Description:</u></p> <ul style="list-style-type: none"> • 56 acres (19 parcels) • Inside CWA boundary • Spring Valley CPA adjacent to Sweetwater Springs Blvd and Jamacha Blvd <p><u>Existing General Plan:</u> (16) General Impact Industrial</p>	<p><u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none</p>	<p><u>Referral Map:</u> Medium / Limited Impact Industrial</p> <p><u>Hybrid:</u> Medium / Limited Impact Industrial</p> <p><u>Draft Land Use:</u> Medium / Limited Impact Industrial</p> <p><u>Environmentally Superior:</u> Medium / Limited Impact Industrial</p> <p><u>Recommended Project:</u> High Impact Industrial</p>	
	Steep Slope (greater than 25%)		◐
	Floodplain		○
	Wetlands (also Vernal Pools)		○
	Habitat Value		○
	Agricultural Lands		○

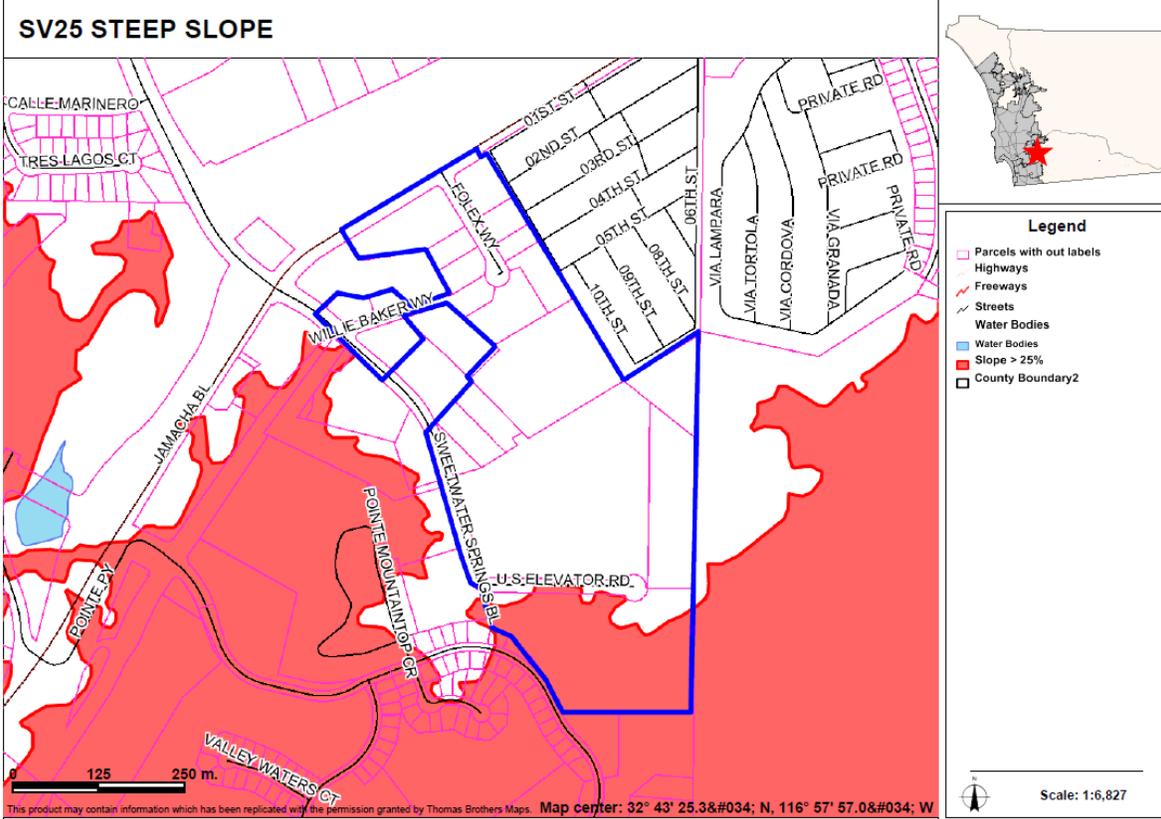
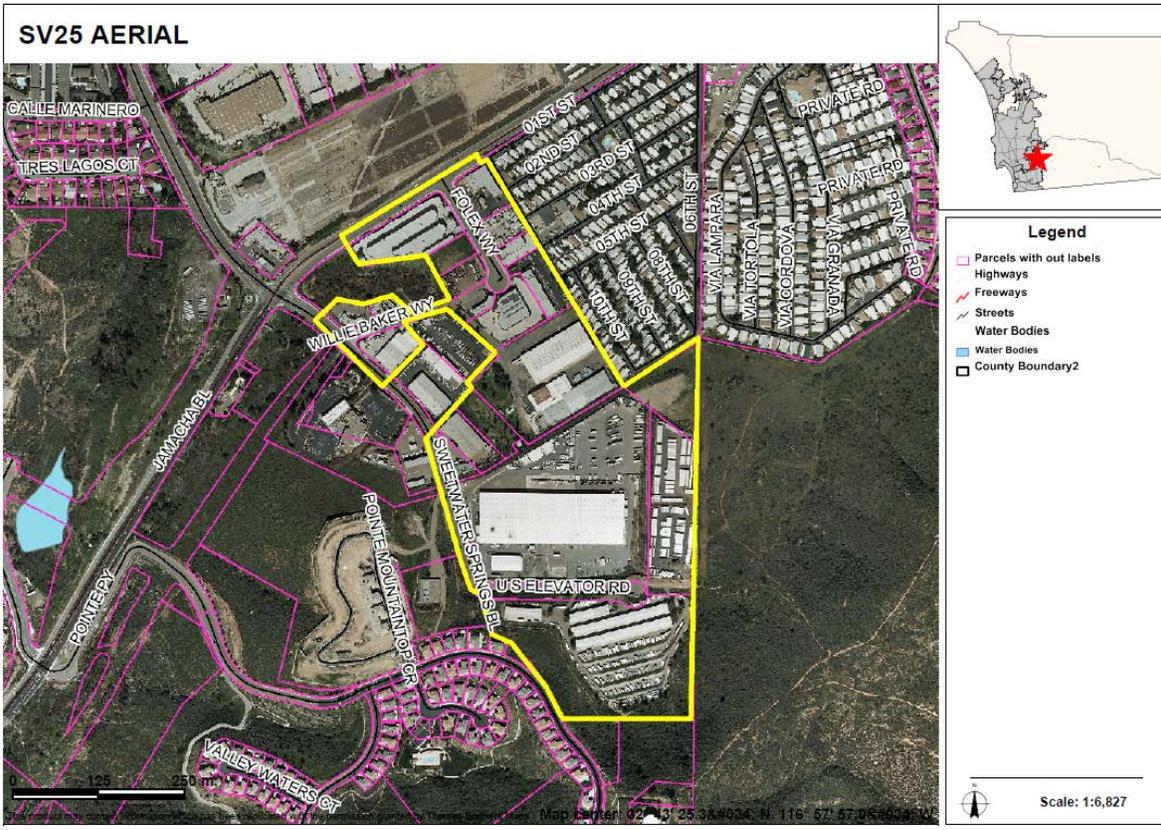
Property Owners Requested Change

Context — Located on the south side of Jamacha Boulevard and east side of Sweetwater Springs Boulevard in the Sweetwater Springs District of Spring Valley, this area is fully developed with industrial and commercial land uses. The parcels are also 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. The area is generally unconstrained with the exception of steep slopes in the southern portion. The figures include an aerial photo showing the boundaries of the AOD and the extent constrained by steep slopes.

Discussion — The Spring Valley Community Planning Group supports the High Impact Industrial designation. The High Impact Industrial land use designation reflects the existing zoning on the property and is consistent with existing land uses. While this designation allows for some more intensive land uses than Medium Impact Industrial; however, the General Plan goals and policies require any impacts to be mitigated. Also, based on SANDAG estimates for traffic generation according to type of land use, High Impact Industrial land uses generally generate less traffic than Medium Impact Industrial uses; therefore, traffic impacts should be less under the Recommended Project than under the Proposed Project.

Environmental Review — This AOD would result in a potential increase in certain impacts, such as Aesthetics, along with a potential decrease in others, such as traffic congestion. Therefore, there would only be a minimal to no increase in impacts when compared to the Proposed Project. Therefore, the Recommended Project would have no new significant impacts from those identified in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

SV26: Site Analysis

SPRING VALLEY

Property Description	Site Analysis	Land Use Alternatives
<p><u>Name of AOD:</u> Jackson Commercial</p> <p><u>Location/Description:</u></p> <ul style="list-style-type: none"> • 8,500 SF (portion of parcel) • Inside CWA boundary • Spring Valley CPA <p><u>Existing General Plan:</u> (6) Residential [7.3 DU/acre] with C36 General Commercial zoning</p>	<p><u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none</p>	<p><u>Referral Map:</u> VR-7.3</p>
	<p>Steep Slope (greater than 25%) ○</p>	<p><u>Hybrid:</u> VR-7.3</p>
	<p>Floodplain ○</p>	<p><u>Draft Land Use:</u> VR-7.3</p>
	<p>Wetlands (also Vernal Pools) ○</p>	<p><u>Environmentally Superior:</u> VR-7.3</p>
	<p>Habitat Value ○</p>	<p><u>Recommended Project:</u> General Commercial</p>
	<p>Agricultural Lands ○</p>	

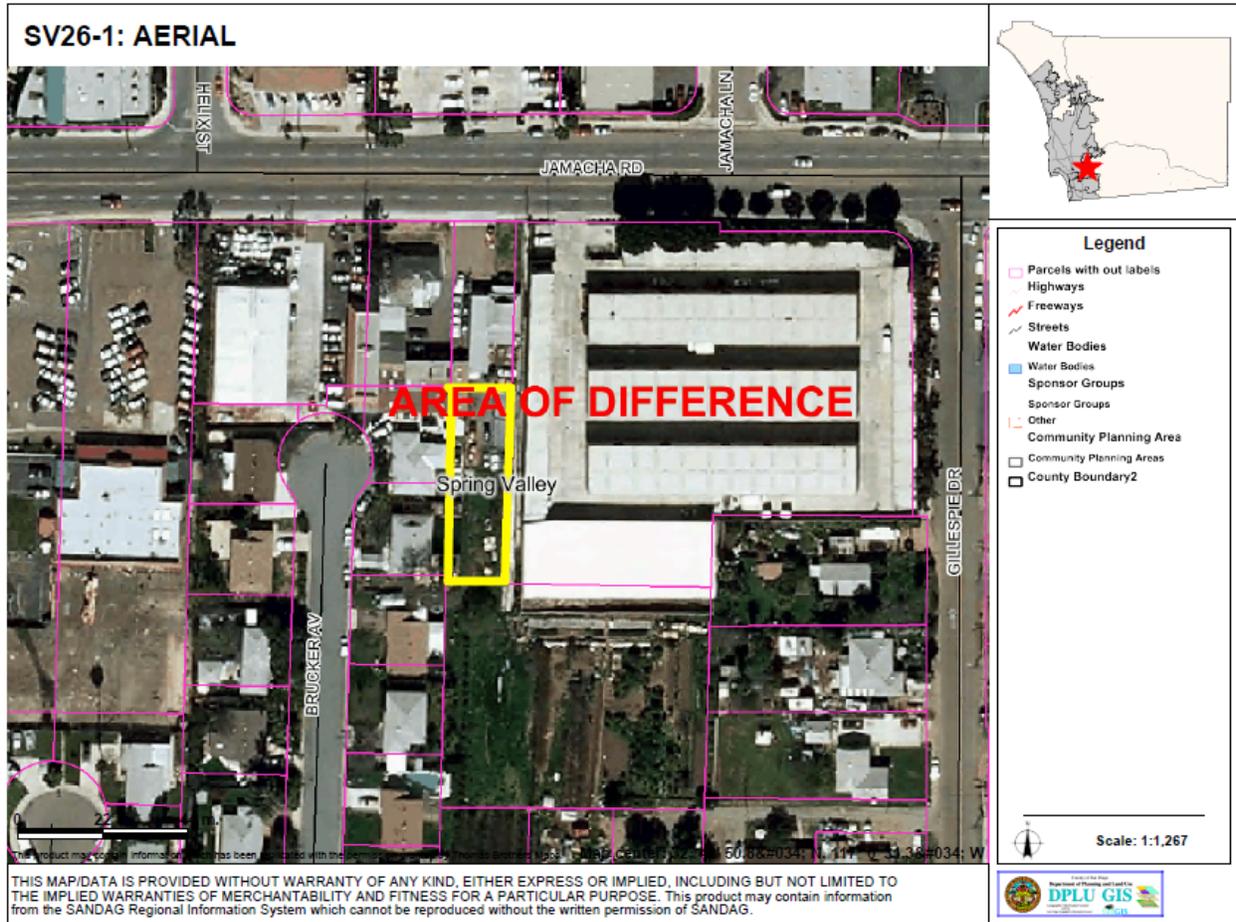
Property Owner Request

Context — Located on the south side of Jamacha Road in the La Presa District of Spring Valley, this AOD consists of an 8,500 square foot portion of a 1.33-acre parcel. The portion of the parcel between this AOD and Jamacha Road is currently developed with a commercial use. The parcel is bounded by commercial uses to the north and east and residential uses to the west and south. There are no key constraints associated with SV26. Figure SV26-1 provides an aerial photo showing the boundaries of the AOD.

Discussion — The Spring Valley Community Planning Group also recommends General Commercial for this AOD. Since the Zoning for this AOD is already commercial, the proposed change would not have any impact other than to make the General Plan designation consistent with existing zoning.

Environmental Review — Although the General Commercial designation is more intensive than the Village Residential 7.3 designation assigned by the Proposed Project (Referral Map), the zoning for this AOD already allows for commercial land uses. Therefore, the General Commercial designation would result in little to no additional impacts. Also, the Recommended Project would have no new significant impacts from those analyzed in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

VO7: Site Analysis

VALLE DE ORO

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Casa de Oro Office	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> VR-4.3
<u>Location/Description:</u> <ul style="list-style-type: none"> • 0.26 acres (portion of one parcel) • Inside CWA boundary • North side of Campo Road, west of Bancroft Drive, near City of La Mesa 	Steep Slope (greater than 25%) ○	<u>Hybrid:</u> VR-4.3
	Floodplain ○	<u>Draft Land Use:</u> VR-4.3
	Wetlands (also Vernal Pools) ○	<u>Environmentally Superior:</u> VR-4.3
	Habitat Value ○	<u>Recommended Project:</u> Office Professional
	<u>Existing General Plan:</u> (5) Residential 4.3	Agricultural Lands ○

Property Owner Request

Context — AOD is located in the urbanized area of Valle de Oro on the southern half of a parcel that borders the City of La Mesa. Commercial-designated uses are located to the south and east of the property (see Figure VO7-2 on the next page).

Discussion — The site is already developed with Office Professional uses, therefore, the change in designation under the Recommended Project would not allow increased development. Also, there are no key constraints associated with this property. The Valle de Oro Community Planning Group recommended the Office Professional land use. Figure VO7-1 shows an aerial photo with the boundaries of the AOD and Figure VO7-2 shows the Recommended Project land use map designations.

Environmental Review — Although the Office Professional designation is more intensive than the Village Residential 4.3 designation assigned by the Proposed Project (Referral Map), this AOD is already fully developed with office professional land uses. Therefore, the Office Professional designation would result in no additional impacts. Also, the Recommended Project would have no new significant impacts from those analyzed in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

VO8: Site Analysis

VALLE DE ORO

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Public agency land transferred to private ownership <u>Location/Description:</u> <ul style="list-style-type: none"> • 0.3 acres (portion of one parcel) • Inside CWA boundary • Northern edge of SR-94 just west of Dale Avenue <u>Existing General Plan:</u> Public Semi-Public Lands	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	
	Steep Slope (greater than 25%)	○
	Floodplain	○
	Wetlands (also Vernal Pools)	○
	Habitat Value	○
	Agricultural Lands	○
		<u>Referral Map:</u> Public Semi-Public <u>Hybrid:</u> Public Semi-Public <u>Draft Land Use:</u> Public Semi-Public <u>Environmentally Superior:</u> Public Semi-Public <u>Recommended Project:</u> VR-24

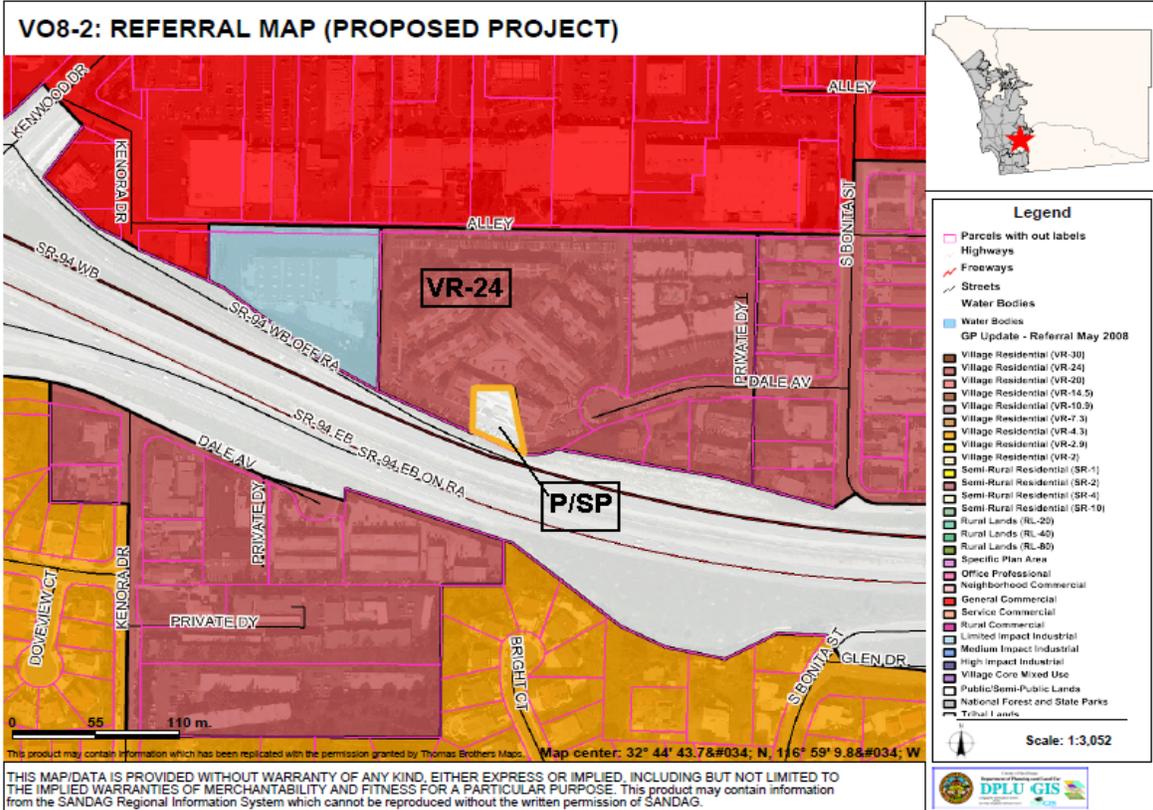
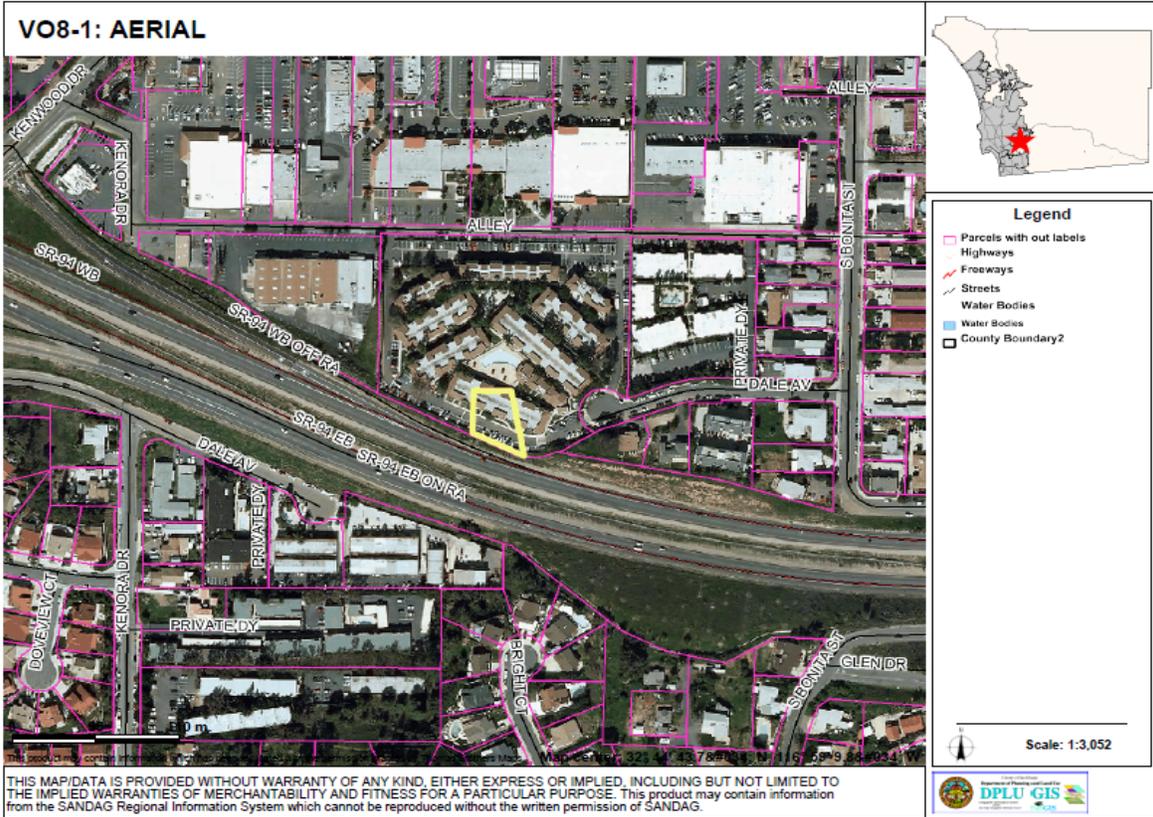
Change in Ownership from Public to Private

Context — This AOD consists of a small (13,500-square foot) portion of a five-acre parcel that is developed and surrounded by residential uses. Figure VO8-1 shows an aerial photo with the boundaries of the AOD and Figure VO8-2 shows the Recommended Project land use map designations.

Discussion — This site is already developed with multi-family residential uses. This small AOD is in the setback of property and would not be further developed in the future. Therefore, no increase in impacts would occur under the Recommended Project in comparison to the Public/Semi-Public designation applied under the Proposed Project (Referral Map).

Environmental Review — Since the site is already fully developed with multi-family residential uses, the Recommended Project would not increase the development potential when compared to the Proposed Project. Therefore, the Recommended Project would have no new impacts from those analyzed in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

VC62: Site Analysis

VALLEY CENTER

Property Description	Site Analysis	Land Use Alternatives
<u>Name of AOD:</u> Coseo	<u>Prevalence of Constraints</u> ● – high; ◐ – partially; ○ - none	<u>Referral Map:</u> Village Core Mixed Use
<u>Location/Description:</u> <ul style="list-style-type: none"> • 3 acres (2 parcels and portions of three parcels) • Inside CWA boundary • West of Valley Center Road in Southern Village 	Steep Slope (greater than 25%)	○ <u>Hybrid:</u> Village Core Mixed Use
	Floodplain	○ <u>Draft Land Use:</u> Village Core Mixed Use
	Wetlands (also Vernal Pools)	○ <u>Environmentally Superior:</u> Village Core Mixed Use
	Habitat Value	○ <u>Recommended Project:</u> General Commercial
	<u>Existing General Plan:</u> General Commercial	Agricultural Lands

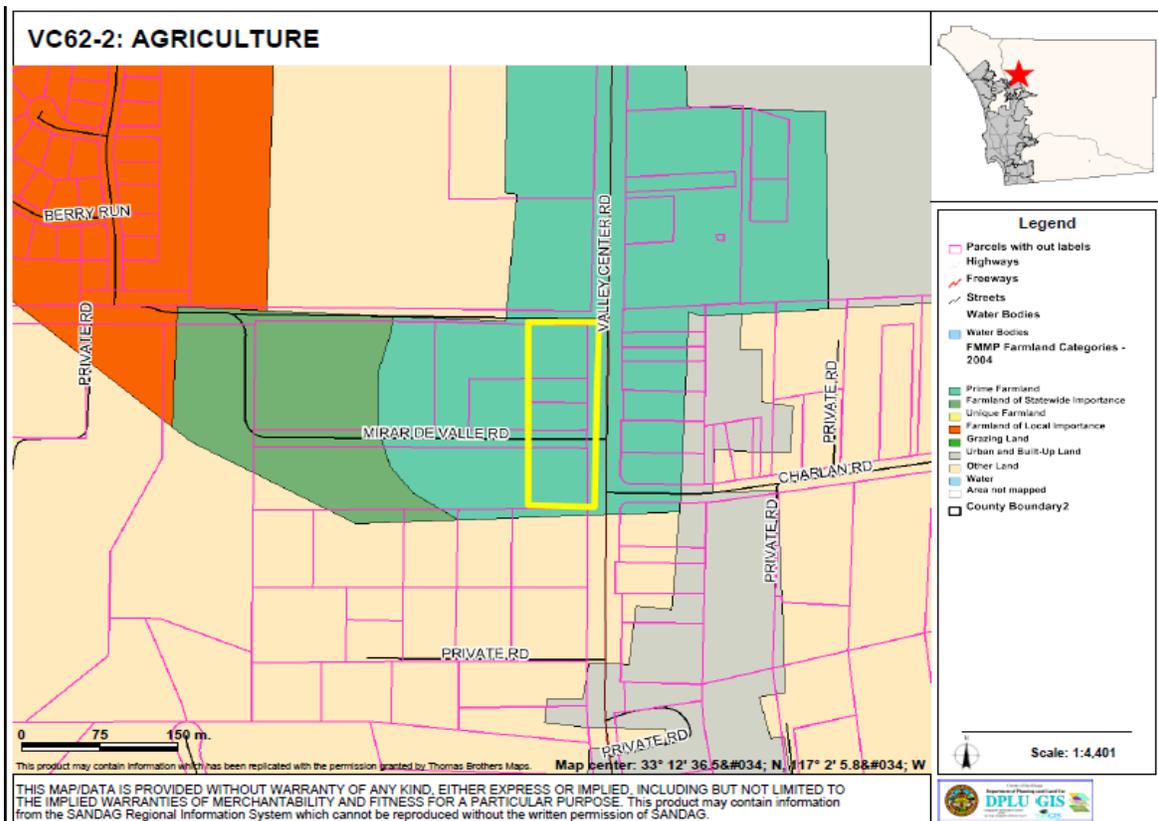
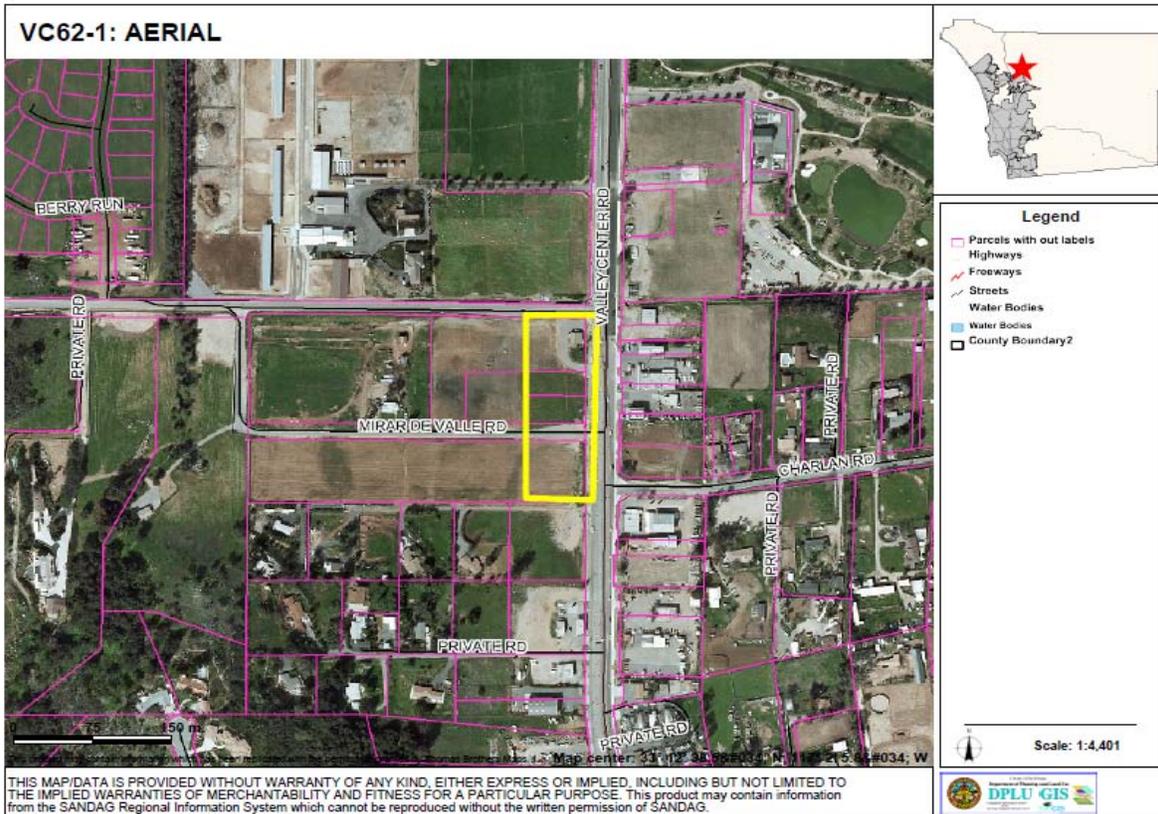
Property Owner Request

Context — This AOD covers three acres of frontage on Valley Center Road in the South Village that is primarily undeveloped. Figure VC62-1 shows an aerial photo with the boundaries of the AOD. Figure VC62-2 shows that much of the South Village along Valley Center Road is considered Prime Farmland. Figure VC62-3 shows the Recommended Project land use map designations.

Discussion — This AOD was designated as Village Core Mixed Use (VCMU) under the Proposed Project (Referral Map) — see Figure VC62-3 below. The VCMU designation allows for either or both commercial uses and high-density residential uses. The General Commercial designation applied by the Recommended Project, would limited the primary use of the property to commercial. This would not be considered more environmentally impactful than the VCMU designation, since this would also be allowed under that designation.

Environmental Review — Since the VCMU designation allows for either or both commercial uses and high-density residential uses, the Recommended Project would not increase the development potential when compared to the Proposed Project. Therefore, the Recommended Project would have no new impacts from those analyzed in the EIR for the Project.

Appendix C: Areas of Difference — Recommended to Proposed Project



Appendix C: Areas of Difference — Recommended to Proposed Project

