

Attachment B

Staff Recommendation

October 2013

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I. Introduction

Staff initially prepared a Draft Plan for this project based, primarily, on recommendations from community planning and sponsor groups, when applicable. The Draft Plan included proposed changes to the General Plan land use map and community and subregional plans. A Supplemental Environmental Impact Report (SEIR) was prepared which analyzed the Draft Plan as the Proposed Project. In February to March 2013, the Draft Plan and SEIR were circulated for a 45-day public review period.

For the communities of Cuyamaca, Descanso, Pine Valley, Jamul/Dulzura, Julian, Lake Morena/Campo, Ramona, and most of Alpine, the changes proposed in the Draft Land reflect the recommendations of the applicable community planning or sponsor group. For two parcels in Alpine, the Alpine Community Planning Group (CPG) changed its recommendation to a higher density subsequent to the preparation of the SEIR.

While the Palomar Mountain Planning Organization did not make a formal recommendation for the Draft Plan for Palomar Mountain, the group implicitly supports and the Draft Plan has not raised any concerns with the changes proposed to the land use designations for that area on the Draft Land Use Map. Finally, there is no planning or sponsor group for Pendleton-DeLuz or the unrepresented portions of Central Mountain, Desert, Mountain Empire, or North Mountain.

The Draft Plan did not address the Mobility Element; however, a Traffic Study was prepared as part of the Draft SEIR. This study identified road segments that, with buildout of the Draft Land Use Map, would either need to be reclassified to a wider designation with additional travel lanes or the County would need to accept them to operate at a Level of Service (LOS) E or F.

II. Land Use Map Revisions

This section describes the staff recommendation for the GPA land use map and identifies how it differs from the Draft Plan analyzed in the SEIR as the Proposed Project. Appendix 1 to this Attachment B includes community level land use maps as recommended by staff. The parcels included with this project are outlined with a heavy red line. Areas shown with the blue hatch represent parcels where the staff recommended land use designation differs from the Draft Plan.

As part of the public review for the Draft Plan, staff received public comment letters that raised concerns with the land use map. Staff reviewed the concerns expressed in these comment letters and prepared an analysis for each area identified. Table 1, Land Use Map Areas of Consideration, provides a summary of each area of concern, along with a comparison of the designations proposed on the Draft Plan with Staff Recommendation. The Staff Recommendation land use map is the same as the Draft Plan in the communities of Descanso, Julian, Pine Valley, Ramona and portions of the Desert, Mountain Empire, and North Mountain Subregions not represented by a planning or sponsor group.

A more detailed analysis for each area of consideration is provided in Appendix 2. The analysis provides a comparison the potential dwelling unit yield between the Draft Land Use Map and Staff Recommendation. The analysis for each area of consideration includes a description of the property, context, physical and environmental constraints, and the rationale for staff's recommendation.

Table 1: Land Use Map Areas of Consideration

ID #	Acreage	# Parcels	SEIR	Recommendation ¹		Maximum Dwelling Units ¹		
				CPG ²	Staff	SEIR	CPG ²	Staff
Alpine [AL]								
1	286	22	SR-1	SR-10/Tribal ^{NOTE 2}		238	20	
2								
A	4	1	RC		SR-4	comm		SR-4
B	5	1	RC	SR-4 ^{NOTE 2}		comm	SR-4	
3	249	48	Village Core Mixed Use (VCMU) / RC			1505 ^{NOTE 3}	808 ^{NOTE 4}	
4	16	1	RC	VR-2 ^{NOTE 2}		comm	32	
5	686	86	SR-1, SR-2 SR-4	VR-2, SR-1 SR-2, SR-4 ^{NOTE 2}	VR-2, SR-1 SR-4, SR-10	401	607	495
6	427	161	RC, SR-4	RC, VR-2, SR-1 SR-2, SR-4 ^{NOTE 2}	RC, VR-2, SR-1 SR-4, SR-10	146	248	141
7	360	6	SR-10	SR-10, RL-40 ^{NOTE 2}	RL-40	21	12	9
8	1,748	23	RL-20		RL-40	81		41
9	1,458	209	SR-10	RL-20 ^{NOTE 2}		222	211	
10	247	17	SR-10	RL-20 ^{NOTE 2}		19	17	
11								
A	76	1	SR-2	RL-40 ^{NOTE 2}		35	1	
B	124	4	SR-2		RL-40	47		4
Cuyamaca [CU]								
1	2,634	94	RL-40		RL-40/RL-80	94		82
Descanso [DE]								
1	321	10	RL-40			12		
2	384	42	SR-10			45		
3	171	17	SR-10			16		
Central Mountain [CM]								
1	120	1	RL-40	N/A	RL-80	3	N/A	1
Jamul / Dulzura [JD]								
1	730	4	RL-40		RL-80	18		9
Mountain Empire [Lake Morena-LM]								
1	134	5	SR-10		RL-20	13		7
North Mountain [NM]								
1	120	7	SR-10		RL-40	10		7
2	441	37	SR-10		SR-10/RL-40	40		38
3	22	1	SPA	N/A	SPA	0	N/A	0
Pendleton-DeLuz [PD]								
1	1,008	18	RL-40	N/A	RL-80	24	N/A	18

Notes:

- 1 Staff and Community Planning Group (CPG) recommendations are the same for cells spanning two columns
- 2 Recommendation from Alpine CPG meeting of September 19, 2013
- 3 SEIR Traffic Study assumed a density of 20 dwelling units per acre
- 4 Staff Recommendation assumes a density of 10.9 dwelling units per acre for VCMU designated area

III. Land Use Element Revisions

This project proposes revisions to two sections of the General Plan Land Use Element: the Land Use Designations and Regional Categories Map.

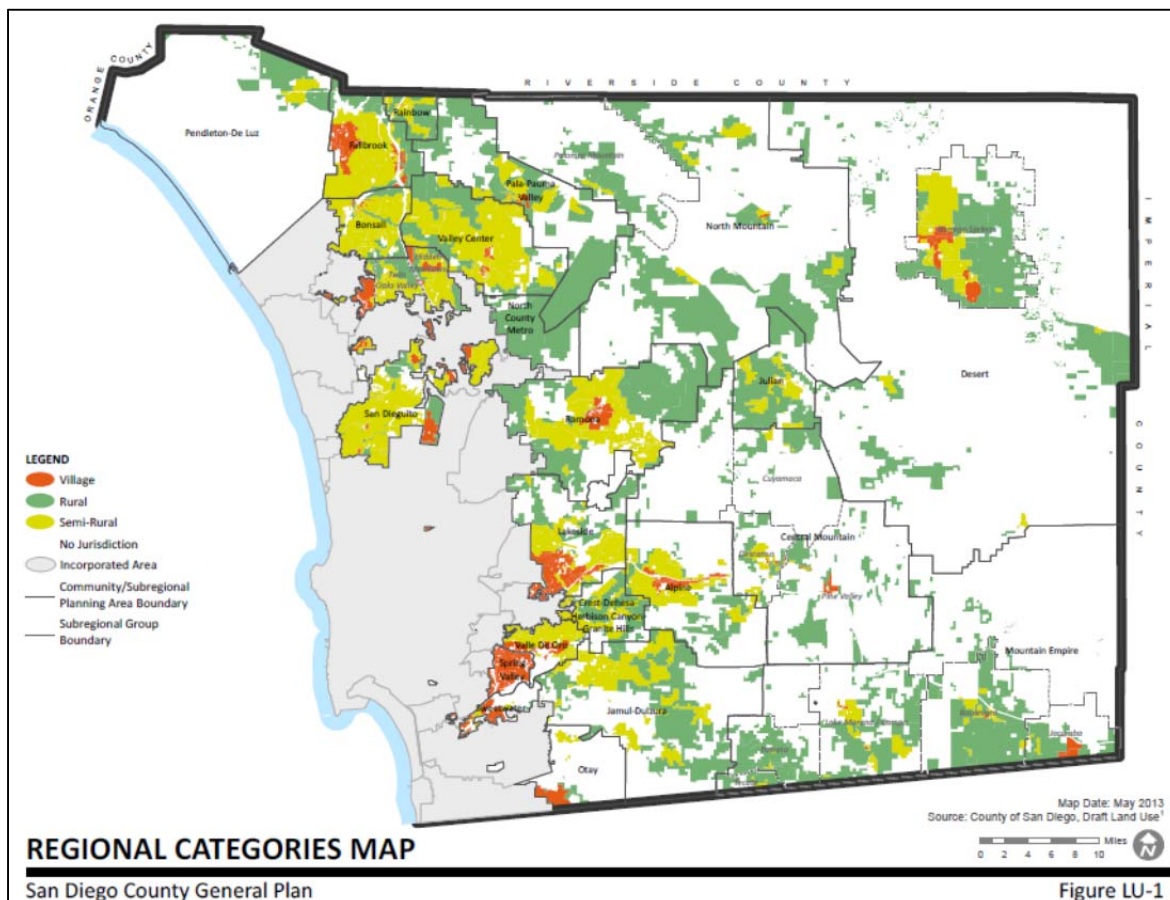
Land Use Designations

The *Other Land Use Designations* section of the Land Use Element includes Forest Conservation Initiative Lands as a land use designation. This project would remove this designation and associated text from the General Plan. The text proposed to be removed from page 3-18 of the Land Use Element is shown in ~~strikeout~~ below.

~~Forest Conservation Initiative Lands. This designation applies to lands affected by the Forest Conservation Initiative (FCI) of 1993. This initiative mandated specific land use designations, goals, and policies (provided in the Forest Conservation Initiative Appendix), which are in effect through December 31, 2010. Upon expiration of the FCI, the General Plan must be amended to remap the lands in conformance with this General Plan.~~

Regional Categories Map

The land use map changes proposed by this GPA require revisions to Figure LU-1, Regional Categories Map, shown on page 3-19 of the Land Use Element. The proposed changes would remove the Forest Conservation Initiative overlay on the map and replace those areas with the regional categories for the new land use designations in the Staff Recommendation. Figure LU-1 as revised is shown below.



IV. Mobility Element Revisions

A Traffic Impact Assessment Analysis was prepared as part of the SEIR (see <http://www.sdcountry.ca.gov/pds/advance/GPA-12-004-Appn-D-Traffic-Study.pdf>). This assessment uses as a baseline the traffic analysis prepared for the General Plan Update that was adopted in August 2011. The SEIR Traffic Assessment identified eight road segments in Alpine that are forecast to change from a level of service (LOS) D or better to LOS E or F with buildout of the Draft Plan (proposed project in the SEIR). These road segments are listed below.

- Alpine Boulevard from Tavern Road to Boulders Road
- Alpine Boulevard from Louise Drive to Viejas View Place
- Alpine Boulevard from West Willows Road to East Willows Road
- South Grade Road from Eltinge Drive to Olive View Road
- West Willows Road from Alpine Boulevard to Otto Avenue
- Willows Road (West) from Otto Avenue to Viejas Casino Road
- Viejas Casino Road from Willows Road (West) to Willows Road (East)
- Willows Road (East) from Viejas Casino Road to I-8 On-Ramp

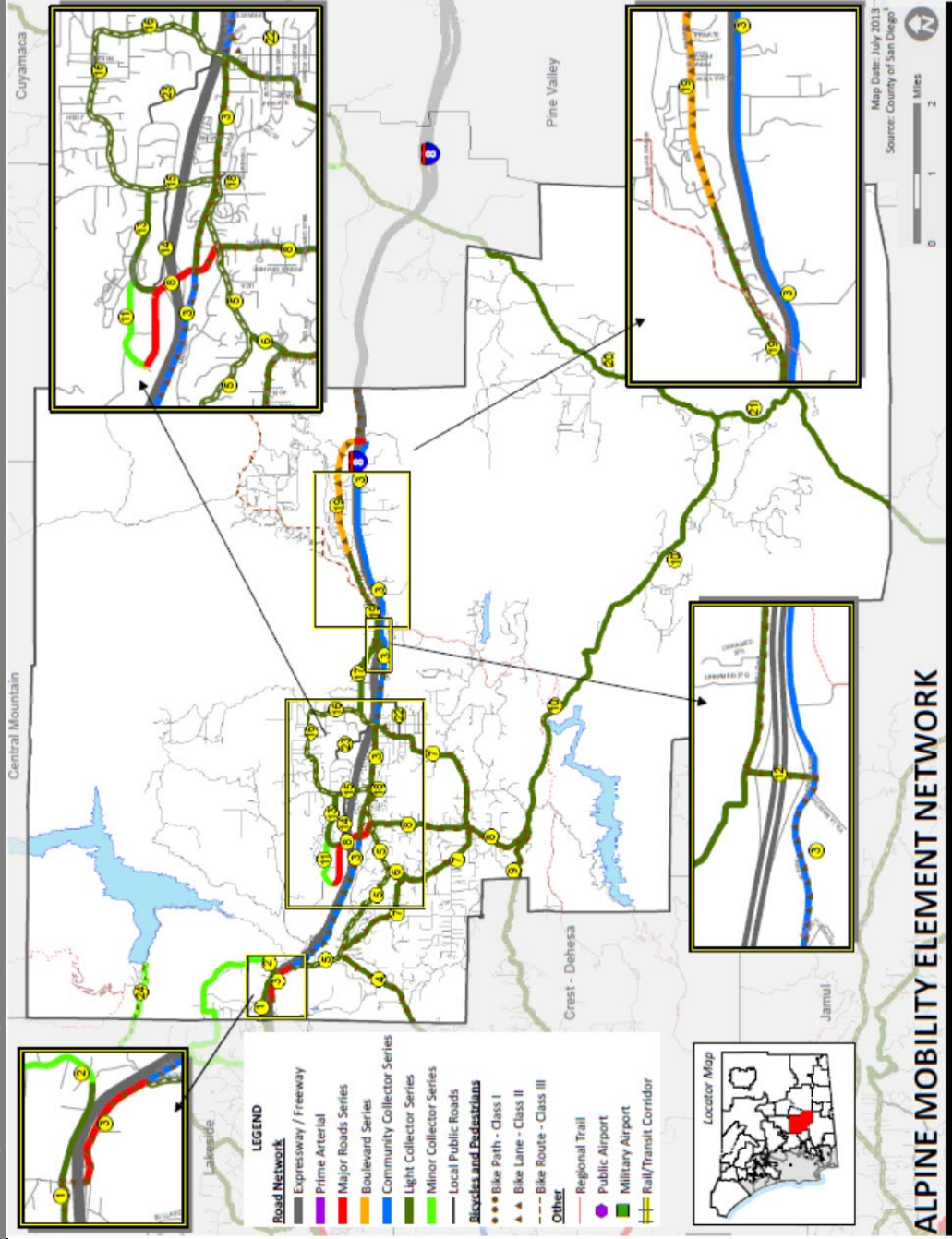
The land use changes proposed by the Staff Recommendation will reduce land use intensities north and south of Interstate 8 in Alpine when compared to the Draft Plan. These changes would reduce the forecast traffic volumes at buildout of the land use map on Willows Road and on Alpine Boulevard east of West Willows Road; however, these road segments would still operate at LOS E or F.

With the exception of Willows Road east of Viejas Casino Road, on April 4, 2013 the Alpine CPG recommended to accept a lower LOS on all other road segments identified above, rather than increase the number of travel lanes. As a result, the Staff Recommendation proposes to modify Mobility Element Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, to include those road segments.

The CPG recommended changing the classification of Willows Road from Viejas Casino Road east to the Interstate 8 westbound on-ramp at Willows Road to a 4.2B Boulevard with Intermittent Turn Lanes. The staff recommendation is consistent with the CPG recommendation.

The proposed changes to the Mobility Element are shown on the following pages. Changes to the Mobility Element network map and matrix are shown first, then changes to Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, are shown identifying new road segments where the addition of travel lanes is not justified.

Alpine Community Planning Area



San Diego County General Plan

Proposed Change: Revise the designation for a portion of Willows Road from 2.2E Light Collector to 4.2A Boulevard with Raised Median

Mobility Element Network—Alpine Community Planning Area Matrix			
ID	Road Segment	Designation/Improvement #.#X = [# of lanes], [roadway classification][improvement]	Special Circumstances
8	Tavern Road (SA 380) Segment: Tavern Lane <u>New Road 11</u> to Japatul Road	4.1A Major Road <u>Continuous Turn Lane – New Road 11</u> Raised Median Tavern Lane to Alpine Boulevard Arnold Way 2.2D Light Collector Improvement Options [Raised Median]—Arnold Way to South Grade Road 2.2E Light Collector South Grade Road to Japatul Road	None Caltrans Facilities Programming Improvements (widening) of the Interstate 8 overpass are not programmed in the 2030 RTP (Reasonably Expected Revenue scenario)
12	Tavern Lane Segment: New Road 11 to Tavern Road	4.1A Major Road Median [Continuous Left Turn Lane]	None Note: This road segment is considered part of Tavern Road. As such, a separate ID is not necessary. See Tavern Road for designations and improvements.
12	<u>West Willows Road¹</u> Segment: <u>Willows Road</u> to <u>Alpine Boulevard</u>	<u>2.2E Light Collector</u>	<u>None</u>
19	<u>Willows Road (SC 2000)</u> Segment: Otto Avenue to Alpine Boulevard	2.2E Light Collector Otto Avenue/ <u>West Willows Road</u> to Viejas Casino Road 4.2B Boulevard Intermittent Turn Lanes—Viejas Casino Road <u>east to I-8 westbound on-ramp (Exit 36)</u> 2.2E Light Collector Viejas Casino area to I-8 westbound on-ramp at East Willows Road 4.1A Major Road Raised Median—I-8 westbound on-ramp at East Willows Road to Alpine Boulevard	Accepted at LOS F Segment: Alpine Boulevard to Viejas Grade Road
24	<u>El Monte Road (SC 1920)</u> Segment: Lakeside community boundary to <u>El Capitan Reservoir</u>	<u>2.3C Minor Collector</u>	<u>None</u>

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
State Highways^a			
SR 67	4.1B Major Road with Intermittent Turn Lanes	Poway city limits	Scripps Poway Pkwy. (Lakeside)
	4.1A Major Road with Raised Median	Scripps Poway Pkwy. (Lakeside)	Sycamore Park Dr. (Lakeside)
	4.1A Major Road with Raised Median	Johnson Lake Rd. (Lakeside)	Posthill Rd. (Lakeside)
	4.1B Major Road with Intermittent Turn Lanes	11 th Street (Ramona)	Pine Street/SR-78 (Ramona)
SR-76/Pala Rd. ^b	4.1A: 4-Ln Major Road w/ Raised Median	Old Hwy 395 (Fallbrook)	I-15 SB Ramps (Fallbrook)
	2.1D Community Collector w/ Improvement Options	Pala Del Norte Rd. (Pala Pauma)	Sixth St (Pala Pauma)
Main Street/SR-78	4.2B: 4-Ln Boulevard w/ Intermittent Turn Lanes	9th St (Ramona)	Pine St (Ramona)
County Mobility Element Roads			
Alpine Blvd.	2.2A Light Collector w/ Raised Median	Tavern Boulder Rd. (Alpine)	South Grade Rd. Louise Dr. (Alpine)
	2.1D Community Collector w/ Improvement Options	South Grade Rd. (Alpine)	West Willows Rd. (Alpine)
	2.1C Community Collector w/ Intermittent Turn Lanes	West Willows Rd. (Alpine)	Willows Rd.(East) (Alpine)
Bancroft Dr.	2.2D Light Collector w/ Improvement Options	Troy St (Spring Valley)	SR-94 EB Ramps (Spring Valley)
Briarwood Rd.	2.1D Community Collector w/ Improvement Options	SR-54 WB Ramps (Sweetwater)	Robinwood Rd (Sweetwater)
Campo Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	Kenwood Dr (Valle de Oro)	Conrad Dr (Valle de Oro)
Central Ave.	2.2B Light Collector w/ Continuous Turn Lane	Sweetwater Rd. (Sweetwater)	Bonita Rd. (Sweetwater)
	2.2C Light Collector w/ Intermittent Turn Lanes	Bonita Rd. (Sweetwater)	Frisbee St. (Sweetwater)
De Luz Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Dougherty St. (Fallbrook)	W. Mission Rd. (Fallbrook)
Deer Springs Rd.	4.1B Major Road w/ Intermittent Turn Lanes	I-15 NB Ramps (NC Metro)	N Centre City Pkwy (NC Metro)
Del Dios Hwy.	2.1D Community Collector w/ Improvement Options	El Camino Del Norte (San Dieguito)	Via Rancho Pkwy (North County Metro)
E. Mission Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	Live Oak Park Rd. (Fallbrook)	I-15 SB Ramps (Fallbrook)
El Apajo	2.1A Community Collector w/ Raised Median	Villa De La Valle (San Dieguito)	Via De Santa Fe (San Dieguito)

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
El Camino del Norte	2.2F Light Collector w/ Reduced Shoulder	Aliso Canyon Rd. (San Dieguito)	Del Dios Hwy./Paseo Delicias (San Dieguito)
Fuerte Dr.	2.2E Light Collector	Bancroft Dr. (Valle de Oro)	Avacado Blvd. (Valle de Oro)
Jamacha Rd.	6.2 Prime Arterial	Campo Rd/SR-94 (Valle de Oro)	Fury Ln. (Valle de Oro)
	4.1B Major Road w/ Intermittent Turn Lanes	SR-125 SB Ramps (Spring Valley)	Sweetwater Rd (Spring Valley)
La Bajada/ La Granada	2.2F Light Collector w/ Reduced Shoulder	Rancho Santa Fe Rd. (San Dieguito)	Paseo Delicias (San Dieguito)
Lake Jennings Park Rd.	4.1B Major Road w/ Intermittent Turn Lanes	I-8 Business Route (Lakeside)	I-8 WB Off-Ramp (Lakeside)
Lilac Rd.	4.2B Boulevard w/ Intermittent Turn Lanes	New Road 19 (Valley Center)	Valley Center Rd. (Valley Center)
Linea del Cielo	2.2F Light Collector w/ Reduced Shoulder	El Camino Real (San Dieguito)	Rambla de las Flores (San Dieguito)
Los Coches Rd.	2.1D Community Collector w/ Improvement Options	Woodside Ave (Lakeside)	I-8 Business Route (Lakeside)
Lyons Valley Rd.	2.2B Light Collector w/ Continuous Turn Lane	Campo Rd. (Jamul)	Skyline Truck Trail (Jamul)
Maine Ave.	2.2E Light Collector	Mapleview St (Lakeside)	Woodside Ave (Lakeside)
Mapleview St.	4.1A Major Road w/ Raised Median	Maine Ave. (Lakeside)	Ashwood St (Lakeside)
Mountain Meadow Rd./ Mirar de Valle	2.1D Community Collector w/ Improvement Options	North Broadway (NC Metro)	New Road 19 (Valley Center)
New Road 19	4.2B Boulevard w/ Intermittent Turn Lanes	Mirar de Valle Road (Valley Center)	Lilac Road (Valley Center)
Old Hwy 395	2.1D Community Collector w/ Improvement Options	5th St. (Rainbow)	Interstate 15 NB ramp (Fallbrook)
Old Hwy 395	2.1A Community Collector w/ Raised Median	Interstate 15 SB ramp (Fallbrook)	Stewart Canyon Dr. (Fallbrook)
	2.1D Community Collector w/ Improvement Options	Pala Rd. (Fallbrook)	Dublin (W) Rd. (Fallbrook)
Paradise Valley Rd.	4.1B Major Road w/ Intermittent Turn Lanes	Elkelton Blvd (Spring Valley)	Sweetwater Rd (Spring Valley)
Paseo Delicias	2.2A Light Collector w/ Raised Median	Via De La Valle (San Dieguito)	El Camino Del Norte (San Dieguito)
Pomerado Rd.	4.1A Major Road w/ Raised Median	I-15 NB Ramps (County Islands)	Willow Creek Rd. (County Islands)
Rainbow Valley Blvd. West	2.2D Light Collector	I-15 NB Ramps (Rainbow)	Old Hwy. 395 (Rainbow)
Rancho Santa Fe Road	2.2F Light Collector w/ Reduced Shoulder	Encinitas city limits	La Bajada (San Dieguito)

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified			
Road	Classification	From	To
San Dieguito Rd.	2.1A Community Collector w/ Raised Median	El Apajo Rd. (San Dieguito)	San Diego city limits
7 th St.	2.2E Light Collector	Elm St. (Ramona)	A St. (Ramona)
		Main St. (Ramona)	D St. (Ramona)
South Grade Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Eltinge Drive (Alpine)	Olive View Road (Alpine)
Valley Center Rd.	4.2A Boulevard w/ Raised Median	Miller Rd (Valley Center)	Indian Creek Rd (Valley Center)
Via de la Valle	2.1B Community Collector w/ Continuous Turn Lane	San Diego city limits (San Dieguito)	Las Planideras (San Dieguito)
	2.1E Community Collector	Las Planideras (San Dieguito)	Paseo Delicias (San Dieguito)
West Willows Rd.	2.2E Light Collector	Alpine Blvd (Alpine)	Viejas Grade Rd. Otto Ave. (Alpine)
Wildcat Canyon Rd.	2.1D Community Collector w/ Improvement Options	Willow Rd. (Lakeside)	Barona Casino (Ramona)
Willows Road (West)	2.2E Light Collector	Otto Ave. (Alpine)	Viejas Casino Rd. (Alpine)
Willows Road (East)	4.2B Boulevard w/ Intermittent Turn Lanes	Viejas Casino Rd. (Alpine)	Alpine Blvd. (Alpine)
Woods Valley Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Oakmont Rd (Valley Center)	Karibu Ln. (Valley Center)
Woodside Ave.	4.2A Boulevard w/ Raised Median	SR-67 NB Off Ramp (Lakeside)	Riverford Rd. (Lakeside)

a. The cross-sections for State Highway reflect the design in the Project Authorization/Environmental Document (PA/ED), which are different from those of the County Mobility Element road classifications.

b. Roads noted are on the Congestion Management Program (CMP). Acceptable LOS for roads on the CMP is LOS E or better.

V. Community and Subregional Plan Revisions

North Mountain Subregional Plan

This GPA would add a section at the end of Chapter 2, Land Use, concerning multi-use communications structures, to partially compensate for the removal of the Telecommunication Site Overlay Designation under the General Plan Update in August 2011. In addition, the project includes proposed amendments to the Zoning Ordinance to add a Communications Facilities overlay (see Section VI Zoning Revisions).

MULTI-USE COMMUNICATIONS FACILITIES OVERLAY

An overlay, shown on Figure 1, identifies Palomar Mountain Multi-use Communications Facilities Overlay. The purpose of this overlay is to specify areas that have been determined to be acceptable locations for the operation of communications facilities and to promote co-location of communications facilities within those areas. Communications facilities include antennas and/or microwave dishes that send and/or receive radio frequency signals. These facilities may include structures, towers or accessory buildings. This overlay does not pertain to cell towers; however, antennas and equipment for cellular communications would be appropriate for co-location on communications facilities allowed by the overlay.

This overlay does not provide exemptions from any of the requirements of the County's Wireless Telecommunications Facilities Ordinance. State and local government emergency services and essential services are exempt from co-locating their communications facilities with commercial communication facilities and from siting their communication facilities within the overlay area as required for public safety. The objective of this overlay is to promote the effective, efficient and coordinated activities of the broadcasting and communications industry and to encourage the sharing of such areas by multiple operators.

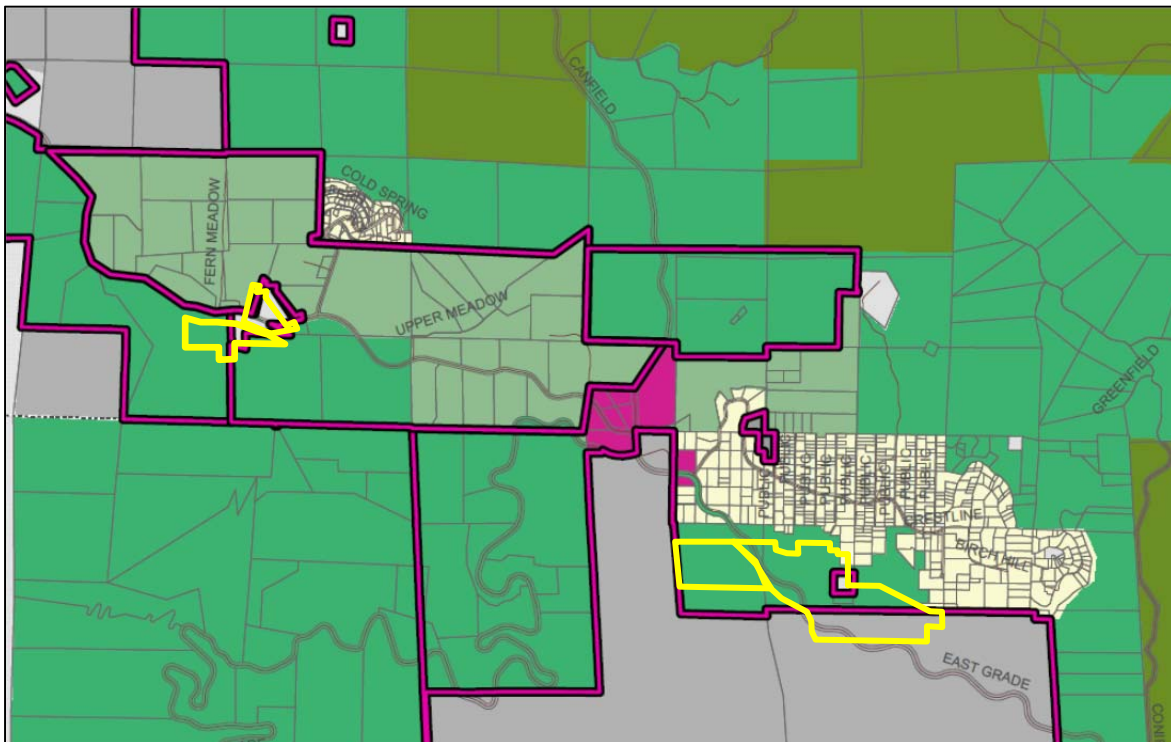
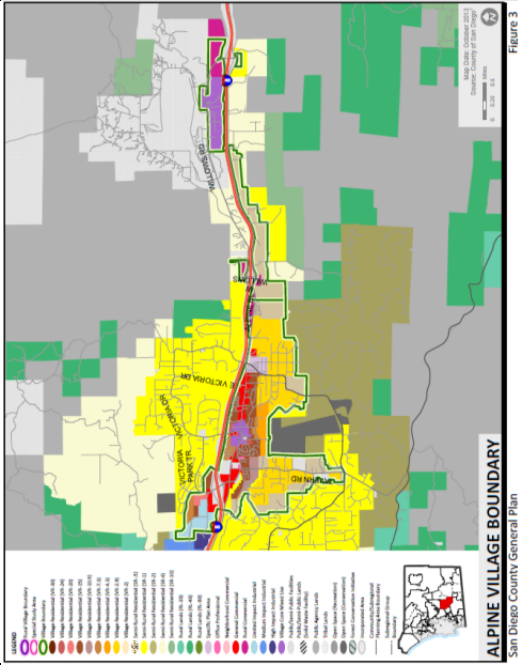


Figure 1: Acceptable sites (outlined in yellow) for communications facilities on Palomar Mountain.

Alpine Community Plan

The proposed Community Plan revisions reflect proposed land use map changes that would assign land use designations that extend the Alpine Village to the eastern end of Willows Road along with an expansion to the existing village boundary. In addition, the proposed Community Plan changes recognize that an expansion of the water and sewer service areas is required to serve the land use intensities proposed for the eastern areas of the planning area.

Alpine Community Plan			
Page	Section	Revision	Rationale for Change
5	2 Community Character Findings	Revise the last paragraph on the page as follows: The community character of Alpine will be best maintained by a gradual decrease in density from the County Town village and a centralized industrial and commercial area. It is the intent of the community to keep residential and agricultural areas of Alpine free from industrial and major commercial encroachments.	Revised to reflect the expansion of the Village at East Willows Road based on the Draft Plan endorsed by the Alpine Community Planning Group.
6	2 Community Character Findings	Revise the first paragraph on the page as follows: Within the Rural Village boundary (Refer to Figure 3 on page 9), the design guidelines contained in the Alpine Design Manual will ensure that development is consistent with Alpine's village character.	Same as above.
6	2 Community Character Findings	Add the following paragraph at the end of the Findings section: <u>Expansions of imported water and sanitary sewer services are necessary to accommodate the increased land use intensities identified on the Alpine General Plan land use map. More specifically, both imported water and sewer services are necessary to fully realize the land use intensities allowed by the Village land use designated areas along Willows Road east of Viejas and residential densities south of Alpine Boulevard between the Interstate 8 interchanges at West Willows Road and at the eastern end on Willows Road.</u>	Added to identify where expansions to imported water and sanitary sewer services are necessary based on increased densities proposed by the Draft Land Use Map endorsed by the Alpine Community Planning Group.

Alpine Community Plan			
Page	Section	Revision	Rationale for Change
9	1 Community Character Figure 3 Alpine Village Boundary		Figure revised to show an expanded village area
11	2 Land Use General Findings	<i>Revise the second paragraph under Findings as follows:</i> The pattern for community development presented in the Alpine Community Plan accommodates growth in and surrounding the existing town; designating the agricultural areas and the remote, more mountainous areas for low density rural uses. Residential development ranging from single-family houses on half acre or less lots to multi-family units is contained <u>within</u> the Village boundary. Major commercial development is generally restricted to properties along Alpine Boulevard, Arnold Way, Willows Road, and to the Tavern Road-Interstate 8 Interchange area.	Added to reflect the draft land use map recommended by the Alpine Community Planning Group.
11	2 Land Use General	<i>Revise Policy 2 as follows:</i> Direct higher density residential development to the existing and planned urban services area; continue existing densities to the imported water service area; and encourage low densities beyond those limits.	Added to reflect the draft land use map recommended by the Alpine Community Planning Group, which assigns land use intensities requiring urban services to the north and south of Interstate 8 east of the Alpine Village.

Alpine Community Plan			
Page	Section	Revision	Rationale for Change
12	2 Land Use Residential	Revise Policy 2 as follows: Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines, <u>with the exception of the Willows Road area east of the Viejas casino where mixed use development is also encouraged.</u>	Added to reflect the draft land use map recommended by the Alpine Community Planning Group, which would assign a Village Core Mixed Use designation east of the Viejas Casino complex.
27	7 Public Facilities and Services <u>Water - Findings</u>	Most of the central area of Alpine is serviced by Padre Dam Municipal Water District. There is sufficient water to serve the existing population. <u>The General Plan land use map assigns densities that cannot be fully developed without expanding the Water District east to the expanded Alpine Village boundary.</u>	Added to reflect that the draft land use map recommended by the Alpine Community Planning Group, which will require an expansion of the water services area in Alpine.
28	7 Public Facilities and Services <u>Sewer - Findings</u>	Revise the last paragraph as follows: Major annexations and extensions of service areas have been granted over the past several years by the Alpine Sanitation District and LAFCO. <u>The General Plan land use map assigns densities that cannot be fully developed without further expansion of the Sanitation District to the east along Interstate 8.</u>	Added to reflect that the draft land use map recommended by the Alpine Community Planning Group, which will require and expansion of the sewer services area in Alpine.
12	2 Land Use Residential	Revise Policy 2 as follows: Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines, <u>with the exception of the Willows Road area east of the Viejas casino where mixed use development is also encouraged.</u>	Added to reflect the draft land use map recommended by the Alpine Community Planning Group, which would assign a Village Core Mixed Use designation east of the Viejas Casino complex.
27	7 Public Facilities and Services <u>Water - Findings</u>	Most of the central area of Alpine is serviced by Padre Dam Municipal Water District. There is sufficient water to serve the existing population. <u>The General Plan land use map assigns densities that cannot be fully developed without the expansion of the Water District east to the East Willows interchange both north and south of Interstate 8.</u>	Added to reflect that the draft land use map recommended by the Alpine Community Planning Group, which will require an expansion of the water services area in Alpine.

Alpine Community Plan			
Page	Section	Revision	Rationale for Change
28	7 Public Facilities and Services <u>Sewer - Findings</u>	<i>Revise the last paragraph as follows:</i> Major annexations and extensions of service areas have been granted over the past several years by the Alpine Sanitation District and LAFCO. <u>The General Plan land use map assigns densities that cannot be fully developed without further expansion of the Sanitation District along Willows Road east of the Viejas Casino complex on the north side of Interstate 8.</u>	Added to reflect that the draft land use map recommended by the Alpine Community Planning Group, which will require and expansion of the sewer services area in Alpine.

Central Mountain Subregional Plan

The proposed Subregional Plan revisions remove a reference to the now expired Forest Conservation Initiative and revise the allocation of land use designations in Descanso to reflect the draft land use map recommended by the Descanso Community Planning Group on March 26, 2012.

Central Mountain Subregional Plan			
Page	Section	Revision	Rationale for Change
57	Figure 7 Descanso Rural Village Boundary		This figure is being replaced with one that shows land use designations for the former FCI lands, rather than the green hatch currently shown on the figure in the Subregional Plan.

Central Mountain Subregional Plan			
Page	Section	Revision	Rationale for Change
62	Land Use Designation by Ownership and Plan Designation <u>Descanso Subregional Group Area</u>	PLAN DESIGNATION OWNERSHIP PERCENTAGES VILLAGE RESIDENTIAL 2 PRIVATE 40.5% VILLAGE RESIDENTIAL 2.9 PRIVATE 1% VILLAGE RESIDENTIAL 4.3 PRIVATE 10.2% SEMI-RURAL RESIDENTIAL 1 PRIVATE 10.4% SEMI-RURAL RESIDENTIAL 2 PRIVATE 10.5% SEMI-RURAL RESIDENTIAL 4 PRIVATE 12.2% SEMI-RURAL RESIDENTIAL 10 PRIVATE 18.6% RURAL COMMERCIAL PRIVATE 0.1% OPEN SPACE (CONSERVATION) PUBLIC/PRIVATE 2% RURAL LANDS 40* 27.18.4% RURAL LANDS 80 43.9% PUBLIC/SEMI-PUBLIC PUBLIC 2.4% FEDERAL-AND-STATE LANDS -58% <u>PUBLIC AGENCY LANDS</u> 60.6% NO PLAN INDIAN RESERVATION 2.2% TOTAL ACRES 20,941.38 * Includes Lands within the Forest Conservation Initiative	Revised allocation of land use designations to reflect the draft land use map recommended by the Descanso Community Planning Group.

Jamul/Dulzura Subregional Plan

The proposed Subregional Plan revisions remove a portion of a policy and text that reference the now expired Forest Conservation Initiative.

Jamul/Dulzura Subregional Plan			
Page	Section	Revision	Rationale for Change
9	Chapter 2 Land Use <u>Rural Residential</u> Policy 4	<i>Delete the entire paragraph after subparagraph (f) as follows:</i> Clustering of residential development, however, is prohibited on FCI-affected lands as stipulated in the Forest Conservation Initiative Overlay Land Use Designation in the County General Plan Land Use Element.	Deleted the reference to the Forest Conservation Initiative.
9	Chapter 2 Land Use <u>Rural Residential</u> Policy 5	<i>Delete Policy 5 as follows:</i> Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance. Clustering of residential development, however, is prohibited on FCI-affected lands as stipulated in the Forest Conservation Initiative Overlay Land Use Designation in the County General Plan Land Use Element	Deleted the reference to the Forest Conservation Initiative.

VI. Zoning Revisions

Consistency with Land Use Map Changes

This project includes minor changes to Zoning Ordinance use regulations and development regulations, including density, lot size, building type, setback and special area regulations on specific properties. Most properties formerly subject to the FCI require no changes to zoning as part of this project. However, in the areas with land use designation changes, the project includes changes in zoning to correspond with the changes in the General Plan land use designation, for example from residential to commercial in the General Plan.

The proposed changes in zoning use regulations comply with the Compatibility Matrix, Section 2050 of Zoning Ordinance by making the zoning consistent with the land use designations. In the cases where density and lot size are affected, zoning is being changed to match the General Plan land use designation, allowing for potential development that would be expected under the General Plan. For example, where densities are increasing, a corresponding reduction in lot size is proposed. In the cases where building type and setbacks are affected, zoning is changed to the typical similar zone that would be found in the same areas with similar use regulations. For example, building types and setbacks found in other commercial zones in the same area would be matched to allow for similar commercial development. Compatible zoning changes must be adopted with General Plan land use designation changes to assure proper implementation of the General Plan in the project area.

VII. Removal of Forest Conservation Initiative Appendix

The text of the Forest Conservation Initiative is currently included as an appendix to the County General Plan. Since the Initiative has expired and the purpose of this project is to redesignate lands that were subject to the Initiative, this appendix is proposed to be removed from the General Plan. The text that is proposed to be removed is shown in ~~strikeout~~ below.

~~FOREST CONSERVATION INITIATIVE~~

~~The People of San Diego County Do Hereby Ordain as Follows:~~

~~Section One—Findings And Purpose~~

~~A. Tremendous development pressures in San Diego County are resulting in the rapid fragmentation and destruction of the Cleveland National Forest. Approximately 55,000 acres of land within the Cleveland National Forest are privately owned and, under existing plans, will inevitably be developed. Sustaining and protecting the wildlife resources of the Cleveland National Forest is highly dependent upon limiting urban encroachment on these private lands. Yet, as with the case of the recent adoption of the Central Mountain Subregional Plan update, extensive development has continued on these biologically sensitive land holdings. This initiative measure creates new policies to limit the conversion of privately owned lands within the Cleveland National Forest to urban uses.~~

~~B. The Cleveland National Forest is one of the largest expanses of undisturbed, natural open space in Southern California and as such is valuable as a watershed, agricultural area, and~~

~~recreational area for the citizens of San Diego County. The area is also home to a number of threatened or endangered animal and plant species including, but not limited to, Mountain Lion, Bald Eagle, Golden Eagle, Least Bell's Vireo, Orange-Throated Whiptail, Yellow Warbler, Coast Horned Lizard, Englemann Oak, Tecate Cypress, Parish's Meadowfoam, and San Diego Thornmint. Parish's Meadowfoam and San Diego Thornmint are listed as endangered by the California Department of Fish and Game. The Golden Eagle and the Least Bell's Vireo are on the Federal lists of sensitive and endangered species, respectively.~~

- ~~C. The unique resources of the Cleveland National Forest are of such significance that development on parcels within the Forest must be restricted. The San Diego County Planning Commission indicated that a parcel size of greater than 20 acres was necessary to preserve those pristine areas, and to minimize the impact of development on public lands. The U.S. Fish and Wildlife Service, the California Department of Parks and Recreation, and numerous wildlife biologists have determined that an 80-acre minimum parcel size is required to protect the resources of the Cleveland National Forest. This initiative amends the San Diego County General Plan to impose a minimum parcel size of 40 acres on all privately owned lands within the boundaries of the Cleveland National Forest and outside Country Towns, through December 31, 2010. The initiative also amends the San Diego County General Plan to provide that all such privately owned lands within the boundaries of the Cleveland National Forest and outside Country Towns, through December 31, 2010. The initiative also amends the San Diego County General Plan to provide that all such privately owned lands fall within the "Environmentally Constrained Area" regional category; except for the amendment relating to such private land holdings, the General Plan provisions governing the "Environmentally Constrained Area" regional category remain unchanged by the initiative through December 31, 2010.~~
- ~~D. Recognizing the need for continued growth and adequate housing in the County, this initiative measure's primary restrictions apply only to the private land holdings located within the boundaries of the Cleveland National Forest as delineated on the San Diego County General Plan Land Use Map. This initiative measure this does not apply to land located within County Towns. County Towns are historically established retail/residential areas serving surrounding low density rural areas. Attached to this initiative are (1) a map of the Cleveland National Forest illustrating the boundaries of the Cleveland National Forest, and (2) Community and Subregional Plan maps showing the locations of Country Towns. There is abundant land within unincorporated San Diego County, within Country Towns and outside the boundaries of the Cleveland National Forest, available to meet the expected housing needs identified by the San Diego County General Plan Housing Element. This initiative measure will allow the County to continue to bear its fair share of regional growth, and to provide an adequate range of housing for all sectors of the community, while assuring the protection of the Cleveland National Forest.~~
- ~~E. The Land Use Element of the San Diego County General Plan adopted January 3, 1979, as amended through April 20, 1992 sets forth several goals essential to protecting the County's~~

~~environmental resources which this initiative reaffirms and readopts to remain in effect through December 31, 2010; these goals are:~~

~~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 recreational, educational, and scientific activities.~~

~~F. The Open Space Element adopted December 20, 1973, as amended through April 20, 1992 sets forth several goals essential to protecting the County's environmental resources which this initiative reaffirms and readopts to remain in effect through December 31, 2010; these goals are:~~

~~Goal 2: Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.~~

~~Goal 3: Conserve open spaces needed for recreation, educational and scientific activities.~~

~~Goal 4: Encourage and preserve those open space uses that distinguish and separate communities.~~

~~Goal II-4: Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.~~

~~Goal II-5: Encourage the conservation of the habitats of rare or unique plants and wildlife.~~

~~Goal II-8: Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.~~

~~G. The Conservation Element adopted December 10, 1975, as amended through April 20, 1992 sets forth several policies essential to protecting the County's environmental resources which this initiative reaffirms and adopts to remain in effect through December 31, 2010; these policies are:~~

~~Policy 2: San Diego County shall coordinate with appropriate federal, state and local agencies to conserve areas of rare, endangered, or threatened species.~~

~~Policy 7: The County shall establish procedures for acquiring significant wildlife habitats in areas of rapid urban development and areas of projected urban development.~~

~~Section Two—General Plan Amendment~~

~~The San Diego County General Plan, including its Community and Subregional Plans, as amended through April 20, 1992 (hereinafter the "San Diego County General Plan") is hereby amended as follows, through December 31, 2010:~~

- ~~A. The following resource protection goals and policies (set forth in their entirety in findings E, F, and G of section One of the Forest Conservation Initiative) are hereby reaffirmed and readopted: goals 1.1, 2.6, and 3.1 of the San Diego County General Plan Land Use Element; goals 2, 3, 4, II-4, II-5, and II-8 of the San Diego County General Plan Open Space Element; and, policies 2 and 7 of the San Diego County General Plan Conservation Element.~~
- ~~B. The National Forest and State Parks (23) land use designation as set forth beginning on page II-25 of the San Diego County General Plan Land Use Element is hereby amended through December 31, 2010 as follows:~~
- ~~1. The existing first sentence of this designation is deleted and the following sentence is added commencing a new subsection (a):~~
~~“(a) The National Forest and State Parks (23) designation indicates the planned boundaries and major land holdings of the Cuyamaca Rancho State Park and Anza-Borrego State Park.”~~
 - ~~2. The following is added as new subsection (b) on page II-26 following the provisions of subsection (a) regarding clustering:~~
~~“(b) The National Forest and State Parks (23) designation also applies to all private landholdings lying within the boundaries of the Cleveland National Forest and outside of Country Towns. For purposes of this subsection, “private land holdings” means lands held in fee title by any person or entity other than the federal, state, county or local government. A map of the Cleveland National Forest is attached to the Forest Conservation Initiative and incorporated herein for purposes of showing the outer boundaries of the Cleveland National Forest. For all parcels identified above, a forty (40) acre minimum parcel size and a maximum residential building intensity of one dwelling unit per parcel shall apply. The provisions described in subsection (a) above concerning lot sizes and clustering on lands within Cuyamaca Rancho State Park and Anza-Borrego State Park shall not apply to private land holdings within the Cleveland National Forest.~~
~~“Except as provided hereinafter, until December 31, 2010, private land holdings inside the boundaries of the Cleveland National Forest and outside Country Towns which are designated National Forest and State Parks (23) in the San Diego County General Plan shall remain so designated unless the County redesignates said land pursuant to the procedures set forth below in paragraphs (1) or (2) of this subsection.~~
~~“(1) Private land holdings inside the boundaries of the Cleveland National Forest and outside Country Towns which are designated National Forest and State Parks (23) may be removed from this designation if all of the follow findings (a-f) are made:~~
~~“(a) That the approval will not constitute part of, or encourage, a piece-meal conversion of a larger Cleveland National Forest area to residential or other non-open space uses;~~

~~“(b) Adequate public services and facilities are available and have the capability to accommodate the proposed use by virtue of the property being within or annexed to appropriate service districts;~~

~~“(c) The land proposed for redesignation is contiguous to a Country Town;~~

~~“(d) The proposed use and density are compatible with the environmental resources of the Cleveland National Forest and will not adversely affect the stability of land use patterns in the area;~~

~~“(e) Incorporation or annexation to a city is not appropriate or possible within the next five years, based on the following factors: nearby cities’ designated sphere of influence boundaries, city general plan limits and projections, and comprehensive annexation plans; and,~~

~~“(f) The land proposed for redesignation does not exceed 40 acres for any one landowner in any calendar year. One landowner may not redesignate lands designated National Forest and State Parks (23) more often than once every year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.~~

~~“(2) Lands designated National Forest and State Parks (23) may be removed from this designation if the County, after challenge by an affected landowner, and after considering all facts and applicable legislative and judicial authority in support of this designation finds that denial of a redesignation would constitute, an unconstitutional taking of the landowner’s property or would deprive the landowner of a vested right. In permitting a redesignation pursuant to this paragraph, the redesignation will be granted only after public notice and hearing and only to the minimum extent necessary to avoid said unconstitutional taking or deprivation of vested right.~~

~~“The General Plan maps listed below are amended by the Forest Conservation Initiative to provide that all private land holdings are defined in this subsection lying within the boundaries of the Cleveland National Forest and outside of Country Towns are designated National Forest and State Parks (23). To the extent that the maps listed below depict such private land holdings as subject to a designation other than National Forest and State Parks (23), those portions of the maps are repeated. Reduced copies of the maps, including text thereon indicating these amendments, are attached to the Forest Conservation Initiative. The maps as amended are incorporated into the San Diego County General Plan.~~

- ~~1. Alpine Community Plan dated July 2, 1990;~~
- ~~2. Ramona Community Planning Area dated January 9, 1989;~~
- ~~3. Julian Community Plan dated September 29, 1989;~~
- ~~4. Desert Subregional Area dated September 28, 1987;~~
- ~~5. Mountain Empire Subregional Area dated September 28, 1987;~~
- ~~6. North Mountain Subregional Area dated September 29, 1989;~~
- ~~7. Central Mountain Subregional Area dated October 6, 1988;~~
- ~~8. Pendleton-De Luz Subregional Area dated February 7, 1986; and,~~

~~9. Jamul-Dulzura Subregional Area dated February 13, 1992.~~

~~"The County may amend these maps as necessary to reflect:~~

- ~~■ Redesignations of land pursuant to subsection (b), paragraphs (1) or (2), of designation (23);~~
- ~~■ General Plan amendments relating to land other than private land holdings lying within the Cleveland National Forest and outside Country Towns;~~
- ~~■ The terms and purpose of the Forest Conservation Initiative."~~

~~C. The Environmentally Constrained Area (1.6) regional category as set forth on page II-11 of the San Diego County General Plan Land Use Element is hereby deleted and replaced with the following to remain in effect through December 31, 2010:~~

~~"Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, area containing rare and endangered plant and animal species, and all private land holdings as defined in subsection (b) of designation (23) as amended by the Forest Conservation Initiative within the Cleveland National Forest outside Country Towns. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.~~

~~"Uses and densities will be those permitted by the applicable community and subregional plan map; the County Zoning Ordinance; the Groundwater Policy; and, for private landholdings in the Cleveland National Forest and outside of Country Towns designated National Forest and State Parks (23) a forty acre minimum parcel size shall apply and a one (1) unit per parcel maximum density.~~

~~"The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.~~

~~"Flood prone areas which are not planned for stabilization will be retained in natural, open and other non urban uses.~~

~~"Areas designated Agricultural Preserve shall be designated 'Environmentally Constrained Areas'.~~

~~"The General Plan Regional Land Use Element Map dated August 26, 1991, as amended through April 20, 1992, is amended by the Forest Conservation Initiative to provide that all private land holdings as defined in subsection (b) of designation (23) lying within the boundaries of the Cleveland National Forest and outside of Country Towns are included within the Environmentally Constrained Area regional category. To the extent that said map depicts such private landholdings as within a regional category other than Environmentally Constrained Area, those portions of the map are repealed. A reduced copy of the map, including text thereon indicating this amendment, is attached to the Forest Conservation Initiative. The map as amended is incorporated into the San Diego County General Plan.~~

~~"The County may amend this map as necessary to reflect:~~

- ~~■ Redesignations of land pursuant to subsection (b), paragraphs (1) or (2), of designation (23);~~
- ~~■ General Plan amendments relating to land other than private land holdings lying within the Cleveland National Forest and outside Country Towns;~~
- ~~■ The terms and purpose of the Forest Conservation Initiative.”~~

~~D. The Special Purpose Designations and Use Regulations Table on page II-24 of the San Diego County General Plan Land Use Element is hereby amended to add a notation to follow the use regulations listed for the National Forest and State Parks (23) designation through December 31, 2010 as follows:~~

~~“On private land holdings as defined in subsection (b) of designation (23) as amended by the Forest Conservation Initiative within the Cleveland National Forest, and outside Country Towns, the maximum residential density is one unit per 40 acres.”~~

~~Section Three—Implementation~~

~~Upon the effective date of this initiative, the provisions of Section Two of this initiative amending the General Plan are inserted into the San Diego County General Plan, except that if in the year the initiative becomes effective, the four amendments permitted by State law for that year have already been utilized, this General Plan amendment shall be the first inserted into the San Diego County General Plan on January 1 of the following year.~~

~~Section Four—Exemptions For Certain Projects~~

~~This initiative shall not apply to any development project which has obtained as of the effective date of the initiative a vested right. The provisions of this initiative shall not apply to the extent that they would violate federal or state laws.~~

~~Section Five—Severability~~

~~If any portion of this initiative is declared invalid by a court, the remaining portions are to be considered valid.~~

~~Section Six—Duration~~

~~This initiative shall remain in effect until December 31, 2010.~~

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Appendix B-1: Staff Recommendation Land Use Maps

Alpine

Central Mountain (unrepresented)

Cuyamaca

Descanso

Desert

Jamul/Dulzura

Julian

Lake Morena

Mountain Empire (unpresented)

North Mountain/Palomar Mountain

Pendle/DeLuz

Pine Valley

Ramona

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Appendix B-2:

Areas of Consideration Analysis

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Appendix B-3:
Willows Road Study Area Water and Sewer
Feasibility Study