San Dieguito
Community Planning Area

DRAFT

Effective Densities

Constraints

- 🟩 Slopes greater than 25% (50% constrained)
- 🟦 Tier1 Habitat (75% constrained)
- ⬜ Wetlands/Floodplains (100% constrained)
- 🟧 Greater than 20 minute drive time (100% constrained)
- ☐ Parcels potentially able to subdivide
- ▨ Forest Conservation Initiative Overlay
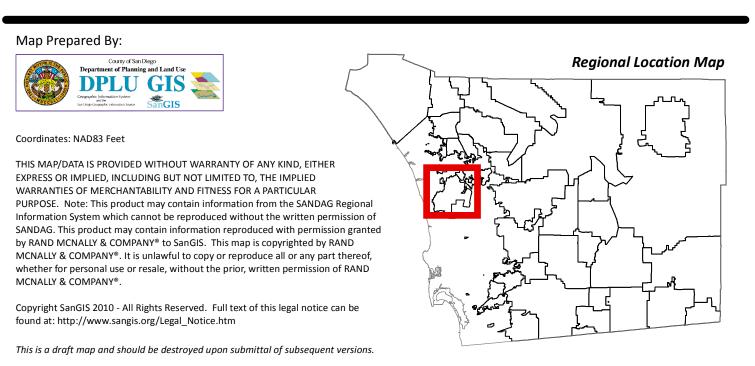- —— County Water Authority Boundary
- ┄┄ San Dieguito Community Planning Area Boundary

Parcels labeled with change in potential units between existing general plan and the proposed General Plan Update Planning Commission Recommendation (April 2010).

NOTES:

The effective density dataset is a compilation of (1) existing General Plan density, (2) zoning ordinance maximum density and (3) groundwater ordinance maximum density.

Three constraints have been applied to show a more realistic effective density. The constraints are:
- wetlands (100% constrained)
- greater than 20 minutes drive time from fire station (100% constrained)
- tier 1 habitat (75% constrained)
- 25% slope or greater (50% constrained)

The number of units allowed on any parcel is only an estimate based on parcel size, general plan designations, and select constraints. There are many other factors that may further limit development on a particular parcel.

Map Prepared By:

DPLU GIS

Coordinates: NAD83 Feet

File reference: K:\20100304_GPU_realistic_densities\constraints4_atlas.mxd

Regional Location Map

Printed: June 10, 2010