
CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Introduction

During the San Diego County Board of Supervisors (BOS) hearings for the General Plan Update conducted between October 2010 and August 2011, a number of individual property owners petitioned the BOS to consider changes to the General Plan land use designations for their properties. Following public testimony, the BOS directed staff to review the property specific requests (PSRs) made during the hearings. Some requests were incorporated into the General Plan that was ultimately adopted on August 3, 2011; however, many could not be accommodated without additional environmental review and were not accommodated in the adopted General Plan Update. The BOS held a series of hearings in 2012 to accept testimony and receive preliminary staff input on PSRs. The 2012 hearings resulted in the initiation of this General Plan Amendment (GPA)/Rezone and another GPA/Rezone that was completed in 2014 (see Section 1.11.2).

This PSRs GPA/Rezone includes proposals to amend the General Plan land use designations and, when necessary for consistency, the associated zoning use regulations. In many cases, a study area surrounding the 41 PSRs (several PSRs cover multiple parcels) was identified and included in the areas proposed for changes, in order to ensure mapping consistency and avoid spot designations. This approach allowed for the identification of 21 consolidated PSR Analysis Areas in this current project for the purposes of planning and environmental analysis (Table 1-1). The Proposed Project would consist of a General Plan Amendment (GPA) that would affect approximately 9,336 acres and 882 parcels of unincorporated County lands within nine communities. The land use changes would increase residential densities as compared to the General Plan resulting in the addition of approximately 1,826 potential dwelling units. Included in these noted additional potential dwelling units and acreage totals, the Proposed Project includes an update to the land use designations and zoning for properties within the area of the expired Champagne Gardens Specific Plan (CGSP) to ensure consistency with the General Plan. The proposed changes are summarized in Table 1-2. Figure 1-1 shows the location of the countywide PSR Analysis Areas.

In compliance with the provisions of the California Environmental Quality Act (CEQA) (according to CEQA Guidelines Title 14, California Code of Regulations (CCR) Sections 15162–15163), this SEIR tiers from the previously certified 2011 General Plan Update Program EIR (2011 PEIR) and evaluates the environmental impacts associated with the Proposed Project, as more fully described in Section 1.7 (Technical, Economic, and Environmental Characteristics).

1.1.1 Purpose and Use of this EIR

The County is the lead agency for this GPA/Rezone and will have the responsibility for subsequent approval. Pursuant to CEQA Guidelines Section 21067, the County will consider the information disclosed in this SEIR, in combination with other applicable and available data, in determining whether or not PSR proposals should be approved.

This SEIR is an “informational document that will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project” (CEQA

Guidelines Section 15121(a)). Consistent with CEQA Guidelines Section 15162 (a)(3), this document has been prepared as an SEIR to the 2011 PEIR.

The 2011 PEIR provided an analysis of potential future development of the unincorporated County areas based on anticipated buildout of the General Plan and other relevant plans, programs, and policies; however, most of the proposed designations associated with these PSRs were not included in any of the alternative maps analyzed in the 2011 PEIR. A hard copy of the 2011 PEIR is also available to review at the County of San Diego, Planning and Development Services, located at 5510 Overland Avenue, Suite 310, San Diego, CA 92123. In accordance with CEQA Guidelines Section 15150, information from the 2011 PEIR is hereby incorporated by reference into this SEIR and is available online at:

<http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html>.

This SEIR is intended for use by the County in streamlining environmental documentation for future development projects that tier from this document, such as development of the individual PSR parcels.

1.2 SEIR Review Process

1.2.1 Public and Agency Review

In compliance with CEQA Guidelines Section 15082, a Notice of Preparation (NOP) for this SEIR was distributed to the California State Clearinghouse; relevant responsible agencies; other local, State, and federal agencies; property owners subject to proposed changes and neighbors within 300 feet of proposed changes; and interested individuals and organizations. The NOP public comment period began on December 3, 2015, and ended on February 4, 2016. The NOP was published in the San Diego Union-Tribune newspaper and posted on the County website. Appendix A of this SEIR includes the NOP comments received.

Subsequent to the issuance of the NOP and Determination of the Scope of the SEIR, two of the property owners associated with PSRs, referred to as BO22 and NC42, requested to be removed from the Proposed Project. The BO22 and NC42 PSR parcels and associated study area properties have been eliminated from consideration within the Proposed Project and from any further analysis in this SEIR. Therefore, parcel totals, acreage totals, potential dwelling unit calculations, and all analysis in this document reflect the project scope without BO22, NC42, and previously considered study area parcels associated with these two PSRs.

Starting in spring 2016, County staff attended community planning/sponsor group meetings in the Community Planning Areas (CPAs) and Subregional Planning Areas (Subregions) with PSR Analysis Areas and areas of the former CGSP. During these meetings, staff provided existing and proposed PSR maps, constraint maps, and other information for group members and other attendees. Staff shared information on preliminary analysis and proposals for possible map alternatives for SEIR analysis. The County facilitated a workshop process at each meeting, so that planning group members and other attendees could get involved and provide input on the process of developing alternatives.

1.2.1.1 *SEIR Approvals*

Following the close of the 45-day public review period, written comments received on this Draft SEIR will be responded to in writing in a Response to Comments document. The Response to

Comments document together with the Draft SEIR will constitute the Final SEIR. If any text changes are identified to address public comments received during the public review period for the Draft SEIR, such changes will be reflected in the Final SEIR.

The BOS will review and consider the Final SEIR for the Proposed Project and will make a determination as to whether the Final SEIR is consistent with the requirements of CEQA, and conclude whether or not to certify the document.

1.2.1.2 CEQA Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Conditions

Following certification of an EIR, CEQA requires that a lead agency make written findings for each of the potentially significant environmental impacts associated with the Proposed Project.

In addition, Public Resources Code (PRC) Section 21081.6 requires that lead agencies adopt a Mitigation Monitoring and Reporting Program for any project with significant environmental impacts. A Mitigation Monitoring and Reporting Program is required for this Proposed Project and will be prepared as part of the Final SEIR. The Mitigation Monitoring and Reporting Program will provide a list of all proposed mitigation measures/General Plan Implementation Policies; define the parties responsible for implementation and review/approval; and identify the timing for implementation of each measure.

For significant unavoidable impacts, a Statement of Overriding Considerations will be included in the Administrative Record for the Proposed Project, which will provide reasoning as to why the significant unavoidable environmental impacts are outweighed by the social, legal, technological, or other benefits that would result with implementation of the Proposed Project.

1.2.2 SEIR Organization

This SEIR addresses the potential environmental effects of the Proposed Project on the following resources:

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|---|-----------------------------------|
| 1. Aesthetics | 10. Mineral Resources |
| 2. Agricultural and Forestry Resources | 11. Noise |
| 3. Air Quality | 12. Population and Housing |
| 4. Biological Resources | 13. Public Services |
| 5. Cultural and Paleontological Resources | 14. Recreation |
| 6. Geology and Soils | 15. Transportation and Traffic |
| 7. Hazards and Hazardous Materials | 16. Utilities and Service Systems |
| 8. Hydrology and Water Quality | 17. Global Climate Change |
| 9. Land Use | |

1.2.2.1 Required SEIR Content and Organization

The content and organization of this Draft SEIR are designed to meet the requirements of CEQA, the CEQA Guidelines, and the County of San Diego Environmental Impact Report Format and General Content Requirements, as well as to present issues, analysis, mitigation, and other information in a logical and understandable way. This Draft SEIR is organized into and includes the following sections:

- **Summary** provides a description of the Proposed Project and a summary of the environmental impacts that would result with project implementation, proposed mitigation measures, and the level of significance of impacts prior to and after mitigation. The Summary also identifies areas of controversy; issues to be resolved by the decision-making body; and a summary of the project alternatives.
- **Chapter 1 Project Description, Location, and Environmental Setting** provides CEQA compliance information; an overview of the environmental review and decision-making process; purpose of the Proposed Project; a summary of relevant documents incorporated by reference; a description of the project location, characteristics, and objectives; the relationship of the Proposed Project to other plans and policies; and the existing regional environmental setting.
- **Chapter 2 Environmental Effects of the Proposed Project** contains a detailed analysis of the existing conditions; regulatory framework; direct, indirect, and cumulative project impacts; and mitigation measures for each relevant environmental issue area.
- **Chapter 3 Other CEQA Considerations** discusses the potential for growth-inducing impacts, significant irreversible environmental changes, and significant and irreversible environmental changes.
- **Chapter 4 Alternatives** evaluates a reasonable range of alternatives to the Proposed Project, including the No Project Alternative, in an effort to reduce significant environmental effects that cannot be avoided. The environmentally superior alternative is identified.
- **Chapter 5 References** identifies reference sources for the Draft SEIR.
- **Chapter 6 Preparers and Persons Contacted** lists the organizations and persons contacted during preparation of the Draft SEIR.
- **Chapter 7 Mitigation Measures** provides a list of proposed mitigation measures and policies that would minimize potentially significant environmental impacts of the Proposed Project.

The analysis of each environmental category in Chapter 2 is organized as follows:

- **Existing Conditions** describes the physical conditions that exist at this time and that may influence or affect the topic being analyzed. This section incorporates the existing conditions from the 2011 PEIR, and provides a discussion of any changes that have occurred, if applicable.
- **Regulatory Framework** describes state and federal laws, San Diego County General Plan goals, policies, and implementation policies that apply to the topic being analyzed. This section incorporates the regulatory framework from the 2011 PEIR, and provides a discussion if any changes have occurred to the regulatory setting.
- **Analysis of Project Impacts and Determination of Significance** discusses the direct and indirect impacts of the Proposed Project in each environmental category.
- **Cumulative Impacts** discusses the Proposed Project's contribution to any cumulative impacts in each environmental category.

- **Mitigation** provides a discussion of new or existing feasible mitigation measures and/or adopted General Plan Implementation Policies to reduce any impacts.
- **Conclusion** provides a conclusion of impact significance after the incorporation of all feasible mitigation measures.

The Draft SEIR appendices provide information and technical studies that support the environmental analysis contained within the Draft SEIR.

- Appendix A: Notice of Preparation/Public Comments Received on the NOP
- Appendix B: Air Quality Technical Report
- Appendix C: Confidential Cultural Resources Data
- Appendix D: Noise Technical Report
- Appendix E: Transportation Impact Assessment
- Appendix F: Greenhouse Gas Assessment
- Appendix G: Energy Conservation
- Appendix H: Impacted Roadway Segments and Supporting Rationale for LOS E/F Acceptance
- Appendix I: Proposed Zoning Special Area Regulations (D Designators)

1.2.3 Project Scope

The General Plan directs future growth in the unincorporated areas of the County with a projected capacity that will accommodate more than 232,300 existing and future dwelling units. This growth is targeted to occur primarily in the western portions of the unincorporated County where there is the opportunity for additional development. Compared to the previous General Plan, the 2011 update reduces housing capacity by 15 percent and shifts 20 percent of future growth from eastern backcountry areas to western communities. The General Plan is intended to reduce competing interests for land by shifting development densities to the northwest and southwest areas of the County, where water and public services can be made available to support the population. By shifting density to the more urbanized western areas, opportunities for agriculture, recreation, and wildlife protection are preserved in the eastern areas (2011 PEIR). Additionally, the General Plan “provides a renewed basis for the County’s diverse communities to develop Community Plans that are specific to and reflective of their unique character and environment consistent with the County’s vision for its future” (County 2011a).

The Proposed Project would result in revisions to the adopted General Plan land use and zoning designations on private properties, identified in this document as PSRs. Most of the PSR Analysis Areas include a study area (also included in proposed changes) around the PSR properties to prevent an “island” of potentially incompatible land use and zoning designations adjacent to and in the vicinity of some PSRs. The PSR Analysis Areas consist of approximately 9,336 acres on 882 parcels throughout the unincorporated County. Primarily, the proposed GPA will amend certain land use designations within the following nine CPAs and Subregions:

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|-----------------------------|-------------------------------------|
| • Bonsall CPA | • North County (NC) Metro Subregion |
| • Crest-Dehesa CPA | • Pala-Pauma Subregion |
| • Desert Subregion | • San Dieguito CPA |
| • Fallbrook CPA | • Valley Center CPA |
| • Mountain Empire Subregion | |

Generally, the Proposed Project would result in amendments to land use designations that would result in increased residential densities; however, some proposed land use amendments would result in reassignment from current residential designations to commercial or industrial designations. Additionally, the Proposed Project would include an update to the land use designations and zoning for properties within the area of the expired CGSP. These revisions necessitate a GPA and a zoning ordinance amendment, which are described in more detail in Section 1.3.2. Revisions to Residential Policy 8 of the Valley Center Community Plan are proposed that would change the minimum lot sizes allowed in the Valley Center CPA, within the SR-2 designation, from one acre to one-half acre and change the minimum lot size allowed in the SR-4 designation from two acres to one acre. The policy revision would only apply to properties within the Valley Center Municipal Water District (VCMWD) wastewater service area. It is noted that this revision would not result in an increase in potential dwelling units, because the number of lots would not be affected (only the size). The purpose of the policy revision is to allow clustering of future residences on subject properties, to avoid sensitive environmental resources in the area. Lastly, the project includes a proposed amendment to the County's General Plan Mobility Element Table M-4, "Road Segments Where Adding Travel Lanes is Not Justified." This amendment would add four road segments to Table M-4, to be accepted at Level of Service (LOS) E/F rather than changing the Mobility Element classification to increase the number of travel lanes to account for traffic impacts associated with the Proposed Project. In addition to adding these four segments to Table M-4, a fifth segment is proposed to be re-accepted at LOS E/F to account for traffic impacts associated with the Proposed Project.

The current and proposed General Plan designations for the PSR Analysis Areas are shown in Table 1-1. Table 1-3 provides a summary of the zoning use regulations. The applicable land use designations are defined in Table 1-4. It is anticipated that the proposed changes associated with the project would result in an increase of approximately 1,826 potential dwelling units when compared with the adopted General Plan. There are no development entitlement applications or development proposals associated with the Proposed Project.

1.3 Description of Proposed Project

The Proposed Project is a GPA to the current San Diego County General Plan, adopted on August 3, 2011. The Proposed Project GPA includes revisions to the General Plan land use map and zoning use regulations (when necessary for consistency with the proposed General Plan land use designations) for applicable CPAs and Subregions. In compliance with CEQA, this SEIR evaluates potential environmental impacts resulting from buildout of the Proposed Project as compared to existing baseline conditions, with consideration of the prior environmental analysis provided in the 2011 PEIR.

As discussed in Section 1.1, the Proposed Project would include a GPA (GPA-12-005) and a Rezone (REZ-14-006) for the following three Project components:

- **PSR Analysis Areas.** Revisions to the land use designations and zoning use regulations (when necessary for consistency with the proposed General Plan land use designations) of the 21 PSR Analysis Areas, which would require a GPA and Rezone.
- **Former Champagne Gardens Specific Plan Area.** Revisions to the land use and zoning designations of the CGSP Area (comprised of eight subareas), which would require a GPA and Rezone.

- **Valley Center Community Plan Residential Policy 8 Revision.** Revision to Residential Policy 8 of the Valley Center Community Plan, which would require a GPA (but not a Rezone).

This section includes detailed descriptions of each of the Proposed Project components.

1.3.1 PSR Analysis Areas

The Proposed Project would include a GPA and Rezone to revise the land use and (some) zoning designations, respectively, of the 21 subject PSR Analysis Areas (9,336 total acres) (Figure 1-1). “PSR Analysis Areas” are comprised of one or more PSRs and associated study areas (as applicable; i.e., not all PSR Analysis Areas include study areas). “Study Areas” were identified and included, as appropriate, because the proximity of some of the PSRs are relatively close; the purpose of the study areas is to avoid the creation of “islands” of potentially incompatible land use and zoning designations adjacent to and in the vicinity of some PSRs.

The 21 PSR Analysis Areas and eight Subareas of the former CGSP area include 882 parcels located within nine CPAs and Subregions throughout unincorporated areas in the County. The PSR Analysis Areas within each CPA and Subregion are listed below and the former CGSP area is discussed in Section 1.3.2:

- **Bonsall CPA:** 1 PSR Analysis Area (BO18+)
- **Crest-Dehesa CPA:** 1 PSR Analysis Area (CD14)
- **Desert Subregion (specifically within the Borrego Springs CPA):** 2 PSR Analysis Areas (DS8 and DS24)
- **Fallbrook CPA:** 4 PSR Analysis Areas (FB2+, FB17, FB19+, and FB21+)
- **Mountain Empire Subregion (specifically within the Campo/Lake Morena Subregional Group Area):** 2 PSR Analysis Areas (ME26 and ME30A)
- **North County Metropolitan (Metro) Subregion:**
 - Hidden Meadows Subregional Group Area: 1 PSR Analysis Area (NC3A)
 - North County Metro Subregion (but not within in a Subregional Group Area): 1 PSR Analysis Area (NC18A)
 - Twin Oaks Valley Subregional Group Area: 3 PSR Analysis Areas (NC22, NC37, and NC38+)
- **Pala-Pauma Subregion:** 1 PSR Analysis Area (PP30)
- **San Dieguito CPA:** 1 PSR Analysis Area (SD15)
- **Valley Center CPA:** 4 PSR Analysis Areas (VC7+, VC51, VC57+, and VC67)

The proposed revisions to the land use and zoning designations of the 21 PSR Analysis Areas would result in an increase of up to 1,794 dwelling units, as well as the conversion of some areas designated for residential use into commercial and industrial uses. This increase in dwelling units does not include the units associated with the former CGSP Area (which would increase the total potential dwelling units to 1,826).

The reader is referred to Table 1-1 for the following information regarding each PSR Analysis Area:

- Existing General Plan land use designation per the adopted General Plan
- Proposed General Plan land use designation
- Number of parcels
- Acreage
- Existing number of potential dwelling units per the adopted General Plan
- Proposed number of potential dwelling units
- Increase between existing and proposed number of potential dwelling units

Table 1-4 includes the maximum residential density or floor area ratio for each applicable land use designation. Table 1-4 also includes compatible Regional Categories for each land use designation. A major component to guiding the physical planning of the County is the Community Development Model (which is discussed in Chapter 2 in the General Plan), which is implemented by three “Regional Categories”—Village, Semi-Rural, and Rural Lands—that broadly reflect the different character and land use development goals of the County’s developed areas, its lower-density residential and agricultural areas, and its very low-density or undeveloped rural lands (refer to Figure LU-1, Regional Categories Map, in the General Plan). The Regional Categories provide a framework for the regional distribution of uses that serve as the foundation for the Land Use Map designations and the goals, policies, and regulations that guide future development. The three Regional Categories include:

- **Village:** This category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities.
- **Semi-Rural:** This category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories. It is noted that the maximum density for lands designated as Semi-Rural is based on the slope of the site (refer to Table 1-5 in this SEIR).
- **Rural Lands:** This category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation and thereby retain the rural character for which much of unincorporated County is known.

In addition to revisions to the land use designations of the subject PSR Analysis Areas, the Proposed Project would include revisions to some of the existing zoning designations in order to comply with the proposed land use designations. Refer to Table 1-6 for the existing and proposed zoning designations within the PSR Analysis Areas.

1.3.2 Former Champagne Gardens Specific Plan Area

The CGSP; County 1999a) and its Final EIR (County 1999b; SP94-002; REZ 94-007; SCH No. 95101055) were adopted and certified, respectively, by the BOS on January 13, 1999. The CGSP expired on January 13, 2007, because no construction or use in reliance had commenced prior to the expiration date. The General Plan did not include changes to the CGSP land use designation of “Specific Plan Area” (SPA) and zoning designation of S88 (Specific

Planning Area). The CGSP, which was adopted by the BOS on January 13, 1999, included a proposed development of visitor-serving commercial uses such as lodging, retail, restaurants, an amphitheater, and other uses in the Bonsall CPA, North County Metro Subregion, and Valley Center CPA.

Starting in 2015, County staff began coordinating with applicable property owners, community planning groups, and other stakeholders on proposals to update land use and zoning designations within the CGSP Area. Three proposed General Plan land use designation options for the CGSP Area have been prepared: Referral Map Option, Preliminary Staff Recommendation Map Option, and Environmentally Superior Map Option. This SEIR analyzes the proposed land use designations included as part of the Referral Map Option. Chapter 4 (Alternatives) analyzes the Preliminary Staff Recommendation Map Option (as a component of the Reduced Density Alternatives) and the Environmentally Superior Map Option (in addition to analyzing alternatives for the PSR Analysis Areas). Refer to Table 1-2 for the existing and proposed land use designations and number of potential dwelling units within each of the eight CGSP Subareas. Table 1-7 shows the existing and proposed zoning designations within the CGSP Subareas. Table 1-8 provides a description of the primary changes associated with each of the former CGSP Subareas.

1.3.3 Revision to Residential Policy 8 of the Valley Center Community Plan

The Proposed Project includes a revision to Residential Policy 8 on page 12 of the Valley Center Community Plan. At the August 10, 2015 meeting, the Valley Center Community Planning Group recommended including the policy revision in this SEIR for further analysis. The proposed revision to the policy would: (1) change the minimum lot size allowed in the SR-2 designation from 1 acre to 0.5 acre; and (2) change the minimum lot size allowed in the SR-4 designation from 2 acres to 1 acre, but only in the portions of the Valley Center CPA within the wastewater service area boundary of the Valley Center Municipal Water District. The revised wording is shown below in strikeout/underline format:

8. Once the appropriate number of lots has been established, the developer may elect to “cluster” or “lot area average” to lots of a minimum 0.5 acre in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 0.5 acre in SR-1 and SR-2, ~~1 acre in SR-2, 2~~ 1 acres in SR-4, and 2.5 acres in SR-10 provided the project is sewered and providing that:
 - a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be protected and preserved through the irrevocable dedication of these areas as Open Space easements to the County or another approved conservation agency.

AND:

Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space uses within the property.

The proposed Valley Center Community Plan Revision to Residential Policy 8 would affect (decrease) the minimum lot sizes allowed on parcels with the land use designations of SR-2 and SR-4 by half, but only in the portions of the Valley Center CPA within the wastewater service

boundary of the Valley Center Municipal Water District (Figure 1-2). It is noted that this revision would not result in an increase in potential dwelling units, because the number of allowed lots would not be affected (only the minimum lot size for clustering). The purpose of the policy revision is to allow clustering of future residences on subject properties closest to roads and infrastructure, while preserving prime conservation lands in the area. CGSP Subareas 2, 3, 4, and 5 are proposed for SR-2 or SR-4 and are within the sewer service area of the Valley Center Municipal Water District.

1.3.4 Amendment to the General Plan Mobility Element Table M-4

To address traffic impacts associated with the proposed land use designation changes, the project includes a proposed amendment to the County's General Plan Mobility Element Table M-4, "Road Segments Where Adding Travel Lanes is Not Justified." This amendment would add four road segments to Table M-4, to be accepted at LOS E/F, in addition to re-accepting a fifth road segment at LOS E/F, to account for traffic impacts associated with the Proposed Project. As described under Goal M-2 of the Mobility Element, there are instances where it is more appropriate to retain a road classification that could result in LOS E/F operations rather than change the Mobility Element classification to increase the number of travel lanes. Mobility Element Policy M-2.1 describes the criteria for acceptance of LOS E/F. Analysis of traffic impacts can be found in Chapter 2.15 and in the Traffic Impact Assessment found in Appendix E. The affected road segments are:

County Roads

- Old Highway 395 (Bonsall) from the Fallbrook/Bonsall boundary to West Lilac Road (accept into Table M-4 at LOS E)
- Old Highway 395 (Fallbrook) from Dulin Road (East) to Dulin Road (West) (re-accept at LOS E)
- Old Highway 395 (Fallbrook) from Dulin Road (West) to the Fallbrook/Bonsall boundary (accept into Table M-4 at LOS E)
- Lilac Road (Valley Center) from Couser Canyon Road to Keys Creek Road (accept into Table M-4 at LOS E)

State Highway

- State Route 76 (Pala-Pauma) from South Grade Road to Valley Center Road (accept into Table M-4 at LOS E)

Appendix H provides this list with the current Mobility Element classifications and the rationales for acceptance at LOS E.

1.4 Project Objectives

The General Plan and the 2011 PEIR identifies ten fundamental principles that are intended to guide future growth within the County. These General Plan Guiding Principles remain as the project objectives for the Proposed Project, and are listed below.

- Support a reasonable share of projected regional population growth.

- Promote sustainability by locating new development near existing infrastructure, services, and jobs.
- Reinforce the vitality, local economy, and individual character of existing communities while balancing housing, employment, and recreational opportunities.
- Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.
- Ensure that development accounts for physical constraints and the natural hazards of the land.
- Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.
- Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.
- Preserve agriculture as an integral component of the region's economy, character, and open space network.
- Minimize public costs of infrastructure and services and correlate their timing with new development.
- Recognize community and stakeholder interests while striving for consensus.

1.5 Area Characteristics

The common characteristics of the land, from topography to infrastructure, are key factors that determine what development patterns are most appropriate for particular portions of the San Diego region. The unincorporated areas of the County are generally highly constrained, in comparison to the incorporated cities in San Diego County, due to vast amounts of rugged terrain, relatively high potential for the presence of sensitive vegetation communities and species, and relatively fewer opportunities for the development of essential services. The majority of the unincorporated County lands is open space or undeveloped. In addition, several large federal, state, and regional parks encompass much of the eastern portion of the unincorporated County.

San Diego County is rich in natural open space, unique topographic features, and other natural resources. Its varied topography, semi-arid (Mediterranean) and arid (desert) climates, and geology make it one of the most biologically diverse regions in the continental United States (U.S.). San Diego County has three distinct geographic regions that are, from west to east, the low-lying Coastal Plain, the mountainous Peninsular Range, and the desert Salton (Imperial) Basin. Natural resources and land uses associated with the portions of the unincorporated County related to the Proposed Project are described in greater detail in Section 2.1 (Aesthetics), Section 2.4 (Biology), and Section 2.9 (Land Use).

1.6 Regional Project Location

The County of San Diego is located in southwestern California and has a total land area of approximately 2.9 million acres. Eighteen incorporated cities are located within the County, with the remainder of lands being unincorporated, and totaling approximately 2.3 million acres. The

County of San Diego is bordered by Riverside County and Orange County to the north; Imperial County to the east; Mexico to the south; and the Pacific Ocean to the west.

The unincorporated County lands are divided into 24 planning areas. Fifteen of the planning areas are identified as CPAs; the remaining nine are identified as Subregions (County 2011a). The Proposed Project affects 9,336 acres within nine CPAs or Subregions located in and around unincorporated San Diego County. The northwest and southwest portions of the unincorporated County generally support a greater level of development than locations further to the east. In the northwest, the CPAs and Subregions affected by the Proposed Project include Bonsall, Fallbrook, North County Metro, Pala-Pauma Valley, San Dieguito, and Valley Center. In the southwest, the CPA affected by the Proposed Project is Crest-Dehesa/Harbison Canyon/Granite Hills (also referred to as Crest-Dehesa). In the east, referred to as the “backcountry,” which is largely undeveloped and supports lands that are generally more environmentally constrained, the Subregions affected by the Proposed Project include the Desert and Mountain Empire Subregions.

1.7 Technical, Economic, and Environmental Characteristics

As previously discussed in Sections 1.1, 1.2, and 1.4, the Proposed Project considers revisions to the General Plan land use designations for approximately 9,336 acres, which includes parcels that were not specifically requested by the PSRs. These additional parcels, identified in this SEIR as PSR study areas and combined with the PSR parcels to be analyzed in this SEIR as PSR Analysis Areas, are being evaluated for land use and zoning revisions so that consistent and compatible land use designations would result from this GPA, if adopted by the BOS. Fundamental to the redesignation of land uses proposed under the GPA is the consistency of proposed redesignations with the Guiding Principles and Policies of the General Plan. As stated in the 2011 PEIR, “Central to the land use concept for unincorporated San Diego County is a development pattern that balances the land requirements of residential growth with those of commerce, agriculture, recreation, and wildlife habitats. This development pattern concept directs future growth to areas where existing or planned infrastructure and services can support growth and to locations within or adjacent to existing communities” (County 2011b). This SEIR considers this fundamental concept in evaluating the potential effects of the Proposed Project on the environment.

1.7.1 Environmental Setting

Per Section 15125 of the CEQA Guidelines, a description of the existing physical environmental conditions in the vicinity of a Proposed Project must be included in an EIR in order to provide a “baseline condition.” The baseline condition is typically established as the physical setting at the time the NOP is published. However, the environmental baseline may be different depending upon the environmental issue being considered and the extent to which any relevant events or changes in the physical or regulatory settings may have occurred that would require consideration in, or influence the formation of, an accurate baseline condition.

This SEIR tiers from the 2011 PEIR due to the fact that the 2011 PEIR fully analyzed the adopted General Plan goals and policies countywide. This SEIR will evaluate the Proposed Project’s consistency with the General Plan goals and policies in light of revised land use designations that are different than those identified in the General Plan.

Since December 2015 was the date that the NOP was published for the SEIR, a December 2015 baseline is used for most topics addressed in this SEIR, with a few exceptions. The traffic study used a 2014 baseline by adding the traffic from adopted year 2014 GPAs to the traffic volumes contained in the Mobility Element of the County General Plan. Information from the traffic study is used to develop the analysis for the air quality, greenhouse gas emissions, and noise evaluations. Thus, the SEIR environmental issue topics of transportation/traffic, air quality, greenhouse gas emissions, and noise use a 2014 baseline.

In general, the environmental setting and physical character of the PSR Analysis Areas within the County varies widely. Within San Diego County, three well-defined geographic regions occur, with the low-lying Coastal Plains to the west, the mountainous Peninsular Range lying inland, and the desert Salton (Imperial) Basin further to the east. Climate associated with these regions ranges from semi-arid (Mediterranean) to arid (desert). In turn, the varied climate influences a range of biologically diverse habitats, supporting unique flora and fauna within each.

Such topographical and biological characteristics can influence the type of development patterns that occur within the PSR Analysis Areas; however, the availability of infrastructure to support such development largely influences the potential for development. As such, the character and type of development that occurs may vary.

Most of the PSR Analysis Areas are outside Villages and include a greater number of natural, physical, and environmental constraints than Village areas in the County, a higher occurrence of sensitive plant or animal species, and limitations in adequate provision of infrastructure and utilities or public services (e.g., fire protection, law enforcement).

The natural resources and unique physical characteristics, along with land uses and community character of the PSR Analysis Areas, are described for each of the environmental issues discussed in Chapter 2, Environmental Effects of the Proposed Project.

1.8 Discretionary Actions, Decisions, Approvals

1.8.1 Additional Review and Consultation Requirements

The Proposed Project is subject to review and consultation requirements in addition to the discretionary approvals identified in Table 1-9. To date, the County has engaged in consultation with a variety of environmental groups and project stakeholders in addition to the following entities with regard to the Proposed Project:

- **Native American Heritage Commission (NAHC).** The County has contacted the NAHC to determine whether tribal cultural resources are present within the PSR Analysis Areas. In addition, the County has conducted outreach with tribes the NAHC has listed in order to afford tribes the opportunity to provide information about known and potentially known resources and history of the areas affected by the Proposed Project.
- **Tribal Governments.** Subsequent to the NAHC consultation, and consistent with the requirements of Senate Bill (SB) 18 and Assembly Bill (AB) 52, the County has consulted with the Inter-Tribal Cultural Resource Protection Council, Kumeyaay Cultural Repatriation Committee, Kumeyaay Diegueno Land Conservancy, and the following Native American tribes to gain information about the protection of known tribal resources

as it pertains to the Proposed Project: Ewiiapaay, Pala, Pechanga, Soboba, Sycuan, Viejas, and Kwaaymii Laguna Band of Indians.

- **Planning and Sponsor Groups.** The County has engaged the affected community planning and sponsor groups to obtain input on the Proposed Project.
- **Federal and State Agencies.** The County has engaged the following agencies to obtain input on the Proposed Project: U.S. Forest Service (USFS), U.S. Department of Agriculture, California Department of Fish and Wildlife; U.S. Fish and Wildlife Service (USFWS); California Department of Parks and Recreation; and California Department of Transportation (Caltrans).

In addition, a public scoping meeting was held on December 17, 2015, to gain public input and to document concerns with regard to the Proposed Project. Information obtained during the scoping meeting and NOP public review period has been considered and included in the SEIR analysis, as appropriate.

1.9 SEIR Impact Analysis Methodology

The methodology for analysis of potential environmental impacts associated with the Proposed Project is similar to that performed in the 2011 PEIR. Specifically, the programmatic-level analysis contained in this SEIR does not, and cannot, speculate on the individual environmental impacts of specific future development projects on lands affected by the Proposed Project. As with the 2011 PEIR, the buildout scenario as it pertains to the PSR Analysis Areas is based on the maximum development potential of the land use designation proposed to be assigned to the Land Use Map. The San Diego Association of Governments (SANDAG) maintains a population model for the San Diego region, used for regional planning in conjunction with the Regional Comprehensive and Transportation Plans. Based on the SANDAG 2015 Regional Growth Forecast (adopted October 2013) and the forecasted number of future dwelling units, buildout of the General Plan (including the Proposed Project) is sufficient to meet SANDAG forecasts through the year 2050.

Known as 'The Regional Plan,' it is acknowledged herein that SANDAG adopted San Diego Forward: The Regional Plan on October 9, 2015, an update to the Regional Comprehensive Plan for the San Diego Region and the 2050 Regional Transportation Plan and Sustainable Communities Strategy on October 28, 2011. The Regional Plan provides a vision for the region's transportation system over the next 35 years, accommodating more than 925,000 new residents, nearly half a million new jobs, and over 300,000 new homes. The foundation of the Regional Plan is the Series 13 Regional Growth Forecast, which identifies future growth in population, housing units, and jobs for the San Diego region from 2012 to 2050. The forecast is based on the most recent planning assumptions, considering local general plans and other factors, as required by SB 375 (California Government Code [CGC] Section 65080(b)(2)(B)). For the development of the Series 13 subregional forecast, SANDAG staff worked with each jurisdiction to collect and verify detailed land use inputs down to the parcel level. The final forecast was accepted for planning in October 2013.

The Sustainable Communities Strategy land use pattern demonstrates that the San Diego region is planning for compact, higher density development located near transit and within the already urbanized areas of the region as envisioned by SB 375. Much of the San Diego region will remain undeveloped in the future because of the designated park, open space, national forest, and habitat lands. More than 80 percent of new housing will be attached multifamily. The

land use pattern accommodates 79 percent of all housing and 86 percent of all jobs within the portion of the region covered by the Urban Area Transit Strategy, where the greatest investments in public transit are focused.

The traffic analysis for the Proposed Project established final “with project” traffic volume effects using a hybrid of the SANDAG Series 12 model and results from the Series 10 model. The traffic analysis coded the PSR Analysis Area land uses and corresponding densities into the Series 12 model to determine the traffic volume level from the PSR Analysis Areas. It also coded the currently adopted Land Use and Mobility Elements into the Series 12 model to get a current existing traffic volume level. The volumes derived from those model runs were then added to the volumes in the County General Plan Mobility Element (which were calculated using the SANDAG Series 10 model) to establish a final hybrid “with project” traffic volume impact.

The potential for significant impacts to occur on lands affected by implementation of the Proposed Project is based upon specific technical analyses and Geographic Information Systems (GIS) data and spatial analysis. Additionally, federal, State, and local cities and the County of San Diego regulations were considered for their applicability in reducing the effects of development under the General Plan and the Proposed Project. Where applicable, the same existing regulations addressed in the 2011 PEIR to reduce potential impacts for each environmental issue are also incorporated into this SEIR. Where no applicable regulations exist, this SEIR incorporates the adopted General Plan implementation policies and 2011 PEIR mitigation measures.

1.10 Project Consistency with Applicable Plans

There are 19 jurisdictions in San Diego County, including the unincorporated County, with local land use authority and the responsibility for preparing their own general plans and associated environmental documents. Regional coordination is necessary to guide overall development and ensure an efficient allocation of infrastructure funding. The SANDAG serves as the region’s Metropolitan Planning Organization responsible for area-wide coordination and the technical and informational resource for the region’s local jurisdictions. SANDAG prepares regional land use and transportation plans, which provide a basis for allocating federal and State funds used for specific items such as land use incentives and transportation improvements. The County works with the San Diego County Regional Airport Authority on a regular basis to ensure land use compatibility with regional airports. Other agencies with regional documents that affect land use in the County are the San Diego Regional Water Quality Control Board and the San Diego Air Pollution Control District (APCD). The Proposed Project’s consistency with all applicable planning documents is analyzed in Section 2.9 (Land Use) of this SEIR.

1.11 Cumulative Project Assessment Overview

CEQA requires that an EIR evaluate a project’s cumulative impacts. Cumulative impacts are considered to be a project’s impacts combined with the impacts of other related past, present, and reasonably foreseeable future projects. As set forth in the CEQA Guidelines, the discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. As stated in PRC Section 21083(b)(2), “a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable.”

According to CEQA Guidelines Section 15355, “Cumulative impacts refer to two or more individual effects, which, when considered together, are considerable and which compound or increase other environmental impacts.

- a. The individual effects may be changes resulting from a single project or a number of separate projects.
- b. The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

In addition, “the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the Proposed Project’s incremental effects are “cumulatively considerable” (CEQA Guidelines Section 15064[h][4]).” As defined in CEQA Guidelines Section 15065(a)(3), cumulatively considerable indicates “that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and the effects of probable future projects.” If an incremental effect is not cumulatively considerable, such an effect is not required to be considered significant; however, the reasoning for a determination of why such effects are not significant shall be provided by the lead agency. In addition, implementation of appropriate mitigation measures can reduce a project’s contribution to impacts to less than cumulatively considerable, as allowed by CEQA.

Additionally, the geographic scope considered for the cumulative analysis may vary relative to individual environmental issue areas. Therefore, a description of the geographic scope for each environmental issue analyzed in this SEIR is provided within individual sections within Chapter 2, Environmental Effects of the Proposed Project.

As stated in CEQA Guidelines Section 15130(b), two methods for considering cumulative effects may be used:

- “A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.”

This SEIR incorporates the approach and methodology used in the 2011 PEIR for the identification of present and probable future cumulative projects. This SEIR cumulative analysis includes a list of private projects identified in the 2011 PEIR that have been updated to include private projects initiated since the 2011 document was completed that require GPAs, Specific Plans and Specific Plan Amendments, Tentative Maps/Tentative Parcel Maps, and Major Use Permits (see below). The cumulative analysis includes projections based on adopted general or regional plans; projects that were in process or under construction in the County outside the General Plan Update process; planned development on tribal lands; utility improvements; transportation improvements; and development projects proposed on lands under the governance of the USFS, the Bureau of Land Management, California Department of Parks and Recreation, as well as projects proposed within various water districts. Cumulative impact

discussions for each environmental topic area are provided as part of the technical analysis contained within Chapter 2, Environmental Effects of the Proposed Project, of this SEIR.

1.11.1 Regional Land Use Planning and Projected Growth

The 2011 PEIR evaluated regional growth and employment projections for areas that would be directly and/or indirectly impacted by implementation of the General Plan (under all of the alternatives considered). Such projections were based upon data maintained by SANDAG and the Southern California Association of Governments (SCAG) for the San Diego County region to the year 2030, and are no longer applicable for the Proposed Project. As such, the Proposed Project will utilize the updated SANDAG 2050 growth projections. SANDAG is largely responsible for maintenance of economic, demographic, land use, and transportation data projections for both the County and the incorporated cities. Therefore, the cumulative analysis in this SEIR utilizes the same population and employment projections as presented in the 2011 PEIR from the following sources.

Incorporated City General Plans

Within the County of San Diego, there are 18 incorporated cities, six of which are adjacent to PSR Analysis Areas and include Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, and Vista.

Surrounding County General Plans

Consistent with that analyzed in the 2011 PEIR, the cumulative analysis for the Proposed Project considers the adopted general plans of the adjacent counties of Orange, Riverside, and Imperial.

1.11.2 County-Initiated General Plan Amendments

County-initiated GPAs that were not included in the 2011 PEIR cumulative analysis that have been approved or are currently being processed by the County are identified below. Since adoption of the 2011 General Plan, 66 additional projects as shown in Table 1-10 through Table 1-14 have been identified for consideration in the cumulative analysis for the Proposed Project.

Property Specific Requests NM16, RM15, SD2, & SV17 (GPA 12-012/REZ 13-003)

As part of the BOS direction to initiate the PSR process, the PSRs were separated into two GPAs, to be processed on separate timelines. Four of the PSRs were processed under a CEQA Addendum process due to the degree of consistency with the principles, goals, and policies of the General Plan, community support for the requests, and because the additional requested density had been previously analyzed for each of the four requests; either through the alternatives analysis of the 2011 PEIR or through adopted Mitigated Negative Declarations that had been prepared for approved Tentative Maps in two of the PSR areas. The BOS approved this first PSR GPA and Rezone on June 18, 2014.

2013 General Plan Clean-Up (GPA 12-007/REZ 13-002)

As part of the 2011 adoption of the General Plan, the BOS directed staff to bring forward a General Plan 'clean-up' every two years in the form of a GPA. The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the Plan's implementation or to reflect changing circumstances.

The 2013 General Plan Clean-Up included changes to the Land Use Element, Conservation and Open Space Element, Safety Element, Glossary, Mobility Element Network Appendix, community/ subregional plans, Land Use Map, and certain zoning and Regional Category Map changes for consistency with the Land Use Map changes. The BOS approved the 2013 Clean-Up project on June 18, 2014.

2015 General Plan Clean-Up (GPA 14-001/REZ 14-001)

The 2015 General Plan Clean-Up included changes to the Land Use Element, Conservation and Open Space Element, Implementation Plan, Mobility Element Network Appendix, community/subregional plans, Land Use Map, and certain zoning and Regional Category Map changes for consistency with the Land Use Map changes. The BOS approved the 2015 Clean-Up project on November 18, 2015.

Grand Tradition GPA/Rezone (GPA-15-005/REZ-15-006)

This project is a GPA and Rezone for eight parcels in the Fallbrook CPA under a single ownership. The project changed the designation of two parcels to General Commercial and rezoned the entire project area to C-42 Visitor Serving Commercial. The BOS approved this project on May 4, 2016.

Forest Conservation Initiative Lands (GPA 12-004)

On December 8, 2010, the BOS directed staff to prepare a GPA for the Forest Conservation Initiative lands consistent with the adopted General Plan land use designations. The initiative was voter-approved, which required that private lands within the Cleveland National Forest (CNF) in San Diego County have a minimum lot size of 40 acres. The initiative was originally approved in 1993 and expired on December 31, 2010. The Land Use Map changes adopted as part of the 2011 General Plan did not include forest conservation lands. When the initiative expired, the affected areas reverted to the land use designations in effect before the initiative was enacted. As a result, the 2011 General Plan land use designations and guiding principles and policies are not consistent with those currently applied to the former Forest Conservation Initiative lands. The BOS approved the project on December 14, 2016.

1.11.3 Ordinance Amendments

Several County-wide ordinances are currently being prepared or have been approved by the County and are identified below.

Agriculture Promotion Program (POD 14-001)

On June 26, 2013, the BOS directed the Chief Administrative Officer to look at reducing regulations and providing more opportunities for agricultural ventures, such as microbreweries and cheese-making, to further support small-scale agricultural operations and promote agricultural tourism throughout the unincorporated portions of the County. County Planning and Development Services (PDS) staff met with several of the County's agriculture stakeholders to gather input on formulating the program. A number of the new agricultural initiatives, such as agricultural tourism and increasing public interest in the "farm to table" movement, are supporting local agriculture and fostering the growth of new agricultural ventures. The program included Zoning Ordinance amendments and permit processing improvements that would be brought back to the BOS for adoption. The BOS approved the project on March 15, 2017.

Local Coastal Program (POD 13-009)

On November 12, 2014, the Coastal Commission awarded a planning grant to the County to update the Local Coastal Program for the portion of the County within the coastal zone. The Local Coastal Program includes a Land Use Plan and an Implementation Plan, covers approximately two square miles of land in the community of San Dieguito and includes San Dieguito Park. The purpose of the program is to guide development within the coastal zone, provide ground rules for future development, and protect coastal resources.

With an updated and certified Local Coastal Program, the County will be able to assume responsibility for issuing coastal development permits, which will streamline the development review process for property owners by eliminating the need to go to the Coastal Commission for approval.

Property Zoning Clean-Up 2013 (POD 13-014)

The Property Zoning Clean-Up project is a clean-up rezone which corrected omissions, oversights, and split zoning regulations that resulted from adoption of the General Plan and accommodated minor property owner requests for changes in zoning compatible with the General Plan. The BOS approved the project on April 30, 2014.

Tiered Winery Ordinance Amendment (POD-14-005)

On August 4, 2010, the BOS approved Zoning Ordinance Amendments to establish a Tiered Winery Ordinance. A primary component of the ordinance was the creation of a Boutique Winery tier, which allowed for tasting rooms in conjunction with ongoing agricultural vineyard operations.

Since its adoption, a number of issues arose that affected adequate implementation of the ordinance. PDS took forward draft amendments to the Tiered Winery Ordinance to the BOS as Ordinance No. 10425 (N.S.) in an effort to clarify the intent of the ordinance and to resolve discrepancies with existing ordinance language. Ordinance No. 10425 (N.S.) was approved on April 27, 2016 and became effective on May 27, 2016.

Landscape Ordinance Amendment

Pursuant to the Governor's Executive Order pertaining to ongoing drought conditions, the California Department of Water Resources revised the State Model Water Efficient Landscape Ordinance to include additional requirements related to water conservation. As a result, the County of San Diego amended its landscape ordinance to be compliant with or as effective as the State's revised Model Ordinance. Ordinance No. 10427 (N.S.) was approved by the BOS on April 27, 2016 and became effective on May 27, 2016. Planning and Development Services staff have incorporated these amendments within the County Landscape Ordinance and Water Efficient Landscape Design Manual.

Wind Energy Ordinance (POD 10-007 and GPA 12-003)

The Wind Energy Ordinance project included amendments to the County Zoning Ordinance related to wind turbines and meteorological facilities. The amendments consisted of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of wind turbines and meteorological facilities. The project also included a GPA intended to modify the Boulevard chapter of the Mountain Empire Subregional Plan (Boulevard Community Plan) to allow large wind turbine projects through the Major Use Permit process; and to allow small wind turbine projects in the Borrego Springs

Community Plan but continue to prohibit large wind turbines in areas where viewsheds would be adversely impacted. The Wind Energy Ordinance and GPA were approved by the County BOS on May 15, 2013.

Equine Ordinance (POD 11-011)

The Equine Ordinance included amendments to the County Zoning Ordinance for equine uses. The amendments consisted of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of equine uses, specifically for commercial horse stables. The amendments implement a new tiered system of permitting for a horse stable with both ministerial and discretionary tiers of permitting. The ordinance was approved by the County BOS on September 11, 2013.

Groundwater Ordinance Amendment (POD 11-006)

The amendments required applicable future projects to offset their proposed groundwater demand by requiring elimination of existing water uses elsewhere in Borrego Valley and creating a “tool-box” to implement the water offset measures. Additionally, the amendment recognizes water credits created through the Borrego Water District. Amendments to the Groundwater Ordinance provisions related to Borrego Valley were approved by the County BOS in January 2013.

Zoning Ordinance Amendment to Improve the County’s Off-Street Parking Regulations (POD 11-005)

The Off-street Parking Regulations were updated to be consistent with contemporary requirements for parking area design and address a broader range of land uses. The revised parking regulations provide reasonable parking requirements for the various land use types that exist throughout the unincorporated county. Further, the parking standards are better organized to make them easier to read, understand, and enforce; while helping to implement General Plan goals and policies by incorporating new standards for parking design and sustainability, such as required electric vehicle parking. The amendment to the Zoning Ordinance regarding Off-street Parking Regulations was approved by the County BOS in February 2013.

Design Review Checklist (POD 11-005)

This project introduced a new exemption to the “B” Community Design Review Site Plan Permit process, as well as new design review checklists for several communities. Projects complying with a design review checklist are exempted from the discretionary Site Plan Permit process. The amendment streamlines the community design review process while ensuring community design guidelines are appropriately applied and community character is maintained. Zoning Ordinance amendment implementing a Design Review Checklist was adopted by the County BOS in October 2013.

1.11.4 Other Applicable County Programs

Climate Action Plan (POD 15-002)

In July 2015, PDS staff initiated work on a Climate Action Plan for the County of San Diego. This comprehensive Plan will outline the specific activities that the County will undertake to reduce greenhouse gas emissions in the unincorporated communities of San Diego County. The Plan will focus on activities that can achieve the greatest greenhouse gas emission

reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated in early 2018.

Purchase of Agricultural Conservation Easements

The County of San Diego has initiated an agricultural conservation program known as the Purchase of Agricultural Conservation Easement program. The program is intended to promote the long-term preservation of agriculture in the County. The program is based on the framework of what is traditionally referred to as a Purchase of Development Rights program. Under the program, willing agricultural property owners are compensated for placing a perpetual easement on their agricultural property that limits future uses and extinguishes future development potential. As a result, the agricultural land is preserved and the property owner receives compensation that can make its continued use for agriculture more viable.

1.11.5 Regional Transportation Plans

Within the San Diego region, SANDAG and SCAG act as the major regional transportation planning agencies. The most current plans are discussed below.

San Diego Forward: The Regional Plan

San Diego Forward: The Regional Plan prepared by SANDAG and approved in October 2015 lays out a plan for how SANDAG will invest in transportation infrastructure that will provide more choices, strengthen the economy, promote a healthy environment, and support thriving communities for the County of San Diego (SANDAG 2015). The Regional Plan is an update to the Regional Comprehensive Plan and the 2050 Regional Transportation Plan and Sustainable Communities Strategy adopted in 2011. Similar to the previous 2050 San Diego Regional Transportation Plan, the Regional Plan includes housing forecasts, establishes targets for greenhouse gas emission reduction, and plans capital and operational expenditures for transit programs and operations and transportation related infrastructure. The Regional Plan looks approximately 35 years ahead, accommodating more than 925,000 new residents, nearly half a million new jobs, and over 300,000 new homes. Building on the current (2012) transportation system with funding anticipated over the next 35 years, the Regional Plan outlines projects for rail and bus services, highways, local streets, bicycling, and walking, as well as systems and demand management. The result would be an integrated, multimodal transportation system by mid-century. The Sustainable Communities Strategy shows how the region would exceed the SB 375 greenhouse gas emissions reduction targets for passenger vehicles established by California Air Resources Board for 2020 and 2035 by using land in a way that makes development more compact, conserving open space and investing in a transportation network that reduces vehicle miles traveled and gives residents alternative transportation options.

Although SB 375 sets greenhouse gas reduction targets for only the years 2020 and 2035, the Regional Plan also includes a longer 2050 time horizon. This was done because a major local transportation funding program (TransNet Extension Ordinance and Expenditure Plan) extends to almost 2050.

2012-2035 SCAG Regional Transportation Plan

The 2012-2035 SCAG Regional Transportation Plan was adopted in April 2012 (SCAG 2012). The 2012-2035 SCAG, amended on June 6, 2013, and again on September 11, 2014, identifies transportation projects planned within the counties of Orange, Riverside, and Imperial, which lie adjacent to the County of San Diego, for consideration in the cumulative analysis for the

Proposed Project. Amendment #1 included modifications or additions to 43 projects, with a majority of the changes being minor in nature, including changes to completion years, as well as minor modifications to project scopes, costs, and funding. Amendment #2 was developed as a response to project changes in the 2012-2035 Regional Transportation Plan; however, the changes made are generally minor in nature and include changes to completion years, as well as minor modifications to project scopes, costs, and funding.

Project Study Report-Project Development Support

The Project Study Report-Project Development Support to Request Programming for Capital Support (Project Approval and Environmental Document Phase) in the 2014 Regional Transportation Improvement Program Caltrans report proposes the construction of two managed lanes, between Interstate 5 and Interstate 15. These managed lanes would utilize either the High Occupancy Vehicle or Express Lanes lane management systems.

Operational improvements within the project limits are also proposed. These improvements include auxiliary lane construction, bridge replacement, bridge widening, ramp relocations, and street realignments. This report is seeking the authorization of \$37 million to complete the Project Approval/Environmental Document phase of this project, which is estimated to take 5 years to complete. Construction is anticipated by fiscal year 2027/28.

1.11.6 Regional Energy and Utility Projects

The 2011 PEIR identified a number of existing and planned energy and utility projects to serve the forecasted population within San Diego County to the year 2030 and beyond. These projects included improvements to meet energy demands, telecommunications, and railroads, provision of water and wastewater services, and desalination projects to meet potable water demands. Since adoption of the General Plan in August 2011, additional projects as shown in Table 1-12 have been identified for consideration in the cumulative analysis for the Proposed Project.

1.11.7 Private Projects

The 2011 PEIR identified 232 development projects that were in the approval process, or that had recently been approved and were under construction, but not included in the General Plan. These projects largely consist of private development proposals that require approvals such as GPAs, Rezones, Specific Plans and SPA, Tentative Maps/Tentative Parcel Maps, and Major Use Permit. Since adoption of the General Plan in August 2011, the additional projects shown in Table 1-13 have been identified for consideration in the cumulative analysis for the Proposed Project. These projects are included for evaluation in this SEIR for consistency with the Proposed Project.

1.11.8 Projects on Tribal Lands

The County has consulted with the Native American tribes listed in Section 1.8.1. The 2011 PEIR identified 33 projects that were proposed for planning and development (e.g. casino and resort construction) on reservation lands within the County. Since adoption of the General Plan in August 2011, the additional projects shown in Table 1-14 have been identified for consideration in the cumulative analysis for the Proposed Project.

1.11.9 Bureau of Land Management and USFS Projects

USFS manages the CNF, located in eastern San Diego County and parts of Orange, Riverside and Imperial counties. Since adoption of the General Plan in August 2011, the following additional projects have been identified for consideration in the cumulative analysis for the Proposed Project:

- An amendment to the CNF Land Management Plan is being proposed. This amendment would modify the existing land use zones allocations in selected Inventoried Roadless Areas of the CNF to include more Backcountry Non-Motorized and Recommended Wilderness areas.
- **Alpine Community Defense** – The Descanso Ranger District proposes fuel treatments within and in the vicinity of the Alpine CPA to reduce vegetation levels and mitigate the potential effects of wildfire. This project was expanded beyond its original focus on the Sweetwater and Viejas Creek area.
- **Forest-Wide Unauthorized Route Decommissioning** – The CNF received funding from the California Off-Highway Vehicle Grants Program to decommission unauthorized routes, as defined by the 2008 Motorized Travel Management decision, that have the greatest resource impacts.
- **Greater Alpine Community Defense Fuels Treatment on Non-Federal Lands** – The Descanso Ranger District proposes the construction of fuel breaks on private lands to reduce the risk to life, property, and resource values from an unusually severe wildland fire event in the greater Alpine area and improve fire suppression effectiveness and safety.
- **San Diego Gas & Electric Master Special Use Permit** – The CNF is proposing to develop a "master" permit to consolidate and reissue over 70 permits presently issued to San Diego Gas & Electric, which also proposes to "fire-harden" some of the electric lines to improve system safety and reliability.
- **Three Sisters Falls Recreation Management** – The proposed action is to adopt and/or construct Class 2 system trails to Three Sisters Falls and the summit of Eagle Peak, decommission and restore existing user-created trails, and construct a developed trailhead off of Boulder Creek Road.
- **2016 Bedford Road/North Main Divide Damage Rehabilitation** – Construction activities are needed to repair areas disturbed by unauthorized road work on North Main Divide Road and Bedford Road.
- **Forest-Wide Removal of Aquatic Invasive Species** – The purpose of this project is to enhance habitat conditions for native aquatic species on the forest by removing aquatic invasive species.
- **Gautay Allotment Incorporation of New Lands** – The Descanso Ranger District proposes to expand the boundaries of the Gautay Allotment to incorporate lands that have been recently acquired by the National Forest System. These lands have been previously grazed by the current grazing permittee.
- **Los Pinot Conservation Camp Special Use Authorization** – The CNF proposes to issue a special use authorization for occupancy and use of government-owned facilities

and lands at the Los Pinos Conservation Camp to the California Conservation Corps to be operated as an education center.

- **Replacement of Two Road Crossings of Holy Jim Creek** – Two road crossings of Holy Jim Creek are barriers to fish passage. To improve fish passage and in anticipation of the restoration of steelhead runs in Trabuco and Holy Jim Creeks, reconstruction of these road crossings is proposed.
- **South Main Divide and Greater El Cariso Fuels Management** – The Trabuco Ranger District proposes to treat vegetation along South and North Main Divide Roads and Long Canyon Road in order to mitigate the potential effects of wildfires. This project was expanded beyond its original focus on Elsinore Peak.
- **Water Tank Permit Reissuance** – Four special use permits for water storage tanks and associated access would be reissued. These water storage tanks have been in place for multiple years, and permit reissuance would allow continued occupation of the Descanso Ranger District.

1.11.10 Projects in Adjacent Jurisdictions

Since adoption of the General Plan in August 2011, the following additional projects in adjacent districts within San Diego County have been identified for consideration in the cumulative analysis for the Proposed Project:

- **PC19-076 Vista Palomar, City of Vista** – The applicant (Integral Communities) seeks approval of a GPA, a SPA, a Tentative Subdivision Map, a Special Use Permit, and a Condominium Housing Permit for the development of a hotel and condominium townhouses on a 17.16-acre parcel within the Vista Business Park. Under the Proposed Project approximately 2.35 acres would be developed with a four-story 100 room hotel and parking for 100 vehicles; 14.81 acres would be developed with 196 condominium units and parking for 468 vehicles.
- **San Marcos Highlands, City of San Marcos** – The San Marcos Highlands project is a single-family residential development project that includes large blocks of habitat conservation. The project proposes 189 clustered single-family residential lots and conserved open space. The project consists of a GPA (GPA 15-002), SPA (SP 13-001), Tentative Subdivision Map (TSM 13-001), Conditional Use Permit (CUP 13-010), and a Ridgeline Development Permit (ROZ 14-001). A prezone (from County Zoning (A-70) to SPA would be required for a 9.7-acre portion of the project site currently in the unincorporated County of San Diego (PZ 14-001). Approval from the County of San Diego would be required for a parcel boundary adjustment. Local Agency Formation Commission approval would be required for annexation of a portion of the project site into the City of San Marcos, a Sphere of Influence amendment for the Vallecitos Water District, reorganization of water district boundaries, and reorganization of the fire protection district boundaries. The reorganization of the water district boundaries require approval by the Vallecitos Water District Board of Directors and the Vista Irrigation District Board of Directors. The Vallecitos Board approval would also be required to expand their Sewer Improvement District to serve the project. Additionally, school boundary adjustments may be required by the San Marcos Unified School District and the Vista Unified School District.

- **Murai Specific Plan Project, City of San Marcos** – The applicant has proposed an 89-unit clustered single-family residential subdivision with private parks, trails, and open space areas on approximately 92 acres, which is currently undeveloped and is in a natural state with exception of 14.61 acres that are encumbered with easements and Las Posas Road Right of Way. The site access will be from Las Posas Road.

Table 1-1 Existing and Proposed Land Use Designations and Number of Potential Dwelling Units within the PSR Analysis Areas

PSR Analysis Areas (Comprised of PSRs and/or Study Areas)	General Plan Land Use Designation ⁽¹⁾		Number of Parcels	Acreage	Number of Potential Dwelling Units ⁽¹⁾		
	Existing	Proposed			Existing	Proposed	Dwelling Unit Increase
Bonsall CPA							
BO18+ Analysis Area							
Analysis Area BO18+ is comprised of PSRs BO18, BO20, BO29, BO32, and BO33	SR-10	SR-4	10	136	10	27	17
BO18+ Study Area	SR-10	SR-4	110	785	119	169	50
BO18+ Subtotal:	SR-10	SR-4	120	921	129	196	67
Bonsall CPA Total:	SR-10	SR-4	120	921	129	196	67
Crest-Dehesa CPA							
CD14 Analysis Area							
PSR CD14	RL-20, SR-1	RL-20, SR-2	10	101	10	17	7
No CD14 Study Area	--	--	--	--	--	--	--
CD14 Subtotal:	RL-20, SR-1	RL-20, SR-2	10	101	10	17	7
Crest-Dehesa CPA Total:	RL-20, SR-1	RL-20, SR-2	10	101	10	17	7
Desert Subregion (specifically within the Borrego Springs CPA)							
DS8 Analysis Area							
PSR DS8	VR-2	VR-4.3	1	34	67	145	78
DS8 Study Area	VR-2	VR-4.3	2	135	270	581	311
DS8 Subtotal:	VR-2	VR-4.3	3	169	337	726	389
DS24 Analysis Area							
PSR DS24	SR-10	SR-1	2	169	16	169	153
No DS24 Study Area	--	--	--	--	--	--	--
DS24 Subtotal:	SR-10	SR-1	2	169	16	169	153
Desert Subregion Total:	SR-10, VR-2	SR-1, VR-4.3	5	338	353	895	542
Fallbrook CPA							
FB2+ Analysis Area							
Analysis Area FB2+ is comprised of PSRs FB2 and FB18	RL-20, RL-40	SR-4, RL-20	7	410	10	23	13
FB2+ Study Area	RL-20	SR-4	16	81	16	19	3
FB2+ Subtotal:	RL-20, RL-40	SR-4, RL-20	23	491	26	42	16

Table 1-1 Existing and Proposed Land Use Designations and Number of Potential Dwelling Units within the PSR Analysis Areas

PSR Analysis Areas (Comprised of PSRs and/or Study Areas)	General Plan Land Use Designation ⁽¹⁾		Number of Parcels	Acreage	Number of Potential Dwelling Units ⁽¹⁾		
	Existing	Proposed			Existing	Proposed	Dwelling Unit Increase
FB17 Analysis Area							
PSR FB17	SR-2	SR-1, SR-2	6	107	49	82	33
No FB17 Study Area	--	--	--	--	--	--	--
<i>FB17 Subtotal:</i>	<i>SR-2</i>	<i>SR-1, SR-2</i>	<i>6</i>	<i>107</i>	<i>49</i>	<i>82</i>	<i>33</i>
FB19+ Analysis Area							
Analysis Area FB19+ is comprised of PSRs FB19, FB25, and FB26	RL-20	SR-10	3	66	3	3	0
FB19+ Study Area	RL-20	SR-10	58	513	58	59	1
<i>FB19+ Subtotal:</i>	<i>RL-20</i>	<i>SR-10</i>	<i>61</i>	<i>579</i>	<i>61</i>	<i>62</i>	<i>1</i>
FB21+ Analysis Area							
Analysis Area FB21+ is comprised of PSRs FB21, FB22, and FB23	RL-20	SR-10	5	261	12	18	6
FB21+ Study Area	RL-20	SR-10	47	418	49	50	1
<i>FB21+ Subtotal:</i>	<i>RL-20</i>	<i>SR-10</i>	<i>52</i>	<i>679</i>	<i>61</i>	<i>68</i>	<i>7</i>
Fallbrook CPA Total:	RL-20, RL-40, SR-2	RL-20, SR-1, SR-2, SR-4, SR-10	142	1,856	197	254	57
Mountain Empire Subregion (specifically within the Campo/Lake Morena Subregional Group Area)							
ME26 Analysis Area							
PSR ME26	RL-20	SR-10	2	199	9	19	10
ME26 Study Area	RL-20	SR-10	13	479	24	40	16
<i>ME26 Subtotal:</i>	<i>RL-20</i>	<i>SR-10</i>	<i>15</i>	<i>678</i>	<i>33</i>	<i>59</i>	<i>26</i>
ME30A Analysis Area							
PSR ME30A	RL-40	RL-40, SR-4	1	262	6	35	29
No ME30A Study Area	--	--	--	--	--	--	--
<i>ME30A Subtotal:</i>	<i>RL-40</i>	<i>RL-40, SR-4</i>	<i>1</i>	<i>262</i>	<i>6</i>	<i>35</i>	<i>29</i>
Mountain Empire Subregion Total:	RL-20, RL-40	RL-40, SR-4, SR-10	16	940	39	94	55
North County Metropolitan Subregion (including within the Hidden Meadows and Twin Oaks Valley Subregional Group Areas)							
NC3A Analysis Area⁽²⁾							
PSR NC3A	RL-20	SR-10	25	248	24	25	1
NC3A Study Area	RL-20	SR-10	23	767	42	52	10
<i>NC3A Subtotal:</i>	<i>RL-20</i>	<i>SR-10</i>	<i>48</i>	<i>1,015</i>	<i>66</i>	<i>77</i>	<i>11</i>

Table 1-1 Existing and Proposed Land Use Designations and Number of Potential Dwelling Units within the PSR Analysis Areas

PSR Analysis Areas (Comprised of PSRs and/or Study Areas)	General Plan Land Use Designation ⁽¹⁾		Number of Parcels	Acreage	Number of Potential Dwelling Units ⁽¹⁾		
	Existing	Proposed			Existing	Proposed	Dwelling Unit Increase
NC18A Analysis Area⁽³⁾							
PSR NC18A	SR-2	SR-1, SR-2	5	93	43	77	34
No NC18A Study Area	--	--	--	--	--	--	--
NC18A Subtotal:	SR-2	SR-1, SR-2	5	93	43	77	34
NC22 Analysis Area⁽⁴⁾							
PSR NC22	SR-10	SR-1, SR-10	6	126	10	56	46
NC22 Study Area	SR-10	SR-1	11	28	11	17	6
NC22 Subtotal:	SR-10	SR-1, SR-10	17	154	21	73	52
NC37 Analysis Area⁽⁴⁾							
PSR NC37	SR-10	SR-4	1	28	2	6	4
NC37 Study Area	SR-10	SR-4	14	130	17	25	8
NC37 Subtotal:	SR-10	SR-4	15	158	19	31	12
NC38+ Analysis Area⁽⁴⁾							
Analysis Area NC38+ is comprised of PSRs NC38, NC41, and NC48	SR-2	SR-1	8	77	37	75	38
No NC38+ Study Area	--	--	--	--	--	--	--
NC38+ Subtotal:	SR-2	SR-1	8	77	37	75	38
North County Metropolitan Subregion Total:	RL-20, SR-2, SR-10	SR-1, SR-2, SR-4, SR-10	93	1,497	186	333	147
Pala-Pauma Subregion							
PP30 Analysis Area							
PSR PP30	RL-40	SR-2, RL-40	11	518	12	134	122
No PP30 Study Area	--	--	--	--	--	--	--
PP30 Subtotal:	RL-40	SR-2, RL-40	11	518	12	134	122
Pala-Pauma Subregion Total:	RL-40	SR-2, RL-40	11	518	12	134	122
San Dieguito CPA							
SD15 Analysis Area							
SD15	SR-1	C-1, SR-0.5, VR-10.9	1	69	61	362	301
No SD15 Study Area	--	--	--	--	--	--	--
SD15 Subtotal:	SR-1	C-1, SR-0.5, VR-10.9	1	69	61	362	301
San Dieguito CPA Total:	SR-1	C-1, SR-0.5, VR-10.9	1	69	61	362	301

Table 1-1 Existing and Proposed Land Use Designations and Number of Potential Dwelling Units within the PSR Analysis Areas

PSR Analysis Areas (Comprised of PSRs and/or Study Areas)	General Plan Land Use Designation ⁽¹⁾		Number of Parcels	Acreage	Number of Potential Dwelling Units ⁽¹⁾		
	Existing	Proposed			Existing	Proposed	Dwelling Unit Increase
Valley Center CPA							
VC7+ Analysis Area							
Analysis Area VC7+ is comprised of PSRs VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, and VC61	SR-4	SR-2	25	340	70	142	72
VC7+ Study Area	SR-4	SR-2	208	1,125	296	477	181
VC7+ Subtotal:	SR-4	SR-2	233	1,465	366	619	253
VC51 Analysis Area							
PSR VC51	RL-20	SR-4	1	16	1	2	1
VC51 Study Area	RL-20	SR-4	13	150	13	25	12
VC51 Subtotal:	RL-20	SR-4	14	166	14	27	13
VC57+ Analysis Area							
Analysis Area VC57+ is comprised of PSRs VC57, VC63, and VC64	SR-4	SR-2	6	276	62	125	63
VC57+ Study Area	SR-4	SR-2	211	1,061	312	480	168
VC57+ Subtotal:	SR-4	SR-2	217	1,337	374	605	231
VC67 Analysis Area							
PSR VC67	SR-2	I-2	1	4	--	--	--
VC67 Study Area	SR-2	I-2	5	9	--	--	--
VC67 Subtotal:	SR-2	I-2	6	13	--	--	--
Valley Center CPA Total:	RL-20, SR-2, SR-4	I-2, SR-2, SR-4	470	2,981	754	1,251	497

Note: The total acreage for each PSR Analysis Area is approximate due to geographic information system mapping and rounding of acreages for each parcel within the PSR Analysis Areas.

⁽¹⁾ Refer to Table 1-4 for the definitions of the applicable General Plan land use designations and associated maximum densities and floor area ratios.

⁽²⁾ NC3A Analysis Area is located in the Hidden Meadows Subregional Group Area within the North County Metro Subregion.

⁽³⁾ NC18A Analysis Area is located in the North County Metro Subregion (but not within in a Subregional Group Area).

⁽⁴⁾ NC22, NC37, and NC38+ Analysis Area are located in the Twin Oaks Valley Subregional Group Area within the North County Metro Subregion.

Source: County 2017

Table 1-2 Land Use Designations and Dwelling Units within the Former Champagne Gardens Specific Plan Subareas

Former CGSP Subareas		General Plan Land Use Designations ⁽¹⁾		Number of Parcels	Acreage	Number of Potential Dwelling Units ⁽¹⁾		
		Existing	Proposed			Existing	Proposed	Increase Between Existing & Proposed
BO	CG1	SPA	SR-10	8	44	1	8	7
	CG6	SPA	C-4, SR-10					
	CG7	RL-20	SR-10					
	CG8	SPA	C-4, SR-10					
VC	CG2	SPA	SR-4	4	56	0	19	19
	CG3	SPA	SR-2					
	CG4	SPA	SR-2					
NC Metro	CG5	SPA	SR-2	2	15	0	5	5
		Total:		14	115	1	32	31

Note: The total acreage for the former CGSP Subareas is approximate due to geographic information system mapping and rounding of acreages for each parcel within the PSR Analysis Areas. CG4 is split between Valley Center and NC Metro.

⁽¹⁾ Refer to Table 1-4 for the definitions of the applicable General Plan land use designations and associated maximum densities and floor area ratios.

Sources: County 2017

Table 1-3 Summary of Zoning Use Regulations

RS, RD, RM, RV – Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit.	M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings
RU – Urban Residential. Family Residential, conditional institutional residential care uses and civic uses allowed by Use Permit. Applied to areas where adequate levels of public services are available.	M52 – Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by the Use Permit.
RMH – Mobilehome Residential. Family residential use in a mobile home. Typically applied to a mobilehome park or mobilehome subdivision.	M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services.
RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit.	M56 – Mixed Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
RPO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit.	M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit.	A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.
C30 – Office Professional. Allows administrative and professional offices and other limited commercial uses.	A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.
C31 – Residential-Office Professional. Same as C30, but also Family and Group Residential uses.	S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.
C32 – Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.	S82 – Extractive Use. Intended for mining, quarrying, borrow pits and oil extraction.
C34 – General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit.	S86 – Parking. Allows vehicle parking in association with another dominant land use.
C35 – General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit.	S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan.
C36 – General Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	S90 – Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit.

Table 1-3 Summary of Zoning Use Regulations

C37 – Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	S92 – General Rule. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints.
C38 – Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.	S94 – Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transformation of electricity, gas, water and other materials/forms of energy.
C40 – Rural Commercial. Intended for commercial centers which serve predominately rural or semi-rural areas with a broad range of goods and services.	AL-V – Indicates customized zoning regulations applied to properties within the Alpine Village Core area (refer to the Alpine Village ore FBC).
C42 – Visitor Service Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.	FB-V – Indicates customized zoning regulations applied to properties within the Fallbrook Village Center area (refer to Fallbrook Village Center FBC).
C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, and restaurants and similar uses.	RM-V – Indicates customized zoning regulations applied to properties within the Ramona Village Center area (refer to Ramona Village Center FBC).

Source: County 2017

Table 1-4 Land Use Designations and Compatible Regional Categories

Land Use Designation	Maximum Density	Maximum Floor Area Ratio ⁽¹⁾	Compatible Regional Category		
			Village	Semi-Rural	Rural Lands
Village Residential					
VR-2 (Village Residential 2)	2 DUs per gross acre	--	X		
VR-2.9 (Village Residential 2.9)	2.9 DUs per gross acre	--	X		
VR-4.3 (Village Residential 4.3)	4.3 DUs per gross acre	--	X		
VR-10.9 (Village Residential 10.9)	10.9 DUs per gross acre	--	X		
Semi-Rural					
SR-0.5 (Semi-Rural 0.5) ⁽²⁾	1 DU per 0.5, 1, or 2 gross acres	--	X	X	
SR-1 (Semi-Rural 1) ⁽²⁾	1 DU per 1, 2, or 4 gross acres	--	X	X	
SR-2 (Semi-Rural 2) ⁽²⁾	1 DU per 2, 4, or 8 gross acres	--	X	X	
SR-4 (Semi-Rural 4) ⁽²⁾	1 DU per 4, 8, or 16 gross acres	--	X	X	
SR-10 (Semi-Rural 10) ⁽²⁾	1 DU per 10 or 20 gross acres	--	X	X	
Rural Lands					
RL-20 (Rural Lands 20)	1 DU per 20 gross acres	--	X	X	X
RL-40 (Rural Lands 40)	1 DU per 40 gross acres	--	X	X	X
Commercial					
C-1 (General Commercial)	-- ⁽³⁾	0.45 or 0.70 ⁽¹⁾	X	X	
C-4 (Rural Commercial)	-- ⁽³⁾	0.35 or 0.60 ⁽¹⁾	X	X	X
Industrial					
I-2 (Medium Impact Industrial)	0	0.50	X	X	X
Other					
SPA	Refer to individual SPA	--	X	X	X

DU = dwelling units; SPA = Specific Plan Area

⁽¹⁾ Floor area ratio (FAR) is defined as the gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a FAR of 1.0 would allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area; a FAR of 2.0 would allow 20,000 square feet; and a FAR of 0.5 would allow 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

In this table, the maximum FAR is provided based on regional categories to guide intensity of development. Community Plans may specify specific areas where these FARs may be exceeded such as areas with shared parking facilities or mixed uses, areas in or around town centers or transit nodes, or when other special circumstances exist.

⁽²⁾ The maximum density for lands designated as Semi-Rural is based on the slope of the site (see Table 1-5 below).

⁽³⁾ Maximum residential densities are applied per the County Zoning Ordinance.

Source: County 2017

Table 1-5 Density Formula for Slope-Dependent Lands

Land Use Designation	Slope Less Than 25%	Slope 25% to Less Than 50%	Slope 50% or Greater
SR-0.5 (Semi-Rural 0.5)	2 DUs per 1 gross acre	1 DU per 1 gross acre	1 DU per 2 gross acres
SR-1 (Semi-Rural 1)	1 DU per 1 gross acre	1 DU per 2 gross acres	1 DU per 4 gross acres
SR-2 (Semi-Rural 2)	1 DU per 2 gross acres	1 DU per 4 gross acres	1 DU per 8 gross acres
SR-4 (Semi-Rural 4)	1 DU per 4 gross acres	1 DU per 8 gross acres	1 DU per 16 gross acres
SR-10 (Semi-Rural 10)	1 DU per 10 gross acres	1 DU per 20 gross acres	1 DU per 20 gross acres

DU = dwelling unit

Note: Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property, the acreage of the property should be divided into the above three categories (<25%, 25 to <50%, and ≥50%), each total should be multiplied by the associated density, and then the resulting yields combined.

Source: County 2017

Table 1-6 Existing and Proposed Zoning Designations within the PSR Analysis Areas

PSR Analysis Areas		Zoning Designations ⁽¹⁾	
		Existing	Proposed
Bonsall CPA	BO18+ Analysis Area	A70, RR	A70, RR
Crest-Dehesa CPA	CD14 Analysis Area	A70	A70
Desert Subregion	DS8 Analysis Area	RS, RMH	RS, RMH
	DS24 Analysis Area	S92	RS
Fallbrook CPA	FB2+ Analysis Area	A70, A72	A70, A72
	FB17 Analysis Area	A70	A70
	FB19+ Analysis Area	A70	A70
	FB21+ Analysis Area	A70	A70
Mountain Empire Subregion	ME26 Analysis Area	S92	S92
	ME30A Analysis Area	S92	S92
North County Metro Subregion	NC3A Analysis Area	A70	A70
	NC18A Analysis Area	A70	A70
	NC22 Analysis Area	A70	A70
	NC37 Analysis Area	RR, A70	RR, A70
	NC38+ Analysis Area	A70	A70
Pala-Pauma Subregion	PP30 Analysis Area	A70, RR	A70, RR
San Dieguito CPA	SD15 Analysis Area	RR, S80	C34, RV, RR
Valley Center CPA	VC7+ Analysis Area	A70, RR	A70, RR
	VC51 Analysis Area	A70	A70
	VC57+ Analysis Area	A70, C40	A70, C40
	VC67 Analysis Area	RR	M54

⁽¹⁾ Refer to Table 1-3 for the definitions of the applicable zoning designations.

Source: County 2017

Table 1-7 Zoning Designations within the Former Champagne Gardens Specific Plan Subareas

Former Champagne Gardens Specific Plan Subareas	Zoning Designations ⁽¹⁾	
	Existing	Proposed
CG1	S88	RR
CG2	S88	A70
CG3	S88	A70
CG4	S88	A70
CG5	S88	RC
CG6	S88	C42, RR
CG7	S88	RR
CG8	S90	C42, RR

⁽¹⁾ Refer to Table 1-3 for the definitions of the applicable zoning designations.

Source: County 2017

Table 1-8 Description of Proposed PSRs and Former CGSP Subareas

Analysis Area	Description of Primary Changes
Bonsall Analysis Area (BO18+ includes BO18, BO20, BO29, BO32, BO33, and a study area)	This is a group of properties in the eastern portion of Bonsall. The adopted General Plan designation is SR-10 with a request to change to SR-4. In addition, a study area of approximately 785 acres is proposed to capture similar properties in the area with the same designation. Overall, the PSR Analysis Area and study area and properties comprise just over 900 acres. Existing parcelization and steep slopes in the area would limit the amount of future potential dwelling units that the designation could yield, with an anticipated increase in the overall yield of approximately 67 dwelling units, if approved.
Crest-Dehesa 14 (CD14 Analysis Area)	This is a proposed designation change from a combination of SR-1 and RL-20 to a combination of SR-2 and RL-20 over a 101-acre, 10-parcel project area. The area proposed for SR-2 is larger than the current SR-1 area, so that there would be an increase in potential dwelling units. This change in designation is anticipated to yield approximately 7 additional dwelling units, if approved.
Desert 8 (DS8 Analysis Area)	This is a proposed designation change from VR-2 to VR-4.3 for a 34-acre PSR parcel and two additional parcels totaling 134 acres. This change in designation is anticipated to yield approximately 389 additional dwelling units, if approved.
Desert 24 (DS24 Analysis Area)	This is a proposed designation change from SR-10 to SR-1 over a two-parcel, 169-acre area, with no study area. This change in designation is anticipated to yield approximately 153 additional dwelling units, if approved.
Fallbrook 2+ Analysis Area (FB2+ includes FB2, FB18, and a study area)	This is a group of properties and a study area totaling 23 parcels over 491 acres. The proposed change within this area is from a combination of RL-20 and RL-40 to a combination of SR-4 and RL-20. The change in designations within this area is anticipated to yield approximately 16 additional dwelling units, if approved.
Fallbrook 17 Analysis Area (FB17)	This is a 6-parcel, 107-acre area (no study area) with a proposed change from SR-2 to a combination of SR-1 and SR-2. The change in designation within this area is anticipated to yield approximately 33 additional dwelling units, if approved.
Fallbrook 19+ Analysis Area (FB19+ includes FB19, FB25, FB26, and a study area)	This is a 61-parcel, 579-acre area, which includes a study area. The proposed change within this area is from RL-20 to SR-10 and is anticipated to yield only approximately one additional dwelling unit if approved, due to existing parcelization and the extensive steep slope in the Analysis Area. In areas of 25% and greater slope, SR-10 applies the same density as RL-20.

Table 1-8 Description of Proposed PSRs and Former CGSP Subareas

Analysis Area	Description of Primary Changes
Fallbrook 21+ Analysis Area (FB21+ includes FB21, FB22, FB23 and a study area)	This is a 52-parcel, 679-acre area, which includes a study area. The proposed change within this area is from RL-20 to SR-10 and is anticipated to yield approximately 7 additional dwelling units, if approved.
Mountain Empire 26 Analysis Area (ME26)	This is a 15-parcel, 678-acre area, which includes a study area. The designation change from RL-20 to SR-10 is anticipated to yield approximately 26 additional dwelling units, if approved.
Mountain Empire 30A Analysis Area (ME30A)	This proposed change covers a single parcel, 262-acre area (no study area) and would change the designation from RL-40 to a combination of SR-4 and RL-40. This change in designation is anticipated to yield approximately 29 additional dwelling units, if approved.
North County Metro 3A Analysis Area (NC3A)	This 1,015-acre Analysis Area includes a study area, and encompasses 48 parcels adjacent to the City of Escondido. This proposed change within this area is from RL-20 to SR-10 and is anticipated to yield approximately 11 additional dwelling units, if approved.
North County Metro 18A Analysis Area (NC18A)	This is a 5-parcel, 93-acre area, with no study area. The proposed change within this area is from SR-2 to a combination of SR-1 and SR-2 and is anticipated to yield approximately 34 additional dwelling units, if approved.
North County Metro 22 Analysis Area (NC22)	This is a 17-parcel, 154-acre Analysis Area, which includes a study area. The proposed change within this area is from SR-10 to a combination of SR-1 and SR-10 and is anticipated to yield approximately 52 additional dwelling units, if approved.
North County Metro 37 Analysis Area (NC37)	This is a 15-parcel, 158-acre Analysis Area, which includes a study area. The proposed change within this area is from SR-10 to SR-4. This change is anticipated to yield approximately 12 additional dwelling units, if approved.
North County Metro 38+ Analysis Area (NC38+ includes NC38, NC41, and NC48)	This is an 8-parcel, 77-acre Analysis Area, with no study area. The proposed change within this area is from SR-2 to SR-1. This change is anticipated to yield approximately 38 additional dwelling units, if approved.
Pala-Pauma 30 Analysis Area (PP30)	This is a proposed change from RL-40 to a combination of SR-2 and RL-40 in an 11-parcel, 518-acre area (no study area). This change would be anticipated to yield 122 additional dwelling units, if approved.
San Dieguito 15 Analysis Area (SD15)	This is a proposed change from SR-1 to a combination of C-1, VR-10.9, and SR-0.5 over a one parcel, 69-acre PSR area, with no study area. This change would be anticipated to yield 301 additional dwelling units, if approved.
Valley Center 7+ Analysis Area (VC7+ includes VC7, VC9, VC11, VC20A, VC20B, VC54, VC60, VC61, and a study area)	This is a 233-parcel, 1,465-acre Analysis Area, which includes a study area. The proposed change within this area is from SR-4 to SR-2. This change is anticipated to yield approximately 253 additional dwelling units, if approved.
Valley Center 51 (VC51)	This is a 14-parcel, 166-acre Analysis Area, which includes a study area, in the northwest portion of the Valley Center community. The proposed change within this area is from RL-20 to SR-4. The proposed change is anticipated to yield 13 additional dwelling units, if approved.
Valley Center 57+ Analysis Area (VC57+ includes VC57, VC63, VC64, and a study area)	This is a 217-parcel, 1,337-acre Analysis Area, which includes a study area. The proposed change within this area is from SR-4 to SR-2. The proposed change is anticipated to yield 231 additional dwelling units, if approved.
Valley Center 67 Analysis Area (VC67)	This is a 6-parcel, 13-acre Analysis Area which includes a study area, proposing a change from SR-2 to I-2. This area is located almost entirely within a County designated floodway.

Table 1-8 Description of Proposed PSRs and Former CGSP Subareas

Analysis Area	Description of Primary Changes
Former Champagne Gardens Specific Plan (CGSP) (CG1, CG2, CG3, CG4, CG5, CG6, CG7, CG8)	The CGSG was adopted by the County BOS on January 13, 1999, and expired on January 13, 2007; however, this area was mapped as Specific Plan Amendment in the General Plan. Within the CGSP Area, changes in land use designations are proposed from Specific Plan Amendment and RL-20 into SR-10 and C-4 in the Bonsall portion, and from Specific Plan Amendment to SR-4 and SR-2 in the Valley Center and Hidden Meadows portions (Referral Map options – highest density/intensity to be considered there). The proposed changes are anticipated to yield 31 additional dwelling units, if approved.

Table 1-9 Project Approvals and Permits

Project Approval/Permit	Approving Authority
General Plan Amendment County	County Board of Supervisors
Zoning Ordinance Amendment County	County Board of Supervisors

Table 1-10 General Plan Amendments and Specific Plan Amendments

Area	Project	Land Use			
		Existing General Plan	Unit	Proposed GPA	Unit
Active GPAs					
Warner Ranch (GPA-06-009) [Pala-Pauma]	Residential - Single family	13	—	534	DU
	Residential - Multi-family	—	—	246	DU
	Park	—	—	7.7	AC
	Fire Station	—	—	10,000	SF
Star Ranch (GPA-05-008) [Campo]	Residential - Single family	110	DU	453	DU
	Rural Commercial (180,000 SF)	5.4	AC	13.7	AC
Otay Ranch Village 13 (GPA-04-03) [Otay]	Residential - Single family	1,030	DU	1,881	DU
	Residential - Multi-family	1,408	DU	57	DU
	Commercial	18.7	AC	36.0	AC
	Fire Station/Police Store Front	9.6	AC	2.1	AC
	Elementary School (10 acre)	—	—	1	EA
	Neighborhood Park	15.0	AC	28.6	AC
Otay Ranch Village 14 (GPA-16-008) [Otay]	Residential - Single family	1,563	DU	955	DU
	Residential - Multi-family	150	DU	305	DU
	Residential - Senior	—	—	298	DU
	Village Commercial	2.9	AC	15,000	SF
	Elementary School (10-acre)	1	EA	1	EA
	Neighborhood Park	10.0	AC	11.1	AC
	Community Use	—	—	5.6	AC

Table 1-10 General Plan Amendments and Specific Plan Amendments

Area	Project	Land Use			
		Existing General Plan	Unit	Proposed GPA	Unit
Lilac Hills Ranch (GPA-12-001) [Valley Center/Bonsall]	Residential - Single family	110	DU	903	DU
	Residential - Multi-family	—	—	375	DU
	Residential - Senior	—	—	468	DU
	Assisted Living	—	—	200	Bed
	Spec. Retail/ Strip Commercial	—	—	61.5	KSF
	Office Professional	—	—	28.5	KSF
	Country Inn / B & B	—	—	50	RM
	Church	—	—	10.0	AC
	Elementary School	—	—	568.0	Stu
	Middle School	—	—	132.0	Stu
	Recreation Center/ Fire Station	—	—	40.0	KSF
	Neighborhood Park	—	—	23.6	AC
	Water Reclamation	—	—	2.4	AC
	Recycling Center	—	—	0.6	AC
Eden Hills (Valiano) (GPA-13-001) [San Dieguito]	Residential - Single family	126	DU	362	DU
Newland Sierra (GPA-14-018) [Twin Oaks Valley/Bonsall]	Residential - Single family	97	DU	1,582	DU
	Residential - Multi-family	—	—	553	DU
	Office Professional	53.6	AC	—	—
	General Commercial	4.6	AC	10.8	AC
	Village Core Mixed Use	—	—	58.3	AC
	School (6.0 acres)	—	—	1	EA
Sweetwater Place (GPA-14-003) [Spring Valley]	Residential - Single family	—	—	122	DU
	Public / Semi-Public	17.93	AC	—	—
	Open Space (Recreation)	—	—	1.5	AC
Lake Jennings Marketplace (GPA-14-005) [Lakeside]	Residential - Multi-family	176.0	DU	—	—
	General Commercial (76,100 SF)	—	—	11.74	AC
Harmony Grove South (GPA-15-002) [San Dieguito]	Residential - Single family	194	DU	—	—
	Residential - Multi-family	—	—	458	DU
	General Commercial	—	—	2.75	AC
Rancho Librado (GPA-14-007) [San Dieguito]	Residential - Single family	14	DU	—	—
	Residential - Multi-family	—	—	56	DU
Lilac Plaza (GPA-15-004) [Valley Center]	Residential - Multi-family	—	—	36	DU
	General Commercial	—	—	1.5	AC
	Public/Semi-Public (Future Park)	7	AC	—	AC
Warner Springs Resort (GPA 14-006) [North Mountain]	Residential	—	DU	692	DU
	Specific Plan Amendment (0.25) [2,495 AC]	624	DU	—	—

Table 1-10 General Plan Amendments and Specific Plan Amendments

Area	Project	Land Use			
		Existing General Plan	Unit	Proposed GPA	Unit
Sweetwater Vistas (GPA 15-006) [Spring Valley]	Residential - Multi-family	—	DU	255	DU
	Resort	710	RM	—	—
	General Commercial	628,000	SF	—	—
Active SPA					
Otay 250 (SPA-15-001) [Otay]	Commercial/Industrial	180	AC	—	—
	Residential (high density)	—	—	3,158	DU
	Commercial	—	—	84,942	SF
	Employment Use	—	—	1,400,000	SF
GPA's Completed Since the GPU Adoption (August 3, 2011)					
Very Low Complexity PSRs (GPA 12-012) [Various]	North Mountain: Residential - Single family	19	DU	18	DU
	Ramona: Residential - Single family	23	DU	50	DU
	San Dieguito: Residential - Single family	13	DU	15	DU
	Spring Valley: Residential - Single family	9	DU	30	DU
Campus Park (GPA 03-004) [Fallbrook]	Residential - Single family	724	DU	521	DU
	Residential - Multi-family	370	DU	230	DU
	General Commercial	25.39	AC	3.1	AC
	Office Professional	—	—	8.0	AC
Campus Park West (GPA 05-003) [Fallbrook]	Residential - Multi-family	96	DU	283	DU
	General Commercial	75.00	AC	56.00	AC
	Limited Impact Industrial	3.35	AC	15.23	AC
Meadowood (GPA 05-003) [Fallbrook]	Residential (MH) - Single family	327	DU	355	DU
	Residential - Multi-family	217	DU	489	DU
General Plan Clean-Up (GPA 12-007) [Various]	Residential - Single family	411	DU	61	DU
	Residential - Multi-family	6	DU	—	—
	General Commercial	—	—	7.0	AC
	Office Professional	2.5	AC	—	—
	Neighborhood Commercial	—	—	0.5	AC
	Rural Commercial	1.2	AC	—	—
	Limited Impact Industrial	1.5	AC	11.0	AC
	Open Space-Conservation	3.0	AC	2,119.5	AC
	Open Space-Recreation	—	—	14.0	AC
	Public/Semi-Public	38.4	AC	24.5	AC
	Public Agency Lands	336.0	AC	—	—

AC = acre; DU = dwelling unit; SF = square feet; EA = each; KSF = thousand square feet; Stu = Students; RM = Rooms;
GPA = General Plan Amendment
Source: County 2017

Table 1-11 Projects Currently Being Processed within the County

Project Name (GPA Number)	CPA/ Subregion	SP/SPA Number	TM/TPM Number	Dwelling Units	Acres
Projects Inconsistent with the adopted General Plan					
Brook Forest (03-008)	Valley Center	SP 00-001	5117	84	225.56
Fallbrook Oaks GPA, REZ, TM, STP (05-006)	Fallbrook	—	5449	18	26.40
Pacific Scene GPA, SP, TM, REZ, OSV (06-002)	Jamul-Dulzura	SP 06-001	5445	55	85.97
Castle Creek Condominiums GPA, SPA, REZ (06-011)	Valley Center	SPA 06-007	5514	63	57.79
Magnolia Courts GPA, TM, REZ, STP (07-009)	Lakeside	—	5541	38	5.19
Pine Valley Park Estates (XX-X2)	Central Mountain	SP 03-001	5318	22	38
Mesquite Trails Ranch (-)	Desert	SPA 01-001; SP 04-004	5373	480	309.51
Spitsberger Subdivision (-)	Ramona	SPA 03-004	5294	21	137.50
Harmony Grove Meadows (05-004)	North County Metro	SP 05-001	5430	207	111.09
Fuerte Ranch Estates (03-006)	Valle de Oro	—	5343	40	26.86
Pala Mesa Resort (-)	Fallbrook	SPA 03-005	5534	143	8.83
Projects Consistent with the adopted General Plan					
Peaceful Valley Ranch (03-005)	Jamul-Dulzura	—	5341	51	152.76
Montecito Ranch (04-013)	Ramona	SP 01-001	5250	417	935
Cummings Ranch, 805 Properties (03-007)	Ramona	SP 03-005	5344	9	682.02
Peppertree Park (03-XX)	Bonsall	—	4713	48	43.20
Lake Jennings Park (05-005)	Lakeside	—	5444	192	12
Sugarbush (05-010)	North County Metro	SP 03-003	5295	45	115.50
Stonemark GPA, REZ, TM (06-001)	North County Metro	—	5479	33	25.77
5853 Linea Del Cielo GPA, REZ, BC (06-003)	San Dieguito	—	—	—	22.84
Bonsall Town Center GPA, REZ, TM, STP (06-004)	Bonsall	—	5490	61	25.85
Highway Los Coaches GPA, REZ (06-006)	Lakeside	—	—	—	2.97
ALTI GPA, REZ (06-007)	Valley Center	—	—	—	288
Faaborg Lot Split & Rezone REZ, TPM, GPA (07-005)	Ramona	—	21056	2	3.99
Orchard Hills TM 27 Lot Subdivision (07-006)	North County Metro	—	5533	27	9.83
Embly REZ (07-007)	North County Metro	—	21062	4	9.79
Floit GPA, REZ, TM, STP (07-008)	Lakeside	—	5536	27	2.30
Lazy A Ranch GPA, SP, TM, REZ, MUP (07-010)	Alpine	SP 07-002	5546	186	70.80
Chocolate Mountain Ranch (99-05)	Alpine	—	5144	117	242

Table 1-11 Projects Currently Being Processed within the County

Project Name (GPA Number)	CPA/ Subregion	SP/SPA Number	TM/TPM Number	Dwelling Units	Acres
Peterson (99-06)	Alpine	—	5210	25	63.42
Alpine Ranch (99-08)	Alpine	—	5322	29	254
Alpine Oaks Estates (99-09)	Alpine	—	5330	9	38.68
SP and 51 Lot Sub (-)	Valley Center	SP 01-003	5263	51	273
Whitehall (-)	Spring Valley	SP 02-002	5299	211	176.58
Borrego West SPA, REZ, TM, 178 Lots (-)	Desert	SP 92-001; SPA 05-002	5319	177	166.27
The Bridges HCC Investors (-)	San Dieguito	SPA 01-004; SPA 03-006	5270	216	445
The Bridges (-)	San Dieguito	SPA 01-004; SPA 03-006	5239	36	99.30
Judd and Dillard Otay Crossing (-) (industrial lots)	Otay	SPA 04-006	5405	42	311
Borrego Springs Country Club (-)	Desert	SPA 05-002	5309	255	330
Rancho Cielo (-)	San Dieguito	SPA 05-004	5440	29	23.06
The Highlands at Warner Springs (-)	North Mountain	SPA 06-001	5450	28	149
Vista Ridge (-)	San Dieguito	SPA 06-002	5418	8	20
Vista Hills (-)	San Dieguito	SPA 06-002	5415	8	26.17
Lake Rancho Viejo Unit 3 SPA Remove Recreation Vehicle Parking (-)	Fallbrook	SPA 07-001	—	—	3.20
Sunroad Otay Partners (-)	Otay	SPA 07-003	5538	60	179
San Diego Correctional Facility	Otay	SPA 06-005	—	—	39.09

Source: County 2017

Table 1-12 List of Regional Energy and Utility Projects

Project #	Name	Description
1	San Diego Gas & Electric (SDG&E) Artesian 230 kilovolt Substation	<p>SDG&E proposes to construct a 230 kilovolt Substation Expansion, which is expected to alleviate 69 kilovolts congestion out of the Sycamore Canyon Station. The Proposed Project includes the following elements:</p> <ul style="list-style-type: none"> • Upgrade the existing Artesian Substation to a 230/69/12 kilovolt substation, upgrade the existing 69 kilovolt system and provide an additional 230 kilovolt source for the Poway area load pocket. These substation upgrades will take place within SDG&E's existing property. • Upgrade of the transmission network to mitigate available generation dispatch and meet mandatory North American Electric Reliability Corporation reliability criteria in the Poway area load pocket.
2	Otay Water District 870-2 Pump Station	<p>The Otay Water District determined that both low-head and high-head pump stations have reached the end of their useful lives and that these existing pump stations have insufficient capacity for the desalinated water supply that would be introduced to the Roll Reservoir if the District's proposed Otay Mesa Conveyance and Disinfection System Project is implemented. Therefore, the District is proposing to demolish low-head and high-head pump stations and replace with the 870-2 Pump Station and associated sewer force main alignment.</p>
3	Otay Water District 2015 Water Facilities Master Plan Update – Otay Water District	<p>The PEIR addresses the environmental effects associated with implementation of the District's 2015 WFMP Update. A PEIR was prepared pursuant to CEQA Guidelines Section 15168 because the 2015 WFMP Update assesses a long-term Capital Improvement Program through the year 2050.</p> <p>The purpose of the 2015 WFMP Update was to revise the 2009 WRMP; update planning criteria and improvement projects; and identify adaptive responses to changed conditions. To do this, the 2015 WFMP Update identified the necessary potable and recycled water Capital Improvement Program facilities, associated probable cost estimates, and develops a phased approach to implement the projects.</p>
4	West Wide Energy Corridors Review – Bureau of Land Management and USFS	<p>The corridors, commonly known as West-wide or Section 368 energy corridors, were designated pursuant to Section 368 of the Energy Policy Act of 2005. Section 368 of the Act directed agencies to designate corridors to support siting of oil, gas, and hydrogen pipelines, as well as electricity transmission and distribution facilities on Federal land. In response, the Bureau of Land Management and Forest Service designated approximately 6,000 miles of corridors in 2009. The Agencies recently released a Corridor Study evaluating the effectiveness of the corridors. The Agencies will consider the information and conclusions from the Corridor Study in conducting the corridor reviews.</p>
5	TL 649 Wood-to-Steel Replacement Project - California Public Utilities Commission	<p>The Proposed Project includes four primary components:</p> <ol style="list-style-type: none"> 1. Wood-to-steel replacement of existing facilities 2. Conversion of approximately 430 feet of underground power line cable under State Route 125 to an overhead configuration 3. Interception of existing underground distribution lines by trenching approximately 80 to 100 feet to pole location 25 and approximately 20 feet to pole location 18.5 4. Modification of existing access roads as needed to ensure safe access by expanding the road width by approximately five feet at pole location 34, 35, 36, and 75 for lengths measuring approximately 50 feet, or as dictated by the condition of the road at the time of construction.

Table 1-12 List of Regional Energy and Utility Projects

Project #	Name	Description
6	San Diego Natural Gas Pipeline (Line 3602) - California Public Utilities Commission	The 47.7-mile proposed San Diego Natural Gas Pipeline would begin at the Applicant's existing Rainbow Metering Station located near the Riverside-San Diego County border and runs south primarily through urban areas of the Cities of Poway, Escondido, and San Diego, and would terminate on Marine Corps Base Miramar. Approximately 41 miles of the pipeline would be installed within existing roadways and road shoulders. The remaining 6 miles would be installed cross-country on federal and privately-owned land. The majority of the pipeline would be installed within existing rights-of-way. The pipeline would cross several major roadways, including the I-15, and water features, including the San Luis Rey River, Lake Hodges, Reidy Canyon Creek, and Escondido Creek. At these crossings, horizontal directional drilling and horizontal boring methods are proposed to reduce impacts on roadways and water features.
7	Carlsbad Energy Center	<p>Carlsbad Energy Center LLC proposes to amend the May 31, 2012 Carlsbad project with a more flexible, fast-start simple-cycle facility located in the city of Carlsbad in San Diego County.</p> <p>The licensed Carlsbad Energy Center Project was a 558-megawatt gross combined-cycle generating facility. The 632-megawatt amended center would be located at the same, slightly larger northeastern parcel of the 95-acre Encina Power Station power plant complex and would involve several phases of demolition and construction over a 64-month period. The project would provide power generation reliability in the SDG&E service territory.</p> <p>Prior to construction, the project owner seeks permission to demolish three fuel oil aboveground storage tanks to provide space for power plant construction, including tank 4 (which along with tanks 5, 6 and 7, constitute the Encina Power Station eastern tank farm, and would form the 30-acre footprint upon which the amended power plant would be constructed). Demolition of tanks 1 and 2 would provide necessary parking and laydown areas required during construction of the amended power plant. Following successful commercial operation, the project owner seeks shutdown and decommissioning of the Encina Power Station, as well as demolition of all above-ground station facilities west of the North County Transit District railroad tracks.</p>
8	Pio Pico Energy Center Power Plant Licensing Case	<p>On February 9, 2011 Pio Pico Energy Center LLC submitted an Application for Certification to the California Energy Commission seeking permission to construct and operate a power generation facility, the Pio Pico Energy Center, in the County of San Diego, adjacent to the existing Otay Mesa Generating Project.</p> <p>The Pio Pico Energy Center is a proposed simple-cycle power generation project that consists of three General Electric LMS100 natural gas-fired combustion turbine generators. The total net generating capacity would be 300 megawatts, with each capable of generating 100 megawatts.</p>
9	Rincon del Diablo Municipal Water District Sewer Master Plan	<p>The proposed Rincon del Diablo Municipal Water District Sewer Master Plan would serve as the vehicle to allow the District to serve the Harmony Grove area with wastewater service. In order to do this, the District would exercise its latent powers to become a wastewater service agency through Local Agency Formation Commission approval and have its service boundary annotated to include this area.</p> <p>In conjunction with establishment of sewer service, the District will acquire the Harmony Grove Village Water Reclamation Facility from the County, which is currently slated to provide wastewater service to approximately 750 equivalent dwelling units. Once the District is successful in expanding its services to include wastewater and acquires the facility, it will modify the plant from approximately 750 to 1,700 equivalent dwelling units.</p>

Table 1-12 List of Regional Energy and Utility Projects

Project #	Name	Description
10	SDG&E's ocean Ranch Substation Project	The Ocean Ranch Substation Project is proposed to be located on vacant land in the Rancho del Oro Planned Development district in Oceanside, San Diego County, California. The substation planned is to accommodate anticipated growth in electrical demand and to enhance system reliability by taking some of the electrical load from San Luis Rey and Melrose substations, which are fully built out and near capacity. Application submitted July 2016.
11	SDG&E Salt Creek Substation Project	The proposed Salt Creek Substation Project would construct a new 120 megavolt-ampere 69/12 kilovolt distribution substation in Chula Vista, construct a new 69 kilovolt single circuit powerline for 5 miles between the Salt Creek Substation and the existing Miguel Substation, construct and operate an underground loop-in of the 69 kilovolt powerline to the Salt Creek Substation, and install a new 69 kilovolt powerline position at the existing Miguel Substation to connect the new powerline. Permit granted May 2016.
12	South Bay Substation Relocation Project	The Proposed Project would be located in the City of Chula Vista, California, in the southwesterly portion of San Diego County. The Proposed Project primarily involves relocation of the existing South Bay Substation to a new site approximately 0.5-mile south. The existing South Bay Substation would be relocated to the proposed Bay Boulevard Substation site, which is situated approximately 2 miles south of the City of National City, approximately 5 miles northeast of the City of Imperial Beach, and approximately 7 miles southeast of downtown San Diego.
13	SDG&E's TL 695 and TL 6971 Reconductor Project	SDG&E proposes to reinforce the electric transmission system in southern Orange County and Marine Corps Base Camp Pendleton by replacing the conductor (electrical wire) on a 10.23-mile-long section of TL 695 and TL 6971 between the Talega, Japanese Mesa, and Basilone Substations. The Proposed Project would involve reconductoring segments of TL 695 and TL 6971, replacing existing wood pole structures with new steel pole structures, and installing a new underground power line.
14	SDG&E Tie-Line 637 Wood-to-Steel Project	The project proposes to fire-harden approximately 14 miles of the existing 69-kilovolt wood pole power line (TL 637) between the Creelman and Santa Ysabel Substations. SDG&E's purpose for the project is to increase fire safety and service reliability of the 69-kilovolt power line in a high fire risk area of San Diego County. As proposed by SDG&E, the project would fire-harden the existing system by replacing the existing 69 kilovolt wood pole structures with new weathering steel poles. Work would also be conducted at the Creelman and Santa Ysabel Substations to allow for the wood-to-steel conversions of TL 637. Approved Feb 2014.
15	SDG&E 69/12-kilovolt Substation Project	The Vine Substation Project is proposed to be located within the southwestern portion of the City of San Diego, California, near San Diego International Airport. The project would construct a new 69/12 kilovolt Vine Substation at the southwestern corner of the intersection of Vine Street and Kettner Boulevard, relocate approximately nine existing 12-kilovolt distribution circuits utilizing a combination of existing and new underground distribution conduit. The relocated distribution circuits would generally be placed within the franchise portion of City of San Diego public streets (public rights-of-way) in the Project area, and; loop in an existing 69-kilovolt power line (TL604) to the proposed Vine Substation, which includes removing two existing wood poles and one stub guy pole near the corner of California Street and Vine Street, replacing one existing distribution pole with a new self-supported tubular steel pole, and installing two new tubular steel pole adjacent to the eastern lane of Pacific Highway. To connect the proposed Vine Substation and Kettner Substation to SDG&E's telecommunication system, additional fiber optic cable would be installed generally within the underground 12-kilovolt distribution duct banks (approximately 2,850 feet), with an overhead connection (100 feet) into the proposed Vine Substation. Project approved May 2016.

Source: County 2017

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
1	Park Alpine (TM 5433)	TM	Alpine	41	117.54
2	Rancho Nuevo (TM 5475)	TM	Alpine	18	60.14
3	Mckany (TPM 21044)	TPM	Alpine	4	1.53
4	Daoud Subdivision (TPM 20832)	TPM	Alpine	3	23.91
5	West Lilac Farms I & II (TM 5276)	TM	Bonsall	34	92
6	Dabbs (TM 5346)	TM	Bonsall	9	38.37
7	Cunningham (TPM 20788)	TPM	Bonsall	3	26.11
8	Stehly Caminito Quieto (TPM 20799)	TPM	Bonsall	4	11.69
9	Tran (TPM 20835)	TPM	Bonsall	5	16.86
10	Pfaff (TPM 21016)	TPM	Bonsall	2	7.79
11	Dienhart (TPM 20664)	TPM	Bonsall	3	28.36
12	Marquart Ranch (TM 5410)	TM	Bonsall	9	44.2
13	Twin Oaks 4 (TPM 20954)	TPM	Bonsall	4	37.93
14	Palisades Estates (TM 5158)	TM	Bonsall	38	408.4
15	Yaqui Pass (TM 5552)	TM	Borrego Springs	330	534.43
16	Pine Creek Ranch (TM 5236)	TM	Central Mountain	4	109.08
17	Pine Valley Park Estates (SP 03-001)	GPA/SP/REZ/TM	Central Mountain	20	38.3
18	The Slope (TPM 20765)	TPM	Central Mountain	4	35
19	Kenyon (TPM 20857)	TPM	Central Mountain	3	15.88
20	Shellstrom, (TPM 21094)	TPM	Central Mountain	4	23.04
21	Kemerko (TPM 20716)	TPM	Crest-Dehesa	5	93.1
22	Walls (TPM 21008)	TPM	Crest-Dehesa	5	72
23	Bursztyn (TPM 20840)	TPM	Crest-Dehesa	4	23.52
24	Woodhead (TPM 20541)	TPM	Crest-Dehesa	4	24
25	Mesquite Trails Ranch (SP 04-004)	SP/TM/MUP	Desert	480	309.51
26	Borrego Country Club Estates (TM 5487)	TM	Desert	148	172.07
27	Borrego 50 (TM 5511)	TM	Desert	34	50.09
28	Borrego Springs Senior Condos (TM 5512)	TM	Desert	122	5.24
29	Inland Land Development (TM 5528)	TM	Desert	331	136.67
30	Desert Diamond (TPM 21017)	TPM	Desert	5	169.84
31	Bowen/Jonas (TPM 21027)	TPM	Desert	5	80
32	Henderson Canyon (TPM 21058)	TPM	Desert	4	114.9
33	Nickerson (TPM 2111)	TPM	Fallbrook	2	3.08
34	Passerelle, Campus Park (SP 03-004)	GPA/SPA/REZ/TM	Fallbrook	1099	500
35	Meadowood (GPA 04-002)	GPA/SP/REZ/TM	Fallbrook	886	390
36	Fallbrook Oaks (GPA 05-006)	GPA/TM/REZ	Fallbrook	18	26.4
37	Fallbrook Ranch (TM 5532)	TM	Fallbrook	11	41
38	Campus Park West (GPA 05-003)	GPA/SPA/REZ/TM	Fallbrook	355	116

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
39	Hoskings Ranch, Genesee Properties (TM 5312)	TM	Julian	33	
40	Preski/Gonya (TPM 20720)	TPM	Jamul/Dulzura	4	40.33
41	Pijnenburg (TPM 20778)	TPM	Jamul/Dulzura	5	76.4
42	Skyline Truck Trail (TPM 21028)	TPM	Jamul/Dulzura	5	47.78
43	Hamilton (TPM 21060)	TPM	Jamul/Dulzura	2	24.29
44	Renteria (TPM 21107)	TPM	Jamul/Dulzura	4	60.38
45	Tibbot (TPM 20686)	TPM	Jamul/Dulzura	4	35.51
46	Robnett (TPM 20726)	TPM	Jamul/Dulzura	5	85.95
47	Los Coches Development Brightwater Ranch (TM 5306)	TM	Lakeside	73	78.8
48	Hiel (TPM 20925)	TPM	Lakeside	2	0.71
49	Parkside Villa (TPM 21048)	TPM	Lakeside	3	0.21
50	Bradley Avenue (TM 5422)	TM	Lakeside	30	1.25
51	Lakeside (TPM 20916)	TPM	Lakeside	3	1.21
52	Vaughan (TM 5417)	TM	Mountain Empire	13	81.15
53	Star Ranch (GPA 05-008)	GPA/SP/REZ/TM	Mountain Empire	460	2,160
54	Potrero Valley Road (TM 5484)	TM	Mountain Empire	8	73.5
55	Arellano (TPM 20756)	TPM	Mountain Empire	3	17.27
56	Heald Development (TPM 21014)	TPM	Mountain Empire	5	36
57	Grizzle (TPM 20719)	TPM	Mountain Empire	5	245
58	Bartlett (TPM 20754)	TPM	Mountain Empire	4	164.7
59	Sugarbush (GPA 05-010)	GPA/SP/REZ/TM	N. County Metro	53	115.5
60	Kawano Subdivision (TM 5401)	TM	N. County Metro	9	10.27
61	Pizzuto Property (TPM 20846)	TPM	N. County Metro	3	40
62	Montiel Rd Townhomes (GPA 04-007)	GPA/TM	N. County Metro	70	4.86
63	Rimsa TPM (TPM 21095)	TPM	N. County Metro	2	12.5
64	Ranchita Subdivision (TM 5516)	TM	North Mountain	13	147.88
65	Shadow Run Ranch LLC (TM 5223)	TM	Pala-Pauma	46	263.17
66	Warner Ranch (GPA 06-009)	GPA/SP/TM/REZ/MUP	Pala-Pauma	900	430
67	Donald Jenkins (TPM 21023)	TPM	Pala-Pauma	2	10.35
68	Pala Pauma (TPM 20611)	TPM	Pala-Pauma	4	54.66
69	Wexler (TPM 20913)	TPM	Pala-Pauma	4	4.8
70	Townsend (TPM 20736)	TPM	Pendleton/De Luz	4	20
71	Silvola (TPM 20658)	TPM	Rainbow	3	26.16
72	M.D.S. Dev. Corp./Deca (TM 4962)	TM	Ramona	30	75
73	Ramona Ridge Estates (TM 5008)	TM	Ramona	25	219.35
74	Rancho Esquilago (TM 5198)	TM	Ramona	38	147.68
75	Development Venture (TM 5254)	TM	Ramona	67	327
76	Valley Park Condominiums (TM 5480)	TM	Ramona	62	2.87

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
77	Kvaas (TPM 20747)	TPM	Ramona	5	60
78	Neuman (TPM 20962)	TPM	Ramona	4	39.4
79	Filippini Parcel Map (TPM 20926)	TPM	Ramona	2	9.35
80	Sunset Vista (TM 5257)	TM	Ramona	7	9.57
81	Roberts (TM 5267)	TM	Ramona	8	50.62
82	Ramona (TPM 20466)	TPM	Ramona	2	19.82
83	Teyssier (TM 5194)	TM	Ramona	37	289
84	Victoria Shangrila (TM 5261)	TM	San Dieguito	38	79.67
85	Santa Fe Heights (TM 5556)	TM	San Dieguito	8	10
86	Oakrose Ranch (TM 5204)	TM	San Dieguito	10	39.66
87	Fuerte Ranch Estates (GPA 03-006)	GPA/REZ/TM	Valle De Oro	40	26.89
88	Beauvais/Old Castle (TM 5315)	TM	Valley Center	11	23.16
89	Castle Creek Condos (GPA 06-011)	GPA/SPA/TM/REZ	Valley Center	63	57.79
90	McNally Road Parcel Map (TPM 21004)	TPM	Valley Center	4	78.3
91	Sukup (TM 5184)	TM	Valley Center	9	24.62
92	Garcia T.S.M. (TM 5458)	TM	Valley Center	8	17.4
93	Calle De Encinas (TPM 20780)	TPM	Valley Center	3	14.39
94	S.R. Polito Family Partnership LTD (TM 5001)	TM	Valley Center	18	69.2
95	Crews Development Valley Center Road (TPM 20828)	TPM	Valley Center	4	9.71
96	Fitzpatrick (TPM 20842)	TPM	Valley Center	4	10.72
97	Goodnight Ranchos (TPM 21101)	TPM	Valley Center	2	5
98	Hancey TPM (TPM 20999)	TPM	Valley Center	4	14.75
99	Bear Valley Parkway		Escondido	55	40.62
100	Amanda Estates Development Project		Escondido	21	11.2
101	Amber Lane Lot 4		Escondido	1	0.93
102	Calvin Christian School Auditorium		Escondido	1 (school auditorium)	13.17 (school acreage)
103	Centerpointe 78 Commercial Project		Escondido	2 (market and restaurant)	3.7
104	Citracado Parkway Extension Project		Escondido		
105	City Plaza 300 S. Escondido Blvd		Escondido	1 unit, 55 apts, office space	0.8
106	Del Prado Planned Development		Escondido	145	4.9
107	EDI Transfer Station/MRF Expansion Master Plan		Escondido		11.1
108	El Caballo Master Plan		Escondido		8
109	Emerald Height Communication Tower		Escondido		71.8

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
110	Emmanuel Faith Community Church		Escondido	10 (not homes)	17.6
111	Escondido Creek Bikeway Missing Link		Escondido		
112	Escondido Innovation Center		Escondido	1 or 3 industrial buildings	5.76
113	Escondido Transit Center Active Transportation Connections		Escondido		
114	Gateway Grand Residential Project		Escondido	126	2.6
115	Grape Day Park		Escondido		
116	Lake Wohlford Dam Replacement Project		Escondido		
117	Latitude II Condominium Development		Escondido	112	3.44
118	Marriott Hotel Proposed Downtown - Initial Plan Submittal		Escondido		
119	Membrane Filtration / Reverse Osmosis Facility		Escondido		
120	Mission Homes		Escondido		
121	Oak Creek		Escondido		
122	Oakvale Road Realignment and Improvement Project		Escondido		
123	Pickering Annexation		Escondido		5.7
124	Safari Highlands Ranch SP		Escondido	550	1098
125	San Pasqual Undergrounding Project		Escondido		
126	Southwest Sewer Project		Escondido		
127	Spruce Street Drainage Improvement		Escondido		
128	Stanley/Lehner Residential Projects		Escondido	14	4.63
129	Stella Park Condominiums		Escondido	65	2.29
130	StorQuest Self Storage		Escondido		1.57
131	Veterans Village		Escondido	54	1.8
132	Victory Industrial Park		Escondido		5.24
133	Wastewater Collections Yard		Escondido		
134	Westfield North County Theater		Escondido		83
135	Westminster Seminary Student Housing		Escondido		
136	Kaminsky Auto Dealership		El Cajon		
137	East County Crematorium		El Cajon		
138	Magnolia Hills		El Cajon		
139	Oakdale Residences		El Cajon	15	
140	Joseph's Auto Repair		El Cajon		
141	Wingstop Beer & Wine		El Cajon		
142	Director's Decision Appeal		El Cajon		
143	Magnolia Starbucks		El Cajon		

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
144	West Park Mixed Use		El Cajon	5	
145	Verizon Wireless at First Lutheran Church		El Cajon		
146	El Cajon Transit Supportive Land Use & Mobility Plan		El Cajon		
147	Housing Element Rezoning Program		El Cajon		
148	Cafe Amor Mio		El Cajon		
149	iWash Express		El Cajon		
150	Carlsbad Floral Trade Center and Marketplace		Carlsbad		
151	Ponto Beachfront		Carlsbad		
152	Pacific Ridge School		Carlsbad		
153	C3 Church		Carlsbad		
154	Lambert Residence		Carlsbad		
155	Westfield Carlsbad		Carlsbad		
156	Chase Bank		Carlsbad		
157	Acushnet Mezzanine Addition		Carlsbad		
158	Vigilucci's Seafood & Steak		Carlsbad		
159	Dow Addition		Carlsbad		
160	Four Seasons Residence Club		Carlsbad		
161	Kobayashi SDU		Carlsbad		
162	Tsoukatos Addition and SDU		Carlsbad		
163	Tsoukatos Addition and SDU		Carlsbad		
164	148 Tamarack Avenue		Carlsbad		
165	Klovanish Residence		Carlsbad		
166	MFD-01		Carlsbad	4	
167	Ponto Beachfront		Carlsbad	137	
168	Batiquitos Storm Drain Repair		Carlsbad		
169	Pritchard Residence		Carlsbad		
170	Pio Pico Subdivision		Carlsbad	40	
171	Grand Madison		Carlsbad		
172	Town House		Carlsbad		
173	Prana Employee Store		Carlsbad		
174	GP Housing Element 2017-2021		Carlsbad		
175	Martin Residence		Carlsbad		
176	Second Dwelling Unit Code Amendment		Carlsbad		
177	Four Season Resort - PPW		Carlsbad		
178	Sea Otter Parcel Map		Carlsbad		
179	Lambert Residence		Carlsbad		
180	Pacific Vista Commerce Center		Carlsbad	3	

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
181	Kaiser Carlsbad Parking Lot Expansion		Carlsbad		
182	Bressi Ranch Lots 19-22		Carlsbad		
183	Mobilitie Small Cell		Carlsbad		
184	Mobilitie Small Cell		Carlsbad		
185	Mobilitie Small Cell		Carlsbad		
186	Mobilitie Small Cell		Carlsbad		
187	Mobilitie Small Cell		Carlsbad		
188	Mobilitie Small Cell		Carlsbad		
189	Mobilitie Small Cell		Carlsbad		
190	Mobilitie Small Cell		Carlsbad		
191	The Shoppes at Carlsbad West Parking Lot Expansion with Residential/Retail/Hotel		Carlsbad		
192	Bose Second Dwelling Unit		Carlsbad		
193	No project name		Carlsbad		
194	Peacock Lot Split		Carlsbad		
195	Distribute Lot 12 Shell Building		Carlsbad		
196	Distribute Lots 13-15 Shell Building		Carlsbad		
197	No project name		Carlsbad		
198	Cannon Court		Carlsbad		
199	Windy Pointe Development/ University of St Augustine		San Marcos		11.88
200	Corner@2 Oaks		San Marcos		
201	Pacific Commercial		San Marcos		2.77
202	Palomar Station		San Marcos		
203	JR Legacy II, LLC/ Global Carte, LLC		San Marcos		
204	North County Shooting Center		San Marcos		
205	Pacific Industrial No. 1		San Marcos		
206	Enstrom Mold		San Marcos		
207	San Elijo Hills		San Marcos	3,466	
208	Old Creek Ranch		San Marcos	1524	416
209	San Marcos Highlands		San Marcos	189	
210	D.R. Horton (Caprice & Setina @ Mission Grove		San Marcos	126	
211	The Norman SM Project Owner, LLC (Mission Villas - Mission Terrace)		San Marcos	92	
212	San Marcos 13, LLC		San Marcos	14	2.95
213	The Orlando Company (Vidler Estates)		San Marcos	19	
214	SJ Asset Management, Inc.		San Marcos	50	
215	Sandy Lane Estates		San Marcos	9	8.19

Table 1-13 Private Projects

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
216	National Community Renaissance (Villa Serena)		San Marcos		
217	Hallmark Communities (Borden Road 22)		San Marcos	22	
218	Richard Woolsey		San Marcos	6	
219	Brookfield Residential Properties (Rancho Tesoro)		San Marcos	346	
220	UK Investments, LLC		San Marcos	35	
221	Murai-Sab, LLC (Colrich)		San Marcos	89	
222	San Marcos Creek ("Creek District") Specific Plan		San Marcos	2300	
223	Main Square (San Marcos Creek SP) (see above)		San Marcos		
224	University District Specific Plan ("North City")		San Marcos	3400	
225	Quad SM, LLC (part of above project)		San Marcos		
226	Urban Villages San Marcos, LLC "Mason Ale Works"		San Marcos		
227	The Promenade @ Creekside (formerly The Residences at Creekside & The Shoppes at Creekside) San Marcos Creek SP		San Marcos	109	
228	East Gate (San Marcos Creek SP)		San Marcos	42	
229	MARC San Marcos (formerly known as "Davia Village," Milano Holdings, Inc.)		San Marcos		
230	Shane Park Plaza		San Marcos	19	
231	Pacifica San Marcos		San Marcos	17	
232	The McDonald Group		San Marcos	120	

GPA = General Plan Amendment; MUP = Major Use Permit; REZ = Rezone; SP = Specific Plan; SPA = Specific Plan Amendment; TM = Tentative Map; TPM = Tentative Parcel Map

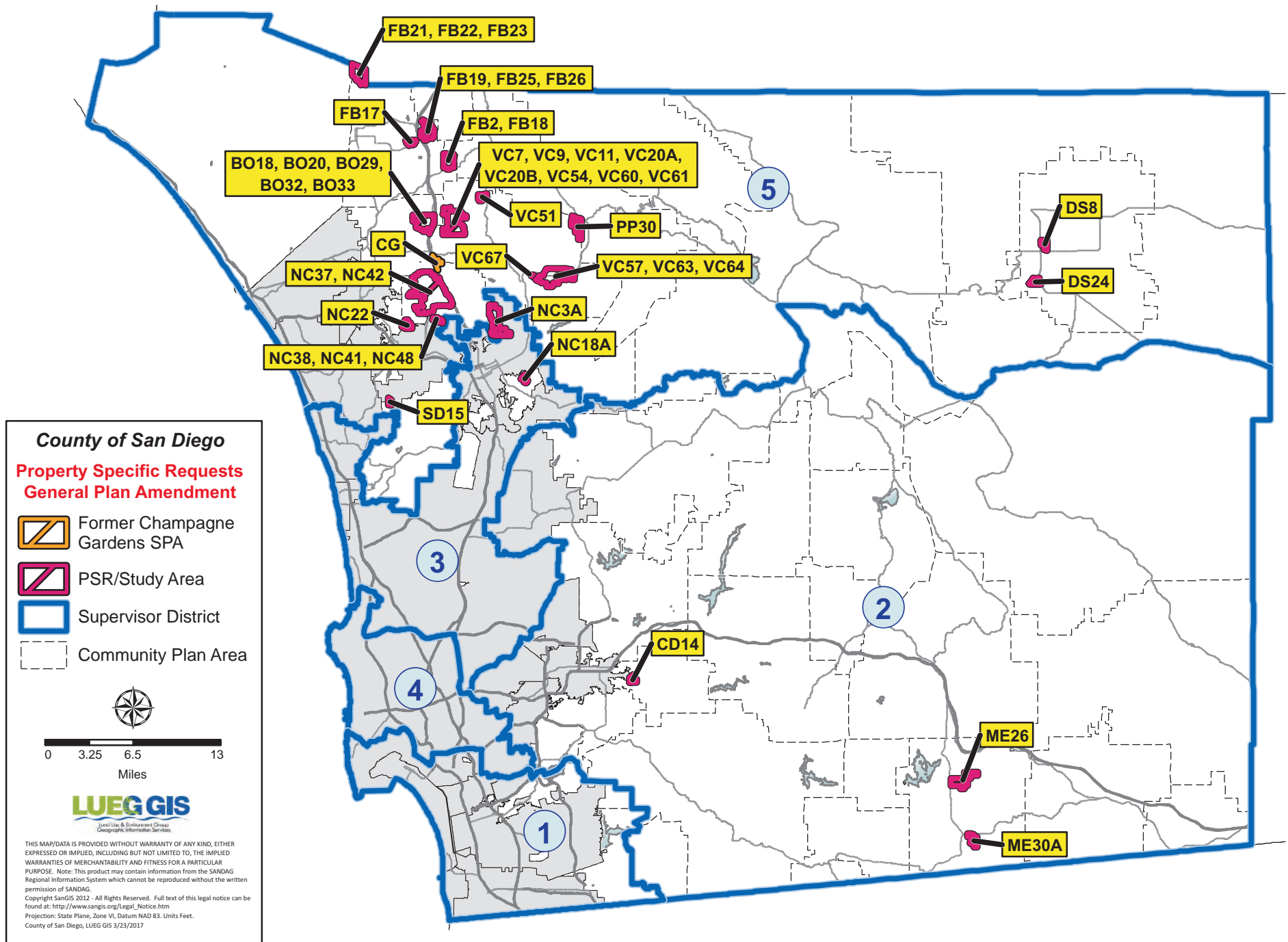
Note: Agencies with jurisdiction adjacent to PSR Analysis Areas have been contacted and the projects listed in this table are a result of this search. This table documents all correspondence regarding recently finalized projects, ongoing projects, and projects planned for the near future. Agencies contacted include the County of San Diego, City of San Marcos, City of Escondido, City of Carlsbad, City of El Cajon, California Energy Commission, Public Utilities Commission, Camp Pendleton, and the Sycuan, Campo, San Pasqual, Pala, and Rincon Reservations. This table will be updated as further information is provided.

Source: County 2017

Table 1-14 Projects on Tribal Lands

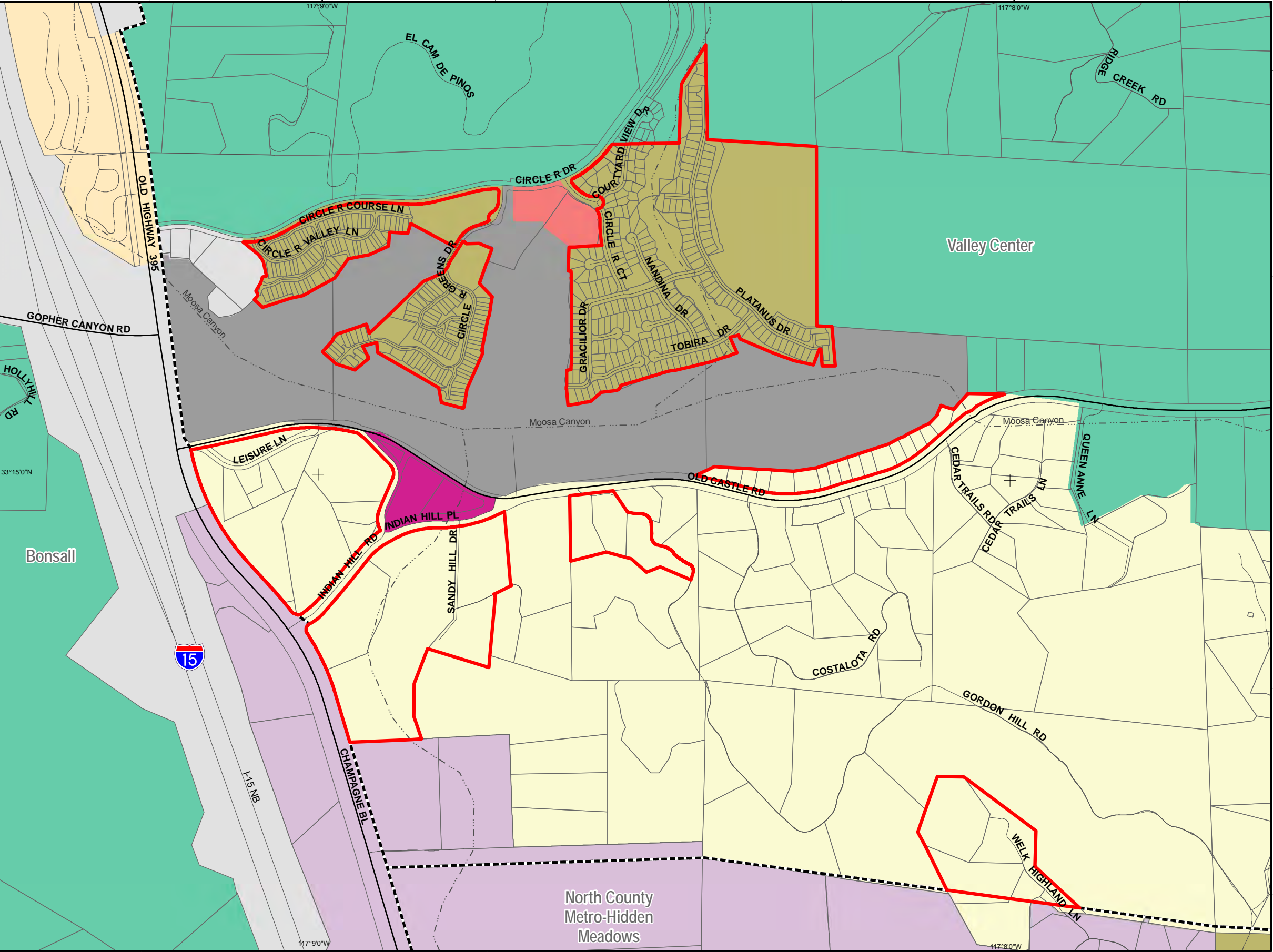
Project No.	Project Name	Description
1	Viejas Phase 3	The Proposed Project is for the third phase of the Viejas Casino & Resort. The project will consist of the construction and operation of a five-story hotel that will accommodate 170 all-suite rooms. A portion of the existing Casino will also be demolished and reconstructed to include three restaurant/bar venues. A new bus terminal and bus drop off area will be constructed near the existing Casino's northwest entry and a new casino walk will provide access to the proposed hotel. There is no net change in the gaming space as a result of the proposed construction, renovation or reconstruction.
2	San Pasqual Undergrounding Project City of Escondido	The Proposed Project would remove, relocate, and restore about 2.5 miles of the Escondido Canal that crosses the San Pasqual Reservation. The Bureau of Indian Affairs will grant of a right-of-way easement on trust lands of the San Pasqual Indian Reservation which is necessary for the implementation of the project. The pipeline would run generally from north to south within the existing Canal right-of-way and to the extent feasible along the North Canal Road, South Canal Road, North Lake Wohlford Road, and Paradise Mountain Road. A new desilting basin and access road will be constructed at the northern/upstream end of the pipeline to remove sediment from the canal water prior to discharge into the new underground pipeline.
3	Sycuan Hotel & Casino Expansion	The Sycuan Band of the Kumeyaay Nation Tribe proposes to develop a new hotel and expand the existing Sycuan Casino (Proposed Project) located on the Sycuan Reservation. Pursuant to the Gaming Compact between the Tribe and the State of California and the Tribe's Environmental Protection Ordinance, the Tribe must conduct an environmental evaluation of the potential off Reservation impacts of the project.
4	San Pasqual Reservation Fee-to-Trust Land Acquisition	San Pasqual Band of Mission Indians is acquiring a 29-acre parcel in a fee-to-trust acquisition. The parcel is located at the intersection of Lake Wohlford Rd. and Woods Valley Rd. The San Pasqual Band is proposing to develop a portion of the site with administrative/ recreation buildings and sports fields. The Proposed Project would avoid developing areas within a floodplain
5	San Pasqual Reservation Tribal Hall/Administration Parking Lot Development	A one-half acre parking lot is being constructed north of the current Tribal Hall on the San Pasqual Reservation. The lot will supplement the current parking lot.
6	San Pasqual Reservation proposed residential subdivision	San Pasqual Reservation single family residential subdivision located north of Lake Wohlford is being planned. Preliminary projections for construction are three years out. Potential sites range from 20 to 30 acres with varying levels of existing disturbance.
7	San Pasqual Reservation Upgrade to Water System	Installment of a 70,000-gallon water tank on San Pasqual Reservation that will result in one-quarter acre disturbance.

Source: County 2017




Countywide PSR Analysis Areas

Figure 1-1



COUNTY OF SAN DIEGO



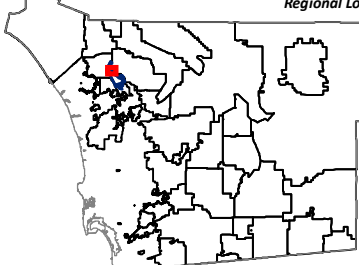
**SR-2 and SR-4 Properties
in the VCMWD Sewer Service Area**

**VALLEY CENTER
COMMUNITY PLANNING AREA (CPA)**


General Plan Designations

- SR-2 and SR-4 Properties in the Valley Center CPA and in the VCMWD Sewer Service Area
- Village Residential (VR-20)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Specific Plan Area
- Rural Commercial
- Public/Semi-Public Facilities
- Open Space (Recreation)
- Valley Center CPA Boundary

Regional Location Map



Map Prepared By:




Coordinates: NAD83 Feet

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Revision to Residential Policy 8 of the Valley Center Community Plan

Figure 1-2