



ATTACHMENT C

SITE AND PROJECT CHARACTERISTICS

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Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant (Self-Storage Site)/ UDSP Mixed-Use Development	SPA	University District Specific Plan/ Heart of the City Specific Plan
North	SR-78	SPA-TC	Heart of the City Specific Plan (Town Center)
South	Cal State San Marcos/ Industrial	Industrial (I) / Public Institution (PI)	Industrial (I)/ Public Institution (PI)
East	Industrial	Industrial (I)	Industrial (I)
West	Residential	SPA / R-1-10	Discovery Hills Specific Plan

ITEM	YES	NO
Flood Hazard Zone		X
Sewers	X	
Septic		X
Water	X	
Gen. Plan Conformance	X*	
Land Use Compatibility	X*	
*W/ Approval of a Specific Plan Amendment (SPA).		