

ATTACHMENT A



ATTACHMENT B

- General Plan Amendment (GPA 15-005) to amend the project site's designation in the Land Use and Community Design Element from "Specific Plan Area/Residential (89 lots)/OS/P" to "Murai Specific Plan Area/Open Space" and to remove the designation and description in the Park, Recreation and Community Health Element of the General Plan of a public park on the project site;
- Specific Plan (SP 15-009) which will guide the orderly development on the project site.
- Tentative Subdivision Map (TSM 15-007) for 89 single-family residential lots, access/ private street lots, open space lots, trails, and private park lots.
- Grading Variance (GV 15-002) to allow manufactured slopes in excess of 20 feet in height without benching within the project area.
- Conditional Use Permit (CUP 15-008) to allow for the temporary use of a rock crusher during grading operations.
- Site Development Plan (SDP 16-002) to address the design of residential units and the plotting of floor plans and elevations within the subdivision.
- Certification of Environmental Impact Report (EIR 16-001, State Clearinghouse No. 2016091054).

ATTACHMENT C

Site & Project Characteristics

<u>Property</u>	<u>Existing land Use</u>	<u>Zoning</u>	<u>General Plan Designation</u>
Subject Site	Vacant/access easements	SPA	Specific Plan Area/Residential (89 lots)/Open Space/Parks
North (County)	Rural residential	A 70	SR-10 Semi-rural residential
South	Single family residential	SPA	Paloma (Santa Fe Hills) Specific Plan Area
East	Vacant	SPA	Highlands SPA
West (County)	Single Family Residential	A 70	SR-10 Semi-rural residential

Flood Damage Prevention Overlay Zone	_____yes <u>x</u> no
Airport Overlay Zone	<u>x</u> _____yes ____no
Sewers	<u>x</u> * _____yes ____no
Septic	_____yes <u>x</u> no
Water	<u>x</u> _____yes ____no
Gen. Plan Conformance	<u>x</u> ** _____yes ____no
Land Use Compatibility	<u>x</u> *** _____yes ____no

*Requires modification of Vallecitos Water District (VWD) sewer district boundary.

** With the approval of General Plan Amendment.

***With the approval of a Specific Plan.