

## Community Goals and Findings

**Goal** Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire Subregion and its communities. Plan Text pg. 2.

**Findings** The Potrero area has unique natural characteristics such as: excellent air quality; a gentle sloping valley floor bisected by Potrero Creek; and the surrounding mountains which offer view sites of the valley. Plan Text pg. 2.

All residents of the Mountain Empire Subregion are aware of the importance that must be given to protecting the unique quality of the area's natural resources. Existing trees, rock outcroppings, hillsides, and meadows are significant resources that contribute to the character and beauty of the Subregion. Plan Text pg. 3.

**Residential Goal** Provide a land use pattern which will accommodate the forecast population increase while retaining the rural charm of the present living environment. Plan Text pg. 4.

**Findings** The Mountain Empire Subregion is generally characterized by large lot single family residential development outside the Country Town, and generally undeveloped meadows, open spaces, and hillsides. The ability to experience large open spaces and views to distant hills is essential to preserving the Subregion's present quality of life. Plan Text pg. 4.

**Policies and Recommendations** Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Country Town Regional Category. Plan Text pg. 4

**Agricultural Goal** Encourage the expansion of agricultural uses in the Subregion. Plan Text pg. 10.

Source: Mountain Empire Subregional Plan San Diego County General Plan

## Forest Conservation Initiative

Minimum parcel size of forty acres and a maximum residential building intensity of one dwelling unit per parcel.

**Goal 1.1** Urban Growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.

**Goal 2.6** Insure preservation of contiguous regionally significant open space corridors.

**Goal 3.1** Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

## What Project Proponent

### Wants

- 6 times greater density
- Traffic (air and land)
- Noise (helicopters and shooting ranges)
- Unmitigatable impacts to agriculture
- Fragmentation of sensitive wildlife corridors and habitat
- Destruction of mountain meadow identified as wetlands