

**Appendix H
Proposed Plan
Subregional Plan Consistency Analysis**

Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
CARLSBAD					
La Costa Master Plan(Revised)	MP 149 a. 1/14/1974 for original MP. b. La Costa Town Square (LCTS) approved in 2009.	a. Large master planned community including residential and commercial. b. LCTS: - 63 medium density residential units, 32 SFR residential, 258,417 sf. (total) commercial, 55,000 sf. Office	a. Built out except scattered single family home lots. b. LCTS: Remaining 52 med. density units/FY 15-16 32 SFR/FY 15-16 217,597 sf commercial/ FY 13-14 40,820 sf commercial/ FY 15-16 55,000 sf office/FY 15-16	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carrillo Rancho	MP 139 10/16/1972 & 7/6/93	Large residential master planned community that is nearly built out	Built-out with the exception of 1 Community Facility site – 34,308 sf. Church/FY 14-15.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Bressi Ranch	MP 178 7/22/2002	Residential, commercial and industrial master planned community that is largely built out. Mostly vacant graded industrial lots remain.	Residential built out. Industrial remaining – estimate 939,323 sf expected by 2033. PA 3 (Lots 10-13 ViaSat) 143,100 sf/FY 14-15 thru FY 15-16 PA 4 (two hotels on 1 lot): Staybridge Suites – 73,737 sf (106 rms.) and Holiday Inn – 83,693 sf (113 rms.)/FY 14-15 PA 13: remaining 60,521 sf private school/FY 19-20 through FY 27-28	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

*Proposition A was adopted by voters in 2013, at a Special Election, and requires voter approval of land use changes. Not only does Proposition A affect how amendments are made to planning policy documents, but the ballot measure modifies building height standards in the City. Proposition A restricted the height of any structure to the lower of two stories or 30 feet, citywide. Proposition A’s height limitation of two stories and/or 30 feet effectively constrains residential development in multi-family zones. It is anticipated that Proposition A’s impact on building heights would reduce the maximum inventory capacity in the DCM-1 and DCM-2 zones of the Downtown Encinitas Specific Plan and the N-CM1, N-CM2, NCM-3, and N-CRM1 zones of the North 101 Corridor Specific Plan as reflected above. Also, additional small-lot infill sites/parcels may be lost due to less financial incentives for redevelopment.

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La Costa Resort & Spa Master Plan	MP 03-02 9/27/2004	La Costa hotel and 137 commercial dwelling units. Project planned in phases.	Remaining – 116 commercial dwelling units comprising 206,366 sq. ft. expected by 2030.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG..
Villages of La Costa	MP 98-01 11/5/2001	Large master planned community. Residential neighborhoods are built-out	Non-residential remaining – 5,000 sf. Church/FY 13-14 15,412 sf day care expected by FY 24-25. Residential remaining – 271 units expected by 2016.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Robertson Ranch	MP 02-03 11/20/2006	Master planned community separated into 2 villages. East Village (485 total DUs): 78 Multi-family units 87 attached SFR homes 320 SFR homes 66,000 sf office (PA 22) West Village (672 total DUs): 364 Multi-family units 308 SFR 140,000 sf commercial 16,500 sf daycare	East Village – 395 units constructed, remaining 90 SFR units expected by FY 16-17 66,000 sf office expected by FY 29-30. West Village – 364 MF units –construction to begin in 2016. SFR construction to begin FY18-19 thru FY 29-30. Commercial: 16,500 sf. day care expected by FY 23-24, 140,000 sf. commercial expected to begin by FY 19-20 and end by FY 21-22.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Poinsettia Shores	MP 175 1993	Built out with the exception of vacant 15 and 6 acre parcels in the Ponto area.	Residential remaining – 161 units expected by 2020. Commercial/hotel remaining – 144,635 sf. expected by 2021.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Aviara Master Plan	MP 177 12/21/1987	Aviara MP built out with the exception of 8 single family home lots.	Remaining 9 units expected by 2027	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Green Valley	MP 92-01 2/5/1996	Built out with the exception of a vacant 7 acre parcel that currently is approved for a 2 story, 21,000 sf office building.	Remaining 21,900 sf office expected by 2018.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Arroyo La Costa	MP 88-01 6/5/1990	Built out with the exception of a church expansion and a 28 acre school site.	Remaining – 30,000 sf church by 2027.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
La Costa Downs	SP 201 6/24/1991	40 lot single family subdivision –	Nearly built out. Remaining 5 units expected by 2029	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carlsbad Airport Business (Park) Center	SP 200 10/27/1986	38 lot industrial park, mostly built out.	2 vacant industrial lots remaining (4.9 ac. and 2 ac.) 59,851 sf. expected by 2025.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Zone 20 Specific Plan	SP 203 12/13/1993	Mostly built out.	Remaining residential –87 units expected by 2032. Remaining non-residential – 133,067 sf of church uses expected by 2032 (two existing churches have planned expansions).	N/A	North Coast Calvary: remaining 86,733 sf. expansion expected between 2020-2032 Reedemer by the Sea: remaining 46,334 sf expansion expected between 2020-2027. The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carlsbad Ranch Specific Plan	SP 207 3/8/1993	Non-residential SP	Remaining development: PA 1 (GIA): up to 200,000 sf exp./ projected for FY 22-23 thru FY 30-31; PA 5 (Carlsbad Ranch Resort): future hotel expansion: 96 rms (estimate 53,178 sf) and 188 add'l timeshare units (estimate 200,991 sf) from FY 14-15 thru FY 32-33. PA 8a: Floral Trade Center site (4 phases totaling 108,000 sf) not expected to commence until FY 17-18	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carlsbad Oaks North	SP 211 10/14/2002	Industrial Park 23 total industrial lots.	Remaining: 1,611,403 sf. of development expected by 2032		The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Carlsbad Airport Centre	SP 181 8/4/81	Industrial park SP, mostly built out. 2 vacant industrial lots remaining.	Remaining – 87,000 sf. expected by 2025.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carlsbad Research Center	SP 180 8/3/82	Industrial park SP, mostly built out.	Estimate 200,300 sf by FY 22-32	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Fenton Carlsbad Center Specific Plan	SP 07-02 10/07/08	Non-residential SP for office uses. Built out except one lot.	Remaining – 80,000 sf. office expected by 2025.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Sunny Creek Specific Plan	SP 191 4/5/1985	Holly Springs: 127 MFR and 43 SFR Cantarini Ranch: 105 SFR Rancho Milagro: 19 SFR Other: 165 SFR (no discretionary approvals yet)	Construction not expected to commence until 2020 or later.		The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Quarry Creek Master Plan	MP 10-01 4/4/2013	636 DUs 3,000 sf daycare 1,500 sf recreation bldg.	Construction expected to commence FY 17-18 through FY 19-20		The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Westfield Carlsbad	SP 09-01 7/9/2013	Built out, but remodeling mall.	Demo 148,159 sf and reconstruct 150,495 sf (11,336 sf net increase)/FY 13/14		The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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CHULA VISTA					
San Miguel Ranch Sectional Planning Area (SPA) Plan	12/17/96 Reso. 18532 10/19/99 Reso. 19631	889 SFD 563 MFD 14.3 acres commercial use 13.7 acres school 4.6 community purpose facility 21.6 community park 3.5 neighborhood park	Project is 90.5% complete. Full buildout per the plan is expected 2016.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Rolling Hills Ranch SPA Plan	3/24/92 Reso. 16555	2112 SFD 283 MFD 20 acres school 7 acres religion 1 acre fire station 27 acres neighborhood park	Project is 99.7% complete. Full buildout per the plan is expected 2015.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Eastlake Woods SPA Plan	6/20/06 Reso. 2006-190	661 SFD 14.3 acres for elem school 24.8 acres for middle school 1.1 acres for fire station	Project is 96% complete. Full buildout per the plan is expected 2016.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Eastlake Vistas SPA Plan	6/20/06 Reso. 2006-190	777 SFD 938 MFD 12.1 acres commercial 10.8 acres CPF 13.5 acres neighborhood park	Project is 88.3% complete. Full buildout per the plan is expected 2017.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Otay Ranch Village 7 SPA Plan	10/12/04 Reso. 2004-330	804 SFD 316 MFD 3.7 acres commercial 23.4 acres for high school 11.1 acres for elem school 2.8 acres CPF 7.0 acres park	Project is 95% complete. Full buildout per the plan is expected 2015.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG..
Otay Ranch Village 11 SPA Plan	10/23/01 Reso. 2001-364	1101 SFD 1203 MFD 10.0 acres commercial 11.0 acres elementary school 25.0 acres middle school 6.0 acres CPF 17.0 acres parks	Project is 98.1% complete. Full buildout per the plan is expected 2015.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Otay Ranch Village 2 SPA Plan	5/23/06 Reso. 2006-155 11/4/2014 Reso. 2014-209-12	1405 SFD 3140 MFD 14.0 acres commercial (130,000sf) 91.5 acres industrial 68.4 acres parks 14.1 acres CPF 19.8 elementary school	Project is 19.5% complete. Full buildout per the plan is expected 2025.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Bella Lago SPA Plan	4/8/03 Reso. 2003-143	140 SFD	Project is 62.1% complete. Full buildout per the plan is expected 2017.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Otay Ranch Village 3 SPA Plan	Project approved 12/4 2014.	484 SFD 360 MFD 4.0 acres CPF 86.5 acres industrial	Project is 0% complete. Full buildout by 2025.	N/A	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Otay Ranch Village 4 SPA Plan	Project approval estimate Spring 2016.	160 SFD 150 MFD	Project is 0% complete. Full buildout expected by 2025.	N/A	Pending entitlement processing. Land use changes associated with the proposed development would require consistency analysis with the City of Chula Vista adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.

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CHULA VISTA (continued)					
Otay Ranch Village 8 West SPA Plan	12/17/13 Reso. 2013-270	621 SFD 1429 MFD 300,000 sf commercial 28.0 acres park 5.8 acres CPF 32.4 acres school	Project is 0% complete. Full buildout expected by 2025.	N/A	Grading plans and Final Maps are being processed. Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.
Otay Ranch Village 8 East SPA Plan	Project approved 12/4 2014.	3106 MFD 41.0 acres active rec / comm. Park 4.0 acres CPF	Project is 0% complete. Buildout by 2030.	N/A	Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.

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CHULA VISTA (continued)					
Otay Ranch Village 9 SPA Plan	6/13/2014 Reso. 2014-091	266 SFD 3734 MFD 1.5 million sf commercial 25.1 acres park 5.0 acres CPF 22.0 acres school	Project is 0% complete. Buildout by 2030.	N/A	Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.
Otay Ranch Plan Area 10 (Village 10) SPA Plan	Project approved 12/4/2014.	2650 MFD 4.0 acres CPF	Project is 0% complete. Buildout by 2030.	N/A	Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.

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CHULA VISTA (continued)					
Eastern Urban Center (EUC) SPA Plan	9/15/09 Reso. 2009-224	2983 MFD 3,487,000 sf non-residential	Project is 0% complete. Buildout by 2030-35.	N/A	273 mf units are under construction and 116 mf units are under building permit processing. The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Urban Core Specific Plan	04/26/2007	7762 MFD 3,700,000 sf office 4,000,000 sf retail	Project is 2% complete. Buildout by 2050.	N/A	Plan is primarily urban infill and redevelopment over time. The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Palomar Gateway Specific Plan	08/13/2013	1,700 dwelling units 50,000 sq. ft. office 300,000 sq. ft. retail	Project is 1% complete. Buildout by 2030		Plan to be implemented as primarily transit oriented development and urban infill within the next 30 years. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
CORONADO					
Hotel Del Coronado Master Plan & Development Agreement	Adopted in 2002/Amended 2008	Additional 144 condo hotel rooms, additional 19,000 square feet of conference center, and a new spa and fitness center.	78 condo hotel rooms, and new spa and fitness center constructed. The term of the Development Agreement ends in 2025.	N/A	This is not a Specific Plan but a Master Plan with a Development Agreement. No future construction schedule has been submitted to the City of Coronado. Development in the Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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DEL MAR					
The Garden Del Mar Specific Plan	August 4, 2008	25,527 SF site 19,650 GSF commercial/office condominium development 43 office condo spaces ranging from 1,500 and 5,500 SF approved uses: Office/restaurant/café/retail uses, pedestrian oriented streetscape and plaza, 106 underground parking spaces.	No development has occurred and the parcel with entitlements has been sold. Specific Plan does not expire until modified.	http://www.delmar.ca.us/DocumentCenter/View/256	<p>The development allowed is consistent with the zoning. All development over 11,000 sf in the Central Commercial Zone requires a Specific Plan and public vote in Del Mar.</p> <p>Targeted to be LEED certified, also includes bicycle parking, motorcycle parking and parking for alternative fuel/technology</p> <p>All other Precise Plans and Specific Plans in Del Mar are fully implemented: Del Mar Hotel Specific Plan (L' Auberge) Del Mar Plaza Specific Plan Carmel Valley Precise Plan.</p> <p>The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.</p>
EL CAJON					
Specific Plan No. 502	3/2007	8 Single Family Dwellings	2 Single Family Dwellings / 2016	See Ordinance No. 4875	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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EL CAJON (continued)					
Specific Plan No. 490	10/2005	103 Townhomes	55 Townhomes / 2016	See Ordinance No. 4820	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Specific Plan No. 462	6/2004	Automobile Sales and Service / Buildout assumes that existing residential areas will be demolished	Automobile Sales and Service area is established, but could be expanded	See Ordinance No. 4773	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Specific Plan No. 438	3/1991	Expands the range of commercial and residential uses on East Main Street near Pepper Drive	Detached single family dwellings have been constructed	See Ordinance No. 4273	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Specific Plan No. 403	2/1988	Permits flexibility in uses near Gillespie Field, including process offices / Buildout assumptions are unknown	Industrial buildings along Cuyamaca Street have been constructed, large vacant areas remain undeveloped	See Ordinance No. 4067	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Specific Plan No. 291	2/1988	Permits flexibility in uses near Weld Blvd. and Cuyamaca St., including commercial uses / Buildout assumptions are unknown	Industrial buildings along the west side of Cuyamaca Street have been constructed, properties to the east have development potential	See Ordinance No. 4066 & 4933	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Specific Plan No. 182	6/2005	Mixed Use Urban Village	Existing conditions / Unknown	See Ordinance No. 4813	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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ENCINITAS					
Downtown Encinitas SP	Feb. 9, 1994 (subsequently amended)	56.5 acres of residential only zoning 37.1 acres of commercial and/or mixed use 1.3 acres of office professional 3.05 acres of P/SP 14.1 acres of park/beach park 18.6 acres of transportation corridor (railroad ROW)	Various infill development Buildout in 2050	http://archive.ci.encinitas.ca.us/weblink8/browse.aspx?startid=665625	The potential development allowed in this Specific Plan area (198.6 total acres) has been modified from previous projections due to Prop A.* D-CM1: from 718 to 431 units D-CM2: from 194 to 117 units. The City of Encinitas is in the process of updating its general plan. Anticipated land uses proposed in the Specific Plan would be included in the updated general plan.
North 101 Corridor SP	May 21, 1997 (subsequently amended)	83.1 acres of residential only zoning 53.3 acres of commercial and/or mixed use 7.5 acres of P/SP 0.2 acres of park 32.7 acres of transportation corridor (railroad ROW)	Various infill development Buildout in 2050	http://archive.ci.encinitas.ca.us/weblink8/browse.aspx?startid=665626	The development allowed in this Specific Plan area (231.5 total acres) has been modified from previous projections due to Prop. A.* N-CM1, N-CM2, NCM-3, N-CRM1: from 566 to 340 units. Development in the Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Home Depot SP	September 8, 1993	10 acres of home improvement center 17 single family homes 5.1 acres of commercial 37.2 acres of open space	Home improvement center 2.5 acres of commercial Buildout in 2050	http://archive.ci.encinitas.ca.us/weblink8/browse.aspx?startid=670249	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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ENCINITAS (continued)					
Encinitas Ranch SP	September 28, 1994 (subsequently amended)	446 low single-family homes 81 medium single-family homes 612 multi-family homes 179 acres of open space 171.8 acres of golf course 750,000 sq. ft. of regional commercial 22.8 acres of school/community use	Residential component built out. Commercial is 95% built out	http://archive.ci.encinitas.ca.us/weblink8/browse.aspx?startid=665627	The majority of development allowed in this Specific Plan area (852.8 total acres) is consistent with the land use and population projections previously provided to SANDAG. However, pursuant to an amendment in 2009, an allowance for an additional 55,000 sq.ft. of commercial was added which is included in the 750,000 sq. ft. noted.
Cardiff SP	Effective Date May 8, 2013	3.35 acres of residential zoning (C-R-11) @ up to 11 du/ac equating to 37 dwelling units 13.21 acres of general commercial .53 acre of office professional	The CSP area is primarily built out; incremental infill/redevelopment may occur in the future.	http://www.ci.encinitas.ca.us/Government/PublicD/CardiffSP/	Formal certification was received by the CA Coastal Comm. on 5/8/2013 Only minor changes from the land use designations of the general plan occurred resulting in -2.1 acs GC; +2.72 acs R-11; & -.62 ac OP. Updated information was provided to SANDAG as part of the Series 13 Regional Growth forecasts.
ESCONDIDO					
Specific Plan Area (SPA) #1 Emerald Heights (Palos Vista)	July 1989	980 Acres 692 Single Family Units	653 Units are occupied and 39 Units are approved for construction and anticipated by 2020	http://www.escondido.org/Data/Sites/1/pdfs/Planning/PalosVistaSpecificPlan.pdf	N/A

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SPA #2 Sager Ranch (Daley Ranch)	May 1997	150 Acres 100 Single Family Units	The 2012 General Plan language approves 100 Units for the sub-area Sager Ranch, but no entitlements have been granted. Development is anticipated by 2020.		The approved 1987 Sager Ranch Specific Plan has been superseded by the 2012 General Plan update; new specific plan required. Consistency review of the updated Specific Plan with the approved Escondido General Plan will be required. New information will be provided to SANDAG for future updating of the regional growth forecasts.
SPA #4 Valley View	February 2003	1590 Acres 800 Single Family Units	80 Units have been constructed and occupied in Ranch Vistamonte Specific Plan area Remaining 715 units are not anticipated by 2020.	http://www.escondido.org/Data/Sites/1/pdfs/Planning/RanchoVistamonteSpecificPlan.pdf	SPA #4 includes the 133-acre Rancho Vistamonte Specific Plan Area and the 1,100-acre area anticipated as the Safari Highlands Specific Plan. The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
SPA #5 Northeast Gateway	December 2003	418 Acres 517 Single Family Units	370 Units are constructed and occupied. Area is expected to be built out by 2020.	http://www.escondido.org/Data/Sites/1/pdfs/Planning/NortheastGatewaySpecificPlan.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
SPA #7 Bernardo Mountain	N/A	317 Acres	This property has been purchased as open space and has no development potential.	N/A	N/A

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ESCONDIDO (continued)					
SPA #8 Escondido Research Technology Center (Harmony Grove)	September 2002	476 Acres	This property is a non-residential area and has no residential development potential.	http://www.escondido.org/Data/Sites/1/pdfs/Planning/ERTCSpecificPlan.pdf http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/HarmonyGroveSpecificPlan.pdf	SPA #8 is an industrial employment center which includes the approved 160-acre ERTC Specific Plan area, the approved 15-acre Harmony Grove Industrial Park Specific Plan area, and an additional 301 acre expansion area.
SPA #9 Downtown Area	June 1986 Updated August 2013	475 Acres 5,275 Multi-Family Units	As of November 2014, 870 Units are occupied; 312 Units have been approved but not constructed. A portion of the remaining units are expected to be built out by 2020.	http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/DowntownSpecificPlan.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
SPA #11 Montreux	May 1993	345 Acres	This property has been purchased as open space and has no development potential.	N/A	N/A
SPA #12 Hidden Trails(East Grove)	December 1997	500 Acres 297 Single Family Units	292 Units constructed and occupied. Remaining Units expected to be built out by 2020.	http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/EastGroveSpecificPlan.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
SPA#13 Imperial Oakes Corporate Center	NA	163 acres	The 2012 General Plan designates the area as an employment center, with existing residential properties in the 24.5-acre area along Iris Lane anticipated to develop at Urban I (5.5 du/acre) densities. No specific plan or entitlements have been granted. Remaining units not expected to be built out by 2020.	NA	As part of the Specific Plan entitlement process, a consistency analysis with the approved general plan will be completed. Future land use projections will be provided to SANDAG for regional growth and land use projection updates.

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
IMPERIAL BEACH					
Seacoast Inn Specific Plan	December 5, 2007	78-Room, 4-Story Hotel with a full-service restaurant and conference rooms on a 1.15 acre site	Construction began in March 2011 and was completed in January 2014	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
LA MESA					
Downtown Village Specific Plan	April 1990	<p><u>Type of development allowed:</u> Mixed Use Commercial/Retail Single-family residential Multi-family residential Civic Center</p> <p><u>Buildout assumptions:</u> 4 specific development sites identified, comprising 10.3 acres. Buildout assumptions not quantified.</p>	<p>No development on the four specific development sites.</p> <p>Other new development: 18 mixed-use units Police Station 83,000 sq.ft County Library 17,000 sq.ft. Mini-storage facility 46,000 sq.ft.</p> <p>Reinvestment in this area is ongoing. No buildout date identified, although the plan assumes a 20 year timeframe.</p>	http://www.cityoflamesa.com/index.aspx?nid=837	<p>The central focus of this specific plan is to provide design standards for public improvements (streets, sidewalks, landscaping, etc.) and for private development (remodeling and infill) within a densely developed, 161-acre area of the City.</p> <p>The City is currently updating this plan. Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.</p>

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
LA MESA (continued)					
Grossmont Specific Plan	April 1985 Amended 1994	<u>Type of development allowed:</u> Commercial/Retail Medical Center Campus Multi-family residential Buildout assumptions: 260 multi-family homes Includes, but is not limited to: 1,600,000 square feet of new commercial retail and office space	Residential buildout 100% complete (911 multi-family units built). Medical Center Campus buildout 75% complete (Briar Patch site has not been redeveloped). Commercial retail/office buildout approximately 50% complete. Full buildout completion date unknown.	http://www.cityoflamesa.com/index.aspx?nid=837	The City anticipates updating this plan to evaluate future development potential of Grossmont Shopping Center. Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
LA MESA (continued)					
West Central Specific Plan	April 1987	<p><u>Type of development allowed:</u> Mixed Use Commercial retail/offices Commercial/manufacturing Multi-family homes Single-family homes</p> <p><u>Buildout assumptions:</u> A) 2.86 undeveloped acres for multi-unit residential B) 2.08 undeveloped acres for general commercial C) 2.42 acres for single-family and multi-family homes D) Other opportunities for redevelopment identified within the plan area but not specifically quantified.</p>	<p>Site A) 0% buildout Site B) 100% buildout (construction of 70th Street trolley station) Site C) 0% buildout Site D) Approximately 110 single-family and multi-family homes have been built in various locations.</p> <p>Full buildout completion date not specified by plan.</p>	<p>http://www.cityoflamesa.com/index.aspx?nid=837</p>	<p>This plan was rescinded as part of the 2012 Centennial General Plan update because it is obsolete.</p> <p>Current Mixed-Use Overlay zoning along El Cajon Boulevard is expected to result in new development not anticipated by the specific plan. Land use changes associated with future proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.</p>

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LEMON GROVE					
Downtown Village Specific Plan (DVSP)	June 2005; Amended January 2009 April 2012	Mixed Use; Transit Oriented Dev. 546-819 residential units (25-45 du/ac min.) 789,449 sq. ft. commercial 579,846 sq. ft. office 169,111 sq. ft. civic	0% complete/ 2050	http://www.ci.lemon-grove.ca.us/documentcenter/eri.aspx open community development folder and click on DVSP	Two mixed use projects have been constructed and an 84 unit condominium project has been filed. The 2050 Forecast assumed similar densities. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
OCEANSIDE					
Rancho del Oro	9/1980	Residential (largely detached single-family); commercial; light industrial; open space	At least 90% built-out, with some multifamily residential land yet to be developed.	N/A	Rancho del Oro encompasses a broad area in the central portion of the City, mostly straddling College Blvd. north of Oceanside Blvd. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Mission Cove	2/2014	288 units of income-restricted housing for families and seniors with approximately 10,000 square feet of commercial space	Under construction, with build-out expected to occur in phases over several years		14.59 acres zoned for light industrial use on the south side of Mission Avenue between Carolyn Circle and Foussat Road. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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POWAY					
Hidden Valley Ranch Specific Plan	November 2003	The Hidden Valley Ranch (HVR) specific plan project approved 41 single-family lots on approximate 420-acre site located in the Old Coach area	One existing home, less than 5 percent buildout. Buildout anticipated by 2020.	N/A	Revised in 2014. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
South Poway Specific Plan	December 2002	650 acres of Light Industrial/Industrial Park, 28 acres of commercial, and 231 single family homes. 8.9 million sq. ft. of buildings completed to date, 10 million sq. ft. expected at buildout.	Project approximately 90% complete. Full buildout per the plan is expected by 2020.	http://docs.poway.org/WebLink8/ElectronicFile.aspx?docid=42630&&dbid=0	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Poway Road Specific Plan	May 1996	.Poway Road Specific Plan (PRSP) located in the commercial center of Poway. Approximately 237 acres along Poway Road. Commercial Zones include Community Business, Town Center, Mixed-Use, Commercial General, and Automotive Commercial General. Residential zones include Residential Apartment, Residential Condominium, Residential Single Family Two and Residential Single Family Seven. Approximately 5.5 acres are vacant.	Approximately 80% complete. Town Center and other redevelopment will potentially develop by 2025	http://poway.org/323/Planning-Reference-Documents	The City of Poway is proposing a Corridor Study that will modify the PRSP. This includes a mixed-use master planning effort in the Town Center (also part of the SANDAG smart growth area intended to revitalize the properties on Poway Road. This effort may also include a plan to renovate the Community Park. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
SAN DIEGO, CITY OF					
Del Mar Mesa Specific Plan	Initial: 1996 Amended June, 2000	685 single-family dwelling units* + 300 room resort hotel	296 units to date 264 units to go*	http://www.sandiego.gov/planning/community/profiles/delmarmesa/plan.shtml	*Current assumptions estimate 560 total dwelling units. The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN DIEGO, CITY OF (continued)					
Carmel Valley (NCW) Employment Center 2 Precise Plan	Sept 1987	Apx 100-acre Employment Center: commercial office, light industrial, apx 12-acre visitor commercial	23-acre CO/LI to go 7-acre VC to go	http://www.sandiego.gov/planning/community/profiles/carmelvalley/plan.shtml	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carmel Valley (NCW) Neighborhood 8	Sept 2006	926 dwelling units, 4.5-acres Neighborhood Commercial	769 units to date 157 units to go* 4.5 NC to go	http://www.sandiego.gov/planning/community/profiles/carmelvalley/plan.shtml	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
(North City West) Neighborhood 9 Town Center Precise Plan	Sept 1986	2277 dwelling units*, 528,800 sf commercial retail, 200,000 sf commercial office, park, school, library, transit center/park-and-ride	Apx 150k sf retail Apx 50k office transit facility	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Carmel Valley Neighborhood 10 Precise Plan	June 1997	1551 dwelling units, 4 ac neighborhood commercial, school, park	4 ac neighborhood commercial to go	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
NTC Precise Plan	July 17, 2001	365 dwelling units on 37 ac, 22 ac educational use, 23 ac office use, 107 ac mixed use, 46 ac park/open space, 54 ac, boat channel, 21 ac visitor hotel, 16 ac business hotel, 9 ac metropolitan wastewater dep't., 26 ac regional public safety training use	95% built out. Remaining 16 ac visitor hotel to be constructed on east side of boat channel.	http://www.sandiego.gov/ntc/redevelopment/index.shtml	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Quarry Falls Specific Plan	October 21, 2008	When fully implemented, Quarry Falls will provide almost 60 acres of public parks, open space and trails; a maximum of 4,780 residential units, a target of 480,000 square feet of retail space; and a target of 420,000 square feet office/business park uses.	Currently under construction, approximately 1/3 built	http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/quarryfallsspecificplan.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN DIEGO, CITY OF (continued)					
Levi-Cushman Specific Plan	August 11, 1987	1329 residential units, 1000 hotel rooms, 200,000 sq ft of retail space, 2,582,000 sq ft of office space	Summer 2014 initiated an amendment to specific plan to increase the number of residential units.	http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/lcfull.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
Atlas Specific Plan	December 13, 1988	216,658 sf office space and 3,396 hotel rooms	Currently processing several amendments to allow residential development	http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/atlasfull.pdf	Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.
First San Diego River Improvement Project Specific Plan	November 16, 1982	1,274,000 sf office space, 815,500 sf retail space, 875 hotel rooms, 2,535 residential units	Mostly built out, with exception of two residential towers and townhomes at the Hazard Center site, which were approved in 2010.	http://www.sandiego.gov/planning/community/profiles/missionvalley/pdf/plans/fsfull.pdf	The development allowed in this Specific Plan area is consistent with the land use and population projections previously provided to SANDAG.
SAN DIEGO, COUNTY OF					
Campus Park / Horse Creek Ridge (Residential)	05/11/11	416-acre project site consisting of: 751 total dwelling units divided as follows: - 521 single family dwellings - 230 attached multi-family dwellings 157,000 sf of professional office space 61,200 sf of town center commercial 8.5-acre public park 3.8 acres HOA private parkland 197 acres biological open space	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
SAN DIEGO, COUNTY OF (continued)					
Campus Park West	6/18/14	116-acre project site consisting of: 513,000 square feet of general commercial space 283 attached multi-family dwelling units 120,000 square feet of industrial space 31 acres of biological open space	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Cielo Del Norte	12/03/03	482 acre SP. Proposes 154 units plus 46 from the Rancho Cielo transfer. 147 acres (46 units) transferred from Rancho Cielo to Cielo del Norte.	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
East Otay Mesa	7/27/94 & 9/15/10	3,012.7 acre project site consisting of: 28 ac Activity Node Overlay; 56 ac Commercial Center Overlay; 11 ac District Commercial; 292 ac Heavy Industrial; 692 ac Mixed Industrial; 363 ac Light Industrial; 814 ac Technology Business Park; 311.3 ac Rural Residential; 241 ac Conservation/Limited Use; 350.4 ac Circulation Corridor	Roughly 10% of the project has been constructed (300 acres of the 3012.7) Estimated completion date: 2050	http://www.sdcounty.ca.gov/dplu/docs/East_Otay_Mesa_Business_Park_Specific_Plan.pdf	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Greenhills Ranch	9/1/04	SP 98-004; TM 5140RPL7; R 98-006; ER 98-14-020: Phase I on 51.9 acres proposes 31 single family residential units on 12.17 acres. Phase 2 consists of 44.2 acres has no development proposed.	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN DIEGO, COUNTY OF (continued)					
Harmony Grove Village	2/7/07	468 acre project site consisting of: 189 ac Open Space/Recreation; 177 ac Residential Units (742 du); 66 ac Streets; 22 ac Equestrian Ranch 12 ac Institutional 2 ac Commercial Development	20% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Hidden Meadows	9/17/03	675 acre project site consisting of: 931 Residential Units: 84.5 ac Estate (35 units) 299.4 ac Single Family (716 units) 21.7 ac Townhomes (120 units) 2.8 ac Condominiums (60 units) 97.2 ac Natural Open Space 148.1 ac Improved Open Space	80% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Meadowood	1/11/2012	389-acre site consisting of: 844 total dwelling units divided into: - 355 detached single family dwellings; and - 489 attached multi-family dwellings 8-acre public park site 122 acres of biological open space 49 acres of agricultural open space 12 acres for an elementary school 5-acre wastewater treatment plant No commercial uses proposed	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Mesquite Trails Ranch	9/24/08	117.9 acre project site consisting of: 25.4 ac Recreational Vehicles (480 lots) 18.5 ac Roadways 4.8 ac Community Center 0.9 ac Secondary Center 3.2 ac Maintenance and Storage 65.1 ac General Use Open Space 191.6 ac Natural Open Space	0% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
SAN DIEGO, COUNTY OF (continued)					
Montecito Ranch	8/4/10	935-acre project site consisting of : 417 Single Family Residential units; 8.3 acre public park; 11.9 acre historic park; No school; No commercial uses; 571 acres of biological open space	0% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Mountain Gate	7/6/83	693.7 acre project site consisting of: 250.51 ac Single Family Residential (156 units) 172.59 ac Agricultural Open Space 250.68 ac Open Space 20.19 ac Streets/Driveways	0% complete; Estimated completion date: 2030	N/A	Extension of the expiration date for TM 5193RPL ³ to November 7, 2011 for the construction of 148 single family detached units on one acre minimum lots. The lots are clustered according to a Specific Plan, impacting 209.7 acres of the 692.8-acre site, an additional 2.6 acres of off-site impacts, and dedicating 247.2 acres as easements for conservation of biological resources. 115 acres of the existing avocado orchard (225 acres) will be maintained in a series of agricultural lots that will be managed by the Home Owners Association. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
SAN DIEGO, COUNTY OF (continued)					
Orchard Run	6/22/05	118.3 acre project site consisting of: 300 residential units: 77 ac Single Family (248 units) 4 ac Townhomes (52 units) 1.4 ac Community Recreation 18.9 Floodplain Open Space 9.1 Greenbelt Open Space 5.8 ac Wastewater Treatment Plant 1.6 ac circulation	0% complete; Estimated completion date: 2030.	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Otay Ranch	10/28/1993	County portion: SF – 12,531 units, MF – 11,080 units (6,550.8 acres); mixed use commercial (including hotel, visitor commercial, recreational, neighborhood parks, major roads and schools)– 2656.8 acres; Open Space – 13,691 acres.	30 to 50 year buildout 30 to 50 year buildout 0% complete; Estimated completion date: 2050+	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Pala Mesa	1/24/74	403.75 acre project site consisting of: 534 residential units: 154.20 ac PRD residential (521 units) 47.15 ac Residential Estates (13 units) 57.90 ac Lodge Suites (100 suites/83 lodge rooms) 137 ac Open Space and Recreation 4 ac Commercial 3.5 ac Maintenance Facility/ Public Services	4 ac Commercial area has been built out along with 458 of 534 residential units constructed. 60% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Peppertree Park	8/14/91	162.9 acre project consisting of 267 single family dwelling units 11 acres office/professional	70% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN DIEGO, COUNTY OF (continued)					
The Pointe Specific Plan	8/1/90	653 acre site consisting of 855 single family dwelling units 88 multi-family units Destination Resort Golf Course Commercial Office/Professional	60% completed – all residential units built Non-residential portion of the site incomplete Estimated built-out 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Rams Hill Country Club	12/10/86	560 acres consisting of 1,360 dwelling units 25 acres for hotel and tennis complex 13 acres for clinic 346 acres for a golf course 8 acre country club and golf pavilion 30 acre commercial use 313 acres future planning area 1832 acres for permanent open space	50% complete; Estimated completion date: 2030	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Rancho Cielo	3/4/84	The original Specific Plan (SP 81-04) covered an area of 3,525 acres in size and included residential, commercial, and recreational land uses.	50% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Rancho Santa Fe	9/21/04	445.9 project site consisting of a country club, golf course, and associated residential units: 181 ac Estate Lots (205 units) 264.9 Golf Course, clubhouse, parking, maintenance facilities	N/A	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Santa Fe Creek	10/20/93	The original Specific Plan (92-001, R91-032, TM5013, Log 92-08-010) approved estate residential for 56 lots on 194 acres. The development would be clustered into 3 planning areas.	90% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Santa Fe Valley	12/13/95	3,160 acres project site consisting of: 1,262.5 ac Residential (1,200 units) 1,386.4 ac Open Space 14.3 ac Commercial Uses 32.2 ac Community Facilities	60% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN DIEGO, COUNTY OF (continued)					
Sugarbush	10/13/10	115.5 acre project site consisting of; 30.14 Estate Residential (45 units) 77.56 ac Open Space 6.67 ac Circulation	0% complete; Estimated completion date: 2050	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
USDRIP	8/9/00	552 acre project site consisting of: 569 Single Family Residential Units (69 ac) 28 ac Commercial 401 ac Industrial 155ac open space 75 ac Circulation 7 ac Elementary School 20 ac Middle School/ Fire Station	70% complete; Estimated completion date: 2030	http://www.sdcounty.ca.gov/dplu/docs/usdrip/USD RIP_Riverway_SP.rdo.pdf	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Viejas Hills Estates	8/2/06	181.7 acre project site consisting of: 41.6 ac Single Family Residential (27 lots) 140.08 ac Open Space	N/A	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Warner Springs Ranch	11/5/81	2,885 acre project site consisting of: 69 acre Resort with 250 cottages 152 acre 18 hole golf course 35 acre Private airport 10 acre village commercial Community school 1.5 acre wastewater treatment plant Approx. 2,400 acre future planning area	90% of 1983 approved SP built-out; Estimated completion date including amendments 2060	N/A	Land use changes associated with the proposed development would require consistency analysis with the City's adopted general plan, including the Land Use and Circulation Elements. Based on timing of these improvements, the updated information would be provided by the City to SANDAG for use in future regional forecasting and updating of the transportation plan. No major land use consistency impacts are anticipated.

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SAN MARCOS					
San Marcos Creek SP	August 2007	Mixed Use 1,265,000 sf commercial 589,000 sf office 2300 multi-family units	0% built out	http://www.san-marcos.net/index.aspx?page=327	Existing non-conforming commercial, industrial, single-family residential, and mobile home park, and vacant land within the plan area. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
University District SP	November 2009	Mixed Use 1,000,000 sf commercial 938,000 sf office 30,000 sf civic/community 2600 multi-family units 800 student housing	1.3% built out 0% built out 0% built out 0% built out 13% built out	http://www.san-marcos.net/index.aspx?page=328	Existing non-conforming industrial and single-family residential, and vacant land within the plan area. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Heart of the City SP	January 1988	13 ac business park 66 ac town center 48 ac commercial 16 ac neighborhood commercial 12 ac office professional 5 ac mixed use (108 apartments and approx. 12,000 s.f. commercial) 9 ac commercial manufacturing 36 ac hospital complex 2,127 Multi-family units 1,335 Single-family units	50% built out 75% 35% 100% 100% 100% 100% 50% 99.70%	N/A	For CSUSM, refer to the approved Master Plan (state property not the jurisdiction of San Marcos). The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Scripps Health Care Campus		38.63 ac Medical Offices	0% built out	N/A	N/A

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SAN MARCOS (continued)					
University Commons SP aka: Old Creek Ranch	August 2003	10.3 ac industrial 401 single-family units 1123 multi-family units	79% built out 100% 100%	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
San Elijo Hills SP	November 1990	12.5 ac commercial 2496 single-family units 972 multi-family units	64% built out 92% 100%	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Palomar Station SP	July 2007	Mixed Use 54,400 sf retail 5,000 sf restaurant 370 multi-family units	100% built out 0% built out 0% built out 100% build-out	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Meadowlark SP	September 2004	33 single-family units	0% built out	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Davia Village	December 2013	416 Multi-Family Units 15,000 sq. ft. Mixed-Use Com/Retail	0% built out 0%	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Mulberry Specific Plan	June 2014	55 Single-Family Units 71 Multi-Family Units	0% built out 0%	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

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SAN MARCOS (continued)					
El Dorado II	April 2014	120 multi-Family Affordable Units 7,000 sq. ft. Mixed-Use Com/Retail	0% built out 0%	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
SANTEE					
Town Center Specific Plan	October 1986	Mixed Use. Please note some information on this table has changed due to amendments to the Specific Plan described under “other relevant notes.”	No exact data is available on percentage build-out to date. Approximately 50-75% is the best estimate for current buildout. There is no timeline for buildout completion.	ftp://sntbberry.cityofsantee.ca.gov/PlanDocs/STCSPlan.pdf	<ol style="list-style-type: none"> 1. Riverview Office Park Master Plan amendment in 2006. 2. Removal of Mission Creek Development from specific plan. 3. R30/Mixed use amendment to 20-acre portion of specific plan in 2010. 4. R-22 amendment to three parcels totaling approximately 15 acres in 2013. The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
VISTA					
Downtown Vista SP	March 2010	352-acre area with a variety of uses: Area 1: mix of residential (up to 838 du’s) and commercial, office, and retail (1,064,689 sf) Area 2: limited residential (122 du’s), primarily commercial (shopping and entertainment) (400,069 sf) Area 3: future pedestrian-oriented mixed-use and retail (270 du’s; 587,944 sf); Area 4: residential (450 du’s) and retail and restaurants (572,152 sf);	N/A	www.cityofvista.com	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.

**Appendix H
Proposed Plan
Subregional Plan Consistency Analysis**

Plan Name	Date Adopted (Month/Year)	Type of Development Allowed/Buildout Assumptions	Development Occurred to-date/Buildout expected (Year)	Link to Document	Notes
VISTA (continued)					
Vineyards SP	August 2007	Mix of 46 live/work condominium townhomes, 59 detached single family homes, and 3 open space lots	Not built	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Adobe SP	November 2006	159 single-family residential homes and 8 open space lots	Under construction, buildout expected in 2017	N/A	The development allowed in this Plan area is consistent with the land use and population projections previously provided to SANDAG.
Pheasant Hills SP	September 2007	15 single-family residential homes	Not implemented	N/A	This SP is recommended for deletion as part of the GP Update. The City would provide SANDAG with updated information on the Specific Plan (removal from GP land use projections).

