

General Plan Update

Draft Environmentally Superior Map comparison to Draft Referral Map

<i>Community Plan Area</i>	<i>Areas of Difference</i>	<i>Rationale</i>
Alpine	East of Alpine Town Center along I-8 and Rural Lands in the southern and eastern portions of the plan area along Lyons Valley Road	Sweeping changes shifting RL40 areas to RL80
	Western Alpine along north side of Harbison Canyon	Sweeping changes shifting RL20 areas to RL40
	North of Alpine Town Center just south of El Capitan Reservoir	Reduces SR4 to RL20 and RL40 to reflect site constraints (slope / biology / watershed near reservoir) and northern portion is outside the County Water Authority Boundary
	Northwest of Alpine Town Center and North of I-8	SR2 and RL20 reduced to RL40 to reflect site constraints (slope / biology / reservoir watershed)
	Alpine Town Center Housing Element sites consisting of undeveloped or underdeveloped areas with densities of VR15 or higher	Densities reflect Draft Land Use Map changes related to Housing Element and discussed with Planning Group
	Parcel adjacent to I-8 in northwestern portion of Village	Changed designation from Medium Impact Industrial to SR10 to reflect steep slopes
	Area designated VR4.3 north of Wrights Field and in southern portion of Village	Reduced density to VR2 to reduce traffic impacts and recognize accessibility limitations
	Area designated VR15 between Alpine Boulevard and Interstate 8 to the east of West Victoria Drive	Reduced density to VR7.3 to minimize traffic impacts and noise impacts from I-8
	Village Residential parcels south of Middle School along Tavern and South Grade Roads	Reduce density from VR2/2.9 to SR1 to be consistent with adjacent parcels to the west
	Three Commercial-designated parcels along Alpine Boulevard	Change to residential land uses to reduce traffic impacts
Bonsall	Southeast corner of Bonsall in Merriam Mountains	RL20 shifted to RL40 to reflect constraints (slope / biology) and part of broad sweeping change
	RL20 lands along southern border with Twin Oaks	
	Northeast corner of Bonsall in Dulin Ranch	

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Bonsall (continued)	Northeastern edge of Bonsall east of I-15	SR10 changed to RL20 to reduce development pressure in large agricultural areas, reflect lack of infrastructure, and topographic constraints in rugged areas
	All SR10 along eastern boundary west of I-15	
	Two agricultural areas southeast of Town Center	
	Western edge of Bonsall south of North River Rd	
	Area northeast of Bonsall Town Center in Dulin Ranch north of Lilac Road	SR10 agricultural area shifted to RL40 adjacent to San Luis Rey River to reflect biological sensitivity and reduce agricultural development pressure
	Northeastern area of Bonsall in center of Dulin Ranch	SR4 adjacent to the San Luis Rey River changed to RL40 to reflect biological sensitivity and reduce development pressure to agricultural lands
	Northeastern area south of Lilac Road and west of I-15	SR4 shifted to RL20 to reduce development pressure to agricultural
	Southwest region of Bonsall South of Ormsby Rd and east of East Vista Way	SR2 changed to RL20 to reduce development pressure to agricultural lands
	Western Bonsall South of the intersection of Mission Road (SR-76) and East Vista Way	SR1 south of San Luis Rey River shifted to SR2 to reflect constraints (slope/ biology)
	Eastern edge of Bonsall Town Center next to horse training facility	VR15 shifted to VR20 to reflect Draft Land Use Map Housing Element inventory
Central Mountain Cuyamaca	All RL40 designations in Cuyamaca	Shifted to RL80 in broad sweeping change to remote areas
Descanso	All RL40 designations in Descanso both north and south of I-8 and SR-79	RL40 reduced to RL 80 in sweeping change to remote areas
	Southeastern edge of the town of Descanso within Merrigan Ranch	SR4 reduced to RL80 to reflect constraints on the site (flood / wetland)
	East of the town of Descanso north of Old Hwy 80	SR10 shifted to RL20 in broad sweeping change

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Descanso (continued)	Central Descanso within Merrigan Ranch	SR10 reduced to RL80 to be consistent with surrounding designation and reflect site sensitivity
Pine Valley	RL40 areas both north and south of the Pine Valley town center	RL40 shifted to RL80 in a broad sweeping change
	Isolated areas in the far north southeast of the plan area	
	RL40 areas surrounding Guatay	
	Eastern edge of Pine Valley town center	SR2 reduced to RL40 to reflect the constraints of the area (biology / streams / topography / access)
	Area designated SR1 surrounding the Guatay rural commercial area and to the west of this area	SR1 changed to SR2 to reflect limited groundwater resources.
County Islands	Miramar island and National City island	Both areas reflect Housing Element densities on the Draft Land Use map
Crest / Dehesa / Harbison Canyon / Granite Hills	West of Dehesa as well as North of Dehesa to the West of Glen Oaks. Also found to the Southwest of the Specific Plan Area that is near Sycuan bordering the Open Space Conservation Area.	RL20 shifted to RL40 in broad sweeping change
	North and Northeast of Sycuan Reservation	SR10 shifted to RL20 in broad sweeping change
	Far northern portion of plan area directly south of the Crestridge Ecological Preserve	SR10 changed to RL40 to be consistent with surrounding densities and uses
	Along the Western border of Sycuan	SR4 reduced to RL40 to reflect site constraints (flood / slope)
	Southern border of the plan area with Jamul	RL40 shifted to RL80 to be consistent with similar lands to the south
	Commercial parcel in Dehesa	Footprint of Commercial designation reduced due to floodway / floodplain constraints.

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Desert	Scattered in-holdings in the Anza Borrego State Park north of SR78	RL40 shifted to RL160 in broad sweeping change
	Large area south of SR78 on the Eastern border of Desert near Ocotillo Wells	RL40 shifted to RL80 and RL80 shifted to RL160 in broad sweeping change
	Area surrounding Shelter Valley on the western border of Desert south of SR78	RL20 and RL40 shifted to RL80 to reflect broad sweeping change and lack of infrastructure
	Scattered in-holdings in the Anza Borrego State Park south of SR78	RL80 shifted to RL160 in broad sweeping change
	Far southern portion of Desert near Canebreak Canyon	SR10 shifted to RL20 in broad sweeping change
Borrego Springs	Area surrounding the De Anza County Club designated SR4	Density reduced to SR10 to reflect groundwater limitation
	Remaining SR4-designated parcels in planning area	Sweeping density reduction to RL40 to reflect groundwater limitations
	Surrounding the town of Borrego Springs to the East into the desert and to the South	All RL40 shifted to RL80 in broad sweeping change
	Surrounding Borrego Springs town center	SR2 shifted to RL20 to reflect distance from town center and reduce growth potential in area with limited groundwater resources
	Small area north of Borrego Springs town center	VR 4.3 shifted to SR4 to be consistent with lands to the north and reduce growth potential in area with limited groundwater resources
	Small area west of Rams Hill	VR 4.3 shifted to RL80 to be consistent with lands to the north and reduce growth potential in area with limited groundwater resources
	Undeveloped parcels surrounding the town center	Wholesale reduction in development capacity due to groundwater limitations

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Fallbrook	Northeast of I-15 and SR76 interchange at the old Hewlett Packard property	Various village and semi-rural densities shifted to RL40 to reflect constraints (traffic / noise / biology) and to reduce growth outside of the town center of Fallbrook
	Southeast of I-15 and SR76 interchange just south of the old Hewlett Packard property	
	Large area on eastern border north and east of the old Hewlett Packard property	RL20 shifted to RL40 to be consistent with lands to the south and reflect constraints of the area
	East side of I-15 near Mission Road exit	SR4 and SR10 shifted to RL20 to reflect constraints in the area (slope / biology)
	Four large areas in the northern part of plan area	SR10 and RL20 shifted to RL40 to reflect distance from the town center, constraints of the area (biology / slope), and lack of services and infrastructure
Jamul/Dulzura	All RL40 lands east of the County Water Authority Boundary	RL40 shifted to RL80 in broad sweeping change
	All SR10 areas in Jamul	SR10 shifted to RL20 in broad sweeping change
	Southern edge of Jamul town center a portion of Otay Ranch that has been acquired	Specific Plan Area was changed to an Open Space (Conservation) Area
	All RL20 lands west of SR94	RL20 shifted to RL40 in broad sweeping change
	Hidden Valley Estates Specific Plan area north of Echo Valley	SR1 and SR2 changed to RL40 to reflect constraints on the site (slope / biology / wetlands / cultural resources)
	Northern Jamul two large areas north of Skyline Truck Trail	RL20 shifted to RL80 to reflect site constraints
Julian	All areas in Julian designated SR10	SR10 shifted to RL20 in broad sweeping change
	All areas in Julian designated RL40	RL40 shifted to RL80 in broad sweeping change

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Lakeside/Pepper Drive-Bostonia	SR 67 and Lake Jennings Parkway and small areas near Pepper Drive	VR24 shifted to VR30 to reflect Draft Land Use Map housing inventory
	South of I-8 in Rios Canyon area	SR2 reduced to RL40 to be consistent with lands to the south and reflect constraints (i.e.: slope, biology, and viewshed)
	All SR10 in Lakeside (with the exception of #9 along the San Diego River)	SR10 changed to RL20 in broad sweeping change
	All areas in Lakeside designated RL20	RL20 shifted to RL40 in broad sweeping change
	Northern areas of Lakeside designated SR2 on both sides of High Meadows	SR2 shifted to RL40 to reflect constraints in the area (biology / rugged slopes) and lack of services and infrastructure
	Western edge of plan area designated SR2 north of Eucalyptus Hills	
	Northern end of Moreno Valley east of Moreno Avenue	SR4 shifted to RL40 to reflect floodplain and dam inundation from San Vicente Reservoir
	Small area of SR2 west of SR67 north of Moreno Valley	SR2 shifted to RL20 to reflect constraints of the area (slope / biology)
	Western edge of plan area north of El Nopal	SR1 shifted to RL20 to reflect constraints of the site (slope / biology)
	Agricultural area along El Monte Road and the San Diego River	SR10 shifted to RL40 to reflect San Diego River floodplain, reduce development pressure for agricultural area, and reflect biological sensitivity
	Area along the San Diego River on the east side of SR-67	Reduced density from RL20 to RL40 due to constraints from the San Diego River floodplain and sensitive habitat.

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Mountain Empire: Boulevard	All SR10 in the plan area	SR10 shifted to RL20 in broad sweeping change
	All RL40 in the plan area	RL40 shifted to RL80 in broad sweeping change
	RL20 parcels adjacent to Jacumba boundary	Changed to RL40 in accordance with Fire Response Time Standards
Jacumba	All SR10 in the plan area	SR10 shifted to RL20 in broad sweeping change
	All RL40 in the plan area	RL40 shifted to RL80 in broad sweeping change
	SR20 designated lands in southwestern portion of planning area in and around Bankhead Springs	Changed SR20 designations to RL40 in accordance with Fire Response Time Standards
	Phase Two of Specific Plan Area	Replaced the unapproved future planning area portion of the SPA with RL-80 to reduce growth potential in backcountry
Campo/Lake Morena	All SR10 in the plan area	SR10 shifted to RL20 in broad sweeping change
	All SR40 in the plan area	RL40 shifted to RL80 in broad sweeping change
	South of Campo Hills and east of Camp Lockett	RL20 shifted to RL40 in broad sweeping change
	East of Morena Village	RL20 is decreased to density of RL80
	Southwestern area along SR94 near Potrero border	SR4 decreased in density to RL40 to be consistent with surrounding area
	Commercial-designated area of Cameron Corners Village along Buckman Springs Road	Changed northern portion of Rural Commercial area within Rural village to SR4 to reduce amount and extent of commercially-designated lands in backcountry
	Semi-rural and Village densities in northern portion of Cameron Corners Village	Reduced density to SR-4 to reduce overall village boundary

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Potrero	Outer edges of community more distant from center of Potrero	SR10 reduced to RL40 to reflect remote areas with less infrastructure available
	Isolated far northwestern area of SR10 in plan area	SR10 reduced to RL80 to reflect distance from town center, constraints, lack of infrastructure available, and consistency with surrounding lands
	All remaining areas in Potrero designated SR10	SR10 shifted to RL20 in broad sweeping change
	All RL40 in the plan area	RL40 shifted to RL80 in broad sweeping change
	Northern half of commercial area	Rural Commercial changed to SR4 to reflect alternate town center plan that balances better with population projection for community
	Commercial area south of SR94	Rural Commercial changed to SR4 to reflect alternate town center plan that balances better with population projection for community and reduce conflicts with floodplain
Tecate	Tecate village core	Village core reflects Draft Land Use Map densities and uses which balance the road network and do not require SR94 upgrade to 4-lands in the backcountry
	All RL40 in the plan area	RL40 shifted to RL80 in broad sweeping change
North County Metro	SR10 next to Twin Oaks south of Buena Creek	SR10 shifted to RL20 in broad sweeping change
	Area north of new Sprinter Station	High density area at transit node, plan reflects Draft Land Use Map housing sites inventory
	SR1 lands in eastern portion of County island surrounded by Escondido and San Diego	Decrease density from SR1 to SR2 to be more consistent with agricultural character of the area and with Fire Response Time Standards

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Hidden Meadows	SR10 area south of Mountain Meadow Road	SR10 shifted to RL20 in broad sweeping change
	All RL20 in the northeastern and southeastern areas along the eastern border of the plan area	RL20 shifted to RL40 in broad sweeping change
	Commercial south of Welk Village and east of I-15	Rural Commercial changed to RL20 to reflect constraints (slopes / biology) and access issues – site does not front on public street (one parcel away from Old Highway 395) and would require crossing North Fork of Moosa Creek
	Commercial area on east side of Mountain Meadows interchange with I-15	Reduction in the overall commercial footprint due to slope constraints and changed the area designated Neighborhood Commercial to Office Professional to improve the level of service on Mountain Meadows Road
Twin Oaks	All SR10 designation in plan area	SR10 shifted to RL20 in broad sweeping change
	All RL20 designation in plan area	RL20 shifted to RL40 in broad sweeping change
	West of I-15 north of Rockhoff Road	Heavy Industrial I-3 shifted back to SR4 to reflect surrounding residential uses
North Mountain Palomar Mountain	Specific Plan Area (Warner Springs) at SR-79 and Los Coyotes Road	Replaced the portion of the SPA that was never entitled with RL80 densities to reflect remote backcountry location
	Parcels in the planning designated SR10	Sweeping reduction in density to RL20, with a few exceptions where density was reduced to either RL80 or RL160 due to a lack of services and/or parcel is an in holding within Reservation lands
	Parcels in the planning designated RL40	Sweeping reduction in density to RL80, with the exception of areas surrounded by Reservations or without services that were changed RL160
	Parcels in the Scissors Crossing area	Sweeping change from RL80 to RL160

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Otay	N/A	
Pala-Pauma	SR10 designated parcels throughout the planning area	Reduced density to either RL20/40/80 based upon vicinity to Rural village and existing parcelization
	RL20 designated parcels throughout the planning area	Broad sweeping density reductions to either RL40/80
	Sweeping change found throughout the community	Reduced density from RL40 to RL80
	Parcel on south side of Rural Village adjacent to Valley Center boundary	Reduced density from SR4 to RL40 due to slope constraints and consistency with community character
	Rancho Guejito in southeastern corner of planning area	Reduced density from RL40 to RL160 due to environmental constraints and lack of services
Pendleton-DeLuz	Parcels within planning area designated as SR10	Decrease density from SR10/RL20 to RL20/40 to limit further parcelization in area with steep slopes and due to limited accessibility and services.
	All RL20-designated parcels in planning area	
	Parcels outside the CWA Boundary designated RL40	Decrease density from RL40 to RL80 to limit further parcelization in area with steep slopes and limited accessibility and services.
Rainbow	All parcels designated SR10 in the planning area west of Rainbow Heights Road	Decrease density from SR10 to RL20 due to Fire Response Time Standards and steep slopes.
	Parcels in the northeastern portion of the planning area designated SR10 and RL20 east of Rainbow Heights Road	Decrease density from SR10/RL20 to RL40 due to a lack of fire fighting services and steep slopes.
	General Commercial designated parcels in the Rural Village	Change from General to Rural Commercial to reflect character of Rural Village

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Rainbow (continued)	Medium-Impact Industrial, Rural Commercial, and portion of General Commercial parcels adjacent to the south side of the I-15 northbound off-ramp	Change to RL20 to reduce the non-residential development outside the Rural Village, reflect slope constraints on some parcels, and reduce traffic impacts
	Approximately seven generally large-lot parcels in the southern portion of a semi-rural area	Decrease density from SR4 to RL20 to limit further parcelization due to wetlands and steep slope constraints and limited fire fighting services
	Approximately seven large-lot parcels in southern portion of planning area designated RL20 adjacent to the Fallbrook and Pala Pauma boundaries	Decrease density from RL20 to RL40 due to limit further parcelization due to significant steep slope constraints
	Commercial-designated parcel north of I-15	Commercial area reduced to size of existing General Plan due to slope and access constraints
Ramona	All SR10-designated lands in planning area	SR10 designation shifted to RL20 to create more of a community definition between the town center and rural areas and to reduce pressure in agricultural areas to convert to housing
	RL20-designated parcels located outside the County Water Authority Boundary	Changed to RL80 to be consistent with adjacent parcels
	RL40-designated parcels in southern and eastern portions of planning area	RL40 shifted to RL80 as a broad sweeping change to reflect rural location, constraints, and lack of infrastructure
	Town Center	Town Center densities reflect Draft Land Use Map designations to ensure adequate housing within town centers and reduce pressure to rural lands
San Dieguito / Harmony Grove	Southern Harmony Grove area south of Harmony Grove Road	VR2 shifted to SR2, SR4 and RL20 to reflect community preference and constraints (biology / road capacity / slopes)

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San Dieguito / Harmony Grove (continued)	Central and eastern Harmony Grove area north of Harmony Grove Road	SR10 shifted to RL20 to reflect community preference and constraints (slopes / floodplain / biology)
	Northern Harmony Grove area east of Country Club Drive	VR2 shifted to SR2 to reflect community preference and lack of infrastructure (sewer / road capacity)
	Area west of the Bridges project area and adjacent to the Encinitas city limits	SR2 shifted to SR4 to reflect existing project and limit further parcelization due to slope and sensitive habitat constraints.
	Three parcels designated SR1 in southeastern corner of plan area	Decrease density from SR1 to SR2 to be consistent with surrounding unincorporated area
	Northern border with San Marcos and island area to the west of Elfin Forest	Semi-Rural SR1, SR2 and SR4 areas designated RL20 to reflect constraints (slope / biology) and consistency with surrounding area
Spring Valley	Kenwood Road just east of the industrial along Bancroft Road	Areas reflect Housing Element densities on the Draft Land Use map sites inventory
	Jamacha Road east of SR-54 at intersection with Leland Street	
	The West side of Sweetwater Springs Road	
Sweetwater	Western area along Glen Abbey Blvd	Area reflects Housing Element densities on the Draft Land Use map
	Rural Lands in southeastern portion of plan area adjacent to the Sweetwater Reservoir lands and the flanks of Mother Miguel Mountain	RL20 shifted to RL40 in broad sweeping change to reflect constraints or rural location
Valle de Oro	Northeast of Jamacha east of Cottonwood Golf Course	SR10 shifted to RL20 in broad sweeping change
	Small area on Northwestern edge of Valle de Oro	SR10 shifted to RL40 in broad sweeping change

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Valle de Oro (continued)	South of Willow Glen Rd both east and west of intersection with Hillsdale	RL20 shifted to RL40 in broad sweeping change
Valley Center	Southwest of Lilac along eastern edge of SR4	SR-2 was shifted to SR4 to better reflect constraints and surrounding development patterns
	Small areas both east and west of Cool Water Ranch Lane	
	Northern border near Cole Grade Road south of Pauma Valley	
	Large areas of SR2 along Keys Creek near Lilac Road in the northwestern quarter of Valley Center	SR2 was shifted to a designation of RL20 to reflect biological corridors along Keys Creek and north-south corridor in center of plan area and to provide consistency with draft North MSCP plan
	Center of the plan area from just south of Valley Center High School south near the intersection of Valley Center Road and Lilac Road	
	Along western edge of plan area running northward near Nelson Way	
	Small area west of Hilltop Drive in northern part Valley Center	SR2 was shifted to RL40 to reflect surrounding densities on two to three sides and constraints (slope / biology)
	Near Lilac Ranch east of Calle Oro Verde Road	
	South of West Lilac Road near Bonsall boundary	SR4 shifted to RL 20 to reflect surrounding area reduce development pressure on agricultural land and reflect constraints (biology / slope / lack of services)
	Northern boundary near Pala west of Lilac Road	
	North east of Daley Ranch in Escondido along Burnt Mountain Road	
	Small area right at the northerly bend of Valley Center Road east of Lake Wohlford intersection	SR4 shifted to RL40 to reflect similar lands to east and constraints (slope / biology)
	Far western area surrounding Nelson Way	SR10 shifted to RL20 in broad sweeping change and in Hellhole area to reflect constraints (slope / biology / lack of services)
	Area in northern Hellhole Canyon	

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Valley Center (continued)	South of Pauma Valley Country Club	SR10 shifted to RL40 to reflect constraints (slope / biology / lack of services)
	Two area in upper Hellhole and eastern edge of Valley Center with Rancho Guejito	
	Large area along the northern boundary of Valley Center north of Keys Creek	RL20 shifted to RL40 in broad sweeping change and to reflect constraints and distance from town center and infrastructure
	Southern plan boundary of Valley Center both east and west of Lake Wohlford Road and adjacent to Hidden Meadows north of Turner Lake	
	Three areas north and east of the San Pasqual Reservation lands	
	Small area adjacent to Rancho Guejito	RL20 shifted to RL80 to reflect lack of infrastructure and fire response times
	Small area north of San Pasqual Reservation and outside the County Water Authority Boundary	
	Two small areas adjacent to Hellhole Preserve and outside the County Water Authority Boundary	RL40 shifted to RL80 to reflect lack of infrastructure and fire response times
	Land uses and densities in and around both the Northern and Southern Nodes of the Valley Center Town Center	Various densities were modified based on town center and road network planning efforts with the Valley Center Planning Group and/or reductions in land use due to road impacts from growth
	Specific Plan Area east of Old Highway 395 and south of West Lilac Road allowing up to 3,000 residential units and 10 acres of commercial	Remove SPA and revert back to semi-rural densities similar to the Draft Land Use Map that resulted from the public community planning process
	Northeastern portion of Ridge Ranch II Specific Plan Area	The Specific Plan Area was shifted to RL40 to reflect constraints (slope / biology)

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Valley Center (continued)	Bates Nut Farm along Woods Valley Road	Rural Commercial is designated SR4 to be consistent with surrounding densities and existing commercial use proposed to be allowed in zoning
	Small spot of commercial adjacent to the fire station across the street from the middle school	Rural Commercial is designated SR4 to be consistent with surrounding densities and reduce traffic impacts