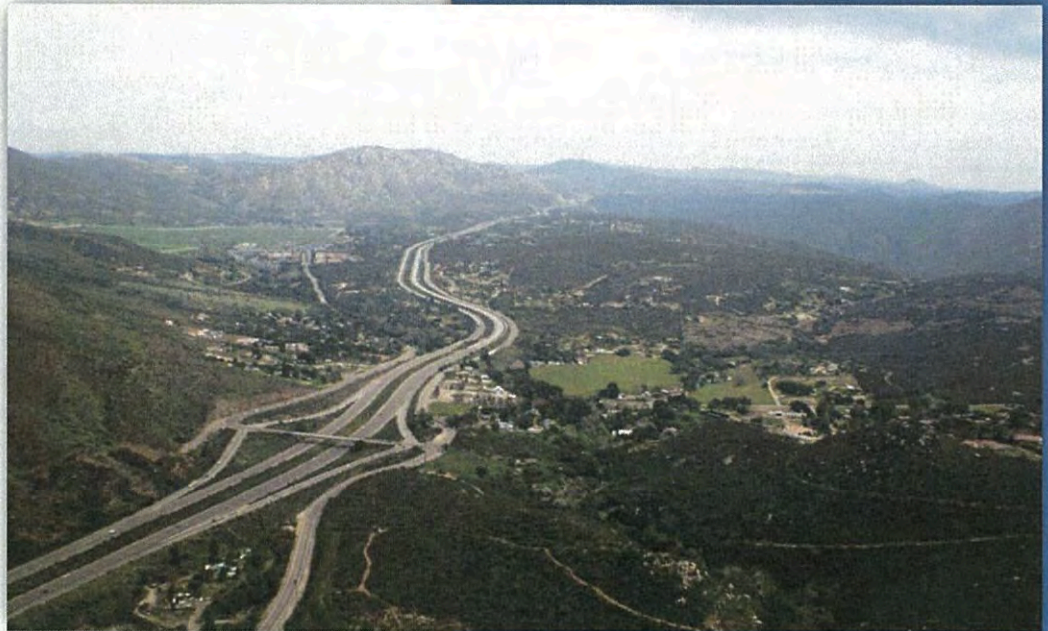


Attachment B – Staff Recommendation

**Proposed General Plan and Zoning
Changes**

2015

GENERAL PLAN CLEAN-UP



GPA 14-001;REZ 14-001

STAFF RECOMMENDATION

Prepared by the County of San Diego

Planning and Development Services

9/18/2015

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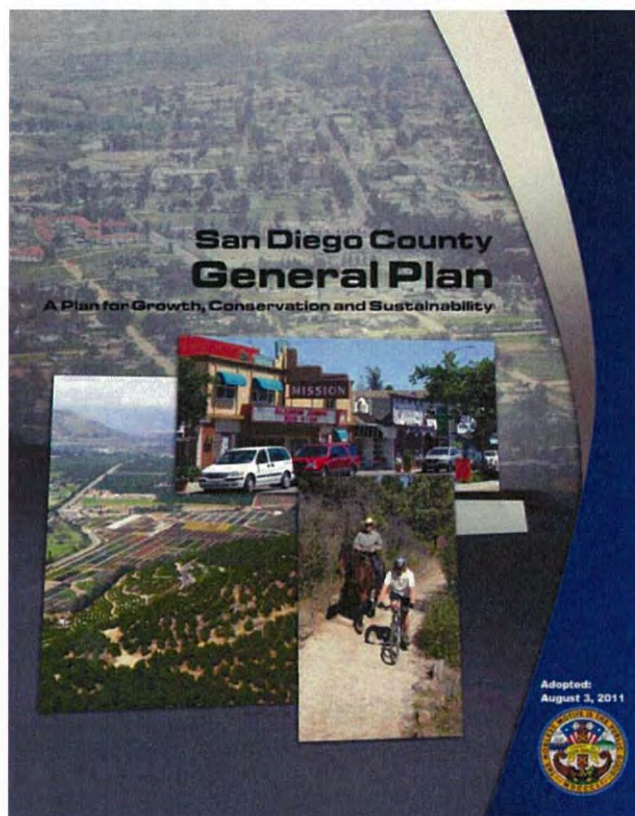
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Section 1

Introduction to the General Plan Clean-Up



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2015**GENERAL PLAN CLEAN-UP
INTRODUCTION****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 General Plan Clean-Up 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 second General Plan Clean-Up processed since 2011. The types of changes included in the current project fall into the following categories: Land Use Map & zoning, General Plan text revisions, Mobility Element Network, and community/subregional plans.

2015 – Types of Changes**Land Use Map & Zoning**

The Land Use Map and zoning items in the current project include a few different types of changes. Seven of the items involve open space acquisitions by the County's Department of Parks and Recreation (DPR). These acquisitions typically require changing the General Plan designation and zoning to reflect limits associated with intended preservation or active recreational uses of open space. The current project includes the correction of four mapping errors, of which, three are associated with zoning regulations that are inconsistent with the current General Plan designation. In addition, changes are proposed for three items as a result of minor planning group requests. These planning group requests can be accommodated in the Clean-Up when consistency with applicable policies of the General Plan and community plans can be demonstrated, the proposed change can be processed under the CEQA Addendum (to the GP EIR) used for the project, and there is not significant property owner opposition.

General Plan Text Revisions

The current project includes changes to the Land Use Element, the Conservation and Open Space Element, and the Implementation Plan. The changes to the Land Use Element involve establishing consistency between text descriptions of Regional Categories

and how these Regional Categories are mapped (most notable issues with the open space designations). The changes proposed for the Conservation and Open Space Element and the Implementation Plan are the deletion of repeated text and corrected policy reference numbers.

Mobility Element Network

Only two corrections are proposed for the Mobility Element Network. These involve correcting a table-map inconsistency, and correcting the improvement noted, for consistency with the noted classification.

Community/Subregional Plans

Changes or additions are proposed for the community/subregional plans of Central Mountain, Crest-Dehesa, Fallbrook, Pala/Pauma, and Valley Center. The Central Mountain and Pala/Pauma changes involve a zoning inconsistency issue and the correction of a page number reference, respectively. The rest of the changes are policy/text additions proposed as a result of minor planning group requests that would not pose inconsistency issues and can be processed under the CEQA Addendum.

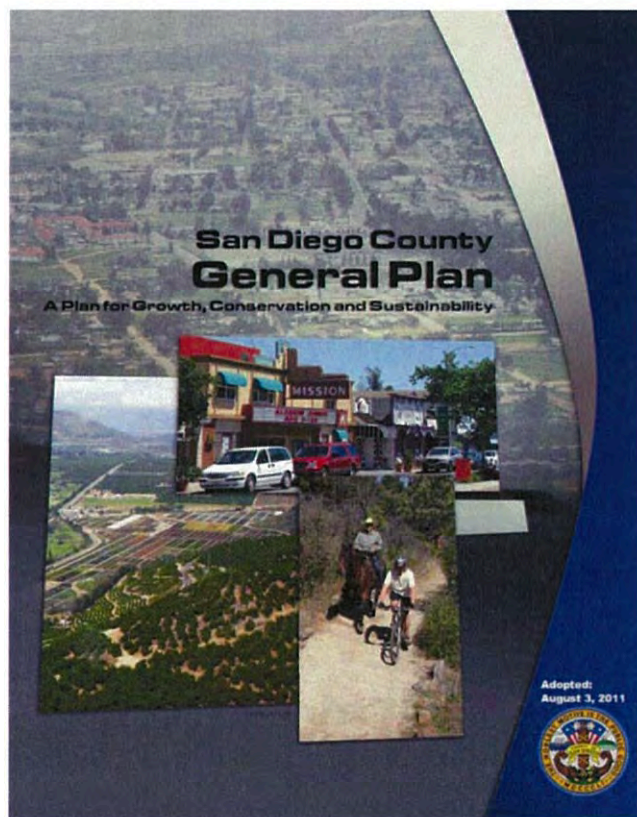
Public Outreach

Changes to an adopted General Plan must follow the process specified by state law; even when they are corrections for a clean-up. Staff has conducted extensive outreach for the project, which will continue into the public review process and during hearing preparation. Each of the property owners subject to proposed Land Use Map and/or zoning changes, and their neighbors within 300 feet, will receive a mailed notice of the proposed changes at the start of public review and prior to the hearings. The draft plan for the project is being circulated for a 45-day public review period, starting in April 2015, and agencies and tribal governments requiring noticing/consultation offers will receive notices with links to the public review documents. Staff has been working with planning groups and stakeholders and will continue to do so as the process moves forward. Public hearings for the project at the Planning Commission and Board of Supervisors are anticipated for the fall. The project web page is at this link - www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html

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Section 2

Overview of Changes



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SECTION 2.1 - OVERVIEW OF LAND USE MAP AND ZONING CHANGES

Table 2-1 - Overview of Land Use Map and Zoning Changes

ID	Proposed Change
Alpine AL201	<i>Mapping Error</i> - Redesignate six parcels owned by the Grossmont Union High School District from Village Residential 2.9 to Public/Semi-Public (90 acres)
Crest-Dehesa CD201	<i>Ownership Change</i> - Redesignate one parcel acquired by the Helix Water District from Rural Lands 20 to Public/Semi-Public (0.4 acres)
Crest-Dehesa CD202	<i>Ownership Change</i> - Redesignate one parcel purchased by the County DPR from Semi-Rural 1 to Open Space-Conservation (0.7 acres)
Julian JL201	<i>Ownership Change</i> - Redesignate two parcels purchased by the County DPR from Rural Lands 40 to Open Space-Conservation (114 acres)
Julian JL202	<i>Ownership Change</i> - Redesignate four parcels purchased by the County DPR from Rural Lands 40 to Open Space-Conservation (32 acres)
Lakeside LS201	<i>Minor CPG Request</i> - Redesignate two parcels from General Commercial to Village Residential 30 (1.1 acres)
Lakeside LS202	<i>Ownership Change</i> - Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space-Conservation (38 acres)
Lakeside LS203	<i>Ownership Change</i> - Redesignate one parcel purchased by the County DPR from Rural Lands 40 to Open Space-Conservation (20 acres)
Lakeside LS204	<i>Mapping Error (zoning only, for consistency with existing GP designation)</i> - Rezone three parcels from a 1-acre minimum lot size to a 10,000sf minimum lot size; from 'B' setback to 'H' setback (4.4 acres)
North County Metro NC201	<i>Ownership Change</i> - Redesignate 19 parcels purchased by the County DPR from Rural Lands 40 to Open Space-Conservation (382 acres)
San Dieguito SD201	<i>Proposed Detachment</i> - Establish contingent County General Plan and zoning designations as a step in the process of a proposed detachment from the City of Encinitas. The Semi-Rural 2 General Plan designation and RV (Residential Variable) zoning are proposed for consistency with adjacent parcels. (0.13 acres)
San Dieguito SD202	<i>Ownership Change</i> - Redesignate four parcels purchased by the County DPR from Rural Lands 20 to Open Space-Conservation (35 acres)
Spring Valley SV201	<i>Minor CPG Request</i> - Redesignate six parcels from General Commercial to Village Residential 15 (1.4 acres)
Spring Valley SV202	<i>Mapping Error</i> - Redesignate two privately owned parcels from Public/Semi-Public to Village Residential 7.3 (0.9 acres)
Sweetwater SW201	<i>Ownership Change (zoning only)</i> - Rezone two parcels from 'A' building type to 'C' building type; from no minimum lot size to a 1-acre minimum lot size (5.3 acres)

ID	Proposed Change
Valley Center VC201	<i>Minor CPG Request</i> - Rezone one parcel from RR (Rural Residential) to RC (Residential Commercial); the CPG is recommending a Rezone from RR to C34 (General Commercial/Residential), which would require a General Plan change from Semi-Rural 2 to General Commercial (1 acre)
Valley Center VC202	<i>Mapping Error (zoning only, for consistency with existing GP designation)</i> - Rezone four parcels from a 10-acre minimum lot size to a 2-acre minimum lot size (38 acres)

For additional information on the proposed Land Use Map and zoning changes, see Section 3 of this document and the project web page at: www.sandiegocounty.gov/content/sdc/pds/advance/2015qpclean-up.html

SECTION 2.2 - OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 - Overview of Policy Document Changes

Land Use Element	
Land Use Framework page 3-7	<i>Internal Consistency and Clarification</i> - Revise the text describing the mapping of Regional Categories for internal consistency and consistency with Land Use Mapping
Land Use Framework page 3-9	<i>Internal Consistency and Clarification</i> – Add a description of the No Jurisdiction Regional Category
Table LU-1	<i>Internal Consistency and Clarification</i> – Note the designations that can be consistent with the No Jurisdiction Regional Category
Conservation and Open Space Element	
Agricultural Resources – Context, page 5-14	<i>Errors and Omissions</i> – Delete repeated paragraph
Implementation Plan	
Housing Preservation Section – action items 3.4.5.A & 3.4.5B	<i>Errors and Omissions</i> - Provide the correct policy number references for action items

Table 2-3 - Overview of Mobility Element Network Changes

MOBILITY ELEMENT NETWORK	
Lakeside	<i>Winter Gardens Boulevard</i> : Correct typographical errors, extent of segment, and improvement requirement (for consistency with the current classification)
Valley Center	<i>New Road 14</i> : Correct map color of segment for consistency with the current classification (2.3B Minor Collector)

Table 2-4 – Overview of Community/Subregional Plan Changes

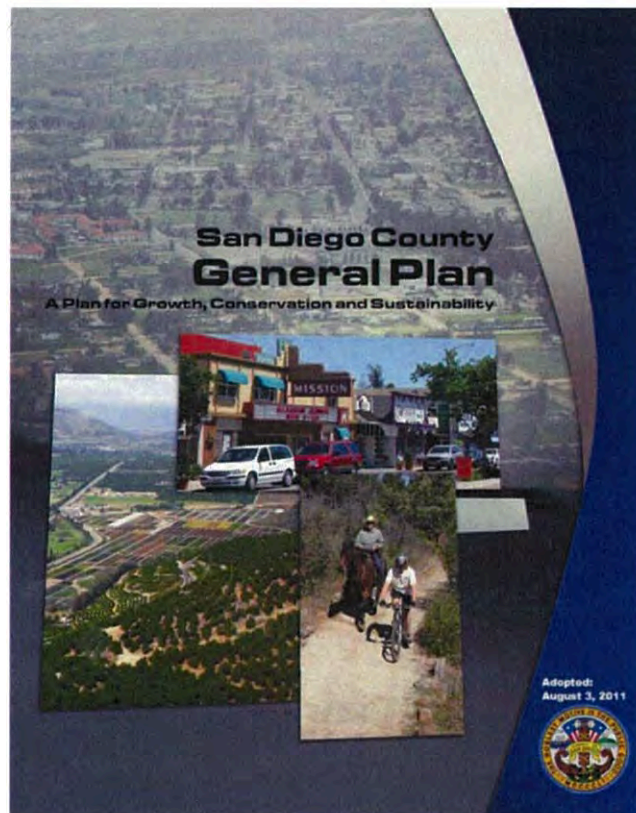
COMMUNITY/SUBREGIONAL PLANS	
Central Mountain	<i>Internal Consistency</i> – Revise minimum lot size policy for consistency with current zoning
Crest-Dehesa	<i>Minor CPG Request</i> – Add a reference to the Community Wildfire Evacuation Plan, as recommended by the Crest-Dehesa Community Planning Group
Fallbrook	<i>Minor CPG Requests</i> – Add text revisions and issue/goal/policy statements requested by the Fallbrook Community Planning Group
Pala/Pauma	<i>Internal Consistency</i> – Correct a page number reference
Valley Center	<i>Minor CPG Requests</i> – Add additional text to three policies as recommended by the Valley Center Community Planning Group

For additional information on the proposed non-Land Use Map changes, see Section 4 of this document.

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Section 3

Land Use Map and Zoning Changes



Section 3 provides Land Use Map and zoning changes for the 2015 General Plan Clean-Up (GPA 14-001)

Note: For additional information and analysis of each proposed Land Use Map and/or zoning change, see the project web page at:

www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html

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2015 General Plan Clean-Up - Overview of Proposed Land Use Map Changes

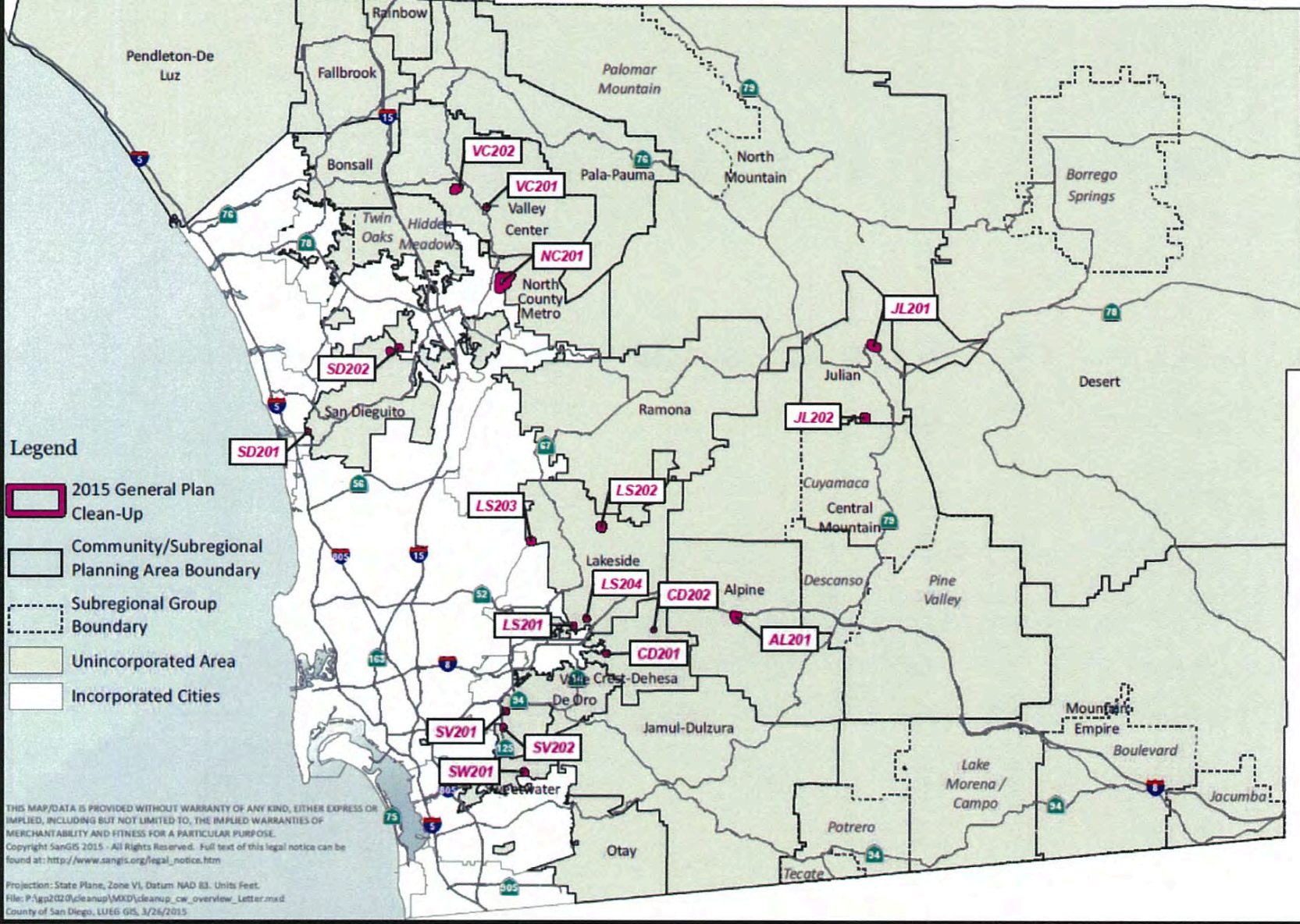


Table 3-1 General Plan Clean-Up Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²		Category of Change
				Existing	Proposed	Existing	Proposed	
AL201	Alpine	6	90	VR-2.9	P/SP	258	0	Mapping Error
CD201	Crest-Dehesa	1	0.4	RL-20	P/SP	1	0	Ownership Change
CD202	Crest-Dehesa	1	0.7	SR-1	OS-C	1	0	Ownership Change
JL201	Julian	2	114	RL-40	OS-C	2	0	Ownership Change
JL202	Julian	4	32	RL-40	OS-C	4	0	Ownership Change
LS201	Lakeside	2	1.1	C-1	VR-30	37	32	Minor CPG Request
LS202	Lakeside	1	38	RL-40	OS-C	1	0	Ownership Change
LS203	Lakeside	1	20	RL-40	OS-C	1	0	Ownership Change
LS204	Lakeside	3	4.4	VR-4.3 (zoning change only)	VR-4.3 (zoning change only)	17	17	Mapping Error (zoning)
NC201	North County Metro	19	382	RL-40	OS-C	19	0	Ownership Change
SD201	San Dieguito	1	0.13	N/A	SR-2	0	0	Proposed Detachment
SD202	San Dieguito	4	35	RL-20	OS-C	4	0	Ownership Change
SV201	Spring Valley	6	1.4	C-1	VR-15	53	18	Minor CPG Request
SV202	Spring Valley	2	0.9	P/SP	VR-7.3	2 (see GP policy LU-1.6)	6	Mapping Error
SW201	Sweetwater	2	5.3	P/SP (zoning change only)	P/SP (zoning change only)	0	2 (see GP policy LU-1.6)	Ownership Change
VC201	Valley Center	1	1	SR-2 (staff rec – zoning change only)	SR-2 (staff rec – zoning change only)	1	1	Minor CPG Request
VC202	Valley Center	4	38	SR-2 (zoning change only)	SR-2 (zoning change only)	14	14	Mapping Error (zoning)
Totals		60	764			415	90	

¹ See the next page for a Land Use designation legend providing descriptions of General Plan designations and links to zoning information.

² Existing and proposed *potential* dwelling units are conservative estimates, 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. The numbers in each column represent the total estimated potential units under the existing and proposed designations. The proposed column does not represent a dwelling unit increase/decrease in comparison to the existing column, just the total estimated potential units under the proposed designation.

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.sandiegocounty.gov/content/dam/sdc/pds/zoning/z2000.pdf>

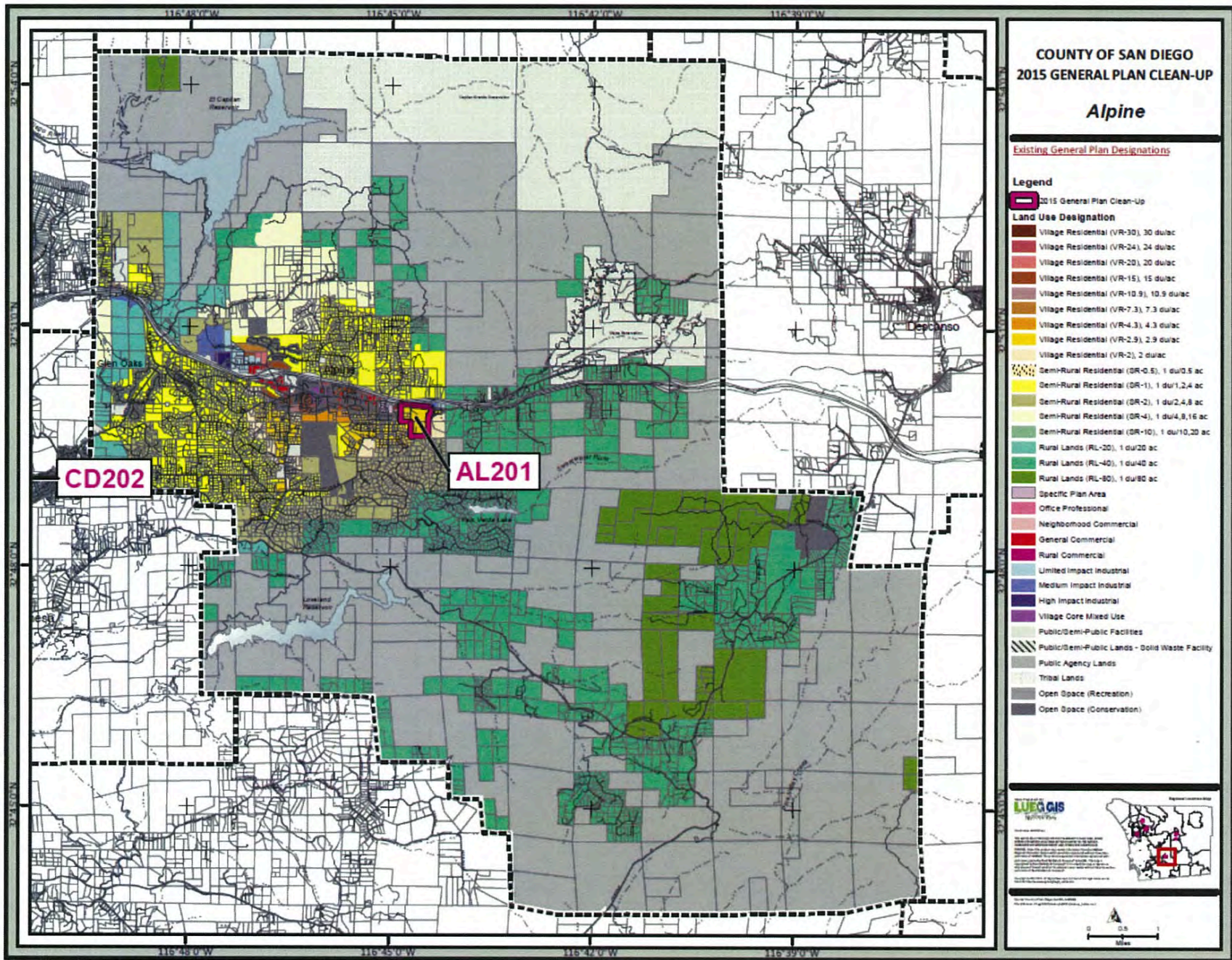
Zoning Development Designators

(including density, lot area, building type, maximum floor area, floor-area ratio, height, coverage, setback, and usable open space)

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z4000.pdf>

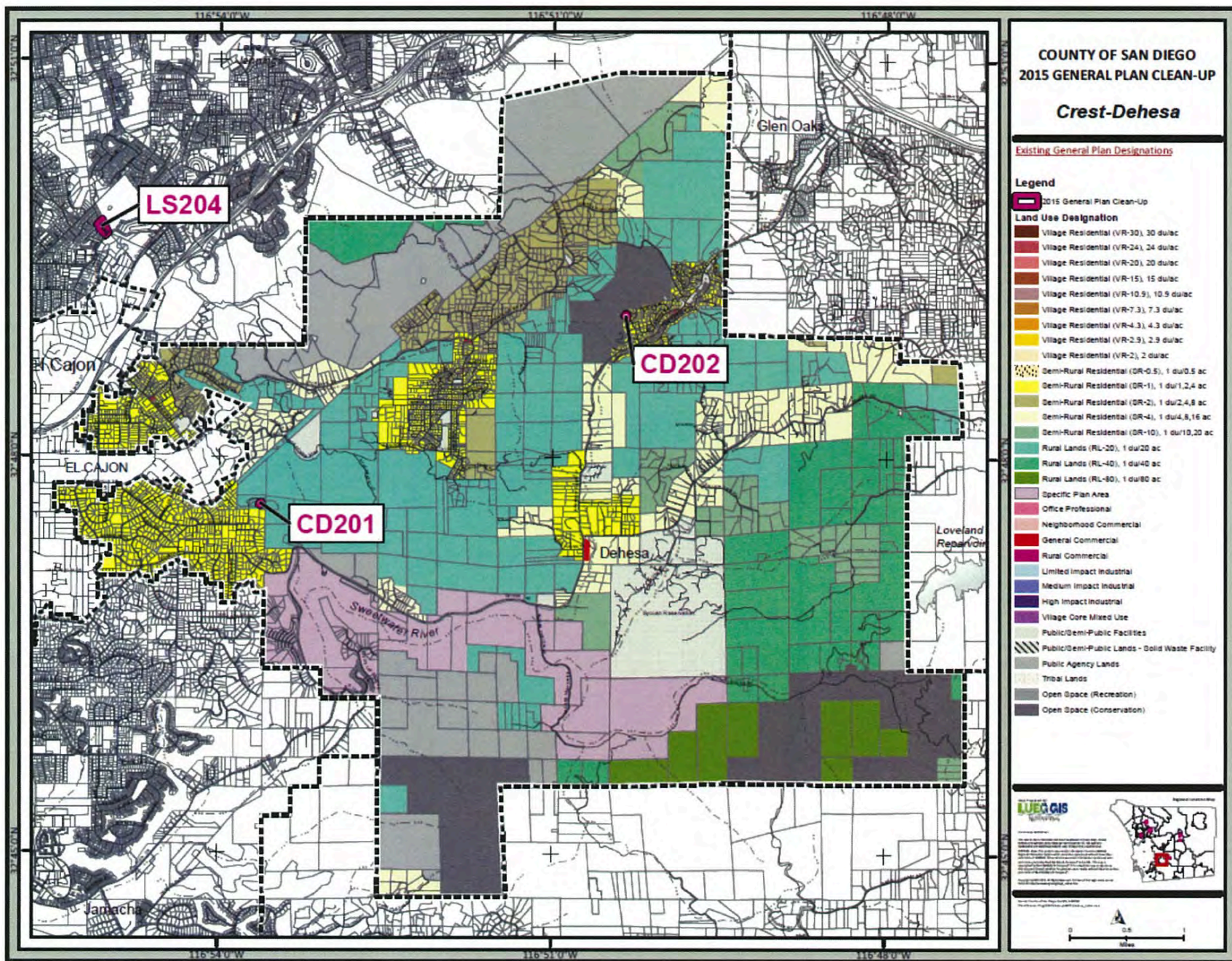
Animal Regulation Designators

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z3000.pdf>

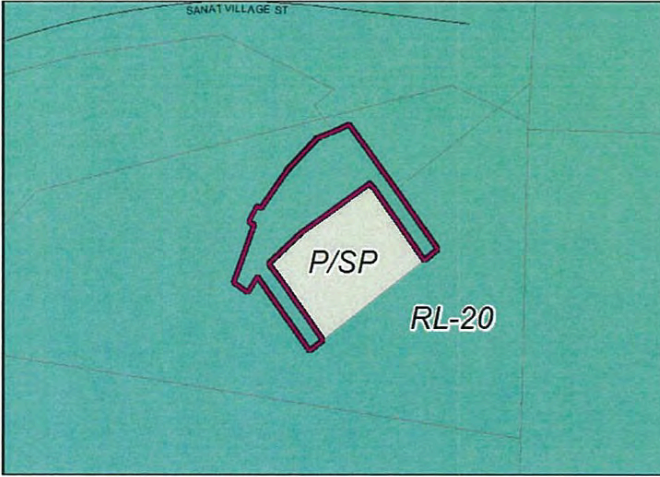
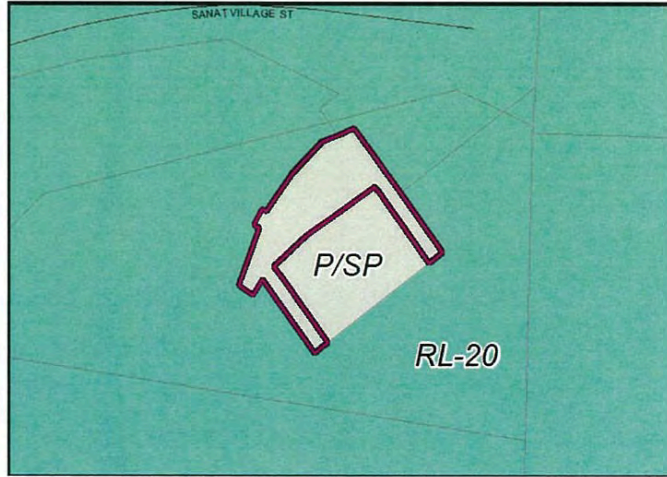
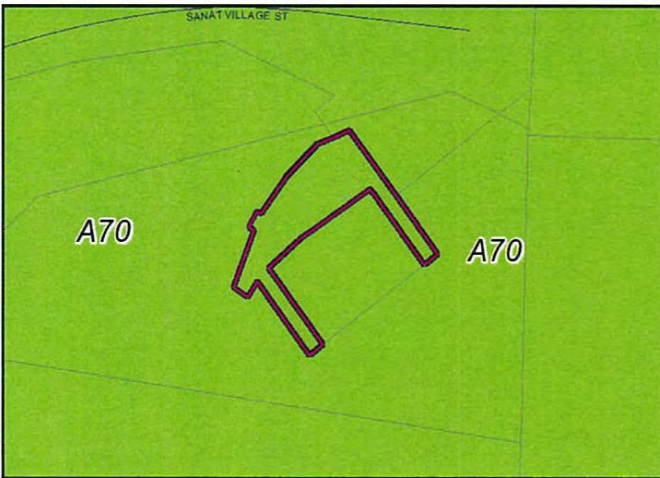
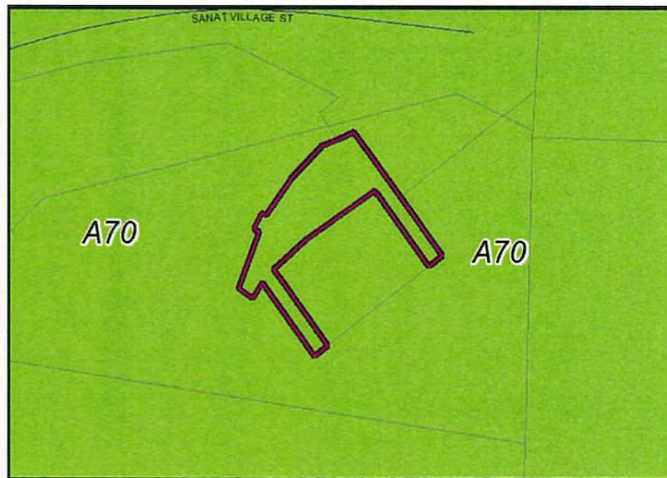


Land Use Map & Zoning Changes – GENERAL PLAN CLEAN-UP – ALPINE

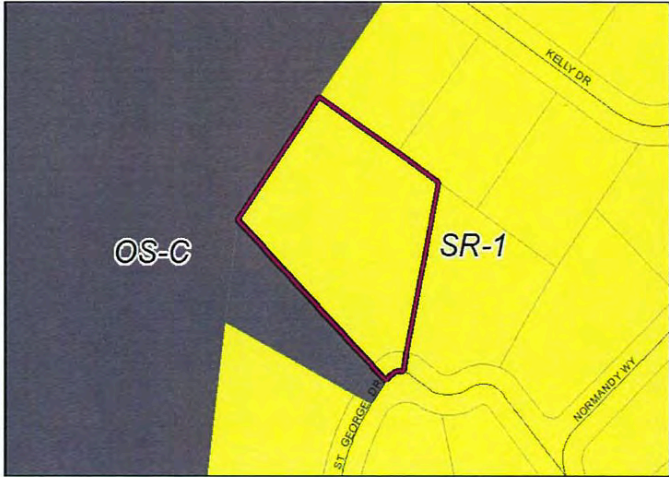
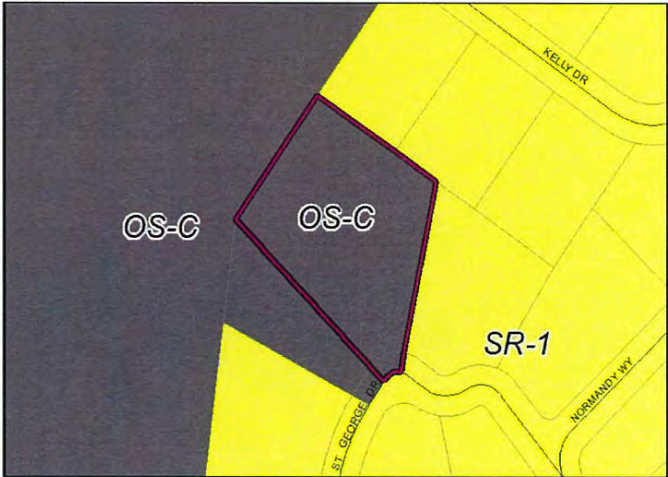
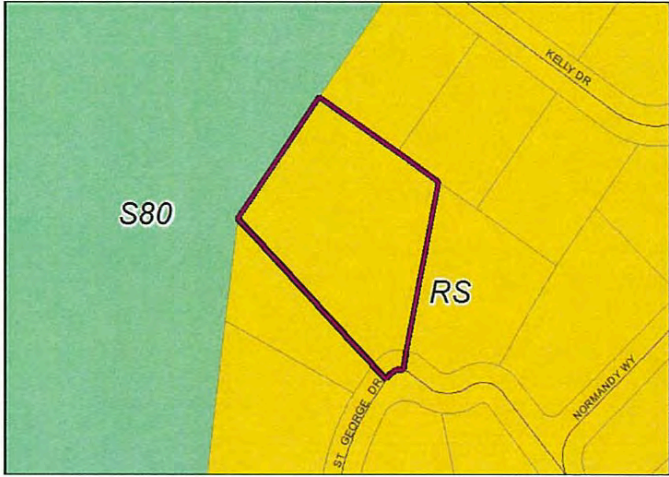
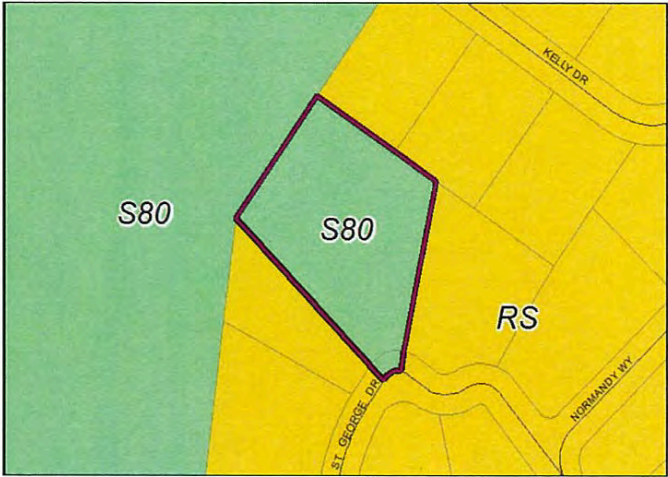
AL201	Current	Proposed
General Plan Designation		
Zoning Use Regulations		
Summary of Zoning Changes		
No changes are proposed for the zoning use regulation or the zoning development designators		



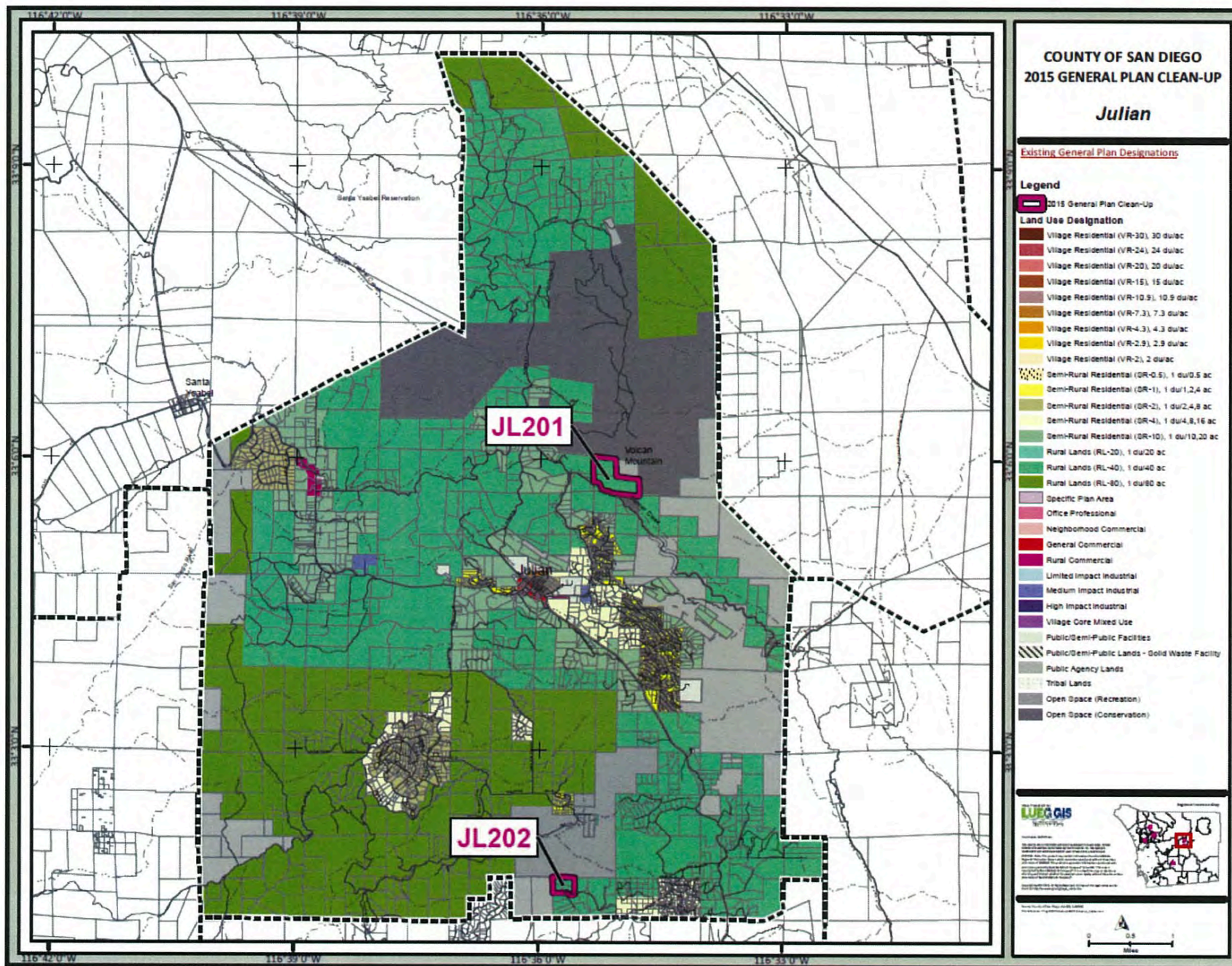
Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — CREST-DEHSA

CD201	Current	Proposed
General Plan Designation		
Zoning Use Regulations		
Summary of Zoning Changes		
No changes are proposed for the zoning use regulation or the zoning development designers		

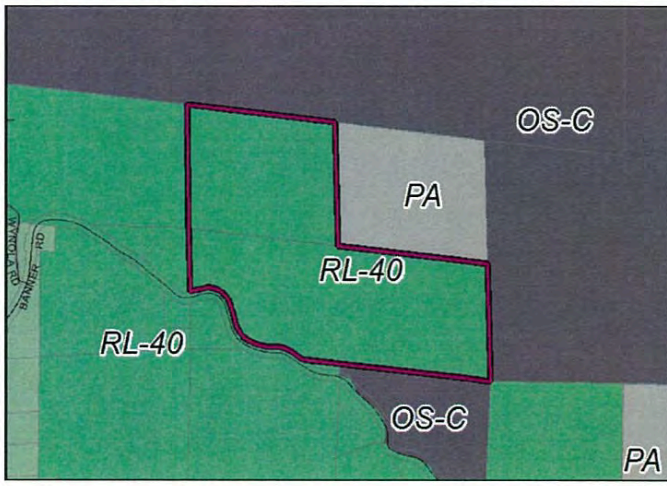
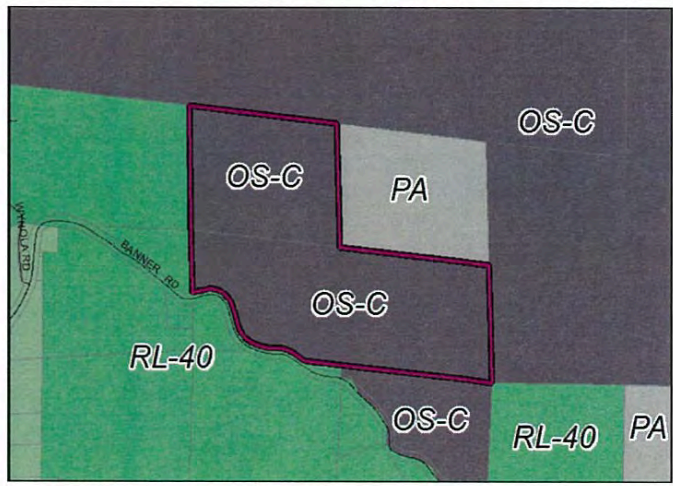
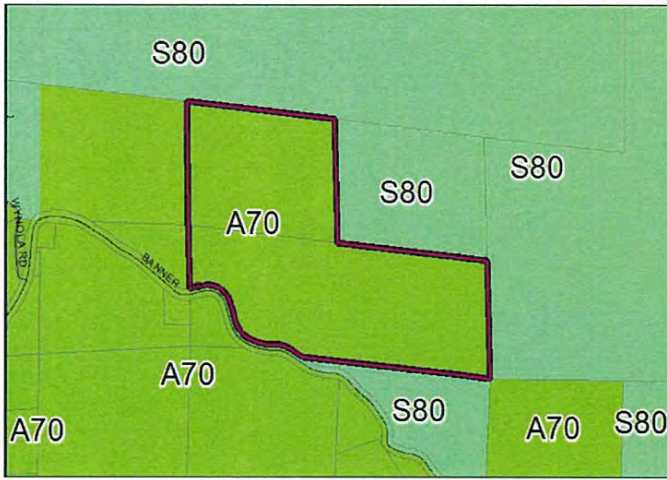
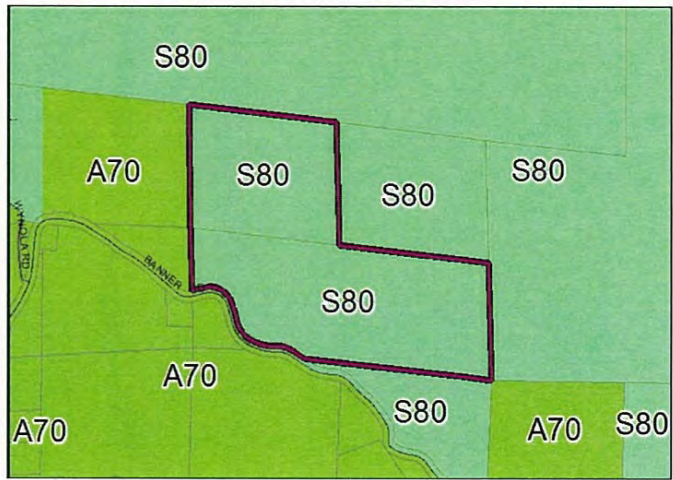
Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — CREST-DEHESA

CD202	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Zoning Changes					
Use Regulation		Lot Size		Setback	
Current	Proposed	Current	Proposed	Current	Proposed
RS (Residential Single)	S80 (Open Space)	10,000	-	H	C

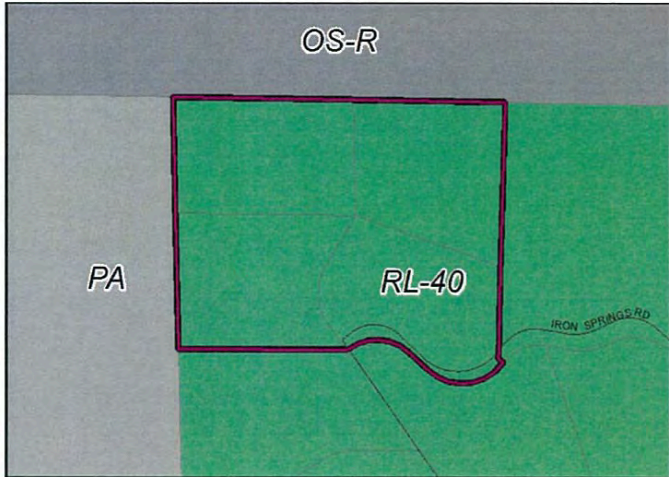
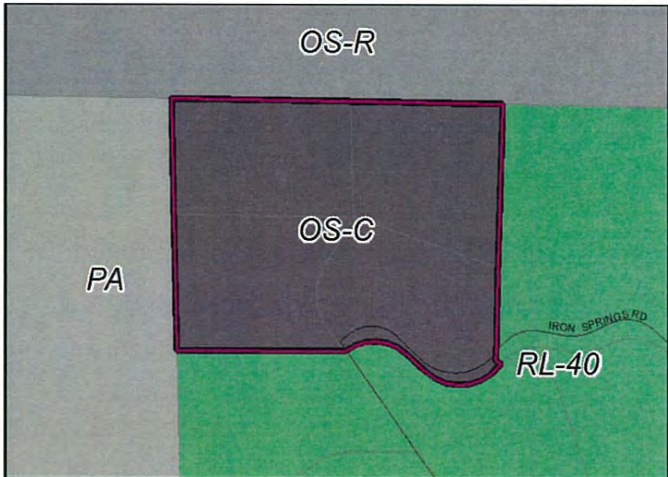


Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — JULIAN

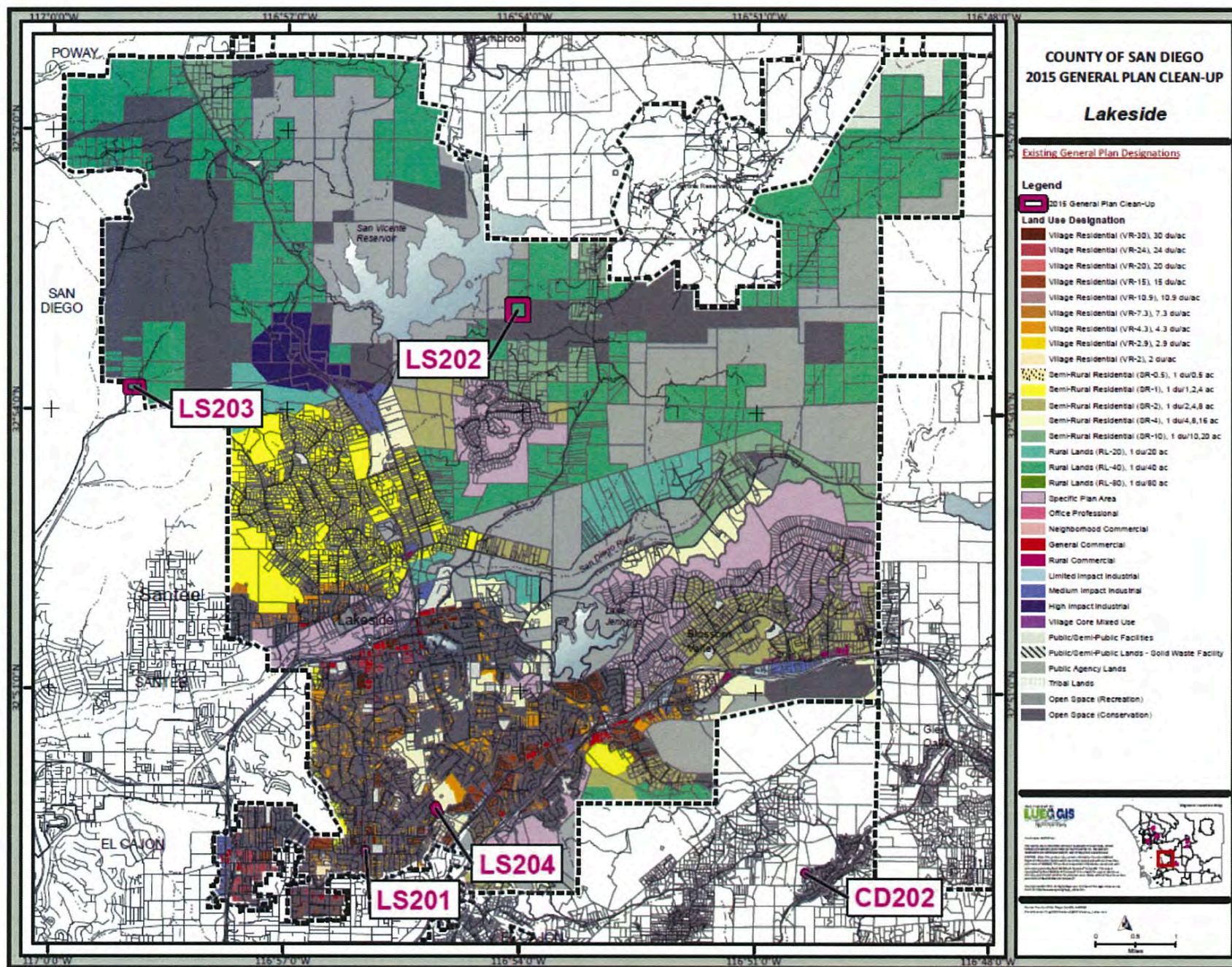
JL201	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

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

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — JULIAN

JL202		Current	Proposed
General Plan Designation			
			

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



Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — LAKESIDE

LS201		Current	Proposed
General Plan Designation			

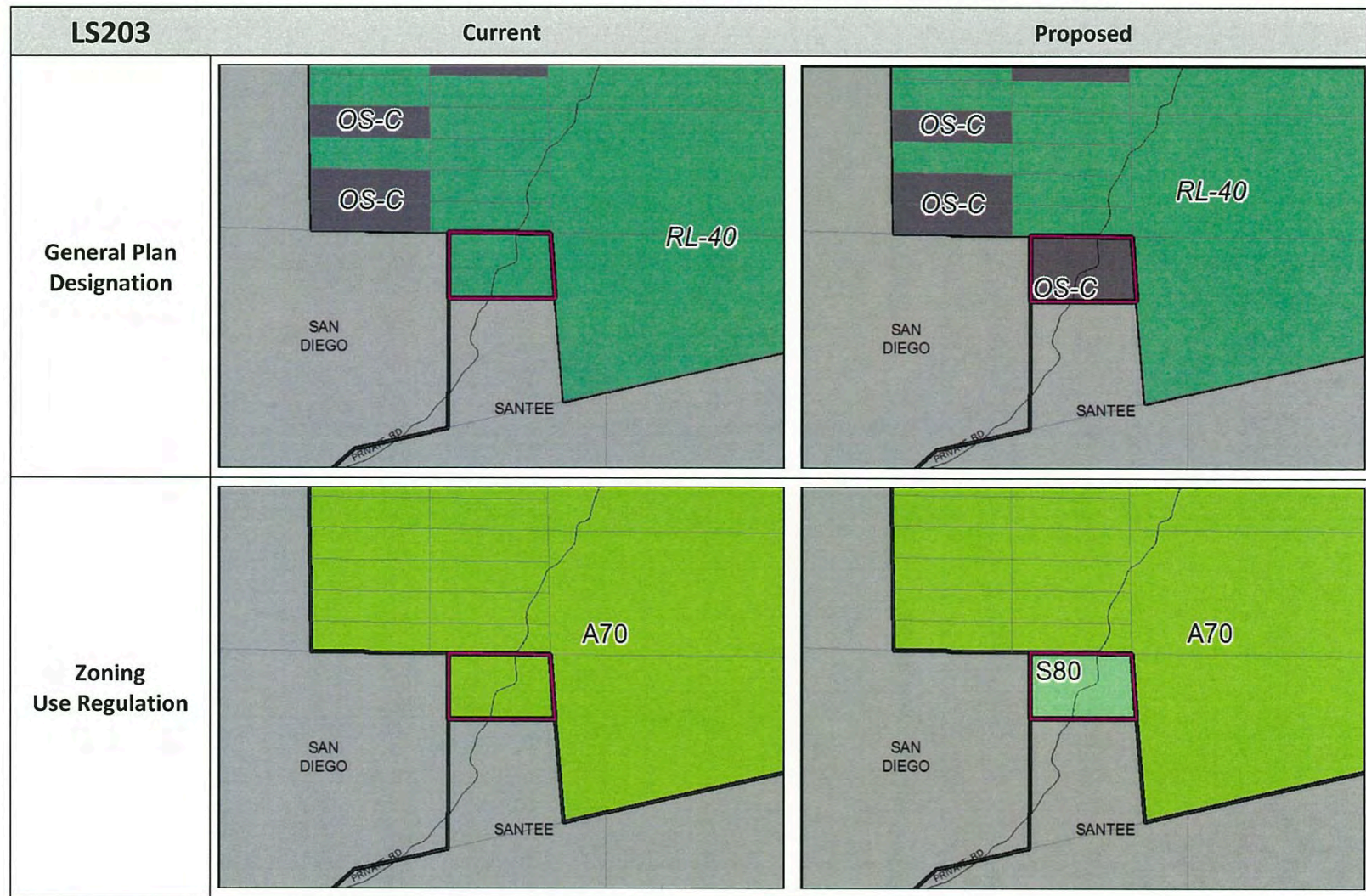
Summary of Zoning Changes							
Use Regulation		Density		Building Type		Setback	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
C36	RU	40 / 29	-	T / L	L	O / K	K

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — LAKESIDE

LS202	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

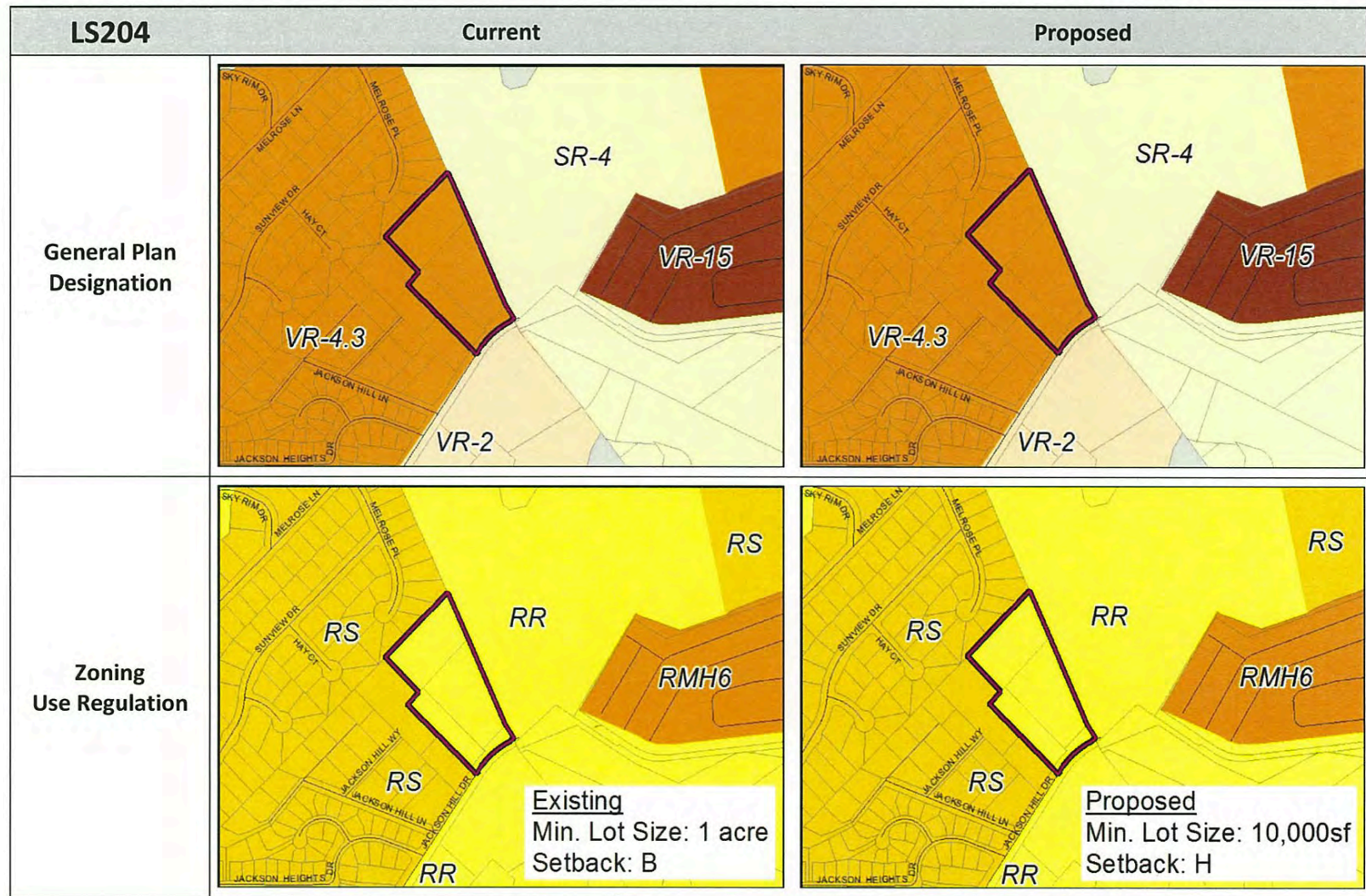
Summary of Zoning Changes		
Use Regulation		No changes are proposed for the zoning development designers
Current	Proposed	
A70 (Limited Agricultural)	S80 (Open Space)	

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — LAKESIDE

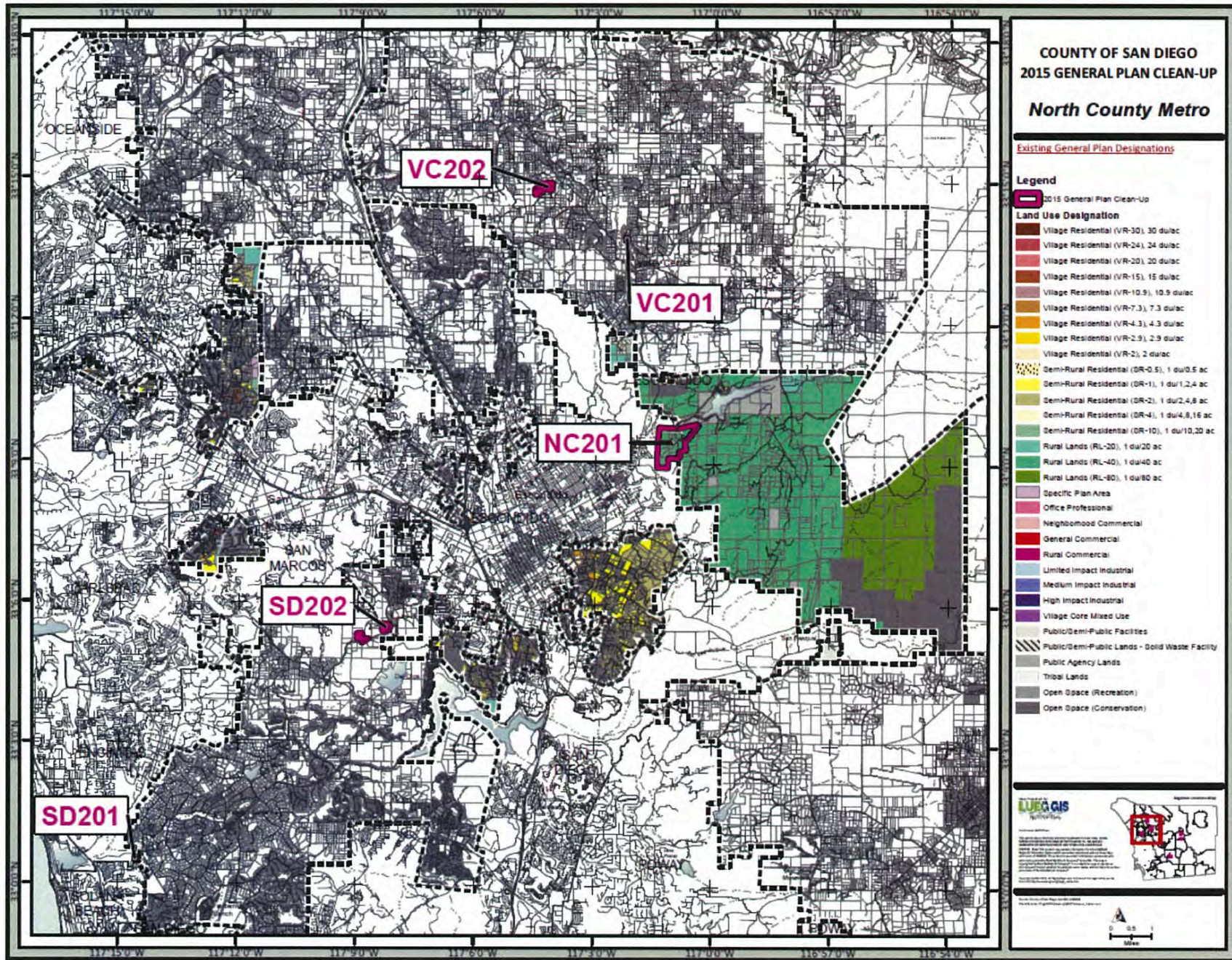


Summary of Zoning Changes		
Use Regulation		No changes are proposed for the zoning development designators
Current	Proposed	
A70 (Limited Agricultural)	S80 (Open Space)	

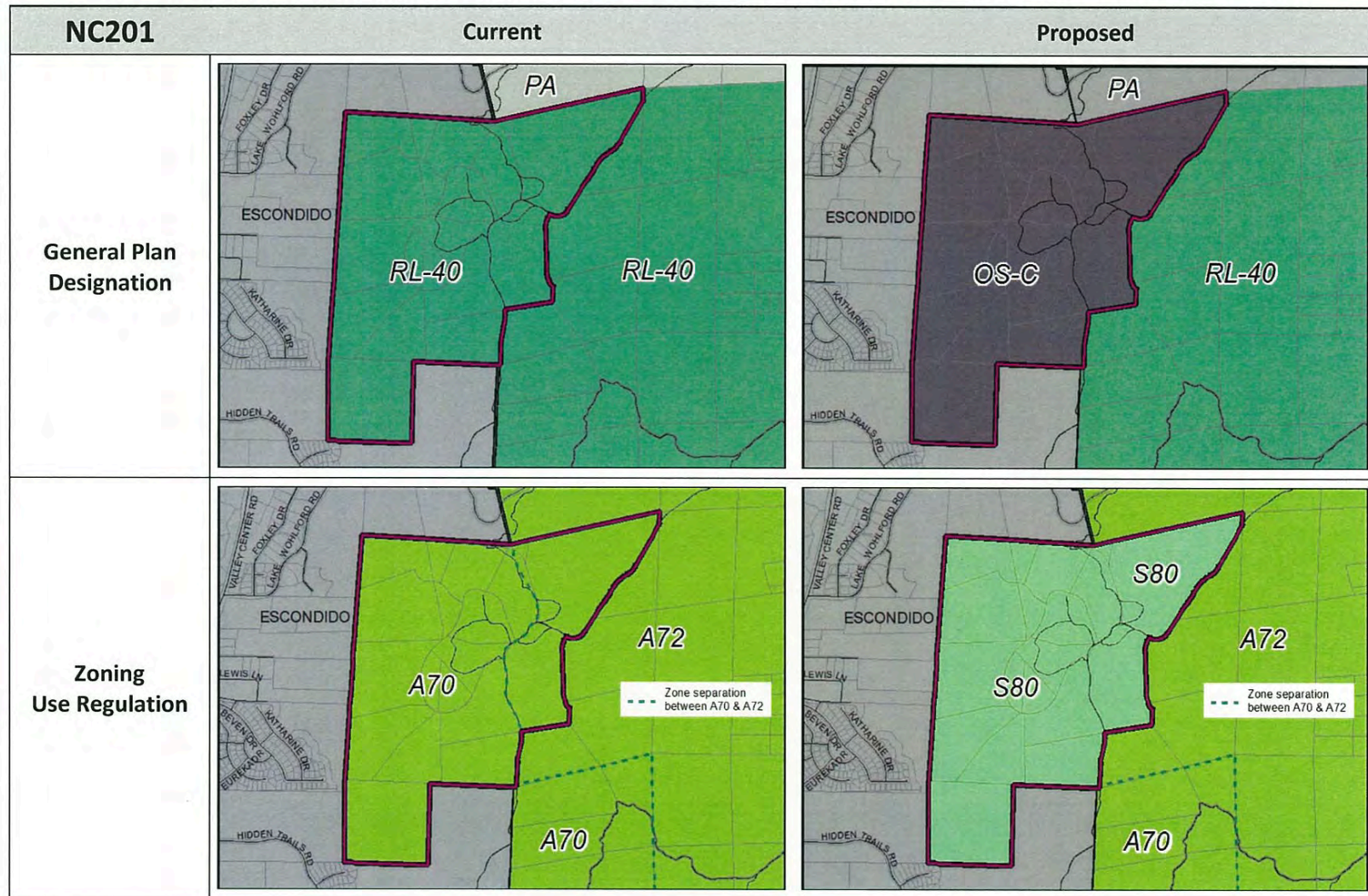
Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — LAKESIDE



Summary of Zoning Changes			
Minimum Lot Size		Setback	
Current	Proposed	Current	Proposed
1 acre	10,000sf	B	H

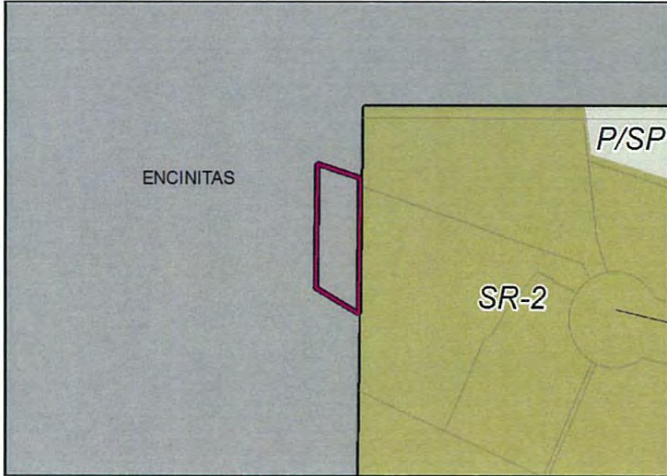
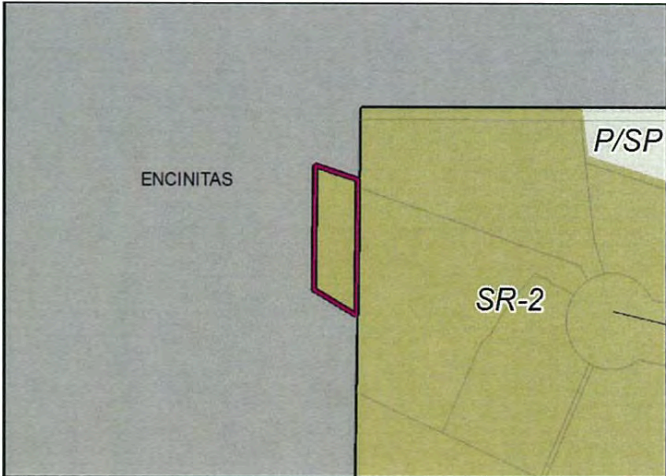
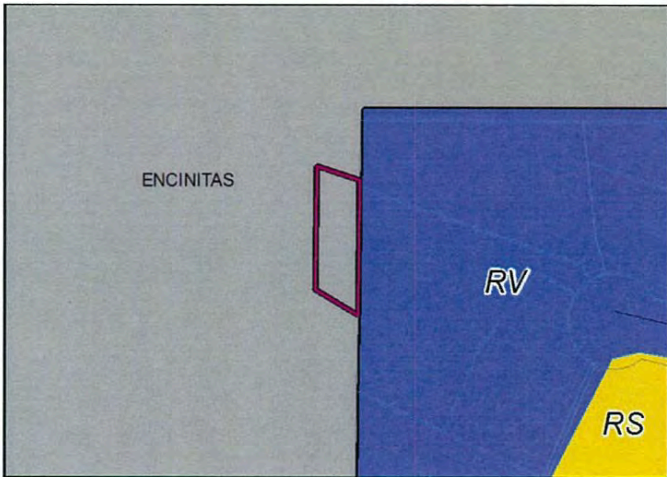
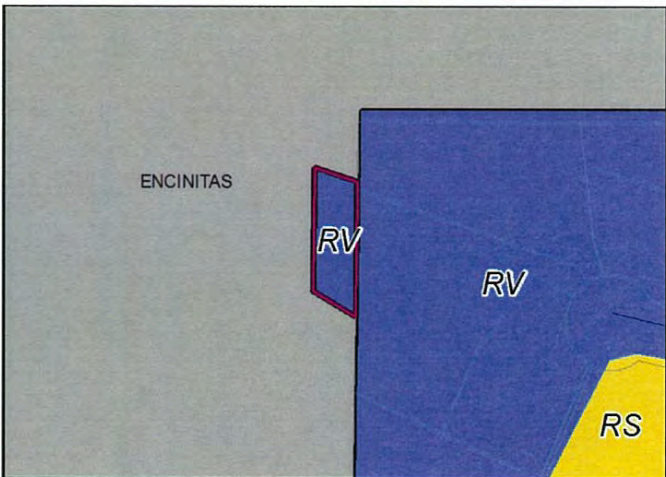


Land Use Map & Zoning Changes – GENERAL PLAN CLEAN-UP – NORTH COUNTY METRO



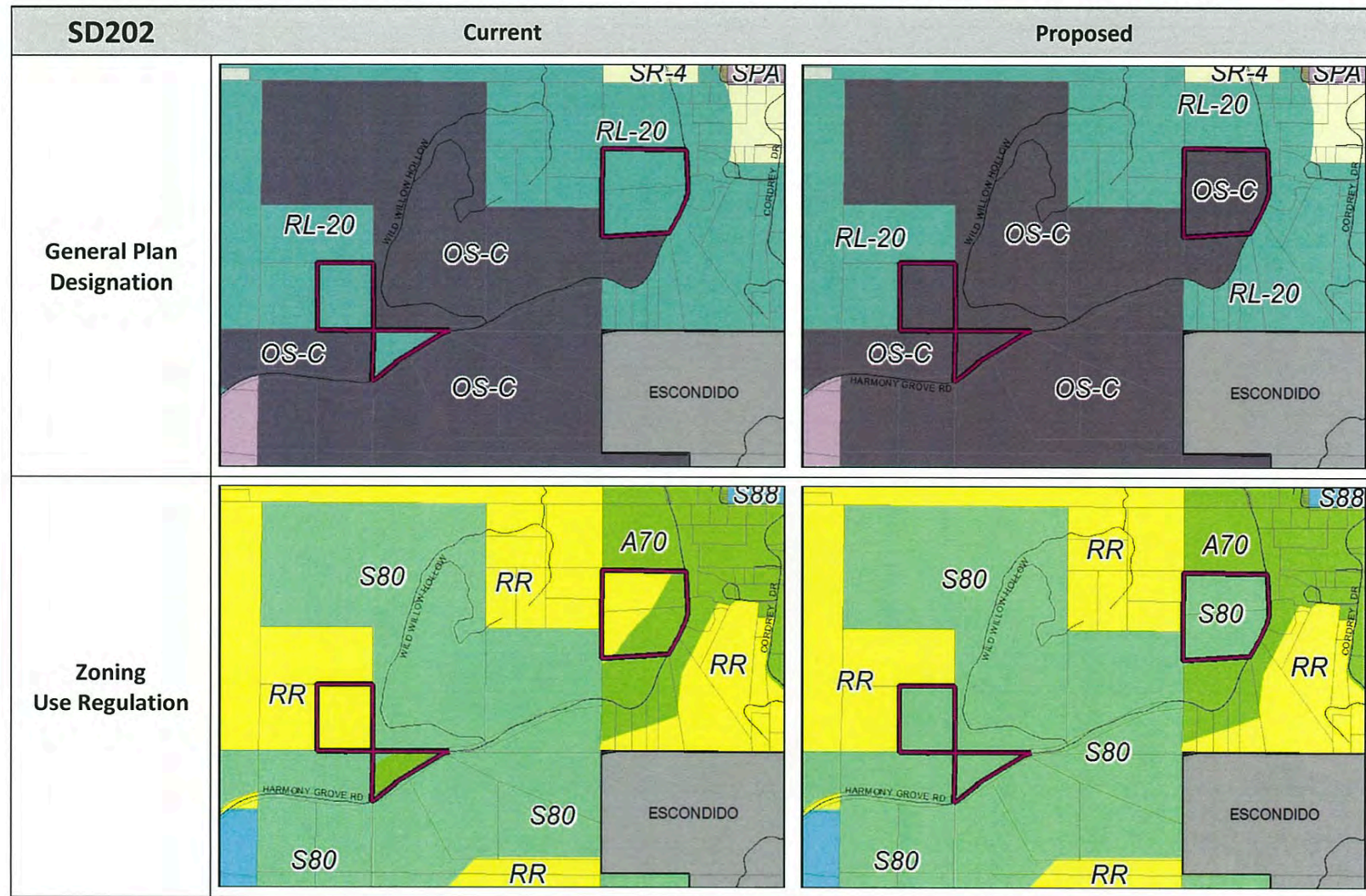
Summary of Zoning Changes		
Use Regulation		No changes are proposed for the zoning development designers
Current	Proposed	
A70/A72 (Limited/General Agricultural)	S80 (Open Space)	

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — SAN DIEGUITO

SD201		Current	Proposed
General Plan Designation			
			

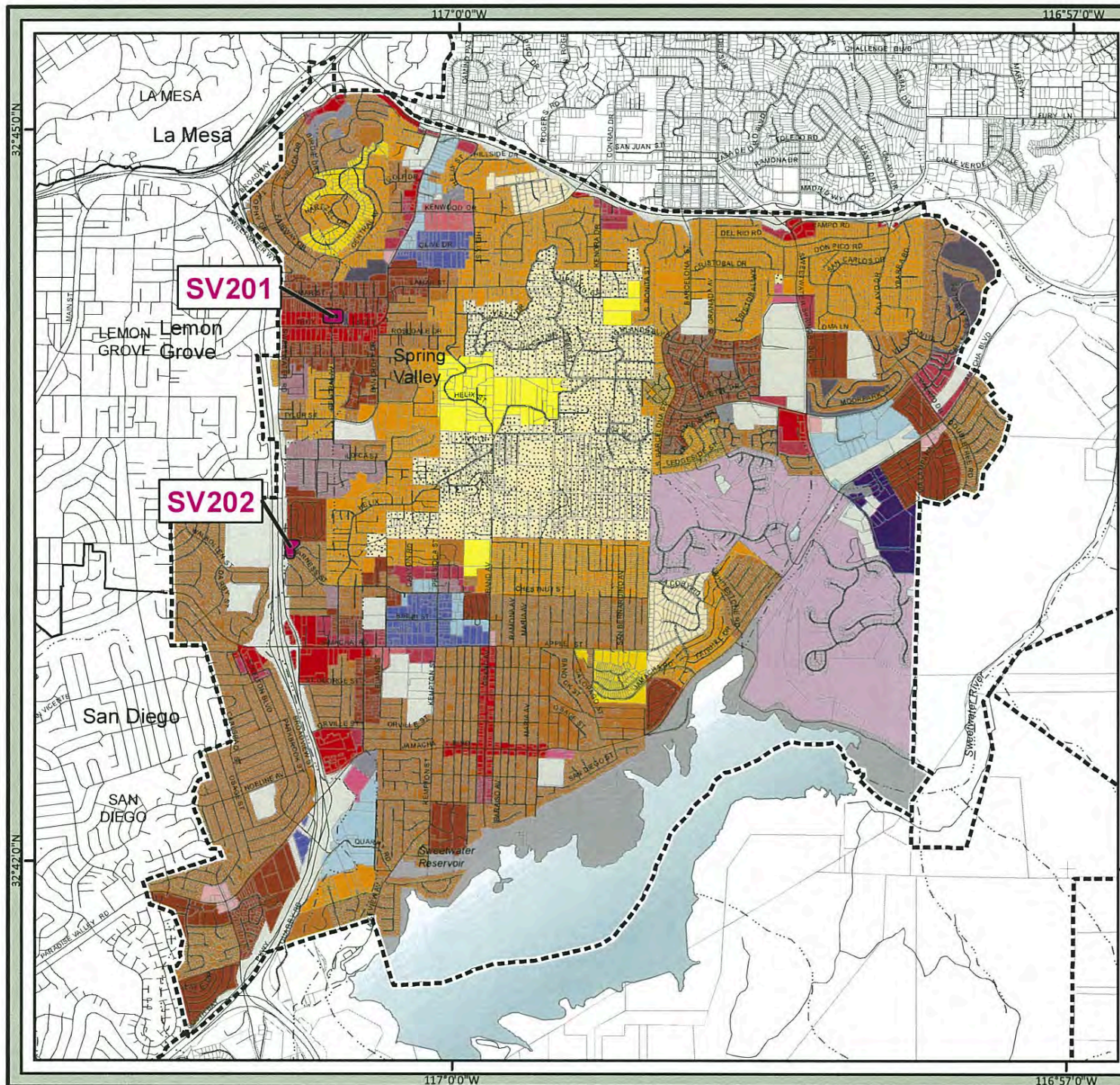
Summary of Zoning Changes																			
Use Regulation		Density		Lot Size		Animal Reg		Building Type		Height		Lot Coverage		Setback		Open Space		Special Reg	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
N/A	RV	N/A	-	N/A	-	N/A	A	N/A	L	N/A	G	N/A	0.6	N/A	V	N/A	B	N/A	P,R

Land Use Map & Zoning Changes – GENERAL PLAN CLEAN-UP – SAN DIEGUITO



Summary of Zoning Changes

Use Regulation		Animal Designator		Density		Setback	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
A70 / RR / S80	S80	V / L	V	- / 0.125	-	B / C	B



COUNTY OF SAN DIEGO 2015 GENERAL PLAN CLEAN-UP

Spring Valley

Existing General Plan Designations

Legend

2015 General Plan Clean-Up

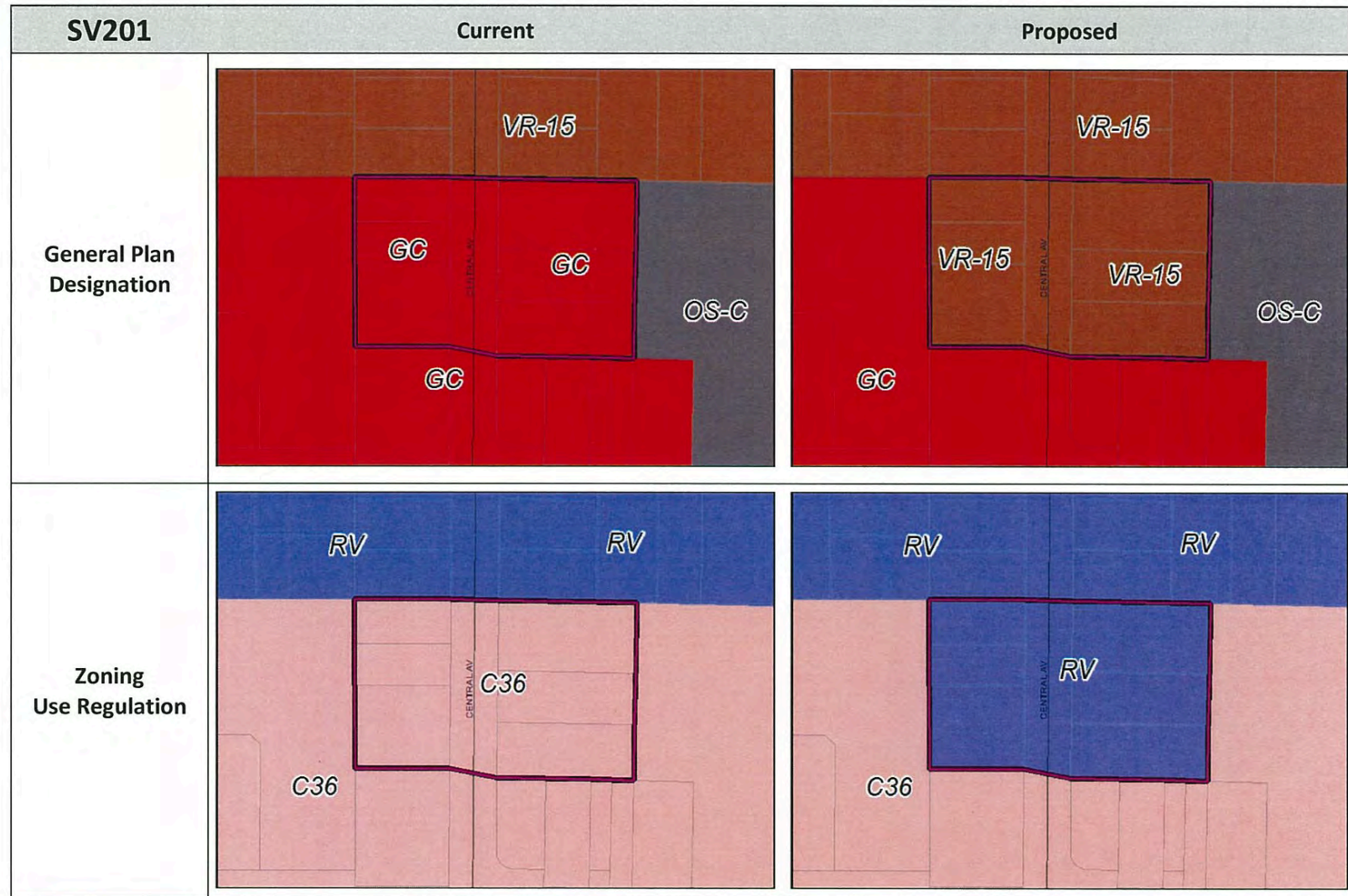
Land Use Designation

- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1, 2.4 ac
- Semi-Rural Residential (SR-2), 1 du/2, 4.8 ac
- Semi-Rural Residential (SR-4), 1 du/4, 8, 16 ac
- Semi-Rural Residential (SR-10), 1 du/10, 20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

Map Prepared by
LUUGGIS
NATURAL



Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — SPRING VALLEY

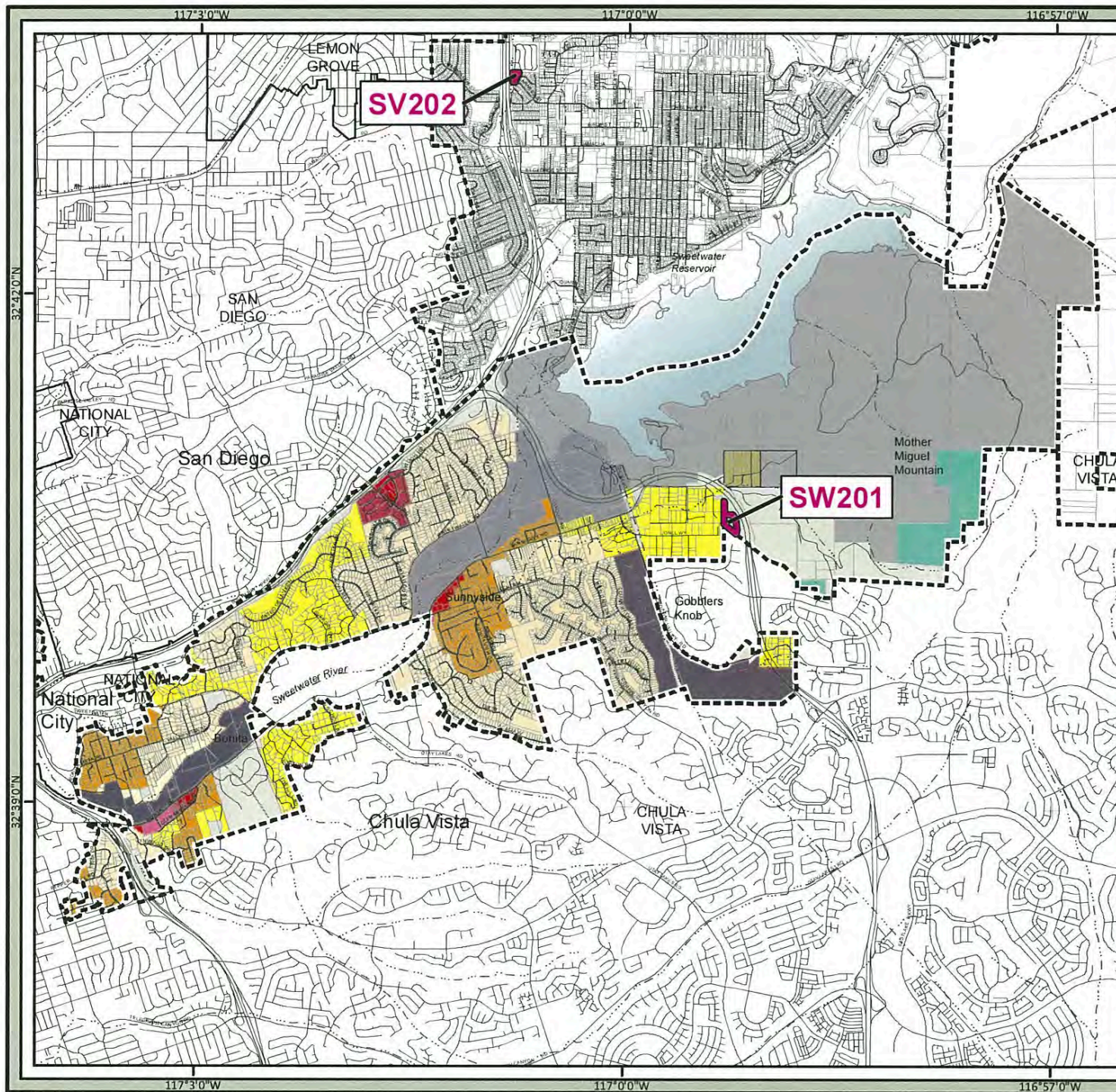


Summary of Zoning Changes																	
Use Regulation		Density		Lot Size		Animal Reg		Building Type		Height		Setback		Open Space		Special Reg.	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
C36	RV	40	-	-	10,000sf	R	Q	T	K	G	C	O	K	A	-	B,C,D1	B,C,D1,D2

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — SPRING VALLEY

SV202	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	
S94/RS (Transp. & Utility Corridor/Residential Single)	RS	



COUNTY OF SAN DIEGO 2015 GENERAL PLAN CLEAN-UP

Sweetwater

Existing General Plan Designations

Legend

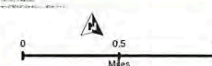
2015 General Plan Clean-Up

Land Use Designation

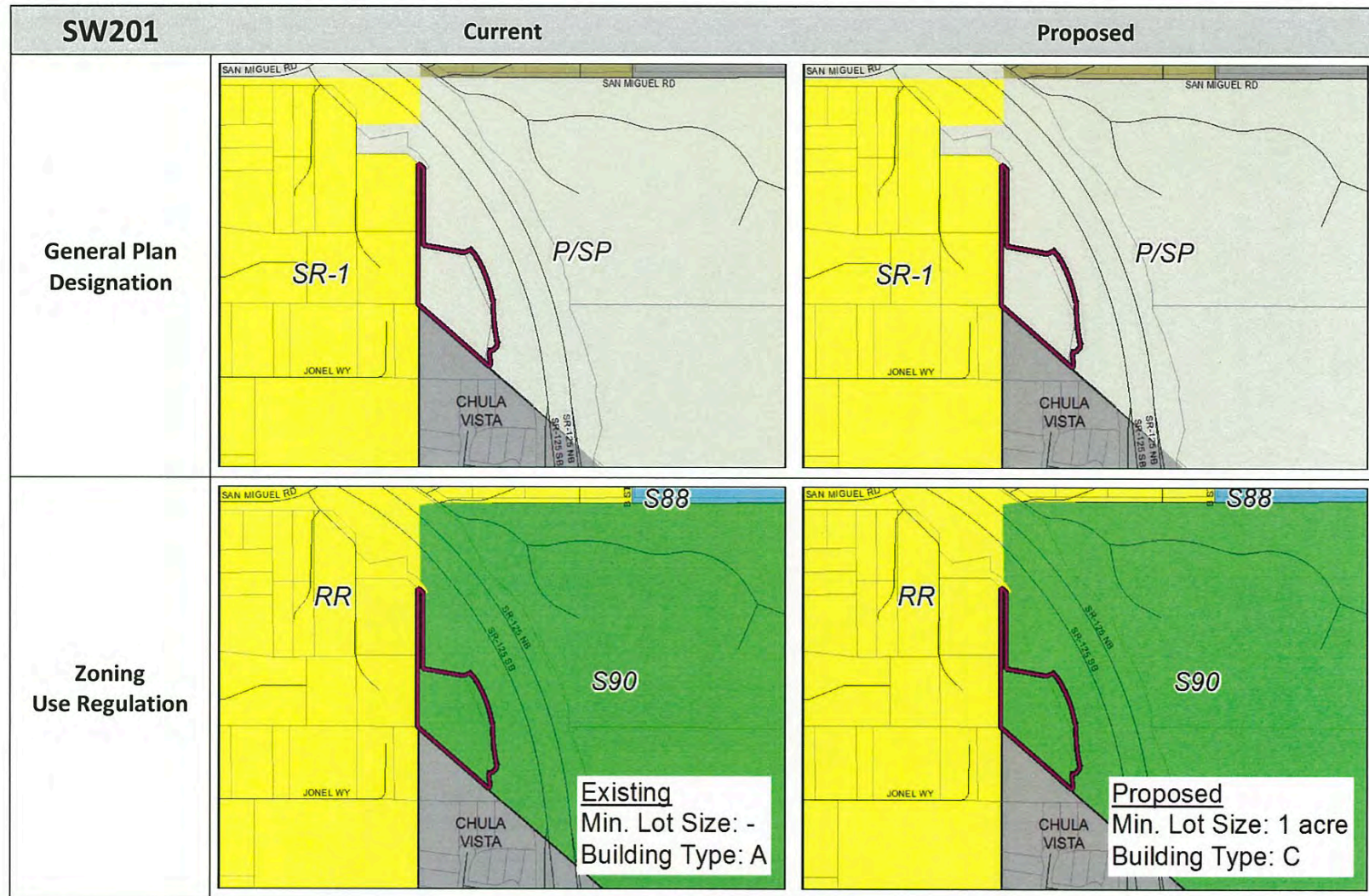
- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-Rural Residential (SR-0.5), 1 du/0.5 ac
- Semi-Rural Residential (SR-1), 1 du/1.24 ac
- Semi-Rural Residential (SR-2), 1 du/2.48 ac
- Semi-Rural Residential (SR-4), 1 du/4.816 ac
- Semi-Rural Residential (SR-10), 1 du/10.20 ac
- Rural Lands (RL-20), 1 du/20 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Lands (RL-80), 1 du/80 ac
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

Map prepared by
LUEGGIS
SUNSHINE

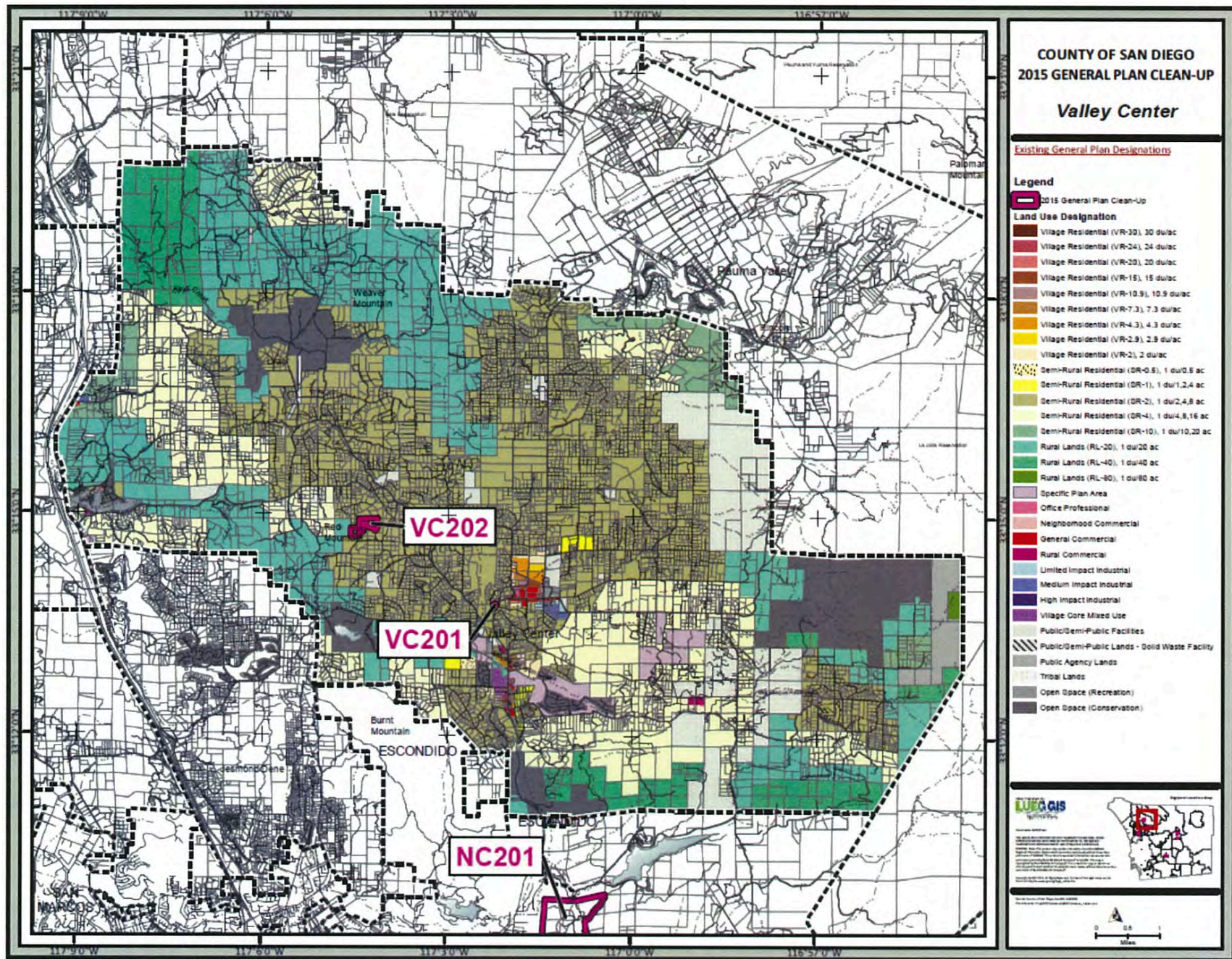
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PROJECT: Sweetwater
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
REVISIONS: [List]
SCALE: 1" = 1 Mile
NORTH ARROW: [Symbol]



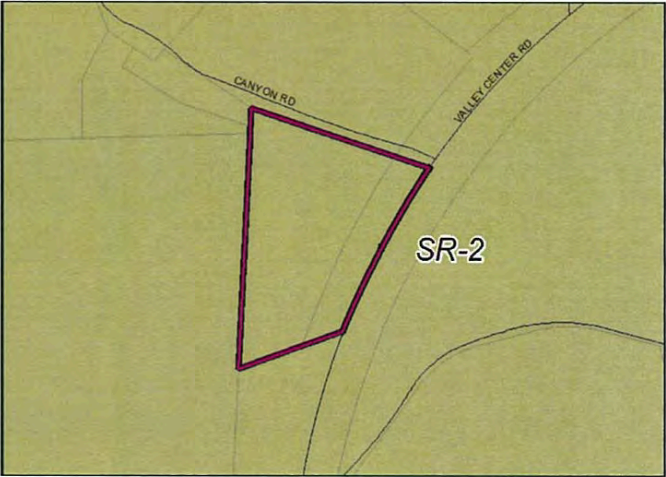
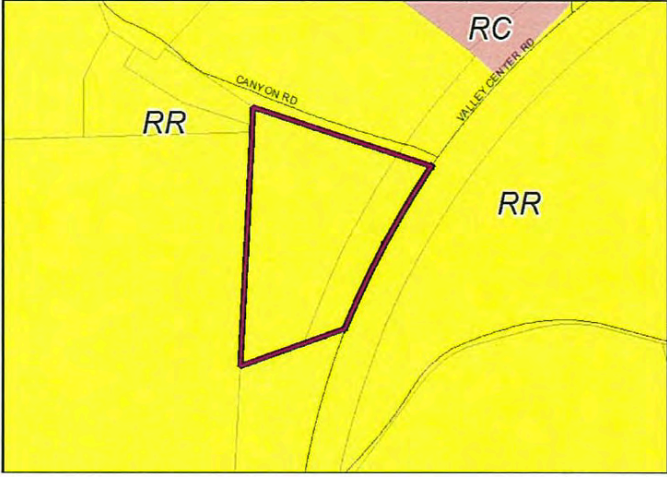
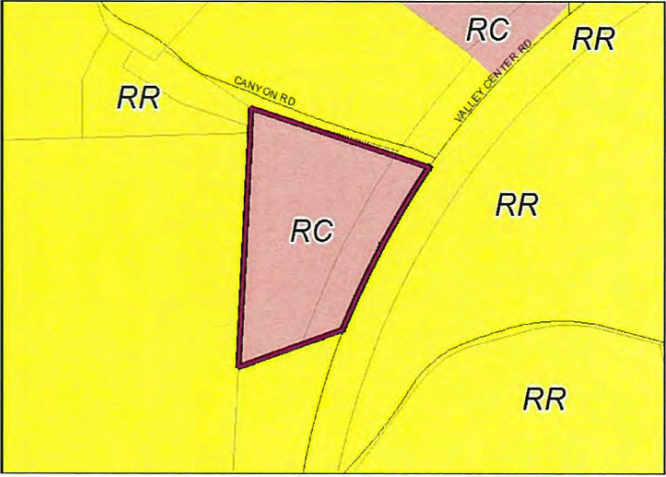
Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — SWEETWATER



Summary of Zoning Changes			
Minimum Lot Size		Building Type	
Current	Proposed	Current	Proposed
-	1 acre	A	C

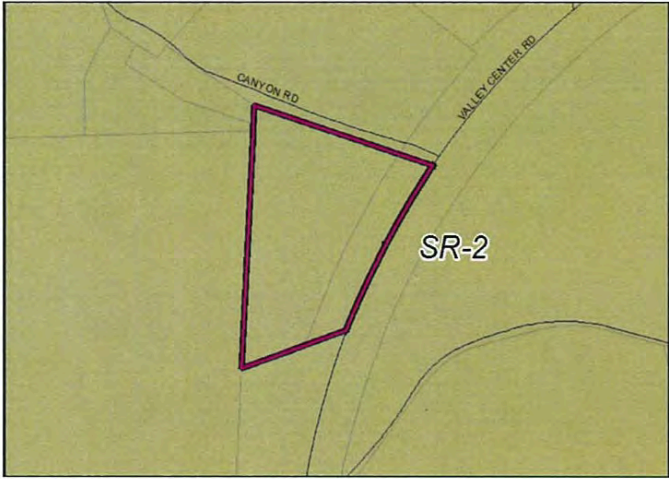
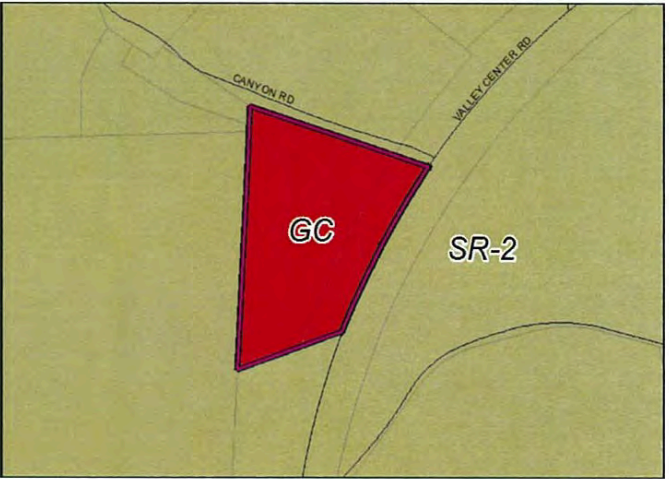
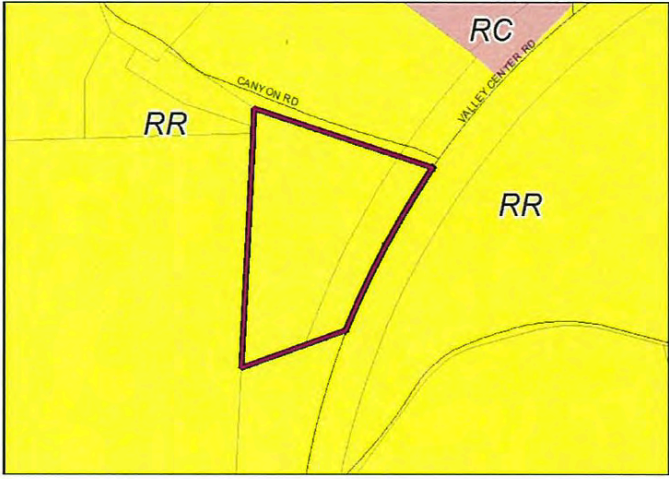
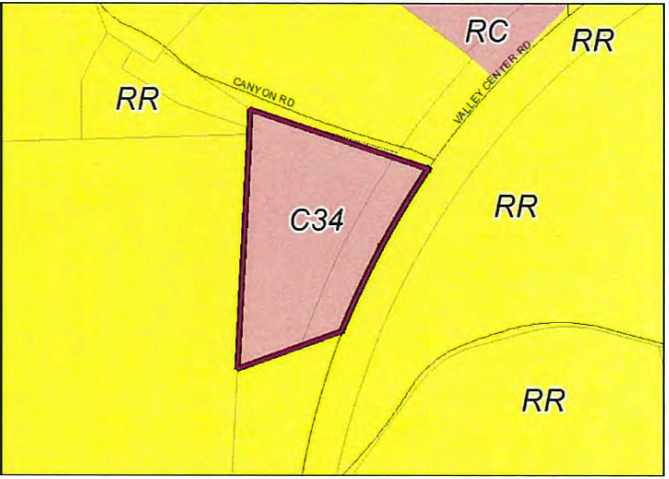


Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — VALLEY CENTER

VC201 (staff rec)		Current	Proposed (staff recommendations)
General Plan Designation			
Zoning Use Regulation			

Summary of Zoning Changes (staff recommendations)							
Use Regulation		Animal Regulation		Minimum Lot Size		Setback	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
RR (Rural Residential)	RC (Residential/Commercial)	J	Q	2 acres	0.5 acre	B	P

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — VALLEY CENTER

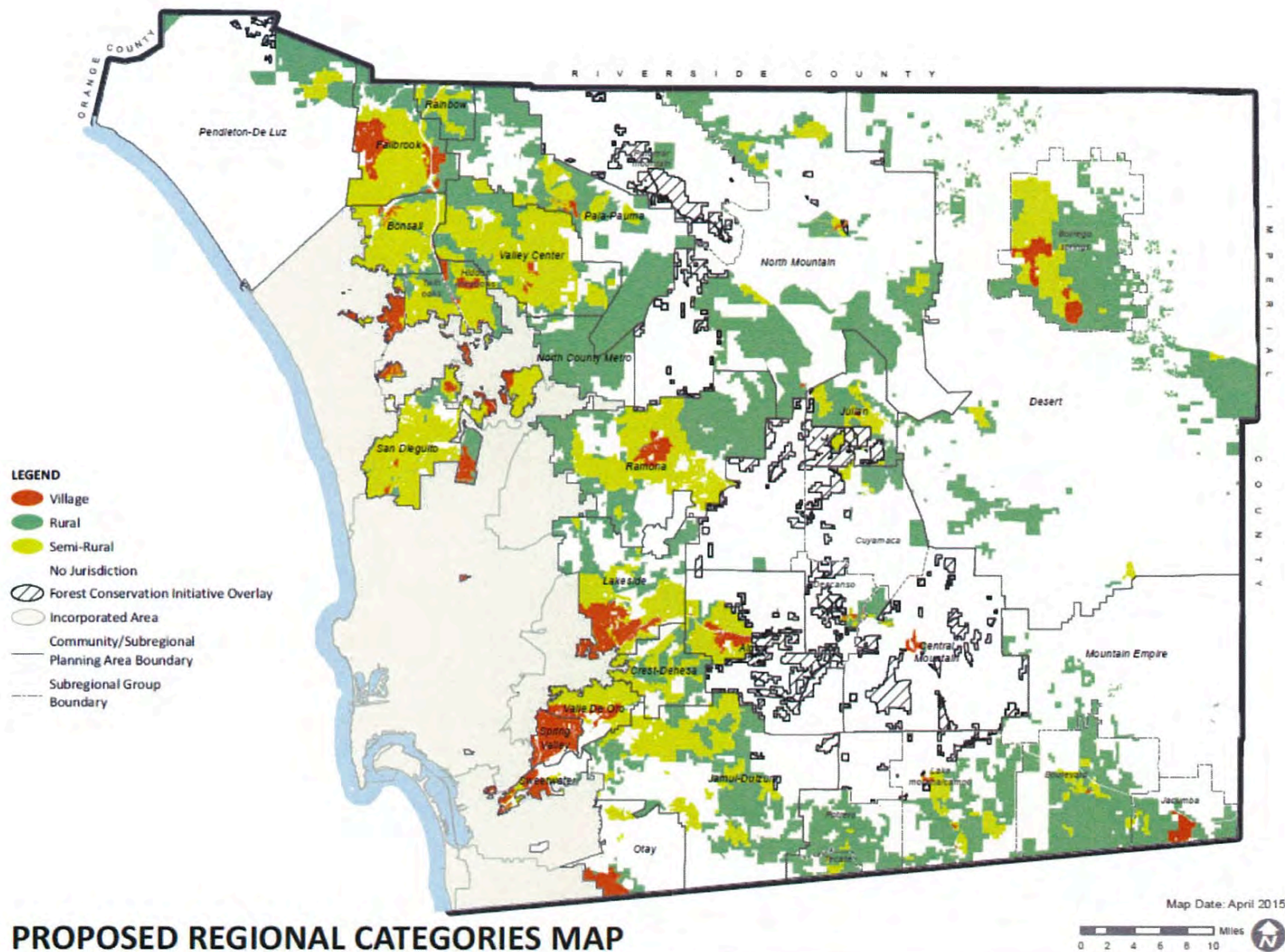
VC201 (CPG rec)		Current	Proposed (CPG recommendations)
General Plan Designation			
Zoning Use Regulation			

Summary of Zoning Changes (CPG recommended zoning use regulation)									
Use Regulation		Density		Animal Regulation		Minimum Lot Size		Setback	
Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
RR (Rural Residential)	C34 (General Commercial/Residential)	-	0.5	J	Q	2 acres	0.5 acre	B	P

Land Use Map & Zoning Changes — GENERAL PLAN CLEAN-UP — VALLEY CENTER

VC202		Current	Proposed
General Plan Designation			

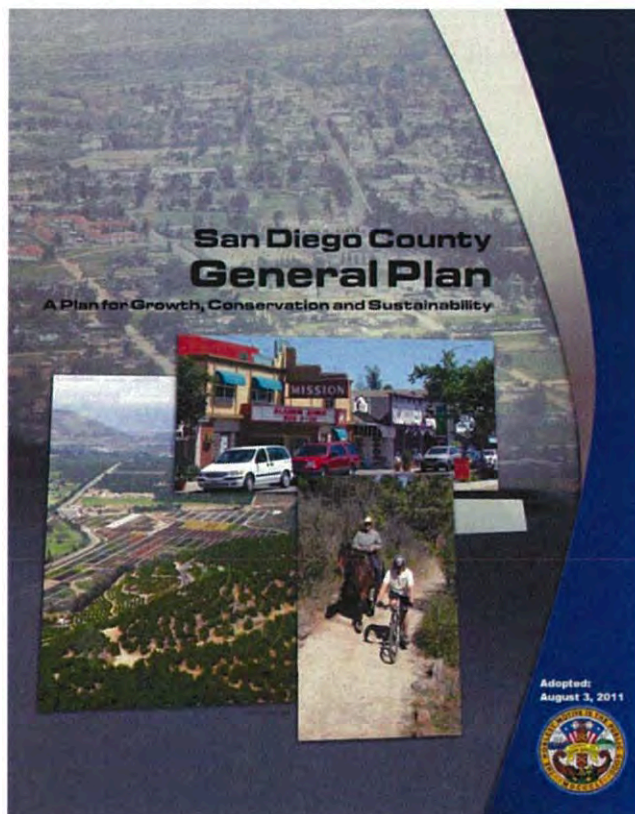
Summary of Zoning Changes		
Minimum Lot Size		No changes are proposed for the zoning use regulation or the other zoning development designators
Current	Proposed	
10 acres	2 acres	



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Section 4

Non-Land Use Map Changes



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

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SECTION 4.1 GENERAL PLAN POLICY DOCUMENT CHANGES

The General Plan Clean-Up includes proposed text changes to General Plan policy documents including the Land Use Element, the Conservation and Open Space Element, and the Implementation Plan, as detailed below.

Page	Section	Revision	Rationale
Chapter 3: Land Use Element			
3-7	Land Use Framework	To facilitate a regional perspective, the Regional Categories of Village, Semi-Rural Lands, and Rural Lands have been applied to all privately-owned lands within the unincorporated County, along with Open Space (Recreation) and Open Space (Conservation) which are included under the Semi-Rural and Rural Lands categories, respectively. <u>The Open Space (Recreation), Open Space (Conservation), and Public/Semi-Public Facilities designations can be assigned to any of the Regional Categories, based on ownership and location.</u> Tribal Lands, and Federal and State Lands (including MCB Camp Pendleton) and Public/Semi-Public lands are assigned to the No Jurisdiction Regional Category.	Proposed revisions/clarifications for consistency with General Plan Land Use mapping practices and to provide some explanation of the No Jurisdiction Regional Category. Areas of Open Space Land Use designations have typically been assigned to the No Jurisdiction Regional Category.
3-9	Land Use Framework Regional Categories	<u>NO JURISDICTION</u> <u>The No Jurisdiction Regional Category is applied to those areas where the County does not have land use planning jurisdiction, including lands under state or federal jurisdiction and tribal reservations.</u>	For consistency with General Plan text descriptions, the Open Space designations will be assigned to the No Jurisdiction Regional Category when under state or federal ownership and assigned to one of the other three Regional Categories (based on location) when owned by the County, a private entity, or other non-governmental organization.

Page	Section	Revision	Rationale																																																			
3-11	Table LU-1 Under the 'Designation' column	<u>Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</u>	Proposed clarification for Table LU-1 'Land Use Designations and Compatible Regional Categories.' The table does not include the No Jurisdiction Regional Category in the columns for compatibility with Land Use designations. The designations listed under 'Other' include Tribal Lands, Public Agency Lands, Specific Plan Area, Public/Semi-Public Facilities, Open Space – Conservation, and Open Space – Recreation. The addition of the text along with the revisions to the compatibility 'X' marks (see below) will serve to clarify the mapping of Regional Categories.																																																			
3-11	Table LU-1 Compatibility table for the Land Use designations under 'Other'	<table><tr><th rowspan="2">Designation</th><th rowspan="2">Maximum Density</th><th rowspan="2">Maximum FAR^a</th><th colspan="3">Compatible Regional Category^c</th></tr><tr><th>Village</th><th>Semi-Rural</th><th>Rural Lands</th></tr><tr><td colspan="6"><u>Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</u></td></tr><tr><td>Tribal Lands (TL)</td><td>—^f</td><td>—</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Public Agency Lands</td><td>—^{f, h}</td><td>—</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Specific Plan Area (SPA)^g</td><td>refer to individual SPA</td><td>—</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Public/Semi-Public Facilities (P/SP)</td><td>—^h</td><td>0.50</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Open Space—Conservation (OS-C)</td><td>0</td><td>—</td><td>X</td><td>X</td><td>X</td></tr><tr><td>Open Space—Recreation (OS-R)</td><td>1 unit per 4, 8, or 16 gross acresⁱ</td><td>—</td><td>X</td><td>X</td><td>X</td></tr></table>	Designation	Maximum Density	Maximum FAR ^a	Compatible Regional Category ^c			Village	Semi-Rural	Rural Lands	<u>Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</u>						Tribal Lands (TL)	— ^f	—	X	X	X	Public Agency Lands	— ^{f, h}	—	X	X	X	Specific Plan Area (SPA) ^g	refer to individual SPA	—	X	X	X	Public/Semi-Public Facilities (P/SP)	— ^h	0.50	X	X	X	Open Space—Conservation (OS-C)	0	—	X	X	X	Open Space—Recreation (OS-R)	1 unit per 4, 8, or 16 gross acres ⁱ	—	X	X	X	Revisions to the Regional Category compatibility 'X' marks for compatibility with Regional Category mapping descriptive text on page 3-7. The Land Use designations of Tribal Lands and Public Agency Lands receive the No Jurisdiction Regional Category. The two Open Space designations and Public/Semi-Public Facilities can be assigned to any of the Regional Categories, depending on ownership and location.
Designation	Maximum Density	Maximum FAR ^a				Compatible Regional Category ^c																																																
			Village	Semi-Rural	Rural Lands																																																	
<u>Other – with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</u>																																																						
Tribal Lands (TL)	— ^f	—	X	X	X																																																	
Public Agency Lands	— ^{f, h}	—	X	X	X																																																	
Specific Plan Area (SPA) ^g	refer to individual SPA	—	X	X	X																																																	
Public/Semi-Public Facilities (P/SP)	— ^h	0.50	X	X	X																																																	
Open Space—Conservation (OS-C)	0	—	X	X	X																																																	
Open Space—Recreation (OS-R)	1 unit per 4, 8, or 16 gross acres ⁱ	—	X	X	X																																																	

Page	Section	Revision	Rationale
Chapter 5: Conservation and Open Space Element			
5-14	Agricultural Resources - Context	The County of San Diego is the only major urban county with a farm gate value consistently ranked among the top ten agricultural counties (ranked eight for several years) in California. The County has the fourth highest number of farms of any county in the country and third highest number of farms of any county in California. Agriculture is the fifth largest component of the County's economy. Agriculture in the County provides an array of economic, environmental, and social benefits that contribute to the quality of life in the region. Agriculture also provides a valuable open space resource and plays a critical role in regional wildlife conservation by providing usable open space corridors and habitat for some species.	This entire paragraph was accidentally repeated on page 5-14. This correction would just remove the second occurrence of the paragraph.
Implementation Plan			
22	Housing Preservation Section Action items 3.4.5.A and 3.4.5.B	<u>General Plan Policy # Reference</u> (column in spreadsheet) 3.4.5.A – Ministerial Procedures for Special Needs Housing – H-3.6 <u>H-5.1</u> 3.4.5.B – Reasonable Accommodation – H-6.6 <u>H-5.1</u>	The subject items in the Implementation Plan call for action items to improve procedures and public information on reasonable accommodation for persons with disabilities. As such, the appropriate General Plan reference policy is H-5.1.

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.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/MobilityEl%20NetworkAppxupdateOct2014.pdf>

ID	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
Mobility Element Network — Lakeside Community Planning Area			
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 <u>Lemon Crest Drive</u> 4.1A Major Road Continuous Turn Lane <u>Raised Median</u> — Woodside Avenue <u>Lemon Crest Drive</u> to El Cajon city limits	Recommended Improvement Full interchange for SR-67
Winter Gardens Boulevard revision rationale: The extent of the segment was incorrectly noted. In addition, the 4.1A Major Road classification assumes a raised median, and not a continuous turn lane. This item only involves table corrections. The map is already correct for this segment.			
Mobility Element Network — Valley Center Community Planning Area			
14	New Road 14 <u>Segment</u> : Valley Center (at Miller Road) to Valley Center Road (at New Road 15)	2.3B Minor Collector Intermittent Turn Lanes	Road Alignment North of floodplain whenever feasible
New Road 14 revision rationale: As seen in the row above, no changes are proposed for the Mobility Element Network table for New Road 14. The current Valley Center Mobility Element Network map shows green for the Light Collector series. It should show light blue for the Minor Collector series. A revised map can be found on the next page.			

Valley Center Community Planning Area

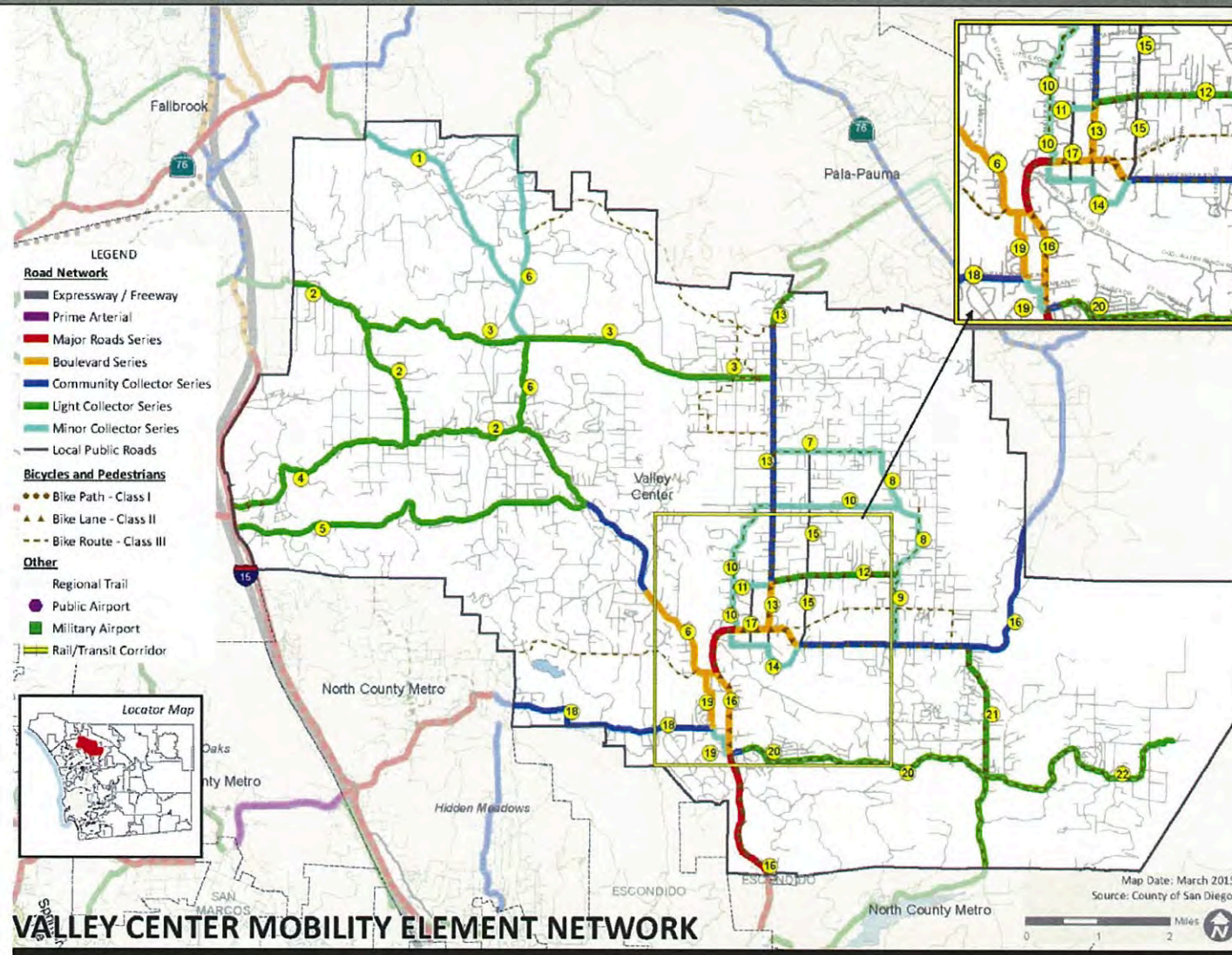


Figure M-A-23

Proposed Change: Revise the map color for New Road 14, to reflect the correct color for a 2.3B Minor Collector (light blue)

SECTION 4.3 COMMUNITY / SUBREGIONAL PLAN CHANGES

The General Plan Clean-Up includes proposed revisions to five Community or Subregional Plans as detailed in the table below.

Page	Section	Revision	Rationale
Central Mountain Subregional Plan			
64	Residential Policies A. General	Prohibit new residential developments on the creation of new lots with lot sizes of less than four acres <u>(or the zoning minimum lot size, if that is less than four acres)</u> outside of Rural Village boundaries, unless specifically exempted in this text.	Currently, there are several parcels outside the Rural Village boundary that have a current zoning minimum lot size of less than four acres. This revision would facilitate zoning consistency with the Subregional Plan; thus avoiding the need to rezone each of the parcels with a minimum lot size of less than four acres, outside the Rural Village Boundary. The policy would retain the intent of avoiding excessive clustering for suburban style developments.
Crest-Dehesa Community Plan			
14	f. Public Safety Fire Protection	In 2006, the Crest Community Fire Safe Council, with input from multiple community stakeholders, developed a Community Wildfire Protection Plan (CWPP) to help clarify and refine its priorities for the protection of life, property, and critical infrastructure in the wildland-urban interface. The most current CWPP is hosted online by the Fire Safe Council of San Diego County at www.firesafesdcounty.org. While the main evacuation routes for Crest are La Cresta Road and Mountain View Road, the Crest Fire Safe Council, in coordination with the San Diego County Sheriff's Department and the San Miguel Fire District/Cal Fire have identified alternative evacuation routes that could potentially be used. These possible alternate routes have been evaluated and listed in a draft Community Wildfire Evacuation Plan, which is undergoing community review and feedback. The San Miguel Fire District (www.sanmiguelfire.org) will host the Community Wildfire Evacuation Plan once finalized, following community feedback.	Information on this Community Wildfire Evacuation Plan supplements the current fire protection information in the Community Plan and keeps the Community Plan current. The Crest-Dehesa Community Planning Group has recommended approval of the addition of this language for the Community Plan.

Page	Section	Revision	Rationale
Fallbrook Community Plan			
13	1.1 Community Character Goal LU 1.1	Perpetuate the existing rural charm and village atmosphere <u>surrounded by semi-rural and rural lower density development</u> , while accommodating growth.	Requested language revision of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.
19	Community Beautification and Design Policy LU 2.4.9 (new policy proposal)	<u>Require special considerations in the development of large parcels. In addition to the allowable Floor Area Ratio (FAR) formula, encourage nonresidential buildings to limit the amount of impervious surfaces on a project site and to use a variety of building sizes and orientations to avoid large buildings that are not compatible with the character of Fallbrook.</u>	Policy request of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.
18	Commercial (new issue and goal statement proposals, with a corresponding new policy proposal)	<u>Issue 2.2b The areas along Fallbrook's major access roads serve as visual reminders of the rural heritage and contribute to the unique nature of Fallbrook's community character.</u> <u>Goal 2.2b Land use development that preserves the rural character of the community along the major access routes.</u> <u>Policy 2.2b1 Discourage General Plan Amendments that would apply new General Commercial (C-1) or Rural Commercial (C-4) General Plan Land Use designations outside of the Village boundary.</u>	Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.

Page	Section	Revision	Rationale
18	Commercial (new issue and goal statement proposals, with a corresponding new policy proposal)	<u>Issue 2.2c Fallbrook is an agricultural community and relies on commercial ventures that support and enhance agriculture.</u> <u>Goal 2.2c Support business enterprises that promote and enhance agricultural activity.</u> <u>Policy 2.2c1 When reviewing proposed zone reclassifications for properties with agriculture supporting businesses, encourage the use of those zones that allow most commercial activities and storage to be conducted outside of an enclosure.</u>	Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.
Pala/Pauma Subregional Plan			
7	Public Services and Facilities B. Policies	1. The need for sewer service will expand greatly as growth continues, particularly within the designated Village Boundary; therefore, PROVIDE PUBLIC SEWER SERVICE INSIDE THE VILLAGE BOUNDARY AS SHOWN IN APPENDIX B (AS SHOWN IN FIGURE 3 ON PAGE 4) AS NEEDS ARISE.	Revision to correct the reference to the location of the map showing the Village Boundary, within the Subregional Plan
Valley Center Community Plan			
13	Commercial Policies and Recommendations	1. Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area. <u>Exceptions to this policy can be made for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011.</u>	Exception language proposed at the request of the Valley Center CPG (2-10-14 meeting). The exception language could only apply to eight parcels; five of which requested and received a change to an industrial zone with the General Plan Update. Only one parcel is proposed for a change as part of this project.

Page	Section	Revision	Rationale
13	Commercial Policies and Recommendations	5. Future development shall be planned so that strip commercial development will be avoided. <u>Exceptions to this policy can be made for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011.</u>	Exception language proposed at the request of the Valley Center CPG (2-10-14 meeting). The exception language could only apply to eight parcels; five of which requested and received a change to an industrial zone with the General Plan Update. Only one parcel is proposed for a change as part of this project.
13	Commercial Policies and Recommendations	8. Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan. <u>Exceptions to this policy can be made for those parcels that were zoned commercial in July 2011, and were rezoned to a non-commercial use regulation with the adoption of the General Plan Update in August 2011.</u>	Exception language proposed at the request of the Valley Center CPG (2-10-14 meeting). The exception language could only apply to eight parcels; five of which requested and received a change to an industrial zone with the General Plan Update. Only one parcel is proposed for a change as part of this project.