



DATE: April 16, 2010

TO: Planning Commission

SUBJECT: GENERAL PLAN UPDATE PLANNING COMMISSION
RECOMMENDATION ON DRAFT TEXT, LAND USE MAPS, ROAD
NETWORK, COMMUNITY PLANS, IMPLEMENTATION PLAN, AND
CONSERVATION SUBDIVISION PROGRAM; DISTRICT: ALL

SUMMARY:

Overview

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns and policies for the unincorporated areas of the County. The purpose of this hearing is to receive final recommendations from the Planning Commission regarding the draft General Plan text, land use maps, road network, community plans, implementation plan and Conservation Subdivision Program. This is the culmination of a hearing that has occurred over six days starting November 6, 2009. Subsequent days of the hearing included November 19 and 20, and December 4, 2009, and February 19 and March 12, 2010. April 16th is expected to be the last day of these hearings prior to advancing these components of the project to the Board of Supervisors. A summary of relevant General Plan Update previous actions from advisory groups, Planning Commission, and Board of Supervisors is provided as Attachment A.

Recommendation(s)

DEPARTMENT OF PLANNING & LAND USE

That the Planning Commission:

1. Find that they have reviewed and considered the information contained in the draft Environmental Impact Report dated July 1, 2009, and associated documentation on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project.
2. Adopt the Resolution (Attachment B) recommending Board of Supervisor approach of the County of San Diego-initiated comprehensive update of the General Plan, with revisions identified in Attachments C through F, of:
 - a. New Land Use, Mobility, Housing, Conservation and Open Space, Safety

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and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;

- b. Amendments to the Land Use Map;
 - c. Amendments to the Circulation Element (renamed Mobility Element) Map;
 - d. Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans; and
 - e. Amendments to the Alpine, Central Mountain, Desert, Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans.
3. Recommend that the Board of Supervisors adopt the General Plan Update Implementation Plan released July 1, 2009 as revised according to Attachment G of this report.
4. Recommend that the Board of Supervisors adopt the Form of Ordinance (Attachment I) implementing the Conservation Subdivision Program.

“AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE TO AMEND TITLE 6, DIVISION 7; TITLE 8, DIVISION 1 AND DIVISION 6; AND AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATING TO CONSERVATION SUBDIVISIONS”

Should the Planning Commission wish to recommend that a Transfer of Development Rights (TDR) program be included with the General Plan Update, DPLU recommends that the Planning Commission:

- 1. Recommend that staff develop a conceptual TDR program over the upcoming months and present it along with the General Plan Update to the Board of Supervisors for consideration in the Fall of 2010.
- 2. Recommend that the following criteria guide staff’s development of the conceptual program:
 - a. The TDR program is made mandatory based on the General Plan Update density designations.
 - b. Sending sites should be limited to properties that were impacted the greatest by the General Plan Update. One approach would be to limit sending sites to those properties that were designated with densities of Semi-Rural 10 or less and received at least a 50% reduction in potential unit yield.

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- c. Receiving sites should include all properties that were upzoned by the General Plan Update and any future General Plan Amendments that add density above the General Plan Update.
- d. Transferable rights should be based on a formula that factors in site constraints as well as a general review of property specifics.
- e. Transfers from areas outside the CWA to within the CWA should be allowed but a limit could be imposed to ensure that a certain number of transfers are directed to areas outside the CWA.
- f. The program should include an expiration date (such as 20 years from inception) that provides sufficient time for the transfers to be realized and the program to be reevaluated for its effectiveness.

Fiscal Impact

Implementation of the General Plan Update will be supported by a number of existing programs and staff, many of which support implementation of the existing General Plan. However, additional staffing and funding will be recommended as individual implementation programs are undertaken. Those programs that are anticipated to require additional resources are identified in the draft Implementation Plan. The DPLU-led programs identified in the draft Implementation Plan are projected to occur over a 10-year period after adoption of the General Plan Update and are estimated to require approximately \$6.4 million in additional funding. This funding and staffing is not included in the current adopted County Operational Plan.

Business Impact Statement

The General Plan Update will assist the business community by providing a reliable blueprint for how growth will be accommodated; for siting commercial, industrial, and other land uses to meet projected needs; and by ensuring that adequate public services and sufficient, safe and appropriately located circulation routes are available for residential, commercial, and industrial development. The General Plan Update will also impact some businesses with possible changes to allowed uses on certain properties, modifications to development requirements, and revised right-of-way standards.

Advisory Board Statement

The General Plan Update is served by two advisory committees: the Steering Committee and the Interest Group. Multiple meetings have been held with both committees and meeting minutes are available on the Department of Planning and Land Use General Plan Update website:

<http://www.sdcounty.ca.gov/dplu/gpupdate/committees.html>.

Involved Parties

The County of San Diego is the project proponent. The General Plan Update will apply to all lands that are under the land use jurisdiction of the County of San Diego.

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BACKGROUND:

Numerous project documents are referenced within this report, but were not included in an effort to reduce paper use and cost of reproduction and distribution. All referenced documents are available on the project website (<http://www.sdcounty.ca.gov/dplu/gpupdate/>) or from the Department of Planning and Land Use (DPLU). To view or request a copy of any document, call 619-615-8289, email gpupdate.DPLU@sdcounty.ca.gov, or visit the DPLU Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 (8:00 a.m. to 4:00 p.m., Monday through Friday).

Overview

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing future growth and development policies for the unincorporated areas of the County. The plan update is intended to balance projected population growth with housing, employment, infrastructure, and resource protection needs. Once adopted, the General Plan will establish the amount, intensity, and location of future development. It will also identify the classification and location of the road infrastructure needed to support future development, as well as contain other policies that govern physical development within the unincorporated County.

The purpose of this hearing is to receive final recommendations from the Planning Commission on major components of the General Plan Update including the draft General Plan text, land use maps, road network, community plans, implementation plan and Conservation Subdivision Program. Preparation of these components has occurred over numerous years, with significant input and direction from stakeholders, advisory groups (the Steering Committee and the Interest Group), the Planning Commission, and the Board of Supervisors. The history of the project is well documented in advisory group minutes, Planning Commission reports, and Board of Supervisors reports. These documents are all available on the project website: <http://www.sdcounty.ca.gov/dplu/gpupdate/>. A summary of those documents is provided in Attachment A.

The major components of the General Plan Update that will be discussed at the hearing are summarized below and in most cases more detailed descriptions are in the Draft Environmental Impact Report (EIR) or past hearing reports, all of which are available on the project website.

Draft General Plan

The General Plan for the unincorporated County has not been comprehensively updated since 1979 and has been the subject of substantial modification over the past 30 years. During this period, considerable growth and change has taken place, leading to the incorporation of a number of cities and annexation of lands on the periphery of the unincorporated area. Numerous new laws and regulations that relate specifically to General Plans or more generally to development and natural resources have also been enacted. The General Plan Update will allow

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for these issues to be comprehensively and consistently addressed in the County's General Plan and associated regulations.

The draft updated General Plan consists of six elements – Land Use, Mobility, Housing, Conservation and Open Space, Safety, and Noise. The elements are preceded by an Introduction and a chapter on Vision and Guiding Principles. Generally, each element begins with an introduction that states the purpose and scope of the element, guiding principles for the element, and how the element relates to the other General Plan elements. Next, the framework or background information for development of the element is described. The goals and policies are organized into topics. The context of each topic is described, and then the goals and policies that address this issue are listed. The goals and policies were prepared in consideration of the guiding principles, discussed in Chapter 2 of the plan. Community plans, discussed further below, are part of the General Plan but are separately bound.

The updated General Plan was prepared with the intent of consolidating and simplifying the General Plan to aid in its usability and also to avoid excessive data that can quickly become outdated and obsolete. For example, the 12 elements that are contained in the existing General Plan are consolidated to 6 elements; implementation actions are moved to a separate implementation plan; and background discussions and data are kept simple with more detailed information contained in background reports, the County's Geographical Information System (GIS) and other databases.

The draft updated General Plan was prepared based on guidance from the advisory groups, Planning Commission, and Board of Supervisors. Internal and external technical review groups were established and used for the preparation of each element. An initial draft of the updated General Plan was distributed for agency and public review from November 14, 2008 through January 30, 2009. Comments received on the draft General Plan were reviewed and responded to by DPLU and revisions were made to the document where appropriate. The revised draft was made available for public review from July 1, 2009 to August 31, 2009, along with the Draft Environmental Impact Report (EIR) and several other documents.

The draft General Plan and draft EIR can both be found on the project website and revisions to the 2008 draft are shown in ~~strikeout~~/underline. Comments on the 2008 draft and DPLU's responses to those comments are available on the website. Comments on the 2009 draft are included under draft EIR comments. Those comments, draft responses, and staff recommended revisions are also available on the website. Staff recommended revisions to the 2009 draft General Plan text are provided in Attachment C.

Land Use Maps

The County's General Plan includes maps that identify the type and intensity of allowed uses on all property within the unincorporated County. The General Plan Update will replace the existing maps and land use designations with a land use framework. Mapping the distribution of

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residential land uses in the unincorporated County was a complex process that considered a variety of land use planning and legal factors. DPLU obtained information from maps depicting steep slopes, environmental sensitivity, roads, floodplains, existing parcel size and dwelling units, active agriculture, and existing General Plan regulations when preparing its land use recommendations. Some of the factors considered during the mapping process included the following:

- Proximity to existing infrastructure and services
- Physical suitability of the site
- Vehicular access
- Potential environmental impacts
- Compatibility with surrounding uses
- Existing level of development
- Landowner requests
- Community and advisory group preferences

Draft maps were presented to the Board of Supervisors as early as 2001. Subsequently, staff returned several times with various options and received guidance that facilitated the preparation of the maps. The Board of Supervisors ultimately endorsed two land use maps (the “Referral Map” and “Draft Land Use Map”) for the EIR analysis. Because the Board specifically directed creation of the Referral Map and it is more intensive than the Draft Land Use Map, the Referral Map is the Proposed Project in the EIR and the Draft Land Use Map is an EIR alternative. The California Environmental Quality Act (CEQA) requires that a range of alternatives be evaluated in the EIR; therefore, additional alternatives were necessary. The Hybrid Map and Environmentally Superior Map were developed to serve as the additional alternatives evaluated in the EIR. These four maps are described briefly below:

- **Referral Map (Proposed Project)** - The Referral Map is the map the Board of Supervisors recommended for study during the land use mapping phase of the project which incorporated a number of referrals on specific properties that are not included in the Draft Land Use Map. Changes to the Referral Map were generally made only when directed by the Board; therefore, the Referral Map does not contain many of the continued refinements that were made to the Draft Land Use Map discussed below.
- **Draft Land Use Map** - The Draft Land Use Map is the other map endorsed by the Board of Supervisors during the land use mapping phase. It is also the map for which the Board directed continued refinements relating to meeting the Housing Element allocation and for which additional modifications were made to achieve a more balanced road network. The Housing Element refinements resulted in increases in density on some select sites. Changes to the map relating to the road network were mainly decreases in density or intensity of use and were primarily in Valley Center and Alpine as staff continued work with the Planning Groups for these areas.
- **Hybrid Map** - The Hybrid Map strikes a balance between the Referral Map and the Draft Land Use Map. It includes the continued refinements that were made to the Draft Land Use

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Map, as described above. It also incorporates the Referral Map changes that best meet the project objectives and reflect the policy direction of the draft plan.

- **Environmentally Superior Map** - To complete a reasonable range of alternatives for the Draft EIR, an Environmentally Superior Map has been developed. This map reflects a more stringent application of the draft policies that restrict growth in areas with sensitive resources.

The four maps are available on the project website. Detailed descriptions of the differences between the maps are available on the website and environmental analysis of those differences is provided in Chapter 4 and Appendix L of the Draft EIR.

Based on the analysis in the Draft EIR and comments received, DPLU prepared a preliminary recommendation for the land use map that was presented to the Planning Commission at hearings on November 6, 19 and 20 and December 4, 2009. Specific notices were sent to property owners where the staff recommendation applied the Environmentally Superior Map designation or varied from the four land use maps. Based on staff's recommendations and public input provided at those hearings, the Planning Commission provided tentative recommendations on the land use map. Each tentative recommendation is generally consistent with one of the four draft EIR land use alternatives with some minor exceptions. Maps showing the Planning Commission tentative recommendations are available on the project website.

At the December 4, 2009 hearing, several individual mapping issues were also identified as requiring resolution over the remaining hearings. A few of those issues were addressed on February 19 and March 12, 2010, and have been included in the Planning Commission tentative recommendations. Attachment D provides the community specific mapping issues that remain to be addressed at the April 16, 2010 hearing. The items are listed by community; however, there are no issues identified for many communities. Staff recommended changes to the Planning Commission tentative land use map recommendations are also included. These recommended changes are mainly the result of further coordination with the community representatives, or further analysis of the issues that were raised at the November 6, 2009 through March 12, 2010 Planning Commission hearings.

Mobility Element Road Network

The General Plan includes a description of the County's transportation network, which guides the preservation or acquisition of future right-of-way and future road improvements. The draft updated Mobility Element road network depicts in map and matrix format, the location of road network components, number of lanes, design criteria, and right-of-way width. The road network includes major County roads and State highways that form the regional backbone of a network providing vehicular movement within and between communities, along with important local road connections where it is necessary to preserve right-of-way. Much of the network currently exists and the remainder would be developed as needed and when funding becomes available. When

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applicable, the Mobility Element road network has been coordinated with adjacent cities to ensure consistency.

The Mobility Element road network was developed with consideration of a combination of physical and environmental conditions, community input, and SANDAG traffic model forecasts based on full build-out of the General Plan land use map. An important objective of the General Plan Update road network planning effort was to develop a road network that is efficiently and adequately correlated with the planned land uses on the proposed land use map. When physical and other constraints precluded constructing roads to the number of lanes required to accommodate traffic with a level of service (LOS) of D or better, exceptions are made to accept a road forecast to operate at LOS E and F. This approach avoids excessive road construction or unnecessary restrictions on community development.

Draft road networks were developed for the Referral Map and Draft Land Use Map and a network was endorsed by the Board of Supervisors in 2006. This network was evaluated in the Draft EIR. Staff has considered all comments received during public reviews of the project and has recommended changes to the 2006 Board-endorsed road network. These changes are shown in Attachment E and are based on those comments, additional input from community groups, and the Planning Commission tentative land use map recommendations.

Community Plans

Community plans, including subregional plans, are included as an integral part of the County's General Plan to provide policies that specifically address the issues, characteristics, and visions of an individual community. The General Plan Update includes amendments to existing community plans for consistency with the updated General Plan. Revisions to the community plans also include elimination or modification of outdated information and inclusion of new information and policies requested by the community. County staff has developed guidelines to assist the community planning groups in updating their community plans as well as a template that will ultimately be used to standardize the organization and format of the plans. However, at this time, the draft updated community plans are in various forms. Some are simple consistency updates, others are complete replacements, and others lie somewhere in between. Following the adoption of the General Plan Update, all remaining community plans will be comprehensively updated over the ensuing years.

The current draft Community Plan updates were made available for public review in July/August 2009 along with the other project documents and remaining revisions to those documents, based on public review, are available on the project website. Many of the draft plans had been subject to prior public review initiated by the planning groups and/or had been discussed at planning group meetings. Numerous comments were received on the draft community plan updates, some aimed at individual plans and others more general on how the plans are written, their role, and what types of policies they should include. In some cases, the draft community plan updates contain community recommendations for policies that differ from the draft text. The

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recommendations were provided for informational purposes because they differ from staff's recommendation and unless otherwise indicated, will be removed from the final versions of the plan.

Staff recommended revisions to the draft plans are listed in Attachment F.

Implementation Plan

The General Plan Update will consolidate implementation actions necessary to achieve the goals and policies set forth in the updated General Plan in a separate Implementation Plan. The programs included in the Implementation Plan are a combination of existing County activities, processes, reports, assessments, and plans, as well as new programs that would be initiated upon adoption of the General Plan Update. As a freestanding document that is directly linked and cross-referenced to the General Plan, the County maintains the flexibility to regularly update the Implementation Plan without the necessity of amending the General Plan. This flexibility is important to the County as a means to address the changes that occur over time and that may affect the County's vision, the availability of funding for programs, and future tools and technology that would be used to implement the General Plan.

The Implementation Plan is designed to be a key resource for County staff in assuring that the goals and policies of the General Plan are reflected in day-to-day County operations and services including preparing plans and programs, reviewing development proposals, and maintaining infrastructure. As mandated by State law, the Implementation Plan addresses specific actions required of the County, including, but not limited to, the following key activities:

- Preparation of an annual report on the status of the General Plan and progress of its implementation, as well as its progress in meeting its regional housing needs allocation.
- Preparation of an annual capital improvement program for scheduling and financing major public works projects consistent with the General Plan.
- Preparation of an updated zoning code to achieve consistency of the zoning and development standards with the updated General Plan's land use designations and policies.

In addition to these key State-mandated actions, the programs and activities presented in the draft Implementation Plan address the major areas of planning and service delivery for future growth and development within the County, as outlined in the General Plan Update elements. The draft Implementation Plan also includes all feasible mitigation measures that were identified by the Draft EIR.

The draft Implementation Plan was made available for public review in July/August 2009 along with the other project documents. Few comments specific to the draft Implementation Plan were received; however, revisions to policies in the General Plan or mitigation measures in the Draft EIR that may result from comments have the potential to affect the draft Implementation Plan.

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Revisions made to the July 1, 2009 version of the draft Implementation Plan are included as Attachment G and the complete plan is available on the project website.

Conservation Subdivision Program

The Conservation Subdivision Program is a collection of regulatory amendments included with the General Plan Update that when combined with the updated General Plan, will facilitate preservation of sensitive environmental resources through strengthened preservation criteria and added subdivision design flexibility while maintaining protections for existing communities. The Conservation Subdivision Program includes amendments to the County's Subdivision Ordinance, Zoning Ordinance, Resource Protection Ordinance, and Groundwater Ordinance, as well as design guidelines for rural subdivisions. Key components of the program include:

- Broadened use of subdivision ordinance regulation waivers.
- Mandatory avoidance percentages for sensitive resources in subdivisions on rural lands – those designated Semi-rural 10 (1 dwelling unit per 10 acres) and all Rural Lands designations (1 dwelling unit per 20 acres and greater).
- Project and open space design requirements for all subdivisions on rural lands.
- Increased allowances for steep slope encroachment when necessary to avoid other sensitive environmental resources.
- Continued allowances for certain reductions in Groundwater Ordinance lot size minimums when supported by studies.
- Expanded applicability of lot area averaging and planned residential developments.
- Required findings of community compatibility with any decreases in lot size.

The Conservation Subdivision Program was developed through extensive input from the Steering Committee and Interest Group; however, consensus between the two groups could never be achieved. The draft Program represents staff's attempt to balance both sides of the issues. All draft ordinance amendments and the draft design guidelines were made available for public review in July/August 2009. Several general comments were received on the program mostly along the lines of the positions of the Steering Committee (supporting restrictions in certain communities) and the Interest Group (opposing community restrictions and supporting additional assurances of reduced lot sizes and project approval).

At the December 4, 2009 hearing the Planning Commission decided to address the issues of the Conservation Subdivision Program more comprehensively through a workshop, which was held on February 5, 2010, prior to making final recommendations. At the February 19, 2010 hearing the Planning Commission supported the program and recommended the following revisions which staff has since incorporated:

- Revise draft General Plan Land Use Policy LU-14.4, Sewer Facilities, to allow sewer facilities to be provided when within existing sewer district boundaries and where

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specifically allowed in the Community Plan. These changes are intended to facilitate the provision of Conservation Subdivisions with smaller lot sizes, where appropriate.

- Add a sidebar to Policy LU-6.3, Conservation-Oriented Project Design, clarifying that approval of conservation subdivision projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines and regulations.
- Revise the draft Implementation Plan to place greater emphasis and priority on Community Design Guidelines.

In addition, the Planning Commission directed staff to research possible options for involving a third party or other assurances with open space easements and report back prior to dedication of any easements under the Conservation Subdivision Program. Finally, the Planning Commission directed staff to follow their approach to developing recommended minimum lot size standards on a community-by-community basis, except with greater emphasis on Groundwater Ordinance limits for groundwater dependent areas. Minimum lot size recommendations for all communities, along with any differences in community preference, are identified in Attachment F. The draft Conservation Subdivision Program, as revised as a result of public review and the recent Planning Commission hearings, is available on the project website.

The draft Conservation Subdivision Program Ordinance, both a clean copy and a copy showing the proposed changes to the Subdivision Ordinance, Zoning Ordinance, Resource Protection Ordinance, and Groundwater Ordinance, is included as Attachments H and I.

Equity Mechanisms

“Equity mechanisms” is a term that has been used as part of the General Plan Update to generally refer to means of reducing negative impacts to property owners that may result from the General Plan Update. Since the initiation of the General Plan Update, a key element has been a substantial reduction in planned densities in certain areas of the unincorporated County. Concerns over the economic impacts of downzoning include loss of property tax revenue and land owner equity. It was acknowledged that these reductions would have both a real and perceived impact to property owners and agricultural operations.

Therefore, equity mechanisms have been discussed as part of the General Plan Update since early in the process, with the Interest Group and Steering Committee stakeholder groups, as well as discussion by the Planning Commission and endorsement by the Board of Supervisors. Most recently the issue has been raised at the Planning Commission hearings for the General Plan Update that have occurred from November 6, 2009 through March 12, 2010. The Planning Commission directed that this issue be addressed at the April 16, 2010 hearing. An updated Fact Sheet on equity mechanisms is provided as Attachment J.

Other Project Components

- **Zoning Ordinance Consistency Update** – The General Plan Update will include an amendment to the Zoning Ordinance for consistency with the new land use maps and the

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updated General Plan goals and policies. DPLU intends to prepare this amendment so it can be adopted concurrent with the updated General Plan; however, the amendment requires further coordination with community planning and sponsor groups and public review. The Zoning Ordinance Consistency Update is tentatively scheduled to be presented to the Planning Commission for a recommendation in July of this year.

- **Purchase of Agriculture Conservation Easements (PACE) Program** – One of the implementation programs for the General Plan Update is an equity mechanism referred to as the PACE Program. This program, considered a Purchase of Development Rights program, is a voluntary farmland protection technique that compensates agricultural landowners for voluntarily limiting future development on their land. Landowners retain many property rights according to the provisions specified in the easement and the right to farm. An easement restricts certain land use rights, primarily development as nonagricultural land. PACE programs enable landowners to sell development rights on their land to a government agency or qualified nongovernmental organization, such as a land trust, while retaining full ownership. The program is further described in the County’s Farming Program Plan. The County’s PACE program is currently under development on a separate but parallel track to the General Plan Update.
- **Other Implementation Programs** – There are numerous other components to the General Plan Update that are important to its implementation and detailed in the draft Implementation Plan. The approximate timing of these components is also identified in the draft Implementation Plan.

PROJECT ISSUES:

Numerous issues, concerns, and opposing views and positions have been presented by General Plan Update stakeholders. These are evident in the comments received during the July/August 2009 public review, in past project documents, and during the Planning Commission hearings for the General Plan Update conducted from November 6, 2009 through March 12, 2010. Some of the more common issues raised by stakeholders, along with the recommendations of the Planning Commission, include:

- *Ability of the plan to accommodate sufficient population growth and definition of the County’s reasonable share* — At the February 19, 2010 hearing, staff demonstrated that the General Plan Update contains sufficient capacity to accommodate both 2030 and 2050 SANDAG-forecasted growth. As a result, the Planning Commission determined that the General Plan Update is consistent with SANDAG forecasts and contains a reasonable share of the growth for the region.
- *The draft General Plan is inflexible and lacks adaptability, such as:*
 - *General plan amendments are too restricted* — At the February 19, 2010 hearing, the Planning Commission tentatively supported staff’s recommendation to support draft Policies LU 1.2, Regional Category Map Amendments, and LU-1.3, Initiation of Plan

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Amendments, as proposed, and direct staff to return to discuss possible revisions to Board Policy I-63, General Plan Amendment and Zoning Guidelines, at the time that the amendments are initiated.

- *Policy language is too prescriptive* — At the March 12, 2010 hearing, staff contended that the policies are drafted to provide clarity as to their intent, while avoiding debate at time of implementation. County Counsel has reviewed the policy language and is supportive of this approach, which retains flexibility on how the General Plan policies are interpreted and implemented. The Planning Commission tentatively supported staff's recommended approach to the policy language for the General Plan Update.
- *The Mixed Use designation, which allows a Floor Area Ratio (FAR) of 1.3 and a residential density of Village Residential 30, allows for development which is too intense* — At the March 12, 2010 hearing, the Planning Commission tentatively supported staff's recommendation to change the FAR for the Mixed-Use designation in Table LU-1 of the draft Land Use Element from 1.3 to 0.7 and add a note that the FAR could be increase to 1.3 only if off-site parking is provided in conjunction with the proposed development.
- *Redesignation of Forest Conservation Initiative (FCI) lands should be considered as part of the General Plan Update* — At the March 12, 2010 hearing, the Planning Commission tentatively supported staff's recommendation to continue with the remapping on a track separate from the General Plan Update but with the goal of completing the remapping by early 2011.

WAIVERS AND EXCEPTIONS:

N/A

ENVIRONMENTAL STATUS:

A Program Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act (CEQA) for the General Plan Update and its various components. A Notice of Preparation (NOP) soliciting input on the scope of the EIR was issued first in 2002 and again more recently from April 28, 2008 to May 28, 2008. The Draft EIR was made available for public review from July 1, 2009 to August 31, 2009.

During the 60-day public review period which commenced on July 1, 2009, the County received numerous letters that pertained to the following draft documents: the Environmental Impact Report, the General Plan Text including community and subregional plans, the Implementation Plan, and the Conservation Subdivision Program. From the 132 letters received during the review period, County staff noted 2,232 comments and prepared draft responses. An additional 23 letters containing 474 comments were received after the public review period but prior to any Planning Commission hearings. The comment letters and draft staff responses to comments are available on the website.

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Common issues/concerns raised in the comment letters include:

- Concern over the economic impacts of downzoning
- Conservation subdivisions' effects on community character
- Population estimates and the best ways to accommodate growth
- Community and subregional plan policies' effects on General Plan policies
- Mandatory versus permissive language in the General Plan
- Wildland fire hazards
- Climate change analysis and mitigation

The Draft EIR has been revised pursuant to public comments. Both versions of draft EIR can be found on the project website with revisions shown in strikeout/underline. This includes the July 2009 draft EIR and revisions to the 2009 draft. The revisions to the draft EIR provide clarifying text but do not identify any new significant environmental impacts or any increase in the severity of previously identified project impacts. Therefore, these revisions do not trigger recirculation of the DEIR per Section 15088.5 of the State CEQA Guidelines.

PREVIOUS ACTIONS:

See Attachment A.

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

The General Plan Update has included an extensive community outreach process involving the Interest Group, the Steering Committee, community planning/sponsor groups, affected and interested agencies and tribes, individual landowners, interested organizations, and members of the public. There have been over 40 public hearings with the Planning Commission and Board of Supervisors; 681 community planning/sponsor group meetings, workshops, sub-committee meetings, open houses; and 133 meetings with the advisory groups. Other efforts include a county-wide mailer, consistently providing current project information on the General Plan Update website; issuing monthly e-newsletters and other notices to an extensive interested parties list; newspaper notices; meeting informally with groups and individuals upon request; and informing local media.

Public input is recorded in hearing proceedings and meeting minutes. Comment letters have also been received throughout the process and are on file with DPLU. Comment letters received on the General Plan Update EIR Notices of Preparations, the 2008 initial draft General Plan, and the July/August 2009 public review are available on the project website.

DEPARTMENT REASONS FOR RECOMMENDATION:

**SUBJECT: GENERAL PLAN UPDATE PLANNING COMMISSION
RECOMMENDATION ON DRAFT TEXT, LAND USE MAPS, ROAD
NETWORK, COMMUNITY PLANS, IMPLEMENTATION PLAN, AND
CONSERVATION SUBDIVISION PROGRAM; DISTRICT: ALL**

1. The proposed project is the product of years of public input and agency coordination where all efforts have been made to resolve issues and achieve consensus.
2. The proposed project fulfills the Guiding Principles (Project Objectives) that are detailed in the Guiding Principles, Chapter 2 of the draft update to the General Plan.
3. The proposed project supports the County's Strategic Plan Initiatives for Kids, the Environment, and Safe and Livable Communities.
4. The proposed project complies with State law by providing a consistent, comprehensive, long term general plan that covers the County's entire planning area and addresses the broad range of issues associated with the County's development.
5. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines because a Draft EIR dated July 1, 2009 and on file with the Department of Planning and Land Use has been prepared, was advertised for public review commencing on July 1, 2009, and is being considered by the Planning Commission.

SUBJECT: GENERAL PLAN UPDATE PLANNING COMMISSION
RECOMMENDATION ON DRAFT TEXT, LAND USE MAPS, ROAD
NETWORK, COMMUNITY PLANS, IMPLEMENTATION PLAN, AND
CONSERVATION SUBDIVISION PROGRAM; DISTRICT: ALL

cc: All Community Planning/Sponsor Groups
Interested Parties (via email)

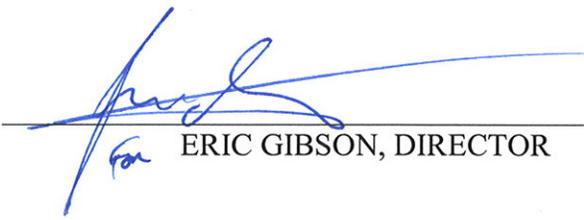
ATTACHMENTS:

- Attachment A – Previous Actions
- Attachment B – Resolution of the Planning Commission Concerning the General Plan Update
- Attachment C – Draft General Plan Recommended Revisions
- Attachment D – Community Issues / Mapping Report
- Attachment E – 2006 Board-Endorsed Mobility Element Network — Recommended Revisions
- Attachment F – Community Plan Updates — Status and Recommendations
- Attachment G – Draft Implementation Plan — Recommended Revisions
- Attachment H – Draft Ordinance – Strikeout/Underline: Conservation Subdivision Program
- Attachment I – Form of Ordinance: Conservation Subdivision Program
- Attachment J – Fact Sheet: Equity Mechanisms

CONTACT PERSON:

Devon Muto	_____
Name	_____
858-694-3016	_____
Phone	_____
858-694-2485	_____
Fax	_____
O650	_____
Mail Station	_____
devon.muto@sdcounty.ca.gov	_____
E-mail	_____

AUTHORIZED REPRESENTATIVE:


ERIC GIBSON, DIRECTOR

Attachment A

Previous Actions

Summary of Relevant General Plan Update Previous Actions from Advisory Groups, Planning Commission, and Board of Supervisors

All documents are available from the Department of Planning and Land Use (DPLU) and the project website (<http://www.sdcounty.ca.gov/dplu/gpupdate/>) if date is underlined. To view or request a copy of any document, call 619-615-8289, email gpupdate.DPLU@sdcounty.ca.gov, or visit the DPLU Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 (8:00 a.m. to 4:00 p.m., Monday through Friday).

Board of Supervisors and Planning Commission Hearings

Board of Supervisors - December 10, 1997 (5): Approved Scope of Work, and directed the Planning and Land Use to return with planning/sponsor group recommendations on population standards for their communities.

Board of Supervisors - August 12, 1998 (2): Approved and authorized Consultant Contract.

Board of Supervisors - February 17, 1999 (9); and June 30, 1999 (2): Accepted progress reports.

Board of Supervisors - September 15, 1999 (8): Endorsed Draft Regional Goals and Policies.

Board of Supervisors - November 17, 1999 (7); December 15, 1999 (5); March 29, 2000 (6); May 10, 2000 (4); and August 9, 2000 (11): Accepted progress reports.

Board of Supervisors - November 1, 2000 (12): Approved amendment to Scope of Work and Consultant Contract.

Board of Supervisors - January 10, 2001 (1): Reaffirmed the population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives.

Board of Supervisors - September 26, 2001 (1): Directed the Interest Group to continue for the duration of the project.

Board of Supervisors - May 23, 2001 (10): Directed Concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas requiring more attention (Ramona and Alpine); directed the appointment of two additional Interest Group members.

Board of Supervisors - January 16, 2002 (3); and April 24, 2002 (3): Accepted progress reports.

Planning Commission - January 31, February 7, and February 14, 2003: Received direction from the Planning Commission regarding the Land Use Framework, Regional Maps, Population Forecast, Draft Regional Goals and Policies, and Equity Mechanisms associated with General Plan 2020. Another purpose is to receive direction from the Planning Commission on the distribution of residential land use within the unincorporated County through a community map review process.

Board of Supervisors - May 21, 2003 (2), June 11, 2003 (2), and June 25, 2003 (1): Supported the direction of the General Plan 2020 project and the following products: Planning Concepts, Draft Regional Goals and Policies, Land Use Framework, Regional Structure Map, Regional Land Use Distribution Map, and Statements of Legislative Intent. Directed the CAO to return to the Board with a list of referrals and recommended adjustments to the map, a draft policy on pipelining, a review of the Interest Group membership issue, and recommendations for resolving the FCI issues. Directed the CAO to refer development of the PDR, TDR and other equity mechanisms to the Interest Group and to consider slope criteria for semi-rural designations as well as community-based design standards.

Board of Supervisors - August 6, 2003 (3 & 4): Approved policy to resolve conflicts for applications that are currently in process, commonly referred to as "pipelining". Directed resolution to the conflict of purpose with some members of the Interest Group.

Attachment A: Summary of General Plan Update Previous Actions

Planning Commission - [August 12, August 22, August 29, and September 5, 2003](#): Received direction from the Planning Commission regarding land use designations for residential properties that were referred back to staff during a series of Planning Commission and Board of Supervisors hearings on GP2020 held between January 31 and June 25 of this year.

Board of Supervisors - [September 24, 2003 \(1\) and October 1, 2003 \(4\)](#): Considered staff recommendations on 183 residential property referrals. Accepted the August 2003 Working Copy Regional Structure and Land Use Distribution maps for continued refinement and progress. Directed the CAO to evaluate eight land use scenarios for traffic impacts, to return with a package that includes equity mechanisms, and to conduct a comprehensive groundwater study for Pine Valley.

Board of Supervisors – [May 19, 2004 \(1\) and June 16, 2004 \(1\)](#): Reviewed information on traffic forecasts for the eight scenarios and updated information on groundwater conditions. Endorsed the April 2004 Residential Baseline Map and created a second alternative land use map, entitled Consensus Alternative Map (now the Referral Map) for environmental impact analysis.

Planning Commission - [February 25 and March 18, 2005](#): Received direction from the Planning Commission on commercial and industrial designations, resolution of special study areas, proposed revisions to the Land Use Framework, and on Planning Criteria used to develop countywide commercial and industrial proposals.

Board of Supervisors – [May 11, 2005 \(1\) and May 18, 2005 \(19\)](#) : Approved the revisions to the Land Use Framework regarding commercial, industrial and other non-residential land uses and completion of planning efforts for three of the five special study areas. Accepted the Baseline 2005 Map with changes and made modifications to the Referral Map.

Planning Commission - [July 28, 2006](#): Received direction on a Circulation Element (CE) road network that is needed to support future land use development within the unincorporated County, and to establish a framework for CE road standards. Board direction is also needed for the proposed August 2006 Draft Land Use Map, which includes modifications made to the June 2005 Draft Land Use Map needed to balance land use with circulation plans.

Board of Supervisors – [August 2, 2006 \(3\)](#): Endorsed the draft Circulation Element map with modifications, the proposed revisions to the Circulation Element framework, and the updated Draft Land Use Map with modifications.

Board of Supervisors - [July 23, 2008 \(23\)](#): Accepted progress report and directed staff to remove a Specific Plan from the Valley Center Referral Map.

Planning Commission - [May 6, 2009](#): Accepted progress report

Board of Supervisors - [May 13, 2009 \(4\)](#): Accepted progress report

Planning Commission - [November 6, November 19, November 20 and December 4, 2009](#): Tentatively-recommended a land use map for the General Plan Update. Continued hearing to February 19, 2010 for further discussions on unresolved issues.

Planning Commission Subcommittee - [February 5, 2010](#): A subcommittee of the Planning Commission heard public testimony and made recommendation to the full Planning Commission on the Conservation Subdivision Program.

Planning Commission - February 19 and March 12, 2010: Continued to refine the Planning Commission Tentatively-Recommended Land Use Map. Tentatively supported staff's recommendations for the Conservation Subdivision Program (with clarifications), population projections, Farm Bureau issues, GPAs/PAA's, Permissive/Restrictive Language, Mixed Use Village Core Standards, and the General Plan Update approach to the Forest Conservation Initiative.

Steering Committee Meetings

February 5, 2000: Density Categories, New Population Buildout, Review of Glossary

April 8, 2000: Density Categories, New Population Buildout, Review of Glossary

June 10, 2000: Resource Protection and Density Reduction Formula

July 8, 2000: Resource Protection Standards and Implementation, Alternative III Review Process

July 22, 2000: Resource Protection Standards, Review of Interest Group Recommendations

September 23, 2000: Interest Group Recommendations on Glossary, Community Preference Alternative Map Analysis

February 17, 2001: Report from BOS Conference on Alternative III, Population Distribution Concepts and Parameters

March 24, 2001: Interest Group Update, Population Distribution Concepts and Criteria

May 5, 2001: Interest Group Update, Reintegration of Community Plan Texts

July 28, 2001: Interest Group Draft Land Use Concepts and Criteria, Transfer of Development Rights (TDRs), Commercial Designations

August 25, 2001: TDRs, Regional Land Use Framework: Commercial, Draft Structure Maps

October 6, 2001: Steering Committee Milestones, Presentation on Regional Categories

October 20, 2001: Regional Land Use Framework: Commercial and Industrial

November 17, 2001: Regional Land Use Framework: Commercial and Industrial

January 12, 2002: Regional Land Use Framework: Agriculture, Draft Regional Map Review

April 20, 2002: Presentation of Draft Regional Land Use Map, Overview of Map Review Process

June 22, 2002: Regional Land Use Framework

July 13, 2002: Regional Land Use Framework

July 27, 2002: Regional Land Use Framework

August 24, 2002: Regional Land Use Framework

November 23, 2002: Land Use Framework, Clustering Policies

December 14, 2002: Land Use Framework, Clustering, Updated Land Use Distribution Maps

Attachment A: Summary of General Plan Update Previous Actions

April 26, 2003: Planning Commission Recap, Town Center Planning, Conservation Subdivision, Board of Supervisors Hearing Preview

January 24, 2004: Conservation Subdivisions

March 27, 2004: Conservation Subdivisions, General Plan 2020 Status and Overview

September 25, 2004: Commercial/Industrial, Land Use Framework

December 4, 2004: Outdoor Commercial, Land Use Framework, Housing Presentation

June 25, 2005: Road Network Planning, Circulation Element Road Classifications

August 20, 2005: Circulation Element Road Standards, Mapping Criteria, Draft Goals & Policies, Village Designations

November 10, 2007: General Plan Update Overview and Introductions

February 2, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

March 1, 2008: Draft Land Use Element Review

March 15, 2008: Draft Land Use Element Review

March 22, 2008: Draft Land Use Element Review

April 26, 2008: Draft Land Use Element, Environmentally Superior Alternative, & Community Plans

June 28, 2008: Community Plan Strategy, Conservation Subdivisions and Draft Land Use Element

July 26, 2008: Draft Land Use Element

August 28, 2008: Conservation Subdivision Program

October 25, 2008: Draft Public Road Standards

January 10, 2009: Draft General Plan

February 28, 2009: Draft General Plan

May 2, 2009: Conservation Subdivision Program

June 27, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

Interest Group Meetings

March 13, 2000: Progress, Review of Goals and Policies, Standards, Glossary

May 9, 2000: Standards

June 13, 2000: Standards, Density Categories, Alternative III Maps

July 19, 2000: Land Use Designations, Resource Protection Standards

July 31, 2000: Resource Protection Standards

September 7, 2000: Wetlands, Steep Slope, Floodplains, Glossary, Threshold for Applying Yield Reduction

October 2, 2000: Planning Commission Workshop Review, Community Preference Alternative Analysis

November 21, 2000: Alternative III Testing Report, Review of Planning Commission Workshop, Review of Board of Supervisors Hearing

December 19, 2000: Water Agencies Presentation, Planning Commission Workshop Update, New Goals and Policies

February 22, 2001: New Interest Group, Report on Board of Supervisors Conference, Review Concepts and Parameters

March 19, 2001: Population Distribution Concepts and Parameters

March 26, 2001: Goals and Policies Discussion, Criteria Discussion

April 9, 2001: Goals and Policies Issues, Concept Criteria Discussion

April 23, 2001: Concepts Criteria Discussion, Interest Group's Next Steps

May 7, 2001: Approach Principles, Criteria Discussion, Gap Analysis, Perspective

May 21, 2001: Criteria "D" Discussion, Gap Analysis, TDRs, Sempra Energy Pres.

June 4, 2001: Agriculture/Open Space Resource Areas, Concept "D" Criteria, "Tools" Update

June 18, 2001: Open Space Resource Areas, MSCP & RPO Discussion, "Tools" Update

July 9, 2001: Concepts Criteria, Transportation/Transit

July 16, 2001: Growth Management Tools

July 30, 2001: Glossary of Terms, Growth Management Tools

August 27, 2001: Field Trip, Concepts Criteria

September 10, 2001: Regional Categories, Structure Map

September 24, 2001: Regional Categories, Structure Map, Existing Framework

October 8, 2001: Structure Map

October 22, 2001: Staff Pres., Draft Regional Categories, "Toolbox" Discussion

Attachment A: Summary of General Plan Update Previous Actions

November 5, 2001: Draft Regional Categories, "Toolbox" Disc., Structure Map

November 19, 2001: Goals and Policies, "Toolbox" Discussion

December 3, 2001: Goals and Policies

December 17, 2001: Map Review

January 8, 2002: Planning Overview, Map Review

January 22, 2002: Distribution of Draft Revisions to Goals and Policies, Map Review

February 5, 2002: Draft Revisions to Goals and Policies

February 19, 2002: "Tools" Subcommittee Update, Goals and Policies

March 5, 2002: "Tools" Subcommittee Update, Goals and Policies

March 19, 2002: "Tools" Subcommittee Update, Goals and Policies

April 2, 2002: "Tools" Subcommittee Update, Goals and Policies

April 16, 2002: "Tools" Subcommittee Update, Goals and Policies, Distribution Map

April 30, 2002: "Tools" Subcommittee Update, Overview, Goals and Policies

May 14, 2002: Draft Revisions to Goals and Policies

May 28, 2002: Draft Revisions to Goals and Policies

June 11, 2002: Draft Revisions to Goals and Policies

July 9, 2002: Draft Revisions to Goals and Policies, Working Copy Distribution Map

August 5, 2002: Working Copy Distribution Map

September 10, 2002: TDR & Tribal Lands Update, Groundtruthing, Standards

October 8, 2002: Standards

October 22, 2002: Interim Interest Group Map, Resource Standards

November 5, 2002: Resource Standards

December 17, 2002: "Tools" Subcommittee Update, Map Presentation, Update on Breakout Discussions

January 14, 2003: Standards Package

January 28, 2003: Standards Package

March 11, 2003: Standards, Conservation Subdivisions, Legislative Intent for Ordinances

March 25, 2003: Floodplain Presentation, Standards

May 13, 2003: Open Space Subdivision

May 27, 2003: Update on Recent Board of Supervisors Hearing, Open Space Subdivision

September 16, 2003: Residential Property Referrals Presentation, Open Space Subdivision

Attachment A: Summary of General Plan Update Previous Actions

October 21, 2003: Equity Mechanisms Presentations

December 16, 2003: Equity Mechanisms Proposals

January 20, 2004: Equity Mechanisms Proposals

March 16, 2004: Equity Mechanisms, Traffic Modeling Overview

January 25, 2005: General Project Update, Housing Element Presentation, Land Use Framework, ERA Report

November 29, 2007: General Plan Update Overview and Introductions

February 6, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

April 25, 2008: Draft Land Use Element, Environmentally Superior Alternative & Community Plans

June 27, 2008: Draft Conservation Subdivision Program, Draft Land Use Element

October 27, 2008: Draft Public Road Standards

January 30, 2009: Draft General Plan

May 1, 2009: Draft Conservation Program

June 30, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

Attachment B
Resolution of the
San Diego County Planning Commission
Concerning the General Plan Update

April 16, 2010

A RESOLUTION OF THE SAN DIEGO COUNTY)
PLANNING COMMISSION CONCERNING)
THE GENERAL PLAN UPDATE - GENERAL PLAN AMENDMENT (GPA))

ON MOTION of Commissioner _____, seconded by Commissioner _____, the following Resolution is adopted:

WHEREAS, pursuant to Government Code Sections 65350 et seq., a comprehensive update of the County of San Diego General Plan has been prepared in the Calendar Year 2010; and

WHEREAS, this comprehensive update of the County General Plan has been initiated by the County of San Diego consisting of the following:

- (1) New Land Use, Mobility, Housing, Conservation and Open Space, Safety and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;
- (2) Amendments to the Land Use Map;
- (3) Amendments to the Circulation Element (renamed Mobility Element) Map;
- (4) Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans;
- (5) Amendments to the Alpine, Central Mountain, Desert, , Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans; and

WHEREAS, the Department of Planning and Land Use has made its detailed recommendations concerning the above items; and

WHEREAS, the Department of Planning and Land Use recommends that the Planning Commission review and consider the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project; and

Attachment B

WHEREAS, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on the General Plan Update on the following dates:

November 6, 2009
November 19, 2009
November 20, 2009
December 4, 2009
February 19, 2010
March 12, 2010
April 16, 2010; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions:

1. Review and consider the information contained in the Environmental Impact Report on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its decision on the project.
2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that it reflects the Board of Supervisor's independent judgment and analysis.
3. Adopt the Findings prepared pursuant to CEQA Guidelines section 15091.
4. Adopt the Statement of Overriding Considerations prepared pursuant to CEQA Guidelines section 15093.
5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the comprehensive update to the County General Plan, as briefly described below and more specifically explained in Appendices 1, 2 and 3:

Appendix 1: General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise Elements

Appendix 2: General Plan Update Maps
2A: Land Use Map

Attachment B

Appendix 3: 2B: Mobility Element Network Map
Community and Subregional Plans.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

PASSED AND APPROVED by the Planning Commission of the County of San Diego, State of California, the 16th day of April 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Attachment C

Draft General Plan
Recommended Revisions

The following table provides a summary of revisions made to the July 1, 2009 version of the draft General Plan. These revisions are in responses to all comment letters received during the July/August 2009 public review period and the Planning Commission hearings from November 2009 through March 2010. Staff's responses to comments are available at:

<http://www.sdcounty.ca.gov/dplu/gpupdate/environmental.html>

The complete revised draft General Plan text is available on the project website at the link below:

<http://www.sdcounty.ca.gov/dplu/gpupdate/draftgp.html#DraftGeneralPlanDocument>



Chapter 1: Introduction

Page	Section	Revision
1-5	Overview of the General Plan How to Use the General Plan	The following paragraph has been added after the first paragraph of this section: <u>“The policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions. For example, a policy to conserve open space is not a mandate for preservation of 100 percent of the existing undeveloped land in the County. It must be balanced with other policies that allow development and other uses of the land. In this case, implementation of the policy in new developments will be achieved through regulations such as the Resource Protection Ordinance, Biological Mitigation Ordinance, and California Environmental Quality Act, which will guide to what degree open space must be conserved.”</u>
1-13 to 1-14	Related Documents Regional and Multi-Jurisdictional Plans	The following revision has been made to the third paragraph under this subheading: “The Multiple Species Conservation Program (MSCP) is a County conservation planning program designed to establish connected preserve systems that ensures the long-term survival of sensitive plant and animal species and protects the native vegetation found throughout the unincorporated County. Plans created under this program are both a federal Habitat Conservation Plan (HCP) and a State Natural Community Conservation Planning (NCCP) <u>program plan</u> . The MSCP addresses the potential impacts of urban growth, natural habitat loss, and species endangerment and creates plans to mitigate for the potential loss of sensitive species and their habitats. The MSCP Plan covers 582,243 acres over twelve jurisdictions. Each jurisdiction has its own Subarea Plan; <u>however, there are only minor differences in how each are implemented and each differs in how it implements the MSCP Plan</u> . The MSCP is also an important program that significantly contributes to the County’s ability to realize its watershed protection and climate change goals.”
1-17	Global Climate Change: AB 32 Compliance Table I-1: General Plan Policies Addressing Climate Change	Add Policy LU-6.3, Conservation-Oriented Project Design, under the “Land Use” category for Strategy A-1

Chapter 2: Vision and Guiding Principles

Page	Section	Revision
2-2	Introduction	The following revision has been made to the last sentence of the paragraph: “The Vision represents the basis by which all updated plan goals, policies, and implementation programs are measured <u>and constitute the Plan’s legislative intent as approved by the Board of Supervisors.</u> ”



Chapter 2: Vision and Guiding Principles

Page	Section	Revision
2-3	Vision What We Plan to Be	The following revision has been made to the third sentence of the first paragraph: “Our villages are intended to <u>remain grow in</u> compact <u>land development patterns</u> to minimize intrusion into agricultural lands and open spaces; the distance that we travel to our local services and businesses; and the need for extensive infrastructure and services; while also inducing community association, activity, and walking. The County’s ambience will remain quiet and peaceful, with nighttime skies illuminated by the stars.”
2-7	Guiding Principles Guiding Principle 1	The following revision has been made to the first paragraph under the guiding principle: “California and the San Diego region have been among the fastest growing areas in the nation and projections indicate that this will continue during the upcoming decades, regardless of variations associated with economic cycles. Data indicate that much of the growth has been and will continue to be attributable to birth rates of existing residents coupled with the longer <u>lives lifespan</u> of the population and, secondarily, due to immigration.”
2-10	Guiding Principles Guiding Principle 3	The following revisions have been made to the second and third paragraphs under the guiding principle: “As the County continues to grow, it is critical that development be located, scaled, and designed to retain and enhance the qualities that distinguish its communities. Development planning must consider uses; parcel sizes; building form, scale, massing, and architecture; landscapes; and site development practices that are comparable to, or transition with, existing development to ensure that new development “fits” with the community. Smaller parcel sizes in community cores, for example, can be developed to replicate the character and scale of existing development. <u>An economically viable community must also provide housing for all income levels.</u> Close coordination with communities will be essential in understanding those attributes that distinguish them. Clear and effectively crafted community plans have an important role in communicating these principles. With new development, it is also crucial to accommodate, and provide incentives for, important missing uses that residents <u>and other stakeholders</u> indicate are needed to “complete” the community. These may include locally-needed retail and services and/or amenities, such as parks, sidewalks that are pedestrian-friendly, trails and pathways, and parking facilities.”

Chapter 3: Land Use Element

Page	Section	Revision
3-3	Introduction Land Use Setting	The following revision has been made to the fifth sentence of the first paragraph under the subheading: “The predominant pattern of development in the unincorporated County is rural in character, offering a choice in use and lifestyle <u>different</u> from the urbanized coastal and inland communities.”



Chapter 3: Land Use Element		
Page	Section	Revision
3-6	Land Use Framework	The following revision has been made to the fourth sentence of the first paragraph under the subheading: “Unincorporated San Diego County contains numerous lands that are outside the land use jurisdiction of the County, such as tribal lands, military installations, <u>public utility lands</u> , State parks, and national forests”
3-11	Land Use Framework / Land Use Designations Table LU-1 Land Use Designations and Compatible Regional Categories	For the <i>General Commercial (C-1)</i> , <i>Office Professional (C-2)</i> , and <i>Neighborhood Commercial (C-3)</i> designations, under the Maximum Density column, Note d has been changed to Note e: <u>“Maximum residential densities are applied through the Zoning Ordinance”</u>
		For the <i>Village Core Mixed Use (C-5)</i> designations, under the Maximum FAR column, the FAR has been changed from “1.3” to “0.7”. In addition, the following sentence has been added to the end of Note d: <u>“The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking is provided in conjunction with the proposed development. In that case, the maximum FAR would be 1.3”</u>
		For the <i>Open Space—Recreation</i> designation, under the Maximum Density column, Note e: “Maximum residential densities are applied through the Zoning Ordinance” has been changed to the following: <u>“1 unit per 2, 4, or 8 gross acres (Note i)”</u>
		Note g: has been revised as follows: “This designation solely reflects those designations retained from the former General Plan. New SPAs <u>will not be shown on the Land Use Map under the SPA designation, rather these areas will retain their underlying land uses that substitute for General Plan land use designations will not be permitted in this adopted General Plan.</u> ”
		The following note has been added: <u>“Note i: Residential uses would not occur within this designation unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.”</u>
3-13	Land Use Framework / Residential Land Use Designations Table LU-2 Density Formula for Slope-Dependent Lands	The density for the Semi-Rural-0.5 designation has been corrected to read “2 du/gross acre” in areas with slope less than 25 percent.
3-17	Land Use Framework / Land Use Designations Nonresidential Land Use Designations	Tribal Lands. These lands comprise about 126,000 acres, or five percent of the unincorporated County on 18 federally recognized reservations <u>or Indian villages</u> . Tribal lands are primarily located in Rural Areas.
		Specific Plan Area. The following has been added at the end of the description for this designation” <u>“The intention is to retain the underlying densities on the General Plan Land Use Plan to clearly show the area’s relationship within the context where it is located”</u>



Chapter 3: Land Use Element		
Page	Section	Revision
3-21 to 3-23	Goals and Policies The Community Development Model	<p>Policy LU-1.6</p> <p>Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:</p> <ul style="list-style-type: none"> ■ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ■ Potential Village development would be accommodated by the General Plan road network ■ Public facilities and services can support the expansion without a reduction of services to other County residents ■ The expansion respects and enhances <u>is consistent with</u> community character, the scale, and the orderly and contiguous growth of a Village area.
		<p>Policy LU-1.7</p> <p>Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. <u>Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</u></p>
		<p>Policy LU-2.7</p> <p>Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, <u>vibrations</u>, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>
		<p>Goal LU-4</p> <p>Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies <u>and tribal governments</u> that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.</p>



Chapter 3: Land Use Element		
Page	Section	Revision
3-25 to 3-28	Goals and Policies Planning for Sustainability	<p>Policy LU-6.3</p> <p>Conservation-Oriented Project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p> <p><i>Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations.</i></p>
		<p>Policy LU-6.10</p> <p>Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in <u>extreme</u>, very high and high hazard fire areas or other unmitigable hazardous areas.</p>
		<p>Policy LU-8.2</p> <p>Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:</p> <ul style="list-style-type: none"> ■ In areas dependent on currently identified groundwater overdrafted basins, <u>prohibit</u> new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. ■ In areas without current overdraft groundwater conditions, <u>prohibit evaluate</u> new groundwater-dependent development <u>to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users</u> where overdraft conditions are foreseeable. <p><i>A groundwater basin is considered in an overdraft condition when, during average conditions over a number of years, the amount of water being withdrawn from the basin exceeds the amount of water that recharges the basin.</i></p>
		<p>Policy LU-8.3</p> <p>Groundwater-Dependent Habitat. <u>Prohibit Discourage</u> development that would <u>significantly</u> draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.</p>
3-28 to 3-31	Goals and Policies Villages and Town Centers	<p>The second paragraph of the “Context” subsection has been revised as follows:</p> <p><u>“Under ideal circumstances,</u> Villages <u>would that</u> contain a mix of land uses <u>to</u> encourage strong neighborhoods and <u>contribute to meeting</u> a community’s daily commercial, civic, and social needs. New development can facilitate the achievement of these objectives and enhance the vitality and livability of existing Villages. Such development is expected to be diverse considering the unique needs and character of each Village.”</p>



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Page	Section	Revision
		<p>Goal LU-9</p> <p>Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.</p>
		<p>Policy LU-9.1</p> <p>Village and Community Core Planning. Prepare master plans to e Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.</p>
		<p>Policy LU-9.3</p> <p>Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Such mechanisms should e Ensure that new development respects and enhances <u>be compatible with</u> the overall scale and character of established neighborhoods.</p>
		<p>Policy LU-9.4</p> <p>Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores and sized for the intensity of development allowed by the Land Use Map.</p>
		<p>Policy LU-9.5</p> <p>Village Core. Encourage Village development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</p>
		<p>Policy LU-9.7</p> <p>Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to respect and enhance <u>be compatible with</u> the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages..</p>



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		<p>Policy LU-9.12</p> <p>Achieving Planned Densities in Villages. In villages, ensure that encourage future residential development to achieves planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.</p>
3-34	Goals and Policies Commercial, Office, and Industrial Development	<p>Policy LU-11.2</p> <p>Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with respect and enhance the unique character of the community.</p>
3-35 to 3-36	Community Services and Infrastructure Context / Water Supply	<p>The following paragraph has been added after the first paragraph of the section: <u>“The City of San Diego owns and maintains seven drinking source water reservoirs in the County. While these reservoirs do not provide potable water for residents outside the city, they are used by County residents for recreation and provide valuable habitat.”</u></p> <p>The following paragraph has been added after the second paragraph of the section: <u>“In addition to the UWMP, which deals with long term planning, SDCWA’s Board of Directors approved a Drought Management Plan (DMP) in 2006. The DMP provides potential actions that the SDCWA can take to minimize or avoid the impacts associated with supply shortage conditions due primarily to droughts. The DMP also contains a water supply allocation methodology to be used if the SDCWA is required to allocate supplies to its member agencies.”</u></p> <p>The following revisions have been made to the third paragraph, fourth sentence: “This means that local water agencies would have to rely on increased conservation, along with contingency and emergency sources of water, including local groundwater and storage supplies, to lessen direct impacts on water availability for their customers.”</p>
3-40 to 3-43	Community Services and Infrastructure Goals and Policies	<p>Policy LU-12.2</p> <p>Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an higher improved LOS but do not achieve a LOS of D or better.</p> <p>Policy LU-12.3</p> <p>Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p>



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		<p>Goal LU-13 Adequate Water Quality, and Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>
		<p>Policy LU-14.4 Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond <u>either</u> Village boundaries (or extant Urban Limit Lines), <u>whichever is more restrictive</u>, except:</p> <ul style="list-style-type: none"> ■ w<u>When</u> necessary for public health, safety, or welfare. ■ <u>When within existing sewer district boundaries; or</u> ■ <u>Where specifically allowed in the Community Plan.</u>
		<p>Policy LU-17.2 Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent development <u>land uses</u> through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.</p>

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4-3	Introduction Guiding Principles for Mobility	<p>The following revisions have been made to the second paragraph, second sentence: "Therefore, widening of roads, which can dramatically change the character of a community, is <u>should be pursued only after environmental and community character impacts are also considered</u> generally recommended as a last resort."</p>



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4-7 to 4-10	Goals and Policies for Mobility Element County Road Network / Context Road Classifications	<p>The second paragraph has been revised as follows:</p> <p>“Flexibility exists within the Public Road Standards for <u>modifications exceptions</u> that may be appropriate for community context or other reasons. Additionally, community specific road standards may also be prepared to implement context-sensitive solutions for individual communities. Where it is demonstrated that permanent bus or transit facilities are needed, such as in a regional transit <u>or school district</u> plan based upon the demand and frequency of buses, additional right of way may be required/obtained for the provision of a bus turn out at designated bus stop locations, based upon design criteria provided by the transit district <u>or school district</u>. In some instances this has been done by utilizing part of the parkway in lieu of increasing the overall right-of-way. The bus turn-outs are designed and implemented on a case by case basis depending on the need and design parameters at the proposed bus turnouts.”</p>
		<p>The third paragraph has been revised as follows:</p> <p>“These road classifications are specific to County Mobility Element roads, and although another jurisdiction may have a similar classification, the design criteria and standards are not necessarily the same. In addition, although State highways are included in the Mobility Element road network, the cross-section and right-of-way requirements for State highways are within Caltrans’ jurisdiction and may be different than those of Mobility Element road classifications. Generally <u>Caltrans prefers</u> for rural conventional highways <u>with at-grade intersections and</u> with speeds greater than 40 mph, <u>to have</u> a Clear Recovery Zone of 20 feet beyond the edge of the traveled way <u>is desirable</u>. Fixed objects located at distances less than the required Clear Recovery <u>Zone</u> may not be.”</p>
		<p>Revise the note at the end of Table M 1a: Road Classifications: Six- and Four-Lane Roads:</p> <p>“Range reflects ROW requirement both with and without the provision of bicycle lanes, in accordance with the Bicycle Transportation Plan. The provision of pathways identified in the Community Trails Master Plan <u>would could</u> require additional ROW, <u>depending upon what other needs are being accommodated in the parkways</u>.”</p>
		<p>Revise the note at the end of Table M 1b: Road Classifications: Two-Lane Roads:</p> <p>“Range reflects ROW requirement both with and without the provision of bicycle lanes, in accordance with the Bicycle Transportation Plan. The provision of pathways identified in the Community Trails Master Plan <u>would could</u> require additional ROW, <u>depending upon what other needs are being accommodated in the parkways</u>.”</p>



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		<p>The last paragraph in this section has been revised as follows:</p> <p>Local public roads are <u>normally</u> not included in the Mobility Element network, but Local public roads are depicted with the network for informational purposes when they provide continuity between two Mobility Element roads, especially when those that would operate at an unacceptable level of service without the local public roads. Local public roads are also depicted in areas that are currently undeveloped but planned as a future development area. Right-of-way should be reserved for these roads for local ingress/egress and non-motorized uses until subsequent planning efforts in the area determine specific locations of the local public road network. The basic criteria for depicting local public roads in the Mobility Element are provided in the County's Local-Public Road Standards.</p>
4-11	Goals and Policies for Mobility Element County Road Network / Context Location Guide	<p>Revise Table M-2: Road Classification Suitability, under the "Semi-Rural" column:</p> <p>"Areas with Physical Constraints Limited use only : 2.3 Minor Collector"</p>
4-12	Goals and Policies for Mobility Element County Road Network / Context Road Network	<p>Add the following sentence to the end of the fifth bullet under "Road Network" subheading:</p> <p><u>"Road design should also consider environmental impacts and minimize runoff pollutants entering County watersheds."</u></p>
4-13 to 4-16	Goals and Policies County Road Network	<p>Policy M-2.1</p> <p>Level Of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). <u>When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</u></p> <p><i>Refer to the Background Material Appendix M3 (Roads Segments Where Adding Travel Lanes is Not Justified a Lower Level of Service is Deemed Acceptable) at the end of this chapter for list of road segments accepted to operate at LOS E/F.</i></p>



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		<p>Policy M-3.1</p> <p>Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>
4-19	<p>Goals and Policies</p> <p>Regional Transportation Coordination and Facilities</p> <p>Context / Rail Facilities</p>	<p>The last paragraph in this section has been revised as follows:</p> <p>“Since 1996, the California High-Speed Rail Authority (CHSRA) has been the state agency charged with planning, designing, constructing, and operating a statewide high-speed train system. The High Speed Rail alignment from San Diego would be connected to this proposed system via the Interstate 15 corridor, from downtown San Diego to Escondido, Riverside County, and Los Angeles. The High Speed Rail alignment would originate in Downtown San Diego linking University City, Escondido, Riverside County, and Los Angeles via the San Diego-Los Angeles-San Luis Obispo Rail Corridor Agency (LOSSAN), Miramar Road/Carroll Canyon Road, and Interstate 15 corridors. A programmatic environmental impact report/environmental impact statement (PEIR/EIS) was certified in 2005 and planning work continues on the corridor.”</p>
4-19	<p>Goals and Policies</p> <p>Regional Transportation Coordination and Facilities</p> <p>Context / Airports</p>	<p>The first sentence of the first paragraph has been revised as follows:</p> <p>“In addition to San Diego International Airport Lindbergh Field, 11 public-use airports are located within the boundaries of the County, along with four major military aviation facilities and numerous independent airports and heliports.”</p>
4-24 to 4-25	<p>Goals and Policies</p> <p>Public Transit</p>	<p>Policy M-8.1</p> <p>Maximize Transit Service for Transit-Dependent Populations Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:</p> <ul style="list-style-type: none"> ■ Maximize opportunities for transit services in unincorporated communities ■ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ■ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ■ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops



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		<p>Policy M-8.2 Transit Service to Key Community Facilities and Services. Locate key county facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. <u>Require those facilities to be designed so that they are easily accessible by transit, whenever possible.</u></p> <p>Policy M-8.6 Park and Ride Facilities. Coordinate with SANDAG, <u>Caltrans</u>, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.</p> <p>Policy M-8.7 Inter-Regional Travel Modes. Coordinate with SANDAG, <u>Caltrans</u>, and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.</p> <p><u>Policy M-8.9 (NEW)</u> <u>Shuttles. Coordinate with Tribal governments, the Reservation Transportation Authority, and other large employers to provide shuttles and other means of connecting transit stops with job locations, civic, and commercial uses, where appropriate.</u></p>
4-27 to 4-28	Goals and Policies Parking	<p>The first paragraph under the “Context” subheading has been revised as follows:</p> <p>“Parking is an essential component of an efficient transportation system that includes accommodation for automobiles, motorcycles, and bicycles. Parking requirements have an ability to alter transportation choices. <u>Large amounts of Excess</u> free parking <u>promotes an auto-oriented community</u>, discourages <u>high-frequency</u> transit, and can negatively affect walkability <u>and safety by promoting an auto-oriented community</u>. Yet as land becomes scarcer and construction costs increase, so do the costs of providing parking. If an insufficient number of vehicular parking spaces are provided, additional travel is required to find a parking space, causing congestion and delays. If too much vehicular parking is provided, a larger portion of the site is unnecessarily paved, causing degradation in community character and excess stormwater run-off.”</p>



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Page	Section	Revision
		<p>Policy M-10.5</p> <p>Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as:</p> <ul style="list-style-type: none"> ■ Development of low-income, and senior, and affordable housing ■ Development located near transit nodes ■ Employment centers that institute Transportation Demand Management programs ■ Development that integrates other parking demand reductions techniques such as parking cash out, <u>when ensured by ongoing permit conditions</u>
4-29 to 4-33	Goals and Policies Bicycle, Pedestrian, and Trail Facilities	<p>The fourth sentence of the fourth paragraph has been revised as follows:</p> <p>“Most of the existing trails are in the mountains and deserts, and when located within or adjacent to <u>open space biological</u> preserves are guided by ecological principles and the County’s MSCP, which require mitigation of impacts to biological resources.”</p> <hr/> <p>Policy M-11.4</p> <p><u>Pedestrian and</u> Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks <u>and ensure that Village development incorporates these networks where applicable.</u></p> <hr/> <p>Policy M-12.1</p> <p>County Trails System. Implement a County Trails Program by developing the <u>proposed designated</u> trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.</p> <hr/> <p>Policy M-12.9</p> <p>Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological systems, and agricultural lands. Within the MSCP <u>preserves,</u> conform siting and use of trails <u>to County MSCP Subarea Plans and wildlife agency approved</u> MSCP management plans.</p> <hr/> <p>Policy M-12.10</p> <p>Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County’s <u>biological,</u> recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>



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Page	Section	Revision
4-35	Background Material Level of Service	The last paragraph has been revised as follows: “SANDAG and the County elected to be exempt from the State <u>is responsible for monitoring the performance of a Congestion Management Plan (CMP) roadway system program,</u> which includes selected freeways, state highways, and regional arterials in the County, including the unincorporated areas. In instances when there is a decline in the system's performance or when performance standards are not met, then The County is responsible for the preparation of a Deficiency Plan to monitor the transportation system performance, develop programs to address near and long term congestion, and better integrate land use and transportation planning decisions. There is a difference in the LOS threshold between the County and the CMP. In cases where the County has a lower LOS, this does not negate the CMP requirement for deficiency plans where the LOS is lower than LOS E <u>Existing CMP monitoring, threshold levels, guidelines and mitigation strategies will be incorporated into other SANDAG plans and/or programs as a result.</u> ”
4-35 to 4-39	Background Material Accepted Road Classifications with Level of Service E/F	The following road segments have been added to Table M-4 Road Segments Where Adding Travel Lanes is Not Justified: <ul style="list-style-type: none"> ■ Main Street/SR-67 (4.2B Major Road with Intermittent Turn Lanes) from 11th Street to Pine Street/SR-78 ■ Pine Street/SR-78 (2.2D Light Collector with Improvement Options) from Ash Street to Main Street ■ Sweetwater Road (2.1D Community Collector with Improvement Options) from Plaza Bonita Center Way to Willow Street ■ Willow Street (2.1D Community Collector with Improvement Options) from Sweetwater Road to Bonita Road
4-39	Background Material Accepted Road Classifications with Level of Service E/F	The following revisions have been made to Table M-4 Road Segments Where Adding Travel Lanes is Not Justified: <ul style="list-style-type: none"> ■ The segment of Main Street / SR-78 has been changed from <u>9th Street to 11th Street to 9th Street to Pine Street.</u> ■ The classification for Sweetwater Road has changed from 2.1A Community Collector with Raised Median to 2.1C Community Collector with Intermittent Turn Lanes from Willow Street to Orchard Hill Road



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Page	Section	Revision
5-2	Introduction Purpose and Scope	The second bullet under the third paragraph has been revised as follows: “ <i>Water Resources</i> —Conserve and efficiently use water and protect <u>the groundwater aquifer</u> , water bodies, and water courses, which include reservoirs, rivers, streams, and the watersheds located throughout the region.”
5-3	Introduction Guiding Principles for Conservation and Open Space	The last sentence of the third paragraph has been revised as follows: “In addition, the Element encourages <u>renewable energy production, along with</u> efficient energy use in buildings and infrastructure and minimizes the impacts of projects that can generate air pollutants.”
5-4	Introduction Relationship to Other General Plan Elements	The last section of this section has been revised as follows: “Additionally, the mining of mineral resources typically has noise, <u>traffic, air, and groundwater</u> impacts that must be addressed.”
5-11 to 5-13	Goals and Policies Water Resources	<p>The following has been added to the end of the fifth paragraph of the “Context” section: <u>“The City of San Diego has seven water reservoirs in the unincorporated County that are crucial to protecting habitat. These reservoirs include Barrett, El Capitan, Hodges, Morena, Otay, San Vicente, and Sutherland.”</u></p> <p>The following has been added to the beginning of the last paragraph of the “Context” section: <u>The Metropolitan Water District of Southern California imports water from the Colorado River and Northern California. This water is distributed to water purveyors in San Diego County.</u></p> <p>Policy COS-4.1 Water Conservation. <u>Require development to R</u>educe the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources.</p> <p>Policy COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, <u>and/or</u> moisture damage to building slabs, <u>and/or other problems</u>.</p>



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Page	Section	Revision
		<p>Policy COS-5.5</p> <p>Impacts of Development <u>to Water Quality</u>. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p> <p><i><u>Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids.</u></i></p>
5-15 to 5-16	Goals and Policies Agricultural Resources	<p>The following revisions have been added to the third fifth paragraph of the “Context” section:</p> <p>“A number of issues create pressures and stresses for the ongoing success of agriculture. These include conflicts associated with the urban/agricultural interface, land use pressures, <u>water quality issues</u>, and the high economic cost of operation. In addition, agricultural resources are particularly important in riverbeds, <u>and but</u> face conflicts with aggregate resource extraction and wildlife corridor protection....”</p>



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Page	Section	Revision
		<p>Policy COS-6.2</p> <p>Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> ■ Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations ■ Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses ■ Allowing for agricultural uses in agricultural areas and designing the development and lots in a manner that facilitates continued agricultural use within the development ■ Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture ■ Supporting local and State right-to-farm regulations ■ Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process <p><i>Discourage development that is potentially incompatible with intensive agricultural uses includes schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and offices and retail commercial.</i></p> <p>Policy COS-6.3</p> <p>Compatibility with Recreation and Open Space. Encourage siting compatible recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.</p> <p><i>Recreational and open space uses can serve as an effective buffer between agriculture and development that is potentially incompatible with agriculture uses.</i></p>



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Page	Section	Revision
5-17 to 5-19	Goals and Policies Cultural Resources	<p>Policy COS-7.3 Archaeological Collections. Require <u>the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner</u> all collections to be placed in a local curation facility that meets federal standards per 36 CFR Part 79, with the exception of those required by law to be repatriated.</p> <p><i>The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.</i></p> <hr/> <p>Policy COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p> <p><i>Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. <u>The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources</u> State law SB 18 requires consultation with tribes during the processing of proposed Specific Plans, Specific Plan Amendments, and General Plan Amendments. In addition the County will consult with affected communities, such as the tribes, on all projects that have the potential to impact important cultural resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.</i></p>



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Page	Section	Revision
		<p>Policy COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect <u>and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.</u></p> <p><i>Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.</i></p> <p>Goal COS-8 Protection and Conservation of the Historically Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.</p> <p>Policy COS-8.1 Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources <u>as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.</u></p> <p><i>Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate.</i></p>
5-21 to 5-24	Goals and Policies Mineral Resources	The following has been added to the third sentence of the fourth paragraph of the "Context" section: "The permitted aggregate resources represent only 17 percent of the 50 year estimated demand <u>(year 2006 to 2056)</u> of 1,164 million tons"



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Goal COS-10 Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County <u>average</u> annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.</p> <hr/> <p>Policy COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas <u>that designated as have having</u> substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. <u>For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.</u></p> <hr/> <p>Policy COS-10.2 Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), <u>as well as potential mineral lands identified by other government agencies.</u> The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.</p> <hr/> <p>Policy COS-10.4 Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. <u>See Policy COS-10.1 for a definition of incompatible land uses.</u></p>
5-28 to 5-31	Goals and Policies Visual Resources	<p>In Table COS-1, County Scenic Highway System, revisions have been made to map references as follows:</p> <ul style="list-style-type: none"> • Reference #7/ Segment column: <u>East Grade Road Interstate 15</u> east to State Route 79 • Reference #10/ Route column: Via de la Valle, <u>El Escondido Paseo Delicias</u>, and Del Dios Highway <hr/> <p>Policy COS-11.4 Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, <u>and</u> local jurisdictions, <u>and tribal governments</u> to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p><u>Policy COS-13.3 (NEW)</u> <u>Collaboration to Retain Night Skies. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.</u></p>
5-34	<p>Goals and Policies Air Quality, Climate Change, and Energy Context / Energy & Sustainable Development</p>	<p>The following paragraph has been added after the second paragraph in this section:</p> <p><u>“Energy and water are inextricably linked, especially in Southern California, where moving imported water around the State requires large amounts of energy. For example, the California State Water Project uses more energy than any single user. Therefore, reducing water use can save significant amounts of energy.”</u></p> <hr/> <p>The last two paragraphs in this section have been revised as follows:</p> <p>“Energy efficiency, a key to meeting long-term energy needs, implies using less energy to perform the same function. Conserving energy or “doing without”, and using energy more efficiently by doing the same task with less energy, are other methods <u>where</u> the County can promote to extend the supply of energy, <u>with minimal to no adverse impacts</u>. Installing lighting that uses less electricity, installing additional insulation to reduce heating and cooling requirements, and switching to a vehicle with better gas mileage are energy efficiency measures. Conservation connotes “doing without” in order to save energy rather than using less energy to do the same thing. For example, turning off lights, turning down the air conditioner, and making fewer vehicle trips are all conservation measures.</p> <p>Renewable sources include everything from small rooftop solar photovoltaic applications to larger renewable developments such as the Kumeyaay Wind project. <u>While the large projects can supply energy to many thousands of homes, they generally require new transmission lines, which can result in land use and aesthetic impacts, along with an increased risk of wildfires.</u> San Diego County depends ...”</p>
5-38 to 5-39	<p>Goals and Policies Air Quality, Climate Change, and Energy</p>	<p>Goal COS-17 Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, and recycling, <u>and composting</u> programs.</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-7.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with the California <i>Integrated Waste Management Act</i> (AB 939) that requires each local jurisdiction in the state to divert at least 50 percent of its solid waste from being placed into landfills.</p> <p><i>The current State-required diversion rate for solid waste is 50%. Should that rate change, as reflected in several bills before the California legislature in September, 2009, the County of San Diego will begin to comply within the requirements of the new law.</i></p> <p>Policy COS-18.1 Alternate Energy Systems <u>Design</u>. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.</p> <p>Policy COS-18.3 (NEW) <u>Alternate Energy Systems Impacts. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.</u></p> <p>Goal COS-19 Sustainable Water Supply. Conservation of limited water supply supporting <u>all uses including</u> urban, <u>rural, commercial, industrial,</u> and agricultural uses.</p> <p>Policy COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. <u>Restrict the use of recycled water when it increases salt loading in reservoirs.</u></p> <p><i>A permit is required from the County Department of Environmental Health for the use of recycled water.</i></p>
5-40 to 5-41	Goals and Policies Parks and Recreation Context	<p>The first paragraph in this section has been revised as follows:</p> <p>This section identifies how the County of San Diego intends to meet the public need for parks and recreation opportunities. This section also identifies how the County intends to meet open space needs including building out the <u>MSCP-inter-connected</u> preserve <u>system (refer to Goal COS-1)</u> and meeting General Plan goals and County strategic initiatives. The Mobility Element addresses ...</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>The first sentence of the fifth bullet (Preserves) after the first paragraph in this section has been revised as follows: “Preserves include areas of environmental significance and beauty. The dual purpose of preserves is to protect biological, cultural, and historical resources, <u>as well as community character</u>, and to make these resources available for public recreation opportunities.”</p> <p>The following sentence has been added to the end of the second paragraph as follows: <u>“In addition to the Park and Recreation goals and policies concerning Open Space, see also goals and policies under the Biological Resources and Cultural Resources sections on this Element.”</u></p> <p>The last paragraph in this section has been revised as follows: “Existing sources of funding for park acquisition and development include federal, state, and local funds and donations, <u>as well as and</u> through developer <u>extractions exactions</u>. The Park Lands Dedication Ordinance (PLDO) provides funding for local park active recreation. The PLDO specifies that new subdivisions are required to dedicate active park land or pay a fee in-lieu of dedication, or a combination of both, at a level of three acres per 1,000 population. State law allows for up to five acres per 1,000 population if the current active park acreage exceeds the three-acre level. These fees may also be used to provide recreational <u>al services</u> in regional parks for local community residents. The County also ...”</p>
5-42 to 5-43	Goals and Policies Parks and Recreation	<p>Policy COS-21.3 Park Design. Design parks that reflect community character and identity, incorporate local natural <u>and cultural</u> landscapes and features, and consider the surrounding land uses and urban form <u>and cultural and historic resources</u>.</p> <p>Policy COS-23.1 Public Access. Provide public access to natural and cultural <u>(where allowed)</u> resources through effective planning that conserves the County’s native wildlife, <u>and</u> enhances and restores a continuous network of connected natural habitat <u>and protects water resources</u>.</p>



Chapter 6: Housing Element

Page	Section	Revision
6-2	Introduction	The following sentence has been added to the end of this section as follows: <u>“(Refer to the Housing Element Background Report for additional information concerning the challenges in meeting the RHNA.)”</u>
6-7	Introduction Key Issues / Villages Issues	The last sentence of the third bullet (Infrastructure and Services) after the first paragraph in this section has been revised as follows: “Additionally, in many of the rural villages <u>certain higher</u> multi-family residential densities cannot be supported due to equipment limitations in many fire districts.”
6-12	Goals and Policies Housing Development	Policy H-1.3 Housing near Public Services. <u>Encourage the development of Maximize</u> housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

Chapter 7: Safety Element

Page	Section	Revision
7-4	Goals and Policies Hazards Mitigation, Disaster Preparedness, and Emergency Response	Policy S-1.1 <u>Land Use Designation Minimize Exposure to Hazards</u> . Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.
7-9 to 7-10	Goals and Policies Fire Hazards	The end of the first paragraph in the “Context” section has been revised as follows: “Over half of the land acreage of the unincorporated county is public land owned by the federal government, state government, or local government. Wildland fire control in these areas rests predominately with the California State Department of Forestry (CAL FIRE) and the United States Forest Service (USFS). Therefore, policies focus on minimizing the impact of wildfires through land use planning techniques and other mitigation measures. Key issues addressed in this section are as follows.”



Chapter 7: Safety Element		
Page	Section	Revision
		<p>Policy S-4.1</p> <p>Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs <u>to protect structures</u> with the preservation of native vegetation <u>and sensitive habitats</u>.</p>
		<p>Policy S-4.2</p> <p>Coordination to Minimize Fuel Management Impacts. <u>Consider solicit</u> comments from CAL FIRE, <u>U.S. Forest Service, local fire agencies</u>, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.</p>
		<p><u>Policy S-4.3 (NEW)</u></p> <p><u>Forest Health. Encourage the protection of woodlands, forests, and tree resources and limit fire threat through appropriate fuel management such as removal of dead, dying, and diseased trees.</u></p>
		<p><u>Policy S-5.3 (NEW)</u></p> <p><u>Reassessment of Fire Hazards. Coordinate with fire protection and emergency service providers to reassess fire hazards after wildfire events to adjust fire prevention and suppression needs, as necessary, commensurate for both short and long term fire prevention needs.</u></p>



Chapter 7: Safety Element

Page	Section	Revision
		<p>Policy S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards).</p> <p><i>Travel times are calculated using accepted methodology based on the travel distance from the fire station to the farthest dwelling unit of the development. Fire stations must be staffed year-round, publicly supported, and committed to providing service. These do not include stations that are not obligated by law to automatically respond to an incident. <u>Travel time is based on standards published by the National Fire Protection Association. Travel time does not represent total response time, which is calculated by adding the travel time to the call processing time and to the turnout/reflex time. Generally, the call processing and turnout/reflex time would add between two to three minutes to the travel time. It is not known if any county has formally adopted NFPA 1710 and/or 1720 as a standard. Total Response Time (NFPA 1710/1720) is calculated as time the Public Safety Answering Point (PSAP) receives the emergency call, transfers it to fire communications, the alarm is processed and transmitted to responders, responders "turnout", plus travel time to the scene to initiate action. The use of response time for determining adequate service is problematic in the unincorporated County because it is subjective and varies from department to department, station to station and work shift to work shift. Reflex time (the amount of time from when the call is received by the station to when the engine leaves the station) can vary from one to three minutes. The use of travel time, as calculated by using NFPA 1142, allows us to be consistent across the County in determining adequate response, regardless of the district.</u></i></p> <p><i>Table S 1 establishes a service level standard for fire and first responder emergency medical services that is appropriate to the area where a development is located. Standards are intended to (1) help ensure development occurs in areas with adequate fire protection and/or (2) help improve fire service in areas with inadequate coverage by requiring mitigation for service-level improvements as part of project approval.</i></p>



Chapter 7: Safety Element		
Page	Section	Revision
7-20	Goals and Policies Flood Hazards	<p>Policy S-9.4</p> <p>Development in Villages. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts <u>or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.</u></p> <p><i>A higher level of flexibility for floodplain encroachment within Villages is provided where future growth is planned and where fewer options are available for locating development outside the floodplain.</i></p>
7-20	Goals and Policies Flood Hazards	<p>Policy S-9.5</p> <p>Development in the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, <u>unless specifically allowed in a community plan. This policy shall not apply when the lot is entirely within the floodplain or when sufficient land for development on a project site is not available and where clustering is not feasible to minimize encroachment on floodplains. In those instances, require development to minimize impacts to the capacity of the floodplain. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.</u></p>
7-25	Goals and Policies Airport Hazards	<p>Policy S-15.3</p> <p>Hazardous Obstructions within Airport Approach and Departure. Restrict <u>development of</u> potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.</p>



Chapter 8: Noise Element

Page	Section	Revision
8-2	Introduction Relationship to Other General Plan Elements	The fourth bullet to the first paragraph in this section has been revised as follows: Open Space/Conservation—Excessive noise can adversely affect <u>biological resources, along with</u> the enjoyment of recreational pursuits in parks and other designated open spaces, particularly in areas where a quiet environment is valued as part of the recreational or outdoor experience. As a result, noise levels are considered in the planning of <u>habitat conservation areas and</u> new recreational and open space areas. Additionally, open space can be used to separate and buffer noise sensitive land uses from noise producers by the effective use of setbacks and landscaped berms.
8-10	Noise Standards Table N-2: Noise Standards	The following note has been added to the bottom of the table: <u>Note: Exterior Noise Level compatibility guidelines for Land Use Categories A-H are identified in Table N-1, Noise Compatibility Guidelines.</u>
8-13	Goals and Policies Noise Generators	Policy N-4.8 Train Horn Noise. Establish train horn “quiet zones” with new rail projects consistent with federal regulations, where applicable. Promote community programs for existing <u>at</u> -grade crossings by working with rail operators.

Chapter 9: Implementation of the General Plan

Page	Section	Revision
		No changes have been made to this chapter.

Chapter 10: Acronyms and Glossary

Page	Section	Revision
10-6 to 10-39	Glossary	<u>Agriculture Preserve (NEW)—An agricultural preserve defines the boundary of an area within which the County has entered into a contract with the property owner, through a resolution of the Board of Supervisors. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use.</u>



Chapter 10: Acronyms and Glossary

Page	Section	Revision
		<u>Aquifer (NEW)— A formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield significant quantities of water to wells and springs.</u>
		<u>Context Sensitive Solutions (NEW)— A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.</u>
		<u>Greenbelt (NEW)— A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.</u>
		<u>Sustainable Development—Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Community use of natural resources in a way that does not compromise the ability of future generations to meet their own needs</u>
		<u>Watershed (NEW)— An area of land that drains water into a lake, reservoir, or river. Everything that is on that land, whether a natural feature or human activity, is included.</u>

Land Use Maps Appendix

Page	Section	Revision
		For recommended changes to the Land Use Map refer to Appendix D of the Planning Report.

Mobility Element Network Appendix

Page	Section	Revision
		For recommended changes to the Mobility Element Network refer to Appendix E of the Planning Report.

Forest Conservation Initiative Appendix

Page	Section	Revision
		No changes have been made to this appendix.

Attachment D

Community Issues / Mapping Report

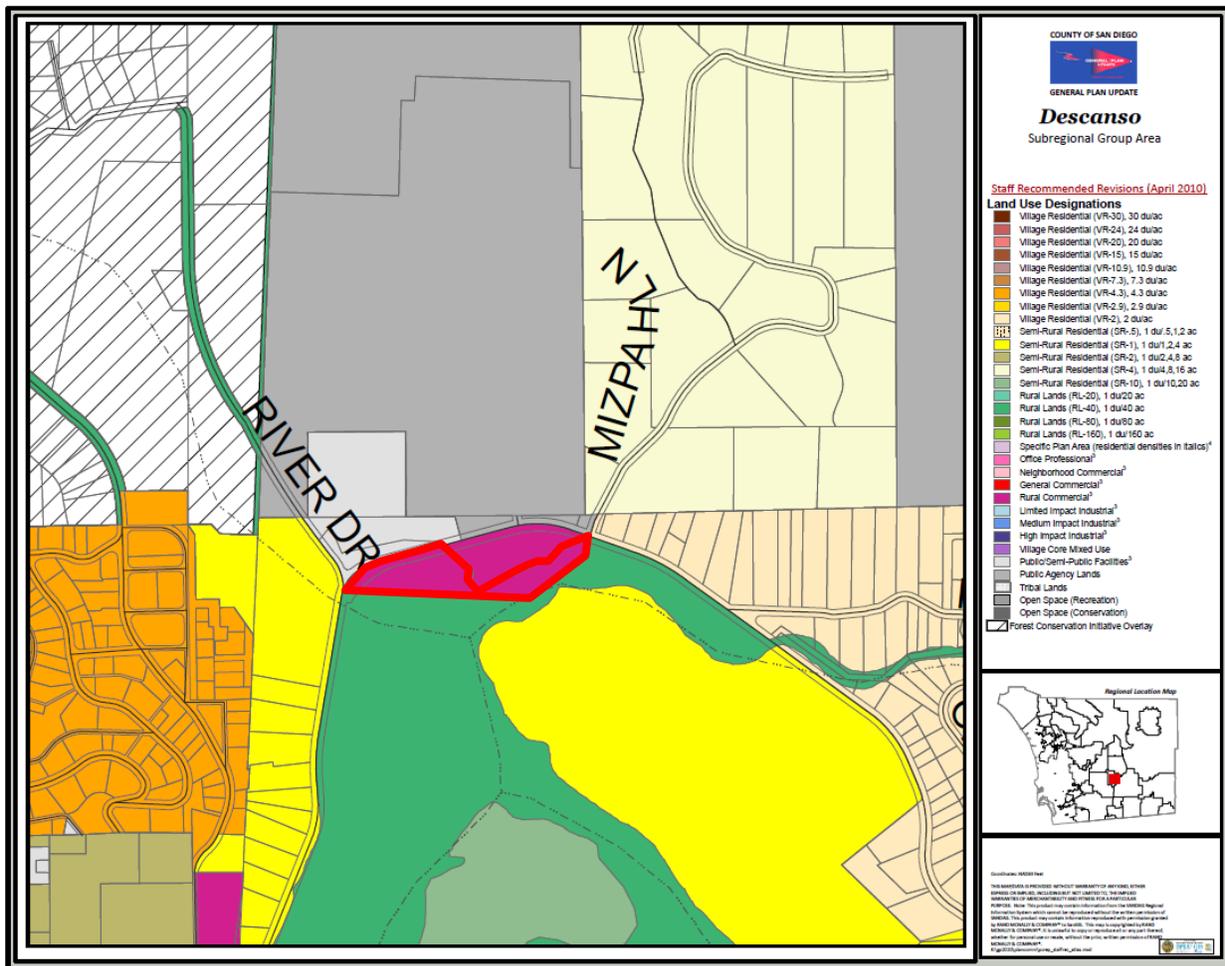
Central Mountain Subregion

Cuyamaca - There are no specific issues or potential changes to discuss.

Descanso

In the Descanso Community Planning Area, there is a Commercial area located in the larger Merrigan Ranch holdings that was changed from Service Commercial under the current General Plan to Rural Commercial and VR-2 land use designations under the General Plan Update. The land proposed for a VR-2 designation is located within the floodplain. Both staff and the Community Planning Group are recommending changing the VR-2 designation to a Rural Commercial designation, which is more appropriate in the floodplain than a Village Residential designation.

Descanso Planning Area (Staff Recommendation)



Pine Valley - There are no specific issues or potential changes to discuss.

County Islands

There are no specific issues or potential changes to discuss.

Crest - Dehesa

There are no specific issues or potential changes to discuss.

Desert

Borrego Springs - There are no specific issues or potential changes to discuss.

Fallbrook

There are no specific issues or potential changes to discuss.

Jamul - Dulzura

There are no specific issues or potential changes to discuss.

Julian

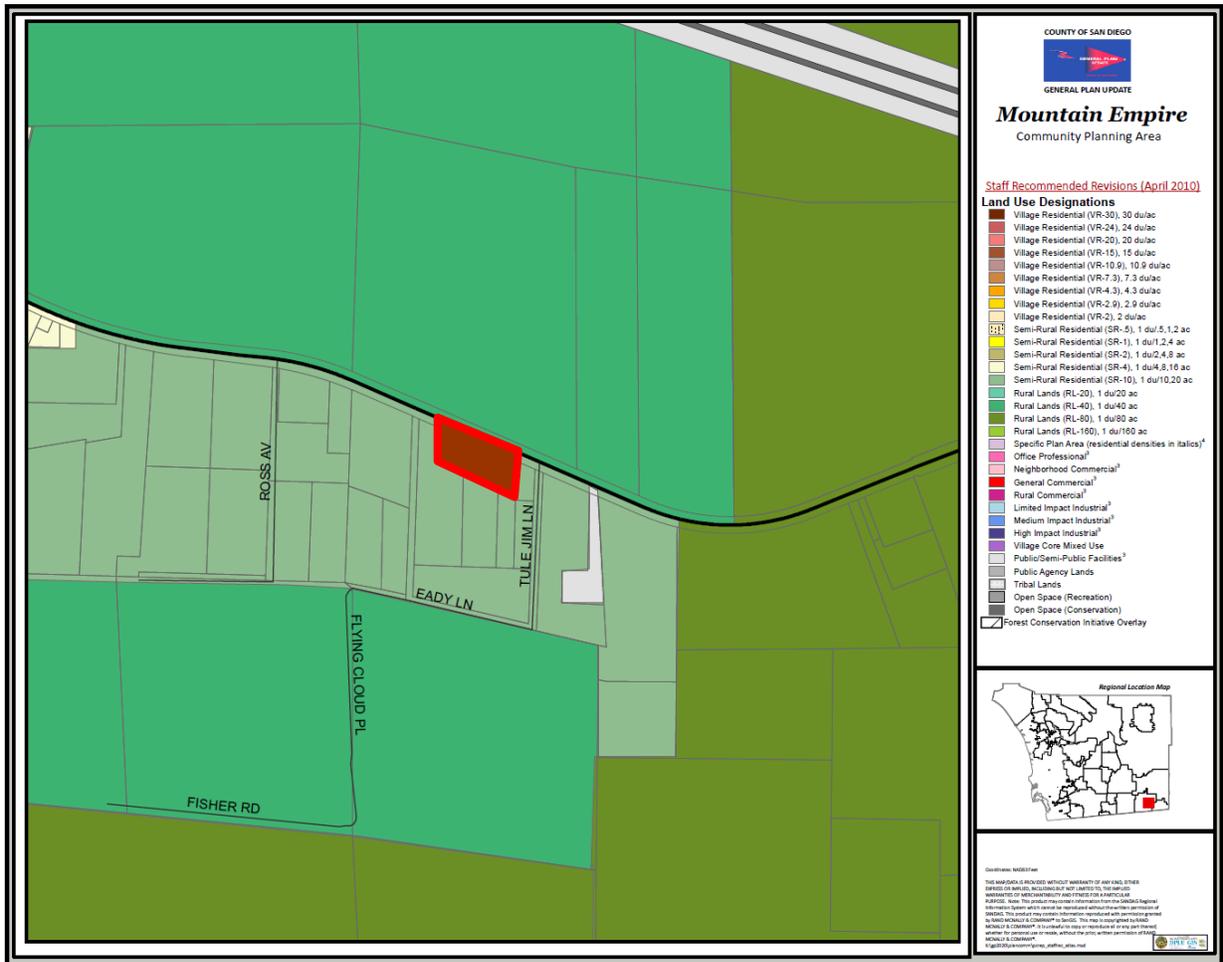
There are no specific issues or potential changes to discuss.

Lakeside

There are no specific issues or potential changes to discuss.

Mountain Empire Subregion

Boulevard – In Boulevard, there is an existing property with a Neighborhood Commercial Zone that was not assigned a commercial designation in the General Plan Update. Upon review, the property was not previously discussed, and staff recommends a Rural Commercial designation over the approximately one-acre area, spanning three parcels to reflect the existing uses.



Additionally, in Boulevard there is a site currently designated Rural Commercial that is owned by the federal government for a Border Patrol Station. Staff is proposing to change to a Public / Semi – Public designation.

Campo / Lake Morena - There are no specific issues or potential changes to discuss.

Potrero - There are no specific issues or potential changes to discuss.

Jacumba - There are no specific issues or potential changes to discuss.

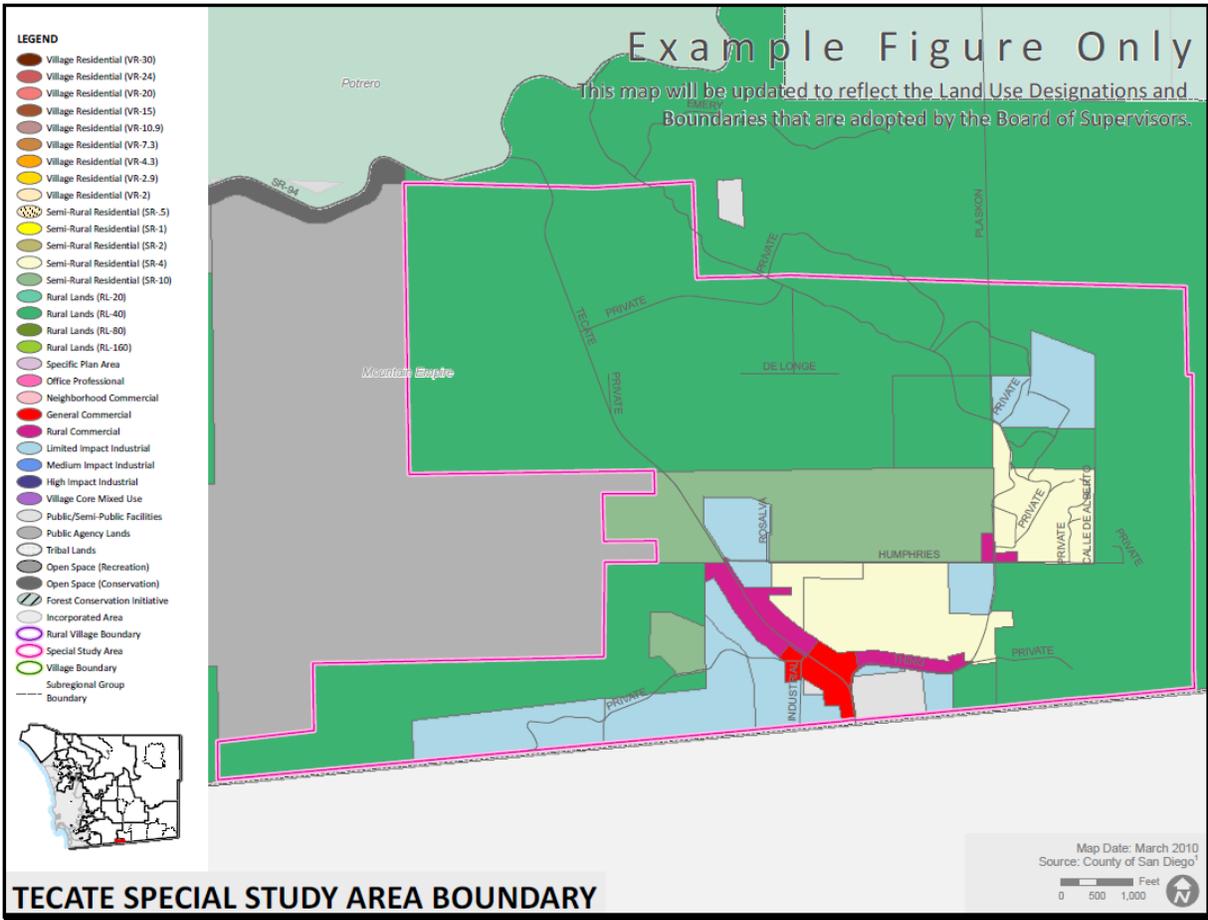
Tecate

Expanded Commercial and Industrial development in Tecate has been discussed for many years as part of the General Plan Update. As part of these discussions, there were two significantly different alternatives developed for Tecate — a large expansion of nonresidential land use designations on the Referral Map and a smaller expansion on the Draft Land Use Map. Even though revitalized and expanded commercial and industrial development in this location would be appropriate at the Border crossing, which is located adjacent to a population of 100,000 residents in Tecate, Mexico, there are concerns that an expansion of uses in Tecate will cause congestion on SR-94, which is currently constructed as a two-lane road and is not feasible or desirable to expand.

Upon further analysis, as well as a traffic study undertaken by Kimley Horn and Associates, staff determined it was appropriate to allow studies to develop a land use plan for a Tecate Special Study Area, with requirements to include traffic analysis, a more specific land use plan, as well as looking at internal circulation and alternate modes of transportation. This action would require a General Plan Amendment.

Until the Special Study Area is planned and a General Plan Amendment is processed, staff is recommending that the area within the Special Study Area retain current General Plan land uses and densities that have been converted into the framework of the General Plan Update designations, however areas on the periphery of the community will be still designated Rural Lands 40. This recommendation is supported by the Tecate Community Sponsor Group and property owners are being notified, as appropriate.

Full descriptions of this process, as well as goals and policies that will guide the development of the special study area are included as part of the Mountain Empire Subregional Plan, which is available on the website at:
http://www.sdcounty.ca.gov/dplu/gpupdate/docs/draftgp/complan/mtnempire_070109.pdf



San Diego County General Plan

Figure 3

North County Metropolitan Subregion

Twin Oaks Valley - There are no specific issues or potential changes to discuss.

Hidden Meadows - There are no specific issues or potential changes to discuss.

San Pasqual Valley Road (NC 9)

The site under consideration is a 20-acre parcel located on San Pasqual Valley Road with an existing fruit stand operation shown in the figure below. The tentative Planning Commission recommendation is a split-designation with three acres designated Rural Commercial and the remaining 17 acres designated SR-2, 4, 8.

As directed by the Planning Commission during the February 19, 2010 hearing, staff has continued to work with the property owner to assign a Rural Commercial designation to an appropriate amount of the site that would address both the desires of the property owner and the compatibility with the surrounding community. In subsequent discussions, the property owners indicated a desire for a 10-acre portion

designated Rural Commercial to facilitate development of a small grocery store, such as a Henry's or Trader Joe's.

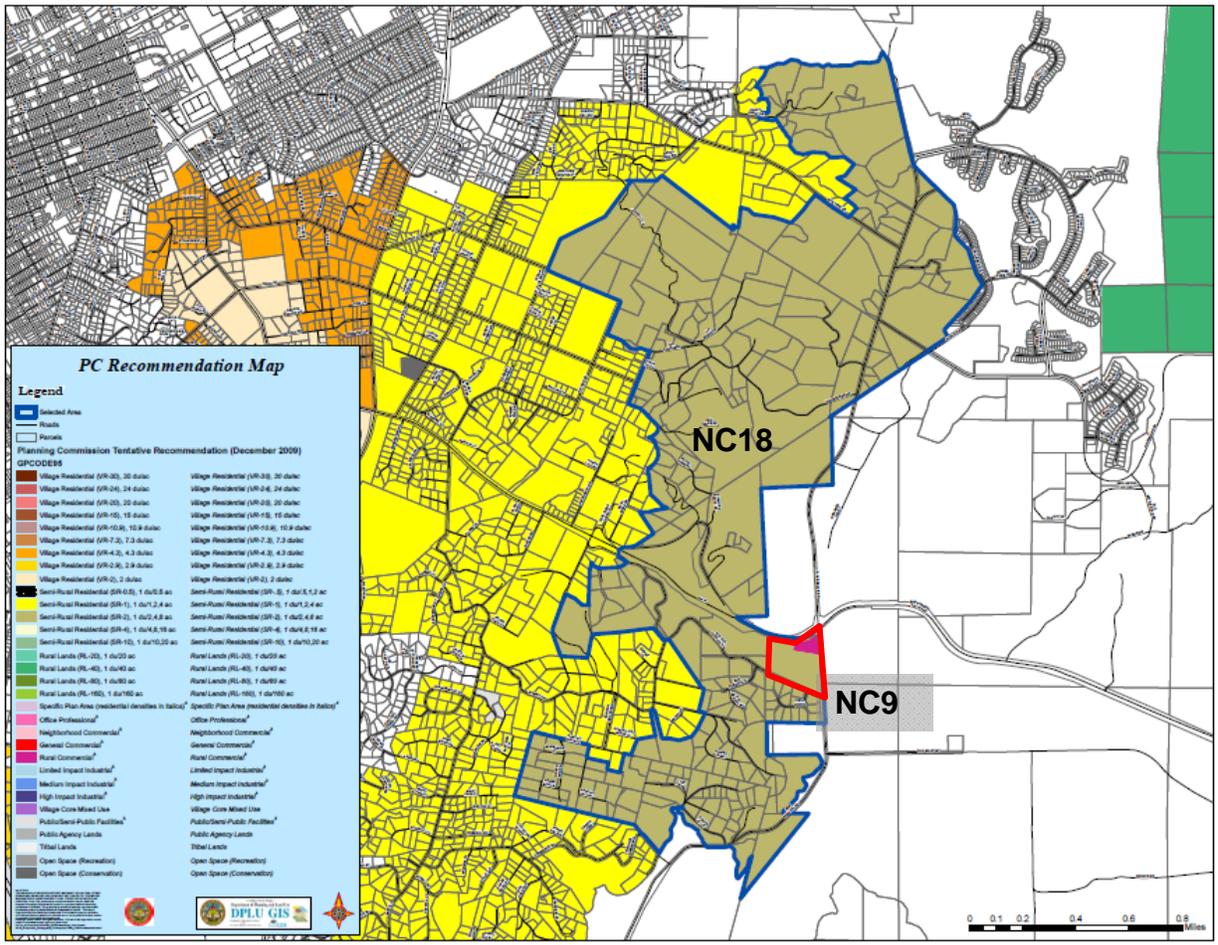
Additionally, staff will also consider design criteria that can be established for the site, such as the application of a B or D designator. The adoption of a D designator as a Special Area Regulation on the property could include specific language to guide development on the property. The D designator would require a site plan to be processed that demonstrates compliance with the General Plan, North County Metropolitan Subregional Plan and the specific standards required by the ordinance associated with the D designator.

As requested by the Planning Commission staff has also contacted the City of San Diego regarding this site to ensure that there is coordination between the City and the unincorporated County. In 2005 the City of San Diego amended its Land Development Code and instituted a rezone of all City-owned parcels in the San Pasqual Valley to a more restrictive agricultural zone in order to preserve the existing rural character of the valley, prohibit further commercialization and to ensure the permanent protection of the San Pasqual Valley's unique water, agricultural, biological, visual, and cultural resources. The proposed commercial use in this area would be incompatible with the City of San Diego's General Plan, the San Pasqual Community Plan, the San Pasqual Vision Plan, and City County Policy 600-45.

Staff's current recommendation is to retain the initial Planning Commission tentative recommendation of three acres of Rural Commercial, and 17 acres of SR-2. Additionally, staff also recommends applying a special D designator to the commercial portion of the site to ensure that the any new commercial establishment is developed to minimize the visual impacts to the surrounding community. Staff's position is intended to recognize the existing farm stand operation, but also discourage potential negative impacts that a large scale shopping center possibly could create in the San Pasqual Valley.

County Island Southeast of Escondido (NC 18) - NC 18 shown on the figure below is within a County island that is southeast of the City of Escondido, which was initially recommended by staff for designation to SR-2 following concerns over fire response time in the area. County Fire Authority staff has since performed a further detailed review of the area and has provided additional guidance for staff's consideration. Staff in coordination with the local Fire Marshal have reevaluated the area and have revised the boundary for NC18 based on fire response issues in the area.

North County Metro Planning Area (Staff Recommendation)

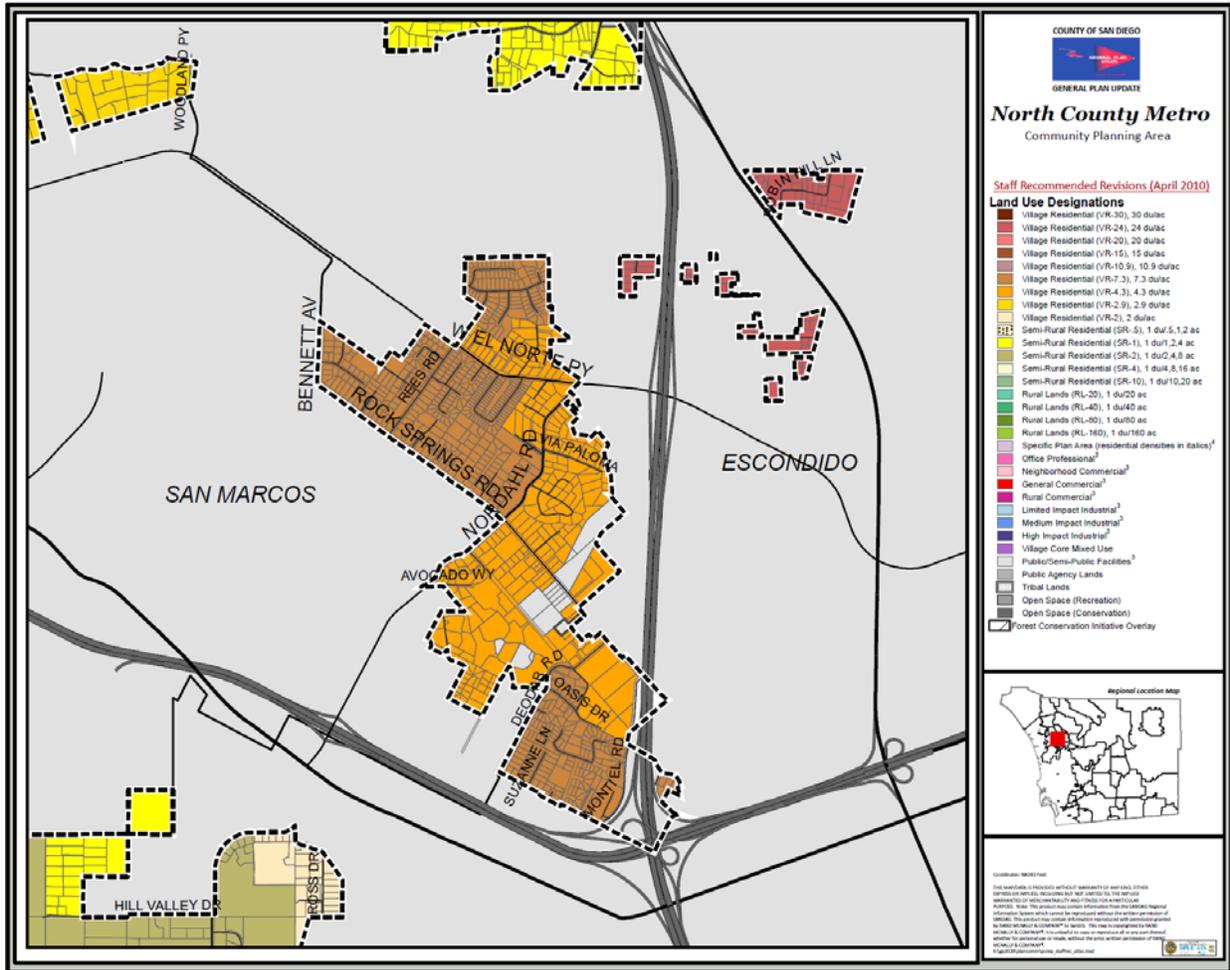


Vista and Escondido Sphere of Influence Areas- Upon recent discussions with staff from the cities of Escondido and Vista, staff is recommending land use designation changes in two islands located in the sphere of influence.

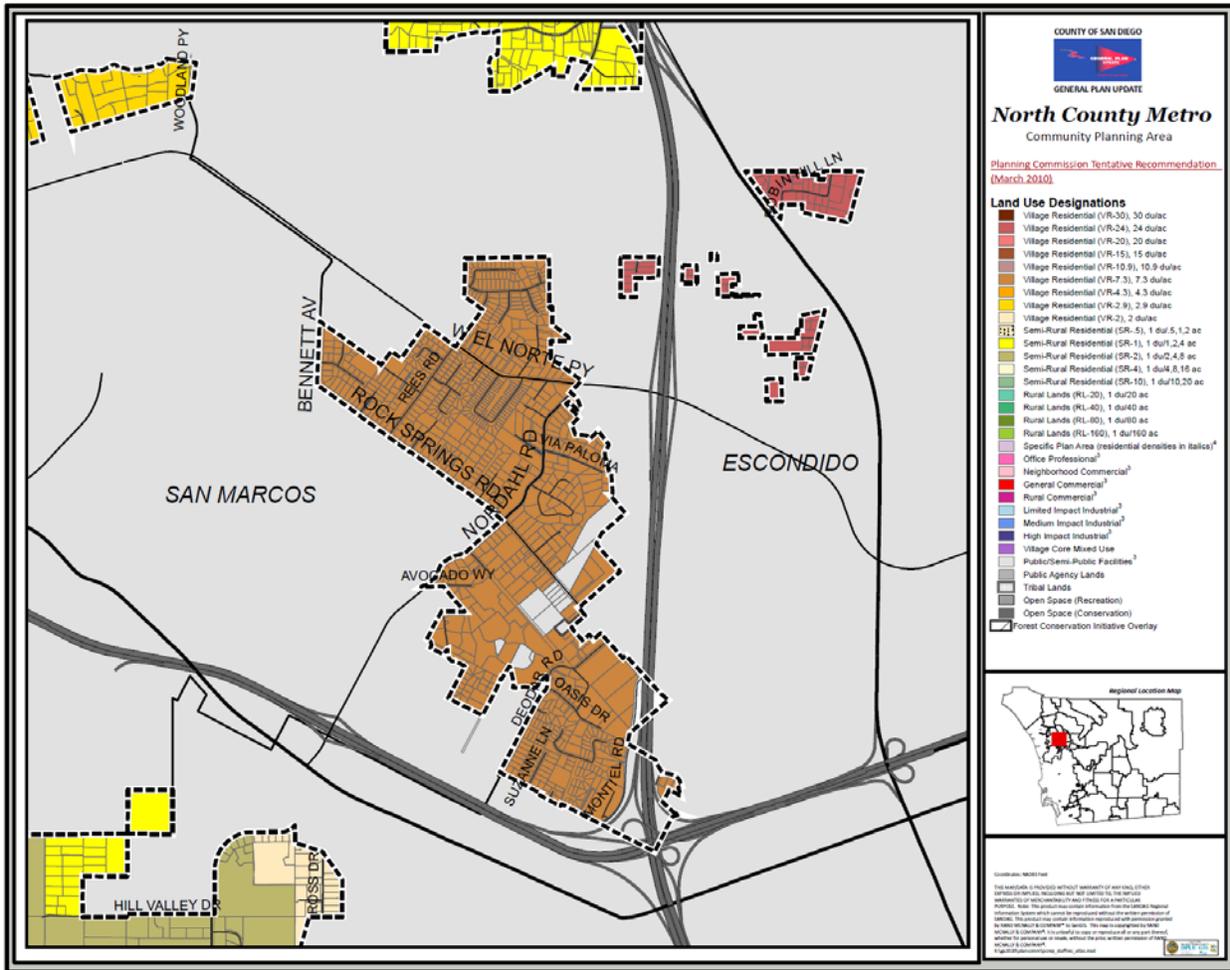
Sunset Island (Vista Sphere of Influence) This approximately 300-acre island, located in the Southwest Corner of the City of Vista’s sphere of influence, has an existing designation of one dwelling unit per acre. Under the General Plan Update, the proposed designations were a combination of VR-4.3 and VR-2. The comments from the City are that they have no immediate plans for incorporation, and that the sewer capacity in the area would not support the increase in density. City staff also stated that they are undergoing planning to use most of its remaining sewer capacity on the west side of Vista for development within the city core. Staff recommends revising the land use designations in the area to SR-1 for the entire island to reflect both existing conditions and realistic development capacity without sewer from the City of Vista

Escondido Sphere of Influence Area - The second island is on the west side of Escondido, and is in the same situation, where annexation is unlikely to provide additional sewer capacity and the area is planned for lower densities under the City of Escondido's General Plan. Staff is recommending reducing the density from VR-7.3 to VR-4.3 to reflect existing parcelization and existing City of Escondido plans for the area.

Escondido Sphere NC Metro Planning Area (Staff Recommendation)



Escondido Sphere NC Metro Planning Area (PC Tentative Recommendation)



Lake Wolford Resort Mobilehome Park

A mobilehome park is currently located in an area north of Lake Wolford, which has been assigned a RL-40 land use designation under the General Plan Update. The park has approximately 120 existing residential sites and has had Residential Mobilehome zoning since at least 1980. The staff recommendation is to assign a density of SR-2 on the area that is currently developed to reflect the higher intensity development in comparison to the otherwise rural area. Although this designation would not completely represent the density on the ground, this method is comparable to how other mobilehome parks are mapped in other rural areas, such as Pine Valley, Potrero and Sunshine Summit.

Rainbow

There are no specific issues or potential changes to discuss.

Ramona

Ramona Town Center Area

There are a few items in the Ramona Town Center that remain to be addressed, with the addition of some General Commercial-designated land, the addition of Village Residential 20 land to replace the land converted to Commercial, and the designation of Public / Semi Public Facility on land owned by the County on the future library site.

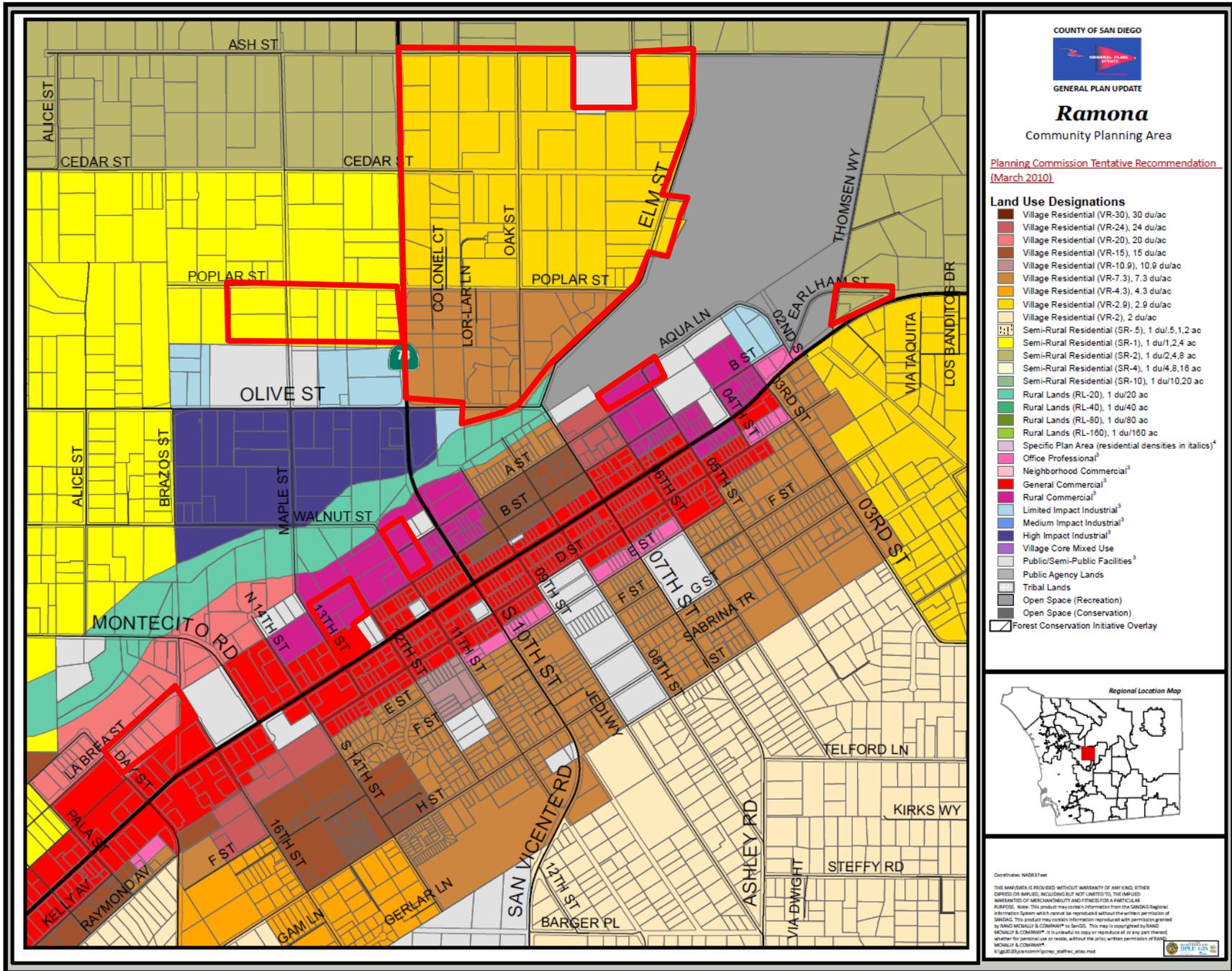
At the request of the Ramona Community Planning Group, staff is proposing to reassign approximately eight acres, currently designated VR-20 on the Planning Commission Tentative–Recommended Land Use Map, to General Commercial. This designation would provide a larger General Commercial block to potentially encourage a larger commercial development on the site. This increase in Commercial-designated land will be compensated by changing approximately eight acres of General and Rural Commercial designated land, the site of the future County Library complex, to a Public Semi / Public designation. To compensate for the loss of housing in the area, there are two areas staff is recommending to reassign from Rural Commercial to VR-20 — one four-acre site near the County Library complex and a four-acre site near the Ramona Senior Center on the eastern side of town.

Ramona Town Center Area – North

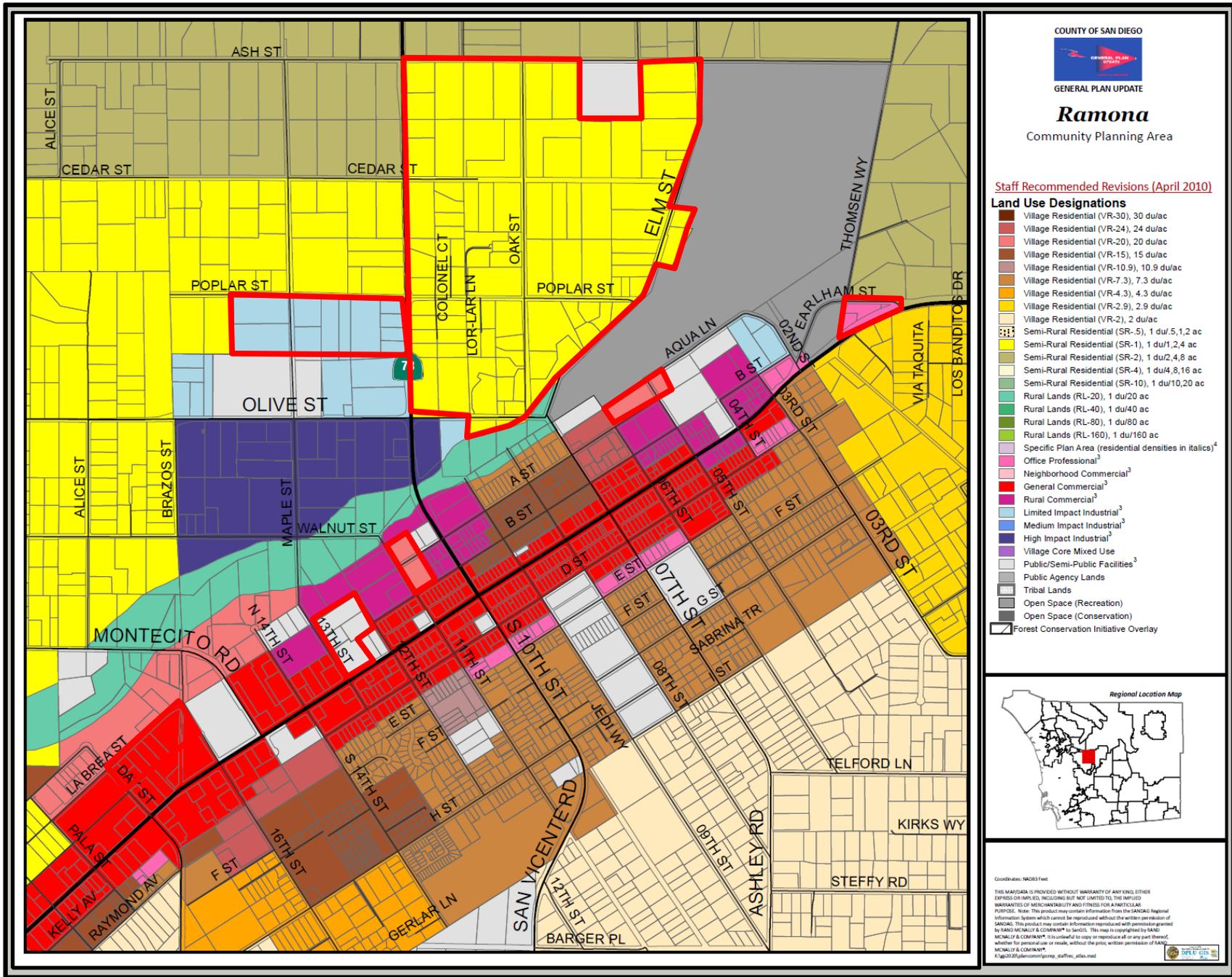
There are two proposed changes in the North Ramona Town Center Area. The first, would expand the Industrial Area by assigning additional parcels with a Limited Impact Industrial designation. This is consistent with the Referral Map designation and the Community Planning Group preference. The second proposed change would reduce the assigned density of VR-2.9 and VR-7.3 to SR-1 in an area north of the Town Center and east of the Industrial Area. This area is designated one dwelling unit per acre and one dwelling unit per 4/8 acres under the current General Plan. The Community Planning Group and staff recommendations are to designate this area SR-1 to reflect existing development patterns.

In response to a request from the Ramona Community Planning Group, a final recommendation in the Town Center is to change the designation of a property on the eastern side of the Town Center from SR-2 to Office Professional, which is consistent with the current General Plan designation. The site is currently used as a Health Clinic.

Ramona Town Center (PC Tentative Recommendation)



Ramona Town Center (Staff Recommendation)

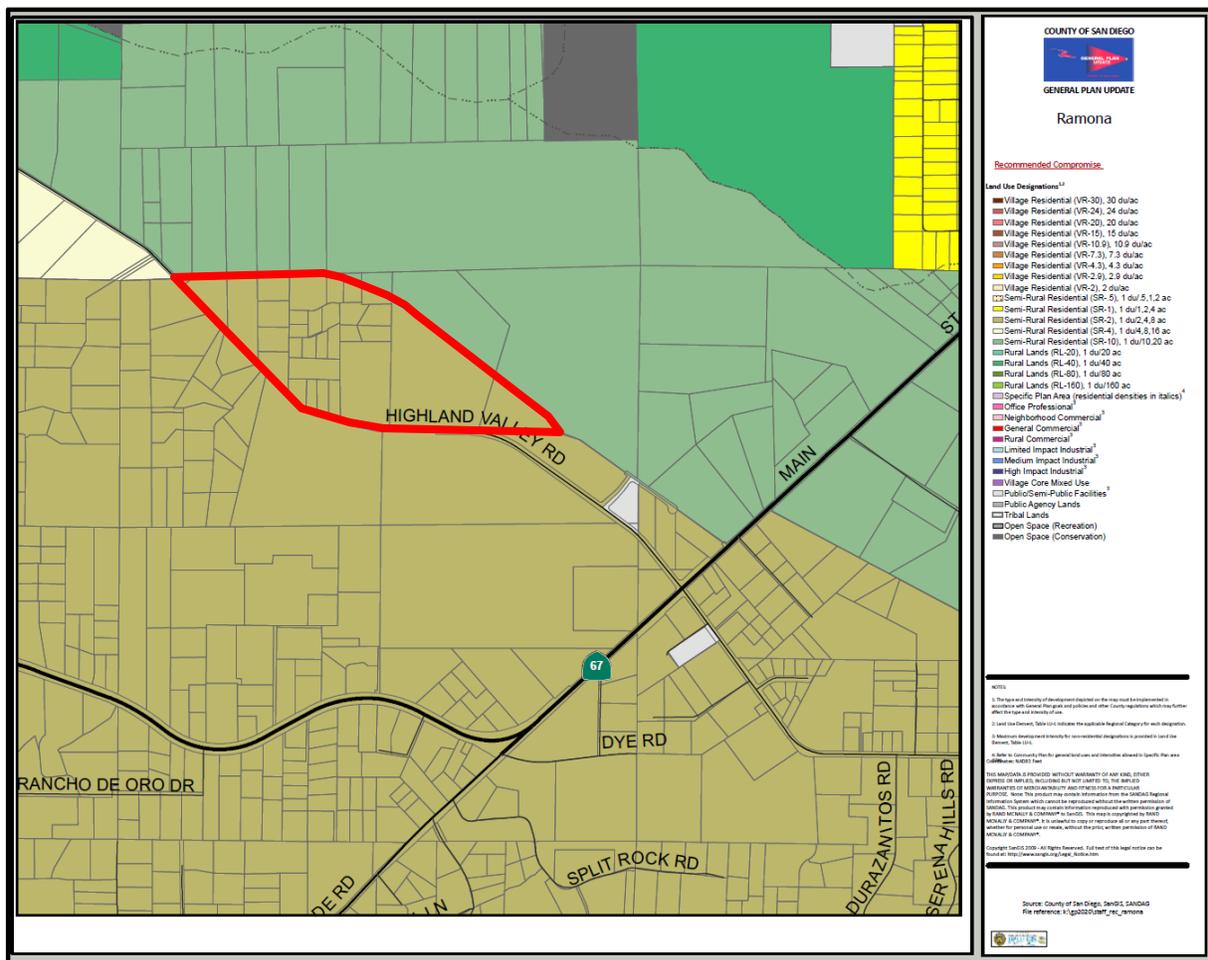


Cummings Ranch & Gaye Miller

The Planning Commission referred the land use designations applied to Cummings Ranch and Gaye Miller back to staff at the Planning Commission hearings in November 2009, and on February 19, 2010 continued this item to this hearing.

Following the original recommendation, staff has reviewed the area and has revised its recommendation to better reflect development patterns and the Cummings Ranch project plan. Since that time the Community Planning Group has endorsed the recommendation, included in the figure below, showing an expanded area of SR-2, outlined in blue. This recognizes existing development patterns and better reflects the intent to accommodate development on the Cumming Ranch site along Highland Valley Road.

Portion of Ramona Community Planning Area (Staff Recommendation)

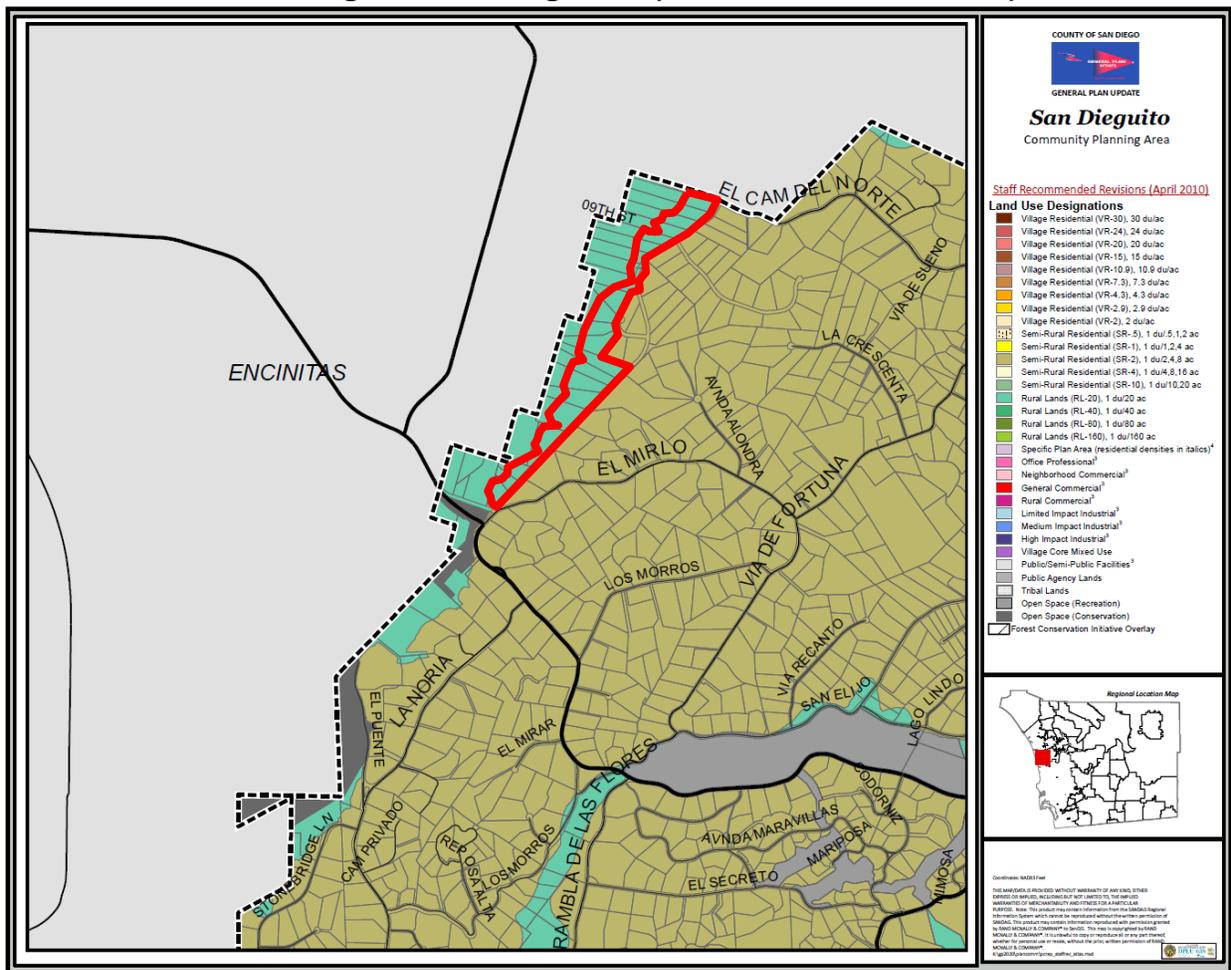


San Dieguito Community Planning Area

Escondido Creek Floodway

After initial zoning review in San Dieguito, staff and the Community Planning Group reviewed the land use designations for parcels partially located in the floodway that have split General Plan land use designations, but a single zoning designation. For clarity, staff and the Community Planning Group are recommending that these parcels be designated RL-20. This will not impact the overall yield of the parcels because they would not be able to subdivide under either scenario, due to their location within the floodway.

San Dieguito Planning Area (Staff Recommendation)



Spring Valley

There are no specific issues or potential changes to discuss.

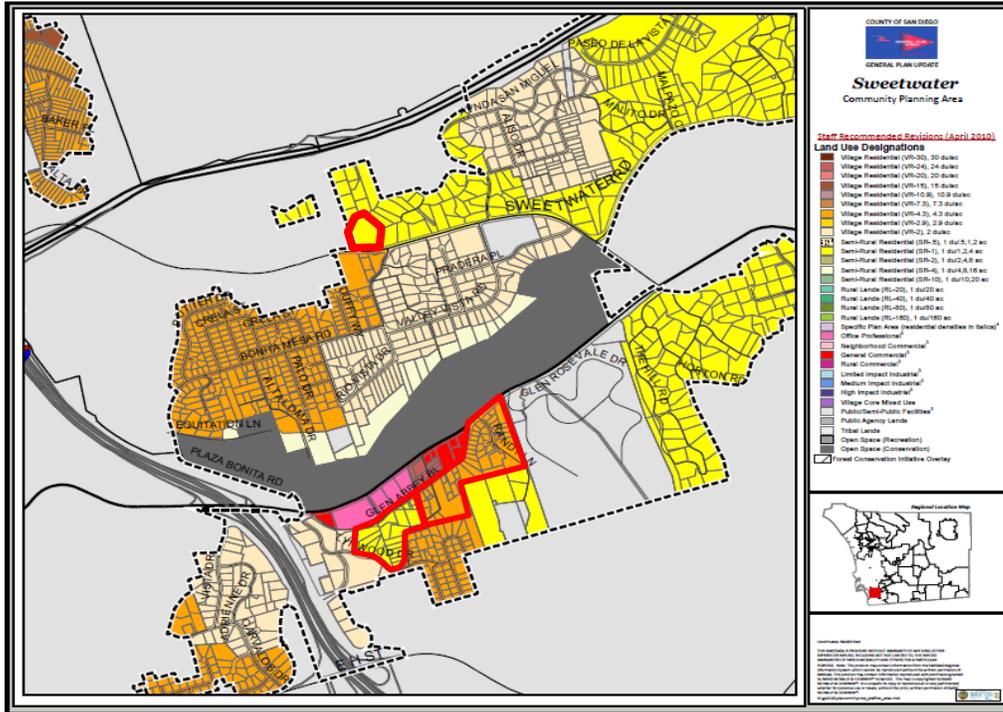
Sweetwater

Intersection of Plaza Bonita Central Way and Sweetwater Road - The site covers approximately five acres and is located in the northwestern portion of the Community Planning Area at the intersection of Plaza Bonita Central Way and Sweetwater Road. In response to a request from the Sweetwater Community Planning Group, staff is recommending to change the designation from VR-4.3 to SR-1 based on concerns of compatibility with the surrounding neighborhood and also to recognize the steep topography of the site. All affected property owners are being notified of this proposed change.

Area South of Glenn Abbey Boulevard – The site encompasses approximately 32 acres and is located on Glenn Abbey Boulevard in the southwestern portion of the community planning area. The Sweetwater Community Planning Group has requested that staff revisit the area to more appropriately designate the site to address traffic concerns on Glen Abbey Boulevard. Staff recently visited the site and is now recommending a change from VR-7.3 to VR-4.3 to recognize the steep topography of the area and to also alleviate potential traffic impacts on an already congested roadway. All effected property owners are being notified of this change.

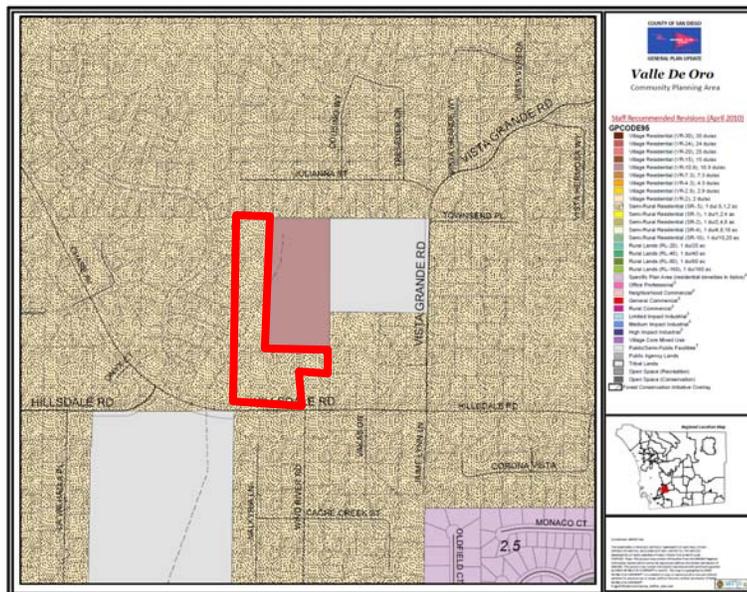
Intersection of Lynwood Drive and Holly Way – The site, located at the intersection of Lynwood Drive and Holly Way, covers approximately 13 acres. Staff recently visited the site and has determined that nearly the entire site contains slopes in excess of 25% and is not suitable for a Village Residential land use designation. Therefore staff has recommended a change from VR-4.3 to SR-1 based on the steep topography of the land. All effected property owners are being properly notified of this change.

Sweetwater Planning Area (Staff Recommendation)



Valle de Oro

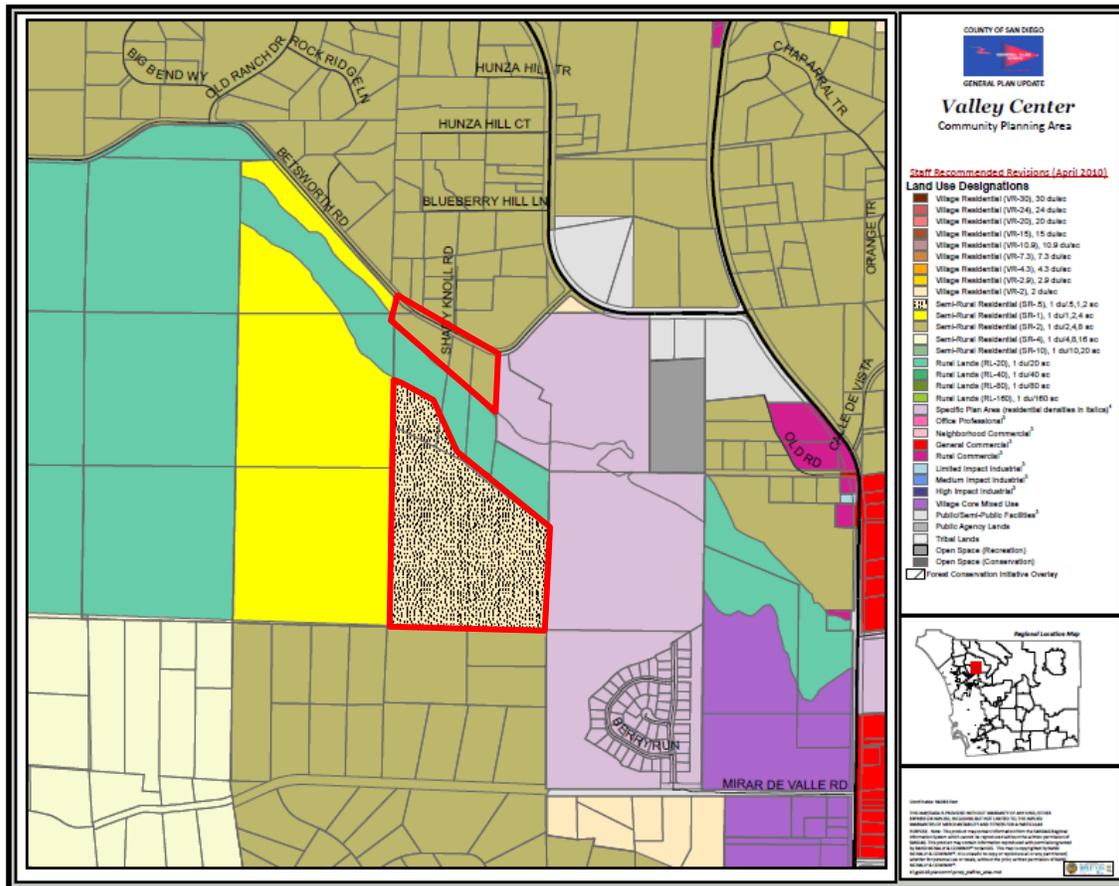
Village Residential 10.9. A mapping error in Valley Center has resulted in an additional unintended parcel designated VR-10.9. Staff plans to change to designation to SR-0.5 to reflect development in the surrounding area.



Valley Center

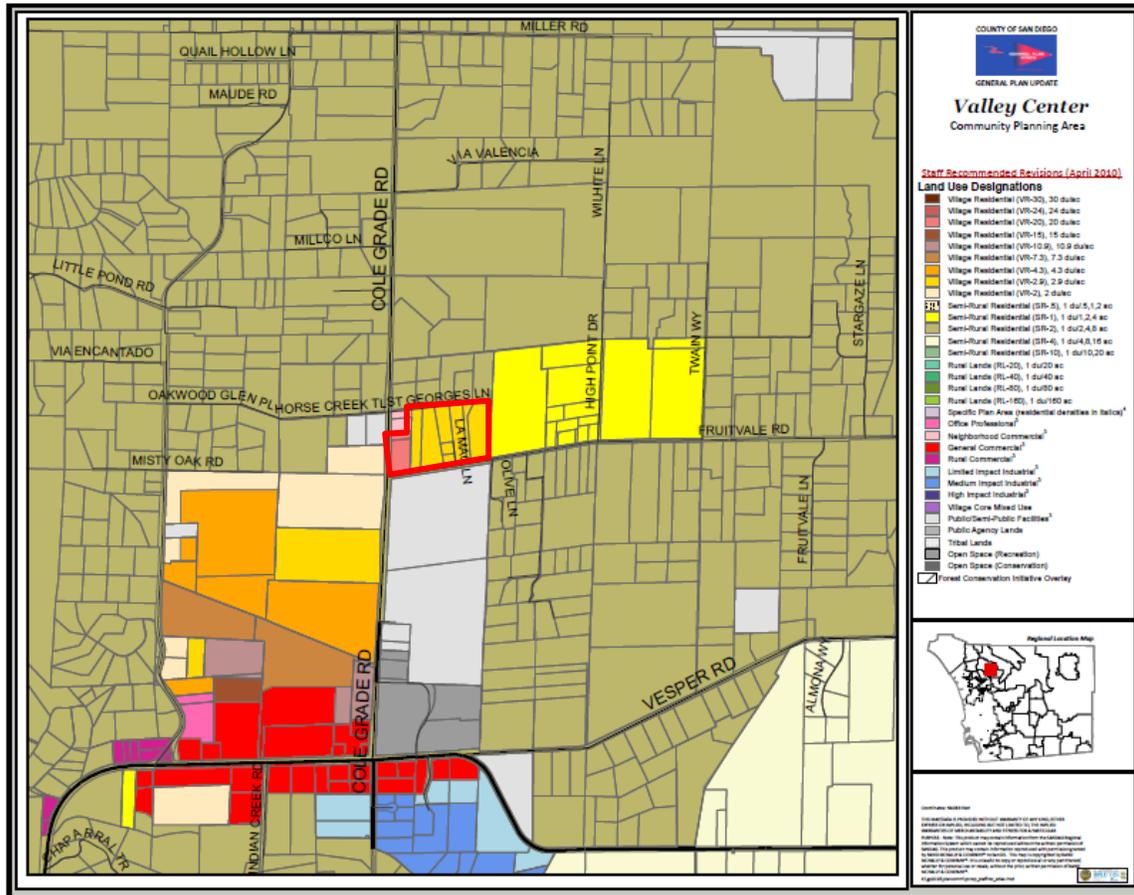
Area south of Betsworth Road – The site encompasses approximately 41 acres, and is located in the southern portion of the Community Planning Area. The Valley Center Community Planning Group has requested that the tentative Planning Commission recommendation of VR-2 be appealed because the site is located outside of the identified Village area, and is also within PAMA and constrained by steep slopes. The Valley Center Community Planning Group and the property owner reached a compromise and are recommending reassigning the designation from VR-2 to SR-0.5. The change to SR-0.5 would place slope restrictions on the property, but not change the density of two dwelling units per acre. Staff concurs with the Community Planning Group and property owner’s recommendation of SR-0.5.

Valley Center Area (Staff Recommendation)



Intersection of Fruitvale Road and Cole Grade Road – The site includes seven parcels that cover approximately 20 acres of land located at the intersection of Fruitvale Road and Cole Grade Road in Valley Center. The Valley Center Community Planning Group has requested that the Planning Commission reconsider their tentative recommendation of VR-4.3 and VR-2.9. The Valley Center Community Planning Group is requesting a change to VR-2 and SR-1 based on existing parcelization and to also reduce the number of generated vehicle trips. In addition, this area is not likely to be served by sewer in the foreseeable future.

Valley Center Area (Staff Recommendation)



Attachment E

2006 Board-Endorsed
Mobility Element Network
Recommended Revisions

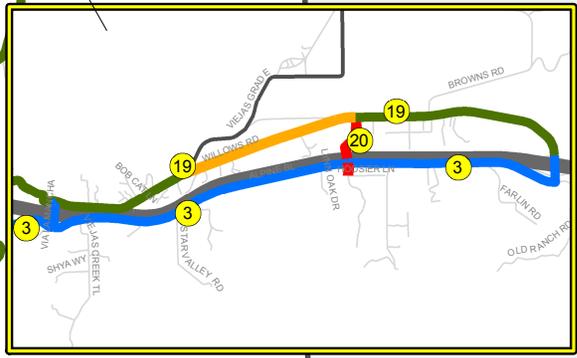
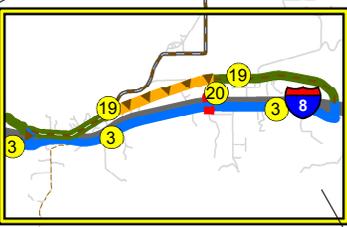
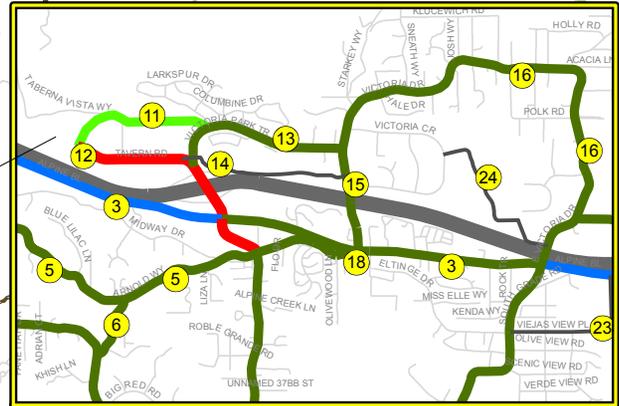
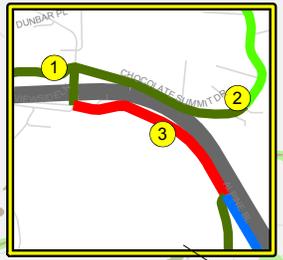
The following figures and tables identify the staff-recommended Mobility Element Road Network. Rationale is provided where staff is proposing revisions to the Mobility Element Network that was endorsed by the board of Supervisors and circulated for public review during July / August 2009. The figures have not yet been revised to reflect changes staff is recommending to the network. The figures will be revised after the Planning Commission makes a final recommendation on the network.

A brief explanation of the matrices included in this appendix is provided below:

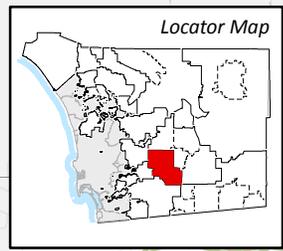
- The “ID” column refers to the road segment label on the accompanying figure or map.
- The “Road Segment” column identifies the road name and beginning and ending points of the segment.
- The “Referral Map Network” column identifies the segment’s road classification on the General Plan Update Mobility Element network that was circulated for public review during July / August 2009.
- The “Staff Recommended Changes” column include changes to the road network that staff is recommending to the Planning Commission.
- The last column “Rationale for Staff Changes” provides staff’s rationale for the recommended changes.

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
 Source: County of San Diego¹

0 1 2 Miles

ALPINE MOBILITY ELEMENT NETWORK



Mobility Element Network—Alpine Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Old Highway 80 (SC1930) <u>Segment:</u> Lakeside community boundary to Chocolate Summit Drive	2.2B Light Collector Continuous Turn Lanes	<i>No changes</i>	
2	Chocolate Summit Drive (SC1930) / Broad Oaks Road <u>Segment:</u> Old Highway 80 to Lakeside community boundary	2.2E Light Collector Old Highway 80 to Chocolate Creek Road 2.3C Minor Collector Chocolate Creek Road to Lakeside community boundary	<i>No changes</i>	
3	Alpine Boulevard (SF 1402) / (SC 1883) <u>Segment:</u> Dunbar Lane to East Willows Road	4.1B Major Road Intermittent Turn Lanes—Dunbar Lane to Arnold Way 2.1D Community Collector Improvement Options [Raised Median]—Arnold Way to Tavern Road 2.2A Light Collector Raised Median/Continuous Turn Lane—Tavern Road to South Grade Road 2.1D Community Collector Improvement Options [Intermittent Turn Lanes]—South Grade Road to West Willows Road 2.1E Community Collector West Willows Road to East Willows Road	<i>No changes</i> <i>No changes</i> <i>No changes</i> <i>No changes</i> 2.1C Light Collector Intermittent Turn Lanes	Recommended change is necessary to accommodate forecast traffic volumes

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Alpine Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
4	Harbison Canyon Road (SF 1402) <u>Segment:</u> Arnold Way to Crest/Dehesa community boundary	2.2A Light Collector Raised Median—Arnold Way to Bridle Run 2.2C Light Collector Intermittent turn Lanes—Bridle Run to Crest/Dehesa boundary	<i>No changes</i>	N/A
5	Arnold Way (SC 1971) <u>Segment:</u> Alpine Boulevard (western end near Harbison Canyon Road) to Alpine Boulevard (near West Victoria Drive)	2.2C Light Collector Intermittent Turn Lanes—Alpine Boulevard (western end) to South Grade Road 2.2F Light Collector Reduced Shoulder—South Grade Road to Foss Road 2.2C Light Collector Intermittent Turn Lanes—Foss Road to Tavern Road 2.2A Light Collector Raised Median/Continuous Turn Lane—Tavern Road to Alpine Boulevard (near West Victoria Drive)	<i>No changes</i>	N/A
6	Foss Road <u>Segment:</u> Arnold Way to South Grade Road	2.2E Light Collector	<i>No changes</i>	N/A
7	South Grade Road (SA 370) <u>Segment:</u> Arnold Way to Alpine Boulevard	2.2E Light Collector Arnold Way to Via Viejas 2.2C Light Collector Intermittent Turn Lanes—Via Viejas to Alpine Boulevard	<i>No changes</i>	N/A



Mobility Element Network—Alpine Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	Tavern Road (SA 380) <u>Segment</u> : Tavern Lane to Japatul Road	4.1A Major Road Raised Median—Tavern Lane to Alpine Boulevard 2.2D Light Collector Improvement Options [Raised Median]—Arnold Way to South Grade Road 2.2E Light Collector South Grade Road to Japatul Road	<i>No changes</i>	N/A
9	Dehesa Road (SF 1401) <u>Segment</u> : Crest-Dehesa community boundary to Tavern Road	2.2E Light Collector	<i>No changes</i>	N/A
10	Japatul Road (SF 1401.1) <u>Segment</u> : Tavern Road to Japatul Valley Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
11	New Road 11 <u>Segment</u> : Victoria Park Terrace to Tavern Lane	2.3A Minor Collector Raised Median	<i>No changes</i>	N/A
12	Tavern Lane <u>Segment</u> : New Road 11 to Tavern Road	4.1A Major Road Median [Continuous Left Turn Lane]	<i>No changes</i>	N/A
13	Victoria Park Terrace (SC 1985) <u>Segment</u> : Tavern Road (at Tavern Lane) to West Victoria Drive	2.2A Light Collector Raised Median	<i>No changes</i>	N/A
14	New Road 14 <u>Segment</u> : Tavern Road (at Tavern Lane) to West Victoria Drive	Local Public Road	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Alpine Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
15	West Victoria Drive (SC 1990) <u>Segment:</u> Alpine Boulevard to Victoria Park Terrace	2.2E Light Collector	<i>No changes</i>	N/A
16	North / East Victoria Drive (SC 1990) <u>Segment:</u> Victoria Park Terrace to South Grade Road	2.2F Light Collector Reduced Shoulder—Victoria Park Terrace to Otto Avenue 2.2C Light Collector Intermittent Turn Lanes—Otto Avenue to South Grade Road	<i>No changes</i>	N/A
17	Otto Avenue <u>Segment:</u> East Victoria Road to West Willows Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
18	New Road 18 <u>Segment:</u> Alpine Boulevard at West Victoria Drive to Eltinge Drive at Marshall Road	Local Public Road	<i>No changes</i>	N/A
19	Willows Road (SC 2000) <u>Segment:</u> Otto Avenue to Alpine Boulevard	2.2E Light Collector Otto Avenue to Viejas Casino 4.2A Boulevard Raised Median—Viejas Casino to New Road 20 2.2E Light Collector New Road 20 to Alpine Boulevard	<i>No changes</i>	N/A



Mobility Element Network—Alpine Community Planning Area Matrix

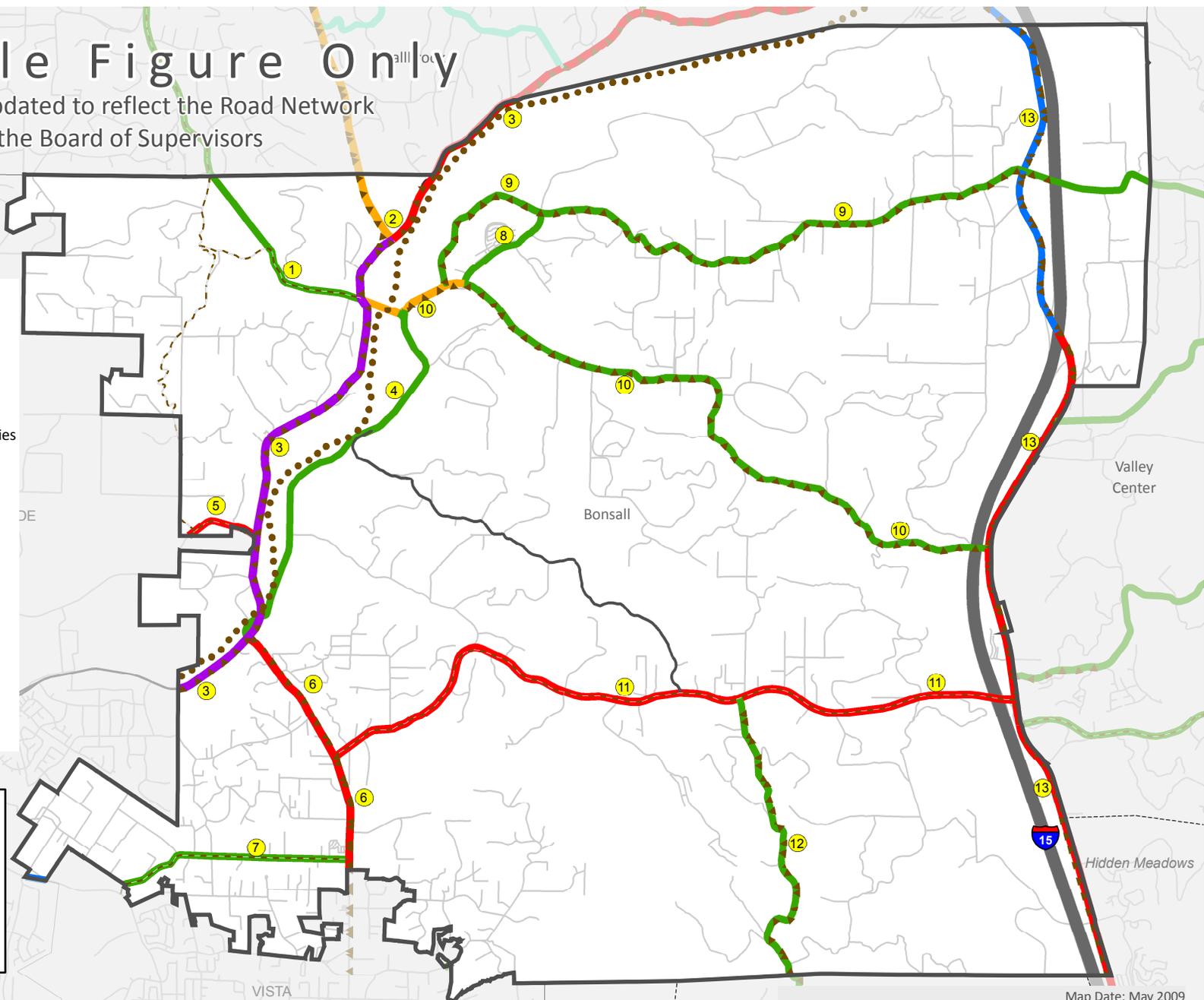
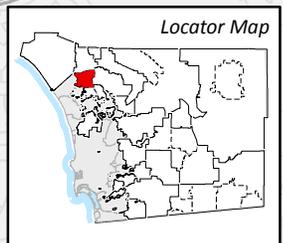
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
20	New Road 20 / Interchange <u>Segment:</u> Willows Road to Alpine Boulevard	4.1A Major Road Raised Median	<u>Remove from Network</u>	<ul style="list-style-type: none"> ■ Funding for a new interchange is unlikely due to the proximity of both the West and East Willows Road interchanges with Interstate 8. ■ New Viejas tribal gaming facilities and hotel are being proposed near the East Willows Road / Interstate 8 interchange, rather than the existing casino/retail complex.
21	Japatul Valley Road (SF 1401.1) <u>Segment:</u> Japatul Road to Central Mountain Subregion boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
22	Lyons Valley Road (SA 390) <u>Segment:</u> Japatul road to Jamul/Dulzura Subregion boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
23	Viejas View Place <u>Segment:</u> Alpine Boulevard to South Grade Road	Local Public Road	<i>No changes</i>	N/A
24	New Road 24 <u>Segment:</u> Victoria Circle to East Victoria Drive	Local Public Road	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-1

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



BONSALL MOBILITY ELEMENT NETWORK



Mobility Element Network—Bonsall Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Olive Hill Road (SC 100.1) <u>Segment:</u> Fallbrook community boundary to SR-76 / Mission Road	2.2 Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
2	South Mission Road (SF 1305) <u>Segment:</u> Fallbrook community boundary to SR-76 / Mission Road	4.2B Boulevard Intermittent Turn Lanes	<i>No changes</i>	N/A
3	SR 76/Pala Rd <u>Segment:</u> Oceanside city limits to Fallbrook boundary	6.2 Prime Arterial Oceanside city limits to South Mission Road 4.1A Major Road Raised Median—South Mission Road to Fallbrook community boundary	<i>No changes</i>	N/A
4	Old River Road (SC 262) <u>Segment:</u> Camino del Rey to East Vista Way	2.2E Light Collector	2.2C Light Collector Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Recommended change is more consistent with recent improvements to this road ■ Planning Group preference
5	North River Road (SA 430) <u>Segment:</u> Oceanside city limits to SR-76 / Mission Rd	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
6	East Vista Way (SF 1304) <u>Segment:</u> SR-76 / Mission Road to Vista city limits	4.1A Major Road Raised Median	<i>No changes</i>	N/A
7	Osborne Street (SA 450) <u>Segment:</u> Vista city limits to East Vista Way	2.2A Light Collector Raised Median	<i>No changes</i>	N/A
8	Camino del Cielo (SC 260) <u>Segment:</u> Camino del Rey to West Lilac Road	2.2E Light Collector	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Bonsall Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
9	West Lilac Road <u>Segment:</u> Camino del Rey to Valley Center community boundary	2.2E Light Collector	<i>No changes</i>	N/A
10	Camino del Rey (SA 100) <u>Segment:</u> SR-76 / Mission Road to Old Highway 395	4.2A Boulevard Raised Median—SR-76 / Mission Road to Camino del Cielo 2.2C Light Collector Intermittent Turn Lanes—Camino del Cielo to Old Highway 395	4.2B Boulevard Intermittent Turn Lanes—SR-76 / Mission Road to Camino del Cielo <i>No changes</i>	<ul style="list-style-type: none"> ■ Recommended change is more consistent with recent improvements to this road ■ Planning Group preference
11	Gopher Canyon Road (SF 1415) <u>Segment:</u> East Vista Way to Old Highway 395 / Champagne Boulevard	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
12	Twin Oaks Valley Road (SC 1170) <u>Segment:</u> Gopher Canyon Road to North County Metro Subregion boundary	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
13	Old Highway 395/Champagne Boulevard <u>Segment:</u> Fallbrook CPA boundary to North County Metro Subregion boundary	2.1D Community Collector Improvement Options—Fallbrook boundary to Interstate 15 interchange 4.1B Major Road Intermittent Turn Lanes—Interstate 15 interchange to North County Metro Subregion boundary	<i>No changes</i>	N/A
14	Melrose Drive (SA 460) Segment: Mission Avenue to North Santa Fe Avenue (unincorporated County only)	Not Included	6.2 Prime Arterial	Inadvertently left off network due to lack of clarity over alignment through unincorporated County. (will be added to figure)



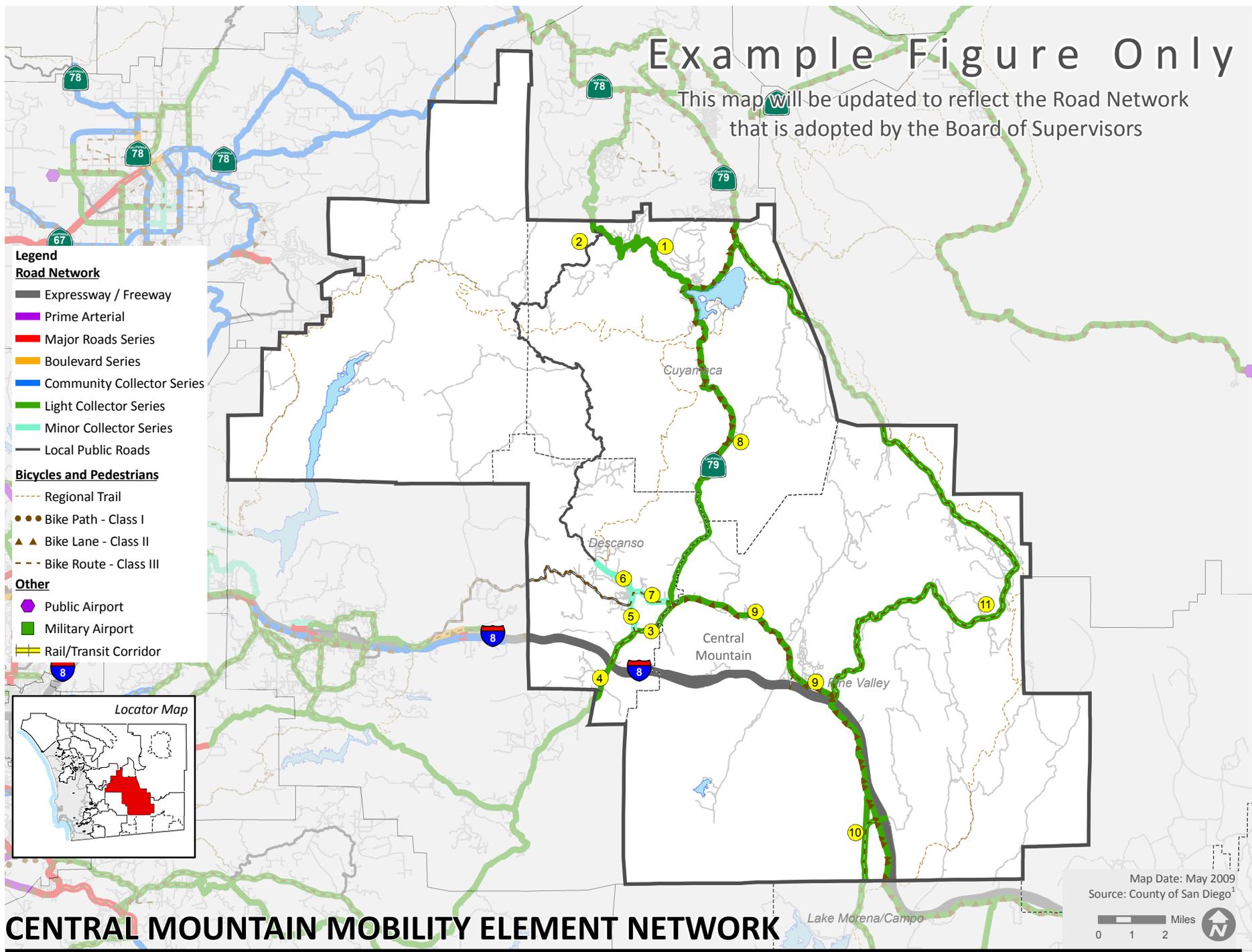
Mobility Element Network—Bonsall Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
<u>15</u>	Dentro de Lomas Road (via Paseo Grande Road, Whisper Trace Road, Thorn Dale Road, North Fork Drive, Autumn Breeze Lane, Whisper Wind Road) Segment: Gopher Canyon Road to Old River Road	Not Included	Local Public Road	<ul style="list-style-type: none"> ■ Reflect Board direction ■ Planning Group preference

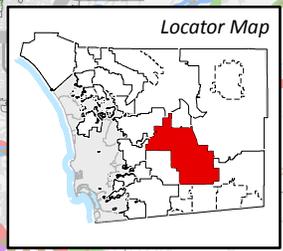
a. ID = Roadway segment on Figure M-A-2

Example Figure Only

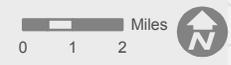
This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹



CENTRAL MOUNTAIN MOBILITY ELEMENT NETWORK



Mobility Element Network—Central Mountain Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Engineers Road <u>Segment:</u> Boulder Creek Road to SR-79	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
2	Pine Hills Road <u>Segment:</u> Engineers Road north to Julian community boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
3	Japatul Valley Road North/SR 79 <u>Segment:</u> Interstate 8 to Old Highway 80	2.2D Light Collector Improvement Options [Intermittent Turn Lanes]	<i>No changes</i>	N/A
4	Japatul Valley Road South <u>Segment:</u> Interstate 8 to Alpine community boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
5	Riverside Drive <u>Segment:</u> Japatul Valley Road to Viejas Boulevard	2.3C Minor Collector	<i>No changes</i>	N/A
6	Oak Grove Drive <u>Segment:</u> Boulder Creek Road to Riverside Drive	2.3C Minor Collector	<i>No changes</i>	N/A
7	Viejas Boulevard <u>Segment:</u> Riverside Drive to SR-79	2.3C Minor Collector	<i>No changes</i>	N/A
8	State Route 79 <u>Segment:</u> Julian CPA boundary to Old Highway 80	2.2D Light Collector Improvement Options [Passing Lane]— Julian CPA boundary to Descanso Subarea boundary 2.2D Light Collector Improvement Options [Intermittent Turn Lanes]—Descanso Subarea boundary to Old Highway 80	<i>No changes</i>	N/A



Mobility Element Network—Central Mountain Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
9	Old Highway 80 <u>Segment:</u> SR-79 to Interstate 8	2.2E Light Collector SR-79 to Pine Valley Road 2.2B Light Collector Continuous Turn Lane—Pine Valley Road to Pine Boulevard 2.2E Light Collector Pine Boulevard to Interstate 8	<i>No changes</i>	N/A
10	Buckman Springs <u>Segment:</u> Old Highway 80 to Mountain Empire Subregion boundary	2.2D Light Collector Improvement Options [Passing Lane]	<i>No changes</i>	N/A
11	Sunrise Highway <u>Segment:</u> Interstate 8 to SR-79	2.2D Light Collector Improvement Options [Passing Lane]	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-3

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

Legend

Road Network

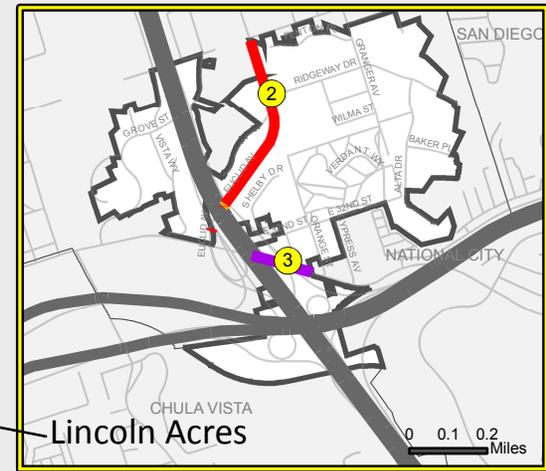
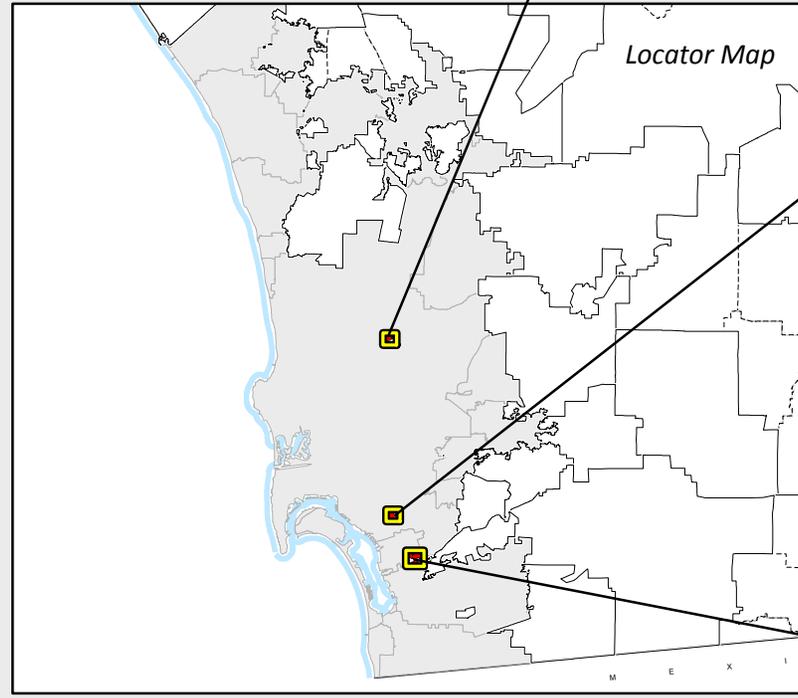
-  Expressway / Freeway
-  Prime Arterial
-  Major Roads Series
-  Boulevard Series
-  Community Collector Series
-  Light Collector Series
-  Minor Collector Series
-  Local Public Roads

Bicycles and Pedestrians

-  Bike Path - Class I
-  Bike Lane - Class II
-  Bike Route - Class III
-  Regional Trail

Other

-  Public Airport
-  Military Airport
-  Rail/Transit Corridor



Map Date: September 2008
Source: County of San Diego¹

COUNTY ISLANDS MOBILITY ELEMENT NETWORK



APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



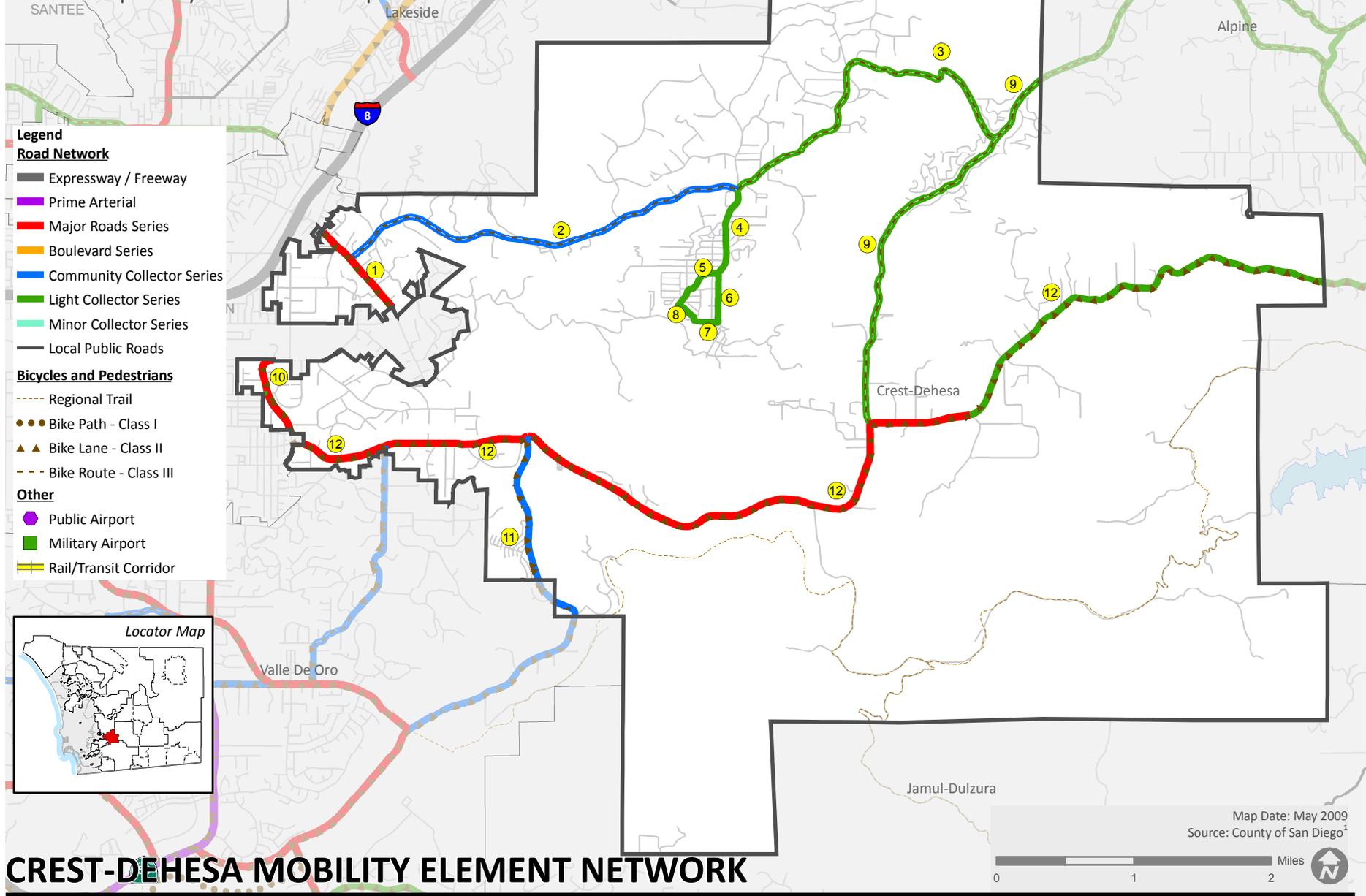
Mobility Element Network—County Islands Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Pomerado Road (SA 760) <u>Segment:</u> Interstate 15 to San Diego city limits	4.1A Major Road Raised Median	<i>No changes</i>	N/A
2	Euclid Avenue (SA 1175) <u>Segment:</u> National City limits to Sweetwater Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
3	Sweetwater Road (SA 1170) <u>Segment:</u> Entire length within Lincoln Acres County Island	6.2 Prime Arterial	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-4

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



CREST-DEHESA MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Crest/Dehesa Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Greenfield Drive (SA 900 / SC 2031) <u>Segment:</u> El Cajon city limits to East Madison Avenue	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
2	La Cresta Road (SF 732) <u>Segment:</u> Greenfield Drive to La Cresta Boulevard	2.1D Community Collector Improvement Options [Passing Lane]	<i>No changes</i>	N/A
3	Mountain View Road/Frances Drive (SF 732) <u>Segment:</u> La Cresta Boulevard to Harbison Canyon Road	2.2E Light Collector	<i>No changes</i>	N/A
4	La Cresta Boulevard (SC 1960.1) <u>Segment:</u> Suncrest Boulevard to La Cresta Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
5	Suncrest Boulevard <u>Segment:</u> Albatross Place to La Cresta Boulevard	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
6	Crest Drive <u>Segment:</u> South Lane to Suncrest Boulevard	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
7	South Lane <u>Segment:</u> Albatross Place to Crest Drive	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
8	Albatross Place <u>Segment:</u> Suncrest Boulevard to South Lane	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A



Mobility Element Network—Crest/Dehesa Community Planning Area Matrix

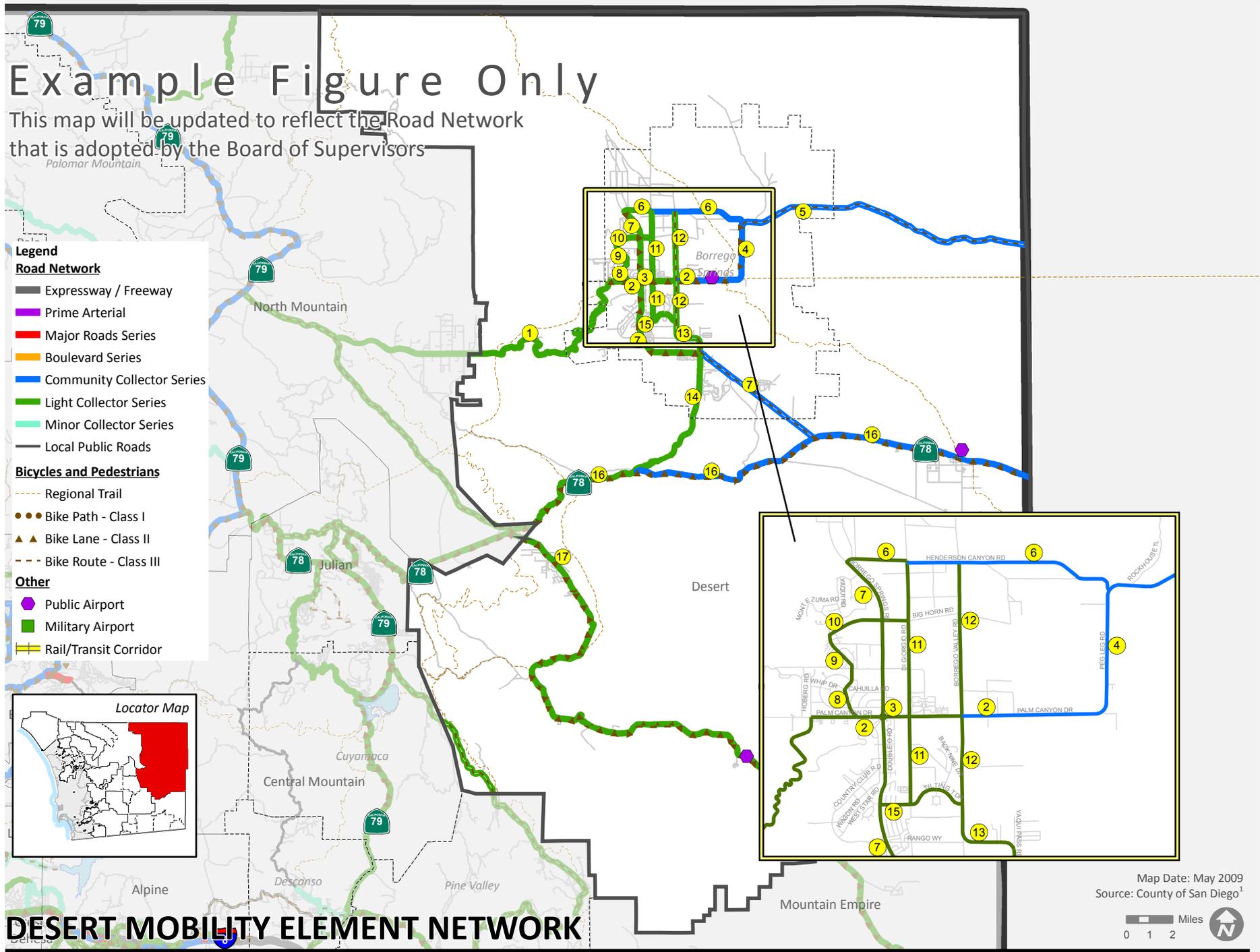
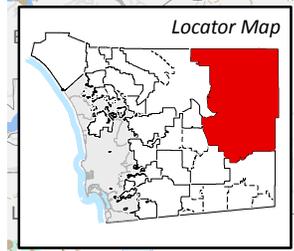
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
9	Harbison Canyon Road (SF 1402) <u>Segment:</u> Dehesa Road to Alpine CPA boundary	2.2E Light Collector Dehesa Road to Frances Drive 2.2C Light Collector Intermittent Turn Lanes—Frances Drive to Alpine CPA boundary	<i>No changes</i>	N/A
10	Granite Hills Drive (SC 2042) <u>Segment:</u> El Cajon city limits to Melody Lane	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
11	Willow Glen Drive (SF 1397) <u>Segment:</u> Dehesa Road to Camino de Las Piedras (Valle de Oro CPA boundary)	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
12	Dehesa Road <u>Segment:</u> El Cajon city limits to Alpine CPA boundary	4.1B Major Road Intermittent Turn Lanes—El Cajon city limits to Sycuan Road 2.2E Light Collector Sycuan Road to Alpine CPA boundary	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-5

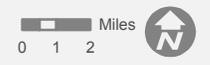
Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹



DESERT MOBILITY ELEMENT NETWORK



Mobility Element Network—Desert Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Montezuma Valley Road (SF 1406) <u>Segment:</u> Ranchita to Palm Canyon Drive	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
2	Palm Canyon Drive (SA 180) / (SC 430) <u>Segment:</u> Montezuma Valley Road to Peg Leg Road [excluding Christmas Circle]	2.2A Light Collector Raised Median—Montezuma Valley Road to Borrego Valley Road (excluding Christmas Circle) 2.1D Community Collector Improvement Options [Unspecified]—Borrego Valley Road to Peg Leg Road	<i>No changes</i>	N/A
3	Christmas Circle (SA 175) <u>Segment:</u> Traffic Circle	2.2E Light Collector The two-lane road with one-directional traffic flow	<i>No changes</i>	N/A
4	Peg Leg Road (SC 450) <u>Segment:</u> Palm Canyon Drive to Borrego-Salton Seaway	2.1D Community Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
5	Borrego-Salton Seaway (SA 160) <u>Segment:</u> Peg Leg Road to Imperial County line	2.1D Community Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
6	Henderson Canyon Road (SC 420) <u>Segment:</u> Peg Leg Road to Borrego Springs Road	2.1D Community Collector Improvement Options [Unspecified]—Peg Leg Road to Di Giorgio Road 2.2E Light Collector Di Giorgio Road to Borrego Springs Road	<i>No changes</i>	N/A



Mobility Element Network—Desert Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
7	Borrego Springs Road (SA 170) <u>Segment:</u> Henderson Canyon Road to SR-78	2.2E Light Collector Henderson Canyon Road to Christmas Circle 2.2D Light Collector Improvement Options [Unspecified]—Christmas Circle to Yaqui Pass Road 2.1D Community Collector Improvement Options [Unspecified]—Yaqui Pass Road to SR-78	<i>No changes</i>	N/A
8	Ocotillo Circle Segment: Palm Canyon Drive to Lazy S Drive	2.2E Light Collector	<i>No changes</i>	N/A
9	Lazy S Drive Segment: Ocotillo Circle to Big Horn Road	2.2E Light Collector	<i>No changes</i>	N/A
10	Big Horn Road (SA 160) <u>Segment:</u> Borrego Springs Road to Di Giorgio Road	2.2E Light Collector	<i>No changes</i>	N/A
11	Di Giorgio Road (SC 460) <u>Segment:</u> Henderson Canyon Road to Tilting T Drive	2.2D Light Collector Improvement Options [Unspecified]—Henderson Canyon Road to Palm Canyon Drive 2.2E Light Collector Palm Canyon Drive to Tilting T Drive	<i>No changes</i>	N/A



Mobility Element Network—Desert Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
12	Borrego Valley Road (SC 470) <u>Segment:</u> Henderson Canyon Road to Rango Way	2.2E Light Collector Henderson Canyon Road to Palm Canyon Drive 2.2D Light Collector Improvement Options [Unspecified]—Palm Canyon Drive to Rango Way	<i>No changes</i>	N/A
13	Rango Way (SC 445) <u>Segment:</u> Borrego Valley Road to Yaqui Pass Road	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
14	Yaqui Pass Road (SF 1406) <u>Segment:</u> Rango Way to SR-78	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
15	Tilting T Drive (SC 440) <u>Segment:</u> Borrego Springs Road to Borrego Valley Road	2.2E Light Collector Borrego Springs Road to Di Giorgio Road 2.2B Light Collector Continuous Turn Lane—Di Giorgio Road to Borrego Valley Road	<i>No changes</i>	N/A
16	State Route 78 <u>Segment:</u> North Mountain Subregion boundary to Imperial County line	2.2D Light Collector Improvement Options [Passing Lanes]—North Mountain Subregion boundary to Yaqui Pass Road 2.1D Community Collector Improvement Options [Passing Lanes]—Yaqui Pass Road to Imperial County line	<i>No changes</i>	N/A

APPENDIX E
 PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Desert Subregion Matrix

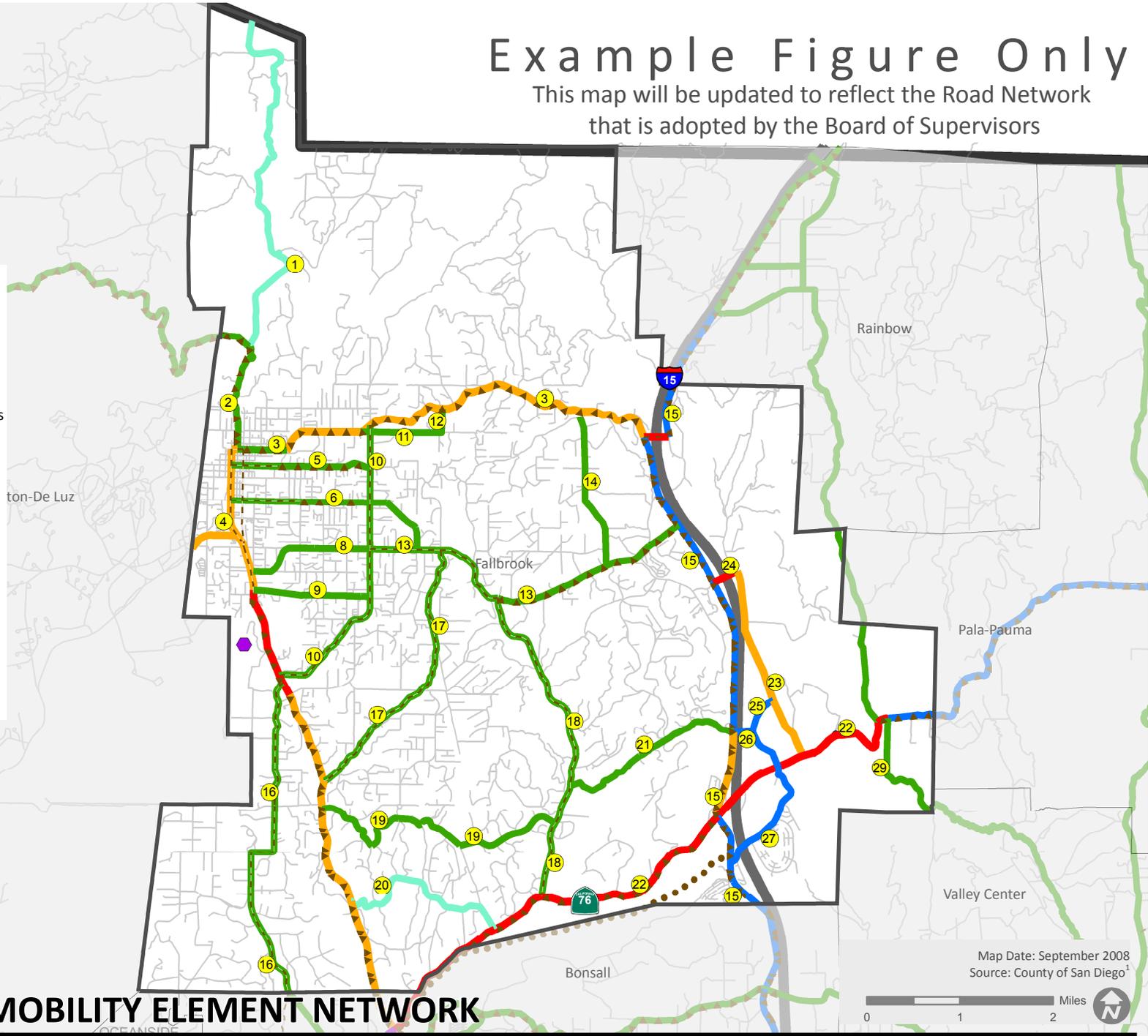
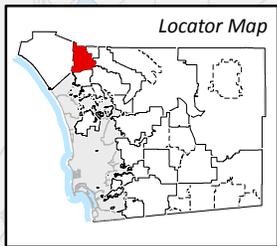
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
17	Great Southern Overland Stage Route of 1849 (SA 200) <u>Segment:</u> North Mountain Subregion boundary to Mountain Empire Subregion boundary	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-6

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: September 2008
Source: County of San Diego¹

FALLBROOK MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Fallbrook Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Sandia Creek Drive (SC 21) <u>Segment:</u> Riverside County line to DeLuz Road	2.3C Minor Collector	<i>No changes</i>	N/A
2	DeLuz Road (SC 10) <u>Segment:</u> Pendleton-DeLuz community boundary to West Mission Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
3	West / East Mission Road (SF 1305) <u>Segment:</u> North Mission Road to Interstate 15 interchange	2.2B Light Collector Continuous Turn Lane—S. Mission Road to Brandon Road 4.2B Boulevard Intermittent Turn Lanes—Brandon Road to Interstate 15 interchange	<i>No changes</i>	N/A
4	North / South Mission Road (SF 1305) <u>Segment:</u> West Mission Road to Bonsall CPA boundary	4.2B Boulevard Intermittent Turn Lanes	<i>No changes</i>	N/A
5	Alvarado Street (SC 10) <u>Segment:</u> South Mission Road to Stage Coach Lane	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
6	Fallbrook Street (SF 1416) <u>Segment:</u> South Mission Road to Reche Road	2.2B Light Collector Continuous Turn Lane—South Mission Road to Stage Coach Lane 2.2C Light Collector Intermittent Turn Lanes—Stage Coach Lane to Reche Road	<i>No changes</i>	N/A
7	Ammunition Road (SC 20) <u>Segment:</u> Pendleton-DeLuz boundary to South Main Avenue	4.2B Boulevard Intermittent Turn Lanes	<i>No changes</i>	N/A



Mobility Element Network—Fallbrook Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	Palomino Road <u>Segment:</u> Old Stage Road to Stage Coach Lane	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
9	Pepper Tree Lane (SC 90) <u>Segment:</u> South Mission Road to Stage Coach Lane	2.2E Light Collector	<i>No changes</i>	N/A
10	Stage Coach Lane (SA 40) <u>Segment:</u> South Mission Road to East Mission Road	2.2C Light Collector Intermittent Turn Lanes—South Mission Road to Reche Road 2.2B Light Collector Continuous Turn Lane—Reche Road to East Mission Road	<i>No changes</i>	N/A
11	Gumtree Lane (SC 30) <u>Segment:</u> North Stagecoach Lane to Hamilton Lane	2.2E Light Collector	<i>No changes</i>	N/A
12	Hamilton Lane <u>Segment:</u> Guntree Lane to East Mission Road	2.2E Light Collector	<i>No changes</i>	N/A
13	Reche Road (SF 1416) <u>Segment:</u> Stage Coach Lane to Old Highway 395	2.2B Light Collector Continuous Turn Lane—Stage Coach Lane to Green Canyon Road 2.2C Light Collector Intermittent Turn Lane—Green Canyon Road to Old Highway 395	<i>No changes</i>	N/A
14	Yucca Road <u>Segment:</u> East Mission Road to Reche Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Fallbrook Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
15	Old Highway 395 (SA 15) <u>Segment:</u> Rainbow CPA boundary to Bonsall CPA boundary	2.1D Community Collector Improvement Options [Unspecified]—Rainbow CPA boundary to Interstate-15 interchange 2.1A Community Collector Raised Median—Interstate-15 interchange to Pala Mesa Drive 4.1B Major Road Intermittent Turn Lanes—Pala Mesa Drive to SR-76 2.1D Community Collector Improvement Options [Unspecified]—SR-76 to Bonsall CPA boundary	<i>No changes</i>	N/A
16	Olive Hill Road (SC 100.5) <u>Segment:</u> South Mission Road to Bonsall CPA boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
17	Green Canyon Road (SA 60.2-SC 71) <u>Segment:</u> Reche Road to S. Mission Road	2.2E Light Collector	<i>No changes</i>	N/A
18	Gird Road (SA 80) <u>Segment:</u> Reche Road to SR-76	2.2E Light Collector	<i>No changes</i>	N/A
19	Via Encinos / Knottwood Way <u>Segment:</u> S. Mission Road to Gird Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
20	Via Monserate (SC 120) <u>Segment:</u> S. Mission Road to SR-76	2.3C Minor Collector	<i>No changes</i>	N/A
21	Pala Mesa Drive <u>Segment:</u> Gird Road to Old Highway 395	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A



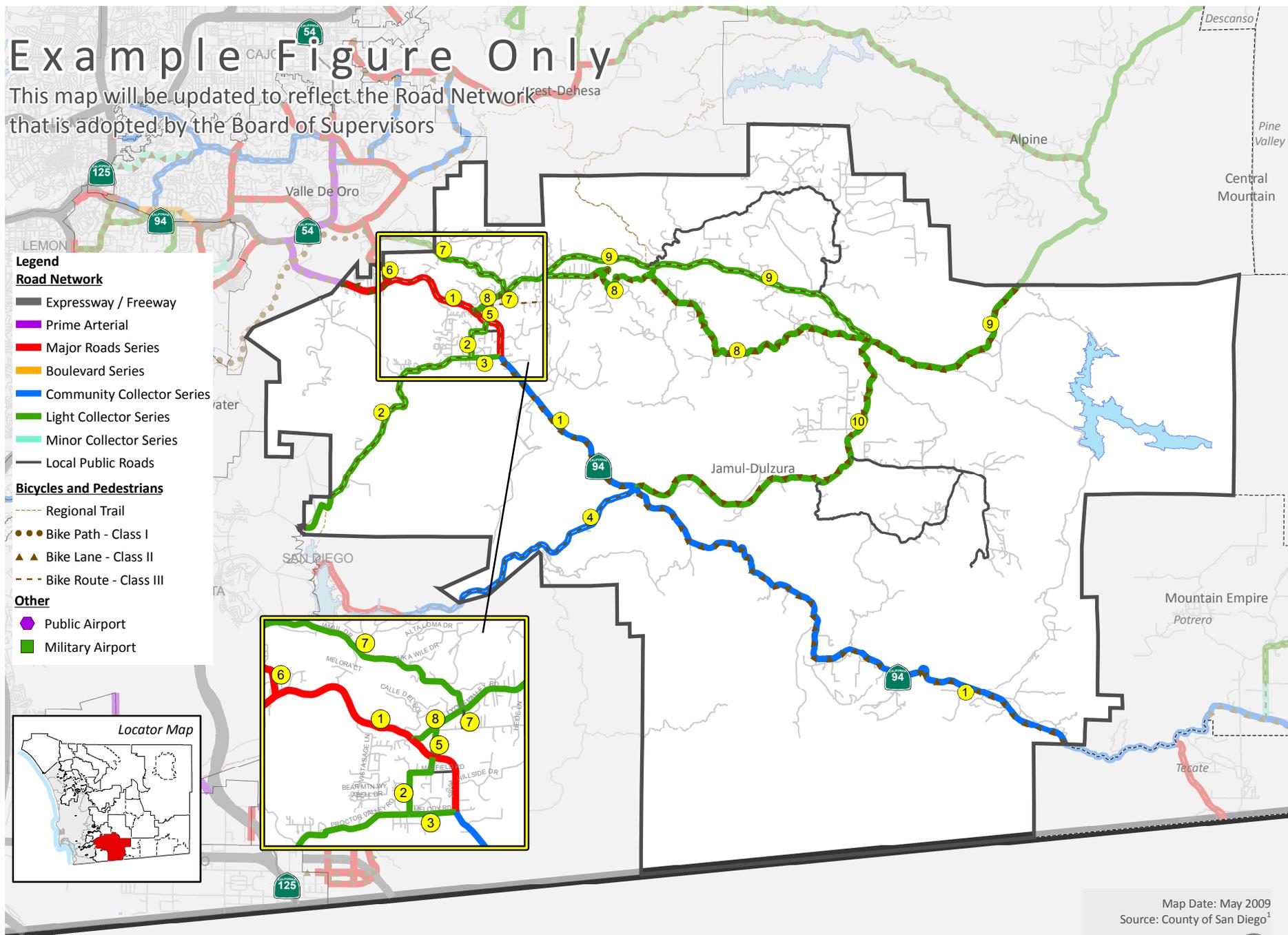
Mobility Element Network—Fallbrook Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
22	SR 76 (Pala Road) <u>Segment:</u> Bonsall CPA boundary to Pala/Pauma Subregion boundary	4.1A Major Road Raised Median—Bonsall CPA boundary to Couser Canyon Road 2.1D Community Collector Improvement Options [Passing Lanes]—Couser Canyon Road to Pala/Pauma Subregion boundary	<i>No changes</i>	N/A
23	Meadowood / Passarelle Road <u>Segment:</u> SR-76 to Stewart Canyon Road	4.2A Boulevard Raised Median	<i>No changes</i>	N/A
24	Stewart Canyon Road <u>Segment:</u> Old Highway 395 to Meadowood/ Passarelle Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
25	New Road 25 <u>Segment:</u> Pankey Road to Meadowood/ Passarelle Road	2.1E Community Collector	<i>No changes</i>	N/A
26	Pankey Road (SC 260.2) <u>Segment:</u> Pala Mesa Drive to SR-76	2.1A Community Collector Raised Median	<i>No changes</i>	N/A
27	Dulin Road (SC 260.2) <u>Segment:</u> Old Highway 395 to SR-76	2.1E Community Collector	<i>No changes</i>	N/A
28	Rice Canyon Road <u>Segment:</u> Rainbow CPA boundary to SR-76	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
29	Couser Canyon Road <u>Segment:</u> SR-76 to Valley Center CPA boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-7

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



JAMUL-DULZURA MOBILITY ELEMENT NETWORK



Mobility Element Network—Jamul/Dulzura Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	State Route 94 <u>Segment:</u> Valle de Oro CPA boundary to Mountain Empire Subregion boundary	4.1A Major Road Raised Median—Valle de Oro CPA boundary to Melody Road 2.1D Community Collector Improvement Options [Passing Lanes, Curve Corrections, and Turn Pockets]—Melody Road to Tecate Sub-Group area boundary	<i>No changes</i>	N/A
2	Proctor Valley Road (SA 1160.1) <u>Segment:</u> Chula Vista city limits to SR-94	2.2E Light Collector	<i>No changes</i>	N/A
3	Melody Road <u>Segment:</u> Proctor Valley Road to SR-94	2.2E Light Collector	<i>No changes</i>	N/A
4	Otay Lakes Road (SA 1396) <u>Segment:</u> Otay Subregion boundary to SR-94	2.1D Community Collector Improvement Options [Passing Lane]	<i>No changes</i>	N/A
5	Jefferson Road (SC 391) <u>Segment:</u> Lyons Valley Road to SR-94	2.2A Light Collector Raised Median	<i>No changes</i>	N/A
6	Steele Canyon Road (SC 2050) <u>Segment:</u> Valle de Oro CPA boundary to SR-94	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
7	Jamul Drive (SC2055) <u>Segment:</u> Valle de Oro CPA boundary to Olive Vista Drive	2.2C Light Collector Intermittent Turn Lanes—Valle de Oro CPA boundary to Lyons Valley Road Local Public Road Lyons Valley Road to Olive Vista Drive	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Jamul/Dulzura Subregion Matrix

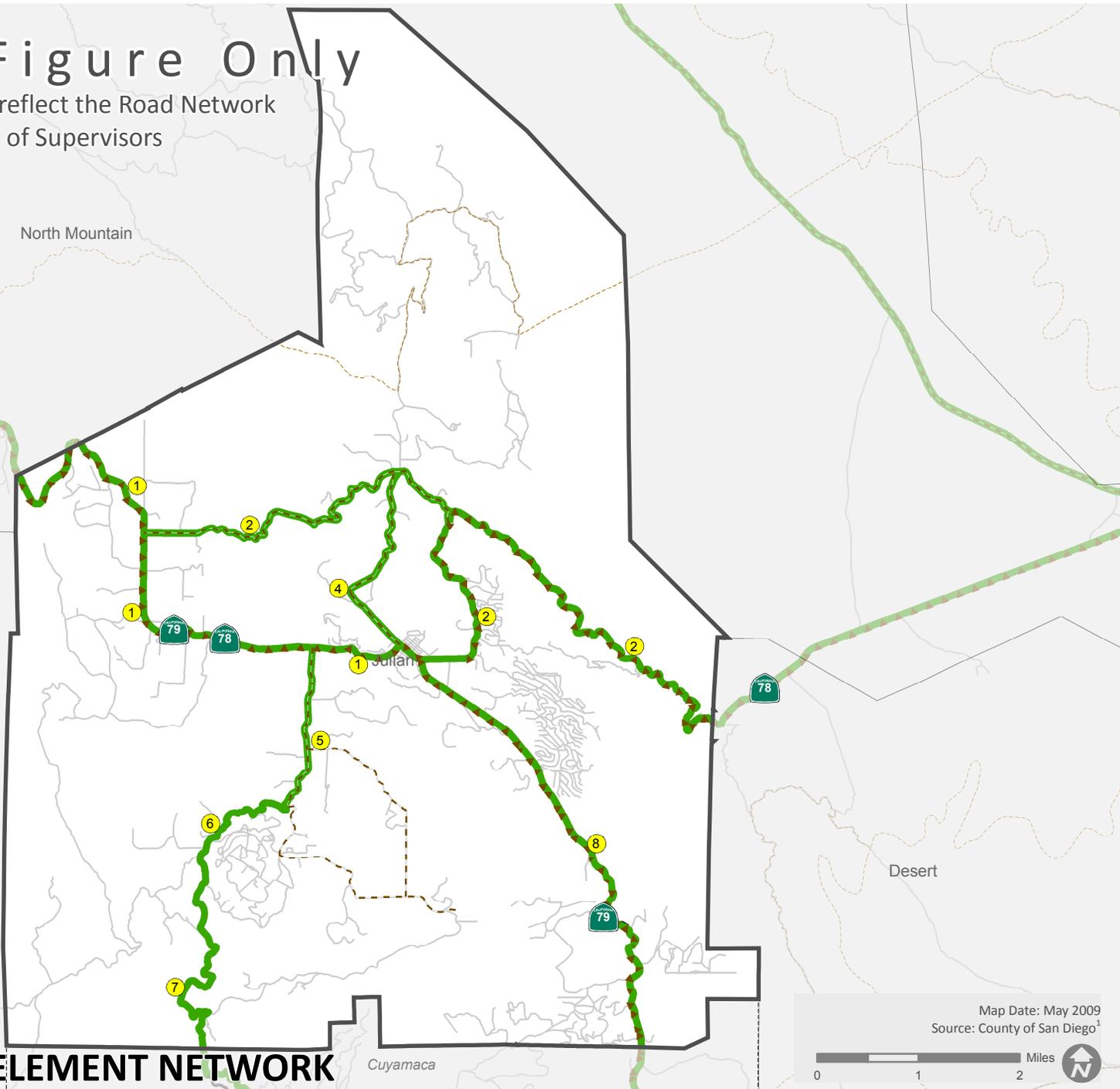
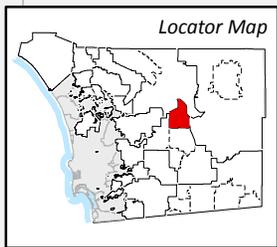
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	Lyons Valley Road (SA390.1) <u>Segment:</u> SR-94 to Alpine CPA boundary	2.2B Light Collector Continuous Turn Lane—SR-94 to Skyline Truck Trail 2.2E Light Collector Skyline Truck Trail to Honey Springs Road 2.2F Light Collector Reduced Shoulder—Honey Springs Road to Alpine CPA boundary	<i>No changes</i>	N/A
9	Skyline Truck Trail (SA390) <u>Segment:</u> Lyons Valley Road to Honey Springs Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
10	Honey Springs Road (SA400) <u>Segment:</u> SR-94 to Skyline Truck Trail	2.2E Light Collector	<i>No changes</i>	N/A
11	Olive Vista Drive <u>Segment:</u> Jefferson Road to Lyons Valley Road	Local Public Road	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-8

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹

JULIAN MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK

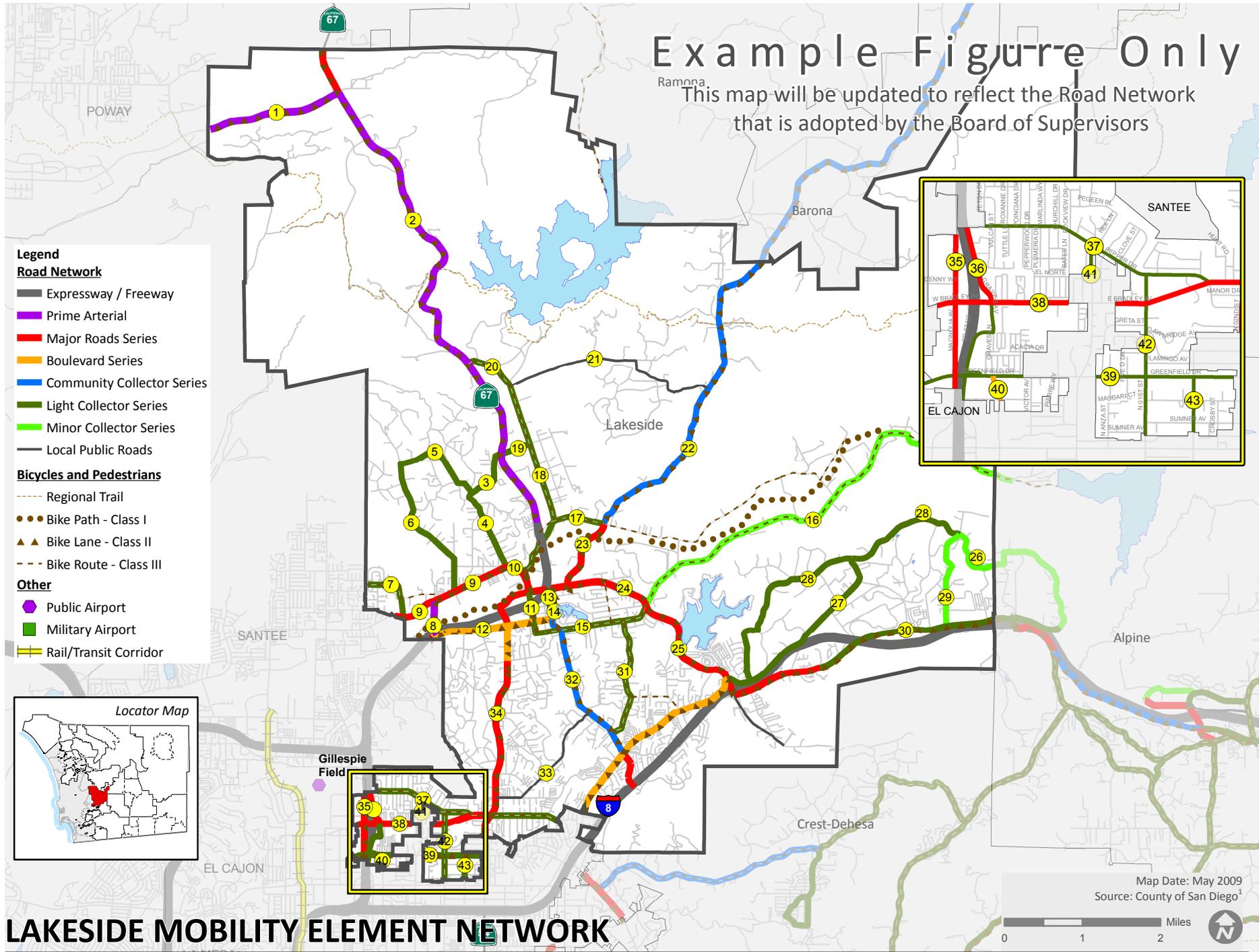


Mobility Element Network—Julian Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	State Route 78/79 (Julian Road/Main Street) <u>Segment</u> : North Mountain Subregion boundary to Banner Road	2.2D Light Collector Improvement Options [Passing Lanes]— Santa Ysabel to Main Street	<i>No changes</i>	N/A
2	State Route 78 (Banner Road) <u>Segment</u> : Main Street to Desert Subregion boundary	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
3	Wynola Road (SC 872) <u>Segment</u> : Julian Road (SR-78/79) to Farmer Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
4	Farmer Road (SC 871) <u>Segment</u> : Wynola Road to Main Street (SR-78/79)	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
5	Pine Hills Road (810.2) <u>Segment</u> : Julian Road (SR-78/79) to Eagle Peak Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
6	Eagle Peak Road <u>Segment</u> : Pine Hills Road to Boulder Creek Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
7	Boulder Creek Road <u>Segment</u> : Eagle Peak Road to Engineers Road	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
8	State Route 79 <u>Segment</u> : Main Street to Central Mountain Subregion boundary	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-9

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



LAKESIDE MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Scripps Poway Parkway (SA 780) <u>Segment:</u> Poway city limits to SR-67	6.2 Prime Arterial	<i>No changes</i>	N/A
2	State Route 67 <u>Segment:</u> Poway city limits to Santee city limits	4.1B Major Road Intermittent Turn Lanes—Poway city limits to Scripps Poway Parkway 6.2 Prime Arterial Scripps Poway Parkway to Maplevue Street 6.1 Expressway Maplevue Street to Santee city limits	4.1A Major Road Raised Median—Poway city limits to Maplevue Street	<ul style="list-style-type: none"> ■ Consistent with 2030 SANDAG Regional Transportation Plan ■ A four-lane road has generally sufficient capacity to accommodate forecast traffic volumes, as long as other planned improvements are constructed: full interchange at Winter Garden Boulevard and (2) overpasses at Maplevue Street and Willow Road.
3	Posthill Road (SC 1790) <u>Segment:</u> SR-67 to Valle Vista Road	2.2E Light Collector	<i>No changes</i>	N/A
4	Valle Vista Road (SC 1791) <u>Segment:</u> Posthill Road to Riverside Drive	2.2E Light Collector	<i>No changes</i>	N/A
5	Manzanita Road/ Pinehurst Drive (SC 1780) <u>Segment:</u> Post Hill Road to Oak Creek Drive	2.2E Light Collector	<i>No changes</i>	N/A
6	Oak Creek Drive/Palm Row Drive (SA 1800) <u>Segment:</u> Manzanita Road to Riverside Drive	2.2E Light Collector	<i>No changes</i>	N/A
7	El Nopal (SC 1775) <u>Segment:</u> Santee city limits to Riverside Drive	2.2E Light Collector	<i>No changes</i>	N/A



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	Riverford Road (SC 1800) <u>Segment:</u> Riverside Drive to Woodside Avenue	6.2 Prime Arterial Riverside Drive to westbound SR-67 ramp 4.1B Major Road Intermittent Turn Lanes—Westbound SR-67 ramp to Woodside Avenue	<i>No changes</i>	N/A
9	Riverside Drive (SA 880.2) <u>Segment:</u> Santee city limits to Channel Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
10	Lakeside Avenue (SA 880) <u>Segment:</u> Valle Vista Road to SR-67	4.1B Major Road Intermittent Turn Lanes—Valle Vista Road to Channel Road 2.2E Light Collector Channel Road to SR-67	<i>No changes</i>	N/A
11	Channel Road (SC 1910) <u>Segment:</u> Lakeside Avenue to Julian Avenue	4.1B Major Road Intermittent Turn Lanes—Lakeside Avenue to Maplevue Street 2.2B Light Collector Continuous Turn Lane—Maplevue Street to Woodside Avenue 2.2C Light Collector Intermittent Turn Lanes—Woodside Avenue to Julian Avenue	<i>No changes</i>	N/A
12	Woodside Avenue (SF 731) <u>Segment:</u> Santee city limits to Vine Street	4.2A Boulevard Raised Median	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
13	<p>Maine Avenue (SF 1400)</p> <p><u>Segment:</u> Mapleview Street to Los Coches Road</p>	<p>2.2E Light Collector</p> <p>Mapleview Street to Woodside Avenue</p> <p>2.1D Community Collector</p> <p>Improvement Options—Woodside Avenue to Los Coches Road</p>	<i>No changes</i>	N/A
14	<p>Vine Street (SA 841)</p> <p><u>Segment:</u> Mapleview Street to Woodside Avenue</p>	2.2E Light Collector	<i>No changes</i>	N/A
15	<p>Julian Avenue (SC 1910)</p> <p><u>Segment:</u> Channel Road to Lake Jennings Park Road</p>	2.2C Light Collector	<i>No changes</i>	N/A
16	<p>El Monte Road (SC 1920)</p> <p><u>Segment:</u> Lake Jennings Park Road to Mountain Empire Subregion boundary</p>	2.3C Minor Collector	<i>No changes</i>	N/A
17	<p>Willow Road (SA 820)</p> <p><u>Segment:</u> SR-67 to Wildcat Canyon Road</p>	2.2E Light Collector	<i>No changes</i>	N/A
18	<p>Moreno Avenue (SC 1772)</p> <p><u>Segment:</u> Vigilante Road to Willow Road</p>	2.2E Light Collector	<i>No changes</i>	N/A
19	<p>San Vicente Avenue (SC 1790)</p> <p><u>Segment:</u> SR-67 to Moreno Avenue</p>	2.2E Light Collector	<i>No changes</i>	N/A
20	<p>Vigilante Road (SC 1772)</p> <p><u>Segment:</u> SR-67 to Moreno Avenue</p>	2.2B Light Collector	<i>No changes</i>	N/A
21	<p>(Unnamed) Muth Valley Connection</p> <p><u>Segment:</u> Moreno Avenue to Wildcat Canyon Road</p>	Local Public Road	<i>No changes</i>	N/A



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
22	Wildcat Canyon Road (SA 340.2) <u>Segment:</u> Willow Road to Ramona CPA boundary	2.1D Community Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
23	Ashwood Street (SA 340) <u>Segment:</u> Willow Road to Mapleview Street	4.1A Major Road Raised Median	<i>No changes</i>	N/A
24	Mapleview Street (SC 1805) <u>Segment:</u> Winter Gardens Boulevard to Lake Jennings Park Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
25	Lake Jennings Park Road (SA 810) <u>Segment:</u> Mapleview Street to Old Highway 80	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
26	Broad Oaks Road (SC 1930) <u>Segment:</u> Hawley Road to Alpine CPA boundary	2.3C Minor Collector	<i>No changes</i>	N/A
27	Blossom Valley Road (SA 830.1) <u>Segment:</u> Lake Jennings Park Road to Quail Canyon Road	2.2D Light Collector Improvement Options—Lake Jennings Park Road to Quail Canyon Road 2.2E Light Collector Intermittent Turn Lanes—Quail Canyon Road to Quail Canyon Road	<i>No changes</i>	N/A
28	Quail Canyon Road <u>Segment:</u> Blossom Valley Road to Hawley Road	2.2E Light Collector	<i>No changes</i>	N/A
29	Hawley Road (SC 1940) <u>Segment:</u> Old Highway 80 to Broad Oaks Road	2.3C Minor Collector	<i>No changes</i>	N/A



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
30	Old Highway 80 (SA 895) <u>Segment:</u> Pepper Drive to Alpine CPA boundary	4.2B Boulevard with Intermittent Turn Lanes Intermittent Turn Lanes—Pepper Drive to Lake Jennings Park Road 4.1B Major Road Intermittent Turn Lanes—Lake Jennings Park Road to Marina Springs Lane 2.2B Light Collector Continuous Turn Lane—Marina Springs Lane to Alpine CPA boundary	<i>No changes</i>	N/A
31	Lakeview Road (SC 1890) <u>Segment:</u> Los Coches Road to Julian Avenue	2.2E Light Collector	<i>No changes</i>	N/A
32	Los Coches Road (SF 1400) <u>Segment:</u> Julian Avenue to Interstate 8	2.1D Community Collector Improvement Options—Julian Avenue to Old Highway 80 4.1B Major Road Continuous Turn Lane—Old Highway 80 to Interstate 8	<i>No changes</i>	N/A
33	NEW Melrose Extension <u>Segment:</u> Winter Gardens Boulevard to Los Coches Road	Local Public Road	<i>No changes</i>	N/A



Mobility Element Network—Lakeside Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
34	Winter Gardens Boulevard (SF 1399) <u>Segment:</u> SR-67 to El Cajon city limits	4.1A Major Road Raised Median—SR-67 to Woodside Avenue 4.2A Boulevard Raised Median—Woodside Avenue to Lemoncrest Drive 4.1A Major Road Continuous Turn Lane—Woodside Avenue to El Cajon city limits	<i>No changes</i>	N/A
35	Magnolia Avenue (SC 850) <u>Segment:</u> Santee city limits to El Cajon city limits	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
36	Graves Avenue (SC 1880) <u>Segment:</u> Pepper Drive to Bradley Avenue	4.1B Major Road Intermittent Turn Lanes—Pepper Drive to Bradley Avenue 2.2C Light Collector Intermittent Turn Lanes—Bradley Avenue to El Cajon city limits	<i>No changes</i>	N/A
37	Pepper Drive (SC 1870) <u>Segment:</u> Graves Avenue to El Cajon city limits	2.2C Light Collector Intermittent Turn Lanes—Graves Avenue to Bradley Avenue 4.1B Major Road Intermittent Turn Lanes—Bradley Avenue to Winter Gardens Boulevard 2.2C Light Collector Intermittent Turn Lanes—Winter Gardens Boulevard to El Cajon city limits	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Lakeside Community Planning Area Matrix

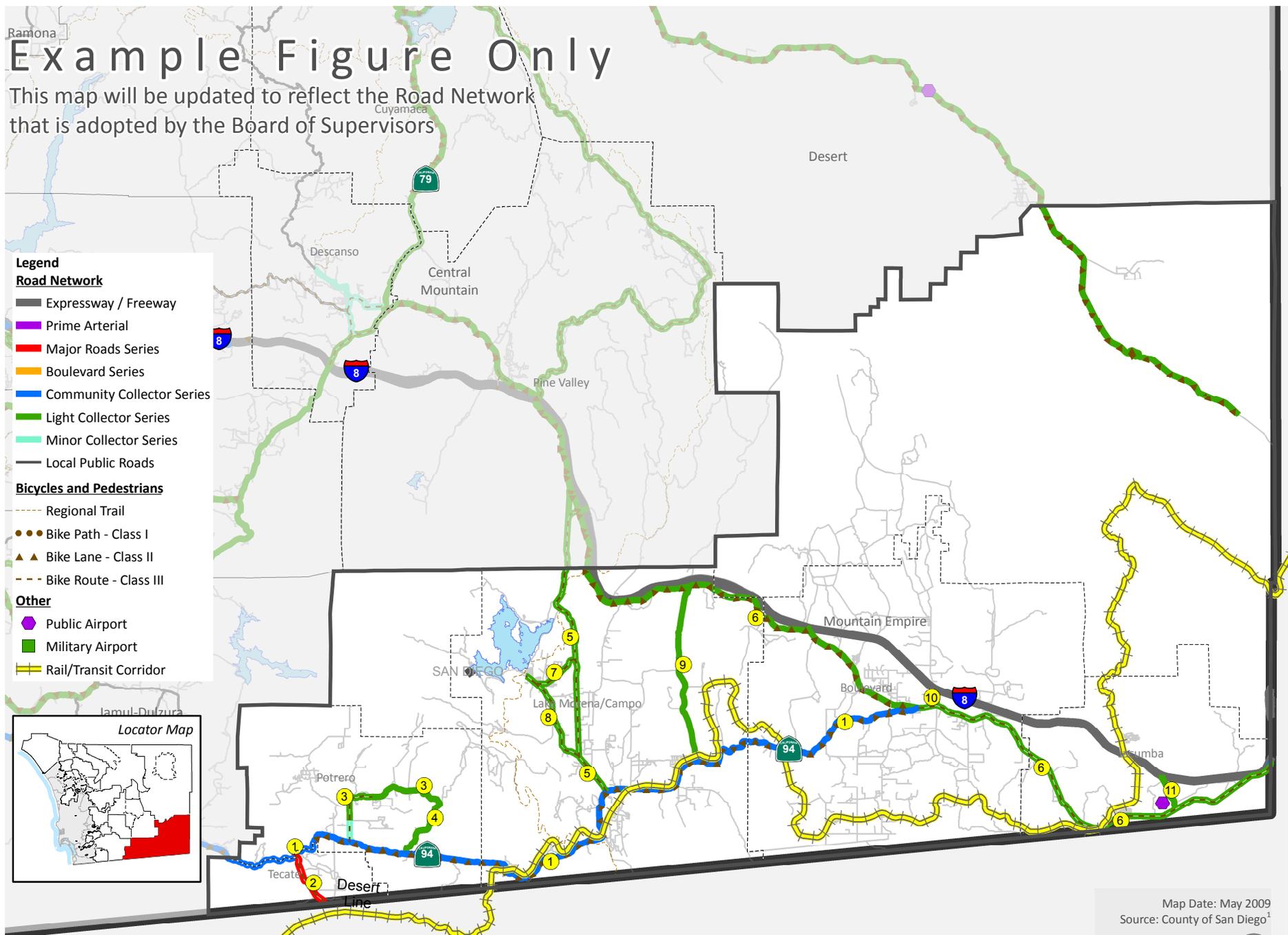
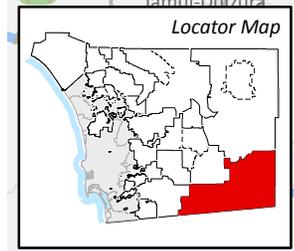
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
38	Bradley Avenue (SA 890) <u>Segments:</u> El Cajon city limits to El Cajon city limits (near Mollison Avenue) and El Cajon city limits to Pepper Drive	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
39	Greenfield Drive (SC 1860) <u>Segment:</u> El Cajon city limits to El Cajon city limits (near Mollison Avenue) and El Cajon city limits to Pepper Drive	2.2B Light Collector Continuous Turn Lane	<i>No changes</i>	N/A
40	Ballantyne Street (SC 1880) <u>Segment:</u> Greenfield Drive to El Cajon city limits	4.2B Boulevard Intermittent Turn Lanes	<i>No changes</i>	N/A
41	North Mollison Avenue (SC 1871) <u>Segment:</u> Pepper Drive to El Cajon city limits	2.2E Light Collector	<i>No changes</i>	N/A
42	North First Street (SC 1869) <u>Segment:</u> Pepper Drive to El Cajon city limits	2.2E Light Collector	<i>No changes</i>	N/A
43	Oro Street <u>Segment:</u> El Cajon city limits to El Cajon city limits	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-10

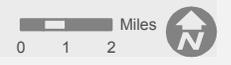
Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



MOUNTAIN EMPIRE MOBILITY ELEMENT NETWORK



APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Mountain Empire Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	State Route 94 <u>Segment:</u> Jamul/Dulzura Subregion boundary to Old Highway 80	2.1D Community Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
2	State Route 188 <u>Segment:</u> SR-94 to U.S. / Mexico International border	4.1A Major Road Raised Median	<i>No changes</i>	N/A
3	Potrero Valley Road (SC 680) <u>Segment:</u> SR-94 to Harris Ranch Road	2.3C Minor Collector SR-94 to Potrero Park Drive 2.2E Light Collector Potrero Park Drive to Harris Ranch Road	<i>No changes</i>	N/A
4	Harris Ranch Road (SC 680) <u>Segment:</u> Potrero Valley Road to SR-94	2.2E Light Collector	<i>No changes</i>	N/A
5	Buckman Springs Road (SF 1403) <u>Segment:</u> SR-94 to Central Mountain Subregion boundary	2.2C Light Collector Intermittent Turn Lanes—SR-94 to southern boundary with Campo Reservation (within Rural Village) 2.2D Light Collector Improvement Options [Unspecified]—Southern boundary with Campo Reservation to Central Mountain Subregion boundary	<i>No changes</i>	N/A



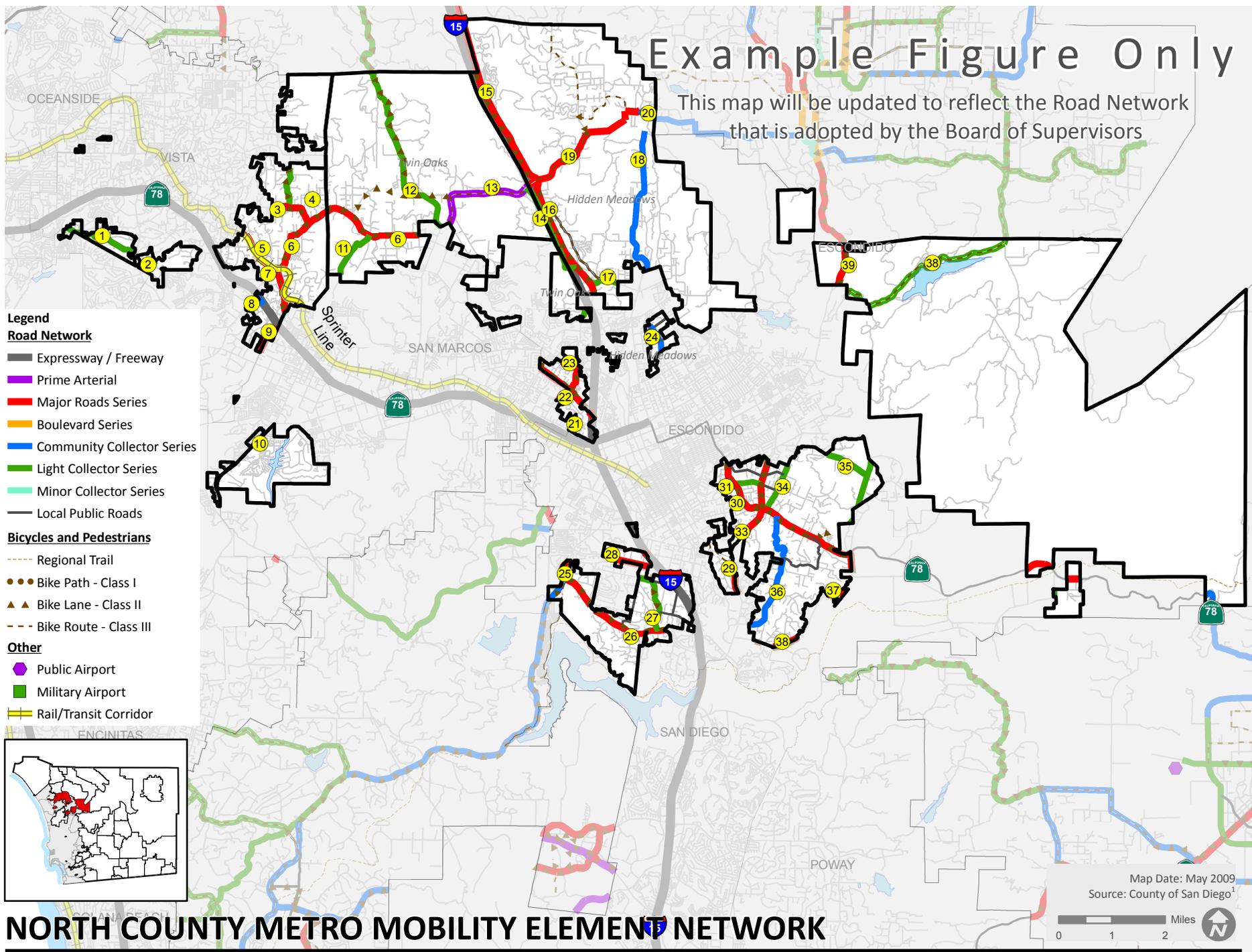
Mobility Element Network—Mountain Empire Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
6	Old Highway 80 (SC 1883) <u>Segment:</u> Central Mountain Subregion boundary to Interstate 8 (at Imperial County line)	2.2E Light Collector Intermittent Turn Lanes at Campo casino entrances only—Southern boundary Central Mountain Subregion boundary to SR-94 2.2D Light Collector Improvement Options [Unspecified]—SR-94 to Jacumba Street 2.2A Light Collector Raised Median—Jacumba Street to Laguna Street 2.2D Light Collector Improvement Options [Unspecified]—Laguna Street to Interstate 8 (at Imperial County line)	<i>No changes</i>	N/A
7	Oak Drive <u>Segment:</u> Lake Morena Drive to Buckman Springs Road	2.2E Light Collector	<i>No changes</i>	N/A
8	Lake Morena Drive (SC 660) <u>Segment:</u> Oak Drive to Buckman Springs Road	2.2E Light Collector	<i>No changes</i>	N/A
9	La Posta Road (SC 620) <u>Segment:</u> Old Highway 80 to SR-94	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
10	Ribbonwood Road (SC 600) <u>Segment:</u> Old Highway 80 to Interstate 8 interchange	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
11	Carrizo Gorge Road <u>Segment:</u> Interstate-8 to Old Highway 80	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-11

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



NORTH COUNTY METRO MOBILITY ELEMENT NETWORK



Mobility Element Network—North County Metro Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Sunset Drive (SC 1190) <u>Segment:</u> Oceanside city limits (near Sky Haven Lane) to Vista city limits (near Melrose Drive)	2.2E Light Collector	<i>No changes</i>	N/A
2	Mar Vista Drive <u>Segment:</u> Cannon Road (Oceanside) to Mar Vista Drive (Vista)	2.2E Light Collector	2.2B Light Collector Continuous Turn Lane	Consistent with City of Vista preference
3	Foothill Drive (SA 500) <u>Segment:</u> Vista city limits to Monte Vista Drive	2.2D Light Collector Intermittent Turn Lanes [Unspecified]	<i>No changes</i>	N/A
4	Monte Vista Drive (SC 1791) <u>Segment:</u> Vista city limits to Buena Creek Road	4.1B Major Road Intermittent Turn Lanes	4.1B Major Road Intermittent Turn Lanes—Foothill Drive to Buena Creek Road 2.1C Light Collector Intermittent Turn Lanes—Vista city limits to Foothill Drive	<ul style="list-style-type: none"> ■ Consistent with City of Vista preference for two-lane road adjacent to city limits ■ A two-lane road between west of Foothill Drive is sufficient to accommodate forecast traffic volumes at LOS A-D.
5	South Santa Fe Avenue <u>Segment:</u> Vista city limits to San Marcos city limits	4.1A Major Road Raised Median	<i>No changes</i>	N/A
6	Buena Creek Road <u>Segment:</u> South Santa Fe Avenue to San Marcos city limits (near Twin Oaks Valley Road)	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
7	Sycamore Avenue <u>Segment:</u> South Santa Fe Avenue to SR-78	6.2 Prime Arterial	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—North County Metro Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	State Route 78 <u>Segment:</u> Sycamore Avenue to Smilax Road	6.1 Expressway + 2 HOV lanes	<i>No changes</i>	N/A
9	Smilax Road <u>Segment:</u> San Marcos city limits (near Oleander Avenue) to South Santa Fe Avenue	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
10	Rancho Santa Fe Road <u>Segment:</u> Melrose Drive (Vista) to San Marcos Boulevard (San Marcos)	6.2 Prime Arterial	<i>No changes</i>	N/A
11	Las Posas Road <u>Segment:</u> Buena Creek Road to San Marcos city limits	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
12	Twin Oaks Valley Road <u>Segment:</u> Bonsall CPA boundary to San Marcos city limits (near Deer Springs Road)	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
13	Deer Springs Road <u>Segment:</u> San Marcos city limits (near Twin Oaks Valley Road) to Centre City Parkway	6.2 Prime Arterial San Marcos city limits to I-15 NB Ramp 4.1B Major Road Intermittent Turn Lanes—I-15 NB Ramp to Centre City Parkway	<i>No changes</i>	N/A
14	Mesa Rock Road <u>Segment:</u> Deer Springs Road to North Centre City Parkway	2.2E Light Collector	<i>No changes</i>	N/A



Mobility Element Network—North County Metro Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
15	North Twin Oaks Valley Road <u>Segment</u> : Bonsall CPA boundary to Mountain Meadow Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
16	North Centre City Parkway <u>Segment</u> : Mountain Meadow Road to Escondido city limits (near Nutmeg Street)	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
17	Jesmond Dene Road <u>Segment</u> : Centre City Parkway to North Broadway	2.2D Light Collector Improvement Options	<i>No changes</i>	N/A
18	North Broadway <u>Segment</u> : Mountain Meadow Road to North Avenue	2.1D Community Collector Improvement Options [Raised Median]	<i>No changes</i>	N/A
19	Mountain Meadow Road <u>Segment</u> : Centre City Parkway to North Broadway	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
20	Mirar de Valle Road <u>Segment</u> : Mountain Meadow Road to Valley Center CPA boundary	2.1D Community Collector Improvement Options [Raised Median]	<i>No changes</i>	N/A
21	Rock Springs Road <u>Segment</u> : San Marcos city limits to Escondido city limits	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
22	Nordahl Road <u>Segment</u> : Rock Springs Road to El Norte Parkway	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
23	El Norte Parkway <u>Segment</u> : Reese Road to Nordahl Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A



Mobility Element Network—North County Metro Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
24	North Ash Street <u>Segment:</u> Escondido city limits (near Collins Terrace) to Hubbard Avenue	2.1D Community Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
25	Del Dios Highway <u>Segment:</u> Escondido city limits to San Dieguito CPA boundary	4.1A Major Road Raised Median—Escondido city limits to Via Rancho Parkway 2.2D Community Collector Improvement Options [Raised Median]—Via Rancho Parkway to San Dieguito CPA boundary	<i>No changes</i>	N/A
26	Via Rancho Parkway <u>Segment:</u> Del Dios Highway to Montesano Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
27	Felicita Road <u>Segment:</u> Hamilton Lane to Via Rancho Parkway	2.2E Light Collector	<i>No changes</i>	N/A
28	Gamble Lane <u>Segment:</u> Escondido city limits (near Mountain Hills Place) to Escondido city limits (near Felicita Road)	4.1A Major Road Raised Median	<i>No changes</i>	N/A
29	Sunset Drive <u>Segment:</u> Escondido city limits to Bear Valley Parkway	2.2E Light Collector	<i>No changes</i>	N/A
30	17th Avenue <u>Segment:</u> Escondido city limits to San Pasqual Valley Road	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A



Mobility Element Network—North County Metro Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
31	Idaho Avenue <u>Segment:</u> Escondido city limits (near Pedregal Drive) to Bear Valley Parkway	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
32	San Pasqual Valley Road (State Route 78) <u>Segment:</u> Birch Avenue to Cloverdale Road	4.1B Major Road Intermittent Turn Lanes—Birch Avenue to Bear Valley Parkway 4.1A Major Road Raised Median—Bear Valley Parkway to Cloverdale Road	<i>No changes</i>	N/A
33	Bear Valley Parkway <u>Segment:</u> Austin Way to Encino Drive	4.1A Major Road Raised Median	<i>No changes</i>	N/A
34	Citrus Avenue <u>Segment:</u> Escondido city limits (near Coltrane Place) to San Pasqual Valley Road	2.2E Light Collector	<i>No changes</i>	N/A
35	Mountain View Drive <u>Segment:</u> Royal Oak Drive to Cloverdale Road	4.2E Light Collector	<i>No changes</i>	N/A
36	Mary Lane/Summit Drive <u>Segment:</u> Escondido city limits (near Jasmine Place) to San Pasqual Valley Road	2.1E Community Collector	<i>No changes</i>	N/A
37	San Pasqual Road <u>Segment:</u> San Pasqual Valley Road to Bear Valley Parkway (excluding portions with Escondido city limits)	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A

APPENDIX E
 PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—North County Metro Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
38	Lake Wohlford Road <u>Segment:</u> Valley Center Road to Valley Center CPA boundary	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
39	Valley Center Road <u>Segment:</u> Valley Center CPA boundary to Escondido city limits	4.1A Major Road Raised Median	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-12

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

Legend

Road Network

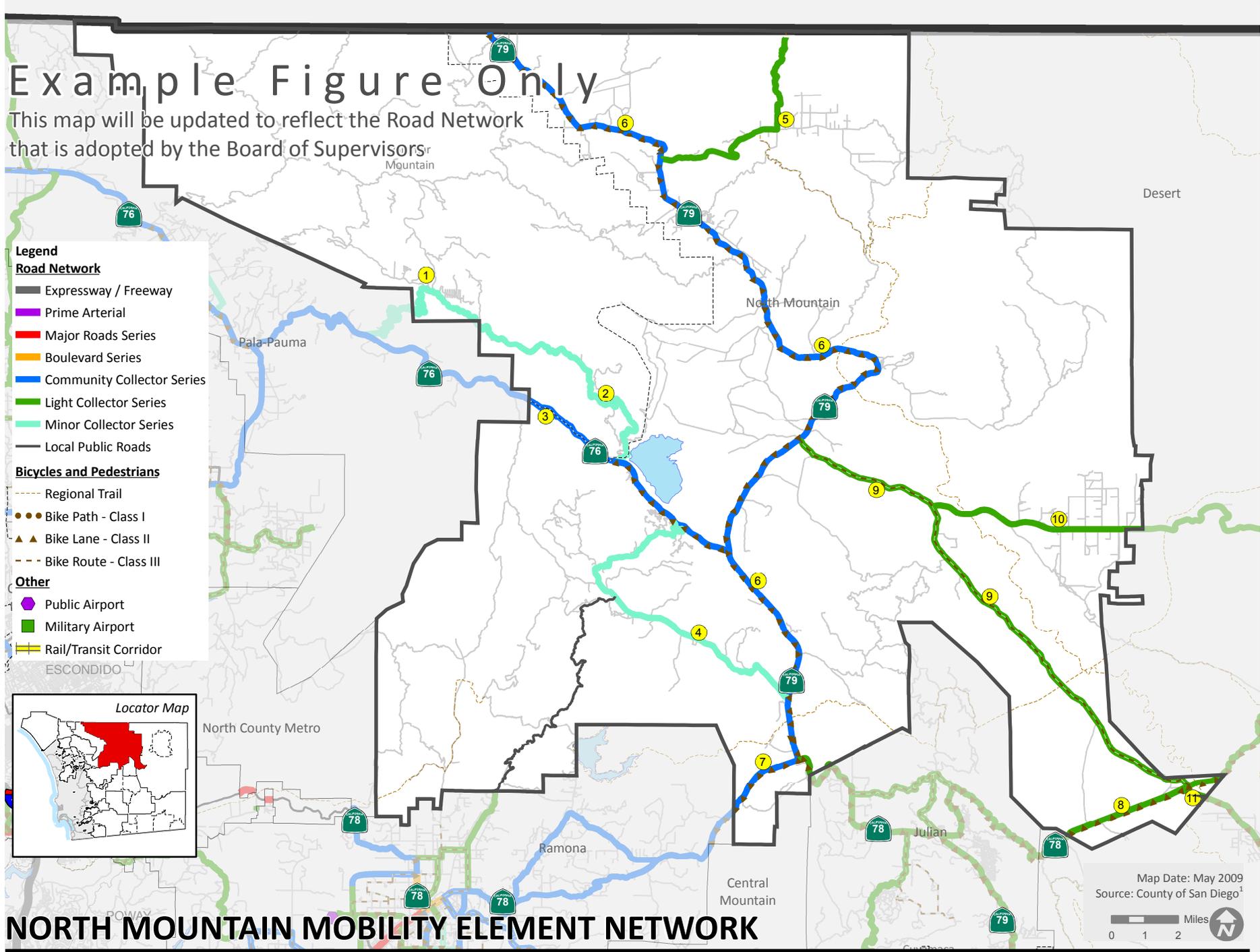
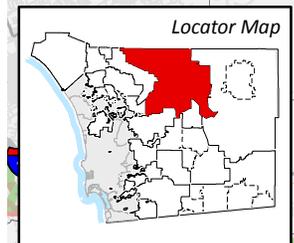
- Expressway / Freeway
- Prime Arterial
- Major Roads Series
- Boulevard Series
- Community Collector Series
- Light Collector Series
- Minor Collector Series
- Local Public Roads

Bicycles and Pedestrians

- Regional Trail
- Bike Path - Class I
- Bike Lane - Class II
- Bike Route - Class III

Other

- Public Airport
- Military Airport
- Rail/Transit Corridor



NORTH MOUNTAIN MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—North Mountain Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	South Grade Road (SF 1417) <u>Segment:</u> Pala/Pauma Subregion boundary to Canfield Road	2.3C Minor Collector	<i>No changes</i>	N/A
2	East Grade Road / S7 (SC 320) <u>Segment:</u> Canfield Road to SR-76	2.3C Minor Collector	<i>No changes</i>	N/A
3	State Route 76 <u>Segment:</u> Pala/Pauma Subregion boundary to SR-79	2.1D Community Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
4	Mesa Grande Road (SC 390 / SC 400) <u>Segment:</u> SR-76 to SR-79	2.3C Minor Collector	<i>No changes</i>	N/A
5	Chihuahua Valley Road (SA 150) <u>Segment:</u> SR-79 to Riverside County line	2.2E Light Collector	<i>No changes</i>	N/A
6	State Route 79 <u>Segment:</u> Riverside County line to Julian Road / SR-78	2.1D Community Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
7	State Route 78 / Julian Road <u>Segment:</u> Ramona CPA boundary to Julian CPA boundary	2.1D Community Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
8	State Route 78 <u>Segment:</u> Julian CPA boundary to Desert Subregion boundary	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A
9	San Felipe Road / S2 (SF 1405) <u>Segment:</u> SR-79 to SR-78	2.2E Light Collector	<i>No changes</i>	N/A
10	Montezuma Valley Road / S22 (SF 1406) <u>Segment:</u> San Felipe Road to Desert Subregion boundary	2.2D Light Collector Improvement Options [Unspecified]	<i>No changes</i>	N/A



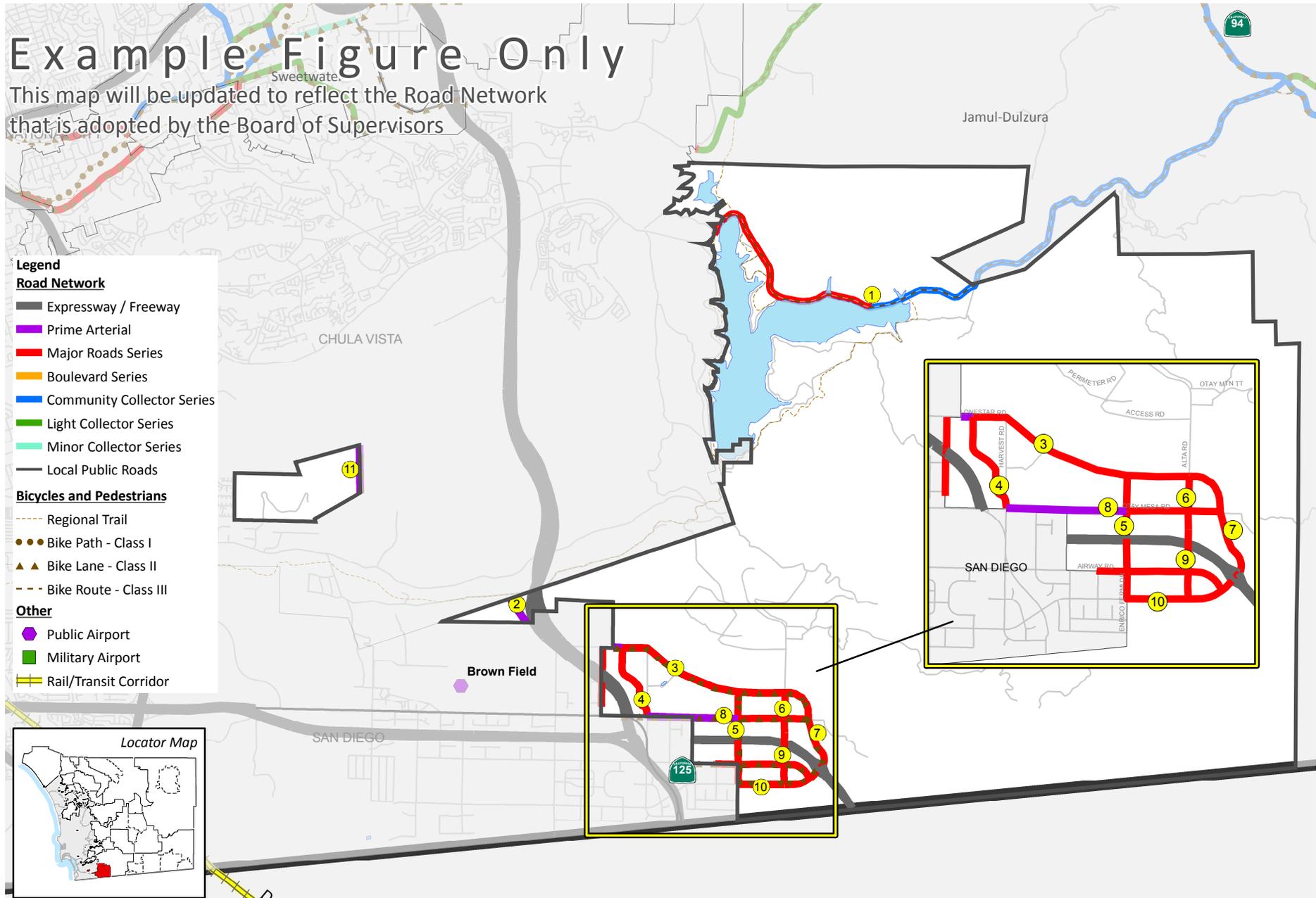
Mobility Element Network—North Mountain Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
11	Great Overland Stage Route (SA 200) <u>Segment</u> : SR-78 to Desert Subregion boundary	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-13

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



OTAY MOBILITY ELEMENT NETWORK

San Diego County General Plan

Map Date: May 2009
Source: County of San Diego¹



Figure M-A-14



Mobility Element Network—Otay Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Otay Lakes Road (SF 1396) <u>Segment:</u> Chula Vista city limits to the Jamul/Dulzura Subregion boundary	4.1B Major Road Intermittent Turn Lanes—Chula Vista city limits to second entrance to Otay Village 13 2.1D Community Collector Improvement Options [Unspecified]— Second entrance to Otay Village 13 to the Jamul/Dulzura Subregion boundary	<i>No changes</i>	N/A
2	La Media Road <u>Segment:</u> Chula Vista city limits to San Diego city limits	6.2 Prime Arterial	<i>No changes</i>	N/A
3	Lone Star Road (SC 2340) <u>Segment:</u> San Diego city limits to Loop Road Siempre Viva Road	6.2 Prime Arterial San Diego city limits to Ellis Road 4.1A Major Road Raised Median—Ellis Road to Loop Road	<i>No changes</i>	Road has been realigned and
4	Ellis Road <u>Segment:</u> Lone Star Road south to merge with Harvest Road just north of Otay Mesa Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
5	Enrico Fermi Drive (SA 1105) <u>Segment:</u> Lone Star Road to Siempre Viva Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
6	Alta Road (SA 1112) <u>Segment:</u> Lone Star Road south to Siempre Viva Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
7	Loop Road (SA 1111) <u>Segment:</u> Lone Star Road to Siempre Viva Road	4.1A Major Road Raised Median	Road alignment has changed	Loop Road was realigned in 2007 and now consists of Lone Star Road and Siempre Viva Road



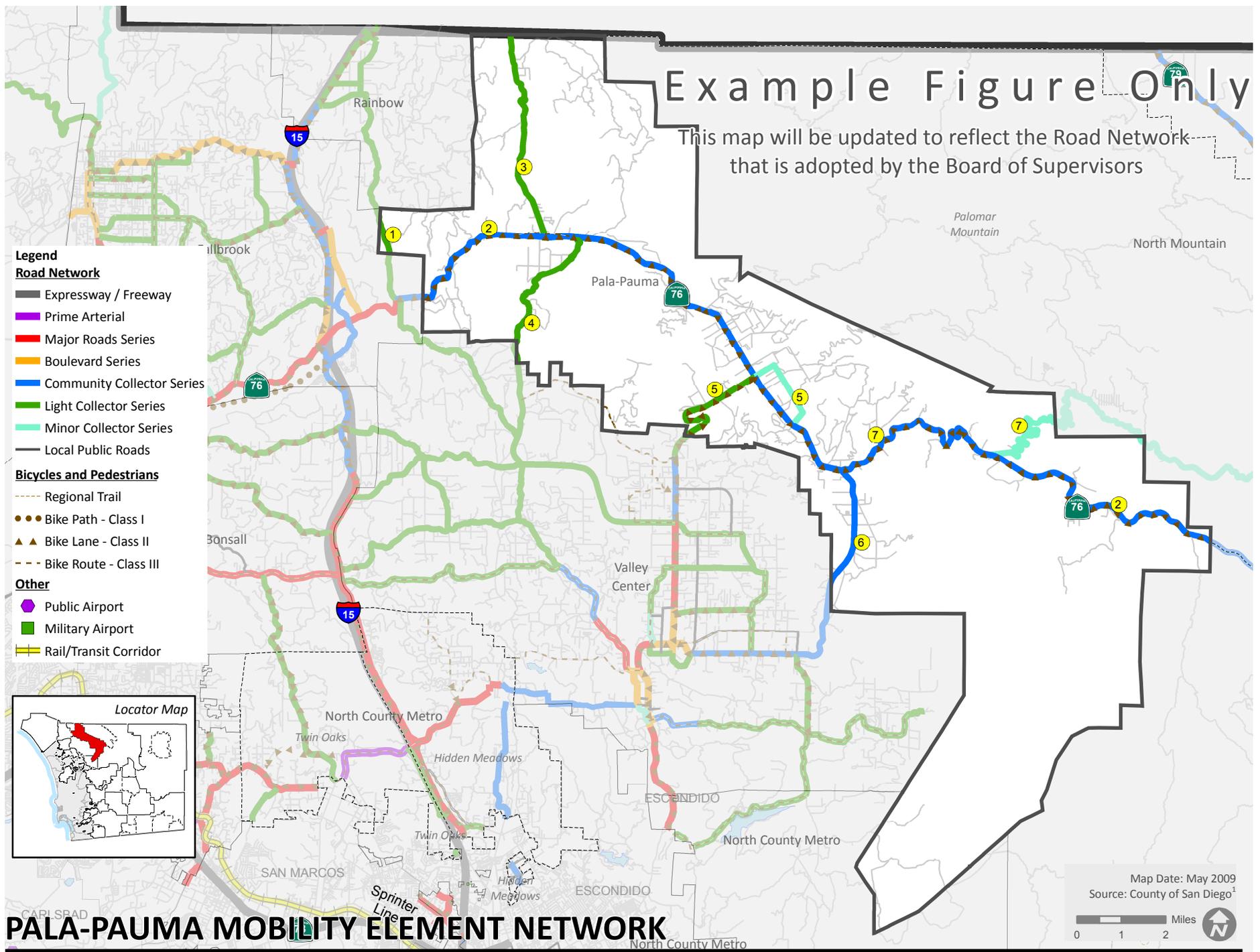
Mobility Element Network—Otay Subregion Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
8	Otay Mesa Road <u>Segment:</u> San Diego city limits to Loop Road	6.2 Prime Arterial San Diego city limits to Enrico Fermi Drive 4.1A Major Road Raised Median—Enrico Fermi Drive to Loop Road	<i>No changes</i>	N/A
9	Airway Road (SC 2300) <u>Segment:</u> Enrico Fermi Drive to Siempre Viva Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
10	Siempre Viva Road (SC 2360) <u>Segment:</u> Enrico Fermi Drive to Loop Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A
11	Heritage Road (SC2236) <u>Segment:</u> Entire segment within Otay Landfill	6.2 Prime Arterial	<i>No changes</i>	N/A

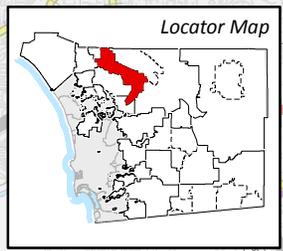
a. ID = Roadway segment on Figure M-A-14

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



PALA-PAUMA MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



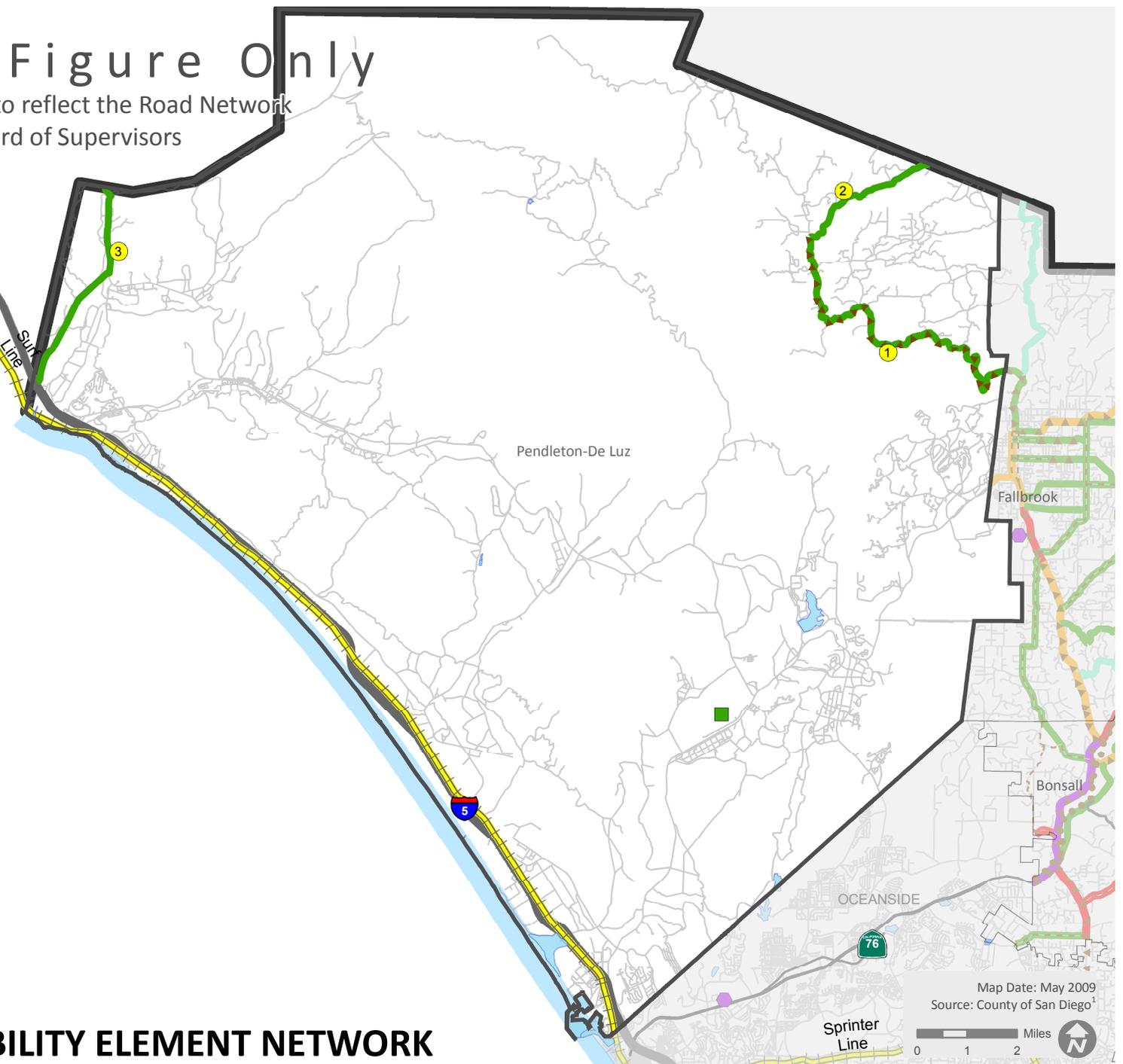
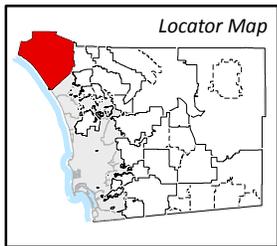
Mobility Element Network—Pala/Pauma Subregion Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Rice Canyon Road <u>Segment:</u> Fallbrook CPA boundary southeast to Fallbrook CPA boundary	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
2	State Route 76 <u>Segment:</u> Fallbrook CPA boundary to North Mountain Subregion boundary	2.1D Community Collector Improvement Options [Passing Lanes, Curve Corrections, Left and Right Turn Lanes, Channelizations, and Intersection improvements]	<i>No changes</i>	N/A
3	Pala Temecula Road (SA 110) <u>Segment:</u> Riverside County line to SR-76	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A
4	Lilac Road (SA 110) <u>Segment:</u> Valley Center CPA boundary to SR- 76	2.2E Light Collector	<i>No changes</i>	N/A
5	Cole Grade Road (SA 120) <u>Segment:</u> Valley Center CPA boundary to SR-76	2.1D Community Collector Improvement Options [Passing Lanes]— Valley Center CPA boundary to SR-76	<i>No changes</i>	N/A
6	Valley Center Road (SF 639) <u>Segment:</u> Valley Center CPA boundary to SR-76	2.1D Community Collector Improvement Options [Raised Median]	<i>No changes</i>	N/A
7	South Grade Road (SF 1417) <u>Segment:</u> SR-76 to North Mountain Subregion boundary	2.3C Minor Collector	<i>No changes</i>	N/A
8	New Road 8 <u>Segment:</u> Cole Grade Road to SR-76	2.3B Minor Collector Intermittent Turn Lanes—SR-76 to SR-76	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-15

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹



PENDLETON MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Pendleton-DeLuz Community Planning Area Matrix

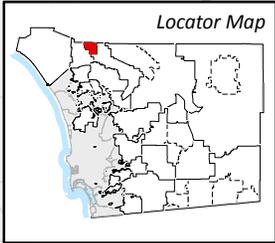
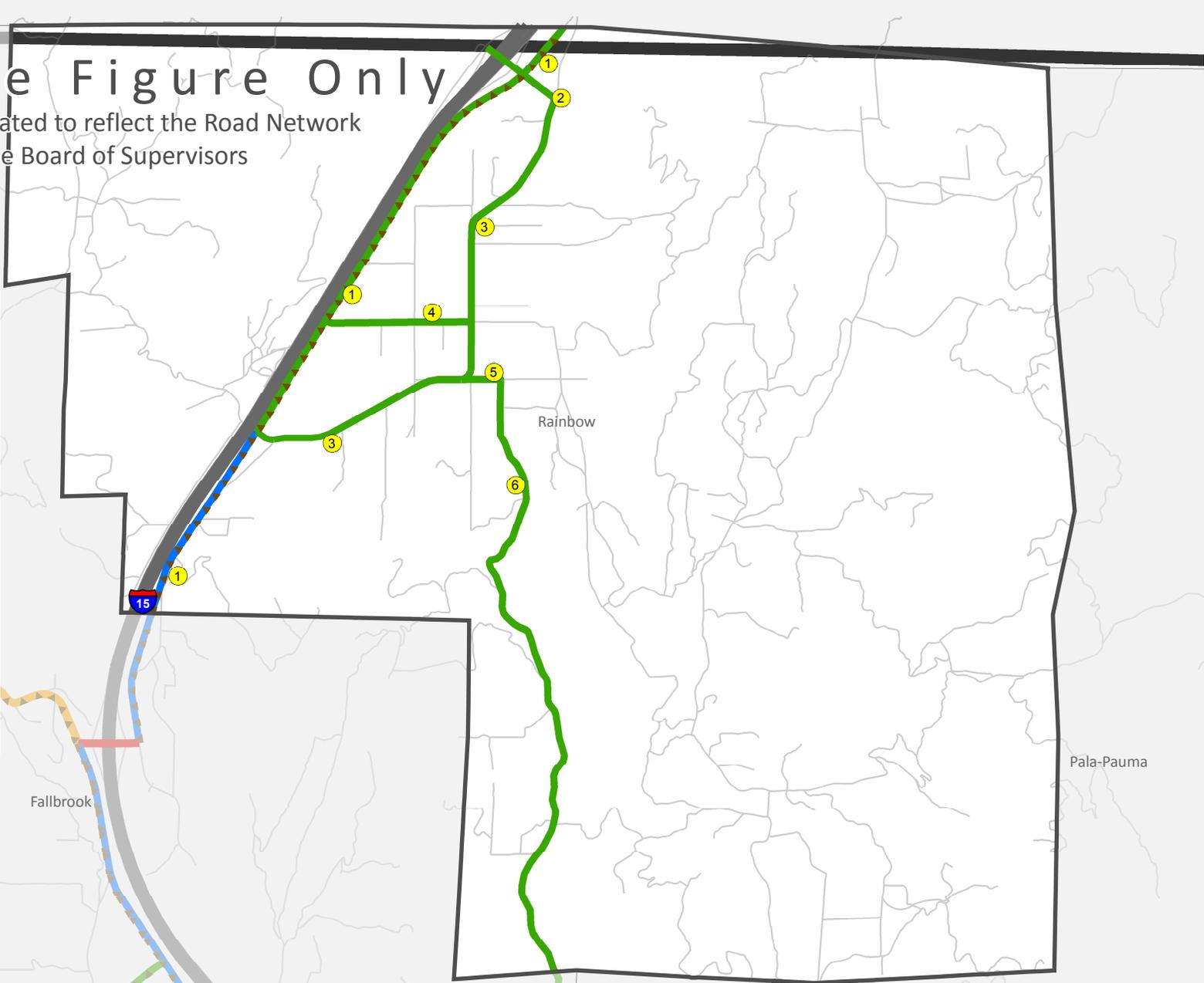
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	DeLuz Road (SA 10) <u>Segment:</u> Fallbrook CPA boundary to Cristianitos Road	2.2E Light Collector	<i>No changes</i>	N/A
2	DeLuz-Murietta Road (SA 20) <u>Segment:</u> Deluz Road to Riverside County line	2.2D Light Collector	<i>No changes</i>	N/A
3	Cristianitos Road (SA 10) <u>Segment:</u> Interstate 5 to Orange County line	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-16

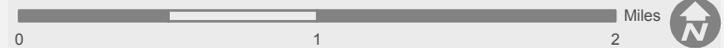
Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹



RAINBOW MOBILITY ELEMENT NETWORK

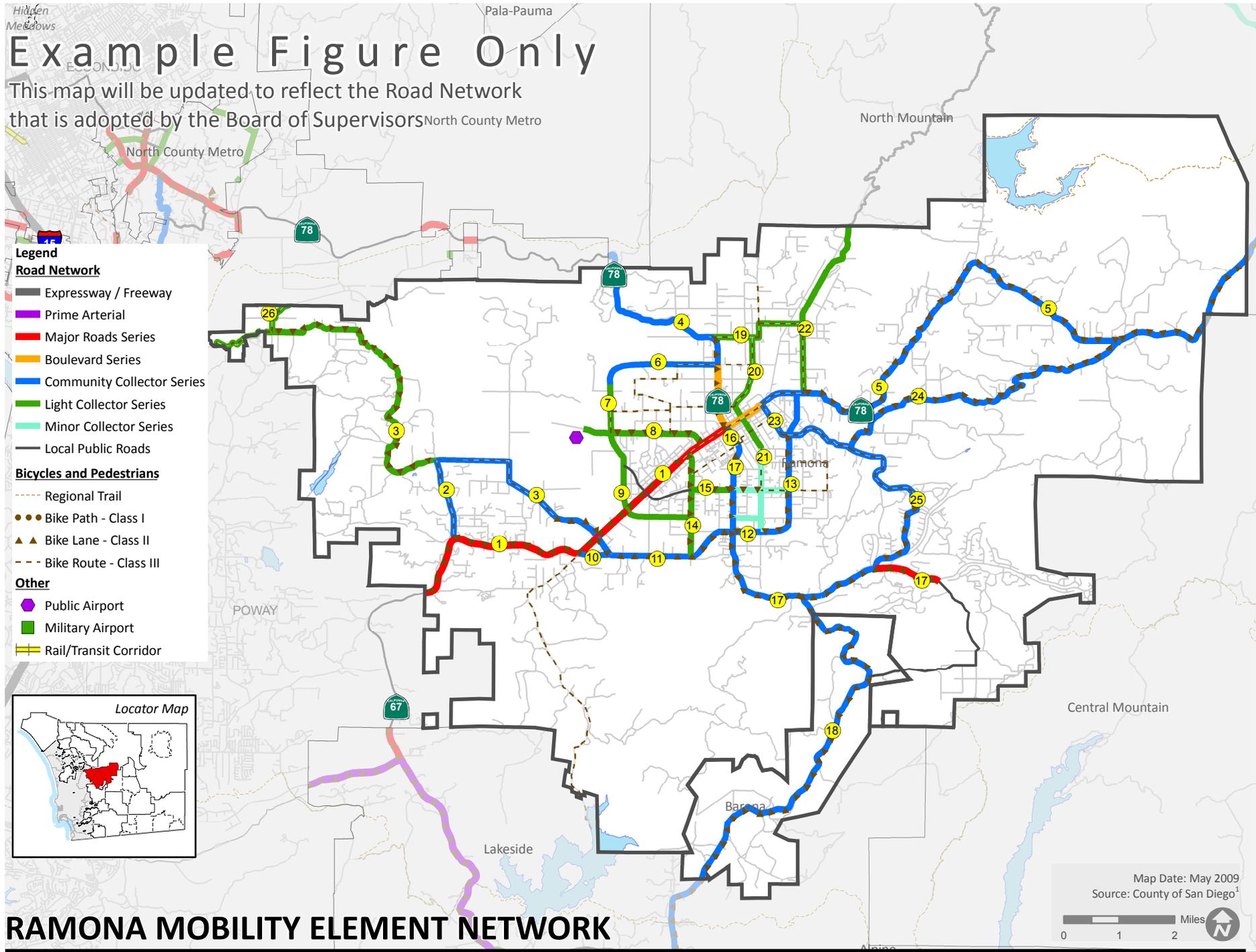
APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Rainbow Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Old Highway 395 (SA 15) <u>Segment:</u> Fallbrook CPA boundary to Riverside County line	2.1D Community Collector Improvement Options [Unspecified]— Fallbrook CPA boundary to Rainbow Valley Boulevard West 2.2E Light Collector Rainbow Valley Boulevard West to Riverside County line	<i>No changes</i>	N/A
2	Rainbow Valley Boulevard West (SC 160) <u>Segment:</u> Old Highway 395 to Rainbow Valley Boulevard	2.2E Light Collector	<i>No changes</i>	N/A
3	Rainbow Valley Boulevard West/Rainbow Glen (SC 160) <u>Segment:</u> Old Highway 395 to Rainbow Valley Boulevard West	2.2E Light Collector	<i>No changes</i>	N/A
4	Fifth Street (SC 190) <u>Segment:</u> Old Highway 395 to Rainbow Valley Boulevard	2.2E Light Collector	<i>No changes</i>	N/A
5	Eighth Street (SC 170) <u>Segment:</u> Rainbow Valley Boulevard to Rice Canyon Road	2.2E Light Collector	<i>No changes</i>	N/A
6	Rice Canyon Road (SC 170) <u>Segment:</u> Eighth Street to Fallbrook CPA boundary	2.2E Light Collector	<i>No changes</i>	N/A

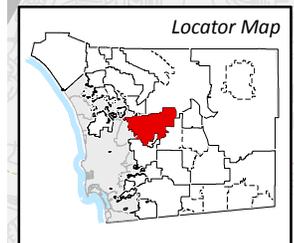
a. ID = Roadway segment on Figure M-A-17



Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors North County Metro

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
 - Local Public Roads
- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



RAMONA MOBILITY ELEMENT NETWORK



Mobility Element Network—Ramona Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	State Route 67/Main Street <u>Segment:</u> Poway city limits to SR-78/Pine Street	4.1A Major Road Raised Median—Poway city limits to Etcheverry Street 4.1B Major Road Intermittent Turn Lanes—Etcheverry Street to SR-78/Pine Street	<i>No changes</i>	N/A
2	Archie Moore Road <u>Segment:</u> Highland Valley Road to SR-67	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
3	Highland Valley Road <u>Segment:</u> San Diego city limits to SR-67	2.2A Light Collector Raised Median—San Diego city limits to Archie Moore Road 2.1E Community Collector Archie Moore Road to SR-67	<i>No changes</i>	N/A
4	Pine Street [State Route 78] <u>Segment:</u> North Mountain Subregion boundary to SR-67/Main Street	2.1D Community Collector Improvement Options [Passing Lanes]—North Mountain Subregion boundary to Ash Street 4.2B Boulevard Intermittent Turn Lanes—Ash Street to SR-67/Main Street	2.2D Light Collector Improvement Options [Left and Right Turn Lanes]—Ash Street to SR-67/Main Street	<ul style="list-style-type: none"> ■ Consistent with 2030 SANDAG Regional Transportation Plan ■ Developed area with insufficient right-of-way for a four lane road ■ The forecast traffic volumes are approximately 2K-3K ADTs above threshold for a two-lane road. The addition of right turn lanes will relieve some of this congestion



Mobility Element Network—Ramona Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
5	Main Street [State Route 78] <u>Segment:</u> Pine Street to North Mountain Subregion boundary	4.2B Boulevard Intermittent Turn Lanes—Pine Street to 3 rd Street 2.1D Community Collector Improvement Options [Passing Lanes]—3 rd Street to Central Mountain Subregion boundary	<i>No changes</i>	N/A
6	SA 330 <u>Segment:</u> Montecito Way to SR-78/Pine Street	2.1E Community Collector	<i>No changes</i>	N/A
7	Montecito Way <u>Segment:</u> Montecito Road to SA 330	2.2E Light Collector	<i>No changes</i>	N/A
8	Montecito Road <u>Segment:</u> Montecito Way to SR-67	2.2E Light Collector	<i>No changes</i>	N/A
9	SA 330 <u>Segment:</u> Montecito Road to Ramona Street	2.2E Light Collector	<i>No changes</i>	N/A
10	Dye Street <u>Segment:</u> SR-67 to Dye Road	2.1E Community Collector	<i>No changes</i>	N/A
11	Dye Road (SC 300) (Southern Bypass) <u>Segment:</u> SR-67 to Warnock Drive	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
12	Warnock Road (Southern Bypass) <u>Segment:</u> Dye Road to Keyes Road	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Ramona Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
13	Keyes Road (SA 300) (Southern Bypass) <u>Segment:</u> Warnock Road to SR-78/Julian Road	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
14	Ramona Street (SC 930) <u>Segment:</u> SR-67 to Dye Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
15	Hanson Lane (SA 320) <u>Segment:</u> Ramona Road to Keyes Road	2.2C Light Collector Intermittent Turn Lanes—Ramona Street to San Vicente Road 2.3B Minor Collector Intermittent Turn Lanes—San Vicente Road to Keyes Road	<i>No changes</i>	N/A
16	10 th Street <u>Segment:</u> SR-67/Main Street to H Street	2.1B Community Collector Continuous Turn Lane—Main Street to Warnock Drive	<i>No changes</i>	N/A
17	San Vicente Road (SA 310) <u>Segment:</u> H Street to Ramona Oaks Road San Diego Country Estates	2.1B Community Collector Continuous Turn Lane—H Street to Warnock Drive 2.1D Community Collector Improvement Options [Intermittent Turn Lanes]—Warnock Drive to Vista Ramona Road Vincente Way 4.1A Major Road Raised Median—Vista Ramona Road Vincente Way to Ramona Oaks Road	<i>No changes</i>	N/A



Mobility Element Network—Ramona Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
18	Wildcat Canyon Road (SA 350) <u>Segment:</u> San Vicente Road to Lakeside CPA boundary	2.1D Community Collector Improvement Options [Intermittent Turn Lanes]—San Vicente Road to Barona community boundary Improvement Options [Passing Lanes]—Barona CPA boundary to Lakeside CPA boundary	<i>No changes</i>	N/A
19	Haverford Road/Pile Street (SC 910) <u>Segment:</u> SR-78/Pine Street to Magnolia Ave	2.2E Light Collector	<i>No changes</i>	N/A
20	Elm Street (SC 900) <u>Segment:</u> SR-78/Main Street to Haverford Road	2.2E Light Collector	<i>No changes</i>	N/A
21	7th Street/Ashley Road (SC 900) <u>Segment:</u> SR-78/Main Street to Warnock Road	2.2E Light Collector SR-78/Main Street to Telford Lane 2.3B Minor Collector Intermittent Turn Lanes—Telford Lane to Warnock Road	<i>No changes</i>	N/A
22	Magnolia Avenue/Black Canyon Road (SA 290) <u>Segment:</u> SR-78/Main Street to North Mountain Subregion boundary	2.2E Light Collector	<i>No changes</i>	N/A
23	3rd Street/Old Julian Highway (SC 960) <u>Segment:</u> SR-78/Main Street to Keyes Road	2.2E Light Collector	<i>No changes</i>	N/A
24	Old Julian Highway (SA 603.1) <u>Segment:</u> Keyes Road to Julian Road	2.1E Community Collector	<i>No changes</i>	N/A

APPENDIX E
 PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



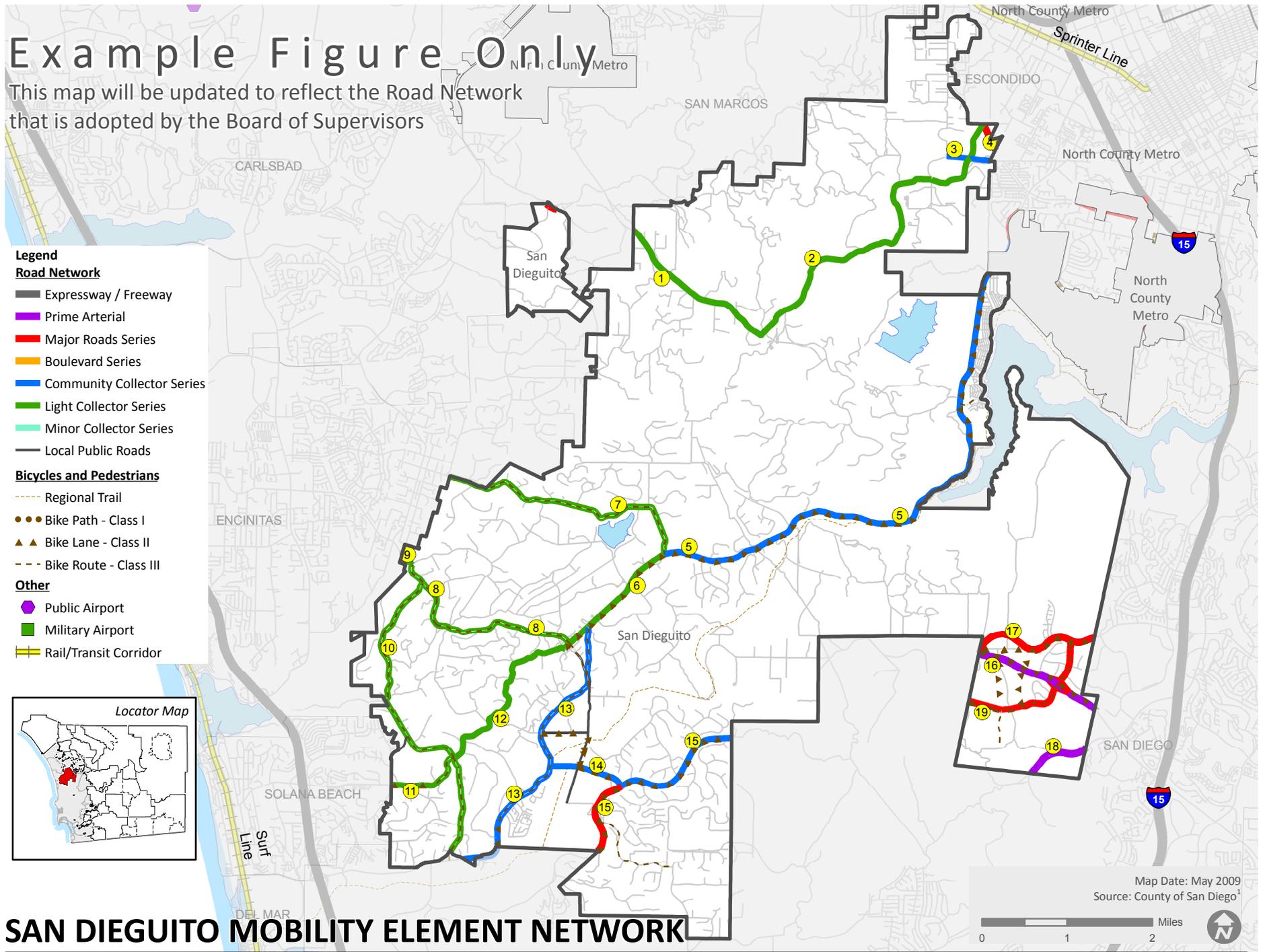
Mobility Element Network—Ramona Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
25	Vista Ramona Road <u>↳ Sargeant Road/Gunn Stage Road</u> <u>Segment:</u> Old Julian Highway to San Vicente Road	2.1E Community Collector	<i>No changes</i>	N/A
26	SA 600 <u>Segment:</u> Highland Valley Road to San Diego city limits	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-18

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



SAN DIEGUITO MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—San Dieguito Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Elfin Forest Road (SC 1380) <u>Segment:</u> San Marcos city limits to Questhaven Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
2	Harmony Grove Road (SC 1370) <u>Segment:</u> Questhaven Road to Citracado Parkway	2.2E Light Collector Questhaven Road to Country Club Drive 2.2B Light Collector Continuous Turn Lane—Country Club Drive to Citracado Parkway	<i>No changes</i>	N/A
3	Lariat Drive <u>Segment:</u> Country Club Drive to Citracado Parkway	2.1C Community Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
4	Citracado Parkway <u>Segment:</u> Within Planning Area boundary	4.1A Major Road Raised Median	<i>No changes</i>	N/A
5	Del Dios Hwy (SF727 / SC1524) <u>Segment:</u> North County Metro Subregion boundary to Paseo Delicias	2.1D Community Collector Improvement Options [Raised Median]	<i>No changes</i>	N/A
6	Paseo Delicias <u>Segment:</u> Linea del Cielo to El Camino del Norte	2.2A Light Collector Raised Median	<i>No changes</i>	N/A
7	El Camino del Norte <u>Segment:</u> San Diego city limits to Del Dios Highway	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
8	La Bajada / La Granada <u>Segment:</u> Rancho Santa Fe Road to Linea del Cielo	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A



Mobility Element Network—San Dieguito Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
9	Rancho Santa Fe Road <u>Segment:</u> San Diego city limits to La Bajada	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
10	La Noria/ El Camino Real <u>Segment:</u> La Bajada to San Diego city limits	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
11	Lomas Santa Fe Drive <u>Segment:</u> San Diego city limits to El Camino Real	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
12	Linea del Cielo (SC 1524/ S-8) <u>Segment:</u> El Camino Real to Paseo Delicias	2.2F Light Collector Reduced Shoulder	<i>No changes</i>	N/A
13	Via de la Valle (SC 1525/ S-6) <u>Segment:</u> San Diego city limits to Paseo Delicias	2.1B Community Collector Continuous Turn Lane—San Diego city limits to Las Planideras 2.1E Community Collector Las Planideras to Paseo Delicias	<i>No changes</i>	N/A
14	El Apajo <u>Segment:</u> Via de la Valle to San Dieguito Road	2.1A Community Collector Raised Median	<i>No changes</i>	N/A
15	San Dieguito Road <u>Segment:</u> San Diego city limits to San Diego city limits	4.1A Major Road Raised Median—San Diego city limits to El Apajo Road 2.1A Community Collector Raised Median—El Apajo Road to San Diego city limits	<i>No changes</i>	N/A

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—San Dieguito Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
16	Camino del Norte (SA 680) <u>Segment:</u> San Diego city limits to San Diego city limits	6.2 Prime Arterial	<i>No changes</i>	N/A
17	Rancho Bernardo Road (SF 1407) <u>Segment:</u> Camino del Norte to San Diego city limits (near Via del Campo)	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
18	Bernardo Center Drive (SC 730) <u>Segment:</u> San Diego city limits to San Diego city limits	6.2 Prime Arterial	<i>No changes</i>	N/A
19	Camino San Bernardo Drive <u>Segment:</u> San Diego city limits to Rancho Bernardo Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A

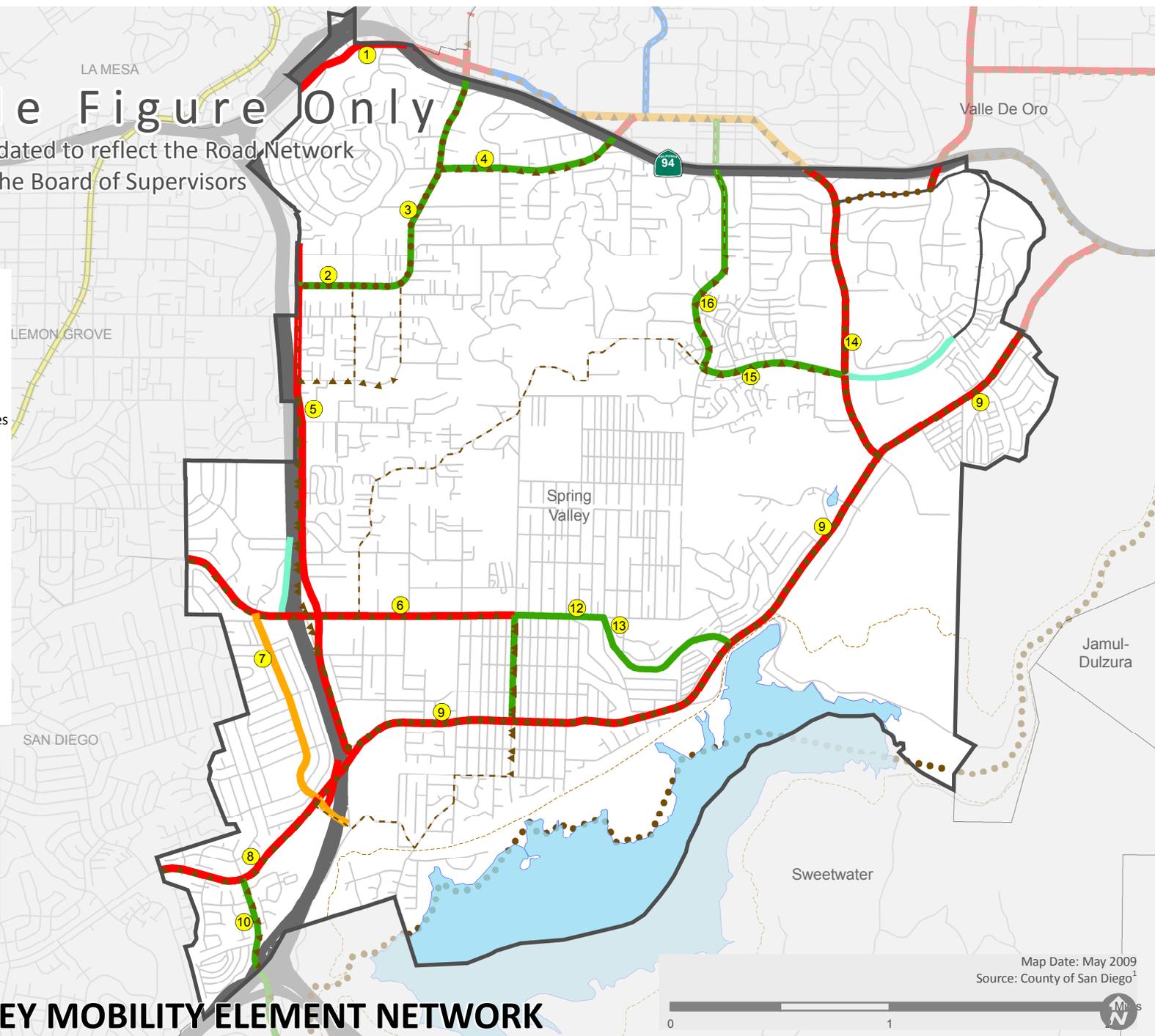
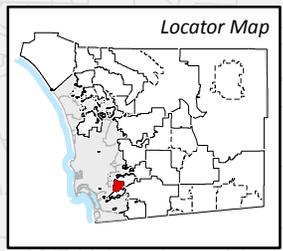
a. ID = Roadway segment on Figure M-A-19

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
 - Light Collector Series
 - Minor Collector Series
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- Bicycles and Pedestrians**
- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹

SPRING VALLEY MOBILITY ELEMENT NETWORK

APPENDIX E
PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



Mobility Element Network—Spring Valley Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Broadway/Campo Road (SA 1010) <u>Segment:</u> Lemon Grove city limits to SR-94 (Valle de Oro)	4.1A Major Road Raised Median	<i>No changes</i>	N/A
2	Troy Street (SA 950.2) <u>Segment:</u> Sweetwater Road to Bancroft Drive	2.2D Light Collector Improvement Options [Continuous Turn Lane]	<i>No changes</i>	N/A
3	Bancroft Drive (SA 950.2) <u>Segment:</u> Troy Street to SR-94	2.2D Light Collector Improvement Options [Continuous Turn Lane]	<i>No changes</i>	N/A
4	Kenwood Drive (SC 2122) <u>Segment:</u> Bancroft Drive to the SR-94 interchange ramps	2.2D Light Collector Improvement Options [Intermittent Turn Lanes]	<i>No changes</i>	N/A
5	Sweetwater Road (SF 1269) <u>Segment:</u> Lemon Grove city limits to Jamacha Boulevard	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
6	Jamacha Road (SA 990) <u>Segment:</u> San Diego city limits to Grand Avenue	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
7	Elketon Boulevard (SC 2190) <u>Segment:</u> Jamacha Road to Quarry Road	4.2B Boulevard Intermittent Turn Lanes—Jamacha Road to Paradise Valley Road 2.2E Community Collector Paradise Valley Road to Quarry Road	<i>No changes</i>	N/A
8	Paradise Valley Road (SA 1050) <u>Segment:</u> San Diego city limits to Sweetwater Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A



Mobility Element Network—Spring Valley Community Planning Area Matrix

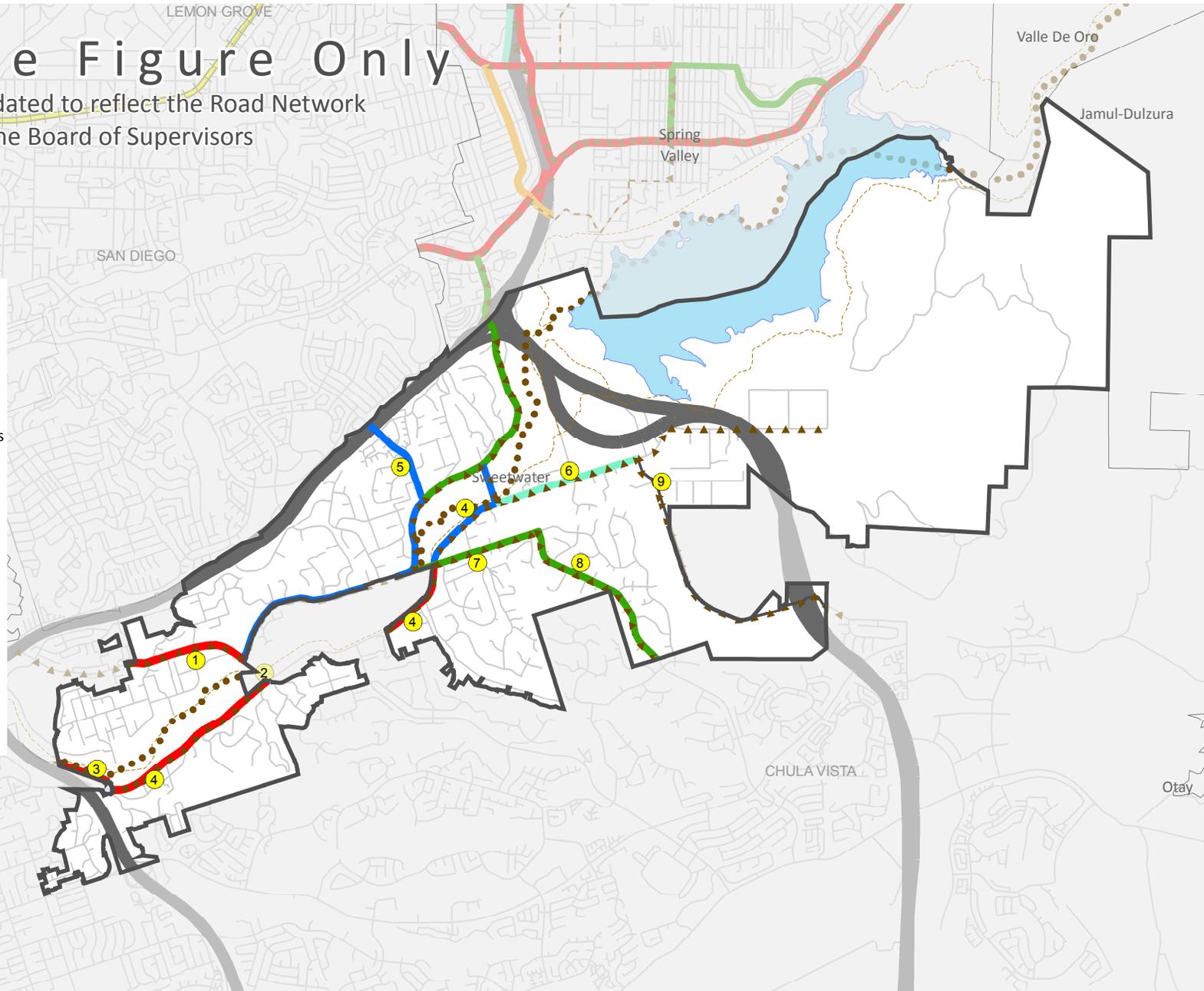
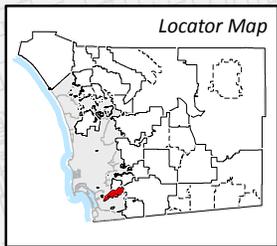
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
9	Jamacha Boulevard (SF1397) <u>Segment:</u> Sweetwater Road to Valle de Oro CPA boundary	4.1A Major Road Raised Median	<i>No changes</i>	N/A
10	Worthington Street (SC 2210) <u>Segment:</u> Paradise Valley Road to Sweetwater CPA boundary	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
11	Grand Avenue (SC 2200) <u>Segment:</u> Apple Street to Jamacha Boulevard	2.2D Light Collector Improvement Options [Raised Median]	<i>No changes</i>	N/A
12	Apple Street (SA 990) <u>Segment:</u> Grand Avenue to Maya Street	2.2E Light Collector	<i>No changes</i>	N/A
13	Maya Street (SA 990) <u>Segment:</u> Apple Street to Jamacha Boulevard	2.2E Light Collector	<i>No changes</i>	N/A
14	Sweetwater Springs Boulevard (SA 970) <u>Segment:</u> SR-94 interchange to Jamacha Boulevard	4.1A Major Road Raised Median	<i>No changes</i>	N/A
15	Austin Drive (SC 2130) <u>Segment:</u> South Barcelona Street to Sweetwater Springs Boulevard	2.2E Light Collector South Barcelona Street to Avenida Bosques 2.2A Light Collector Raised Median—Avenida Bosques to Sweetwater Springs Boulevard	<i>No changes</i>	N/A
16	South Barcelona Street (SC 2110) <u>Segment:</u> Austin Drive to -SR-94	2.2E Light Collector	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-20

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors

- Legend**
- Road Network**
- Expressway / Freeway
 - Prime Arterial
 - Major Roads Series
 - Boulevard Series
 - Community Collector Series
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- Regional Trail
 - Bike Path - Class I
 - Bike Lane - Class II
 - Bike Route - Class III
- Other**
- Public Airport
 - Military Airport
 - Rail/Transit Corridor



Map Date: May 2009
Source: County of San Diego¹

0 1 2 Miles

SWEETWATER MOBILITY ELEMENT NETWORK



Mobility Element Network—Sweetwater Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Sweetwater Road <u>Segment:</u> Plaza Bonita Center Way to Spring Valley CPA boundary	4.1B Major Road Intermittent Turn Lanes—Plaza Bonita Center Way to Willow Street 2.1A Community Collector Raised Median—Willow Street to Briarwood Road 2.2D Light Collector Improvement Options [Intermittent Turn Lanes]—Briarwood Road to Bonita Road 2.2C Light Collector Intermittent Turn Lanes—Bonita Road to Spring Valley CPA boundary	2.1D Community Collector Improvement Options [Right-turn Lanes / Intermittent Turn Lanes] 2.1C Community Collector Intermittent Turn Lanes <i>No changes</i> <i>No changes</i>	<ul style="list-style-type: none"> ■ Proposed classification would provide right-of-way to incorporate right turn lanes, where necessary ■ This will require accepting a road classification that would operate at level of service (LOS) E/F from Plaza Bonita Center Way to Willow Street
2	Willow Street <u>Segment:</u> Sweetwater Road to Bonita Road	4.1B Major Road Intermittent Turn Lanes	2.1D Community Collector Improvement Options [Right-turn Lanes / Intermittent Turn Lanes]	N/A
3	Plaza Bonita Road <u>Segment:</u> Bonita Mesa Road to Bonita Road	4.1B Major Road Intermittent Turn Lanes	This road will be removed from the map since it is in the City of Chula Vista	N/A
4	Bonita Road <u>Segment:</u> Interstate 805 interchange to Chula Vista city limits	4.1A Major Road Raised Median— Interstate 805 interchange to Chula Vista city limits	<i>No changes</i>	N/A



Mobility Element Network—Sweetwater Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
4	Bonita Road <u>Segment:</u> Chula Vista city limits to Sweetwater Road	4.1A Major Road Raised Median— Chula Vista city limits to Central Avenue	4.1B Major Road Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ DEIR traffic model forecasts range from 22.3-27.5K ADT requiring four lanes. ■ Serves as a parallel route to Sweetwater Road, which is being accepted to operate at a LOS E/F. ■ Portions of this segment are already built to three lanes. Development along south side of road would make road widening unfeasible, but road widening appears feasible to the north, into golf course property.
		2.1D Community Collector Improvement Options [Raised Median]— Central Avenue to Sweetwater Road	2.1D Community Collector Improvement Options [Undetermined Improvements]	
5	Briarwood Road <u>Segment:</u> SR-54 to Sweetwater Road	2.1D Community Collector Improvement Options [Raised Median]	2.1D Community Collector Improvement Options [Continuous Left Turn Lane / Right Turn Lanes]	<ul style="list-style-type: none"> ■ Additional right-of-way allows for right turn lanes near SR-54 interchange where traffic volumes are highest. ■ Additional right-of-way would accommodate provision of pathway as identified on Community Trails Master Plan.
6	San Miguel Road <u>Segment:</u> Bonita Road to Proctor Valley Road	2.3C Minor Collector	Local Public Road	<ul style="list-style-type: none"> ■ Classification is consistent with Local Public Road classification for Proctor Valley Road.



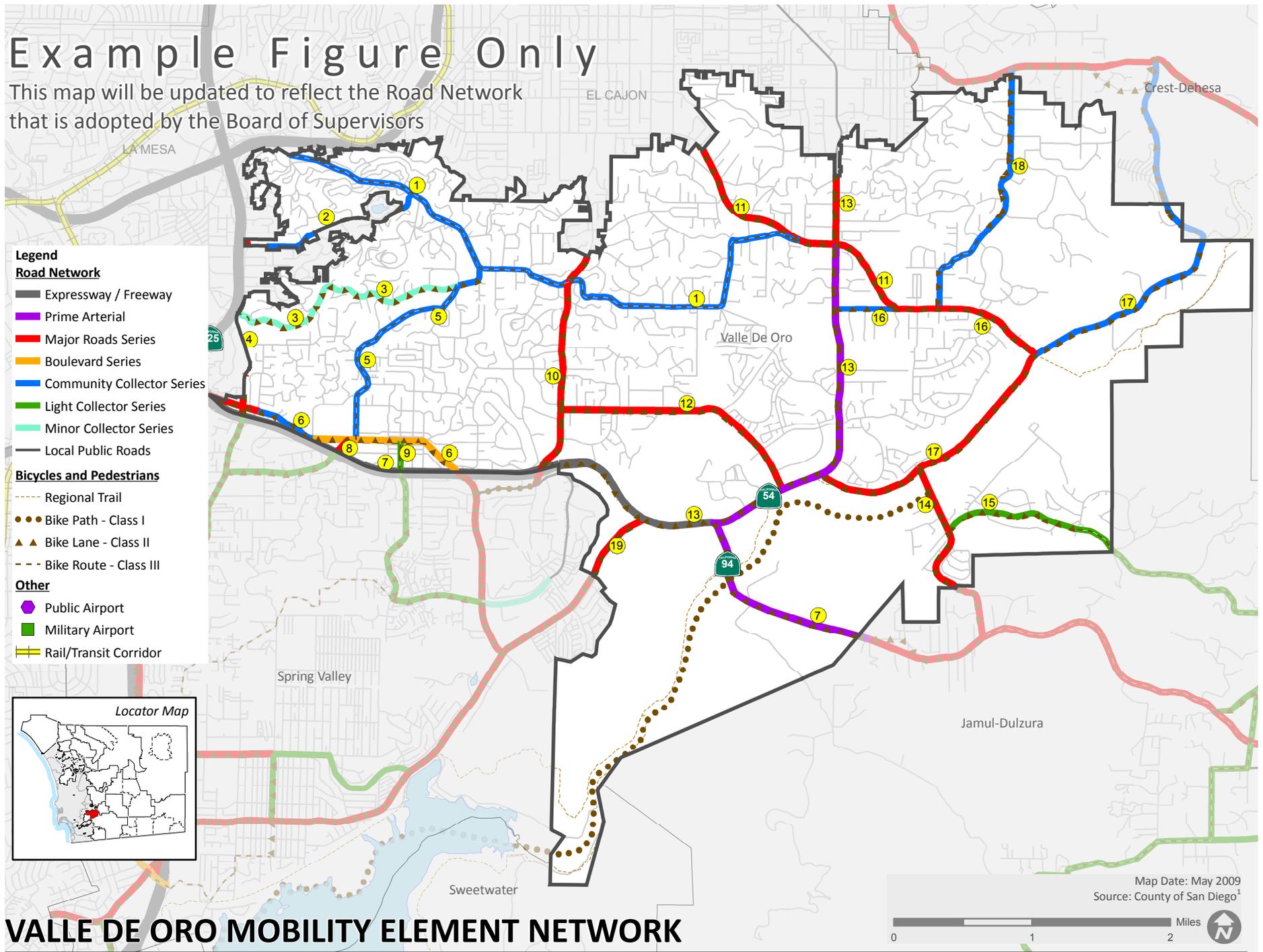
Mobility Element Network—Sweetwater Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
7	<p>Central Avenue <u>Segment:</u> Sweetwater Road to Corral Canyon Road</p>	<p>2.2C Light Collector Intermittent Turn Lanes—Sweetwater Road to Bonita Road (Bridge portion)</p> <p>2.2B Light Collector Continuous Turn Lane—Bonita Road to Corral Canyon Road</p>	<i>No changes</i>	N/A
8	<p>Corral Canyon Road <u>Segment:</u> Central Avenue to Chula Vista city limits</p>	<p>2.2B Light Collector Continuous Turn Lane</p>	<p>2.3B Minor Collector Intermittent Turn Lane</p>	<ul style="list-style-type: none"> ■ DEIR traffic model forecasts range from 3.5 - 6.3K ADT, which is consistent with Minor Collector classification. ■ <i>Traffic count – 6,379 ADT (west of Loping Lane [April 2007])</i>
9	<p>Proctor Valley Road <u>Segment:</u> San Miguel Road to Chula Vista city limits</p>	<p>Local Public Road</p>	<p>Local Public Road San Miguel Road to San Miguel Ranch Road</p> <p>Remove as Public Road San Miguel Ranch Road to Chula Vista city limits</p>	<ul style="list-style-type: none"> ■ Built portion accommodates 6,652 ADT based on traffic count conducted in September 2009. ■ A connection throughout the entire alignment, including the currently unbuilt portion, within the unincorporated county would still be retained to accommodate bicycles, pedestrians, and emergency vehicles

a. ID = Roadway segment on Figure M-A-21

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



VALLE DE ORO MOBILITY ELEMENT NETWORK



Mobility Element Network—Valle de Oro Community Planning Area Matrix				
ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Fuerte Drive (SC 2111/SA 920/SC 2060) <u>Segment:</u> La Mesa city limits to Chase Avenue	2.1E Community Collector	2.2E Light Collector	<ul style="list-style-type: none"> ■ Community preference ■ More appropriate for winding nature of road
2	Lemon Avenue (SA 930) <u>Segment:</u> SR-125 to Fuerte Drive	2.1E Community Collector	<i>No changes</i>	N/A
3	Edgewood Drive / Grandview Drive (SC 2115) <u>Segment:</u> Bancroft Drive to Fuerte Drive	2.3CB Minor Collector Road Intermittent Turn Lanes—Bancroft Drive to Resmar Road 2.1E Community Collector Resmar Road to Fuerte Drive	<i>No changes</i>	N/A
4	Bancroft Drive <u>Segment:</u> -4 to Edgewood Drive	4.1B Major Road Intermittent Turn Lanes	2.1C Community Collector Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Two lanes are consistent with forecast traffic volumes
5	Conrad Drive /Resmar Road (SC 2125) <u>Segment:</u> Campo Road to Grandview Drive	2.1E Community Collector	2.2E Light Collector	<ul style="list-style-type: none"> ■ Community preference ■ More appropriate for winding nature of road
6	Campo Road (SC 2118) <u>Segment:</u> La Mesa city limits to SR-94	4.1B Major Road Intermittent Turn Lanes—La Mesa city limits to Camino Paz 2.1C Community Collector Intermittent Turn Lanes—Camino Paz to Rodgers Road 4.2B Boulevard Intermittent Turn Lanes—Rodgers Road to SR-94	<i>No changes</i>	N/A



Mobility Element Network—Valle de Oro Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
7	State Route 94/Campo Road <u>Segment:</u> La Mesa city limits to Jamul/Dulzura Subregion boundary	Freeway/6.1 Expressway La Mesa city limits to Jamacha Road 6.2 Prime Arterial and Interchange with Jamacha Road Jamacha Road/SR-54 to Jamul CPA boundary	4.1A Major Road Raised Median—Jamacha Road/SR-54 to Jamul CPA boundary	<ul style="list-style-type: none"> ■ Community preference, with the inclusion of an interchange at Jamacha Road ■ Consistent with 2030 SANDAG Regional Transportation Plan ■ A four-lane road is sufficient to accommodate forecast traffic volumes ■ A six-lane road would adversely impact sensitive environmental resources at the Sweetwater River
8	Kenwood Drive (SC 2122) <u>Segment:</u> SR- 94 to Campo Road	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
9	Barcelona Street (SC 2110) <u>Segment:</u> Campo Road to SR- 94	2.2E Light Collector Intersection Improvements	<i>No changes</i>	N/A
10	Avocado Boulevard (SF 1398) <u>Segment:</u> SR- 94 to El Cajon city limits	4.1A Major Road Raised Median	4.1B Major Road Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Right-of-way is limited for raised median along entire road length
11	Chase Avenue (SA 910.1) <u>Segment:</u> El Cajon city limits to Hillsdale Road	4.1A Major Road Raised Median	4.1B Major Road Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Right-of-way is limited for raised median along entire road length
12	Fury Lane (SC 2070/SA 921) <u>Segment:</u> Avocado Boulevard to Jamacha Road	4.1B Major Road Intermittent Turn Lanes	4.1A/B Major Road Intermittent Turn Lanes—Avocado Boulevard to Wieghorst Way Raised Median—Wieghorst Way to Jamacha Road	<ul style="list-style-type: none"> ■ Community preference ■ Reflects existing conditions



Mobility Element Network—Valle de Oro Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
13	Jamacha Road (SF 1399) <u>Segment</u> : -SR-94/Campo Road to El Cajon city limits	6.2 Prime Arterial SR 94/Campo Road to Chase Avenue 4.1A Major Road Raised Median—Chase Avenue to El Cajon city limits	<i>No changes</i>	N/A
14	Steele Canyon Road (SC 2050) <u>Segment</u> : Willow Glen Drive to Jamul/Dulzura Subregion boundary	4.1B Major Road Intermittent Turn Lanes	<i>No changes</i>	N/A
15	Jamul Drive (SC 2055) <u>Segment</u> : Steele Canyon Road to Jamul/Dulzura Subregion boundary	2.42C Light Collector Intermittent Turn Lanes	2.1C Community Collector Intermittent Turn Lanes	<ul style="list-style-type: none"> ■ Community preference ■ Higher design speed is more appropriate
16	Hillsdale Road (SC 2030) <u>Segment</u> : Jamacha Road to Willow Glen Drive	2.1E Community Collector Jamacha Road to Chase Avenue 4.1B Major Road Intermittent Turn Lanes—Chase Avenue to Willow Glen Drive	2.1C Community Collector Intermittent Turn Lanes—Jamacha Road to Willow Glen Drive	<ul style="list-style-type: none"> ■ Community preference ■ Traffic volumes do not warrant a four-lane road
17	Willow Glen Drive <u>Segment</u> : Jamacha Road to Camino de Las Piedras	4.1A Major Road Raised Median—Jamacha Road to Hillsdale Road 2.1E Community Collector Hillsdale Road to Camino de Las Piedras	4.1B Major Road Intermittent Turn Lanes—Jamacha Road to Hillsdale Road 2.1D Community Collector Improvement Options—Hillsdale Road to Camino de Las Piedras	<ul style="list-style-type: none"> ■ Community preference
18	Vista Grande Road (SC 2030) <u>Segment</u> : Hillsdale Road to Dehesa Road	2.1E Community Collector	2.2E Light Collector	<ul style="list-style-type: none"> ■ Community preference ■ More appropriate for winding nature of road

APPENDIX E
 PRELIMINARY STAFF RECOMMENDED MOBILITY ELEMENT ROAD NETWORK



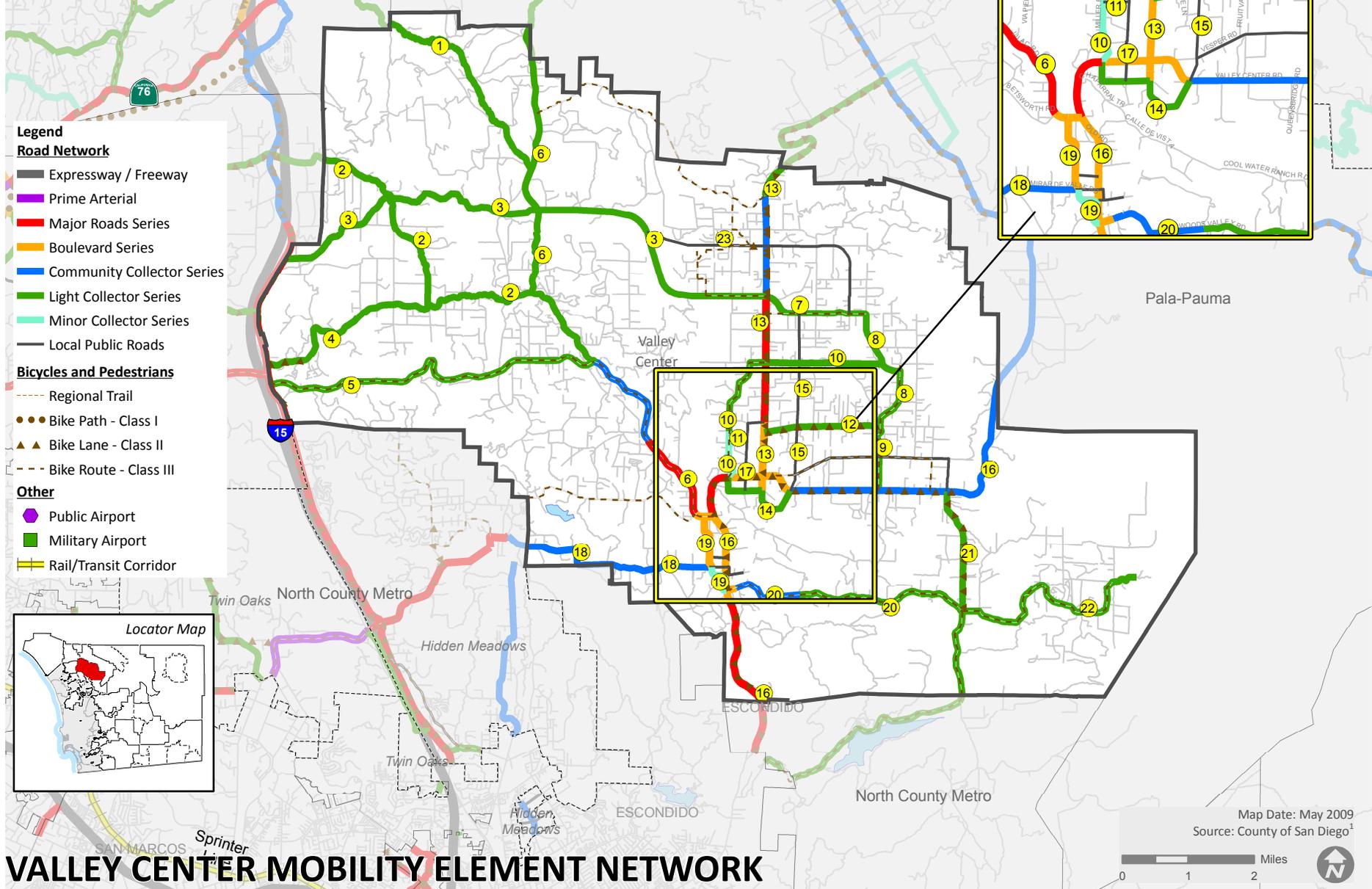
Mobility Element Network—Valle de Oro Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
19	Jamacha Boulevard <u>Segment:</u> Spring Valley CPA boundary to SR-94 / Campo Road	4.1A Major Road Raised Median	<i>No changes</i>	N/A

a. ID = Roadway segment on Figure M-A-22

Example Figure Only

This map will be updated to reflect the Road Network that is adopted by the Board of Supervisors



VALLEY CENTER MOBILITY ELEMENT NETWORK



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
1	Couser Canyon Road (SC 240) <u>Segment</u> : Fallbrook CPA boundary to Lilac Road	2.2F Light Collector Reduced Shoulder	2.3C Minor Collector Reduced Shoulder to two feet; Reduced Parkway to ten feet	<ul style="list-style-type: none"> ■ Slower design speed is more appropriate for steep terrain ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed
2	West Lilac Road (SC 270.1 / 280.2) <u>Segment</u> : Bonsall CPA boundary to Lilac Road	2.2E Light Collector	2.2F Light Collector Reduced Shoulder	<ul style="list-style-type: none"> ■ Community preference ■ More appropriate for winding nature of road
3	New Road 3 <u>Segment</u> : Old Highway 395 to Cole Grade Road at Cool Valley Lilac Road	2.2C Light Collector Intermittent Turn Lanes	<i>No changes</i>	N/A
4	Circle R Road (SC 280.1) <u>Segment</u> : Old Highway 395 to West Lilac Road	2.2E Light Collector	<i>No changes</i>	N/A
5	Old Castle Road (SF 1415) <u>Segment</u> : Old Highway 395 to Lilac Road	2.2D Light Collector Improvement Options [Passing Lanes]	<i>No changes</i>	N/A



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
6	Lilac Road (SA 110/ SF 1415) <u>Segment:</u> Pala/Pauma Subregion boundary to Valley Center Road	<p>2.2E Light Collector Pala/Pauma Subregion boundary to Old Castle Road</p> <p>2.1D Community Collector Improvement Options [Raised Median]—Old Castle Road to Anthony Road</p> <p>4.1B Major Road Intermittent Turn Lanes—Anthony Road to Betsworth Rd.</p> <p>4.2A Boulevard Raised Median—Betsworth Road to Valley Center Rd.</p>	<p>2.3C Minor Collector Reduced Shoulder to two feet / Reduced Parkway to ten feet — Pala/Pauma Subregion boundary to Couser Canyon Road</p> <p>2.2E Light Collector Couser Canyon Road to Old Castle Road</p> <p>2.1C Community Collector Intermittent Turn Lanes—Old Castle Road to Anthony Road</p> <p>4.2B Boulevard Intermittent Turn Lanes—Anthony Road to Valley Center Road</p>	<ul style="list-style-type: none"> ■ Slower design speed is more appropriate for steep terrain ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed
7	Cool Valley Road (SC 300) <u>Segment:</u> Cole Grade Road to Villa Sierra Road	2.2E Light Collector	<p>2.3C Minor Collector Reduced Shoulder to two feet; Reduced Parkway to ten feet</p>	<ul style="list-style-type: none"> ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed
8	Villa Sierra Road (SC 300) <u>Segment:</u> Cool Valley Road to Mac Tan Road	2.2E Light Collector	<p>2.3C Minor Collector Reduced Shoulder to two feet; Reduced Parkway to ten feet</p>	<ul style="list-style-type: none"> ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed
9	Mac Tan Road (SC 300) <u>Segment:</u> Villa Sierra Road to Valley Center Road	2.2E Light Collector	<p>2.3C Minor Collector Reduced Shoulder to two feet; Reduced Parkway to ten feet</p>	<ul style="list-style-type: none"> ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
10	Miller Road <u>Segment</u> : Valley Center Road to Villa Sierra Road	2.3B Minor Collector Intermittent Turn Lanes—Valley Center to New Road 11 2.2E Light Collector New Road 11 to Villa Sierra Road	<i>No changes</i> 2.3C Minor Collector Reduced Shoulder to two feet; Reduced Parkway to ten feet—New Road 11 to Villa Sierra Road	<ul style="list-style-type: none"> ■ Would support forecast traffic volumes at LOS A-D ■ Community Planning Group supports context-sensitive road with slower design speed
11	New Road 11 (south of Fruitvale Road) <u>Segment</u> : Miller Road to Cole Grade Road	2.3B Minor Collector Intermittent Turn Lanes	2.3A Minor Collector Raised Median	<ul style="list-style-type: none"> ■ Community Planning Group preference for raised median within Village
12	Fruitvale Road (SC 310) <u>Segment</u> : Cole Grade Road to Villa Sierra Road	2.2C Light Collector Intermittent Turn Lanes—Cole Grade Road to Villa Sierra Road	<i>No changes</i>	N/A



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
13	<p>Cole Grade Road (SA 110) <u>Segment:</u> New Road 14 to Pala/Pauma Subregion boundary</p>	<p>2.2B Light Collector Continuous Turn Lane—New Road 14 to Valley Center Road</p> <p>4.2A Boulevard Raised Median—Valley Center Road to Horse Creek Trail</p> <p>4.1A Major Road Raised Median—Horse Creek Trail to Cool Valley Road</p> <p>2.1A Community Collector Raised Median—Cool Valley Road to Pauma Heights Road</p> <p>2.1C Community Collector Intermittent Turn Lanes—Pauma Heights Road to McNally Road</p> <p>2.2E Light Collector McNally Road to Pala/Pauma Subregion boundary</p>	<p>Industrial / Commercial^b Local Public Road—New Road 14 to Valley Center Road</p> <p>4.2A Boulevard Raised Median—Valley Center Road to Fruitvale Road</p> <p>2.1D Community Collector Improvement Options (left and right turn lanes)—Fruitvale Road to Pauma Heights Road</p> <p>2.1C Community Collector Intermittent Turn Lanes—Pauma Heights Road to McNally Road</p> <p>2.2E Light Collector McNally Road to Pala/Pauma Subregion boundary</p>	<ul style="list-style-type: none"> ■ Community Planning Group preference and more appropriate road type for Industrial area of Village ■ Two-lane designations north of Fruitvale Road would support forecast traffic volumes at LOS A-D if North Village land use designations are consistent with Environmentally Superior Map alternative ■ Community Planning Group supports context-sensitive road with slower design speed.
14	<p>New Road 14 <u>Segment:</u> Valley Center (at Miller Road) to Valley Center Road (at New Road 15)</p>	<p>2.3A Minor Collector Raised Median</p>	<p>2.3B Minor Collector Intermittent Turn Lanes—Road alignment should be to the north of floodplain whenever feasible</p>	<ul style="list-style-type: none"> ■ Community Planning Group preference and more appropriate road type for Industrial area of Village
15	<p>New Road 15 / High Point Drive <u>Segment:</u> Valley Center (at New Road 14) to Cool Valley Road</p>	<p>Local Public Road</p>	<p>Rural Residential Collector^b Local Public Road</p>	<ul style="list-style-type: none"> ■ Provides specific classification preference for road type. ■ Community Planning Group preferred classification.



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
16	Valley Center Road <u>Segment:</u> North County Metro Subregion boundary to Pala/Pauma Subregion boundary	4.1A Major Road Raised Median—North County Metro Subregion boundary to Woods Valley Road	<i>No changes</i>	<ul style="list-style-type: none"> ■ Community Planning Group prefers Boulevard classification for segment from Lilac Road to Miller Road because slower design speed would reduce need for sound walls ■ Minor downgrade of classification from a Major Road to a Boulevard (Lilac Road to Miller Road segment) would not further decrease LOS since this segment of road is already fully built-out; however segment from Lilac Road to Miller Road is forecast to operate at LOS F ■ Community preference for passing lanes over raised median for segment from New Roads 14/15 to Pala/Pauma Subregion boundary
		4.2A Boulevard Raised Median—Woods Valley Road to Lilac Road	<i>No changes</i>	
		4.1A Major Road Raised Median—Lilac Road to Miller Road	<i>No changes</i>	
		4.2A Boulevard Raised Median—Miller Road to New Roads 14/15	<i>No changes</i>	
		2.1D Community Collector Improvement Options [Raised Median]—New Roads 14/15 to Pala/Pauma Subregion boundary	2.1D Community Collector Improvement Options [Passing Lanes]—New Roads 14/15 to Pala/Pauma Subregion boundary	
17	New Road 17 Indian Creek Road <u>Segment:</u> New Road 14 to New Road 11	Local Public Road	Rural Residential Collector^b Local Public Road	<ul style="list-style-type: none"> ■ Provides specific classification preference for road type
18	Mirar de Valle Road (SC 990.2) <u>Segment:</u> North County Metro Subregion boundary to New Road 19	2.1D Community Collector Improvement Options [Raised Median]	2.1D Community Collector Improvement Options [Unspecified]	<ul style="list-style-type: none"> ■ Community preference to not specify improvement options until road design
19	New Road <u>Segment:</u> Lilac Road to Valley Center Road	4.2B Boulevard Intermittent Turn Lanes—Lilac Road to Mirar de Valle Road 2.3A Minor Collector Raised Median—Mirar de Valle Road to Woods Valley Road	<i>No changes</i>	N/A



Mobility Element Network—Valley Center Community Planning Area Matrix

ID ^a	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
20	Woods Valley Road (SC 1010) <u>Segment</u> : Valley Center Road to Lake Wohlford Road	2.1D Community Collector Improvement Options [Raised Median and Right-Turn Lanes]—Valley Center Road to Oakmont Road 2.2C Light Collector Intermittent Turn Lanes—Oakmont Rd. to Lake Wohlford Road	<i>No changes</i>	N/A
21	Lake Wohlford Road <u>Segment</u> : North County Metro Subregion boundary to Valley Center Road	2.2C Light Collector Intermittent Turn Lanes	2.2D Light Collector Improvement Options [Unspecified]	<ul style="list-style-type: none"> ■ Community preference to not specify improvement options until road design
22	Paradise Mountain Rd. (SC 1010.1) <u>Segment</u> : Lake Wohlford Road to Hell Hole Canyon Open Space Preserve entrance	2.2E Light Collector	<i>No changes</i>	N/A
23	West Oak Glen Road <u>Segment</u> : New Road 3 / Lilac Road to Cole Grade Road	Local Public Road	2.2C Light Collector Intermittent Turn Lanes—Cole Grade Road to Lilac Road	<ul style="list-style-type: none"> ■ More appropriate classification to accommodate forecast volume for the segment. ■ Left turn lanes would facilitate access to High School during peak periods.

a. ID = Roadway segment on Figure M-A-23

b. Local Public Roads are included in Mobility Element for continuity until Community Plan updated is completed.

Attachment F

Community Plan Updates
Status and Recommendations

This attachment includes the status, outstanding issues, and recommendations for each community or subregional plan. Each plan is identified as either a *Comprehensive Update* or *Consistency Review*. Under a *Comprehensive Update*, the current community plan has been replaced based in information and goals and policies provided by the community planning or sponsor group. Under a *Consistency Review*, the current community plan has been edited to ensure its consistency with the General Plan Update. Addition revisions are included with these plans if provided by the community planning or sponsor group.

A table is provided at the end of this attachment which summarizes the minimum lot size for each community, according to General Plan land use designation. The minimum lot sizes, which are included in each community and subregional plan, are compared to the target established by the General Plan Update Interest Group.

ALPINE COMMUNITY PLAN – *Consistency Review*

The existing Alpine Community Plan was reviewed and edited by staff for consistency with the General Plan Update. No public comments were received regarding the Alpine Community Plan.

Issues: *No significant issues.*

Staff Recommendation:

- Adopt the draft Community Plan, as circulated for public review July 1, 2009, but establish a special study area in the Village north of Interstate 8 and west of Tavern Road to determine the appropriate land uses and intensities that will result in an acceptable level of service to accommodate forecast traffic volumes at the Interstate 8 interchanges with Tavern Road
- Undertake a comprehensive update after the adoption of the General Plan Update, based on staff availability and resources.

July/August 2009 Public Review:

Minor editorial edits were made to background information and graphics.

BONSALL COMMUNITY PLAN – *Comprehensive Update*

A comprehensive update to the existing Bonsall Community Plan was prepared by the Bonsall Community Sponsor Group. This Community Plan emphasizes support for the agricultural and equestrian character of the community.

Issues: *Conservation Subdivision Program:* Sponsor Group had disagreed with the staff recommended policies to adapt the Conservation Subdivision Program to Bonsall's community character. The Sponsor Group had requested additional restrictions on the program, such as larger minimum lot sizes; however upon recent discussions with the Bonsall Sponsor Group they have been generally supportive of staff's draft policies.

Staff Recommendation:

Adopt the staff-recommended Community Plan and Conservation Subdivision Program policies, as circulated for public review July 1, 2009 as edited based on comments from public review.

July/August 2009 Public Review:

Minor edits were received from the Bonsall Sponsor Group and incorporated by staff, including the addition of areas targeted for Conservation Subdivisions, additions to the Noise Section and changes to background information.

BORREGO SPRINGS COMMUNITY PLAN – *Comprehensive Update*

A subcommittee of the Borrego Springs Sponsor Group prepared a comprehensive update, including a new vision for the community that recognizes the uniqueness of this community when compared to other parts of San Diego County. Key aspects are additional policies to protect dark skies, minimize severe grading from development, and encourage decomposed granite instead of asphalt pavement in appropriate areas. The Plan establishes special studies that would transform the town center into a walkable village that promotes economic development, encourage the conversion of farmlands into less water-intensive land uses, and support environmental resource protection.

Issues: There are no significant areas of controversy; however, the two significant issues addressed include establishing a sustainable supply of water supply for the community and the preservation of Dark Skies. The Borrego Springs Sponsor Group submitted updated information regarding the Borrego Water District's efforts to address water supply issues, and the recent establishment of Borrego Springs as an International Dark Sky Community.

Staff Recommendation:

Adopt the Community Plan as circulated for public review July 1, 2009 as edited based on comments from public review.

July/August 2009 Public Review:

Minor edits were received and incorporated from the Borrego Springs Community Planning Group and Mr. Mr. Tom Weber.

**CENTRAL MOUNTAIN SUBREGIONAL PLAN (Cuyamaca, Descanso & Pine Valley)
*Consistency Review***

The current Central Mountain Subregional Plan was revised with input from each of the community planning and sponsor groups, who jointly developed a Vision Statement for the Subregion Planning Area.

Issues: No significant issues. — One public comment requested removing a policy to discourage off-road vehicle parks in the Subregional Planning Area; however, staff disagreed that any edits were necessary.

Staff Recommendation:

- Adopt the draft Subregional Plan circulated for public review July 1, 2009, as edited as a result of the public review.
- Complete review of the comprehensive update prepared for the Pine Valley Subregional Group Area by Pine Valley Community Planning Group.

July/August 2009 Public Review:

Minor edits received and completed from the Descanso Community Planning Group and Cuyamaca Community Sponsor Group to update / edit background information.

**CREST, DEHESA, HARBISON CANYON, GRANITE HILLS SUBREGIONAL PLAN –
Consistency Review**

The existing Crest, Dehesa, Harbison Canyon, Granite Hills Subregional Plan was reviewed by staff for consistency with the General Plan Update and revisions were coordinated with the Community Planning Group.

Issues: *No significant issues.*

Staff Recommendation:

- Adopt the draft Subregional Plan circulated for public review July 1, 2009, as edited as a result of the public review.
- Undertake a comprehensive update after the adoption of the General Plan Update, based on staff availability and resources.

July/August 2009 Public Review:

Minor edits to outdated background information was received and completed from the Sycuan Band of the Kumeyaay Nation and the Crest/Dehesa Community Planning Group.

FALLBROOK COMMUNITY PLAN - *Comprehensive Update*

The Fallbrook Community Planning Group prepared a comprehensive update to the Community Plan, which identifies agriculture and associated uses as important to the community, as well as the retention of Village Style architecture and community character in the Town Center. The Fallbrook Community Planning Group also provided subsequent revisions to the Community Plan and staff has been able to incorporate the primary one; however, additional revisions will need to be incorporated after the adoption of the General Plan Update.

Issues: *No significant issues.*

Staff Recommendation:

- Adopt the document circulated for public review July 1, 2009, with edits
- Continue to work with the Fallbrook Community Planning Group on additional revisions after adoption of the General Plan Update.

July/August 2009 Public Review:

Edits were received and completed from the Fallbrook Community Planning Group, with additional policies with respect to the Conservation Subdivision Program, mining activities and Floor Area Ratio.

JAMUL / DULZURA COMMUNITY PLAN – Consistency Review

The existing Jamul / Dulzura Community Plan was reviewed and edited by staff for consistency with the General Plan Update. These edits were coordinated with the Community Planning Group.

Issues: The Community Planning Group disagrees with staff's recommendation for minimum lot size for the Semi-Rural (SR)-1 designation. The Community Planning Group wants a minimum lot size of one acre; however, staff is recommending one-half acre.

Staff Recommendation:

Adopt the draft Subregional Plan circulated for public review July 1, 2009, as edited based on comments from public review and including a one-half acre minimum lot size for the SR-1 designation.

Edits from Public Review:

Minor edits were received and incorporated from the Jamul/Dulzura Community Planning Group, including edits to clustering policies and background information.

JULIAN COMMUNITY PLAN- Consistency Review

The existing Julian Community Plan was reviewed and edited by staff for consistency with the General Plan Update. These edits were coordinated with the Julian Community Planning Group. No additional comments were received regarding the Julian Community Plan when the plan was circulated for public review.

Issues: *No significant issues.*

Staff Recommendation:

Adopt the draft Community Plan, as circulated for public review July 1, 2009.

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

LAKESIDE COMMUNITY PLAN- Consistency Review

The Lakeside Community Plan was reviewed and edited by staff for consistency with the General Plan Update. Initially the Planning Group endorsed staff's edits to the consistency review and this plan was circulated for public review in July 2009. No additional public comments were received regarding the Lakeside Community Plan. Concurrently, the Planning Group prepared a more comprehensive update that has since been reviewed by staff.

Issues: The Lakeside Planning Group now opposes the consistency review of the Lakeside Community Plan and has endorsed a draft comprehensive update. Staff reviewed the comprehensive update and provided the

Planning Group with initial comments and is awaiting a response from the Community Planning Group.

Staff Recommendation:

- Adopt the draft Community Plan as circulated for public review July 1, 2009.
- Continue to prepare additional updates to the Lakeside Community Plan and seek adoption of the comprehensive update after the adoption of the General Plan Update based on the availability of staff and resources.

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

MOUNTAIN EMPIRE SUBREGIONAL PLAN (Campo/Lake Morena, Tecate, Jacumba) – *Consistency Review*

The Campo / Lake Morena, Tecate, and Jacumba Community Planning and Sponsor Groups have worked with staff to develop a consistency review for the Mountain Empire Subregional Plan. Jacumba has provided updated History and Vision sections for the Community.

Issues:

- No significant issues with the Campo / Lake Morena and Jacumba Community Plans.
- The Ketcham Ranch Specific Plan description was updated to remove proposals at the request of the developers.
- In coordination with the Tecate Sponsor Group, a Special Study Area was added for Tecate and incorporated into the Plan. The Special Study Area language in the plan includes restrictions on land use intensity based on the number of vehicle trips generated on State Route 94.

Staff Recommendation:

- Adopt the draft Subregional Plan circulated for public review July 1, 2009, as edited based on comments from public review.
- Undertake additional updates of the Campo / Lake Morena Plan following adoption of the General Plan Update based on staff availability and resources.

July/August 2009 Public Review:

Edits were received and completed to develop the Tecate Special Study Area. (For a description and map of the Special Study Area see Attachment F: Community Mapping / Issues Report)

BOULEVARD COMMUNITY PLAN – *Comprehensive Update*

A comprehensive update of the existing Community Plan was prepared by the Boulevard Community Planning Group and reviewed by staff. The Boulevard Plan supports preservation of the rural and ranch nature of the community.

Issues:

Conservation Subdivision Program: Boulevard Community Planning Group wants additional restrictions on Conservation Subdivisions, such as larger minimum lot sizes to match the Rural Lands densities applied to the community. Staff recommends minimum lot sizes based on their current zoning; generally four to eight acres, with restrictions allowed based upon the Conservation Subdivision Program, such as Lot Area Averaging and Planned Residential Development. Staff further contends that lot sizes should not be increased beyond what is currently allowed by zoning because flexibility needs to be retained to achieve an appropriate yield for the parcel, which is generally a lower density than allowed by the current General Plan.

Wind Turbines: Draft Community Plan policies strongly discourage wind turbine facilities. Negative comments were received during public review concerning the negative language of these policies.

Staff Recommendation:

Adopt the Plan with the staff-recommended policies circulated for public review July 1, 2009, as edited as a result of the public review.

July/August 2009 Public Review:

Edits were received from stakeholders with respect to Wind Energy and Landfill policies and incorporated into the Plan.

POTRERO COMMUNITY PLAN – *Comprehensive Update*

The Potrero Community Planning Group prepared a comprehensive update to the existing Community Plan that was reviewed by staff and circulated for public review in July 2009. This Plan emphasizes resource conservation, open space, and appropriate rural-sized commercial facilities and development.

Issues: *Conservation Subdivision Program (CSP):* There are two recommendations included in the Potrero Community Plan, from the County and from the Potrero Planning Group. Similar to issues addressed in the Boulevard Community Plan, Potrero would like to increase minimum lot sizes beyond what is allowed by existing zoning. Staff disagrees that the minimum parcel size should be larger than currently allowed by zoning.

Staff Recommendation:

Adopt the Plan with the staff-recommended policies for the Conservation Subdivision Program.

July/August 2009 Public Review:

Edits were received from the Potrero Community Planning Group with regard to floodplains and were incorporated into the Draft Community Plan.

NORTH COUNTY METROPOLITAN SUBREGIONAL PLAN (Twin Oaks & Hidden Meadows) – Consistency Review

The existing North County Metro Subregional Plan was reviewed and edited by staff for consistency with the General Plan Update. The staff edits were reviewed by the Twin Oaks and Hidden Meadows Sponsor Groups. The Hidden Meadows Sponsor Group has recently drafted a comprehensive update for the Hidden Meadows Sponsor Group Area.

Issues: *No significant issues*

Staff Recommendation:

- Adopt the draft Community Plan, as circulated for public review July 1, 2009.
- This comprehensive update of the Hidden Meadows Community Plan should follow adoption of the General Plan Update based on staff availability and resources

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

NORTH MOUNTAIN SUBREGIONAL PLAN - Consistency Review

Staff prepared a consistency review of for this Subregional Plan, with the exception of Greater Warner Spring, where a comprehensive update to their Community Plan was prepared (see below) and more comprehensive revisions to the Palomar Mountain community, as received from the Palomar Mountain Planning Organization. More comprehensive edits are anticipated in the future.

Issues: *No significant issues.*

Staff Recommendation:

- Adopt the draft Subregional Plan circulated for public review July 1, 2009, as edited as a result of the public review.
- Undertake future updates following adoption of the General Plan Update, based on the availability of staff and resources.

July/August 2009 Public Review:

Edits were made to the Conservation Subdivision Program policies, clarifying the intent of the policies.

**NORTH MOUNTAIN SUBREGIONAL PLAN (Greater Warner Springs) -
Comprehensive Update**

The Greater Warner Springs portion of the North Mountain Subregional Plan was developed by a group of citizens in the community to encourage retention and possible expansion of the community as a Rural Village.

Issues: *Off-Road Vehicles:* The Greater Warner Springs Group desired additional restrictions for off-road vehicles on private property, as well as increased noise enforcement; however, staff does not agree that additional restrictions are appropriate, and they were not incorporated.

Staff Recommendation:

Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.

July/August 2009 Public Review:

Minor edits were received from the Greater Warner Springs Area Group and were incorporated.

OTAY SUBREGIONAL PLAN- Consistency Review

The existing Otay Subregional Plan was reviewed and edited by staff for consistency with the General Plan Update. No additional public comments were received regarding the Otay Subregional Plan.

Issues: *No significant issues.*

Staff Recommendation:

Adopt the draft Subregional Plan, as circulated for public review July 1, 2009.

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

Pala - Pauma Valley Subregional Plan- Consistency Review

The existing Pala - Pauma Valley Subregional Plan was reviewed and edited by staff for consistency with the General Plan Update. These edits were coordinated with the Community Sponsor Group.

Issues: *No significant issues.*

Staff Recommendation:

- Retain the draft Subregional Plan, as circulated for public review July 1, 2009.
- Undertake future updates following adoption of the General Plan Update, based on the availability of staff and resources.

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

RAINBOW COMMUNITY PLAN- *Consistency Review*

The existing Rainbow Community Plan was edited and reviewed by staff for consistency with the General Plan Update. These edits were coordinated with the Community Planning Group. No additional public comments were received regarding the Rainbow Community Plan.

Issues: *Extractive Industry:* The Rainbow Community Planning group wanted to include policies that would prohibit all mining activities in the Community Planning Area. Staff cannot support the prohibition of all mining activities in the Community Planning Area because the County does not prohibit uses in communities, rather identifies what uses are allowed, and if necessary put parameters on those uses so they won't negatively impact the community.

Staff Recommendation:

- Adopt the draft Community Plan, as circulated for public review July 1, 2009.
- Undertake future updates following adoption of the General Plan Update, based on the availability of staff and resources.

July/August 2009 Public Review:

No comments were received on the Plan as circulated July/August 2009

RAMONA COMMUNITY PLAN – *Comprehensive Update*

The Ramona Community Plan includes provisions to encourage the Town Center as the viable commercial area, the keeping of leisure animals, as well as the development of community parks and facilities. There are further refinements necessary and will follow adoption of the General Plan Update.

Issues: *Form-Based Code:* Ramona has been developing a Form Based Code for its Town Center — the framework for implementing this code should be established in the Community Plan.

Staff Recommendation:

- Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.
- Undertake future updates following adoption of the General Plan Update, based on staff availability and resources.

July/August 2009 Public Review:

Edits were made to incorporate the foundation for implementing the Form-Based Code framework, as well as direct the Conservation Subdivision Program

SAN DIEGUITO COMMUNITY PLAN – Consistency Review

San Dieguito is comprised of unique communities, many of which are built-out specific plans. This Community Plan was updated to include additional policies and text for the each community using the best available information, but is also currently undergoing a more comprehensive update with a Subcommittee.

Issues: *No significant issues*, future refinements are needed to more comprehensively update the Community Plan.

Staff Recommendation:

- Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.
- Undertake future updates following adoption of the General Plan Update, based on staff availability and resources.

July/August 2009 Public Review:

- Revisions were made, as follows: (1) including more specific regulations for the Village Core Mixed Use designation, such as setting a maximum Floor Area Ratio and (2) recognized current minimum lot size regulations in Zoning and in the Covenant of Rancho Santa Fe.
- Additional edits were made to clarify sewer policies for Rancho Santa Fe, as allowed with Draft Land Use Element Policy LU-14.4

ELFIN FOREST / HARMONY GROVE COMMUNITY PLAN) – Comprehensive Update

The Elfin Forest and Harmony Grove Community Plan retains the unique characteristics of each community as distinct areas of San Dieguito. They include policies for the protection of resources, as well as the protection of equestrian uses in Harmony Grove.

Issues: *No significant issues*.

Staff Recommendation:

Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.

July/August 2009 Public Review

The figure showing the Elfin Forest – Harmony Grove Boundary was revised to more clearly show the applicable area of this Community Plan, at the request of the Elfin Forest – Harmony Grove Town Council.

SPRING VALLEY COMMUNITY PLAN – *Comprehensive Update*

The Spring Valley Community Plan is prepared for a community that will not see additional growth, except for revitalization. It addresses issues unique to a long established urbanized community, such the need for revitalized housing areas, parking, a need for code enforcement and the desire for revitalization activities in certain areas. The Plan includes a list of concerns the community has had over the years with limited planning support.

Issues: *Special Study Areas:* The Community Planning Group has identified a special study area for Caltrans property that is no longer needed for the construction State Route 54. The Community Plan identifies the uses that are appropriate for that area. Another special study area is the commercial area around Grand Avenue and Jamaica Boulevard where development is encouraged.

Affordable Housing: Community Planning Group recommended policies to restrict additional subsidized affordable housing in the community until other unincorporated communities receive their fair share.

Grandfathered Uses: Community Planning Group recommended restrictions on grandfathered uses, specifically how the uses can transfer in ownership.

Staff Recommendation:

Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.

July/August 2009 Public Review

- Added a Special Study Area for the former State Route 54 right of way lands
- Revised Affordable Housing policies to discourage using County of San Diego funding for affordable housing in Spring Valley, but not limit privately-funded affordable housing,
- Revised policies with respect to legal non-conforming (grandfathering) uses,
- Revised Conservation Subdivision Program policies for steep slope areas given Village densities.

SWEETWATER COMMUNITY PLAN- *Consistency Review*

The Community Plan was reviewed and edited by staff for consistency with the General Plan Update, in coordination with the Community Planning Group.

Issues: *No significant issues.*

Staff Recommendation:

Adopt the draft Community Plan circulated for public review July 1, 2009.

July/August 2009 Public Review

No comments were received on the Plan as circulated July/August 2009

VALLE DE ORO COMMUNITY PLAN – Consistency Review

Valle de Oro Community Plan was revised through a public process involving several public hearings early in the General Plan Update process. The revised Plan reflects the community's desire to balance urban, semi-rural, agricultural and open space uses.

Issues: *No significant issues*, minor edits were submitted by the Planning Group to update discussion and figures.

Staff Recommendation:

Adopt the draft Community Plan circulated for public review July 1, 2009, as edited as a result of the public review.

July/August 2009 Public Review

- Revisions were made at the request of the Valle de Oro Community Planning Group with edits to background information, figures and some minor policy edits.
- Following the Conservation Subdivision Program Land Use Hearing, the requirement for a Major Use Permit in the Conservation Subdivision Program has been removed.

VALLEY CENTER COMMUNITY PLAN- Consistency Review

The Valley Center Community Plan was reviewed and edited with direct input from the Community Planning Group. No additional public comments were received regarding the Valley Center Community Plan. The Community Planning Group is currently preparing a comprehensive update to the Community Plan that would be submitted for adoption after the adoption of the General Plan Update.

Issues: *No significant issues*

Staff Recommendation:

- Adopt the draft Community Plan, as circulated for public review July 1, 2009, and as edited to update Specific Planning Area descriptions.
- Coordinate with the Community Planning Group to adopt a comprehensive Community Plan Update after the adoption of the General Plan Update.

July/August 2009 Public Review

Minor edits were received and completed from the Valley Center Community Planning Group, including updated minimum lot sizes for clustered development which were endorsed by the Community Planning Group on March 8, 2010.

Table 1: Minimum Lot Sizes in Community Plans							
Community	SR-1	SR-2	SR-4	SR-10	RL-20	RL-40	RL-80
<i>Targets (IG)</i>	<i>0.5</i>	<i>1</i>	<i>2</i>	<i>2.5</i>	<i>4</i>	<i>6</i>	<i>8</i>
North County Communities							
Bonsall Staff Rec.	Contains Level 1 and Qualitative Standards						
Community Rec.	Only allow Conservation Subdivisions in two specific locations						
Fallbrook	0.5	0.5	0.5	0.5	1	1	1
North County Metro							
Twin Oaks Valley	Contains Qualitative Standards						
Hidden Meadows	Contains Qualitative Standards						
San Dieguito	Contains Level 1 and Qualitative Standards, and regulations within Rancho Santa Fe						
Elfin Forest – Harmony Grove	-	(2)	2	2	2	2	2
Pala / Pauma	No Specific Standards						
Rainbow	No Specific Standards						
Valley Center	0.5	1	2	2.5	4	6	8
Southeast County Communities							
Alpine	0.5	0.5	0.5	0.5	2	2	2
Crest	0.5	1	1	1	1	1	1
Jamul / Dulzura Staff Rec.	0.5	1	1	2	4	4	4
Community Rec.	1						
Lakeside / Pepper Drive - Bostonia	No Specific Standards						
Otay	No Specific Standards						
Ramona	0.5	1	2	2.5	2.5	2.5	2.5
Spring Valley	Contains Qualitative Standards						
Valle de Oro	(.75)	1	2	(5)	(10)	-	-
Backcountry Communities							
Central Mountain	-	-	-	(4)	4	4	4
Cuyamaca	No Specific Standards						
Descanso	Contains Qualitative Standards						
Pine Valley	(1)	1	1	1	N/A	(8)	8
Desert / Borrego Springs	No Specific Standards						
Julian	No Specific Standards						
Mountain Empire	No Specific Standards						
Boulevard Staff Rec.	-	-	(4)	(4)	4	4	4
Community Rec.					20	40	80
Campo / Lake Morena	No Specific Standards						
Jacumba	No Specific Standards						
Potrero Staff Rec.	-	-	(4)	(4)	4	4	4
Community Rec.				8	16	16	16
Tecate	No Specific Standards						
North / Palomar Mountain	-	-	-	-	2	2	2
If Community Lot Size restriction conflicts with Interest Group Targets, they are in parentheses, however in each of these cases it is not raised as an issue to meet the goals of the Conservation Subdivision Program							

Attachment G

Draft Implementation Plan
Recommended Revisions

The following table provides staff's revisions to the General Plan Update Draft Implementation Plan that was circulated for public review from July 1 through August 31, 2009. The complete document, with the recommended changes in ~~strikeout~~/underline, can be found on the project website at the link below.

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/draftgp/implement_plan.pdf

Attachment G: Draft Implementation Plan -- Recommended Revisions

April 16, 2010

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: <u>Lead Support</u>	Program Implementa	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
1.0	LONG RANGE LAND USE PLANNING								
1.1	Regional Planning								
1.1.B	Interjurisdictional Review <u>Program of County Plans</u> . Conduct interjurisdictional reviews and maintain procedures to guide staff to share information on County planning document updates and to review and provide comments on proposed plans of incorporated jurisdictions, military installations, and public agencies in the region.	LU-4.2, LU-4.3, LU-4.4	<u>DPLU</u>	A-1		X			
1.2	Planning in the Unincorporated County								
1.2.1	General Plan, Community Plans, and Area Plans								
1.2.1.A	<u>General Plan Review</u> . Conduct annual progress reviews and prepare an annual status report on the implementation of the General Plan. <u>Initiate "maintenance" amendments to the General Plan, as necessary, to resolve problems as they arise during implementation of the General Plan.</u>	State law compliance	<u>DPLU</u>	A-3	X	X	X	X	X
1.2.1.E	Focus Area Plans. Establish a plan of action and prepare focus area plans identified by the General Plan Update. Focus Area Plans include <u>special study areas town centers</u> , transit nodes and other community cores. (see also 4.1.2.C Town Center Plans)	LU-5.1, LU-9.1, LU-9.3, LU-9.4, LU-9.6, LU-9.7, LU-11.1, LU-11.2, LU-11.3, LU-11.4, M-4.1, M-4.2	<u>DPLU</u>	A-3			X	X	
1.2.1.F	<u>Mixed Use Zone. Update the Zoning Ordinance to establish a new Village Core Mixed Use zone.</u>	<u>LU-9.3, LU-9.5</u>	<u>DPLU</u>	<u>A-2</u>		X			
1.2.1.H	<u>Forest Conservation Initiative (FCI) Lands Plan. Prepare a revised land use map for lands subject to the FCI, coordinate with community planning groups for public outreach and consensus and prepare General Plan Amendment for Board adoption to coincide with expiration of the FCI.</u>		<u>DPLU</u>	<u>A-2</u>			X		
1.2.1.I	<u>Alpine FCI Lands Plan. Prepare a land use map for lands subject to the FCI in eastern Alpine, as directed by the Board of Supervisors. Coordinate with area property owners and the Alpine community planning group for public outreach and consensus and prepare a General Plan Amendment for Board adoption to coincide with expiration of the FCI.</u>		<u>DPLU</u>	<u>A-2</u>			X		
1.2.2	General Implementing Ordinances and Guidelines								
1.2.2.A	<u>Zoning Ordinance. Revise the Zoning Ordinance to be consistent with the goals and policies of the General Plan Update to ensure development has the density, scale, and use consistent with community plans. Update the land use map to reflect changes to the Zoning Ordinance.</u> Zoning Ordinance assigns appropriate land uses to avoid incompatibilities with the surrounding area.	LU-1.9, LU-2.2, LU-2.3, LU-2.7, LU-3.1, LU-3.2, LU-4.7, LU-7.2, LU-8.1, LU-11.5, LU-11.8, LU-11.10, LU-11.11	<u>DPLU</u>	<u>A-3</u> <u>A-2</u>			X		
1.2.2.B	<u>Subdivision Ordinance. Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, bicycle, environmentally-sensitive pathway/trail, and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character. Evaluate and, if necessary, revise to ensure future project designs, and corresponding infrastructure designs are consistent with the General Plan and with established community character and that the design, access, and dedication of infrastructure is consistent with the applicable community plan and / or character of the community</u>	LU-3.2, LU-3.3, LU-6.2, LU-6.3, LU-6.4, LU-11.2, LU-12.1, LU-12.4, M-11.3, M-11.4, M-12.4, COS-21.3, COS-22.1	<u>DPLU</u> DPR	A-3	X		X	X	

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

Attachment G: Draft Implementation Plan -- Recommended Revisions

April 16, 2010

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: <u>Lead Support</u>	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
1.2.2.D	Community-Specific Design Guidelines. Implement existing community design guidelines and Prepare new community-specific <u>design</u> guidelines to provide guidance for development projects <u>including Conservation Subdivision Program projects if determined necessary during community plan updates.</u> Community-specific design guidelines facilitate project review to ensure development is consistent with the character of an individual community.	LU-2.6, LU-6.7, LU-9.3, LU-9.7, LU-9.8, LU-9.9, LU-9.10, LU-9.11, LU-10.1, LU-10.2, LU-11.2, LU-11.7	<u>DPLU</u>	A-3			X		
2.0 BUILT ENVIRONMENT									
2.1 General Development									
2.1.1 Project Review									
2.1.1.A	Project Review Procedures. <u>Implement Review, and revise as necessary,</u> project review procedures to ensure that discretionary development is consistent with the goals and policies of the General Plan and applicable community plans. Project review provides a procedure to review discretionary development proposals to address physical design, siting, and accessibility issues.	LU-5.5, <u>LU-6.4</u> , LU-6.6, LU-6.7, LU-6.8, LU-6.9, LU-9.8, LU-9.10, LU-9.11, LU-10.1, LU-10.2, LU-11.2, LU-11.7, LU-11.9, LU-11.11	<u>DPLU</u>	A- 2		X			
2.3 Civic and Institutional Buildings									
2.3.2 County Facilities									
2.3.2.A	Strategic Energy Plan. Develop and Implement a <u>Update the</u> Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include s implementation of the following measures as will be detailed within the Plan: <ul style="list-style-type: none"> • Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education. • Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs. • Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible. • Monitor and reduce energy demand through metering, building controls, and energy monitoring systems. • Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles. 	COS-14.10, COS-15.3	<u>DGS</u> <u>DPLU</u>	BA-32	X		X		
2.3.2.B	<u>Resource-Efficient Guidelines.</u> Implement, and revise as necessary, Board Policies F-50, Voluntary Resource-Efficient Guidelines on New Construction and Building Renovation Projects, to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Board Policy F-50 establishes voluntary resource-efficient guidelines (Sustainable Building Projects and/or Green Building Programs) on County new construction and building renovation projects.	COS-14.10, COS-15.3	<u>DGS</u> <u>DPLU</u>	A-2	X		X		

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

Attachment G: Draft Implementation Plan -- Recommended Revisions

April 16, 2010

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
2.3.2.C	<u>Site Planning of County Facilities</u> . Implement, and revise as necessary, Board Policy G-16, Capital Facilities and Space Planning, which requires the preparation of minimum location and design standards for County-owned and leased facilities, to require the County to: <ul style="list-style-type: none"> • Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability, to site facilities to enhance community centers and places, and to locate near transit services, when available • Require government contractors to use low emission construction vehicles and equipment • Avoid hazardous areas when siting County facilities 	LU-18.1, LU-18.2, M-8.2, COS-15.3, S-1.3	DGS DPLU	A-2	X		X		
2.3.2.H	<u>Curation of County Collections</u> . <u>Develop</u> <u>Maintain</u> an inventory of County-owned collections that are not currently curated.	COS-7.3	DGS/DPR DPLU	A-3 1		X			X
2.3.2.I	<u>Landmarking of County Sites</u> . Ensure landmarking and historical listing of County-owned historic sites.	LU-6.9, COS-8.1	DGS/DPR DPLU	A-1	X	X			
<u>2.3.2.J</u>	<u>Alternate Fuel Sources</u> . <u>Explore the potential for developing alternative fuel stations at County facilities for use by the County vehicle fleet and the general public.</u>	<u>COS-16.4</u>	<u>DGS/DPW</u>	<u>A-2</u>					X
2.4 Infrastructure									
2.4.2 Water Supply									
2.4.2.B	<u>Interjurisdictional Review</u> <u>Water Agency Coordination</u> . Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support implementation and enhancement of water conservation programs.	LU-13.1, COS-4.1	DPLU	A-3	X		X		
2.4.3 Wastewater Facilities									
2.4.3.A	<u>Long Range Wastewater Facility Plans</u> . Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans. <u>Conduct continued coordination with water and sewer districts to ensure their plans are consistent with the General Plan land use map.</u>	LU-14.1	DPW DPLU	A-1	X	X			
2.4.3.D	<u>On-site Wastewater Treatment Systems</u> . Coordinate with <u>and encourage</u> the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative On-site Wastewater Treatment Systems.	LU-14.5	DEH DPLU	A- 1 2	X	X	X		
2.4.4 Telecommunication Facilities									
2.4.4.A	<u>Telecommunication Facility Permitting</u> . Implement the Zoning Ordinance to ensure wireless telecommunication facilities are appropriately sited and designed. The Zoning Ordinance regulates wireless telecommunication facilities and establishes <u>submission requirements and</u> preferred sites for cell towers.	LU-15.1, LU-15.2	DPLU	A-1		X			
2.5 Solid Waste									
2.5.1 Reduction and Recycling of Solid Waste									
2.5.1.F	<u>Diverting Organic Materials</u> . Develop programs to assist farmers, residents, and businesses to divert organic materials.	COS-17.4	DPW DPLU	B-2			X		
3.0 HOUSING									
3.1 Community Development									
3.1.1 Regional Housing Needs									
3.1.1.A	<u>Residential Sites Inventory</u> . Develop computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for <u>staff and</u> public use. (In Process)	H-1.1	DPLU	A-2			2009 H		

Program Implementation Categories

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.1.1.B	<u>Project Review for Inventory Sites.</u> Revise regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory (Completed ____). <u>Implement revised procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.</u>	H-1.1	DPLU	A-21		X	2009 H		
3.1.1.C	<u>Zoning Ordinance Consistency with RHNA.</u> Amend Zoning Ordinance for consistency with the General Plan Update and to meet the County's Regional Housing Needs Allocation (RHNA). Adoption of the amended Zoning Ordinance will <u>be concurrent coincide</u> with the adoption of the General Plan Update and the updated Housing Element. <u>(In Process)</u>	H-1.1	DPLU	A-2			2010 M		
3.1.1.D	<u>Publicly-Available Sites Inventory.</u> <u>Create Maintain</u> a publicly available inventory of residential sites adequate to accommodate the RHNA of 12,358 units (2,476 very low, 1,881 low, 2,336 moderate, and 5,666 above moderate-income) for the 2005–2010 Housing Element cycle, as shown on Attachment 1. The adequate sites inventory will be available on the County website and at the zoning counter. (Inventory is on County Website)	H-1.1, 6.6	DPLU	A-21			2008 H		H
3.1.1.F	<u>Constraints to Development in Standards / Guidelines.</u> <u>Implement and</u> annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	H-5.1, H-5.4	DPLU	A-31		X		H	
3.1.1.G	<u>Zoning Ordinance Consistency with RHNA.</u> Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program <u>to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2 (h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle will be completed to achieve the Regional Housing Needs–Assessment standards.</u>	H-1.1	DPLU	A-3			2010 M		
3.1.1.H	<u>RHNA Allocation for next HE Cycle.</u> <u>Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.</u>	<u>Required by State HE law.</u>	DPLU	A-2					H
3.1.1.I	<u>Housing Element Update.</u> <u>Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.</u>	<u>Required by State HE law.</u>	DPLU	A-3					H
3.1.1.J	<u>Residential Sites Inventory Analysis.</u> <u>Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.</u>	H-1.1	DPLU	A-2					H
3.1.1.K	<u>Residential Sites Inventory.</u> <u>Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle</u>	H-1.1	DPLU	A-2					H
3.1.2	Village Development								
3.1.2.C	<u>Mixed Use Zoning.</u> Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. <u>(See also measure 1.2.1.F Mixed Use Zone)</u>	H-1.3, H-2.1	DPLU	A-32			H	H	
3.1.2.D	<u>Legislation Funding for Workforce and Affordable Housing.</u> Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	H-3.2, H-6.1	DPLU DPW SANDAG; HCD OSIA	A-21			2009 H		

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.1.2.E	Achievement of Maximum Density. <u>Evaluate</u> <u>Revise</u> and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. <u>Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided. Any revisions will be made with a rezone.</u>	H-1.2	<u>DPLU</u>	A-2				H	
3.1.2.G	Multi-family Housing on Lower Density Designated Lands. <u>Evaluate</u> <u>Modify</u> and identify any necessary revisions to the site zoning Ordinance to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. <u>This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consisted with Multi-family Housing Design Guidelines (see implementation measure 3.1.2.F).</u>	H-1.6, H-1.7, H-1.8	<u>DPLU</u>	A-2				H	
3.1.2.H	Amenities in Large Developments <u>Accessible Open Space Amenities</u> . <u>Establish</u> <u>Modify</u> development standards and design guidelines <u>for large developments</u> to <u>encourage</u> <u>include common open space</u> amenities, such as tot lots, <u>community facilities</u> and the use of universal design features that accommodate both able-bodied and disabled individuals.	H-1.4, H-2.2	<u>DPLU</u>	A-2 ³				H	
3.1.2.J	<u>Facilitating Revitalization. Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives.</u>	<u>H-3.4, H-3.5, H-6.5</u>	<u>DPLU</u>	<u>A-2</u>				<u>M</u>	
3.1.3	Maximum Development Yield in Villages								
3.1.3.A	80 Percent Gross Density. <u>Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances</u> <u>Modify the Zoning Ordinance, the Noise Ordinance, design guidelines and other ordinances</u> as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement <u>in town centers as specified in community plans</u> .	H-1.2, H-1.7, H-1.8	<u>DPLU</u>	A-2			2010 H		
3.1.3.B	Multi-family Building Types. <u>Evaluate and determine if changes are necessary to</u> <u>Revise</u> the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. <u>This is not intended to apply to sites with a Residential Mobilehome (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516).</u> <u>This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.</u>	H-1.6, H-1.7, H-1.8	<u>DPLU</u>	A-2			2010 H		
3.1.3.C	Smaller Single-family Lots. <u>Revise</u> <u>Evaluate</u> the site zoning Ordinance to <u>determine if revisions are rezoning is necessary to</u> permit smaller single-family lots within Village categories <u>in appropriate communities through coordination with community planning groups</u> .	H-1.6, H-1.7, H-1.8	<u>DPLU</u>	A-2			2010 H		
3.1.3.D	<u>Duplex and Triplex Units. As part of a local density bonus program, permit duplex or triplex units within single family density range of 4.3 to 7.3 units per acre located within the Village regional category. The units should be compatible with the character and scale of surrounding development.</u>	<u>H-1.6, H-1.7, H-1.8, H-3.3</u>	<u>DPLU</u>	<u>A-2</u>				<u>H</u>	

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.1.4	Efficient Development Patterns								
3.1.4.A	<u>Decouple Minimum Lot Size from Density.</u> Revise the Zoning Ordinance and Subdivision Ordinance to decouple minimum <u>eliminate the connection between</u> lot size, <u>building type, and</u> from density, <u>which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups requirements.</u>	H-1.2	DPLU	A-2			2010 H		
3.1.4.B	<u>Maximum Planned Yield.</u> Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. <u>This process will be coordinated through community planning and sponsor groups.</u> (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	H-2.3	DPLU	A-2			2010 H		
3.1.4.C	<u>Design Guidelines in Semi-Rural and Rural Lands.</u> Facilitate compact development patterns and smaller lots by establishing a set of minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands.	<u>LU-6.3, LU-6.4, LU-6.6, LU-10.2,</u> H-2.3	DPLU	A-2			2010 M		
3.1.5	Second Unit and Accessory Apartments								
3.1.5.A	<u>Second Unit Construction.</u> Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year. (Changes in the permitting process were instituted April 2009.)	H-3.7, H-6.6	DPLU	A-2		X	2008 H		
3.1.5.B	<u>Streamline Approval of Second or Accessory Units.</u> <u>Review and Implement</u> revised permitting procedures that streamline the process to approve second or accessory units. (Revisions were completed April 2009)	H-3.7	DPLU	A-2			2008 H		
3.1.5.C	<u>Encouraging Second and Accessory Units.</u> Review and revise lot size (or other zoning) requirements for second and accessory units to encourage additional units <u>Implement Zoning Ordinance section 6156.x, Second Dwelling Unit, which was revised to facilitate second and accessory units.</u>	H-3.7	DPLU	A-2 A-1		X	2010 H		
3.1.6	Mobile and Manufactured Homes								
3.1.6.A	<u>Mobile/Manufactured Homes.</u> Implement procedures to <u>that</u> offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	H-3.7	DPLU DEH	A-1		X			
3.1.6.B	<u>Mobile Home Park Lots.</u> To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be <u>subdivided converted to condominium lots</u> into individual mobile home park lots even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. <u>These changes would bring the County into compliance with State law to remove occupancy restrictions so that residents can become permanent owners.</u>	H-3.7	DPLU DEH	A-2			2010 H		
3.1.6.C	<u>Mobile Home Park.</u> Review time restrictions on Special Occupancy Permits (Mobile Home Parks), as requested, to allow for increased or removed time restrictions in <u>when processing</u> major use permits.	H-3.7	DPLU DEH	A-2 A-1		X	2009 H		
3.1.7	Energy Conservation								
3.1.7.D	<u>Landscape Design Standards.</u> <u>Provide</u> <u>implement the revised Landscape Ordinance that established</u> landscape design standards for property owners to conserve water.	H-5.1	DPLU	A-1		X			
3.1.7.E	<u>Low Impact Development Standards.</u> <u>Provide</u> <u>implement the revised</u> low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	H-5.1	DPLU	A-1	X	X			

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.1.7.F	<u>SDG&E Conservation Programs</u> . Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the DPLU Lobby.	H-6.6	<u>DPLU</u>	A-21		X			
3.1.7.H	<u>Water Conservation</u> . Amend existing regulations to further promote water conservation. [See also <i>Section 5.2.2 Conservation of Water Resources</i>]	H-5.1	<u>DPLU</u>	A-2	X		2010 H	2010 H	
3.2 Lower-Income Housing Development									
3.2.1 Density Bonus Incentives									
3.2.1.A	<u>Density Bonus for Senior Housing</u> . Modify <u>and implement</u> density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	H-1.5, H-3.3	<u>DPLU</u>	A-21		X	2009 H		
3.2.1.B	<u>Density Bonus Incentives</u> . Publicize density bonus incentives to developers with the objective of creating 100 affordable units <u>between 2005 and by</u> 2010.	H-6.6	<u>DPLU</u>	A-2			2009 H		
3.2.1.D	<u>Duplex and Triplex Density Bonus</u>. As part of a local density bonus program, permit duplex or triplex units within single family density range of 4.3 to 7.3 units per acre located within Village regional category. The units should be compatible with the character and scale of surrounding development.	H-3.3, H-3.4, H-3.5	<u>DPLU</u>	A-2				M	
3.2.2 Affordable Housing Resources									
3.2.2.C	<u>Inventory of Surplus Sites</u> . Coordinate with the DGS Real Estate Services Division to <u>update and</u> maintain an updated inventory of surplus sites suitable for affordable housing development.	H-1.1	<u>DPLU</u> DGS	A-1		X			
3.3 Special Needs Housing									
3.3.3 Farmworker Housing									
3.3.3.B	<u>Farmworker Housing Outreach</u> . Distribute farmworker housing information to the public through brochures and the County website. (In Process)	H-6.6	<u>DPLU</u> County HCD	A-21		X	2009 H		
3.3.3.C	<u>Permit Process Streamlining</u> . Streamline <u>and implement the</u> permit process <u>procedures</u> for farmworker housing, <u>including</u> by identifying a single point of contact to respond to farmworker housing inquires. and incorporating provisions into the <u>Revise and implement</u> Zoning Ordinance <u>to incorporate provisions</u> which allows farmworker housing with limited occupancy in specified zones "by right". Including the goal of achieving six farmworker housing units per year. (In Process)	H-3.6	<u>DPLU</u> County HCD	A-21		X	2009 H		
3.4 Housing Preservation									
3.4.6 Emergency Shelters and Transitional Housing									
3.4.6.A	<u>Emergency Shelters and Transitional Housing</u> . Amend <u>and implement the</u> Zoning Ordinance <u>to</u> address the provision of emergency shelters and transitional housing and establish zones where they are allowed by-right <u>in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.</u>	H-3.7	<u>DPLU</u>	A-21		X	2009 H		

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
3.4.6.B	<u>Definition in Zoning Ordinance.</u> Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing will be <u>are</u> defined as a residential use, <u>subject only to those restrictions that apply to other residential uses of the same type in the same zone.</u>	H-3.6, H-3.7, H-6.6	DPLU	A-21		X	2009 H		
3.4.6.C	<u>Outreach Materials.</u> Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	H-3.6, H-3.7, H-6.6	DPLU	A-2			2008 2010 H		
3.4.7	Expedited Processing								
3.4.7.G	<u>Streamline Regulations.</u> Collaborate with building industry representatives and when necessary and appropriate revise regulations to be less costly and unnecessarily onerous. <u>The collaboration is held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.</u>	H-5.1, H-5.2	DPLU	A-1		X			
3.5 Community Outreach									
3.5.3	Coordination and Implementation								
3.5.3.A	<u>Housing Coordinator.</u> Appoint <u>Provide</u> a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	H-5.3, H-6.1	DPLU	A-21		X	2008 H		
3.5.4	Implementation Progress Monitoring								
3.5.4.E	<u>Building Permit Tracking System.</u> Modify the building permit tracking system (KIVA) to allow for tracking of condominium conversion and housing construction by type, tenure, and potential affordability. (In Process)	H-6.2	DPLU County HCD	A-2			2009 2010 H		
3.5.4.F	<u>Data Collection Systems.</u> <u>Use the modified</u> DPLU data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element. (In Process)	H-6.2	DPLU County HCD	A-21		X	2009 H		
3.5.6	Support Improvements to Fire Protection Capacity								
3.5.6.A	<u>Ignition-Resistive Construction Standards.</u> <u>Review and, if appropriate, s</u> strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	H-5.3	DPLU	A-2			2008 H		
3.5.6.C	<u>Fire Suppression Upgrades.</u> The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	H-5.3	DPLU	A-21		X	2008 H		
3.5.7	Future Legislation								
3.5.7.A	<u>Housing Legislation Revision.</u> Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	H-6.3	DPLU County HCD OSIA	A-1		X			
4.0 MOBILITY									

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
4.1 Regional Transportation									
4.1.2	Land Use Plans and Programs to Reduce Vehicle Miles Traveled								
4.1.2.A	Compact Commercial Centers. Establish policies and design guidelines during community plan updates that encourage commercial centers in compact walkable configurations and discourage "strip" commercial development. (see also measure 1.2.1.D Community Plans)	LU-5.1, LU-9.8, LU-11.6, M-11.2	DPLU	A-3 A-2	X		X	X	
4.1.2.B	Transit Nodes. Establish comprehensive planning principles for transit nodes such as the Sprinter station located in North County Metro.	LU-5.4, M-11.2, H-1.3	DPLU	A-3	X			X	
4.1.2.B	Town Center Plans. Prepare phase I town center plans that incorporate a mixture of uses and encourage walking or bicycling, and facilitate opportunities for transit and shared parking facilities. Include in Community Plans or other appropriate documents. (see also measure 1.2.1.E Focus Area Plans)	LU-5.1, M-10.4, M-11.2, M-11.4	DPLU DPW	A-3	X		X	X	
4.1.2.C	Transportation Demand Management. Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.	M-9.2	DPLU	A-2			X		
	Transit Nodes. [See Section 3.1.2 Village Development]								
4.1.3	Transit								
4.1.3.B	Transit-Dependent Populations. Coordinate with SANDAG and Full Access & Coordinated Transportation, Inc. (FACT) to facilitate the FACT goal of establishing a Regional Mobility Center. The Consolidated Transportation Services Agency (CTSA) aims to function as a transportation brokerage for the public that books rides for passengers, that dispatches vehicles of participating private transportation programs, and that would be enabled by a billing and payment system. SANDAG, as the region's CTSA works to expand the availability and use of specialized transportation services by serving as an information resource for specialized transportation providers.	M-8.1	HHS DPLU	A-1		X			
4.1.5	Airports								
4.1.5.A	Airport Operations. Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.	M-7.1, S-15.1, S-15.2	DPLU DPW DPW DPLU	A-1	X	X			
4.1.5.B	Airport Master Plan. Coordinate with the Airport Land Use Commission to ensure that Airport Master Plans are consistent with Airport Land Use Compatibility Plans.	M-7.1, S-15.1, S-15.3	DPLU DPW DPLU	A-1		X			
4.2 Roads									
4.2.1	Road Network Planning								
4.2.1.A	Mobility Network Changes. Ensure General Plan Amendments that propose changes to the mobility network are consistent with the General Plan goals and policies, and such proposals are also reviewed by the community planning groups.	LU-11.2, LU-12.4, M-1.1, M-1.2, M-1.3, M-4.2	DPW DPLU DPLU DPW	A-1	X	X			
4.2.1.B	Community Impacts. Review DPW policies and procedures to evaluate that such reviews are conducted and that issues regarding potential division of communities are identified and addressed.	LU-11.2, LU-12.4, M-1.3	DPW DPLU	A-2	X		X		
4.2.1.C	Local Public Road Network. Prepare road master plans or update community plans, as necessary, to include local public road network plans to improve mobility, connectivity, and safety, in coordination with community planning groups to identify transportation deficiencies and provide a plan for preserving and enhancing local transportation facilities. (See also 4.2.4.A Community Emergency Evacuation Routes)	M-4.1, M-4.2, S-14.1	DPLU DPW	A-3	X		X		

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4.2.1.E	<u>Designated Truck Routes</u> . Evaluate requests to establish weight limits on roads where heavy truck traffic is not desired. (Per vehicle code, a Resolution is required from Board of Supervisors to implement restrictions.)	M-6.1	<u>DPW</u> <u>DPLU</u>	A-2				X	
4.2.2	County Road Design								
4.2.2.D	<u>Low Impact Design</u> . Implement the Low Impact Design (LID) Handbook to mitigate excessive surface water runoff impacts <u>in new and expanded roadways</u> . Low Impact Design (LID) Handbook encourages design techniques that reduce runoff and maximize infiltration for groundwater recharge.	M-2.5	<u>DPW</u> DPLU	A-1		X			
4.2.2.E	<u>Rural Roads</u> . Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.	M-4.3	<u>DPW</u> <u>DPLU</u>	A-1	X	X			
4.2.2.F	<u>Resource Protection</u> . Implement the Resource Protection Ordinance (RPO), when feasible, to avoid environmental constraints when siting new and improving existing roads, driveways, and trails/pathways. Consider impacts to wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites.	M-2.3, M-4.5	<u>DPLU</u> <u>DPW, DPR</u>	A-1		X			
4.2.3	Traffic Mitigation								
4.2.3.B	<u>Congestion Management Program</u> . Implement the Congestion Management Strategies identified in the Regional Transportation Plan and require large projects to mitigate impacts to the Congestion Management Program (CMP) network, including State highways and freeways.	LU-12.2, M-2.1, M-3.1, M-3.2	<u>DPW</u> DPLU	A-1	X	X			
4.2.3.D	<u>Adjacent Jurisdictions</u> . Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommended mitigation measures to evaluate and <u>alleviate mitigate</u> impacts.	LU-4.3, M-4.6	<u>DPW</u> <u>DPLU</u> <u>DPLU</u> <u>DPW</u>	A-1	X	X			
4.2.4	Emergency Access								
4.2.4.A	<u>Fire Access Roads-Community Emergency Evacuation Routes</u> . Prepare <u>Fire Access Road-Community Emergency Evacuation Route</u> network plans and include in community plans or other documents as appropriate. (See also measure 4.2.1.C Local Public Roads)	M-3.3, M-4.4, S-1.3	<u>DPLU</u> DPW	A-3	X		X		
4.2.4.B	<u>County Fire Code-Fire Apparatus Access Roads</u> . Implement the County Fire Code and require fire apparatus access roads per the County Fire Code. The Code requires that fire apparatus access roads be provided that accommodate for safe civilian evacuation and the ingress of emergency vehicles concurrently.	M-3.3, M-4.4	<u>DPW</u> DPLU	A-1	X	X			
4.2.4.D	<u>Conformance with Standards</u> . <u>Evaluate Implement</u> and revise <u>as necessary as appropriate</u> the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards <u>at time of project approval and into the future</u> .	M-3.3, M-4.4	<u>DPLU</u> DPW	A-1	X	X			
4.2.4.E	<u>Fire Protection Plans</u> . Require fire protection plans when necessary for development projects to ensure the requirements of the County Fire Code and other applicable regulations are being met.	M-3.3, M-4.4	<u>DPW</u> <u>DPLU</u> <u>DPLU</u> <u>DPW</u>	A-1		X			
4.3	Parking								
4.3.1	Parking for New Development								

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementa	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
4.3.1.A	<u>Context-Sensitive Parking Requirements</u> . Revise the Zoning Ordinance and County Parking Manual to: <ul style="list-style-type: none"> • Require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars; • Establish parking requirements according to regional category, land use, building size, proximity to transit, and availability of Transportation Demand Management programs; • Establish parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups; • Reduce off-street parking requirements when appropriate on-street parking is provided, especially in villages to encourage pedestrian-oriented design. Any reductions to the parking regulations require careful consideration to ensure sufficient parking will be provided.	M-9.3, M-10.1, M-10.3, M-10.5	DPLU DPW	A-2	X		X		
4.3.1.B	<u>Impacts of Inadequate Capacity</u> . Implement, and revise as necessary, County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects if a proposed project has inadequate parking capacity and consider expanding the typical adverse effects to evaluate effects when projects provide too much parking.	M-10.1, M-10.2	DPWDPLU DPLUDPW	A-1			X		
4.3.2	Other Parking								
4.3.2.A	<u>On-Street Parking</u> . Consider revising procedures to evaluate restrictions for on-street parking.	M-10.3, M-10.6	DPWDPLU DPLUDPW	A-2	X		X		
4.3.2.B	<u>Shared Parking</u> . Revise the Off-Street Parking Design Manual to include concepts for providing shared parking facilities. When multiple facilities share parking, generally the overall requirements are reduced when compared to separate parking facilities for each use.	M-10.4	DPLU DPW	A-2	X		X		
4.3.2.C	<u>Park & Ride Facilities</u> . Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities. Review DPLU project planning procedures to determine if revisions are necessary. Evaluate the feasibility of requiring developers of large projects to contribute to a fund for park and ride facilities.	M-8.6, M-9.4	DPLU DPW	A-2	X		X		
4.3.2.D	<u>Priority Parking</u> . Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen- or electric-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.	M-19.3, COS-16.3	DPLU DPW	A-2	X		X		
4.4	Non-Motorized Transportation								
4.4.1	Bicycle and Pedestrian Facility Planning								
4.4.1.A	<u>Regional Bicycle Plan</u> . Coordinate with SANDAG in the development of the Regional Bicycle Plan, the long range plan to establish a regional bicycle network, to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.	M-11.1, M-11.8	DPLU DPW, DPR	A-1	X	X			
4.4.1.B	<u>County Bicycle Transportation Plan</u> . Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.	M-11.1, M-11.8	DPLU DPW, DPR	A-1	X	X			
4.4.1.C	<u>Pedestrian Master Area Plans</u> . Prepare community-level pedestrian master-area plans to evaluate deficiencies and recommend improvements to the pedestrian network and experience.	M-11.1, M-11.2, M-11.8	DPLU DPW	A-3			X	X	

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
4.4.1.D	Community Bicycle Infrastructure. Revise community plans to Address community bicycle facility needs and to consider expansion of community bicycle infrastructure during community plan updates. <u>Incorporate this information into the County Bicycle Transportation Plan.</u>	M-11.1, M-11.3	DPLU DPW	A-1			X	X	
4.4.2	Bicycle and Pedestrian Facilities in New Development								
4.4.2.C	<u>Read Pedestrian Design Toolbox.</u> Prepare a <u>Read Pedestrian</u> Design Toolbox with bicycle and pedestrian context-sensitive design concepts.	M-11.7	DPLU DPW	A-3 A-2			X		
4.5	Trails								
4.5.1	Trail Planning and Design								
4.5.1.B	<u>Priorities for Acquisition.</u> Prioritize the acquisition and development of trail segments in a manner to provide maximum <u>environmental and</u> public benefit given available public and private resources and the population served.	M-12.2, M-12.6	DPR DPLU, DPW	A-1	X	X			
4.5.2	Acquisition of Trail Facilities								
4.5.2.D	<u>Incentive Program.</u> Encourage the voluntary dedication of easements and/or gifts of land for trails through private-owned lands, including agricultural and grazing lands.	M-12.8	DPR DPLU, DPW	A-1	X	X			
4.5.3	Management of Trail Facilities								
4.5.3.A	<u>Trail Information Database.</u> Maintain a database of information on the locations, status of easements, classifications, forms of access, <u>management activities</u> , and land ownership relative to trail facilities.	M-12.5, M-12.7	DPR DPLU	A-1	X	X			
5.0	NATURAL AND CULTURAL RESOURCES								
5.1	Biological Resources								
5.1.1	Habitat Conservation Areas								
5.1.1.C	<u>Regional Coordination.</u> Plan and implement a habitat conservation plan through regional coordination and consultation with the appropriate agencies. <u>Coordinate with water agencies, as appropriate, to evaluate the use of reservoir buffers for multiple uses, such as species protection, or other compatible uses.</u>	COS-1.1, COS-1.3, COS-1.4, COS-1.5, COS-1.7	DPLU DPR	A-1		X			
5.1.1.D	<u>Acquisition of Preserve Lands.</u> Coordinate with nonprofit groups and other agencies to acquire preserve lands.	COS-1.1, COS-1.3, COS-1.4 , COS-1.5, COS-1.8	DPLU DPR DPR DPLU	A-1	X	X			
5.1.2	Protecting Resources from Development								
5.1.2.D	<u>Conservation Subdivision.</u> Create a Conservation Subdivision Program that facilitate conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval. <u>Establish a systems of metrics to tract projects developed under the Program and annually monitor the Program's effectiveness.</u>	LU-7.2, COS-2.2, COS-3.1, COS-3.2, COS-6.3 , COS-6.4, S-3.1, S-3.2, S-3.3	DPLU	A-2	X		X		
5.1.2.E	<u>Minimize Edge Effects from Development.</u> Implement the Noise Ordinance, <u>Biological Mitigation Ordinance</u> , Groundwater Ordinance, County Landscaping Regulations (currently part of the Zoning Ordinance), and the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to minimize edge effects from development projects located near sensitive resources.	COS-1.2, COS-2.2, COS-3.1, COS-3.2	DPLU	A-1	X	X			

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
5.1.2.F	Non-Invasive Plant Species. <u>Implement the revised</u> the Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.	COS-1.9, COS-2.1, COS-3.1	DPLU	A-21	X	X	X		
5.2 Water Resources									
5.2.1 Groundwater Resources									
5.2.1.B	Groundwater Availability. Implement the Groundwater Ordinance <u>and a GIS-database Hydrologic Inventory</u> to balance groundwater resources with new development. The Groundwater Ordinance ensures that development will not occur in groundwater-dependent areas unless adequate groundwater supplies are available. <u>The Hydrologic Inventory provides a summary of historic hydrologic conditions and is a programmatic screening tool to aid in scoping future groundwater investigations for development projects.</u>	LU-8.2, LU-13.1, LU-13.2	DPLU	A-1	X	X			
5.2.1.C	Borrego Valley <u>Water Credits Program</u> . Coordinate with the Borrego Water District (BWD) to <u>establish- implement</u> a water credits program to encourage an equitable allocation of water resources. The water credits program would allow farmers or any other owners of water-intensive uses in Borrego Valley to permanently fallow their land and in turn the BWD would issue "water entitlement certificates" in standard increments. The certificates may potentially be applied towards BWD and/or County projects that require groundwater mitigation.	LU-8.4	DPLU	<u>BA-13</u>	X			X	
<u>5.2.1.D</u>	<u>Water Credits Program in Groundwater Ordinance. Revise the Groundwater Ordinance to incorporate groundwater offsetting measures such as the Borrego Valley Water Credits Program.</u>	<u>LU-8.4</u>	<u>DPLU</u>	<u>A-2</u>				X	
5.2.2 Conservation of Water Resources									
5.2.2.A	Landscaping. <u>Implement the revised</u> the Ordinance Relating to Water Conservation for Landscaping to further water conservation to: <ul style="list-style-type: none"> • Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Use reclaimed water for landscape irrigation. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Provide education about water conservation and available programs and incentives. 	COS-4.2, COS-19.1, COS-19.2	DPLU	A-21	X	X	X		
5.2.2.C	<u>Reduce Demand</u> . Coordinate efforts with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water <u>offset programs and other</u> conservation <u>measures pricing (e.g., tiered rate structures)</u> to encourage efficient water use.	COS-4.1	DPLU	A-23	X		X		
5.2.3 Water Quality and Watershed Protection									
5.2.3.B	<u>Retaining Run-off</u> . Implement the <u>County Groundwater Ordinance and</u> Watershed Protection Ordinance (WPO) to <u>maximize and</u> conserve water resources. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.	COS-4.1, COS-4.3	DPLU DPW	A-1	X	X			
5.2.3.C	<u>Surface Water Quality</u> . Implement Municipal Stormwater Permits, when necessary, to protect surface water from pollutant discharges.	COS-4.4, COS-5.5	DPLU DPW	A-1	X	X			

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						Ongoing	0-2 Years	2-7 Years	7-10 Years
5.2.3.E	<u>Restoration of Natural Drainage Systems</u> . Implement, and revise as necessary, the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration.	COS-5.4	<u>DPLU</u> <u>DPW</u> DPLU	A-1	X	X			
5.2.3.F	<u>Hillside Development</u> . Revise the to Resource Protection Ordinance (RPO) to incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections and require planning of hillside developments to minimize potential soil, geological and drainage problems.	LU-6.8, COS-5.3, COS-12.2, S-8.1, S-8.2, S-9.6	<u>DPLU</u> DPW	A-2	X		X		
5.2.3.G	<u>Protection Against Erosion</u> . Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.	LU-6.8, COS-5.3, COS-5.5, S-8.1, S-8.2	<u>DPLU</u> DPW	A-1	X	X			
5.2.3.H	<u>Low Impact Development (LID)</u> . Implement the LID Handbook and establish LID standards for new development to minimize runoff and maximize infiltration.	LU-6.5, COS-5.2	<u>DPW</u> DPLU	A-2	X		X		
5.2.3.I	<u>Stormwater Discharges</u> . Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources. This Manual prohibits polluted non-stormwater discharges to the stormwater conveyance system.	COS-4.4	<u>DPW</u> DPLU	A-2	X		X		
5.2.3.J	<u>Septic System Design</u> . Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the Septic Tank Permit Process.	COS-4.4, COS-5.5	<u>DPW</u> DPLU/DEH	A-1	X	X			
5.2.3.K	Management of Reservoir Buffers. Coordinate with water agencies, as appropriate, to evaluate the use of reservoir buffers for multiple uses, such as species protection, or other compatible uses.	COS 1.4	DPLU	A-2			X		
5.4 Mineral Resources									
5.4.1 Land Use Compatibility									
5.4.1.C	<u>Mining Overlay</u> . Update the Zoning Ordinance with the addition of a Mining Compatibility Designator <u>or Overlay</u> that identifies parcels with a high potential for mineral resources. <u>The purpose is to ensure that new development projects take into account the potential mineral resources and that the potential mining would not be precluded to place land use restrictions on areas in the vicinity of extractive uses to ensure incompatible uses do not impede mining operations.</u> In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator. <u>Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible</u>	COS-10.1, COS-10.2, COS-10.4, COS-10.9	<u>DPLU</u>	A-3	X			X	
5.4.1.D	<u>Identification of Mineral Resources</u> . Request that the State Geologist, State Mining & Geology Board California Construction & Industrial Materials Association , and <u>SANDAG other appropriate government agencies</u> identify mineral resources in previously unmapped areas of East and North County. Compile information and identify areas to receive special zoning designator. Mining resources in the western portions of the County were identified and categorized according to Mineral Resource Zones (MRZs) by the State Geologist. Update the Zoning Ordinance Mining Overlay (see IM 5.4.1.C) when new lands are designated as important aggregate resources.	COS-10.1, COS-10.2	<u>DPLU</u>	A-3	X		X		

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						Ongoing	0-2 Years	2-7 Years	7-10 Years	
5.4.2	Reclamation of Mining Facilities and Resources									
5.4.2.A	Reclamation Plans. <u>Revise the Zoning Ordinance</u> <u>Implement procedures to specify require a site-specific</u> reclamation plan in accordance with <u>minimum</u> reclamation standards required by the SMARA and associated State Mining and Geology Board regulations. Zoning Ordinance requires a Reclamation Plan for mineral extraction activities.	COS-10.5, COS-10.8	DPLU	A-2		X		X		
5.4.2.B	Recycling Salvaged Aggregate. <u>Revise and reinstitute Section 6158(e) of</u> the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock. <u>Consider reinstating Section 6158(e) to by</u> allowing this activity to occur <u>by right</u> at permitted mining facilities. The Zoning Ordinance establishes the procedures for <u>applying for a permit to recycle salvage materials.</u>	COS-10.6, COS-10.7	DPLU	A-2	X			X		
5.4.2.C	Permitting Surface Mining Operations. <u>Revise the Grading Ordinance and Zoning Ordinance to permit surface mining operations with a Surface Mining Permit rather than a Major Use Permit. The Surface Mining Permit, which is appealable to the Board of Supervisors, will require the full footprint of the operations to be specified, along with a detailed operations plan to ensure impacts to the environment and community are addressed. The permit will incorporate findings of approval that reflect Mining Compatibility Designator/ Overlay, SMARA sections 2762 and 2763, and the inherent character of surface mining operations , along with findings that address community and environmental impacts.</u>	COS-10.6, COS-10.8	DPLU	A-2	X			X		
5.6 Open Space										
5.6.1	Open Space Funding and Acquisition									
5.6.1.A	Open Space Preserves. <u>Acquire Set-aside</u> open space <u>during discretionary development review</u> through Multiple Species Conservation Program (MSCP) regulatory requirements.	COS-1.6, COS-23.2, LU-6.1, LU-6.7	DPR DPLU	A-1	X	X				
5.6.1.B	Prioritize Acquisition Needs. <u>Prioritize open space acquisition needs through coordination with government agencies and private organizations.</u>	COS-23.2	DPR DPLU	A-1	X	X				
5.6.2	Open Space Implementation and Management									
5.6.2.B	Resource Management Plans. <u>Implement the</u> Operate and manage MSCP open space acquisitions by preparing, <u>implementing</u> , and updating Resource Management Plans <u>and MSCP Area Specific Management Directives (ASMDs)</u> for each open space area within the MSCP preserve.	COS-23.1, COS-23.3	DPR DPLU	A-1		X				
5.7 Cultural Resources										
5.7.1	Protection and Preservation of Cultural Resources									
5.7.1.A	Require Appropriate Reviews. <u>Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant. Historic designation by the Historic Site Board or the Zoning Ordinance "H" Special Area Designator establishes designators that requires a site plan review for sites with cultural resources.</u>	COS-7.1, COS-7.2, COS-8.1	DPLU	A-1	X	X				

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5.7.1.D	<u>Identify and Catalog Resources.</u> Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation, <u>such as Save Our Heritage Organization (SOHO)</u> , and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a n "H" Special Area Designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan Permit for proposed construction, which will be reviewed by the Historic Site Board	COS-7.1, COS-7.2, COS-8.1	<u>DPLU</u>	B-2	X			X	
5.7.1.E	<u>Tribal Monitors.</u> Use <u>Implement</u> County Guidelines for Significance for Cultural Resources to ensure qualified tribal monitors are present during ground disturbing activities.	COS-7.4	<u>DPLU</u>	A-1		X			
5.7.1.F	<u>Monitor and Review.</u> Implement procedures <u>County Guidelines for Determining Significance</u> to monitor and review projects through the CEQA process to ensure resources are appropriately identified, tested, recorded, and artifacts are curated at appropriate facilities that meet federal curation standards.	COS-7.1, COS-7.2, COS-7.3	<u>DPLU</u> <u>DPR</u>	A-1		X			
5.7.1.G	<u>Management and Restoration Plans.</u> Develop management and restoration plans for identified and acquired properties with cultural resources.	COS-7.1, COS-7.2, COS-7.3, COS-8.1	<u>DGS, DPR</u> <u>DPLU</u>	A-1	X	X			
5.7.1.H	<u>Easements.</u> Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.	COS-7.2	<u>DPLU</u> <u>DPR</u>	A-1	X	X			
5.7.1.I	<u>Consultation and Regional Collaboration.</u> Protect significant cultural resources <u>by facilitating the identification and acquisition of important resources</u> through regional coordination <u>with agencies, and institutions, such as the South Coast Information Center (SCIC)</u> and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, <u>while maintaining the confidentiality of sensitive cultural information.</u>	COS-7.4	<u>DPLU/DPR</u>	A-1	X	X			
5.7.1.J	<u>Confidentiality of Resources.</u> Implement development review policies and procedures that avoid disclosure of sensitive cultural resource information such as site record forms and local, State, or National Register nominations marked "not for publication".	COS-7.4, COS-7.5, COS-7.6	<u>DPLU</u>	A-1		X			
5.7.1.K	<u>Treatment of Resources.</u> Implement development review procedures, when complete avoidance is not feasible, to establish guidelines that: (1) Promote and facilitate retaining important cultural resources on site for use in landscaping, gateways, and other appropriate areas; or (2) Identify when it is appropriate to move resources to another site. <i>Implementation of guidelines requires coordination with appropriate Native American tribe(s) and/or affected communities.</i>	COS-7.2, COS-7.3	<u>DPLU</u> <u>DPR</u>	A-1		X			
5.7.1.L	<u>Regional Collaboration.</u> Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.	COS 7.1, COS 7.6	<u>DPLU</u>	A-1	X	X			
5.7.1.M	<u>Identifying and Documenting Historic Structures.</u> <u>Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use property database. Identification will occur by compiling information from all available sources (e.g., County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.</u>	<u>COS-8.1</u>	<u>DPLU</u>	<u>A-2</u>	<u>X</u>		<u>X</u>		
5.7.1.N	<u>Protection of Historic Resources From Demolition and Alteration Projects.</u> <u>Revise the Resource Protection Ordinance to apply to the demolition or alteration of identified significant historic structures.</u>	<u>COS-8.1</u>	<u>DPLU</u>	<u>A-2</u>	<u>X</u>		<u>X</u>		
5.7.2	<u>Renovation and Adaptation of Historic Resources</u>								

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5.7.2.A	<u>Project Review of Historic Structures</u> . Implement procedures to require the restoration, renovation, or adaptive reuse of <u>significant</u> historic structures as a condition of approval during the discretionary project review process, as appropriate.	COS-8.1	DPLU	A-1		X			
5.7.2.B	<u>Mills Act</u> . Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources. Mills Act (2002) allows <u>property</u> tax incentives to <u>owners of significant historic structures</u> to encourage the protection and preservation of historic resources. <u>as recommended by The Mills Act is available to significant historic structures recommended by</u> the Historic Site Board.	LU-6.9, COS-8.1	DPLU	A-1	X	X			
5.7.2.D	<u>Historic Resources Oversight</u> . Support the Historic Site Board in their efforts to provide oversight for historic <u>and prehistoric</u> resources.	LU-6.9, COS-8.1	DPLU DPR	A-1	X	X			
5.7.2.E	<u>Historic Routes</u> . Develop and implement a plan and coordinate with Caltrans to provide appropriate signage on historic resources and along historic routes.	COS-8.2	DPLU DPR	A-3				X	
5.8 Paleontological Resources / Unique Geological Features									
5.8.2	Unique Geologic Features								
5.8.2.B	<u>Inventory</u>. Update the inventory and assessment of unique geological features in the County, which was compiled in the 1970s and is out of date.	COS-9.2	DPLU	A-3			X		
5.9 Visual Resources									
5.9.1	Scenic Vistas and Resources								
5.9.1.A	<u>Identify Key Visual Resources</u> . Review Resource Conservation Area designations, or other special area designators, guidelines, and/or other implementing tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas. <u>During community plan updates</u> , work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value.	COS-11.1, COS-11.2	DPLU	A-2	X		X		
5.9.2	Visual Character								
5.9.2.C	<u>Underground Utilities</u> . Implement the Wireless Communications Ordinance and Board Policies I-92 (Undergrounding of Utilities) and J-17 (Undergrounding of Existing Overhead Utility Facilities) to encourage the undergrounding of utilities. Wireless Communications Ordinance restricts siting and development of wireless facilities; Board Policy I-92 sets standards for new development to place utilities underground; and Board Policy J-17 establishes a program and procedures to place existing utilities underground.	COS-11.7	DPLU/DPW	A-1	X	X			
5.9.2.E	<u>Community Compatibility</u> . <u>Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guideline are updated pursuant to measures 5.9.2.A and 5.9.2.B.</u>		DPLU		X				
6.0 SAFETY, HEALTH, AND WELFARE									
6.1 Hazard Mitigation and Emergency Response									
6.1.2	Emergency Response								
6.1.2.B	<u>Community Protection Evacuation Plans (CPEPs)</u> . Implement and revise as necessary CPEPs for each community as applicable. CPEPs establish emergency evacuation routes and procedures.	S-2.1, S-2.2, S-2.3, S-2.4, S-2.6	DPLU/OES OES/Fire Safe Council	A-1		X			

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

Attachment G: Draft Implementation Plan -- Recommended Revisions

April 16, 2010

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: <u>Lead Support</u>	Program Implementa	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
6.2	Fire Hazards								
6.2.1	Development Review								
6.2.1.G	Fire Prevention and Protection. Implement <u>development review</u> procedures to refer projects subject to discretionary review to the appropriate fire protection agency for its comments and recommendations regarding fire prevention and fire protection measures. <u>Review policies pertaining to water supply, water pressure and emergency standby water to ensure consistency in implementation and code adequacy.</u>	S-3.6	<u>DPLU</u>	A-1		X			
6.2.2	Fire Fuel Management								
6.2.2.B	Weed Abatement Ordinance. Implement the Combustible Vegetation and Other Flammable Materials Ordinance (Weed Abatement Ordinance) and require prudent brush management techniques to enforce proper techniques for maintaining defensible space around structures. The Weed Abatement Ordinance addresses the accumulation of weeds and rubbish on a private property <u>in the unincorporated County outside fire districts' jurisdictions</u> that is found to be a fire hazard and requires brush management around new and existing structures to protect life and structures from wildfires. <u>The desire is to provide consistent weed abatement within all fire districts.</u>	S-4.1	<u>DPLU</u>	A-1	X	X			
6.2.2.C	Protection of Habitats and Species. Recognize the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection. MOU establishes guidelines by which fire agencies can continue to require abatement of flammable vegetation without violating environmental regulations for the <u>protection of habitats and species, or other coverage.</u>	S-4.1	<u>DPLU</u> <u>LFAHJ</u>	A-1	X	X			
6.2.2.F	Vegetation Management <u>Program</u> . Implement the Vegetation Management <u>procedures Program</u> to manage vegetation in the unincorporated County to reduce the risk of wildland fires. <u>Development projects are required to provide adequate defensible space as part of project processing; the County shall work closely with the local fire authority in identifying the areas and amounts of vegetation treatments necessary to protect life and property.</u>	S-4.1	<u>DPLU</u>	A-1		X			
6.2.3	Fire Protection Services								
6.2.3.C	Fair Share Contribution. Implement procedures to ensure new <u>large</u> development projects fund their fair share toward fire services facilities and explore, <u>including the development of a long-term financing mechanism, such as and if feasible, establish</u> an impact fee program <u>or Community Facilities District for all new development to fund their fair share contribution toward fire service facilities.</u> Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.	S-6.3, S-6.4	<u>DPLU</u>	B-2			X		
6.2.3.D	<u>Adequate Fire and Emergency Services Facilities. Implement, and revise as necessary, development review procedures that require, as a basis of approval, a finding that sufficient fire protection and emergency service facilities are available or will be available concurrent with need for all discretionary projects.</u>	S-6.4, S-6.5	<u>DPLU</u>	A-1		X			
6.2.3.E	<u>Emergency Response. If the appropriate emergency travel time cannot be met for a proposed project, the discretionary project will be denied unless sufficient mitigation measures are included as a basis of approval based on the recommendations of the Director and the responsible agency providing fire protection.</u>	S-6.4	<u>DPLU</u>	A-1		X			
6.2.4	Regional Coordination								
6.2.4.A	Regional Coordination. Promote the coordination between fire districts and agencies <u>to ensure uniform codes and standards between fire districts / agencies.</u>	S-6.1, S-6.2	<u>DPLU</u> Fire Agencies	A-1		X			

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

Attachment G: Draft Implementation Plan -- Recommended Revisions

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No.	Program/Action Description	General Plan Policy # Reference	Responsibility: Lead Support	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
6.4 Flood Hazards									
6.4.1	Flood Plains								
6.4.1.A	<u>Floodplain Mapping. Implement procedures to update mapped floodways and floodplains annually in conformance with the National Flood Insurance Program.</u> State Law AB 162 (enacted January 1, 2008) requires annual reviews of areas within <u>mapped</u> floodways and 100 and 200 year floodplains to ensure areas subject to flooding are accurately mapped.	LU-6.11, S-9.1	DPLU DPW DPWDPLU	A- 3 1		X			X
6.4.1.D	<u>Development in Floodways. Implement and</u> Revise as necessary the Resource Protection Ordinance and Policy I-68, Proposed Projects in Flood Plains / Floodways <u>based on the added restrictions to development in floodways which establishes procedures for projects that impact floodways.</u>	S-9.2, S-9.4, S-9.5, S-10.1	DPWDPLU DPLU	A-1	X	X		X	
6.7 Airport Hazards									
6.7.1	Airport Land Use Compatibility								
6.7.1.D	<u>Military Air Facilities.</u> Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the <u>influence study</u> area of a military airfield. Ensure that such development projects are consistent with the land use compatibility and safety policies therein	S-15.1, S-15.3	DPW DPLU	A-1	X	X			
6.8 Noise Impacts									
6.8.2	Transportation Noise Generators								
6.8.2.C	<u>Public Participation.</u> Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.	N-1.4, N-1.5, N-4.3	DPLU DPW	A-1	X	X			
6.8.2.D	<u>Minimize Impacts Through Alternate Routes.</u> Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.	N-1.5, N-4.3, N-4.5	DPLU DPW DPWDPLU	A-1	X	X			
6.8.2.E	<u>Roadway Improvement Projects.</u> Coordinate with Caltrans and the DPLU Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County. Ensure that for new County road improvement projects, either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed three decibels over existing noise levels.	N-4.3, N-4.6	DPW DPLU	A-1	X	X			
6.8.2.H	<u>Railroad Operations.</u> <u>Implement, Periodically</u> review, <u>and revise</u> as necessary, the County's screening criteria for evaluating noise impacts associated with railroad operations to determine if the criteria should be revised or updated as conditions change within the County.	N-4.7, N-4.8,	DPLU	A-1		X			
6.8.2.J	<u>Airport Land Use Compatibility Plan.</u> Use the applicable Airport Land Use Compatibility Plan's (ALUCP) as guidance/reference during review of development projects that are planned within an Airport Influence Area (AIA). Any projects that are found incompatible with the <u>AIA Airport Land Use Compatibility Plan noise-criteria shall</u> should be <u>submitted to the SDCRAA for reviewed by the SDCRAA.</u>	N-4.9, S-15.1	DPLU	A-1	X	X			

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

Attachment G: Draft Implementation Plan -- Recommended Revisions

April 16, 2010

No.	Program/Action Description	General Plan Policy # Reference	Responsibility: <u>Lead Support</u>	Program Implementation	Mitigation	Timeframe/Priority			
						Ongoing	0-2 Years	2-7 Years	7-10 Years
6.8.4	Temporary and/or Nuisance Noise								
6.8.4.A	<u>Regulations and Procedures.</u> Implement and p periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources. Existing regulations and procedures for minimizing temporary and/or nuisance noise are included in the County Noise Ordinance and Section 6300 of the County Zoning Ordinance. Restrictions currently include limits on the use of construction equipment, parking lot sweepers, landscaping, and maintenance equipment near residential zones, and provisions for other disturbing, excessive, or offensive noise sources.	N-6.1, N-6.3, N-6.4, N-6.5	<u>DPLU</u>	A-1	X	X			
6.9 Climate Change									
6.9.1	Provide Education and Leadership (Strategy B-4)								
6.9.1.A	<u>Climate Change Action Plan.</u> Prepare a County Climate Change Action Plan no later than six months after adoption of the General Plan Update. with an update baseline inventory of greenhouse gas emissions from all sources; more detailed greenhouse gas emissions reduction targets and deadlines; and a comprehensive and enforceable GHG emissions reduction measures that will achieve a 16% reduction in emissions from County operations from 2006 by 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis.	COS-20.1, COS-20.2	<u>DPLU</u>	A-2	X		X		
6.9.1.C	<u>Regional Goals.</u> Work with SANDAG to implement SB 375 and to achieve regional goals in reducing GHG emissions associated with land use and transportation.	COS-20.1, COS-20.2	<u>DPLU</u>	A-2	X		X		
6.9.4	Increase Generation of Renewable Energy Sources (Strategy A-3)								
6.9.4.C	<u>Renewable Energy Ordinance.</u> Revise the Zoning Ordinance to provide a comprehensive alternative energy system ordinance for the design, construction, and maintenance of wind and solar renewable energy facilities.	COS-14.4, COS-14.7, COS-18.1, COS-18.3	<u>DPLU</u>	A-2	X		X		

LEGEND

Program Implementation Categories:

- A-1—Current Program / No Change
- A-2—Current Program / Change / Additional resources NOT required
- A-3—Current Program / Change / Additional resources required
- B-1—New Program / Additional resources NOT required
- B-2—New Program / Additional resources required

Outside Agency Abbreviations:

CSA—Center for Social Advocacy

Housing

- Measures Priority:
- H—High
 - M—Medium
 - L—Low

County Department Abbreviations:

- APCD—Air Pollution Control District
- DAWM—Agriculture, Weights and Measures
- DEH—Environmental Health
- DFHA—Farm and Home Advisor
- DGS—General Services
- DPLU—Planning and Land Use
- DPR—Parks and Recreation
- DPW—Public Works
- HCD—Housing and Community Development

Program Implementation Categories

A-1 = Current/No change; A-2 = Change/No additional resources; A-3 = Change/Additional resources; B-1 = New/No additional resources; B-2 = Additional resources

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Draft Ordinance – Strikeout/Underline
Conservation Subdivision Program

ORDINANCE NO. _____(N.S.)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE TO AMEND
TITLE 6, DIVISION 7; TITLE 8, DIVISION 1 AND DIVISION 6; AND AMENDING
THE SAN DIEGO COUNTY ZONING ORDINANCE RELATING TO
CONSERVATION SUBDIVISIONS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the regulation and control of the design and improvement of subdivisions is vested in the legislative bodies of local agencies. The County desires to allow flexibility in the design of subdivisions in order to minimize development impacts, protect environmental resources and preserve open space. This Ordinance will implement a Conservation Subdivision Program which is intended to accommodate planned growth while ensuring that the essential elements of surrounding communities, such as community character, sensitive environmental resources, farmlands, groundwater supplies, unique topography, historical and cultural resources, scenic resources, recreational resources and park lands are undisturbed. This Ordinance allows for a review of the design of subdivisions in order to achieve a balance between impacts to open space, steep slope areas and effects of development on surrounding communities. This Ordinance provides that where lands proposed to be developed are constrained by environmental resources, reduced minimum lot sizes will be permitted to avoid the resources and locate the development in less sensitive areas while preserving community character through site and building design standards. Avoided areas will be preserved as open space and will not be developed.

Section 2. Section 67.722 of Title 6, Division 7 of the County Code is amended to read as follows:

67.722 All Other Projects.

Any application listed at Section 67.711 for a project not subject to Section 67.720 or Section 67.721, which proposes the use of groundwater not provided by a Water Service Agency, for all or any portion of the project, shall comply with the following regulations:

A. Residential Density Controls.

1. Tentative Maps, Tentative Parcel Maps, and Certificates of Compliance proposing parcels for single-family dwellings must comply with the minimum parcel sizes set forth in the following table; Adjustment Plats on property zoned to permit residential use shall also comply with these minimum parcel sizes, except that an existing parcel smaller than the applicable minimum parcel size need not be made to conform to the minimum, so long as it is not further reduced in size by the Adjustment Plat:

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Mean Annual Precipitation* (inches)	Minimum Parcel Size** (Gross Acres)
Less than 9	20
9 to 12	15
12 to 15	11
15 to 18	8
18 to 21	5
More than 21	4

*Mean annual precipitation is to be determined from the County of San Diego map entitled "Groundwater Limitations Map" on file with the Clerk of the Board of Supervisors as Document No. 195172.

**Compliance with the minimum parcel size does not guarantee project approval; site-specific characteristics may indicate that either larger parcel sizes are required or that the project should not be approved in individual cases.

2. The provisions of paragraph 1 above shall not apply to either (1) a project which includes Lot Area Averaging in accordance with Section 4230 of The Zoning Ordinance, or (2) projects which include reduction of parcel sizes pursuant to the Conservation Subdivision Program and as permitted by the Zoning Ordinance, provided that all of the following are complied with:
 - a. The overall average density of the project does not exceed that which results from applying the applicable minimum parcel size set in paragraph 1 to the gross project area;
 - b. No proposed lot is less than 67 percent of the required minimum lot size as set in paragraph 1; and
 - c. The Director has reviewed and approved the lot density and water resource distribution. Projects shall not be allowed which place smaller lots in dry areas of the subdivision.
- B. Groundwater Investigations. Any application listed in Section 67.711 and not subject to Sections 67.720, 67.721 or Paragraph A above, shall be accompanied by a Groundwater Investigation. The application shall not be approved unless the approving authority finds, based upon the Groundwater Investigation or other

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available information, either: (1) for a water intensive use, that groundwater resources are adequate to meet the groundwater demands both of the project and the groundwater basin if the basin were developed to the maximum density and intensity permitted by the General Plan; or (2) for all other projects, that groundwater resources are adequate to meet the groundwater demands of the project.

- C. Well Tests. For any application for a Tentative Map, Specific Plan or Specific Plan Amendment, Tentative Parcel Map, Adjustment Plat or a Certificate of Compliance, well tests shall be performed for the number of lots shown in the following table. Tests shall be on lots which appear to have the least access to a viable groundwater supply as determined in advance of testing by the Director, who shall also specify nearby wells to be monitored while the testing is being conducted. If any well does not pass the requirements for Well Tests stated in Section 67.703 above, the Director may require additional well tests beyond what is required in the following table:

Number of Proposed Lots*	Number of Required Well Tests
1 through 10	1
11 through 20	2
21 through 30	3
31 through 40	4
Greater than 40	5

* Excluding remainder parcels and "not a part" areas

Section 3. Section 81.102 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.102. DEFINITIONS.

Terms used in this division that are defined in the SMA but not defined in this division shall have the same meaning as in the SMA. The following definitions shall apply to this division:

(a) "Access restriction easement" means a permanent easement a property owner dedicates to the County that prohibits any person from obtaining access to a road or right-of-way adjacent to the property.

(b) "Adjustment plat" means a drawing filed with the Director as part of the application process for a lot line adjustment adjusting the boundaries between two to four adjoining parcels, where land taken from one parcel is added to an adjoining parcel, but does not create any additional parcels.

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(c) "Average daily trips, ADT" means the average total number of motor vehicle trips per day to and from a location.

(d) "Basis of bearings" means the source of uniform orientation of all measured bearings shown on a map using the California Coordinate System of 1983, Zone 6, established by Public Resources Code sections 8801 et seq.

(e) "Bicycle route" means a facility where the main form of travel is by bicycle.

(f) "Cable lines" means electronic cable, conduit and their appurtenances which distribute television signals or telephone or internet connections.

(g) "CEQA" means the California Environmental Quality Act, Public Resources Code sections 21000 et seq.

(h) "Certificate of compliance" means a document the County issues pursuant to Government Code section 66499.35 identifying real property and signifying that the division of the real property complies with applicable provisions of the SMA and this division.

(i) "Conservation Subdivision Program" means a residential subdivision design that improves preservation of environmental resources in a balance with planned densities and community character subject to applicable Community Plans, the Zoning Ordinance, Subdivision Ordinance, Resource Protection Ordinance, Groundwater Ordinance and Conservation Subdivision Design Guidelines.

(ij) "County fire official" means a person designated by the Director to implement and enforce the County Fire Code.

(jk) "DEH" means the Department of Environmental Health.

(kl) "Designated remainder parcel" means a unit of land a subdivider designates pursuant to Government Code section 66424.6 which is not divided for the purpose of sale, lease or financing and is designated on a tentative map or tentative parcel map at the time the subdivider files the map.

(lm) "Director" means the Director of Planning and Land Use or a person the Director designates to implement or enforce this division.

(mn) "Director DEH" means the Director of the Department of Environmental Health or a person the Director DEH designates to implement or enforce this division.

(no) "Director DPW" means the Director of Public Works or a person the Director designates to implement or enforce this division.

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(øp) "Director DPR" means the Director of Parks and Recreation or a person the Director DPR designates to implement or enforce this division.

(p̄q) "DPLU" means the Department of Planning and Land Use.

(er̄) "DPR" means the Department of Parks and Recreation.

(rs̄) "DPW" means the Department of Public Works.

(t) "Environmental Resource" means natural habitats, sensitive species, sensitive habitat lands, wetlands, floodplains, significant prehistoric/historic sites, and/or agricultural lands.

(sū) "Feasible" has the same meaning as the term "feasible" in Government Code section 66473.1(e).

(tv̄) "Lease" means an agreement for the use of real property that creates a landlord-tenant relationship between the parties to the lease and includes a written or oral agreement. In addition to an agreement that creates a tenancy for a specific term, a lease also includes an agreement that creates a tenancy at will or a month-to-month tenancy.

(uw̄) "Lot" means a unit of land and may also be referred to in this division as a "parcel."

(vx̄) "Lot area" means the same as the term "Lot Area, Net" as defined in the County Zoning Ordinance.

(wȳ) "Major subdivision" means a subdivision creating five or more lots or units not counting a "designated remainder parcel," as defined in this chapter, as one of the five or more lots.

(xz̄) "Major transmission facilities, mains and lines" means electrical transmission lines with 64,000 volts capacity or more, gasoline or oil transmission lines six inches or more in diameter, natural gas mains six inches or larger in diameter, sewer outfall or transmission mains thirteen inches or larger in diameter, water transmission mains fourteen inches or larger or telephone long distance and trunk communication facilities.

(yaā) "Minor subdivision" means a subdivision creating four or fewer lots or units not counting a "designated remainder parcel," as defined in this chapter as one of the four or fewer lots.

(zbb̄) "Parcel map" means a map required by Government Code sections 66426(f) or 66428 prepared in compliance with Government Code sections 66444 et seq.

(aacc̄) "Road" has the same meaning as the term "street" as defined in this chapter.

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(~~bbdd~~) "San Diego County Standards" refers to those standards and specifications on file in the Office of the Clerk of the Board of Supervisors (Clerk) as Attachment C with Resolution No. 99-186 (6-30-99 (8)) (San Diego County Standards for Private Roads) and Document Number 767412 (5-18-05 (14)) (Public Road Standards); provided, however, that with respect to development within the "Country Town" area of the Borrego Springs Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards - Country Town Area of the Borrego Springs Planning Area" on file with the Office of the Clerk as Document Number 740149 (4-10-91 (6)), and with respect to development within the San Dieguito Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards - Country Town Sphere of the San Dieguito Planning Area" on file with the Office of the Clerk as Document Number 750029(a) (6-6-92 (9)), and with respect to development within the Fallbrook Community Development Area, the standards and specifications contained in the "Fallbrook Community Right-of-Way Development Standards for Public Roads" on file with the Office of the Clerk as Document Number 761748 (12-14-94 (1)), and with respect to development within the Julian Community Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards: Julian Historic District and Julian Community Planning Area" on file with the Office of the Clerk as Document Number 0768777 (3-6-02 (17)), shall also apply and shall supersede the aforementioned documents to the extent of any conflict between them.

(~~eeee~~) "SMA" means the Subdivision Map Act of the State of California contained in Government Code sections 66410 et seq.

(~~ddff~~) "Street" means a County highway, State highway, other public road or alley, or a private thoroughfare at least ten feet wide that connects with a County highway, State highway, other public road, private road or an alley which affords primary access to an abutting lot.

(~~eegg~~) "Subdivision" means the division by any subdivider of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing or any purpose, whether immediate or future, except for leases of agricultural land for agricultural purposes. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way, but a freeway, as defined in Streets and Highways Code section 23.5 shall not be considered a road or street for the purpose of interpreting this section. "Subdivision" includes a condominium project, as defined Civil Code section 1351(f), a community apartment project, as defined in Civil Code section 1351(d) or the conversion of five or more existing dwelling units to a stock cooperative, as defined in Civil Code section 1351(m).

(~~ffhh~~) "Tentative map" means a map prepared for the purpose of showing the design and improvement of a proposed major subdivision and the existing conditions in and around it.

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(~~ggj~~) "Tentative parcel map" means a map prepared for the purpose of showing the design and improvement of a proposed minor subdivision and the existing conditions in and around it.

(~~hhj~~) "Through lot" means a lot having frontage on two parallel streets or a lot that is not a corner lot that has frontage on two streets, each of which may provide access to the lot.

Section 4. Section 81.308 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.308. WAIVER OR MODIFICATION OF REGULATIONS.

Whenever the Planning Commission or the Board finds with respect to a proposed major subdivision that because: (a) the real property to be subdivided is: (1) of a size or shape, (2) subject to title limitations of record, (3) affected by topographical location or conditions, (4) subject to environmental constraints, ~~or~~ (5) to be devoted to a use that makes it ~~impossible or~~ impracticable for the subdivider to fully conform to the requirements of this division or (6) does not meet the goals of the conservation subdivision program, or (b) imposition of the requirements of this division would constitute an unconstitutional taking of property, the decision making body may waive or modify the requirements of this division as long as approving the subdivision with the waiver or modification does not result in an inconsistency with the County General Plan, any provision in the Zoning Ordinance or any federal, State or local law or regulation in effect at the time the application for the map was deemed complete, and does not increase the County's risk of exposure to tort liability. The decision making body granting the waiver or modification may also impose conditions related to the waiver or modification.

Section 5. Section 81.401 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.401. DESIGN OF MAJOR SUBDIVISIONS.

All major subdivisions shall conform to the following design requirements:

(a) No lot shall include land in more than a single tax rate area.

(b) Every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is submitted to the Board of Supervisors (Board) for approval, but if the Zoning Ordinance does not establish a minimum lot area for a zone, every lot shall contain a lot area of at least 6,000 square feet.

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(c) Every lot shall front on a dedicated road, a road offered for dedication or a private road easement, whichever is required by section 81.402 or the conditions of approval of the tentative map.

(d) A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way line.

(e) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that fronts at the intersection of two dead end roads, shall have at least 33 feet of frontage measured at the right-of-way line.

(f) A panhandle-shaped lot shall have a minimum frontage of 24 feet on a dedicated road or private easement road, except where the panhandle portion of two panhandle-shaped lots are adjacent to one another, in which case each shall have a minimum frontage of 20 feet on a dedicated road or private easement road. Panhandles may not serve as access to any lot except the lot of which the panhandle is a part. The panhandle portion of a lot shall not be longer than two-thirds of the distance from the road on which the panhandle fronts to the rear lot line.

(g) A through lot shall not be allowed unless the property owner relinquishes vehicular access rights to one of the abutting roads. To relinquish access rights to a private road, the property owner shall dedicate a one foot access restriction easement to the County that runs the entire width of the lot fronting the private road easement. For a relinquishment of access rights to a public road, the property owner shall provide a "relinquishment of access rights" on the final map.

(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.

(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.

(j) Whenever practicable, a major subdivision of property approved for residential use shall be designed so that the front of any lot in the subdivision shall not be facing a railroad right-of-way, a utility transmission line, an open flood control channel or a road shown on the Circulation Element of the County General Plan.

(k) Whenever practicable, the side and rear lot lines of a lot shall be located along the top of a man-made slope rather than at the toe or at an intermediate location on a slope.

(l) Bicycle routes shown on the County General Plan shall be included in the subdivision if the routes are reasonably related to the traffic caused by the subdivision.

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Whenever rights-of-way for roads are required to be dedicated in subdivisions containing 200 or more lots, the subdivider shall include bicycle routes, when necessary and feasible for the use and safety of the residents.

(m) A subdivider shall demonstrate that each lot within the subdivision has unobstructed access to sunlight to an area of not less than 100 square feet, falling in a horizontal plane 10 feet above the grade of the buildable area of the lot. The condition of unobstructed solar access shall be considered to be achieved when a specific area of not less than 100 square feet has an unobstructed sky view of the sun between azimuths of the sun at 45 degrees to the east and 45 degrees to the west of true south, when measured on the winter solstice.

(n) The design of the subdivision shall reflect non-motorized vehicle trails required by section 81.402(v).

(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.

(p) A subdivision shall be designed so that no lot shall be bisected by a road.

(q) A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement to serve as a through street connecting the subdivision to a street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future. If there is an irrevocable offer of dedication or rejected offer of dedication for a street on the adjacent property, the subdivision shall be designed so that a street that serves a lot located on a subdivision boundary shall be able to connect to a street on an adjacent property if the County accepts the irrevocable offer of dedication or rejected offer of dedication. As used in this subsection, "feasible" means that construction of a through street is not limited by any of the following:

- (1) Topographical or other physical constraints.
- (2) Conditions that would result in a significant impact on the environment.
- (3) Utility easements or other similar title constraints.
- (4) Existing or planned adjacent uses that are incompatible with a road connection.

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(r) In addition to the foregoing requirements, subdivisions located in SR-10 and Rural lands (RL-20 through 160) shall be designed using the following criteria:

(1) The development footprint shall be located in the areas of the land being subdivided so as to minimize impacts to environmental resources.

(2) Development shall be consolidated to the maximum extent permitted by County regulations and the applicable Community Plans.

(3) The development footprint shall be located and designed to maximize defensibility from wildland fires and to accommodate all necessary fuel modification on-site.

(4) Notwithstanding the requirements of the Slope Encroachment Regulations contained within Section 86.604(e) of the Resource Protection Ordinance, effective October 10, 1991, exceptions to the maximum permitted encroachment into steep slopes shall be allowed in order to avoid impacts to environmental resources that cannot be avoided by other means. The exceptions shall be limited to the minimum necessary to achieve the goals of the conservation subdivision program.

(5) Roads shall be designed to minimize impacts to environmental resources. Such design standards may include siting roads to reduce impacts from grading, consolidating development to reduce the length of roads and associated grading, using alternative permeable paving materials and methods, reduced paved road widths, and smaller curve radii, consistent with applicable public safety considerations.

(6) Areas avoided from development shall be protected with open space or conservation easements and shall follow the design standards set forth below:

- i. The largest blocks of unfragmented and interconnected open space shall be conserved.
- ii. Surface open space area to perimeter ratios shall be maximized by avoiding the creation of slivers or fingers of open space that extend in and around development.
- iii. Open space shall be located in areas with the maximum amount of connectivity with off-site open space.
- iv. Multiple habitat types, varying topography, agriculture, etc. shall be conserved to the maximum extent practicable.
- v. Unique and/or sensitive resources shall be protected in the core of open space areas to the maximum extent practicable or suitable buffers shall be provided to protect these resources.

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- vi. Resources shall be avoided and placed in open space pursuant to the percentage indicated on Table 81.401.1. The avoided lands shall be protected with an easement dedicated to the County of San Diego or a conservancy approved by the Director. Land used for mitigation for project impacts may be used to satisfy the requirements of Table 81.401.1 below. The required open space shall be maintained as open space for as long as the lots created through this provision of the Ordinance remain, except in circumstances where a need to vacate is required for public health, safety or welfare.

Table 81.401.1

Designation	Percent Avoided Resources
SR-10	75
RL-20	80
RL-40	85
RL-80	90
RL-160	95

Section 6: Section 81.614 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.614. MODIFICATION OF REGULATIONS.

(a) Whenever the decision making body finds with respect to a proposed tentative parcel map that (1) the land to be subdivided is: (A) of a size or shape, (B) subject to title limitations of record, (C) affected by topographical conditions, (D) in a location, ~~or~~ (E) to be devoted to a use that make it impossible or impracticable for the subdivider to fully conform fully to the requirements of this division or (F) does not meet the goals of the conservation subdivision program or (2) the imposition of the requirements of this division would constitute an unconstitutional taking of property, the decision making body may waive or modify the requirements as long as approving the subdivision with the waiver or modification does not result in an inconsistency with the County General Plan, any provision of the Zoning Ordinance or any federal, State or local law or regulation in effect at the time the application for the tentative parcel map was deemed complete, and does not increase the County's exposure to tort liability.

(b) A request to waive or modify a regulation pursuant to this section, relative to a tentative parcel map not yet approved, shall be heard concurrently with the tentative parcel map application. A request to waive or modify a condition of an approved tentative parcel map shall be decided pursuant to section 81.617.

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(c) The decision making body granting the waiver or modification may impose conditions related to the waiver or modification.

Section 7. Section 86.604 of Title 8, Division 6 of the County Code is amended to read as follows:

SEC 86.604. Permitted Uses and Development Criteria.

Within the following categories of sensitive lands, only the following uses shall be permitted and the following development standards and criteria shall be met provided, however, that where the extent of environmentally sensitive lands on a particular legal lot is such that no reasonable economic use of such lot would be permitted by these regulations, then an encroachment into such environmentally sensitive lands to the minimum extent necessary to provide for such reasonable use may be allowed:

- (a) Wetlands. The following permitted uses shall be allowed:
 - (1) Aquaculture, provided that it does not harm the natural ecosystem.
 - (2) Scientific research, educational or recreational uses, provided that they do not harm the natural ecosystem
 - (3) Removal of diseased or invasive exotic plant species as identified and quantified in writing by a qualified biologist and approved in writing by the Director of Planning and Land Use, and removal of dead or detached plant material.
 - (4) Wetland creation and habitat restoration, revegetation and management projects where the primary goal is to restore or enhance biological values of the habitat, and the activities are carried out pursuant to a written management/enhancement plan approved by the Director of Planning and Land Use.
 - (5) Crossings of wetlands for roads, driveways or trails/pathways dedicated and improved to the limitations and standards under the County Trails Program, that are necessary to access adjacent lands, when all of the following conditions are met:
 - (aa) There is no feasible alternative that avoids the wetland;
 - (bb) The crossings are limited to the minimum number feasible;
 - (cc) The crossings are located and designed in such a way as to cause the least impact to environmental resources, minimize impacts to sensitive species and prevent barriers to wildlife movement (*e.g.*,

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crossing widths shall be the minimum feasible and wetlands shall be bridged where feasible);

- (dd) The least-damaging construction methods are utilized (*e.g.*, staging areas shall be located outside of sensitive areas, work shall not be performed during the sensitive avian breeding season, noise attenuation measures shall be included and hours of operation shall be limited so as to comply with all applicable ordinances and to avoid impacts to sensitive resources);
 - (ee) The applicant shall prepare an analysis of whether the crossing could feasibly serve adjoining properties and thereby result in minimizing the number of additional crossings required by adjacent development; and
 - (ff) There must be no net loss of wetlands and any impacts to wetlands shall be mitigated at a minimum ratio of 3:1 (this shall include a minimum 1:1 creation component, while restoration/enhancement of existing wetlands may be used to make up the remaining requirements for a total 3:1 ratio).
- (b). Wetland Buffer Areas. In the wetland buffer areas, permitted uses shall be limited to the following uses provided that there is no overall decrease in biological values and functions of the wetland or wetland buffer:
- (1). Improvements necessary to protect adjacent wetlands.
 - (2). All uses permitted in wetland areas.
- (c). Floodways. The development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway. Uses permitted in a floodway shall be limited to agricultural, recreational, and other such low-intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area. Mineral resource extraction shall be permitted subject to an approved Major Use Permit and Reclamation Plan, provided that mitigation measures are required which produce any net gain in the functional wetlands and riparian habitat.

Modifications to the floodway must meet all of the following criteria:

- (1). Concrete or rip-rap flood control channels are allowed only where findings are made that completion of the channel is necessary to protect existing buildings from a current flooding problem. Buildings constructed after the enactment of this Ordinance shall not be the basis for permitting such channels.

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- (2) Modification will not unduly accelerate the velocity of water so as to create a condition which would increase erosion (and related downstream sedimentation) or would be detrimental to the health and safety of persons or property or adversely affect wetlands or riparian habitat.
 - (3). In high velocity streams where it is necessary to protect existing houses and other structures, minimize stream scour, or avoid an increase in the transport of stream sediment to downstream wetlands and other environmentally sensitive habitat areas, grade control structures, and other erosion control techniques, including the use of rip-rap, that are designed to be compatible with the environmental setting of the river, may be permitted. The use of rip-rap shall be allowed only when there is no other less environmentally damaging alternative feasible.
- (d). Floodplain Fringe. All uses permitted by zoning and those that are allowable in the floodway are allowable in the floodplain fringe, when the following criteria are met:
- (1). Fill shall be limited to that necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure (e.g., fill for access ramps and drainage). If fill is placed in the floodplain fringe, the new bank of the creek shall be landscaped to blend with the natural vegetation of the stream and enhance the natural edge of the stream.
 - (2). Any development below the elevation of the 100 year flood shall be capable of withstanding periodic flooding.
 - (3). The design of the development shall incorporate the findings and recommendation of a site-specific hydrologic study to assure that the development: (aa) will not cause significant adverse water resource impacts related to quality or quantity of flow or increase in peak flow to downstream wetlands, lagoons and other sensitive habitat lands; and (bb) neither significantly increases nor contributes to downstream bank erosion and sedimentation of wetlands, lagoons or other sensitive habitat lands.
 - (4). Lot configurations shall be designed in such a manner as to minimize encroachment into the floodplain. The proposed development shall be set back from the floodway boundary a distance equal to 15% of the floodway width (but not to exceed 100 feet), in order to leave an appropriate buffer area adjacent to the floodway. The setback may be greater if required by Subparagraph (6) below.

Following review of a site-specific flood analysis, the floodplain setback required by this Paragraph may be reduced by the Director of Planning

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and Land Use or the applicable hearing body, upon making all of the following findings:

- (aa) Practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of this Chapter would result from application of the setback; and
 - (bb) The reduction in setback will not increase flood flows, siltation and/or erosion, or reduce long-term protection of the floodway, to a greater extent than if the required setback were maintained; and
 - (cc) The reduction in setback will not have the effect of granting a special privilege not shared by other property in the same vicinity; and
 - (dd) The reduction in setback will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvement in the vicinity in which the property is located; and
 - (ee) The reduction in setback will not be incompatible with the San Diego County General Plan.
- (5). Where appropriate, flowage and/or open space easements shall be used to ensure future development will not occur in the floodplain.
- (6). In areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant, all proposed development shall be set back from the floodway so that it is outside the Erosion/Sedimentation Hazard Area shown on County floodplain maps. Development will only be allowed in the Erosion/Sedimentation Hazard Area when the Director of Public Works approves a special study demonstrating that adequate protection can be achieved in a manner that is compatible with the natural characteristics of the river.
- (7). If the subject floodplain fringe land also constitutes wetlands, wetland buffer areas, steep slope lands, sensitive habitat lands or significant prehistoric or historic site lands, the use restrictions herein applicable to such areas shall also apply.
- (e). Steep Slope Lands.
- (1). Density Formula. When a parcel is located within a plan designation which bases lot size on slopes, the number of lots and/or number of dwelling units created shall be constrained by the following formula:

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Acres in slopes less than 15% ÷ minimum lot size permitted by General Plan
 +Acres in slopes of 15%/less than 25% ÷ minimum lot size permitted by General Plan
 +Acres in slopes of 25%/less than 50% ÷ minimum lot size permitted by General Plan
 +Acres in slopes of 50% or greater ÷ minimum lot size permitted by General Plan

= Maximum number of lots and/or dwelling units allowable

A Planned Residential Development, lot area averaging, or cluster development shall be required to use the density allowed a standard subdivision using this density formula.

Projects obtaining a density bonus, pursuant to Section 4120 of the Zoning Ordinance, are subject to the above density formula.

- (2). Project Design and Open Space to Protect Steep Slopes. In designing lot configuration on steep slope lands in all land use designations, parcels shall be created in a manner which minimizes encroachment onto steep slope lands. Where 10% or more of a lot contains steep slope lands, that portion of the lot containing such lands shall be placed in an open space easement unless the lot is equal to or greater than 40 acres or a sensitive resource area designator has been applied to that lot pursuant to the Zoning Ordinance.

The open space easement shall not include any area of encroachment within the limits of the encroachment table (2)(aa). The terms of the open space easement shall provide for sufficient encroachments necessary for access, clearing, and all exceptions to the encroachment limitations identified in (2)(bb) and (2)(cc). New agricultural operations will also be allowed in such open space easements with approved grading or clearing permits, provided any other type of sensitive lands present are protected as required by the applicable sections of this Chapter.

- (aa) For all types of projects, the maximum encroachment that may be permitted into steep slope lands shall be as set forth in the following table. This encroachment may be further reduced due to environmental concerns or other design criteria.

Twenty-Five Percent Slope Encroachment Allowance	
Percentage of Lot in Steep Slope Lands Slope Lands	Maximum Encroachment Allowance as Percentage of Area in Steep
75% or less	10%
80%	12%
85%	14%
90%	16%

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95%
100%

18%
20%

- (bb) Notwithstanding the provisions of Paragraph (aa) above, the following types of development shall be allowed on steep slope lands and shall not be subject to the encroachment limitations set forth above:
- (i) All public roads identified in the Circulation Element of the County General Plan or adopted community or subregional plans, provided that findings are made by the hearing body approving the application that no less environmentally damaging alternative alignment or non-structural alternative measure exists.
 - (ii) Local public streets or private roads and driveways which are necessary for primary or secondary access to the portion of the site to be developed on steep slope lands of less than 25%, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Director of Planning and Land Use based upon an analysis of the project site.
 - (iii) Public and private utility systems, provided that findings are made that the least environmentally damaging alignment has been selected. However, septic systems are not included in this exemption unless Department of Health Services has certified that no grading or benching is required.
 - (iv) Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are planted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
 - (v) Trails for passive recreational use according to approved park plans.
 - (vi) On any lot created on or before August 10, 1988, a maximum disturbed area of 20% of the entire lot, or sufficient area to accommodate 3,000 square feet of

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building footprint (whichever is greater) shall be permitted to provide for reasonable use of existing lots.

- (vii) Any on-going existing agricultural operation, such as the cultivation, growing and harvesting of crops and animals. Land left fallow for up to four years shall be considered to be an existing agricultural operation. An on-going existing agricultural operation does not include uses located within the agricultural operation that are not in themselves related to agriculture.
 - (cc) Additional encroachment into steep slopes may be permitted for tentative maps and tentative parcel maps within the SR 10 and RL 20 through RL 160 Land Use Designations when design considerations include encroachment into steep slopes in order to avoid impacts to significant environmental resources that cannot be avoided by other means, provided no less environmentally damaging alternative exists. The determination of whether or not a tentative map or tentative parcel map qualifies for additional encroachment shall be made by the Director of Planning and Land Use based upon an analysis of the project site.
- (3). Waiver of Open Space Easement. The steep slope open space easement requirement may be waived when the authority considering an application listed at Section 86.603 (a) above makes the following findings:
- (aa). The slope is an insignificant visual feature and isolated from other landforms, or surrounding properties have been developed on steep slopes such that this project would be considered “infill”; and
 - (bb). The property is zoned for .5 acre lots or smaller at the time the application was made, or a concurrent Rezone has been filed; and
 - (cc). The greater encroachment is consistent with the goals and objectives of the applicable community plan; and
 - (dd). Site Plan review is required to ensure consistency of design with these regulations.
- (f). Sensitive Habitat Lands. Development, grading, grubbing, clearing or any other activity or use damaging to sensitive habitat lands shall be prohibited. The authority considering an application listed at Section 86.603(a) above may allow development when all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species.

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- (g). Significant Prehistoric or Historic Sites. Development, trenching, grading, clearing and grubbing, or any other activity or use damaging to significant prehistoric or historic site lands shall be prohibited, except for scientific investigations with an approved research design prepared by an archaeologist certified by the Society of Professional Archaeologists.

Section 8. Section 4210 of the County Zoning Ordinance is amended to read as follows:

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit. ~~The adopted San Diego County General Plan shall serve to guide the specification of minimum lot area.~~
- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

Section 9. Section 4230 of the County Zoning Ordinance is amended to read as follows:

4230 LOT AREA AVERAGING/CONSERVATION SUBDIVISION.

Lot area averaging is a method associated with land subdivision. Upon approval of an administrative permit, it allows lots in a subdivision to be smaller than would be allowed by the applicable lot area designator, provided the overall density of the subdivision is not increased. The administrative permit is subject to required findings and conditions.

- a. Purpose and Intent

The purpose of lot area averaging is to allow flexibility in lot size, ~~taking topography into account so as to minimize grading and preserve steep natural slopes and encourage site design that avoids~~ environmental resources, preserves open space areas, and responds to unique site and area features. The intent is that the lots shall relate to the ~~topography-natural features,~~ with larger lots or open space to be located in ~~steep areas or in other~~ environmentally constrained areas. Lot area averaging shall not be used to create recreational or compensating open space for the exclusive use of the residents of the subdivision or for the use of the general public on a fee or membership basis, or for any other purpose for which approval of a Major Use Permit (planned development) or a Specific Plan would be the appropriate process.

- b. Required Findings

Before an Administrative Permit for lot area averaging may be granted the following findings shall be made:

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1. That the size, design, grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:
 - i. Harmony in lot size and configuration, ~~density, and if applicable, proposed building coverage~~ building setbacks and orientation;
 - ii. The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots conform to at least the minimum lot size required by the applicable lot area designator, unless such adjoining area is to be preserved for open space for preservation of steep natural slopes or environmental resources or that adequate buffering has been provided to eliminate any harmful effect to neighboring properties;
 - iii. The suitability of the site for the type and intensity of use or development which is proposed;
 - iv. The harmful effect, if any, upon environmental quality and natural resources; and to
 - v. Other relevant impacts of the proposed use.
- ~~2. That the use and development of the property complies with all conditions that may be imposed by such permit.~~
23. That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator.
34. That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture, or archeological or historical resources ~~only~~, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation.
45. That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan.

Section 10. Section 5800 of the County Zoning Ordinance is amended to read as follows:

PLANNED DEVELOPMENT AREA REGULATIONS

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5800 TITLE AND PURPOSE.

The provisions of Section 5800 through Section 5849, inclusive, shall be known as the Planned Development Area Regulations. The purpose of these provisions is to insure the following: 1) the preservation of land areas within the unincorporated territory of San Diego County which possess unique characteristics and features of a geographical, geological, topographical, environmental, agricultural, scenic or historical nature; and/or 2) to permit a more creative and imaginative design for development of any area than is generally possible under conventional zoning regulations which will result in more economical and efficient use of land while providing a higher level of amenities associated with development in Village areas and greater preservation of open space in rural areas.

Section 11. Section 6600 of the County Zoning Ordinance is amended to read as follows:

PLANNED DEVELOPMENT STANDARDS

6600 TITLE AND PURPOSE.

The provisions of Section 6600 through 6699, inclusive, shall be known as the Planned Development Standards. The purpose of these provisions is to carry out the intent of Section 5800 of the Planned Development Area Regulations and to set forth development standards that must be met by planned developments before they are granted a major use permit in accordance with the Use Permit Procedures commencing at Section 7350. The intent of Section 5800 shall be applicable to all major use permits for planned developments even where the zoning of the property does not include the "P" Planned Development Area designator. It is intended that planned developments containing mobilehomes shall not be considered mobilehome parks for purposes of the application of Title 25 of the California Administrative Code; provided, however, that those provisions of Title 25 relating to the installation, maintenance, use and occupancy of mobilehomes outside of mobilehome parks shall apply.

6606 CONCEPT OF A PLANNED DEVELOPMENT.

A planned development shall consist of an integrated development located on a single tract of land, or on 2 or more tracts of land which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements and the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

6609 APPLICABILITY OF ANIMAL REGULATIONS.

Except as otherwise provided, a planned development shall conform to all provisions of the Animal Regulations commencing at Section 3000.

6610 APPLICABILITY OF USE REGULATIONS.

Except as provided in Section 5806, only those uses which are permitted by right, or are permitted by a use permit, or an administrative permit, shall be permitted in a planned

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development. When the applicable use regulations allow a use type in such use regulations only if such type is within a planned development, such a use type is permitted only within a planned development or contiguous planned developments having a total gross site area of at least 20 acres.

6612 APPLICABILITY OF DEVELOPMENT REGULATIONS.

Except as otherwise provided hereinafter, a planned development shall conform to all provisions of the Development Regulations commencing at Section 4000.

6615 APPLICABILITY OF SPECIAL AREA REGULATIONS.

A planned development shall conform to all provisions of any applicable special area regulations.

6618 GENERAL DEVELOPMENT CRITERIA.

- a. **Compatibility with Adjacent Land Uses.** A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.
- b. **Relation to Natural Features.** A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

6621 MAXIMUM DENSITY COMPUTATION OF PERMITTED NUMBER OF LOTS.

The Density Regulations commencing at Section 4100 shall apply in a planned development except as otherwise provided in this Section. The maximum density provisions of the General Plan Land Use Element shall be used in the computation of the permitted number of dwelling units. The Director shall compute the residential acreage pursuant to the following:

- a. **Computation of Residential Acreage in an Exclusively Residential Planned Development.** In a planned development devoted exclusively to residential use types, the residential acreage of the proposed development shall equal the total land area within the boundaries of the development. For the purpose of the application of this subsection the "total land area within the boundaries of the development" shall be defined to exclude any land within rights-of-way of public streets or highways existing or to be dedicated or offered for dedication as part of the project.
- b. **Computation of Residential Acreage in a Planned Development Containing Non-Residential Use Types.** For the purpose of computing the maximum and minimum density permitted or required in a planned development containing non-residential use types, the residential acreage of the proposed development shall be determined as follows:

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1. For those portions of the site where the residential development (and its associated open space) are separate and distinct from the non-residential development (and its associated open space), the acreage to be used for residential development (and its associated open space) shall be used as the basis for computing density.
 2. For those portions of the site where the residential and non-residential development area not separate and distinct (e.g., they are in the same building or a closely associated group of buildings), the acreage shall be allocated between the residential and non-residential uses on the basis of the floor area, ground area, and other factors which indicate the relative usage of the site by residential and non-residential uses.
- ~~e. Findings of Residential Acreage. The Director shall compute the residential acreage pursuant to either subsection "a" or "b".~~
- ~~d. Applicable Maximum Density. The maximum density provisions of the applicable density designator shall be used in the computation of the permitted number of dwelling units.~~
- ~~e. Permitted Number of Dwelling Units. The number of dwelling units shall not exceed the product of the maximum density determined in subsection "d" multiplied by the residential acreage determined in either subsection "a" or "b".~~

6624 LOT SIZE.

The Lot Size Regulations commencing at Section 4200 shall not apply in a planned development; provided, however, that all required findings can be made pursuant to Section 7350:

- a. ~~Within the RR, A70 and A72 use regulations the minimum lot size shall be 50 percent of the minimum lot size requirement of the applicable zone (provided that any applicable General Plan Land Use Element lot size standards are satisfied). Within the RS use regulations the minimum lot size shall be 60 percent of the minimum lot size requirement of the applicable zone, except that no lot shall be less than 5,000 square feet; and~~
- b. ~~Each lot containing a mobile home shall have a minimum of 3,000 net square feet.~~

6627 BUILDING TYPE.

The Building Type Regulations commencing at Section 4300 shall not apply in a planned development, ~~except that the single detached residential building type shall be required for residential buildings in the RS, RR, A70 and A72 use regulations.~~

6630 MAXIMUM FLOOR AREA.

The Maximum Floor Area Regulations commencing at Section 4400 shall not apply in a planned development.

6633 FLOOR-AREA RATIO.

The Floor-Area Ratio Regulations commencing at Section 4500 shall not apply in a planned development.

6636 HEIGHT.

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The Height Regulations commencing at Section 4600 shall apply in a planned development; provided, however, that the approving authority may approve buildings and structures of 15 percent greater height, if, in its opinion, such additional height would not have an adverse effect on adjacent properties or on properties or development in the vicinity and would be consistent with the General Plan and the purpose of these development standards. No additional height shall be approved within 100 feet of any external boundary of the planned development adjacent to land in any residential or agricultural zone.

6639 COVERAGE.

The Coverage Regulations commencing at Section 4700 shall not apply to a planned development; provided, however, that no more than 75 percent of the area of a lot containing a mobilehome shall be covered.

6642 SETBACKS-PERIMETER.

The following setbacks shall be maintained on the perimeter of a planned development:

- a. The Setback Regulations commencing at Section 4800 shall apply to the perimeter of a planned development.
- b. A setback of at least 50 feet from centerline shall be maintained by any mobilehome or other building or structure, except a fence or wall, from any street along an exterior boundary of the development, except that when such street has a right-of-way width greater than 60 feet, a setback of 20 feet ~~form~~from the right-of-way of such street shall be maintained.
- c. Except as provided in paragraph "b", a setback of not less than 25 feet from the exterior boundary shall be maintained.

6645 SETBACK-INTERIOR.

The Setback Regulations commencing at Section 4800 shall not apply to the interior of a planned development; provided, however, that mobilehomes and other buildings shall conform to the following setback and spacing requirements:

- a. **Setback From Interior Way or Other Surfaced Public Area.** No mobilehome or other building shall be located closer than 5 feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by residents of the planned development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.
- b. **Garages and Carports.** No garage or carport having straight-in access from a public or private circulation street shall be located closer than 20 feet from the nearest edge of the sidewalk of such street, or where no sidewalk exists from the nearest edge of the street right-of-way or road easement.
- c. **Mobilehome Side Yard Setback.** Each lot containing a mobilehome shall have a side yard of not less than 3 feet in width along the entire length of the lot.

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- d. Mobilehome Rear Yard Setback. Each lot containing a mobilehome shall have a rear yard of not less than 3 feet extending the entire width of the lot.
- e. Spacing Between Buildings Other Than Mobilehomes. Wall to wall spacing between buildings other than mobilehomes shall be at least 10 feet. Within the RS, RR, A70 and A72 use regulations, spacing between dwellings (including attached garages) shall be equal to at least twice the width of the interior side yard setback of the zone's setback designator.
- f. Open Space Surrounding Buildings Other Than Mobilehomes. Each building other than a mobilehome shall be surrounded by relatively level open space having a slope no greater than 10 percent and extending a minimum distance of 10 feet in all directions measured from the furthest projections of the external walls of the building.

6648 OPEN SPACE.

The Usable Open Space Regulations commencing at Section 4900 shall apply to a planned development; provided, however, that the following requirements shall be met. Plot plans for planned developments ~~having a density of four (4) dwelling units per acre or greater~~ shall include the dimensions of all usable open space areas to ensure compliance with the minimum size, shape and slope requirements of Sections 4915 and 4917. ~~Plot plans for planned developments at a lesser density may be required to provide such information.~~ In the event of conflict between the Usable Open Space Regulations and the provisions of this section, the requirements yielding the most open space shall apply.

- a. ~~Minimum Open Space. Open Space shall comprise at least 40 percent of the total land area in residential use types shall be as computed in per Section 6621.a or b for purposes of determining the open space requirements. Such open space may be located anywhere within a planned development. Land occupied by buildings and structures reserved for common recreational use by the residents may be counted as open space for purposes of this paragraph. Open Space shall be comprised of a combination of private usable open space and conservation/group open space pursuant to b. and c. below.~~
- b. ~~Minimum Private Usable Open Space. At least 1/2 of the open space required by subsection "a" shall be usable open space conforming to the Usable Open Space Regulations commencing at Section 4900. Private Usable Open Space shall be provided on each lot within the subdivision per the table below:~~

GP Designation	Usable Open Space per Lot
VR-# (all)	400 sf
SR-# (all)	1000 sf
RL-# (all)	4000 sf

Substitution of group usable open space for private open space may be allowed if the lots cannot satisfy the requirements above. The total area that is not satisfied on

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individual lots shall be in addition to the Conservation/Group Open Space requirement.

- c. Remaining Conservation/Group Open Space. The total useable and/or non-useable open space shall be provided on the project site pursuant to the table below.
- i. Conservation Open Space. The remaining 1/2 of the Non-useable conservation open space required by subsection "a" may be improved, or may shall be left in its natural state, particularly if natural features worthy of preservation exist on the site and shall be preserved in an open space easement. No structures or development shall be permitted. Conservation Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and those areas encumbered by flowage, floodway or drainage easements, as well as riding and hiking trails designated on a community or subregional plan map, may be applied toward satisfying this portion of the total conservation open space requirement.
- ii. Group Open Space. Useable open space shall comply with the standards of Section 4917. Land occupied by buildings and structures reserved for common recreational use by the residents may be counted as group usable open space for purposes of this subsection provided it meets the requirements of Section 4917.

GP Designation	Percent Conservation/Group Open Space
VR-# (all)	25
SR-# (all)	40
RL-# (all)	80

- d. **Staged Development.** If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total planned development.
- e. **Reservation for Common Use.** All or any part of the required open space may be reserved for use in common by the residents of the planned development except as restricted by the private usable open space requirements of the Usable Open Space Regulations. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the county or a public district or a public agency a party to and entitled to enforce the reservation. The approving authority may require that open space easements over the required open space be conveyed to the county. (Riding and hiking trails designated on a community or subregional plan map shall be open to the general public.)

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- f. Unreserved open space. Any open space in the development not reserved for the use in common of the residents pursuant to subsection "e" hereof, and not subject to the usable open space requirements of Section 4900, may be counted toward computation of the permitted number of dwelling units pursuant to Section 6621.e. However, any project proposing such unreserved open space shall be subject to the following conditions to be contained in the major use permit for the planned development: (1) That a homeowners association be created consisting of all owners of residential property in the planned development, and (2) that the unreserved open space shall be subject to an open space easement ~~to which the homeowners association and the County or other public agency shall be made parties and entitled to enforce any conditions and restrictions of the easement.~~
- g. Additional Requirements for Mobilehomes. In addition to the open space requirements of subsections "a" through "e" and the Usable Open Space Regulations, planned development containing mobilehomes shall meet the following requirements for open space and recreational facilities:
1. At least one substantial area of group usable open space shall be provided. Such area shall:
 - i. Conform to the requirement for group usable open space set forth in the Usable Group Open Space Regulations.
 - ii. Be of such size and shape that each side of a rectangle inscribed within it is at least 100 feet in length.
 - iii. Include outdoor recreational facilities for both active and passive recreation.
 - iv. Include completely enclosed recreational facilities consisting of not less than 10 square feet of floor area for each lot containing a mobilehome.
 2. All or any part of the group usable open space required by the Usable Open Space Regulations may be used to satisfy the requirements of Paragraph "f.1" if such open space meets the standards for minimum dimension, maximum slope and outdoor recreational facilities set forth herein.

6650 ACCESSORY STRUCTURES.

The approved plot plan for any planned residential development shall provide standards (i.e., setbacks, sizes, coverage) for permitted accessory structures and buildings or shall specify that the standard allowances of The Zoning Ordinance shall prevail. Such buildings and structures may include but are not limited to swimming pools/spas, patio covers, guest living quarters, storage buildings, detached garages/carports, and outdoor chimneys or barbecue grills.

6651 SIGNS.

Signs shall be permitted in a planned development in accordance with the Off-Premise Sign Regulations commencing at Section 6200 and the On- Premise Sign Regulations commencing at Section 6250. Interior street, building and other signs shall be uniform in design and reflect good taste in style and size.

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6654 OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the Parking Regulations commencing at Section 6750.

6657 CIRCULATION.

All streets within the planned development that by function fall within the system of classification of streets as specified in Article III, Classification (Types) of Streets of the "San Diego County Standards", Ordinance No. 2809 (New Series), as amended, shall be improved to county road standards for the particular classification of street, and all such streets shall be offered for dedication to the public. When the developer desires to retain any such streets as private streets, the county may reject the offer of dedication. Other forms of access, such as pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication. Forms of common access other than dedicated public streets shall be permanently reserved and maintained for their intended purpose by means acceptable to the approving authority and County Counsel.

6660 ACCESS.

Any mobilehome, other dwelling unit or other building that is located more than 100 feet from a public or private street or other vehicular way shall have pedestrian access thereto capable of accommodating emergency and service vehicles.

6663 FIRE PROTECTION.

Fire hydrants and connections shall be installed as required by the Planning Commission and shall be of a type approved by the chief of the local fire district, or, if there is no local fire district, by the County Fire Warden.

6666 NIGHT LIGHTING.

Light fixtures for walks, parking areas, driveways and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. For normal street lighting, applicable county standards and regulations shall apply.

6669 ANTENNAS.

A Master Antenna Television (MATV) System shall be provided with underground cable service to at least all mobilehomes and other buildings containing dwelling units. This MATV System shall be provided at no charge for service and shall be conveyed to the homeowners association at no charge. This requirement may be met by the provision of an underground Cable Television (CATV) System by a county-licensed CATV operator. No other exterior television antennas shall be permitted unless authorized by the Planned Development permit, except that individual parcels having dwellings may have dish antennas that are one meter or less in diameter or diagonal measurement.

6672 UNDERGROUNDING.

All sewer and water facilities, electricity, gas, telephone, and television signal distribution systems shall be placed underground.

6675 SPECIAL REQUIREMENTS FOR MOBILEHOMES.

In addition to the requirements set forth hereinabove, planned developments containing mobilehomes shall conform to the following requirements:

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- a. Area. A planned development containing mobilehomes shall not be less than 5 acres in area.
- b. Fencing and Landscaping. Planned development containing mobilehomes shall conform to the Fencing and Landscaping Regulations commencing at Section 6700.
- c. Storage Areas. Common Storage areas shall be provided within an enclosed fenced area for the residents of the planned development occupying mobilehomes for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall be not less than 50 square feet for each lot containing a mobilehome.
- d. Sewer and Water. Each lot containing a mobilehome in a planned development shall be provided with water and sewer connections in accordance with Chapter 5 of Title 25 of the California Administrative Code. Water shall be provided by a water supplier having a valid permit from the California Department of Health of the Department of Environmental Health. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate California Water Quality Control Board. Individual sewage disposal systems shall be approved by the Department of Environmental Health.

6678 MODIFICATION OF REQUIREMENTS.

Modification of these Planned Development Standards may be granted by the authority granting or modifying a Major Use Permit for a planned development when it determines that such modification will not be detrimental to the subject development, adjacent properties, or residents, or the public interest; or the General Plan, provided, however, no modification shall be granted for the density, ~~lot size or building type~~ provisions of Sections 6621, ~~6624(a)~~ or 6627, nor from the open space provisions of Section 6648(a), nor from any applicable requirements specified in Chapter 5 of Title 25 of the California Administrative Code, except those which are subject to local modification.

6679 EFFECT OF AMENDMENTS ON PENDING PLANNED DEVELOPMENTS.

The amendments to the Planned Development Area Standards found in Ordinance No. 8247 (N.S.), adopted on May 19, 1993, shall not apply to any Major Use Permit for a planned development which was approved by the County, or any application for a Major Use Permit for a planned development which was filed (pursuant to Section 1019 of the Zoning Ordinance) with the County, before June 18, 1993. Said amendments shall not apply to any subsequent Time Extension, Minor Deviation or Ministerial Permit filed pursuant to such Major Use Permits. Said amendments shall also not apply to modifications of these Major Use Permits for a planned development, unless such modifications would change the approved Major Use Permit by 1) increasing the number of dwelling units, 2) enlarging the planned development site, or 3) in the RS, RR, A70 or A72 use regulations, changing the building type of dwellings from residential single detached to any other residential building type.

Section 12. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for

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and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

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Form of Ordinance
Conservation Subdivision Program

ORDINANCE NO. (N.S.)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY CODE TO AMEND
TITLE 6, DIVISION 7; TITLE 8, DIVISION 1 AND DIVISION 6; AND AMENDING
THE SAN DIEGO COUNTY ZONING ORDINANCE RELATING TO
CONSERVATION SUBDIVISIONS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the regulation and control of the design and improvement of subdivisions is vested in the legislative bodies of local agencies. The County desires to allow flexibility in the design of subdivisions in order to minimize development impacts, protect environmental resources and preserve open space. This Ordinance will implement a Conservation Subdivision Program which is intended to accommodate planned growth while ensuring that the essential elements of surrounding communities, such as community character, sensitive environmental resources, farmlands, groundwater supplies, unique topography, historical and cultural resources, scenic resources, recreational resources and park lands are undisturbed. This Ordinance allows for a review of the design of subdivisions in order to achieve a balance between impacts to open space, steep slope areas and effects of development on surrounding communities. This Ordinance provides that where lands proposed to be developed are constrained by environmental resources, reduced minimum lot sizes will be permitted to avoid the resources and locate the development in less sensitive areas while preserving community character through site and building design standards. Avoided areas will be preserved as open space and will not be developed.

Section 2. Section 67.722 of Title 6, Division 7 of the County Code is amended to read as follows:

67.722 All Other Projects.

Any application listed at Section 67.711 for a project not subject to Section 67.720 or Section 67.721, which proposes the use of groundwater not provided by a Water Service Agency, for all or any portion of the project, shall comply with the following regulations:

A. Residential Density Controls.

1. Tentative Maps, Tentative Parcel Maps, and Certificates of Compliance proposing parcels for single-family dwellings must comply with the minimum parcel sizes set forth in the following table; Adjustment Plats on property zoned to permit residential use shall also comply with these minimum parcel sizes, except that an existing parcel smaller than the applicable minimum parcel size need not be made to conform to the minimum, so long as it is not further reduced in size by the Adjustment Plat:

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Mean Annual Precipitation* (inches)	Minimum Parcel Size** (Gross Acres)
Less than 9	20
9 to 12	15
12 to 15	11
15 to 18	8
18 to 21	5
More than 21	4

*Mean annual precipitation is to be determined from the County of San Diego map entitled "Groundwater Limitations Map" on file with the Clerk of the Board of Supervisors as Document No. 195172.

**Compliance with the minimum parcel size does not guarantee project approval; site-specific characteristics may indicate that either larger parcel sizes are required or that the project should not be approved in individual cases.

2. The provisions of paragraph 1 above shall not apply to either (1) a project which includes Lot Area Averaging in accordance with Section 4230 of The Zoning Ordinance, or (2) projects which include reduction of parcel sizes pursuant to the Conservation Subdivision Program and as permitted by the Zoning Ordinance, provided that all of the following are complied with:

- a. The overall average density of the project does not exceed that which results from applying the applicable minimum parcel size set in paragraph 1 to the gross project area;
- b. No proposed lot is less than 67 percent of the required minimum lot size as set in paragraph 1; and
- c. The Director has reviewed and approved the lot density and water resource distribution. Projects shall not be allowed which place smaller lots in dry areas of the subdivision.

B. Groundwater Investigations. Any application listed in Section 67.711 and not subject to Sections 67.720, 67.721 or Paragraph A above, shall be accompanied by a Groundwater Investigation. The application shall not be approved unless the approving authority finds, based upon the Groundwater Investigation or other

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available information, either: (1) for a water intensive use, that groundwater resources are adequate to meet the groundwater demands both of the project and the groundwater basin if the basin were developed to the maximum density and intensity permitted by the General Plan; or (2) for all other projects, that groundwater resources are adequate to meet the groundwater demands of the project.

- C. Well Tests. For any application for a Tentative Map, Specific Plan or Specific Plan Amendment, Tentative Parcel Map, Adjustment Plat or a Certificate of Compliance, well tests shall be performed for the number of lots shown in the following table. Tests shall be on lots which appear to have the least access to a viable groundwater supply as determined in advance of testing by the Director, who shall also specify nearby wells to be monitored while the testing is being conducted. If any well does not pass the requirements for Well Tests stated in Section 67.703 above, the Director may require additional well tests beyond what is required in the following table:

Number of Proposed Lots*	Number of Required Well Tests
1 through 10	1
11 through 20	2
21 through 30	3
31 through 40	4
Greater than 40	5

* Excluding remainder parcels and "not a part" areas

Section 3. Section 81.102 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.102. DEFINITIONS.

Terms used in this division that are defined in the SMA but not defined in this division shall have the same meaning as in the SMA. The following definitions shall apply to this division:

(a) "Access restriction easement" means a permanent easement a property owner dedicates to the County that prohibits any person from obtaining access to a road or right-of-way adjacent to the property.

(b) "Adjustment plat" means a drawing filed with the Director as part of the application process for a lot line adjustment adjusting the boundaries between two to four adjoining parcels, where land taken from one parcel is added to an adjoining parcel, but does not create any additional parcels.

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(c) "Average daily trips, ADT" means the average total number of motor vehicle trips per day to and from a location.

(d) "Basis of bearings" means the source of uniform orientation of all measured bearings shown on a map using the California Coordinate System of 1983, Zone 6, established by Public Resources Code sections 8801 et seq.

(e) "Bicycle route" means a facility where the main form of travel is by bicycle.

(f) "Cable lines" means electronic cable, conduit and their appurtenances which distribute television signals or telephone or internet connections.

(g) "CEQA" means the California Environmental Quality Act, Public Resources Code sections 21000 et seq.

(h) "Certificate of compliance" means a document the County issues pursuant to Government Code section 66499.35 identifying real property and signifying that the division of the real property complies with applicable provisions of the SMA and this division.

(i) "Conservation Subdivision Program" means a residential subdivision design that improves preservation of environmental resources in a balance with planned densities and community character subject to applicable Community Plans, the Zoning Ordinance, Subdivision Ordinance, Resource Protection Ordinance, Groundwater Ordinance and Conservation Subdivision Design Guidelines.

(j) "County fire official" means a person designated by the Director to implement and enforce the County Fire Code.

(k) "DEH" means the Department of Environmental Health.

(l) "Designated remainder parcel" means a unit of land a subdivider designates pursuant to Government Code section 66424.6 which is not divided for the purpose of sale, lease or financing and is designated on a tentative map or tentative parcel map at the time the subdivider files the map.

(m) "Director" means the Director of Planning and Land Use or a person the Director designates to implement or enforce this division.

(n) "Director DEH" means the Director of the Department of Environmental Health or a person the Director DEH designates to implement or enforce this division.

(o) "Director DPW" means the Director of Public Works or a person the Director designates to implement or enforce this division.

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- (p) "Director DPR" means the Director of Parks and Recreation or a person the Director DPR designates to implement or enforce this division.
- (q) "DPLU" means the Department of Planning and Land Use.
- (r) "DPR" means the Department of Parks and Recreation.
- (s) "DPW" means the Department of Public Works.
- (t) "Environmental Resource" means natural habitats, sensitive species, sensitive habitat lands, wetlands, floodplains, significant prehistoric/historic sites, and/or agricultural lands.
- (u) "Feasible" has the same meaning as the term "feasible" in Government Code section 66473.1(e).
- (v) "Lease" means an agreement for the use of real property that creates a landlord-tenant relationship between the parties to the lease and includes a written or oral agreement. In addition to an agreement that creates a tenancy for a specific term, a lease also includes an agreement that creates a tenancy at will or a month-to-month tenancy.
- (w) "Lot" means a unit of land and may also be referred to in this division as a "parcel."
- (x) "Lot area" means the same as the term "Lot Area, Net" as defined in the County Zoning Ordinance.
- (y) "Major subdivision" means a subdivision creating five or more lots or units not counting a "designated remainder parcel," as defined in this chapter, as one of the five or more lots.
- (z) "Major transmission facilities, mains and lines" means electrical transmission lines with 64,000 volts capacity or more, gasoline or oil transmission lines six inches or more in diameter, natural gas mains six inches or larger in diameter, sewer outfall or transmission mains thirteen inches or larger in diameter, water transmission mains fourteen inches or larger or telephone long distance and trunk communication facilities.
- (aa) "Minor subdivision" means a subdivision creating four or fewer lots or units not counting a "designated remainder parcel," as defined in this chapter as one of the four or fewer lots.
- (bb) "Parcel map" means a map required by Government Code sections 66426(f) or 66428 prepared in compliance with Government Code sections 66444 et seq.
- (cc) "Road" has the same meaning as the term "street" as defined in this chapter.

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(dd) "San Diego County Standards" refers to those standards and specifications on file in the Office of the Clerk of the Board of Supervisors (Clerk) as Attachment C with Resolution No. 99-186 (6-30-99 (8)) (San Diego County Standards for Private Roads) and Document Number 767412 (5-18-05 (14)) (Public Road Standards); provided, however, that with respect to development within the "Country Town" area of the Borrego Springs Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards - Country Town Area of the Borrego Springs Planning Area" on file with the Office of the Clerk as Document Number 740149 (4-10-91 (6)), and with respect to development within the San Dieguito Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards - Country Town Sphere of the San Dieguito Planning Area" on file with the Office of the Clerk as Document Number 750029(a) (6-6-92 (9)), and with respect to development within the Fallbrook Community Development Area, the standards and specifications contained in the "Fallbrook Community Right-of-Way Development Standards for Public Roads" on file with the Office of the Clerk as Document Number 761748 (12-14-94 (1)), and with respect to development within the Julian Community Planning Area, the standards and specifications contained in the "Community Right-of-Way Development Standards: Julian Historic District and Julian Community Planning Area" on file with the Office of the Clerk as Document Number 0768777 (3-6-02 (17)), shall also apply and shall supersede the aforementioned documents to the extent of any conflict between them.

(ee) "SMA" means the Subdivision Map Act of the State of California contained in Government Code sections 66410 et seq.

(ff) "Street" means a County highway, State highway, other public road or alley, or a private thoroughfare at least ten feet wide that connects with a County highway, State highway, other public road, private road or an alley which affords primary access to an abutting lot.

(gg) "Subdivision" means the division by any subdivider of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing or any purpose, whether immediate or future, except for leases of agricultural land for agricultural purposes. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way, but a freeway, as defined in Streets and Highways Code section 23.5 shall not be considered a road or street for the purpose of interpreting this section. "Subdivision" includes a condominium project, as defined Civil Code section 1351(f), a community apartment project, as defined in Civil Code section 1351(d) or the conversion of five or more existing dwelling units to a stock cooperative, as defined in Civil Code section 1351(m).

(hh) "Tentative map" means a map prepared for the purpose of showing the design and improvement of a proposed major subdivision and the existing conditions in and around it.

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(ii) "Tentative parcel map" means a map prepared for the purpose of showing the design and improvement of a proposed minor subdivision and the existing conditions in and around it.

(jj) "Through lot" means a lot having frontage on two parallel streets or a lot that is not a corner lot that has frontage on two streets, each of which may provide access to the lot.

Section 4. Section 81.308 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.308. WAIVER OR MODIFICATION OF REGULATIONS.

Whenever the Planning Commission or the Board finds with respect to a proposed major subdivision that because: (a) the real property to be subdivided is: (1) of a size or shape, (2) subject to title limitations of record, (3) affected by topographical location or conditions, (4) subject to environmental constraints, (5) to be devoted to a use that makes it impracticable for the subdivider to fully conform to the requirements of this division or (6) does not meet the goals of the conservation subdivision program, or (b) imposition of the requirements of this division would constitute an unconstitutional taking of property, the decision making body may waive or modify the requirements of this division as long as approving the subdivision with the waiver or modification does not result in an inconsistency with the County General Plan, any provision in the Zoning Ordinance or any federal, State or local law or regulation in effect at the time the application for the map was deemed complete, and does not increase the County's risk of exposure to tort liability. The decision making body granting the waiver or modification may also impose conditions related to the waiver or modification.

Section 5. Section 81.401 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.401. DESIGN OF MAJOR SUBDIVISIONS.

All major subdivisions shall conform to the following design requirements:

(a) No lot shall include land in more than a single tax rate area.

(b) Every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is submitted to the Board of Supervisors (Board) for approval, but if the Zoning Ordinance does not establish a minimum lot area for a zone, every lot shall contain a lot area of at least 6,000 square feet.

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(c) Every lot shall front on a dedicated road, a road offered for dedication or a private road easement, whichever is required by section 81.402 or the conditions of approval of the tentative map.

(d) A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way line.

(e) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that fronts at the intersection of two dead end roads, shall have at least 33 feet of frontage measured at the right-of-way line.

(f) A panhandle-shaped lot shall have a minimum frontage of 24 feet on a dedicated road or private easement road, except where the panhandle portion of two panhandle-shaped lots are adjacent to one another, in which case each shall have a minimum frontage of 20 feet on a dedicated road or private easement road. Panhandles may not serve as access to any lot except the lot of which the panhandle is a part. The panhandle portion of a lot shall not be longer than two-thirds of the distance from the road on which the panhandle fronts to the rear lot line.

(g) A through lot shall not be allowed unless the property owner relinquishes vehicular access rights to one of the abutting roads. To relinquish access rights to a private road, the property owner shall dedicate a one foot access restriction easement to the County that runs the entire width of the lot fronting the private road easement. For a relinquishment of access rights to a public road, the property owner shall provide a "relinquishment of access rights" on the final map.

(h) The side lines of each lot shall be at approximately right angles or radial to the road upon which the lot fronts with a maximum deviation of up to 10 degrees for a minimum distance of 1/3 of the lot depth.

(i) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.

(j) Whenever practicable, a major subdivision of property approved for residential use shall be designed so that the front of any lot in the subdivision shall not be facing a railroad right-of-way, a utility transmission line, an open flood control channel or a road shown on the Circulation Element of the County General Plan.

(k) Whenever practicable, the side and rear lot lines of a lot shall be located along the top of a man-made slope rather than at the toe or at an intermediate location on a slope.

(l) Bicycle routes shown on the County General Plan shall be included in the subdivision if the routes are reasonably related to the traffic caused by the subdivision.

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Whenever rights-of-way for roads are required to be dedicated in subdivisions containing 200 or more lots, the subdivider shall include bicycle routes, when necessary and feasible for the use and safety of the residents.

(m) A subdivider shall demonstrate that each lot within the subdivision has unobstructed access to sunlight to an area of not less than 100 square feet, falling in a horizontal plane 10 feet above the grade of the buildable area of the lot. The condition of unobstructed solar access shall be considered to be achieved when a specific area of not less than 100 square feet has an unobstructed sky view of the sun between azimuths of the sun at 45 degrees to the east and 45 degrees to the west of true south, when measured on the winter solstice.

(n) The design of the subdivision shall reflect non-motorized vehicle trails required by section 81.402(v).

(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.

(p) A subdivision shall be designed so that no lot shall be bisected by a road.

(q) A subdivision shall be designed so that a street or road easement providing access to a parcel located on a subdivision boundary, shall not terminate in a cul-de-sac when it is feasible for the street or road easement to serve as a through street connecting the subdivision to a street or road easement in an existing or proposed, adjacent subdivision. If there is no street or road easement on the adjacent property, the street or road easement shall be designed to allow a connection to an adjacent property, in case the adjacent property is developed in the future. If there is an irrevocable offer of dedication or rejected offer of dedication for a street on the adjacent property, the subdivision shall be designed so that a street that serves a lot located on a subdivision boundary shall be able to connect to a street on an adjacent property if the County accepts the irrevocable offer of dedication or rejected offer of dedication. As used in this subsection, "feasible" means that construction of a through street is not limited by any of the following:

- (1) Topographical or other physical constraints.
- (2) Conditions that would result in a significant impact on the environment.
- (3) Utility easements or other similar title constraints.
- (4) Existing or planned adjacent uses that are incompatible with a road connection.

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(r) In addition to the foregoing requirements, subdivisions located in SR-10 and Rural lands (RL-20 through 160) shall be designed using the following criteria:

(1) The development footprint shall be located in the areas of the land being subdivided so as to minimize impacts to environmental resources.

(2) Development shall be consolidated to the maximum extent permitted by County regulations and the applicable Community Plans.

(3) The development footprint shall be located and designed to maximize defensibility from wildland fires and to accommodate all necessary fuel modification on-site.

(4) Notwithstanding the requirements of the Slope Encroachment Regulations contained within Section 86.604(e) of the Resource Protection Ordinance, effective October 10, 1991, exceptions to the maximum permitted encroachment into steep slopes shall be allowed in order to avoid impacts to environmental resources that cannot be avoided by other means. The exceptions shall be limited to the minimum necessary to achieve the goals of the conservation subdivision program.

(5) Roads shall be designed to minimize impacts to environmental resources. Such design standards may include siting roads to reduce impacts from grading, consolidating development to reduce the length of roads and associated grading, using alternative permeable paving materials and methods, reduced paved road widths, and smaller curve radii, consistent with applicable public safety considerations.

(6) Areas avoided from development shall be protected with open space or conservation easements and shall follow the design standards set forth below:

- i. The largest blocks of unfragmented and interconnected open space shall be conserved.
- ii. Surface open space area to perimeter ratios shall be maximized by avoiding the creation of slivers or fingers of open space that extend in and around development.
- iii. Open space shall be located in areas with the maximum amount of connectivity with off-site open space.
- iv. Multiple habitat types, varying topography, agriculture, etc. shall be conserved to the maximum extent practicable.
- v. Unique and/or sensitive resources shall be protected in the core of open space areas to the maximum extent practicable or suitable buffers shall be provided to protect these resources.

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- vi. Resources shall be avoided and placed in open space pursuant to the percentage indicated on Table 81.401.1. The avoided lands shall be protected with an easement dedicated to the County of San Diego or a conservancy approved by the Director. Land used for mitigation for project impacts may be used to satisfy the requirements of Table 81.401.1 below. The required open space shall be maintained as open space for as long as the lots created through this provision of the Ordinance remain, except in circumstances where a need to vacate is required for public health, safety or welfare.

Table 81.401.1

Designation	Percent Avoided Resources
SR-10	75
RL-20	80
RL-40	85
RL-80	90
RL-160	95

Section 6: Section 81.614 of Title 8, Division 1 of the County Code is amended to read as follows:

SEC. 81.614. MODIFICATION OF REGULATIONS.

(a) Whenever the decision making body finds with respect to a proposed tentative parcel map that (1) the land to be subdivided is: (A) of a size or shape, (B) subject to title limitations of record, (C) affected by topographical conditions, (D) in a location, (E) to be devoted to a use that make it impossible or impracticable for the subdivider to fully conform fully to the requirements of this division or (F) does not meet the goals of the conservation subdivision program or (2) the imposition of the requirements of this division would constitute an unconstitutional taking of property, the decision making body may waive or modify the requirements as long as approving the subdivision with the waiver or modification does not result in an inconsistency with the County General Plan, any provision of the Zoning Ordinance or any federal, State or local law or regulation in effect at the time the application for the tentative parcel map was deemed complete, and does not increase the County's exposure to tort liability.

(b) A request to waive or modify a regulation pursuant to this section, relative to a tentative parcel map not yet approved, shall be heard concurrently with the tentative parcel map application. A request to waive or modify a condition of an approved tentative parcel map shall be decided pursuant to section 81.617.

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(c) The decision making body granting the waiver or modification may impose conditions related to the waiver or modification.

Section 7. Section 86.604 of Title 8, Division 6 of the County Code is amended to read as follows:

SEC 86.604. Permitted Uses and Development Criteria.

Within the following categories of sensitive lands, only the following uses shall be permitted and the following development standards and criteria shall be met provided, however, that where the extent of environmentally sensitive lands on a particular legal lot is such that no reasonable economic use of such lot would be permitted by these regulations, then an encroachment into such environmentally sensitive lands to the minimum extent necessary to provide for such reasonable use may be allowed:

- (a) Wetlands. The following permitted uses shall be allowed:
 - (1) Aquaculture, provided that it does not harm the natural ecosystem.
 - (2) Scientific research, educational or recreational uses, provided that they do not harm the natural ecosystem
 - (3) Removal of diseased or invasive exotic plant species as identified and quantified in writing by a qualified biologist and approved in writing by the Director of Planning and Land Use, and removal of dead or detached plant material.
 - (4) Wetland creation and habitat restoration, revegetation and management projects where the primary goal is to restore or enhance biological values of the habitat, and the activities are carried out pursuant to a written management/enhancement plan approved by the Director of Planning and Land Use.
 - (5) Crossings of wetlands for roads, driveways or trails/pathways dedicated and improved to the limitations and standards under the County Trails Program, that are necessary to access adjacent lands, when all of the following conditions are met:
 - (aa) There is no feasible alternative that avoids the wetland;
 - (bb) The crossings are limited to the minimum number feasible;
 - (cc) The crossings are located and designed in such a way as to cause the least impact to environmental resources, minimize impacts to sensitive species and prevent barriers to wildlife movement (*e.g.*,

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crossing widths shall be the minimum feasible and wetlands shall be bridged where feasible);

- (dd) The least-damaging construction methods are utilized (*e.g.*, staging areas shall be located outside of sensitive areas, work shall not be performed during the sensitive avian breeding season, noise attenuation measures shall be included and hours of operation shall be limited so as to comply with all applicable ordinances and to avoid impacts to sensitive resources);
 - (ee) The applicant shall prepare an analysis of whether the crossing could feasibly serve adjoining properties and thereby result in minimizing the number of additional crossings required by adjacent development; and
 - (ff) There must be no net loss of wetlands and any impacts to wetlands shall be mitigated at a minimum ratio of 3:1 (this shall include a minimum 1:1 creation component, while restoration/enhancement of existing wetlands may be used to make up the remaining requirements for a total 3:1 ratio).
- (b). Wetland Buffer Areas. In the wetland buffer areas, permitted uses shall be limited to the following uses provided that there is no overall decrease in biological values and functions of the wetland or wetland buffer:
- (1). Improvements necessary to protect adjacent wetlands.
 - (2). All uses permitted in wetland areas.
- (c). Floodways. The development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway. Uses permitted in a floodway shall be limited to agricultural, recreational, and other such low-intensity uses provided, however, that no use shall be permitted which will substantially harm the environmental values of a particular floodway area. Mineral resource extraction shall be permitted subject to an approved Major Use Permit and Reclamation Plan, provided that mitigation measures are required which produce any net gain in the functional wetlands and riparian habitat.

Modifications to the floodway must meet all of the following criteria:

- (1). Concrete or rip-rap flood control channels are allowed only where findings are made that completion of the channel is necessary to protect existing buildings from a current flooding problem. Buildings constructed after the enactment of this Ordinance shall not be the basis for permitting such channels.

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- (2) Modification will not unduly accelerate the velocity of water so as to create a condition which would increase erosion (and related downstream sedimentation) or would be detrimental to the health and safety of persons or property or adversely affect wetlands or riparian habitat.
 - (3). In high velocity streams where it is necessary to protect existing houses and other structures, minimize stream scour, or avoid an increase in the transport of stream sediment to downstream wetlands and other environmentally sensitive habitat areas, grade control structures, and other erosion control techniques, including the use of rip-rap, that are designed to be compatible with the environmental setting of the river, may be permitted. The use of rip-rap shall be allowed only when there is no other less environmentally damaging alternative feasible.
- (d). Floodplain Fringe. All uses permitted by zoning and those that are allowable in the floodway are allowable in the floodplain fringe, when the following criteria are met:
- (1). Fill shall be limited to that necessary to elevate the structure above the elevation of the floodway and to permit minimal functional use of the structure (e.g., fill for access ramps and drainage). If fill is placed in the floodplain fringe, the new bank of the creek shall be landscaped to blend with the natural vegetation of the stream and enhance the natural edge of the stream.
 - (2). Any development below the elevation of the 100 year flood shall be capable of withstanding periodic flooding.
 - (3). The design of the development shall incorporate the findings and recommendation of a site-specific hydrologic study to assure that the development: (aa) will not cause significant adverse water resource impacts related to quality or quantity of flow or increase in peak flow to downstream wetlands, lagoons and other sensitive habitat lands; and (bb) neither significantly increases nor contributes to downstream bank erosion and sedimentation of wetlands, lagoons or other sensitive habitat lands.
 - (4). Lot configurations shall be designed in such a manner as to minimize encroachment into the floodplain. The proposed development shall be set back from the floodway boundary a distance equal to 15% of the floodway width (but not to exceed 100 feet), in order to leave an appropriate buffer area adjacent to the floodway. The setback may be greater if required by Subparagraph (6) below.

Following review of a site-specific flood analysis, the floodplain setback required by this Paragraph may be reduced by the Director of Planning

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and Land Use or the applicable hearing body, upon making all of the following findings:

- (aa) Practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of this Chapter would result from application of the setback; and
 - (bb) The reduction in setback will not increase flood flows, siltation and/or erosion, or reduce long-term protection of the floodway, to a greater extent than if the required setback were maintained; and
 - (cc) The reduction in setback will not have the effect of granting a special privilege not shared by other property in the same vicinity; and
 - (dd) The reduction in setback will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvement in the vicinity in which the property is located; and
 - (ee) The reduction in setback will not be incompatible with the San Diego County General Plan.
- (5). Where appropriate, flowage and/or open space easements shall be used to ensure future development will not occur in the floodplain.
 - (6). In areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant, all proposed development shall be set back from the floodway so that it is outside the Erosion/Sedimentation Hazard Area shown on County floodplain maps. Development will only be allowed in the Erosion/Sedimentation Hazard Area when the Director of Public Works approves a special study demonstrating that adequate protection can be achieved in a manner that is compatible with the natural characteristics of the river.
 - (7). If the subject floodplain fringe land also constitutes wetlands, wetland buffer areas, steep slope lands, sensitive habitat lands or significant prehistoric or historic site lands, the use restrictions herein applicable to such areas shall also apply.
- (e). Steep Slope Lands.
 - (1). Density Formula. When a parcel is located within a plan designation which bases lot size on slopes, the number of lots and/or number of dwelling units created shall be constrained by the following formula:

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$$\begin{aligned}
 &\text{Acres in slopes less than 15\%} \div \text{minimum lot size permitted by General Plan} \\
 &+ \text{Acres in slopes of 15\%/less than 25\%} \div \text{minimum lot size permitted by General Plan} \\
 &+ \text{Acres in slopes of 25\%/less than 50\%} \div \text{minimum lot size permitted by General Plan} \\
 &+ \text{Acres in slopes of 50\% or greater} \div \text{minimum lot size permitted by General Plan} \\
 \hline
 &= \text{Maximum number of lots and/or dwelling units allowable}
 \end{aligned}$$

A Planned Residential Development, lot area averaging, or cluster development shall be required to use the density allowed a standard subdivision using this density formula.

Projects obtaining a density bonus, pursuant to Section 4120 of the Zoning Ordinance, are subject to the above density formula.

- (2). **Project Design and Open Space to Protect Steep Slopes.** In designing lot configuration on steep slope lands in all land use designations, parcels shall be created in a manner which minimizes encroachment onto steep slope lands. Where 10% or more of a lot contains steep slope lands, that portion of the lot containing such lands shall be placed in an open space easement unless the lot is equal to or greater than 40 acres or a sensitive resource area designator has been applied to that lot pursuant to the Zoning Ordinance.

The open space easement shall not include any area of encroachment within the limits of the encroachment table (2)(aa). The terms of the open space easement shall provide for sufficient encroachments necessary for access, clearing, and all exceptions to the encroachment limitations identified in (2)(bb) and (2)(cc). New agricultural operations will also be allowed in such open space easements with approved grading or clearing permits, provided any other type of sensitive lands present are protected as required by the applicable sections of this Chapter.

- (aa) For all types of projects, the maximum encroachment that may be permitted into steep slope lands shall be as set forth in the following table. This encroachment may be further reduced due to environmental concerns or other design criteria.

Twenty-Five Percent Slope Encroachment Allowance	
Percentage of Lot in Steep Slope Lands Slope Lands	Maximum Encroachment Allowance as Percentage of Area in Steep
75% or less	10%
80%	12%
85%	14%
90%	16%

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95%
100%

18%
20%

- (bb) Notwithstanding the provisions of Paragraph (aa) above, the following types of development shall be allowed on steep slope lands and shall not be subject to the encroachment limitations set forth above:
- (i) All public roads identified in the Circulation Element of the County General Plan or adopted community or subregional plans, provided that findings are made by the hearing body approving the application that no less environmentally damaging alternative alignment or non-structural alternative measure exists.
 - (ii) Local public streets or private roads and driveways which are necessary for primary or secondary access to the portion of the site to be developed on steep slope lands of less than 25%, provided no less environmentally damaging alternative exists. The determination of whether or not a proposed road or driveway qualifies for an exemption, in whole or in part, shall be made by the Director of Planning and Land Use based upon an analysis of the project site.
 - (iii) Public and private utility systems, provided that findings are made that the least environmentally damaging alignment has been selected. However, septic systems are not included in this exemption unless Department of Health Services has certified that no grading or benching is required.
 - (iv) Areas with native vegetation, which are cleared or trimmed to protect existing or proposed structures in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or orders of fire safety officials and that such slopes retain their native root stock or are planted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
 - (v) Trails for passive recreational use according to approved park plans.
 - (vi) On any lot created on or before August 10, 1988, a maximum disturbed area of 20% of the entire lot, or sufficient area to accommodate 3,000 square feet of

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building footprint (whichever is greater) shall be permitted to provide for reasonable use of existing lots.

- (vii) Any on-going existing agricultural operation, such as the cultivation, growing and harvesting of crops and animals. Land left fallow for up to four years shall be considered to be an existing agricultural operation. An on-going existing agricultural operation does not include uses located within the agricultural operation that are not in themselves related to agriculture.
 - (cc) Additional encroachment into steep slopes may be permitted for tentative maps and tentative parcel maps within the SR 10 and RL 20 through RL 160 Land Use Designations when design considerations include encroachment into steep slopes in order to avoid impacts to significant environmental resources that cannot be avoided by other means, provided no less environmentally damaging alternative exists. The determination of whether or not a tentative map or tentative parcel map qualifies for additional encroachment shall be made by the Director of Planning and Land Use based upon an analysis of the project site.
- (3). Waiver of Open Space Easement. The steep slope open space easement requirement may be waived when the authority considering an application listed at Section 86.603 (a) above makes the following findings:
- (aa). The slope is an insignificant visual feature and isolated from other landforms, or surrounding properties have been developed on steep slopes such that this project would be considered “infill”; and
 - (bb). The property is zoned for .5 acre lots or smaller at the time the application was made, or a concurrent Rezone has been filed; and
 - (cc). The greater encroachment is consistent with the goals and objectives of the applicable community plan; and
 - (dd). Site Plan review is required to ensure consistency of design with these regulations.
- (f). Sensitive Habitat Lands. Development, grading, grubbing, clearing or any other activity or use damaging to sensitive habitat lands shall be prohibited. The authority considering an application listed at Section 86.603(a) above may allow development when all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species.

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- (g). Significant Prehistoric or Historic Sites. Development, trenching, grading, clearing and grubbing, or any other activity or use damaging to significant prehistoric or historic site lands shall be prohibited, except for scientific investigations with an approved research design prepared by an archaeologist certified by the Society of Professional Archaeologists.

Section 8. Section 4210 of the County Zoning Ordinance is amended to read as follows:

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit.
- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

Section 9. Section 4230 of the County Zoning Ordinance is amended to read as follows:

4230 LOT AREA AVERAGING/CONSERVATION SUBDIVISION.

Lot area averaging is a method associated with land subdivision. Upon approval of an administrative permit, it allows lots in a subdivision to be smaller than would be allowed by the applicable lot area designator, provided the overall density of the subdivision is not increased. The administrative permit is subject to required findings and conditions.

- a. Purpose and Intent

The purpose of lot area averaging is to allow flexibility in lot size, so as to encourage site design that avoids environmental resources, preserves open space areas, and responds to unique site and area features. The intent is that the lots shall relate to the natural features, with larger lots or open space to be located in environmentally constrained areas. Lot area averaging shall not be used to create recreational or compensating open space for the exclusive use of the residents of the subdivision or for the use of the general public on a fee or membership basis, or for any other purpose for which approval of a Major Use Permit (planned development) or a Specific Plan would be the appropriate process.

- b. Required Findings

Before an Administrative Permit for lot area averaging may be granted the following findings shall be made:

- 1. That the size, design, grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to

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adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:

- i. Harmony in lot size and configuration, building setbacks and orientation;
 - ii. The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots unless such adjoining area is to be preserved for open space or that adequate buffering has been provided to eliminate any harmful effect to neighboring properties;
 - iii. The suitability of the site for the type and intensity of use or development which is proposed;
 - iv. The harmful effect, if any, upon environmental quality and natural resources; and to
 - v. Other relevant impacts of the proposed use.
2. That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator.
 3. That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture, or archeological or historical resources, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation.
 4. That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan.

Section 10. Section 5800 of the County Zoning Ordinance is amended to read as follows:

PLANNED DEVELOPMENT AREA REGULATIONS

5800 TITLE AND PURPOSE.

The provisions of Section 5800 through Section 5849, inclusive, shall be known as the Planned Development Area Regulations. The purpose of these provisions is to insure the following: 1) the preservation of land areas within the unincorporated territory of San Diego County which possess unique characteristics and features of a geographical, geological, topographical, environmental, agricultural, scenic or historical nature; and/or 2) to permit a more creative and imaginative design for development of any area than is generally possible under conventional zoning regulations which will result in more

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economical and efficient use of land while providing a higher level of amenities associated with development in Village areas and greater preservation of open space in rural areas.

Section 11. Sections 6600 through 6679 of the County Zoning Ordinance are amended to read as follows:

PLANNED DEVELOPMENT STANDARDS

6600 TITLE AND PURPOSE.

The provisions of Section 6600 through 6699, inclusive, shall be known as the Planned Development Standards. The purpose of these provisions is to carry out the intent of Section 5800 of the Planned Development Area Regulations and to set forth development standards that must be met by planned developments before they are granted a major use permit in accordance with the Use Permit Procedures commencing at Section 7350. The intent of Section 5800 shall be applicable to all major use permits for planned developments even where the zoning of the property does not include the "P" Planned Development Area designator. It is intended that planned developments containing mobilehomes shall not be considered mobilehome parks for purposes of the application of Title 25 of the California Administrative Code; provided, however, that those provisions of Title 25 relating to the installation, maintenance, use and occupancy of mobilehomes outside of mobilehome parks shall apply.

6606 CONCEPT OF A PLANNED DEVELOPMENT.

A planned development shall consist of an integrated development located on a single tract of land, or on 2 or more tracts of land which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements and the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

6609 APPLICABILITY OF ANIMAL REGULATIONS.

Except as otherwise provided, a planned development shall conform to all provisions of the Animal Regulations commencing at Section 3000.

6610 APPLICABILITY OF USE REGULATIONS.

Except as provided in Section 5806, only those uses which are permitted by right, or are permitted by a use permit, or an administrative permit, shall be permitted in a planned development. When the applicable use regulations allow a use type in such use regulations only if such type is within a planned development, such a use type is permitted only within a planned development or contiguous planned developments having a total gross site area of at least 20 acres.

6612 APPLICABILITY OF DEVELOPMENT REGULATIONS.

Except as otherwise provided hereinafter, a planned development shall conform to all provisions of the Development Regulations commencing at Section 4000.

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6615 APPLICABILITY OF SPECIAL AREA REGULATIONS.

A planned development shall conform to all provisions of any applicable special area regulations.

6618 GENERAL DEVELOPMENT CRITERIA.

- a. **Compatibility with Adjacent Land Uses.** A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.
- b. **Relation to Natural Features.** A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

6621 COMPUTATION OF PERMITTED NUMBER OF LOTS.

The maximum density provisions of the General Plan Land Use Element shall be used in the computation of the permitted number of dwelling units. The Director shall compute the residential acreage pursuant to the following:

- a. **Computation of Residential Acreage in an Exclusively Residential Planned Development.** In a planned development devoted exclusively to residential use types, the residential acreage of the proposed development shall equal the total land area within the boundaries of the development. For the purpose of the application of this subsection the "total land area within the boundaries of the development" shall be defined to exclude any land within rights-of-way of public streets or highways existing or to be dedicated or offered for dedication as part of the project.
- b. **Computation of Residential Acreage in a Planned Development Containing Non-Residential Use Types.** For the purpose of computing the maximum and minimum density permitted or required in a planned development containing non-residential use types, the residential acreage of the proposed development shall be determined as follows:
 1. For those portions of the site where the residential development (and its associated open space) are separate and distinct from the non-residential development (and its associated open space), the acreage to be used for residential development (and its associated open space) shall be used as the basis for computing density.
 2. For those portions of the site where the residential and non-residential development area not separate and distinct (e.g., they are in the same building or a closely associated group of buildings), the acreage shall be allocated between the residential and non-residential uses on the basis of the

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floor area, ground area, and other factors which indicate the relative usage of the site by residential and non-residential uses.

6624 LOT SIZE.

The Lot Size Regulations commencing at Section 4200 shall not apply in a planned development; provided, however, that all required findings can be made pursuant to Section 7350:

6627 BUILDING TYPE.

The Building Type Regulations commencing at Section 4300 shall not apply in a planned development.

6630 MAXIMUM FLOOR AREA.

The Maximum Floor Area Regulations commencing at Section 4400 shall not apply in a planned development.

6633 FLOOR-AREA RATIO.

The Floor-Area Ratio Regulations commencing at Section 4500 shall not apply in a planned development.

6636 HEIGHT.

The Height Regulations commencing at Section 4600 shall apply in a planned development; provided, however, that the approving authority may approve buildings and structures of 15 percent greater height, if, in its opinion, such additional height would not have an adverse effect on adjacent properties or on properties or development in the vicinity and would be consistent with the General Plan and the purpose of these development standards. No additional height shall be approved within 100 feet of any external boundary of the planned development adjacent to land in any residential or agricultural zone.

6639 COVERAGE.

The Coverage Regulations commencing at Section 4700 shall not apply to a planned development; provided, however, that no more than 75 percent of the area of a lot containing a mobilehome shall be covered.

6642 SETBACKS-PERIMETER.

The following setbacks shall be maintained on the perimeter of a planned development:

- a. The Setback Regulations commencing at Section 4800 shall apply to the perimeter of a planned development.
- b. A setback of at least 50 feet from centerline shall be maintained by any mobilehome or other building or structure, except a fence or wall, from any street along an exterior boundary of the development, except that when such street has a right-of-way width greater than 60 feet, a setback of 20 feet from the right-of-way of such street shall be maintained.
- c. Except as provided in paragraph "b", a setback of not less than 25 feet from the exterior boundary shall be maintained.

6645 SETBACK-INTERIOR.

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The Setback Regulations commencing at Section 4800 shall not apply to the interior of a planned development; provided, however, that mobilehomes and other buildings shall conform to the following setback and spacing requirements:

- a. **Setback From Interior Way or Other Surfaced Public Area.** No mobilehome or other building shall be located closer than 5 feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or any other surfaced area reserved for public use or for use in common by residents of the planned development. Such setback shall generally be measured from the nearest edge of a surfaced area; provided, however, that where no sidewalk exists in conjunction with a public or private street, such setback shall be measured from the nearest edge of the street right-of-way or private road easement.
- b. **Garages and Carports.** No garage or carport having straight-in access from a public or private circulation street shall be located closer than 20 feet from the nearest edge of the sidewalk of such street, or where no sidewalk exists from the nearest edge of the street right-of-way or road easement.
- c. **Mobilehome Side Yard Setback.** Each lot containing a mobilehome shall have a side yard of not less than 3 feet in width along the entire length of the lot.
- d. **Mobilehome Rear Yard Setback.** Each lot containing a mobilehome shall have a rear yard of not less than 3 feet extending the entire width of the lot.
- e. **Spacing Between Buildings Other Than Mobilehomes.** Wall to wall spacing between buildings other than mobilehomes shall be at least 10 feet. Within the RS, RR, A70 and A72 use regulations, spacing between dwellings (including attached garages) shall be equal to at least twice the width of the interior side yard setback of the zone's setback designator.
- f. **Open Space Surrounding Buildings Other Than Mobilehomes.** Each building other than a mobilehome shall be surrounded by relatively level open space having a slope no greater than 10 percent and extending a minimum distance of 10 feet in all directions measured from the furthest projections of the external walls of the building.

6648 OPEN SPACE.

The Usable Open Space Regulations commencing at Section 4900 shall apply to a planned development; provided, however, that the following requirements shall be met. Plot plans for planned developments shall include the dimensions of all usable open space areas to ensure compliance with the minimum size, shape and slope requirements of Sections 4915 and 4917. In the event of conflict between the Usable Open Space Regulations and the provisions of this section, the requirements yielding the most open space shall apply.

- a. **Minimum Open Space.** The total land area in residential use types shall be computed per Section 6621.a or b for purposes of determining the open space requirements. Open Space shall be comprised of a combination of private usable open space and conservation/group open space pursuant to b. and c. below.

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- b. Minimum Private Usable Open Space. Private Usable Open Space shall be provided on each lot within the subdivision per the table below:

GP Designation	Usable Open Space per Lot
VR-# (all)	400 sf
SR-# (all)	1000 sf
RL-# (all)	4000 sf

Substitution of group usable open space for private open space may be allowed if the lots cannot satisfy the requirements above. The total area that is not satisfied on individual lots shall be in addition to the Conservation/Group Open Space requirement.

- c. Conservation/Group Open Space. The total useable and/or non-useable open space shall be provided on the project site pursuant to the table below.
- i. Conservation Open Space. Non-useable conservation open space shall be left in its natural state and shall be preserved in an open space easement. No structures or development shall be permitted. Conservation open space shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and those areas encumbered by flowage, floodway or drainage easements, as well as riding and hiking trails designated on a community or subregional plan map, may be applied toward satisfying this portion of the conservation open space requirement.
- ii. Group Open Space. Useable open space shall comply with the standards of Section 4917. Land occupied by buildings and structures reserved for common recreational use by the residents may be counted as group usable open space for purposes of this subsection provided it meets the requirements of Section 4917.

GP Designation	Percent Conservation/Group Open Space
VR-# (all)	25
SR-# (all)	40
RL-# (all)	80

- d. Staged Development. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total planned development.

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- e. Reservation for Common Use. All or any part of the required open space may be reserved for use in common by the residents of the planned development except as restricted by the private usable open space requirements of the Usable Open Space Regulations. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the county or a public district or a public agency a party to and entitled to enforce the reservation. The approving authority may require that open space easements over the required open space be conveyed to the county. (Riding and hiking trails designated on a community or subregional plan map shall be open to the general public.)
- f. Unreserved open space. Any open space in the development not reserved for the use in common of the residents pursuant to subsection "e" hereof, and not subject to the usable open space requirements of Section 4900, may be counted toward computation of the permitted number of dwelling units pursuant to Section 6621.e. However, any project proposing such unreserved open space shall be subject to the following conditions to be contained in the major use permit for the planned development: (1) That a homeowners association be created consisting of all owners of residential property in the planned development, and (2) that the unreserved open space shall be subject to an open space easement.
- g. Additional Requirements for Mobilehomes. In addition to the open space requirements of subsections "a" through "e" and the Usable Open Space Regulations, planned development containing mobilehomes shall meet the following requirements for open space and recreational facilities:
 - 1. At least one substantial area of group usable open space shall be provided. Such area shall:
 - i. Conform to the requirement for group usable open space set forth in the Usable Group Open Space Regulations.
 - ii. Be of such size and shape that each side of a rectangle inscribed within it is at least 100 feet in length.
 - iii. Include outdoor recreational facilities for both active and passive recreation.
 - iv. Include completely enclosed recreational facilities consisting of not less than 10 square feet of floor area for each lot containing a mobilehome.
 - 2. All or any part of the group usable open space required by the Usable Open Space Regulations may be used to satisfy the requirements of Paragraph "f.1" if such open space meets the standards for minimum dimension, maximum slope and outdoor recreational facilities set forth herein.

6650 ACCESSORY STRUCTURES.

The approved plot plan for any planned residential development shall provide standards (i.e., setbacks, sizes, coverage) for permitted accessory structures and buildings or shall specify that the standard allowances of The Zoning Ordinance shall prevail. Such

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buildings and structures may include but are not limited to swimming pools/spas, patio covers, guest living quarters, storage buildings, detached garages/carports, and outdoor chimneys or barbecue grills.

6651 SIGNS.

Signs shall be permitted in a planned development in accordance with the Off-Premise Sign Regulations commencing at Section 6200 and the On- Premise Sign Regulations commencing at Section 6250. Interior street, building and other signs shall be uniform in design and reflect good taste in style and size.

6654 OFF-STREET PARKING.

Off-street parking shall be provided in accordance with the Parking Regulations commencing at Section 6750.

6657 CIRCULATION.

All streets within the planned development that by function fall within the system of classification of streets as specified in Article III, Classification (Types) of Streets of the "San Diego County Standards", Ordinance No. 2809 (New Series), as amended, shall be improved to county road standards for the particular classification of street, and all such streets shall be offered for dedication to the public. When the developer desires to retain any such streets as private streets, the county may reject the offer of dedication. Other forms of access, such as pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication. Forms of common access other than dedicated public streets shall be permanently reserved and maintained for their intended purpose by means acceptable to the approving authority and County Counsel.

6660 ACCESS.

Any mobilehome, other dwelling unit or other building that is located more than 100 feet from a public or private street or other vehicular way shall have pedestrian access thereto capable of accommodating emergency and service vehicles.

6663 FIRE PROTECTION.

Fire hydrants and connections shall be installed as required by the Planning Commission and shall be of a type approved by the chief of the local fire district, or, if there is no local fire district, by the County Fire Warden.

6666 NIGHT LIGHTING.

Light fixtures for walks, parking areas, driveways and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. For normal street lighting, applicable county standards and regulations shall apply.

6669 ANTENNAS.

A Master Antenna Television (MATV) System shall be provided with underground cable service to at least all mobilehomes and other buildings containing dwelling units. This MATV System shall be provided at no charge for service and shall be conveyed to the homeowners association at no charge. This requirement may be met by the provision of an underground Cable Television (CATV) System by a county-licensed CATV operator. No other exterior television antennas shall be permitted unless authorized by the Planned Development permit, except that individual parcels having dwellings may have dish antennas that are one meter or less in diameter or diagonal measurement.

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6672 UNDERGROUNDING.

All sewer and water facilities, electricity, gas, telephone, and television signal distribution systems shall be placed underground.

6675 SPECIAL REQUIREMENTS FOR MOBILEHOMES.

In addition to the requirements set forth hereinabove, planned developments containing mobilehomes shall conform to the following requirements:

- a. Area. A planned development containing mobilehomes shall not be less than 5 acres in area.
- b. Fencing and Landscaping. Planned development containing mobilehomes shall conform to the Fencing and Landscaping Regulations commencing at Section 6700.
- c. Storage Areas. Common Storage areas shall be provided within an enclosed fenced area for the residents of the planned development occupying mobilehomes for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall be not less than 50 square feet for each lot containing a mobilehome.
- d. Sewer and Water. Each lot containing a mobilehome in a planned development shall be provided with water and sewer connections in accordance with Chapter 5 of Title 25 of the California Administrative Code. Water shall be provided by a water supplier having a valid permit from the California Department of Health of the Department of Environmental Health. Public sewers shall be provided by a public agency which has obtained discharge requirements approved by the appropriate California Water Quality Control Board. Individual sewage disposal systems shall be approved by the Department of Environmental Health.

6678 MODIFICATION OF REQUIREMENTS.

Modification of these Planned Development Standards may be granted by the authority granting or modifying a Major Use Permit for a planned development when it determines that such modification will not be detrimental to the subject development, adjacent properties, or residents, or the public interest; or the General Plan, provided, however, no modification shall be granted for the density provisions of Sections 6621, nor from the open space provisions of Section 6648, nor from any applicable requirements specified in Chapter 5 of Title 25 of the California Administrative Code, except those which are subject to local modification.

6679 EFFECT OF AMENDMENTS ON PENDING PLANNED DEVELOPMENTS.

The amendments to the Planned Development Area Standards found in Ordinance No. 8247 (N.S.), adopted on May 19, 1993, shall not apply to any Major Use Permit for a planned development which was approved by the County, or any application for a Major Use Permit for a planned development which was filed (pursuant to Section 1019 of the Zoning Ordinance) with the County, before June 18, 1993. Said amendments shall not apply to any subsequent Time Extension, Minor Deviation or Ministerial Permit filed pursuant to such Major Use Permits. Said amendments shall also not apply to modifications of these Major Use Permits for a planned development, unless such modifications would change the approved Major Use Permit by 1) increasing the number

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of dwelling units, 2) enlarging the planned development site, or 3) in the RS, RR, A70 or A72 use regulations, changing the building type of dwellings from residential single detached to any other residential building type.

Section 12. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

DRAFT

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Equity Mechanisms Fact Sheet



BACKGROUND

“Equity mechanisms” is a term that has been used as part of the General Plan (GP) Update to generally refer to means of reducing negative economic impacts to property owners that may result from the GP Update. Since the initiation of the GP Update, one key aspect of the project has been the substantial reduction in planned densities in certain areas of the unincorporated County. It was acknowledged that these reductions would have both a real and perceived impact to property owners and agricultural operations. Therefore, potential equity mechanisms have been discussed as part of the GP Update since early in the process with the Interest Group and Steering Committee stakeholder groups, as well as discussion by the Planning Commission and endorsement by the Board of Supervisors.

GP UPDATE EQUITY IMPACTS

The advocates for equity mechanisms base their argument on the fact that the GP Update will result in a loss of property value on lands proposed to receive designations with lower densities than those assigned under the current General Plan. DPLU agrees that there may be an impact to property values as a result of the GP Update, but in most cases that impact has been greatly exaggerated. Many of the densities in the existing General Plan are unachievable for the following reasons:

- Many properties are highly constrained by topography and watercourses
- Many properties are constrained by regulations for sensitive species, wetlands, and groundwater
- Some properties lack fundamentals for development (e.g., lack of adequate access)

The effect that development potential has on property value varies greatly by property. A number of factors exist that often limit the added value that development potential may bring, including:

- Any future development potential is speculative and at the discretion of the County of San Diego
- Preparing and processing a subdivision is typically costly due to the surveys, plans, and studies required

- Subdividing land often requires significant expenditures to provide necessary infrastructure, roads, and connection fees
- There is limited demand for subdivided land in the backcountry as evident by the numerous vacant parcels that currently exist and SANDAG forecasts

GP UPDATE GROWTH IMPACTS

Concerns have been raised that the reduced backcountry densities in the GP Update will not provide for sufficient growth in those communities. These concerns have been used to advocate for an equity mechanism that provides additional growth potential to backcountry areas. DPLU and many stakeholders believe that the planned growth is appropriate for the following reasons:

- The proposed designations were based on substantial community and public input.
- The GP Update allows for a reasonable amount of growth in all communities as shown in the following table.

GP Update Housing Projections for Select Backcountry Communities			
Community	Existing Homes	Future Homes	% Inc.
Cuyamaca	287	159	55%
Descanso	667	235	35%
Pine Valley	1185	207	20%
Julian	1772	483	27%
Boulevard	726	552	76%
Jacumba	314	1714	546%
Lake Morena/Campo	1065	787	74%
Potrero	251	355	141%
Tecate	43	103	240%
Palomar Mountain	299	172	58%
North Mountain	1149	1,562	108%

*Existing homes based on 2005 SANDAG estimates

- The proposed densities reflect a variety of constraints and sensitive resources.
- SANDAG forecasts indicate that the GP Update supply will satisfy housing demands in the backcountry.
- On-going monitoring of the GP Update and more regular maintenance amendments will accommodate adaptation to changing circumstances.

GP UPDATE EQUITY MECHANISMS

Two, often overlooked, benefits of the GP Update are its focus on density-based planning and the Conservation Subdivision Program. These

FACT SHEET

EQUITY MECHANISMS

REVISED 04/2010

GENERAL PLAN UPDATE INFORMATION

Website:

www.sdcounty.ca.gov/dplu/gpupdate

Informational Hotline:

619.615.8289

E-mail:

gpupdate.DPLU@sdcounty.ca.gov

Mailing Address:

County of San Diego
 Department of Planning and Land Use
 5201 Ruffin Rd, Suite B
 San Diego, CA 92123

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components will facilitate property owners in realizing the full value of their land and have been heavily supported by the Farm Bureau. Programs to transfer or purchase development rights have also been considered for the GP Update and are discussed in greater detail below.

DENSITY BASED PLANNING AND CONSERVATION SUBDIVISION PROGRAM

The GP Update's density-based planning approach and proposed Conservation Subdivision Program allow for flexibility in subdivision design to respond to constraints or regulations which in the past may have reduced overall development yield. The Conservation Subdivision Program also allows for the preservation of large areas of agricultural lands while dividing remaining portions for residential use and monetary gain. Therefore, while the designated density on a property may decrease the "paper" yield for the property, these new approaches to density in the General Plan may remove obstacles that make subdivision of the land more feasible and add to the value of the land.

TRANSFERRING OR PURCHASING DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) are planning techniques mainly developed to protect open space through acquisition of the development rights of land. Both are based on the idea that land ownership involves a bundle of rights (e.g. surface rights, air rights, mineral rights, or development rights, etc.) and that these rights can be separated and sold individually. TDR and PDR are typically incentive-based programs that allow property owners to separate and sell the development rights for their property from the bundle of property ownership rights they retain.

TDR is the sale of one parcel's development rights to the owner of another parcel, which allows more development on the second parcel while reducing or preventing development on the first parcel. Under such a program, development rights are severed from the property designated for protection (sending area), and the severed rights are transferred to a property in an area where additional development is permitted (receiving area).

PDR is typically the sale of development rights to a qualified conservation entity (typically an approved

non-governmental organization or a government agency), resulting in the retirement of those development rights from the property and a conservation easement placed on the parcel in perpetuity.

GP UPDATE TDR/PDR HISTORY

TDR/PDR programs have been the subject of many public meetings, with ten Interest Group meetings from 2001 to 2004, two Steering Committee meetings and four meetings with the Board of Supervisors and Planning Commission.

During these meetings many criteria were discussed that could be included in a TDR or PDR program. This included work from a hired consultant who held a workshop on similar programs throughout the country. Through these discussions, concerns were raised about the scale of an equity program for the entire unincorporated County of San Diego. Additional concerns were raised by stakeholders, stating that the point of a General Plan was to direct development into appropriate areas; therefore, properties that are appropriate for development should not be required to purchase development rights from areas that are less suitable for development. An inherent difficulty with a TDR program stems from the fact that the GP Update would result in a net reduction in overall development rights for the County. Sending sites would substantially outnumber receiving sites, thereby resulting in an unworkable TDR program. For a PDR program, a viable funding source to cover all of the GP Update could not be identified.

Eventually the Interest Group developed and endorsed assumptions that would be the basis for establishing the current equity mechanism approach: a PDR program primarily for agricultural lands. This information was presented to the Board of Supervisors and endorsed in May 2004. It is available on the General Plan Update Website at:

http://www.sdcounty.ca.gov/dplu/docs/bos_may04_equity.pdf

The endorsed program was as a component separate from the GP Update, allowing for PDR on a small scale. The program is now being developed by staff as the Purchase of Agricultural Conservation Easements (PACE) Program.

Meeting minutes from the Steering Committee and Interest Group Meetings are located on the General

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Plan Update website
<http://www.sdcountry.ca.gov/dplu/gpupdate/>

PURCHASE OF AGRICULTURAL CONSERVATION EASEMENTS (PACE)

The County is contracting with American Farmland Trust (AFT) to serve as the County’s consultant on the development and initiation of the PACE program. AFT is the first nationwide nonprofit membership organization solely dedicated to protecting America's farmland and has more than 23 years of experience protecting farms, ranches and forestry operations. AFT works with land use planners, the agricultural community, elected officials, land trusts and others to build support for the protection of productive land. It also helps create effective local-level and statewide strategies for making farming, ranching and forestry economically viable and environmentally sustainable. The PACE program will be used to provide monetary compensation to farmers that are willing to place agricultural conservation easements over their land. Farmers often also receive tax reductions due to the easements. Development of the program will focus on providing compensation to those farmers negatively affected by the GP Update. Work on the program is underway and a conceptual program will be presented to the Board of Supervisors this fall.

ADDITIONAL EQUITY OPTIONS AND CONSTRAINTS

Despite the equity mechanisms already included in the GP Update and the long-standing approach to focus only on those programs, significant interest was voiced during the 2009-2010 Planning Commission hearings by the public and the

commissioners for a program that could provide additional compensation to property owners that would be negatively impacted by the GP Update. The most viable option appears to be some form of TDR that allows property owners to sell the potential units that they would lose from the GP Update to those either receiving increased density from the GP Update and/or from future General Plan Amendments.

A major challenge for a TDR program with the GP Update is the disproportionate number of dwelling units being removed from downzones compared to those being added by upzones. When adjusting for constraints, the numbers are still substantially out of balance because the GP Update decreases densities in areas where units could theoretically be physically built but are undesirable because of fire risk, environmental sensitivity, distance from access or jobs, and other factors.

COMPARISON OF PLANNED DWELLING UNITS ADDED TO THOSE REMOVED WITH GP UPDATE		
	In CWA	Out CWA
<u>Units Added</u>	11,850	1,161
less Housing Element sites	5,843	310
<u>Units Removed</u>	12,938	29,685
less constraints	9,704	9,895

*Constraints assumed at 25% in CWA and 67% out of the CWA

There are also a number of legal and practical issues associated with implementing a TDR as summarized below. In order to determine possible options for development of a TDR program, other successful TDR programs from around the nation were reviewed. There are several good summaries available on-line and in publications. A summary of various options for developing a TDR program is presented on the following page.

TRANSFER OF DEVELOPMENT RIGHTS – LEGAL AND PRACTICAL ISSUES

- Implementation of a TDR has potential implications on the County’s Housing Element and its compliance with state law.
- Lawsuits on TDR programs are common. Even the nation’s most successful TDR program has been subjected to 3 lawsuits.
- Many aspects of a TDR will likely require additional environmental review in compliance with CEQA.
- Once a TDR is implemented, due to fairness and an expectation of compensation, it will be difficult for the County to deviate from it if it determines exceptions are appropriate or if the program should be terminated.
- Of over 190 TDR programs reviewed throughout the nation only 20 have been considered successful.
- Costs of developing and administering TDRs can be substantial and are often born by the jurisdiction.
- Developing TDRs can be extremely complex and often includes extensive feasibility studies and other reports.
- Relying on future GPAs for receiving sites may pre-bias the County and will be undesirable for many stakeholders.
- Relying on properties upzoned as part of the GP Update for receiving sites may affect the likelihood of achieving planned densities and is opposed by the Building Industry Association and other stakeholders.

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM OPTIONS

Voluntary vs. Mandatory Programs

- **Voluntary** – Voluntary programs allow property owners to decide to transfer their development rights at their discretion. Incentives are typically provided to compel the transfers. In the context of the GP Update, decreased densities under a voluntary program would become voluntary.
- **Mandatory** – Mandatory programs reduce onsite development allowances but allow for those reductions to be transferred elsewhere. In the context of the GP Update, decreased densities under a mandatory program would become mandatory.
- **Combination** – A combination of these two programs can also be implemented. The S.O.R.E. proposal is an example of a combination approach where a reduction to densities of 1 dwelling unit per 12 acres or 1 dwelling unit per 24 acres is a mandatory reduction but the transfer of the rights is voluntary.

Transferable Rights Allocation

This component of the program refers to how transferable development rights of a particular property are calculated and assigned to a given property. It is recommended that any approach other than a straight calculation include a process for appeals.

- **General Plan Designation Based** – The most straight forward determination of transferable rights is a simple calculation of the maximum possible yield under the existing General Plan Designation and the decrease with the desired yield. For example, an existing 100 acres currently designated at 1 dwelling unit per 4 acres (max. 25 units possible) but proposed for 1 dwelling unit per 40 acres (max. 2 units possible) would result in 23 transferable units.
- **Constraints Formula Driven** – Using a formula that accounts for known constraints on a particular property is another fairly simple approach to determining transferable rights; however, it can become increasingly complex depending on how many constraints are applied and the formulas for reductions. The more factors and discretion that are added will also increase the likelihood for disagreements from property owners and the need for reevaluations/appeals.
- **Constraints Formula w/ Property Specific Assessment** – This is an expanded approach to using a formula that accounts for constraints where each property is subjected to a basic evaluation by staff to assist in determining the transferable rights. This allows for additional constraints not easily integrated into a standard formula to be considered.
- **Property Specific Design Based** – This approach would base the determination of transferable rights off of a conceptual development design of the property to demonstrate what the actual achievable number of units would be. It would likely be the most precise approach but also time-intensive and extremely subjective.

Transfer Ratios

Transfer ratios may be used to adjust the value of each transferable unit. Different transfer ratios could be applied to normalize different areas that have a discernible difference in value. For example, a dwelling unit in the remote areas of Boulevard would likely have less value than a dwelling unit on the outskirts of Julian, but unless a normalization factor is applied, such as a transfer ratio, the different units will have the same value on the open market.

- **1:1** – For each dwelling unit transferred from a sending site, one dwelling unit is possible for a receiving site
- **Positive Ratio** – Each dwelling unit transferred is equivalent to more than one dwelling unit at a receiving site
- **Negative Ratio** – Each dwelling unit transferred is worth less than a single unit at a receiving site, resulting in the need to acquire more transfer units compared to the units being added at the receiving site.

Transfer Incentives

Successful TDR programs, especially voluntary ones, require motivated parties on either end. Sending site owners can be motivated by:

- **Development Restrictions** – Some communities adopt restrictions which make it more profitable for a sending site owner to sell TDRs rather than to build on the sending site or simply prohibit the development.
- **Development Constraints** – Sometimes the physical constraints alone, or in combination with government constraints, provide the necessary motivation for sending site owners to sell TDRs.
- **Transfer Ratios** – A positive transfer ratio (see above) can result in a higher value to a sending site owner for a unit transferred compared to one built onsite.

(Continued on next page)

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TRANSFER OF DEVELOPMENT RIGHTS PROGRAM OPTIONS

(Transfer Incentives continued)

Receiving site developers will generally be motivated to purchase TDRs because it will allow them to achieve higher, more profitable densities. However, if they can already achieve their desired density, or if there is limited added value in additional units, then additional motivations such as the following may be used:

- **Density Limits** – Some programs reduce density limits unless a TDR is used. This motivates developers to purchase TDRs in order to achieve their desired density without increasing the planned density on the site. This option may result in Housing Element compliance issues.
- **Pre-Planned Density** – Some programs will pre-plan areas for higher density but will only allow achievement of that density when TDRs are purchased. By pre-planning the areas, the time and cost of processing the planning and environmental documents and gaining approval for the density is taken care of in advance, thereby reducing costs and uncertainty that the development would face if undertaking that planning independently.
- **Density Bonus** – Some programs offer density bonuses for developers purchasing TDRs to improve the profitability of a TDR project. This option would likely require additional CEQA review.
- **Exemptions from Fees or Standards** – Less common incentives for using TDRs employed by some communities include exemptions from certain fees or standards.

Receiving Areas and Other Applications of TDRs

The most common application of a TDR sold from a sending site is to apply it to a receiving area to increase the density that a developer can achieve. Receiving areas vary significantly by program. Additionally, some programs allow for applications of TDRs to gain other benefits or to sell or trade them as a separate commodity. The following are some options for the uses of TDRs in the context of the GP Update:

- **Limited Density without TDRs** – As mentioned above, some communities will reduce densities across the map unless TDRs are purchased. This option may result in Housing Element compliance issues.
- **Upzoned GP Update Sites** – Upzoned GP Update, except low income Housing Element sites, could be restricted from achieving the increased densities unless TDRs are purchased. This option may also result in Housing Element compliance issues.
- **Private GPAs adding density** – Privately initiated General Plan Amendments that propose to add density could be required to purchase TDRs.
- **Public GPAs adding density** – County initiated General Plan Amendments or updates, or community specific updates, that add density could provide pre-planned areas for the application of TDRs.
- **Used for other Development Benefits** – Some programs have created an expanded market for TDRs by accommodating other development benefits such as height increases, variances, or certain development exceptions when TDRs are purchased.
- **Purchased for retirement** – TDRs don't always have to be used and built. They can also be retired if purchased by a conservation organization or by the County itself. For example, if a TDR program is developed, the County's Purchase of Agricultural Conservation Easement (PACE) Program could retire TDRs from farmland.

Other Program Considerations

- Current zoning could be maintained in a new part of the zone box to use as a baseline for determination of TDRs.
- An independent oversight Board could be used to monitor implementation, hearing appeals, and provide other necessary decisions.
- The open market is the most common means to dictate price. Buyers and sellers could negotiate directly but the County could facilitate connections by hosting a "marketplace" website or similar forum. If necessary, price floors or ceilings could be established.
- Transfers could be geographically limited as suggested by S.O.R.E. For example, TDRs from sending sites outside the CWA must be used for receiving sites outside the CWA.
- The County could create a TDR bank to facilitate transfers. Developers that cannot find sufficient credits to purchase may purchase a substitute credit from the County.
- Once a credit is purchased, records are needed to show that it is removed from the land. This could be accomplished by deed restriction or easements on the property. Another approach could be to maintain the record and then modify zoning on a periodic basis to remove density.

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TDR PROPOSALS

Shibley

One of the proposals for an equity mechanism was proposed by Dave Shibley in his letter on the Draft General Plan. In his proposal, all of the downzoned units, about 33,000, from the existing General Plan to the General Plan Update would have the ability to be placed into a “Development Bank” that property owners can apply to place units in for potential reimbursement. Under the proposed program, property owners that apply for reimbursement would be reimbursed as demand for the units occurs, and under the proposal the receiver sites would be both the rural villages and future General Plan amendments. Under the program, a property owner would be required to process a TM/TPM to determine how many units would be allowed under the existing General Plan, because it is acknowledged that the density under the existing General Plan is not always attainable.

Save Our Rural Economy (S.O.R.E.)

S.O.R.E. presented an equity mechanism proposal to the Planning Commission on Nov. 19, 2009, and in presentations and discussions with DPLU staff and various other entities. Under their proposal, densities of Rural Lands 20, 40 and 80 would be designated as sending sites, with a density of 1 du/12 acres or 24 acres with further density reductions for slopes exceeding 50%. Units from these sites could be developed on site or transferred to receiving sites in rural villages that would be identified through an additional planning process. To motivate transfers, the sending site property

owner would receive a positive transfer ratio increasing the densities to 1 du/10 acres or 20 acres respectively.

The application of this approach to all Rural Lands 20, 40 and 80 would affect up to 450,000 acres. Therefore, S.O.R.E. has been willing to discuss a reduced approach. An example of a reduced approach would be removing parcels affected by the Forest Conservation Initiative, parcels already designated at one dwelling unit per 40 acres under the existing General Plan, and parcels in the Desert Subregion. These reductions reduce the total acreage to 221,000. At a possible average density of 1 du/15 acres, this approach would potentially accommodate 14,733 units compared to 5,525 units applying an average of 1 du/40 acres.

DPLU Assessment of Shibley and S.O.R.E. Proposals

While on the face these proposals appear simple, there are several issues with their implementation. First, many of the Rural Villages that would act as receiver sites do not have sufficient infrastructure capacity to warrant expansion, especially on the magnitude that could be allowed under the draft program. These villages include areas like Pine Valley or Julian, which are historically developed and would not support extensive expansion. Substantial development in many of these villages would be in direct conflict with General Plan Update principles. Second, these units would be over and above what was studied in the Draft Environmental Impact Report for the General Plan Update and any would require new analysis resulting in costly and lengthy delays to the project. Additionally, according to the recent draft SANDAG 2050 Forecast, there is sufficient capacity in the County’s General Plan Update for growth beyond 2050. Therefore, there is little rationale for adding additional growth capacity into the County’s General Plan at this time.

Should the S.O.R.E. concept be pursued as a viable option for the GP Update, even in a reduced form, substantial changes to the project documentation would be necessary. As the alternative with the greatest possible environmental impacts, the S.O.R.E. concept would be treated as the proposed project in the Draft EIR requiring significant revisions to the document and recirculation. Because the approach is a considerable change from the GP Update framework, significant changes would also be required for the GP Update documents, land use maps, Implementation Plan,



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community plans, and Conservation Subdivision Program. Consultant and staff costs for the modifications would be approximately \$2 million with an additional 2 years added to the project schedule.

DPLU Recommended Concept

DPLU continues to recommend against including a TDR program as an equity mechanism for the GP Update. However, should a TDR be implemented with the GP Update, DPLU recommends that the following criteria be applied:

- The TDR should be mandatory based on the GP Update density designations.
- Sending sites should be limited to properties that were impacted the greatest by the GP Update. One approach would be to limit sending sites to those properties that were designated as Semi-Rural Land 10 or less dense and received at least a 50% reduction in potential unit yield.
- Receiving sites should include all properties that were upzoned by the GP Update and any future General Plan Amendments that add density above the GP Update.
- Transferable rights should be based on a formula that factors in site constraints as well as a general review of property specifics.
- Transfers from areas outside the CWA to within the CWA should be allowed, but a limit could be imposed to ensure that a certain number of transfers are directed to areas outside the CWA.
- The program should include an expiration date (such as 20 years from inception) that provides sufficient time for the transfers to be realized and the program to be reevaluated for its effectiveness.
- Other program specifics should be recommended by the Planning Commission and developed through coordination with stakeholders.

Lastly, as the concept of a TDR program has been addressed several times in the past as part of the GP Update, direction to undertake a TDR program must come from the Board of Supervisors. Should the Planning Commission wish to recommend that a TDR program be included with the GP Update, they should recommend that staff develop the conceptual program over the upcoming months and present it along with the GP Update to the Board for consideration in the Fall of 2010.

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