

EIR Volume IV Appendix B

Land Use Map Differences Recommended Project to Proposed Project

This section identifies differences between the General Plan Update Referral Map, which was the Proposed Project for the Environmental Impact Report, and the Recommended Project Land Use Map.

**Comparison between
Referral Map (Proposed Project) and Recommended Project Land Use Map**

There are numerous “areas of difference” between the Recommended Project land use map and what was analyzed as the proposed project in the EIR (the Referral Map). These areas of difference (AODs) are listed in the following table. In most cases, the Recommended Project map reflects a lower density and/or less environmentally impactful land use designation for the given AOD. However, some AODs have more intense designations on the Recommended Map or have designations that are similar in intensity but different in use or configuration on the map. Any AODs that do not clearly result in less or decreased environmental impacts on the Recommended Project map were given additional analysis in Appendix C and are marked with an “X” in the last column below.

In total, 67 AODs were flagged for additional environmental analysis and were discussed further in Appendix C. Of those 67 AODs, it was determined that in any situation where the Recommended Project is proposing a more intensive land use designation, any additional impacts would be minimal. Detailed discussions and AOD maps are provided for each of the analyzed AODs in Appendix C.

Appendix B: Land Use Map Differences – Recommended Project to Proposed Project

ID	Referral Name	Proposed Project (Referral Map) ¹	Recommended Project ²	Recommended Project	
				Evaluated as Part of Other Alternatives	Additional Analysis Provided
Alpine					
AL1	Willmark Communities	VR-15	SR-1	X	
AL2	N/A	VR-2	VR-15	X	
AL3	N/A	VR-2	VR-4.3; VR-10.9	X	
AL4	N/A	VR15; VR7.3	VR-10.9; VR-2	X	
AL5	N/A	VR-15	SR-1	X	
AL6	N/A	VR-15; VR-4.3	VR-7.3	X	
AL7	N/A	VR-2	SR-1	X	
AL10	North Village HE Changes (Dyke)	VR-15; GC	VR-20	X	
AL21	Alpine Boulevard / Interstate 8 Commercial	RL-20	RC		X
AL22	Arnold Way Condos	GC	VR-15		X
AL23	Alpine Boulevard Commercial	GC	VR-15		X
AL26	Martin and Pauline Silver	VR-15	GC		X
Bonsall					
BO1	#5 Stacco	SR-1	SR-2	X	
BO2	N/A	SR-1	SR-2	X	
BO3	P Bauer	SR-2	SR-10	X	
BO3-A	So Cal Ag Properties	SR-2	SR-4	X	
BO11	N/A	SR-4	SR-10	X	
BO13	#3 Tabata	OP	RL-40	X	
BO16	Caltrans Mitigation Property	GC; SR-2	OS(C)		
BO24&38	Guy Grotke / Additional Area of Change	SR-4	SR-2		X
BO26&27	SR-76 Commercial	RL-40	GC		X
BO19 & 35	Eric Anderson / Additional Area of Change	SR-4	SR-2		X
BO25&36	Molnar, Crandall, Paulsen / Additional Area of Change	NC	GC		X
BO30 & 39	Michael Hefner / Additional Area of Change	SR-10	SR-4		X
BO31 & 34	John and Charlotte McGraw / Additional Area of Change	SR-4	SR-2		X
BO40	Public agency land transferred to private ownership	P/SF	GC		X
Central Mountain					
CM1	N/A	RL-40	Within FCI	X	
CM3	N/A	RL-40	Within FCI	X	
CM4	Mapping Correction	Tribal Lands	P / SP	X	
CM10	Sweeping Changes - Pine Valley	RL-40	RL-80	X	
CM11	Semi-Rural Guatay	SR-1	SR-2	X	
CM12	East of Pine Valley Town Center	SR-2	RL-80		
CM13	Descanso (Anderson)	RL-40	RC		X

^{1 2} Refer to legend at the end of this table for description of abbreviated land use descriptions

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CM14	Merrigan Commercial	RL-40	RC		X
CW1	Water District Lands	OS(C)	PAL		
County Islands					
CI1	Scripps - Miramar	RL-20	VR-20; OP	X	
CI2	Lincoln Acres	VR-15	VR-24	X	
CI3	Lincoln Acres Commercial Center	VR-4.3 / P/SP	GC		X
Crest Dehesa					
CD1	#99 Smith/ Leone	SR-4	SR-10	X	
CD9	Commercial Property along Harbison Canyon Rd.	GC	SR-4		
CD14	Sam Gazallo	SR-4 / RL-20	SR-1 / RL-20		X
Desert					
DS6	N/A	RL-40; RL-80	RL-40	X	
DS8	No Reference #	VR-4.3	VR-2	X	
DS9	N/A	RL-40	RL-80	X	
DS10	N/A	RL-40; RL-80	RL-80	X	
DS11	#159a Green	RL-20	RL-40	X	
DS15	Borrego Springs: Flying U Stirrup Road	I-1	RC		X
DS16	Borrego Springs: Circle J Road	I-2	RC		X
DS19	Affordable Housing Consultants	RC	VR-10.9		X
DS22	Basara LLC	SR-10 / RL-40	SPA		
Fallbrook					
FB3-A	Meadowood/Pardee Homes (Thomas Steinke)	Various	Various (as shown on Draft Land Use Map)	X	
FB3-B	Campus Park West	I-1	GC		X
FB4	#13 (C&I); #11 Pankey	VCMU; GC; SR-10	GC, SR-10	X	
FB7	N/A	VR-2; VR-7.3	VR-20	X	
FB8	#8 Chaffin	SR-10; RL-20	RL-20	X	
FB9	N/A	RL-20	RL-40	X	
FB10	N/A	RL-20	RL-40	X	
FB13	Grand Tradition	GC	VR-2		
FB15&28	Rhonda Byer / Additional Area of Change	SR-2	SR-1		X
FB29	Campus Park	Various	SPA		X
Jamul/Dulzura					
JD2	Hidden Valley Estates	RL-20; SR-2; SR-1	RL-20	X	
JD3	#112 White	RL-20	RL-40	X	
JD9	Jamul Commercial Village	SR-1	RC		X
Julian					
JL2	N/A	RL-40	RL-40 / RL-80	X	
JL4	Hanafin Commercial	SR-10	RC		X
JL6	Patrick Brown	RL-40	SR-10		X
Lakeside					
LS1	N/A	VR-24	VR-30	X	

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LS3	Butler	VR-15; OP	OP	X	
LS6/LS17	Kim Cambell	SR-2	SR-1 / RL-20		X
LS19	Lake Jennings GPA	VR-15; VR-4.3; GC	VR-15		
LS21	Poole De-annexation	N/A	VR-15		X
LS22	Cox GPA 05-002	SR-4	VR-4.3		X
LS30	Public agency land transferred to private ownership	P/SP	VR-4.3		X
LS31	Parks and Recreation Acquisition	RL40	OS (C)		
Mountain Empire					
ME1	N/A (Potrero Rural Village)	SR-4; SR-10; RC	(1) Change GC to RC (15 ac) in Village (2) Change SR-4 to SR-10 around Village		
ME1-A	Potrero Community Recommendation	SR-4; SR-10 RL-20; RL-40	SR-10, RL-40, RL-80, Dahlgren to RL-20		
ME1-C	County Acquisitions	SR-10; RL-40	OS(R)		
ME2	C&I - # 1, 2, 3, 4, 5a, 6, 8, 10, 11	Various	Various (Special Study Area in the CP)		
ME13	Commercial Property on SR-94	SR-10	RC		X
ME31	Public agency land transferred to private ownership	P/SP	SR-1		X
ME32	SDG&E Acquisition	RL-40	PAL		
North County Metro					
NC1	N/A	SR-10	RL-40	X	
NC5	N/A	VR-24	VR-7.3	X	
NC6	N/A	VR-15	VR-20	X	
NC7	N/A	VR-2	SR-1	X	
NC8	#3B Whalen	VR-7.3	SR-1	X	
NC9	#4 Clark	RC	RC (10 ac); SR-2		
NC12	#16 Gephart	SR-10	RL-40	X	
NC13	#17 Stedt	SR-4	RL-40	X	
NC14	Schwartz	RC	RL-20	X	
NC15	#41	RL-40	RL-80	X	
NC16	N/A	RL-20	RL-40	X	
NC17	#60 Baihaghy	VR-2	SR-1	X	
NC18	County Island	SR-1	SR1; SR2 (New Boundary)		
NC20	VR 7.3 Area	VR-7.3	VR-4.3		
NC25	Chehade Split Designation	SR-1; SR-10	SR-1		X
NC28	Escondido Sphere	VR-7.3	VR-4.3		
NC29	Lake Wolford Mobilehome Park	RL-40	SR-2		X
NC30	Montiel Heights GPA 04-07	VR-7.3	VR-15		X
NC31	Carolyn Read Property	VR-2.9	SR-1		
NC39	Tomlinson Trust (Rod Bradley)	SR-2	SR-1		X

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NC52 ³	Sugarbush GPA	SR-4 / SR-10	SPA		
North Mountain					
NM2	N/A	RL-40	RL-80	X	
NM3	N/A	RL-40	RL-80	X	
NM4	N/A	RL-40	FCI		
NM5	N/A	RL-40	FCI		
NM6	#177 Mason	SR-10	RL-20; RL-80	X	
NM7	#179 Adams	SR-10	RL-20; RL-80	X	
NM8	#178 Tessyier	SR-10	RL-80	X	
NM9	N/A	RL-40	RL-80	X	
NM10	N/A	RL-40	RL-80	X	
NM12	Warner Ranch	SPA	RL-80	X	
NM14	Rural Commercial Centers	RC	RC, SR-10		
NM17	State of California Acquisition	RL-80	OS(C)		
Otay					
OY1	East of Sweetwater Reservoir	OS(C)	Public Agency Lands	X	
OY2	Proposition A Landfill	SPA	N/A		
OY3	Proposition A Landfill adjacent	SPA	RL-40		
Pala Pauma					
PP3	N/A	RL-40	RL-80	X	
PP8	N/A	RL-20	RL-40	X	
PP10	N/A	RL-20	RL-40	X	
PP12	# 42 Pala del Norte Prop. Owners	RL-20	RL-40	X	
PP13	N/A	RL-20	RL-40	X	
PP15	#31 & 32 Monahan and Bell	SR-10	RL-40	X	
PP16	#46 Glusac	SR-10	RL-20	X	
PP17	# 36 Piro (for Schoepe Enterprises LP)	SR-10	RL-40	X	
PP18	Konchar (for Rancho Heights)	SR-10	RL-40	X	
PP19	#43 Ruffin & Johnson	SR-10	RL-40	X	
PP 20	N/A	SR-10, RL-20	RL-40	X	
PP21	N/A	RL-20	RL-40	X	
PP22	N/A	RL-40	RL-80	X	
PP23	#41 Rancho Guejito	RL-40	RL-80	X	
PP24	N/A	RL-40	RL-80	X	
PP27-2	PC Motion (Chagala)	RL-20	SR-4		X
PP32	Schoepe Sherrill Trust (Mark Thompson)	SR-10	GC		X
Pendleton-DeLuz					
PD5	Mapping Correction	P/SP	SR-10		X
Rainbow					

³ This Specific Plan was approved by the Board of Supervisors in 2010 and was not more impactful than the General Plan Update.

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RB7	N/A	RC; GC	SR-10; RC; SR-1	X	
RB9	East of Rainbow HeightsRd	SR-10	RL-40	X	
RB10-A	West of Sumac Summit	RL-20	RL-40	X	
RB10-B	Northeast corner of CPA	RL-20	RL-40	X	
Ramona					
RM3	#1, 4, 6, and other areas	Various VR-7.3	Various (VR-15+)	X	
RM5	N/A	RL-40	RL-80	X	
RM8	Gaye Miller / Cumming Ranch / Additional Area of Change	SR-10	SR-2		X
RM9	Ramona North	VR-7.3; VR-2.9	VR-2.9		
RM10	Pala & La Brea	VR-15	GC		X
RM11	County Library Site	GC, RC	P/SP		
RM12	VR20 sites	RC	VR-20		X
RM13	Office Professional Site	SR-2	OP		X
RM14	Raymond Ave	VR-15	VR-2		
RM16	Greg Hagart, Gildred Companies	RL-40	SR-10		X
RM23 ⁴	Montecito Ranch GPA	SR-2	SPA		
RM24	Public agency land transferred to private ownership	P/SP	VR-2		X
San Dieguito					
SD2	#61 E. Anderson	SR-2	OS(C); SR-4		
SD3	#56 Sheldon and area to north	SR-2; SR-4	SR-2; OS(C)		
SD4	#63 Burns (for Norton)	SR-2	RL-20	X	
SD5	N/A	SR-4	RL-20	X	
SD5A	Ginger Perkins	SR-4	SR-2		X
SD6	#55 Tan	SR-2	SR-4; OS(C)	X	
SD7 & 23	#58 & 59 Randy Coopersmith, Ted Shaw / Additional Area of Change	VR-2; SR-2	SR-0.5		X
SD8	#62 Lowe	VR-2; SR-1; SR-2; SR-4; RL-20	RL-20	X	
SD12	Detwiler & Oak Rose TM	SR-4	SR-2		X
Note (NC17)	#60 Baihaghy	VR-2	SR-1		
SD13	Morgan Run	SR-2	VR-20, VR-15, VR-10.9, VR-7.3; GC		X
SD14	Floodway Clean-up	SR-2	RL-20		
SD17	Wagonhound Land & Livestock West LLC/Willow Creek Ranch	RL-20	SR-2		X
SD18	Larry Mabee (Sam Blick)	RL-20	SR-2		X
SD19 & 22	Golden Eagle Investments (Sam Blick) / Additional Area of Change	RL-20	SR-2		X
SD20, 21, 27	S. Perkins / Additional Area of Change	SR-4	OS(C)	X	
SD24	Parks and Recreation Acquisition	SR-4	OS(C)	X	
SD25	Parks and Recreation Acquisition	SPA	OS(C)	X	
SD26	Parks and Recreation Acquisition	RL-20	OS(C)	X	
Spring Valley					

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				Evaluated as Part of Other Alternatives	Additional Analysis Provided
SV1	N/A	VR-24	VR-20, VR-15		
SV3	Spring Valley CPG Edit	VR-7.3	OS(R)		
SV4	Spring Valley CPG Edit	VR-4.3	VR-2.9		
SV5	Spring Valley CPG Edit	VR-4.3	VR-2		
SV6	Spring Valley CPG Edit	VR-7.3	VR-4.3		
SV7	Spring Valley CPG Edit	VR-15	VR-7.3		
SV8	Spring Valley CPG Edit	VR-7.3	VR-4.3		
SV9	Spring Valley CPG Edit	VR-4.3	SR-0.5		
SV10	Spring Valley CPG Edit	VR-2	SR-1		
SV11	Spring Valley CPG Edit	VR-2	SR-0.5		
SV12	Spring Valley CPG Edit	VR-4.3	SR-0.5		
SV13	Spring Valley CPG Edit	VR-15	VR-4.3		
SV14	Spring Valley CPG Edit	VR-24	VR-7.3		
SV15	Spring Valley CPG Edit	VR-24	VR-15		
SV16	Spring Valley CPG Edit	I-2	I-1		
SV17	Spring Valley CPG Edit	VR24/VR7.3	VR2.9/SR1	X	
SV18	Spring Valley CPG Edit	VR-24	VR-7.3		
SV19	Spring Valley CPG Edit	VR-24	P/SP		
SV20	Spring Valley CPG Edit	VR-15	VR7.3; OS(C)		
SV21	Spring Valley CPG Edit	VR-4.3	SR-0.5		
SV22	Spring Valley CPG Edit	VR-7.3	VR-2.9		
SV23	Jamacha Rd/SR-125 Correction	P/SP	GC		X
SV24	Jamacha Rd Industrial	I-1	I-2		X
SV25	Sweetwater Springs/ Jamacha Blvd Industrial	I-2; I-1	I-3		X
SV26	Jackson Commercial	VR-7.3	GC		X
SV27	Public agency land transferred to private ownership	P/SP	SPA		
Sweetwater					
SW1	Keubler & Green (C&I) 1	NC	VR-24	X	
SW3	Plaza Bonita & Sweetwater Rd	VR-4.3	SR-1		
SW4	South of Glen Abbey Blvd	VR-7.3	VR-4.3		
SW5	Lynwood Dr & Holly Wy	VR-4.3	SR-1		
Valle De Oro					
VO1	N/A	NC	VR-2	X	
VO4	Semi Rural .5	VR-2	SR-0.5		
VO5	Mobile Home Park Fix	VR-10.9	SR-0.5		
VO6	Fuerte Ranch Estates	SR-1	SR-0.5		
VO7	Casa de Oro Office	VR-4.3	OP		X
VO8	Public agency land transferred to private ownership	P/SP	VR-24		X
Valley Center					
VC1	N/A	RL-20	RL-40	X	
VC6	#87 Lynch	SR-2	SR-4	X	
VC7	N/A	SR-2	SR-4	X	

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VC8	N/A	RL-20	RL-40	X	
VC9	#84 Jackson –Burgener Properties	SR-2	SR-4	X	
VC10	N/A	SR-2	SR-4	X	
VC11	#79 Pardee	SR-2	SR-4	X	
VC15	#80 Fisher	SR-10	RL-20	X	
VC16	Multiple Owners SPA Ridge Ranch 2	SPA; RL20	SR-4; RL-40	X	
VC17	#86 Stedt (for Lynch)	SR-2	SR-4	X	
VC18	N/A	SR-2	SR-4	X	
VC19	#14 C&I, 16 C&I, 17 C&I, 21C&I	Various	Env. Sup w/ CPG Modifications	X	
VC20	#77 / L Fahr and Hanagafarin	SR-2	SR-10	X	
VC22	N/A	RL-40	RL-80	X	
VC23	#83 Leishman	RL-20	RL-40	X	
VC24	N/A	RL-20	RL-40	X	
VC25	#11(C&I) Bates Nut Farm	RC	RC w/reduced footprint; SR-4		
VC26	#18(C&I) Tinch	I2	SR-2	X	
VC27	#13 (C&I) Chipman	VR-2.9	SR-1	X	
VC28	N/A	VR-2.9	SR-1	X	
VC29	#88 Casparian and Tanlaski	SR-10	RL-20	X	
VC30	#10 (C&I) Anvil	RC	SR-4	X	
VC46	Northern and Southern Town Center	Various	Env. Sup w/ CPG Modifications		
VC47	Fruitvale Rd & Cole Grade Rd	NC; VR2.9	VR-2, SR-1		
VR49	Old Castle Road Commercial	RC	SR-4		
VC62	Coseo	VCMU	GC		X
VC68	Parks and Recreation Acquisition	SR-10	OS(C)		

Legend:

VR-30	Village Residential 30	GC	General Commercial
VR-24	Village Residential 24	OP	Office Professional
VR-20	Village Residential 20	NC	Neighborhood Commercial
VR-15	Village Residential 15	RC	Rural Commercial
VR-10.9	Village Residential 10.9	VCMU	Village Core Mixed Use
VR-7.3	Village Residential 7.3	I-1	Limited Impact Industrial
VR-4.3	Village Residential 4.3	I-2	Medium Impact Industrial
VR-2.9	Village Residential 2.9	I-3	High Impact Industrial
VR-2	Village Residential 2	TL	Tribal Lands
SR-0.5	Semi-Rural 0.5	PAL	Public Agency Lands
SR-1	Semi-Rural 1	SPA	Specific Plan Area
SR-2	Semi-Rural 2	P/SP	Public/Semi-Public Facilities
SR-4	Semi-Rural 4	OS(C)	Open Space—Conservation
SR-10	Semi-Rural 10	OS(R)	Open Space—Recreation
SR-20	Rural Lands 20	FCI	Forest Conservation Initiative Lands
RL-40	Rural Lands 40		
RL-80	Rural Lands 80		
RL-160	Rural Lands 160		