

Attachment C-1 – Analysis of Proposed Land Use Map and Zoning Changes

**2019 General Plan Clean-Up
Summary Table of Land Use & Zoning Changes**

ID	Community	Parcels	Acreage	General Plan Designation		Zoning Designation		# Dwelling Units			Category of Change
				Existing	Proposed	Existing	Proposed	Existing	Proposed	Gain / (Loss)	
AL401	Alpine	4	254.63	SR-4	OS-C	A70	S80	40	0	(40)	Ownership Change
AL402	Alpine	3	11.97	SR-1	OS-C	A70	S80	10	0	(10)	Ownership Change
BO401	Bonsall	4	63.26	RL-40, OS-R, SR-2, PAL	OS-R	A70, RR, S80, C36	S80	4	0	(4)	Ownership Change
CD401	Crest Dehesa	42	1759.55	SR-1, SR-2, SR-4	OS-C	A70, A72, RR, S92	S80	98	0	(98)	Ownership Change
HM401	Hidden Meadows	14	669.13	SPA	OS-C	A70, S88	S80	0	0	0	Ownership Change
JD401	Jamul-Dulzura	5	33.02	SR-1, PAL, RC	SR-1, PAL, RC	RR, A72	RR	8	16	8	Mapping Error
JD402	Jamul-Dulzura	4	241.97	RL-40	OS-C	A70	S80	5	0	(5)	Ownership Change
LS401	Lakeside	2	87.72	RL-40	OS-C	A70	S80	2	0	(2)	Ownership Change
LS403	Lakeside	1	75.81	SR-4, VR-4.3	OS-C	RR, RS	S80	16	0	(16)	Ownership Change
LS404	Lakeside	1	0.63	VR-7.3	No Change	RS	C34	4	4	0	Internal Inconsistency
LS405	Lakeside	2	0.42	VR-15	No Change	RV	No Change	6	6	0	Mapping Error
LS406	Lakeside	8	338.17	SPA, VR-4.3, SR-4	OS-C	RS, RR, S80	S80	50	0	(50)	Ownership Change
LS407	Lakeside	531	792.37	SPA	No Change	RR, S80	No Change	0	0	0	Mapping Error
NCM401	North County Metro	32	18.25	VR-4.3	No Change	RS	No Change	78	78	0	Mapping Error
NCM402	North County Metro	5	7.56	VR-15	No Change	RR	RV	113	113	0	Mapping Error
NM401	North Mountain	6	830.83	RL-80	OS-C	A72	S80	11	0	(11)	Ownership Change
PP401	Pala Pauma	1	9.74	RL-40	OS-R	A70	S80	1	0	(1)	Ownership Change
PP402	Pala Pauma	2	14.84	VR-4.3, SR-2	No Change	S80, RS	RS	9	9	0	Mapping Error
PV401	Pine Valley	1	156.64	RL-80	PAL	S80	No Change	1	0	(1)	Ownership Change
RM402	Ramona	1	2.02	VR-2.9	I-2	M54	No Change	5	0	(5)	Mapping Error
RM403	Ramona	1	1.30	VR-20, RL-20	No Change	RMV1	RMV4 (por)	3	3	0	Mapping Error
SD401	San Dieguito	1	1.30	OS-C	P/SP	S80	RR	0	0	0	Mapping Error
SD402	San Dieguito	8	436.22	SPA	OS-C	RR	S80	0	0	0	Ownership Change
SV401	Spring Valley	1	1.33	VR-7.3, GC	No Change	C36, RS	C36, RS	7	7	0	Mapping Error
SV402	Spring Valley	93	141.76	SR-0.5	OS-C	RS	S80	131	0	(131)	Ownership Change
VC401	Valley Center	2	78.08	RL-40	OS-C	A70	S80	2	0	(2)	Ownership Change
VC402	Valley Center	1	42.83	SR-2	OS-C	A70, RR	S80	17	0	(17)	Ownership Change
VC404	Valley Center	3	43.49	SR-4	OS-R	A70	S80	10	0	(10)	Ownership Change
Totals		779	6,114.84					631	236	(395)	

Abbreviations

General Plan Land Use: Village Residential (VR-20); Village Residential 15 (VR-15); Village Residential 7.3 (VR-7.3); Village Residential 4.3 (VR-4.3); Village Residential 2.9 (VR-2.9); Semi-Rural 0.5 (SR-0.5); Semi-Rural 1 (SR-1); Semi-Rural 2 (SR-2); Semi-Rural 4 (SR-4); Rural Lands 20 (RL-20); Rural Lands 40 (RL-40); Rural Lands 80 (RL-80); Specific Plan Area (SPA); Rural Commercial (RC); General Commercial (GC); Public Agency Lands (PAL); Public/Semi-Public (P/SP); Open Space-Conservation (OS-C); Open Space-Recreation (OS-R); Medium Impact Industrial (I-2).

Zoning: Single Family Residential (RS); Variable Family Residential (RV); Rural Residential (RR); General Commercial (C36); General Commercial/Residential (C34); Limited Agriculture (A70); General Agriculture (A72); Open Space (S80); Specific Plan (S88); General Rural (S92); Ramona Village (RMV1); Ramona Village (RMV4); General Impact Industrial (M54).

AL401 (Alpine)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Peutz Valley Preserve

Proposed Change: Redesignate four parcels from Semi-Rural-4 (SR-4) to Open Space Conservation (OS-C) and rezone from A70 to S80

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
4 parcels (254.63 acres)

Location:
North of I-8 and south of El Capitan Reservoir in Peutz Valley

APNs: 402-160-18, 402-160-19, 402-160-20, 402-261-01

General Plan

Scenario	Designation	DU's
Existing	SR-4	40
Proposed Change	OS-C	0
GP Update Analyzed	RL-20/RL-40	7

Zoning

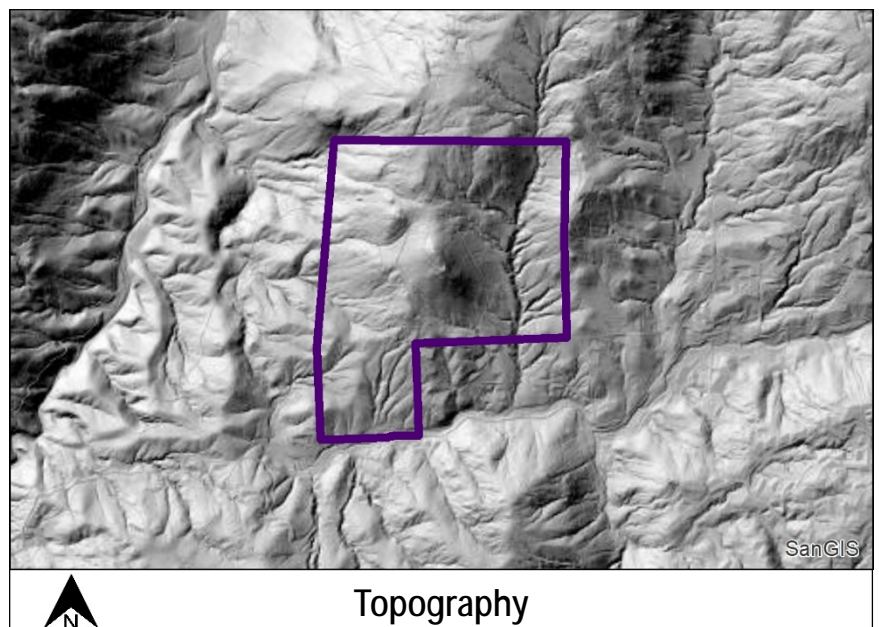
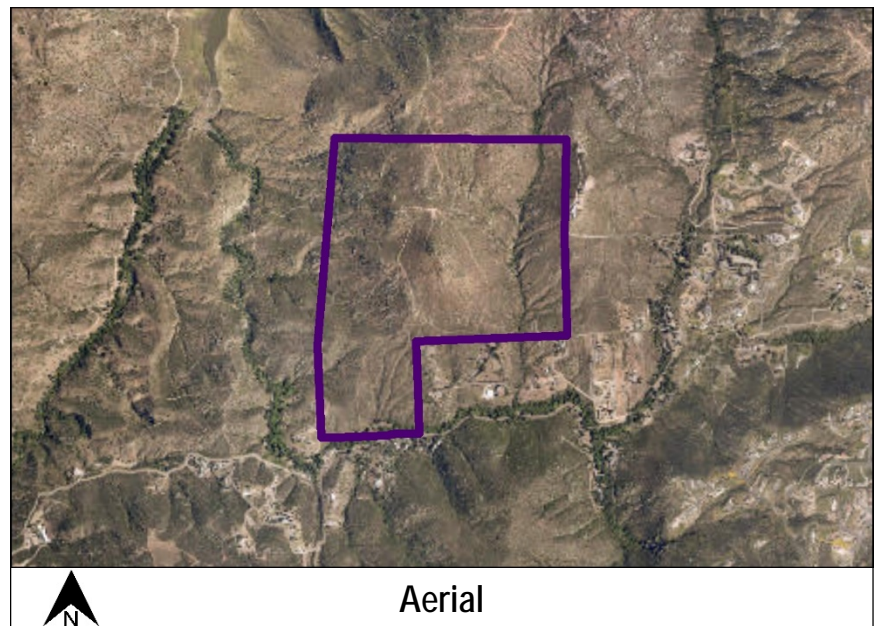
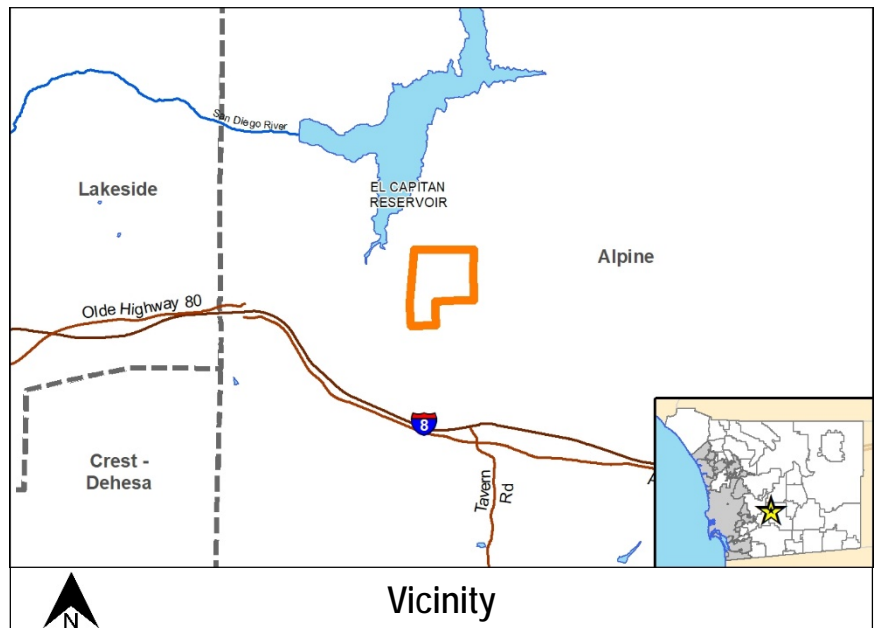
Existing	Proposed
A70	S80

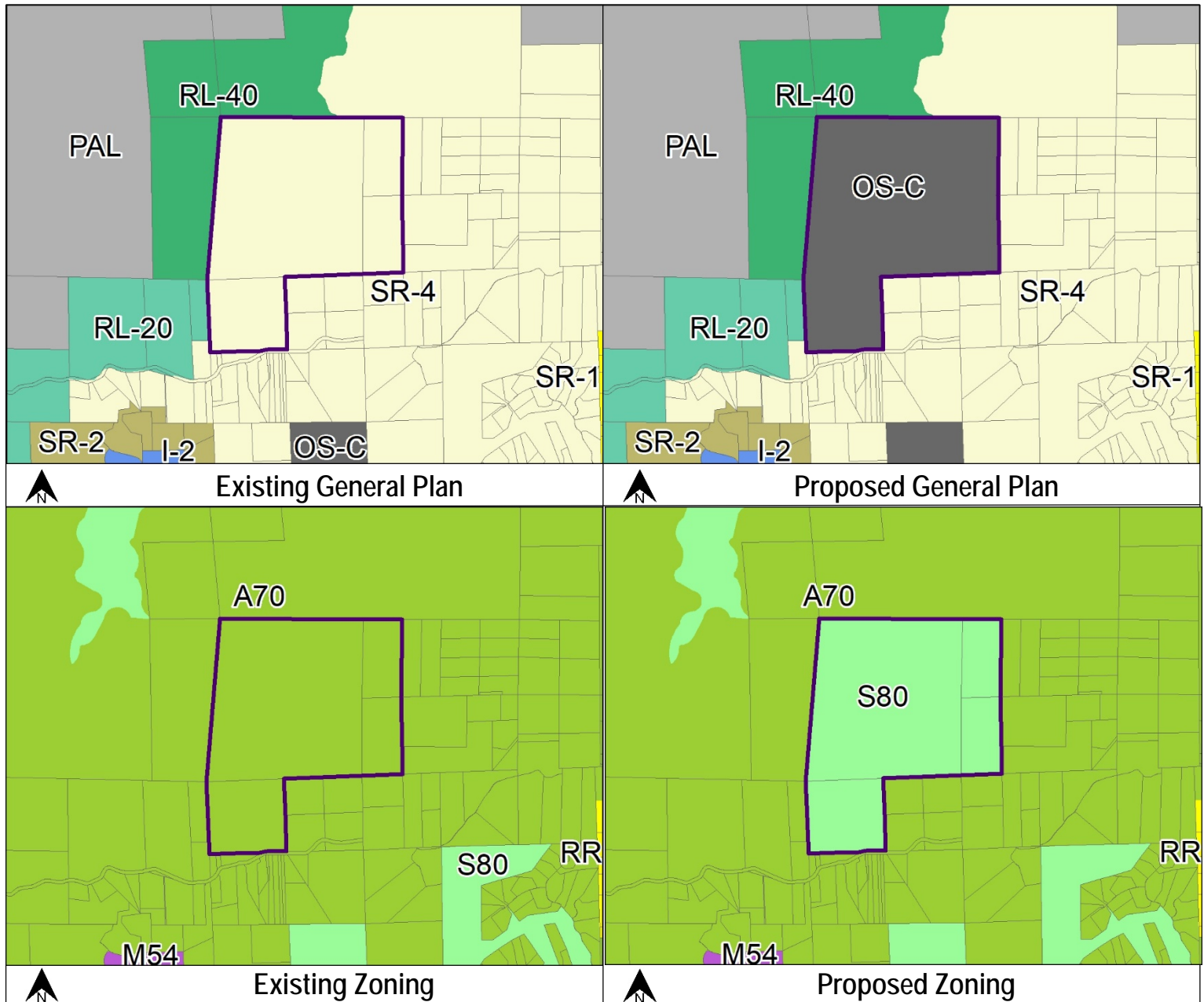
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ – none
- Steep slope
 - Floodplain
 - ◐ Wetlands
 - ◐ Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones
 - ◐ Trails





Description

AL401 consists of four parcels that are 254.63 acres in total and is a proposed revision based on a change of ownership. The parcels were acquired by the Department of Parks & Recreation (DPR) for the Peutz Valley Preserve. DPR requested the land use designation be changed from SR-4 to OS-C and the zoning from A70 to S80.

General Plan Consistency

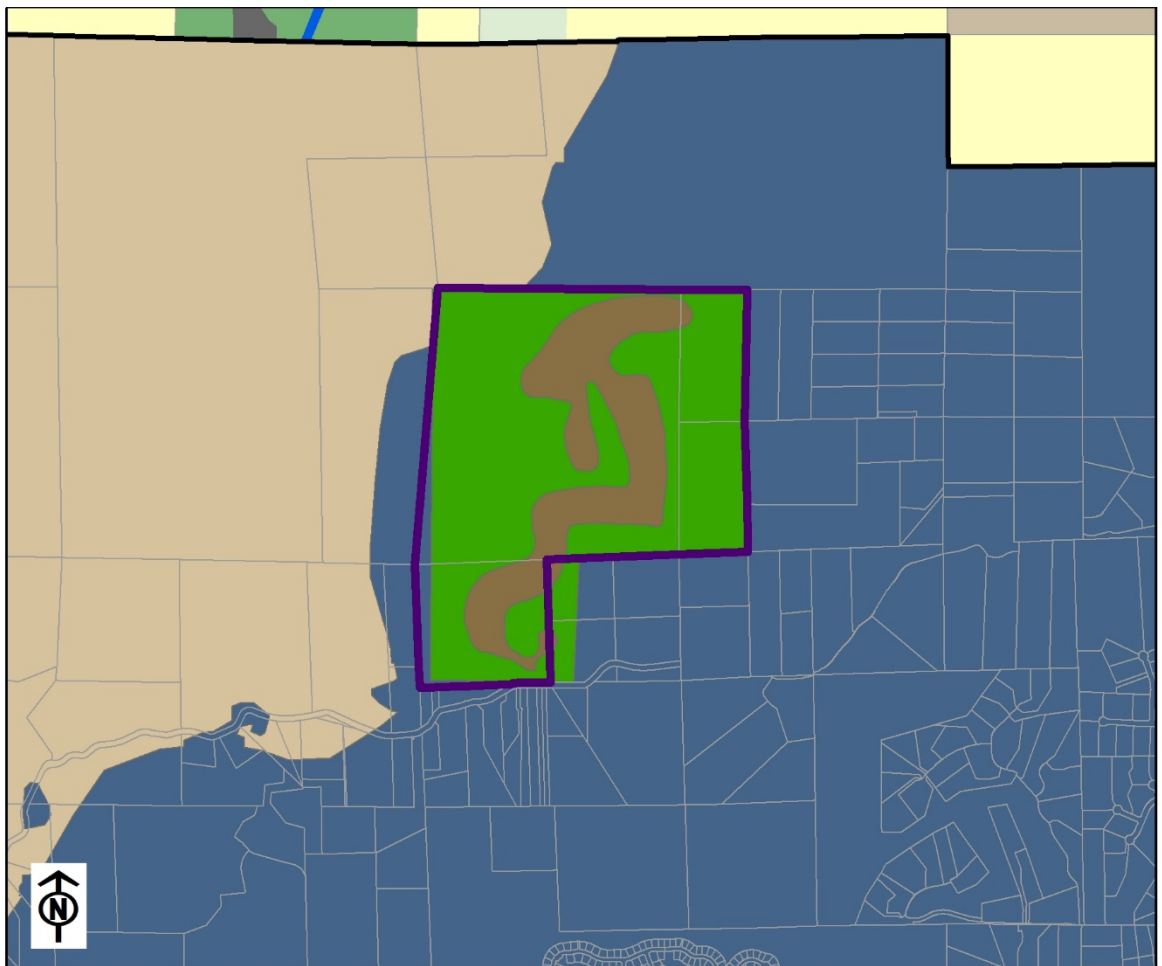
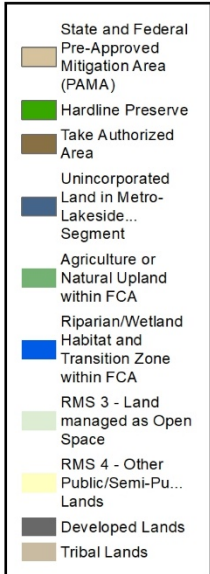
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The Open Space Conservation designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are near other parcels designated Open Space.

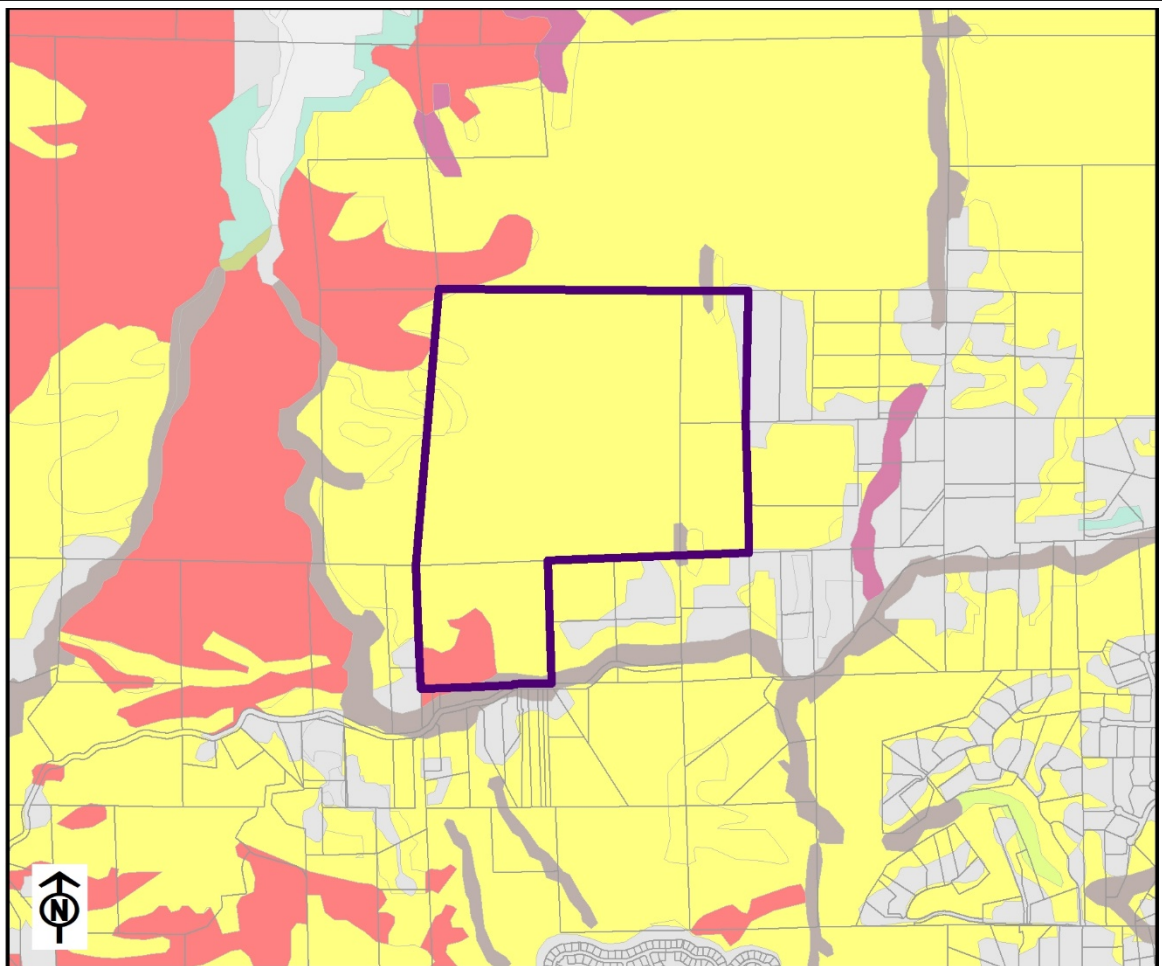
MSCP

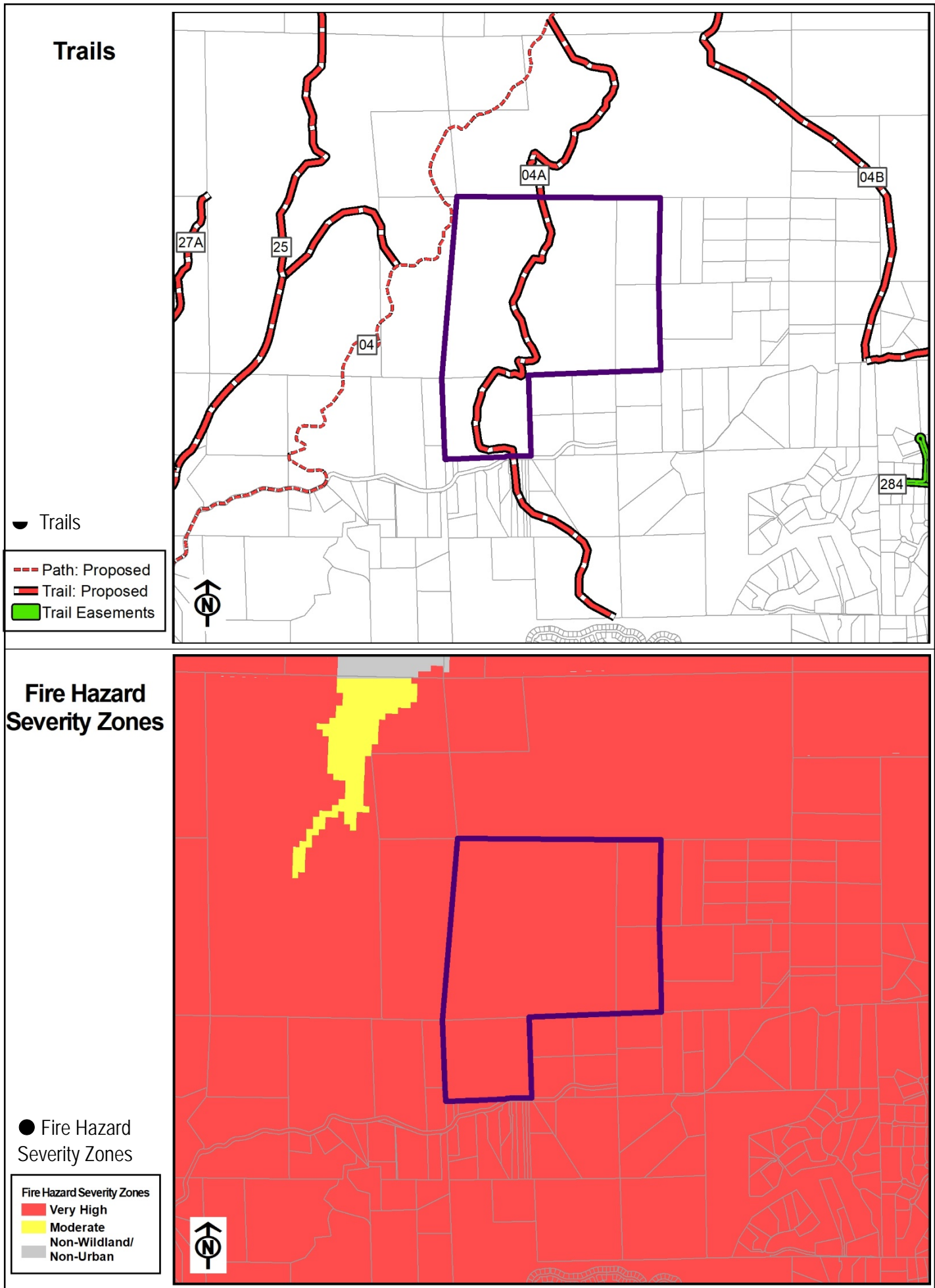
☛ Sensitive Habitat



Vegetation

☛ Sensitive Habitat





AL402 (Alpine)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

Proposed Change: Redesignate three
parcels from Semi-Rural 1 (SR-1) to
Open Space Conservation (OS-C) and
rezone from A70 to S80

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
Endangered Habitats Conservancy

Size:
3 parcels (11.97 acres)

Location:
South of I-8 and southwest of Alpine Blvd
and northeast of Arnold Way

APNs: 402-211-10, 402-211-11, 402-220-
38

General Plan

Scenario	Designation	DU's
Existing	SR-1	10
Proposed Change	OS-C	0
GP Update Analyzed	SR-1	10

Zoning

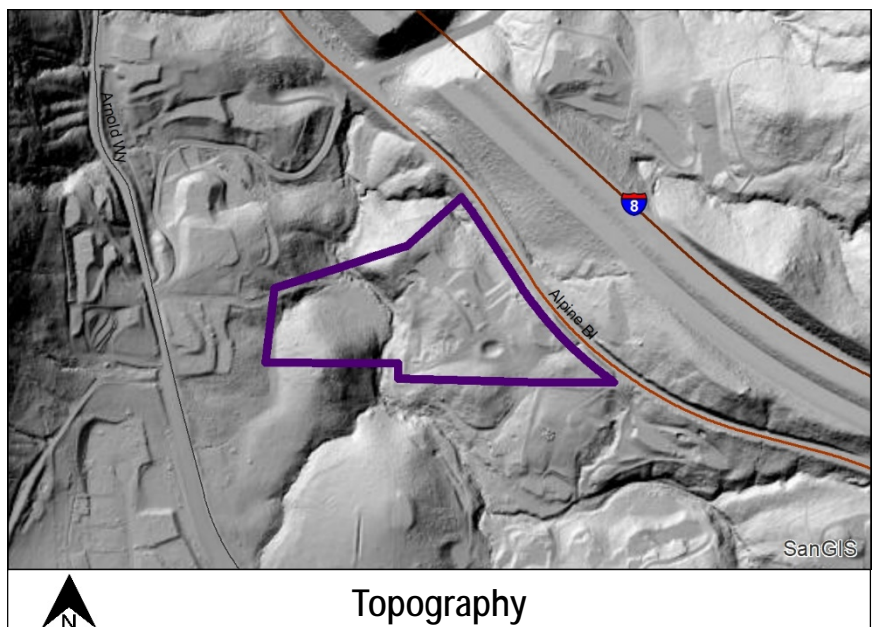
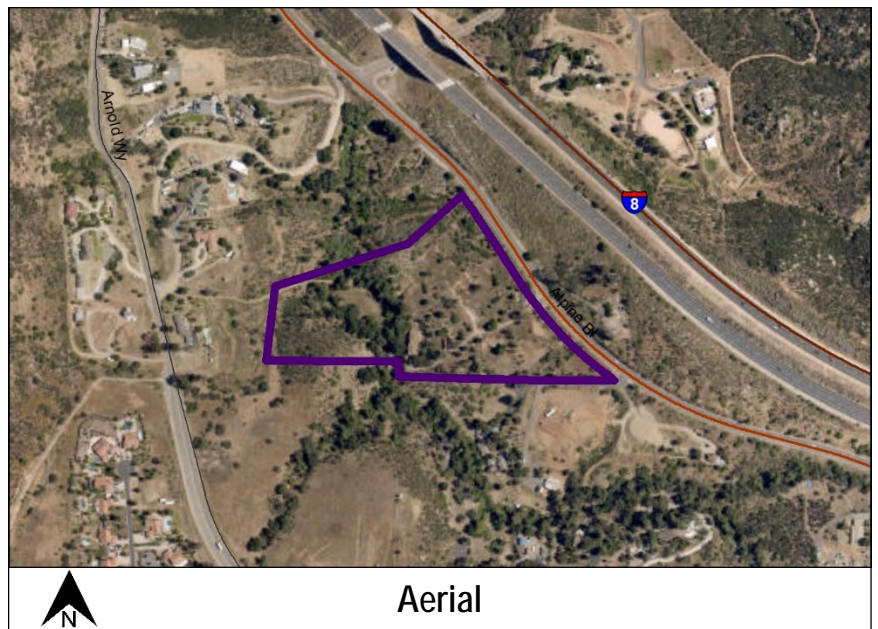
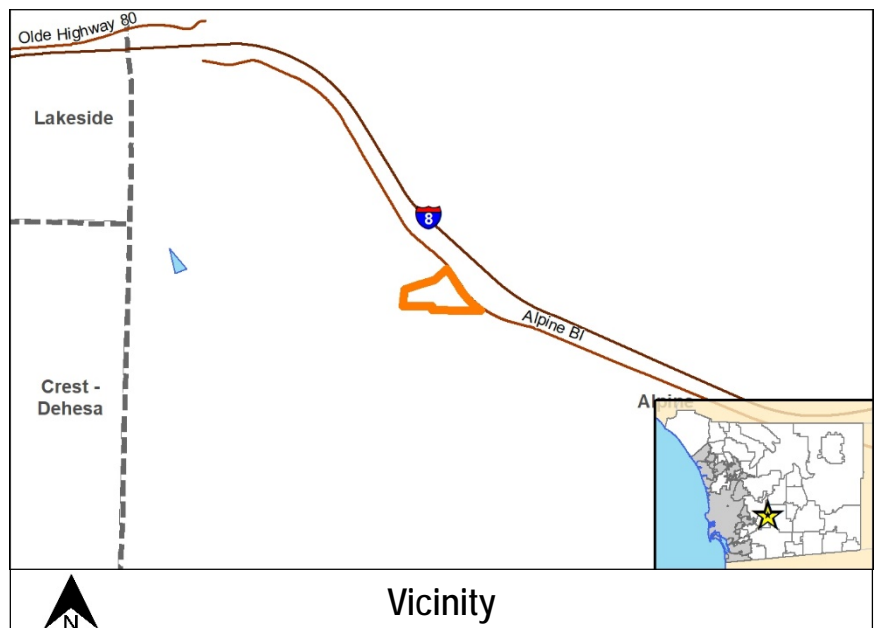
Existing	Proposed
A70	S80

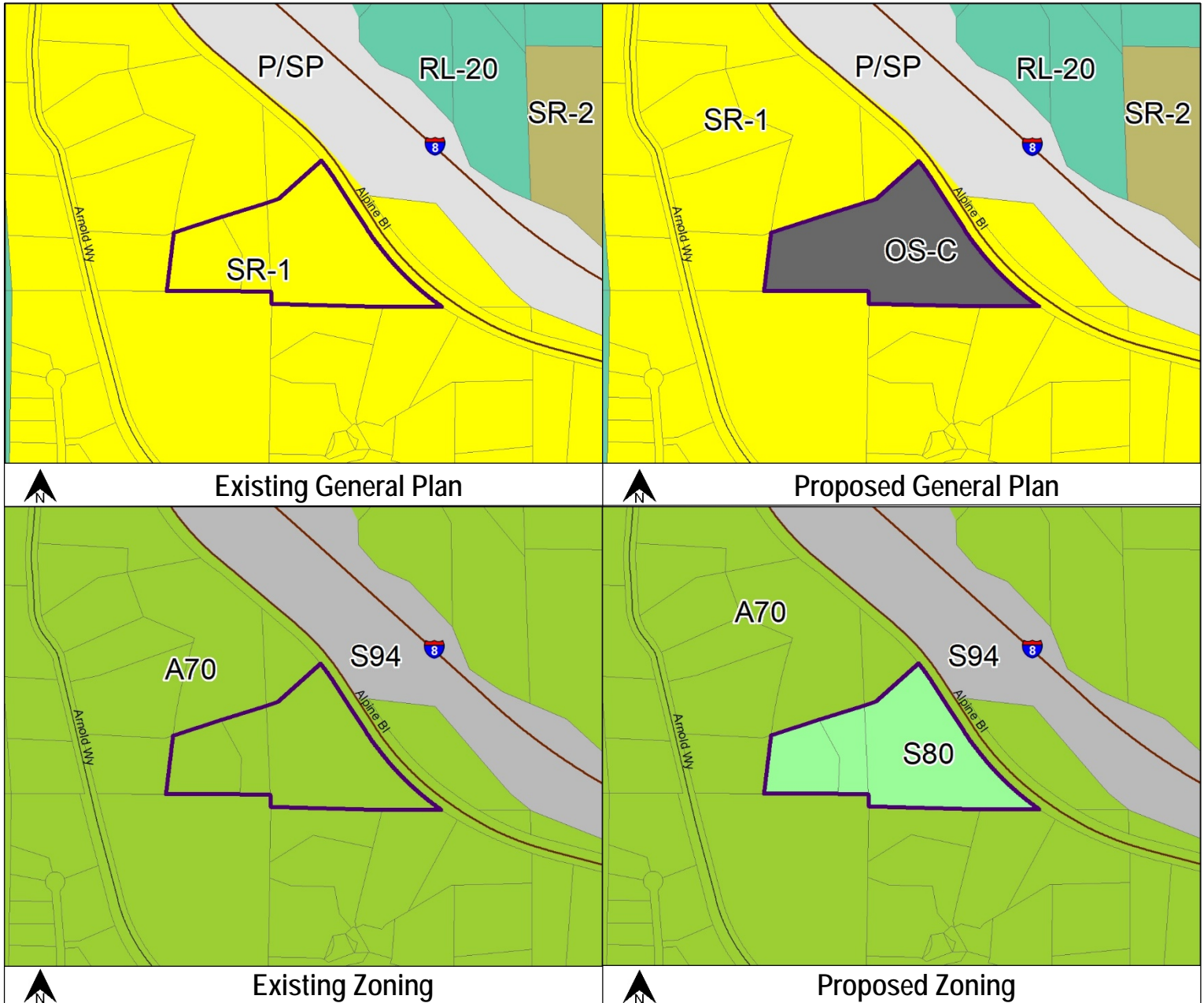
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- ◐ Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

AL402 consists of three parcels that are 11.97 acres in total. This is s a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy (EHC), a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from SR-1 to OS-C and change the zoning from A70 to S80.

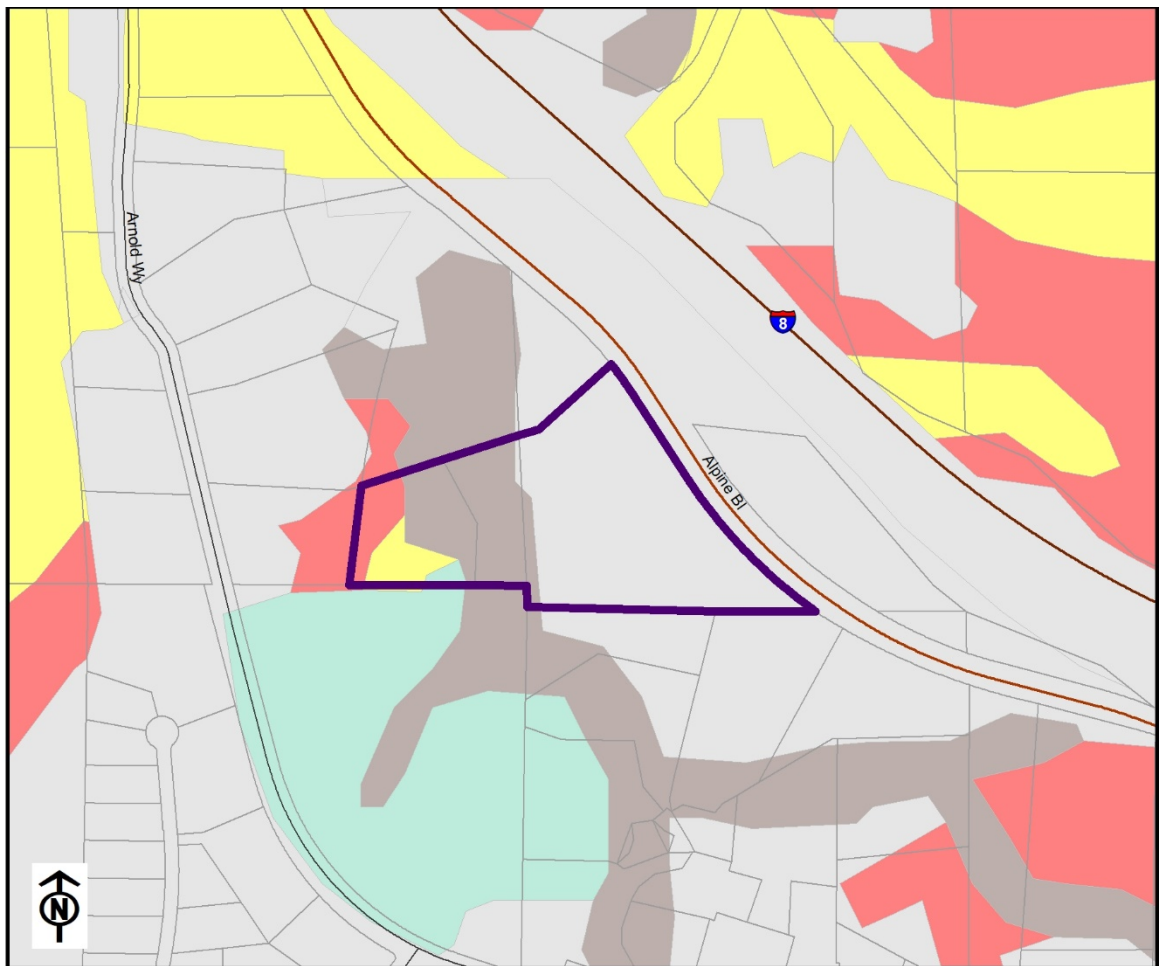
General Plan Consistency

The Open Space-Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space –Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.

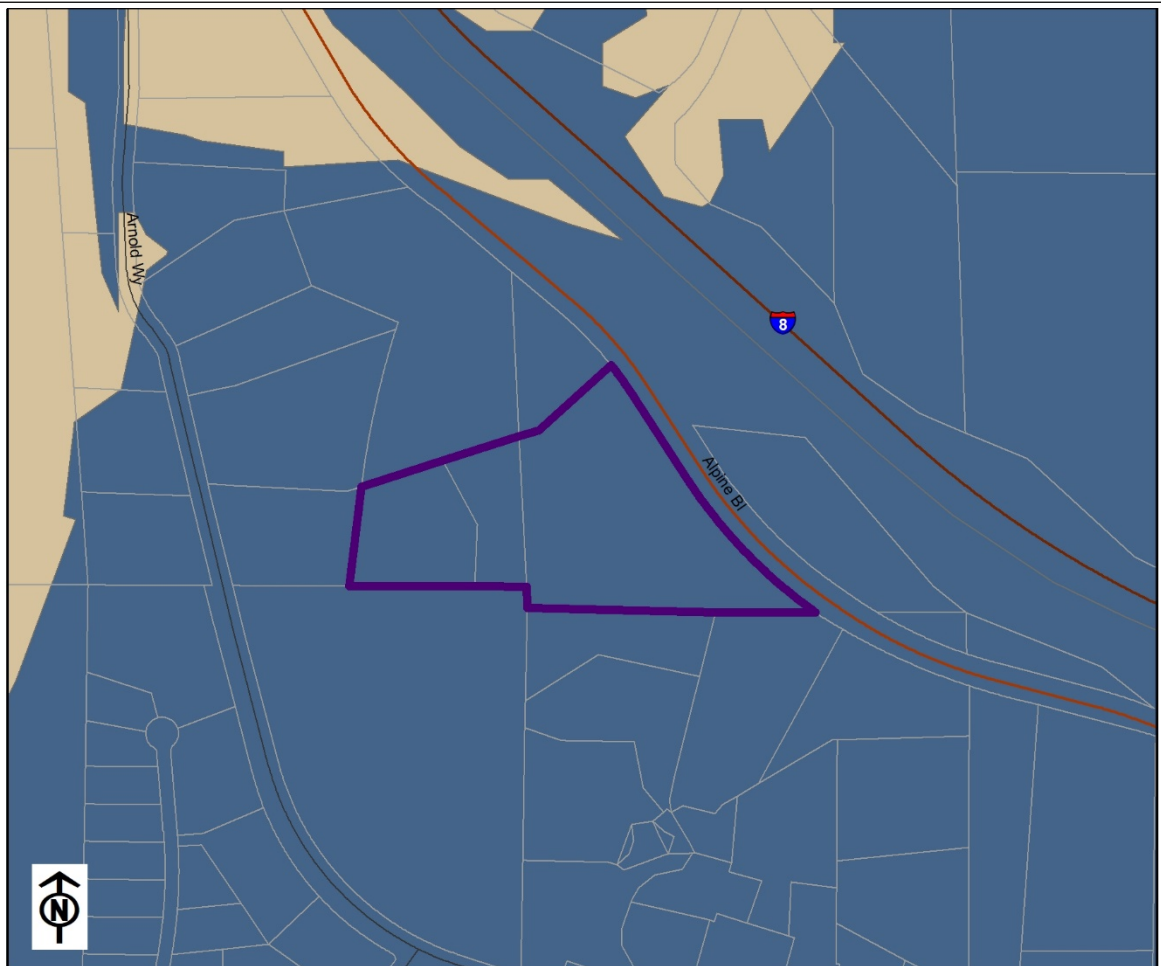
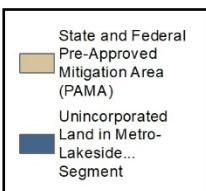
Vegetation

☐ Sensitive Habitat



MSCP

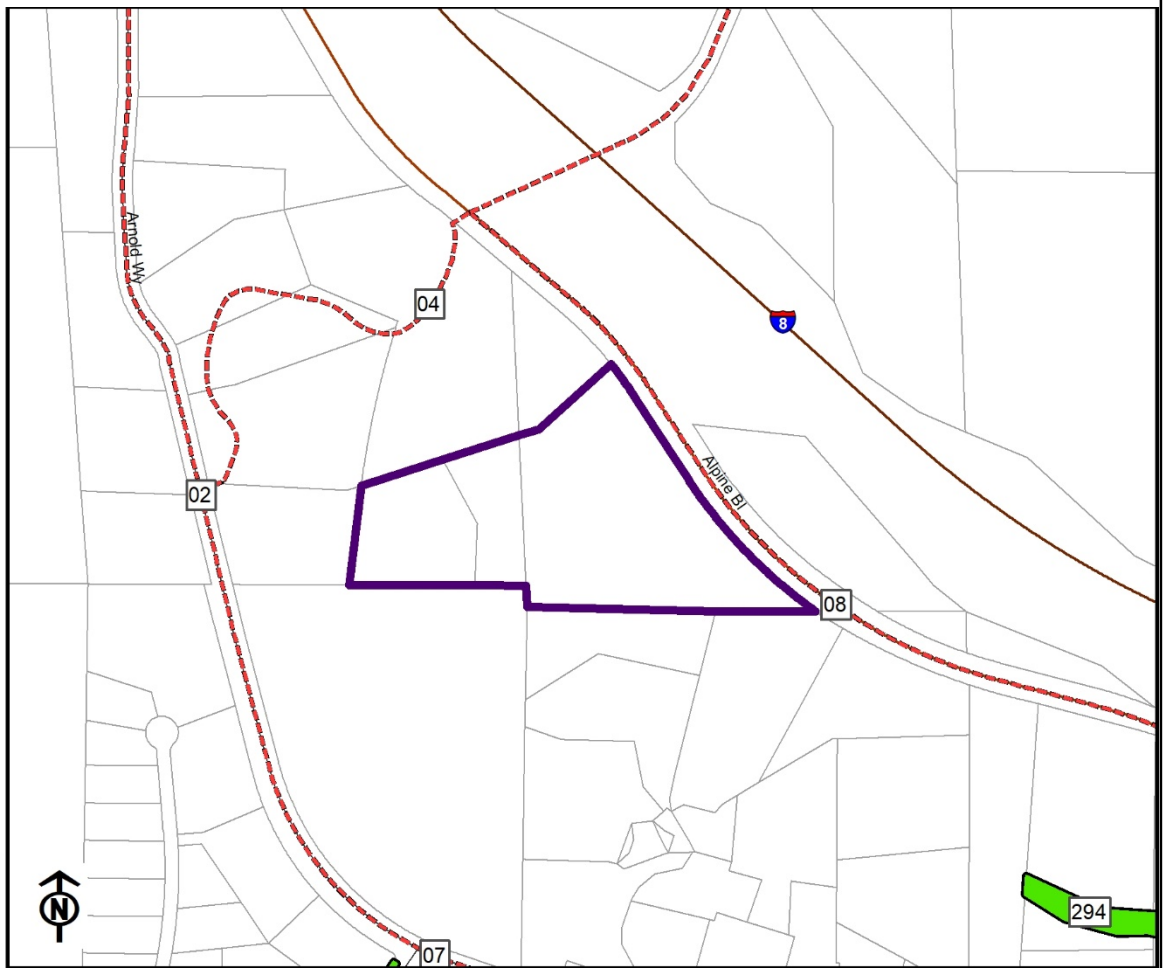
☐ Sensitive Habitat



Trails

○ Trails

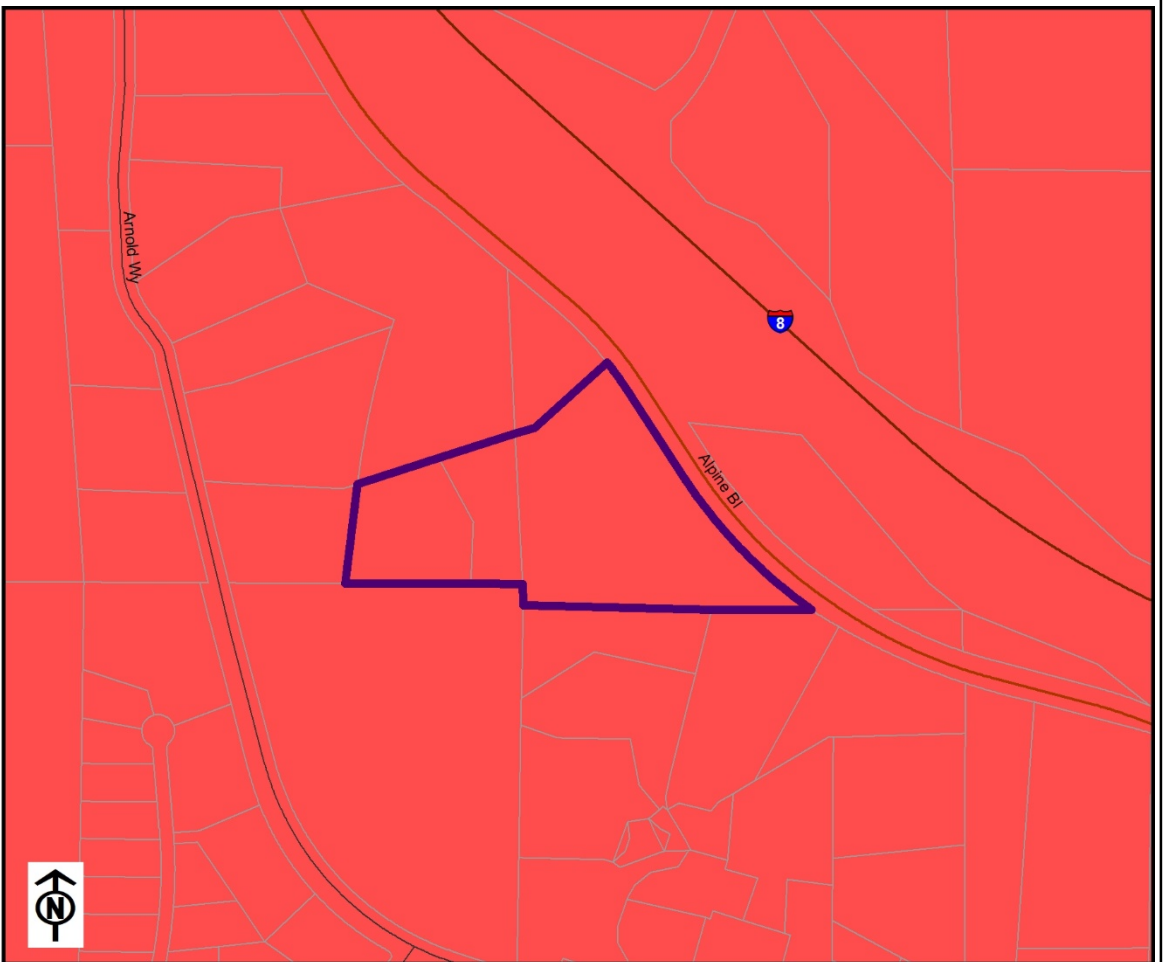
--- Path: Proposed
 ■ Trail Easements



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 ■ Very High



BO401 (Bonsall)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for San Luis Rey River Park

Proposed Change: Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space Recreation (OS-R) and rezone from A70,RR, and C36 to S80

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
County of San Diego

Size:
4 parcels (63.26 acres)

Location: East of Hwy 76 and south of Camino del Rey Road near the San Luis Rey River Park

APNs: 126-100-20, 126-100-23, 126-120-30, 126-230-48

General Plan

Scenario	Designation	DU's
Existing	RL-40, OS-R (por), SR-2, and PAL	4
Proposed Change	OS-R	0
GP Update Analyzed	RL-40	4

Zoning

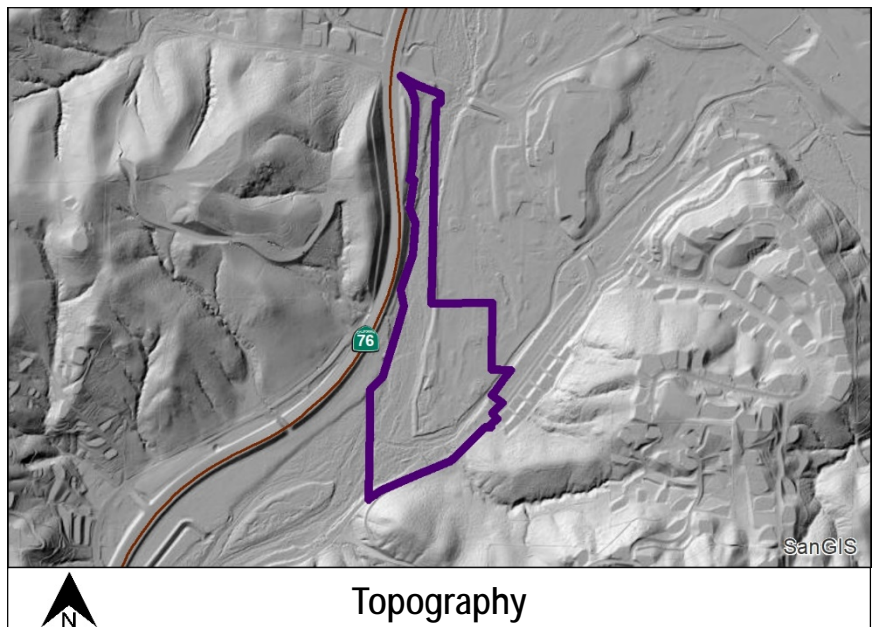
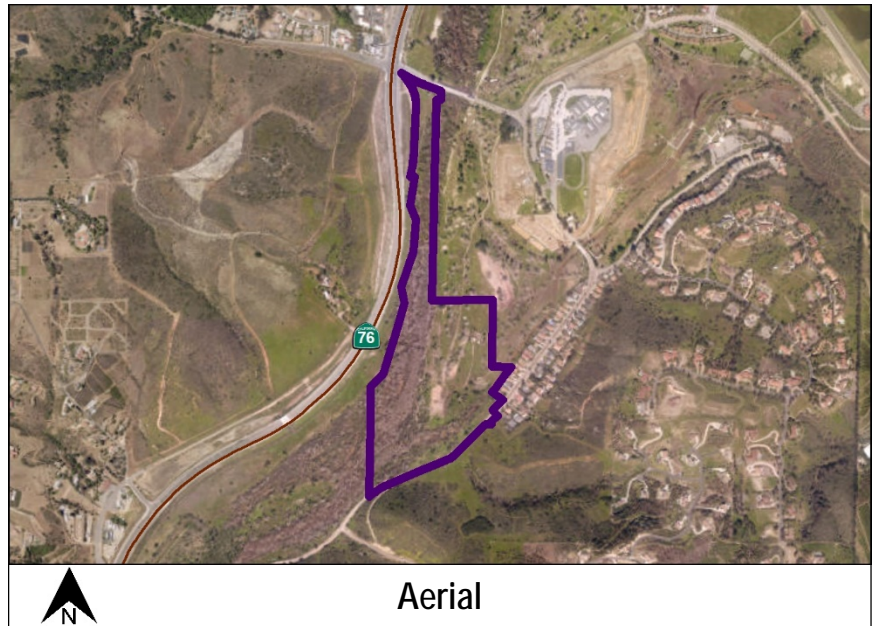
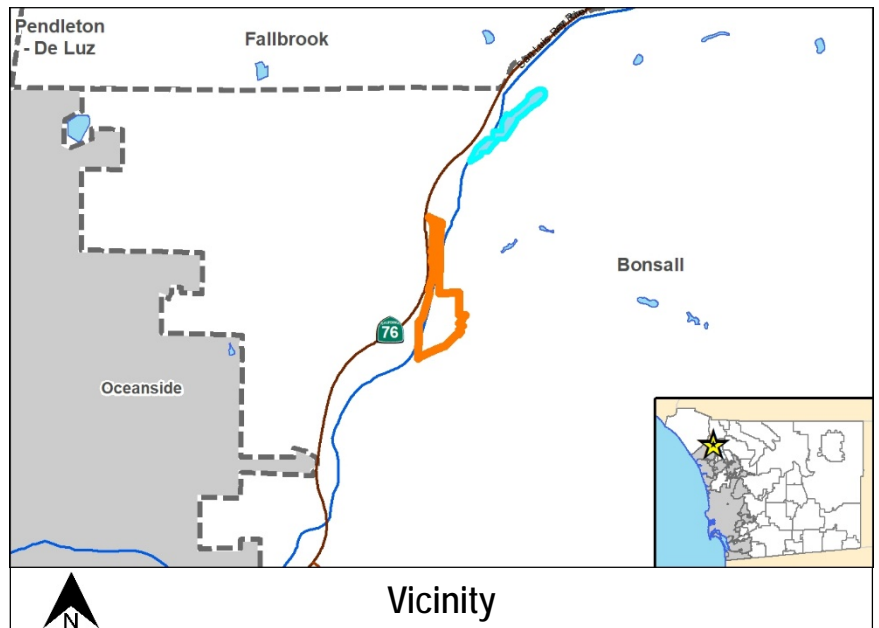
Existing	Proposed
A70, RR, S80, C36	S80

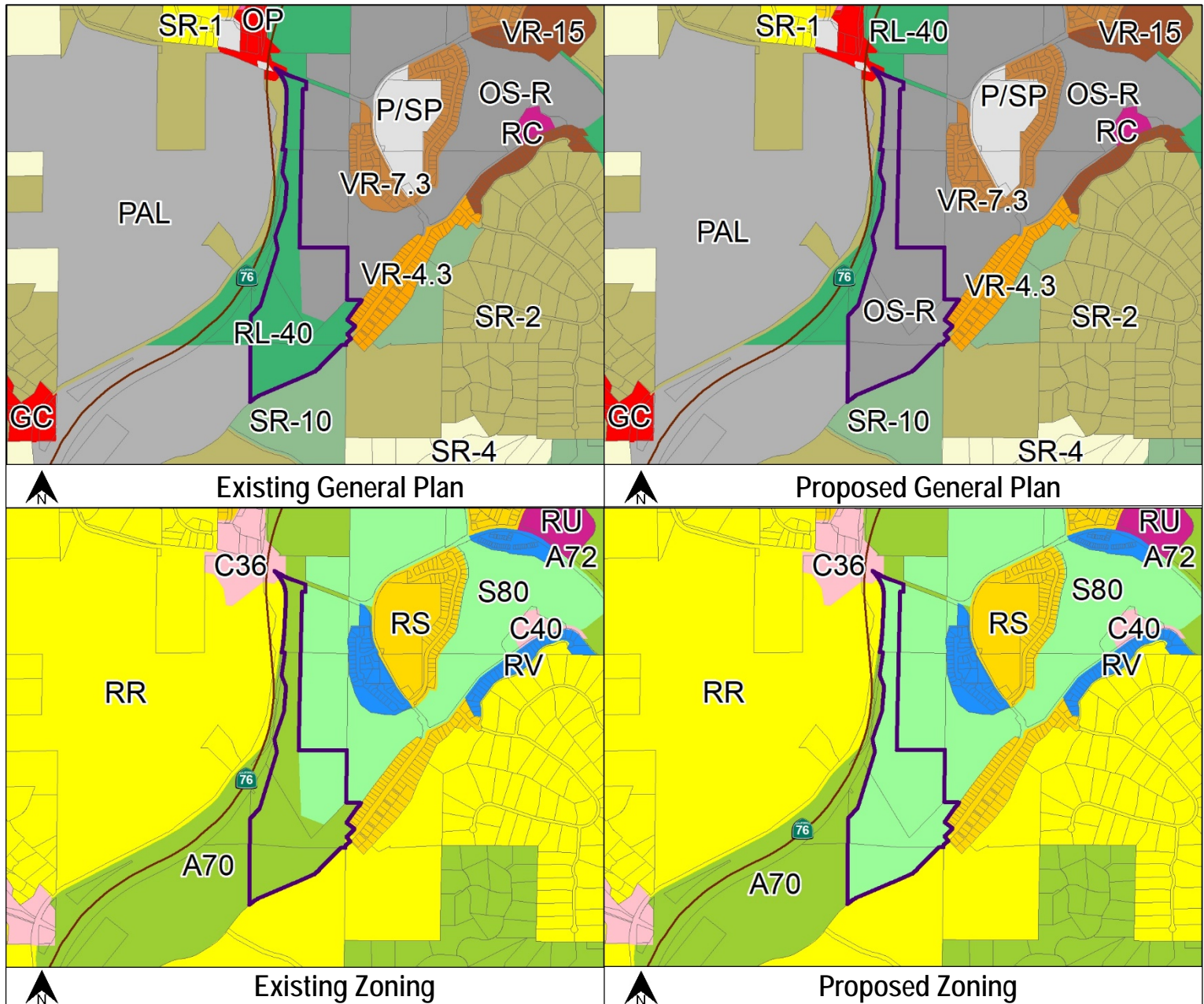
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

BO401 consists of four parcels that are 63.26 acres in total and is a proposed revision based on an ownership change. The parcels were recently purchased by the Department of Parks & Recreation (DPR) for the San Luis Rey River Park. DPR requested the land use designation be changed from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space Recreation (OS-R) and rezone from A70, RR, and C36 to S80.

General Plan Consistency

Policy COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

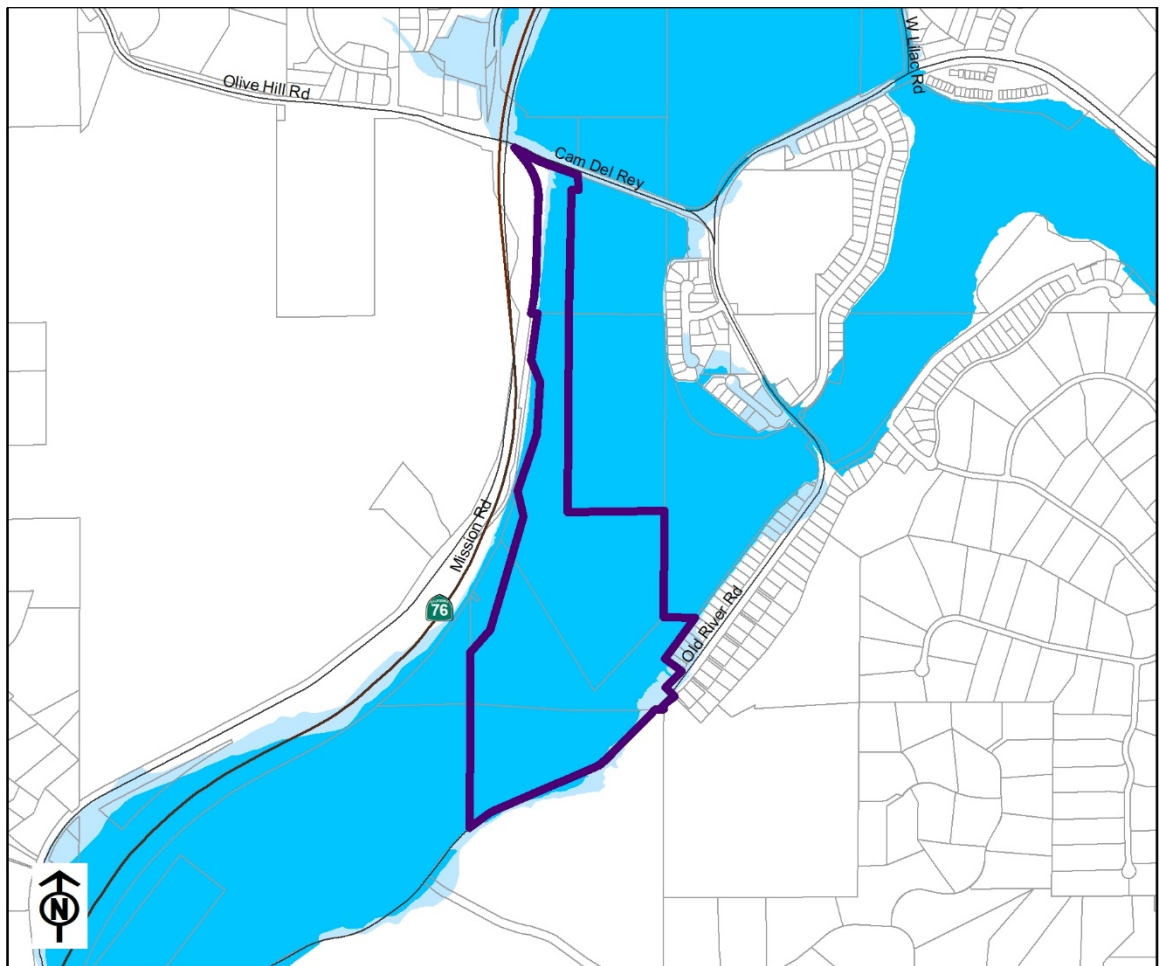
The Open Space-Recreation designation is consistent with policy COS-21.1 based on the following:

- This acquisition would add acreage to the existing San Luis Rey River Park
- The additional acreage is planned for active recreational use

Floodplain

● Floodplain

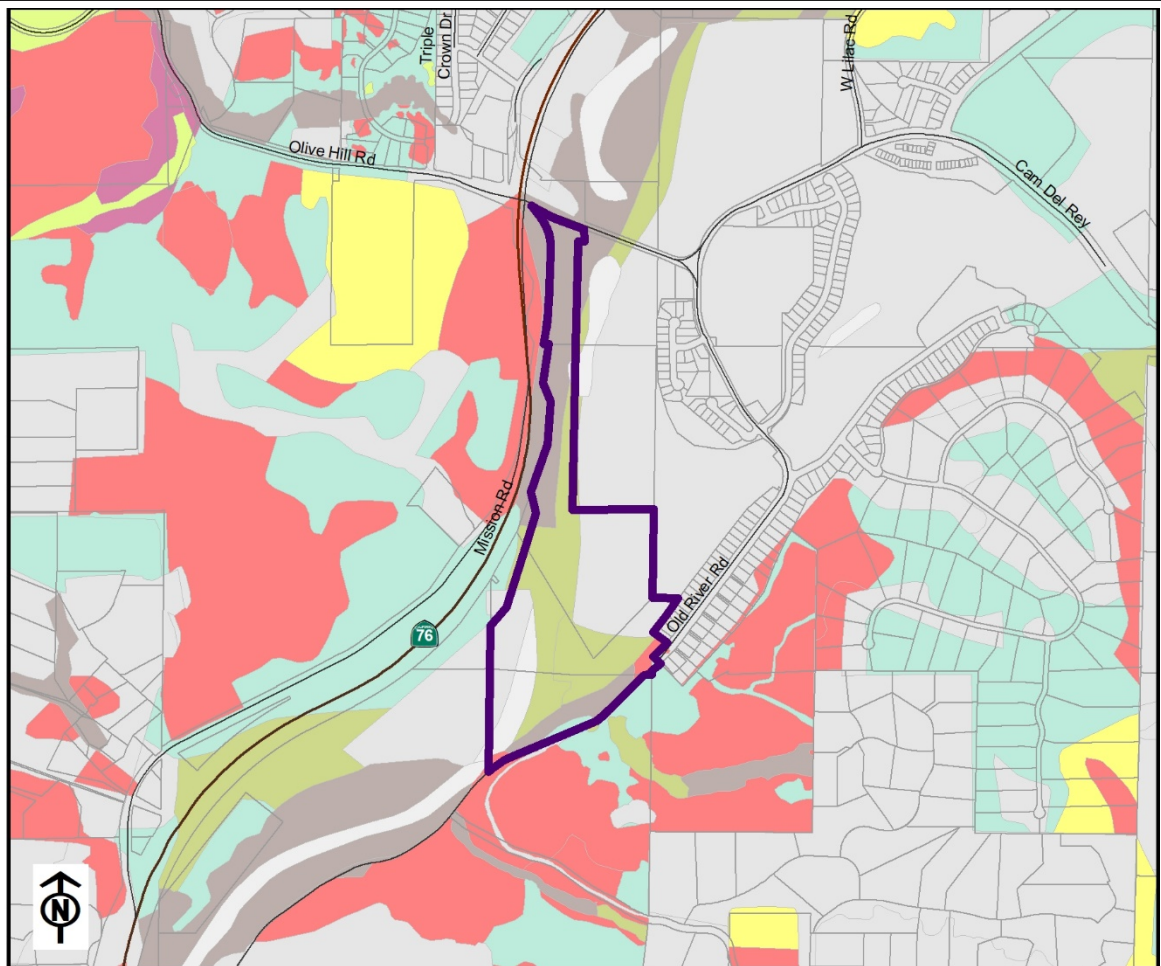
- 500 Year FEMA Floodplain
- 100 Year FEMA Floodplain



Vegetation

● Vegetation

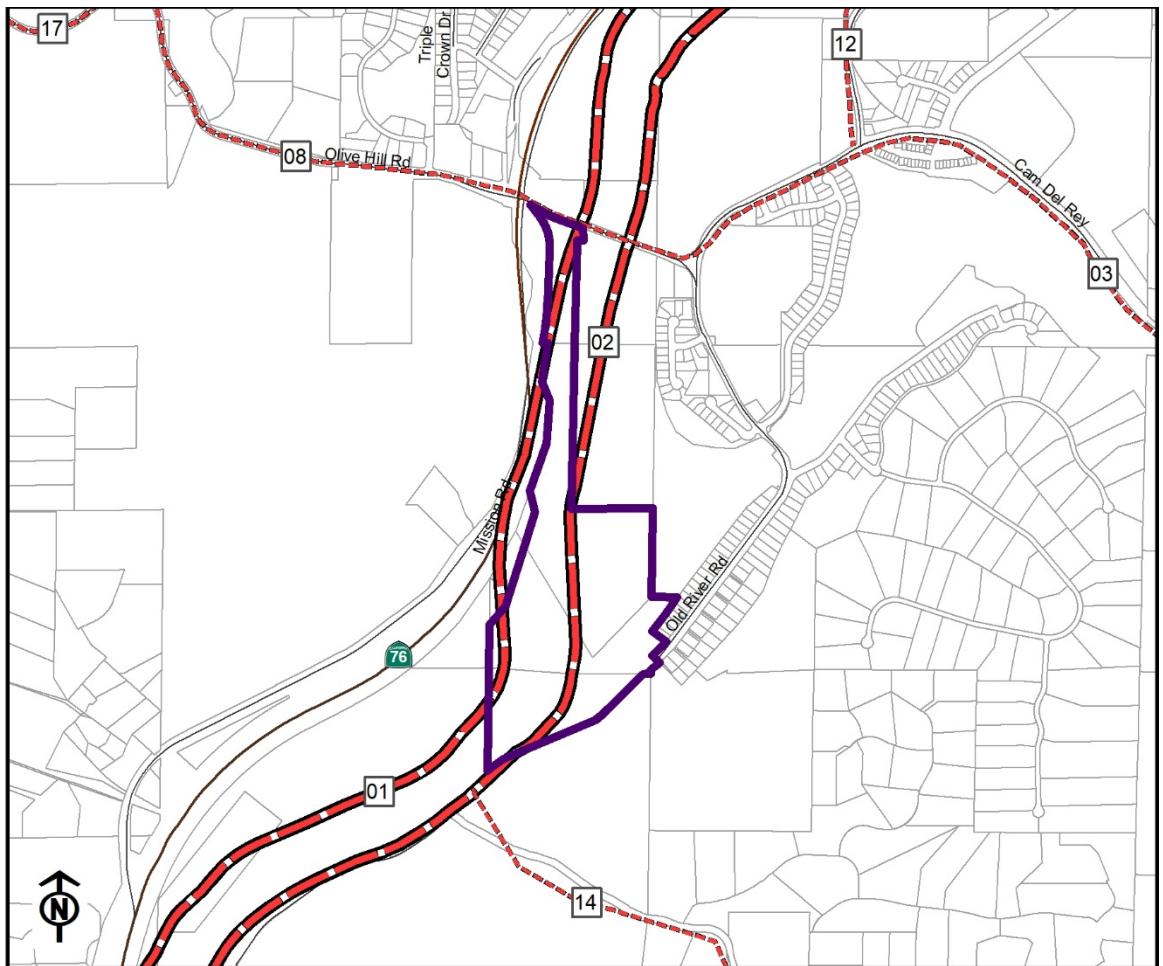
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Other Woodlands
- Water (Including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland



Trails

● Trails

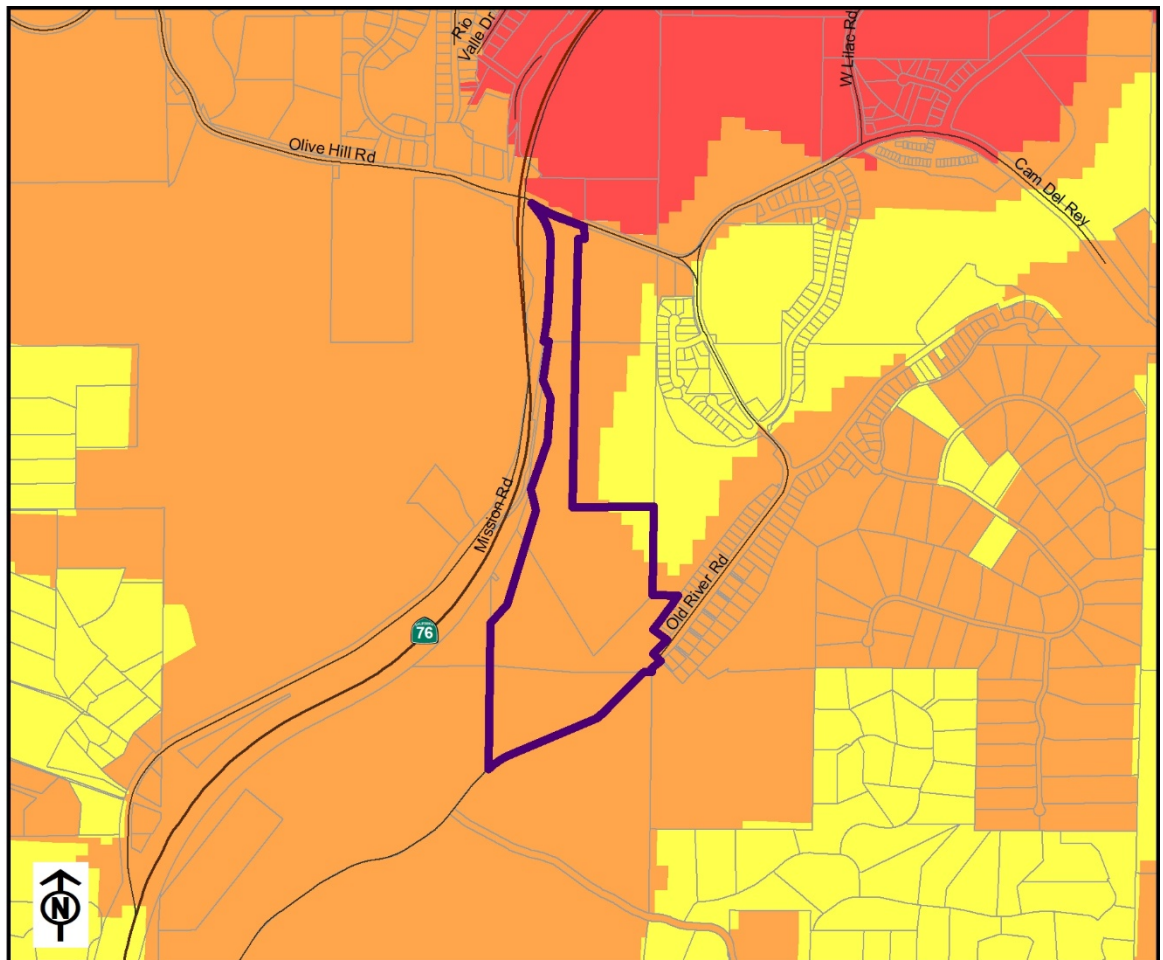
--- Path: Proposed
 --- Trail: Proposed



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 Very High
 High
 Moderate



CD401 (Crest Dehesa)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

Proposed Change: Redesignate 42
parcels to Open Space Conservation
(OS-C) and rezone to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
Endangered Habitats Conservancy

Size:
42 parcels (1759.55 acres)

Location:
North of Highway 54, East of City of El
Cajon, and South of I-8.

APNs: 399-020-50 (multiple, 42 total)

General Plan

Scenario	Designation	DU's
Existing	SR-1, SR-2, SR-4, SR- 10, RL-20, and PAL	98
Proposed Change	OS-C	0
GP Update Analyzed	Same as existing	98

Zoning

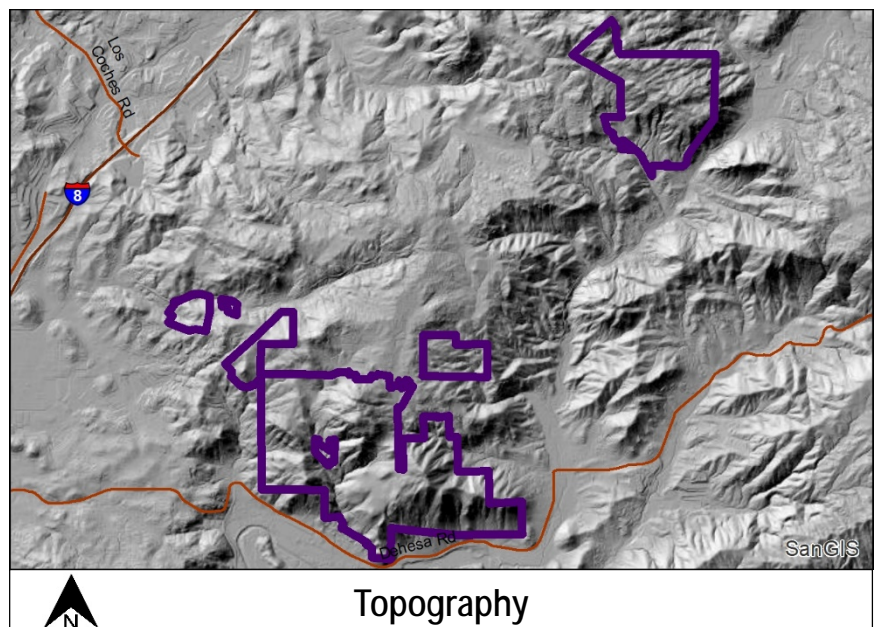
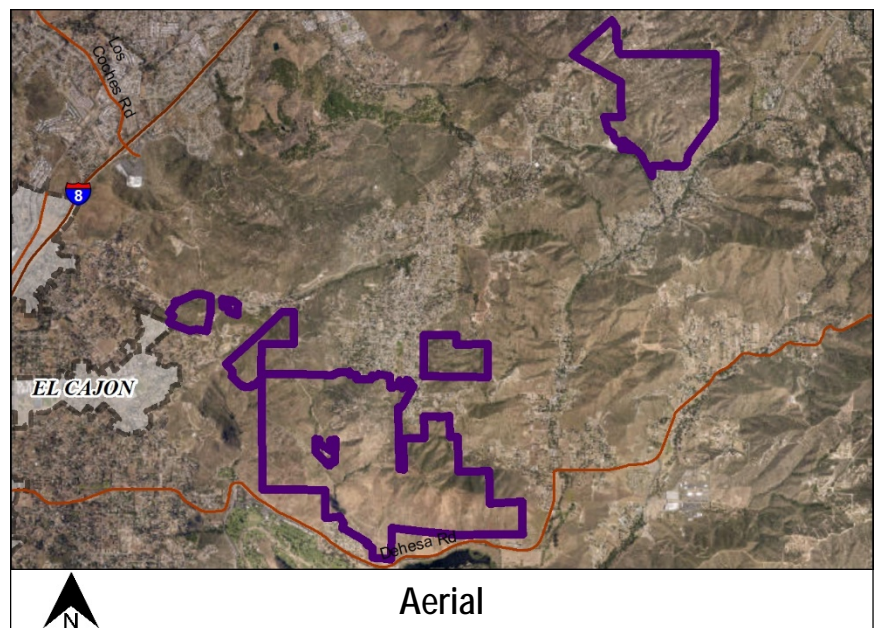
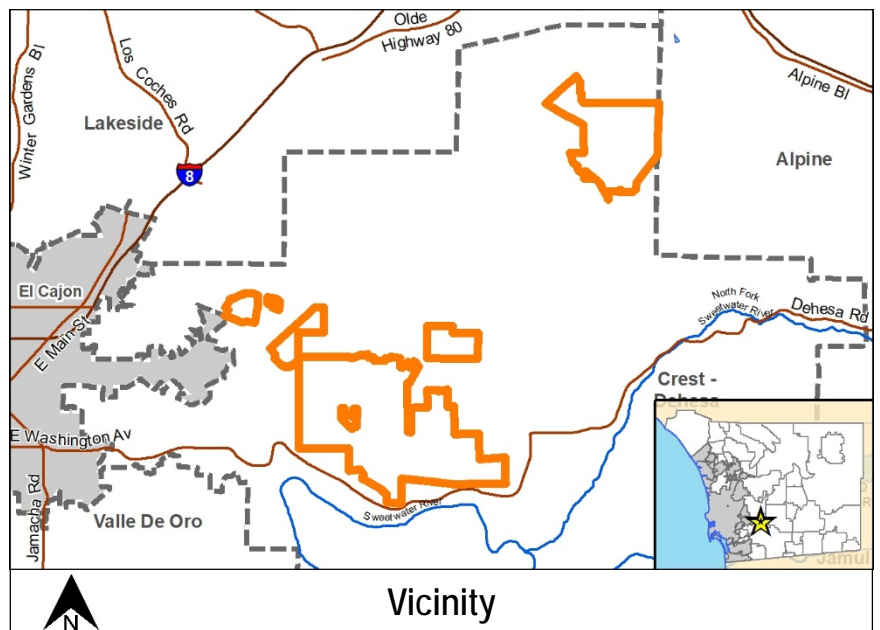
Existing	Proposed
A70, A72, RR, S92	S80

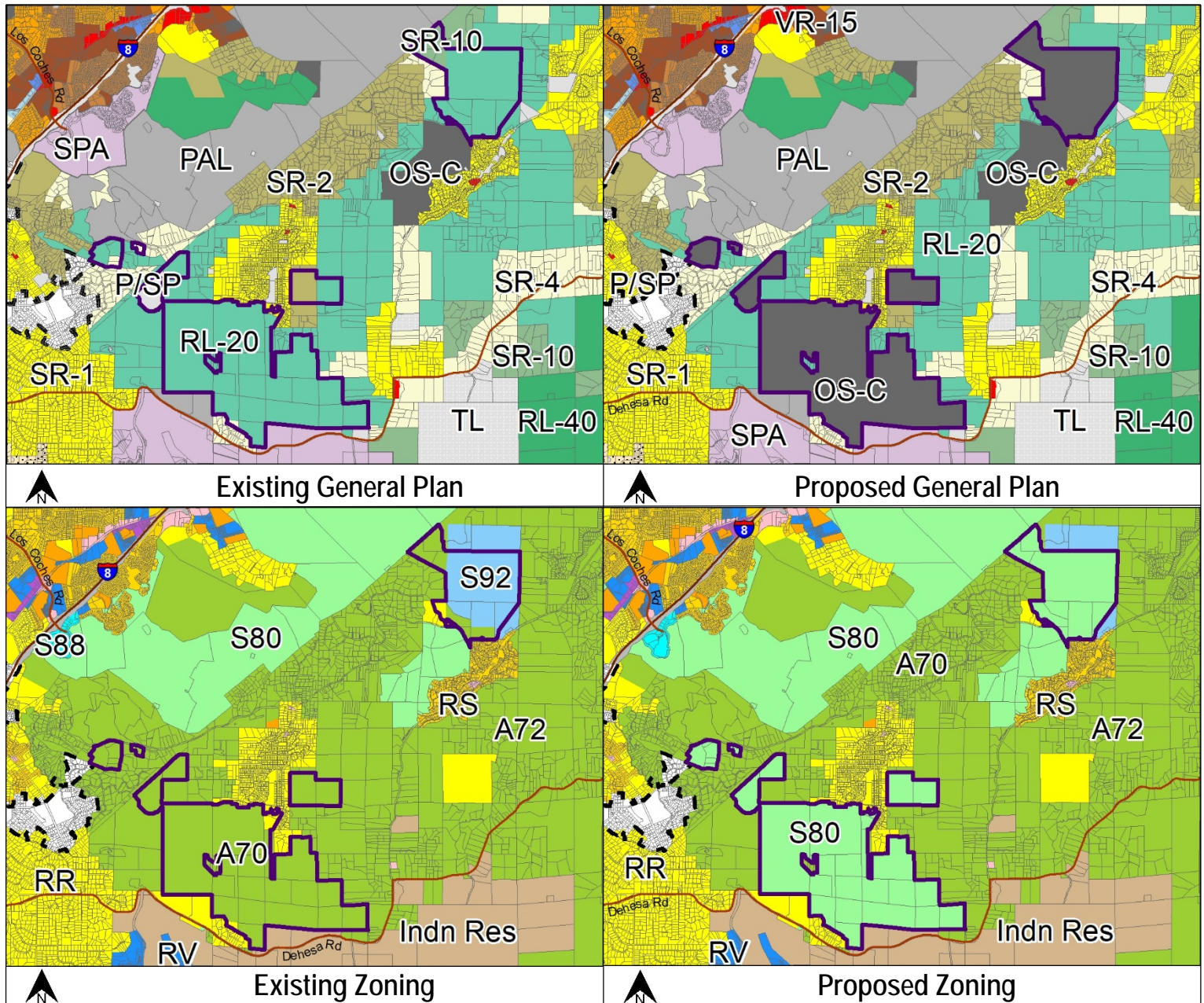
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- ◐ Trails





Description

CD401 consists of 42 parcels that are 1,759.55 acres in total, and is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy, a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from Semi-Rural 1 (SR-1), Semi-Rural 2 (SR-2), Semi-Rural 4 (SR-4), Semi-Rural 10 (SR-10), Rural Lands 20 (RL-20), and Public Agency Lands (PAL) to Open Space Conservation (OS-C) and change the zoning from A70 to S80.

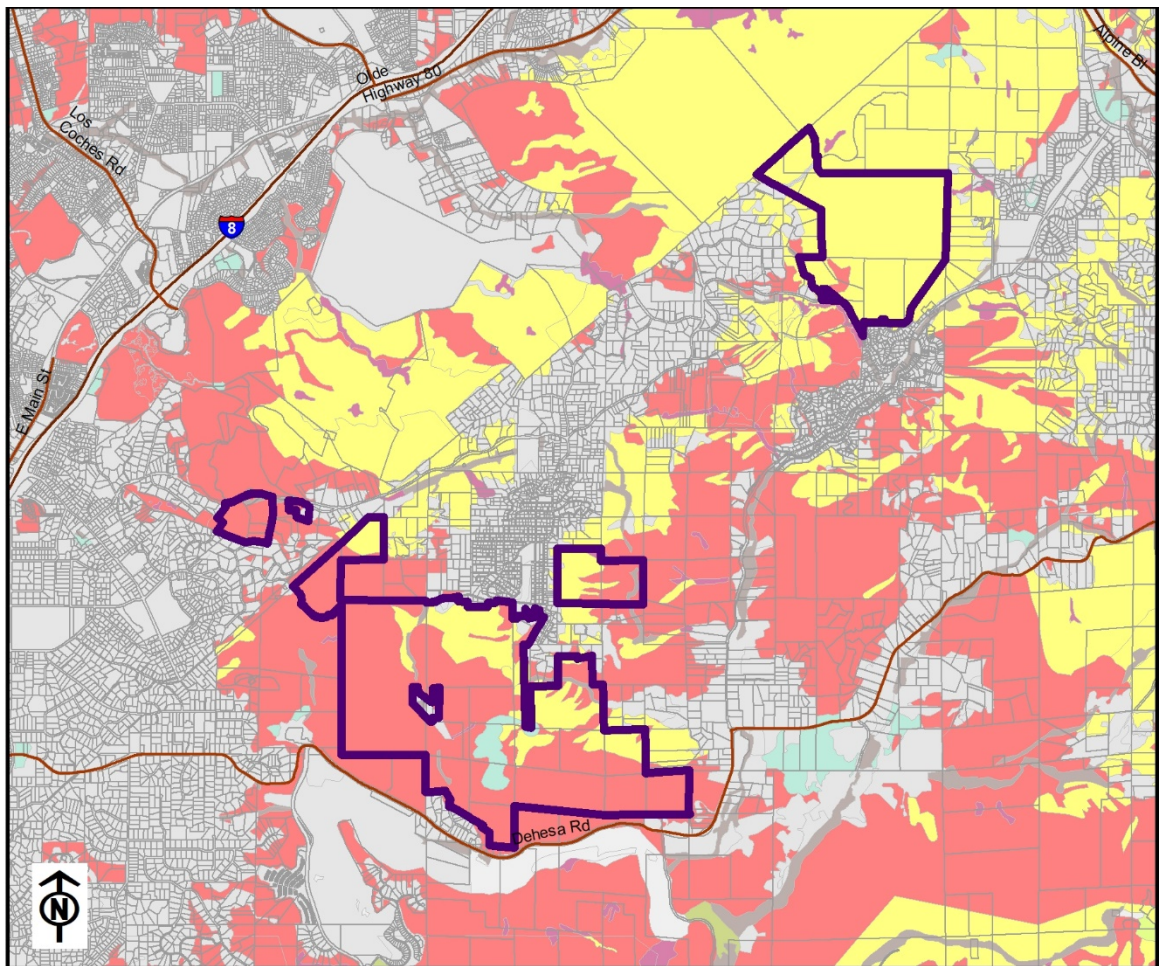
General Plan Consistency

The Open Space-Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space –Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.

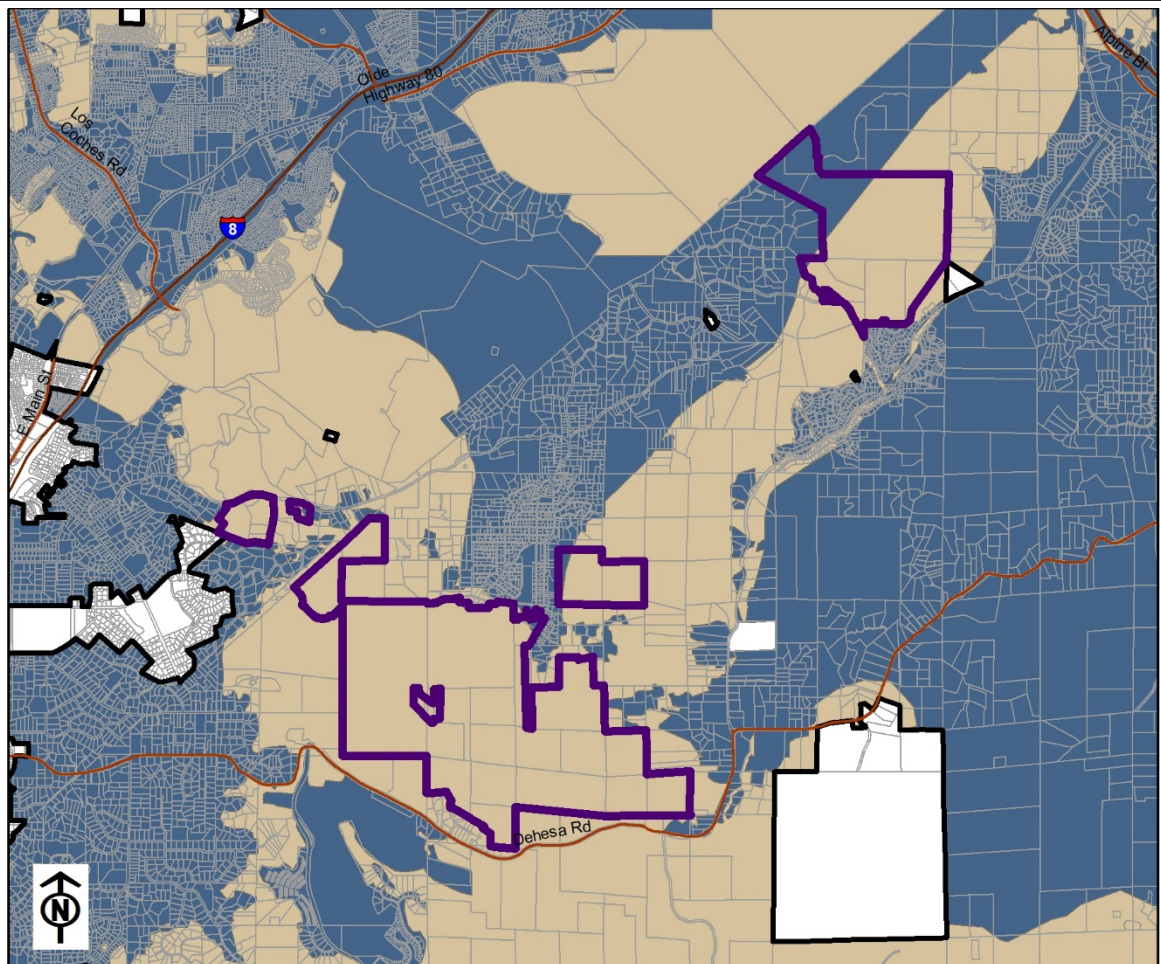
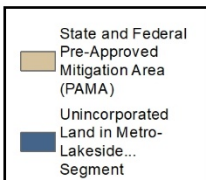
Vegetation

☐ Sensitive Habitat



MSCP

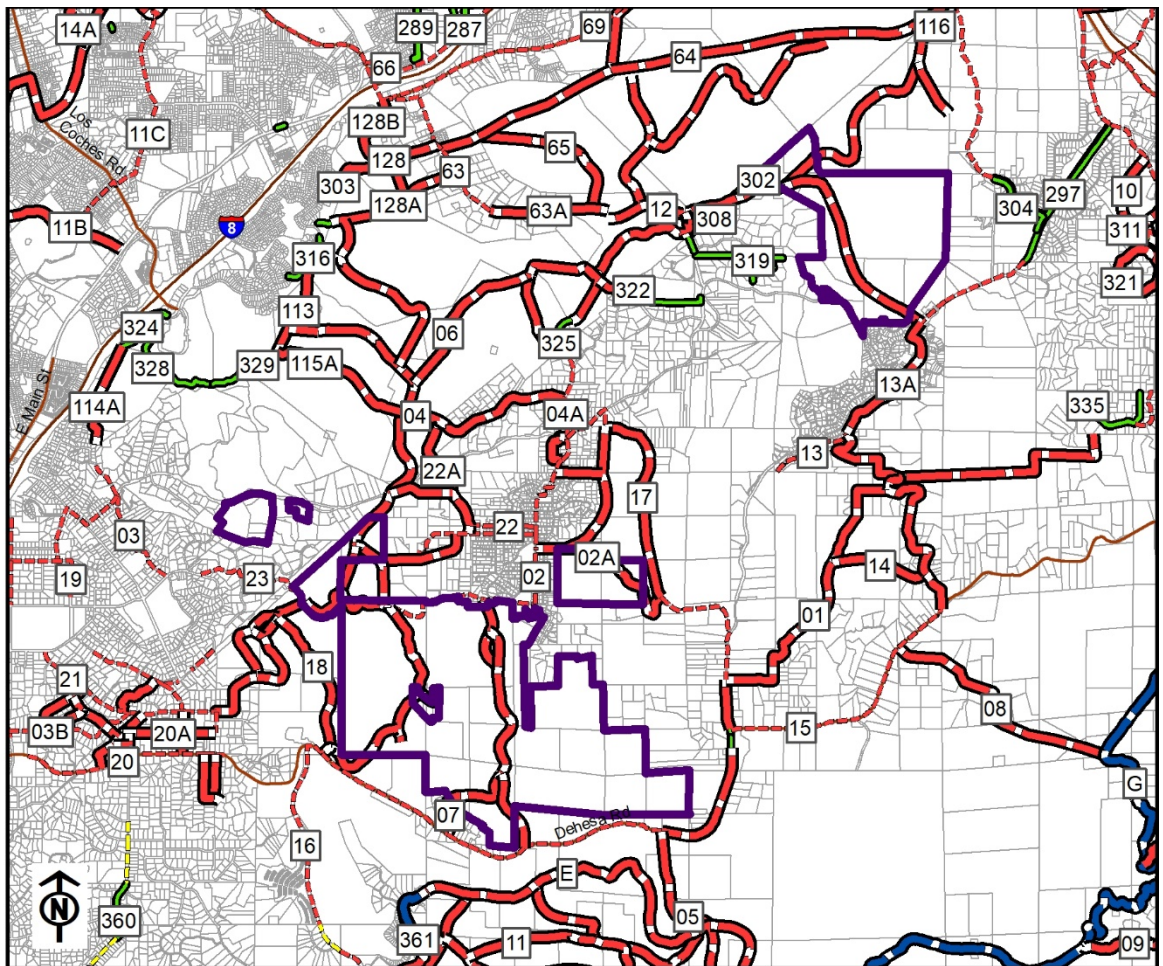
☐ Sensitive Habitat



Trails

Trails

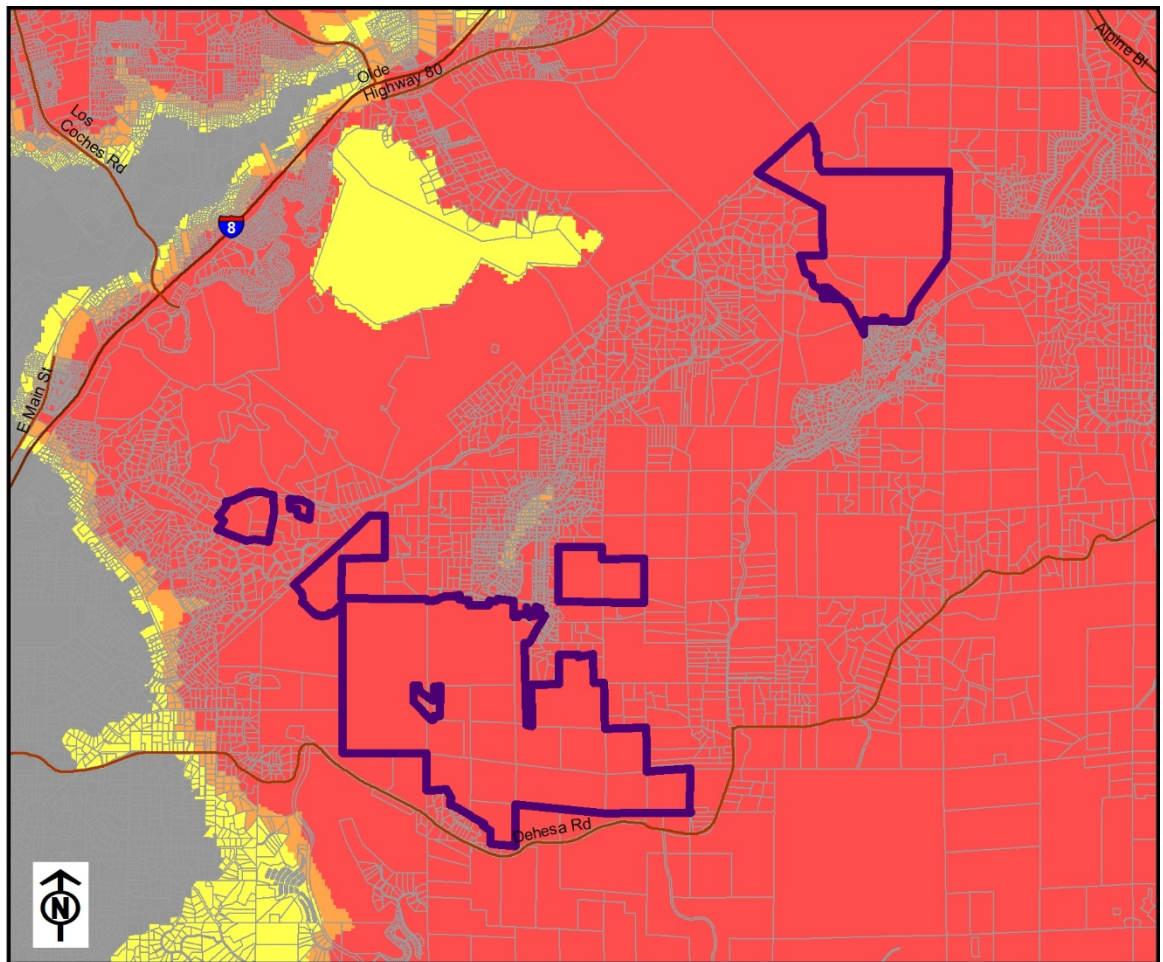
- Path: Planned
- Path: Proposed
- Trail: Existing
- Trail: Proposed
- Trail Easements



Fire Hazard Severity Zones

Fire Hazard Severity Zones

- Very High
- High
- Moderate
- Urban
- Unzoned
- Non-Wildland/Non-Urban



HM401 (Hidden Meadows)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Open Space

Proposed Change: Redesignate 14 parcels from Specific Plan Area (SPA) to Open Space Conservation (OS-C) and rezone from S88/A70 to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
14 parcels (669.13 acres)

Location:
Mountain Meadow Preserve east of 15 and south of Mountain Meadow/Hidden Meadows Road

APNs: 187-041-59 (14 total)

General Plan

Scenario	Designation	DU's
Existing	SPA	0
Proposed Change	OS-C	0
GP Update Analyzed	SPA	0

Zoning

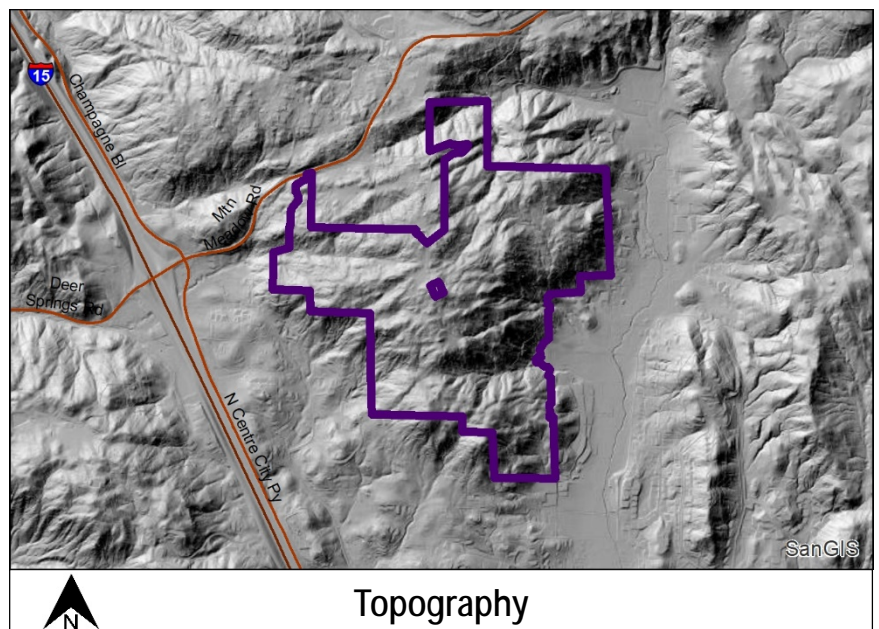
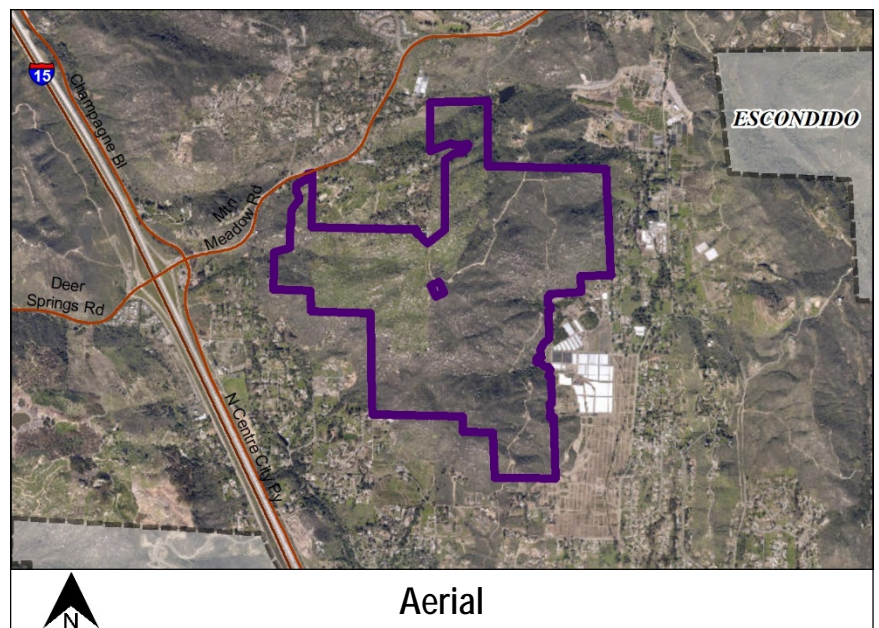
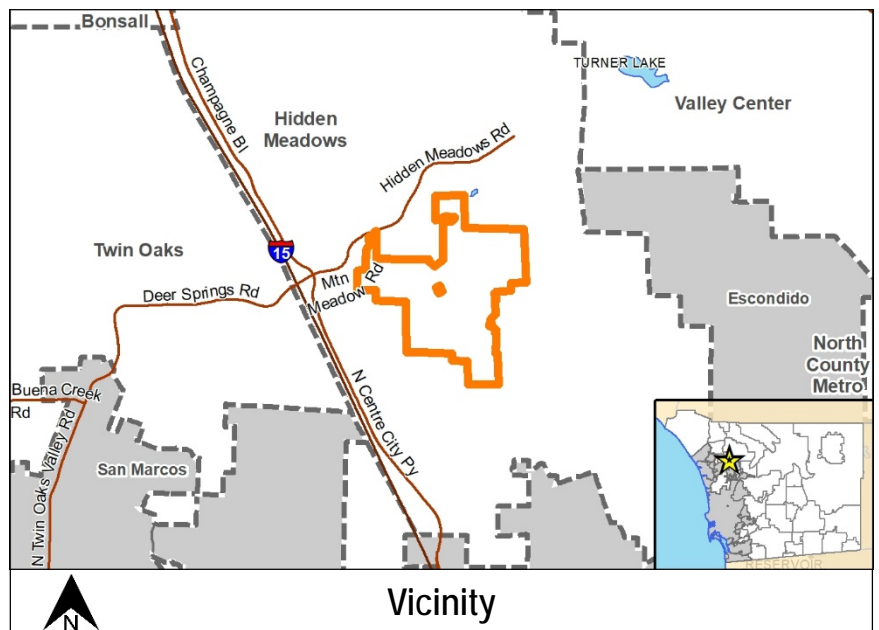
Existing	Proposed
A70, S88	S80

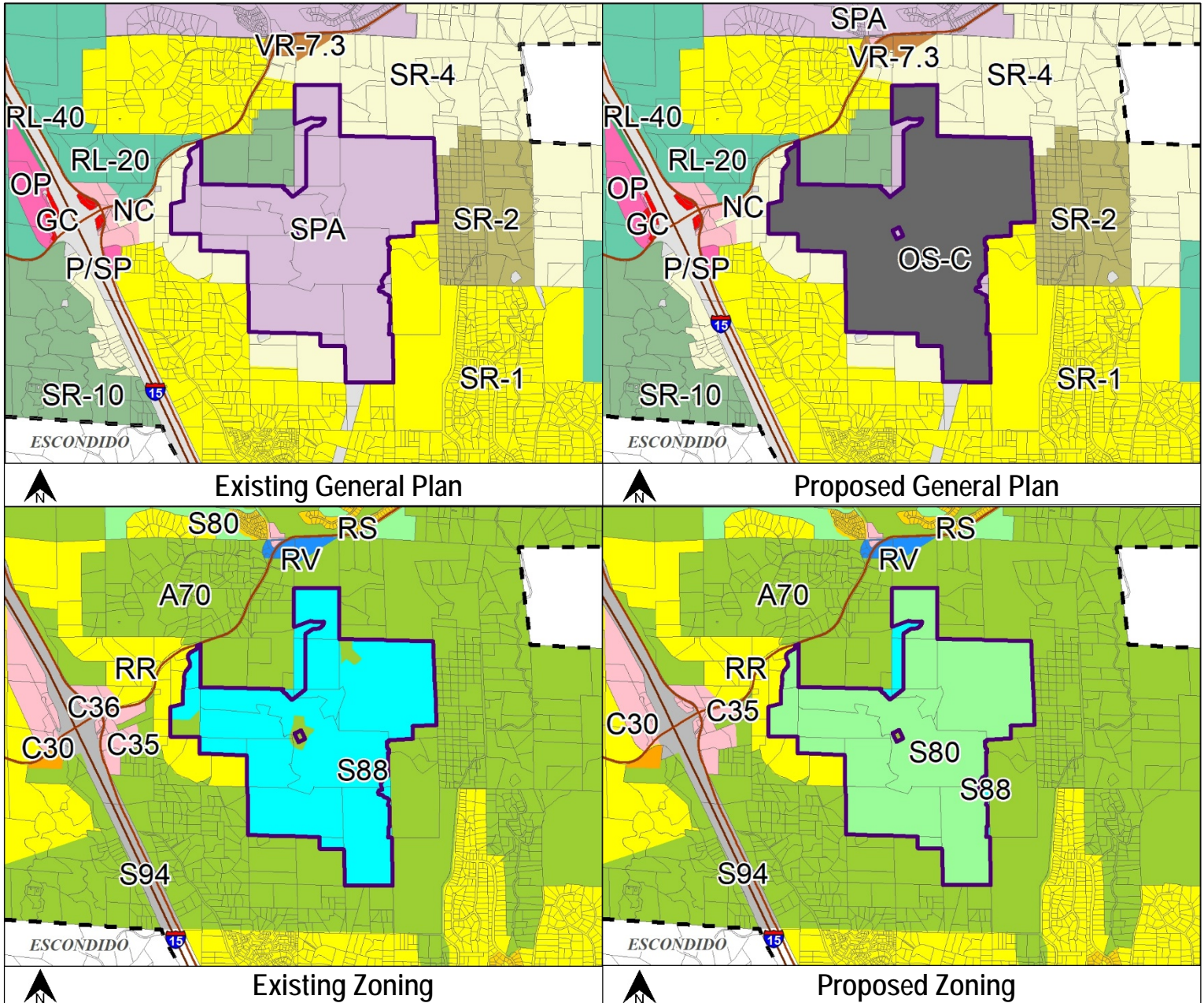
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- ◐ Trails





Description

VC403 consists of fourteen parcels that are 669.13 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Specific Plan Area (SPA) to Open Space-Conservation (OS-C) and rezoned from S88 and A70 to S80.

General Plan Consistency

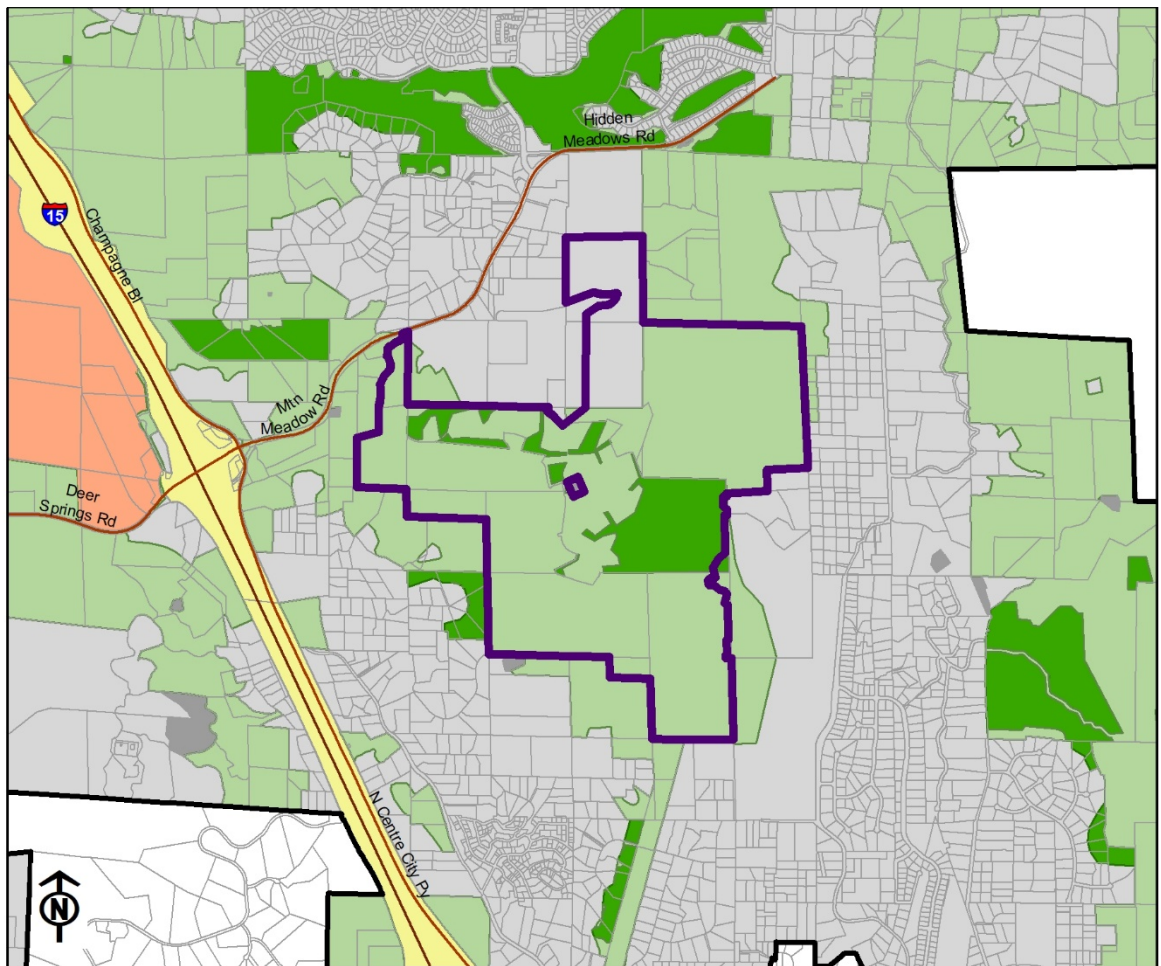
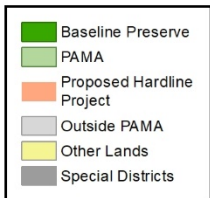
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.

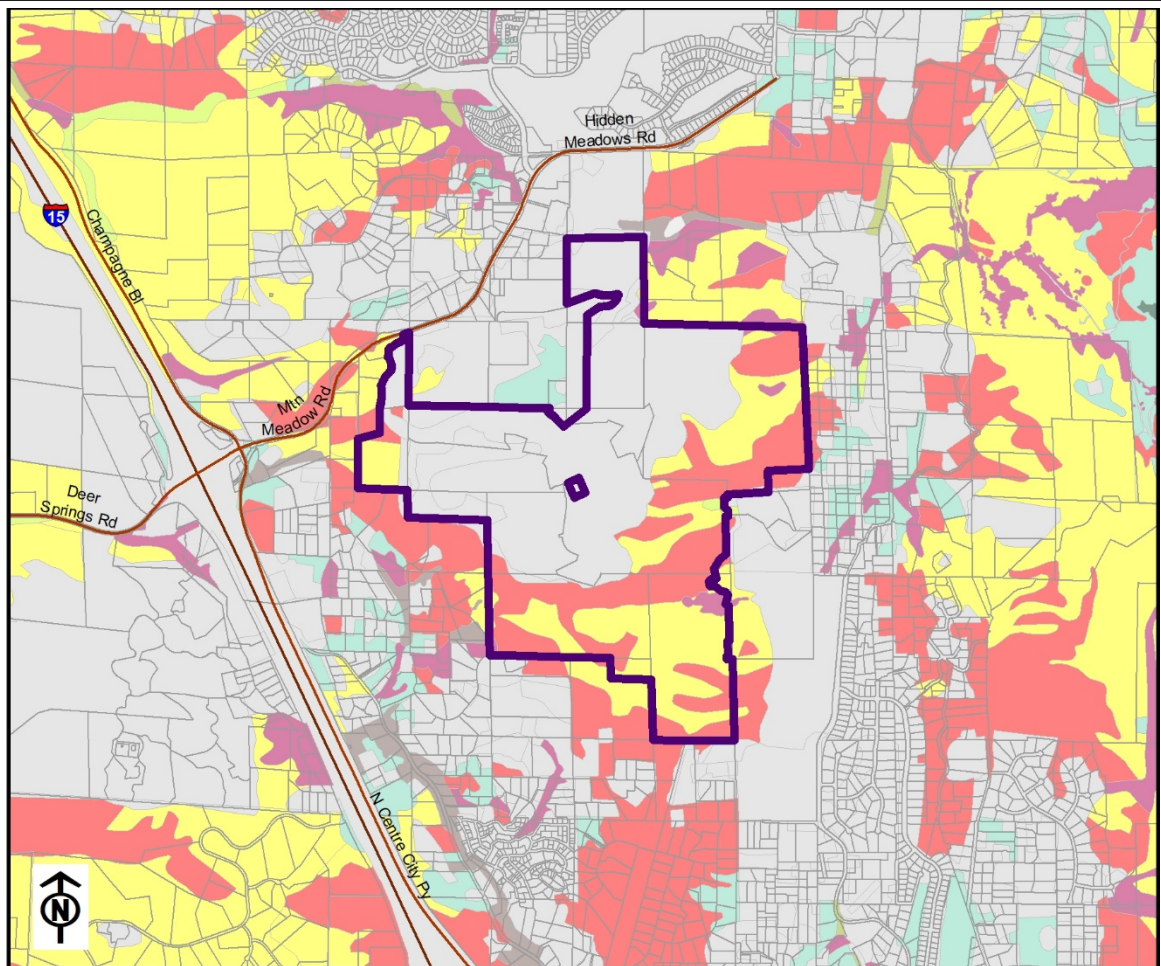
MSCP

● Sensitive Habitat



Vegetation

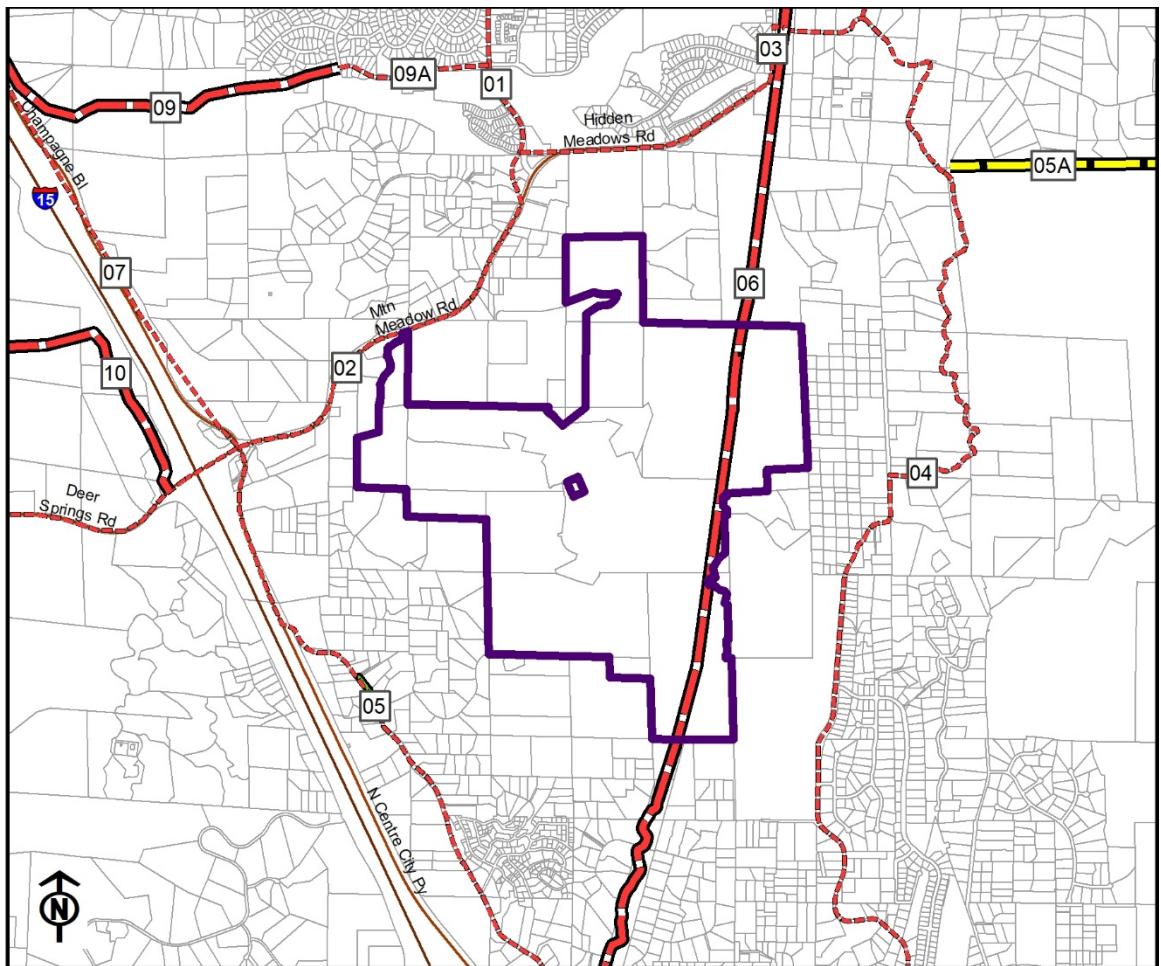
● Sensitive Habitat



Trails

Trails

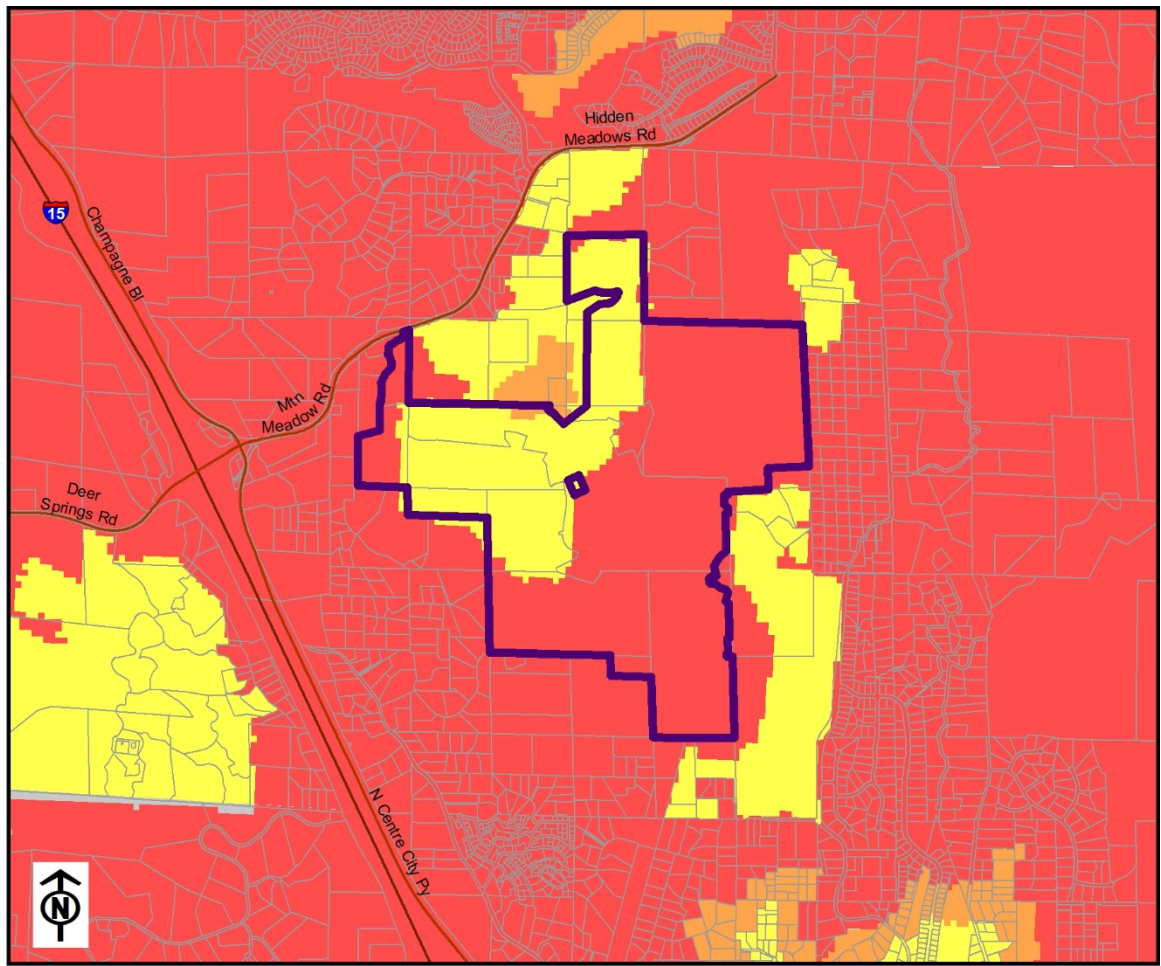
- Path: Proposed
- Trail: Planned
- Trail: Proposed
- Trail Easements



Fire Hazard Severity Zones

Fire Hazard Severity Zones

- Very High
- High
- Moderate
- Non-Wildland/Non-Urban



JD401 (Jamul-Dulzura)

Basis for Change: Mapping Error

Proposed Change: Redesignate four parcels from Public Agency Lands (PAL) to Semi-Rural 1 (SR-1) and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:

SAS Attisha LLC, Garcia Trust, Cardinale Rene, USA Government

Size:

5 parcels (33.02 acres)

Location: South of S94 between Steele Canyon Road and Via Las Faldas

APNs: 596-040-07, 596-040-68, 596-040-58, 596-040-62, 596-040-66

General Plan

Scenario	Designation	DU's
Existing	SR-1, PAL, RC	8
Proposed Change	SR-1, PAL, RC	16
GP Update Analyzed	SR-1, PAL, RC	8

Zoning

Existing	Proposed
RR, A72	RR

Development Designator Changes

Existing	Proposed
Lot Size: 4AC	Lot Size: 1AC
Setback: C	Setback: B
Reg Cat: No Jurisdiction	Reg Cat: Semi-Rural

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

○ Steep slope

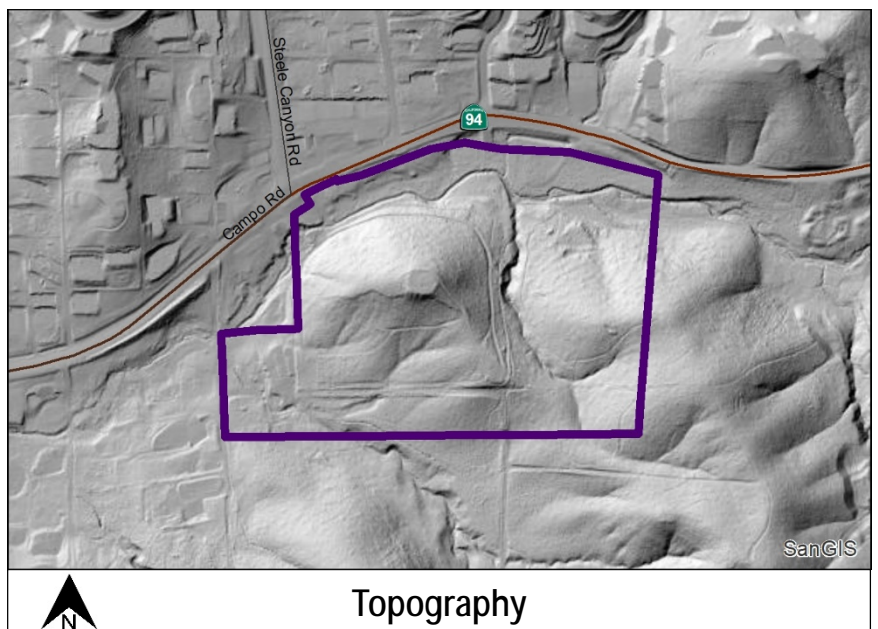
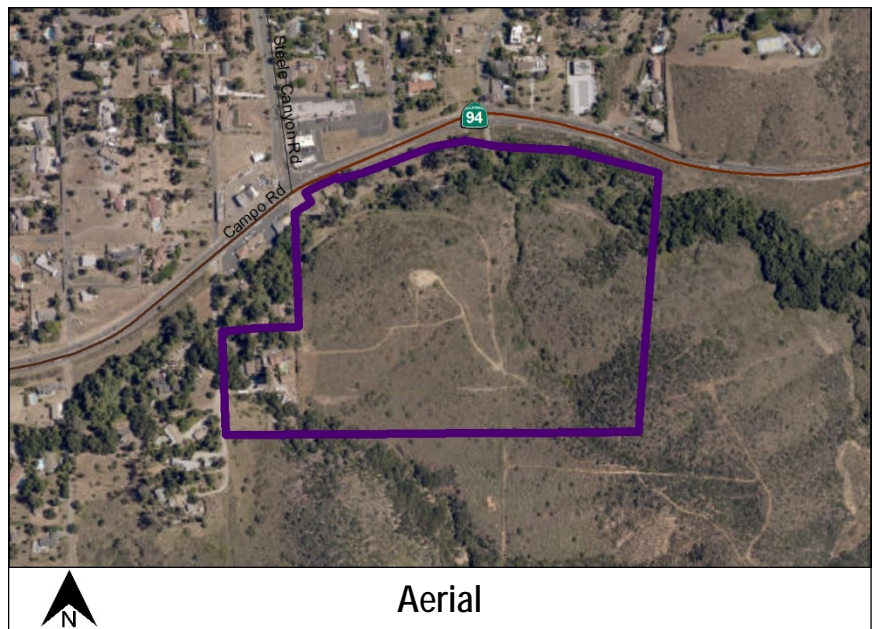
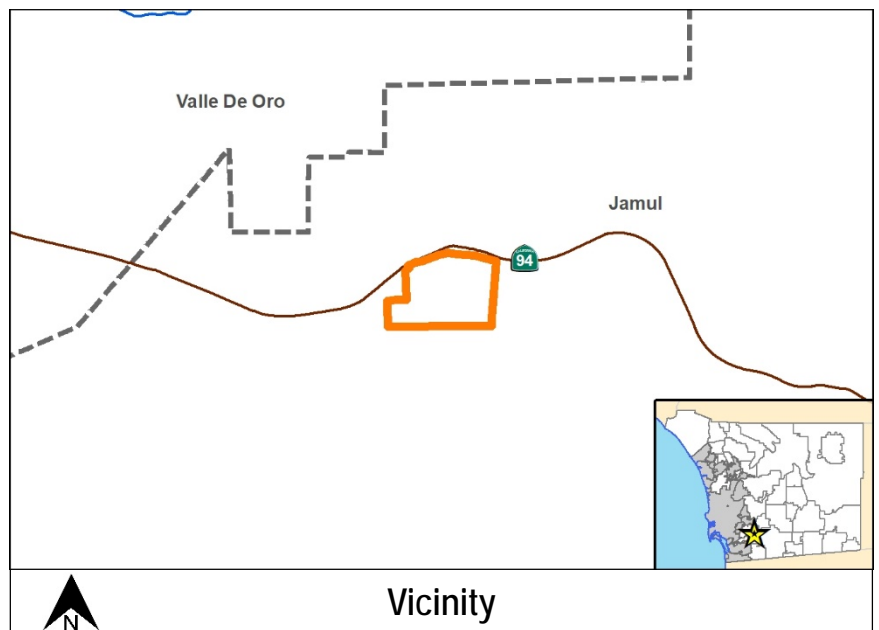
◐ Floodplain

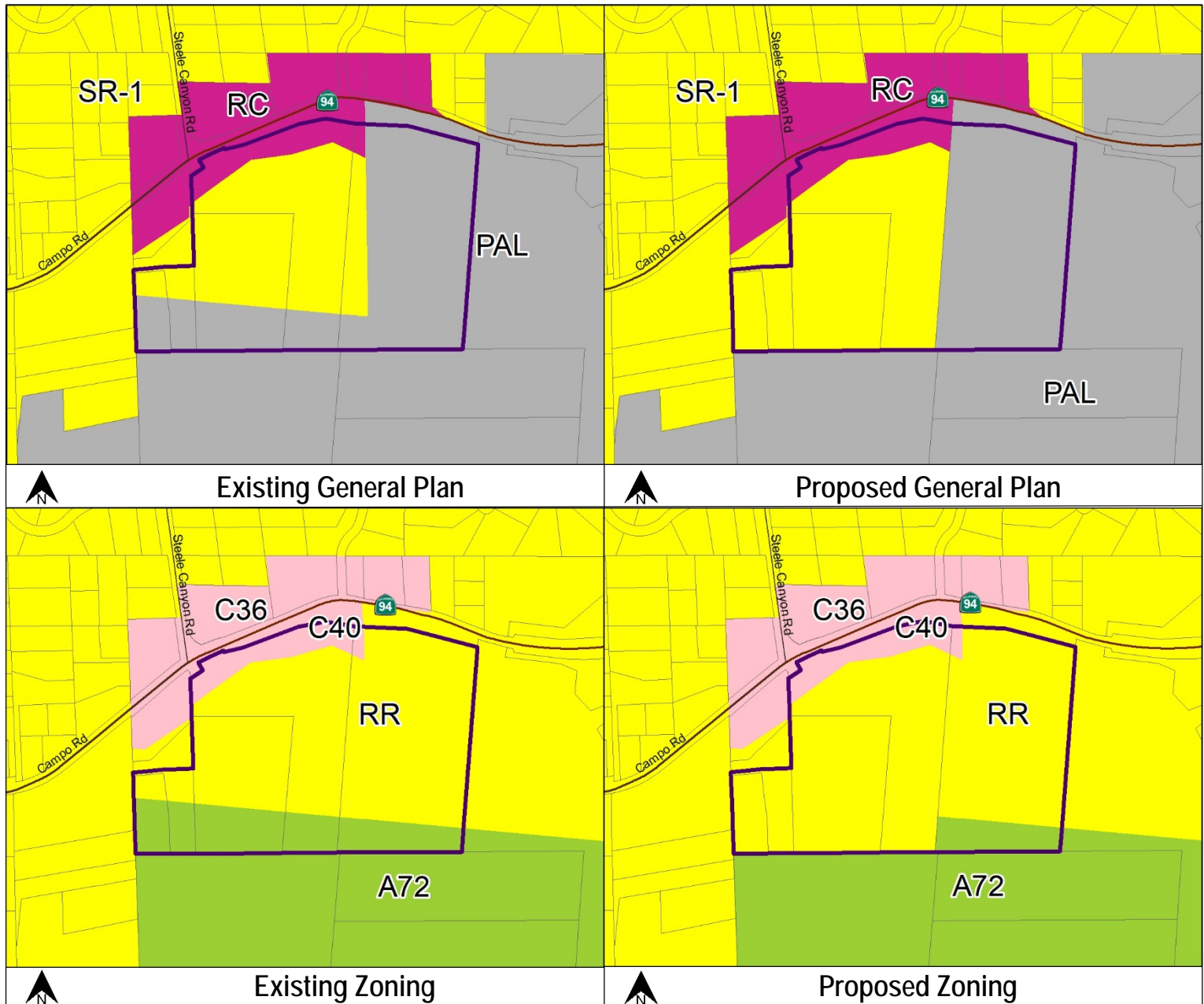
◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones





Description

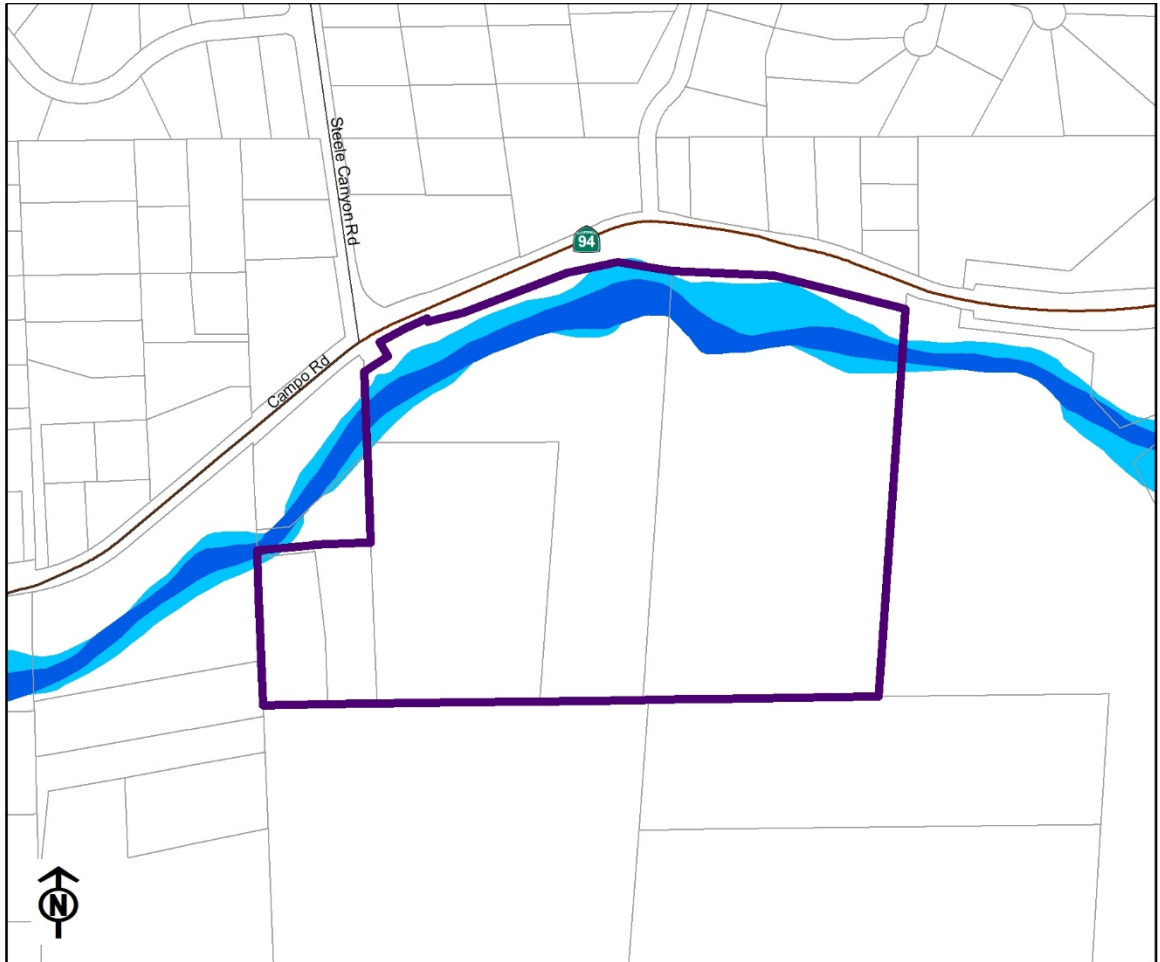
JD401 consists of five parcels that are 33.02 acres in total. The land uses of four privately owned properties was mistakenly split designated as Semi-Rural 1 (SR-1) and Public Agency Lands (PAL). Portions of the four properties should be changed from PAL to SR-1. The zoning of the four privately owned properties should be changed from A72 to RR. There is one property owned by the federal government that is split designated PAL and SR-1/Rural Commercial (RC). This parcel should be redesignated from RC and SR-1 to PAL. The zoning for this parcel will remain unchanged.

General Plan Consistency

This proposal is consistent with the General Plan based on the following:

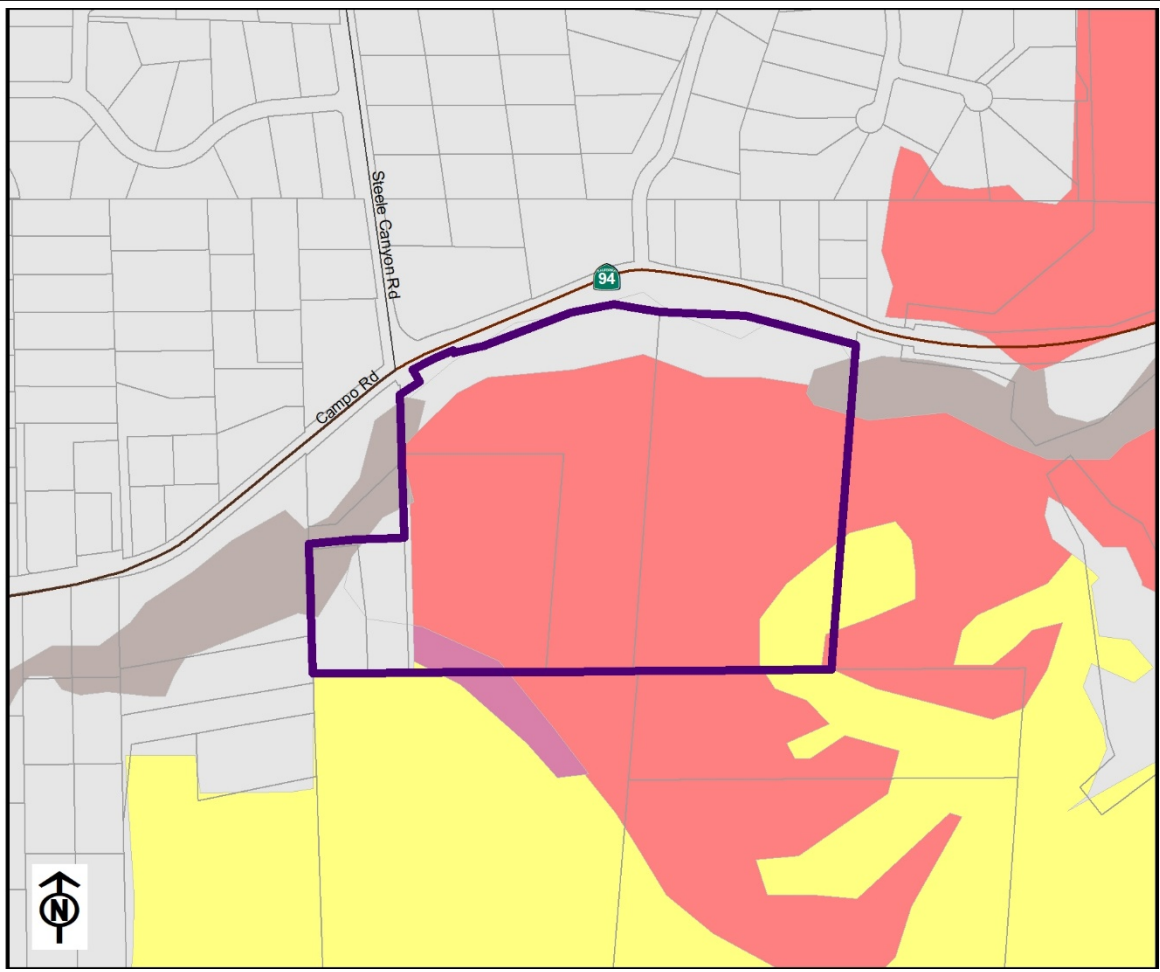
- Four parcels are privately owned. Privately owned property should not be designated as Public Agency Lands according to page 3-16 of the Land Use element.
- One parcel is publicly owned, by the federal government, which is one of the jurisdictions that should be designated as Public Agency Lands according to page 3-16 of the Land Use element.

Floodplain



- Floodplain
- 100 Year FEMA Floodplain
- 100 Year FEMA Floodway

Vegetation

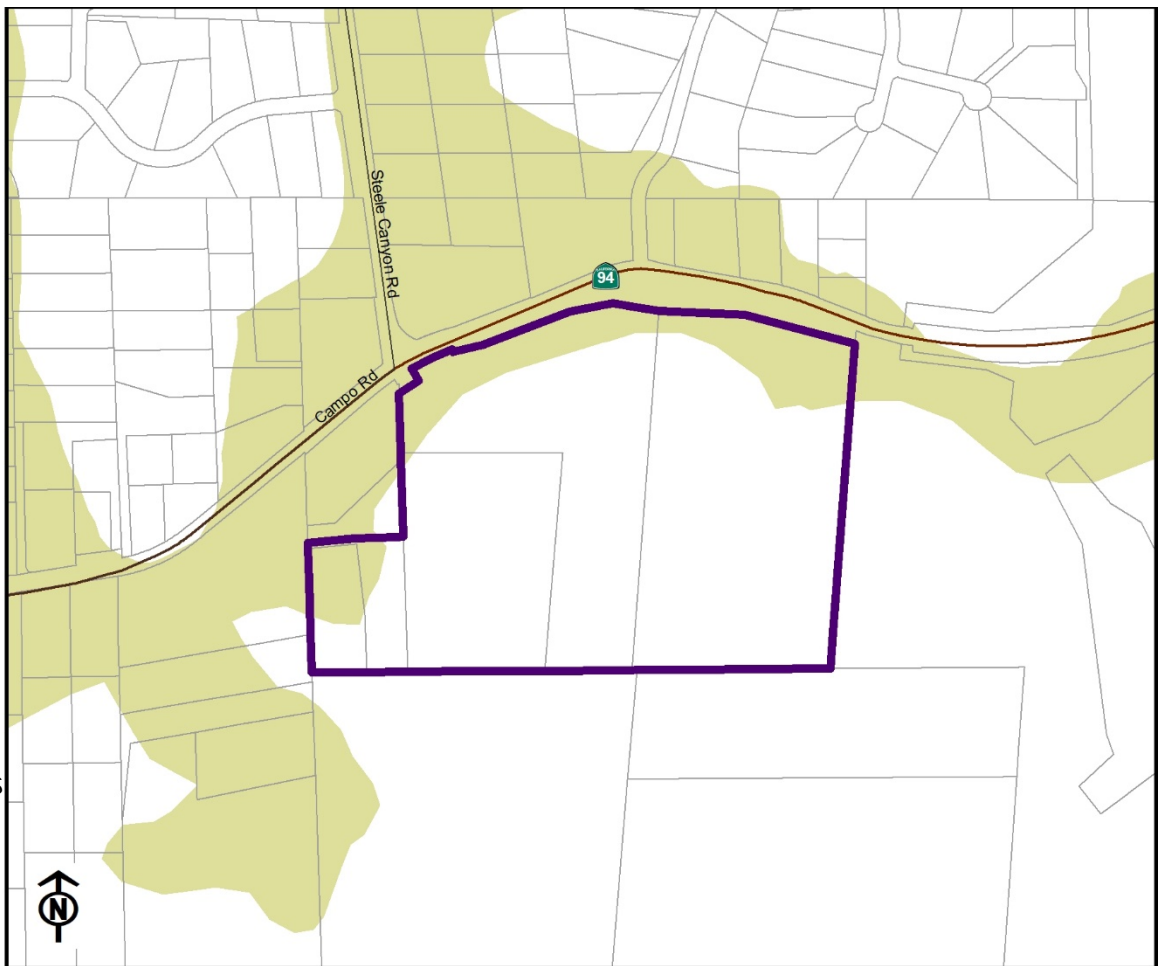


- Sensitive Habitat
- Coastal Sage Scrub
- Chaparral
- Riparian Forest
- Other Woodlands
- Urban, Disturbed Habitat
- Agriculture, Eucalyptus Woodland

Agricultural Lands

● Agricultural Lands

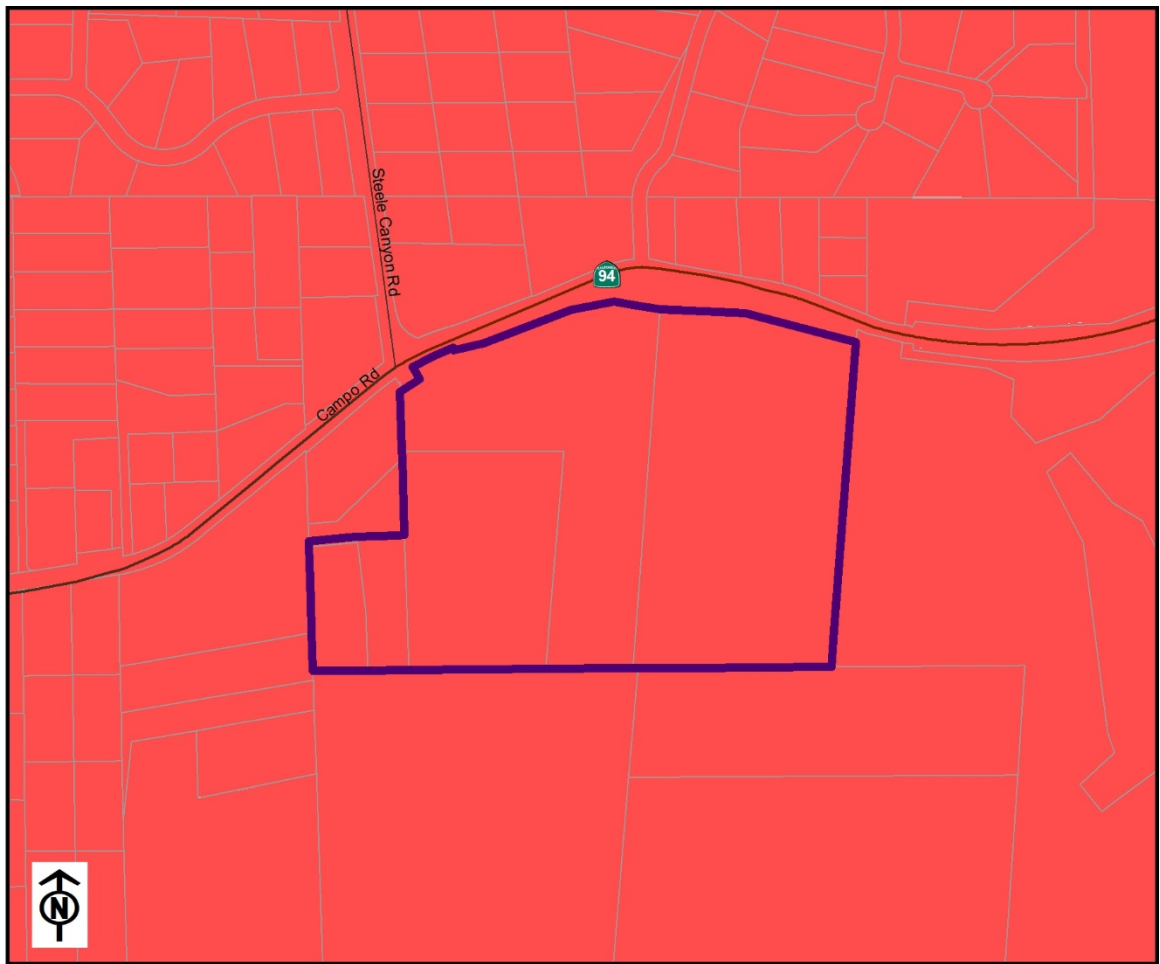
Statewide
Significant Soils



Fire Hazard Severity Zones

● Fire Hazard
Severity Zones

Fire Hazard Severity Zones
Very High



JD402 (Jamul)

Basis for Change: Ownership Change
– conservancy group acquisition by
Endangered Habitats Conservancy
(EHC)

Proposed Change: Redesignate four
parcels from Rural Lands 40 (RL-40) to
Open Space Conservation (OS-C) and
rezone from A70 to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
Endangered Habitats Conservancy

Size:
4 parcels (241.97 acres)

Location:
Between Skyline Truck Trail and Lyons
Valley Road, 3.5 miles northeast of SR94
APNs: 522-081-07, 522-081-08, 522-
251-13, 599-041-01

General Plan

Scenario	Designation	DU's
Existing	RL-40	5
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	5

Zoning

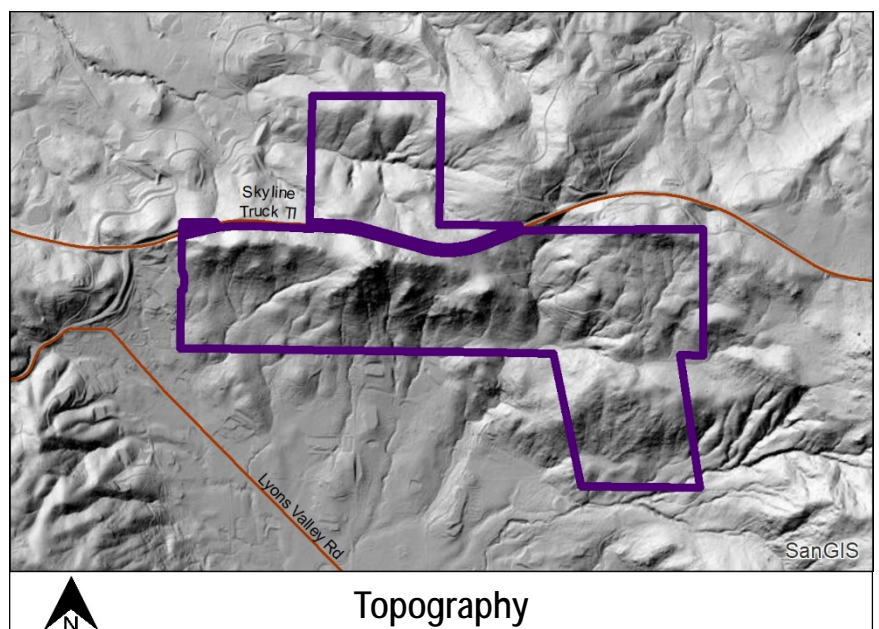
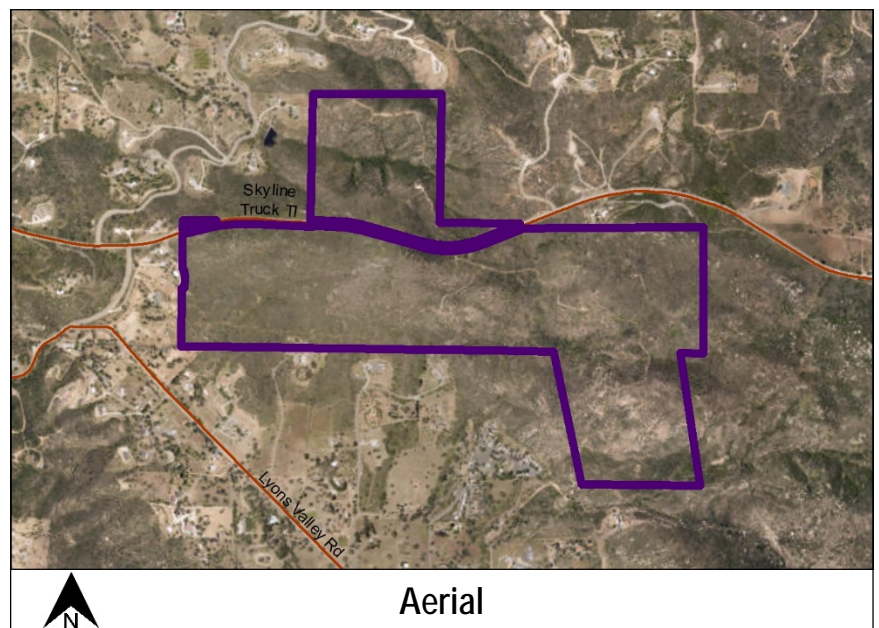
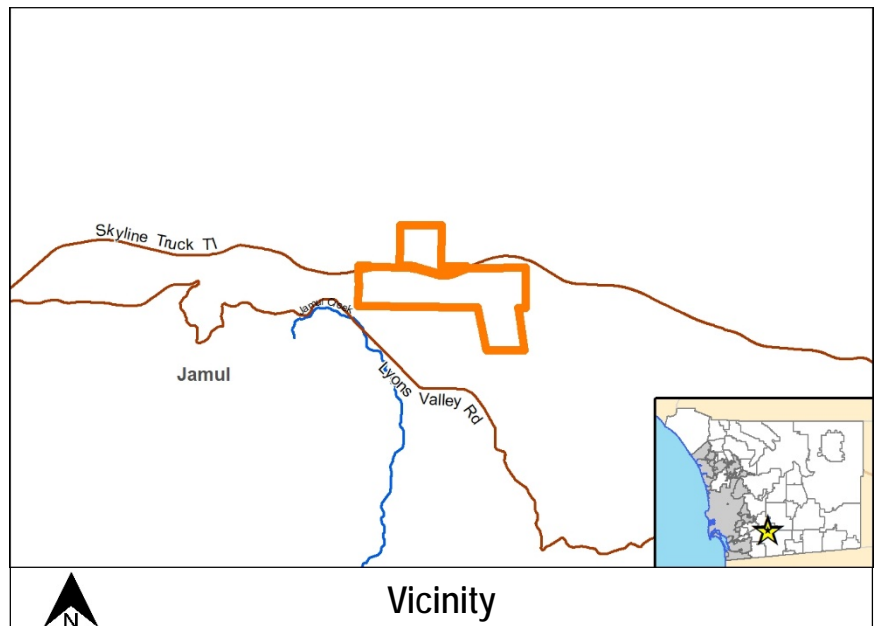
Existing	Proposed
A72	S80

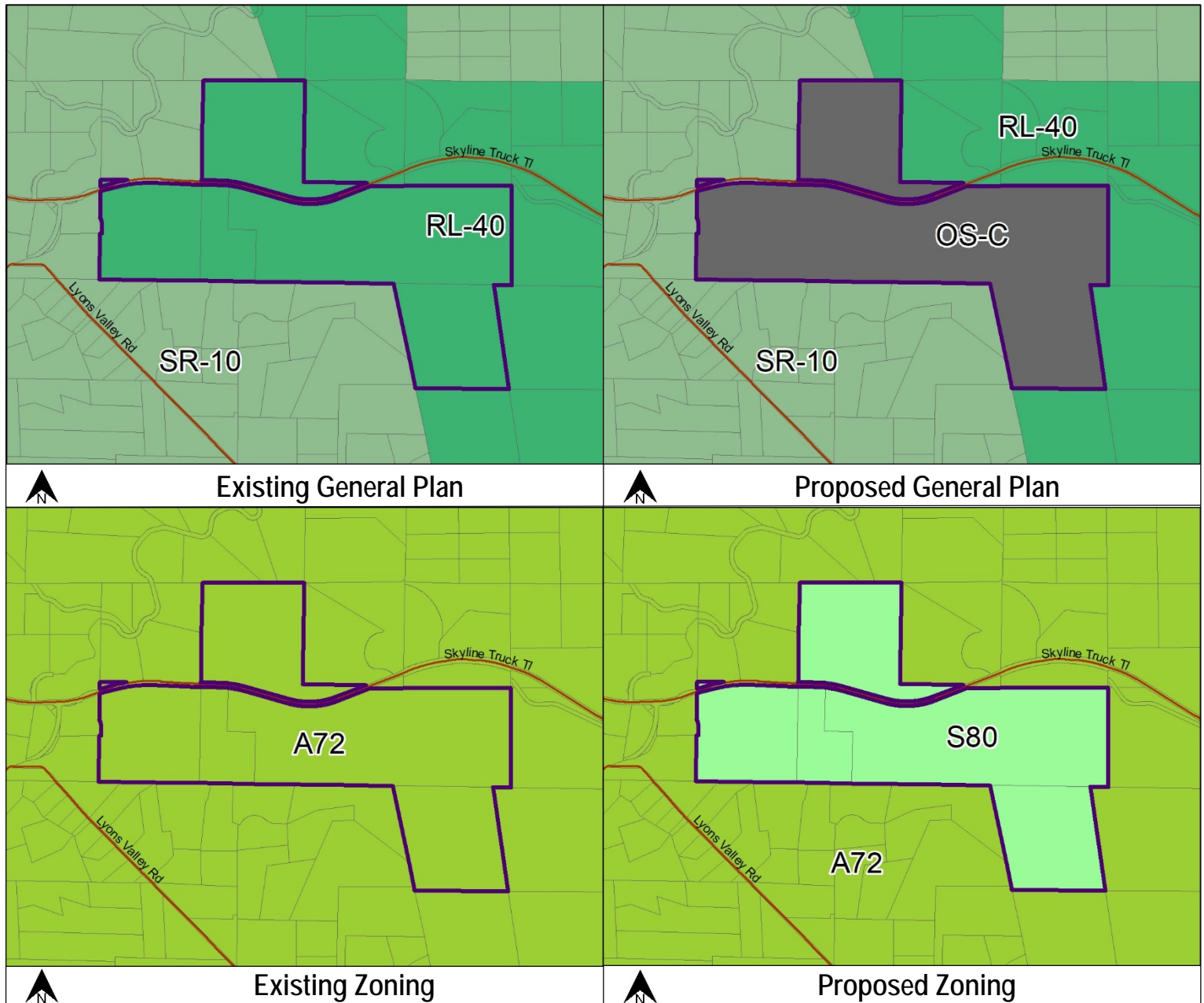
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

JD402 consists of four parcels that are 241.97 acres in total. This is a proposed revision based on a change in ownership. The parcels were purchased by the Endangered Habitats Conservancy (EHC), a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and change the zoning from A70 to S80.

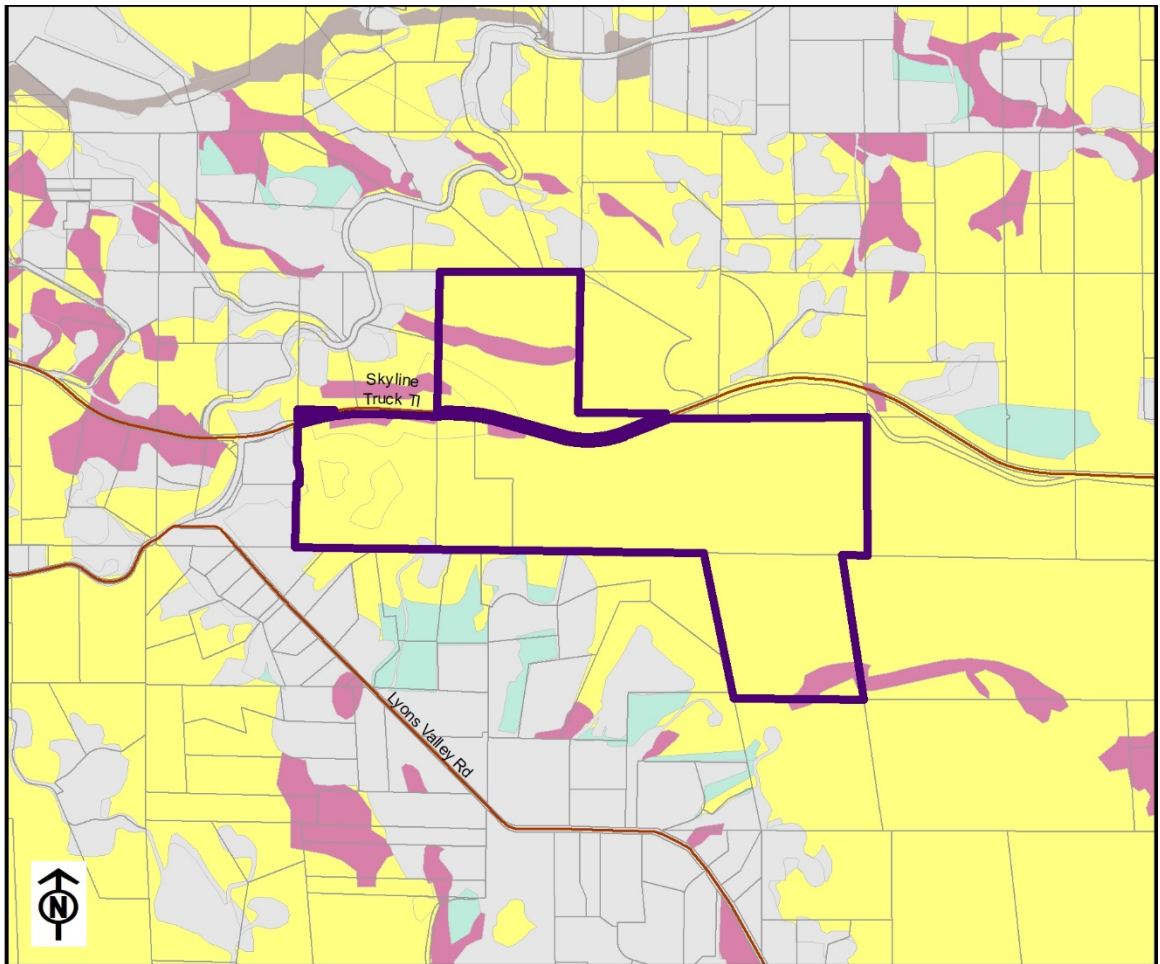
General Plan Consistency

The Open Space-Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Endangered Habitats Conservancy, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space –Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.

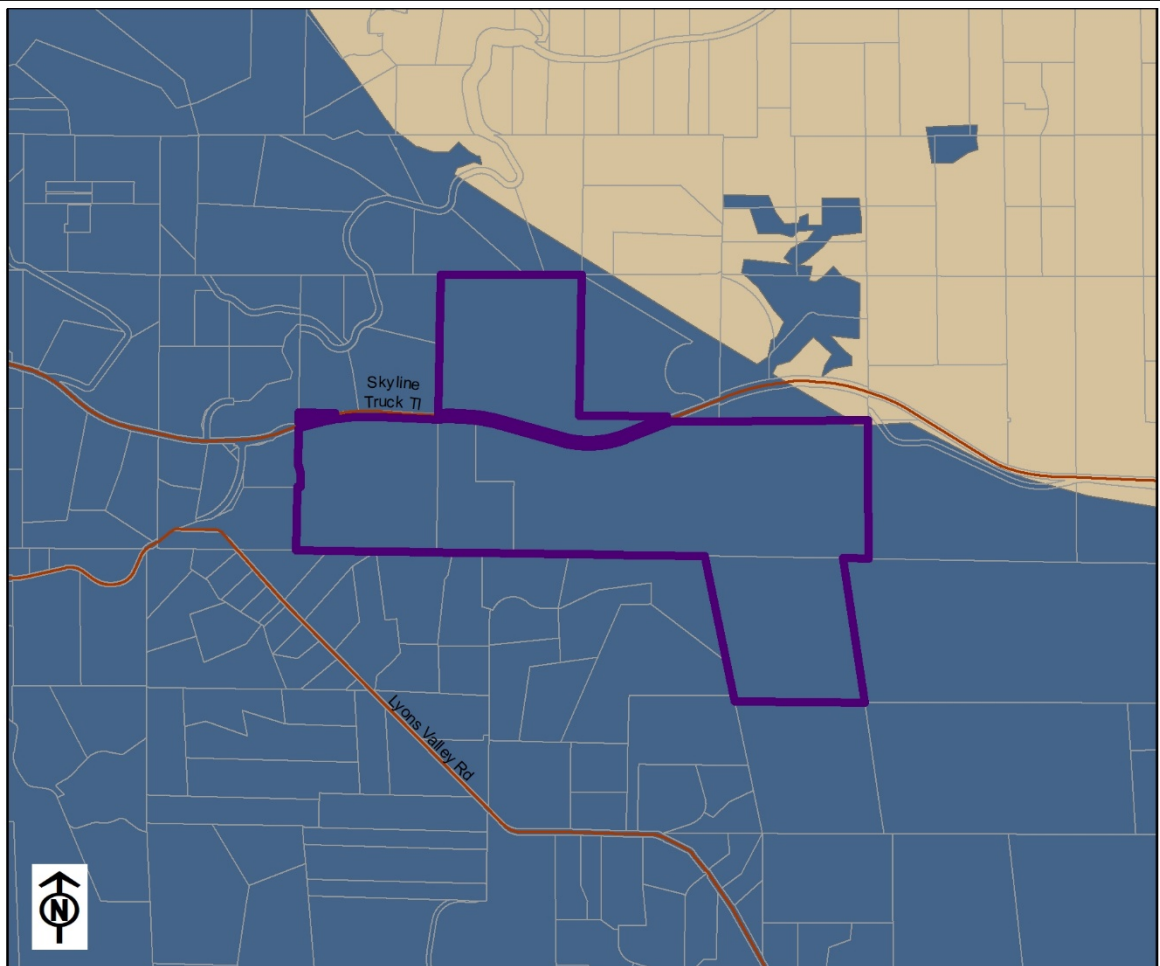
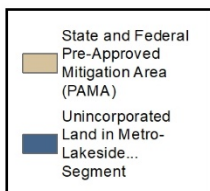
Vegetation

☐ Sensitive Habitat



MSCP

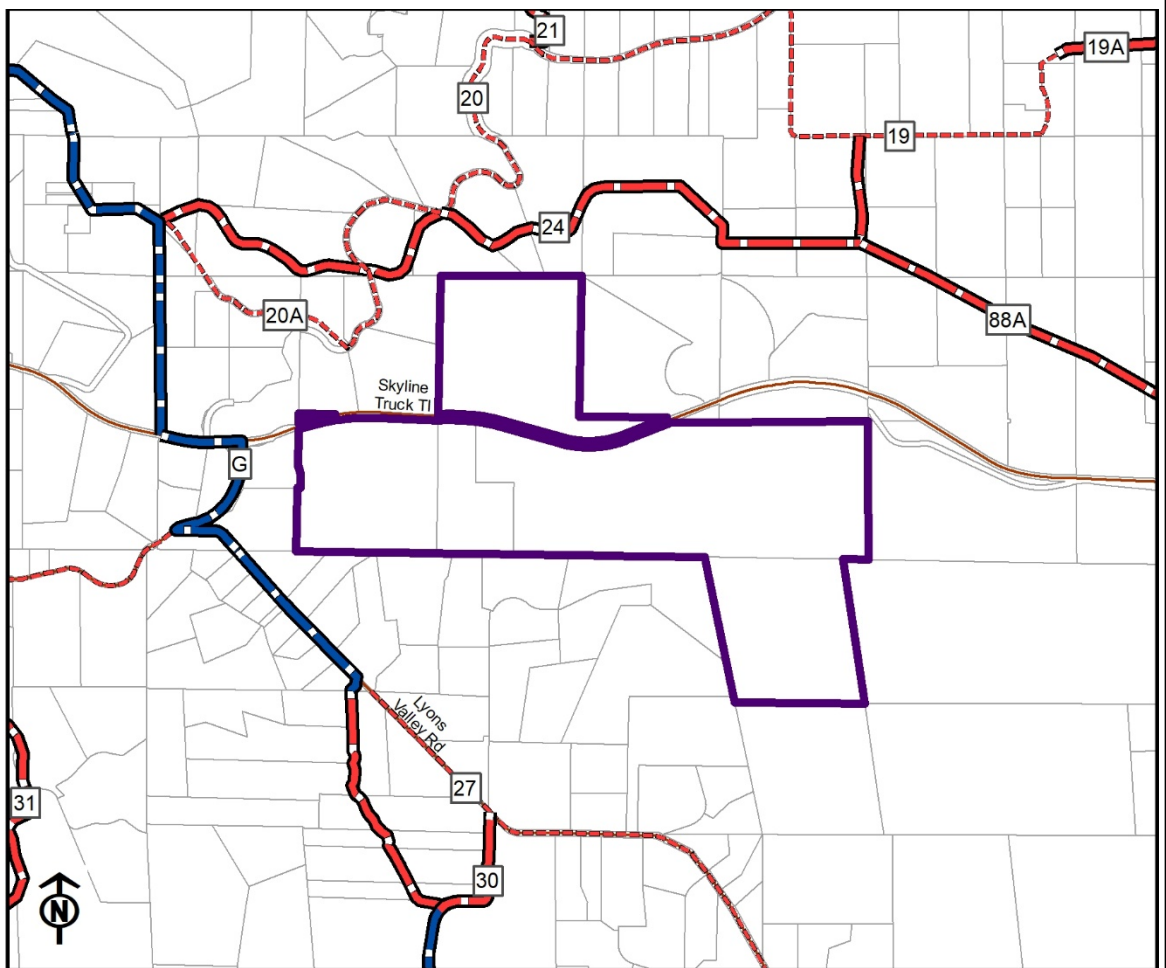
☐ Sensitive Habitat



Trails

○ Trails

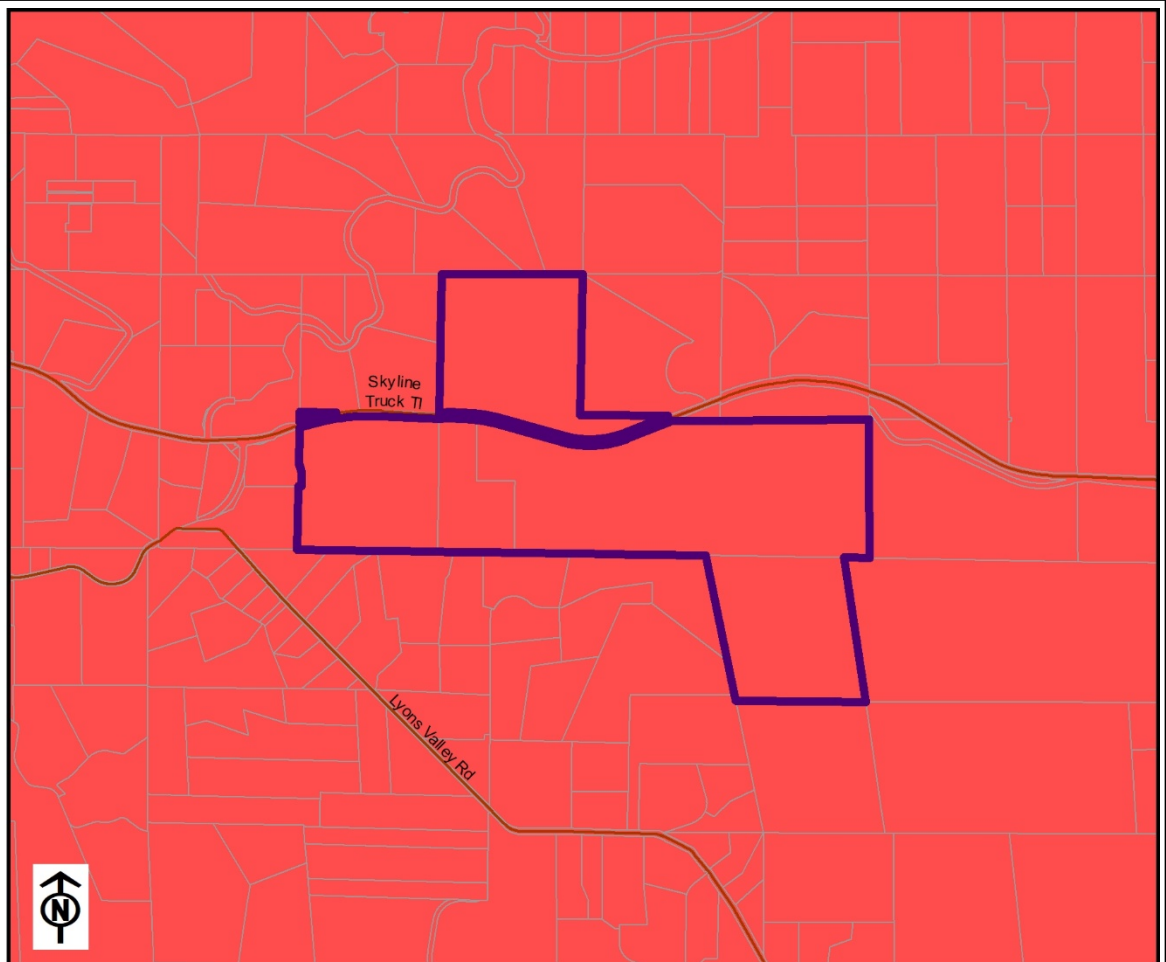
--- Path: Proposed
 ■ Trail: Existing
 ■ Trail: Proposed



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 ■ Very High



LS401 (Lakeside)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Sycamore/Goodman Ranch

Proposed Change: Redesignate two parcels from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and rezone from A70 to S80

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
2 parcels (87.72 acres)

Location: Adjacent to Highway 67 on the east side and northwest of the San Vicente Reservoir

APNs: 326-020-23 & 324-051-04

General Plan

Scenario	Designation	DU's
Existing	RL-40	2
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	2

Zoning

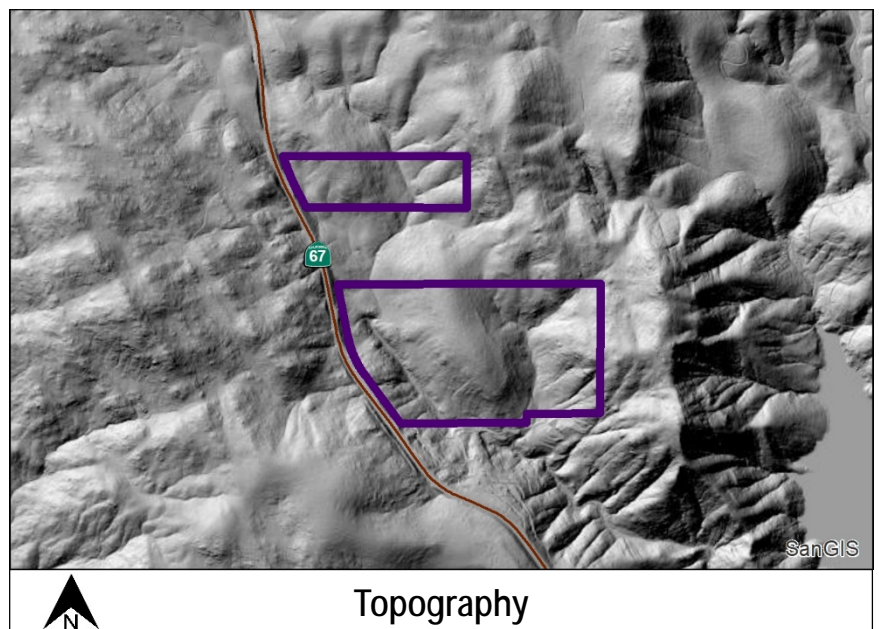
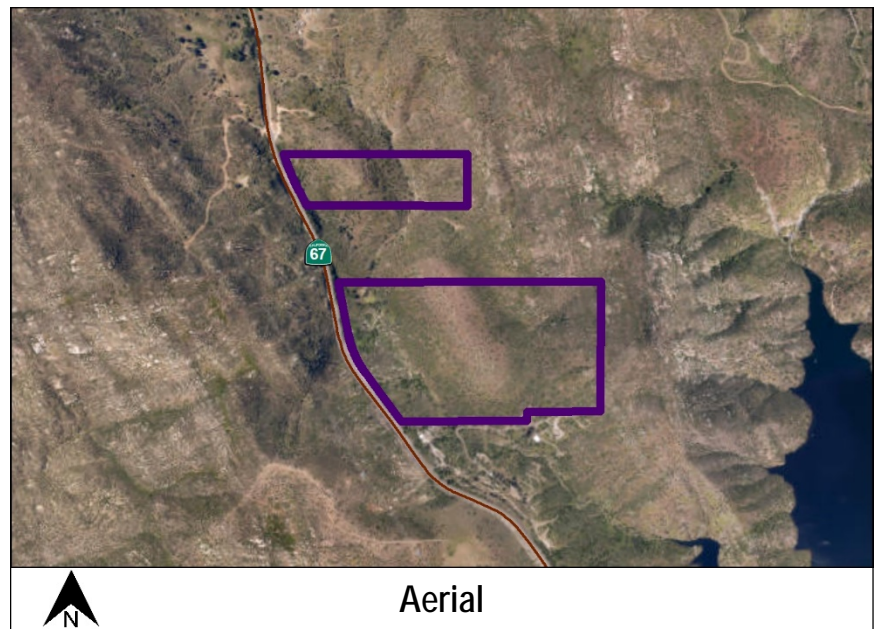
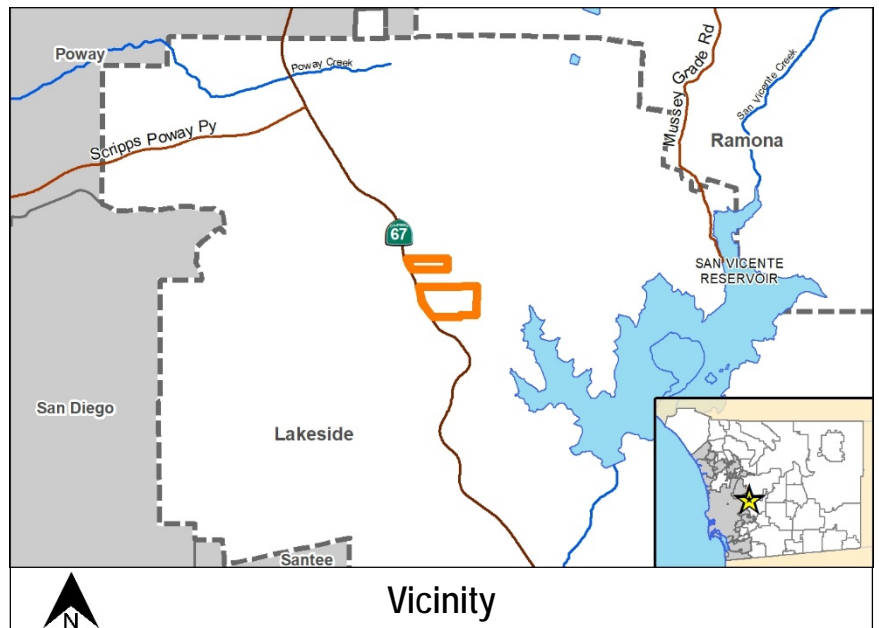
Existing	Proposed
A70	S80

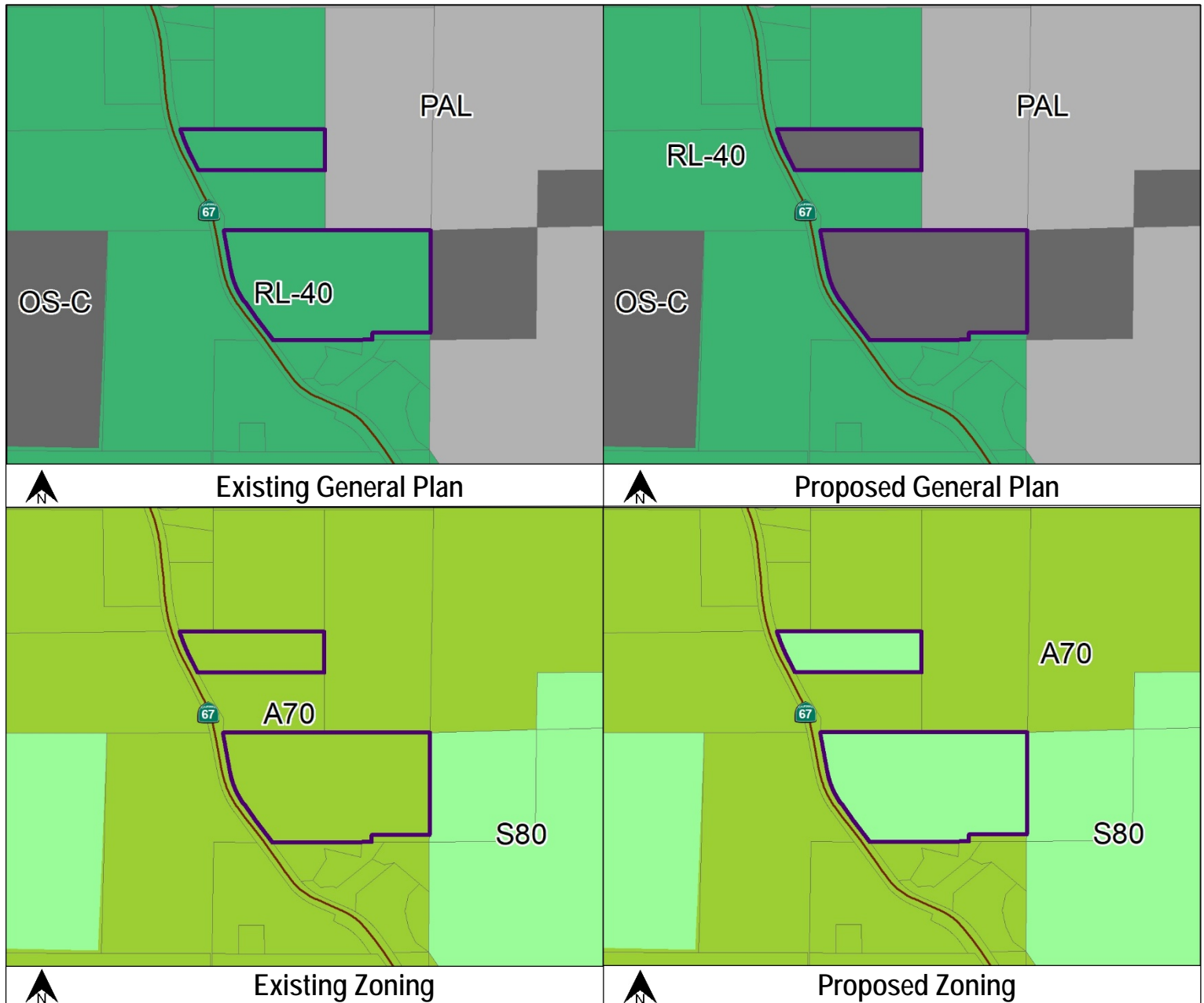
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ – none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

LS401 consists of two parcels that are 87.72 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested to redesignate two parcels from Rural Lands 40 (RL-40) to Open Space Conservation (OS-C) and rezone from A70 to S80

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

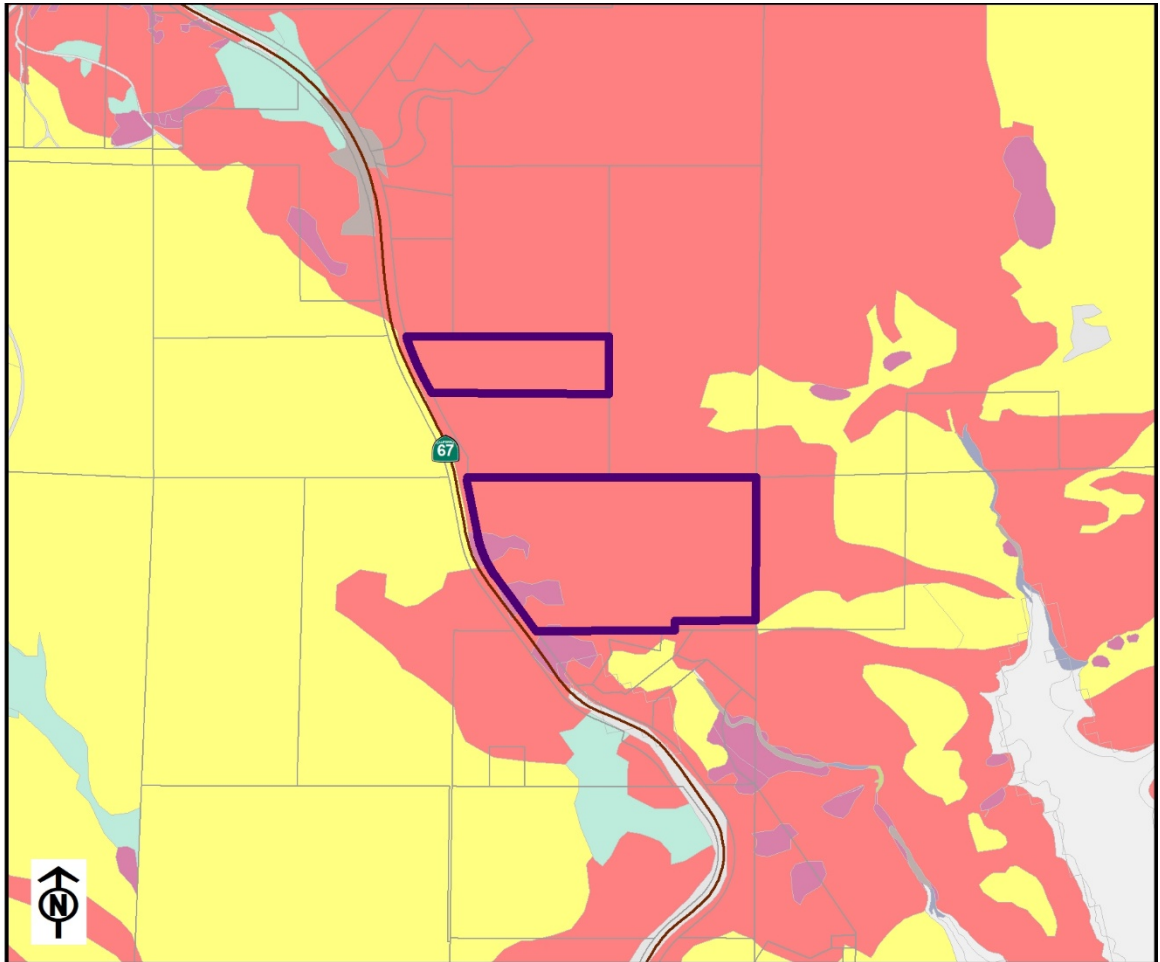
The Open Space Conservation designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are near/adjacent to parcels already designated Open Space.

Vegetation

● Sensitive Habitat

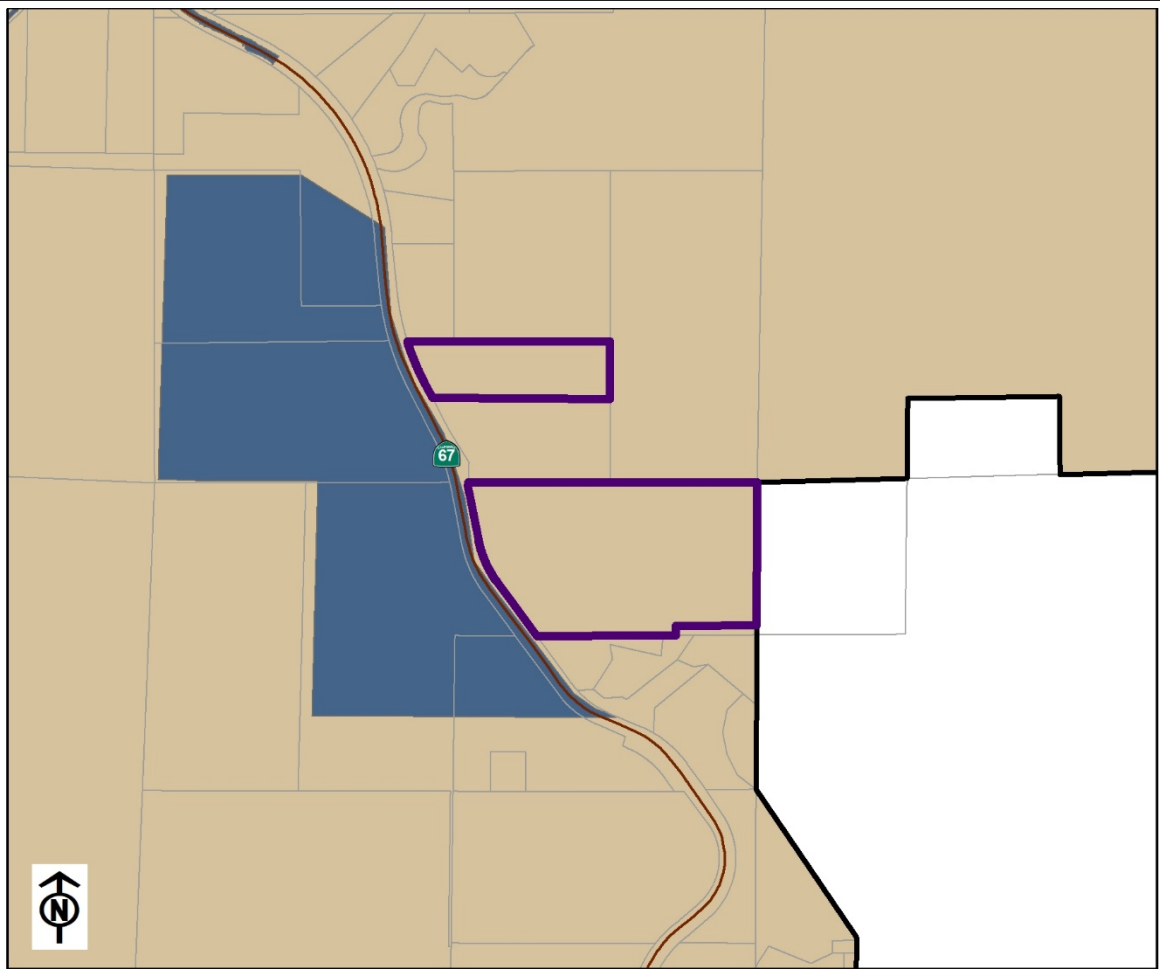
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Other Woodlands
- Marsh
- Water (Including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland



MSCP

● Sensitive Habitat

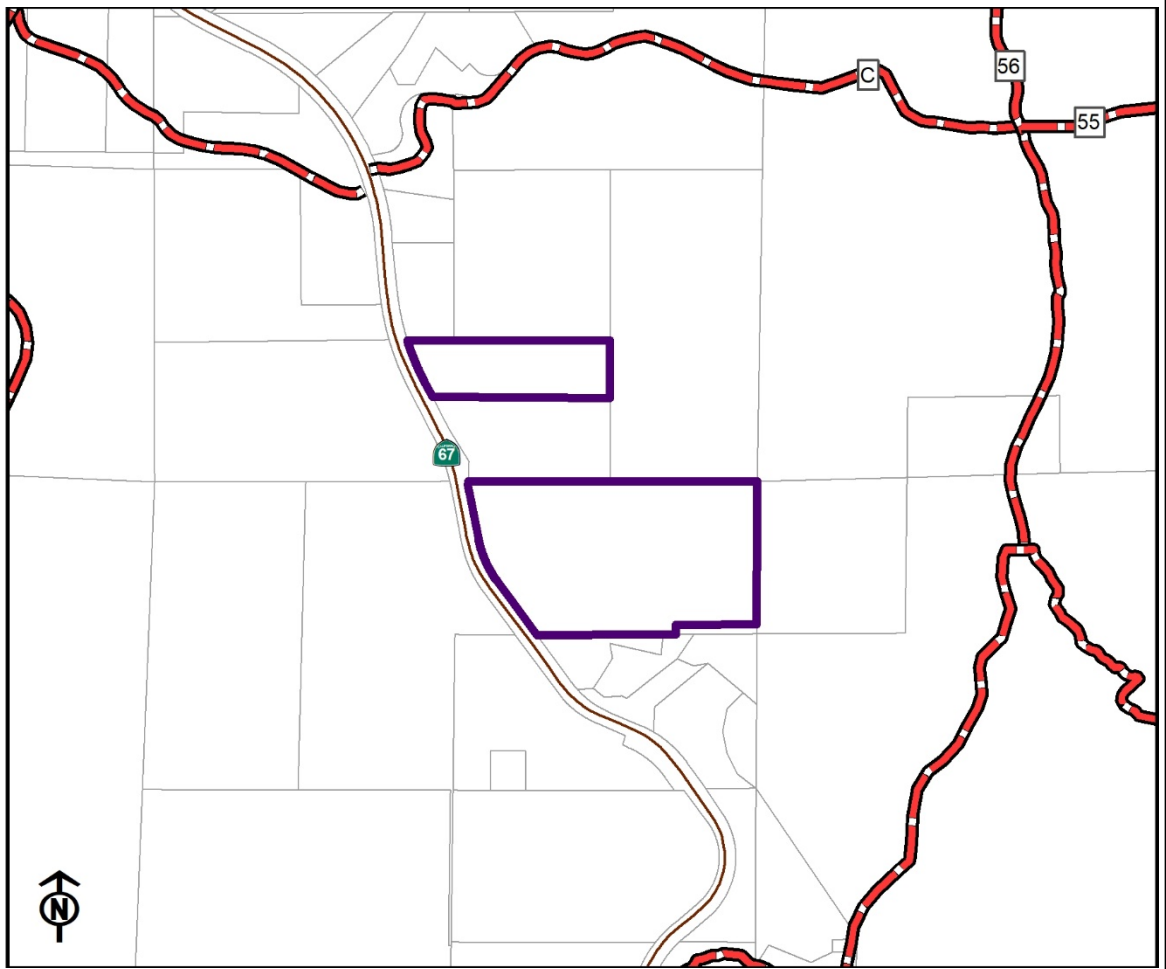
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Unincorporated Land in Metro-Lakeside... Segment



Trails

○ Trails

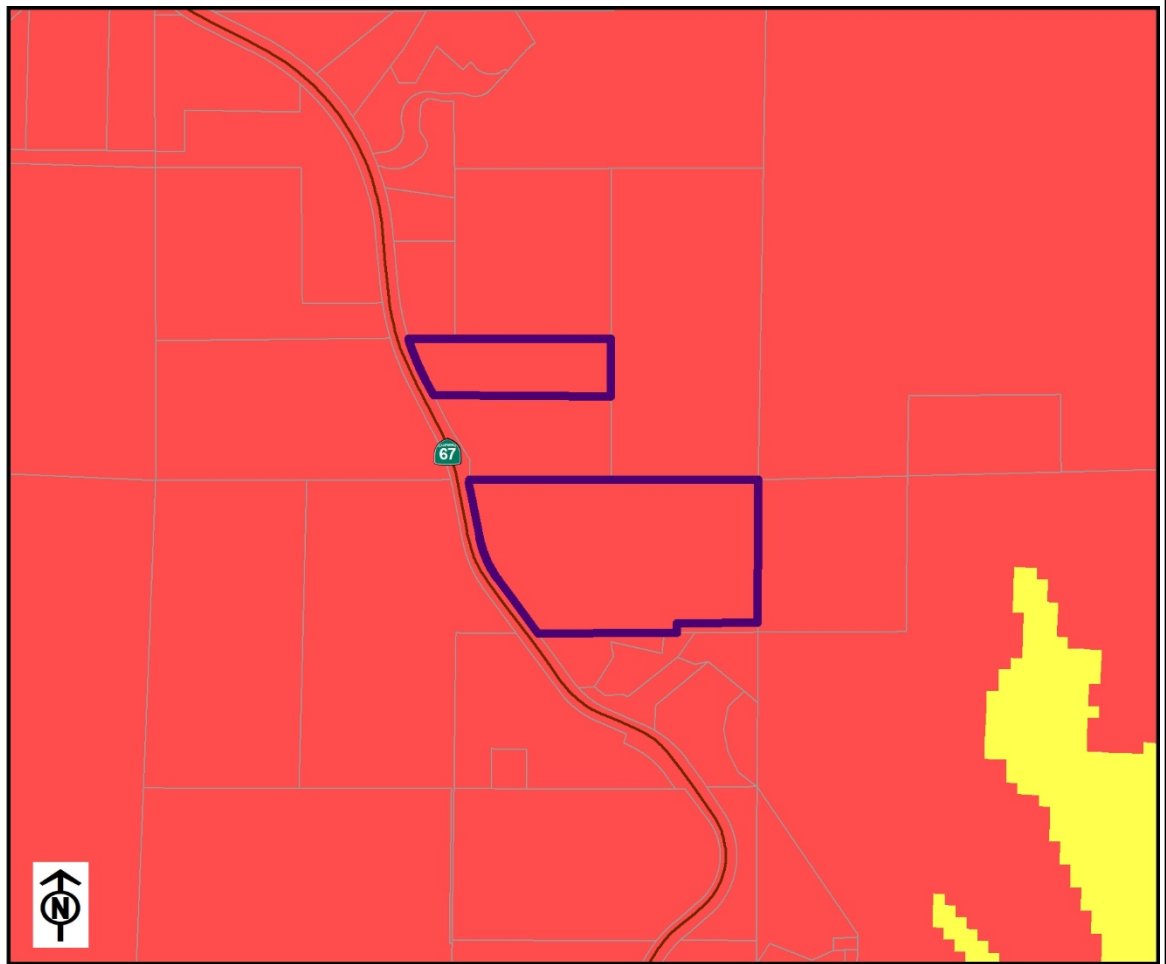
Trail: Proposed



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 Very High
 Moderate



LS403 (Lakeside)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Lakeside Linkage Preserve

Proposed Change: Redesignate one parcel from Village Residential 4.3 (VR-4.3) and Semi-Rural 4 (SR-4) to Open Space Conservation (OS-C) Rezone from RR and RS to S80.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
1 parcel (75.81 acres)

Location: North of I-8 and west of Los Cochese Road

APNs: 397-180-13

General Plan

Scenario	Designation	DU's
Existing	SR-4, VR-4.3	16
Proposed Change	OS-C	0
GP Update Analyzed	SR-4, VR-4.3	16

Zoning

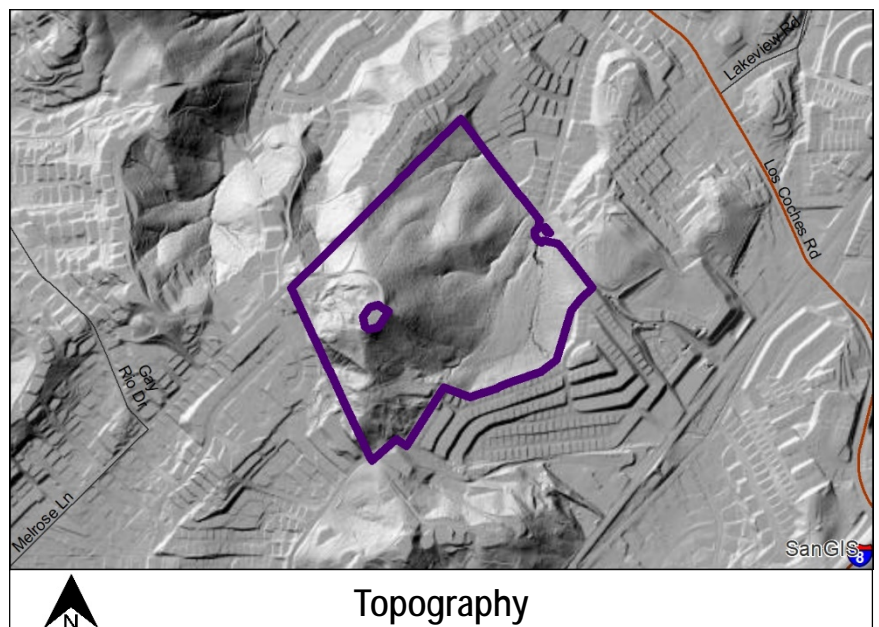
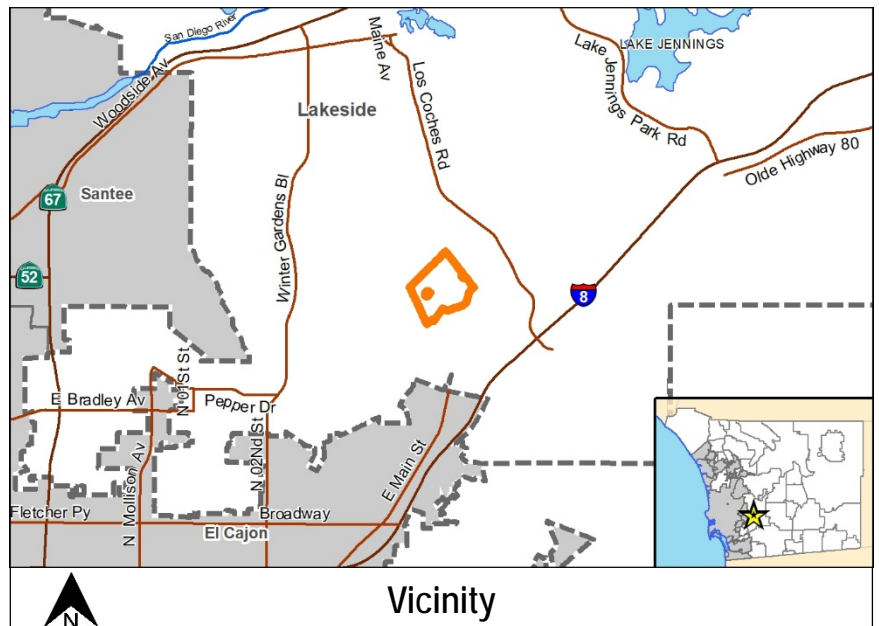
Existing	Proposed
RR, RS	S80

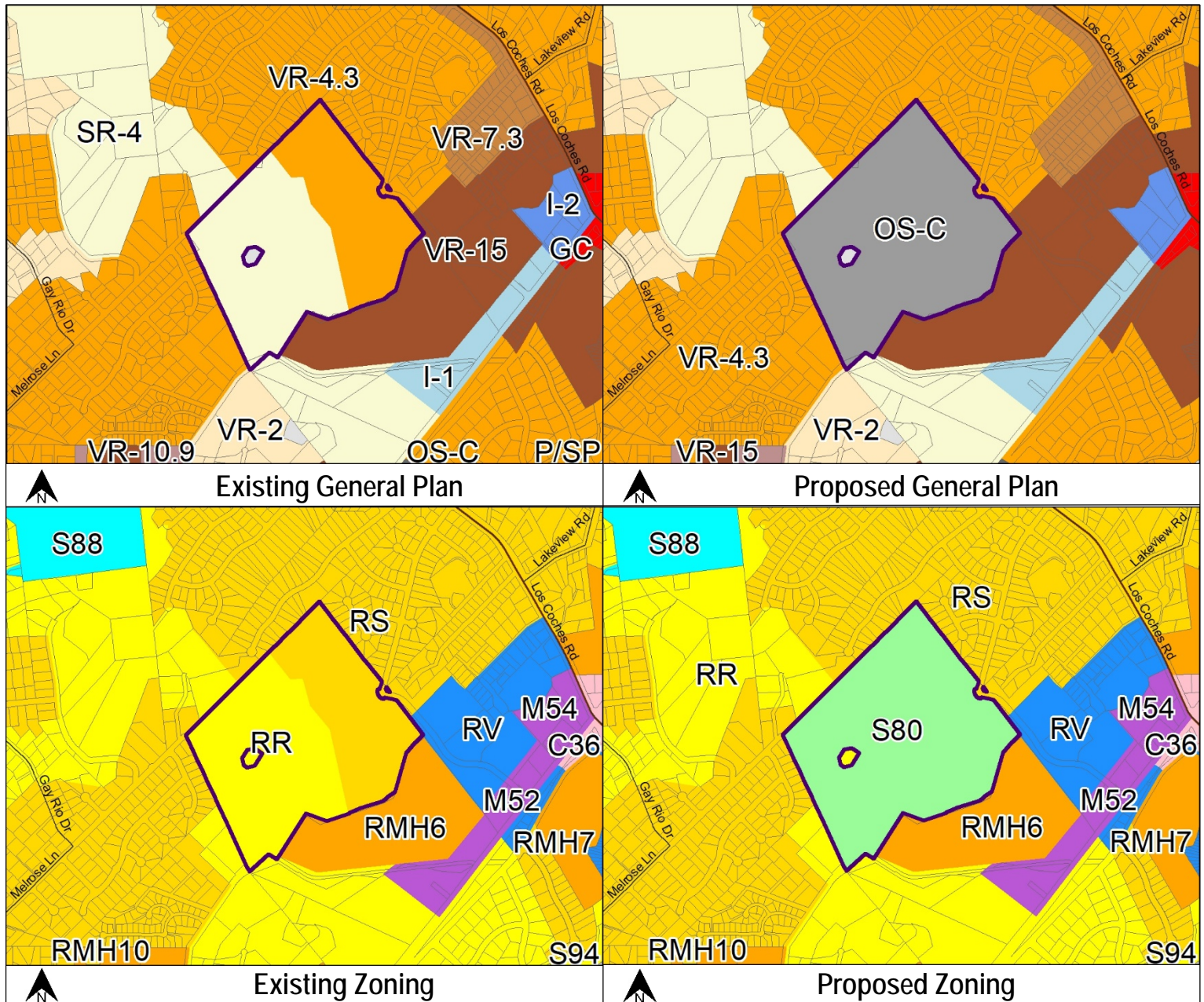
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- ◐ Trails





Description

LS403 consists of one parcel that is 75.81 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Village Residential (VR-4.3) and Semi-Rural 4 (SR-4) to Open Space Conservation (OS-C) and the zoning from RR and RS to S80.

General Plan Consistency

Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

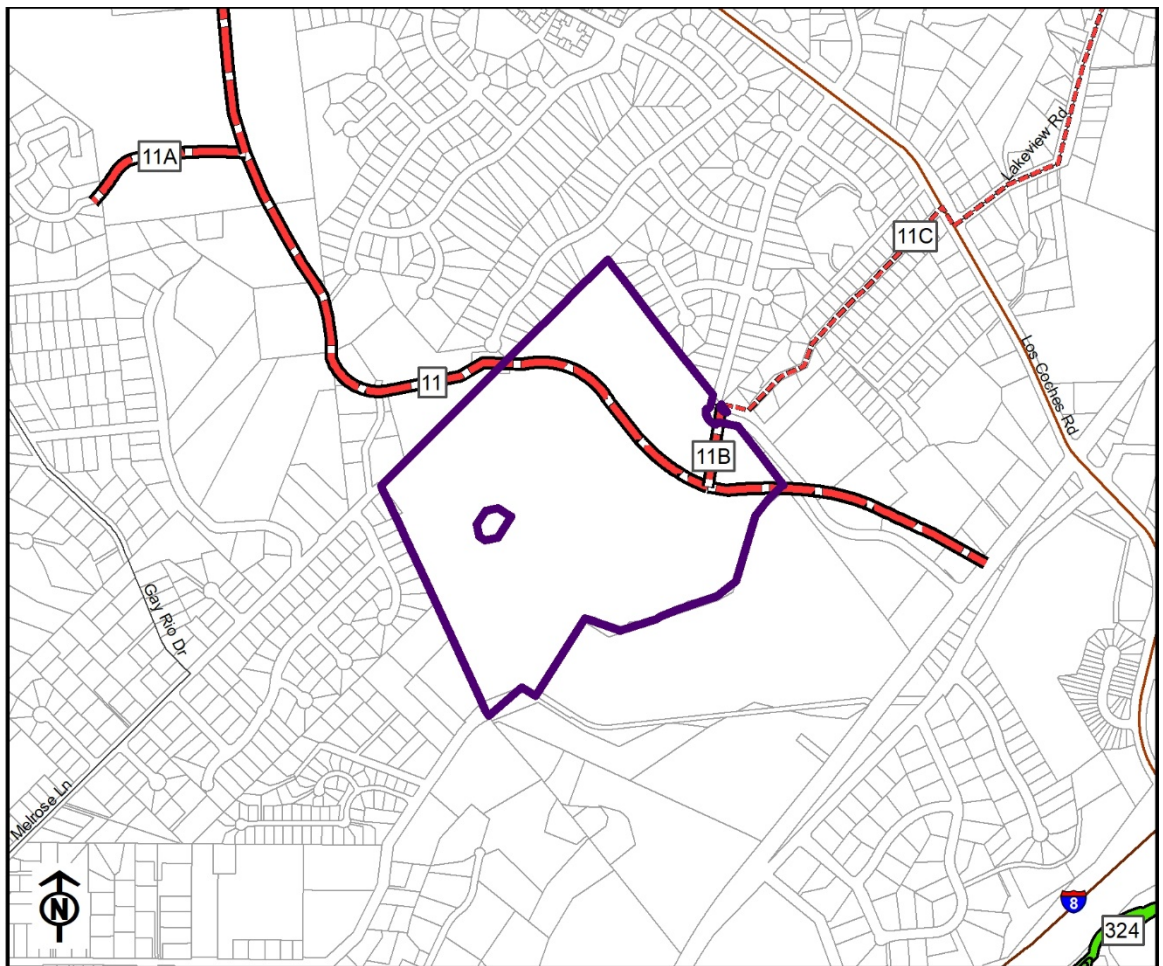
The Open Space Conservation designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels were acquired for linkage in the Lakeside area.

Trails

Trails

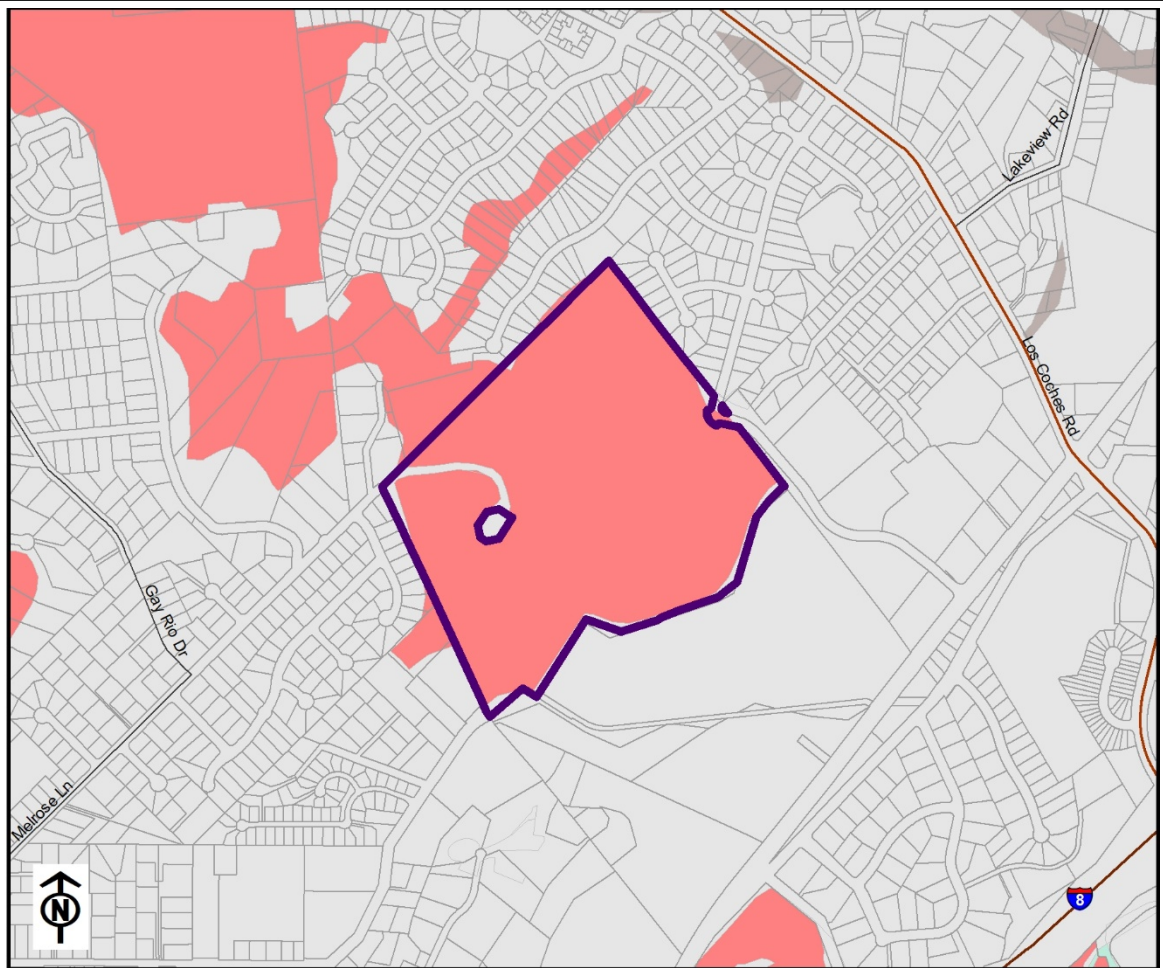
- Path: Proposed
- Trail: Proposed
- Trail Easements



Vegetation

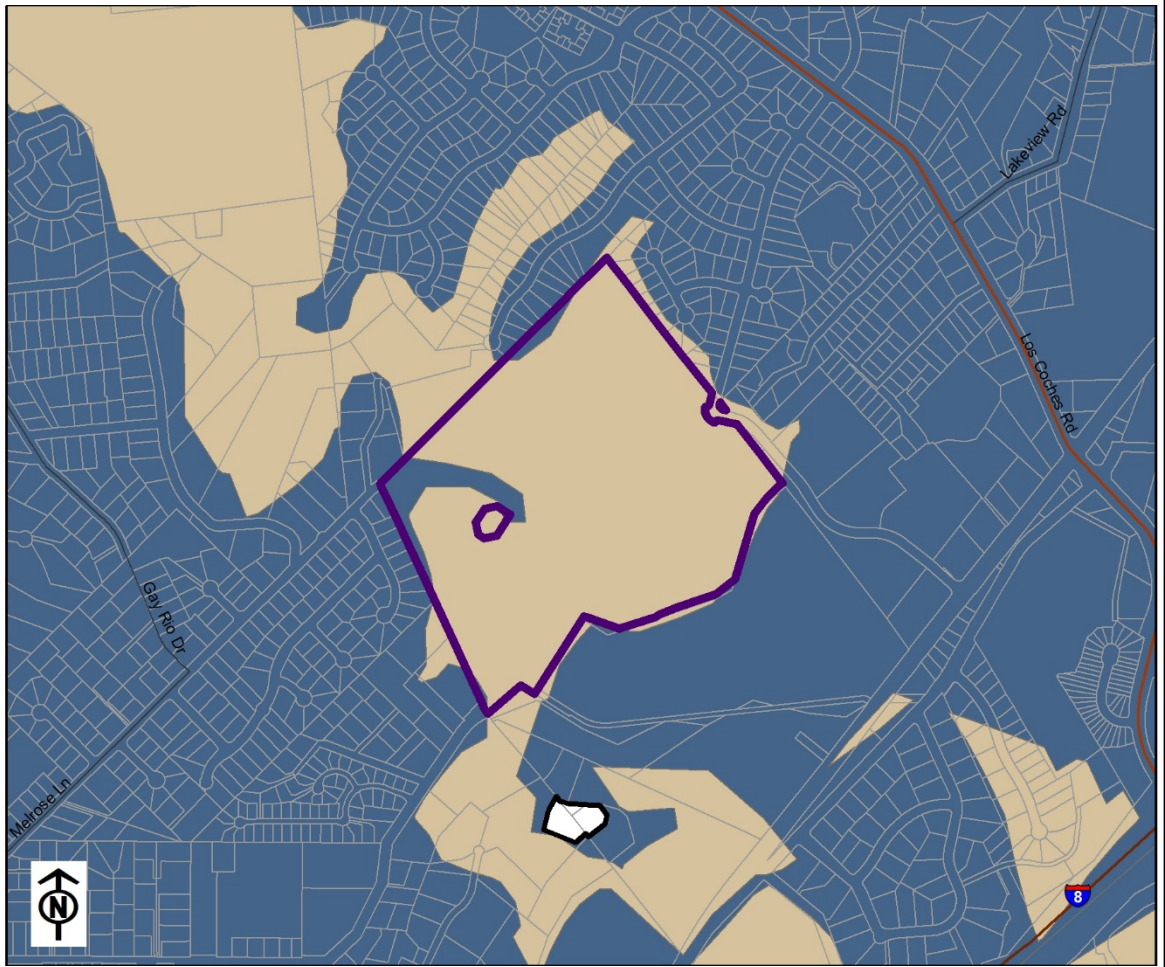
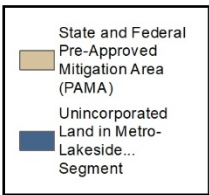
Sensitive Habitat

- Coastal Sage Scrub
- Grassland
- Riparian Forest
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland



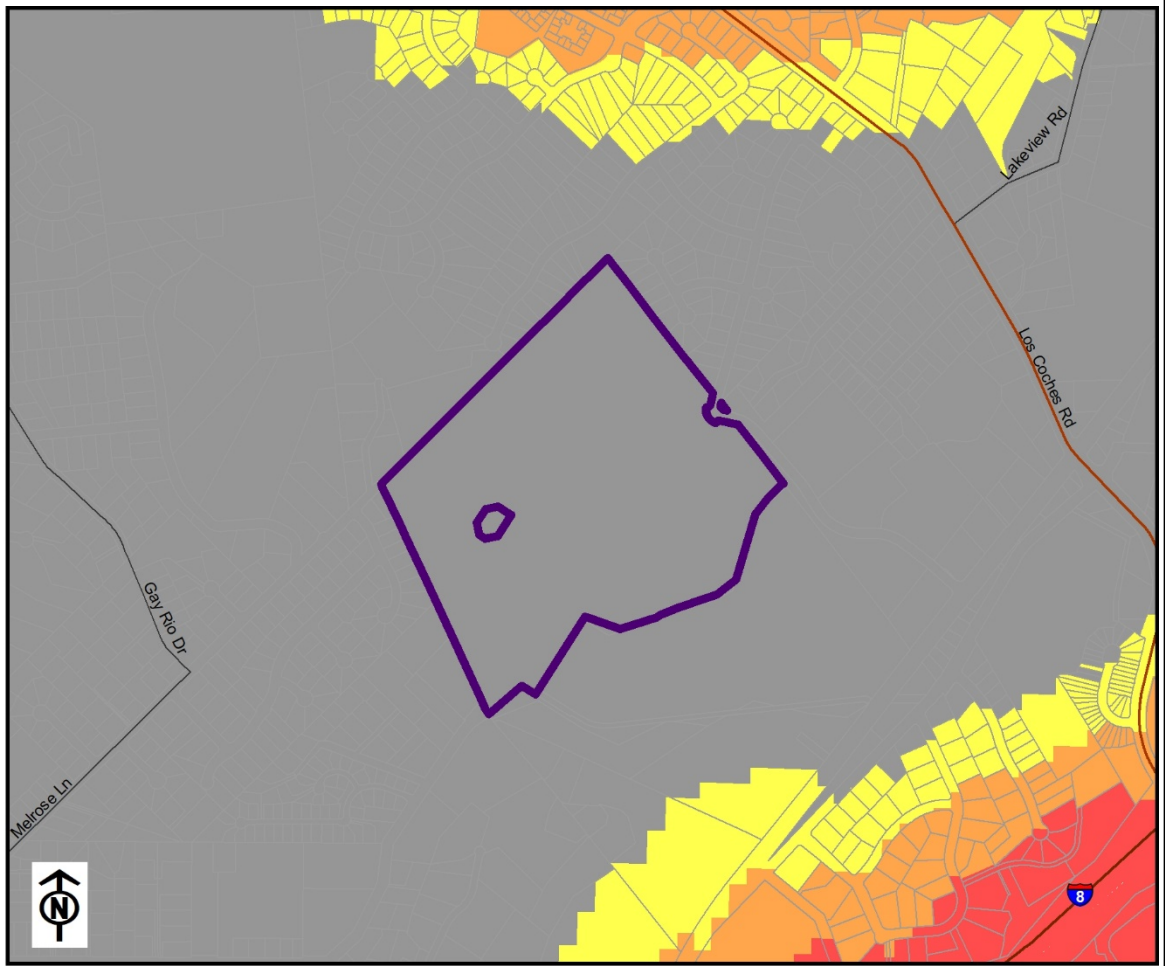
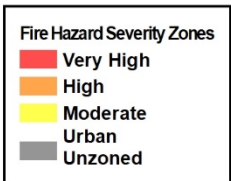
MSCP

● Sensitive Habitat



Fire Hazard Severity Zones

○ Fire Hazard
Severity Zones



LS404 (Lakeside)

Basis for Change: Internal Clarification and Inconsistency

Proposed Change: Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
Carter-Smith Post Veterans of Foreign Wars NO 5867

Size:
1 parcel (0.63 acres)

Location:
Southeast of Highway 67 and north of Julian Avenue. Just south of Lindo Lake
Lakeside County Park

APNs: 394-171-01

General Plan

Scenario	Designation	DU's
Existing	VR-7.3	4
Proposed Change	No change	No change
GP Update Analyzed	VR-7.3	4

Zoning

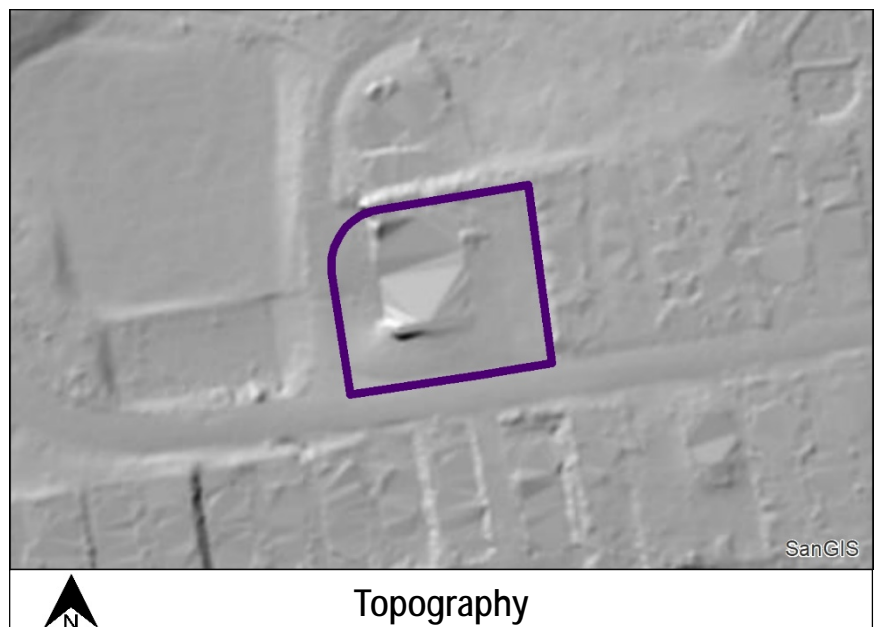
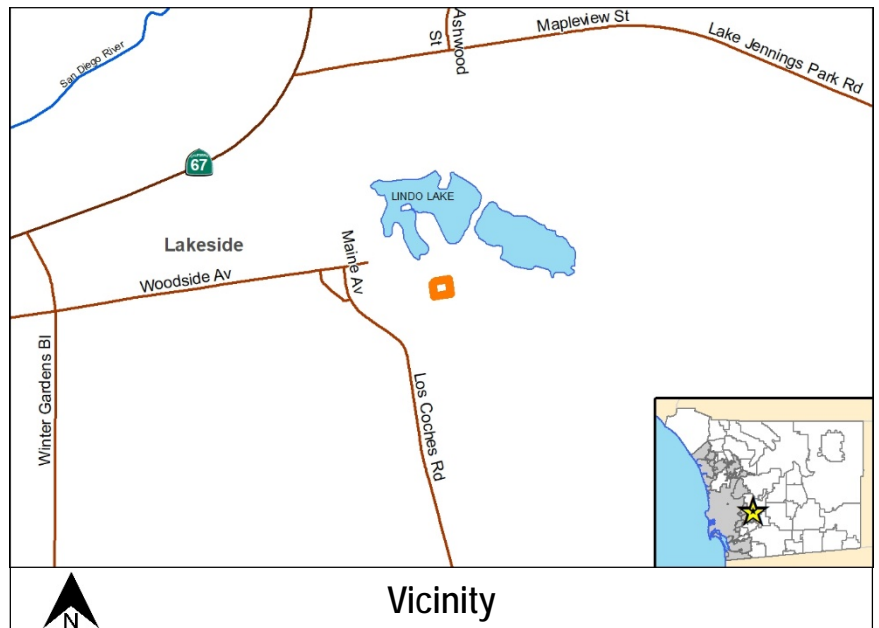
Existing	Proposed
RS	C34

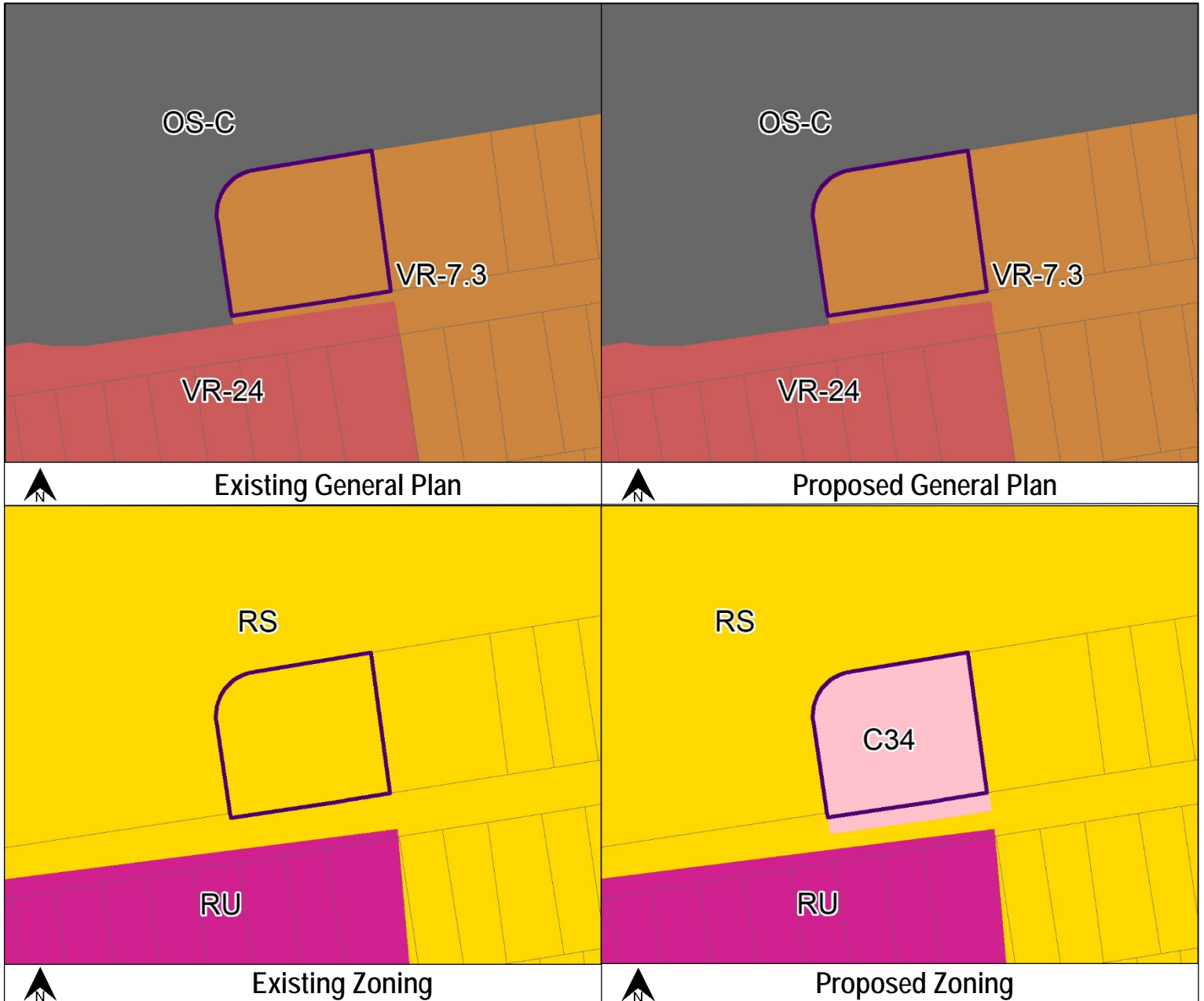
Development Designator Changes

Existing	Proposed
Density: (None)	Density: 29
BT: C	BT: T
Height: G	Height: H
Setback: J	Setback: O
Open Space: (None)	Open Space: B
SAR: (None)	SAR: B, C, P

Prevalence of Constraints

- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
 - Floodplain
 - Wetlands
 - Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones





Description

LS404 consists of one parcel that is 0.63 acres in total. This revision is a proposed change based on internal inconsistency. The zoning should have been changed to C34 during the General Plan Update. The property has historically been used as a meeting hall by the Veterans of Foreign Wars since at least the 1950s. Under these circumstances, the C34 designation would be more appropriate. The proposal is to rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

General Plan Consistency

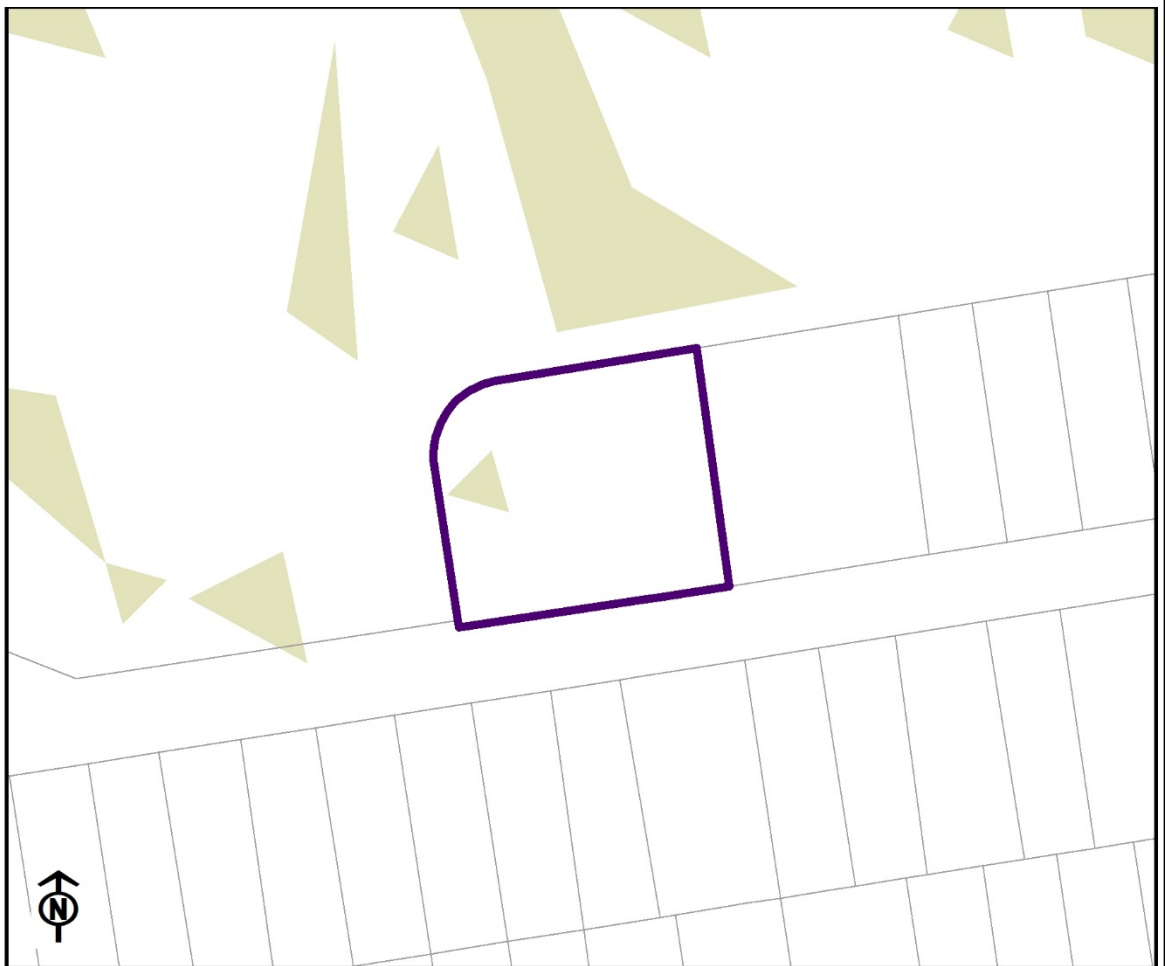
The C34 zoning is consistent with the General Plan designation of VR-7.3 based on the following:

- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, VR-7.3 and C34 are consistent.

Steep Slopes

● Steep slope
(greater than 25%)

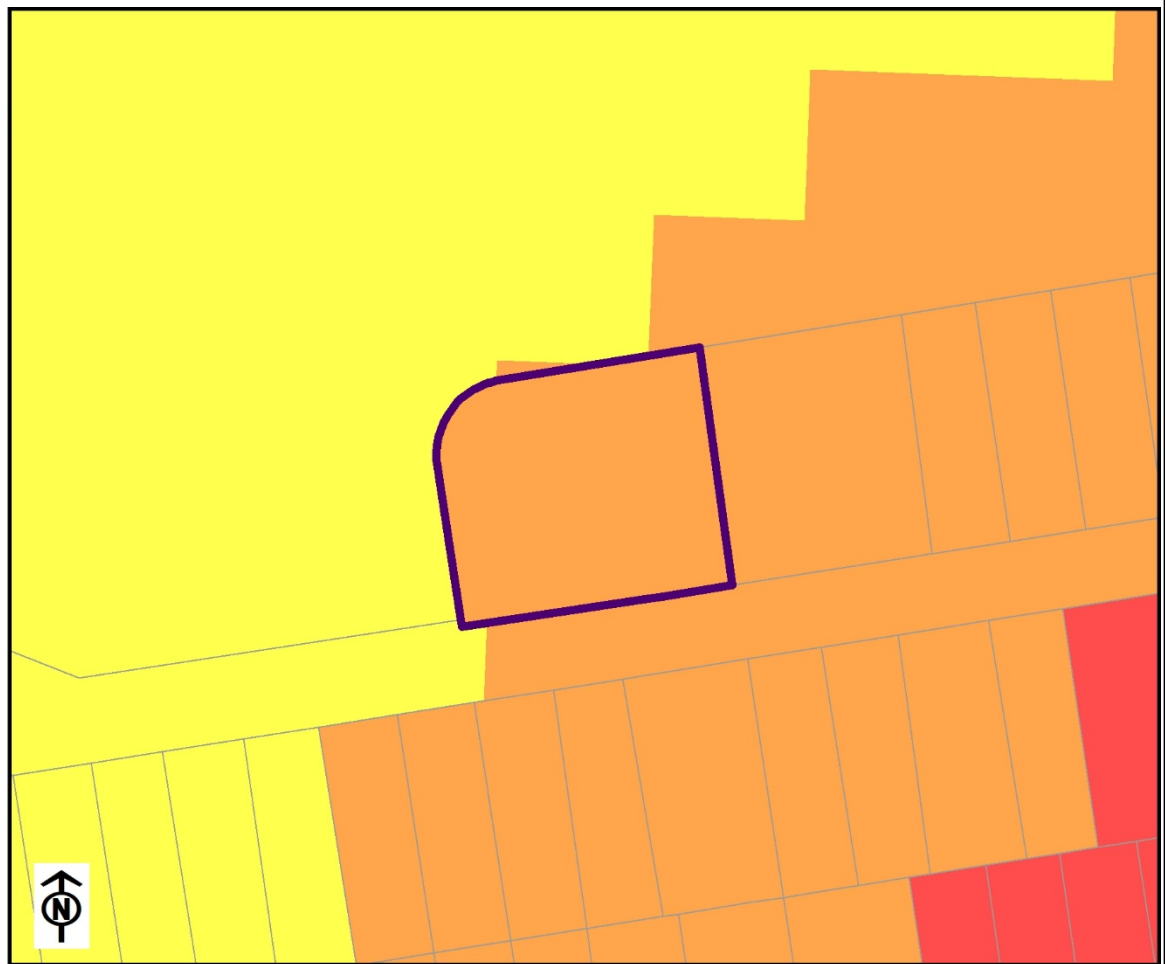
25% + Slope



Fire Hazard Severity Zones

● Fire Hazard
Severity Zone

Fire Hazard Severity Zones
 Very High
 High
 Moderate



LS405 (Lakeside)

Basis for Change: Mapping Error

Proposed Change: Change Building Type from "C" to "K" and Special Area Regulations (SAR) from none to "C" for two parcels

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
Shamoun Family Trust

Size:
2 parcels (0.42 acres)

Location:
North of Broadway and between 1st and Oro Streets along the boundary between Lakeside and the City of El Cajon.

APNs: 484-184-24 & 484-184-25

General Plan

Scenario	Designation	DU's
Existing	VR-15	6
Proposed Change	No change	No change
GP Update Analyzed	VR-15	6

Zoning

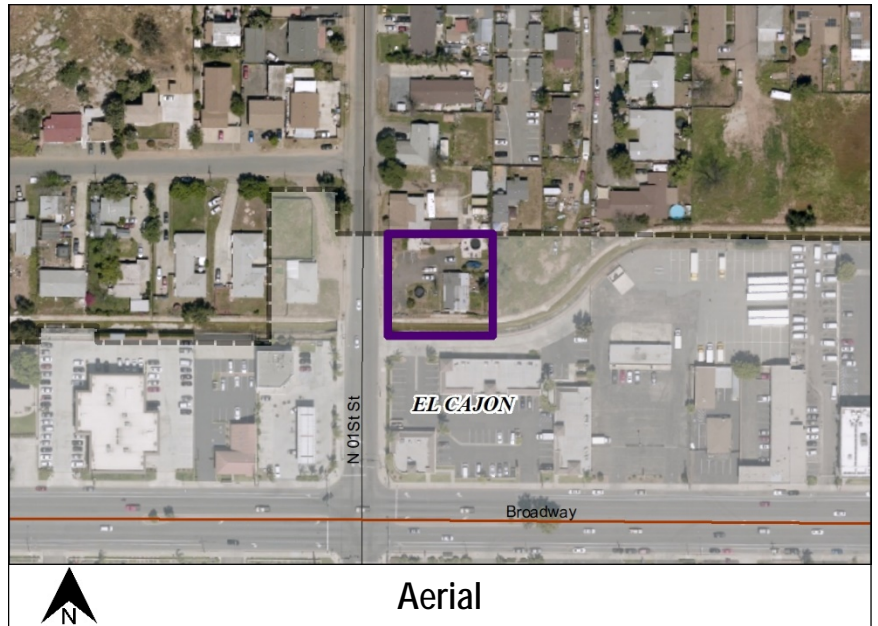
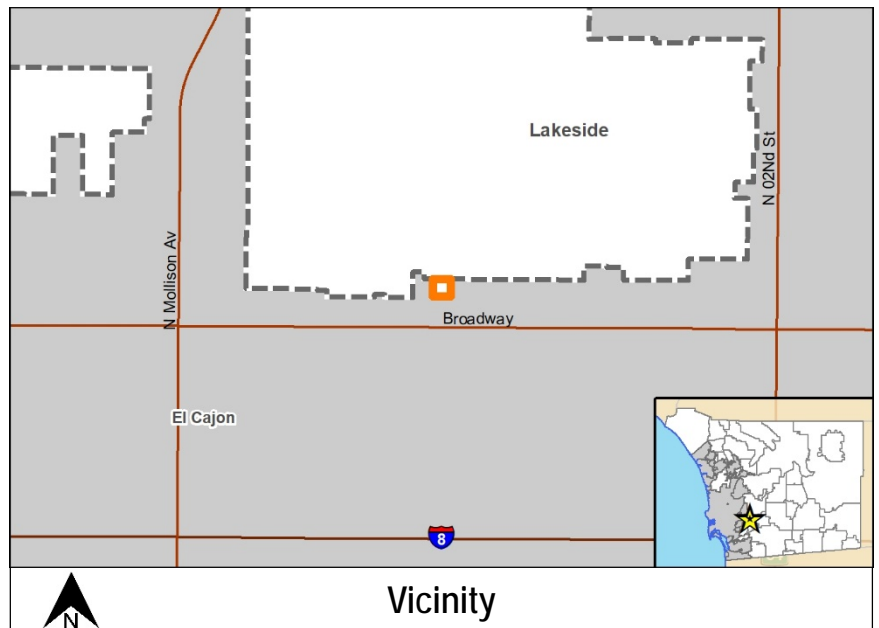
Existing	Proposed
RV	No change

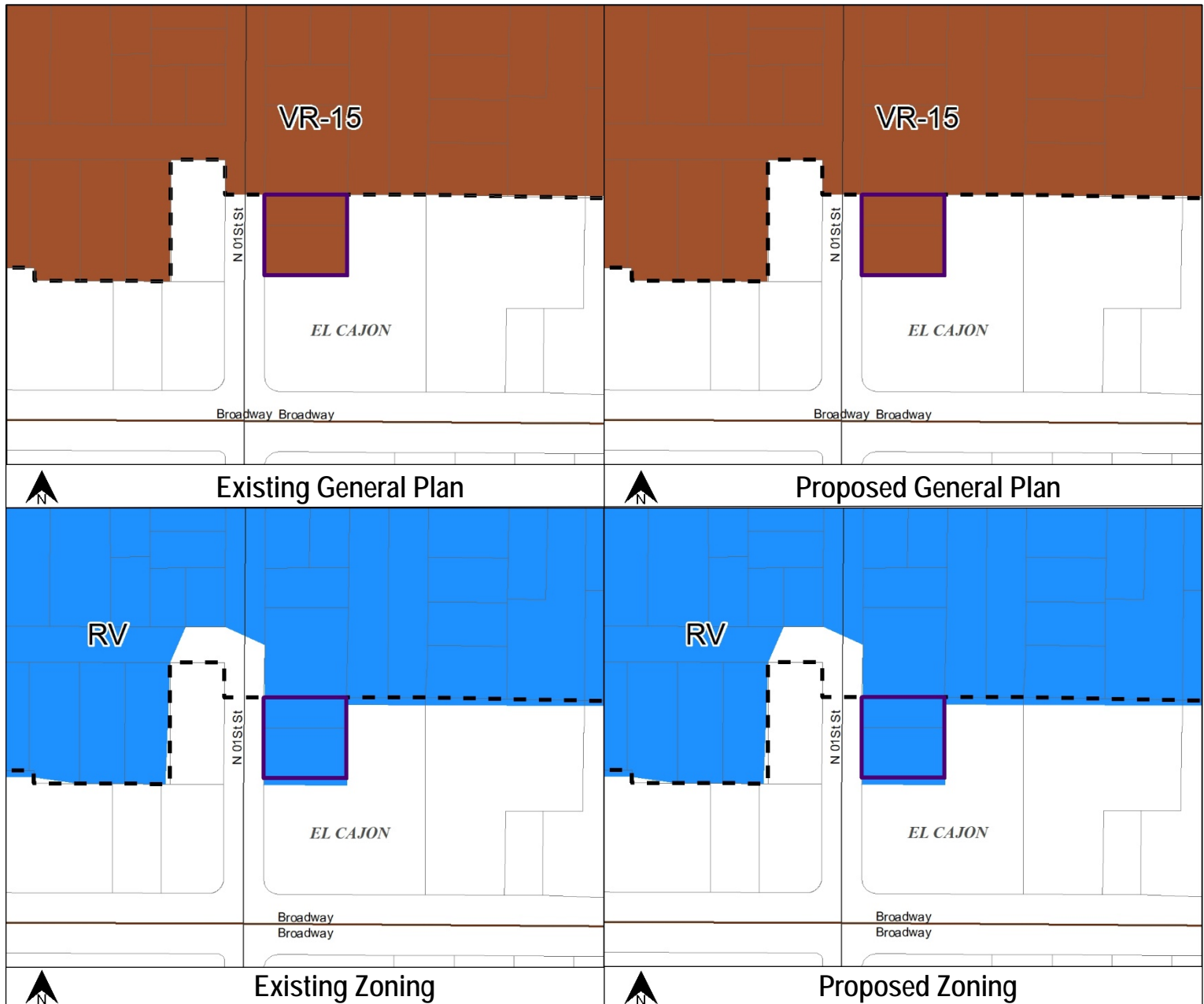
Development Designator Changes

Existing	Proposed
BT: C	BT: K
SAR: (None)	SAR: C

Prevalence of Constraints

- - high; ◐ - partially; ○ - none
- Steep slope
 - Floodplain
 - Wetlands
 - Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones





Description

LS405 consists of two parcels that are 0.42 acres in total and is a proposed revision of a mapping error that occurred during the General Plan Update. This is a mapping error since the "C" Building Type designator does not allow the property to achieve its full density. The "C" Building Type designator only allows single family residences and Building Type designator "K" allows multi-dwelling units. The proposal is to change the Building Type designator from "C" to "K." This change brings the parcels into conformance with adjacent VR-15 properties. Existing land use and zoning will remain unchanged.

General Plan Consistency

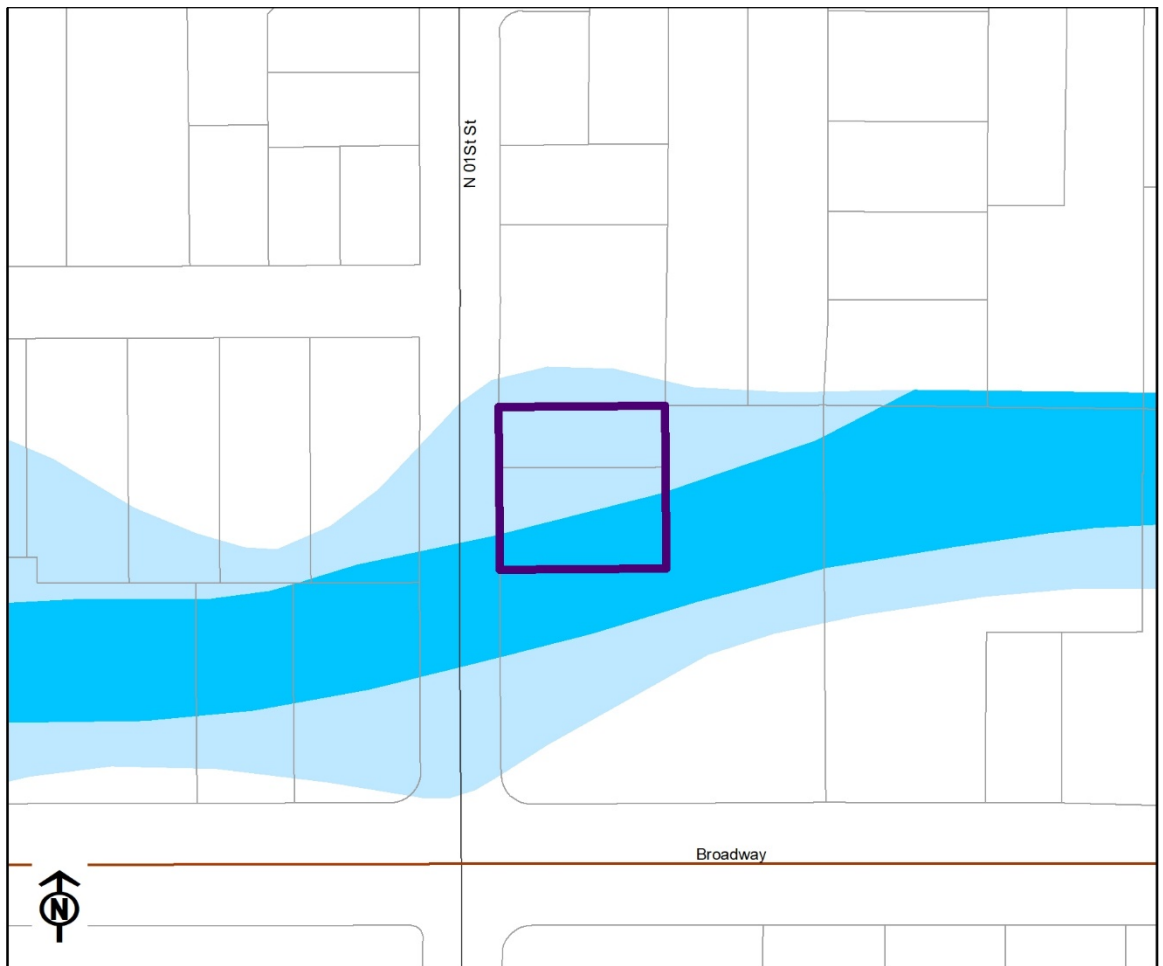
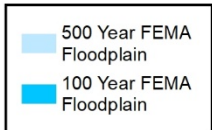
Policy LU-1.9 Achievement of Planned Densities. *Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

The "K" Building Type designator is consistent with policy LU-1.9 based on the following:

- It will allow the properties to develop at the envisioned General Plan density.

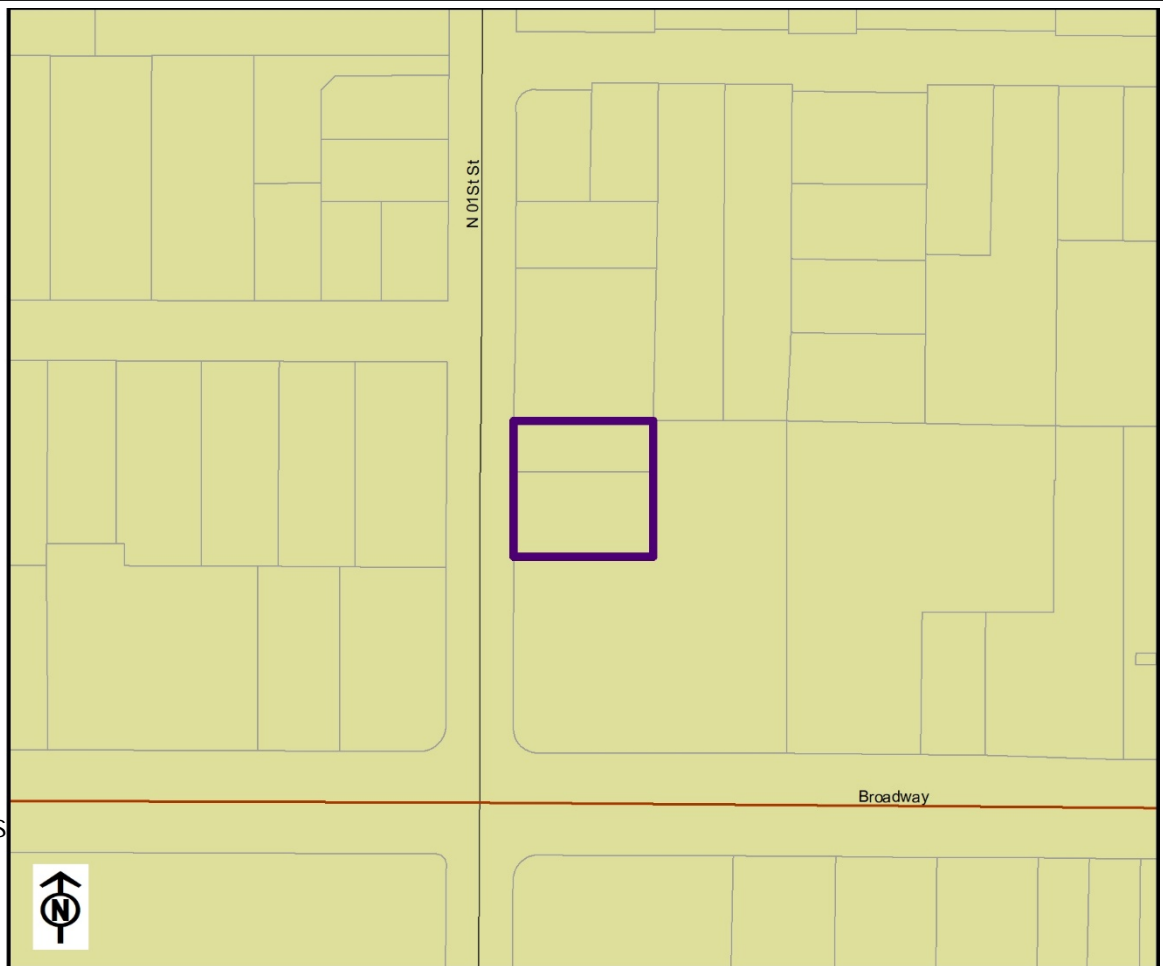
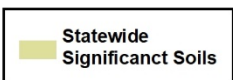
Floodplain

● Floodplain



Agricultural Lands

● Agricultural Lands



LS406 (Lakeside)

Basis for Change: Ownership Change
– conservancy group acquisition by
Center for National Land Management
(CNLM)

Proposed Change: Redesignate eight
parcels from Specific Plan Area (SPA),
Village Residential 4.3 (VR-4.3), and
Semi-Rural 4 (SR-4) to Open Space
Conservation (OS-C) and rezone from
RS and RR to S80

CPG Recommendation	Approve
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Opposition Expected	No
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Property Information

Property Owner:
Center for Natural Lands Management

Size:
8 parcels (338.17 acres)

Location:
Western section is north of I-8 & east of
Los Coches Rd. Eastern section is north
of I-8 and northeast of Lake Jennings

APNs: 390-061-03, 390-061-04, 395-
151-69, 395-151-70, 395-432-29, 395-
432-30, 395-432-31, 395-420-29

General Plan

Scenario	Designation	DU's
Existing	SPA, VR-4.3, SR-4	50
Proposed Change	OS-C	0
GP Update Analyzed	SPA, VR-4.3, SR-4	50

Zoning

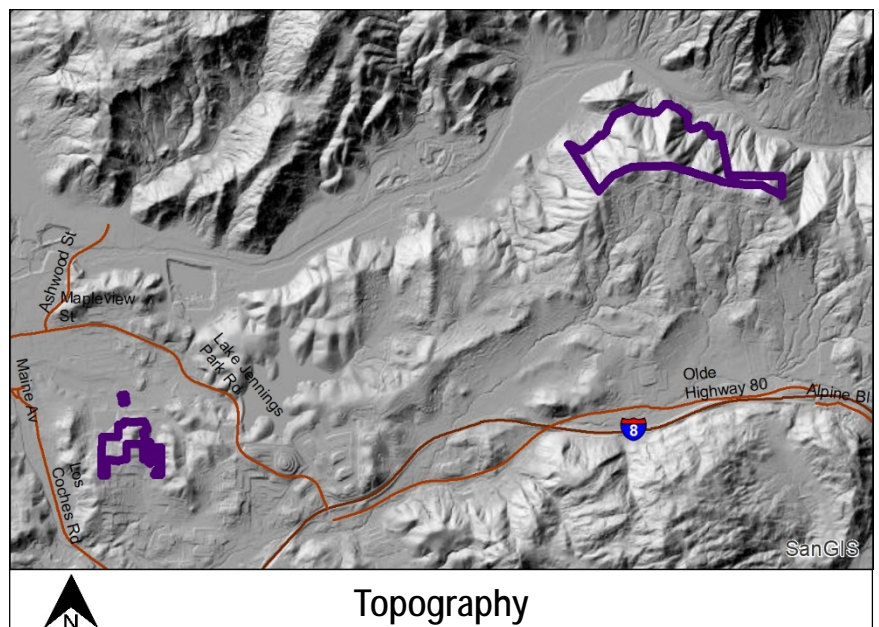
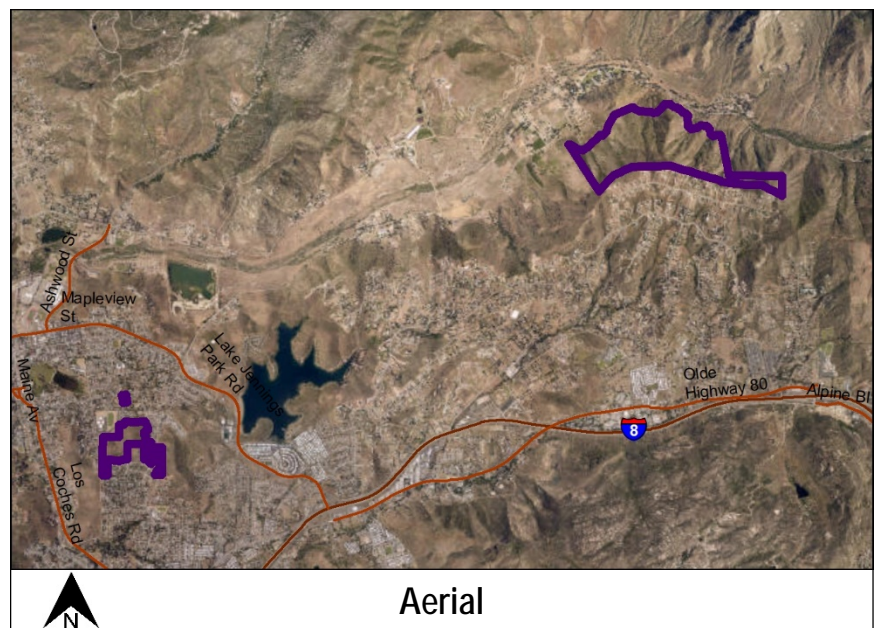
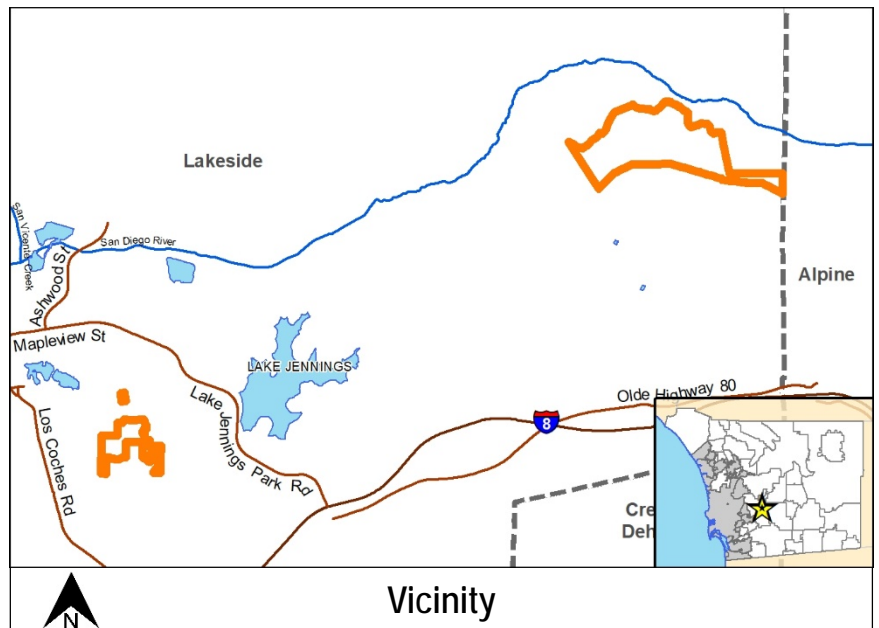
Existing	Proposed
RR, RS, S80	S80

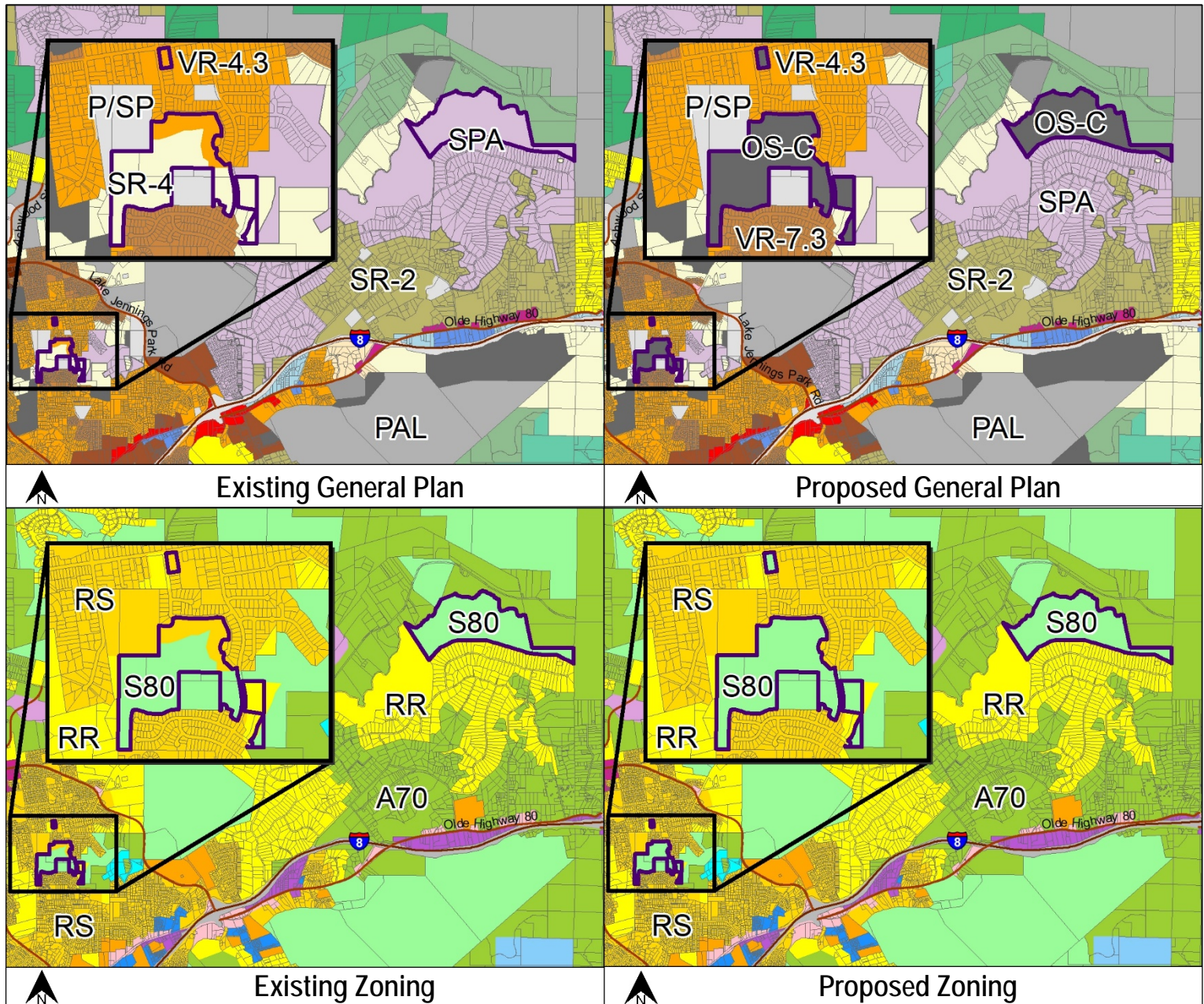
Development Designator Changes

Existing	Proposed
Density: 0.125	Density: (Remove)

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

LS406 consists of 8 parcels that are 338.17 acres in total. This is a proposed revision based on a change in ownership. The parcels were acquired by the Center for Natural Lands Management, a conservancy group, for the purpose of conservation. The proposal would redesignate the parcels from SPA, VR-4.3, and SR-4 to OS-C and change the zoning from RS and RR to S80.

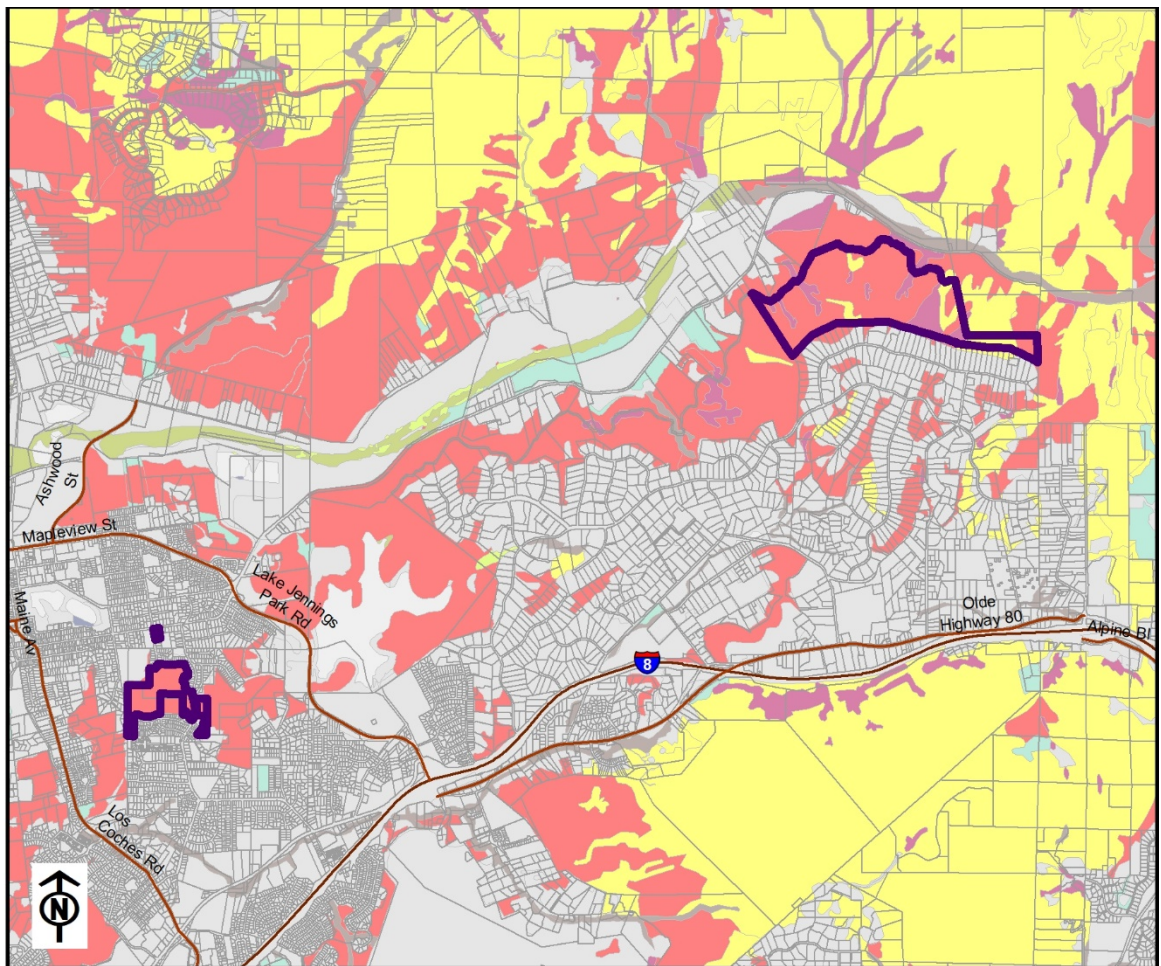
General Plan Consistency

The Open Space-Conservation designation is consistent with the General Plan based on the following:

- The parcels are owned by the Center for Natural Lands Management, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the Open Space –Conservation designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.

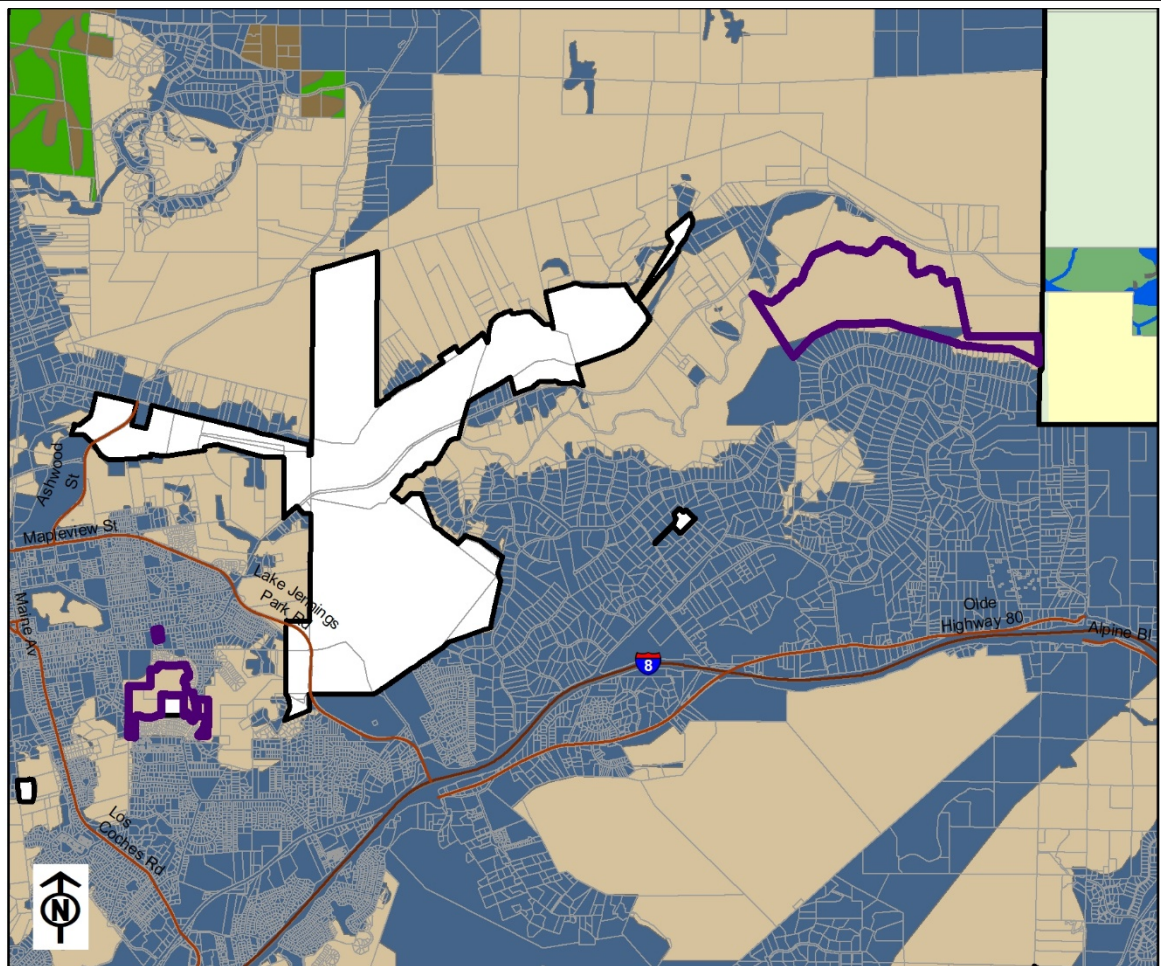
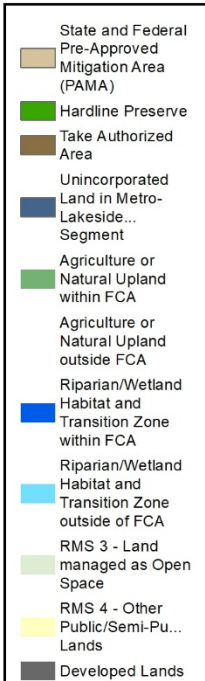
Vegetation

● Sensitive Habitat



MSCP

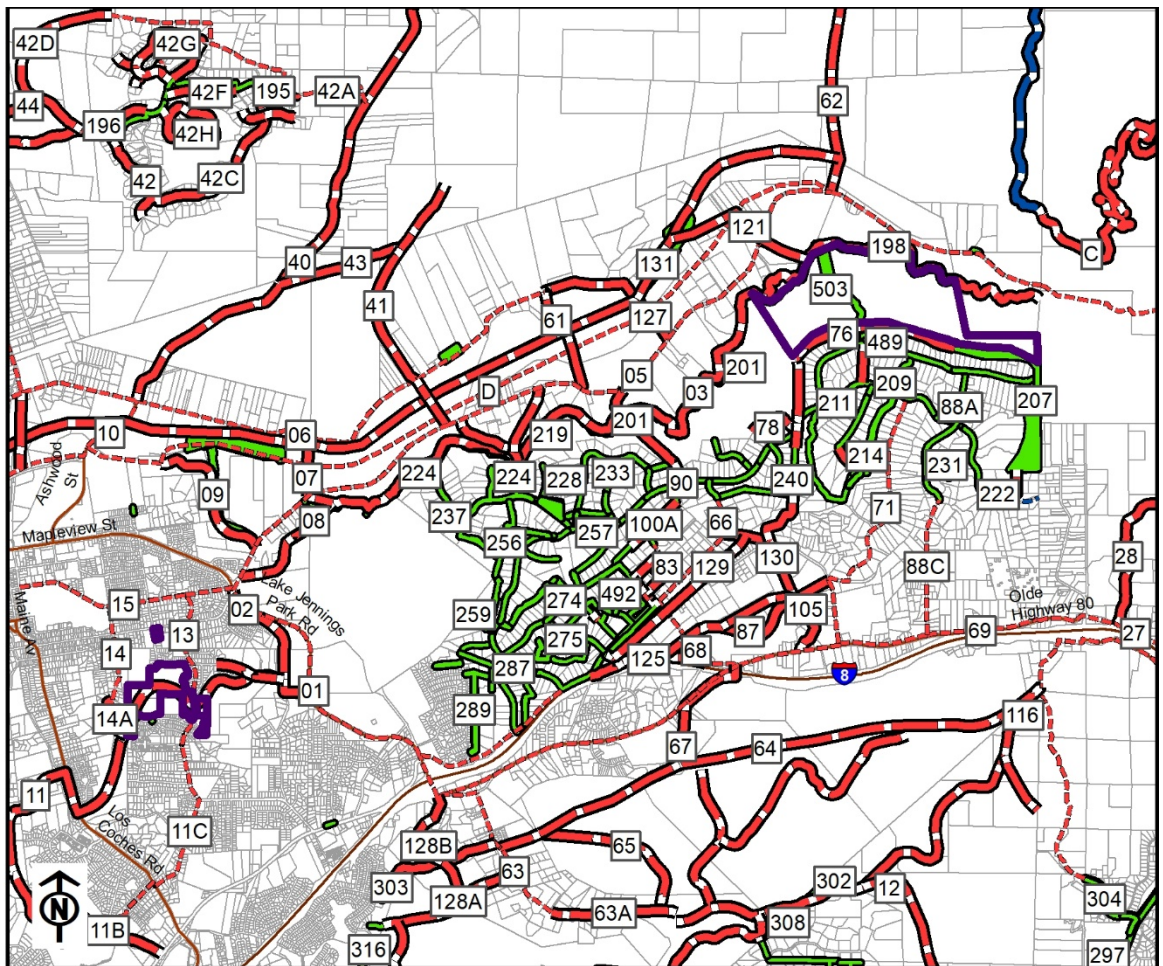
● Sensitive Habitat



Trails

● Trails

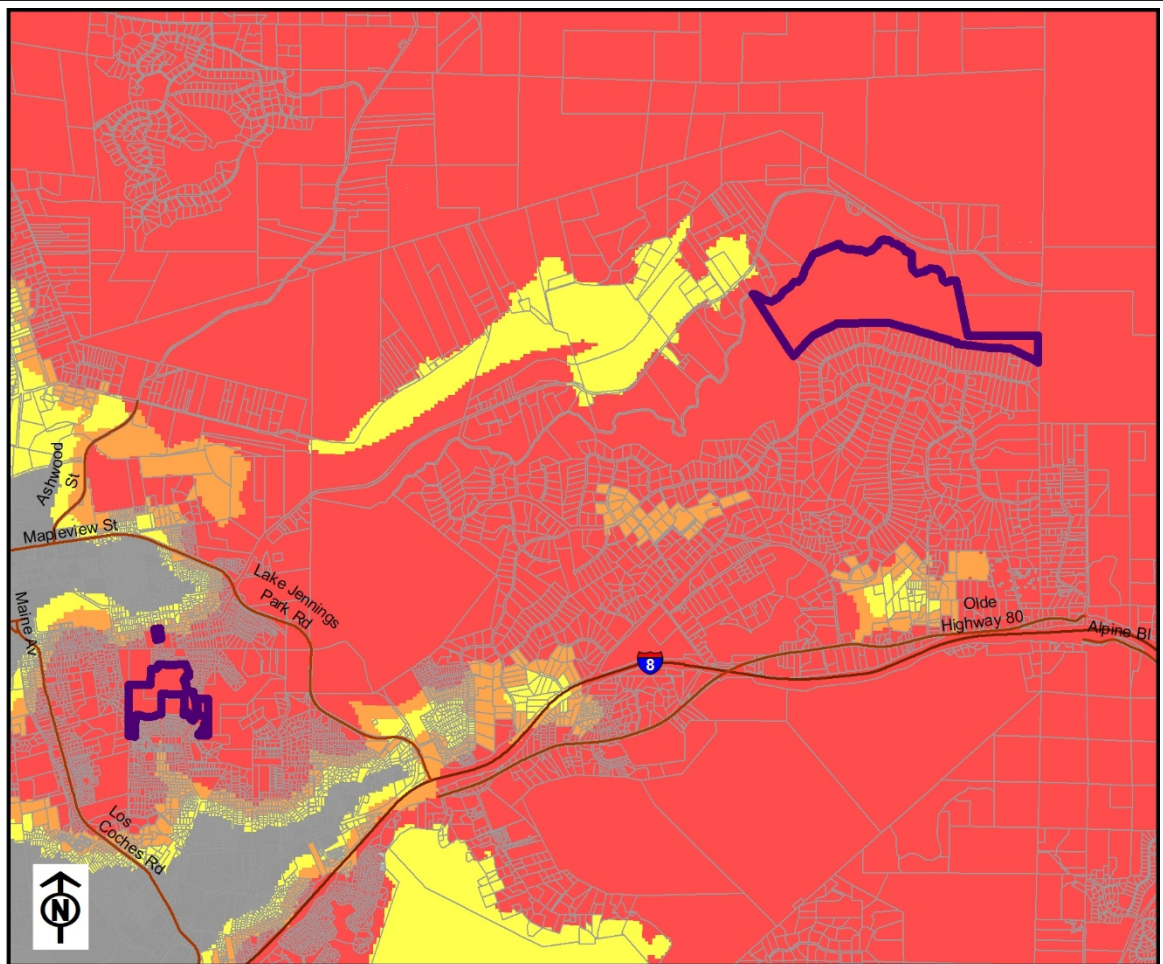
- Path: Existing
- Path: Proposed
- Trail: Existing
- Trail: Proposed
- Trail Easements



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

- Fire Hazard Severity Zones
- Very High
 - High
 - Moderate
 - Urban
 - Unzoned
 - Non-Wildland/Non-Urban



LS407 (Lakeside)

Basis for Change: Mapping Error

Proposed Change: Change the Regional Category from No Jurisdiction to Semi-Rural for 531 parcels

CPG Recommendation	Approve
Opposition Expected	No

Property Information

Property Owner:
High Meadow Ranch L P

Size:
531 parcels (792.37 acres)

Location:
East of Highway 67 and approximately 1 mile south of San Vicente Reservoir.

APNs: 389-061-45 (531 total)

General Plan

Scenario	Designation	DU's
Existing	Specific Plan Area	N/A
Proposed Change	No change	No change
GP Update Analyzed	N/A	N/A

Zoning

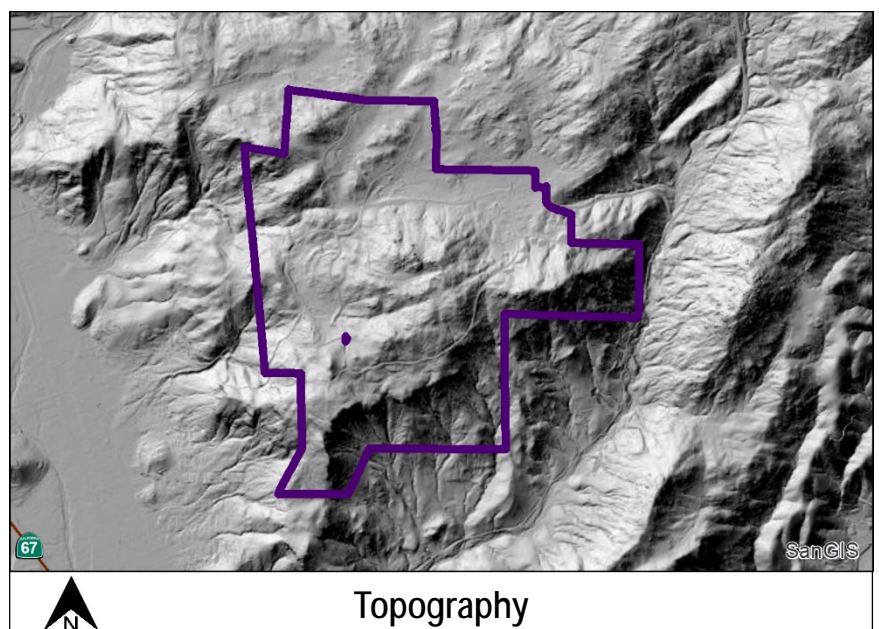
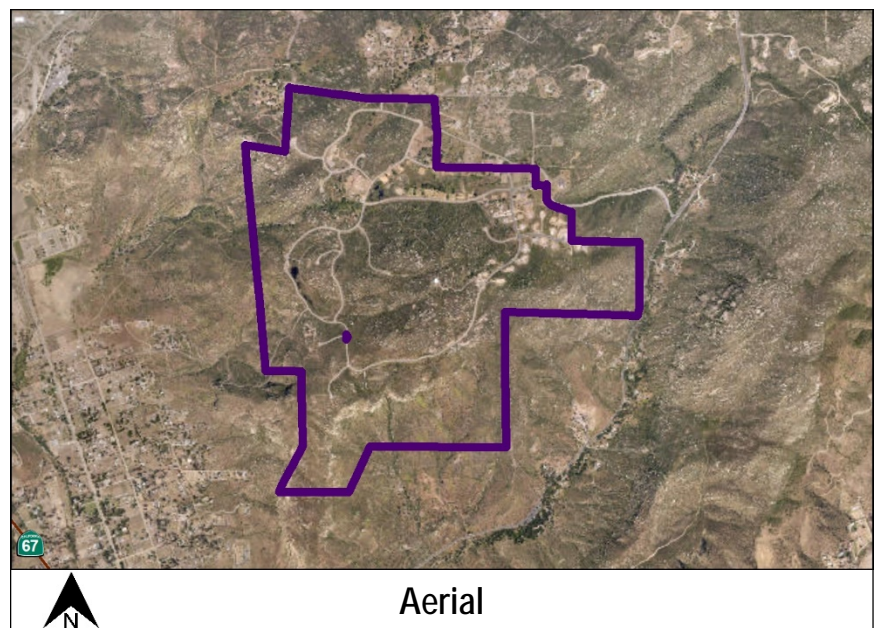
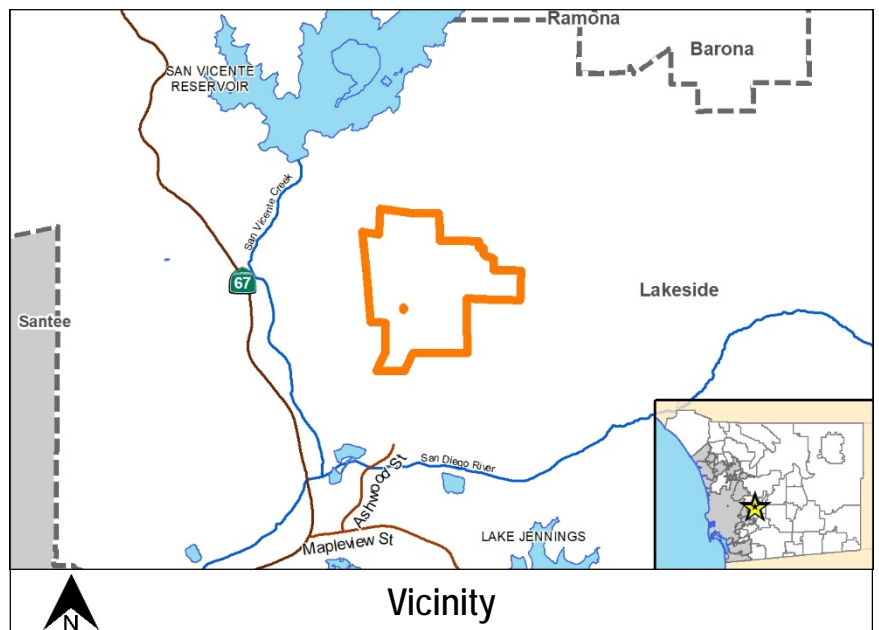
Existing	Proposed
RR, S80	No change

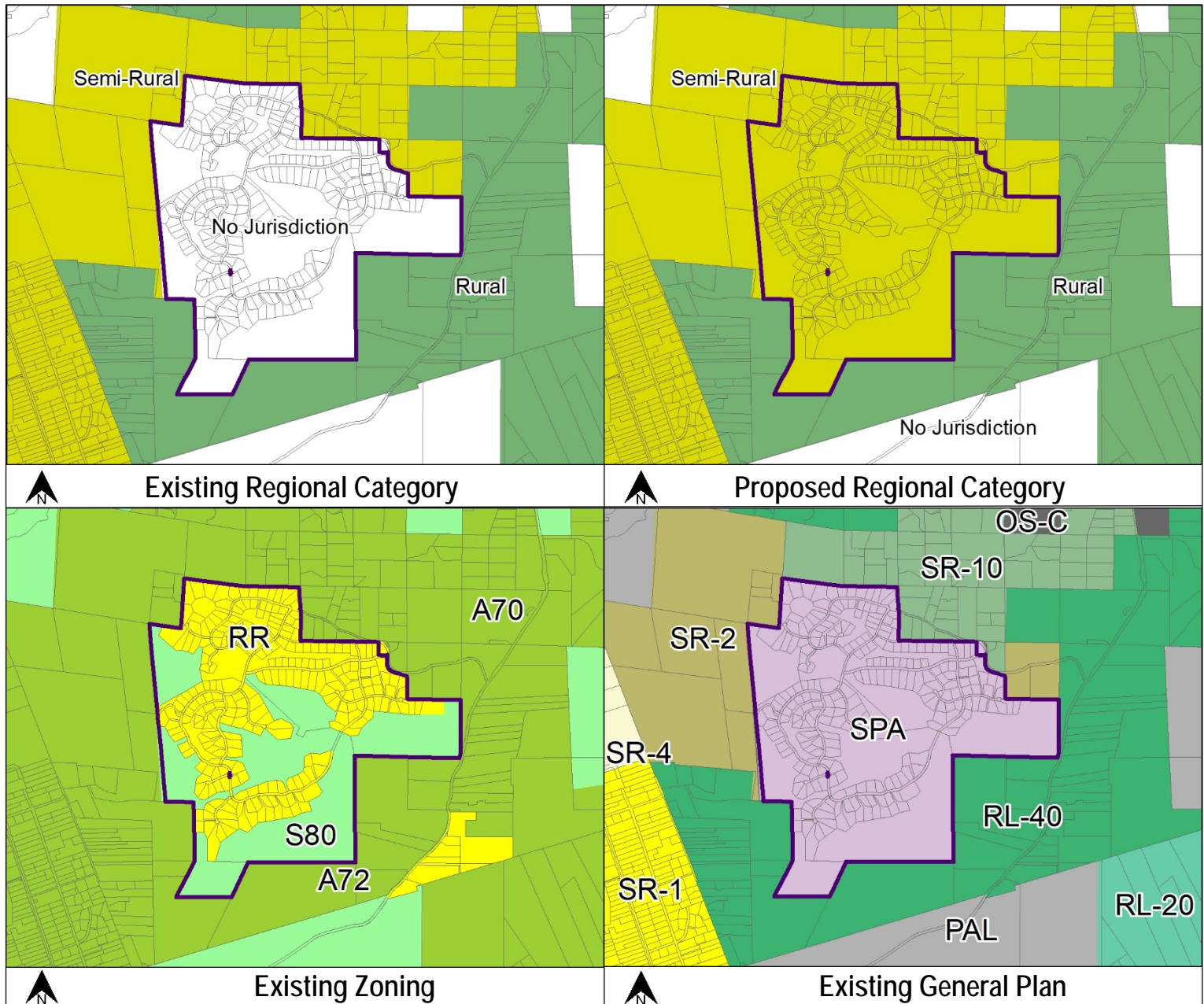
Development Designator Changes

Existing	Proposed
Reg Cat: No Jurisdiction	Reg Cat: Semi-Rural

Prevalence of Constraints

- - high; ◐ - partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones





Description

LS407 consists of 531 parcels that are 792.37 acres in total and is a proposed revision of a mapping error. This is a mapping error because the Regional Category is classified as No Jurisdiction and the correct classification is Semi-Rural. The proposal is to reclassify the Regional Category from No Jurisdiction to Semi-Rural. There are no other changes for LS407.

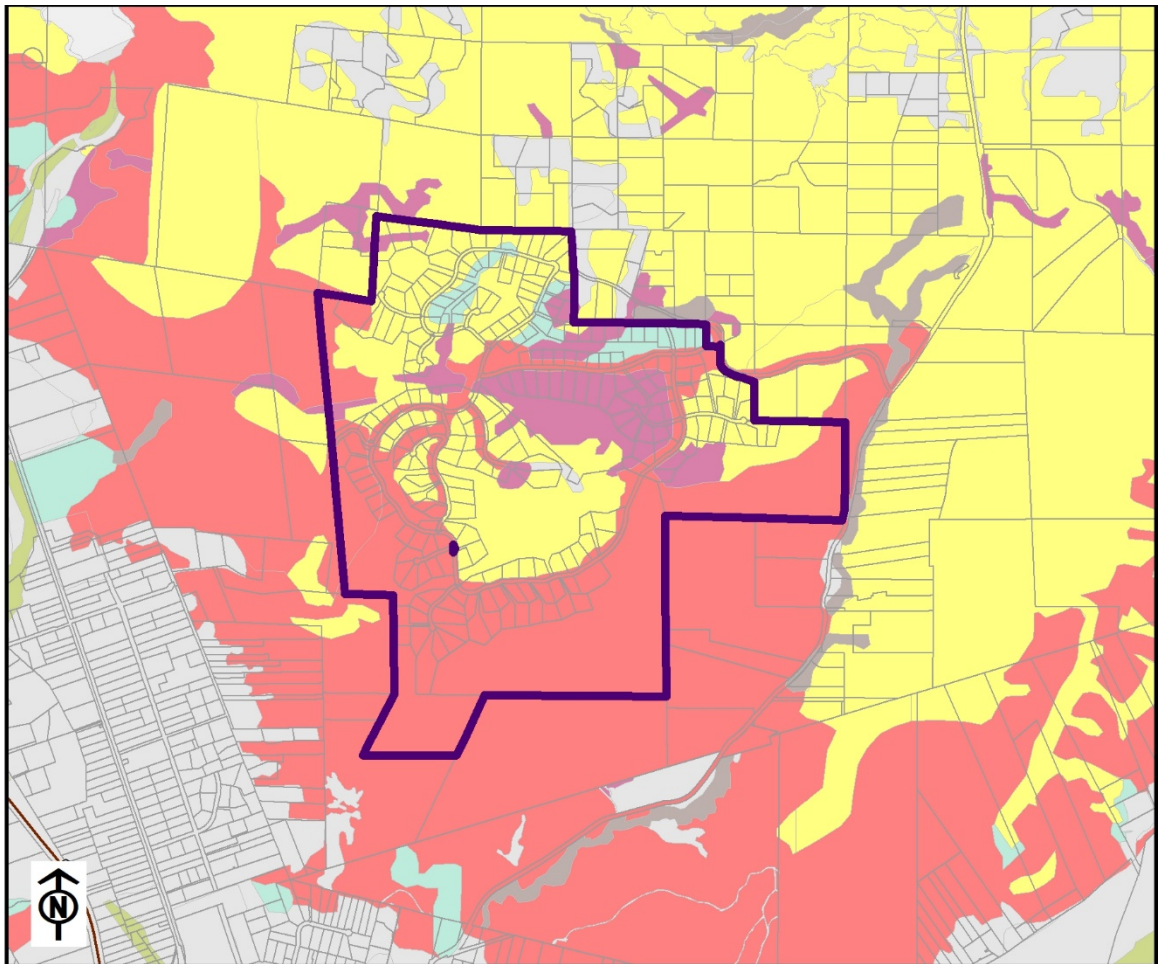
General Plan Consistency

The Semi-Rural category is consistent with the General Plan based on the following:

- According to page 3-9 of the General Plan, the No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations.
- According to page 3-8 of the General Plan, the Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods...that support rural communities.
- Since these parcels are privately owned land and located in a lower-density neighborhood, the Semi-Rural Regional Category designation is appropriate.

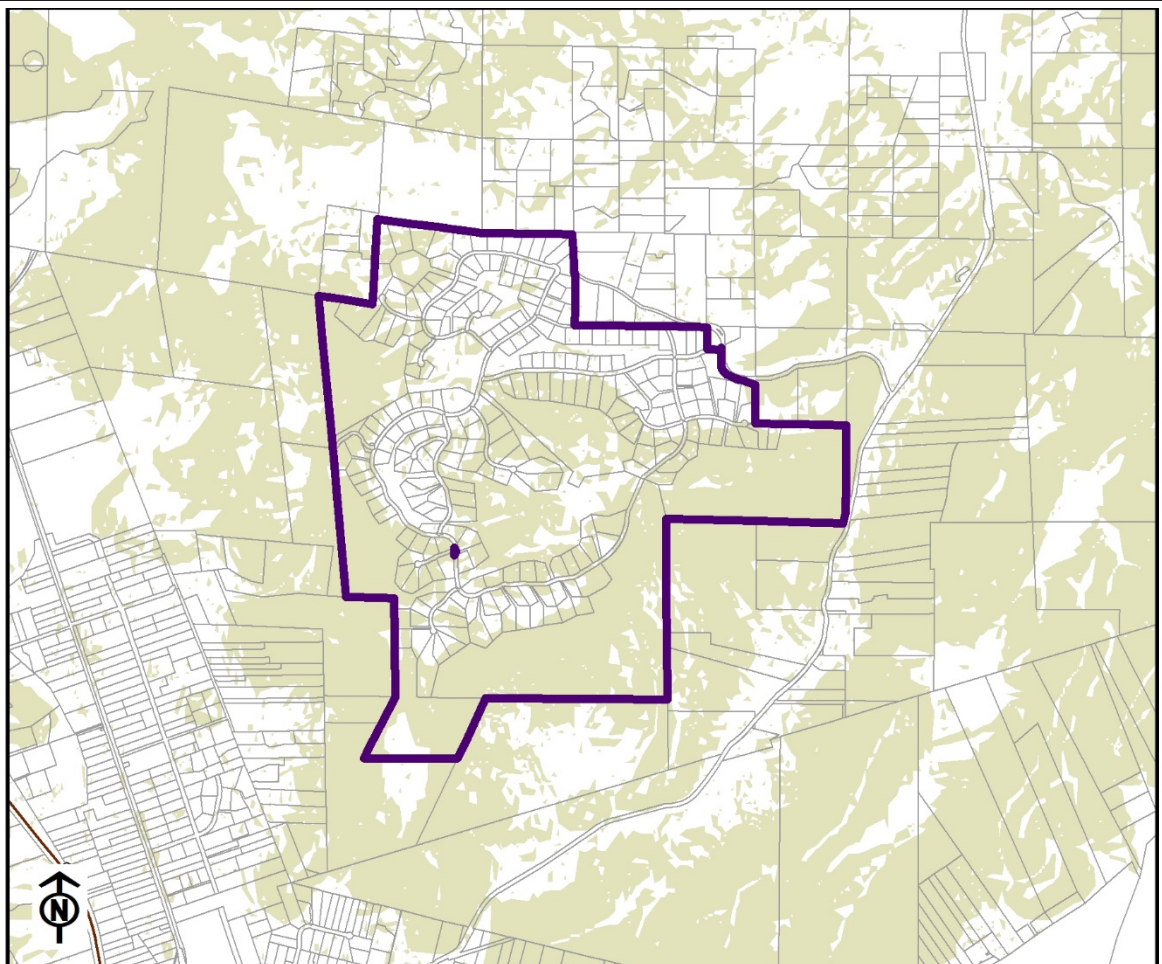
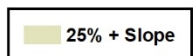
Vegetation

● Sensitive Habitat



Steep Slopes

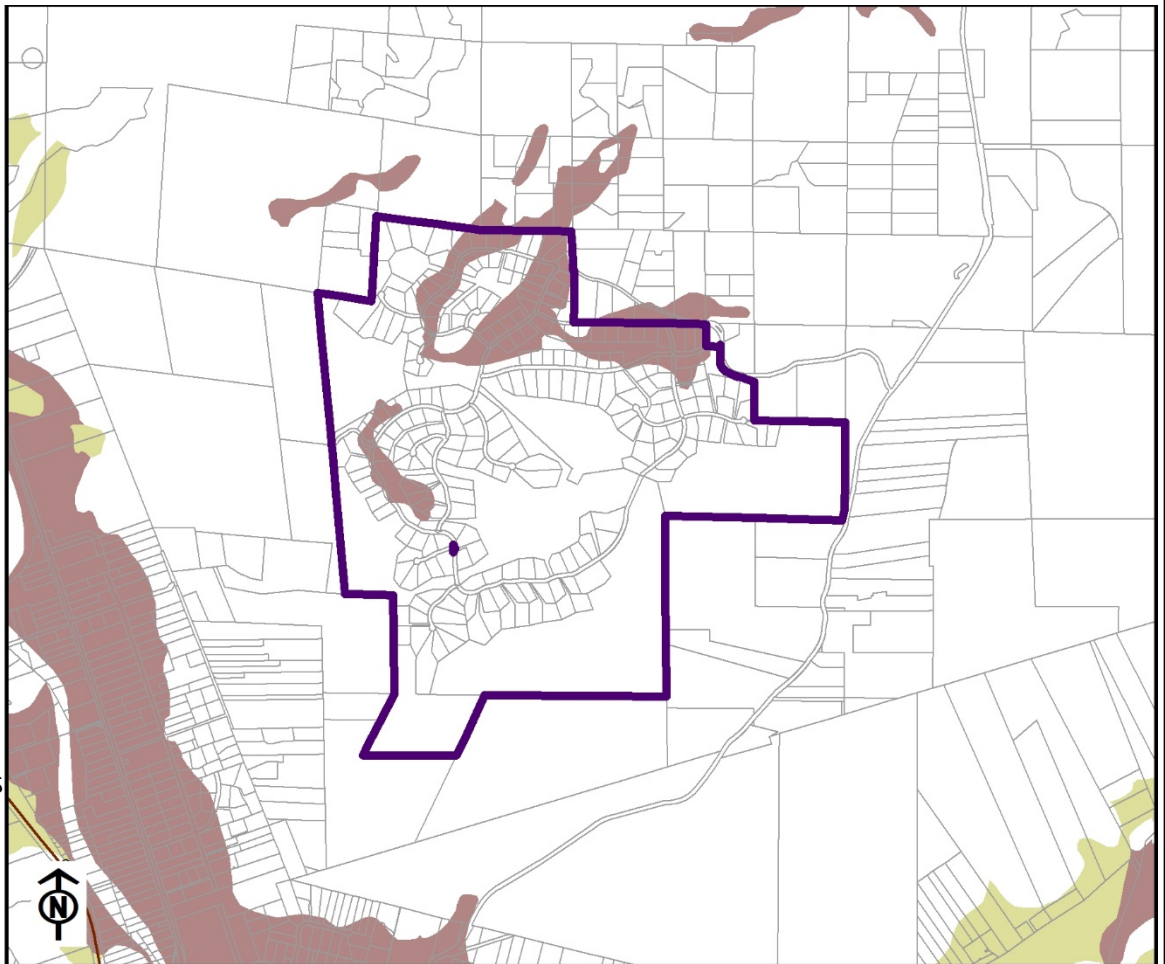
● Steep slope (greater than 25%)



Agricultural Lands

● Agricultural Lands

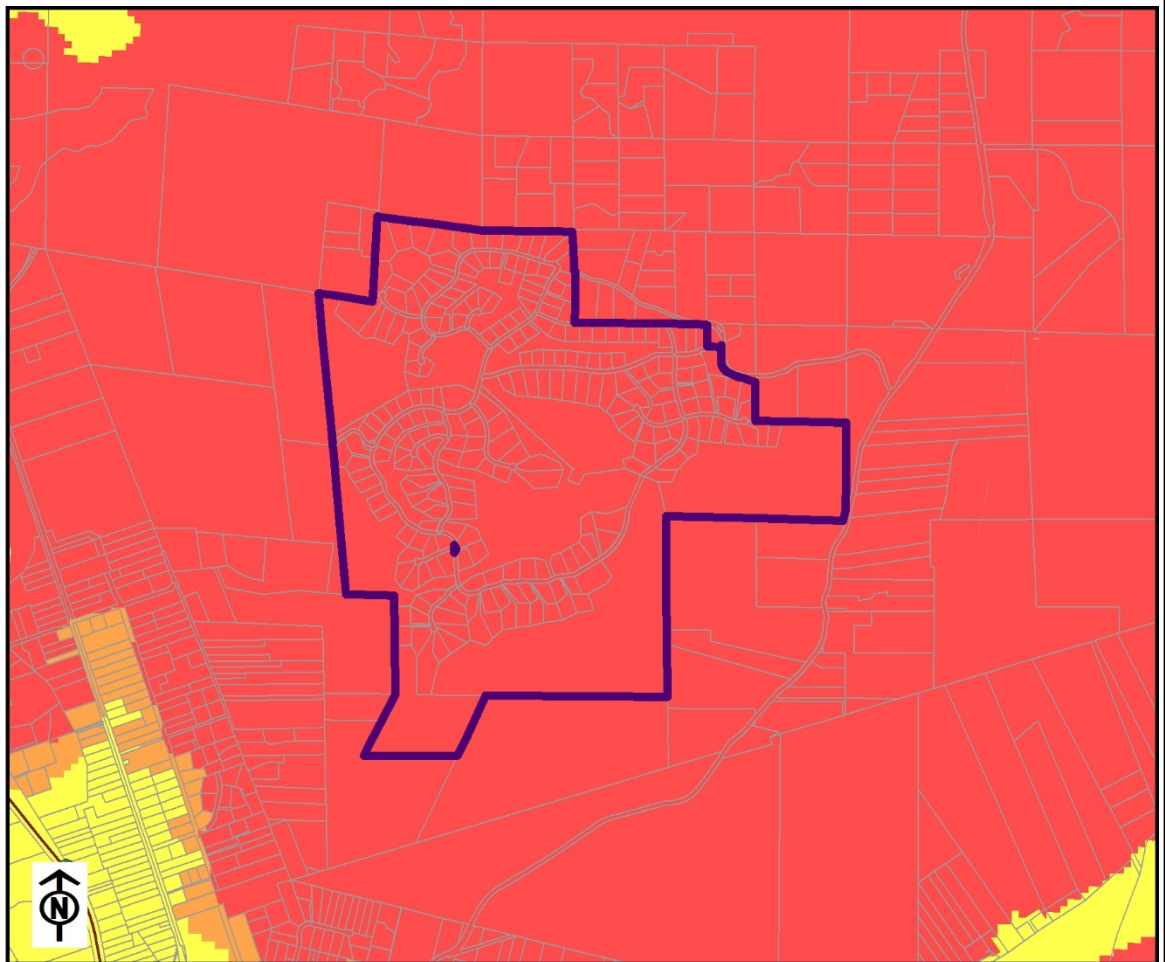
- Statewide Significant Soils
- Prime Farmland Soils



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

- Very High
- High
- Moderate



NCM401 (North County Metro)

Basis for Change: Mapping Error – minimum lot size is inconsistent with General Plan designation.

Proposed Change: Reduce minimum lot size from 15,000 sq ft to 10,000 sq ft for 32 parcels

CPG Recommendation	No vote
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Opposition Expected	No
---------------------	----

Property Information

Property Owner:

Multiple

Size:

32 parcels (18.25 acres)

Location: Between the Cities of Carlsbad and San Marcos. West of S Rancho Santa Fe Road and east of Melrose Drive

APNs: 222-160-47 (32 total)

General Plan

Scenario	Designation	DU's
Existing	VR-4.3	78
Proposed Change	No change	No change
GP Update Analyzed	VR-4.3	78

Zoning

Existing	Proposed
RS	No change

Development Designator Changes

Existing	Proposed
Lot Size: 15,000sf	Lot Size: 10,000sf

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope

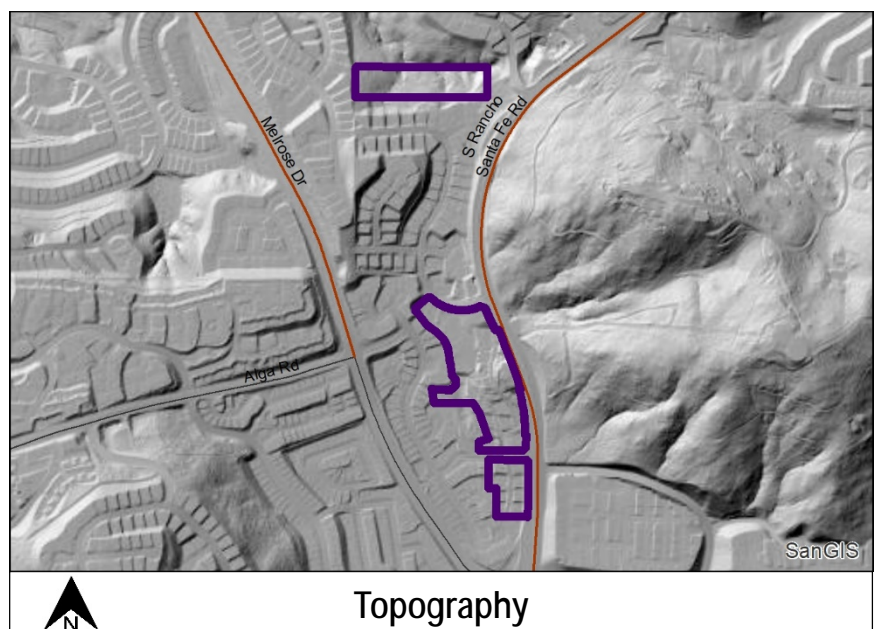
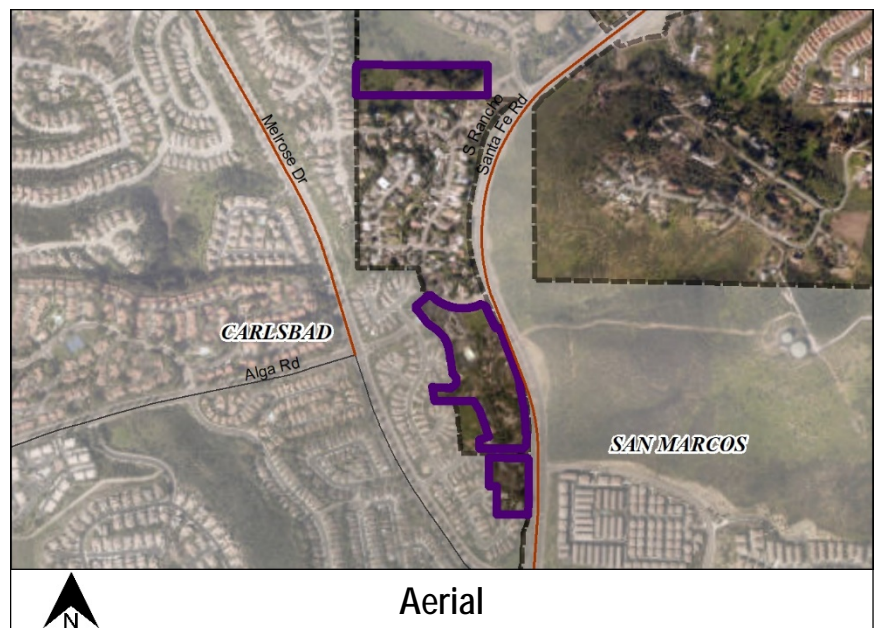
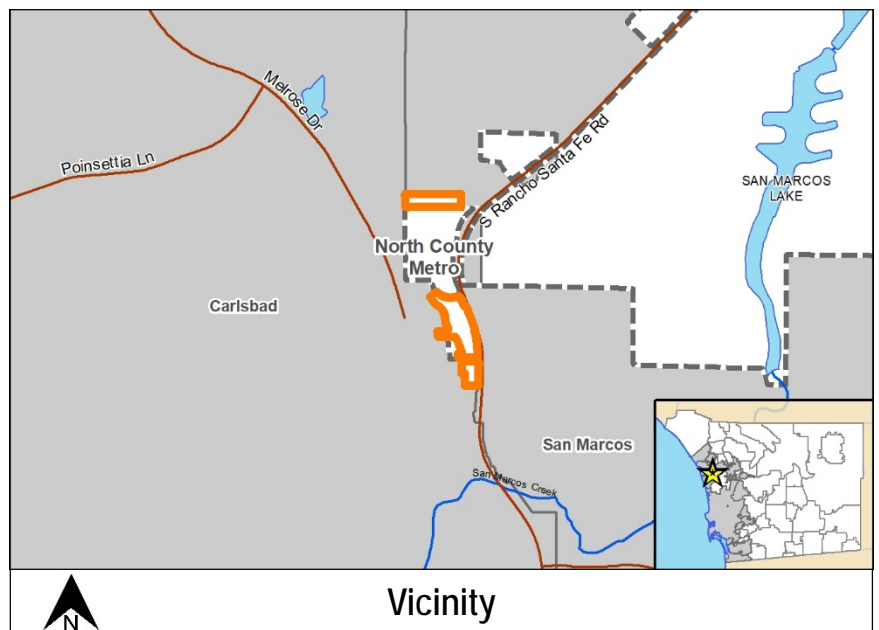
○ Floodplain

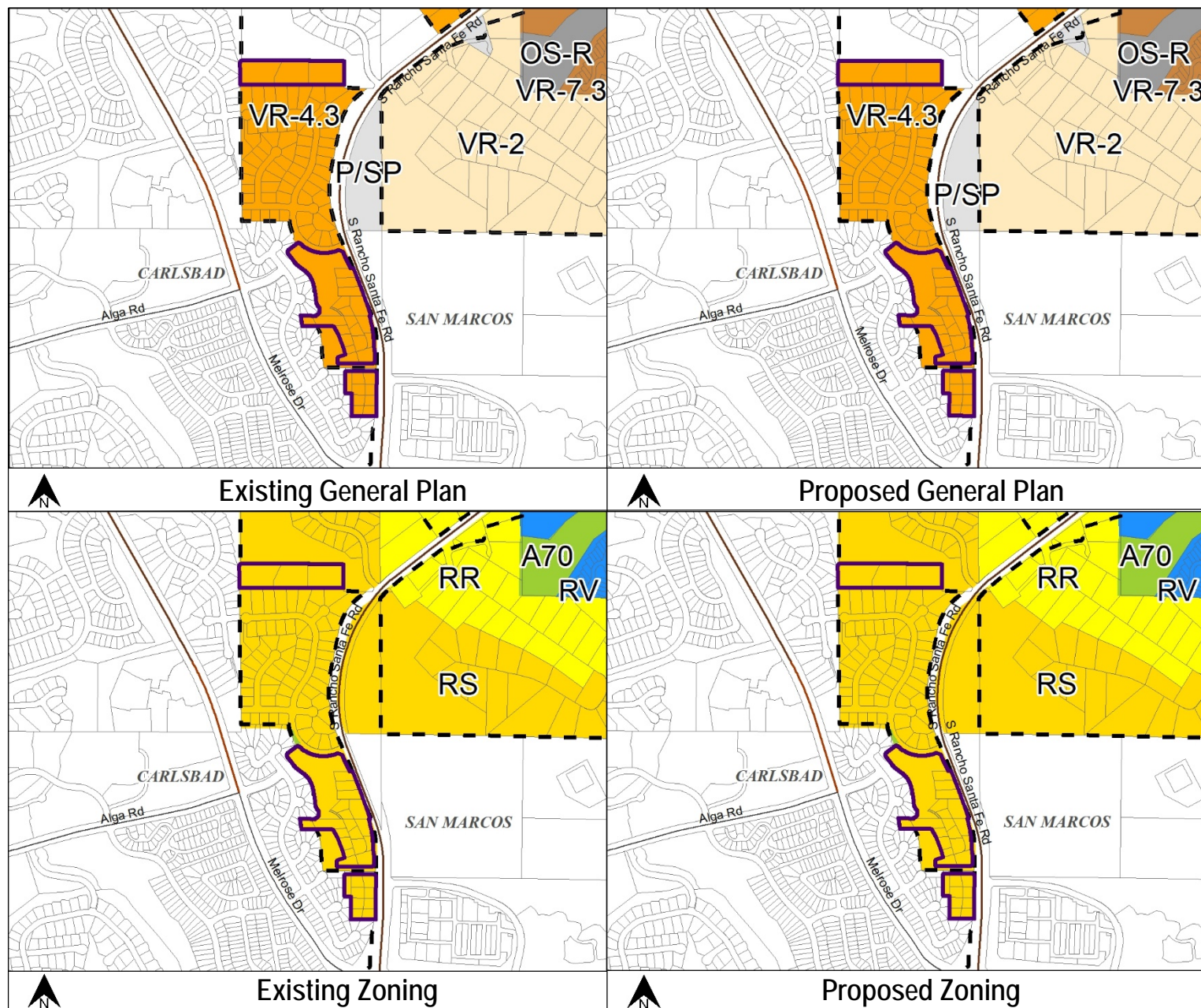
○ Wetlands

○ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones





Description

NCM401 consists of 32 parcels that are 18.25 acres in total. The proposal would reduce the minimum lot size from 15,000 sf to 10,000 sf to be consistent with the General Plan (GP) designation. These parcels are zoned RS with a minimum lot size of 15,000 sf. The parcels have a GP designation of Village Residential 4.3 (VR-4.3) which allows for 4.3 units per gross acre. Reducing the minimum lot size to 10,000 sf would yield dwelling units per gross acre that is consistent with the GP designation of VR-4.3. $43,560 \text{ square feet} / 10,000 \text{ square feet} = 4.3 \text{ dwelling units per gross acre}$. This change also bring the minimum lot size of the parcels into conformance with other adjacent parcels with the same land use and zoning.

General Plan Consistency

Policy LU-1.9 Achievement of Planned Densities. *Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.*

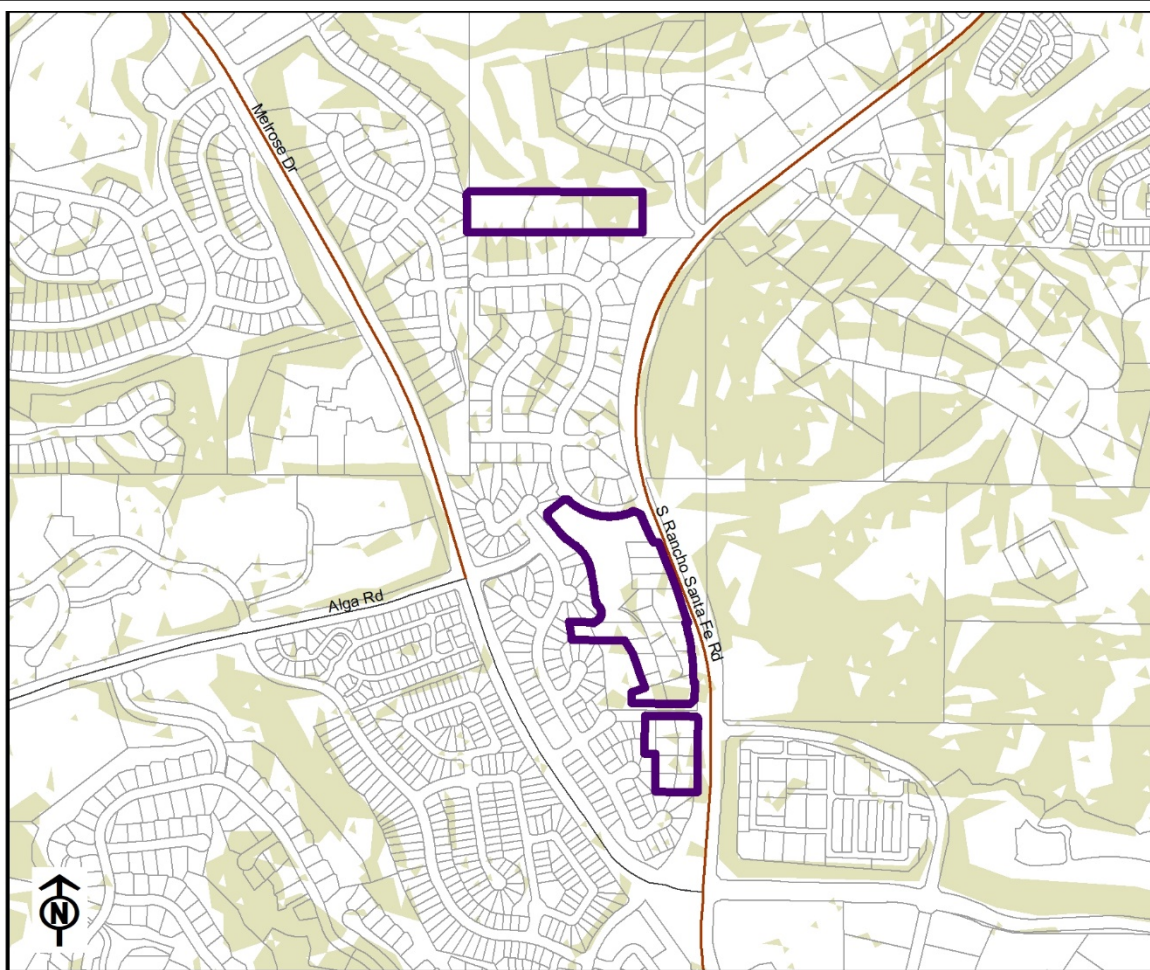
The proposal to reduce the minimum lot size is consistent with policy LU-1.9 based on the following:

- A 10,000 sf minimum lot size is consistent with other VR-4.3 in the County.
- Property owners would not be able to achieve the VR-4.3 density potential with the current minimum lot size of 15,000 sf.

Steep Slopes

Steep slope

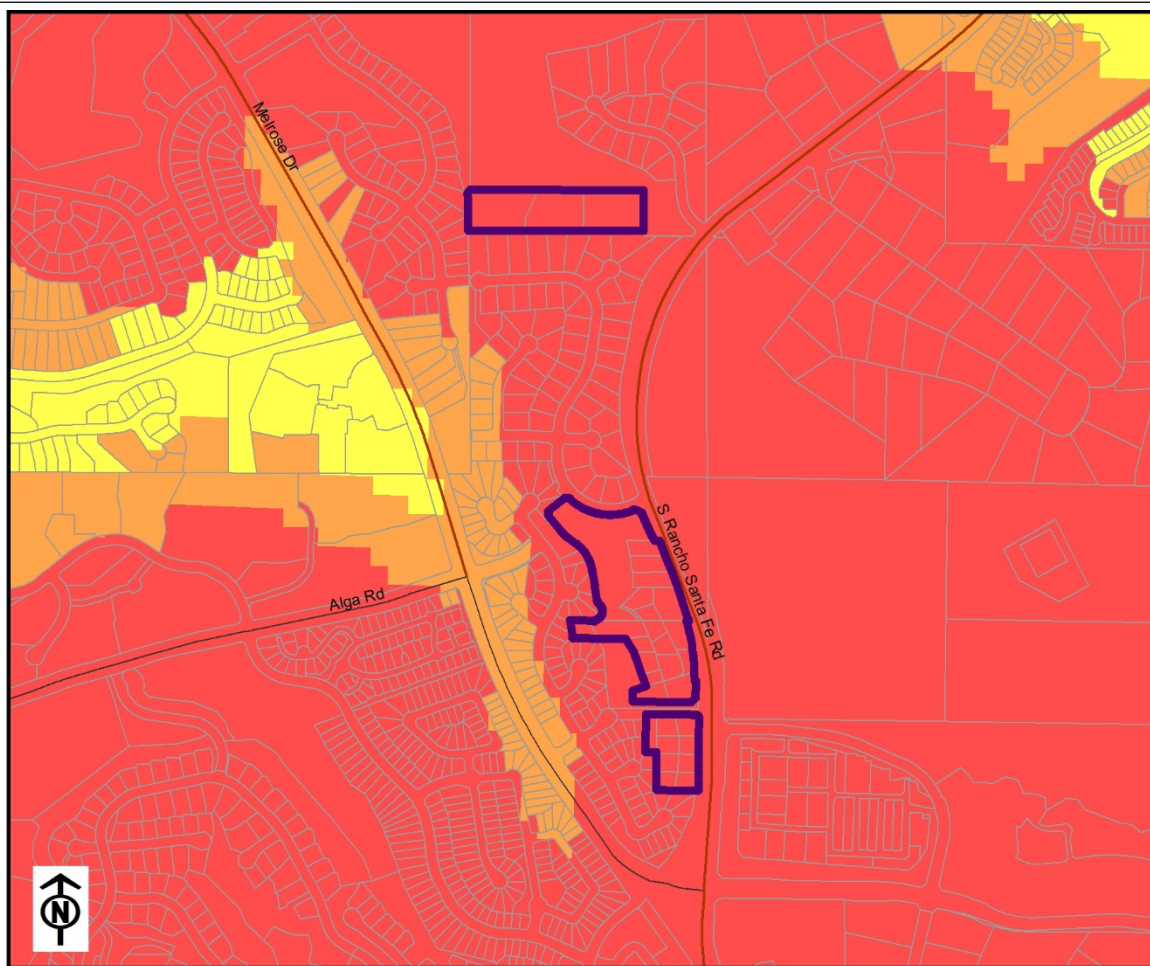
25% + Slope



Fire Hazard Severity Zones

Fire Hazard Severity Zones

Very High
High
Moderate



NCM402 (North County Metro)

Basis for Change: Mapping Error

Proposed Change: Rezone five parcels from RR to RV.

CPG Recommendation	No vote
Opposition Expected	Yes

Property Information

Property Owner:

Strain Family Trust, Jacobs Stephen
L&Chute-Jacobs Ann Trust, Archer Roy
R Trust, Patino Martin M&Guillermina M,
Eftkari Bijan <DBA Nikambient
Partners>

Size:

5 parcels (7.56 acres)

Location:

County island within Escondido. Adjacent to Highway 15.

APNs: 235-110-26, 235-110-27, 235-110-09, 235-110-10, 235-110-11

General Plan

Scenario	Designation	DU's
Existing	VR-15	113
Proposed Change	No change	No change
GP Update Analyzed	VR-15	113

Zoning

Existing	Proposed
RR	RV

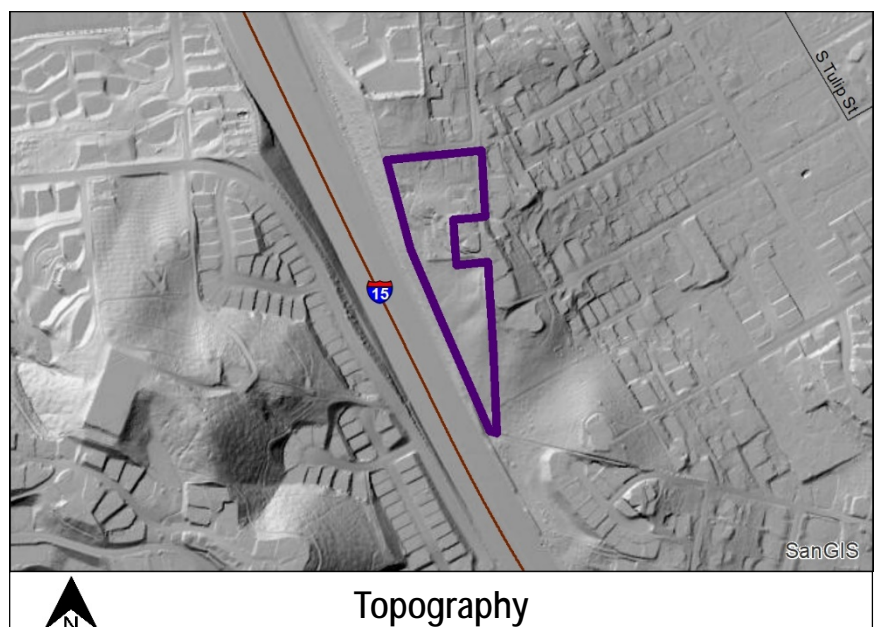
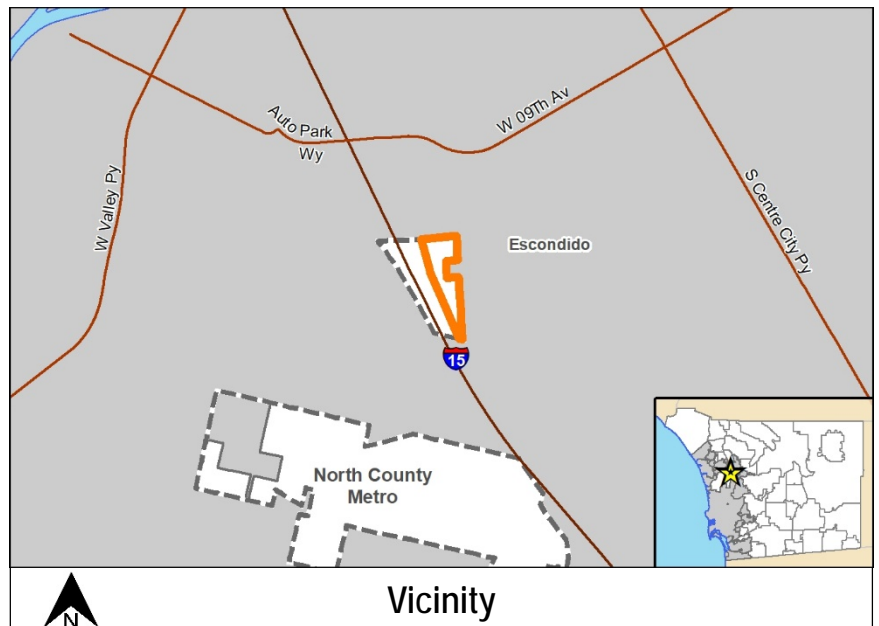
Development Designator Changes

Existing	Proposed
Lot Size: 1AC	Lot Size: 6,000sf
BT: C	BT: K
Setback: B	Setback: K

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

- ◐ Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones





Description

NCM402 consists of five parcels that are 7.56 acres in total and is a proposed correction of a mapping error that occurred during the General Plan (GP) Update. The historic GP was Residential 2 DU/acre with RR zoning. Under the GP Update, the GP designation was redesignated to Village Residential 15 (VR-15) and the zoning remained RR. The current zoning of RR is inconsistent with the GP. VR-15 is consistent with RV zoning and can be found in other areas in the county. The proposal is to rezone five parcels from RR to RV and adjust the development designators for consistency.

General Plan Consistency

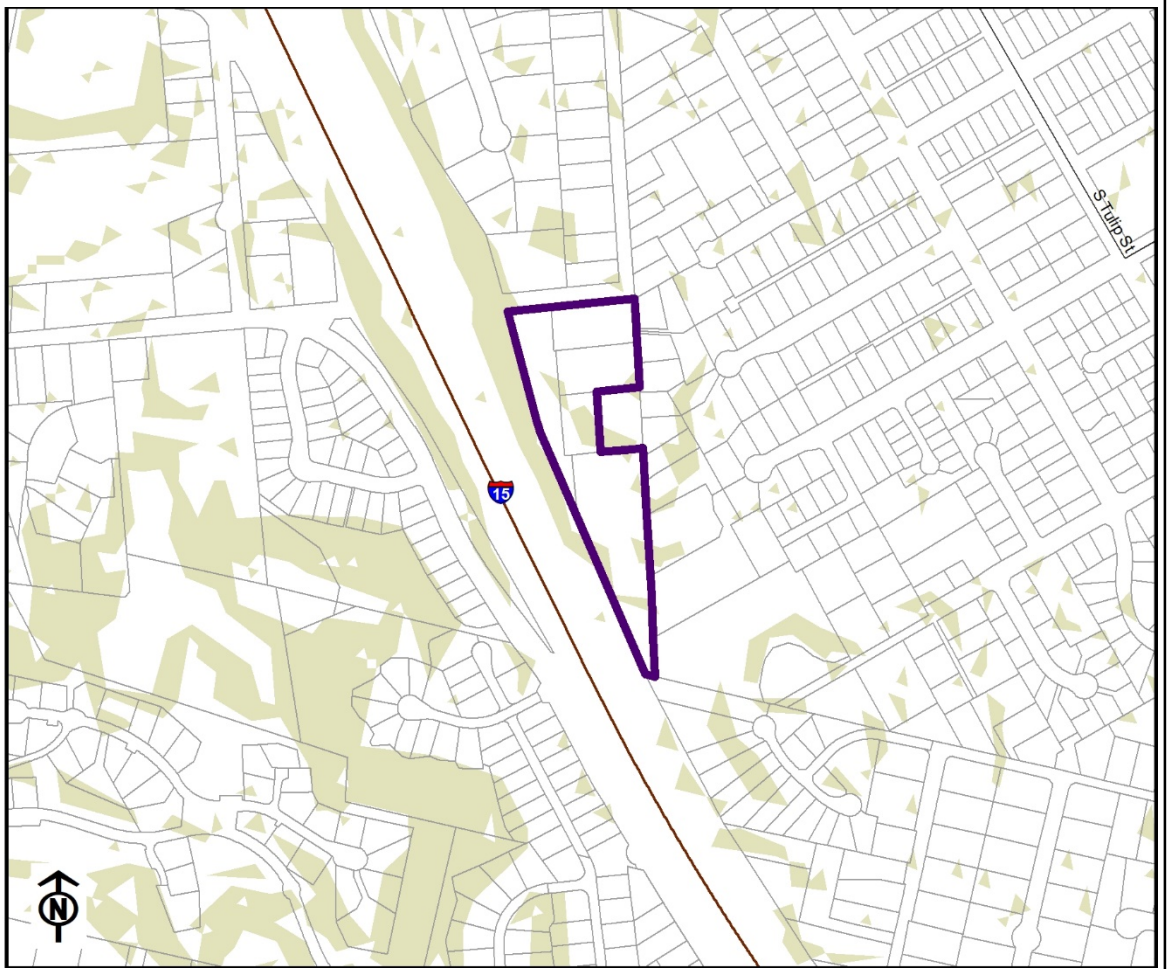
The RV zoning is consistent with the General Plan based on the following:

- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, VR-15 and RV are consistent.
- There are other areas in the County where VR-15 can be found with RV zoning.

Steep Slopes

Steep slope

25% + Slope



NM401 (North Mountain)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Santa Ysabel Preserve

Proposed Change: Redesignate six parcels from Rural Lands 80 (RL-80) to Open Space Conservation (OS-C)

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
6 parcels (830.83 acres)

Location:
Adjacent to Highway 79 on the east side.
Northwest of Julian

APNs: 247-031-03, 247-061-02, 247-062-02, 247-100-07, 247-100-12, 247-100-13

General Plan

Scenario	Designation	DU's
Existing	RL-80	11
Proposed Change	OS-C	0
GP Update Analyzed	RL-80	11

Zoning

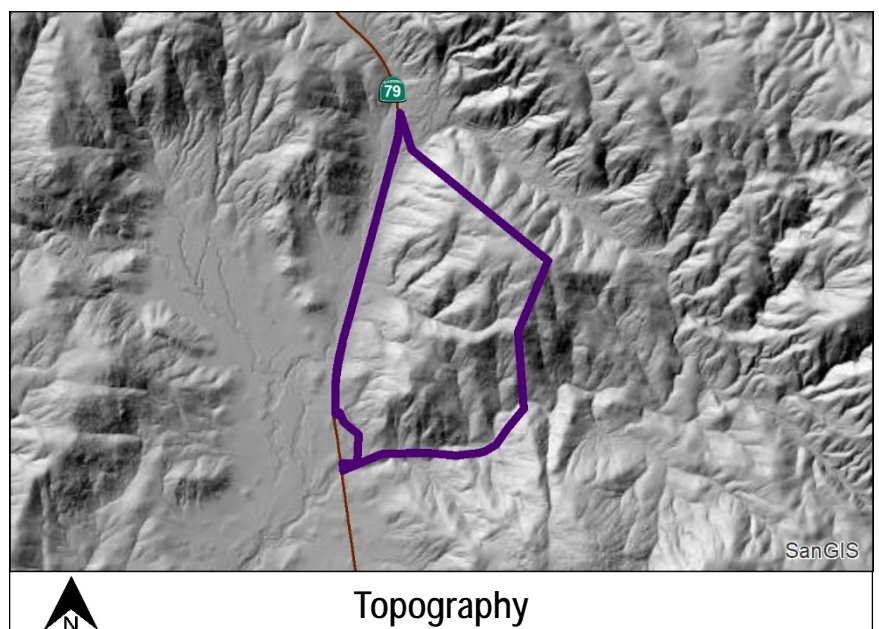
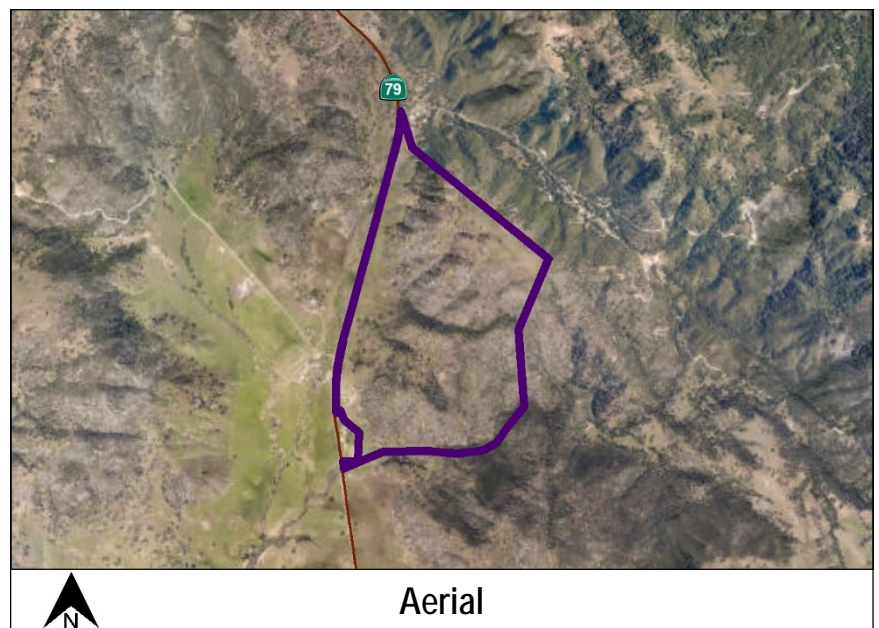
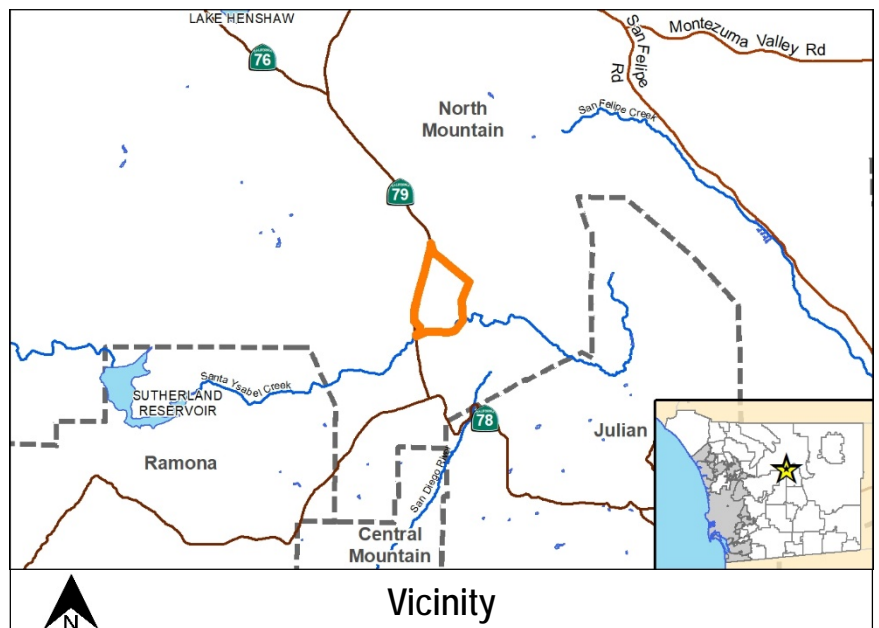
Existing	Proposed
A72	S80

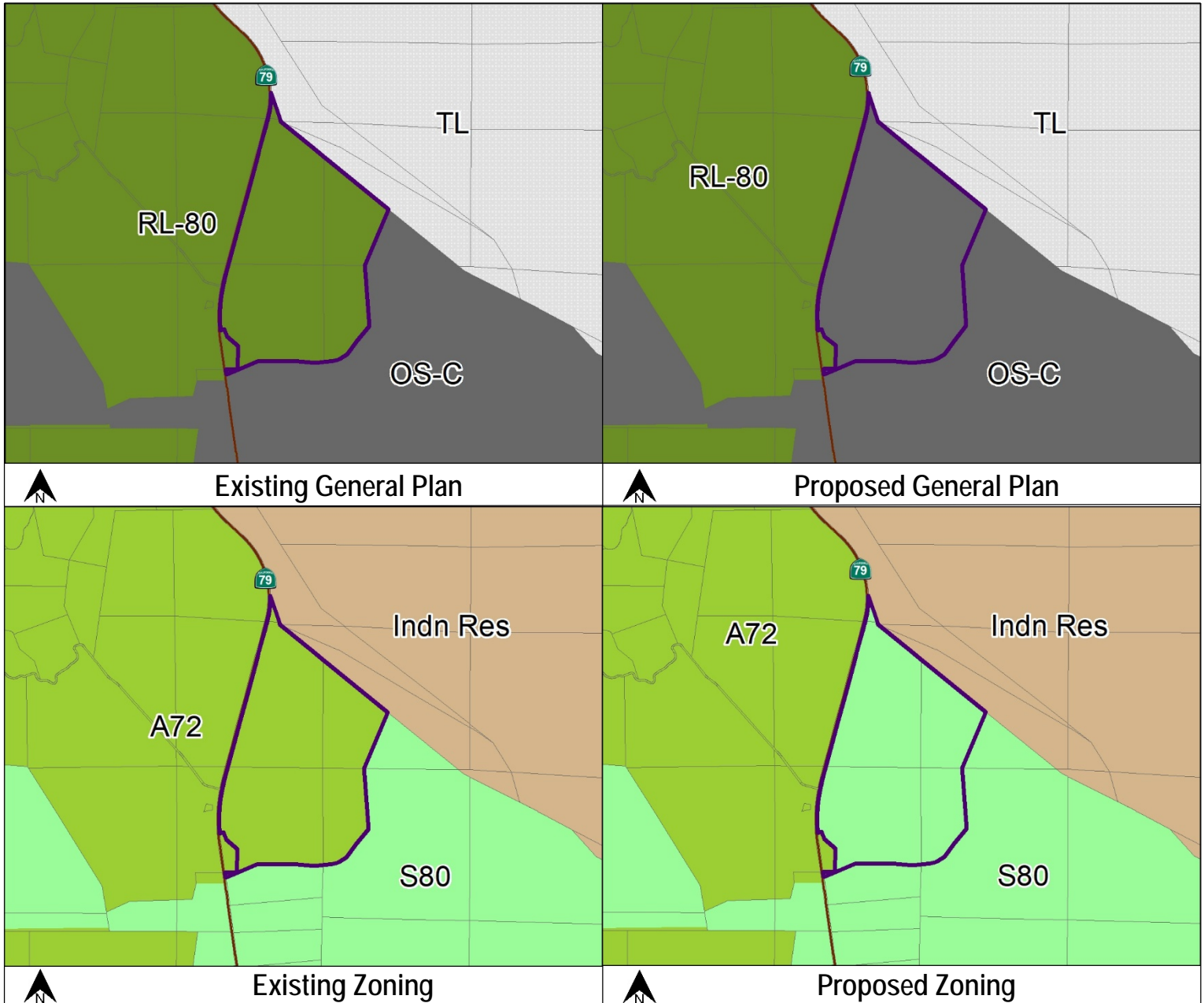
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

NM401 consists of six parcels that are 830.83 acres in total and is a proposed revision based on an ownership change. The parcels were acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural (RL-80) to Open Space-Conservation (OS-C) and the zoning from A72 to S80.

General Plan Consistency

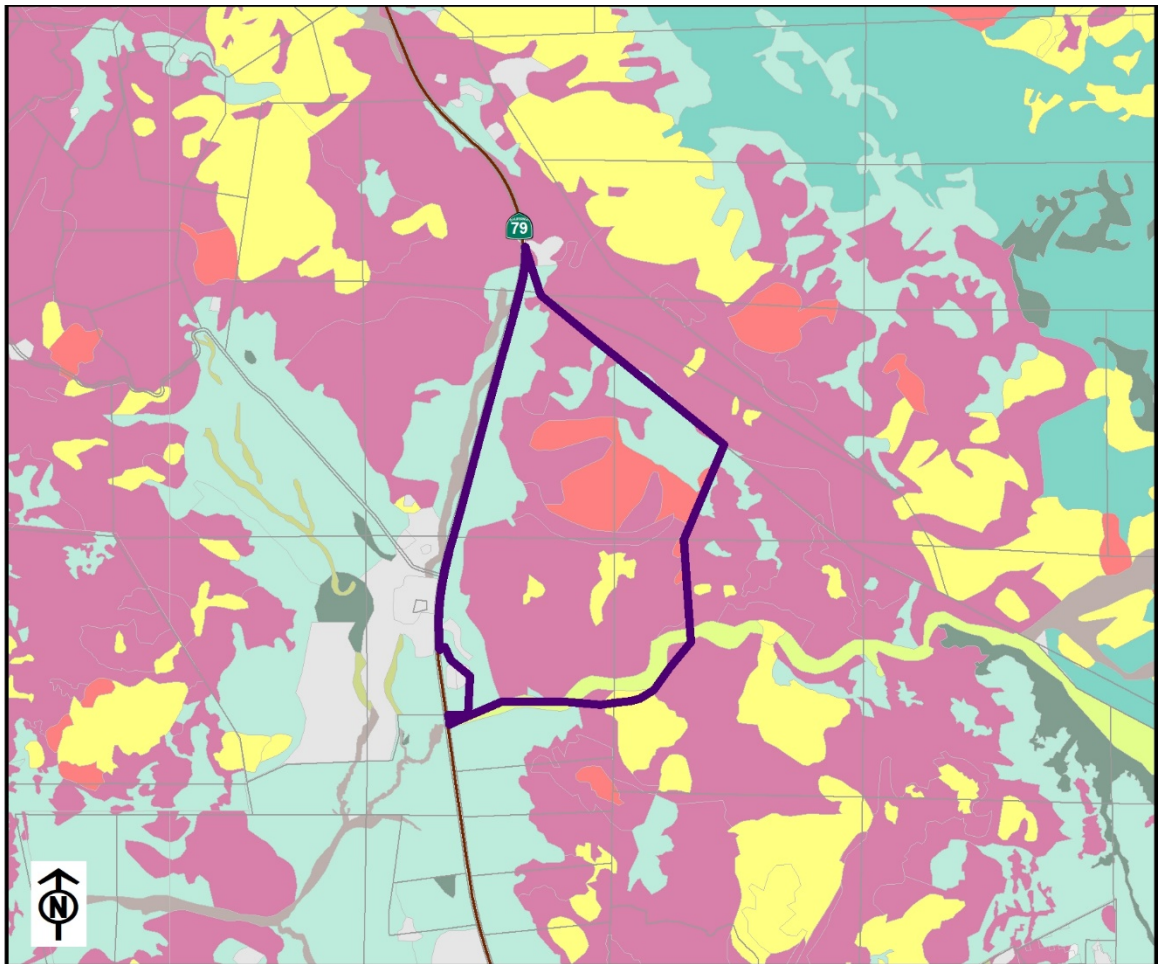
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space for Santa Ysabel.

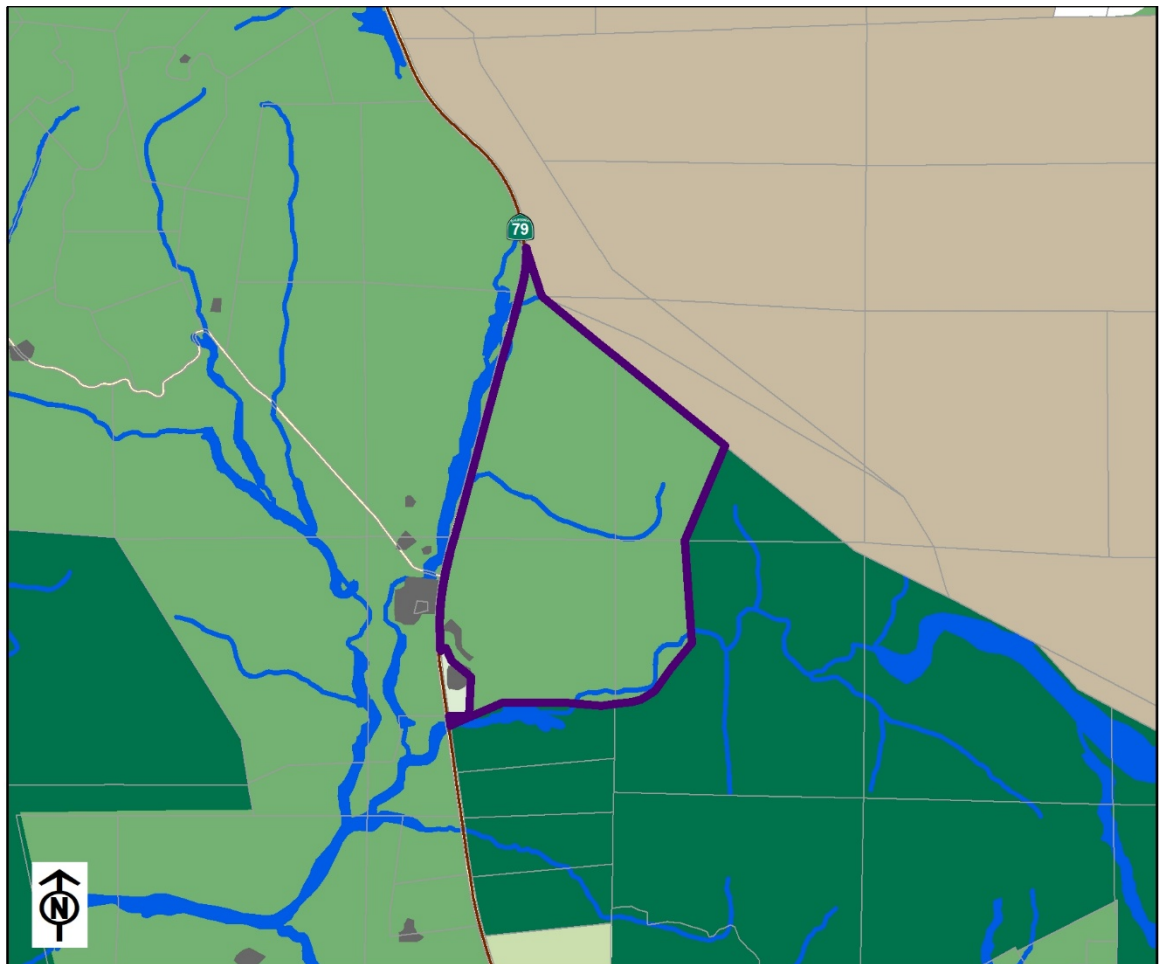
Vegetation

☐ Sensitive Habitat



MSCP

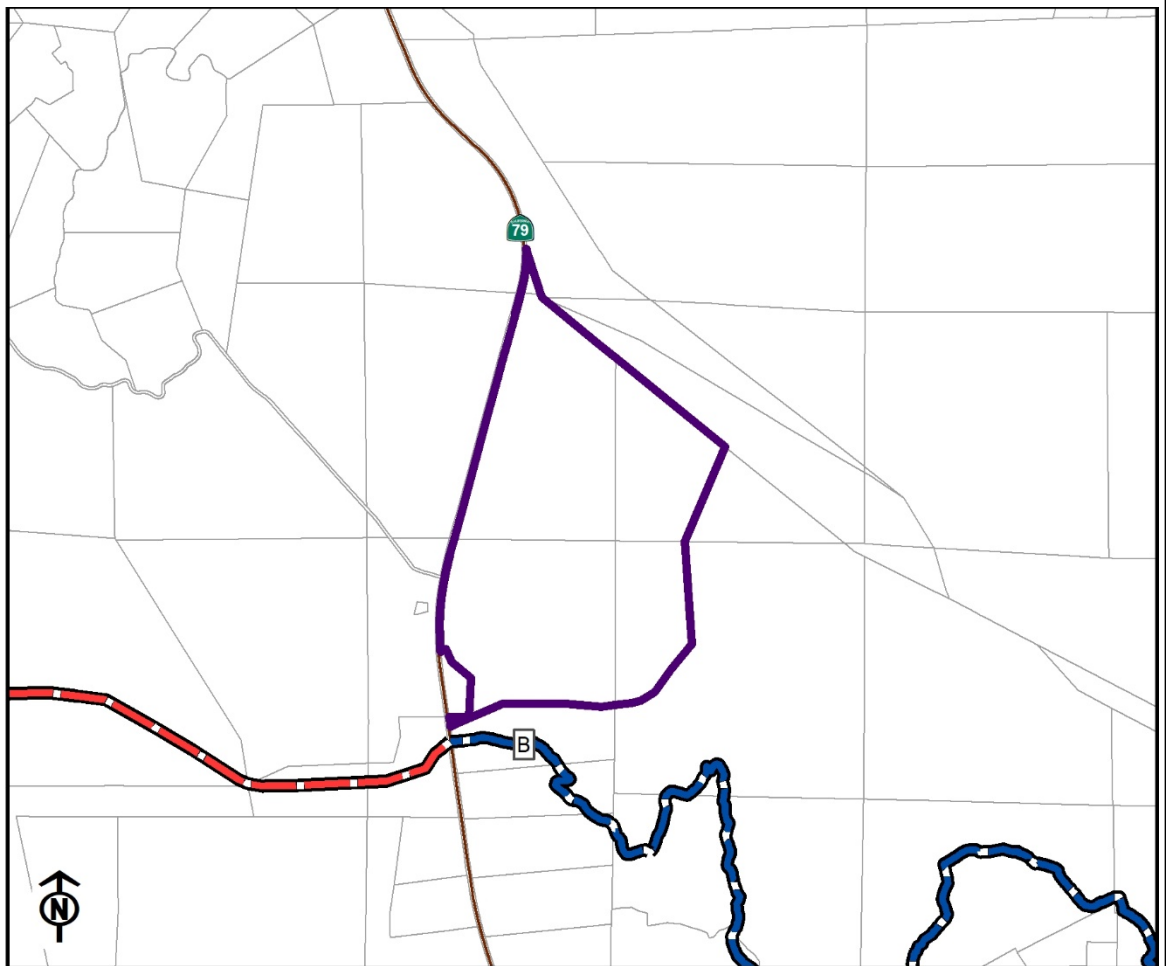
☐ Sensitive Habitat



Trails

○ Trails

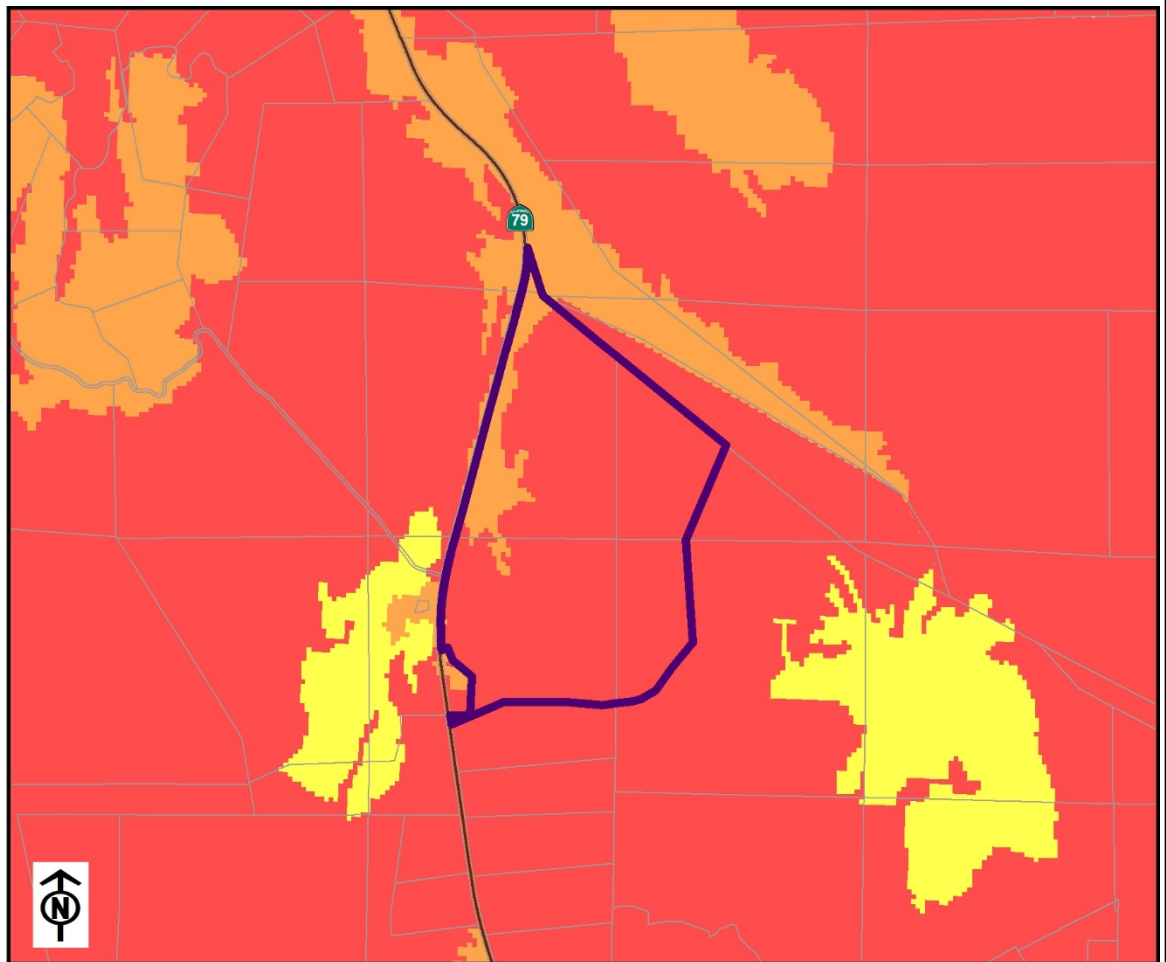
Trail: Existing
Trail: Proposed



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
Very High
High
Moderate



PP401 (Pala-Pauma)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Wilderness Gardens Preserve

Proposed Change: Redesignate one parcel from Rural Lands 40 (RL-40) to Open Space Recreation (OS-R) and rezone from A70 to S80

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
County of San Diego

Size:
1 parcel (9.74 acres)

Location:
South of Highway 76 and east of Lilac Road near the Wilderness Gardens County Preserve

APNs: 110-190-06

General Plan

Scenario	Designation	DU's
Existing	RL-40	1
Proposed Change	OS-R	0
GP Update Analyzed	RL-40	1

Zoning

Existing	Proposed
A70	S80

Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

● Steep slope (greater than 25%)

◐ Floodplain

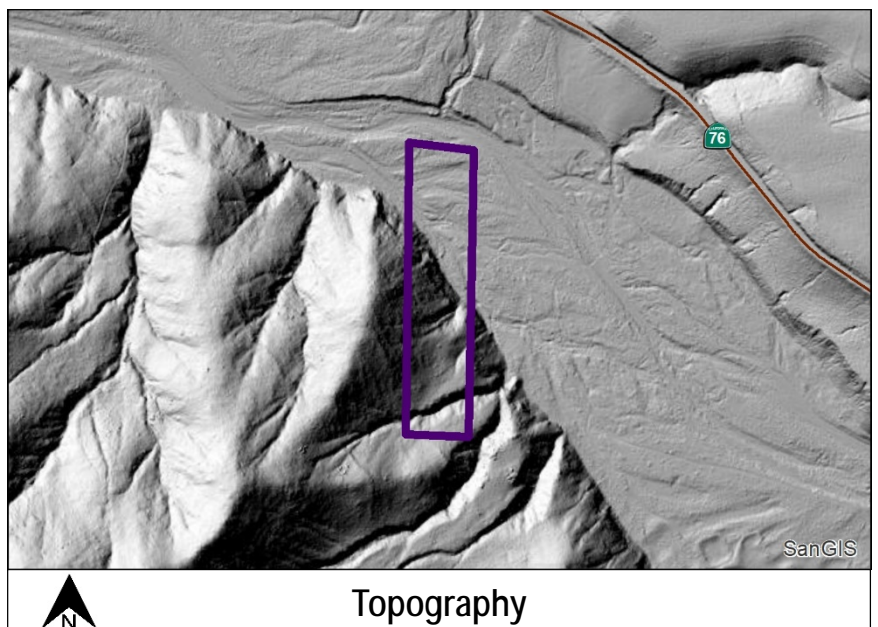
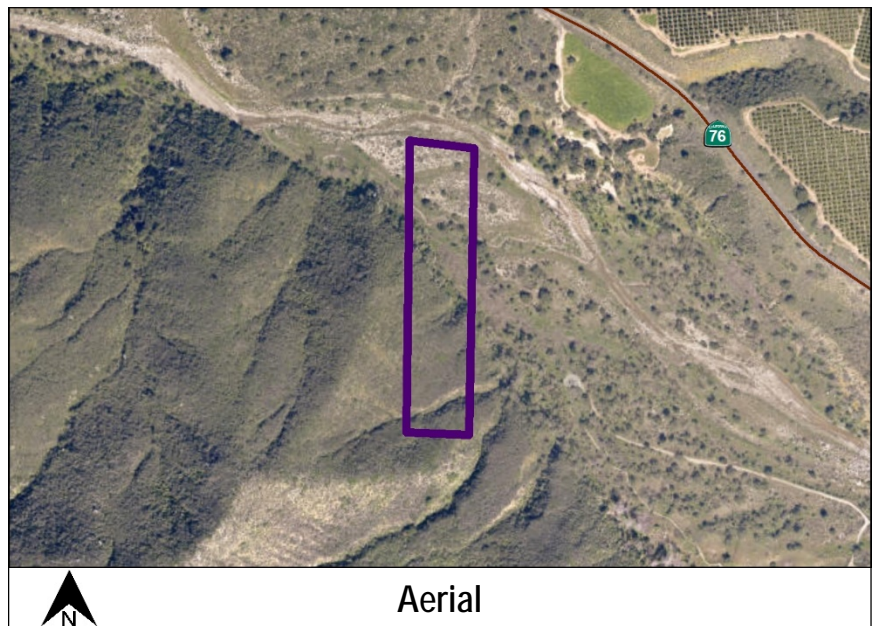
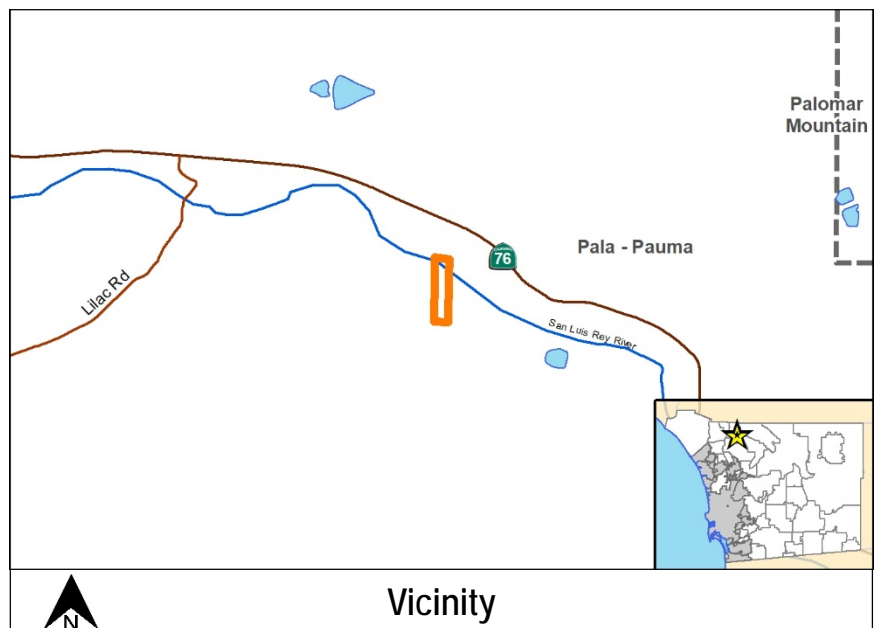
◐ Wetlands

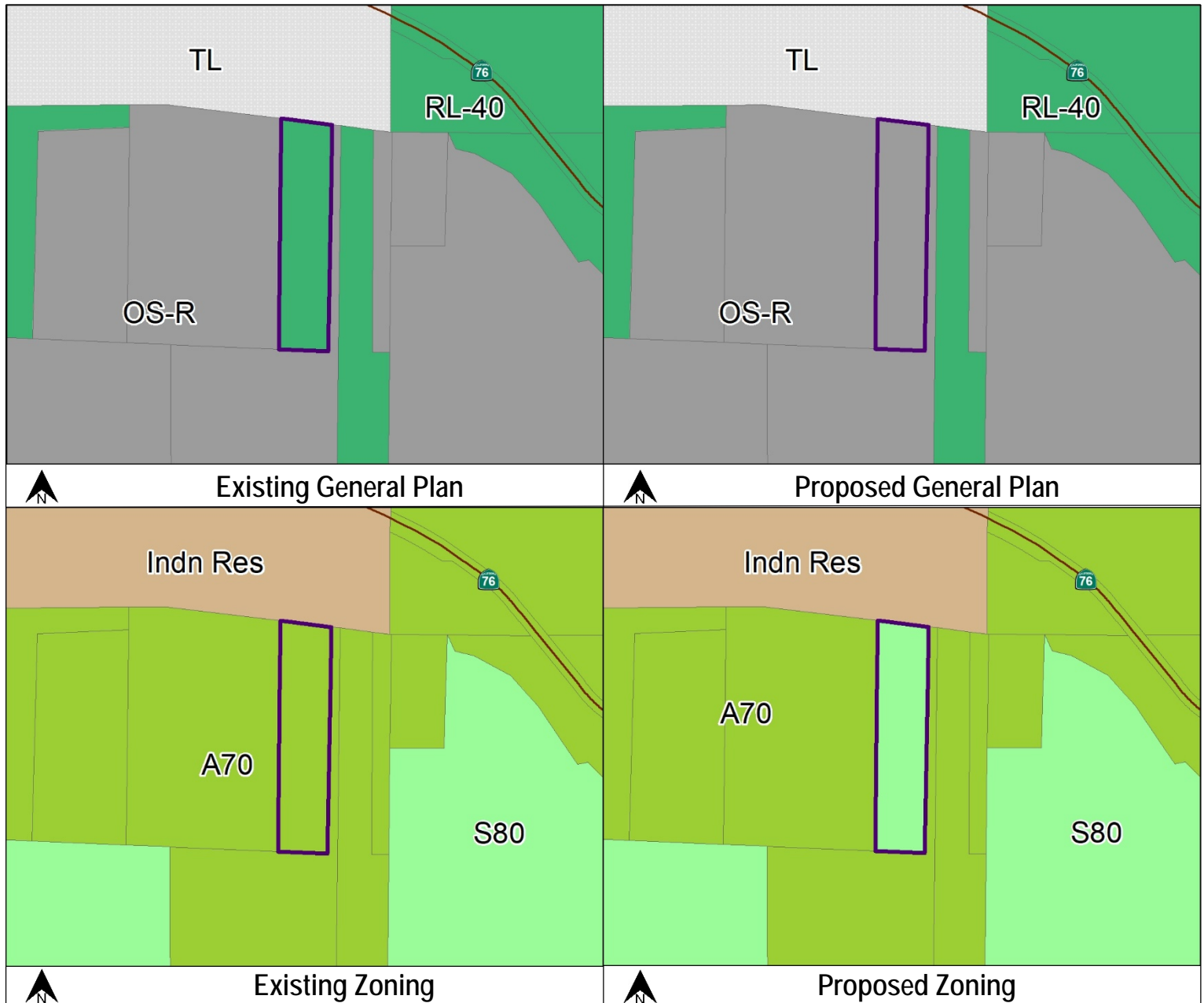
○ Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones

○ Trails





Description

PP401 consists of one parcel that is 9.74 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural (RL-40) to Open Space-Recreation (OS-R) and the zoning from A70 to S80.

General Plan Consistency

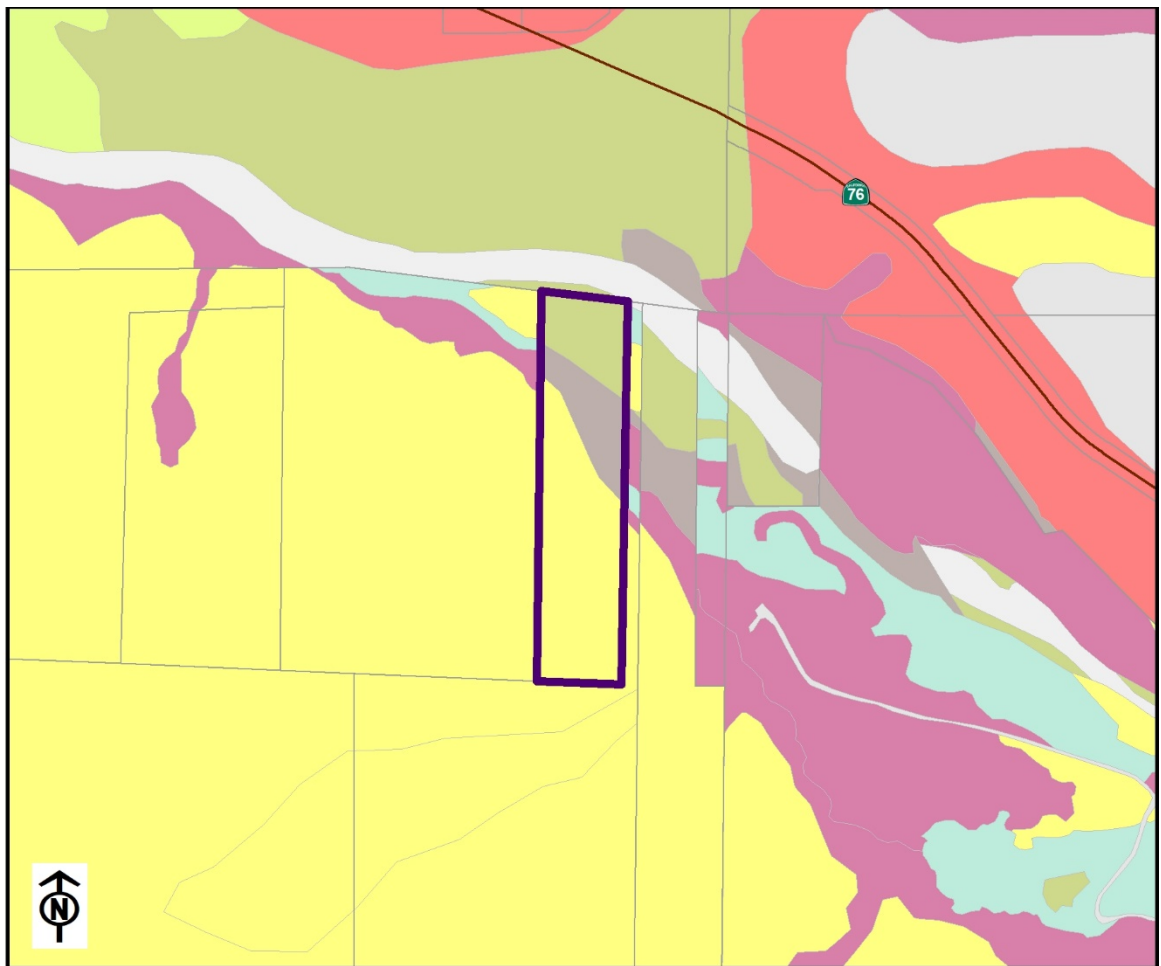
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-R designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-R when ownership changes.
- The parcels are adjacent to parcels already designated OS-R.

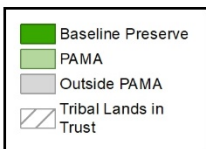
Vegetation

● Sensitive Habitat



MSCP

● Sensitive Habitat



Trails

○ Trails

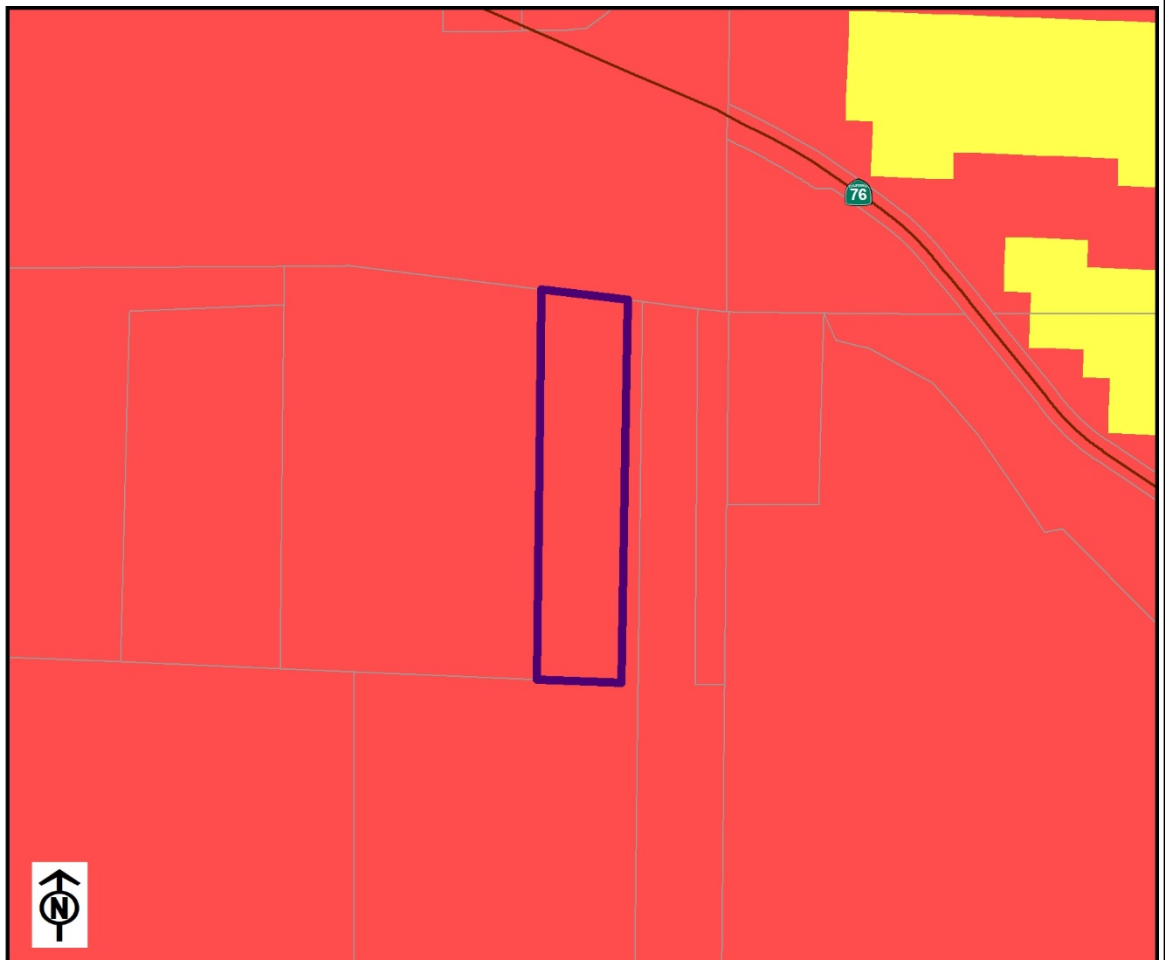
--- Path: Proposed



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 Very High
 Moderate



PP402 (Pala-Pauma)

Basis for Change: Mapping Error

Proposed Change: Rezone two parcels from S80 to RS.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
Huizar Francisco and S J S Rainbow LLC

Size:
2 parcels (14.84 acres)

Location:
Adjacent to Highway 76 on the west side
APNs: 132-470-59 & 132-470-60

General Plan

Scenario	Designation	DU's
Existing	VR-4.3/SR-2	9
Proposed Change	No change	No change
GP Update Analyzed	VR-4.3SR-2	9

Zoning

Existing	Proposed
S80, RS	RS

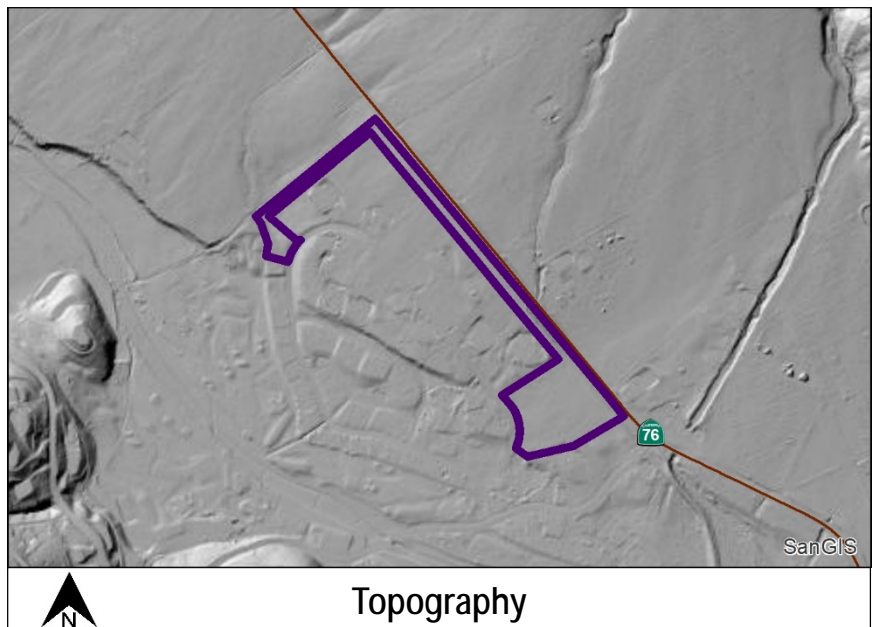
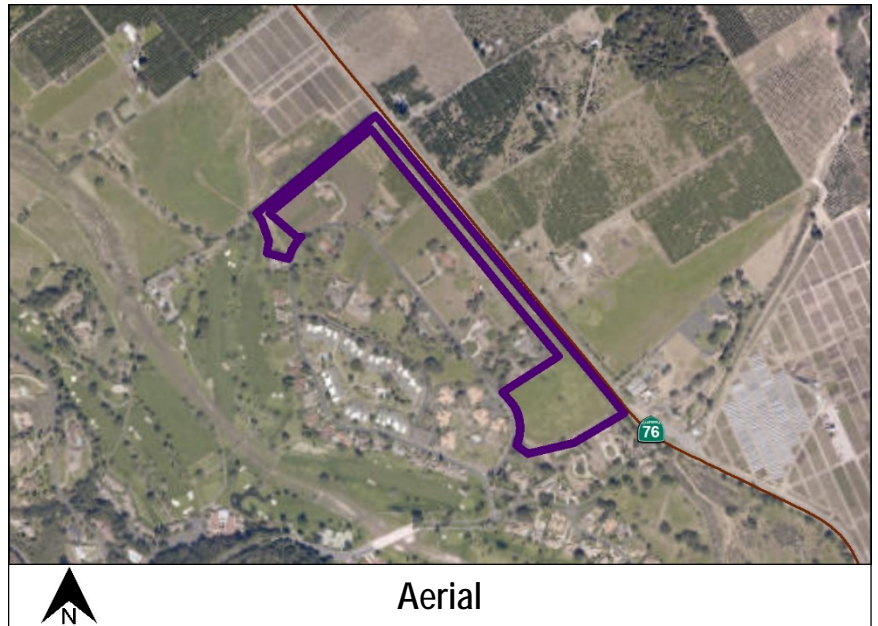
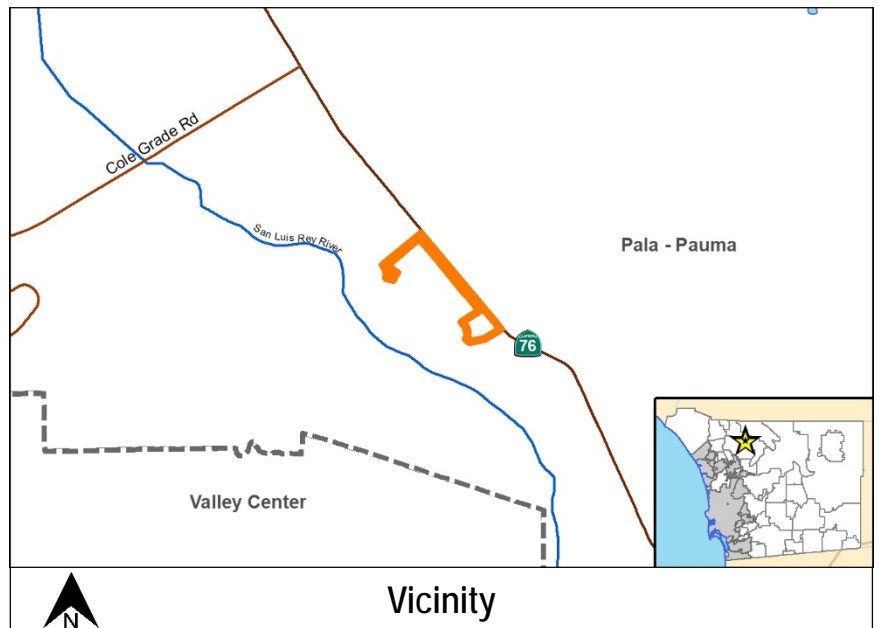
Development Designator Changes

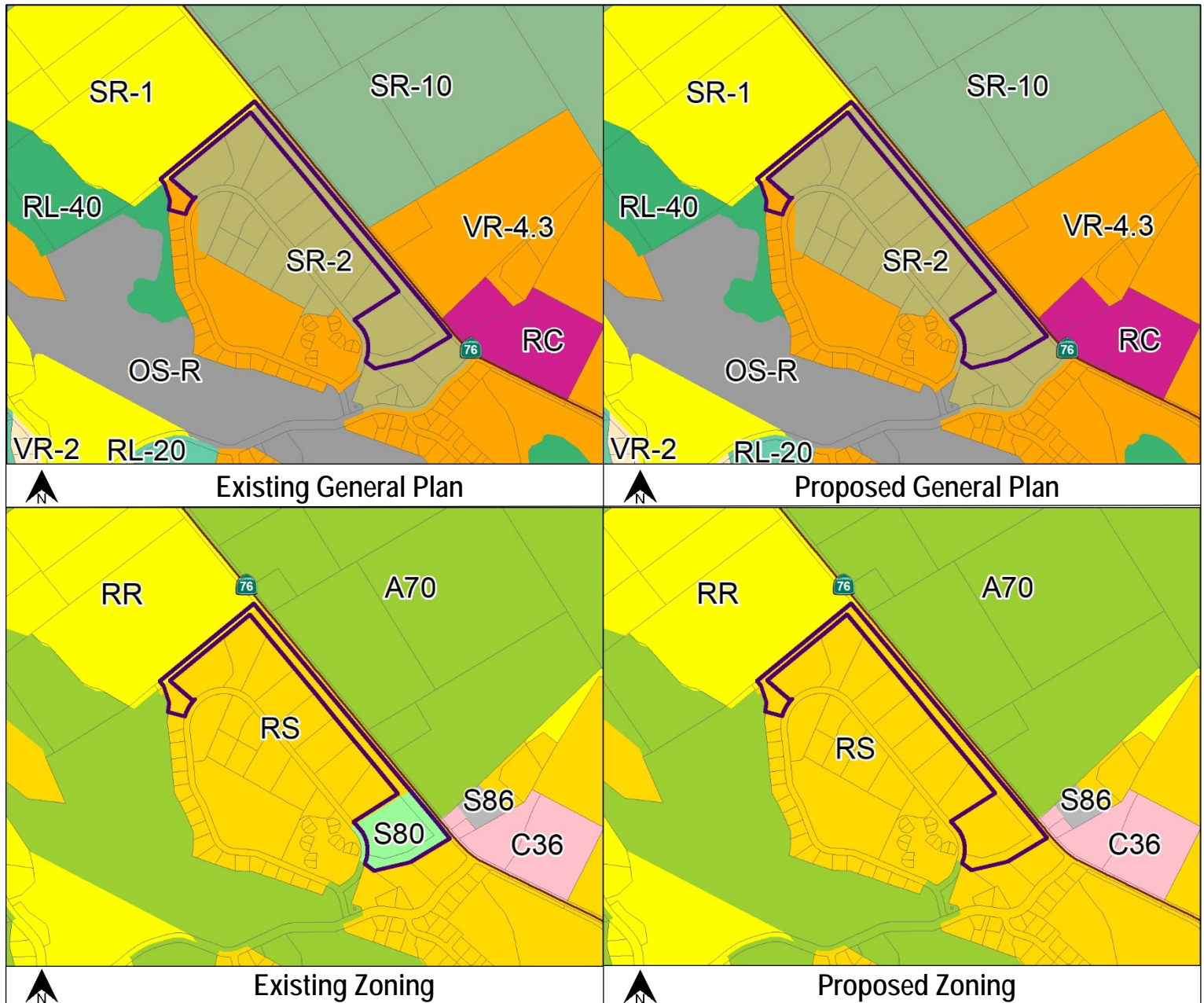
Existing	Proposed
Lot Size: (None)	Lot Size: 10,000
BT: (None)	BT: C
Height: V	Height: G
Setback: (None)	Setback: H

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

- Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones





Description

PP402 consists of two parcels that are 14.84 acres in total and is a proposed correction of a mapping error that occurred during the General Plan (GP) Update. An open space vacation was processed in 2003 (VAC-02-003 PDS2002-3940-02-003) and the change was reflected in the GP designation but not the zoning. The proposal is to rezone two parcels from S80 to RS, with development designators comparable to adjacent properties zoned RS.

General Plan Consistency

The RS zoning is consistent with the General Plan based on the following:

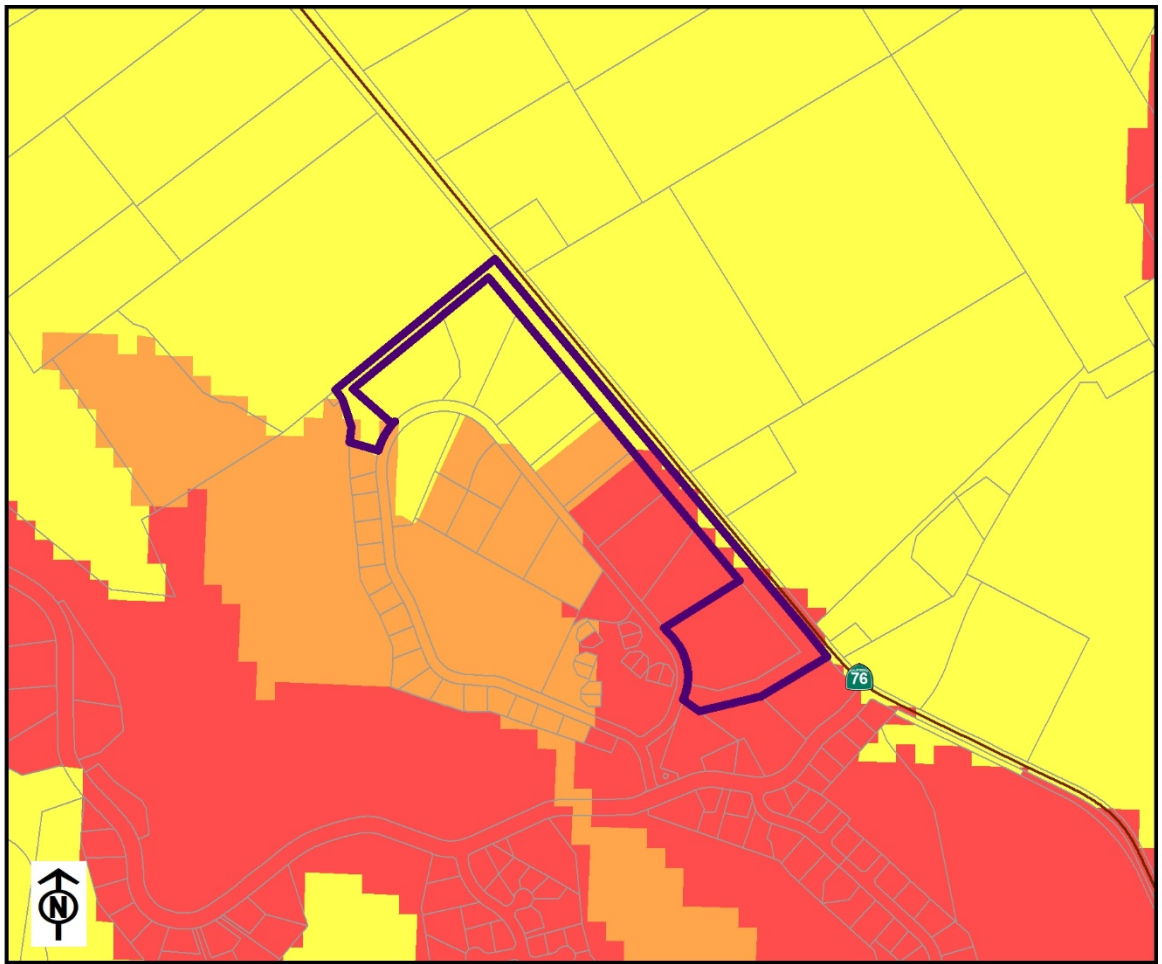
- An open space vacation was processed in 2003, the change was reflected in the GP designation, but not the zoning.
- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, SR-2 and RS are consistent.

Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones

- Very High
- High
- Moderate

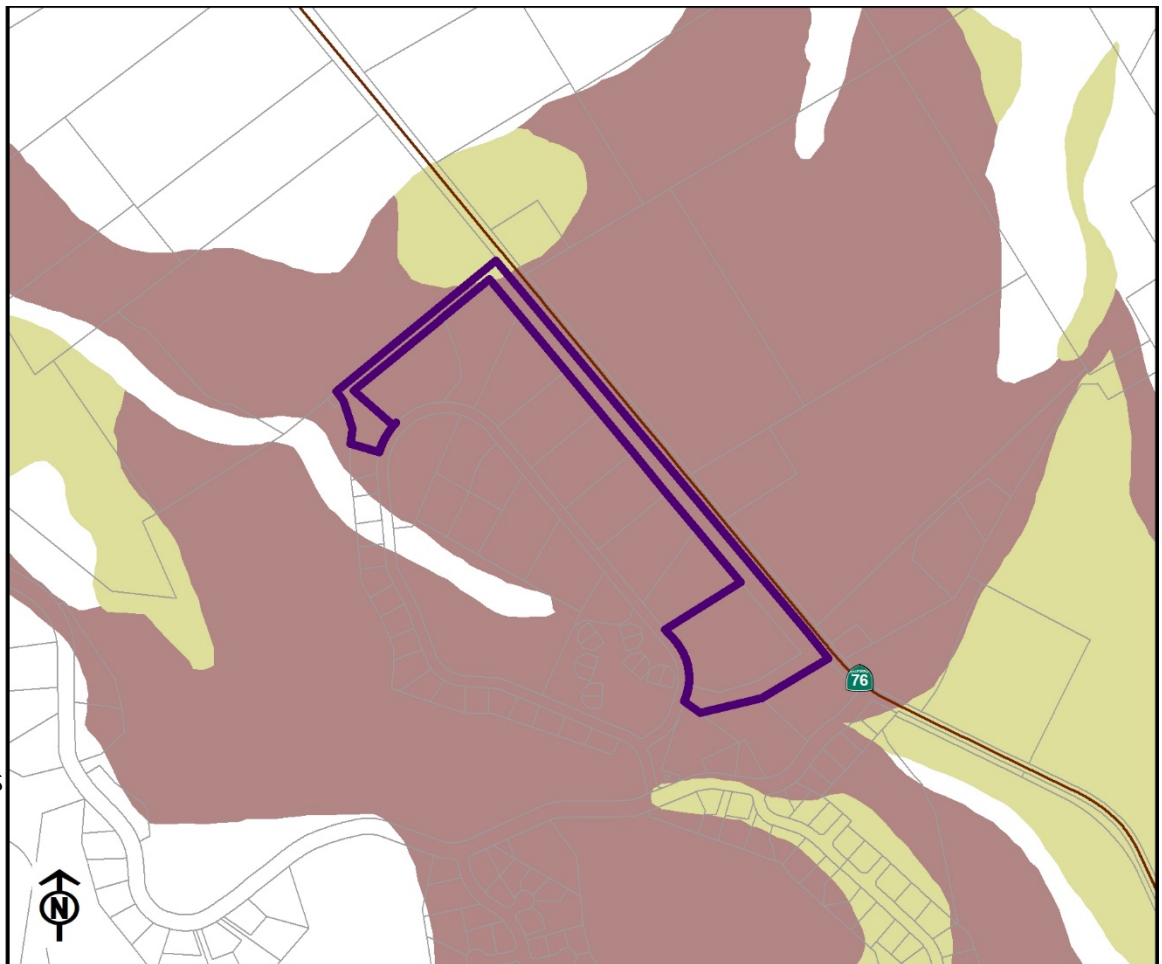


Agricultural Lands

● Agricultural Lands

Agricultural Lands

- Statewide Significant Soils
- Prime Farmland Soils



PV401 (Pine Valley)

Basis for Change: Ownership Change
– federal agency acquisition for
Cleveland National Forest

Proposed Change: Redesignate one
parcel from Rural Lands 80 (RL-80) to
Public Agency Lands (PAL)

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
United States of America

Size:
1 parcel (156.64 acres)

Location:
On Mount Laguna, approximately 5.5
miles northeast of Pine Valley

APNs: 412-040-02

General Plan

Scenario	Designation	DU's
Existing	RL-80	1
Proposed Change	PAL	0
GP Update Analyzed	RL-80	1

Zoning

Existing	Proposed
S80	No change

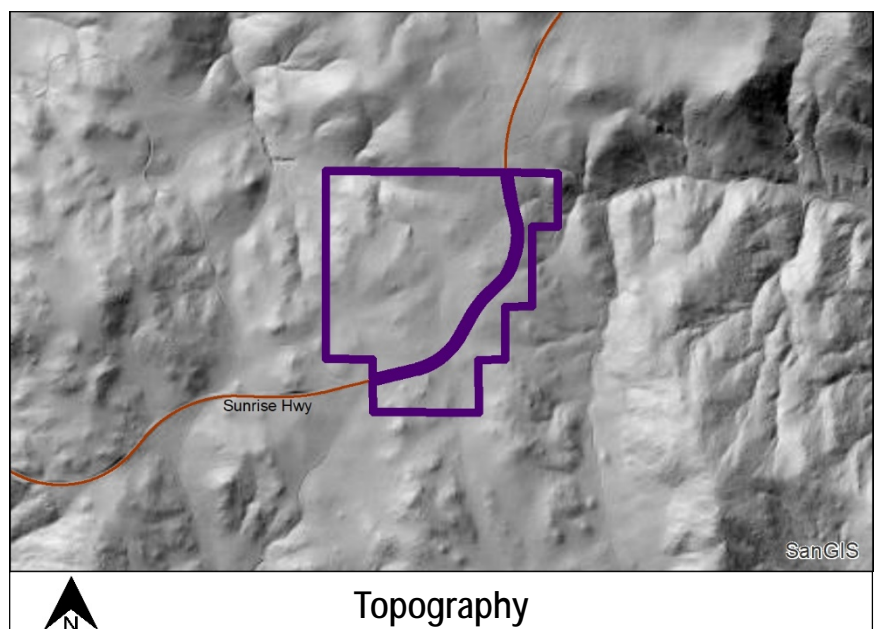
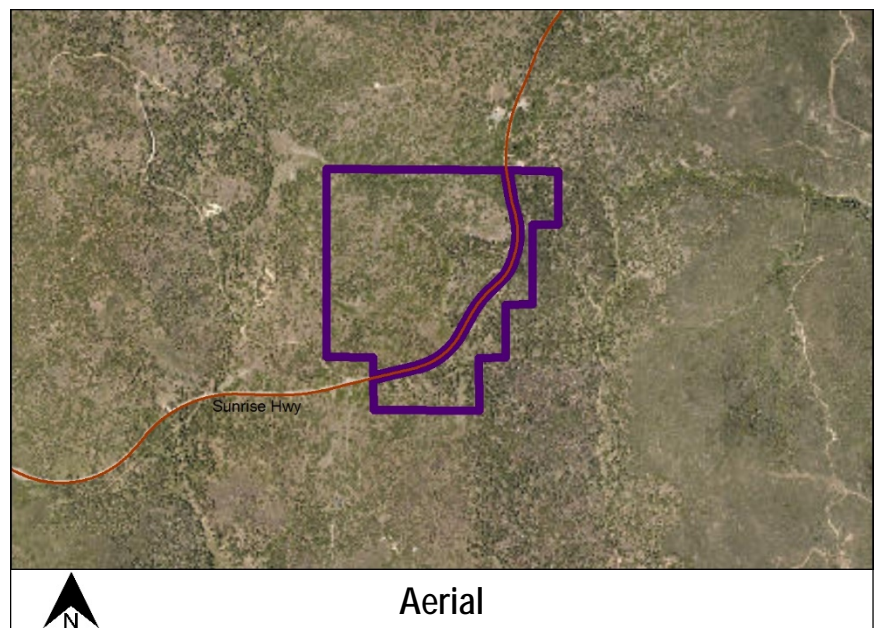
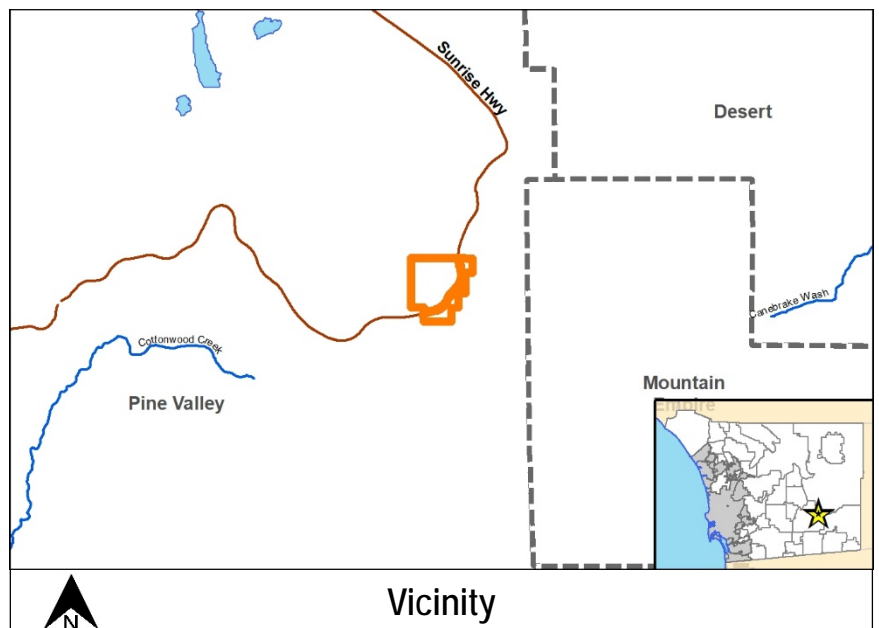
Development Designator Changes

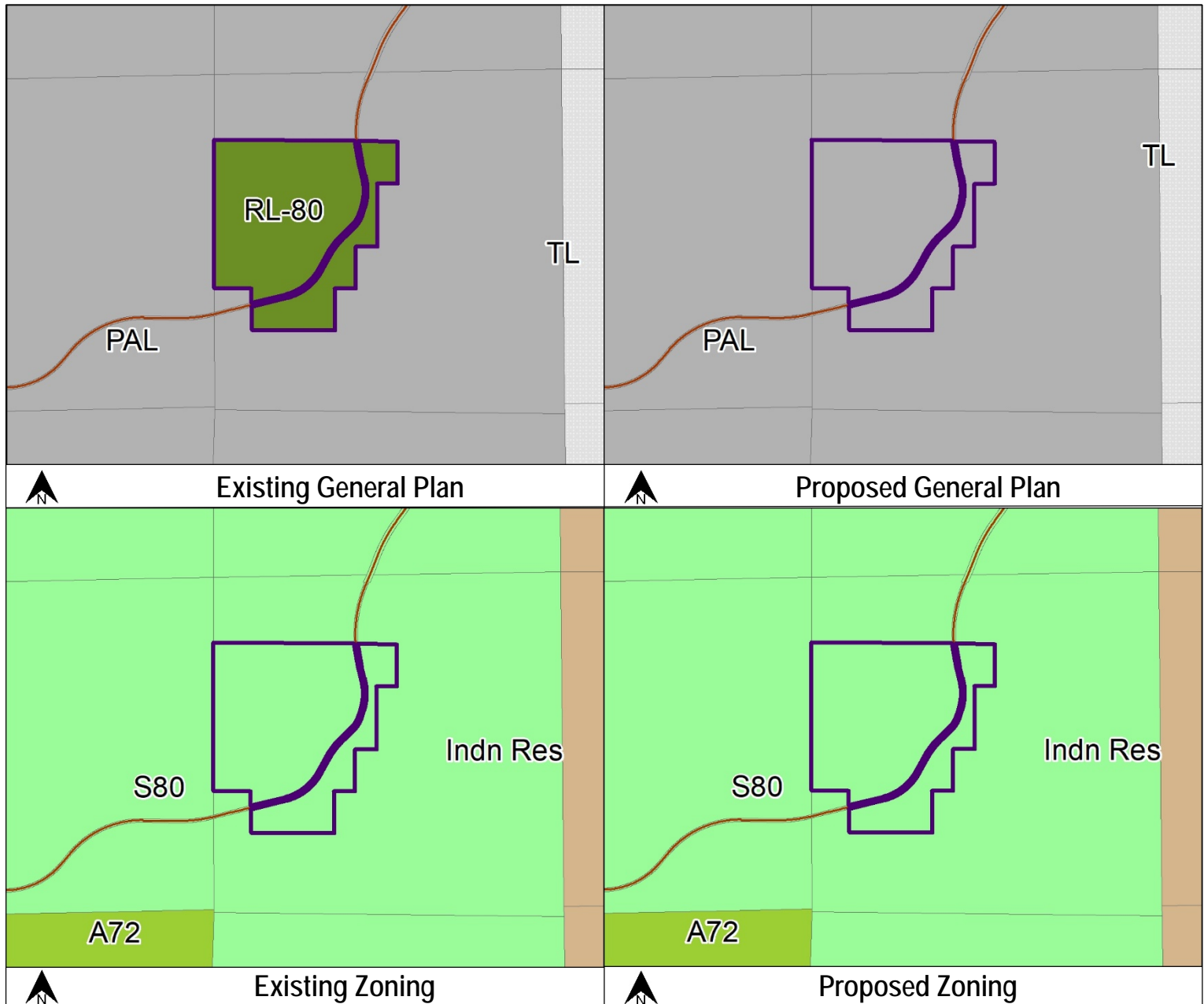
Existing	Proposed
Density: 0.05	Density: (Remove)
Reg Cat: Rural	Reg Cat: No Jurisdiction

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

- ◐ Steep slope
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

PV401 consists of one parcel that is 156.64 acres in total and is a proposed revision based on an ownership change. This parcel was donated to the Cleveland National Forest. In order to be consistent with federal ownership, the parcel must now be redesignated to Public Agency Lands (PAL) since it is no longer privately owned.

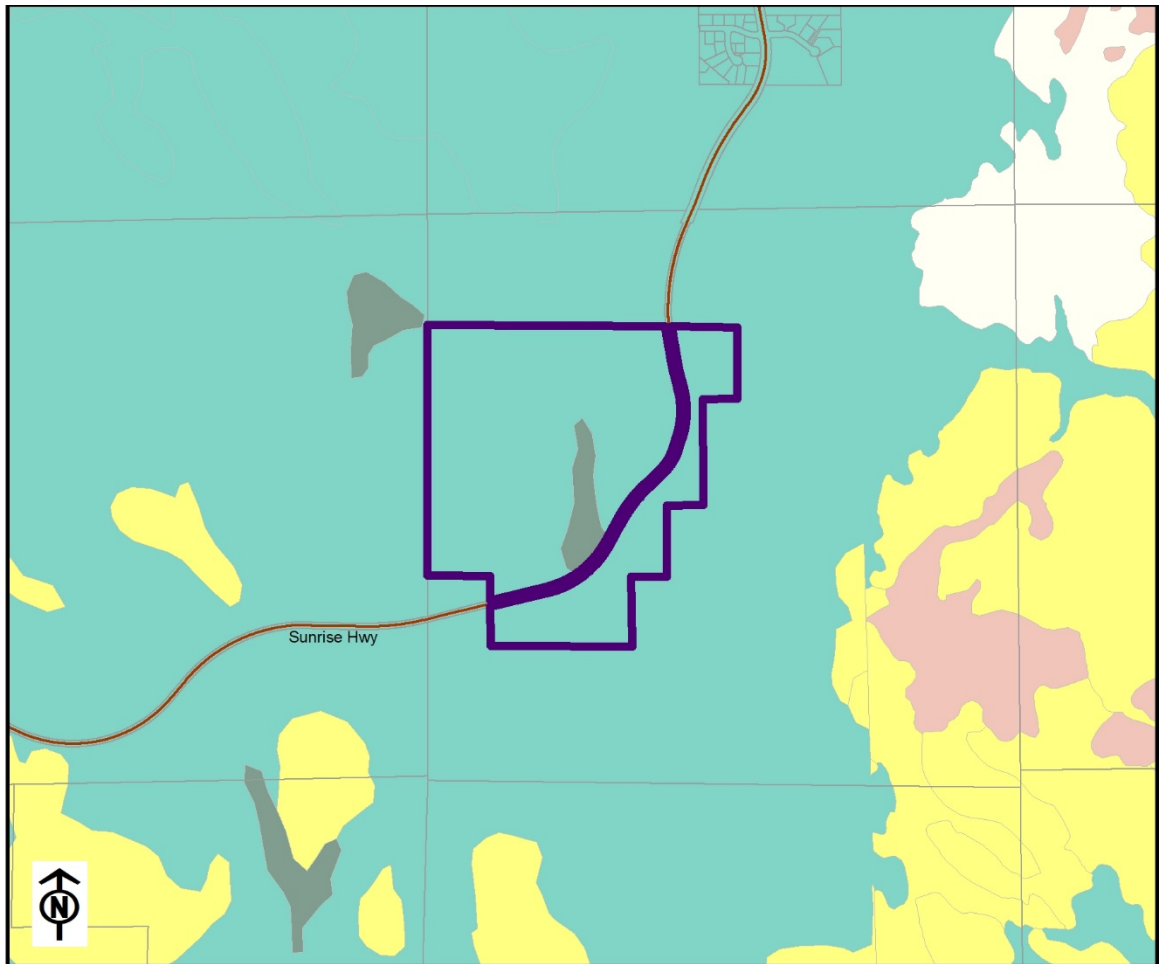
General Plan Consistency

The proposal is consistent with the General Plan based on the following:

- The parcels have been donated into the Cleveland National Forest, which is federally owned and one of the jurisdictions that should be designated as PAL according to page 3-17 of the Land Use Element.

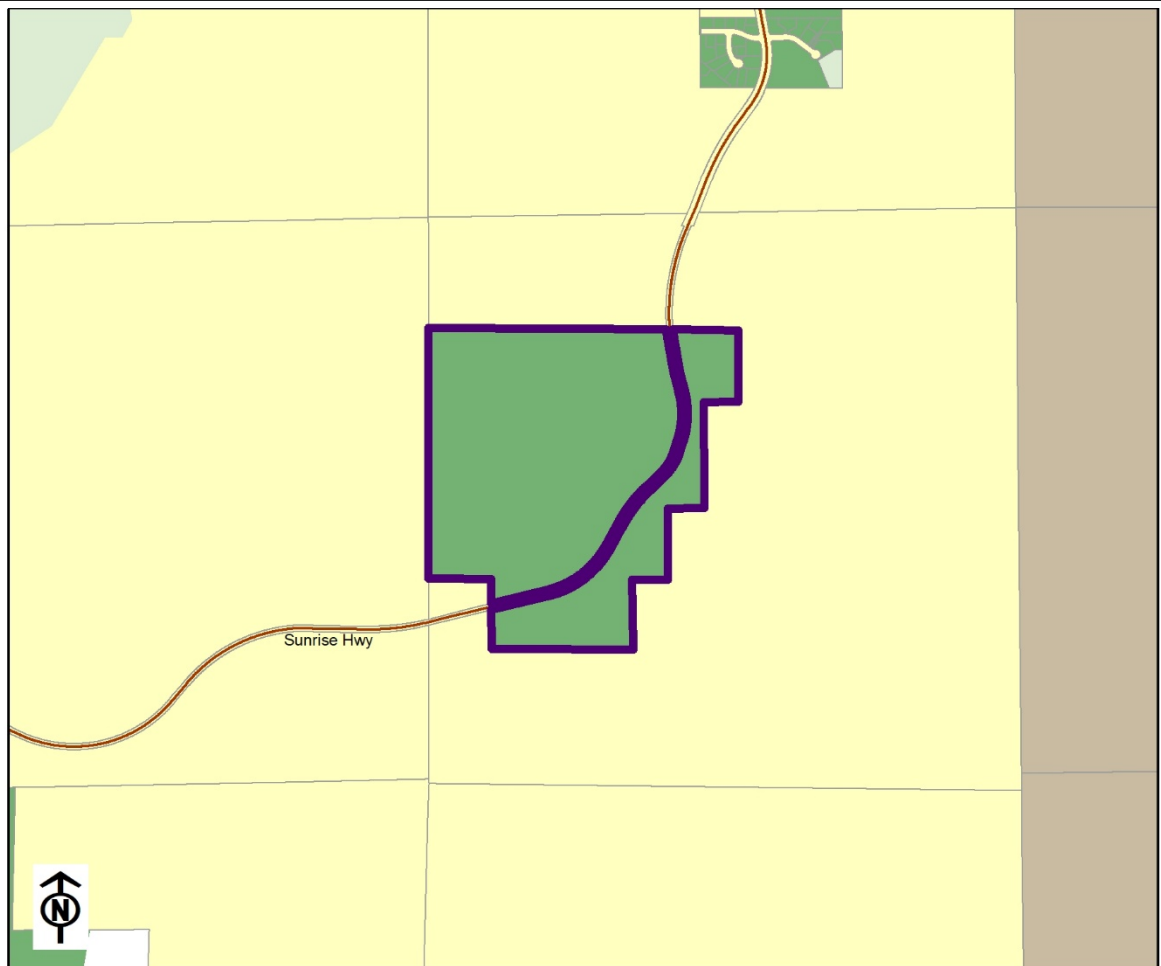
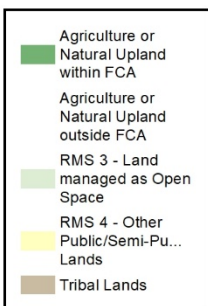
Vegetation

☐ Sensitive Habitat



MSCP

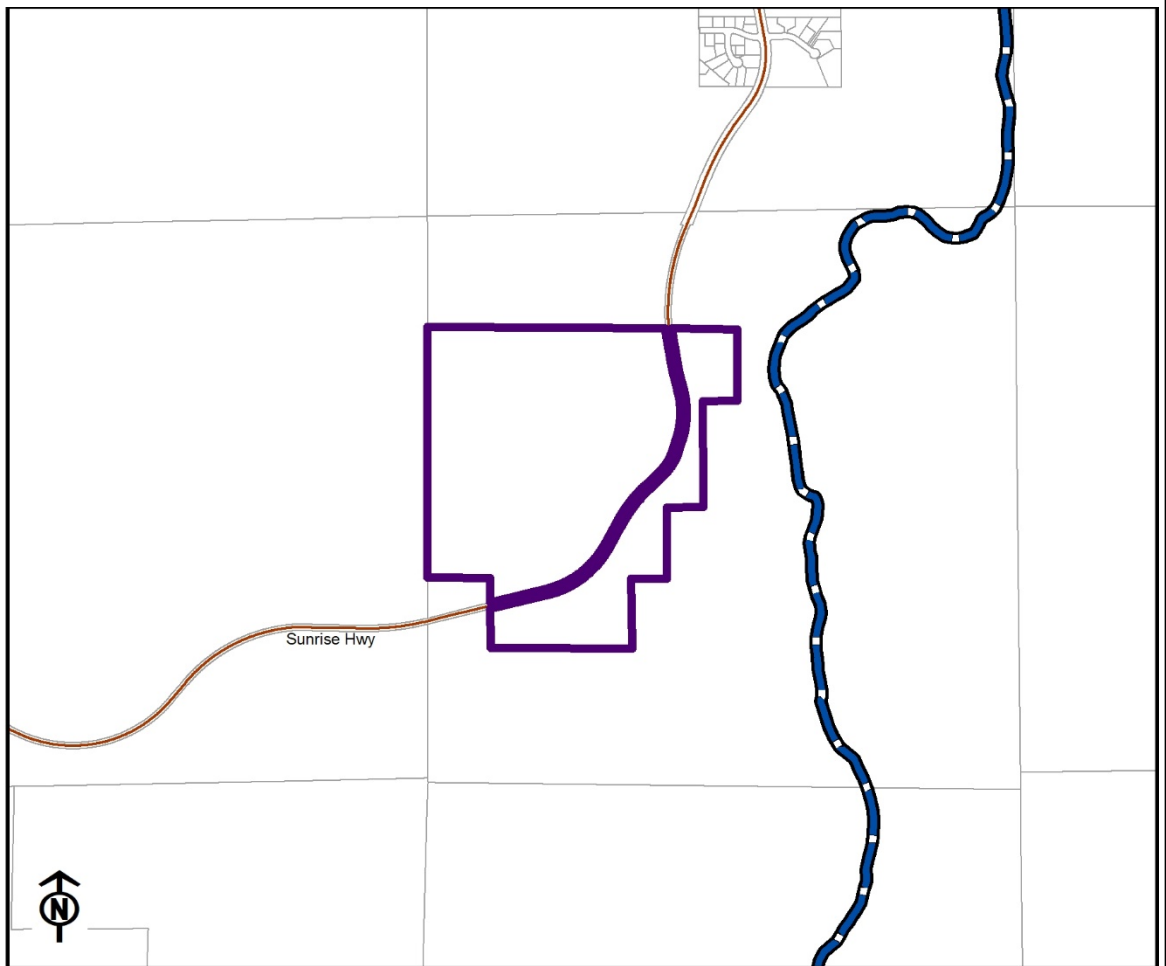
☐ Sensitive Habitat



Trails

Trails

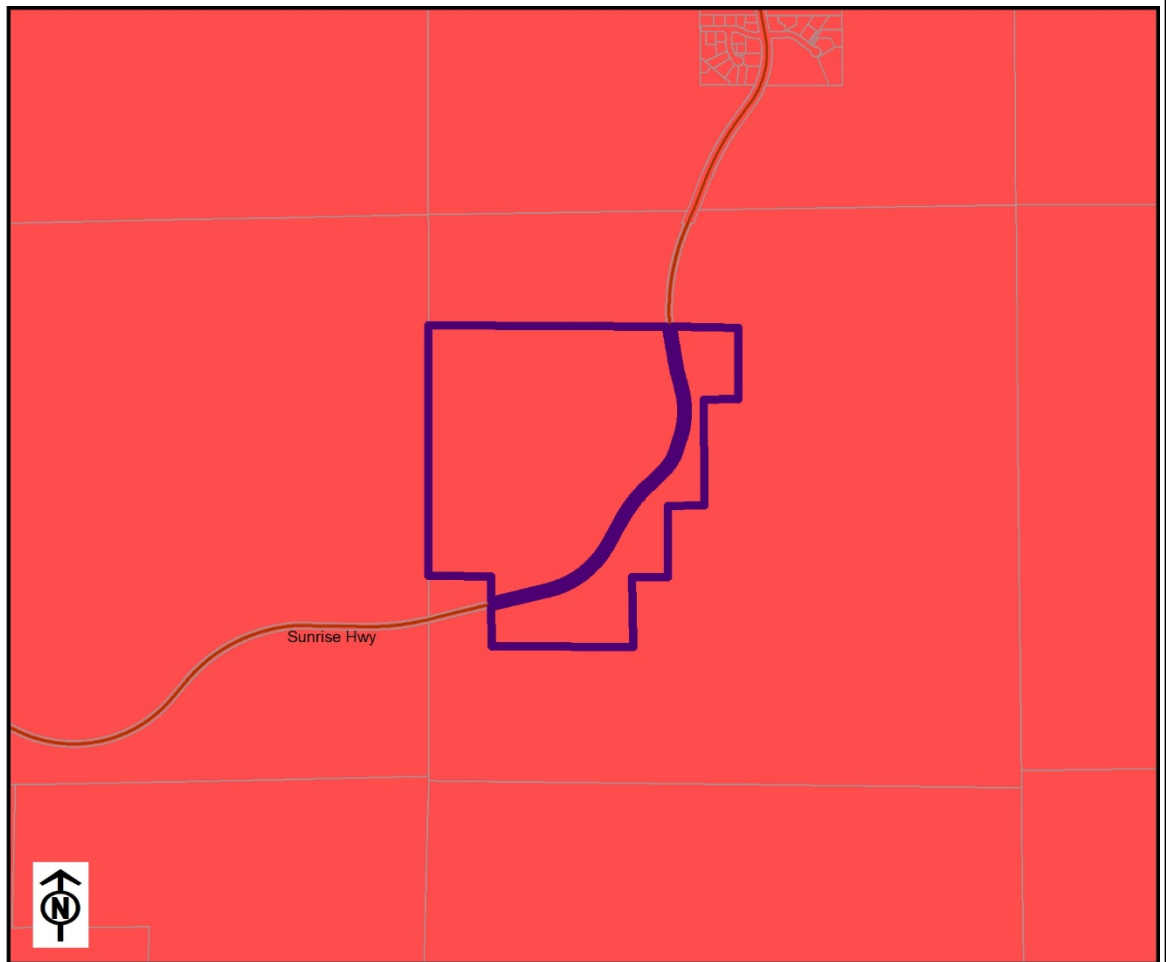
Trail: Existing



Fire Hazard Severity Zones

Fire Hazard Severity Zones

Very High



RM402 (Ramona)

Basis for Change: Mapping error

Proposed Change: Redesignate one parcel from Village Residential 2.9 (VR-2.9) to Medium Impact Industrial (I-2)

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
Ramona Mining & Manufacturing Corp

Size:
1 parcel (2.02 acres)

Location:
Located along Elm Street, north of Highway 78, and south of Laurel Street
APNs: 280-125-06

General Plan

Scenario	Designation	DU's
Existing	VR-2.9	5
Proposed Change	I-2	0
GP Update Analyzed	VR-2.9	5

Zoning

Existing	Proposed
M54	No change

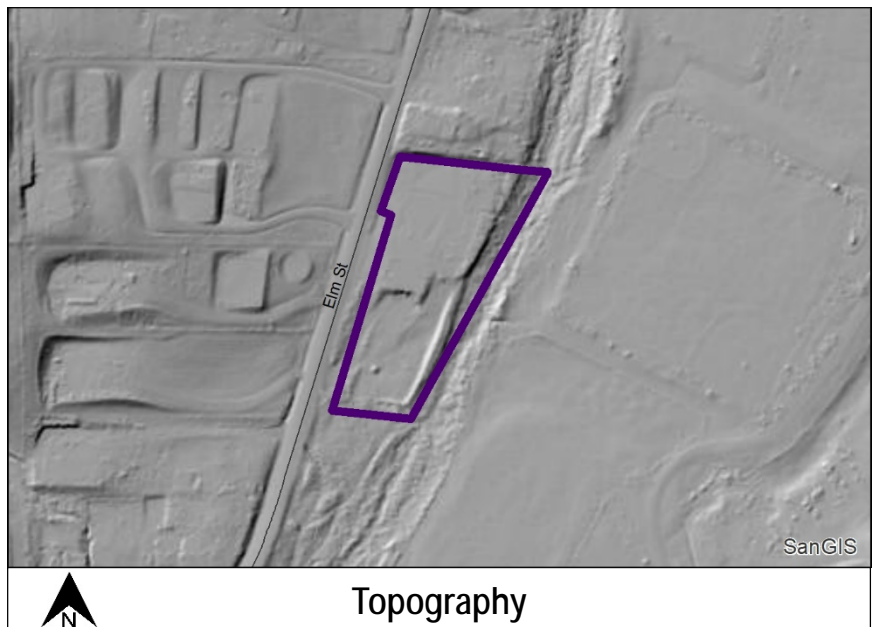
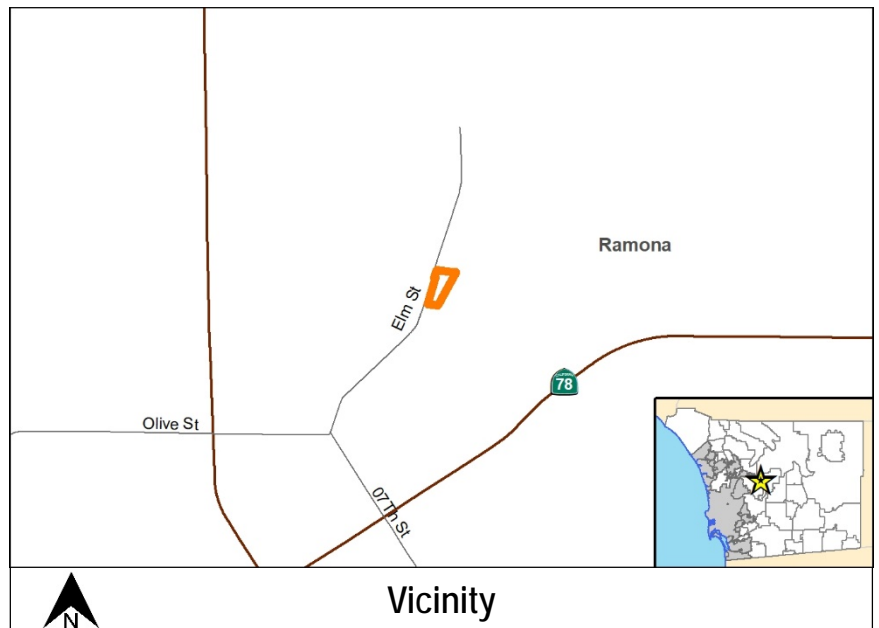
Development Designator Changes

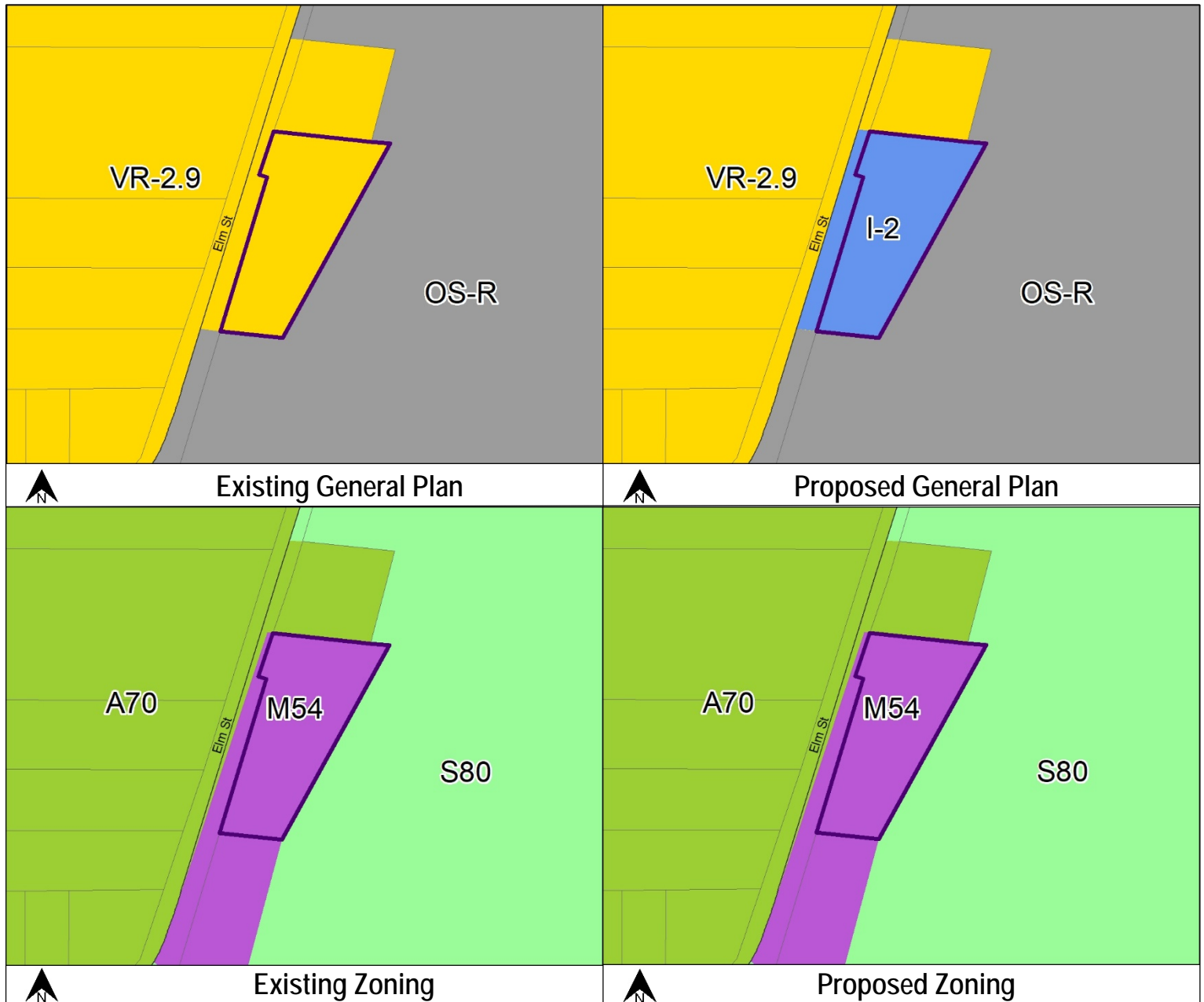
Existing	Proposed
N/A	N/A

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

- Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones





Description

RM402 consists of a parcel that is 2.02 acres in total and is a proposed revision of mapping error. The historic General Plan (GP) designation is Intensive Agriculture 1 DU/4, 8 acres and the historic zoning is M54. The property was mistakenly redesignated to Village Residential 2.9 (VR-2.9) during the GP Update, but the zoning remained M54, creating an inconsistency. The property is located within the Village of Ramona and has been historically used for industrial for more than 50 years. The proposal is to make the GP and zoning consistent by redesignating one parcel from VR-2.9 to I-2.

General Plan Consistency

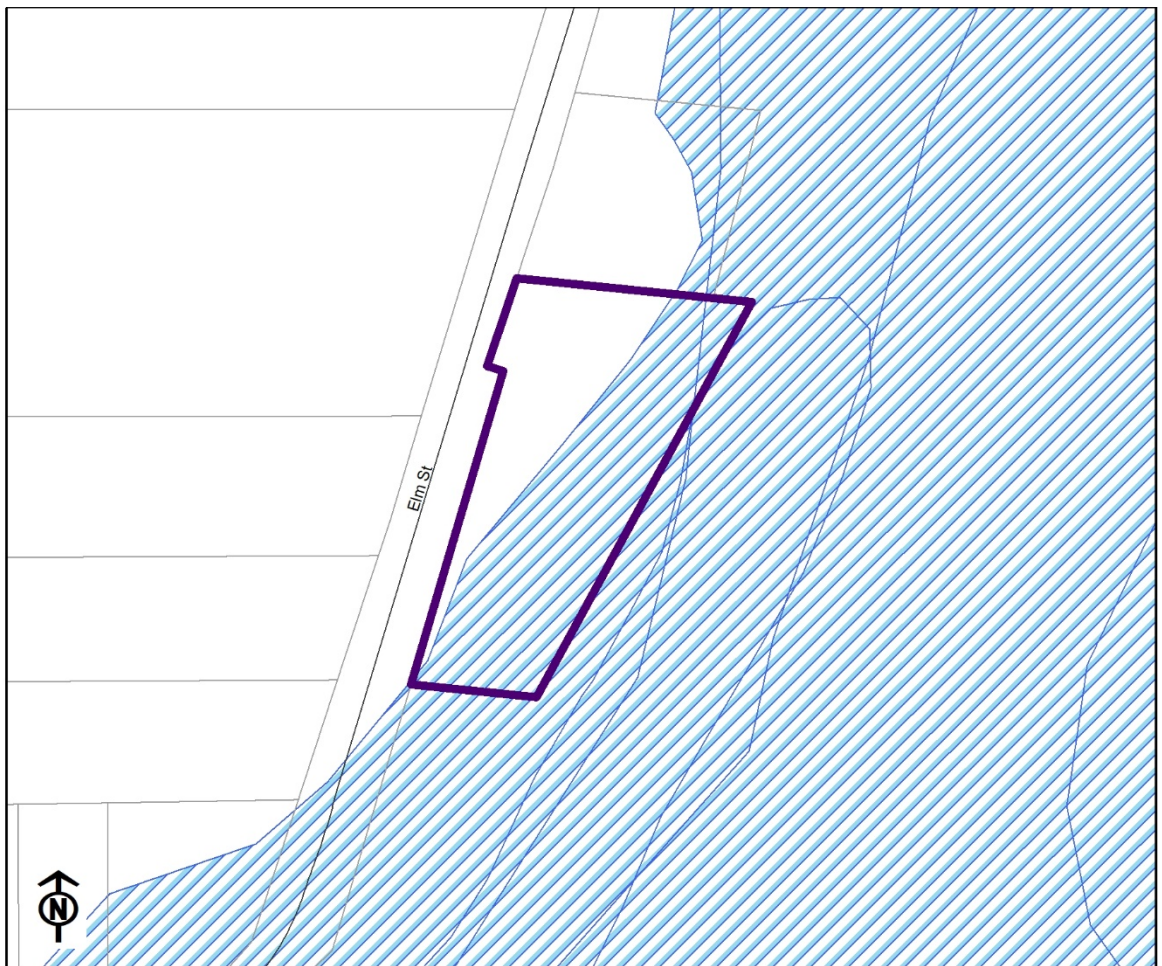
Policy LU-2.4 Relationship of Land Uses to Community Character. *Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.*

The I-2 designation is consistent with the General Plan based on the following:

- The parcel has historically been used for industrial for more than 50 years.
- The parcel is located within the Ramona Village and therefore is also consistent with Policy LU-10.4 regarding the intent of the General Plan to limit commercial and industrial uses within villages to minimize vehicle trips and environmental impacts.

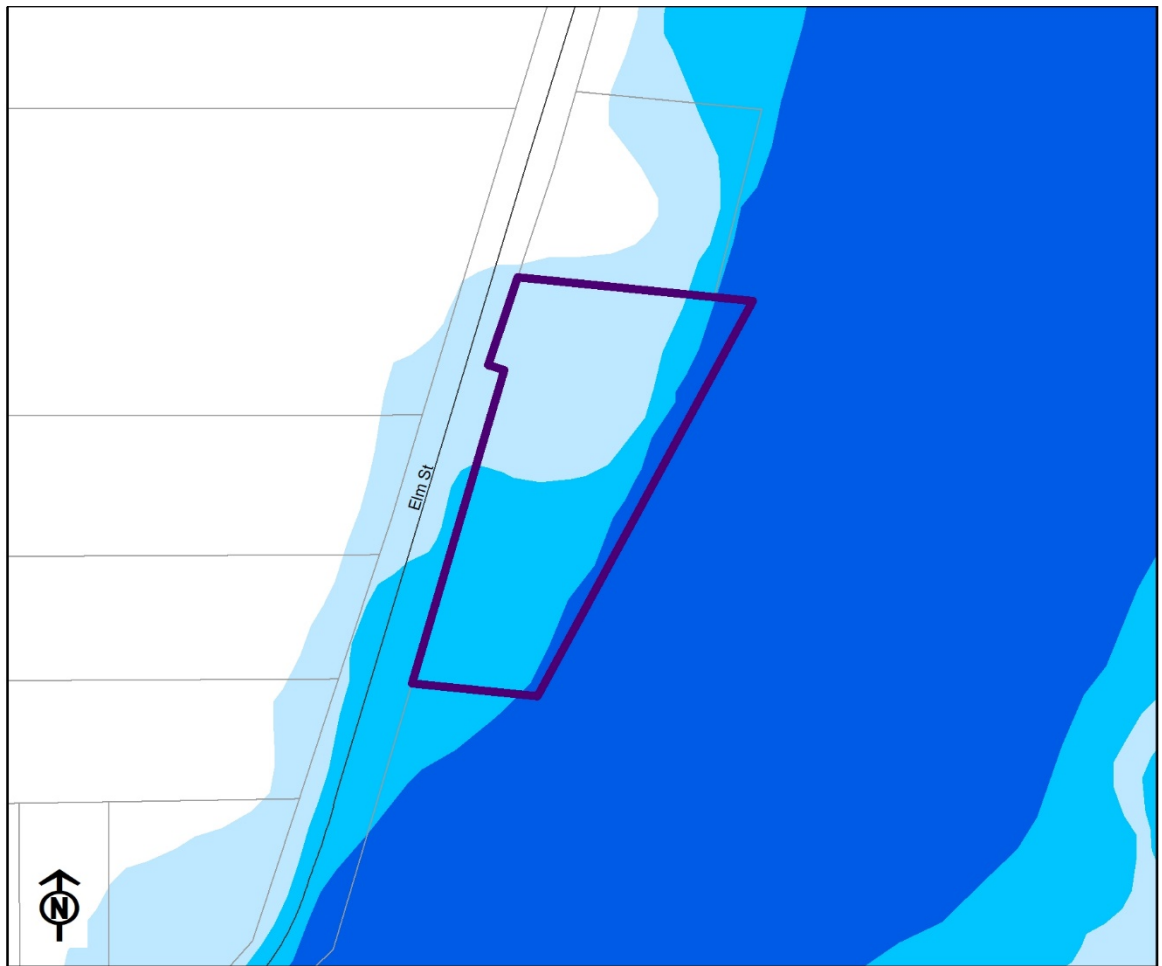
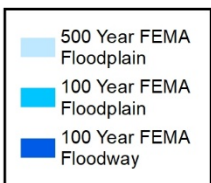
Wetlands

Wetlands



Floodplain

Floodplain



RM403 (Ramona)

Basis for Change: Mapping Error

Proposed Change: Rezone a portion of one parcel from RMV1 to RMV4

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
Brencick Mark & Sonte-Brencick Lisa

Size:
1 parcel (1.30 acres)

Location: Partially located within Ramona Village just north of Montecito Road and Ramona/16th Street

APNs: 281-093-17-00

General Plan

Scenario	Designation	DU's
Existing	VR-20, RL-20	3
Proposed Change	No change	No change
GP Update Analyzed	VR-20, RL-20	3

Zoning

Existing	Proposed
RMV1	RMV4 (por)

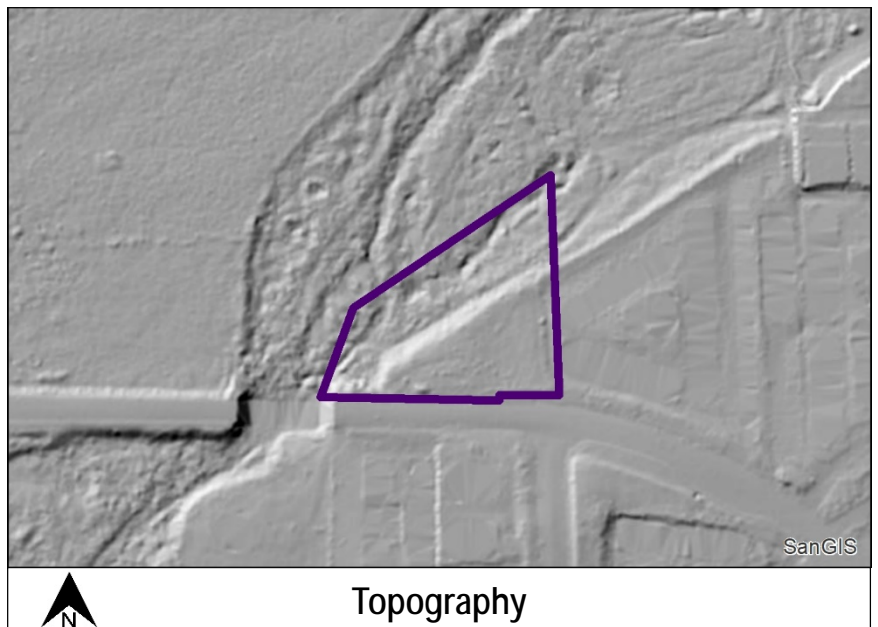
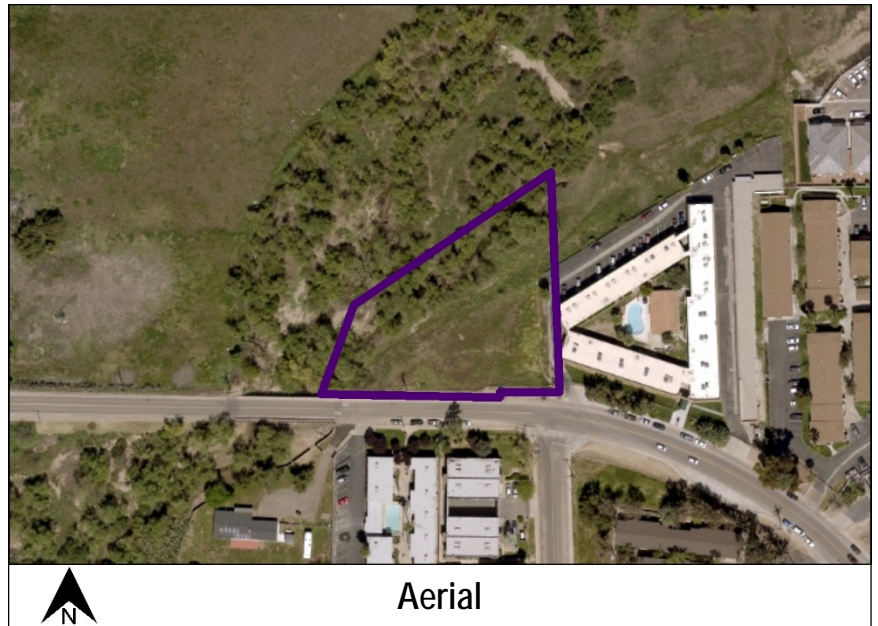
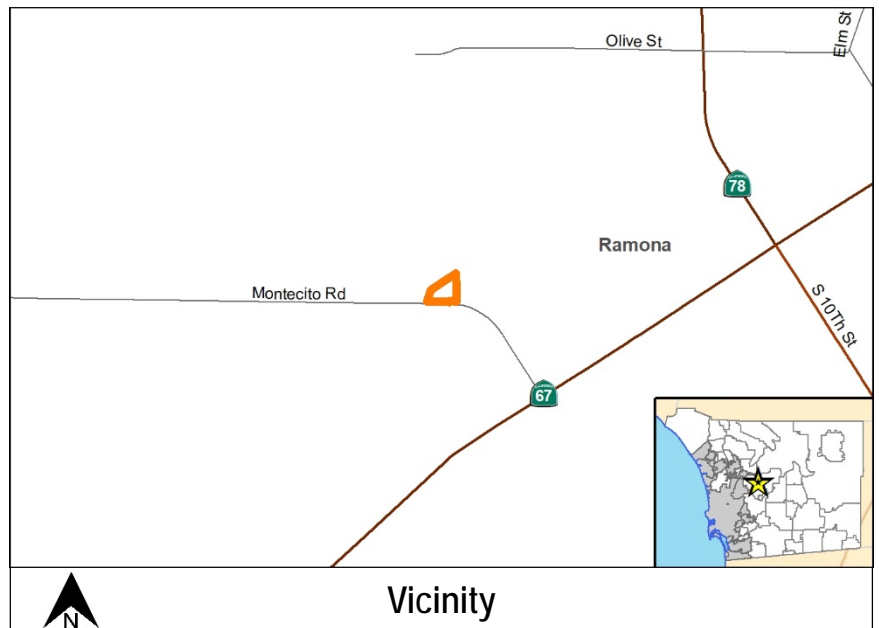
Development Designator Changes

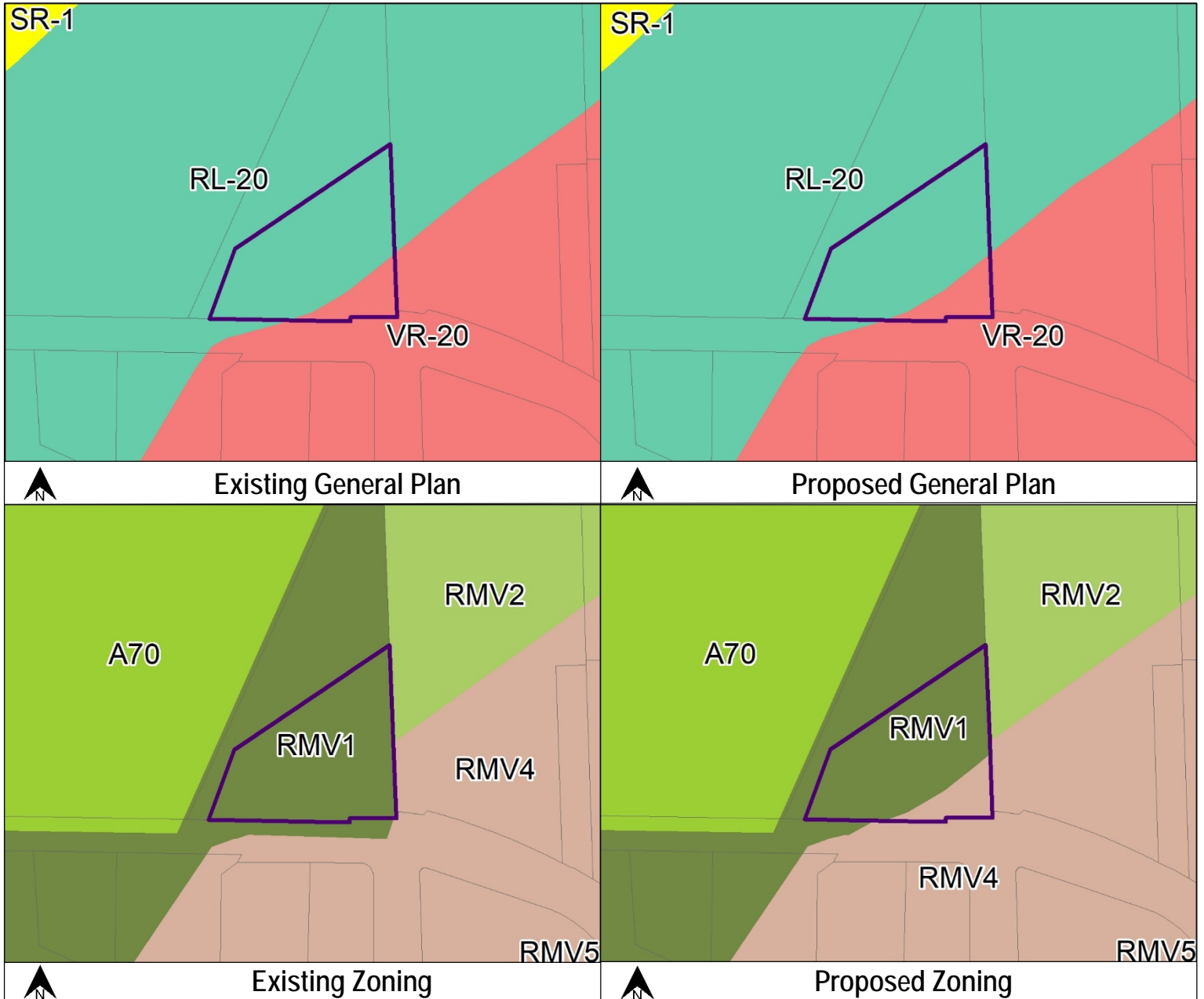
Existing	Proposed
N/A	N/A

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- ◐ Trails





Description

RM403 consists of 1 parcel that is 1.30 acres in total and is a proposed revision of a mapping error. The historic General Plan (GP) is Office Professional and the historic zoning is C31. The current GP is split between Rural Lands 20 (RL-20) and Village Residential 20 (VR-20). The flood zone restricts the RL-20 portion of the property. The current zoning is RMV1. The southeast corner of the property is designated as VR-20 and the zoning was mistakenly not changed during the GP Update. The proposal is to rezone the southeast corner from RMV1 to RMV4 (only the VR-20 portion of the parcel).

General Plan Consistency

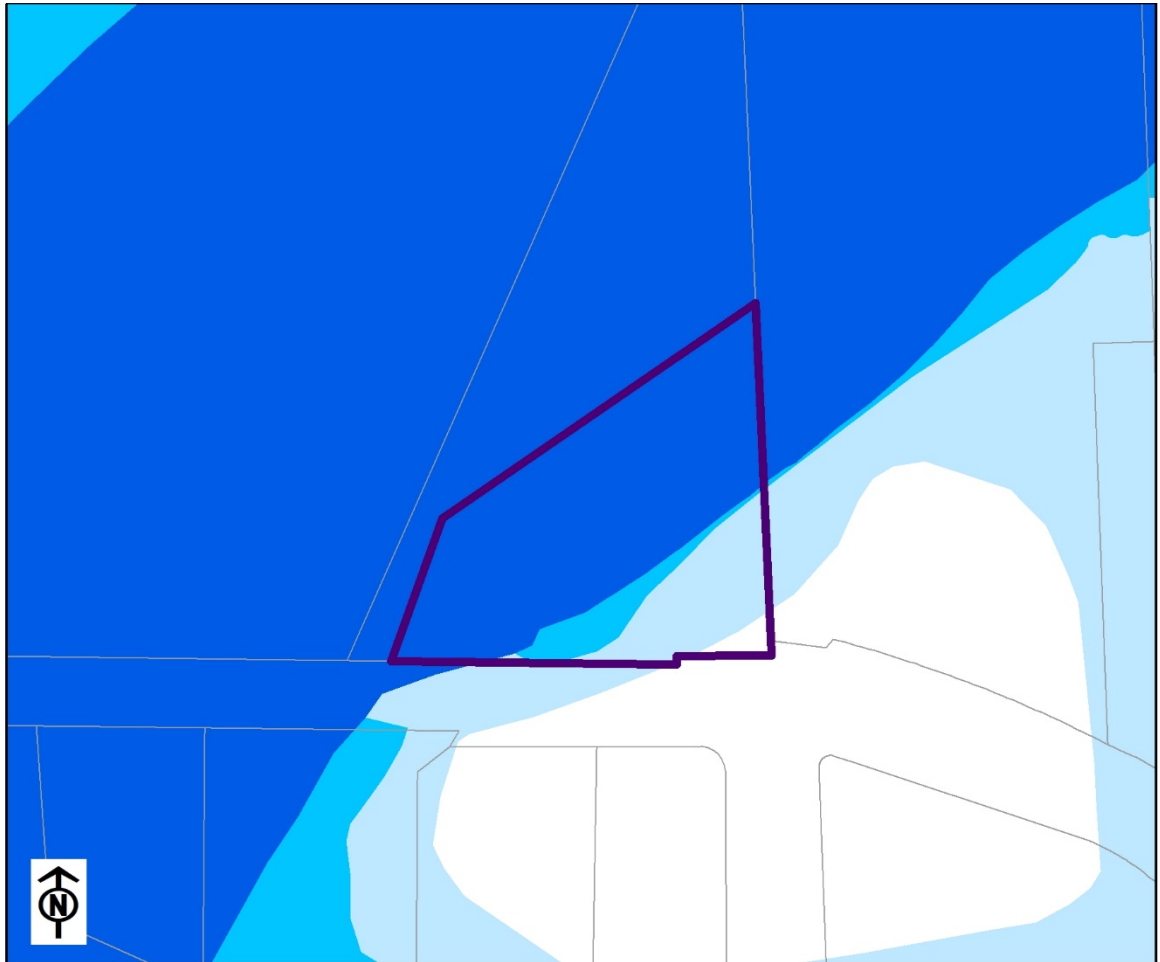
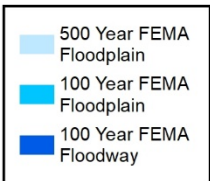
Policy LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

The rezone is consistent with policy LU-1.3 based on the following:

- It will allow the property to develop at the envisioned General Plan density, which will support the Ramona Village and surrounding uses.

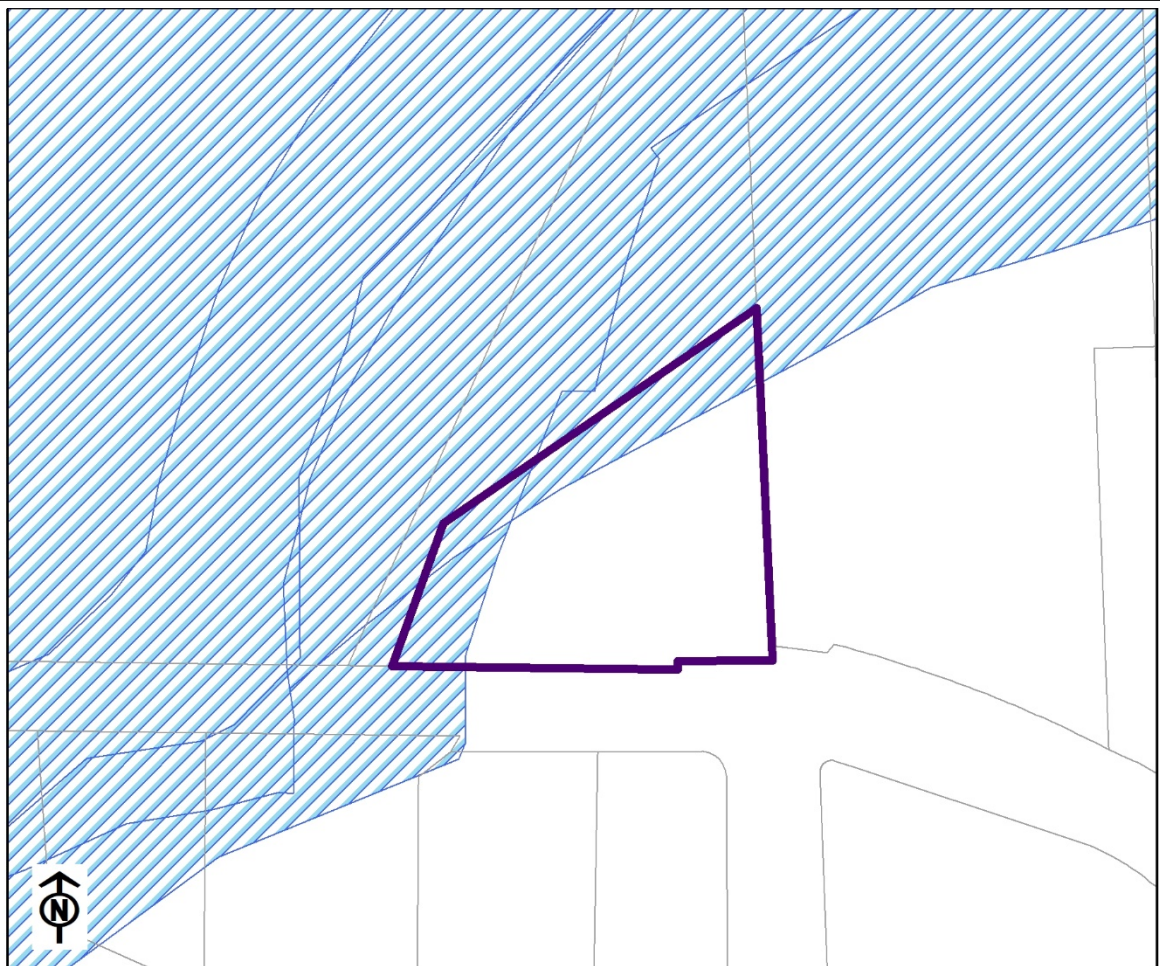
Floodplain

● Floodplain



Wetlands

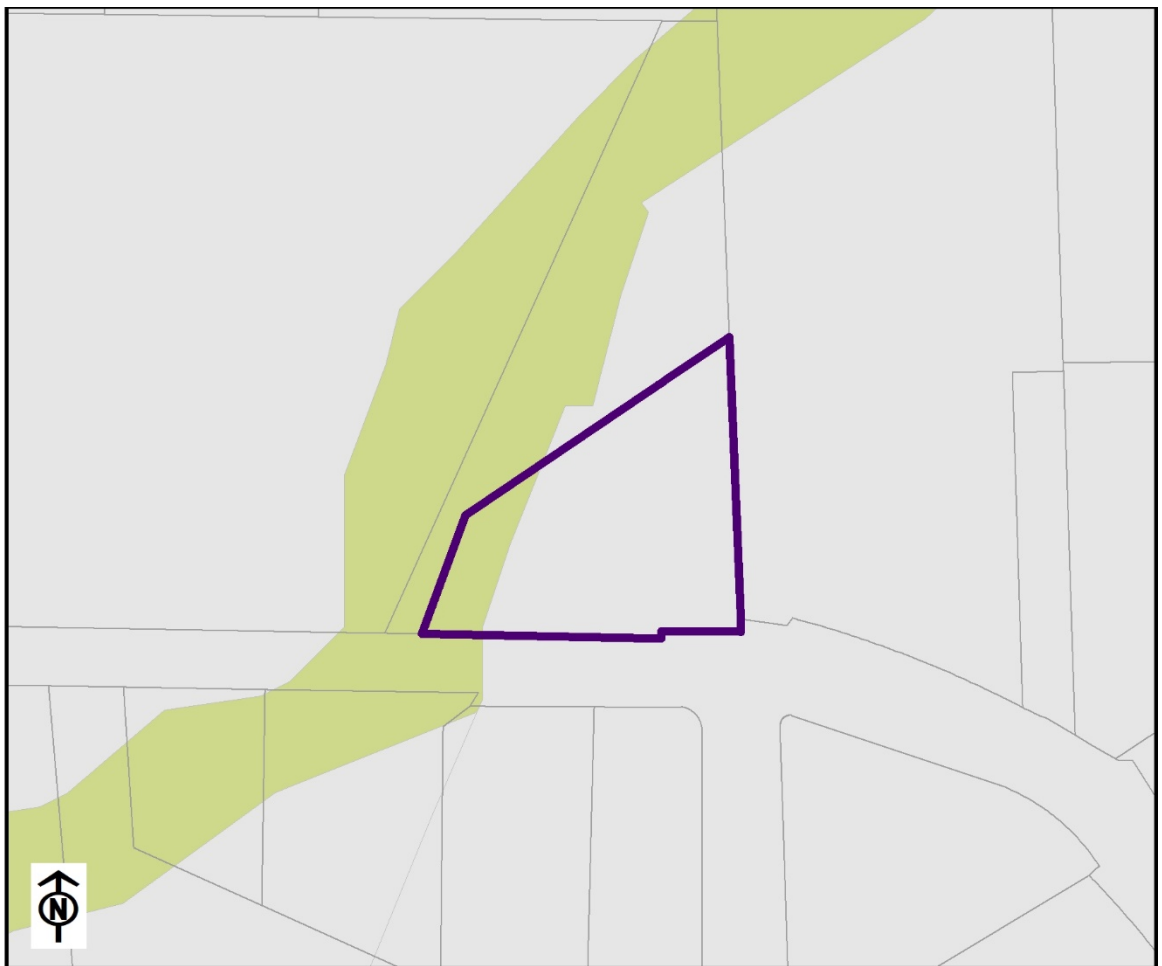
◐ Wetlands



Vegetation

Vegetation

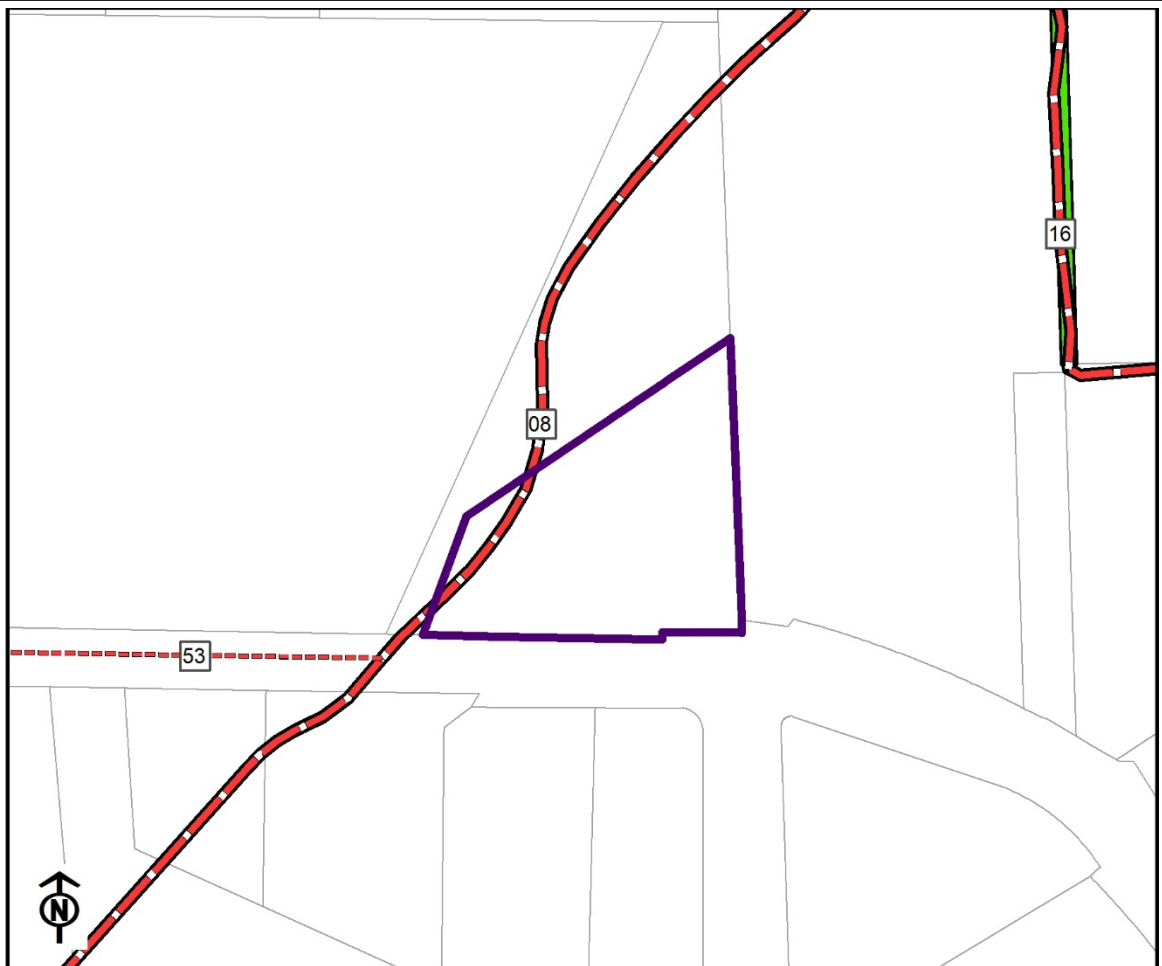
- Riparian Scrub
- Urban, Disturbed Habitat,
- Agriculture, Eucalyptus Woodland



Trails

Trails

- Path: Proposed
- Trail: Proposed
- Trail Easements



SD401 (San Dieguito)

Basis for Change: Mapping Error

Proposed Change: Redesignate one parcel from Open Space-Conservation (OS-C) to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
Olivenhain Municipal Water District

Size:
1 parcel (1.30 acres)

Location:
East of the City of Carlsbad, north of the City of Encinitas, and south of the City of San Marcos. Located south of San Elijo Road off of Summit Canyon Drive

APNs: 223-081-06

General Plan

Scenario	Designation	DU's
Existing	OS-C	0
Proposed Change	P/SP	0
GP Update Analyzed	OS-C	0

Zoning

Existing	Proposed
S80	RR

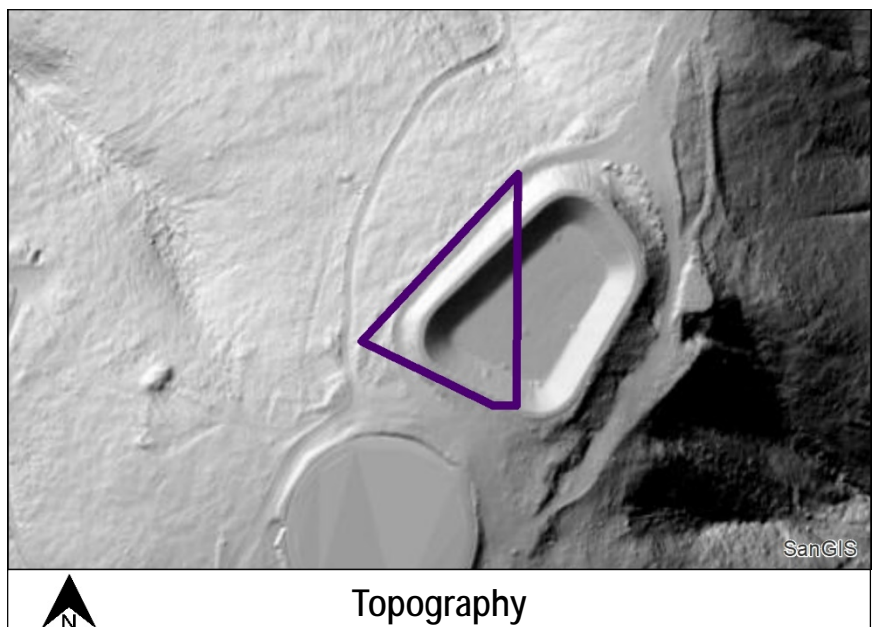
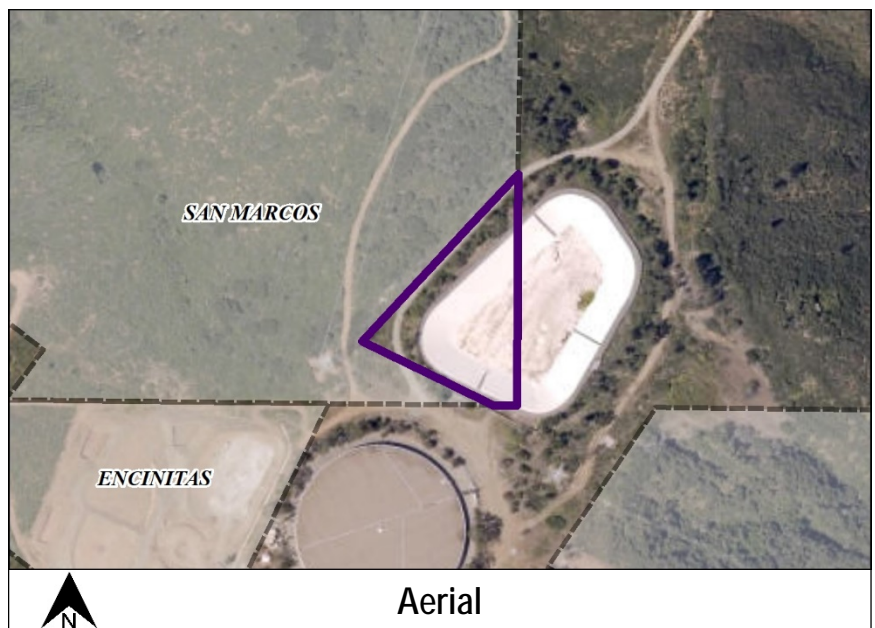
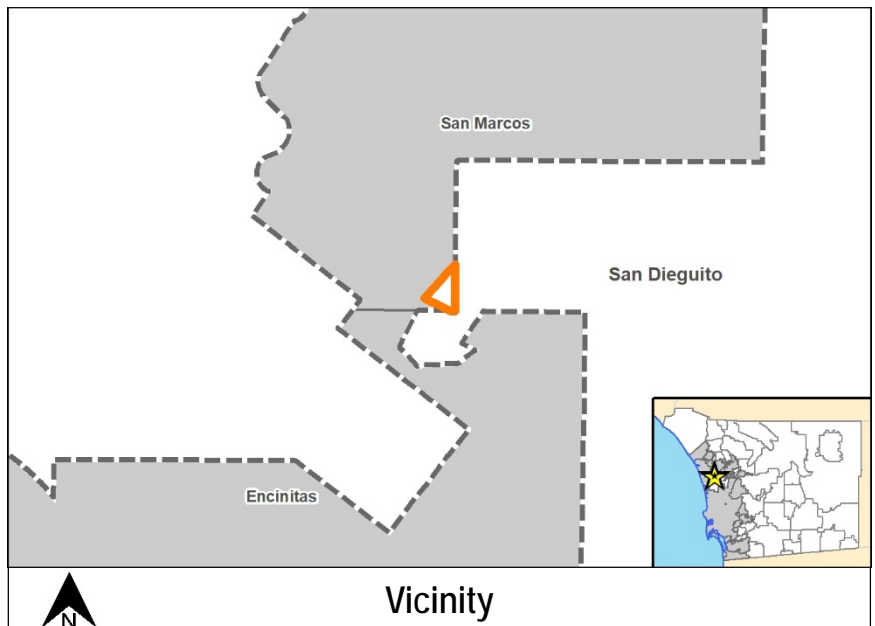
Development Designator Changes

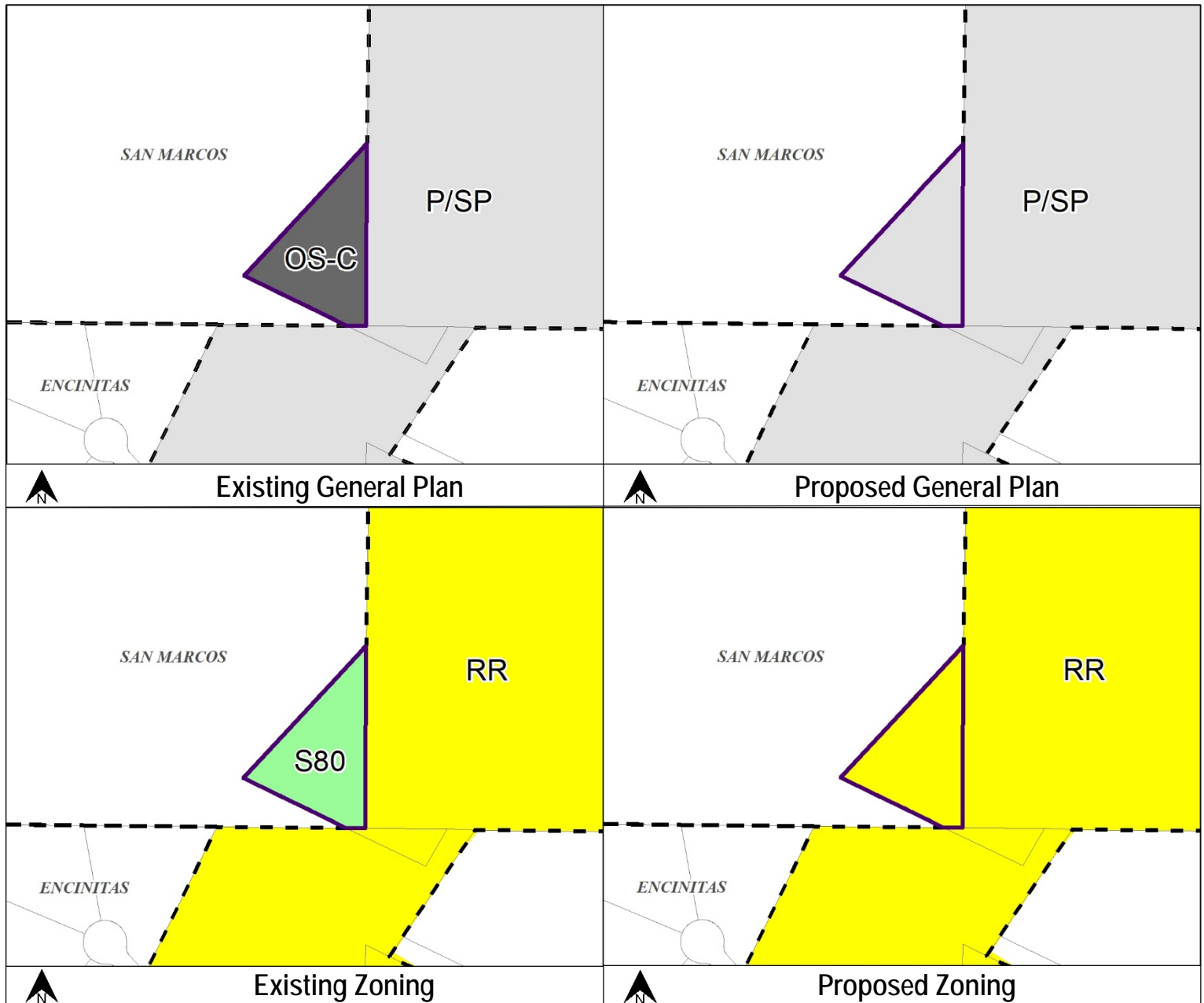
Existing	Proposed
Density: 0.25	Density: (Remove)
Reg Cat:	Reg Cat:
No Jurisdiction	Semi-Rural

Prevalence of Constraints

● - high; ◐ - partially; ○ - none

- ◐ Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones





Description

SD401 consists of one parcel that is 1.30 acres in total. This parcel was incorrectly designated as Open Space-Conservation (OS-C) in the General Plan Update. The property is owned by the Olivenhain Water District and the proposal is to designate the parcel from OS-C to Public/Semi-Public (P/SP) and rezone from S80 to RR. This will allow the parcel to be consistent with the adjacent properties and the General Plan.

General Plan Consistency

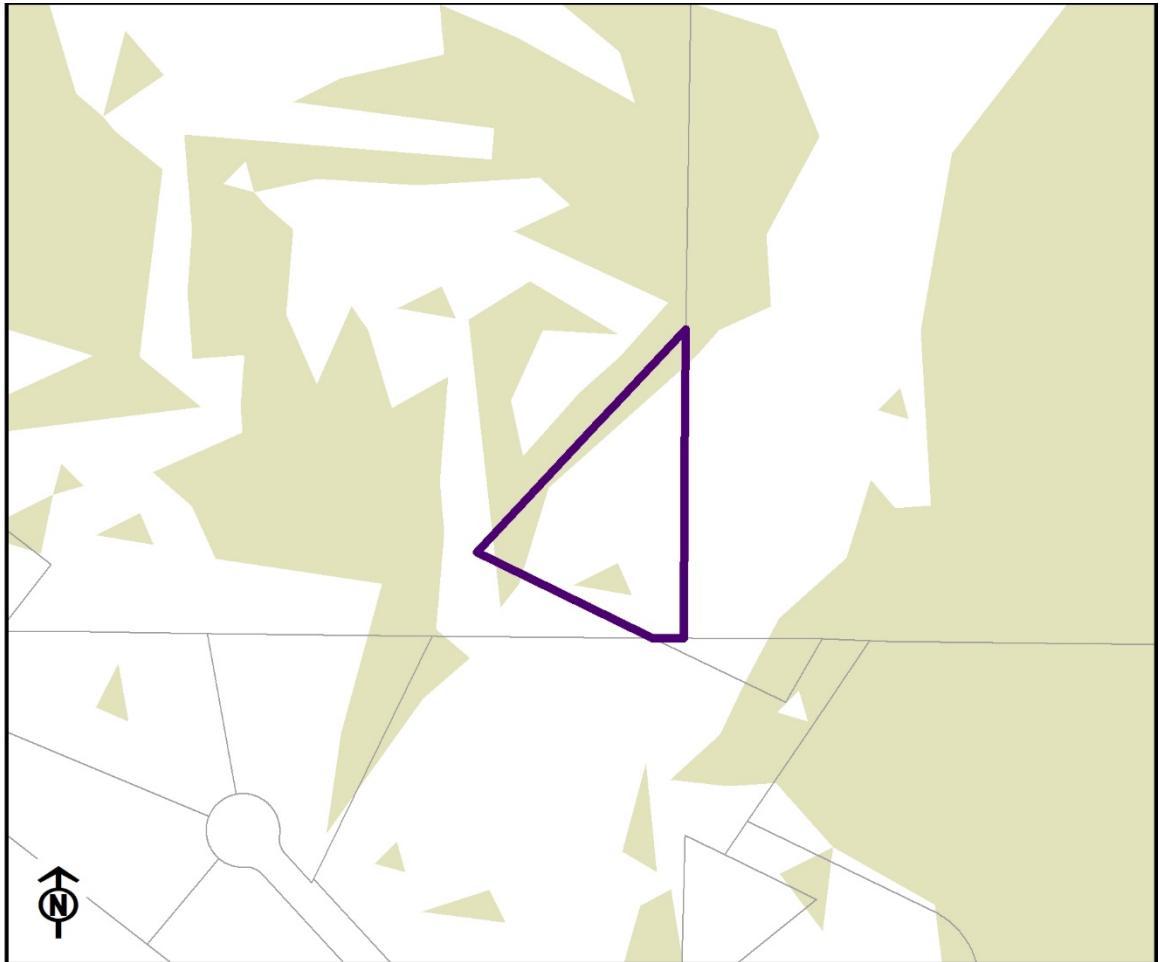
This proposal is consistent with the General Plan based on the following:

- The parcels are owned by Olivenhain Municipal Water District, which is one of the jurisdictions that should be designated as P/SP Facilities according to page 3-17 of the Land Use element.

Steep Slopes

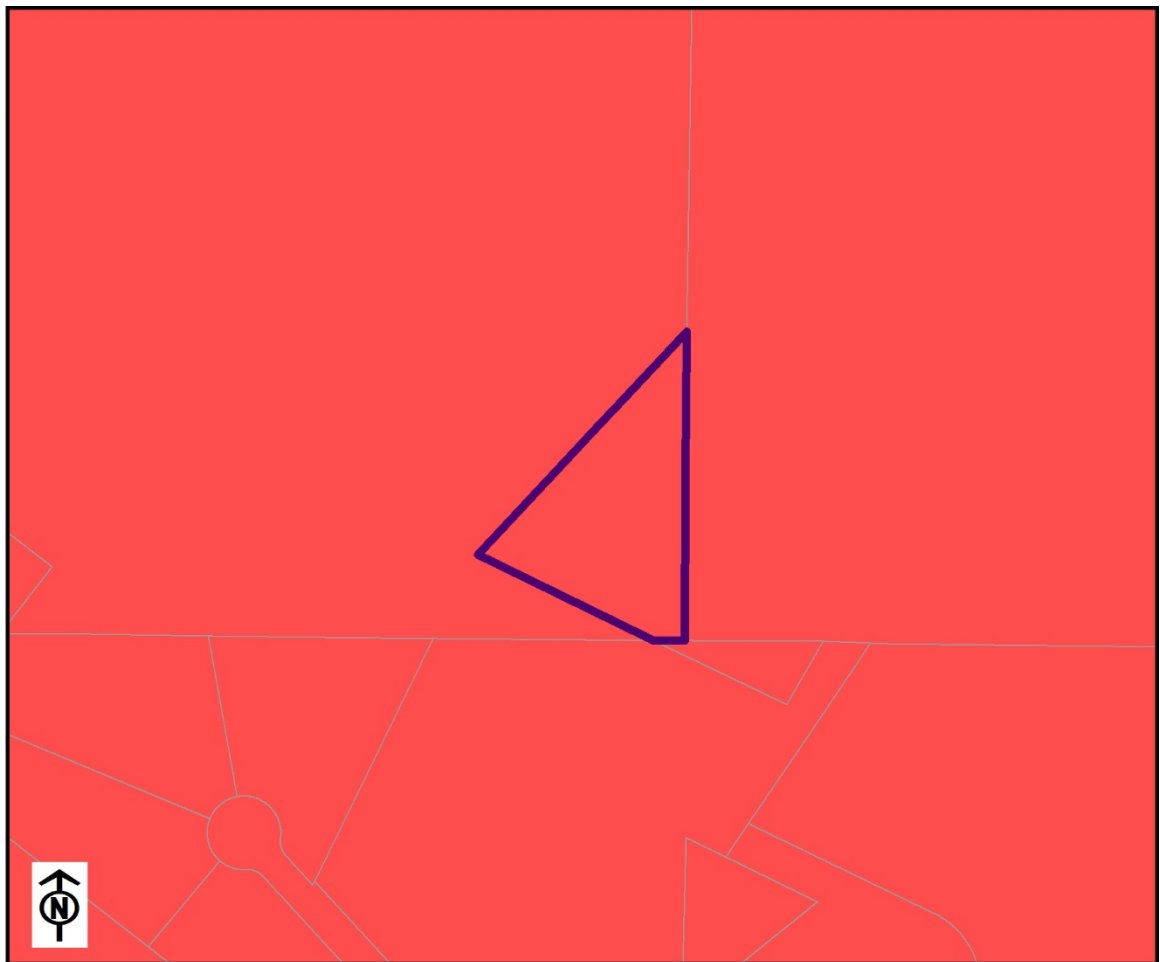
Steep slope

25% + Slope

**Fire Hazard
Severity Zones**

Fire Hazard
Severity Zones

Very High



SD402 (San Dieguito)

Basis for Change: Ownership Change
– conservancy group acquisition by
Center for National Land Management
(CNLM)

Proposed Change: Redesignate one
parcel from Specific Plan Area (SPA) to
Open Space-Conservation (OS-C) and
rezone four parcels from RR to S80.
Revise development designators for five
parcels.

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:

Center for Natural Lands Management

Size:

8 parcels (436.22 acres)

Location:

East of Rancho Santa Fe Road and
South of San Elijo Road

APNs: 264-111-12, 223-081-51, 223-
072-01, 223-072-02, 223-070-29, 223-
072-03, 223-070-19, 223-081-09

General Plan

Scenario	Designation	DU's
Existing	SPA	0
Proposed Change	OS-C	0
GP Update Analyzed	SPA	0

Zoning

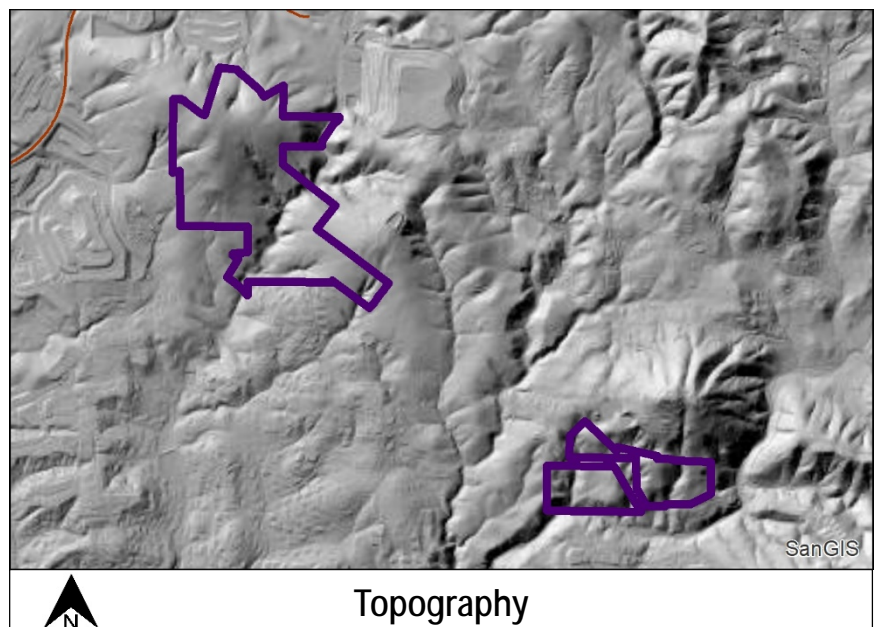
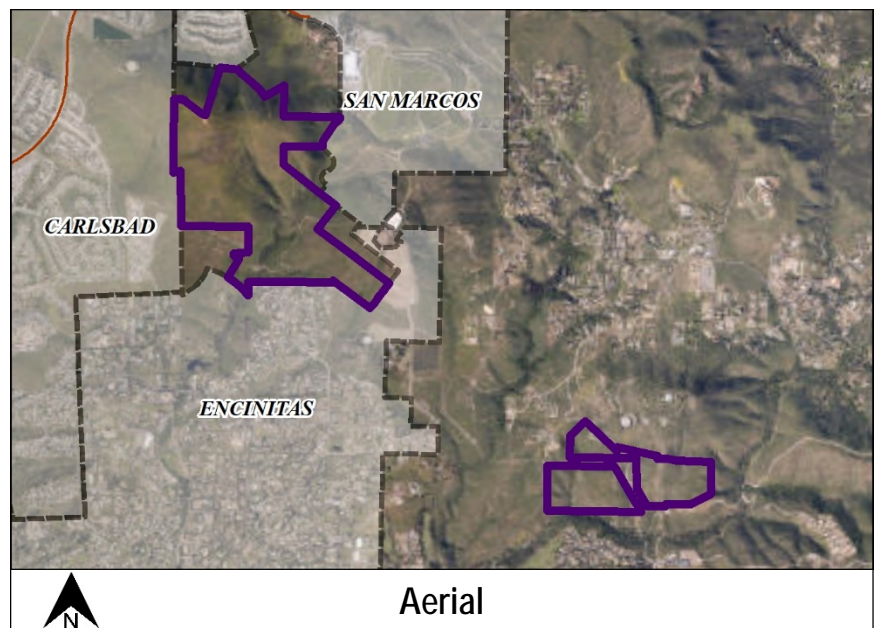
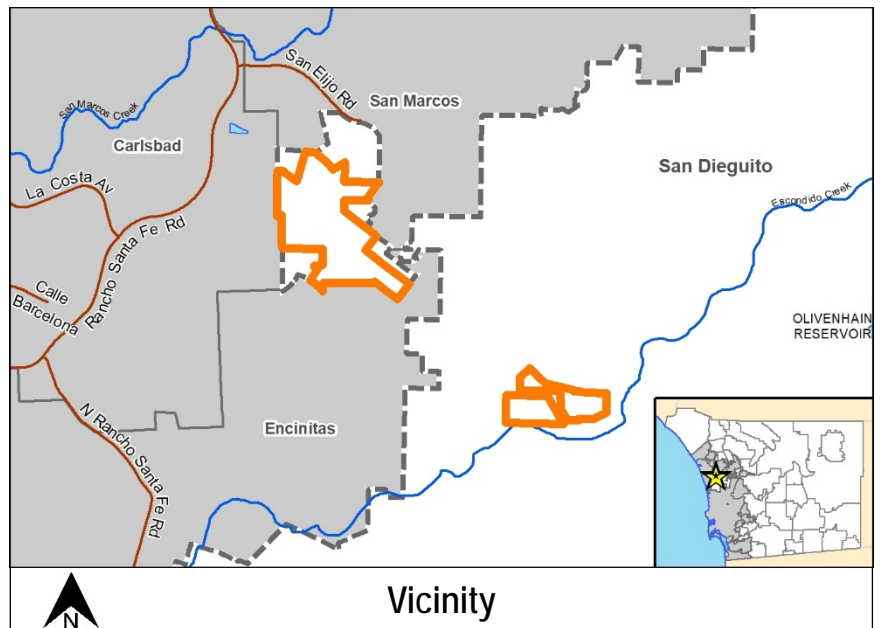
Existing	Proposed
RR	S80

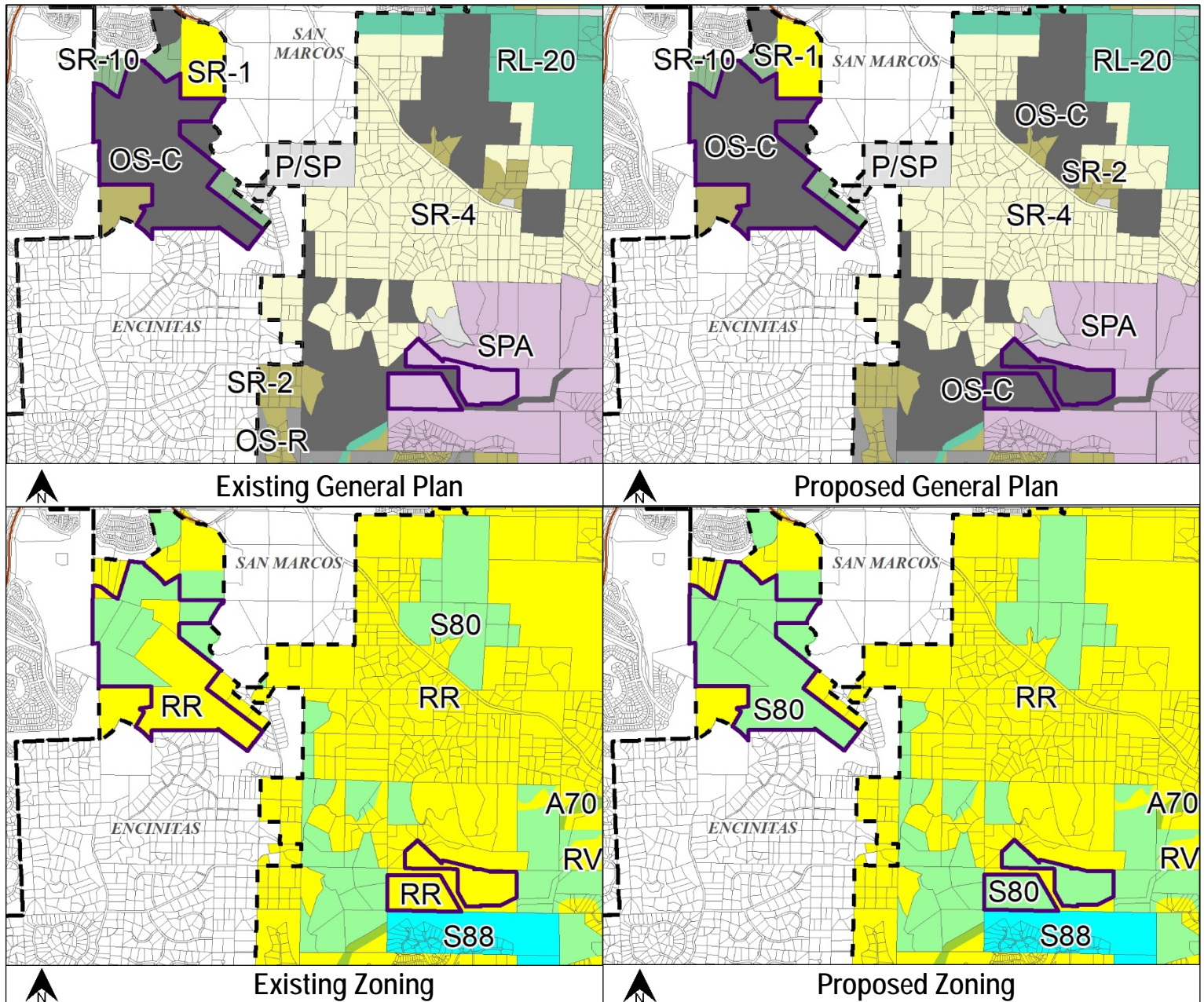
Development Designator Changes

Existing	Proposed
Density: 0.5	Density: (Remove)
Reg Cat: No Jurisdiction	Reg Cat: Semi-Rural

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

SD402 consists of eight parcels that are 436.22 acres in total. This is a proposed revision based on a change in ownership. The parcels were recently purchased by the Center for Natural Lands Management, a conservancy group, for the purpose of conservation. The proposal would redesignate one parcel from Specific Plan Area (SPA) to Open Space-Conservation (OS-C) and would rezone four parcels from RR to S80. The proposal would also remove density from the zone box and change the regional category from No Jurisdiction to Semi-Rural for 5 parcels (which was a mapping error from the General Plan Update).

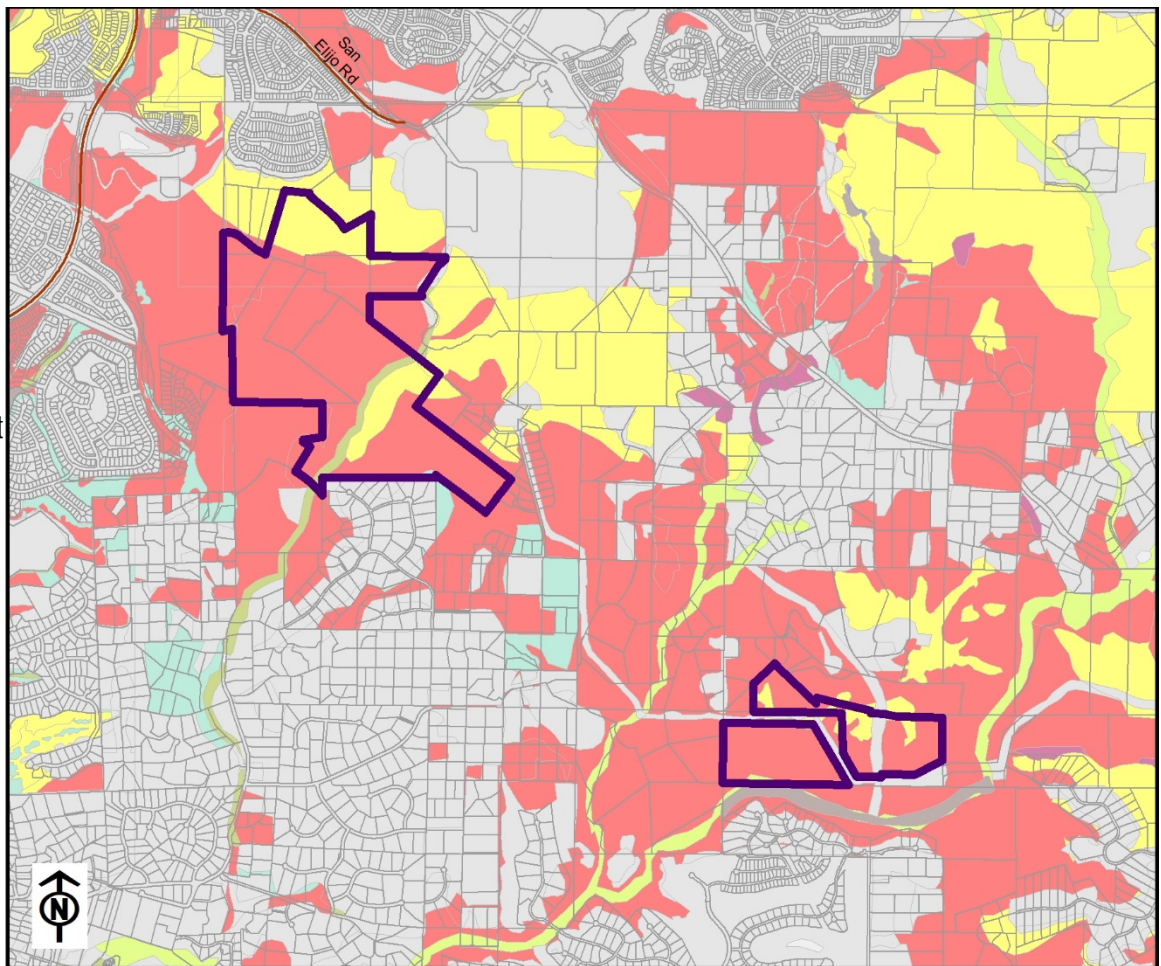
General Plan Consistency

The OS-C designation is consistent with the General Plan based on the following:

- The parcels are owned by the Center for Natural Lands Management, a 501(c)3 non-profit dedicated to ecosystem protection and sustainable land use.
- The subject parcels were acquired to preserve land as open space for habitat preservation.
- According to page 3-17 of the Land Use Element, the OS-C designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group.

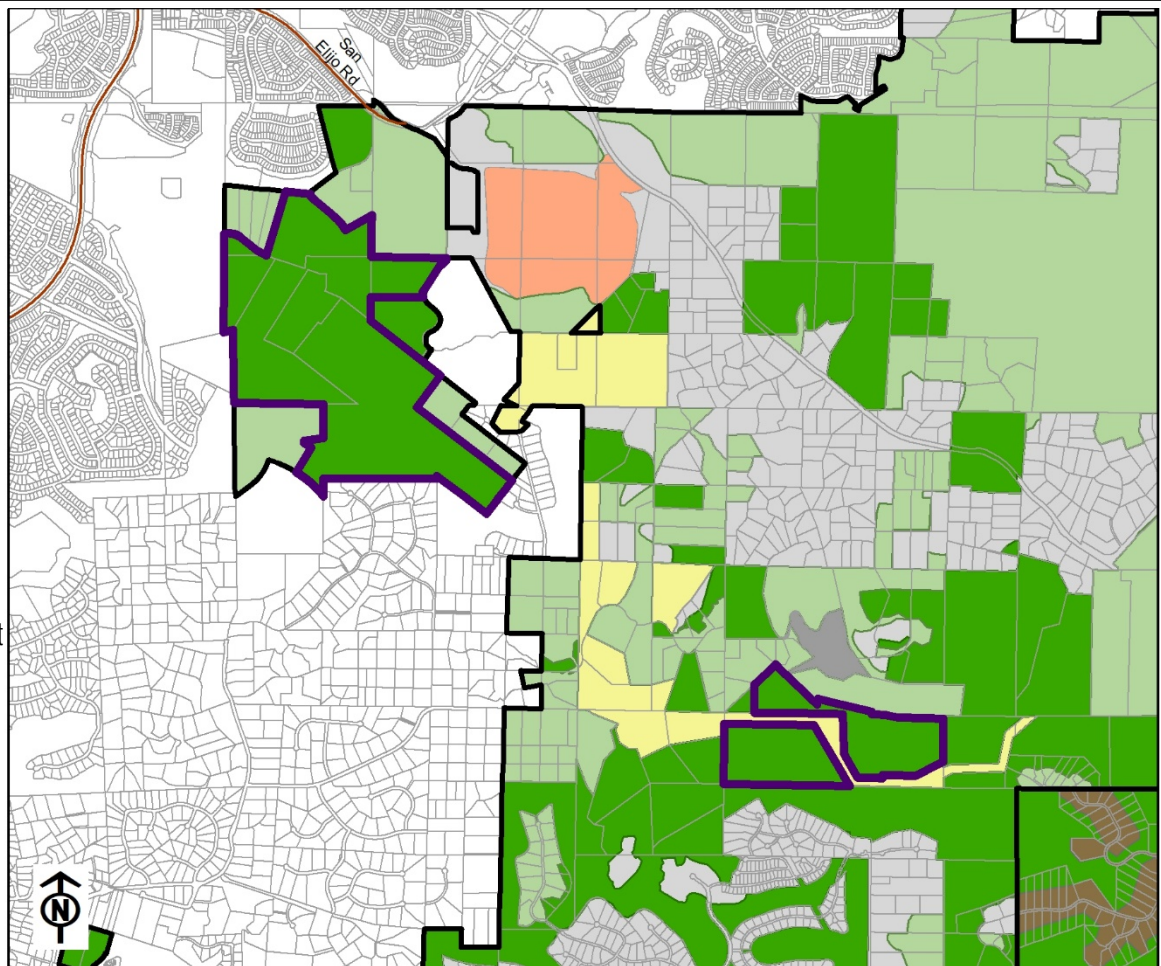
Vegetation

● Sensitive Habitat



MSCP

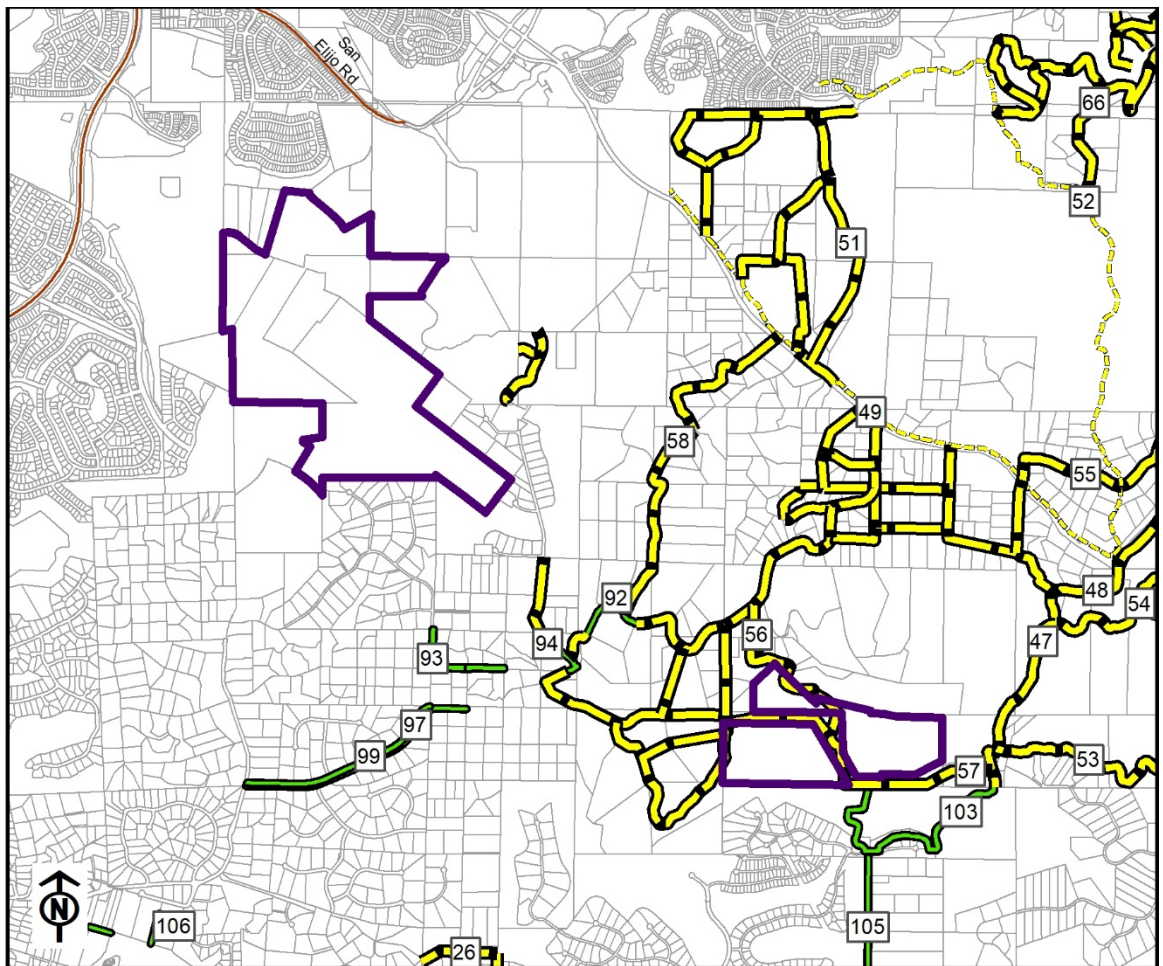
● Sensitive Habitat



Trails

● Trails

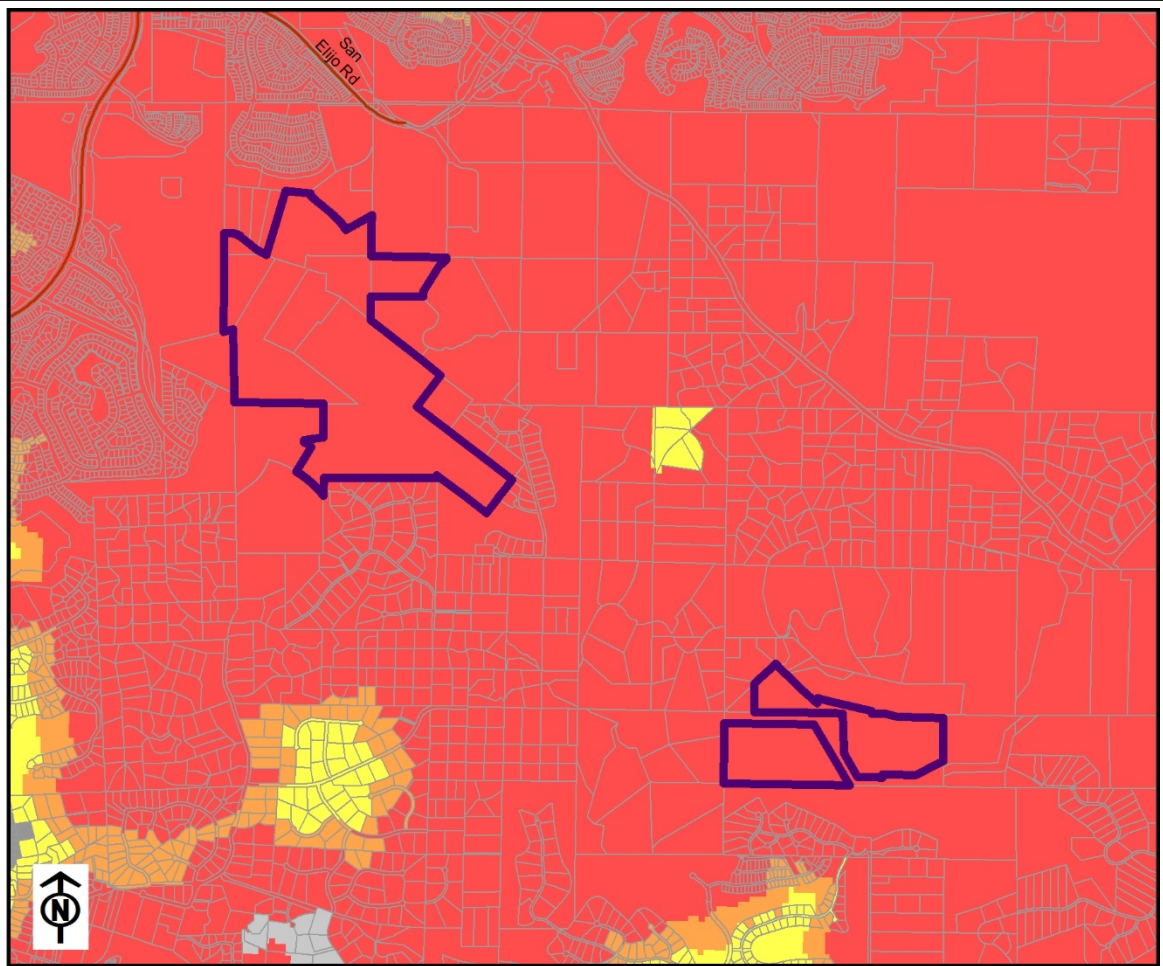
- Path: Planned
- Trail: Planned
- Trail Easements



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

- Fire Hazard Severity Zones
- Very High
 - High
 - Moderate
 - Urban
 - Unzoned
 - Non-Wildland/Non-Urban



SV401 (Spring Valley)

Basis for Change: Mapping Error

Proposed Change: Rezone a portion of one parcel from RS to C36.

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
Jackson Family Trust

Size:
1 parcel (1.33 acres)

Location:
Off of Jamacha Road and east of Highway 125. Southwest of Sweetwater Lane Community Park

APNs: 584-510-08

General Plan

Scenario	Designation	DU's
Existing	VR-7.3, GC	7
Proposed Change	No change	No change
GP Update Analyzed	VR-7.3, GC	7

Zoning

Existing	Proposed
C36, RS	C36, RS

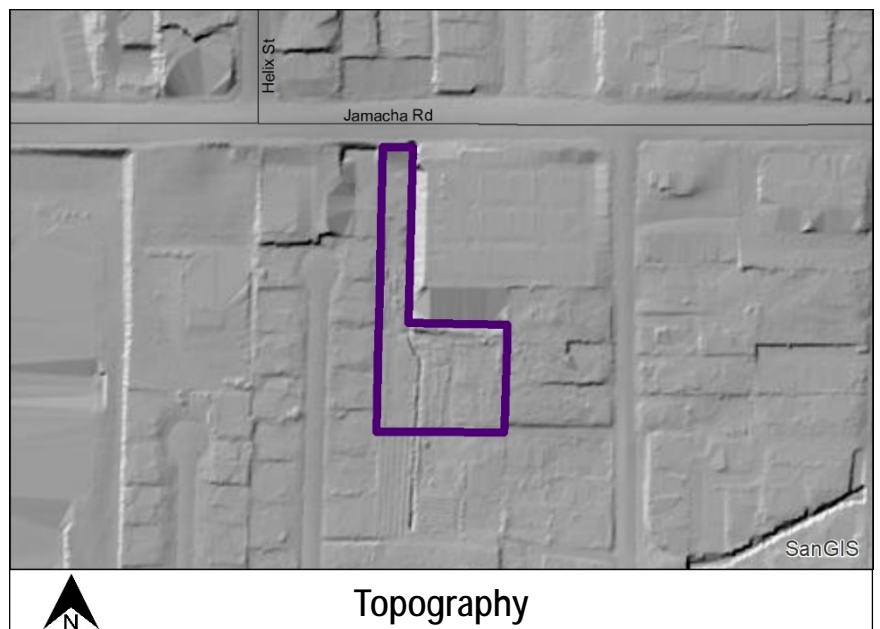
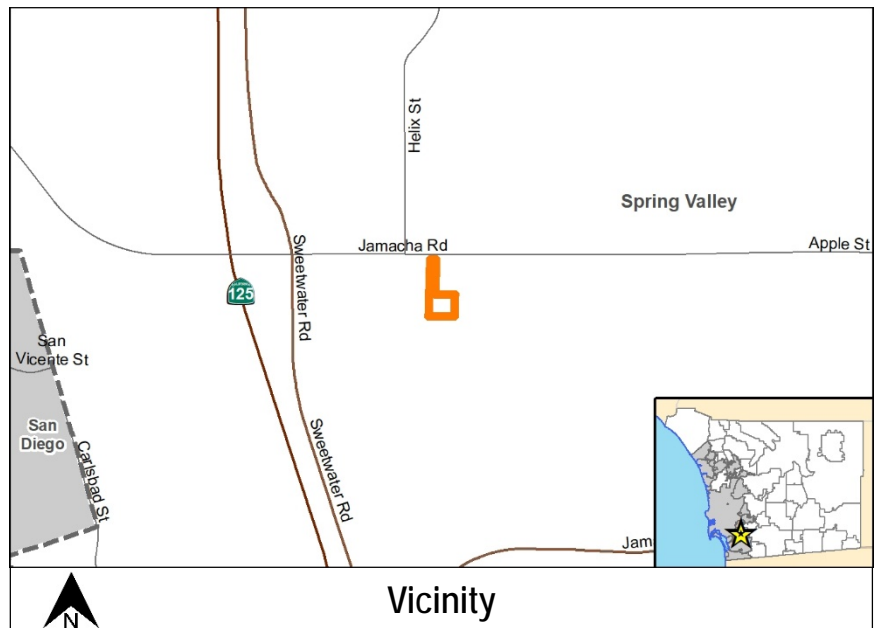
Development Designator Changes

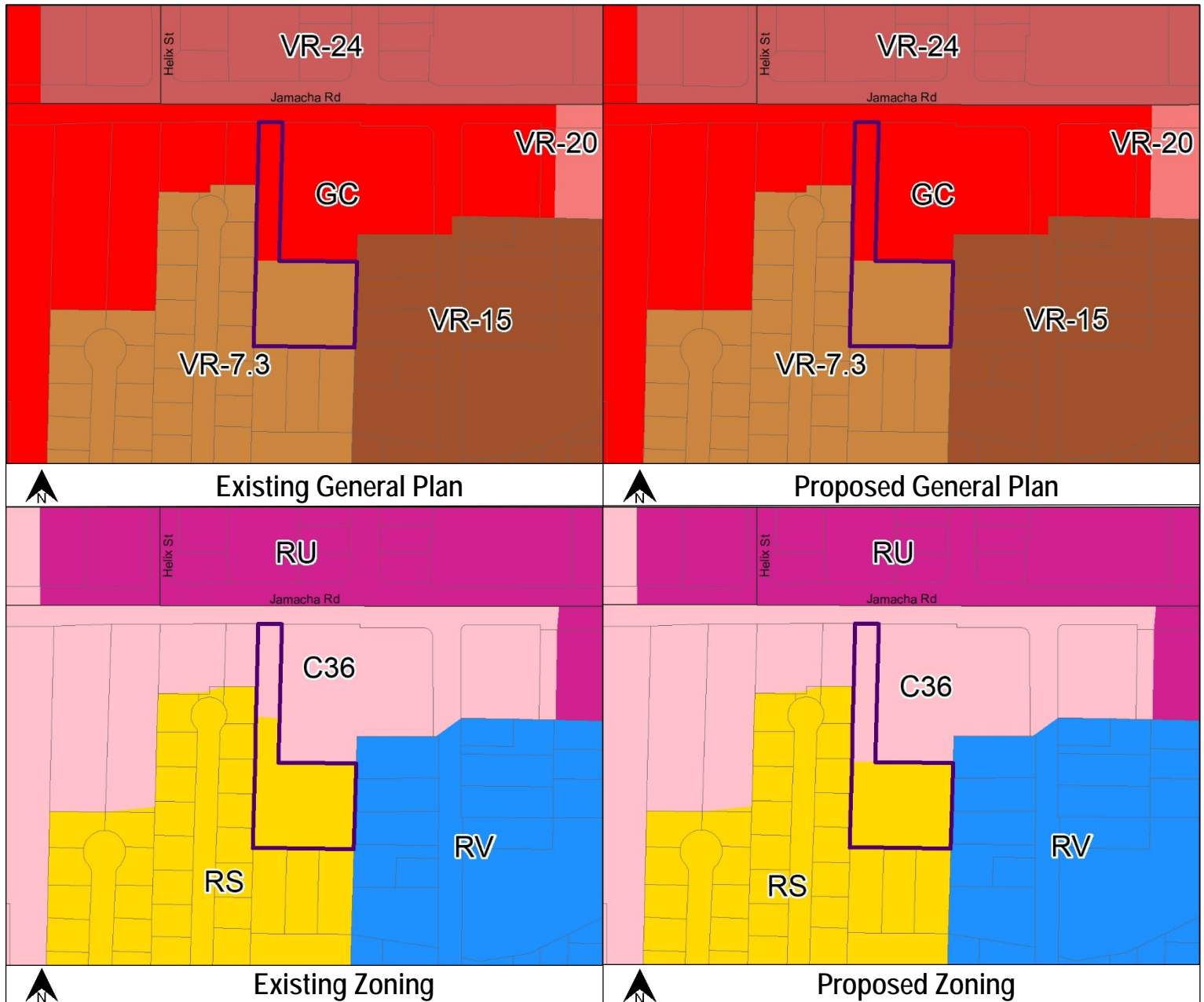
Existing	Proposed
Lot Size: 6,000	Lot Size: (None)
Building Type: C	Building Type: W
Setback: J	Setback: O

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

- Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones





Description

SV401 consists of one parcel that is 1.33 acres in total and is a proposed revision of a mapping error from the General Plan (GP) Update. The parcel is in the shape of an upside down flag. The GP designation is split between General Commercial (GC) and Village Residential 7.3 (VR-7.3). During the GP Update, the GC designation was extended to cover the entire "pole" portion of the parcel. The "flag" portion remained VR-7.3. However, the zoning was mistakenly not changed from RS to C36 to match the GC designation. This creates an inconsistency since RS is inconsistent with GC. The proposal is to rezone the entire "pole" portion to C36. The development designators will be adjusted to match the rezone.

General Plan Consistency

The rezone to C36 is consistent with the General Plan based on the following:

- According to the Compatibility Matrix on page 2050 of the Zoning Ordinance, GC and C36 are consistent.
- The existing GC portion of the property is also zoned C36.

SV402 (Spring Valley)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Dictionary Hill Preserve

Proposed Change: Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to Open Space Conservation (OS-C) and rezone from RS to S80.

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
County of San Diego

Size:
93 parcels (141.76 acres)

Location:
Dictionary Hill Preserve. Located east of Highway 125, north and west of Highway 54, and north of Sweetwater Reservoir

APNs: 579-034-26 (93 total)

General Plan

Scenario	Designation	DU's
Existing	SR-0.5	131
Proposed Change	OS-C	0
GP Update Analyzed	SR-0.5	131

Zoning

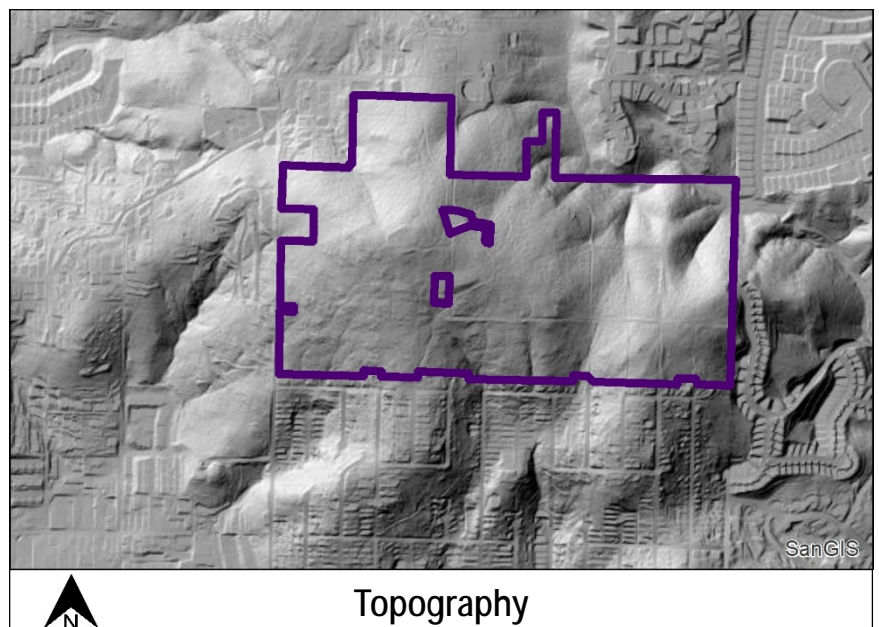
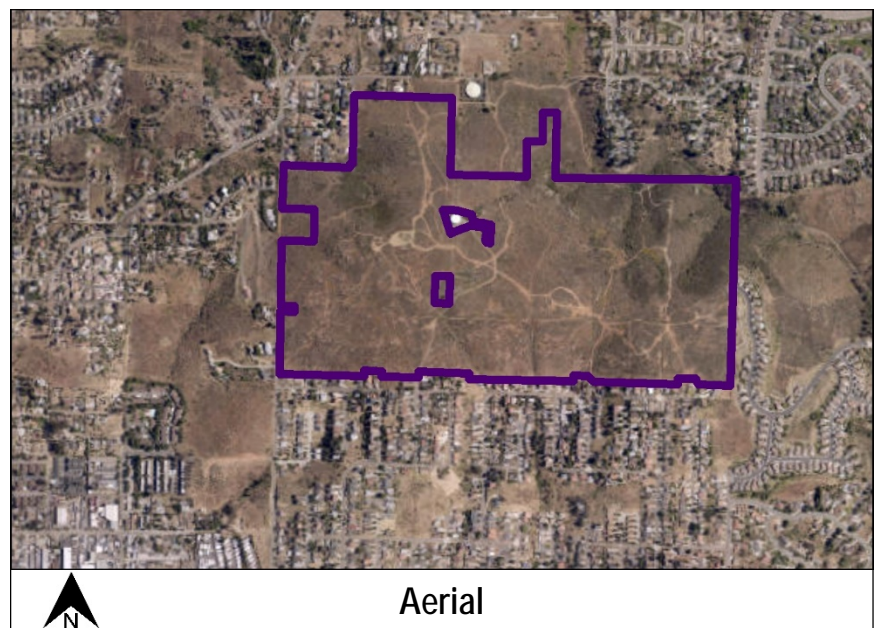
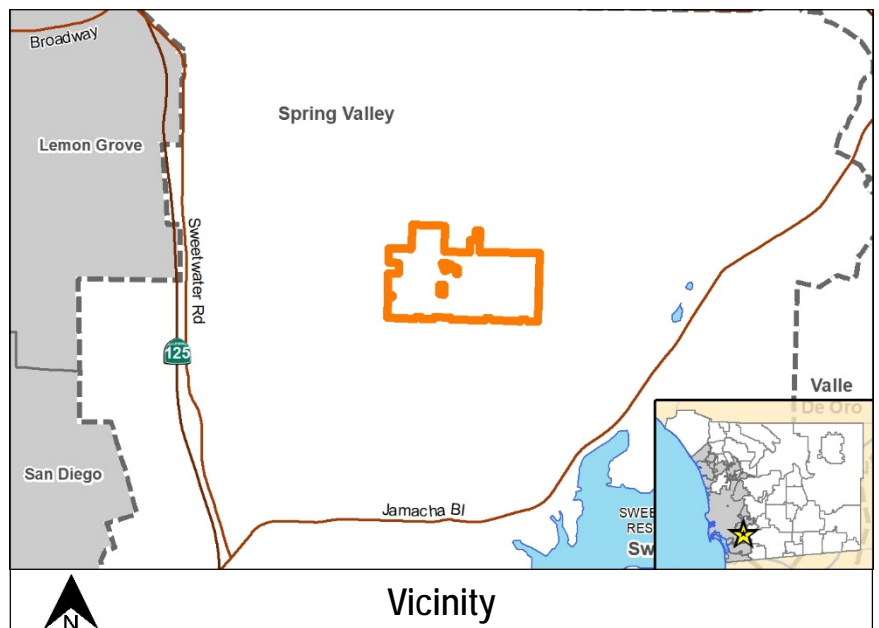
Existing	Proposed
RS	S80

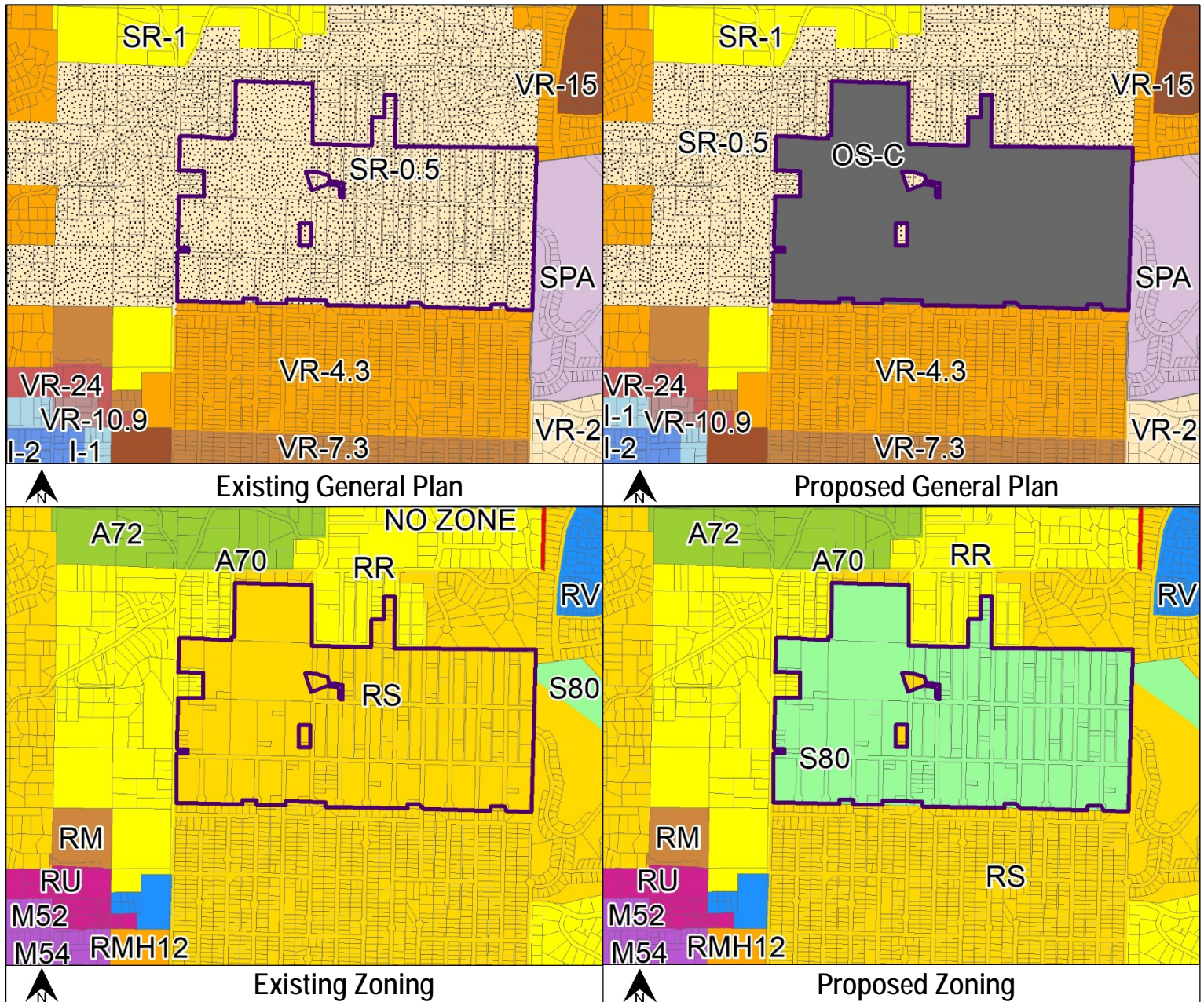
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ – none
- Steep slope (greater than 25%)
- Floodplain
- ◐ Wetlands
- Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

SV402 consists of 93 parcels that are 141.76 acres in total and a proposed revision based on a change in ownership. The parcels were acquired by the Department of Parks & Recreation (DPR). This acquisition is for the Dictionary Hill Preserve. The proposal is to redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to Open Space-Conservation (OS-C) and rezone from RS to S80.

General Plan Consistency

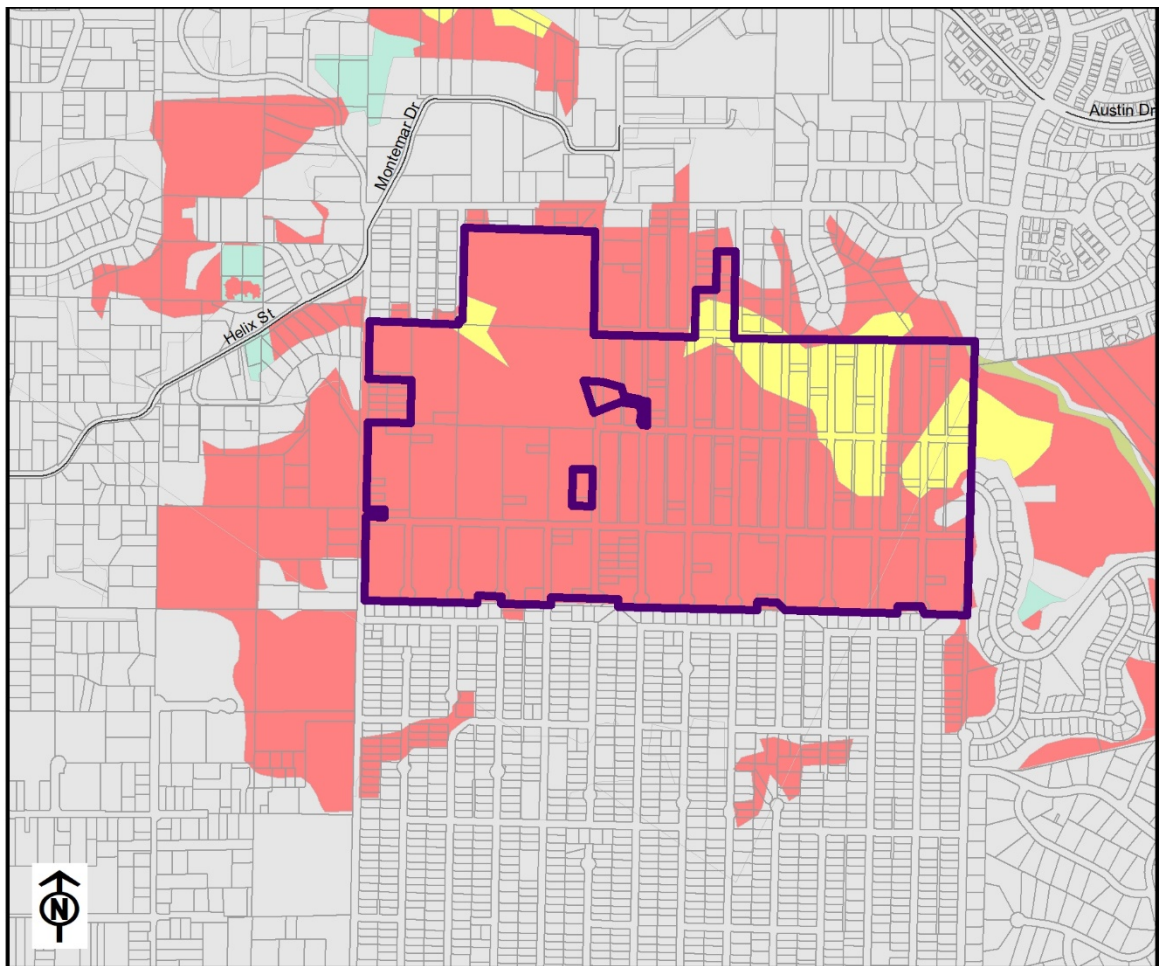
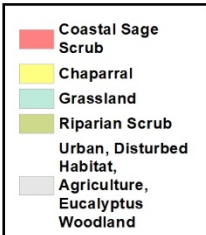
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are being acquired for open space.

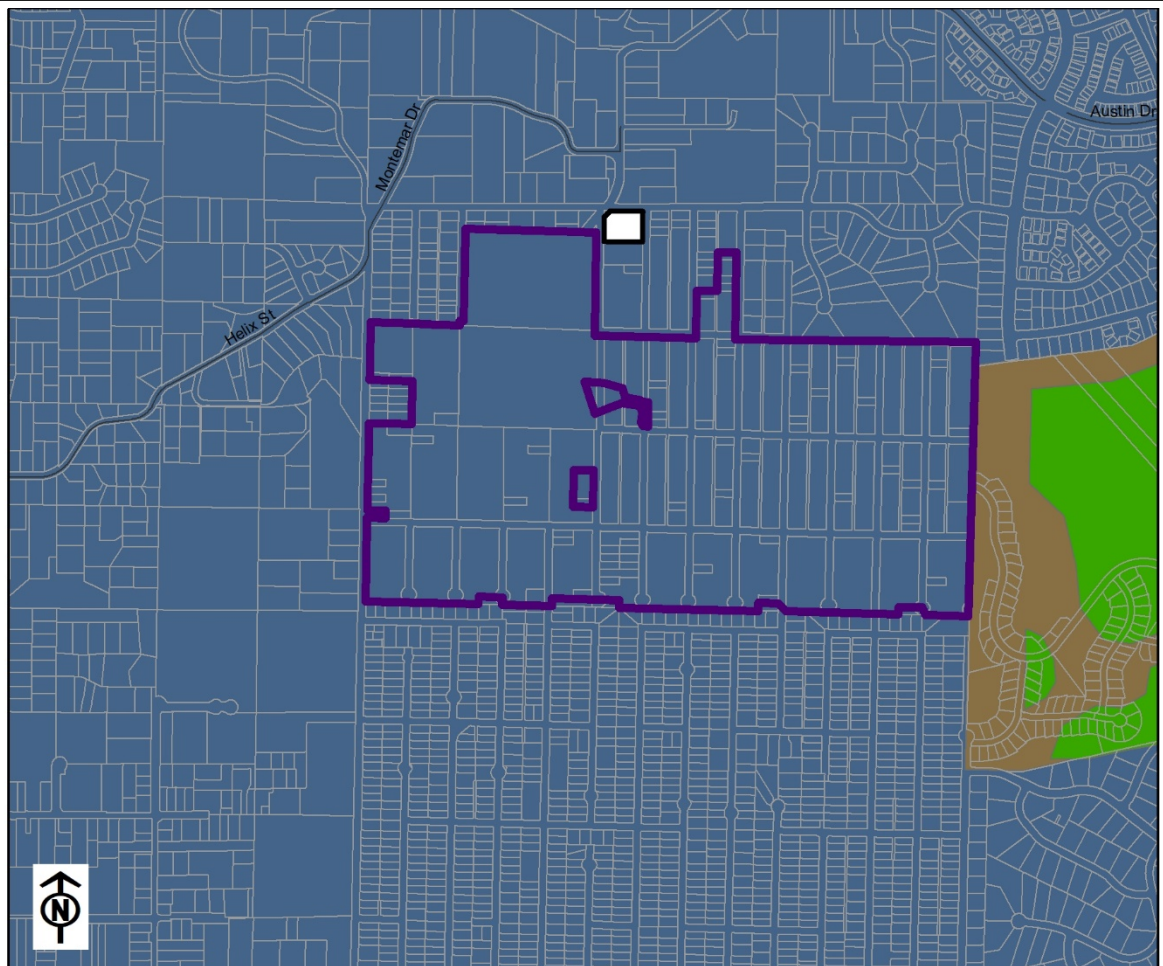
Vegetation

● Sensitive Habitat



MSCP

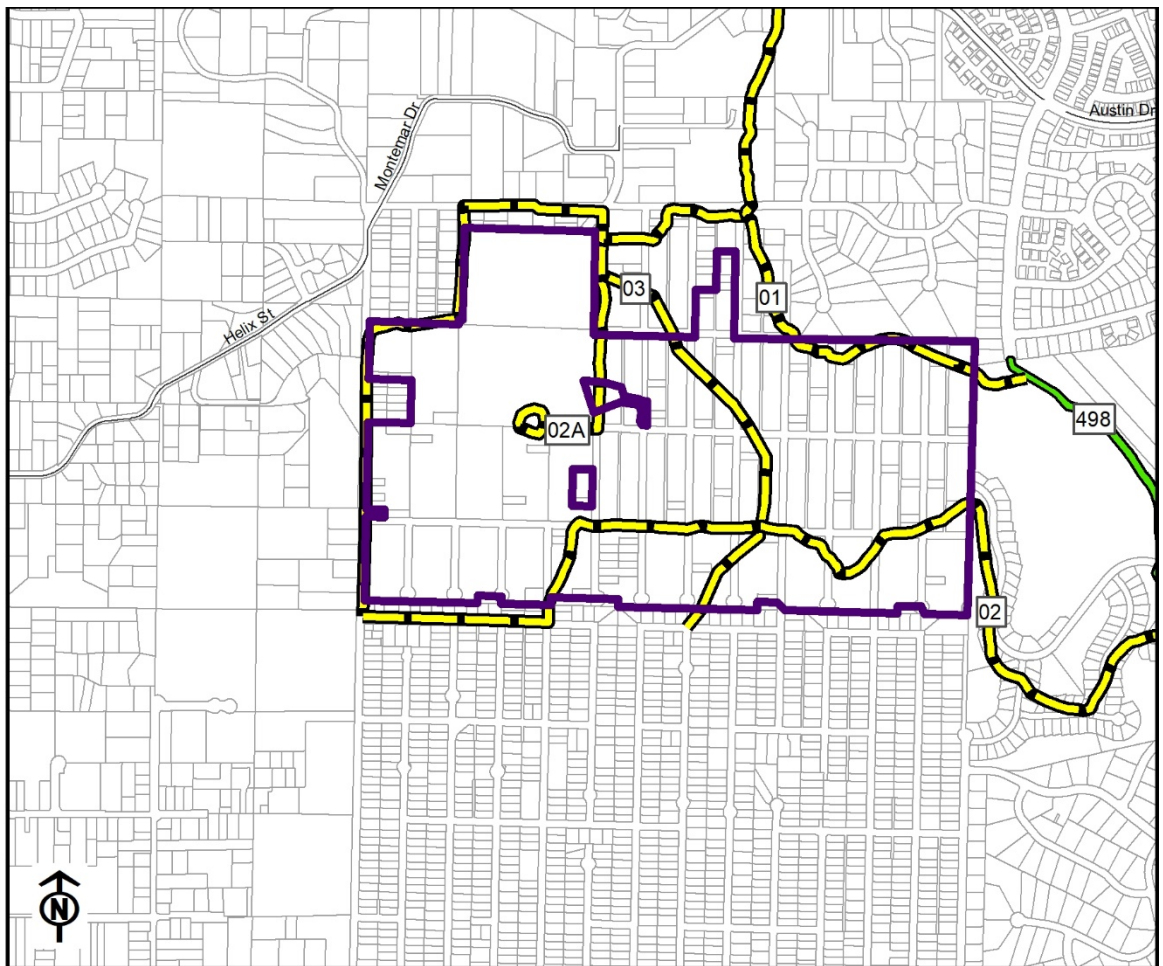
● Sensitive Habitat



Trails

● Trails

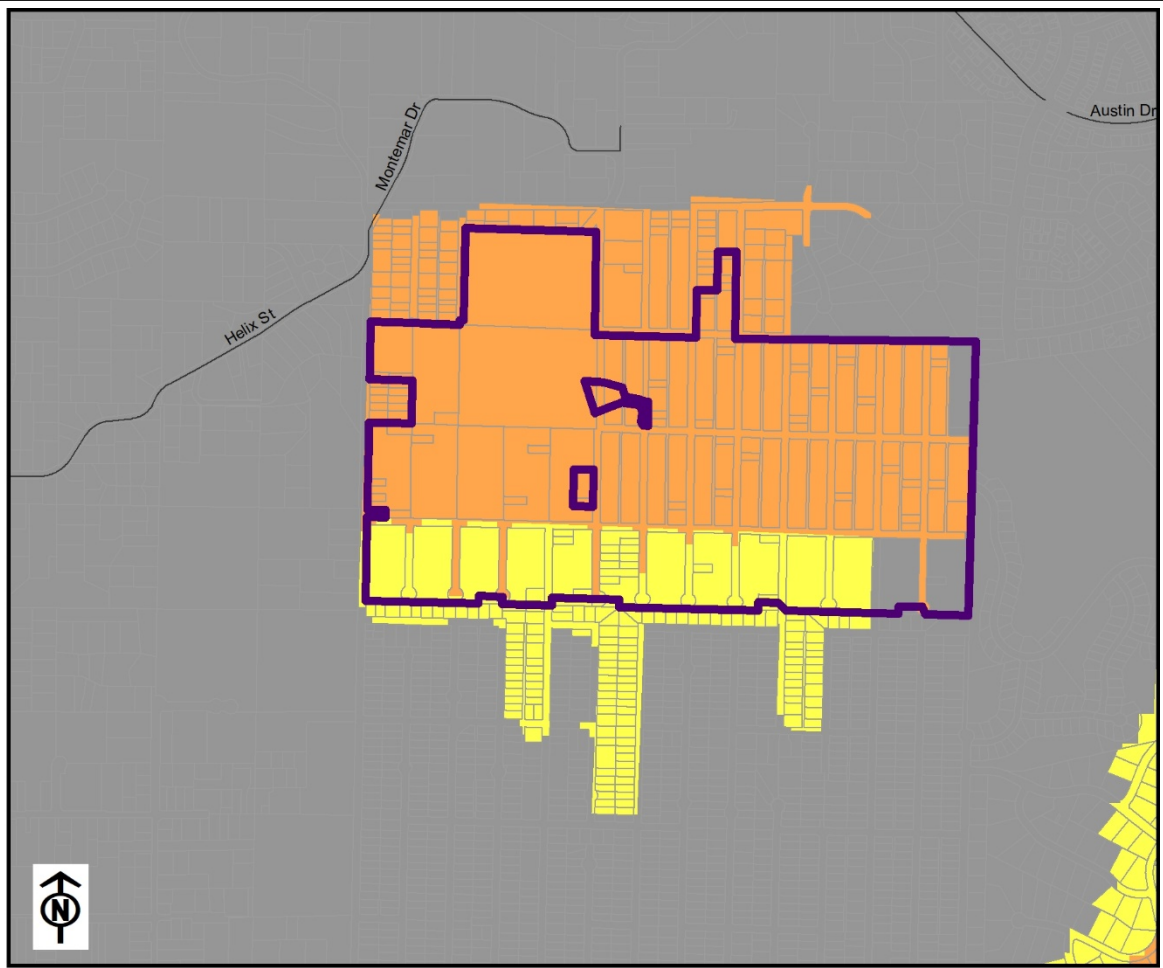
Trail: Planned
Trail Easements



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
High
Moderate
Urban
Unzoned



VC401 (Valley Center)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Hellhole Canyon Preserve

Proposed Change: Redesignate two parcels from Rural Lands (RL-40) to Open Space Conservation (OS-C) and rezone from A70 to S80

CPG Recommendation	No vote
Opposition Expected	No

Property Information

Property Owner:
County of San Diego

Size:
2 parcels (78.08 acres)

Location:
East of North Lake Wohlford Road and near Hellhole Canyon Preserve

APNs: 189-080-10, 189-080-11

General Plan

Scenario	Designation	DU's
Existing	RL-40	2
Proposed Change	OS-C	0
GP Update Analyzed	RL-40	2

Zoning

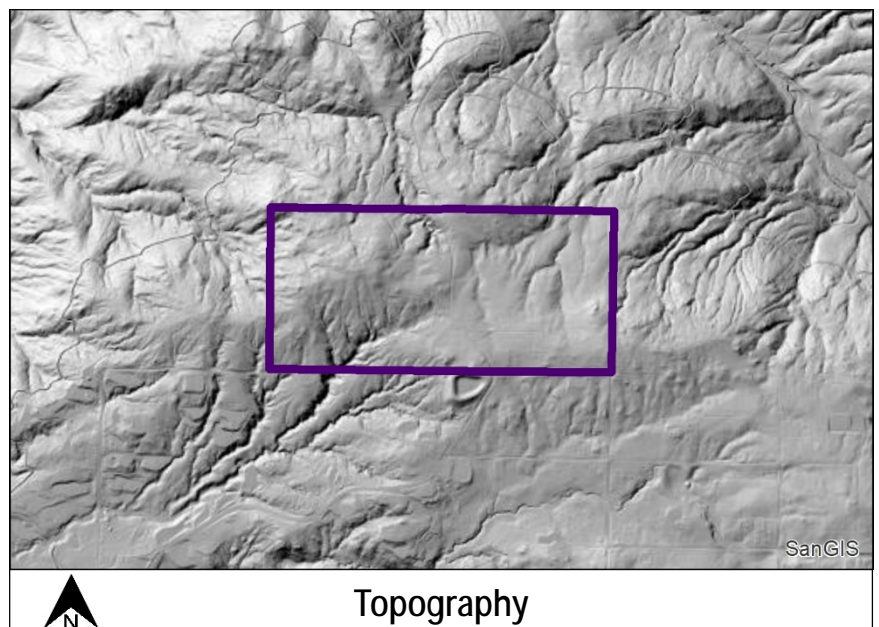
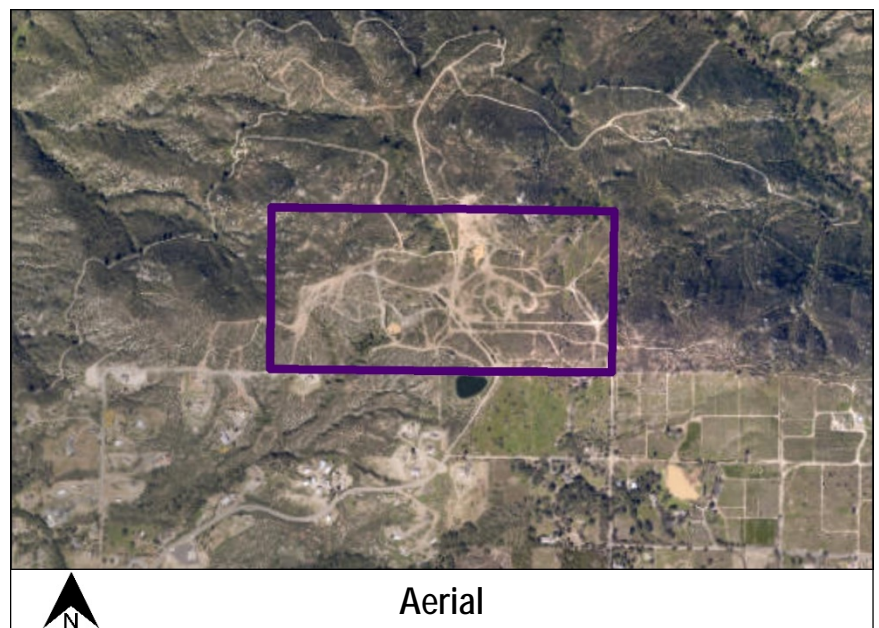
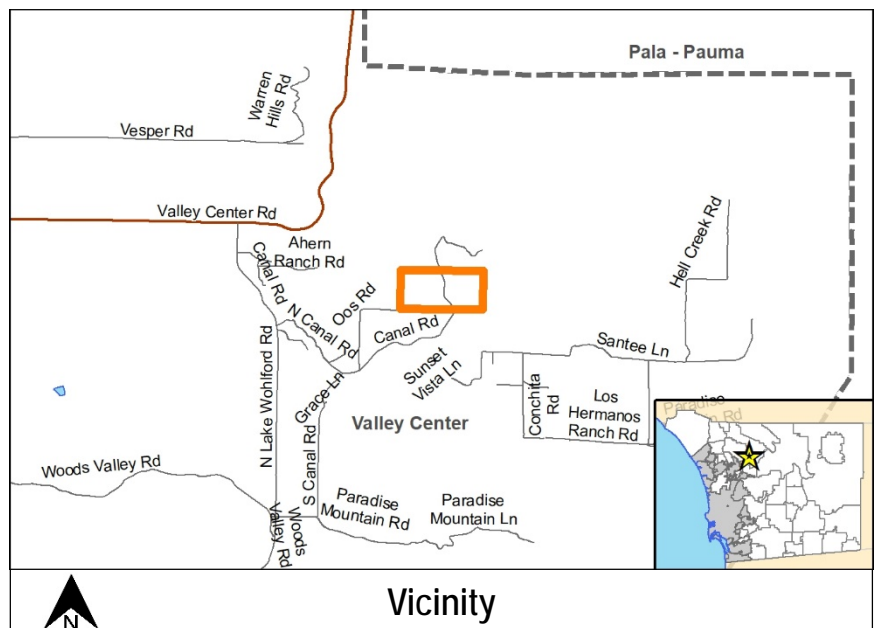
Existing	Proposed
A70	S80

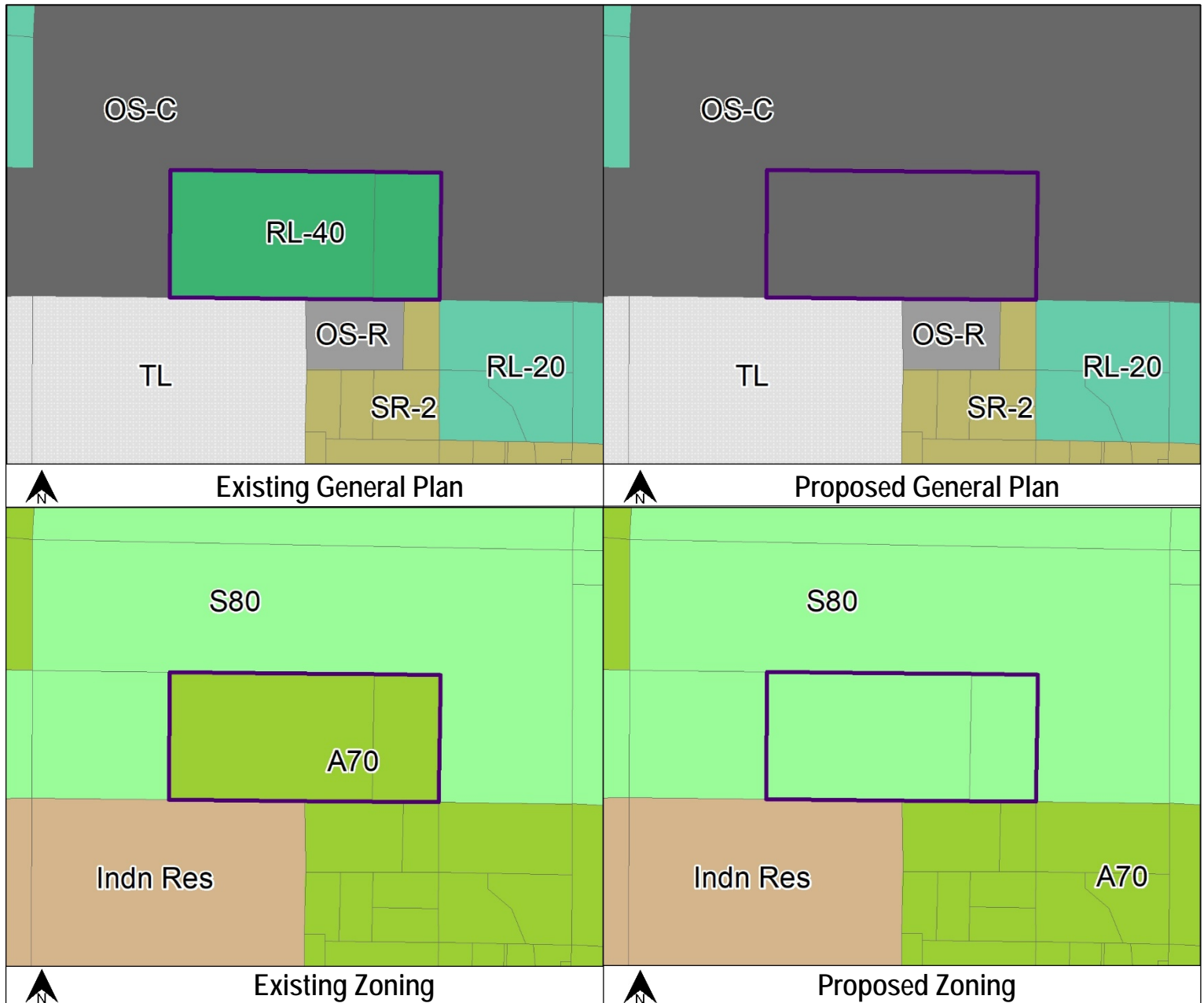
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ - none
- ◐ Steep slope
 - Floodplain
 - Wetlands
 - Sensitive Habitat
 - ◐ Agricultural Lands
 - Fire Hazard Severity Zones
 - Trails





Description

VC401 consists of two parcels that are 78.08 acres in total. The parcels were purchased by the Department of Parks & Recreation (DPR). DPR requested the land use designation be changed from Rural Lands 40 (RL-40) to Open Space-Conservation (OS-C) and the zoning from A70 to S80.

General Plan Consistency

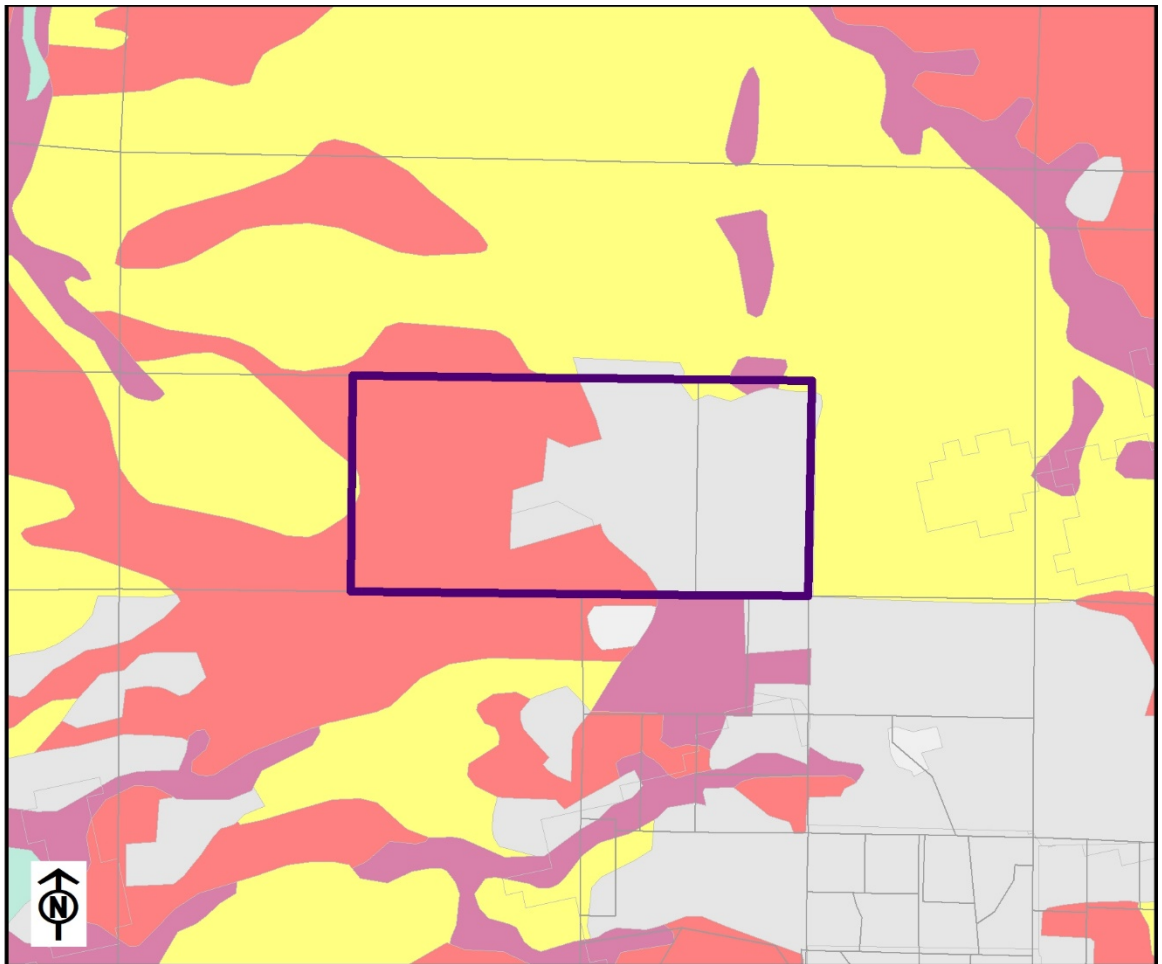
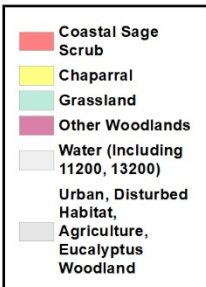
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space.

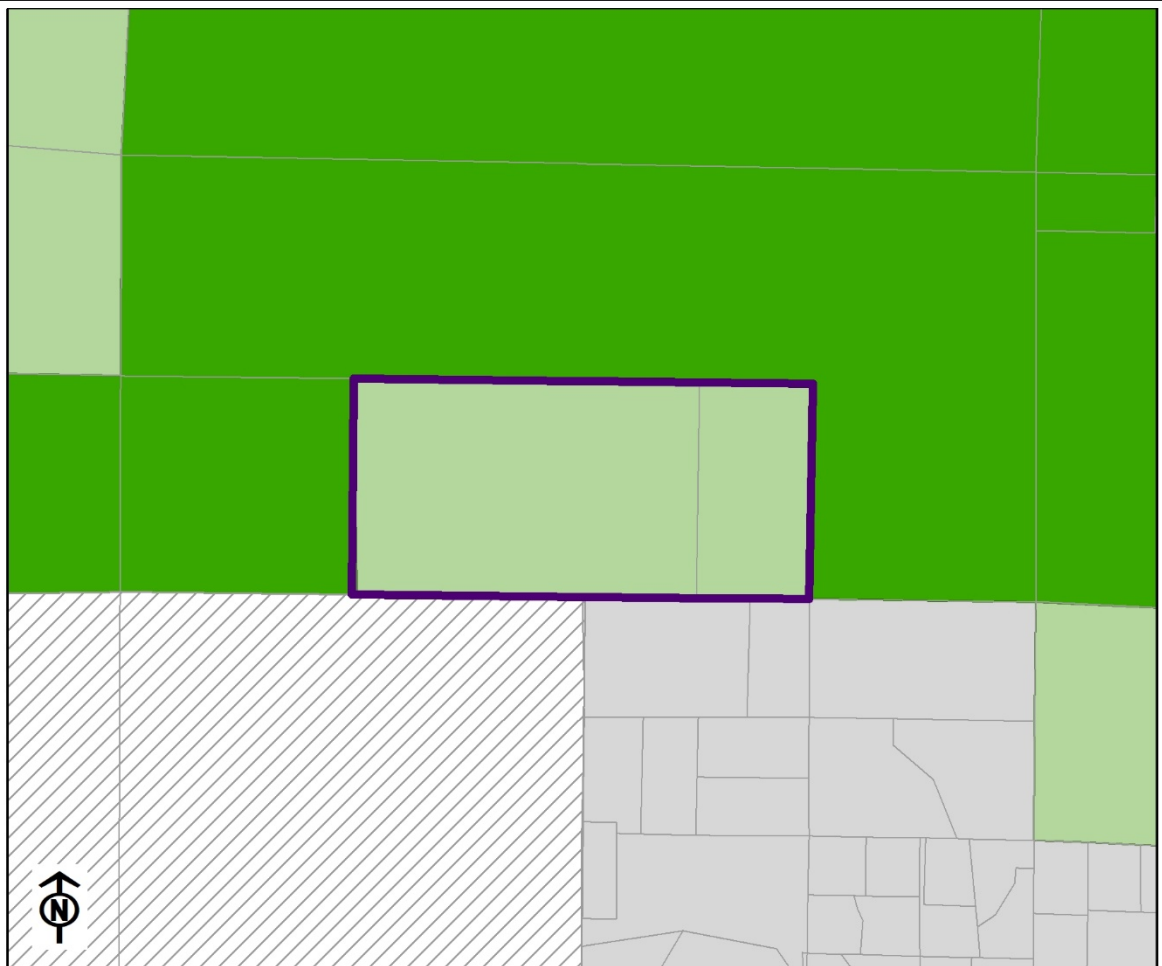
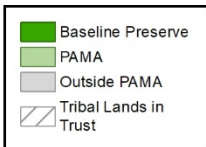
Vegetation

● Sensitive Habitat



MSCP

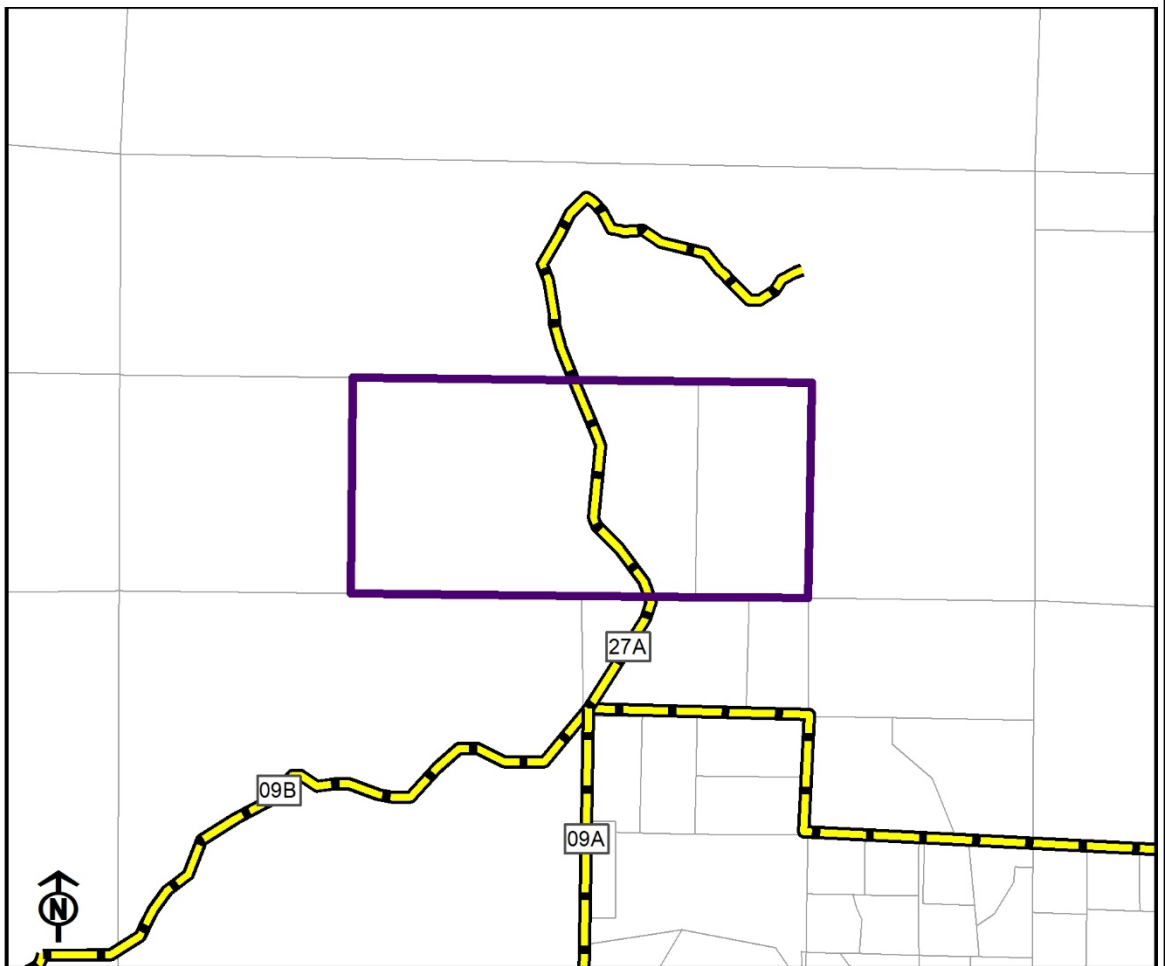
● Sensitive Habitat



Trails

● Trails

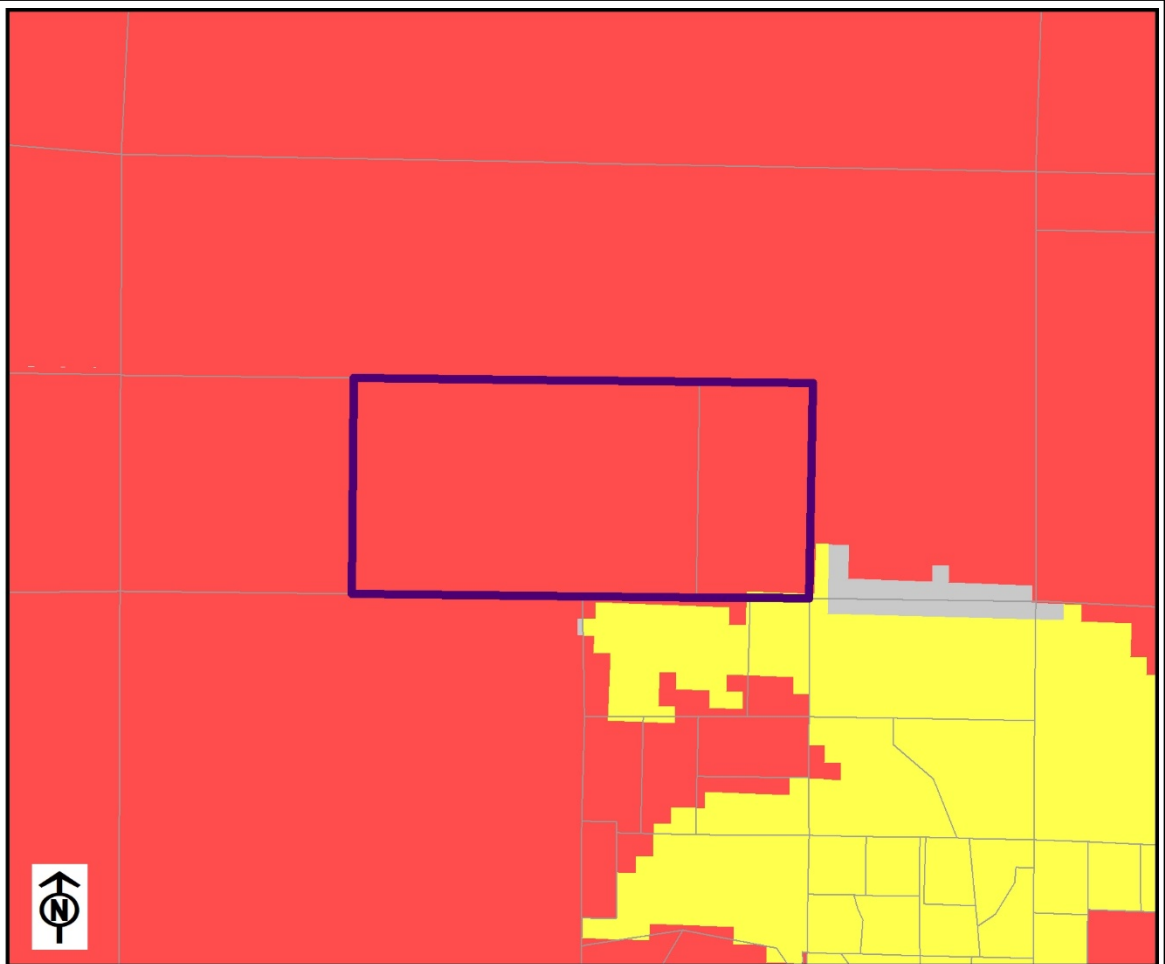
Trail: Planned



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

Fire Hazard Severity Zones
 Very High
 Moderate
 Non-Wildland/
 Non-Urban



VC402 (Valley Center)

Basis for Change: Ownership Change
– Department of Parks & Recreation (DPR) acquisition for Keys Creek Preserve

Proposed Change: Redesignate one parcel from Semi-Rural 2 (SR-2) to Open Space Conservation (OS-C) and rezone from A70/RR to S80

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
County of San Diego

Size:
1 parcel (42.83 acres)

Location:
Northeast of Lilac Road and on Keys Creek Preserve

APNs: 185-201-33

General Plan

Scenario	Designation	DU's
Existing	SR-2	17
Proposed Change	OS-C	0
GP Update Analyzed	SR-2	17

Zoning

Existing	Proposed
A70, RR	S80

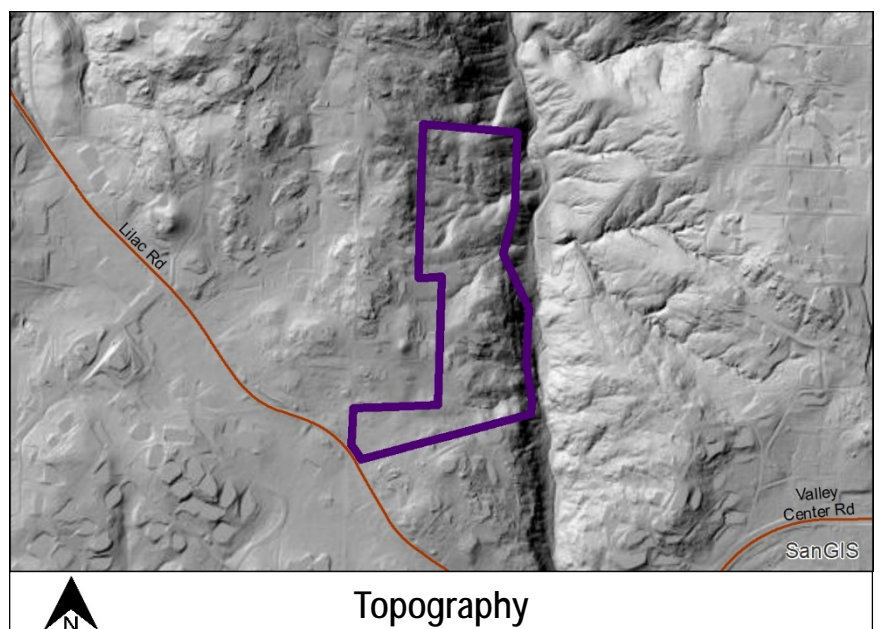
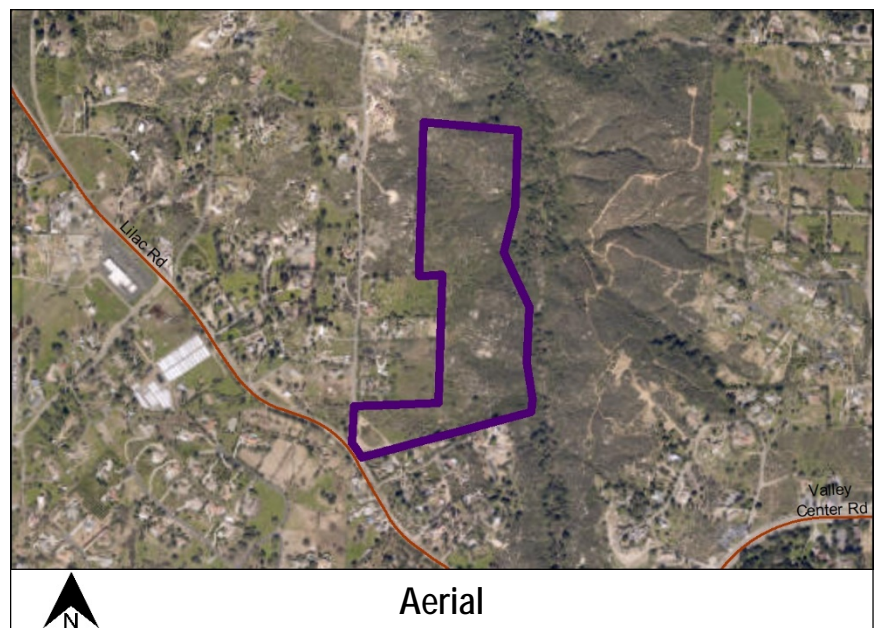
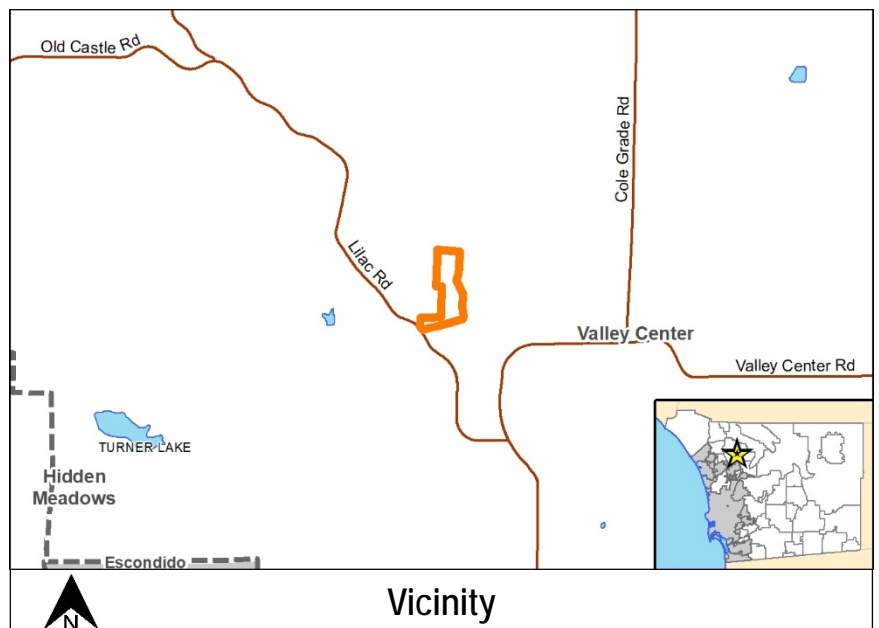
Development Designator Changes

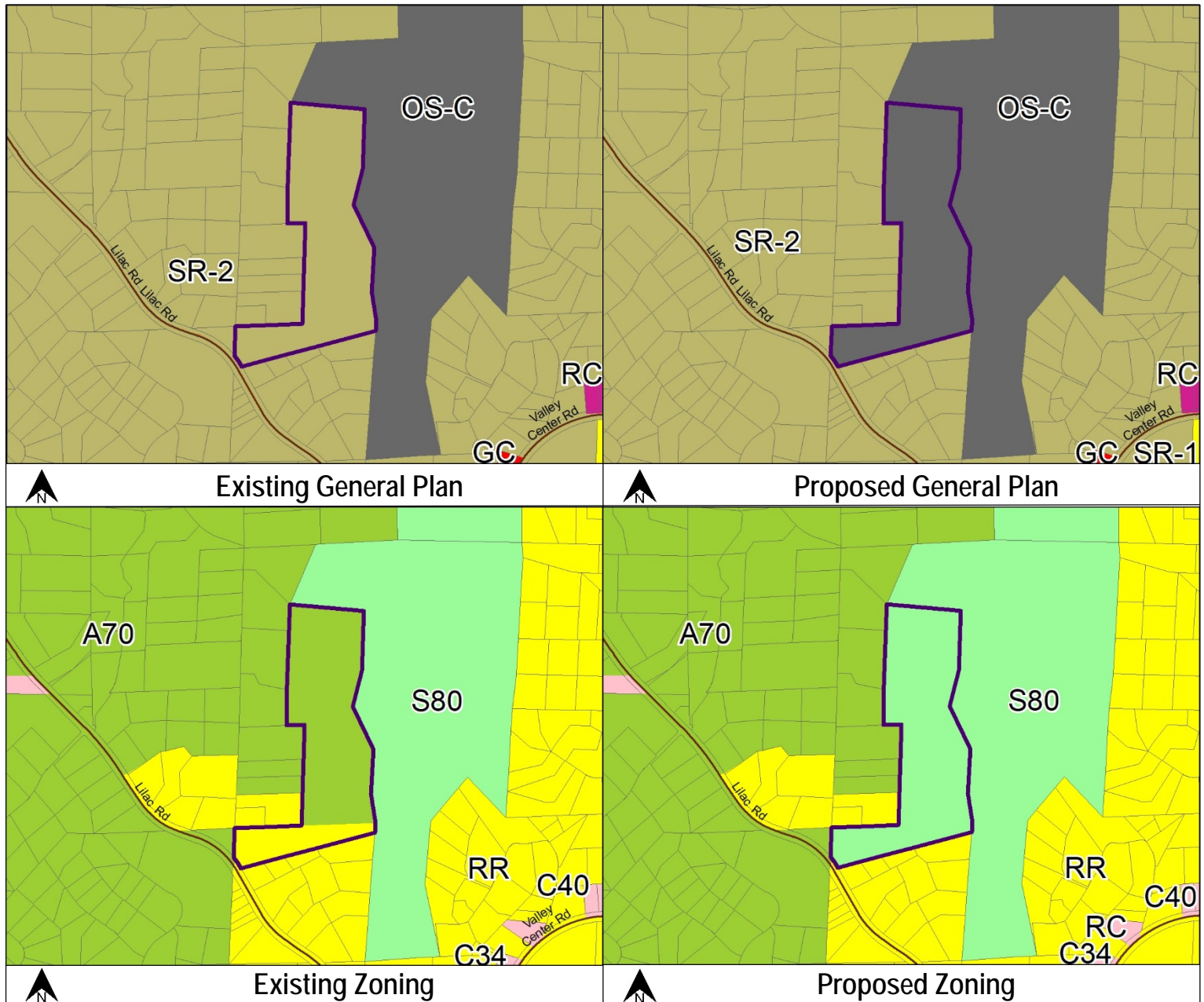
Existing	Proposed
N/A	N/A

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

- Steep slope
- Floodplain
- Wetlands
- Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

VC402 consists of one parcel that is 42.83 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Department of Parks & Recreation (DPR). This acquisition is a part of Keys Creek Preserve. The proposal is to redesignate 1 parcel acquired by DPR from Semi-Rural 2 (SR-2) to Open Space-Conservation (OS-C) and rezone from A70 and RR to S80.

General Plan Consistency

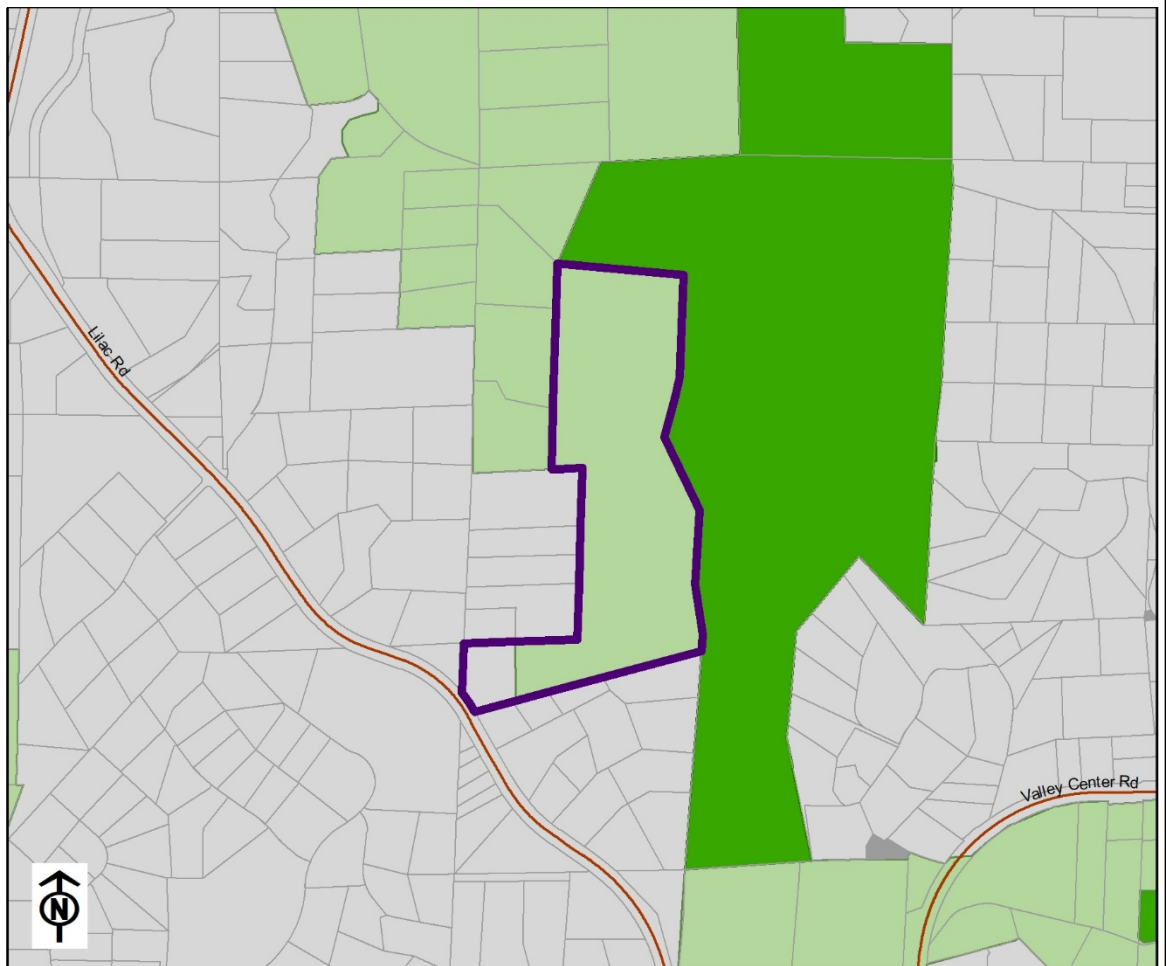
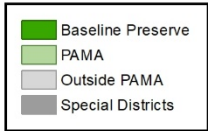
Policy COS-1.1 Coordinated Preserve System. *Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to all wildlife to travel throughout their habitat ranges.*

The OS-C designation is consistent with the General Plan based on the following:

- The parcels have been purchased by DPR for open space and there is precedent to redesignate land for OS-C when ownership changes.
- The parcels are adjacent to parcels already designated Open Space for Keys Creek Preserve.

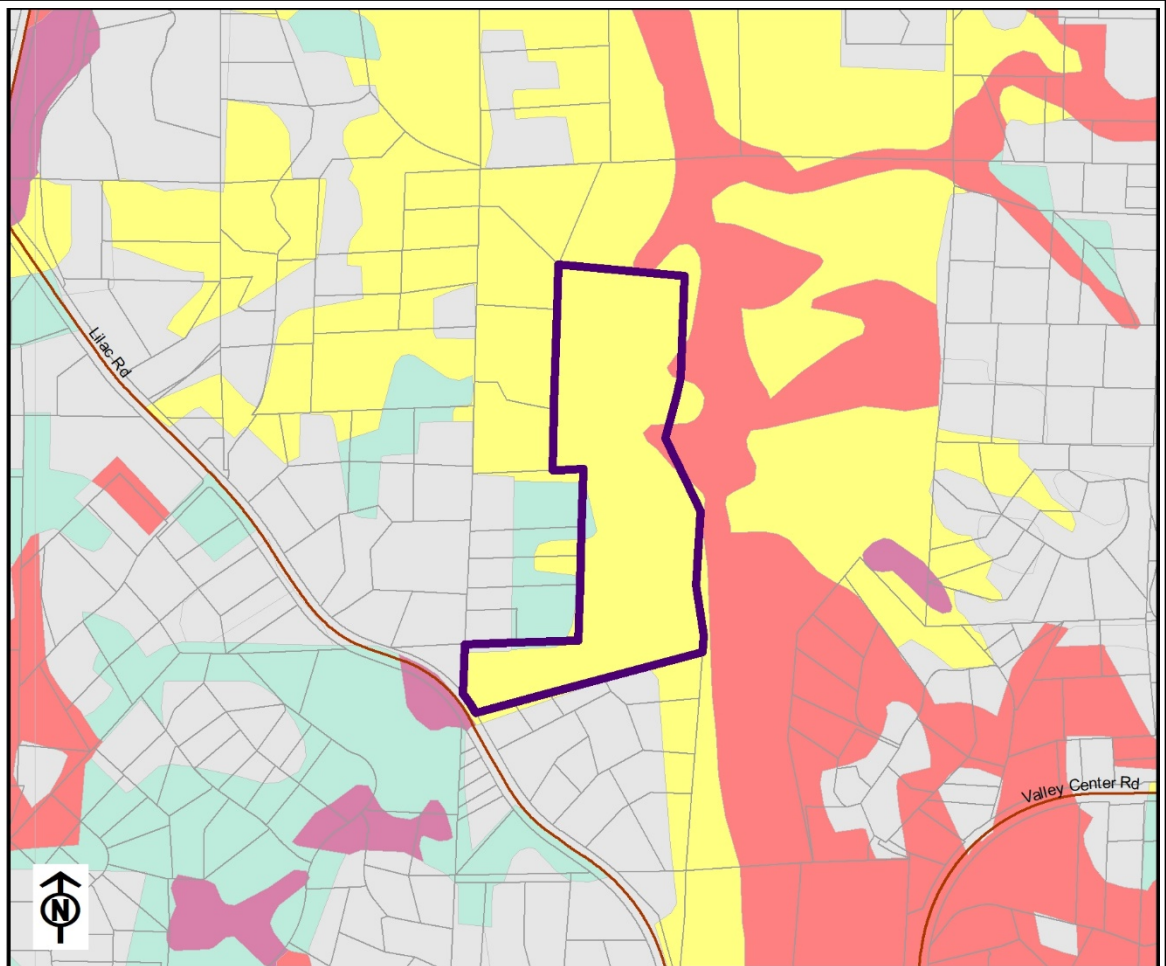
MSCP

● Sensitive Habitat



Vegetation

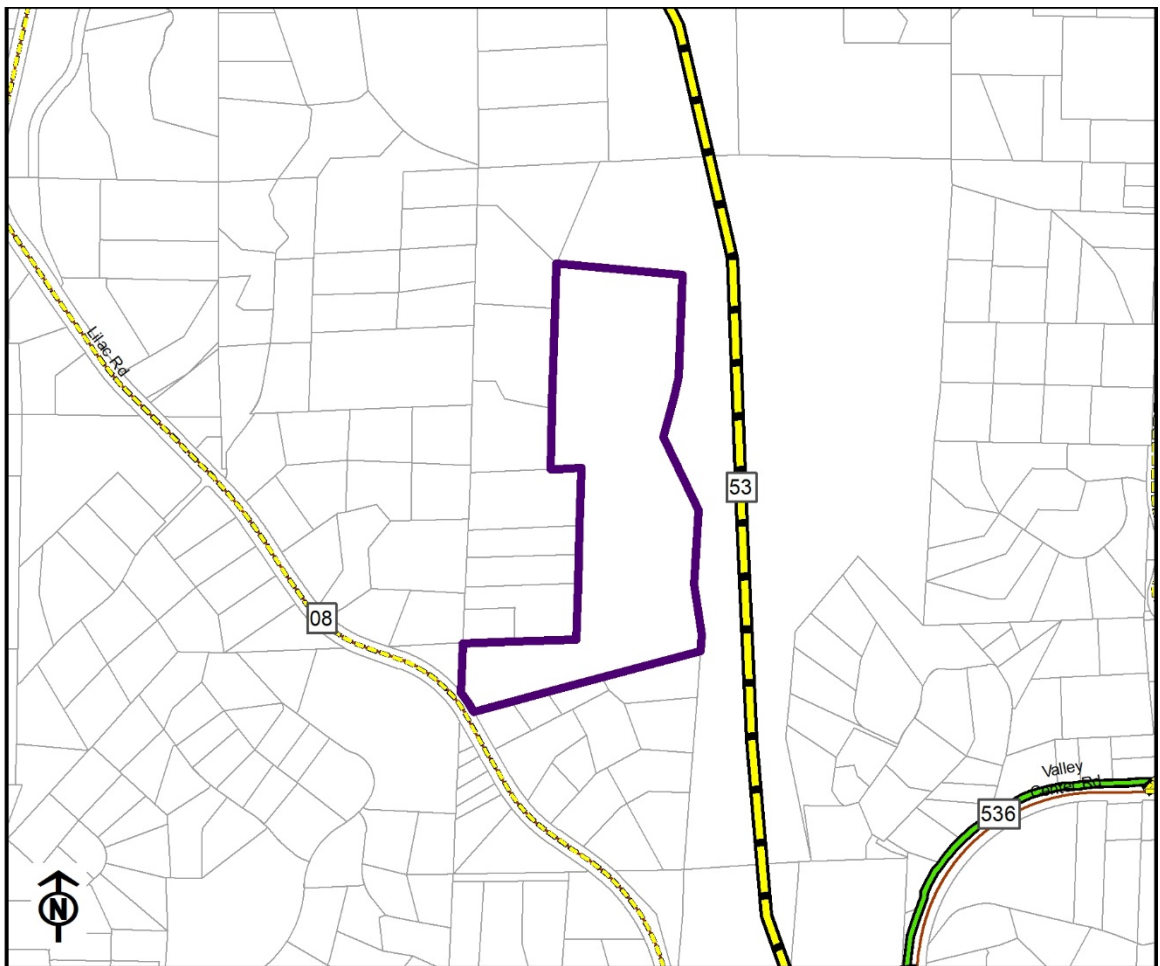
● Sensitive Habitat



Trails

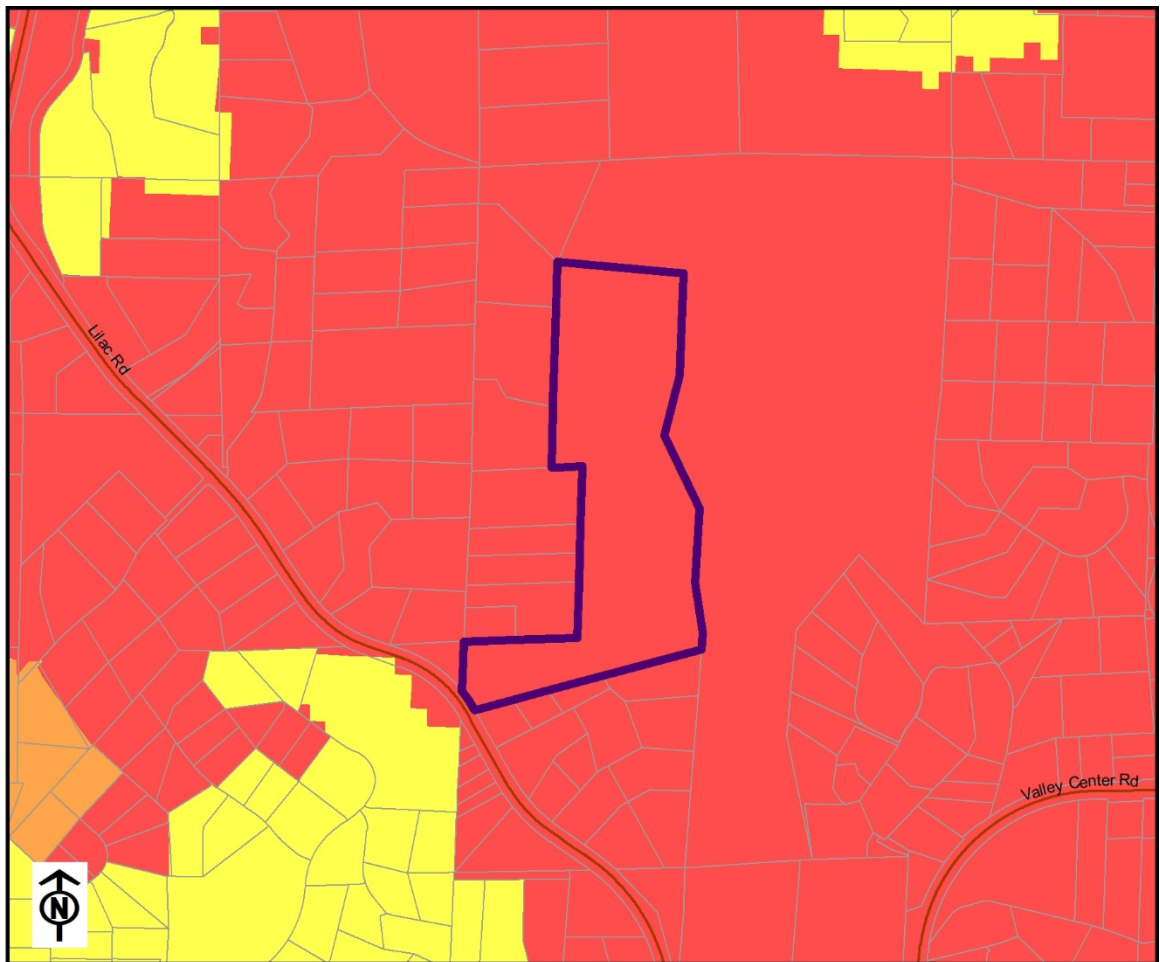
○ Trails

- Path: Planned
- Trail: Planned
- Trail Easements

**Fire Hazard Severity Zones**

● Fire Hazard Severity Zones

- Very High
- High
- Moderate



VC404 (Valley Center)

Basis for Change: Ownership Change
– acquisition for Star Valley Park

Proposed Change: Redesignate three parcels from Semi-Rural Residential 4 (SR-4) to Open Space Recreation (OS-R) and rezone from A70 to S80

CPG Recommendation No vote

Opposition Expected No

Property Information

Property Owner:
Valley Center Parks Recreation Special District

Size:
3 parcels (43.49 acres)

Location:
South of Vesper Road, north of Valley Center Road, and west of Mactan Road
APNs: 188-290-70, 188-290-71, 188-290-14

General Plan

Scenario	Designation	DU's
Existing	SR-4	10
Proposed Change	OS-R	0
GP Update Analyzed	SR-4	10

Zoning

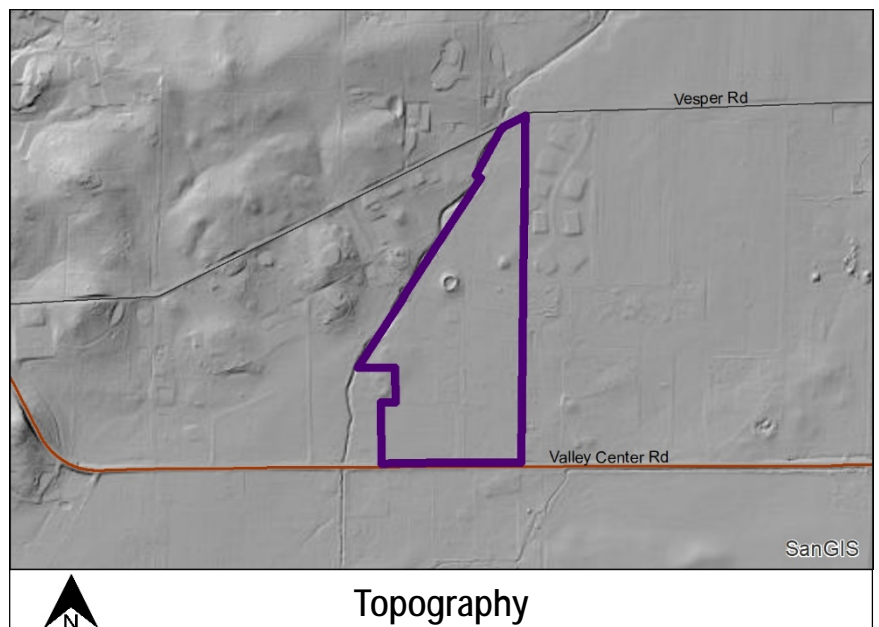
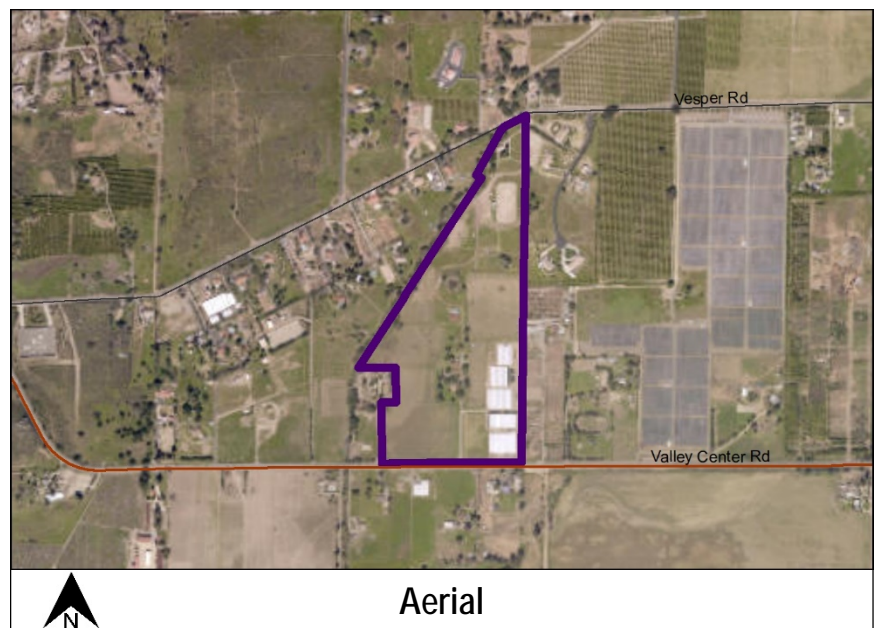
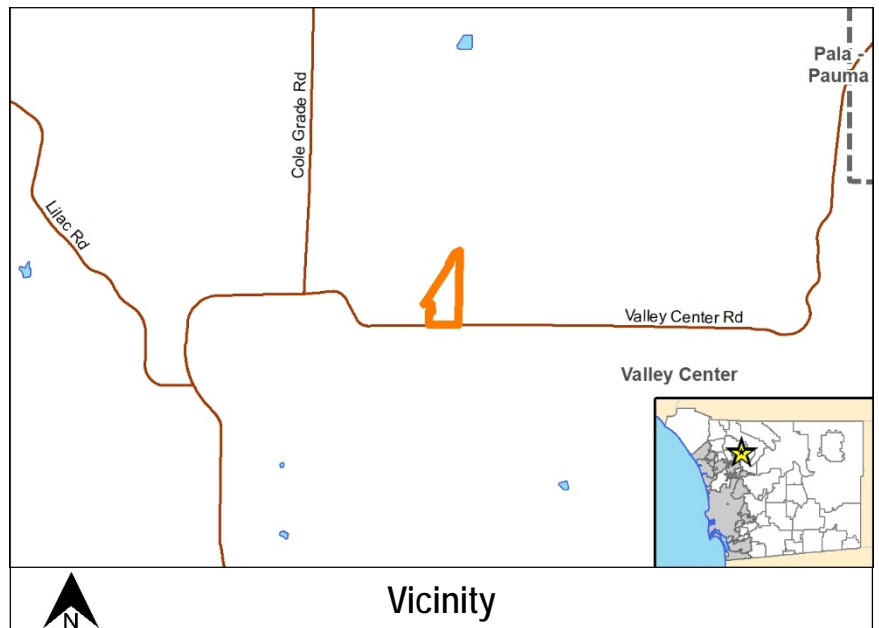
Existing	Proposed
A70	S80

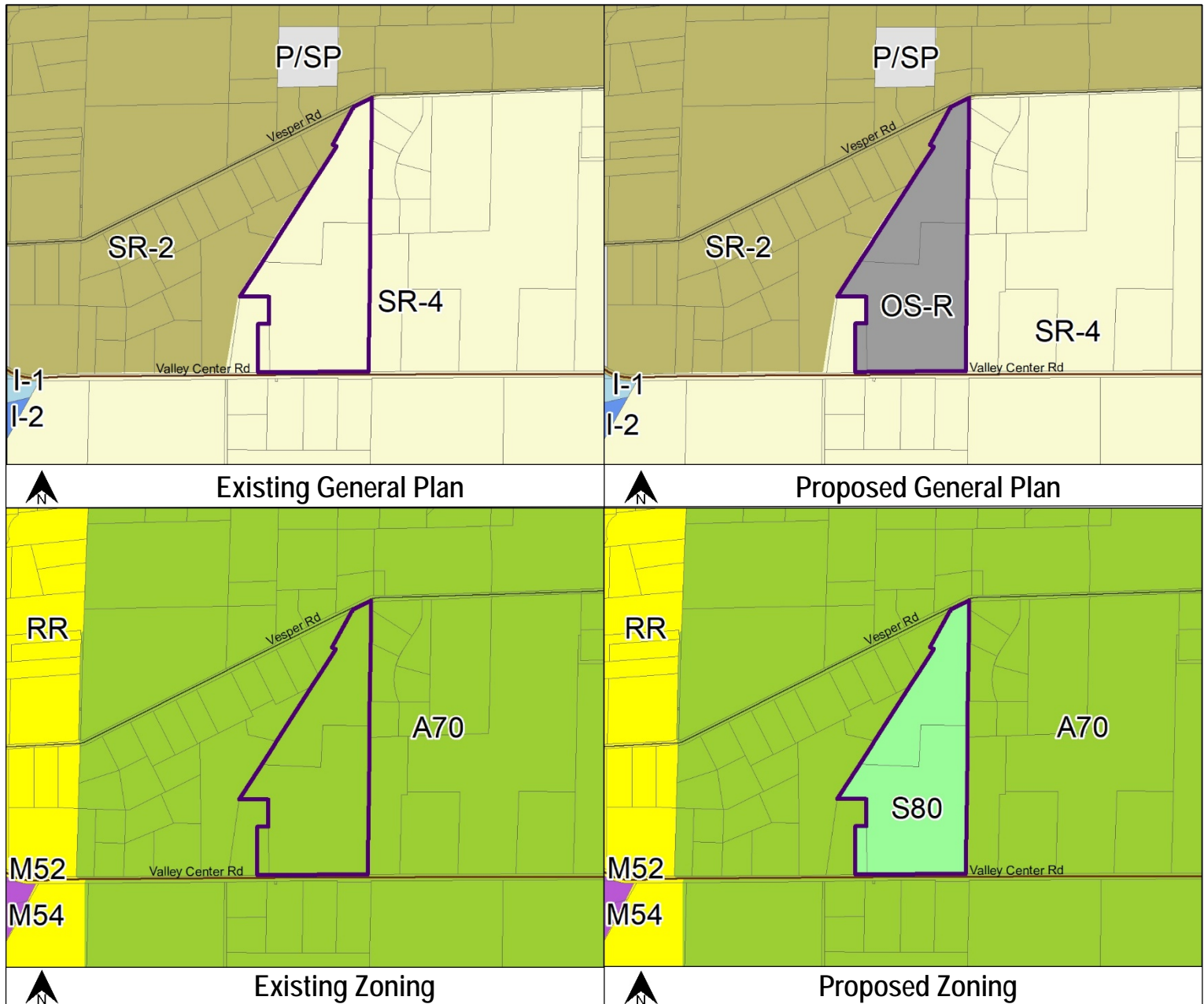
Development Designator Changes

Existing	Proposed
N/A	N/A

Prevalence of Constraints

- – high; ◐ – partially; ○ – none
- Steep slope (greater than 25%)
- Floodplain
- Wetlands
- ◐ Sensitive Habitat
- Agricultural Lands
- Fire Hazard Severity Zones
- Trails





Description

VC404 consists of three parcels that are 43.49 acres in total and is a proposed revision based on an ownership change. The parcel was acquired by the Valley Center Parks Recreation Special District for the purposes of an active park. The proposal is to redesignate 3 parcels from Semi-Rural 4 (SR-4) to Open Space-Recreation (OS-R) and to rezone from A70 to S80.

General Plan Consistency

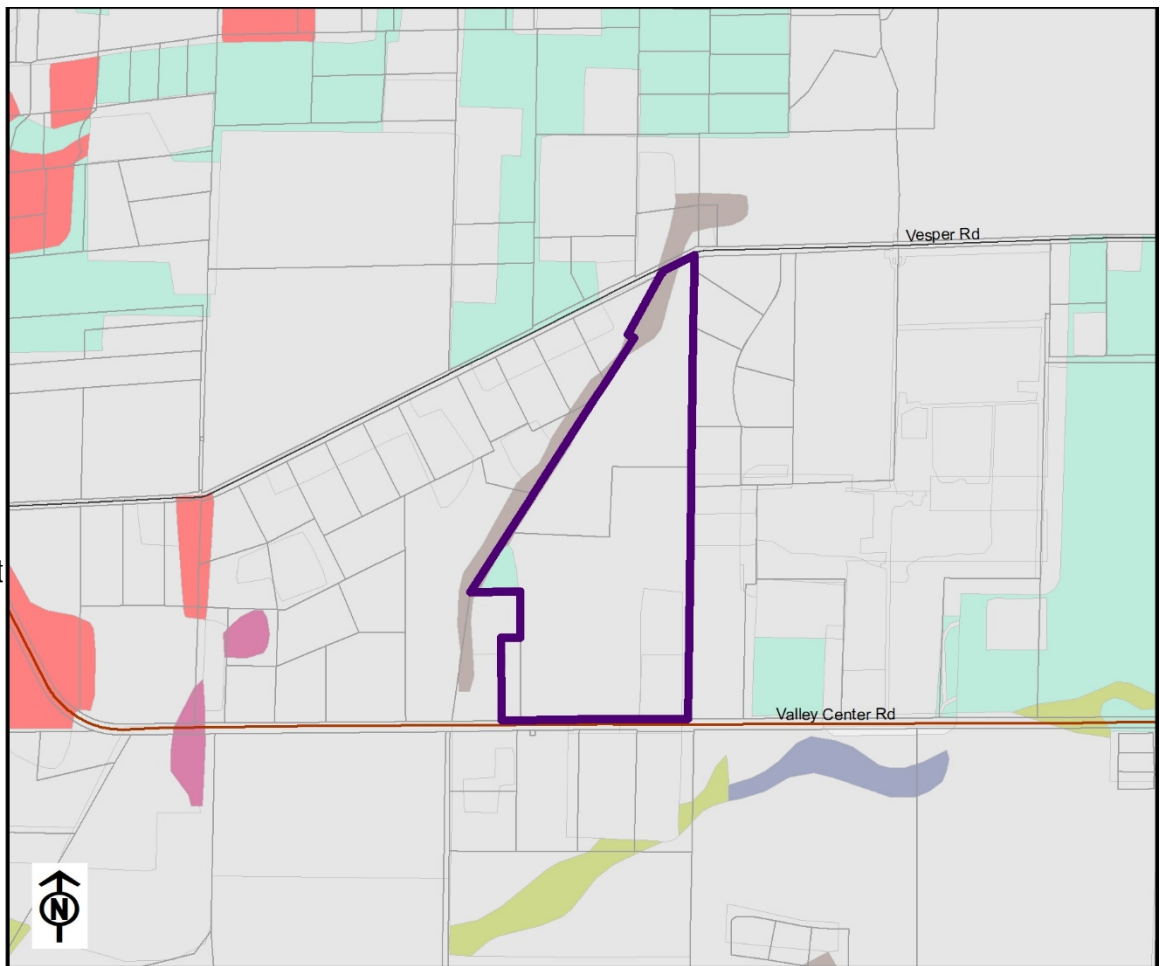
Policy COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

The Open Space-Recreation designation is consistent with policy COS-21.1 based on the following:

- This acquisition provides Open Space Recreation acreage for Valley Center
- The additional acreage is planned for active recreational use

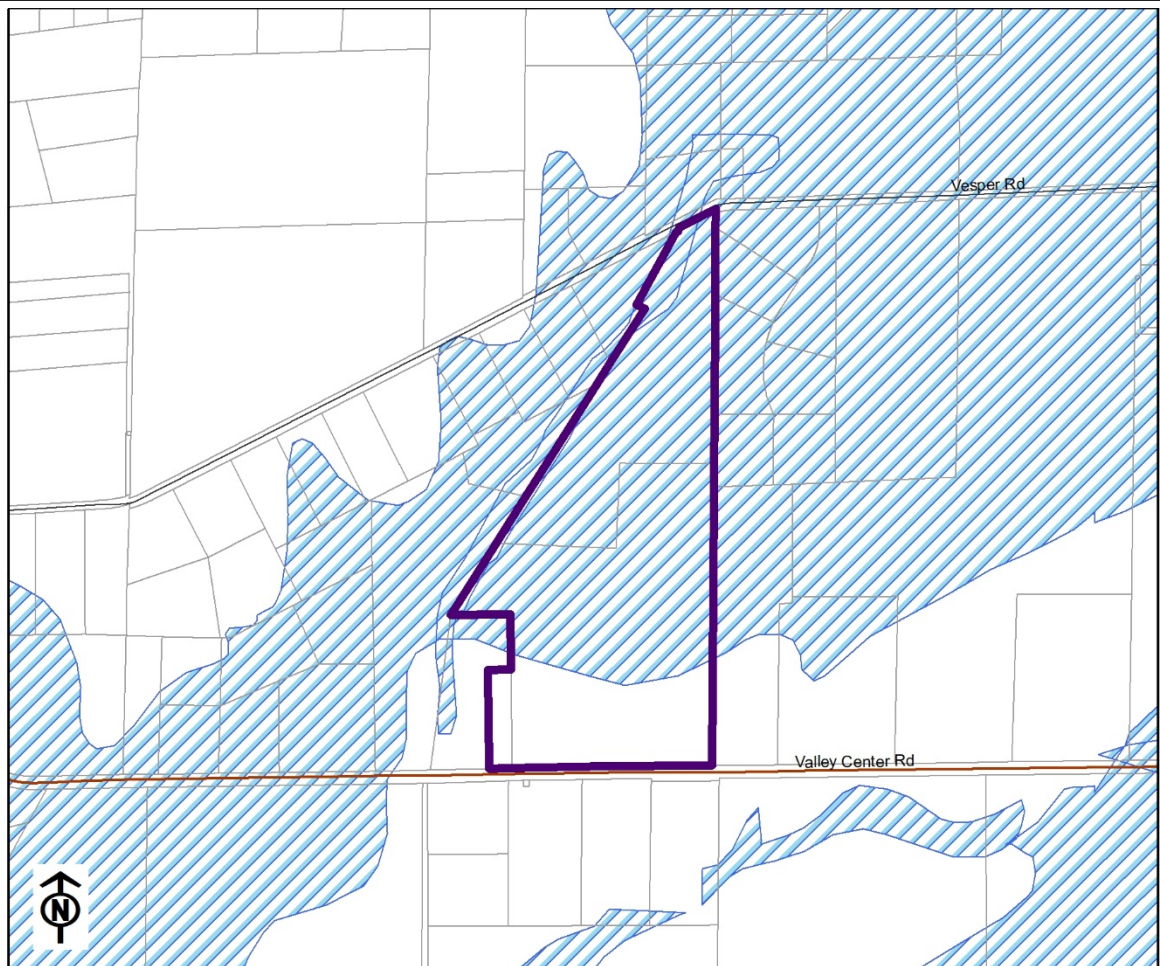
Vegetation

● Sensitive Habitat



Wetlands

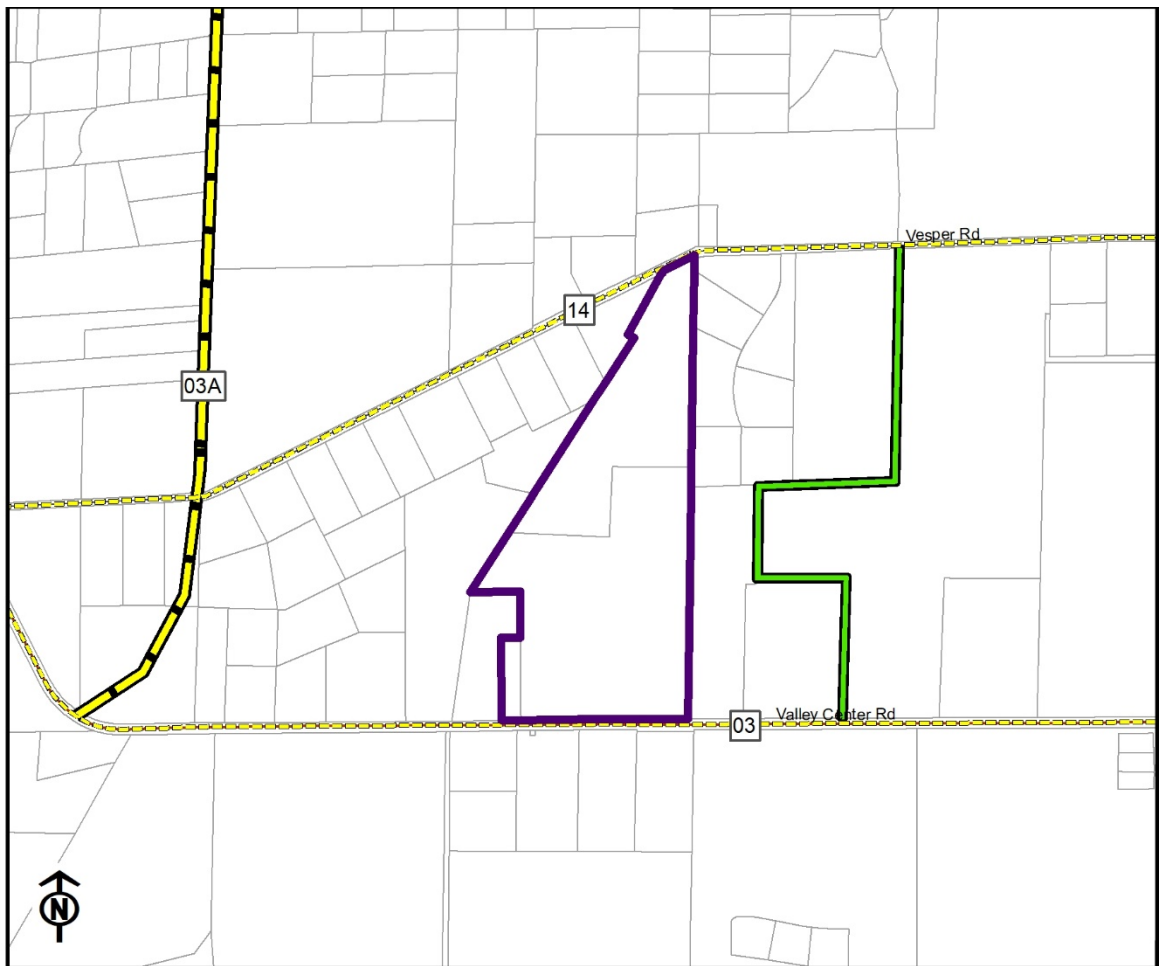
● Wetlands



Trails

○ Trails

- Path: Planned
- Trail: Planned
- Trail Easements



Fire Hazard Severity Zones

● Fire Hazard Severity Zones

- Fire Hazard Severity Zones
- Very High
 - High
 - Moderate

