

County Metropolitan Subregional Plan area (where all proposed residential units would be located), the average household size was 2.78 persons per household in 2012, and forecasted to be 2.84 persons per household in 2020 (SANDAG 2013). Using the 2020 projection as a conservative household rate, the project Site, if developed under the existing land use designations, which allows for 99 dwelling units, would yield approximately 281 people. Under the proposed land use designations and the Specific Plan, approximately 6,063 people would be introduced to the area, approximately 5,782 people more than under existing land use designations. Therefore, the proposed project would increase population to the area by 5,782 people and exceed the planned population growth allowed under the General Plan and Subregional Plans.

The SANDAG Board of Directors adopted the final Regional Housing Needs Assessment (RHNA) Plan by resolution for the fifth housing element cycle (January 1, 2013 – December 31, 2020) on October 28, 2011. The fifth housing element cycle for the San Diego region covers an eight-year time period from January 1, 2013 to December 31, 2020. The County's Land Use Plan provides adequate housing capacity to meet the fifth cycle's overall RHNA of 22,412 residential units. In order to meet the goal of 22,412 residential units by 2020, the County would need to approve (on average) 2,037 units per year. To date, however, the County has only approved 3,175 units during this cycle, and would need to approve 3,847 units per year for the next 5 years to achieve the goals of the RHNA Plan.

As the proposed uses are developed on the project Site, existing adjacent land may be encouraged to intensify uses; however, there are no known intensity-increasing development applications pending at this time in the immediate vicinity. Additionally, the proposed residential land use intensification could potentially result in adverse impacts due to potential for unplanned infrastructure improvements (discussed in Section 1.8.2, below).

The introduction of approximately 2,135 residential units to the area could result in additional commercial growth in the vicinity; however, there are no known intensity-increasing development applications pending in the immediate vicinity at this time. Construction of the proposed project also would generate an economic stimulus from the use of building materials, the sales of residential units, the operation of the project's commercial facilities, and the introduction of new consumer demand in the area. Therefore, the project would be considered growth inducing.

1.8.2 Extension of Roads, Utilities, and Public Services

1.8.2.1 Extension of Roads

Construction of new roadways could result in potential inducement of growth if a roadway is constructed in a previously undeveloped or underdeveloped area by improving accessibility. Additionally, expansion of existing roadway capacities could potentially be growth-inducing as a result of improved accessibility. As discussed in this EIR, Section 1.2.1.6, the proposed project would include internal roadways and off-site roadway improvements. Although the internal roadway network would provide new routes, the proposed internal roadways would be sized to adequately serve the project and would not act as alternative routes through the area.

The project's traffic impact analysis (Appendix R of this EIR) includes mitigation measures that require off-site roadway improvements to reduce the project's identified traffic impacts, including off-site mitigation improvements to roads surrounding the project (refer to Section 1.2.1.6). Improvements to Twin Oaks Valley Road (intersection improvements at Camino Mayor), Mesa Rock Road, and Sarver Lane are designed primarily to support ingress to and egress from the project Site, and would not likely have substantial growth-inducing potential. The proposed mitigation improvements to Deer Springs Road would increase roadway capacity and improve accessibility to the vicinity. Such improvements to Deer Springs Road would potentially result in other planned and unplanned growth in the area due to an increase in roadway capacity beyond what is required for the proposed project. Thus, the proposed project is considered growth inducing. To date, however, there are no known intensity-increasing development applications pending in the immediate vicinity.

1.8.2.2 Utilities

The project is located within the VWD service area for water and sewer services. Although the majority of the project Site would require annexation into a VWD sewer improvement district (which does not require Local Agency Formation Commission approval), it would not include any other land beyond the project Site that would then potentially result in additional growth. The proposed project would result in an incremental increase in demand of water and sewer services. The proposed project Site water and sewer infrastructure would be sized to adequately serve the proposed project, and a number of off-site expansions and improvements to infrastructure may be required. The required off-site water and sewer infrastructure would be sized to adequately serve the project or be designated for use by the project; therefore, such infrastructure would not result in additional infrastructure capacity resulting in growth through the removal of barriers to development.

1.8.2.3 Public Services

The project Site is located within the Deer Springs Fire Protection District (DSFPD). Three fire stations are located in the DSFPD. The closest fire station is Station 12 at 1321 Deer Springs Road, south of the project's Town Center. Travel time from Station 12 to the farthest structure when all phases of the proposed project are completed would be within the 5-minute travel-time requirement set by the DSFPD. Therefore, the proposed project would not require or include the expansion of fire/emergency services infrastructure, and would not be growth inducing in that regard.

School services for the proposed project would be provided by the San Marcos Unified School District, Escondido Union School District, and Escondido Union High School District. School fees would be paid prior to building permit issuance. The required school fees would aid the school districts in providing sufficient facilities for students within each district. In addition, the project proposes a school site to be located in the Town Center planning area that would accommodate growth.

The proposed project would have growth-inducing potential because planned residential growth would increase by 2,036 units, and population growth would increase by 5,782 people as compared to the General Plan. In addition, expansion of off-site roadways would accommodate higher capacities and improve accessibility; such improvements would be consistent with the existing General Plan's Mobility Element. The increase in water and sewer infrastructure would not remove barriers to growth because such infrastructure is sized to serve the project Site.

Therefore, the project has potential for growth inducement, which may result in subsequent adverse environmental effects as a result of such growth. Such adverse environmental effects could include impacts to visual resources, air quality, biological resources, transportation and traffic, noise, and cultural resources. There are no known intensity-increasing development applications pending at the County in the immediate project vicinity at this time.

**Table 1-1
Park Summary**

Parks		Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
<i>Park Number</i>	<i>Town Center</i>			
P1	Oak Grove Park	1.95	0.76	public 0.76
P2	Village Green – Urban Open Space	0.86	0.72	public 0.72
P3	Joint Use Park at School Site	2.92	2.20	public-half credit 1.10
<i>Town Center Subtotals:</i>		5.73	3.68	2.58
<i>Park Number</i>	<i>Hillside</i>			
P4	Hillside Mini Park	0.30	0.30	public 0.30
P5	Hillside Heights Park	1.99	1.89	public 1.89
<i>Hillside Subtotals:</i>		2.29	2.19	2.19
<i>Park Number</i>	<i>Mesa</i>			
P6	Mesa Mini Park	0.52	0.32	public 0.32
P7	Mesa Park	3.23	2.73	private 1.37
P15 a, b, and c	Pocket Parks	0.35	0.35	public 0.35
<i>Mesa Subtotals:</i>		4.10	3.40	2.04
<i>Park Number</i>	<i>Summit</i>			
P8	Summit Mini Park	0.56	0.56	public 0.56
P9	Saddleback Park – Staging Area	1.42	0.27	public 0.27
<i>Summit Subtotals:</i>		1.98	0.83	0.83
<i>Park Number</i>	<i>Knoll</i>			
P10	Knoll Mini Park	0.37	0.27	public 0.27
P11a	Peak's Park	5.40	4.38	public 4.38
P11b	Peak's Park	1.65	1.48	private 0.74
P11c	Peak's Park – Dog Park	1.81	1.03	public 1.03
P15d and e	Pocket Parks	0.28	0.28	public 0.28
<i>Knoll Subtotals:</i>		9.51	7.44	6.70
<i>Park Number</i>	<i>Valley</i>			
P12	Valley Green Park	2.00	1.77	private 0.89

**Table 1-1
Park Summary**

Parks		Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
P13a	Creekside Park	2.18	1.78	public 1.78
P13b	Creekside Park	0.69	0.49	private 0.25
P14	Sierra Farms Park	7.39	2.48	private 1.24
<i>Valley Subtotals:</i>		12.26	6.52	4.16
Total Parks Provided		35.87	24.06	18.50
Total Private Parks				4.49
Total Public Parks				14.01
Total Parks Required for 2,135 Units				18.41

Source: Appendix C

PLDO = County of San Diego Park Land Dedication Ordinance

**Table 1-2
Sierra Town Center**

Land Use	Description	Dwelling Units
General Commercial	81,000 square feet	–
Row Townhomes	2- and 3-story*	95
School	–	–
Parks	–	–
Total Residential Units	–	95

Source: Appendix C

* Limited to 35 feet in total height

**Table 1-3
The Terraces Neighborhood**

Land Use	Description	Dwelling Units
Townhomes/Grade Adaptive	2- and 3-story*	56
Townhome Cluster 1	2- and 3-story*	96
Townhome Cluster 2	3-story with tandem garages*	65
Townhome Cluster 3	3-story with tandem garages*	127
Townhome Cluster 4	3-story with tandem garages*	102
Parks	–	–
Total Residential Units	–	446

Source: Appendix C

* Limited to 35 feet in total height

**Table 1-4
The Hillside Neighborhood**

Land Use	Description	Dwelling Units
Single-Family Lots	4,800 SF	148
Age-Targeted Lots	4,500 SF	55
Age-Targeted Lots	5,000 SF	38
Parks	-	-
Total Residential Units	-	241

Source: Appendix C

**Table 1-5
The Mesa Neighborhood**

Land Use	Description	Dwelling Units
Age-Qualified Clusters	4,500 SF	60
Age-Qualified Lots	3,600 SF	51
Age-Qualified Lots	4,000 SF	48
Age-Qualified Lots	5,000 SF	47
Age-Qualified Lots	6,000 SF	37
Age-Qualified Lots	3,000 SF	82
Parks	-	-
Total Residential Units	-	325

Source: Appendix C

**Table 1-6
The Summit Neighborhood**

Land Use	Description	Dwelling Units
Large Single-Lots – Downslope	7,500 square feet (SF)	14
Single-Family Lots – Upslope	7,000 SF	32
Single-Family Lots	6,000 SF	56
Single-Family Clusters	Detached Single-Family Clusters	49
Parks	-	-
Total Residential Units	-	151

Source: Appendix C

**Table 1-7
The Knoll Neighborhood**

Land Use	Description	Dwelling Units
Single-Family Lots	4,500 square feet (SF)	125
Single-Family Lots	5,000 SF	78
Single-Family Lots	4,800 SF	140

**Table 1-7
The Knoll Neighborhood**

Land Use	Description	Dwelling Units
Single-Family Clusters	Detached Single-Family Clusters	29
Parks	-	-
Total Residential Units	-	372

Source: Appendix C

**Table 1-8
The Valley Neighborhood**

Land Use	Description	Dwelling Units
Row Townhomes	2- and 3-story*	167
Townhomes with Carriage	2- and 3-story*	54
Paseo Clusters	Detached Single-Family Clusters	95
Small Lots	3,500 square feet (SF)	69
Small Lots	4,000 SF	41
Small Lots	3,900 SF	79
Parks	-	-
Total Residential Units	-	505

Source: Appendix C

* Limited to 35 feet in total height

**Table 1-9
Matrix of Anticipated Approvals/Permits**

Government Agency	Action/Permit*
California Department of Fish and Wildlife	1603 Streambed Alteration Agreement
County of San Diego	Grading and Clearing Permit Improvement Plans General Plan Amendment Rezone Habitat Loss Permit Specific Plan Tentative Map Final Map Site Plans Landscape Plan County Right-of-Way Permits: Construction, Encroachment, Grading RPO Exemption
Regional Water Quality Control Board	Clean Water Act Section 401 – Water Quality Certification General Construction Stormwater Permit National Pollutant Discharge Elimination System
Deer Springs Fire Protection District	Fire Fee Payment Agreement

**Table 1-9
Matrix of Anticipated Approvals/Permits**

Government Agency	Action/Permit*
U.S. Army Corps of Engineers	Clean Water Act Section 404 Permit / Nationwide Permit – Dredge and Fill
U.S. Fish and Wildlife Service	Section 7 – Consultation or Section 10a Permit – Incidental Take
Miscellaneous	All other discretionary permits and approvals necessary from local, state, and federal agencies with jurisdiction over the project

* For actions/permits required from the same agency, approvals are listed in the order they are believed to occur.

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
<i>County of San Diego Projects</i>				
1	Campus Park	Mixed-use development, including 529 single-family residential (SFR) dwelling units, 555 multi-family residential (MFR) dwelling units, a town center (retail) of 62,000 square feet (sf), a 150,000 sf office building, a sports complex of 5.2 acres, and a small neighborhood park.	Just north of State Route (SR) 76, 0.25 mile east of Interstate (I) 15	8.4
2	Campus Park West	Mixed-use development, including approximately 355 MFR units, 400,000 sf Commercial, 50,000 sf Office Professional, 347,000 sf Light Industrial, and possible Civic uses.	Northeast quadrant of I-15 and SR-76	7.4
3	Pala Mesa Highlands	Maximum of 130 SFR. Density of 1.6 dwelling units per acre (DU/acre). Lot sizes vary from 5,500 sf to 23,500 sf. Two parks totaling 4.3 acres, trails, 36.5 acres of open space. Specific Plan Amendment to allow clustering.	West of Old Highway 395 between Pala Mesa Drive and Via Belamonte	7.5
4	Tedder Tentative Map	Split lot into 13 SFR lots, ranging from 1 to 6.43 acres net.	South side of Pala Mesa Drive, west of I-15 and east of Daisy Lane	7.6
5	Hukari Subdivision	Minor residential subdivision with road improvements. Four SFR lots plus one remainder lot (3.4 to 7.7 net acres each).	Northern terminus of Mountain View Road and West Lilac Road on west side of Bonsall	5.0
6	Fallbrook Ranch	11 SFR lots.	East of Old Highway 395 and Sterling View Drive (at Mission Road) in Fallbrook	10.7
7	Los Willows Inn and Spa	Add additional units to a bed and breakfast.	532 Stewart Canyon Road	10.4

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
8	Reeve Tentative Parcel Map (TPM)	Minor residential subdivision. Three SFR lots (2 acres minimum).	2987 Sumac Road, Fallbrook	7.4
9	Evans TPM	Minor subdivision into two residential/agricultural parcels (2 and 2.1 acres). Private septic system.	West side of Sage Road between Sumac Road and Pala Road, Fallbrook	6.6
10	Bridge Pac West I TPM	Minor residential subdivision. Four SFR lots plus one remainder lot (2.04, 2.08, 2.12, 2.14, and remainder 7.08 net acres each).	3321 Sage Road, Fallbrook	6.4
11	Pala Mesa Resort	Specific Plan Amendment for modification and construction of new recreation and resort-related facilities. Addition of 186 resort rooms and wedding facility. Expansion of resort by 6 acres.	2001 Old Highway 395 at Tecalote Lane, north of SR-76 and immediately west of I-15, Fallbrook	8.2
12	Lung TPM	Minor residential subdivision. Two SFR lots (6.7 and 4 acres).	Citrus Drive and Calle Canonero, Fallbrook	8.2
13	Chipman TPM	Minor residential subdivision. Four SFR lots plus one remainder lot, ranging from 2.13 to 2.85 net acres each, and remainder 4 net acres. Septic system.	East side of Citrus Lane between Peony Drive and Dos Ninos, Fallbrook	9.0
14	Bierman TPM	Minor residential subdivision. Four SFR lots ranging from 2.01 to 2.19 net acres each. Septic system.	4065 Calle Canonero, Fallbrook, south of Vern Drive and west of Lorita Lane	8.4
15	Cooke Residence	4,723 sf SFR.	3974 Citrus Drive between Wilt Road and Vern Drive	8.2
16	Treister TPM	Minor residential subdivision. Four SFR lots plus one remainder lot.	Donut-shaped parcel surrounding 401 Ranger Road, Fallbrook	10.6
17	Mission Ridge Road TPM	Minor residential subdivision. Four SFR lots.	235 Mission Ridge Road east of I-15 off Mission Road, Fallbrook	10.9
18	Rancho Alegre TPM	Part of 116-acre subdivision (33 lots). Consists of 20 lots in the eastern portion of the property, proposing a different street alignment, grading, and lot arrangement.	West side of Ranger Road approx. 0.4 mile north of Reche Road	10.3
19	Rarick TPM	Minor residential subdivision. Four SFR lots (ranging from 2.02 to 2.25 acres each). Septic system.	3261 Reche Road, Fallbrook	9.0

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Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
20	Fernandez TPM	Minor residential subdivision. Four SFR lots. Minimum lot size 2 acres. Two existing SFR on site.	3838 Foxglove Lane, Fallbrook	7.8
21	Rabuchin TPM	Subdivision of two lots into four SFR lots. Existing SFR on site.	4065 Calle Canonero, Fallbrook	8.4
22	Pala Casino	187,300 sf casino, hotel, theater.	Pala Road and Pala Mission Road	9.9
23	Rosemary's Mountain/Palomar Aggregates Quarry	Aggregate rock quarry and processing plants for concrete and asphalt. Approximately 22 million tons of rock would be mined over 20 years. Realignment of SR-76 from project site west to I-15. Reclamation plan to designate lower portion of site as water storage reservoir after completion of mining activities.	North side of SR-76, 1.25 miles east of I-15	7.7
24	Patapoff Minor Residential Subdivision	Subdivide property into four parcels of 4.3 acres, 4.2 acres, 9.6 acres, and 8 acres, and a 33-acre parcel.	Southern end of Rainbow Hills Road	11.5
25	Prominence at Pala	Subdivide the property into 30 SFR and two open space lots ranging in size from 4 to 96 acres.	Pala Del Norte Road, 1/3 mile north of SR-76 and approximately 2 miles west of the Pala Indian Reservation	9.2
26	Palomar College North Education Center District Master Plan	New Community College campus to serve approximately 12,000 students to include classroom and administration buildings; parking; open space; athletic fields; and off-site road, water, and sewer improvements.	East side of I-15 between Pankey Road and Pala Mesa Heights Drive	8.1
27	Caltrans Realignment of SR-76	Realignment and widening of roadway, improvements to northbound I-15 on- and off-ramps.	From I-15 to west of Rice Canyon Road	7.0
28	San Luis Rey Municipal Water District (SLRMWD) Master Plan	Exploration of pipeline and water storage options.	SLRMWD service area and vicinity, north and south of SR-76 between I-15 and Pala Temecula Road	9.1
29	–	39 condo units.	Canonita Drive and Old Highway 395, Fallbrook	9.3
30	–	Eight SFR lots.	Aqueduct Road and Via Urner, Bonsall	4.4
31	–	Nine SFR lots.	Old Highway 395 and Via Urner, Bonsall	4.5
32	Marquart Ranch	Nine SFR lots. Includes improvements to Mesa Lilac Road and drainage improvements.	West Lilac Road and Mesa Lilac Road, Bonsall	4.9

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
33	Fallbrook Oaks	19 SFR lots.	Reche Road and Ranger Road, Fallbrook	9.6
34	Ridge Creek Drive	14 SFR lots.	Ridge Creek east of Live Oak Park Road and Ridge Drive, Fallbrook	10.3
35	Club Estates	31 SFR lots.	SR-76 east of Cole Grade Road at Pauma Valley Drive	10.9
36	Oak Tree Ranch Tentative Map	24 SFR.	15560 Spring Valley Road	10.3
37	Turnbull Tentative Map	17 lots.	32979 Temet Drive	10.5
38	Wexler TPM	Four lots.	–	10.9
39	Shadow Run Ranch	54 SFR lots and two open space lots. Major Use Permit (MUP) filed concurrently for planned residential development that would cluster residential development on minimum 2-acre lots.	Shadow Run Ranch, SR-76 and Adams Drive, Pala	11.3
40	Diana Acres	Three lots.	Adams Drive off SR-76, Pauma Valley	11.5
41	Hunter Subdivision	Three lots.	15550 Adams Drive	11.6
42	Burge TPM	Four lots plus remainder.	34487 Citracado Drive, Pala	11.8
43	Pauma Valley Packing Company	Packing and processing plant.	34188 Hampton Road	11.0
44	Shadow Run Ranch/ Schoepe-Pauma Tentative Map	13 lots.	15040 Adams Drive	11.0
45	Warner Ranch	732 SFR lots, 168 condo units, Community park, fire station lot.	Pala-Pauma	10.0
46	Pauma Casino and Hotel	400-room hotel and 171,000 sf casino.	Approximately 11 miles east of I-15 along SR-76	12.1
47	De Jong/Pala Minor Subdivision	Minor residential subdivision. Three SFR lots (1.03, 2.06, and 2.31 net acres each).	Canonita Drive between I-15 and Tecalote Drive	9.1
48	Crossroads Investors Minor Subdivision	Minor residential subdivision. Four SFR lots plus one remainder lot. Existing SFR and grove on site.	Ranger Road, Fallbrook	9.7

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
49	Chaffin/Red Mountain Ranch Subdivisions	Withdrawn Tentative Map (TM) 5217: Residential development with 29 SFR lots (2.28 to 18.33 acres) and two biological open space zones. TM 5225: 55 acres divided into six SFR lots (8.1 to 13.9 acres). TM 5227: 44.5 acres divided into four SFR lots (8.08 to 13.71 acres each). TM 5228: 19.1 acres divided into two lots (8.4 and 10.7 acres).	Rainbow Glen Road and Red Mountain Dam Road, Fallbrook	12.9
50	John Collins TPM	Two lots.	Margarita in Fallbrook	11.7
51	Brannon Trust TPM Remai	Four-plus lots.	411 Yucca Road, Fallbrook	10.6
52	Dien N Do TPM	Four-plus lots.	405 Ranger Road	10.6
53	Tim Rosa TPM	Four lots plus remainder.	2973 Los Alisos Drive	9.6
54	Leising TPM	Four lots.	1246 Via Vista	9.5
55	Atteberry TPM	Three lots.	1166 Sierra Bonita	9.9
56	Johnson TPM	Two lots.	3035 Trelawney Lane	9.5
57	American Lotus Buddhist TPM	Four lots plus remainder lot.	Reche Road at Rabbit Hill, Fallbrook	9.4
58	Chipman TPM	Four lots plus remainder.	Camino Zasa, Fallbrook	9.2
59	Reche Road Tentative Map	12 SFR lots.	3129 Reche Road, Bonsall	9.1
60	Palisades Estates	51 lots.	3880 Dos Niños Road/Elevado Road	9.2
61	Dion TPM and Time Extension	Two lots.	3562 Canonita Drive	9.2
62	Patricia Daniels TPM	Four lots plus remainder.	3609 Canonita Road, Fallbrook	9.0
63	Cameron Subdivision	Minor residential subdivision. Three SFR lots (2.22, 2.44, and 6.37 acres each). Septic system.	2644 Vista de Palomar, Fallbrook, north side of Vista de Palomar between Post Hill and Via Rancheros	7.9
64	Tesla Gray TPM	Minor residential subdivision. Four SFR lots plus one remainder lot. Future development of five SFR.	East end of Vista de Palomar and north end of Old Post Road, Fallbrook	7.7
65	Aspel TPM	Minor residential subdivision. Two SFR lots (2.09 and 5.20 acres each).	3107 Old Post Road, Fallbrook	7.4
66	James Patapoff TPM	Subdivision of 16.8 acres into four lots plus a remainder lot.	2639 Via Alicia, Fallbrook	7.2

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
67	Yew Tree Spring Water Corp	Three residential lots.	3573 Diego Estates Drive, Fallbrook	6.9
68	Haugh, Granger TPM	Four lots.	Fallbrook	6.7
69	Brown, Lee & Karen, TPM	Three lots.	3850 Gird Road	6.5
70	Pepper Drive TPM	Four residential lots.	3926 Flowerwood Lane	6.1
71	Surf Properties Tentative Map	15 lots.	3545 Vista Corona	6.8
72	Brook Hills Tentative Map	35 lots.	4061 La Cañada Road, Fallbrook	6.3
73	Latter-Day/Via Monserate	17,000 sf church and meeting rooms.	Fallbrook	6.0
74	Leeds and Strauss Tentative Map	17 SFR lots.	North side of Olive Hill Road, near intersection with SR-76, Bonsall	5.4
75	Murray Davidson	Seven lots.	3956 Pala Mesa Road, Bonsall	7.8
76	Shamrock Partners TPM	Three lots.	Shamrock Road, Bonsall	5.6
77	Crook TPM	Five lots.	32179 Shamrock Road	5.6
78	Tabata Bonsall TPM	Four lots.	5546 Mission Road	5.2
79	Berezousky TPM	Subdivision of 3.11 acres into four residential lots.	4040 Pala Mesa Drive, Fallbrook	7.7
80	Murray Davidson TPM	Subdivision of one lot into four SFR lots plus a remainder lot.	3956 Pala Mesa Road, Fallbrook	7.6
81	Sumac TPM	Four lots.	3111 Sumac Road	7.1
82	Janikowski SFR	3,200 sf SFR.	9686 Pala Road (SR-76), Fallbrook, on north side of SR-76	6.6
83	Kratochvid TPM	Four lots.	Old Highway 395	8.0
84	Kohl TPM	Four lots plus remainder.	7641 Mount Ararat Way, Bonsall	4.2
85	Woodhead TPM	Four lots plus remainder	Mt. Ararat Way, Bonsall	4.0
86	Rockefeller TPM	Two lots.	9590 Lilac Way, Valley Center	4.6
87	McNulty TPM	Two lots.	32171 Dos Niñas	4.5
88	Stehly Caminito Quieto TPM	Four lots.	32009 Caminito Quieto at W. Lilac Road	4.4

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
89	Sanders TPM	Four lots plus remainder lot.	West Lilac Road, 1.25 miles west of Old Highway 395	4.4
90	Pala Shopping Center	Addition of five commercial buildings to an existing commercial site with grocery store.	On Old Highway 395 just northwest of the intersection of I-15 and SR-76	7.1
91	Monserate Tentative Map	Seven SFR.	3624 Monserate Hill Road	6.3
92	Dimitri, Diffendale, Kirk TPM	Four lots.	Monserate Hill Road and Monserate Place	6.4
93	Madrigal TPM	Three lots	1055 Rainbow Valley Boulevard near Old Highway 395	11.9
94	Singh Power Plant	Power generation facility.	4 miles northeast of I-15 on Pala Del Norte Road, north of SR-76	9.5
95	Gregory Landfill***	Landfill site for solid waste.	Approximately 3.5 miles east of I-15 on SR-76	8.5
96	Meadowood	355 single-family dwelling units, 503 multi-family dwelling units, a 10-acre neighborhood park, and an elementary school.	Just north of SR-76, 0.25 mile east of I-15	7.8
97	Bonsall (BO 18, 20, 22, 29, 32, 33)	61 Rural SFR; one unit per every 4 acres.	Bonsall, north of Camino Del Rey, west of I-15	9.8
98	Fallbrook (FB 17, 18)	28 Single-Family Rural Residential, splitting between SR1 and SR2 classification.	Reche Road, West of Ranger Road	13.6
99	Fallbrook (FB 21, 22, 23)	Seven Single-Family Rural Residential, SR10 Class.	Northern border of County, next to Riverside County	7.0
100	Fallbrook (SR2)	Three Single-Family Rural Residential, SR10 class.	East of I-15 / Mission Road interchange	8.5
101	Fallbrook (FB 19, 25, 26)	13 Single-Family Rural Residential, SR10 class.	North of Pala, east of I-15, west of Rice Canyon	13.6
102	Fallbrook (FB 21, 22, 23)	Seven Single-Family Rural Residential.	Northern border of County, next to Riverside County	2.8
103	North County Metro (NC22) – San Marcos Highlands	44 Single-Family Rural Residential, SR1 class, <u>for a total of 189 units.</u>	North of San Marcos Boundary, along Las Posas Road	0.6

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
104	North County Metro (NC37)	30 Single-Family Rural Residential, to SR4	West of Twin Oak Valley Road, northwest of Deer Springs Road at Calafia Road	2.1
105	North County Metro (NC3A)	10 Single-Family Residential (SR10).	Northeast of Broadway/Jesmon Dende, access Vista Verde	2.8
106	North County Environmental Resources Recycling Facility	Recycling facility for pre-sorted, non-contaminated wood and construction debris; 12,000 sf steel building, 100,000-gallon water tank, security, and truck scales.	25568 Mesa Rock Road, immediately east of I-15, north of SR-78	1.9
107	Valley Center (VC51)	15 Single-Family Rural Residential, SR-4.	Corner of Courser Canyon and Lilac Road	6.0
108	Valley Center (VC57, 63, 64)	238 Single-Family Rural Residential, SR-2.	Corner of Valley Center Road and Mactan Road	8.0
109	Valley Center (VC67)	North and south of Valley Center Road between Miller Road and Cole Grade Road.	North and south of Valley Center Road between Miller Road and Cole Grade Road	6.2
110	Valley Center – VC7, 11, 20A, 20B, 54, 61 ,66	261 Single-Family Rural Residential, SR-2.	East of I-15, south of W. Lilac Road	1.8
111	Casa de Amparo, Major Use Permit	Major Use Permit for a group residential care facility to serve up to 60 children; child development center would have the capacity to serve 46 children.	325 Buena Creek Road	1.3
112	Dai Dang Meditation Center	Permit would provide for development of the following buildings, totaling 22,796 sf: a meditation hall, residence quarters, and a main worship hall.	6326 Camino Del Rey	4.0
113	Dougherty Pet Resort (MUP 10-027)	Proposed 1,056 sf kennel with a rooftop grass deck and pedestrian bridge, enough for 40 dogs/cats.	1412 Windsong Lane	0.7
114	Gainer (MUP p08-052)	Approximately 10,368 sf horse stable for up to 18 horses, 10,800 sf covered riding arena, and improvement of the existing driveway.	6893 West Lilac Road	4.3
115	Patnode (MUP 08-036)	4,000 sf reception hall (not permitted in the zone), paved driveways for a shuttle to move event attendees, and use of existing residence as a staging area for scheduled events. Also, an unpaved parking area is proposed (not permitted).	14044 Horse Creek Trail	6.7

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
116	Valley Center Community Church	Major Use Permit for a new church campus on a 20.56-acre parcel. Construction will occur in four phases; at the completion of the final phase, the church campus would consist of six main structures totaling approximately 65,000 sf with associated parking, landscaping, and outdoor areas.	29010 Cole Grade Road	6.5
117	Casa de Amparo (MUP minor deviation p 03)	Foster care facility for Casa de Amparo; four buildings with a total of 28,353 sf.	325 Buena Creek Road	1.4
118	Champagne Lakes, Major Use Permit Modification	Modification for the relocation of 51 RV spaces and one mobile home space to include full hookups to 20 RV spaces, a new restroom, and an area screened by landscaping for vehicle storage.	8310 Nelson Way	3.3
119	Crossroads Church, Major Use Permit Modification for Pre-School	Modification proposes to install and operate relocatable pre-school classrooms. The classrooms would have a maximum of 100 students and operate from 6 a.m. to 6:30 p.m., Monday through Friday.	2406 N. Twin Oaks Valley Road	0.8
120	Moody Creek Farms LLC Major Use Permit Modification (p79-134w)	Expansion of the footprint of the previously approved Major Use Permit to include all of the stables, barns, riding rings and arenas, 0.75-mile horse training track, ranch manager's residence, farm employee housing, and accessory structures associated with the equestrian facility.	30185 and 30321 Camino De Los Caballos; 31257 Via Maria Elena	3.5
121	Vista Valley Country Club, Specific Plan Amendment and Major Use Permit	Total increase of 12,520 sf enclosed and 4,442 sf un-enclosed.	2262 Gopher Canyon Road	1.6
122	Hidden Meadows – Oak Woodlands Rezone	17.3 acres of General Commercial, 5.6 acres of Office/Professional, 7.7 acres of 10.9 DU/acre Multi-Family Residential, and 5.2 acres of 15.0 DU/acre Multi-Family Residential.	Within the northern Village Town Center of Valley Center	2.2
123	Mountain Gate Rezone for Tentative Map Time Extension	Tentative Map Time Extension and Rezone to make sure that only those uses consistent with the Specific Plan are permitted. Tentative Map authorized 147 single-family lots.	27319, 27321, and 27329 Mountain Meadow Road	1.3
124	Orchard Run Major Subdivision (296 lots)	300 Single-Family Residential, 5.8 acres waste water treatment plant, 1.4 acres of Community Recreation.	Valley Center Road, 13675 Old Road, 28290 Lilac Road	5.2

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
125	Tentative Map	Approved Tentative Map for 16 dwelling units on 41.7 acres.	14357 Tyler Road	9.2
126	Alti General Plan Amendment and Rezone	General Plan Amendment withdrawn; however, the Tentative Map (TM 5551) proposes to subdivide 59.52-acre site into 71 lots.	14096 Sunday Drive, 27845 Valley Center Road	5.9
127	Beauvais Tentative Map	Tentative Map to subdivide 23.2 acres into seven residential lots.	South of intersection of Bella Linda and Old Castle Road	4.2
128	Brisa Del Mar	Tentative Map for a residential subdivision of 206 acres into 27, 2-acre-minimum lots.	31002 Aquaduct Road; 7520, 7530, 7570, 7574, and 7650 Camino Del Rey	3.0
129	Canyon Villas Welk Tentative Map, Rezone and Site Plan (STP)	Rezone and Tentative Map (TM 5313) to subdivide 20.89 acres into 177 time share units.	28833, 28915 Champagne Blvd; 8860 Welk View Drive	0.8
130	Charles Froehlich Tentative Map	Residential subdivision of two parent parcels, resulting in a total of six lots. The site is located on Double K Road within the Valley Center Community Planning Group in unincorporated San Diego County.	Sierra Roja and Double K	3.7
131	Circle P Lane Tentative Map (5468rpl3)	Major Subdivision of 11 proposed lots ranging from 1.03 to 2 gross acres on a 15.48-acre property with access via a private easement road from Mountain Meadows Road. The subject property is designated (2) Residential by the North County Metropolitan Subregional Plan.	10264 Circle P Lane; 27446 Mountain Meadow Road	0.7
132	Dabbs Tentative Map	Tentative Map on 38.4 acres (gross acres). The subdivision proposes nine lots. Each proposed lot would be 4 acres (net acres).	32006 Aqueduct Road	4.2
133	Foxenwood prd Tentative Map (4836 & STP 89-041)	Tentative Map to subdivide 45.2 acres into 17 dwelling units.	Mirar De Valle	5.0
134	Golf Green Estates Site Plan	116-lot subdivisions of 6,000 sf parcels.	Old River Road and Camino Del Rey	4.7
135	Kawano Subdivision	Tentative Map to subdivide 10.51 acres into eight residential lots.	1050 Ora Avo Drive	2.0
136	McIntyre (TPM 5014)	Lilac Mountain Ranch: 22-lot/108 acres.	11278 Lilac Vista Drive	4.9

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
137	Oak Glen	Major subdivision of 20.01 acres to include nine single-family residences on 2-acre-minimum lots.	14099 West Oak Glen Road	8.0
138	Orchard Vista, Tentative Map, Rezone	Withdrawn.	13278 Orchard Vista Road	4.3
139	Pauma Ranches	Tentative Map to subdivide 100 acres into 22 residential lots, with each lot no less than 4 acres.	30434 Montrachet Street	12.9
140	Rabbit Run, Tentative Map, 10 Lots	Major subdivision of 17.70 gross acres into seven lots ranging from 2.03 to 4.02 gross acres.	29222, 29270 Duffwood Lane	7.9
141	West Lilac Farms I & II	Approved Tentative Map for 28 single-family lots on 92.8 acres.	31817 Via Ararat Drive; 32542 Aqueduct Road	4.1
142	Boyer (TPM 20794)	Approved Tentative Parcel Map for three lots on 3 acres.		1.3
143	Cunningham TPM, Two Lots	Two legal lots from Assessor Parcel Numbers 172-140-62 and -64. Parcel 1 is 7.40 net acres and Parcel 2 is 17.6 net acres.	1221 Tarek Trail	1.2
144	Fitzpatrick TPM	Minor subdivision of 10.8-acre parcel currently being used for agriculture (avocado grove). Proposes to develop four residential lots ranging from 2.3 to 3.1 acres.	Tomsyl Road	3.5
145	Gangavalli TPM, Two Lots	Divide 5.05 net acres into two parcels measuring 2.51 acres gross (2.29 acres net), and 2.51 acres gross (2.45 acres net).	10418 King Sanday Lane	3.9
146	Goodnight Ranchos TPM, Two Lots	Divide 5 acres into two parcels measuring 2.45 acres net each. Parcels to have frontage on Circle R Lane.	30359 Circle R Lane	2.9
147	Harlow TPM	Three-lot subdivision.	12542 Betsworth Road	4.6
148	Hefner/Brown Four-Lot and Remainder TPM: Tentative Plan	Subdivide a +/-58-acre parcel into four lots plus a remainder (lots range from 7.4 to 13.1 net acres).	31460 Aquaduct Road	3.0
149	Kim Tentative Parcel Map	Four lots TPM with remainder parcel. Tentative parcel map application to subdivide a 46.72-acre parcel into four lots plus a remainder lot, ranging from 7.4 acres to 12.2 acres, for residential land use.	29640 Pamoosa Lane	2.5
150	Kirkorowicz TPM	Two-lot subdivision for creation of two single-family residences and associated driveways and septic.	Fairview Road	3.5
151	Matheson (TPM 21173)	12.83 acres into two residential lots of 4.013 and 8.259 net acres.	1202 Rancho Luiseno Road	0.8

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
152	McBride TPM, Two Lots	Two-lot residential subdivision.	29945 Spearhead Trail	3.2
153	McNally Road Parcel Map	Divide 78.3 acres into four parcels and a remainder measuring 8.3 acres net, 4.2 acres net, 4 acres net, 4 acres net, and 57.8 acres net.	McNally Road; Lilac Road	7.5
154	Moddelmoa TPM	Tentative Parcel Map to subdivide 21.1 acres into four parcels and a remainder.	30455 and 30463 Roadrunner Ridge South	4.0
155	Mustafa TPM	Tentative Parcel Map to subdivide 16.4 acres into four parcels and a remainder.	9770 Circle R Road	3.3
156	Nichols Whitman TPM	TPM for four lots.	10015 W Lilac Road	3.9
157	Rimsa TPM, Two Lots	Two SFR lots.	235 West Camino Calafia	0.1
158	Rios (TPM 21143)	Minor subdivision to create two parcels.	12902 Mirar de Valle Road	4.4
159	Robinson TPM, Four Lots	Four SFR lots.	10127 Circle R Drive	3.2
160	Sage Meadow TPM	Two SFR lots.	13510 Sage Meadow Lane	6.2
161	Sanders TPM	Tentative Parcel Map: Standard four lots plus a remainder lot	6993 W Lilac Road	4.2
162	Souris TPM, Four Lots	Divide 38.8 net acres into four parcels ranging from 4.01 to 21.47 net acres. One existing single-family residence and guesthouse resides on Parcel 3 and will remain.	14174 Sun Rocks Drive	6.5
163	Tran TPM	Four SFR lots.	29623 Valley of the King Road	1.4
164	Turner TPM	Four SFR lots.	29133 Sandy Hill Drive	1.1
165	Weber (TPM 21128)	Four SFR lots.	3458 Royal Road	1.6
166	Wild (TPM 21170)	Four SFR lots.	1560 Wild Acres Road	1.6
167	Yuan, Minor Subdivision + Remainder, TPM	Tentative Map to subdivide 89.88 acres into four parcels plus a remainder parcel.	Old River Road and Dentro de Lomas	4.3
168	Pfaff TPM, Three Lots	Tentative Parcel Map to divide a 7.79-acre parcel into three residential lots of 2.5, 2.1, and 2.7 net acres. Site contains an existing single-family residence on proposed Parcel 1 that would be retained.	32010 Caminito Quieto	4.2

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
169	Kohne Residence Rezone	Withdrawn.	Calle Oro Verde	5.2
170	Castle Creek Condominiums, General Plan Amendment, Specific Plan Amendment, TPM	General Plan Amendment, Specific Plan Amendment, and Tentative Map to change the existing Land Use Designations to (21) Specific Plan area to increase the density from 1.29 to 1.37 acres to allow a Tentative Map to subdivide the site into 63 dwelling units.	8790 Old Castle Road	2.7
171	Lilac Hills Ranch	Mix of residential, commercial, and institutional uses. 61,500 sf of specialty retail; 28,500 sf of office uses; 50-room country inn; 903 single-family detached homes; 375 multi-family homes; 468 age-restricted single-family homes; and civic facilities including fire station, parks, recreational center, and amenities.	Bounded by SR-76 to the north, Valley Center to the east, Escondido to the south, and I-15 and Old Highway 395 to the west	2.8
172	Harmony Grove Village South	10 new neighborhoods, recreation area with pool, spa, and wading pool, 3 public parks, 5 neighborhood parks, a Community day-use equestrian facility and dog park, public multi-use trails, village shops, and a proposed fire station.	West of I-15 and south of SR-78, off Harmony Grove Road	6.1
173	Cummings Ranch	125 SFR lots on a 683-acre site.	APN 282-010-30-00	17.1
174	Valiano	326 single-family dwelling units and related facilities within a total developed area of approximately 127 acres.	APNs 232-013-01 through 232-013-03, 232-020-55, 232-492-01, 232-500-18 through 232-500-24, and 228-313-13; generally between Discovery Street and San Marcos Boulevard	5.2
175	Sugarbush	45 single-family residences on 115.5 acres.	End of Sugarbrush Drive, south of Buena Creek Road	5.0
<i>City of San Marcos Projects</i>				
176	Pacific Industrial No. 1	22,160 sf industrial building.	Pacific Street, north of Grand Avenue	4.4
177	High Tech Elementary North County	Elementary school for 445 K–5 students. Constructed in two phases. Temporary campus had 96 Kindergarten–2nd grade students and operated from modular buildings. Permanent building opened in fall 2014.	1480 W. San Marcos Blvd	5.5

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
178	Pacific Commercial	31,776 sf commercial center.	Northeast corner of Grand Avenue and Pacific Street	4.5
179	Richmar Specific Plan	Mixed-use development incorporated as part of the general plan update.	South of Richmar Avenue to area north of San Marcos Elementary School	3.8
180	Palomar Station	The 44,000 sf retail component of the mixed-use project consists of ground-floor retail on the south side of Armorlite Drive facing Las Posas Road, and ground-floor retail at the northwest and northeast corners of the north side of Armorlite and at the rear of the northerly phase adjacent to the Sprinter transit access. Also a freestanding retail pad adjacent to Las Posas that is being marketed.	South of Mission Road, east of Las Posas Road, north and south of Armorlite Drive	4.1
181	Palomar Station	Mixed-use development consisting of 370 condominiums, 44,000 sf of commercial, 5,400 sf live/work, 5,000 sf restaurant/food court uses, and 70,000 sf of recreation.	South of Mission Road, east of Las Posas Road, north and south of Armorlite Drive	4.2
182	Sonic Drive-In	Construction of a 1,795 sf drive-in restaurant with 899 sf covered outdoor dining area within the Commercial C zone.	Southeast corner of Grand Avenue and Via Vera Cruz	4.4
183	East Gate	Mixed-use development of 42 units Multi-Family Affordable Housing and 11,285 sf of Retail/Commercial.	Northwest corner of Grand Avenue and future Creekside Drive	4.6
184	The Promenade at Creekside	Mixed-use development in Creek District Specific Plan. Two- and three-story, 98 affordable housing units and 26,491 sf Commercial/Retail/Recreation.	South side of future Creekside Drive, between Bent Avenue and Grand Avenue	4.7
185	University District Specific Plan	2,600 units of multi-family residential, 800 units of student housing, hotel use (400 rooms), 638,000 sf of general office, 300,000 sf of medical office, 1,000,000 sf of commercial/mixed-use, 30,000 sf of civic/Community use.	Bounded by SR-78, Industrial Street, Barham Drive/Discovery Street, and San Marcos Creek	4.3
186	Windy Pointe Development	Four light industrial buildings and three office buildings.	Borden Road at the extension of Windy Way, east side of Windy Point Drive	3.2
187	University of St. Augustine	Physical therapy graduate school campus.	700 Windy Point Drive	3.1

**Table 1-10
Cumulative Projects**

Map Key*	Project	Description	Location	Distance to Project Site (miles)**
188	The Corner	Retail center with retail, Class A office building, hotel, and restaurant pads. Replaces previous proposed projects Corner@2Oaks, Marketplace@Twin Oaks, and Civic Center Marketplace.	Southwest corner of Twin Oaks Valley Road and San Marcos Boulevard	3.9
189	Kaiser Medical Office Building	Three-story, 70,667 sf outpatient medical office building and 335 parking stalls.	400 Craven Road	4.9
190	Leigh Hanson site	Resubmitted and proposing a Specific Plan Amendment to allow construction of residential, non-residential mixed-use, and open space (72 paired homes and 148 courtyard homes).	Twin Oaks Valley Road, south of Craven Road (Hanson property)	5.2
191	Campus Pointe II	108 residential units and 10,000 sf retail.	S. Twin Oaks Valley Road and Village Drive	5.2
192	The Norman SM Project Owner, LLC	92 for-sale condos.	316 E. Mission Road	3.6
193	UK Investments, LLC	35-unit multi-family apartments.	794–796 Alda Drive	2.9
194	D.R. Horton	126-unit multi-family subdivision.	West side of Mulberry Drive	2.2
195	Rancheros Commercial Park	New 29,983 sf building to house DMV with 281 parking spaces.	Rancheros Drive	3.8
196	Davia Village	Mixed-use three-story, 368 residential apartments, Commercial Retail (19,855 sf), Live/Work Units (8,895 sf).	1001 Armorlite Drive, east of Palomar Station	4.1
197	Quad SM, LLC	Mixed-use project consisting of student housing and retail.	North corner of Campus Way and E. Barham Drive	4.4
198	Main Street Plaza	Mixed-use development in Creek District Specific Plan: 66,450 sf commercial, 428 apartments, 53,700 sf multi-use, and 836 parking spaces.	1167 W. San Marcos Boulevard	5.0
199	San Marcos Creek Specific Plan	Mixed-use development consisting of 1,265,000 sf of retail, 589,000 sf of office and 2,300 dwelling units.	Between Discovery Street and San Marcos Blvd.	5.3

* See Figure 1-46.

** Distance of each cumulative project was measured by the distance to the closest project boundary.

*** Gregory Canyon Landfill is no longer an active cumulative project. However, because it was reasonably foreseeable during public scoping, the project remains on this list

Table 1-11
Commercial and Residential Yield Analysis (Existing Land Use Regulations)

Land Use	Acres	Allowable Density per General Plan	Number of Units/Square Feet
SR-10 (0%–25% slope)	19.6	1 dwelling unit/10 acres	5*
SR-10 (25%+)	0.0	1 dwelling unit/20 acres	0
RL-20	1,907.8	1 dwelling unit/20 acres	94
C-1	4.6	0.70 floor area ratio	140,263 square feet
C-2	53.6	0.80 floor area ratio	1,867,853 square feet
Total	1,985 acres	–	99 dwelling units and 2,008,116 square feet

Source: Appendix C

* One dwelling unit per parcel per existing legal lot

SR-10 = Semi-Rural 10; RL-20 = Rural Land; C-1 = General Commercial; C-2 = Office Professional

Table 1-12
Proposed Yield Analysis (Proposed Land Use Regulations)

Land Use	Acres	Number of Units / Square Feet
SR-1 (0%–25% slope)	248	248
SR-1 (25%–50%)	344	172
SR-1 (50%+)	109	27
SR-10 (0%–25%)	8.2	3*
SR-10 (25%+)	0	0
C-5	58.3	1,749 dwelling units and 1,777,684 square feet
OS-C	1,218.1	0
Total	1,985	2,199 dwelling units and 1,777,684 square feet

* One dwelling unit per parcel per existing legal lot

SR-1 = Semi-Rural 1, SR-10 = Semi-Rural 10, C-5 = Village Core Mixed Use, OS-C = Open Space-Conservation.

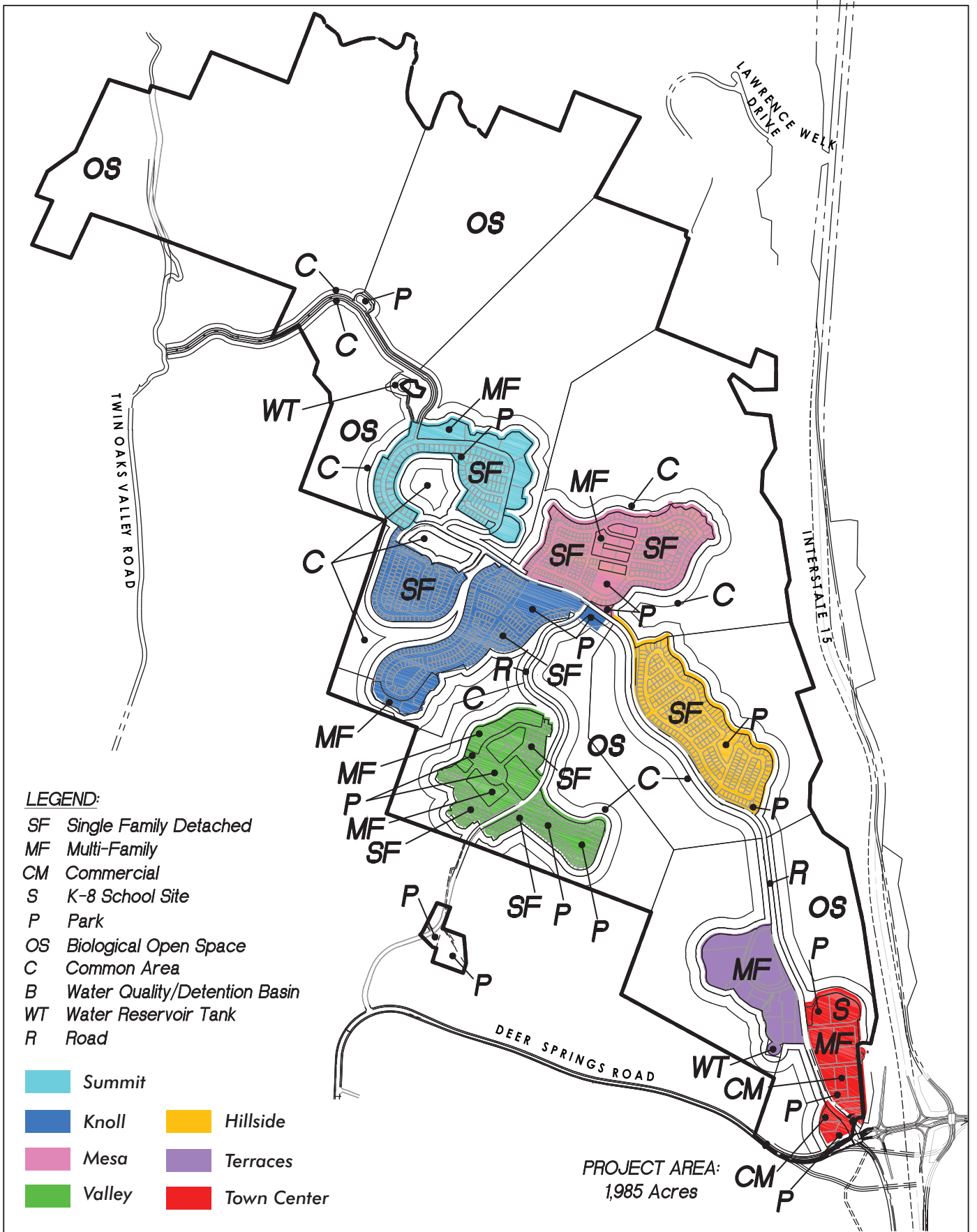
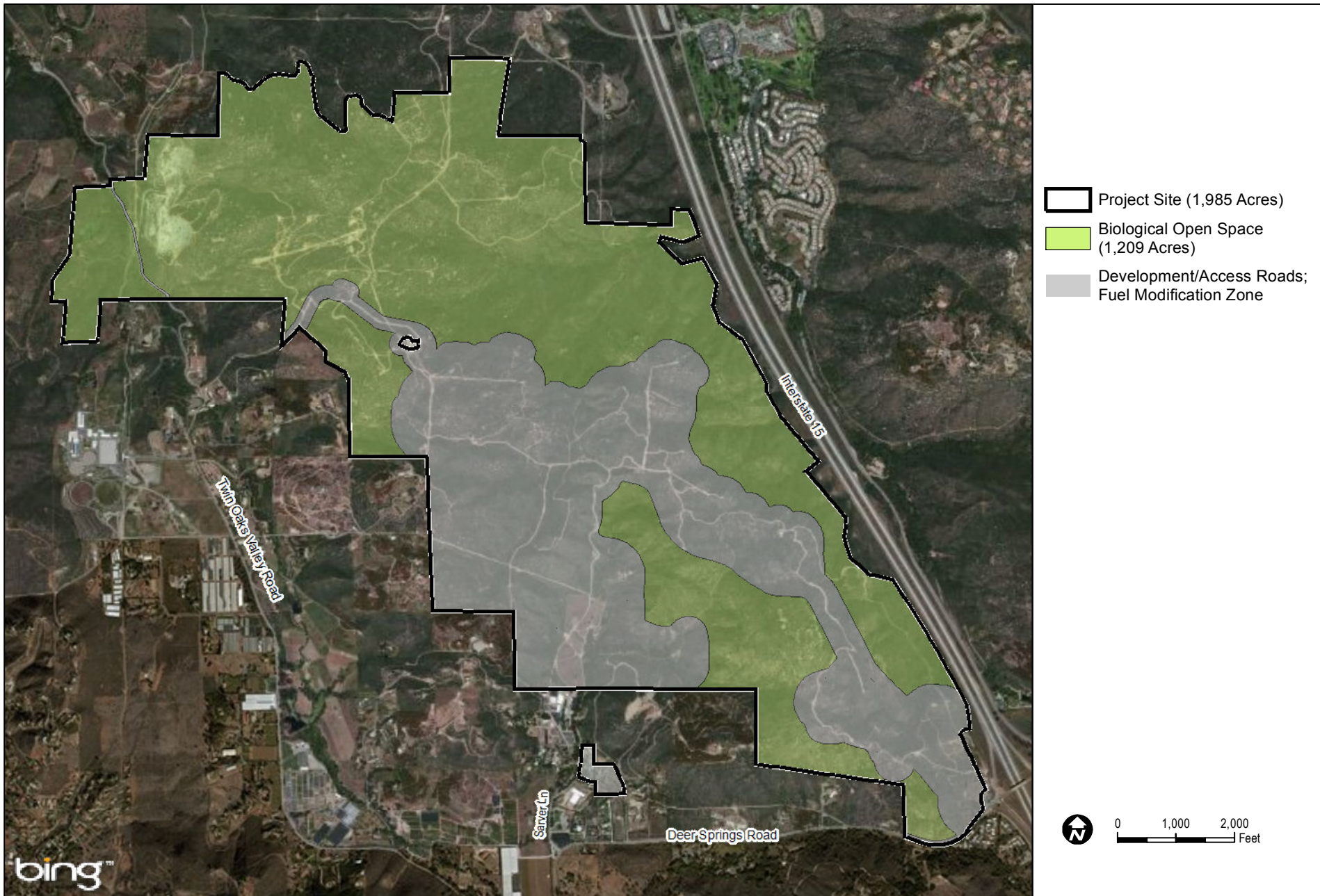





FIGURE 1-1
Specific Plan Map

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-  Project Site (1,985 Acres)
-  Biological Open Space (1,209 Acres)
-  Development/Access Roads; Fuel Modification Zone

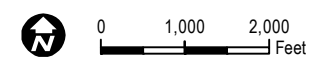


FIGURE 1-2a
Biological Open Space

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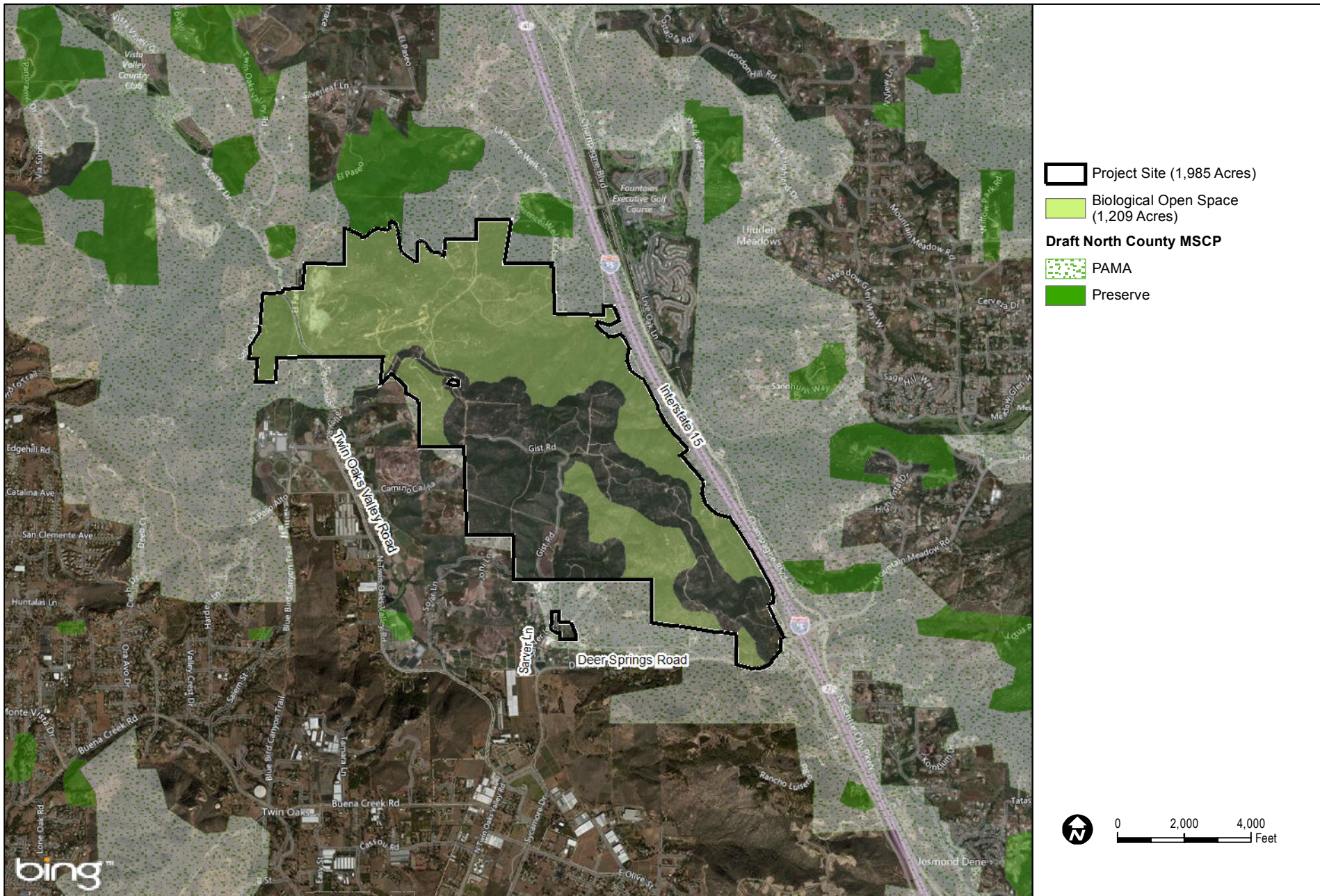
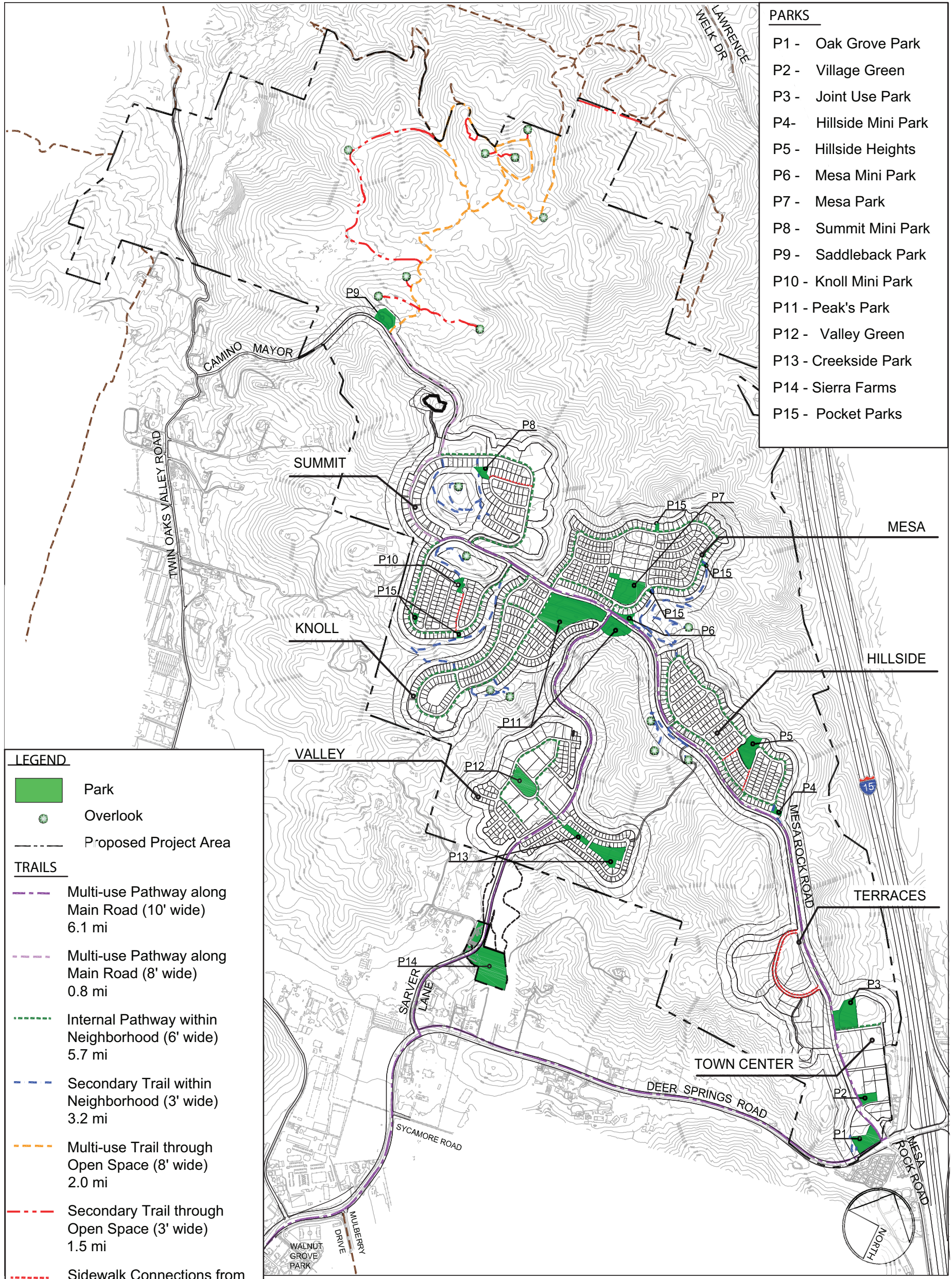


FIGURE 1-2b
Biological Open Space Regional Context

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- PARKS**
- P1 - Oak Grove Park
 - P2 - Village Green
 - P3 - Joint Use Park
 - P4- Hillside Mini Park
 - P5 - Hillside Heights
 - P6 - Mesa Mini Park
 - P7 - Mesa Park
 - P8 - Summit Mini Park
 - P9 - Saddleback Park
 - P10 - Knoll Mini Park
 - P11 - Peak's Park
 - P12 - Valley Green
 - P13 - Creekside Park
 - P14 - Sierra Farms
 - P15 - Pocket Parks

LEGEND

- Park
- Overlook
- Proposed Project Area

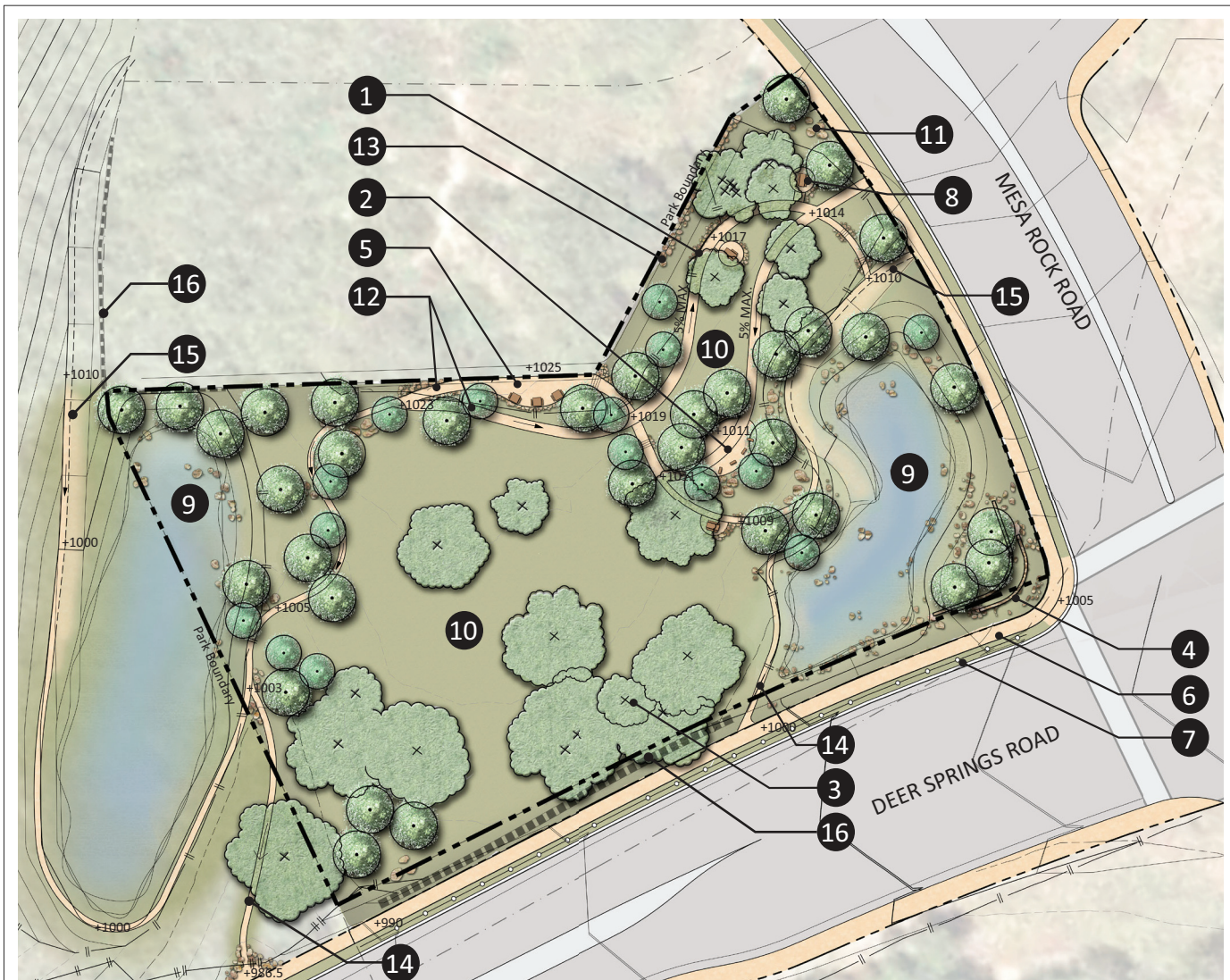
TRAILS

- Multi-use Pathway along Main Road (10' wide)
6.1 mi
- Multi-use Pathway along Main Road (8' wide)
0.8 mi
- Internal Pathway within Neighborhood (6' wide)
5.7 mi
- Secondary Trail within Neighborhood (3' wide)
3.2 mi
- Multi-use Trail through Open Space (8' wide)
2.0 mi
- Secondary Trail through Open Space (3' wide)
1.5 mi
- Sidewalk Connections from Multi-Use Pathway to Parks and a Sidewalk Loop through the Terraces Neighborhood (5' wide)
- Offsite Trails (width varies)

Note: Only key sidewalk connections are illustrated. See Road Sections for all sidewalk locations.

**FIGURE 1-3
Parks and Trails Plan**

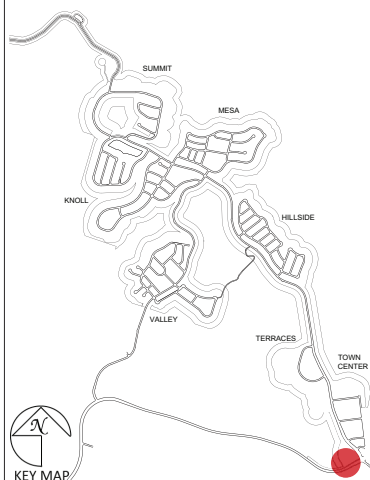
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Legend

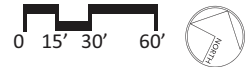
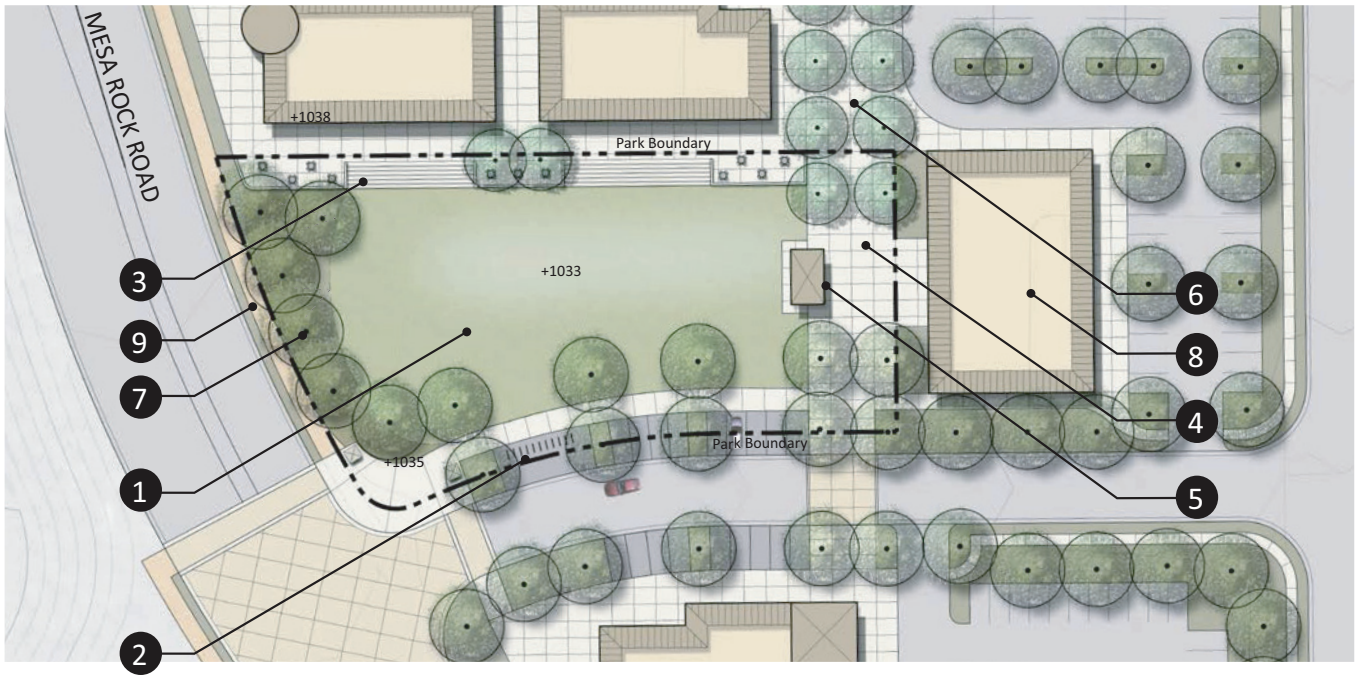
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|--|-------------------------------------|
| 1 5' Wide Decomposed Granite Trail | 9 Basin (typ) |
| 2 Group Fitness Node | 10 Native Ground Covers (typ) |
| 3 Existing Oaks to Remain (typ) | 11 Cluster of Boulders (typ) |
| 4 Community Monument Sign | 12 ADA Accessible Ramp |
| 5 Overlook Terrace with Picnic Tables | 13 Natural Low Stone Wall (typ) |
| 6 10' Wide Decomposed Granite Pathway | 14 3' Wide Decomposed Granite Trail |
| 7 Post and Rail Fence | 15 12' Wide Access Road |
| 8 Picnic Node with Seating and Trash Receptacles (typ) | 16 Retaining Wall |

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.



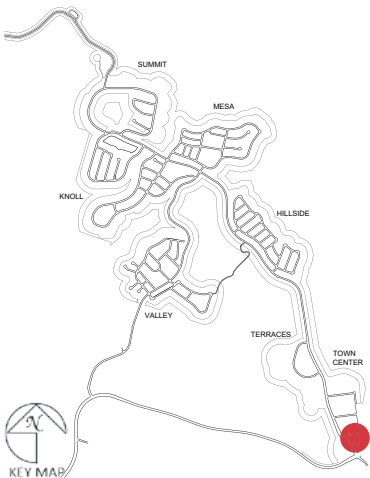
**FIGURE 1-4
P1 - Oak Grove Park**

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Legend

- 1 Open Turf
- 2 Electric Bike Station
- 3 Amphitheater Seating / Terraced Seats
- 4 Town Center Plaza
- 5 Picnic Node, Shade, Seating and Trash Receptacles
- 6 Promenade to Marketplace
- 7 Shade Trees
- 8 Buildings (typ)
- 9 10' Wide Decomposed Granite Pathway



THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY.

**FIGURE 1-5
P2 - Village Green**

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