

Attachment B – Proposed General Plan and Zoning Changes

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General Plan Amendment 12-007

2013 General Plan Clean-Up Staff Recommendation

Prepared by the County of San Diego
Planning & Development Services



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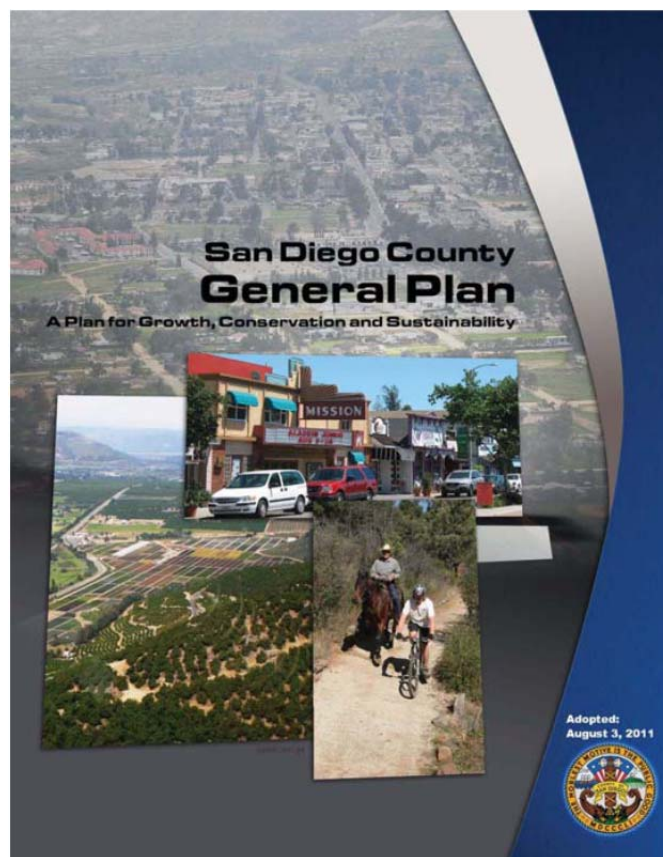
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Section 1

Introduction to the General Plan Clean-Up



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Purpose

As part of the August 3, 2011 adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan ‘clean-up’ every two years in the form of a General Plan Amendment (GPA). The Clean-Up GPA (12-007) is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the Plan’s implementation or to reflect changing circumstances.

This is the first Clean-Up processed since the adoption of the General Plan Update. The types of changes in the Clean-Up fall into the following categories: Land Use Map, text revisions, Mobility Element Network, and community/subregional plans.

Land Use Map

The Clean-Up GPA proposes changes to Land Use designations of specific properties to ensure consistency with the goals and policies of the General Plan and to correct mapping errors. The following types of revisions are included:

- Mapping Errors — Corrections missed during the General Plan Update process;
- Ownership Changes — Changes in ownership from public to private or vice versa;
- Minor CPG Requests — Minor community planning group requested revisions are included when the required review can be accommodated with an EIR Addendum or lesser environmental review.



Text Revisions

Changes are proposed to the General Plan Introduction, Land Use, Conservation and Open Space, and Safety Elements, and Glossary. These changes fall under the following categories:

- Errors and Omissions — Corrections to policy text and numbering.
- Clarifications — Text changes; defining additional terms in the Glossary or providing additional detail in a table;
- Internal Consistency — Revisions to make the Conservation and Open Space Element consistent with roads identified in community plans;
- Legacy Communities – analysis of disadvantaged communities in the unincorporated County, in accordance with Senate Bill 244.

Mobility Element Network

Proposed revisions to the Mobility Element include:

- Corrections — Revisions to fix typographical errors, incorrect classifications and segment boundaries, or mapping inconsistencies;
- Minor CPG Requests — Revisions to road improvement classifications to comply with the initial intentions of a community planning group not clearly conveyed.

Community/Subregional Plans

Minor clarifications, revisions, and edits are proposed to community and subregional plans, such as the following:

- Board Direction — At the June 27, 2012 Board of Supervisor's hearing, the Board directed staff to add language to the North Mountain Subregional Plan;
- Internal Consistency — Revisions to policies to address legal inconsistencies with state law or local regulations.



EIR Addendum

The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional environmental impacts. Therefore, qualifying changes should only require an Addendum to the previously certified General Plan Update Environmental Impact Report (EIR). An Addendum may be prepared when significant environmental impacts were previously analyzed, and only minor changes or additions to the previously certified EIR are needed (CEQA Guidelines sections 15162 / 15164).

Public Outreach

Changes to an adopted General Plan must follow the process specified by state law, even when they are corrections for a clean-up. The following is a summary of the primary outreach efforts for the General Plan Clean-Up.

Web Page — a web page has been established to provide project updates www.sdcountry.ca.gov/pds/advance/2013GPBiAnnualClnUp.html.

Email Distribution — Planning and Development Services publishes email updates (PDS 'eBlast'). Property owners affected by this project and other interested parties are being encouraged to sign up for this email distribution list.

Property Owner Notification — Early in the project planning process, property owners of affected parcels were mailed a "notification of proposed property changes." This notification not only informed them of the proposed change, but encouraged them to sign up to receive email updates.

Community Planning Group (CPG) Input — Recommendations on the proposed changes was requested.

Tribal Consultation — All tribal governments within the San Diego region are being consulted about the proposed changes in accordance with Senate Bill 18.

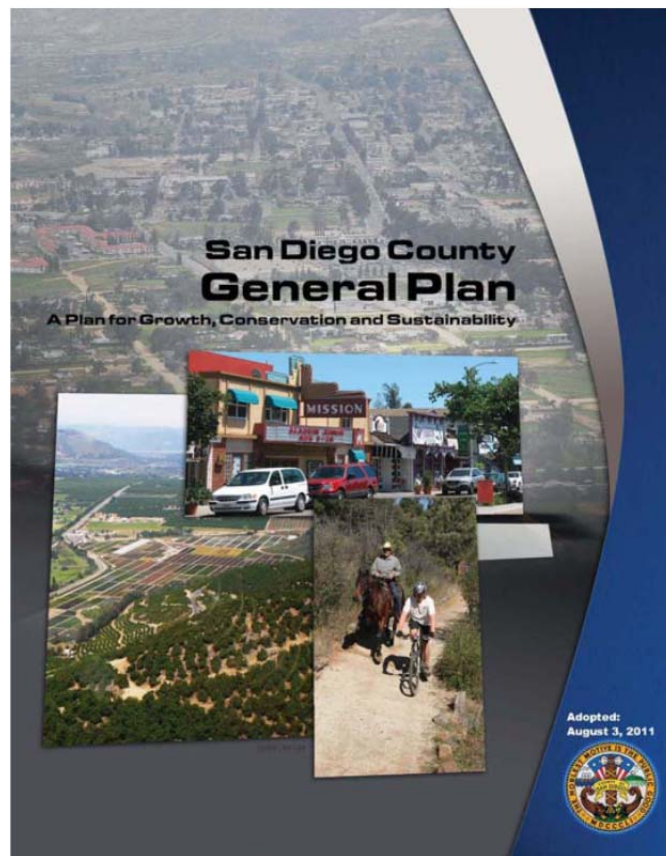
Public and Agency Review — The Draft Plan was circulated for public review.

Planning Commission and Board of Supervisors Hearings — The Draft Plan is being presented at Planning Commission and Board of Supervisors hearings, providing property owners and members of the public with two additional opportunities to provide comments.

Staff Contact: Kevin Johnston – (858) 694-3084
kevin.johnston@sdcounty.ca.gov

Section 2

Overview of Changes



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SECTION 2.1 OVERVIEW OF LAND USE MAP CHANGES

Table 2-1 Overview of Land Use Map Changes

ID	Proposed Change
Alpine AL101	<i>Minor CPG Request</i> - Redesignate two parcels at Dunbar Lane and Chocolate Summit Drive from Limited Impact Industrial to Rural Commercial (1.5 acres)
Crest Dehesa CD101	<i>Ownership Change</i> - Redesignate eight parcels purchased by the County Department of Parks and Recreation (DPR) from Rural Lands 20 to Open Space Conservation (226 acres)
Pine Valley CM101	<i>Ownership Change</i> - Redesignate three parcels purchased by the County DPR from Rural Lands 80 (38 acres)/Office Professional (2.5 acres) to Open Space Conservation (40.5 acres)
Jamul/Dulzura JD101	<i>Ownership Change</i> - Redesignate one parcel from Public/Semi-Public to Semi-Rural 2 to match surrounding parcels (8 acres)
Julian JL101	<i>Mapping Error</i> - Redesignate the western 2.2 acres of a nine-acre parcel from Rural Commercial to Semi-Rural 10 to match the existing use
Lakeside LS101	<i>Ownership Change</i> - Redesignate one parcel from Public/Semi-Public to Semi-Rural 1 to match surrounding parcels (1.4 acres)
Lakeside LS102	<i>Ownership Change</i> - Redesignate two parcels from Public/Semi-Public to General Commercial to match surrounding uses (1 acre)
Lakeside LS103	<i>Ownership Change</i> - Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space Conservation (158 acres)
Lakeside LS104	<i>Ownership Change</i> - Redesignate six parcels purchased by the County DPR from Rural Lands 40 to Open Space Conservation (112 acres)
Lakeside LS105	<i>Ownership Change</i> - Redesignate one 14-acre parcel purchased by the County DPR from Public/Semi-Public to Open Space Recreation for use as an equestrian facility
Campo ME101	<i>Mapping Error</i> - Redesignate 20 parcels from Public Agency Lands to Rural Lands 40 / Semi-Rural 10 to match adjacent parcels (250 acres)
Campo ME103	<i>Ownership Change</i> - Redesignate two parcels acquired by the Pacific Southwest Railway Museum from Semi-Rural 4 to Public/Semi-Public (21 acres)
Campo ME104	<i>Mapping Error</i> - Redesignate a 1.2-acre portion of a four-acre lot from Rural Commercial to Semi-Rural 4
Rainbow RB4	<i>Mapping Error</i> - Redesignate approximately six acres of a 32-acre parcel from Rural Lands 20 to General Commercial
Rainbow RB101	<i>Ownership Change</i> - Redesignate one parcel from Public Agency Lands to Tribal Lands (86 acres)
Rainbow RB102	<i>Ownership Change</i> - Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space Conservation (93 acres)

ID	Proposed Change
Ramona RM101	<i>Ownership Change</i> - Redesignate 11 parcels purchased by the County Department of Parks and Recreation from Rural Lands 40 to Open Space Conservation (806 acres)
San Dieguito SD101	<i>Mapping Error</i> - Redesignate one three-acre parcel from Open Space Conservation to Public/Semi-Public (Rancho Santa Fe Fire Station)
San Dieguito SD104	<i>Mapping Error</i> - Redesignate two parcels totaling one-half acre from Semi-Rural 2 to Public/Semi-Public (Olivenhain Municipal Water District and Rancho Santa Fe Fire Protection District)
San Dieguito SD105	<i>Ownership Change</i> - Redesignate one parcel from Public/Semi-Public to Semi-Rural 2 (3 acres)
Spring ValleySV101	<i>Mapping Error</i> - Redesignate a one-half acre parcel from Village Residential 15 to Neighborhood Commercial, to reflect the existing use, the existing zoning use regulation, and surrounding General Plan designations and zoning
Valle De Oro VDO102	<i>Ownership Change</i> - Redesignate two parcels from Public/Semi-Public to Limited Impact Industrial (4 acres)
Valle De Oro VDO103	<i>Mapping Error</i> - Redesignate 15 parcels from Village Residential 2 to Semi-Rural 0.5 to account for steep slopes (26 acres)
Valle De Oro VDO104	<i>Ownership Change</i> - Redesignate one parcel from Public/Semi-Public to Limited Impact Industrial to match Industrial-designated land to the west (7 acres)
Valley Center VC102	<i>Ownership Change</i> - Redesignate 12 parcels (Lilac Ranch property) from Semi-Rural 2 and Rural Lands 20 to Open Space Conservation (910 acres)

Proposed land use changes are available at:

Current General Plan Map — http://www.sdcounty.ca.gov/pds/advance/2013_GP_Clean-up/cleanup_existing_cw.pdf

Draft Clean-Up Plan Map — http://www.sdcounty.ca.gov/pds/advance/2013_GP_Clean-up/proposed_cw.pdf

SECTION 2.2 OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 Overview of Policy Document Changes

Land Use Element	
Land Use Designations Page 3-10	<i>Clarification</i> - Revise the description of Residential density to exclude only public road right of way (not private roads) from the gross acreage calculation
Table LU-1	<i>Clarification</i> - Revise footnote "d" to recognize that underground parking can be provided in place of offsite parking, in order to allow the increase in maximum Floor Area Ratio associated with the Village Core Mixed Use designation
Legacy Communities	<i>New State Legislation</i> - Adds a section titled "Legacy Communities" in response to legislation adopted in October 2011 (Senate Bill 244, Land Use, General Plans, and Disadvantaged Communities)
Context	<i>Errors and Omissions</i> – Correction to page number references noted on page 3-20, for further discussion of the Community Development Model
Flooding Policy LU-6.12	<i>Errors and Omissions</i> - Correction to policy number referenced
Town Center Uses Policy LU-9.6	<i>Clarification</i> - Provide clarification on the meaning of 'transportation nodes' as referenced in the policy
Sewer Facilities Policy LU-14-4	<i>Clarification</i> - Provide clarification on the meaning of 'urban limit line' as referenced in the policy
Conservation and Open Space Element	
Sustainable Agriculture Policy COS-6.2	<i>Errors and Omissions</i> – Correction for a typo error in the policy language
Mineral Resources Policy COS-10.9	<i>Errors and Omissions</i> - Change the buffer for Mineral Resource Zone 2 from 1,500 to 1,300 feet
Visual Resources Table COS-1	<i>Internal Consistency</i> - Add two routes for consistency with the Bonsall Community Plan
Safety Element	
Fire Hazards Table S-1	<i>Clarification</i> - Provide additional clarification to travel time standards between land use densities
Acronyms and Glossary	
Transit Nodes	<i>Clarification</i> - Add definition

Table 2-3 Mobility Element Network Changes

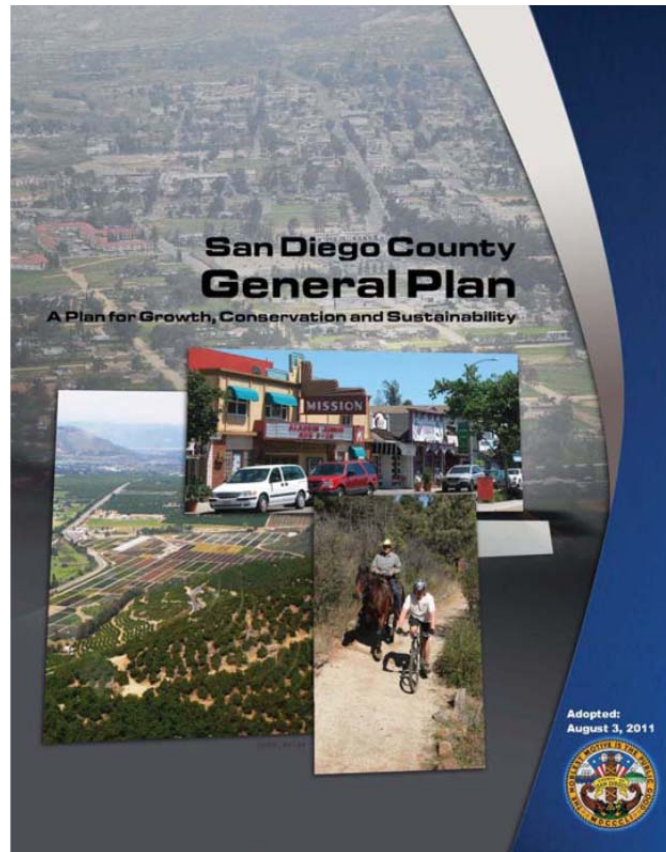
MOBILITY ELEMENT NETWORK	
Bonsall	<i>Olive Hill Road</i> : Corrected typo <i>Osborne Street</i> : Change classification per CPG request
Central Mountain	<i>Boulder Creek Road</i> : Name corrected <i>Old Highway 80</i> : Revised segment boundary
Desert (Borrego)	<i>State Route 78</i> : Corrected mapping omission error
Fallbrook	<i>West/East Mission Road</i> : Corrected typo <i>Old Highway 395</i> : Revised segment classification boundary <i>Ammunition Road</i> : Corrected mapping omission
Julian	<i>Boulder Creek Road</i> : Corrected segment boundary
Lakeside	<i>El Monte Road</i> : Corrected segment boundary <i>Riverside Drive</i> : Correct appendix name to include Mast Boulevard
Mountain Empire	<i>Sweeny Pass Road / S2</i> : Corrected mapping and table omission
North County Metro	<i>Champagne Boulevard</i> : Corrected road name
Pendleton - De Luz	<i>De Luz Road</i> : Corrected segment boundary
Ramona	<i>Highland Valley Road</i> : Revised classifications because of TIF requirements - no reasonable expectation for raised median in winding section
Spring Valley	<i>Avocado Boulevard</i> : Corrected mapping and table omission <i>Austin Drive/Del Rio Road</i> : Corrected mapping omission and segment classification <i>Del Rio Road</i> : Corrected mapping and table omission
Sweetwater	<i>San Miguel Road</i> : Corrected road classification
Valle De Oro	<i>Avocado Boulevard</i> : Corrected segment boundaries
Valley Center	<i>Lilac Road</i> : Corrected segment boundaries

Table 2-4 Community/Subregional Plan Changes

COMMUNITY/SUBREGIONAL PLANS	
All	<i>Internal Consistency</i> - Advance Planning and County Counsel recommended revisions
Jamul-Dulzura	<i>Errors and Omissions</i> - Revise Land Use Policy 2(g)(7) of the Subregional Plan to require a 1 acre minimum parcel size in the Semi-Rural 1 (SR-1) land use designation, per the request of the Sponsor Group
N. Mountain	<i>Board Direction</i> - Add language establishing a commitment to consider redesignating five acres of NM15 as Commercial if Williamson Act requirements are removed
Sweetwater	<i>Errors and Omissions</i> - Add Village Boundary Map (Note: needed for consistency with the Transportation Impact Fee Ordinance)

Section 3

Land Use Map Changes



Section 3 provides Land Use Map and zoning changes for the General Plan Clean-Up (GPA 12-007)

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2013 General Plan Clean-Up - Overview of Proposed Land Use Map Changes

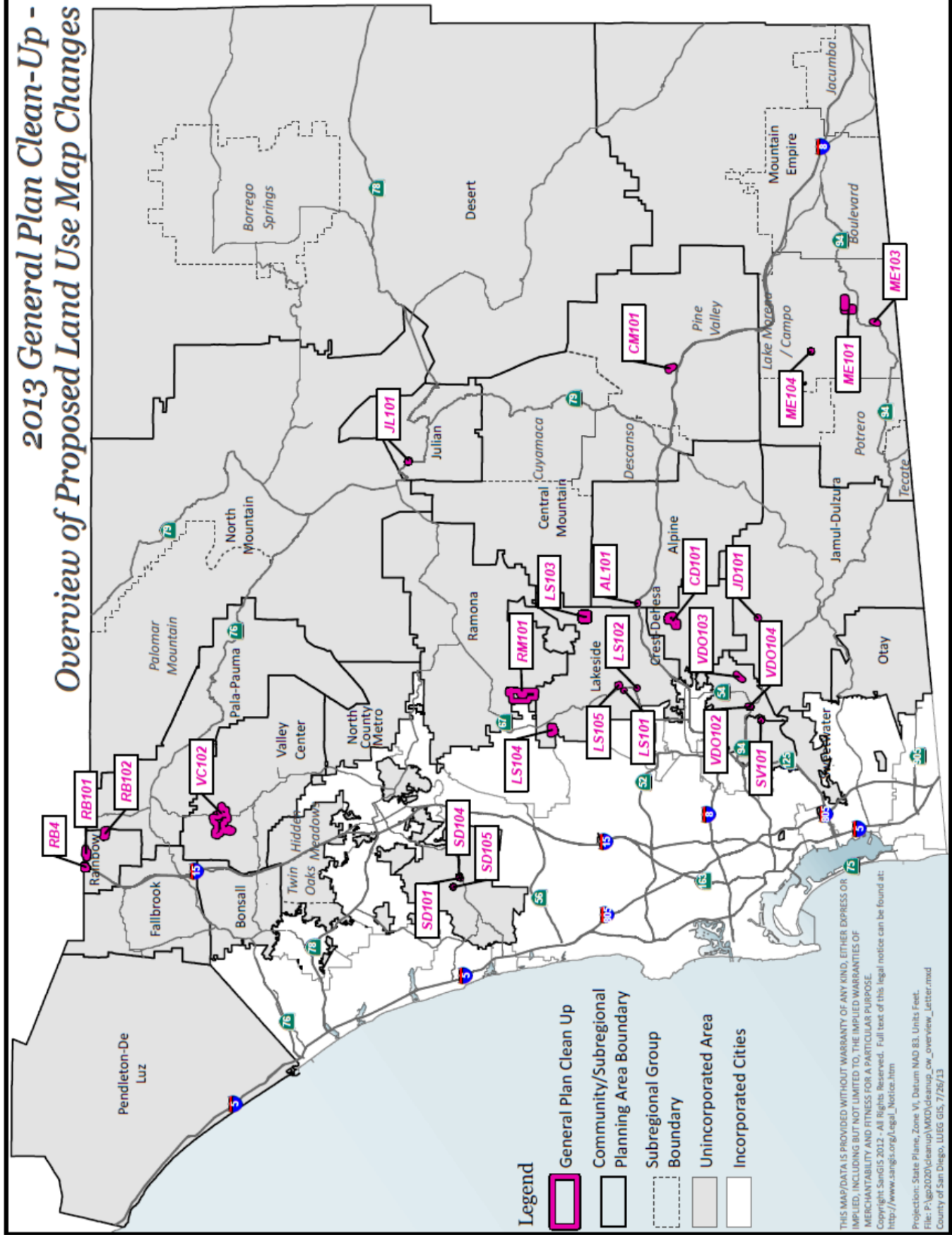


Table 3-1 General Plan Clean-Up Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²		Category of Change
				Existing	Proposed	Existing	Proposed	
AL101	Alpine	2	1.5	I-1	C-4	Industrial	Commercial	Minor CPG Request
CD101	Crest-Dehesa	8	226	RL-20	OS-C	11	0	Ownership Change
CM101	Central Mountain	3	40.5	RL-80/C-2	OS-C	3	0	Ownership Change
JD101	Jamul-Dulzura	1	8	P/SP	SR-2	0	3	Ownership Change
JL101	Julian	1	2.2	SR-10/C-4	SR-10	1	1	Mapping Error
LS101	Lakeside	1	1.4	P/SP	SR-1	0	1	Ownership Change
LS102	Lakeside	2	1	P/SP	C-1	0	Commercial	Ownership Change
LS103	Lakeside	1	158	RL-40	OS-C	3	0	Ownership Change
LS104	Lakeside	6	112	RL-40	OS-C	2	0	Ownership Change
LS105	Lakeside	1	14	P/SP	OS-R	0	0	Ownership Change
ME101	Mountain Empire	20	250	PAL	RL-40/SR-10	20	20	Mapping Error
ME103	Mountain Empire	2	21	SR-4	P/SP	4	0	Ownership Change
ME104	Mountain Empire	1	1.2	C-4	C-4/SR-4	1	1	Mapping Error
RB4	Rainbow	1	6	RL-20	GC	1	Commercial	Mapping Error
RB101	Rainbow	1	86	PAL	TL	0	N/A	Ownership Change
RB102	Rainbow	1	93	RL-40	OS-C	2	0	Ownership Change
RM101	Ramona	11	806	RL-40	OS-C	20	0	Ownership Change
SD101	San Diegoito	1	3	OS-C	P/SP	0	0	Mapping Error
SD104	San Diegoito	2	0.5	SR-2	P/SP	2	0	Mapping Error
SD105	San Diegoito	1	3	P/SP	SR-2	0	1	Ownership Change
SV101	Spring Valley	1	0.5	VR-15	C-3	6	Commercial	Mapping Error
VDO102	Valle De Oro	2	4	P/SP	I-1	0	Industrial	Ownership Change
VDO103	Valle De Oro	15	26	VR-2	SR-0.5	46	35	Mapping Error
VDO104	Valle De Oro	1	7	P/SP	I-1	0	Industrial	Ownership Change
VC102	Valley Center	12	910	SR-2/RL-20	OS-C	330	0	Ownership Change
Subtotal		98	2782			452	62	

¹ See next page for a Land Use designation legend providing descriptions of General Plan designations and links to zoning information² Existing and proposed dwelling units are conservative estimates are based parcel size and slope data for slope dependent designations and do not consider other planning and environmental constraints that could further reduce the actual unit yield.

Land Use Designation Legend

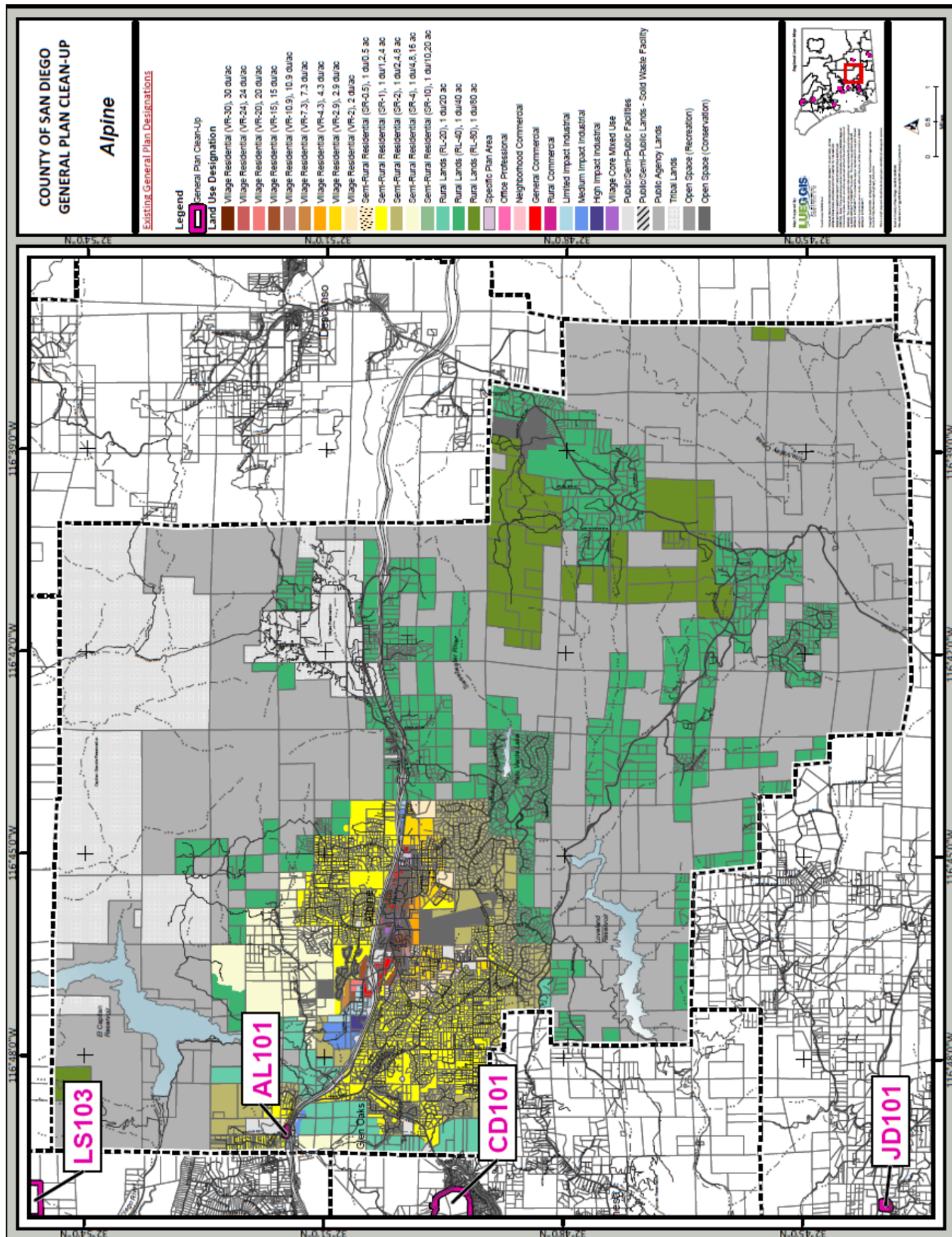
VR-30 - Village Residential 30 (30 units per gross acre)
VR-24 - Village Residential 24 (24 units per gross acre)
VR-20 - Village Residential 20 (20 units per gross acre)
VR-15 - Village Residential 15 (15 units per gross acre)
VR-10.9 - Village Residential 10.9 (10.9 units per gross acre)
VR-7.3 - Village Residential 7.3 (7.3 units per gross acre)
VR-4.3 - Village Residential 4.3 (4.3 units per gross acre)
VR-2.9 - Village Residential 2.9 (2.9 units per gross acre)
VR-2 - Village Residential 2 (2 units per gross acre)
SR-0.5 - Semi-Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres)
SR-1 - Semi-Rural 1 (1 unit per 1, 2, or 4 gross acres)
SR-2 - Semi-Rural 2 (1 unit per 2, 4, or 8 gross acres)
SR-4 - Semi-Rural 4 (1 unit per 4, 8, or 16 gross acres)
SR-10 - Semi-Rural 10 (1 unit per 10 or 20 gross acres)
RL-20 - Rural Lands 20 (1 unit per 20 gross acres)
RL-40 - Rural Lands 40 (1 unit per 40 gross acres)
RL-80 - Rural Lands 80 (1 unit per 80 gross acres)
C-1 - General Commercial
C-2 - Office Professional
C-3 - Neighborhood Commercial
C-4 - Rural Commercial
C-5 - Village Core Mixed Use
I-1 - Limited Impact Industrial
I-2 - Medium Impact Industrial
I-3 - High Impact Industrial
TL - Tribal Lands
PAL - Public Agency Lands
SPA - Specific Plan Area
P/SP - Public/Semi-Public Facilities
OS-C - Open Space - Conservation
OS-R - Open Space - Recreation

Links to Zoning Information

Zoning Use Regulations
(including descriptions, allowed uses, and uses subject to discretionary approval)
<http://www.sdcounty.ca.gov/pds/zoning/z2000.pdf>

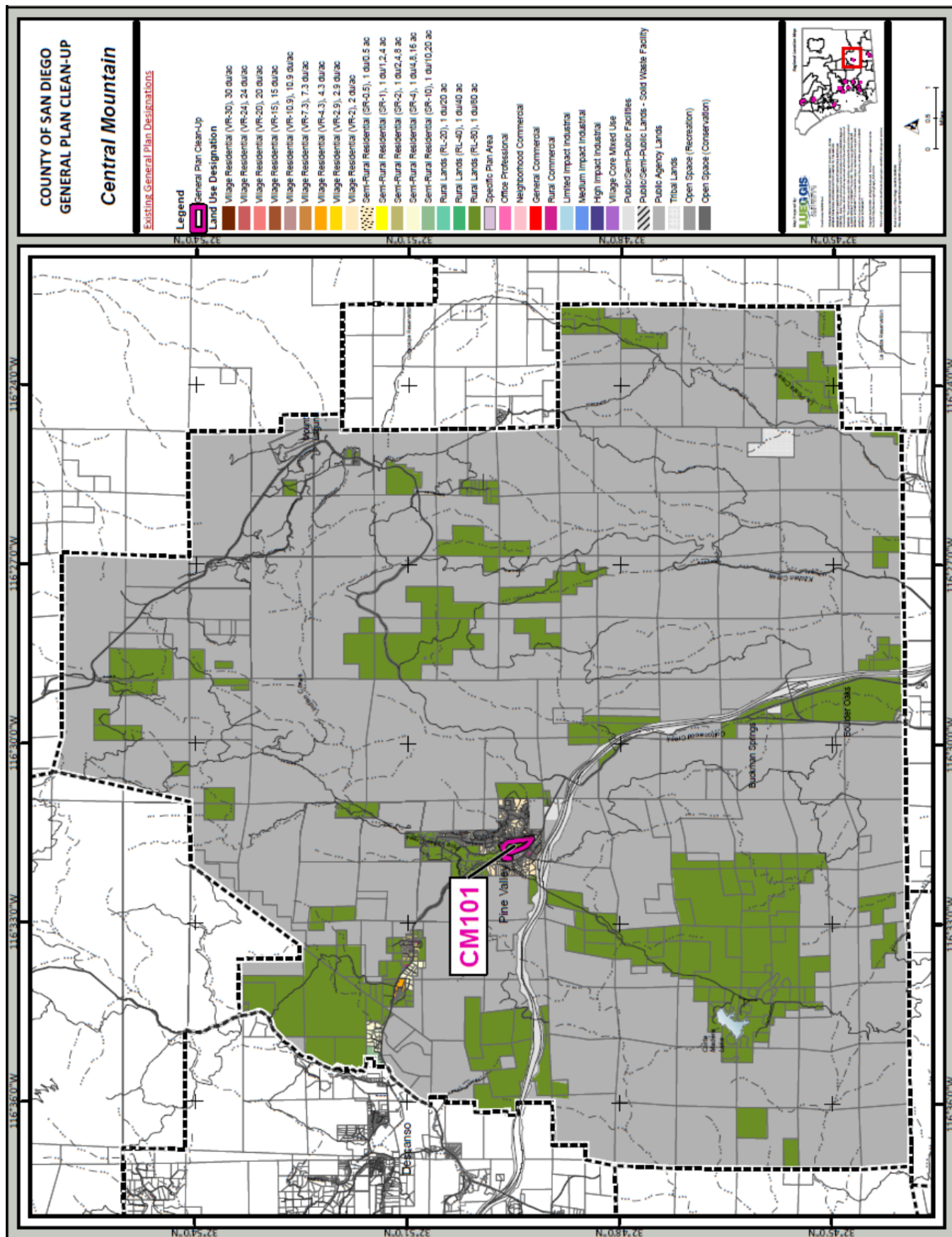
Zoning Development Designators
(including density, lot area, building type, maximum floor area, floor-area ratio, height, coverage, setback, and usable open space)
<http://www.sdcounty.ca.gov/pds/zoning/z4000.pdf>

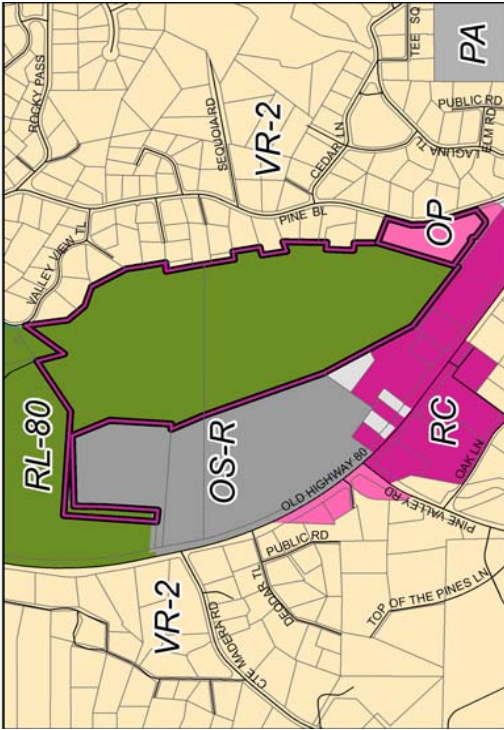
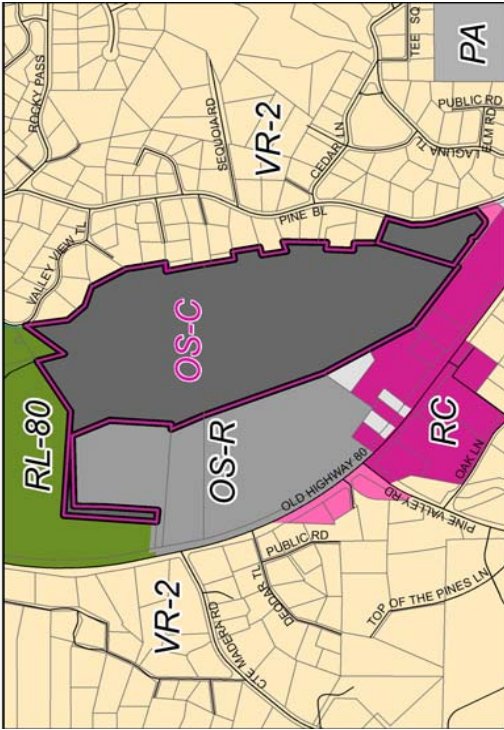
Animal Regulation Designators
<http://www.sdcounty.ca.gov/pds/zoning/z3000.pdf>

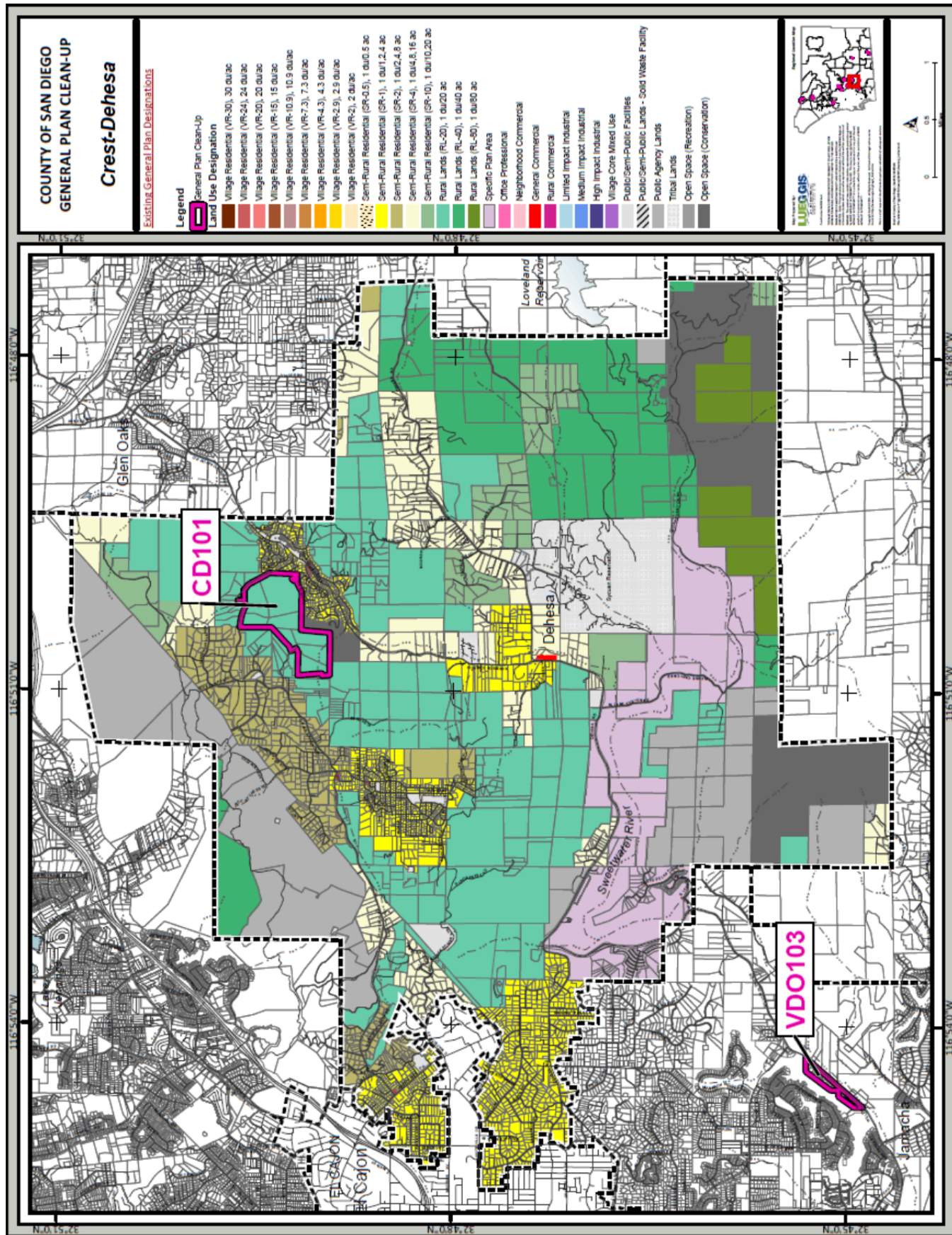


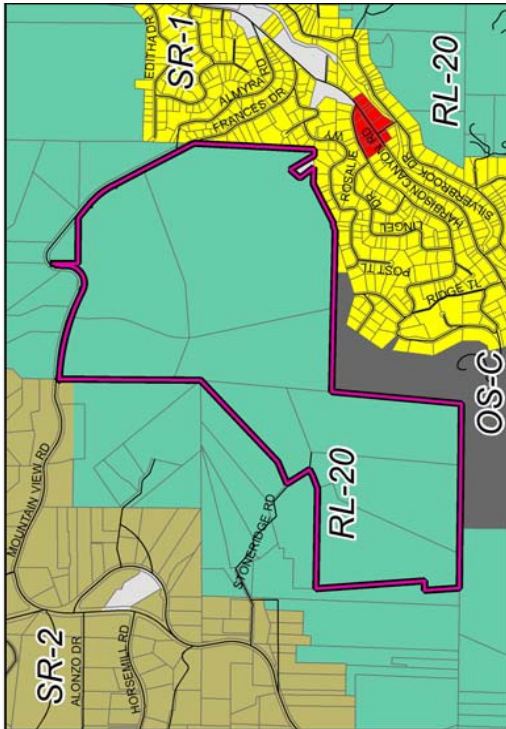
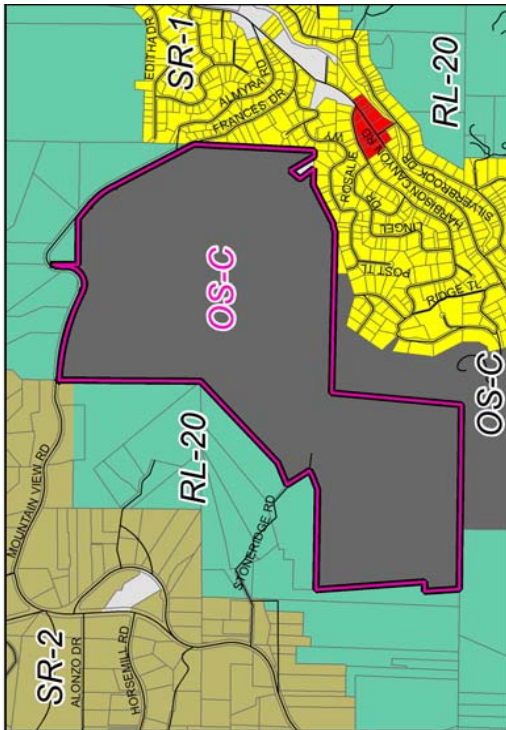
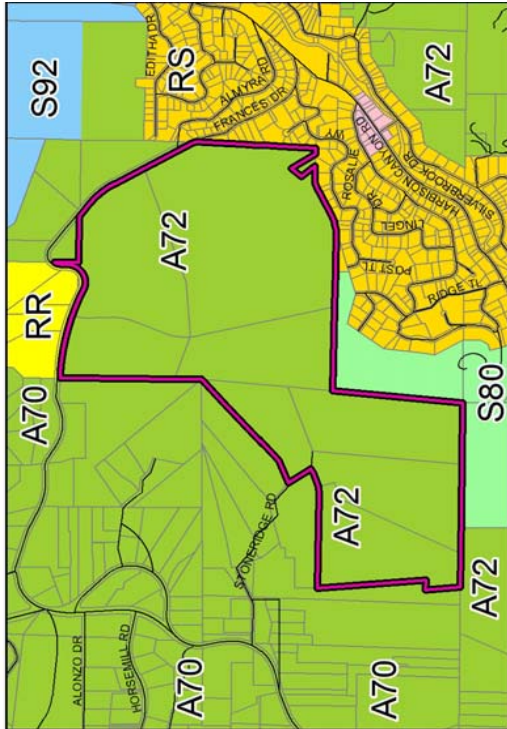
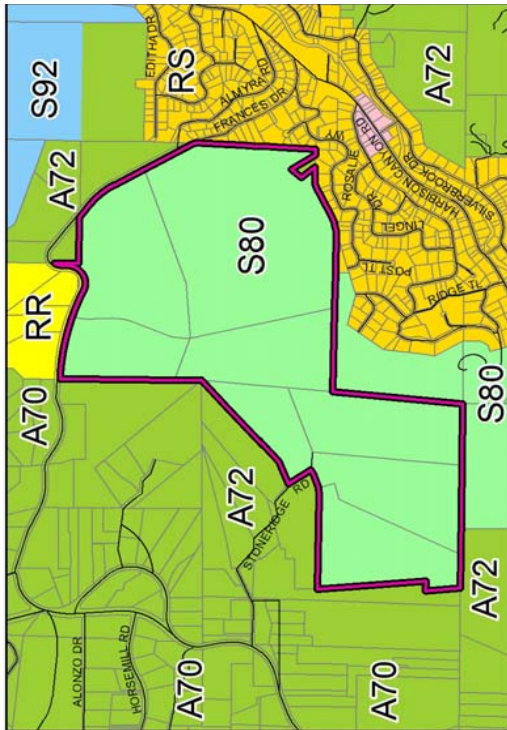
AL101	Current	Proposed
General Plan Designation		
Zoning Use Regulations		

Summary of Zoning Changes			
Use Regulations		Setback	
Current	Proposed	Current	Proposed
M52 (Limited Impact Industrial)	C40 (Rural Commercial)	C	O



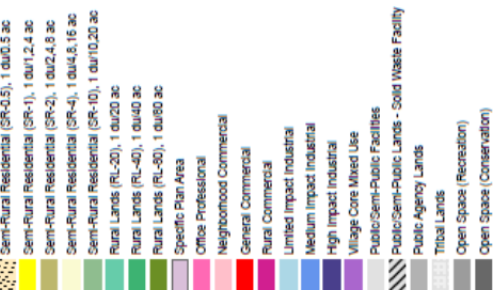
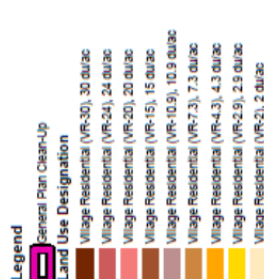
CM101		Current		Proposed					
General Plan Designation									
	Zoning Use Regulation								
Summary of Zoning Changes (note: zoning development designator changes for this item only apply to southernmost parcel that is currently zoned C31)									
Use Regulation		Density		Lot Size		Animal Reg		Building Type	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
RR (Rural Residential)/C31	S80 (Open Space)	2	-	-	8acres	Q	W	L	C
2013 General Plan Clean-Up									
3-9									

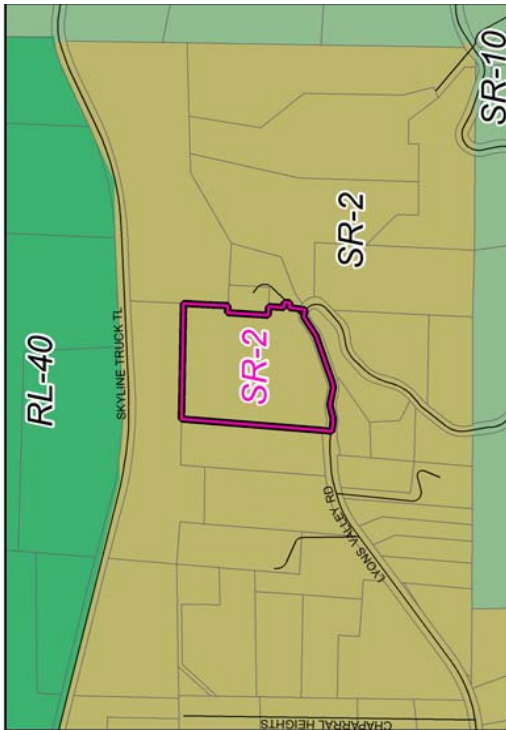


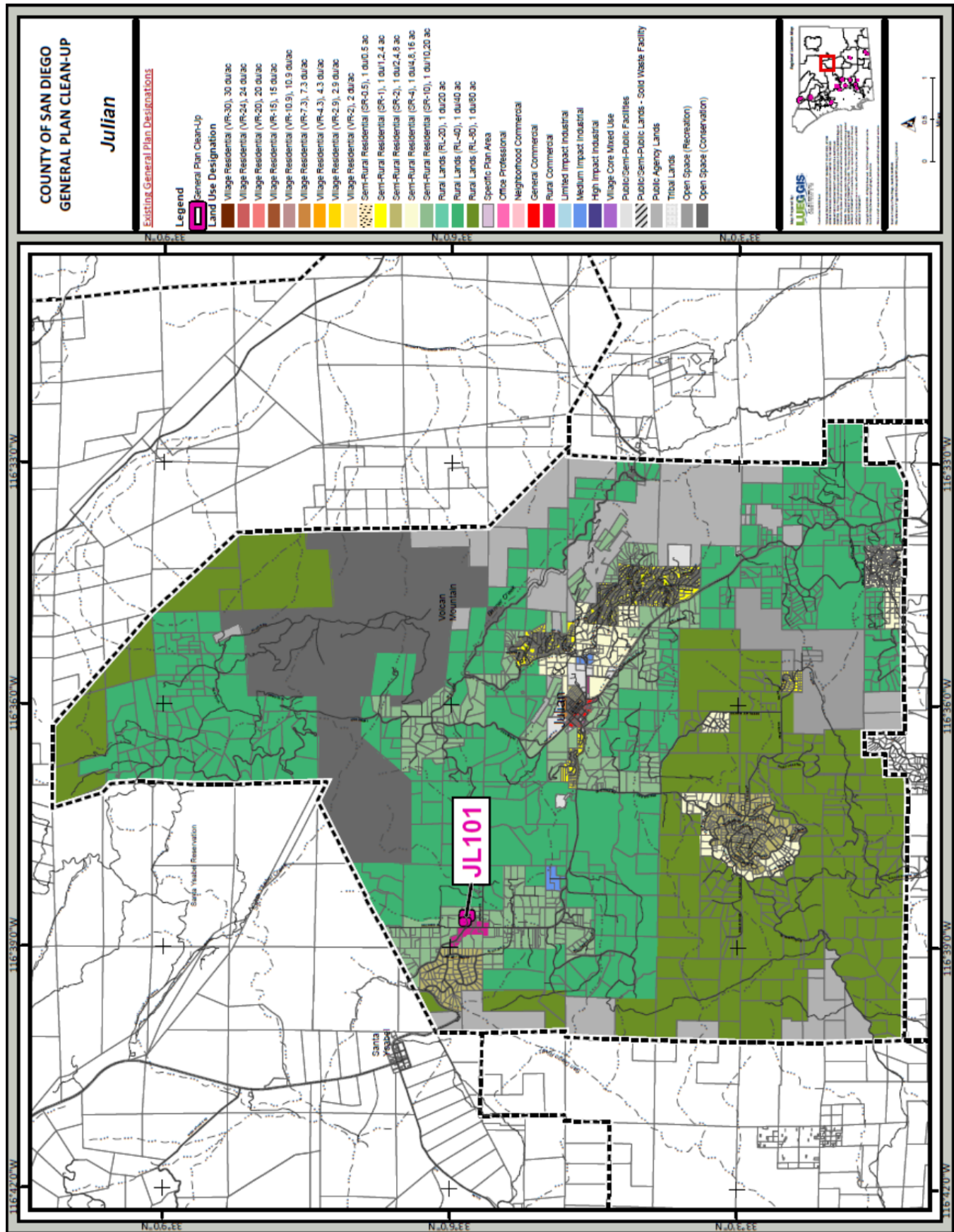
CD101		Summary of Zoning Changes	
General Plan Designation	Current	Use Regulation	
	Proposed	Current	Proposed
			A72 (General Agricultural)
Zoning Use Regulation	Current	no changes are proposed for the zoning development designers	
	Proposed		
			

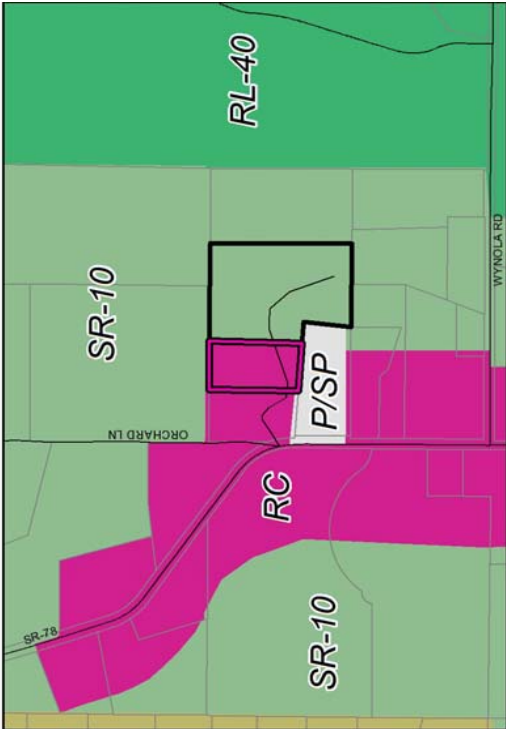
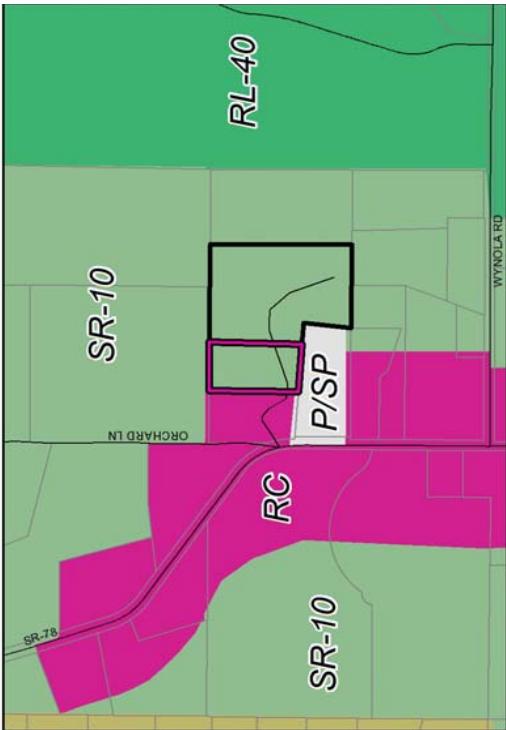
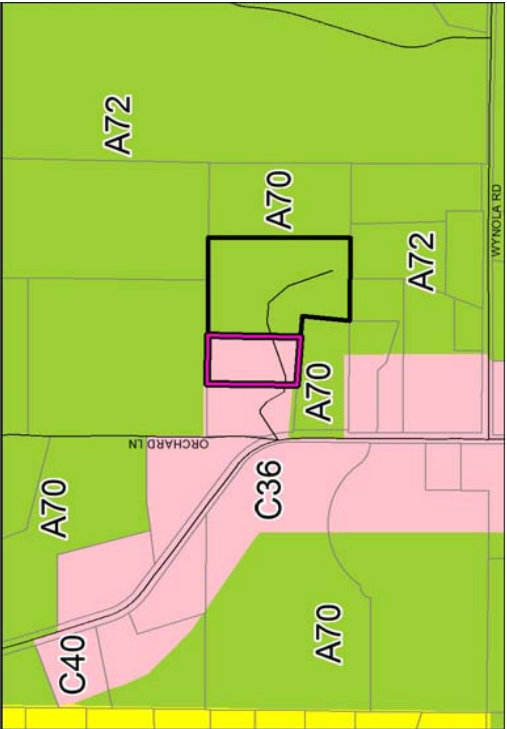
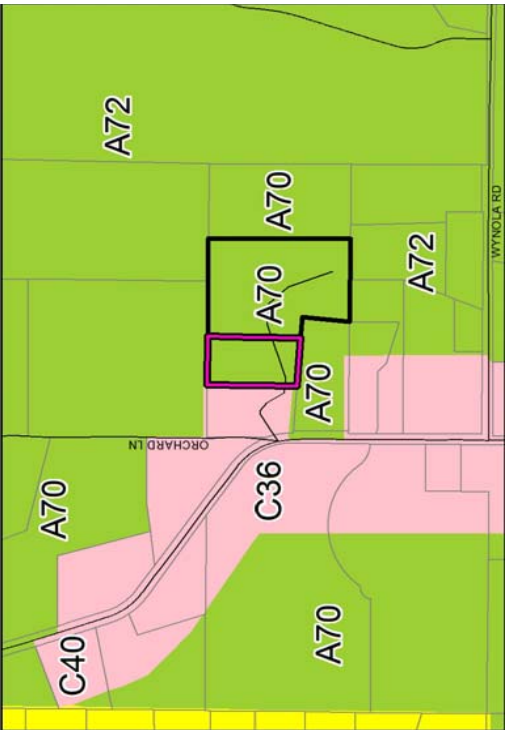
Jamul-Dulzura

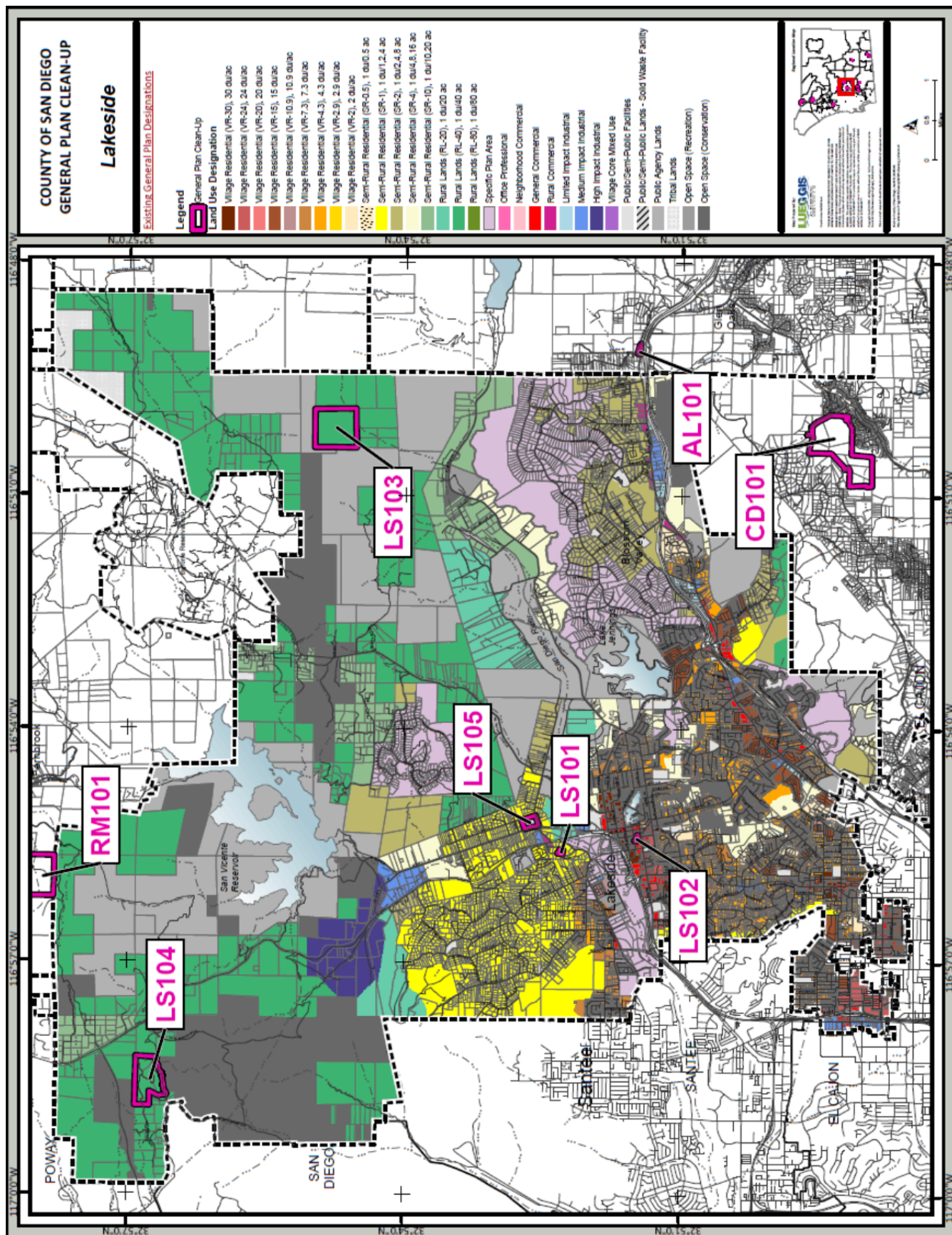
Existing General Plan Designations

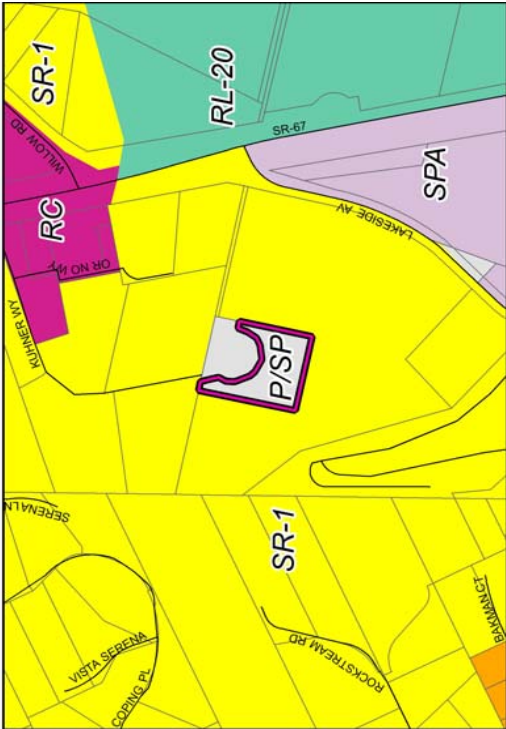
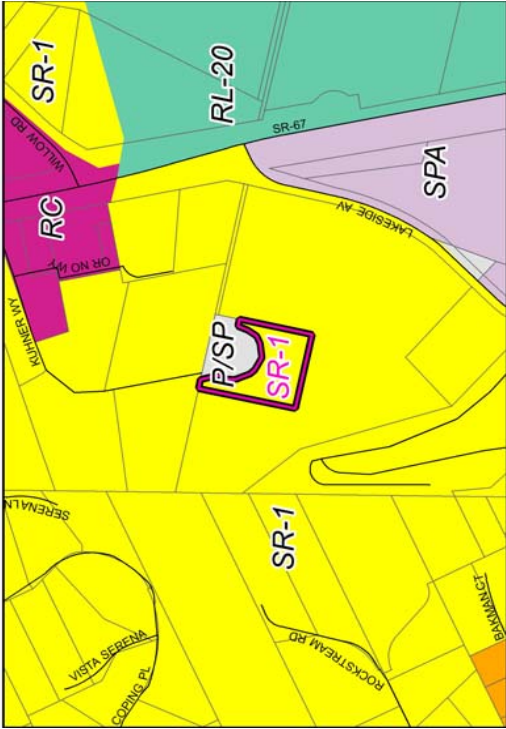
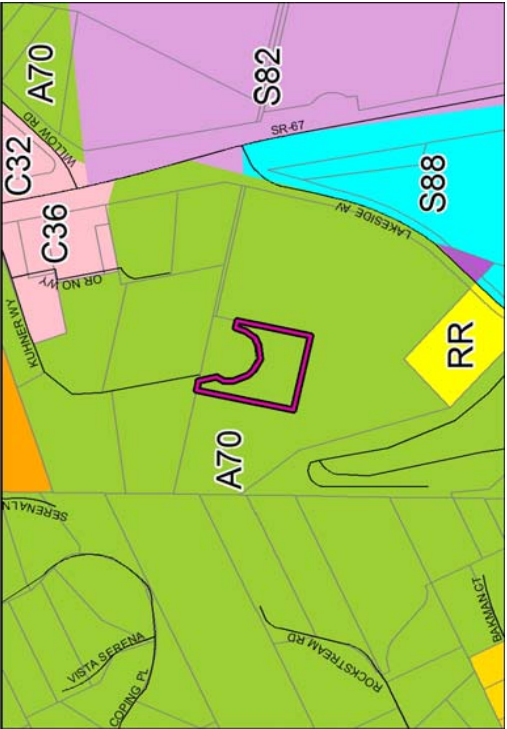
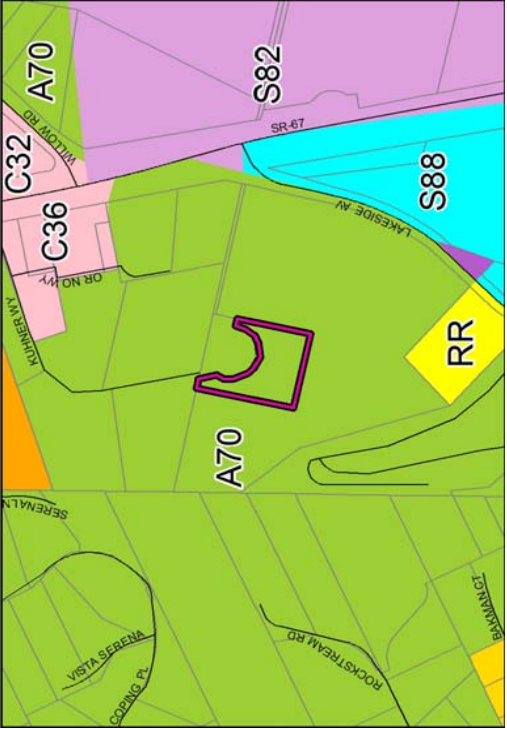


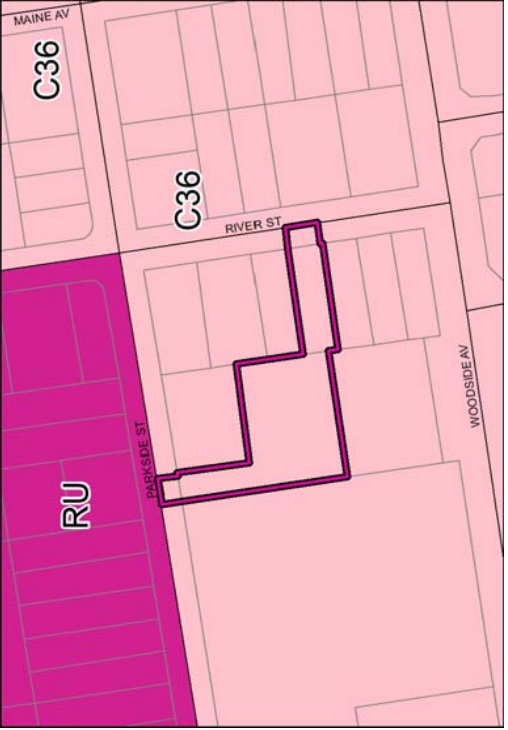
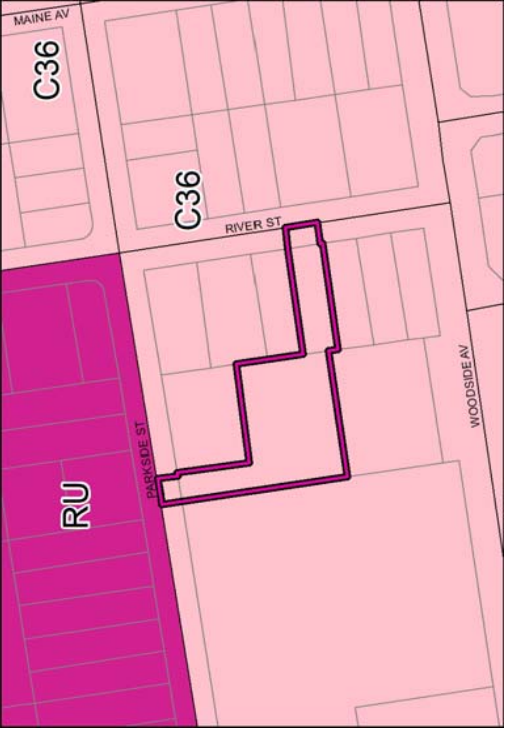
JD101	Current	Proposed
General Plan Designation		
	Zoning Use Regulation	
Summary of Zoning Changes		
no changes are proposed for the zoning use regulation or the zoning development designators		



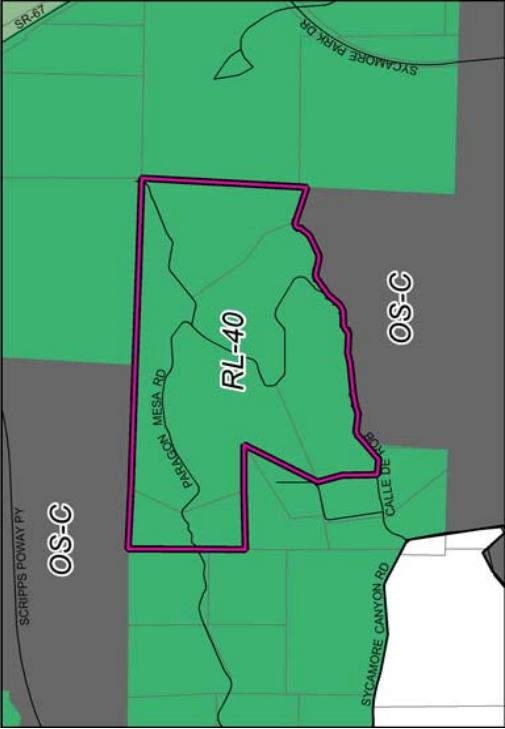
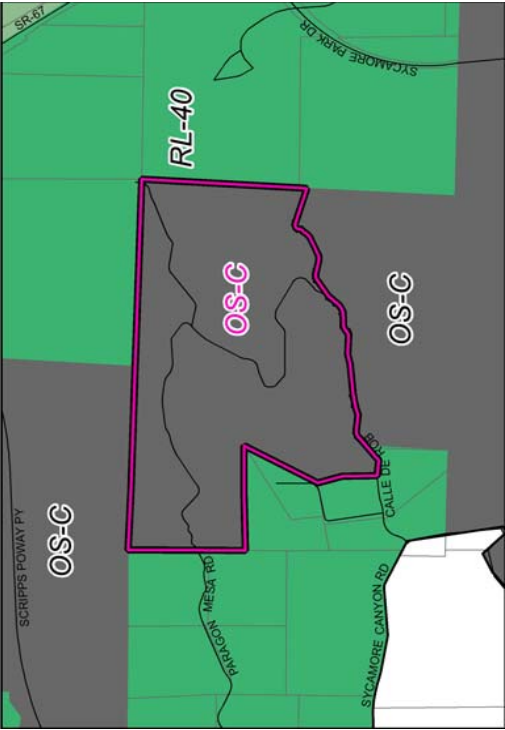
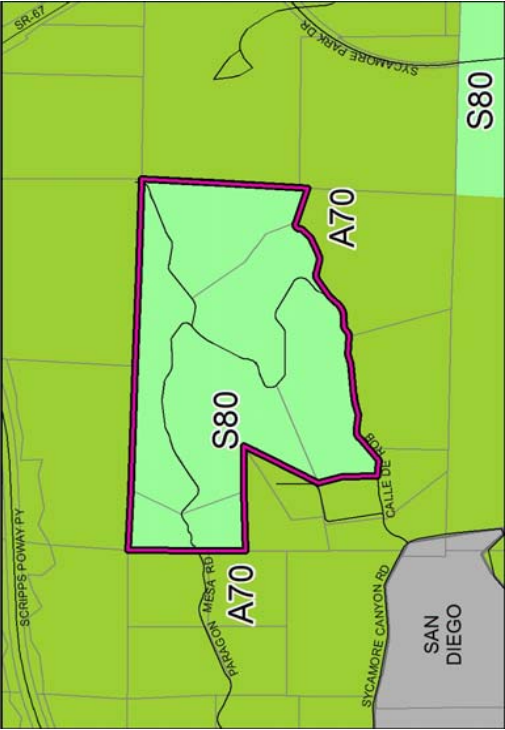
JL101		Current				Proposed							
General Plan Designation													
Zoning Use Regulation													
Summary of Zoning Changes (for area of lot subject to change – outlined in red)													
Use Regulation		Lot Size		Animal Reg		Building Type		Setback		Open Space		Special Reg	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
C36 (General Commercial)	A70 (Limited Agricultural)	2 acres	4 acres	Q	M	T	C	O	C	A	-	D	-



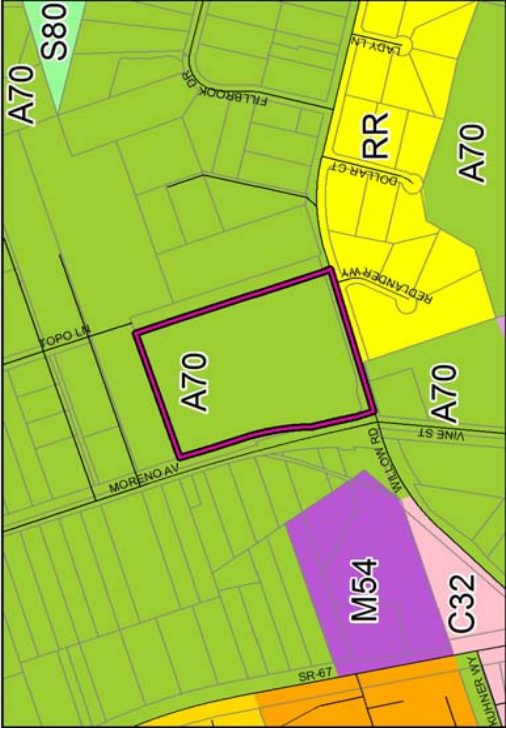
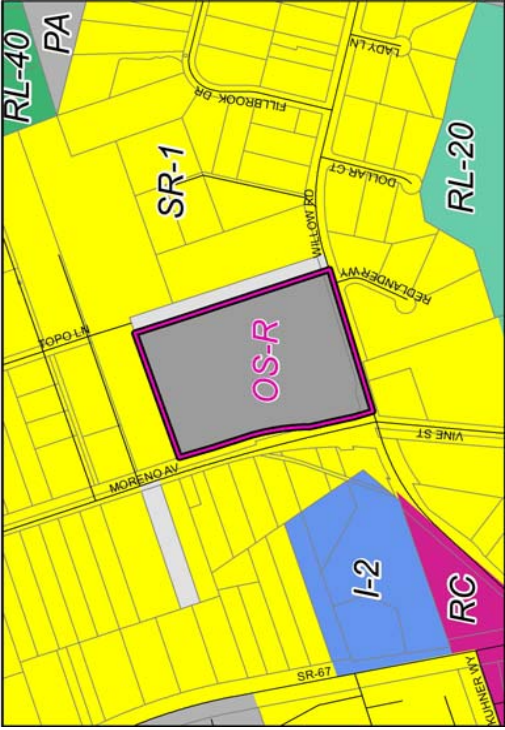
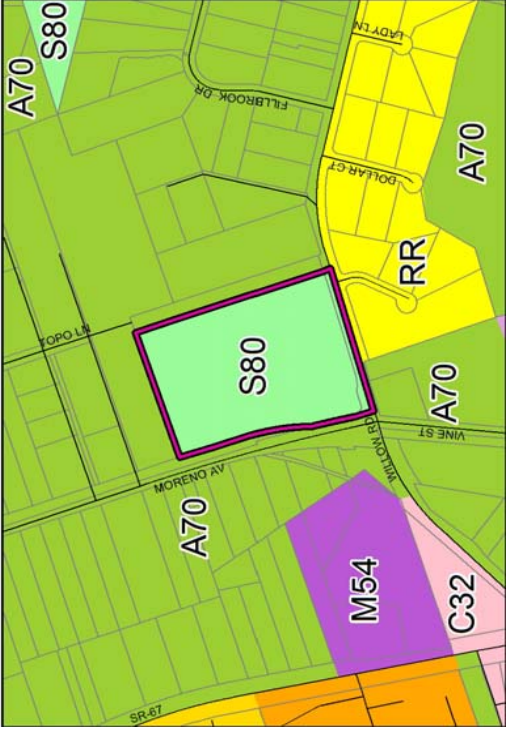
LS101	Summary of Zoning Changes	
	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
no changes are proposed to the zoning use regulation or the zoning development designers		

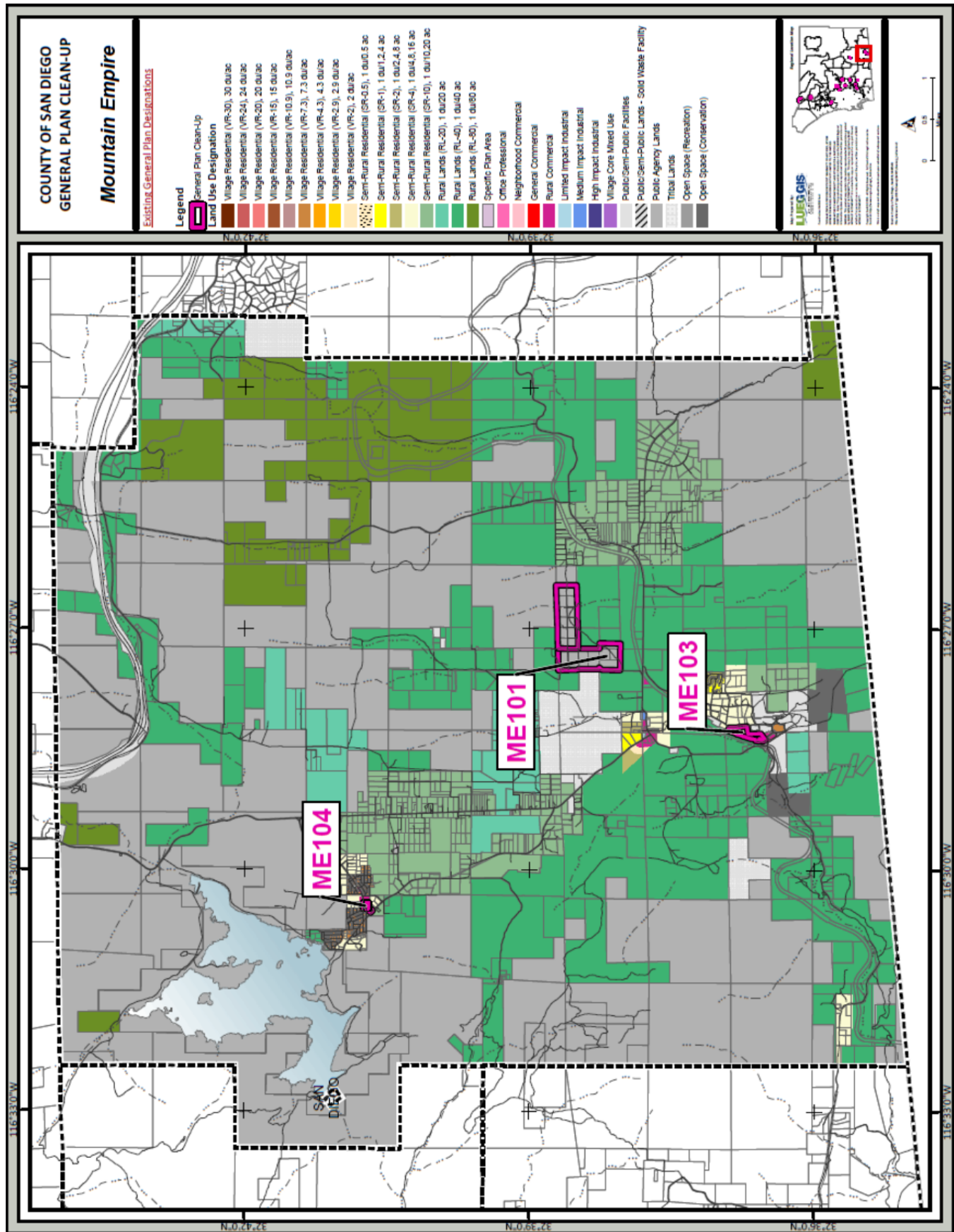
LS102		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Zoning Changes			
no changes are proposed to the zoning use regulation or the zoning development designers			

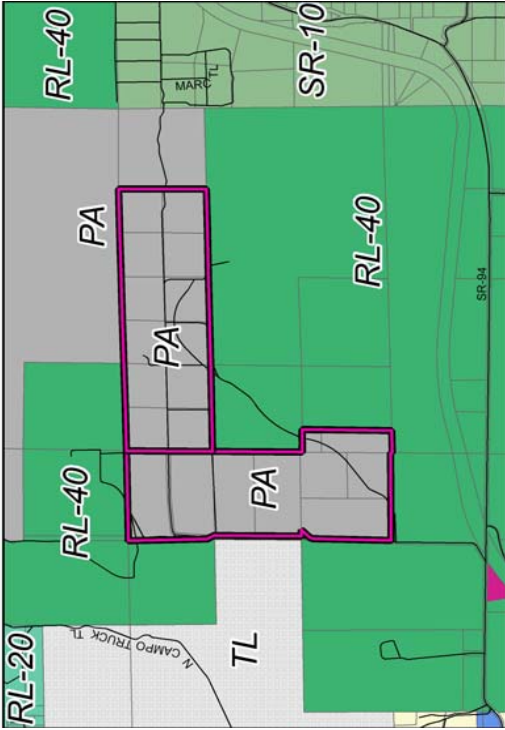
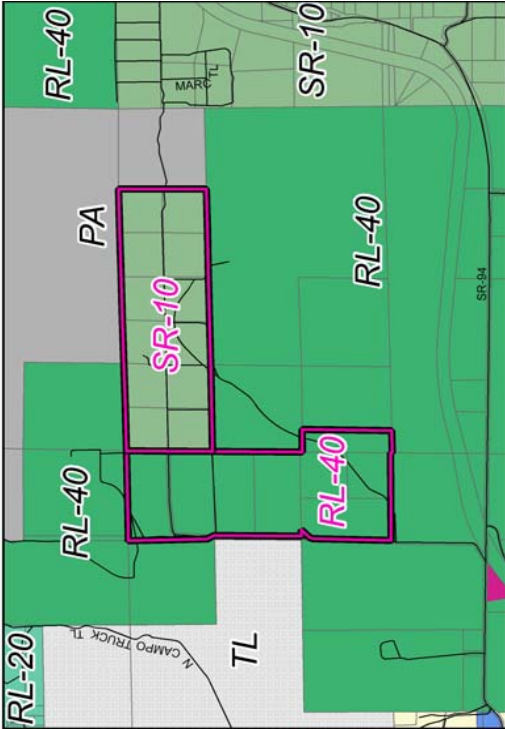
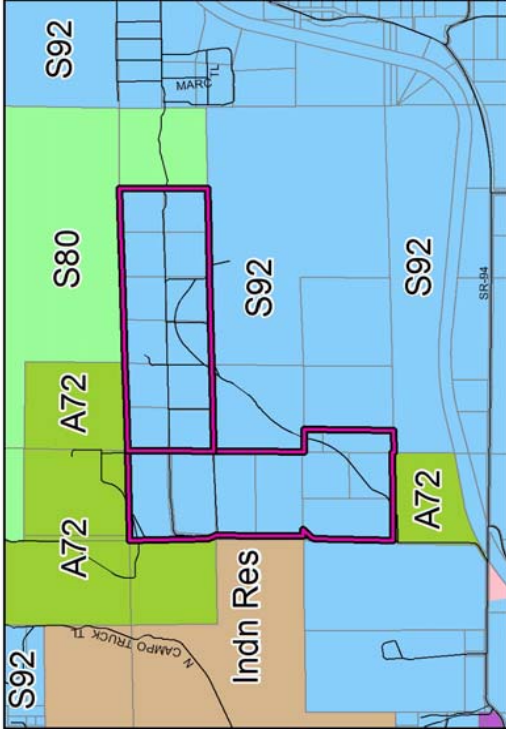
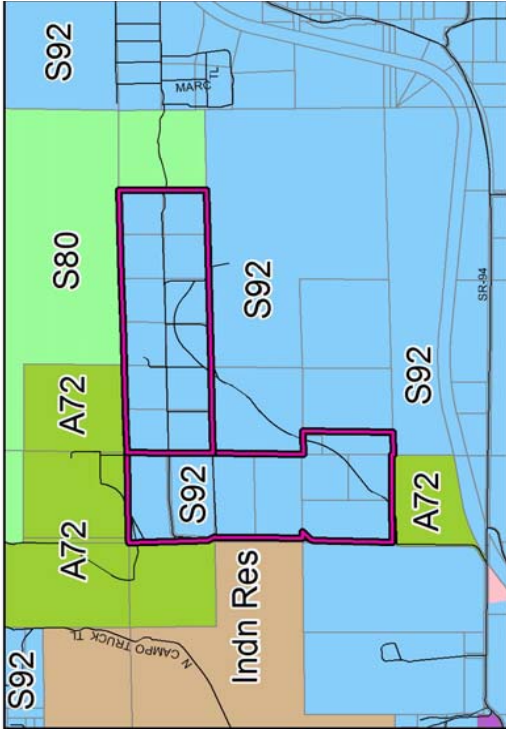
LS103		Summary of Zoning Changes	
		Use Regulation	
		Current	Proposed
General Plan Designation	Current	no changes are proposed for the zoning development designators	
	Proposed		
Zoning Use Regulation	Current		
	Proposed		

LS104	Summary of Zoning Changes	
	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

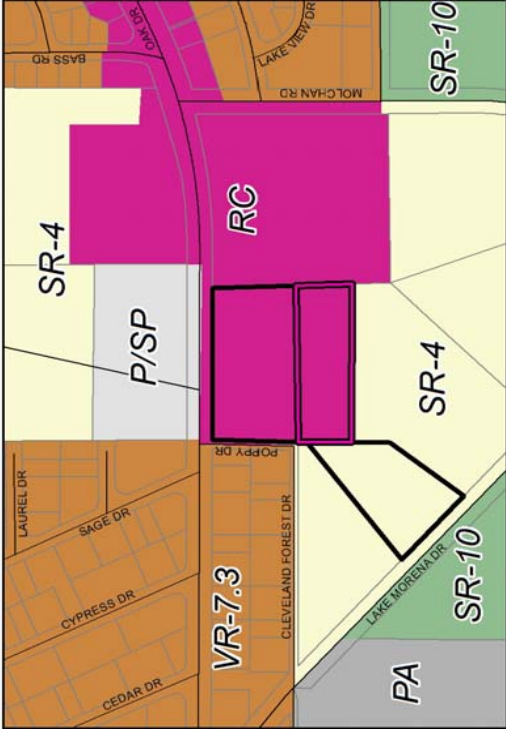
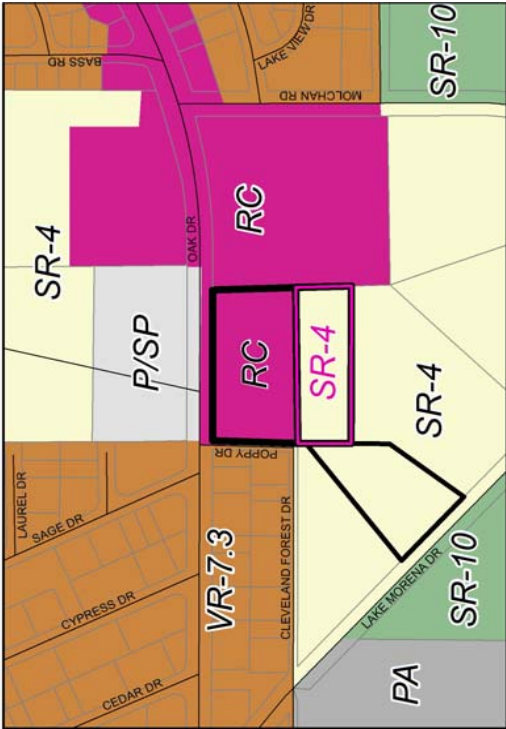
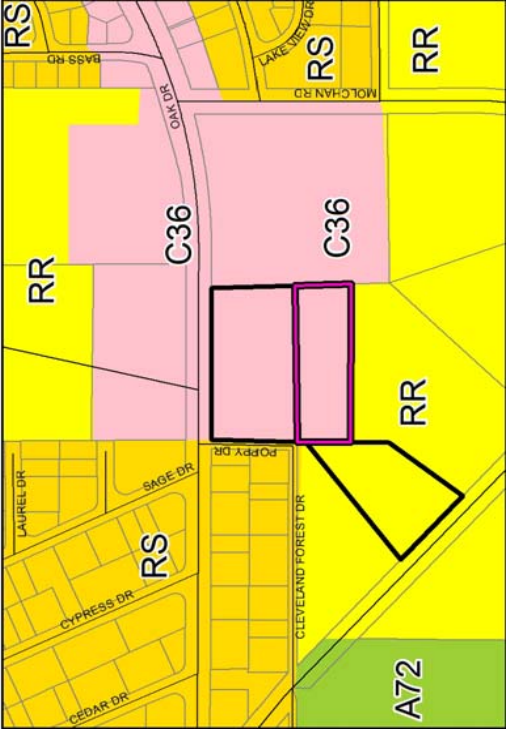
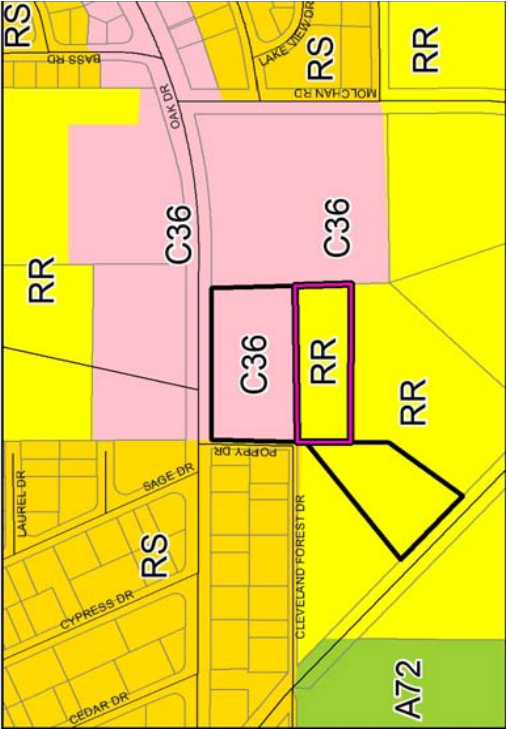
Summary of Zoning Changes		
Use Regulation		no changes are proposed for the zoning development designators
Current	Proposed	
A70 (Limited Agricultural)	S80 (Open Space)	

LS105		Summary of Zoning Changes	
General Plan Designation	Current	Use Regulation	
		Current	Proposed
Zoning Use Regulation			no changes are proposed for the zoning development designators
		A70 (Limited Agricultural)	S80 (Open Space)
			



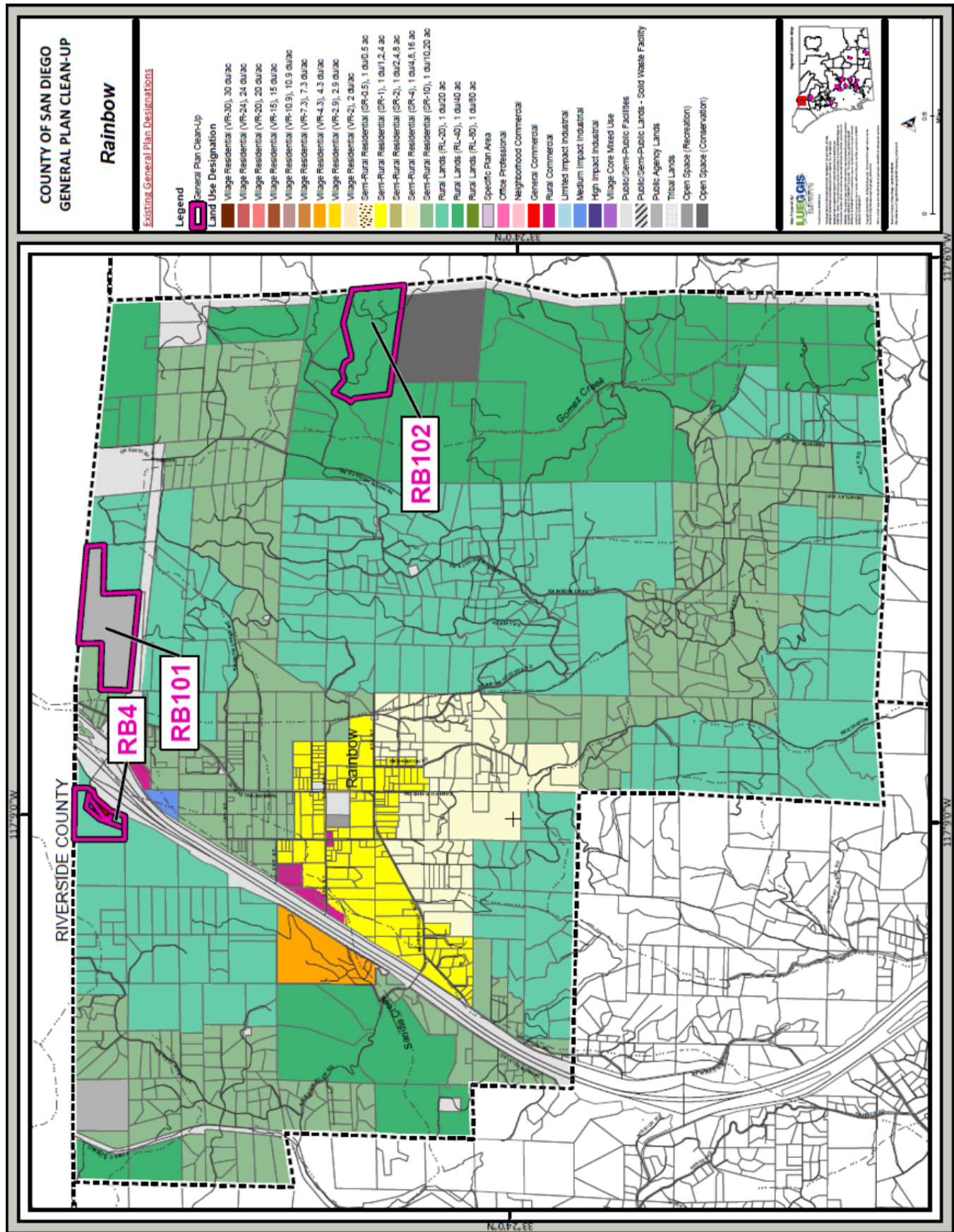
ME101		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Zoning Changes			
Lot Size		no changes are proposed to the zoning use regulations or other zoning development designators	
Current	Proposed		
4 and 8 acres	4 acres		

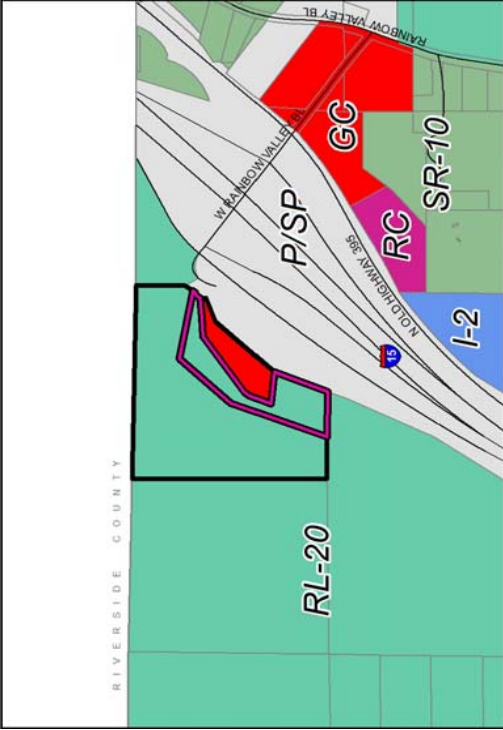
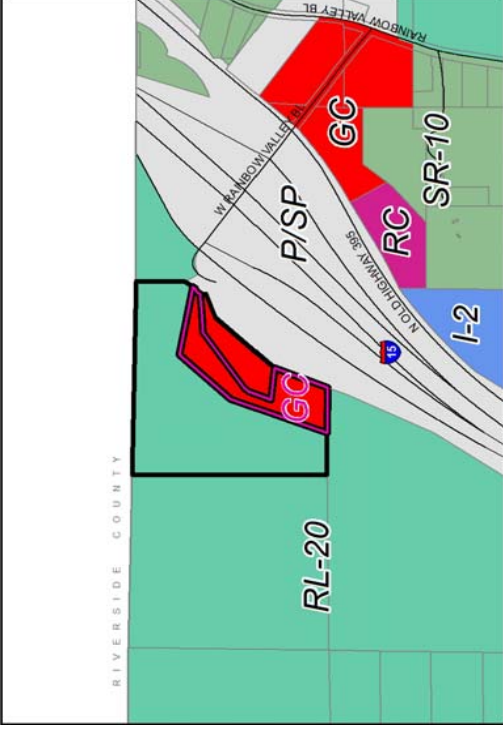
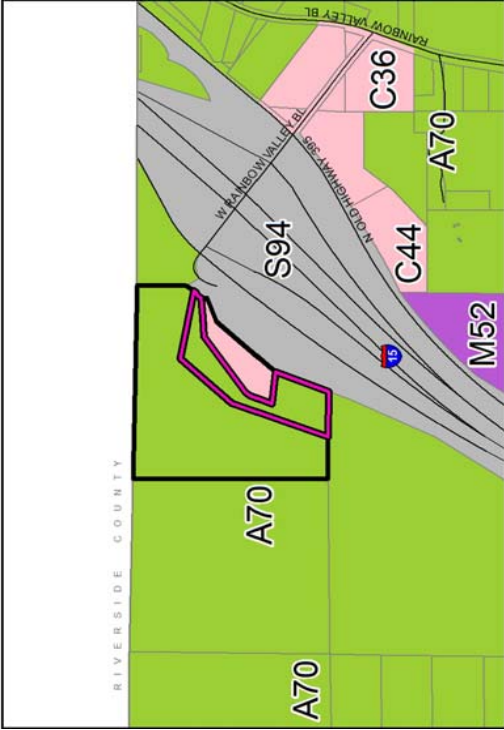
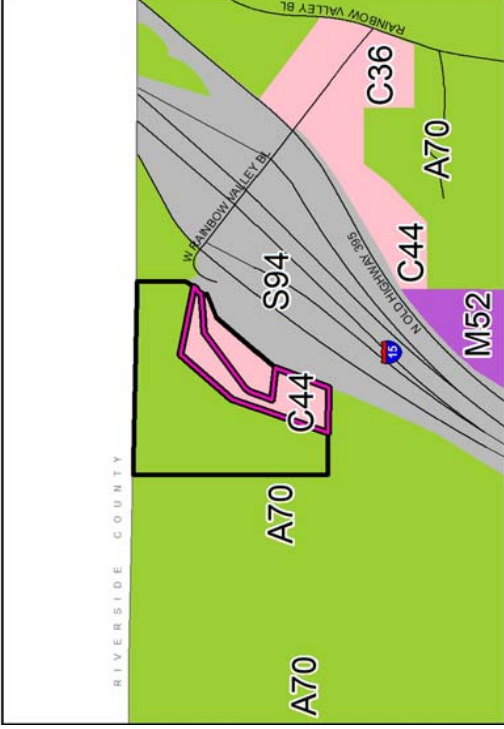
ME103	Summary of Zoning Changes	
	Current	Proposed
General Plan Designation		
Use Regulation		no changes are proposed to the zoning development designators
Current		S92 (General Rural)
Proposed		S92 (General Rural)

ME104 ¹	Current		Proposed	
	General Plan Designation		Zoning Use Regulation	
				

Summary of Zoning Changes (for area of lot subject to change – outlined in red)					
Use Regulation		Lot Size		Density	
Current	Proposed	Current	Proposed	Current	Proposed
C36 (General Commercial)	RR (Rural Residential)	-	1 acre	1	-
				F	C

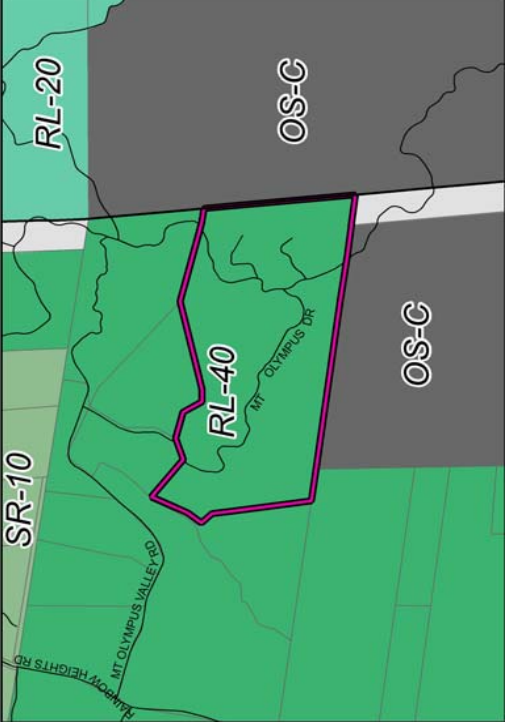
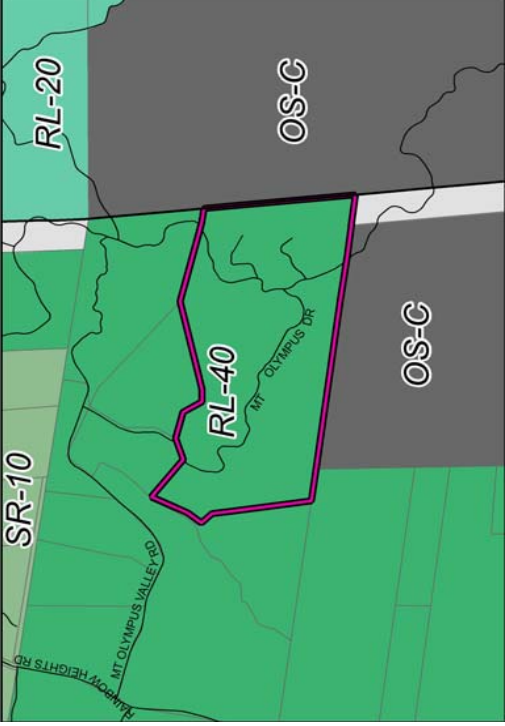
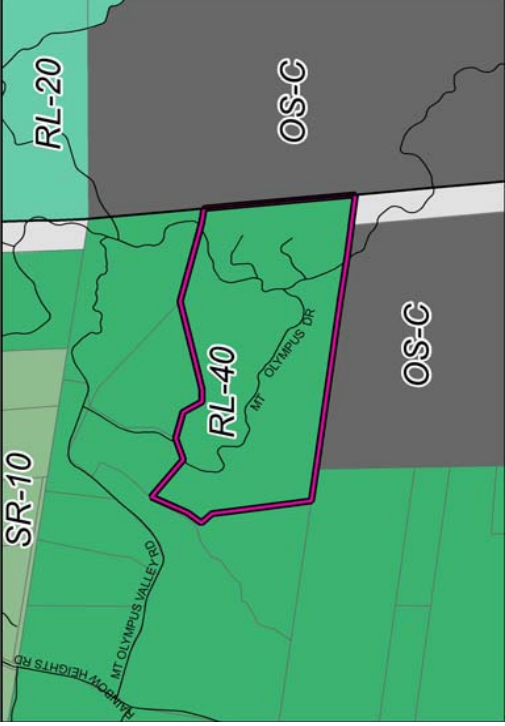
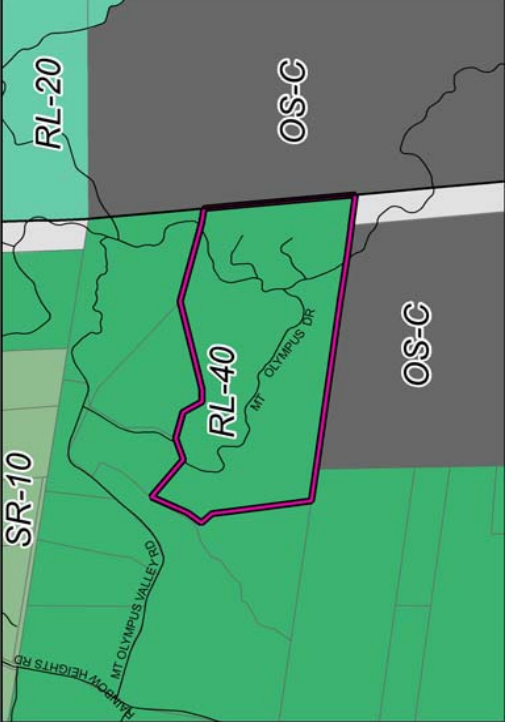
¹ This ID is for the proposed split designation of a parcel which is only part of a legal lot. The other parcel that comprises the legal lot does not involve a proposed change.



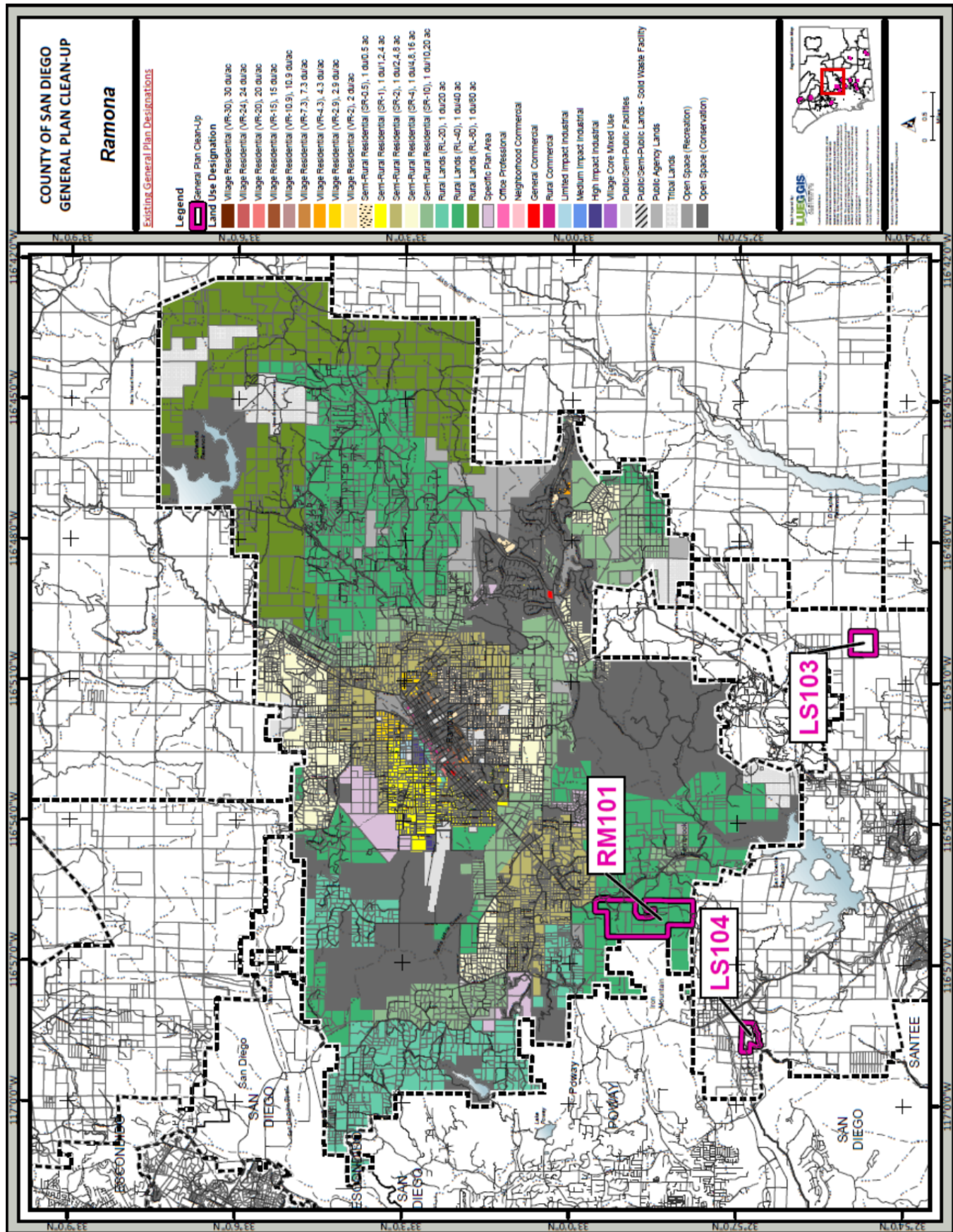
RB4		Current		Proposed	
General Plan Designation					
					

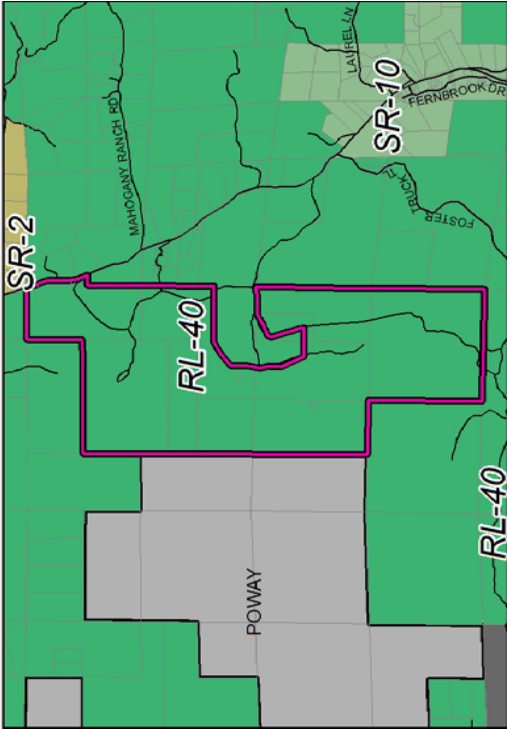
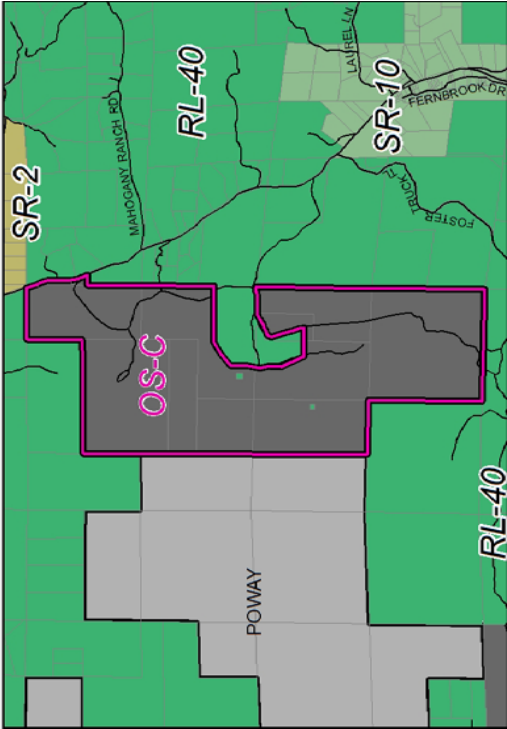
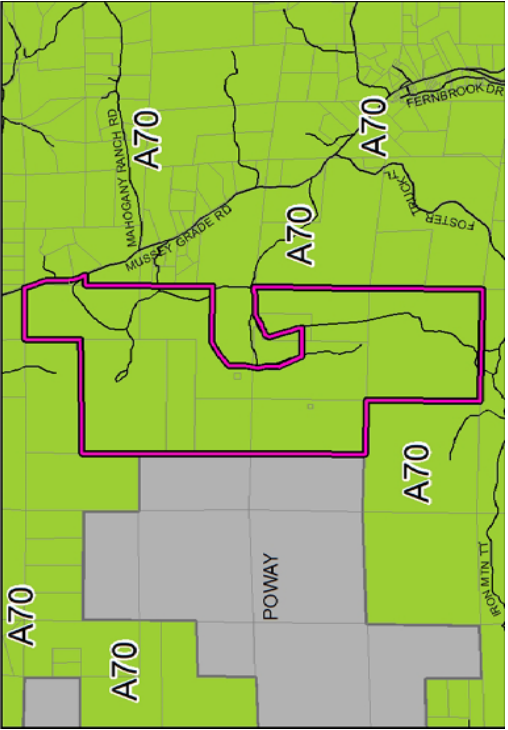
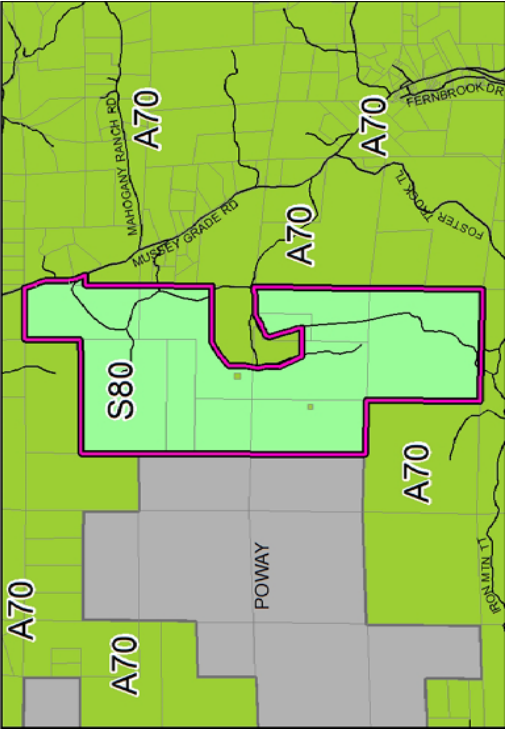
Summary of Zoning Changes (for area of lot subject to change – outlined in red)									
Use Regulation		Lot Size		Animal Reg		Building Type		Setback	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
A70 (Limited Agricultural)	C44 (Freeway Commercial)	4 acres	-	L	Q	C	T	C	O
								-	A

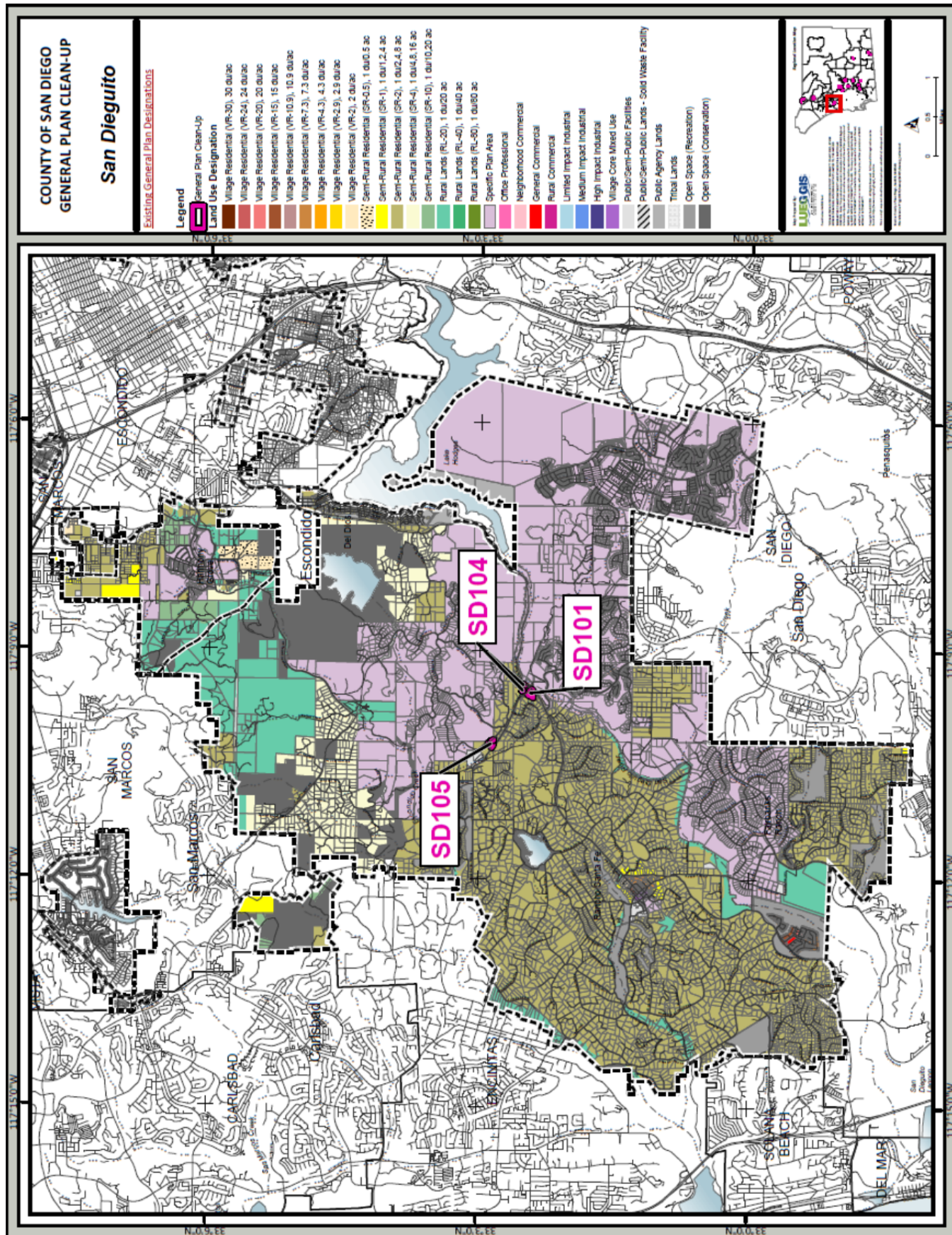
RB101		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Zoning Changes			
Use Regulation		zoning development designators are not applicable to Indian Reservations	
Current	Proposed		
A70 (Limited Agricultural)	Indian Reservation		

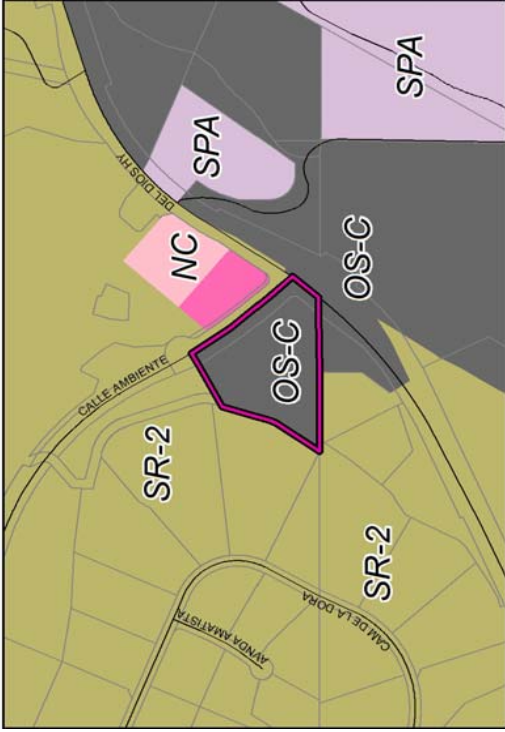
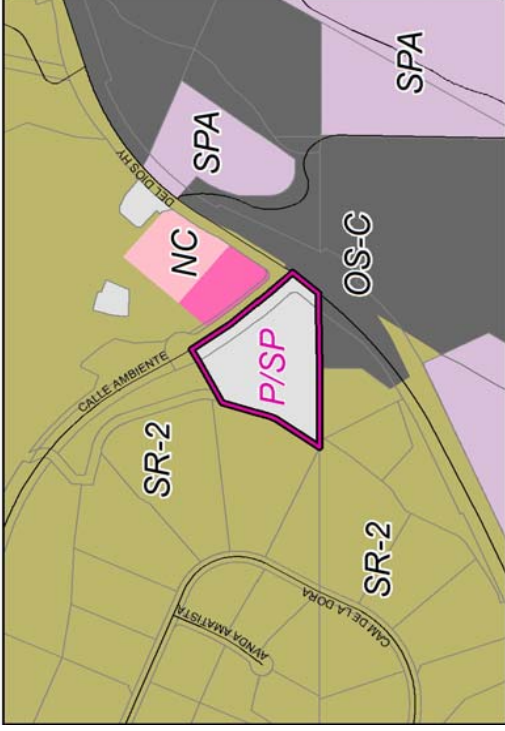
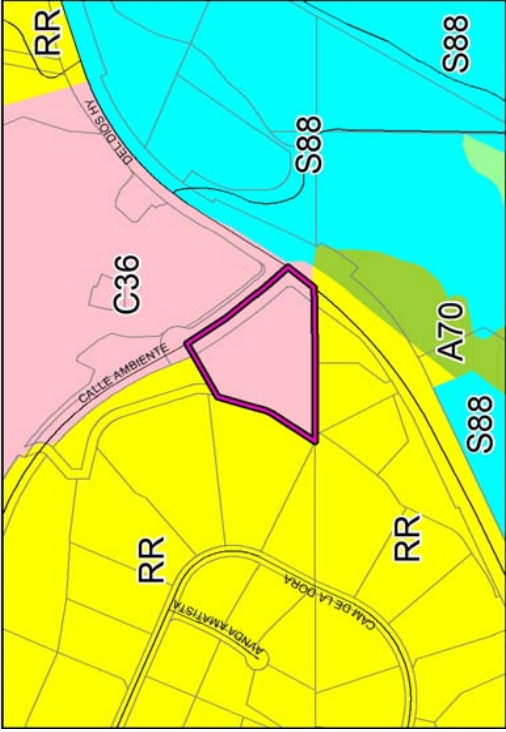
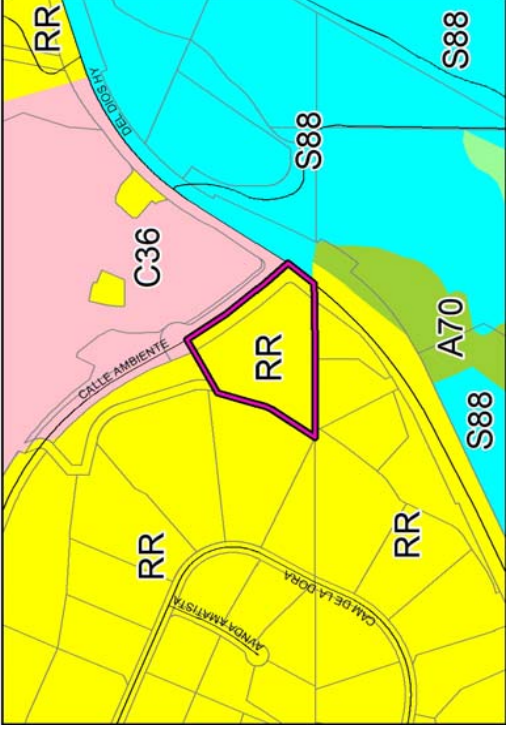
RB102	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Zoning Changes		
Use Regulation		
Current	Proposed	no changes are proposed for the zoning development designators
A70 (Limited Agricultural)	S80 (Open Space)	

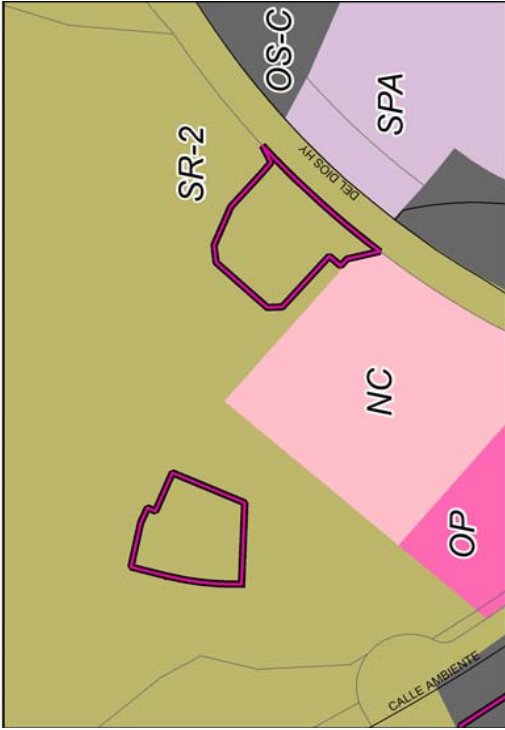
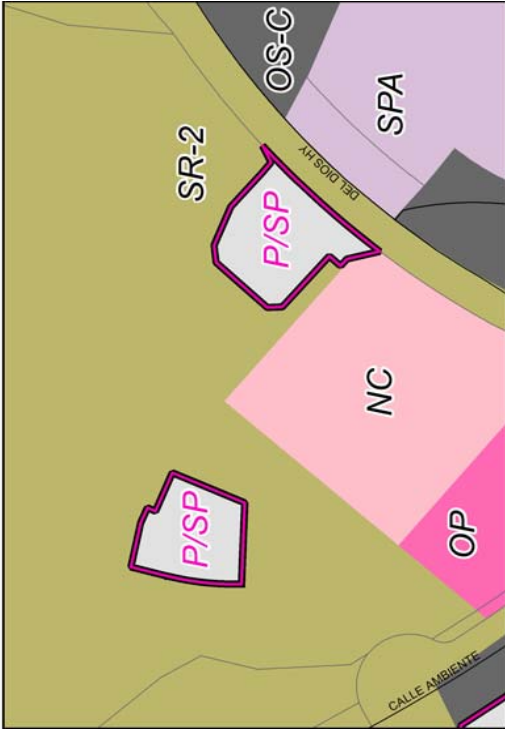
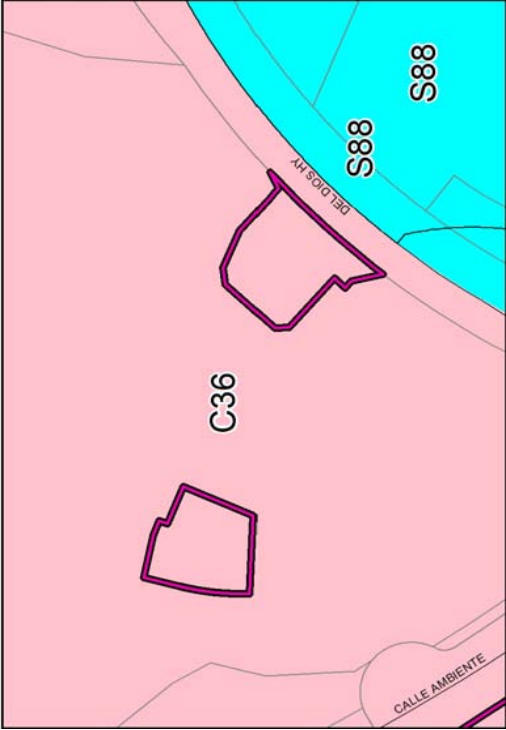
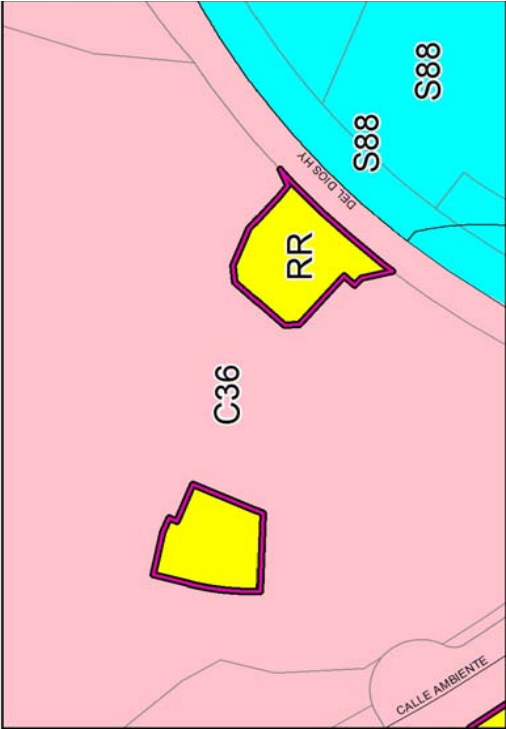


RM101		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Zoning Changes			
Use Regulation		no changes are proposed for the zoning development designers	
Current	Proposed		
A70 (Limited Agricultural)	S80 (Open Space)		



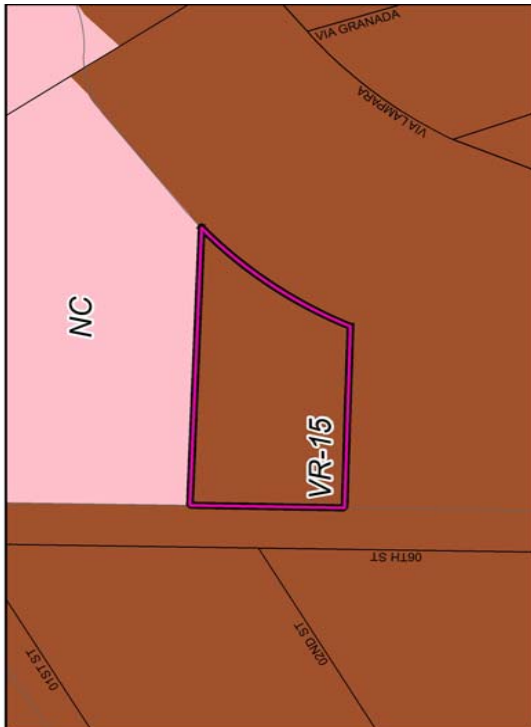
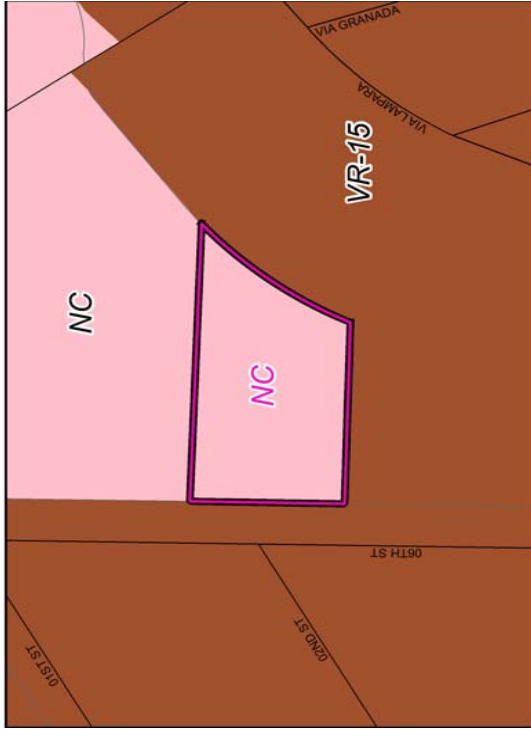
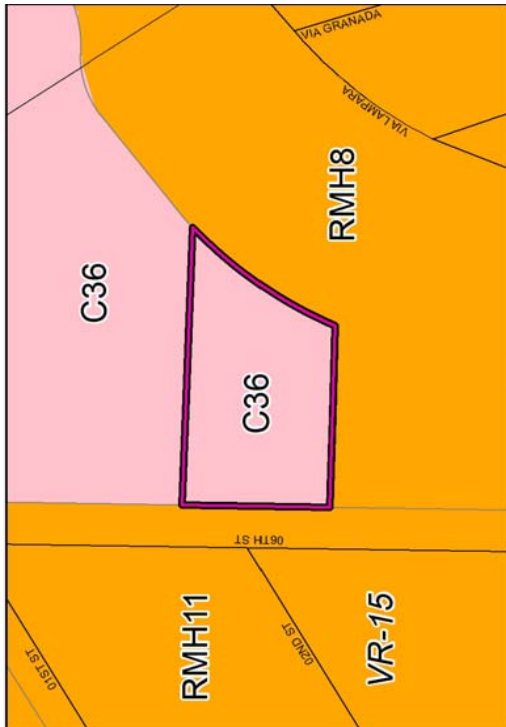
SD101	Summary of Zoning Changes	
	Current	Proposed
General Plan Designation		
		

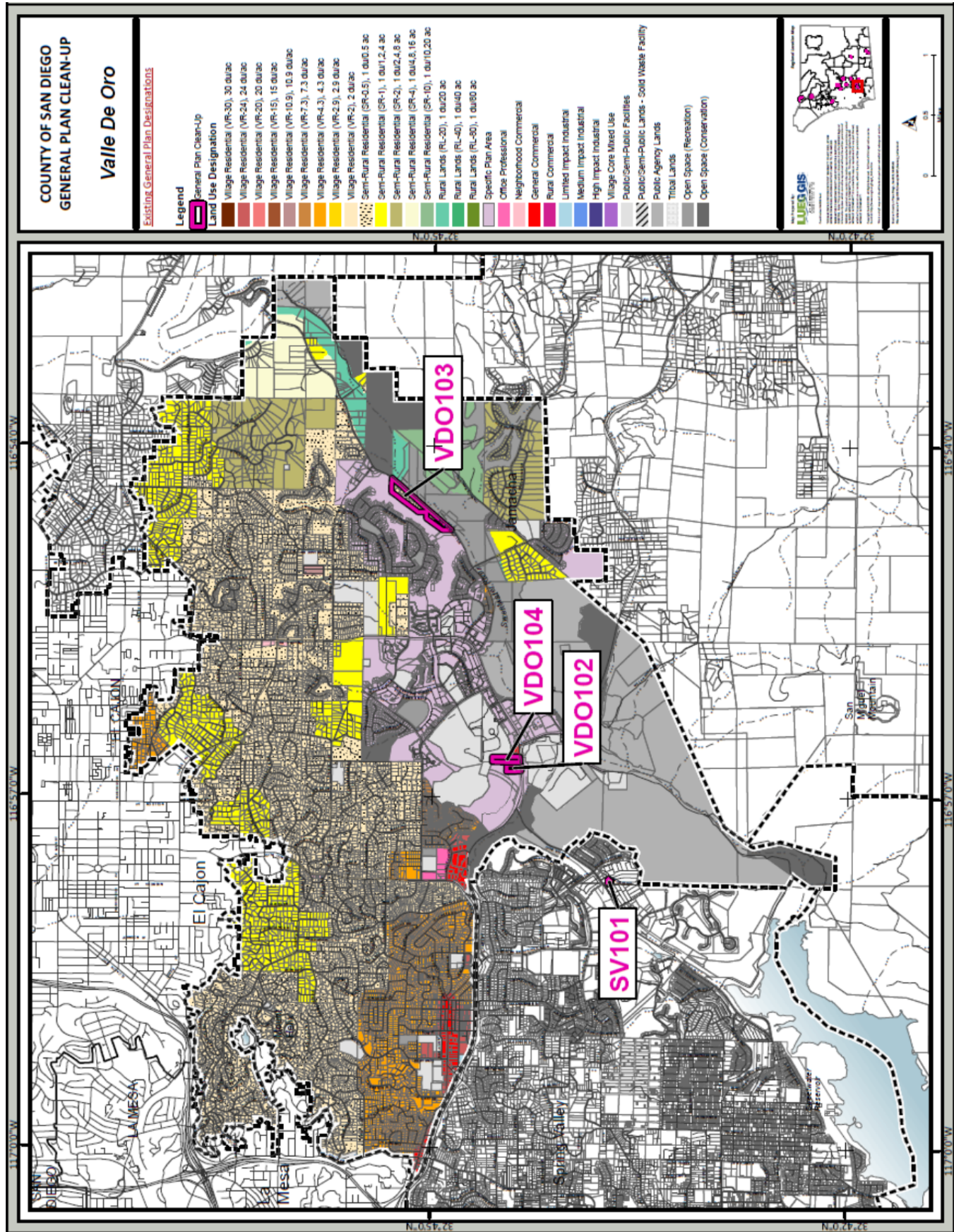
Summary of Zoning Changes		
Use Regulation		Density
Current	Proposed	Current
C36 (General Commercial)	RR (Rural Residential)	29
		-

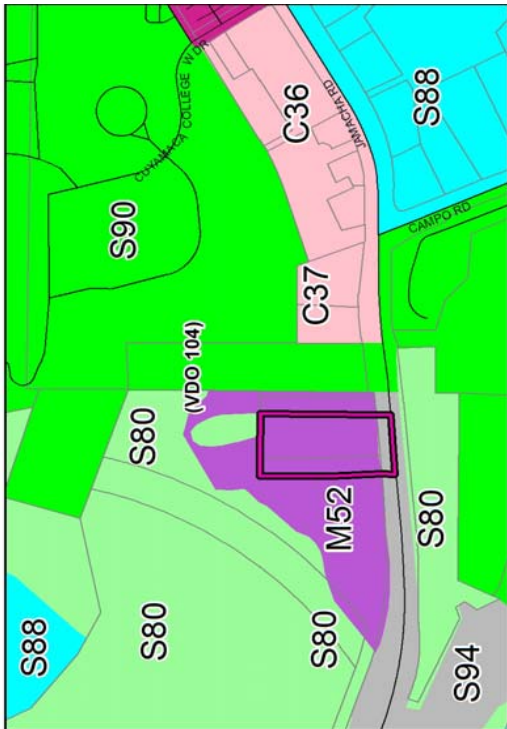
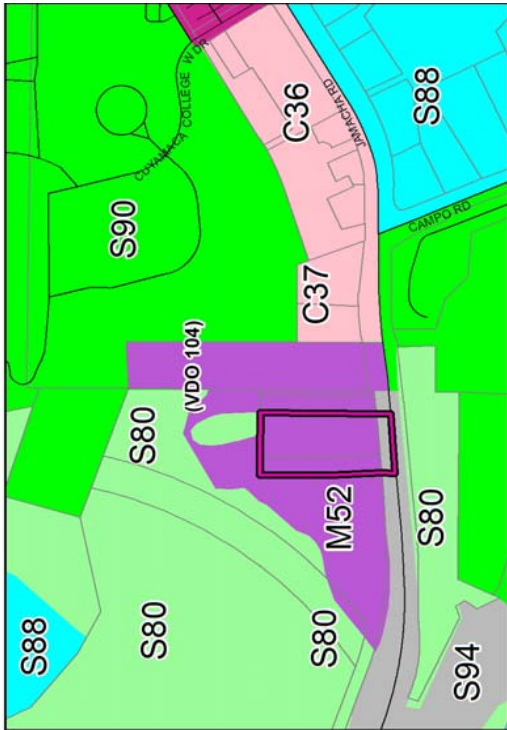
SD104	Summary of Zoning Changes	
	Current	Proposed
General Plan Designation		
		

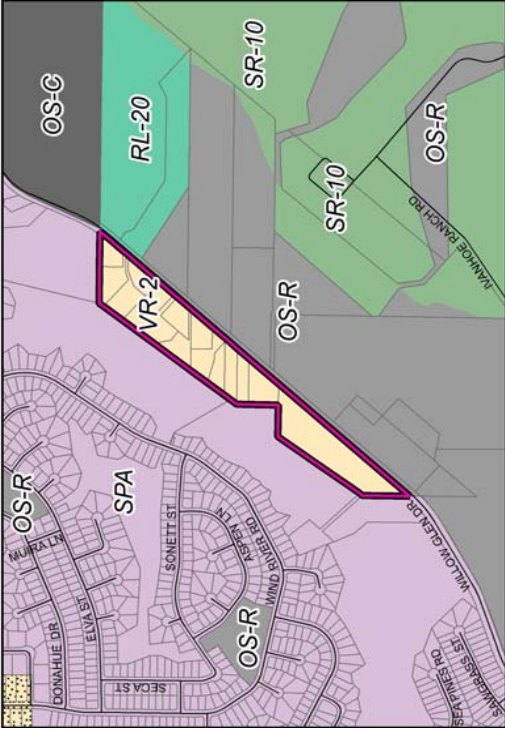
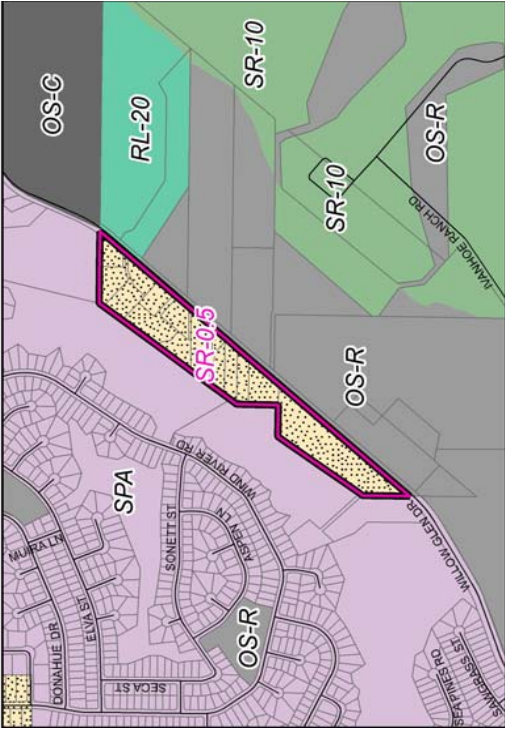
Summary of Zoning Changes			
Use Regulation		Density	
Current	Proposed	Current	Proposed
C36 (General Commercial)	RR (Rural Residential)	29	-

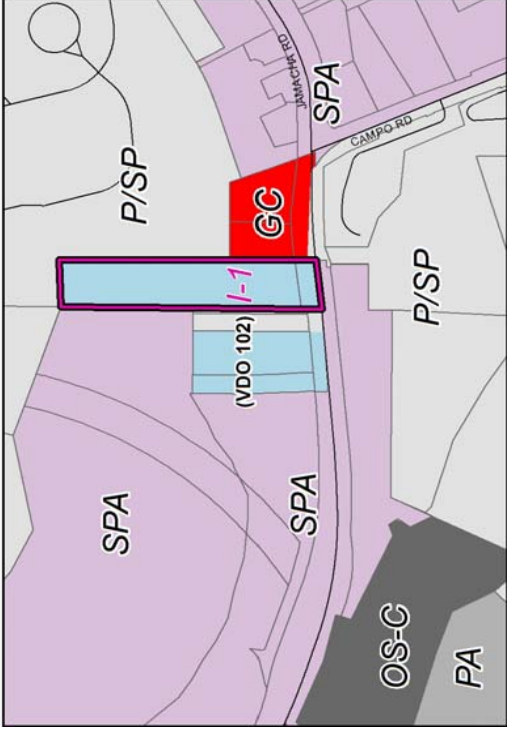
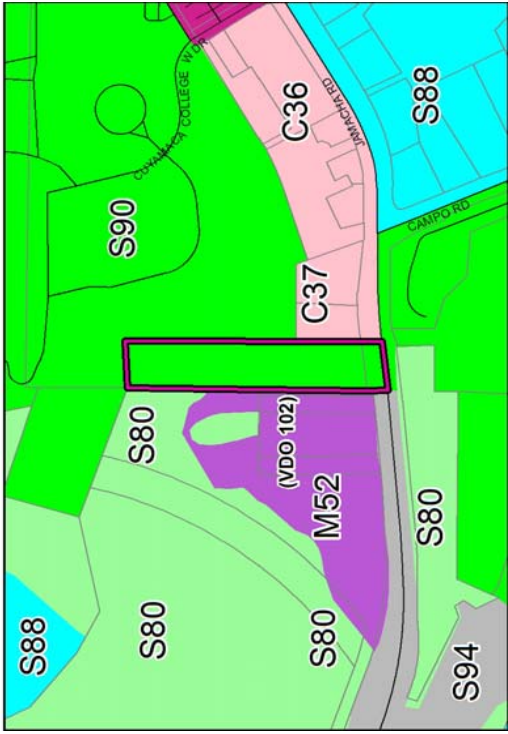
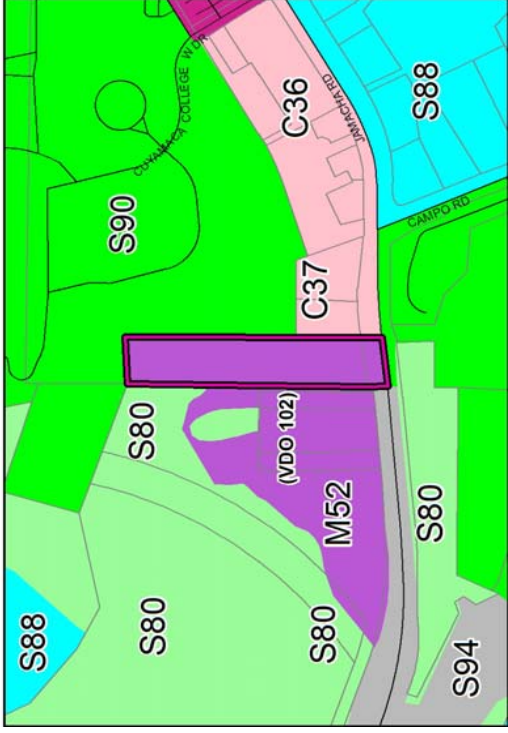
SD105	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Zoning Changes		
no changes are proposed for the zoning use regulation or the zoning development designators		

SV101	Current	Proposed
General Plan Designation		
	Zoning Use Regulation	
Summary of Zoning Changes		
no changes are proposed for the zoning use regulation or the zoning development designators		



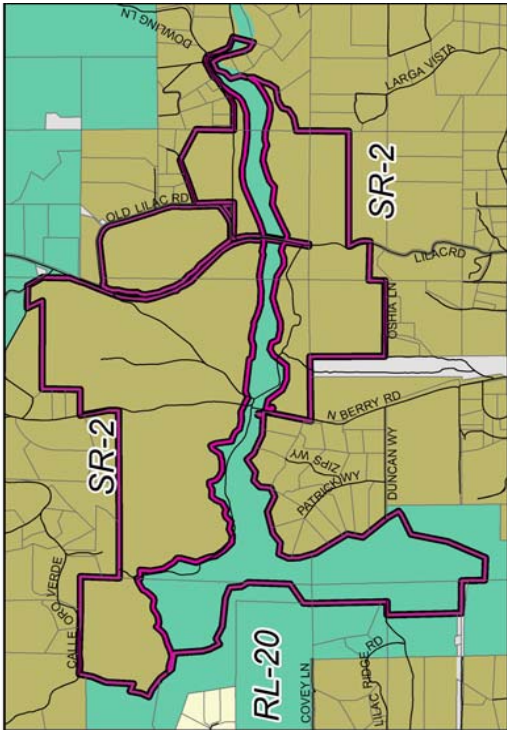
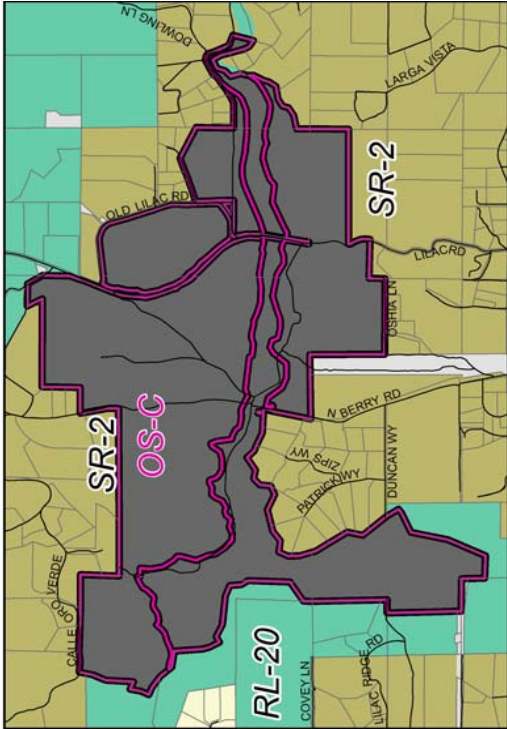
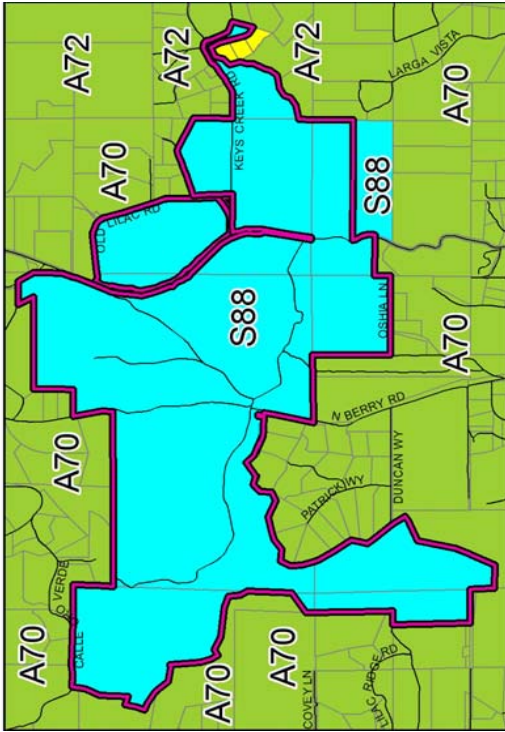
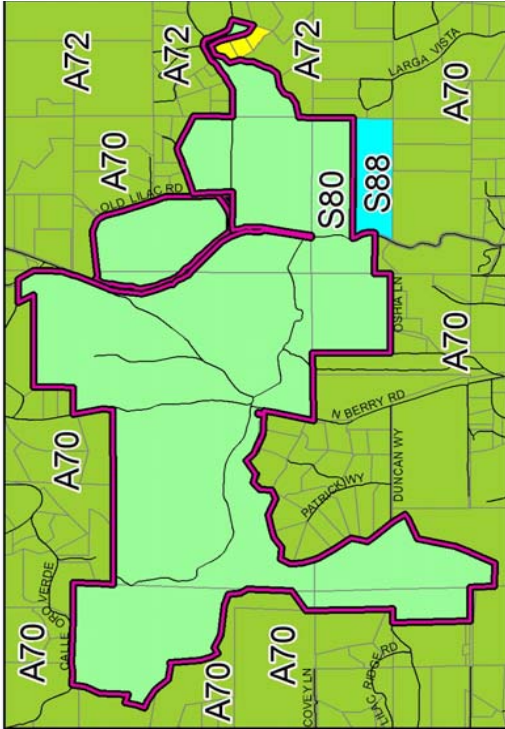
VDO102	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Zoning Changes		
no changes are proposed for the zoning use regulation or the zoning development designators		

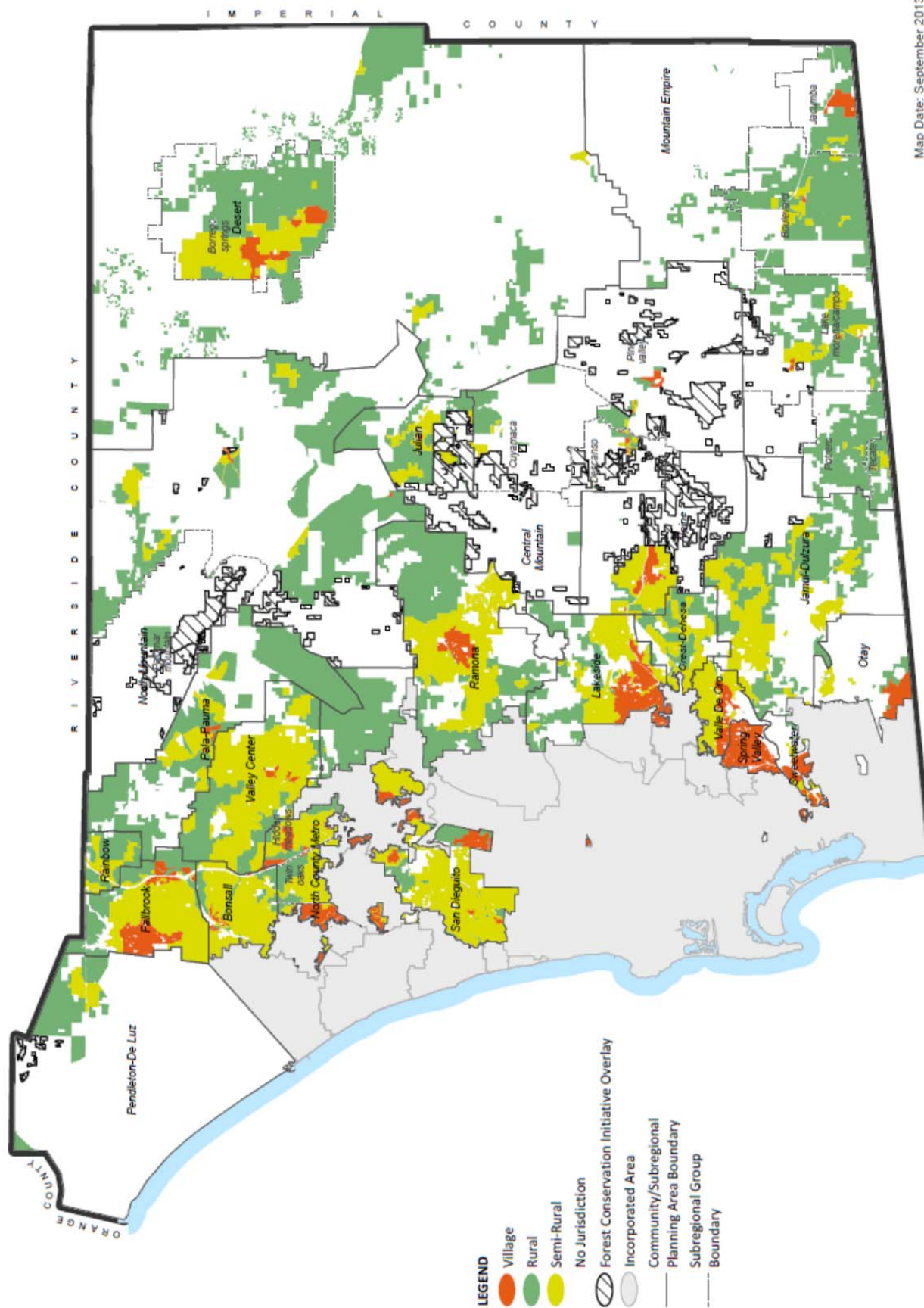
VDO103		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Zoning Changes			
no changes are proposed for the zoning use regulation or the zoning development designators			

VDO104		Current		Proposed	
General Plan Designation					
Zoning Use Regulation					

Summary of Zoning Changes

Use Regulation		Density		Lot Size		Animal Reg		FAR		Coverage		Building Type		Height		Setback		Special Reg	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
S90	M52	.125	-	8 acres	-	K	S	-	1	-	0.5	C	W	G	H	A	E	-	D

VC102		Current		Proposed					
General Plan Designation									
Zoning Use Regulation									
Summary of Zoning Changes									
Use Regulation		Density		Lot Size		Setback		Special Regulation	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
S88 (Specific Planning Area)	S80 (Open Space)	.25	-	1 acre	2 acres	V	C	P	-

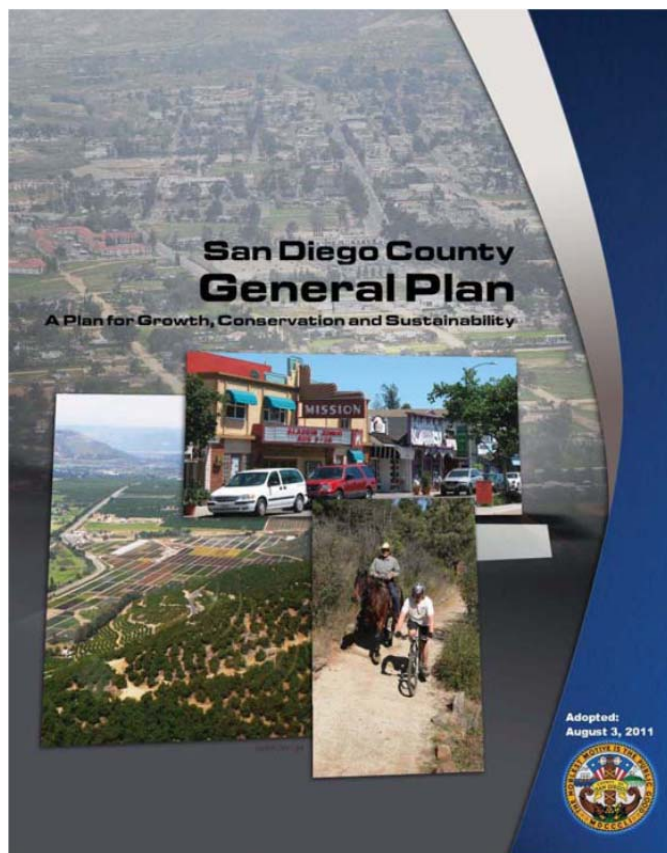


PROPOSED REGIONAL CATEGORIES MAP

San Diego County General Plan

Section 4

Non-Land Use Map Changes



This section provides the proposed strikeout/underline changes to non-Land Use Map General Plan policy documents, community/subregional plans, and the Mobility Element Network Appendix.

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SECTION 4.1 GENERAL PLAN POLICY DOCUMENT CHANGES

The General Plan Clean-up includes various text changes to General Plan policy documents including the Land Use Element, Conservation and Open Space Element, Safety Element, and the Acronyms and Glossary Sections, as detailed below.

Page	Section	Revision	Rationale
Chapter 3: Land Use Element			
3-10	Land Use Designations (First paragraph on page)	Development within Residential, Commercial, Industrial, Specific Plan Areas, and Public/Semi-Public General Plan land use designations is regulated through either a maximum residential density or building intensity. Residential Density is expressed as a maximum number of dwelling units per gross acre (exclusive of public roads and rights-of-way).	Proposed clarification to emphasize that private roads are not excluded from the gross acreage calculations
3-11	Table LU-1 Footnote d.	d. This denotes the upper range for each component, but there is no expectation that this would be achieved when each component is applied in the same area. The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking or underground parking is provided in conjunction with the proposed development. In that case, the maximum FAR could be up to 1.3.	Proposed clarification to add an incentive for underground parking when offsite parking is not feasible
3-20	Legacy Communities	<i>[The proposed text for the Land Use Element amendment is provided at the end of Policy Document changes in this section on page 4-4.]</i>	In October 2011, Senate Bill (SB) 244, 'Land Use, General Plans, and Disadvantaged Communities' was enacted requiring cities and counties to review and update the Land Use Element to identify disadvantaged unincorporated communities.
3-20	Context	The Community Development Model is included in the Vision and Guiding Principles chapter under Guiding Principle 2, and discussed further in pages 3-4 3-6 and 3-5 3-7	Revision to note the correct page numbers referencing the Community Development Model
3-26	Policy LU-6.12	Document and annually review areas within floodways and 100- and 200-year floodplains to ensure areas subject to flooding are accurately mapped in accordance with AB 162 (enacted January 1, 2008). (See also Policy 5-8.1 5-9.1)	Revision to note the correct reference policy on floodplain maps

Page	Section	Revision	Rationale
3-30	Policy LU-9.6	Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. <u><i>In this reference, a transportation node is intended to be the intersection of two high traffic volume Mobility Element roadways, along with a transit stop.</i></u>	Clarification to add the meaning of 'transportation node,' as it relates to this policy
3-41	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 either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except: - When necessary for public health, safety, or welfare; - When within existing sewer district boundaries; - When necessary for a conservation subdivision adjacent to existing sewer facilities; or - Where specifically allowed in the community plan. <u><i>An Urban Limit Line is a growth boundary that can be used in Community Plans to define the maximum extent of urban and suburban development. An Urban Limit Line may be the basis for containment of growth inducing urban infrastructure or for community-specific goals and policies.</i></u>	Clarification to add the meaning of 'urban limit line,' as it relates to this policy

Page	Section	Revision	Rationale
Chapter 5: Conservation and Open Space Element			
5-15	Policy COS-6.2	Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: • 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 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 <i>Discourage development that is potentially incompatible with intensive agricultural uses, including including 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>	Correction to fix a typo
5-24	Policy COS-10.9	Provide Zoning overlays for MRZ-2 designated lands and a 1,500 <u>1,300</u>-foot wide buffer area adjacent to such lands. Within these overlay zones, the potential effects of proposed land use actions on potential future extraction of mineral resources shall be considered by the decision-makers.	The buffer distance was incorrectly noted.
5-26 to 5-27	Table COS-1	21 – Camino Del Rey west to Lilac Road - <u>Oceanside city limits east to Vista Way</u> <u>State Route 76 to its terminus at Old Highway 395</u> <u>52 – Old River Road</u> – <u>State Route 76 to Camino del Rey</u>	Changes proposed for consistency with the scenic highways identified in the Bonsall Community Plan.

Page	Section	Revision	Rationale
5-28	Figure C-5		Revise map based on above changes to Table COS-1 (adding map references #21 and #52) Revise map for consistency with Table COS-1, to note correct reference for Lilac Road – map reference #16
Chapter 7: Safety Element			
7-10	Table S-1 5 minute travel time (1 st bullet):	Village (VR-2 to VR-30) and limited Semi-Rural Residential areas (SR-0.5 and SR-1)	Added Semi-Rural designation omitted from table.
Chapter 10: Acronyms and Glossary			
10-32	Glossary revised definition	Transit Nodes – A subcategory of the Village classification includes sites within walking distance – approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile – of future rapid transit stations. Served by either express bus or rail service, Transit Node areas are planned as diverse, mixed-use areas with a range of residential, retail, and where appropriate, employment-generating land uses (e.g., office/professional or light industrial) as well as parks and civic spaces.	Correction for consistency with the description in the Regional Categories section of the Land Use Element. The $\frac{1}{2}$ mile distance is more appropriate for unincorporated County.

SECTION 4.1.1 LEGACY COMMUNITIES TEXT ADDITIONS

The following text will be added immediately before the “Goals and Policies for Land Use Element” on page 3-20 of the Land Use Element:

Legacy Communities

SENATE BILL 244 GENERAL PLAN REQUIREMENTS

Hundreds of disadvantaged unincorporated communities exist in California and often exhibit a lack of public and private investment that leads to a lack of basic infrastructure as well as economic, social, and educational inequality. In October 2011, Senate Bill (SB) 244 Land Use, General Plans, and Disadvantaged Communities was enacted requiring cities and counties to review and update the Land Use Element of the General Plan to identify disadvantaged unincorporated communities concurrent with the requirement to update their housing elements. The intent of SB 244 is to encourage investment and planning to address the regional inequality and infrastructure deficits that exist within disadvantaged unincorporated communities. For each subsequent revision of the Housing Element, a city or county is also required to conduct a review of the disadvantaged communities identified, and if necessary, amend the General Plan to update the required analysis of water, wastewater, stormwater drainage, and structural fire protection needs and deficiencies.

In this instance, a “community” means an inhabited area within a city or county that is comprised of no less than 12 or more registered voters adjacent or in close proximity to one another. In addition, a “disadvantaged unincorporated community” means a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. “Fringe”, “island” and “legacy” communities are defined below.

Island community — any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean

Fringe community — any inhabited and unincorporated territory that is within a city’s sphere of influence

Legacy community — geographically isolated community that is inhabited and has existed for at least 50 years¹

Per the state law, Counties must identify and describe each legacy community, as defined, within the boundaries of a county that is a disadvantaged unincorporated community. Consequently, Cities are responsible for identifying disadvantaged unincorporated communities that are fringe communities within the sphere of influence of an incorporated city and island communities that are substantially surrounded by one or more cities.

¹ State Office of Planning & Research Technical Advisory: Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (page 5), February 15, 2013

If legacy communities are identified, then the Land Use Element Amendment must include an analysis of the service needs and deficiencies for the identified legacy communities. As a minimum, this analysis of service needs and deficiencies would include the following:

1. Coordinate with the Local Agency Formation Commission (LAFCO) to incorporate the information contained in the Municipal Service Review into the infrastructure needs of the identified communities
2. Map the location of existing infrastructure elements including, but not limited to fire stations, sewer trunk lines, and drainage systems
3. Conduct an assessment of the capacity and availability of the physical infrastructure necessary to support the existing and proposed land uses in the identified community
4. Consult with affected public utilities and special districts, if any, for information on the location and capacity of their facilities to determine the ability and the timing of facility expansion for infrastructure improvements for the identified community
5. Review regional and state transportation, air quality, and water quality plans and regulations to consider whether any of these plans affect the future operation and expansion of public and private facilities²

After the assessment of service needs and deficiencies, SB 244 requires an analysis of financing alternatives that could make the extension of services and facilities to the identified communities financially feasible. This includes evaluating the opportunity for grants, taxes, benefit assessments, bonds, and exactions such as impact fees.

DISADVANTAGED UNINCORPORATED COMMUNITIES

Under SB 244, LAFCOs are required to identify and plan for disadvantaged unincorporated communities in conjunction with municipal service reviews, sphere of influence updates and annexation approval restrictions. In compliance with the requirements and recommendations of SB 244, the San Diego LAFCO identified and mapped the geographic locations within unincorporated San Diego County containing disadvantaged communities, both within and outside the cities' spheres of influence.

Identification of the disadvantaged unincorporated communities by the San Diego LAFCO was based on the SB 244 definitions addressing income, population size, and geographical relationships. In accordance with SB 244, the qualifying annual median household income is 80% or less than the statewide median household income, which based on 2010 census data is \$46,166³. Therefore, in accordance with the requirements of SB 244, communities that qualify as "disadvantaged" would have annual household incomes below \$36,932. The following is the process LAFCO used to identify and map disadvantaged communities in San Diego County:

1. Identify census tracts in San Diego County that meet the annual median household income range (80% or less than the 2010 statewide annual median household income) based on estimates provided by the San Diego Association of Governments (SANDAG). [While other GIS data besides

² State Office of Planning & Research Technical Advisory: Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities (pages 8-9), February 15, 2013.

³ Source: 2010 American Community Survey 1-Year Estimates, U.S. Census Bureau identified the statewide median household income as \$46,166.

census tracts exist to map disadvantage communities, San Diego LAFCO determined the census tract data was the most complete and reliable source of information for the purpose of this analysis.]

2. Integrate the census tract estimates into a county-wide map to identify each census tract that had a SB 244-qualifying annual median household income.
3. The SB 244-qualifying census tracts were then overlaid with the incorporated city boundaries and adopted spheres of influence to determine if the identified disadvantaged unincorporated communities were island, fringe, or legacy communities, as defined by SB 244.

The LAFCO analysis identified 25 SB 244-qualifying census tracts that require further analysis to determine if they contain any disadvantaged unincorporated communities (see Figure 1).

IDENTIFICATION OF LEGACY COMMUNITIES

As discussed above, Counties must identify and describe disadvantaged unincorporated communities that are legacy communities located outside the sphere of influence of a city, while Cities are responsible for fringe and island communities. Based on the SB 244 criteria for island, fringe and legacy communities, six of the 25 census tracts have only island communities and two census tracts have only fringe communities. Therefore, the County analyzed the 17 remaining census tracts to determine if any contained legacy communities.

The analysis to identify legacy communities consisted of a review of each census tract using aerial photography and GIS data to identify areas in the census tract where eight or more dwellings were located within a one-quarter mile radius. Eight is considered a reasonable number of dwellings to ensure the SB 244 definition of a community is met—areas with 12 or more registered voters reside adjacent or in close proximity to each other. The one-quarter mile radius was used to determine if the dwellings were in close proximity to each other. Any communities identified that met these criteria were further evaluated to determine if they meet the remaining SB 244 criteria for a legacy community.

Only communities that meet all the criteria below would be considered a legacy community.

1. Within the County's land use authority (i.e.; military installations are outside County's land use authority)
2. Areas more than one mile from urban and suburban development patterns (these areas are more likely to be geographically isolated)
3. No evidence of recent or newer construction on dwellings and their lots, such as new roofs (these dwellings would likely be less than 50 years old)
4. Non-estate type development (large dwellings on lots two acres and larger) since these dwelling would not likely meet the maximum household income requirements

The 17 census tracts were analyzed using the methodology identified above (refer to Background Report for more details). Based on this analysis, no legacy communities were identified within the land use jurisdiction of the County of San Diego. As such, the County has fulfilled the obligations set forth in SB 244 concurrent with the fifth of the Housing Element.

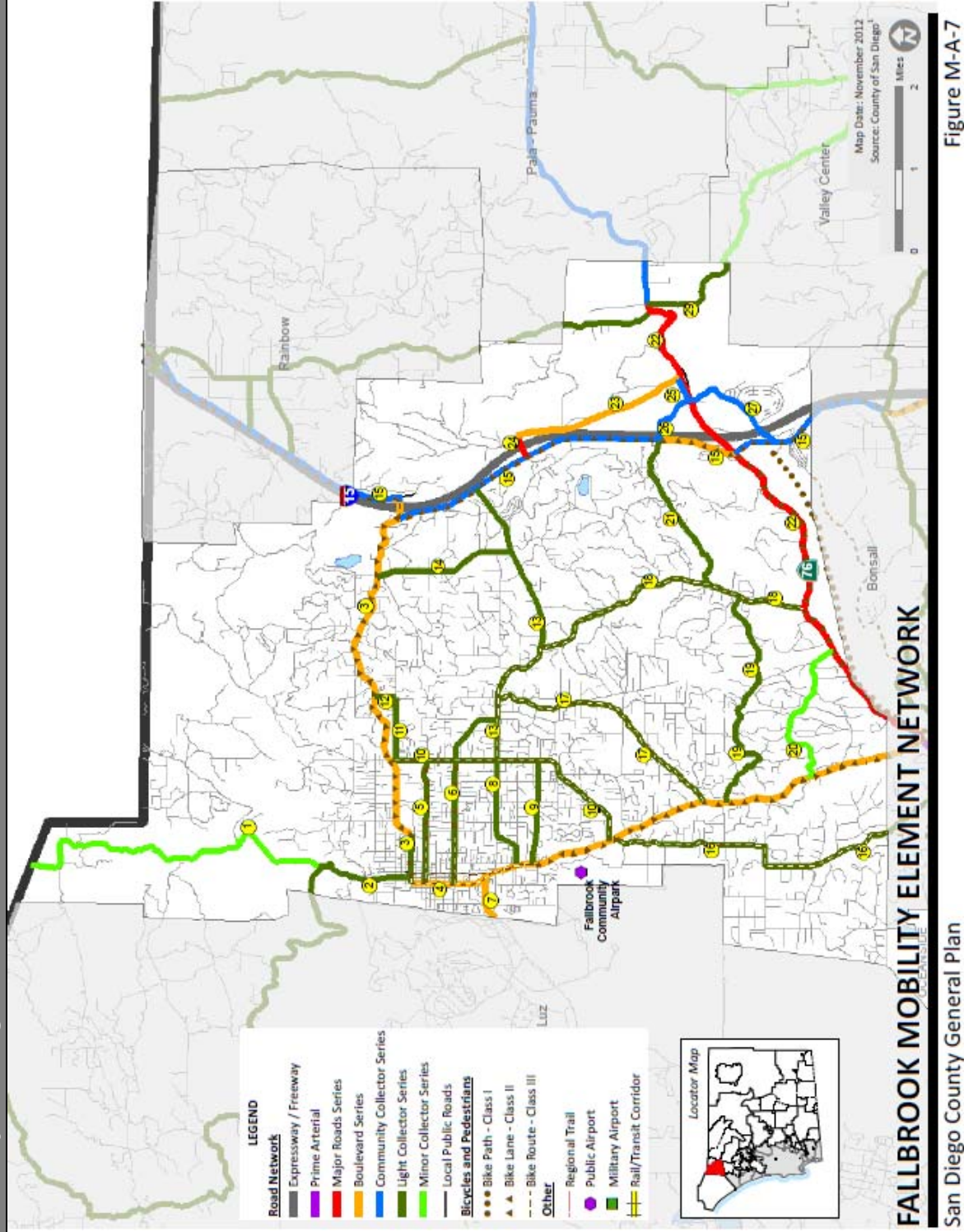
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SECTION 4.2 MOBILITY ELEMENT NETWORK APPENDIX CHANGES

The General Plan Mobility Element Network Appendix is a matrix of maps and County Mobility Element road classifications included as an appendix to the General Plan. The changes proposed to the Mobility Element network Appendix are shown in strikeout-underline in the pages that follow and are described in maps where appropriate. The existing General Plan Mobility Element Network Appendix is available online at: http://www.sdcountry.ca.gov/pds/gpupdate/docs/BOS_Aug2011/C.1-10_Mobility_Element_Draft_General_Plan_appendix_3.pdf.

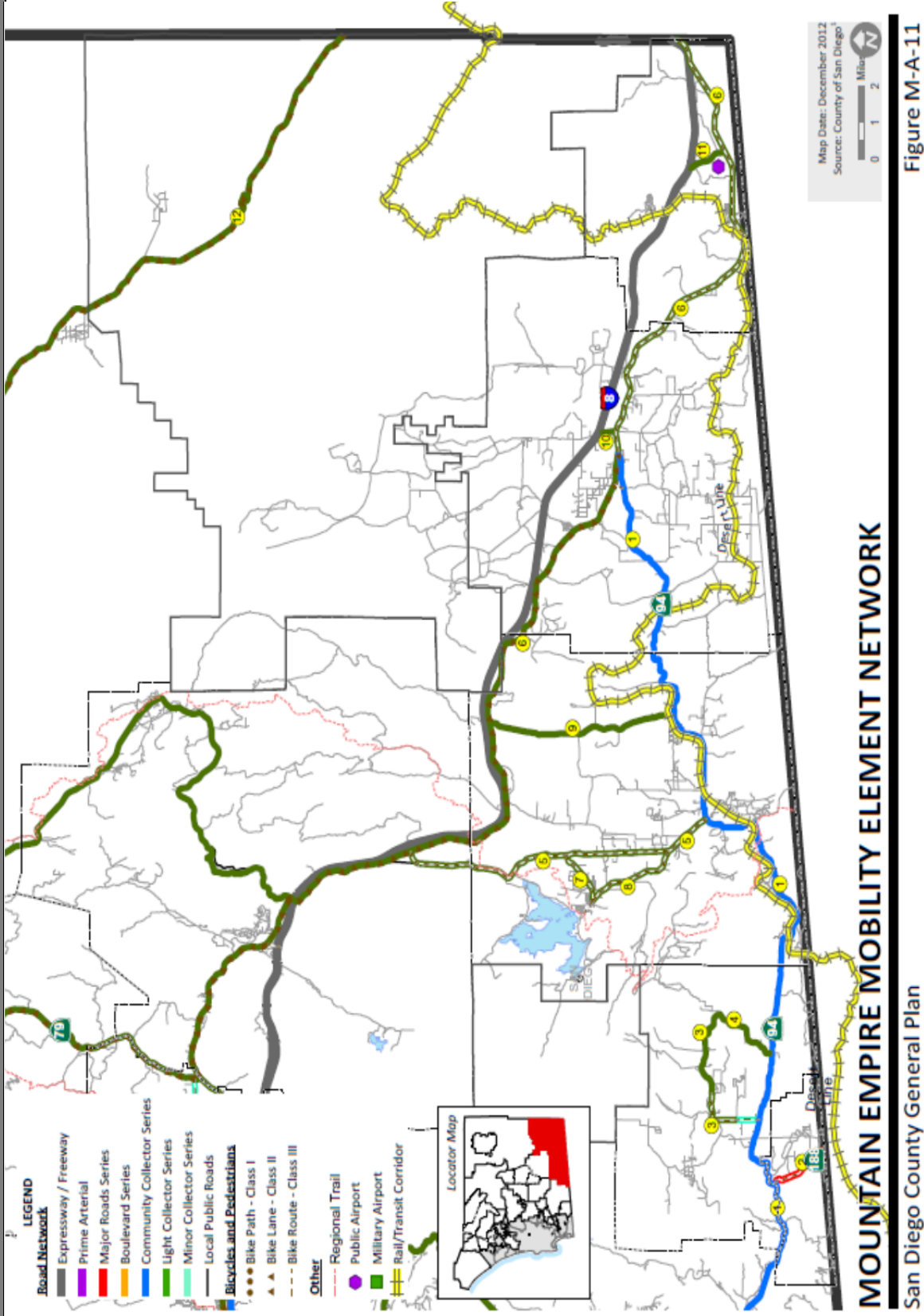
ID	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network — Bonsall Community Planning Area			
1	Olive Hill Road (SC 100.1) Segment: Fallbrook community boundary to SR-76 / Mission Road	2.2C Light Collector Intermittent Turn Lanes	None
7	Osborne Street (SA 450) Segment: Vista city limit to East Vista Way	2.2AC Light Collector <u>Raised-Median Intermittent Turn Lanes</u>	None
Mobility Element Network — Central Mountain Subregional Planning Area			
2	Pine Hills-Eagle-Peak Boulder Creek Road Segment: Engineers Road north to Julian community boundary	2.2F Light Collector Reduced Shoulder	Improvement Option Reduce shoulder width to six feet for use as a bike lane (requires parking prohibition)
9	Old Highway 80 Segment: SR-79 to <u>Interstate-8-Sunrise Highway Mountain Empire Subregion boundary</u>	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 <u>Interstate-8-Sunrise Highway Mountain Empire Subregion boundary</u>	Shoulder as Parking Lane Separate Bike Lane required—Pine Valley Road to Pine Boulevard

ID	Road Segment	Designation/Improvement #.X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network — Desert Community Planning Area			
18	State Route 78 Segment: <u>Julian Community boundary to North Mountain Subregion boundary</u>	2.2D Light Collector <u>Improvement Options [Passing Lanes]</u>	<u>None</u>
Mobility Element Network — Fallbrook Community Planning Area			
3	West / East Mission Road (SF 1305) Segment: North Mission Road to Interstate 15 interchange northbound	2.2B Light Collector Continuous Turn Lane— SN . Mission Road to Brandon Road 4.2B Boulevard Intermittent Turn Lanes—Brandon Road to Interstate 15 interchange northbound	Accepted at LOS E <u>Segments</u> : Live Oak Park Road to I-15 southbound ramp Shoulder as Parking Lane Separate Bike Lane required—South Mission Road to Minnesota Street
15	Old Highway 395 (SA 15) Segment: Rainbow CPA boundary to <u>Interstate 15 interchange northbound and East Mission Road to Bonsall CPA boundary</u>	2.1D Community Collector Improvement Options [Unspecified]—Rainbow CPA boundary to Interstate 15 interchange northbound 2.1A Community Collector Raised Median— Interstate 15 interchange southbound <u>East Mission Road</u> to Pala Mesa Drive 4.2B Boulevard Intermittent Turn Lanes—Pala Mesa Drive to SR-76 2.1D Community Collector Improvement Options [Unspecified]—SR-76 to Bonsall CPA boundary	Accepted at LOS E/F <u>Segment</u> : Rainbow CPA boundary to Stewart Canyon Road and Dulin Road (W) to Pala Road Note: Although the Countywide traffic analysis forecast the Stewart Canyon to Pala Mesa Drive segment to operate at LOS E/F, more project specific analysis forecast this segment to operate at an acceptable LOS. Therefore, this segment is not being accepted to operate at LOS E/F and any development projects would have to either mitigate their impacts or pursue a General Plan Amendment to change the classification of the road.



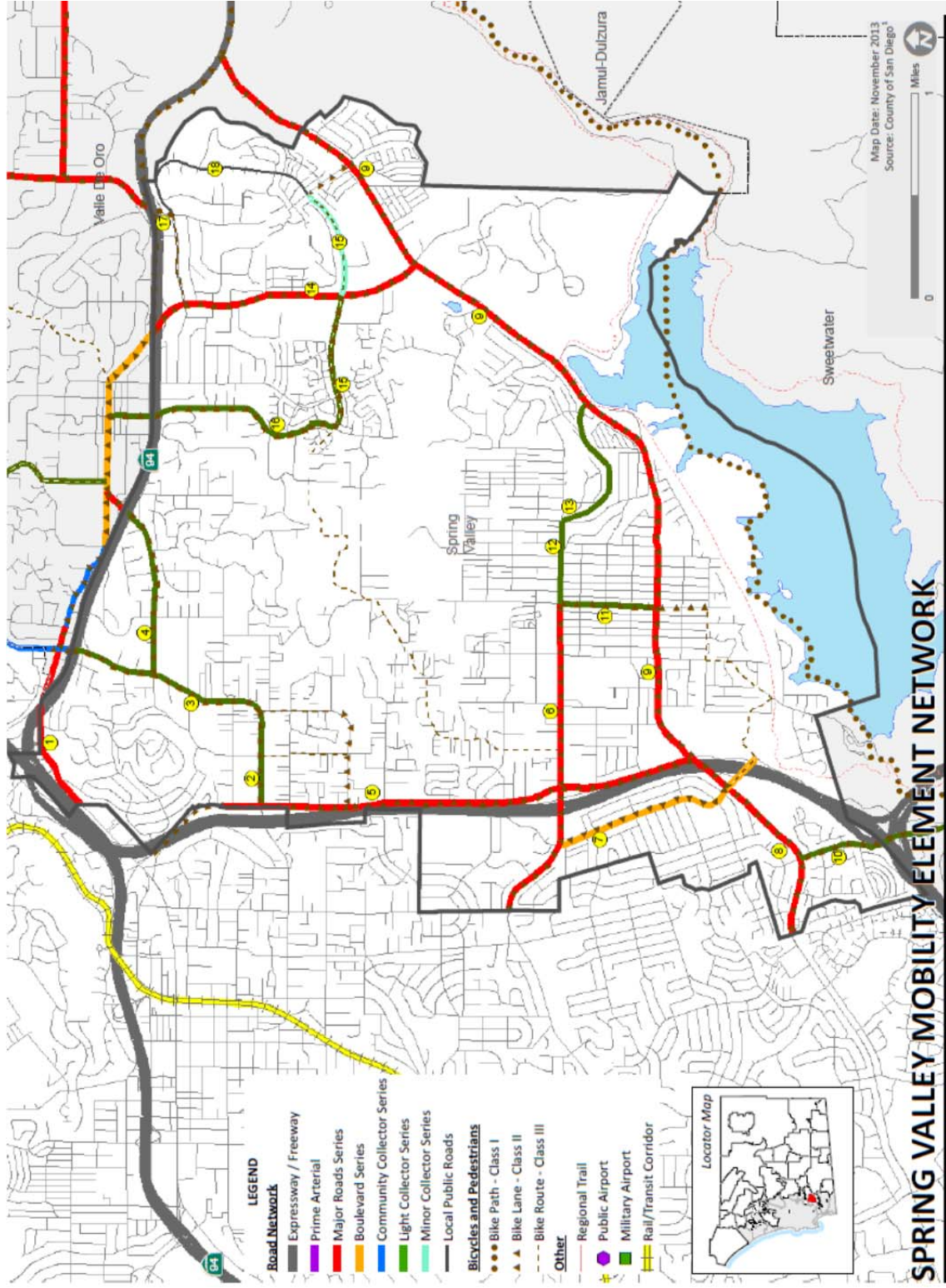
Proposed Change: Add symbol for Ammunition Road (#7)

ID	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network — Julian Community Planning Area			
7	Boulder Creek Road Segment: Eagle Peak Road to Engineers Road Central Mountain Subregion boundary	2.2F Light Collector Reduced Shoulder	None
Mobility Element Network — Lakeside Community Planning Area			
9	Mast Boulevard/Riverside Drive (SA 880.2) Segment: Santee city limits to Channel Road	4.1B Major Road Intermittent Turn Lanes	None
16	El Monte Road (SC 1920) Segment: Lake Jennings Park Road to Mountain-Empire Subregion Alpine community boundary	2.3C Minor Collector	None
Mobility Element Network — Mountain Empire Subregional Planning Area			
12	Sweeny Pass Road / S2 Segment: Desert Subregion boundary to Imperial County line	2.2E Light Collector	<u>None</u>



Proposed Change: Add label and symbols for full extent of Light Collector classification for Sweeny Pass

ID	Road Segment	Designation/Improvement #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network — North County Metro Subregional Planning Area			
15	North-Twin-Oaks-Valley Road <u>Champagne Boulevard</u> Segment: Bonsall CPA boundary to Mountain Meadow Road	4.1B Major Road Intermittent Turn Lanes	None
Mobility Element Network — Pendleton-De Luz Community Planning Area			
1	De Luz Road (SA 10) Segment: Fallbrook CPA boundary to <u>Cristianitos Road</u> De Luz-Murietta Road	2.2E Light Collector	None
Mobility Element Network — Ramona Community Planning Area			
3	Highland Valley Road (SC 959) Segment: San Diego city limits to SR67	2.2AC Light Collector Raised-Median <u>Intermittent Turn Lanes</u> – San Diego city limits to Archie Moore Road 2.1E Community Collector Archie Moore Road to SR67	None
Mobility Element Network — Spring Valley Community Planning Area			
15	Austin Drive (SC 2130) Segment: South Barcelona Street to <u>Sweetwater-Springs-Boulevard</u> <u>Del Rio Road</u>	2.2E Light Collector South Barcelona Street to Avenida Bosques 2.2AB Light Collector Raised-Median <u>Continuous Turn Lane</u> - Avenida Bosques to Sweetwater Springs Boulevard 2.3B Minor Collector <u>Intermittent Turn Lanes — Sweetwater Springs Boulevard to Del Rio Road</u>	Shoulder as Parking Lane Separate Bike Lane required—South Barcelona Street to Sweetwater Springs Boulevard
17	Avocado Boulevard (SF 1398) Segment: Valle De Oro community boundary to Del Rio Road	4.1B Major Road <u>Intermittent Turn Lanes</u>	<u>None</u>
18	Del Rio Road Segment: <u>Sweetwater Springs Boulevard to Austin Drive</u>	Local Public Road	<u>None</u>



Proposed Changes: Add symbols for Austin Drive (#15), Avocado Boulevard (#17), and Del Rio Road (#18)

ID	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network Matrix — Sweetwater Community Planning Area			
5	San Miguel Road (SA 1060) Segment: Bonita Road to Proctor Valley Road	2.3C Minor Collector Local Public Road	None
Mobility Element Network Matrix — Valle De Oro Community Planning Area			
10	Avocado Boulevard (SF 1398) Segment: SR-94 Spring Valley community boundary to El Cajon city limits	4.1B Major Road Intermittent Turn Lanes	None
Mobility Element Network Matrix — Valley Center Community Planning Area			
6	Lilac Road (SA 110/ SF 1415) Segment: Pala/Pauma Subregion boundary to Valley Center Road	2.3C Minor Collector Reduced Shoulder to two feet / Reduced Parkway to ten feet — Pala/Pauma Subregion boundary to Old Castle New Road 3 2.2E Light Collector Couser Canyon New Road 3 to Old Castle Road 2.1C Community Collector Intermittent Turn Lanes—Old Castle Road to Anthony Road 4.2B Boulevard Intermittent Turn Lanes—Anthony Road to Valley Center Rd.	Accepted at LOS F Segment: New Road 19 to Valley Center Road

SECTION 4.3 COMMUNITY / SUBREGIONAL PLAN CHANGES

The General Plan Clean-Up includes proposed revisions to the Community and/or Subregional Plans of Borrego Springs, Jamul/Dulzura, North Mountain, Rainbow, San Dieguito, Spring Valley and Sweetwater, as detailed in the table below.

Page	Section	Revision	Rationale
Borrego Springs Community Plan			
35	Policy LU 3.5.1	<u>Require an approved landscaping plan for all development and redevelopment for which it requires a building permit; Minor or Major Use Permit; Special Plan, or Tentative Map for all areas outside structures that requires the use of only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert. When a landscape plan is required, the Borrego Springs Community Sponsor Group encourages the use of species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert.</u> <u>The preference of the Community Sponsor Group is that all single family residences restrict their landscape palette to plant species and groupings native to the Sonoran Desert.</u>	The requirement for a Landscape Plan for all building permits is inconsistent with the County Water Conservation Landscaping Ordinance and Planning and Development Services Procedures (Form 658 Minimum Essential Items for Plans). Stricter requirements for Borrego can be sought through changes to the ordinances rather than the General Plan.
38	Policy LU 3.9.1	<u>Residential Restrict structures outside the Village Core are encouraged to maintain a low profile to retain and enhance views of the surrounding mountains area to single-story construction.</u> <u>The preference of the Community Sponsor Group is to limit the height of buildings outside the Village Core to single story structures.</u>	Prohibiting multi-story construction outside the Village Core is inconsistent with the Zoning Ordinance and would require rezoning most of the properties zoned for residential development in the planning area.
84	Policy N 2.2.1	<u>Require, prior to issuing a certificate of occupancy for any new residential construction or reconstruction in the CPA, that all swimming pool equipment, HVAC equipment and similar noise-producing adjacent facilities to be suitably planned, sited and enclosed so as to prevent limit noise trespass onto adjoining parcels.</u> <u>The low ambient noise level in the desert should be considered when permitting noise-producing equipment in Borrego Springs. The Sponsor Group recommends updates to the Noise Ordinance to establish different decibel level thresholds for Borrego Springs that take into account ambient noise levels.</u>	The requirement to prevent noise trespass on adjoining parcels is inconsistent with the County Noise Ordinance. Most residential zones allow 50 dBA at the property line during the day and 45 dBA during the night.

Page	Section	Revision	Rationale
Jamul/Dulzura Subregional Plan			
6	Land Use Policy 2(g)(7)	The minimum lot size for clustering is one-half net-acre in SR-1 , one net acre for land use designations <u>SR-1</u> , SR-2, and SR-4, and two net acres for land use designation SR-10.	Request of the Jamul/Dulzura Sponsor Group.
14	Recreation Policies 4 and 5	<u>POLICY 4 and POLICY 5 were deleted in GPA 83-03.</u> (Note: With the removal of this text, the Recreation policies would jump from policy 3 to policy 6. To correct the numbering, current Recreation policy numbers 6 through 10 are proposed to be re-numbered accordingly.)	This text is proposed to be removed at the request of the CPG. There is nothing in the policies other than this reference to why they were removed years ago.
North Mountain Subregional Plan			
6	Land Use Policy 1	Prohibit both private and public developments that require extensive and severe grading. Refer to General Plan Land Use Element Policy LU-6.9 concerning development conformance with topography.	This policy is not consistent with the noted General Plan policy (LU-6.9), which does not prohibit extensive grading. 'Extensive' and 'severe' are open for interpretation.
11	Commercial Policies	<u>6. Consider designating an additional five acres of commercial along the west side of State Route 79, slightly extending the existing commercial area at the intersection of SR-78 and SR-79 should the Williamson Act contract on this property be cancelled.</u>	In accordance with Board direction from June 27, 2012 (Item 10) hearing minute order.
Rainbow Community Plan			
20	Policy COS 1.1.2	<u>Require</u> Encourage new development to preserve and maintain the existing agricultural uses.	Inconsistent with General Plan Policy COS-6.2 , which calls for minimizing impacts to agriculture and consolidating development to support continued agricultural operations, but does not require the preservation and maintenance of all agricultural uses in new development. Property owners cannot be required to maintain agricultural operations.

Page	Section	Revision	Rationale
<u>20</u>	<u>Policy COS 1.1.4</u>	Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: • <u>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</u> • <u>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</u> • <u>Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development</u> • <u>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</u> • <u>Supporting local and State right-to-farm regulations</u> • <u>Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process</u> <i><u>Discourage development that is potentially incompatible with intensive agricultural uses, including 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.</u></i>	This new proposed policy contains the full text of General Policy COS-6.2. Preservation of agriculture is a great concern in the community. Since a revision is proposed to the language of Policy COS 1.1.2, the CPG would prefer to add the full text of this General Plan policy right into the Community Plan, for additional emphasis.
21	Policy COS 1.3.1	<u>Require development projects to locate mitigation within the Rainbow CPA.</u> <u>When considering the appropriate mitigation for impacts to biological resources within the community, consider local community options first. The acceptance of biological mitigation options outside the planning area is strongly discouraged when appropriate mitigation is available within the planning area.</u> <u>The Community Planning Group prefers that biological mitigation land for development within the community be purchased within the community to create open space and trails.</u>	Determining appropriate biological mitigation must be based on biological considerations such as species distribution, ecological boundaries, and quality of mitigation site. Having a mitigation policy based on community planning boundaries would not be defensible. The policy is also vague on the type of mitigation.

Page	Section	Revision	Rationale
<u>21</u>	<u>Policy COS 1.2.4</u>	<u>Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</u>	This new proposed policy contains the full text of General Policy COS-2.2. Preservation of biologically sensitive areas is a great concern in the community. Since a revision is proposed to the language of Policy COS 1.3.1 (related to mitigation), the CPG would prefer to add the full text of this General Plan policy right into the Community Plan, for additional emphasis.
San Dieguito Community Plan – Elfin Forest and Harmony Grove			
27	Policy LU 1.1.4	Prohibit commercial and industrial uses with the exception that existing agricultural uses may conduct commercial activity, if it is ancillary to and supportive of the primary agricultural use on the property. <u>Development of commercial or industrial uses outside Harmony Grove Village that is inconsistent with community character is strongly discouraged.</u>	Inconsistent with existing zoning, which allows some commercial uses.
29	Policy LU 1.5.1	Require minimum lot sizes of two acres <u>for lands designated as Semi-Rural 4 or lower densities and one acre for lands designated as Semi-Rural 1 and Semi-Rural 2 outside the Village Boundary</u> as the standards, unless significant preservation of resources is achieved and specific findings are met for the preservation of community character with the utilization of lot area averaging, planned residential developments or specific plans.	Inconsistent with existing zoning in the Semi-Rural Regional Category that allows smaller lot sizes.

Page	Section	Revision	Rationale
29	Policy LU 1.8.1	<u>Require mitigation land for development within the community to be purchased within the community to create open space and trails.</u> <u>When considering the appropriate mitigation for impacts to biological resources within the community, consider local community options first. The acceptance of biological mitigation options outside the planning area is strongly discouraged when appropriate mitigation is available within the planning area.</u> <u>The Community Planning Group prefers that biological mitigation land for development within the community be purchased within the community to create open space and trails.</u>	Determining appropriate biological mitigation must be based on biological considerations such as species distribution, ecological boundaries, and quality of mitigation site. Having a mitigation policy based on community planning boundaries would not be defensible. The policy is also vague on the type of mitigation.
Spring Valley Community Plan			
32	Policy LU 2.4.1	<u>(5th bullet) Provide parking at a minimum of two spaces per unit in addition to handicapped and required visitor parking. <u>Accommodations on appropriate reductions can be made only for those types of developments noted in General Plan policy M-10.5, when reductions would not affect desired community character.</u> Parking for Multi-family units shall be covered and/or garaged.</u>	Inconsistent with General Plan Policy M-10.5 Reduced Parking, which requires accommodation of appropriate on-site parking reductions for low-income and senior housing.
34	Policy LU 4.1.2	<u>Prohibit developments in Village and Semi-Rural from being allowed to significantly cluster (greater than 50% of the generally expected lot size for any land use designation) or excessively grade during a development project to prevent “unbuildable,” (environmentally constrained or steep slope land) from being inappropriately included in the equation for figuring density allowances. Setback requirements will not be amended to allow more dense construction in one area.</u> <u>Clustering Minimum Lot Sizes - The net minimum lot sizes for clustered developments is provided based on land use designation as follows:</u> <u>VR-4.3 — 6,000 square feet</u> <u>VR-2.9 — 7,000 square feet</u> <u>VR2 to SR-0.5 — 10,000 square feet</u> <u>SR-1 — 0.5 acres</u>	This policy is inconsistent with General Plan Land Use Element Table LU-2 Density Formula for Slope-Dependent Lands, which establishes the density formula for slope dependent lands. The revised policy meets the intent of the first portion of the existing policy, in regards to ‘...significantly cluster (greater than 50% of the generally expected lot size...)’

Page	Section	Revision	Rationale
37	Policy CM 9.1.1.1	Require off-street parking for all vehicles at a rate of two vehicles per unit in addition to visitor and handicapped parking for multi-family residential. (See also Policy LU 2.4.1)	Clarification for consistency with Policy LU 2.4.1 revision (noted above)
Sweetwater Community Plan			
23	Cultural Sites Policy 2	Require that applicable agricultural grading, blading or other disturbances of natural terrain, which permits that could result in damage or loss of irreplaceable cultural artifacts is are subject to permit processing to provide archaeological review.	The County's Grading Ordinance only requires a permit if 200 cubic yards or more will be graded.
5	1 Community Character <u>Findings</u>	<i>Revise the second paragraph as follows:</i> The Valley is distinguished by several areas. A large section of the center of the valley along Bonita Road, has been annexed to Chula Vista, and is commercial, with several shopping centers, banks, apartment buildings and office buildings. The remainder of the areas designated with Commercial and Village Regional Categories are within the Sweetwater Village, as shown on Figure 2 in the Appendix). Separate residential neighborhoods such as Bonita Woods and Bonita Highlands, retain their individuality, while adhering to a California Ranch or Mission type of architecture. Shake and tile roofs, wood siding and single story residences also typify the architecture of the area.	Identifies the areas of Sweetwater designated with Village Regional Category densities.

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