

Attachment C – Staff Recommendation

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2017

GENERAL PLAN CLEAN-UP



GPA 16-001; REZ 16-001
STAFF RECOMMENDATION

Prepared by the County of San Diego
Planning and Development Services

September 2017



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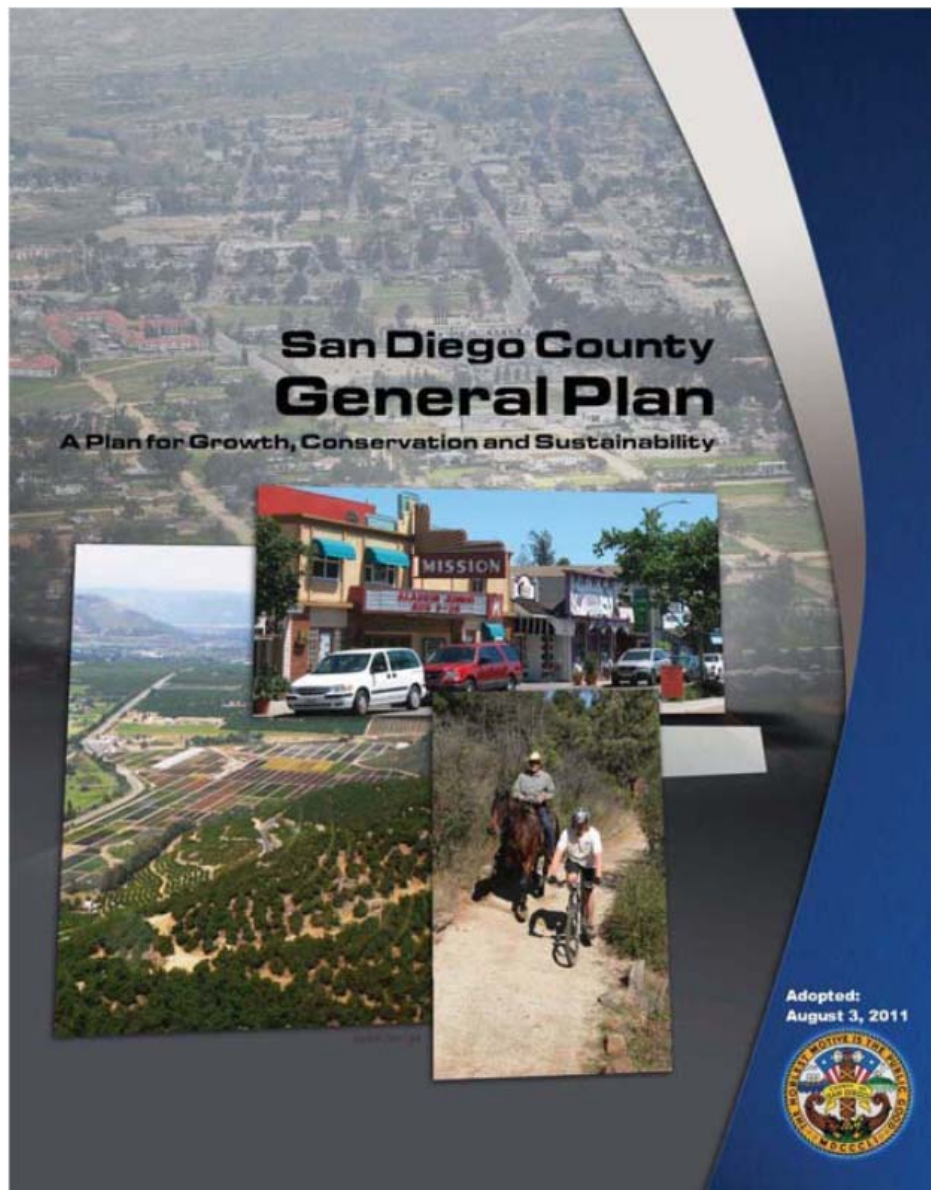
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Section 1

Introduction to the General Plan Clean-Up



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1.1 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. General Plan Clean-Up items have generally been limited to the following:

- Ownership changes;
- Mapping errors;
- Errors and omissions;
- Minor community plan changes; and
- Internal clarification and inconsistencies.

This is the third General Plan Clean-Up processed since 2011. All of the items included in the Clean-Up must be eligible under a California Environmental Quality Act (CEQA) Addendum to the General Plan Environmental Impact Report (EIR). The types of changes included in the current Clean-Up fall into the following categories: Land Use Map and Zoning, Mobility Element Network, and Implementation Plan.

2017 – Types of Changes

Land Use Map and Zoning

The Land Use Map and Zoning regulations provide a framework to accommodate future development in an efficient and sustainable manner. The proposed items in the current project include two different types of changes. These are ownership changes and mapping errors.

There are eleven items that involve ownership changes. Of these, eight involve open space acquisitions by the County’s Department of

Parks and Recreation (DPR), two involve open space acquisitions by the Endangered Habitats Conservancy League, and one involves an acquisition by the Sweetwater Authority. These ownership changes are located in Alpine, Bonsall, Lakeside, North Mountain, San Dieguito, and Valley Center.

There are twelve items that involve the correction of mapping errors. Four of these contain zoning development designator errors, four contain mapping errors related to ownership, and four contain zoning regulations that are inconsistent with their respective General Plan land use designations. These ownership changes are located in Borrego Springs, Desert, Hidden Meadows, Lakeside, North County Metro, Pala Pauma, Pine Valley, San Dieguito, Twin Oaks, and Valley Center.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location of road network components. Four corrections are proposed for the Mobility Element Network Appendix. One involves the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for the Desert subregion. The other three involve corrections to road segments on the Mobility Element Maps for Lakeside, San Dieguito, and Valle de Oro.

Implementation Plan

The Implementation Plan is a set of the principal actions and procedures necessary to achieve the goals and policies set forth in the General Plan. The proposed changes include text revisions to the Mobility and Cultural Resources sections.

1.2 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 draft plan for the project is being circulated for a 45-day public review period, starting in June 2017. Agencies and tribal governments requiring noticing will receive

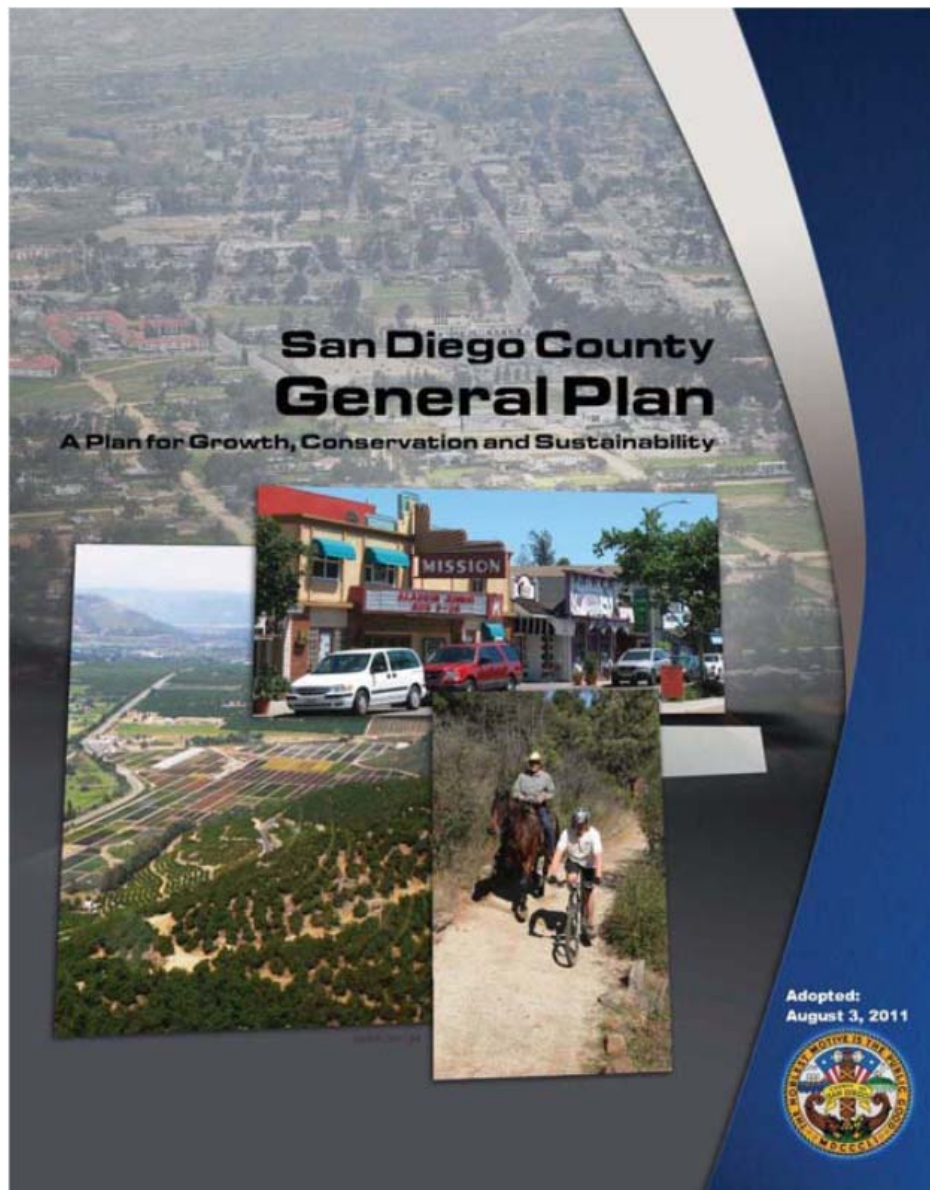
notices with links to the public review documents. Each property owner subject to proposed Land Use Map and/or Zoning changes, and their neighbors within 300 feet, will receive a mailed notice of the proposed changes at the start of public review and prior to the hearings. Staff has been working with 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 late 2017. The project web page is at this link - www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html

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Section 2

Overview of Changes



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2.1 -OVERVIEW OF LAND USE MAP AND ZONING CHANGES

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

ID	Proposed Change	Page
Alpine AL301	<i>Ownership Change – Sweetwater Authority purchased the parcel. Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities.</i>	21
Borrego B0302	<i>Mapping Error – Zoning is inconsistent with General Plan (GP) designation. Rezone one parcel from RR to C40.</i>	23
Bonsall BS302	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition. Redesignate one parcel from Rural Lands 40 to Open Space–Recreation and rezone from A70 to S80.</i>	25
Bonsall BS303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>	26
Desert DT301	<i>Mapping Error – Bureau of Land Management owns the parcels. Redesignate thirteen parcels from Rural Lands 80 to Public Agency Lands and change regional category from Rural to No Jurisdiction.</i>	28
Hidden Meadows HM301	<i>Mapping Error – No specific plan was ever adopted. Rezone ten parcels from S88 to A70, change setback from “V” to “D,” and remove the “A” Special Area Designator.</i>	30
Lakeside LS301	<i>Mapping Error – The “K” designator is more appropriate for the GP designation. Change Building Type Designator from “F” to “K” for one parcel.</i>	32
Lakeside LS302	<i>Ownership Change – Parcels purchased by the Endangered Habitats Conservancy League (EHC) with grant funds that preclude development. Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space – Conservation and rezone from A70 to S80.</i>	33
Lakeside LS303	<i>Mapping Error – Parcel located in flood plain but has no special area designator. Add “F” Special Area Designator for one parcel.</i>	34
Lakeside LS305	<i>Ownership Change – DPR acquisition. Redesignate four parcels from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>	35
Lakeside LS306	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80.</i>	36

ID	Proposed Change	Page
North County Metro NCM301	<i>Mapping Error – Zoning is inconsistent with GP designation. Reduce the minimum lot size for one parcel from “15,000 sf” to “10,000 sf.”</i>	38
North Mountain NM301	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Rural Lands 80 to Open Space – Conservation and rezone from A72 to S80.</i>	40
Pala Pauma PP301	<i>Mapping Error – Parcels not located within Indian Reservation. Rezone two parcels from Indian Reservation to A70, add “8 acres” to the minimum lot size, add “G” to the height, and add “C” to the setback.</i>	42
Pine Valley PV301	<i>Mapping Error – Densities are not attached to zoning. Remove the “0.125” density for three parcels.</i>	44
San Dieguito SD301	<i>Mapping Error – Privately owned parcel incorrectly designated as open space. Redesignate one parcel from Open Space – Conservation to Semi-Rural 10, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>	46
San Dieguito SD302	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>	47
San Dieguito SD303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>	48
San Dieguito SD304	<i>Mapping Error – Parcels are owned by the Olivenhain Water District. Redesignate four parcels from Open Space – Conservation to Public/Semi-Public Facilities, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>	49
San Dieguito SD305	<i>Ownership Change – Parcels purchased by EHC with grant funds that preclude development. Redesignate six parcels from Semi-Rural 2 to Open Space – Conservation and rezone from RR to S80.</i>	50
Twin Oaks TO301	<i>Mapping Error – Parcel owned by the San Diego County Water Authority. Redesignate one parcel from Semi-Rural 10 to Public/Semi Public Facilities.</i>	52
Valley Center VC301	<i>Mapping Error – Inconsistent minimum lot size with other C36 zoned parcels. Reduce the minimum lot size from “1 acre” to “6,000 sf” for three parcels.</i>	54
Valley Center VC304	<i>Ownership Change – DPR acquisition. Redesignate two parcels from Semi-Rural 2 to Open Space – Conservation and rezone from A70 to S80.</i>	55

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/2017gpclean-up.html

2.2 - OVERVIEW OF NON-LAND USE MAP CHANGES

Table 2-2 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
Desert	<i>Big Horn Road:</i> Correct a typographical error for the extent of the segment.
Lakeside	<i>Quail Canyon Road:</i> Correct segment boundary.
San Dieguito	<i>Harmony Grove Village Parkway:</i> Update to reflect a newly constructed road.
Valle De Oro	<i>Hillsdale Road:</i> Update to reflect the correct road classification.

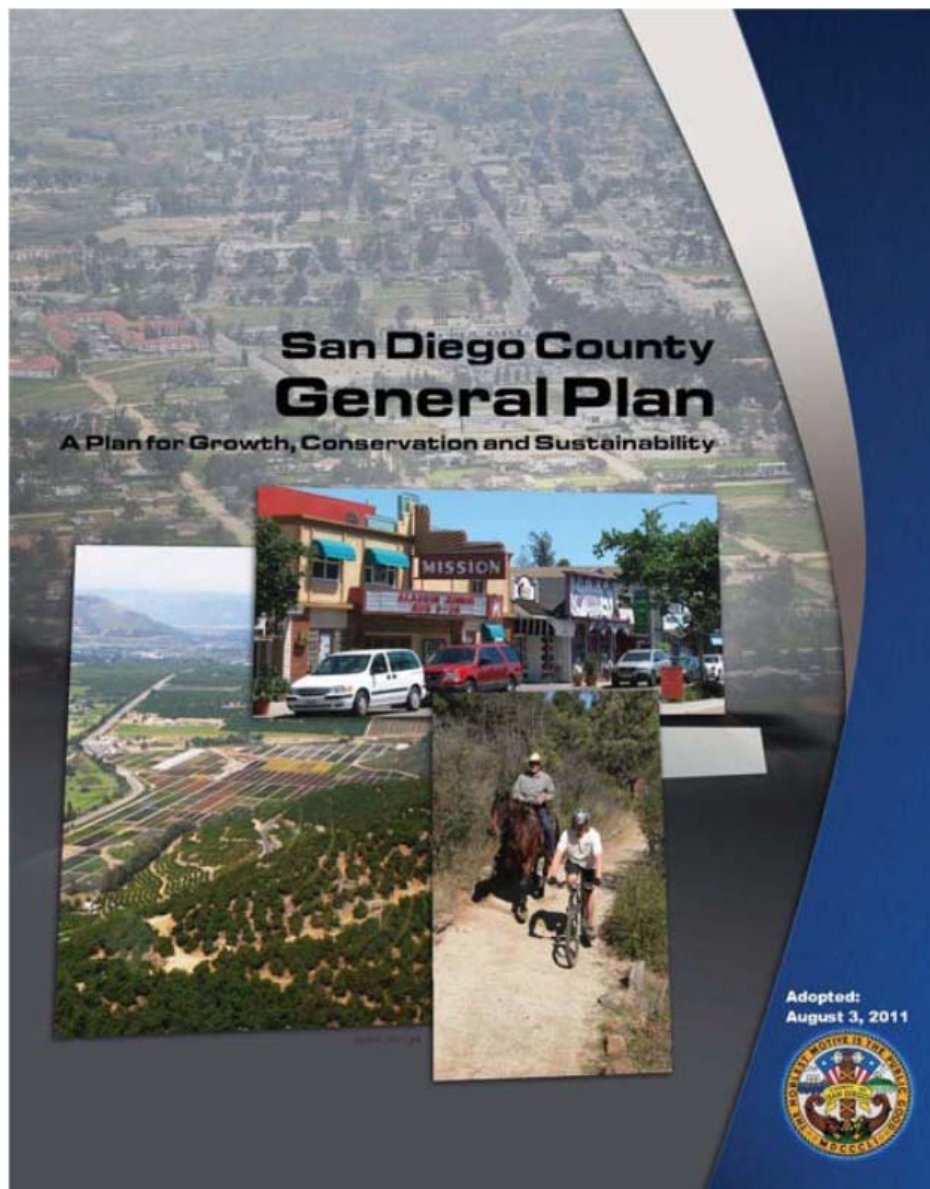
Table 2-3 - Overview of Implementation Plan Changes

Implementation Plan	
Mobility 4.1.3B	<i>Internal Consistency and Clarification</i> – Revise the text to clarify SANDAG has designated a Consolidated Transportation Services Agency.
Cultural Resources 5.7.1.1	<i>Internal Consistency and Clarification</i> – Revise the text to reflect the passage of Assembly Bill 52.

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

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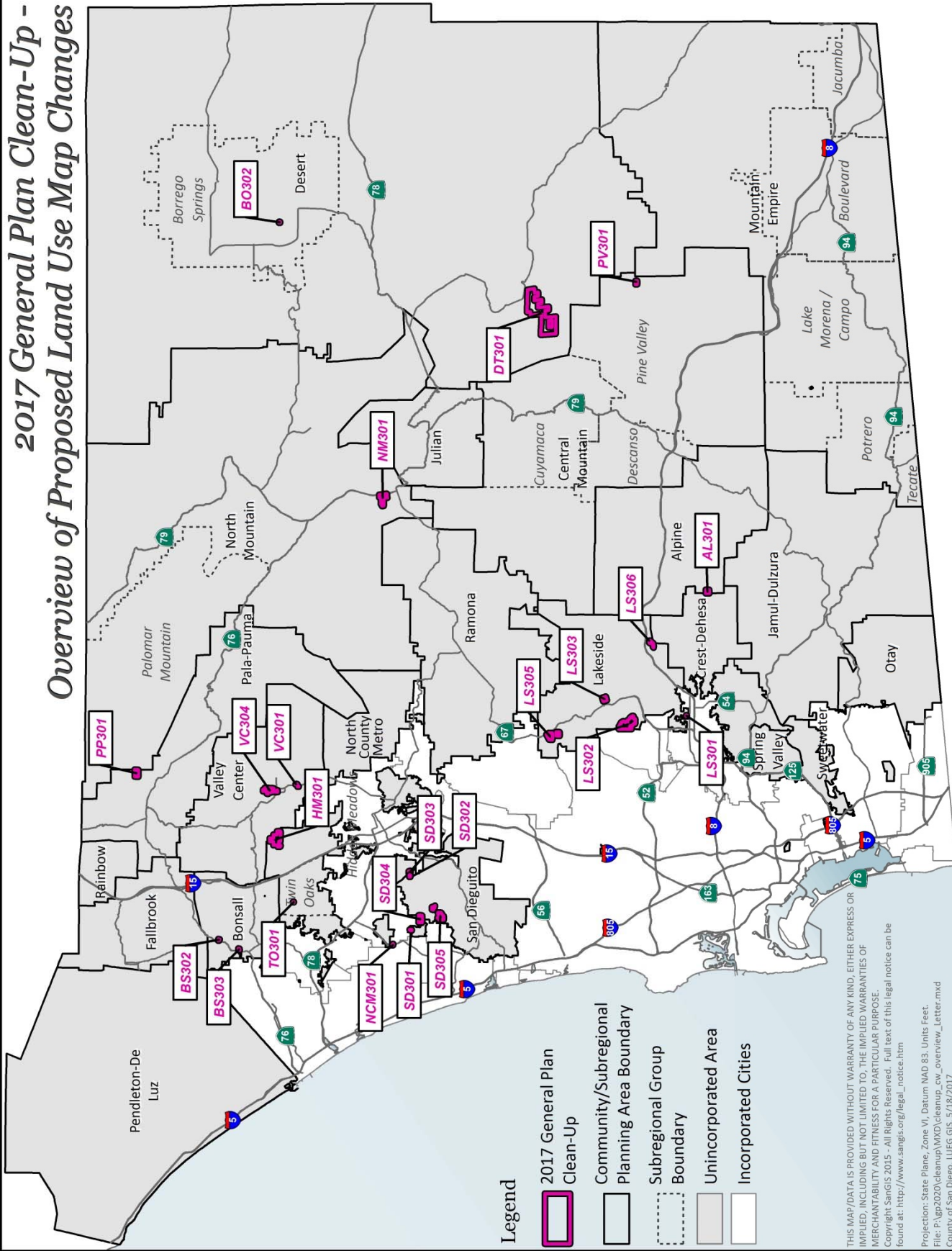
Section 3 Land Use Map and Zoning Changes



Note: For additional information and analysis of each proposed Land Use Map and/or Zoning change, please see the project web page at:
www.sandiegocounty.gov/content/sdc/pds/advance/2017gpclean-up.html

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2017 General Plan Clean-Up - Overview of Proposed Land Use Map Changes



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Copyright SanGIS 2015 - All Rights Reserved. Full text of this legal notice can be found at: http://www.sangis.org/legal_notice.htm
Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
File: P:\g2020\cleanup\MXD\cleanup_cw_overview_Letter.mxd
County of San Diego, IUEGIS, 5/18/2017

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	Existing	Proposed	
AL301	Alpine	1	40	RL-40	P/SP	1	0	0	Ownership Change
BO302	Borrego	1	3.4	C-4	No Change	0	0	0	Mapping Error
BS302	Bonsall	1	6.44	RL-40	OS-R	1	0	0	Ownership Change
BS303	Bonsall	1	6	RL-40	OS-C	1	0	0	Ownership Change
DT301	Desert	13	1720	RL-80	PAL	21	0	0	Mapping Error
HM301	Hidden Meadows	10	308.11	SR-1/RL-20	No Change	143	143	143	Mapping Error
LS301	Lakeside	1	1.73	VR-15	No Change	25	25	25	Mapping Error
LS302	Lakeside	7	405	SR-1/VR-7.3	OS-C	491	0	0	Ownership Change
LS303	Lakeside	1	48.4	SR-4	No Change	11	11	11	Mapping Error
LS305	Lakeside	4	140	RL-40	OS-C	3	0	0	Ownership Change
LS306	Lakeside	3	40	SR-4	OS-C	10	0	0	Ownership Change
NCM301	North County Metro	1	1.8	VR 4.3	No Change	7	7	7	Mapping Error
NM301	North Mountain	3	178	RL-80	OS-C	2	0	0	Ownership Change
PP301	Pala Pauma	2	80	RL-40	No Change	2	2	2	Mapping Error
PV301	Pine Valley	3	18	RL-80/PAL	No Change	3	3	3	Mapping Error
SD301	San Diegoito	1	5.49	OS-C	SR-10	0	1	1	Mapping Error
SD302	San Diegoito	1	5	RL-20	OS-C	1	0	0	Ownership Change
SD303	San Diegoito	1	14.27	RL-20	OS-C	1	0	0	Ownership Change
SD304	San Diegoito	4	98.3	OS-C	P/SP	0	0	0	Mapping Error
SD305	San Diegoito	6	96.57	SR-2	OS-C	36	0	0	Ownership Change
TO301	Twin Oaks	1	0.4	SR-10	P/SP	1	0	0	Mapping Error
VC301	Valley Center	3	4	C-1	No Change	0	0	0	Mapping Error
VC304	Valley Center	2	148	SR-2	OS-C	39	0	0	Ownership Change
Totals		71	3,368.91			799	192	192	

¹ See the next page for 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>

Special Area Designators
(including agriculture preserve and flood plain)
<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/z5000.pdf>

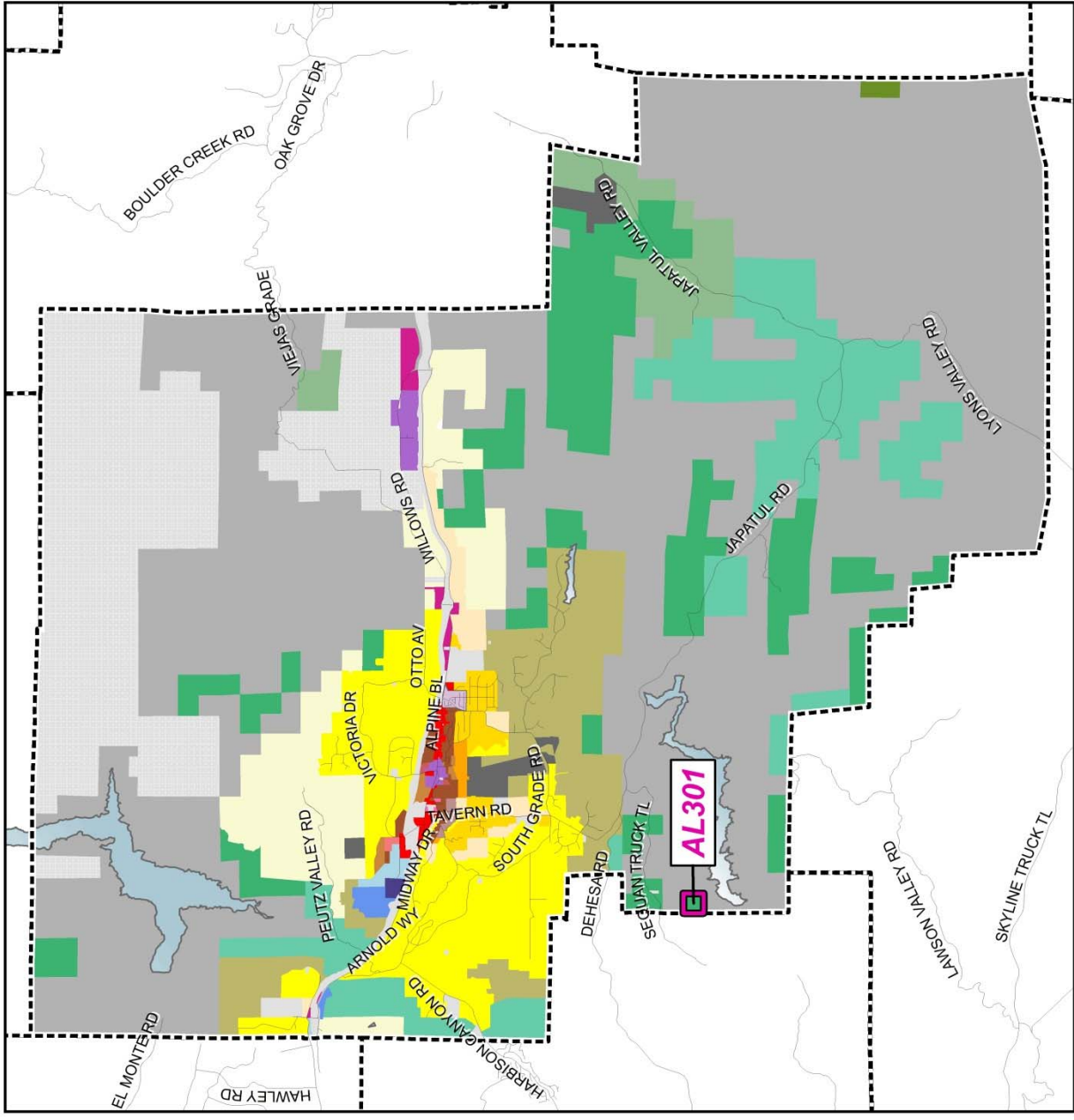
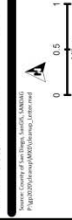
COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Alpine

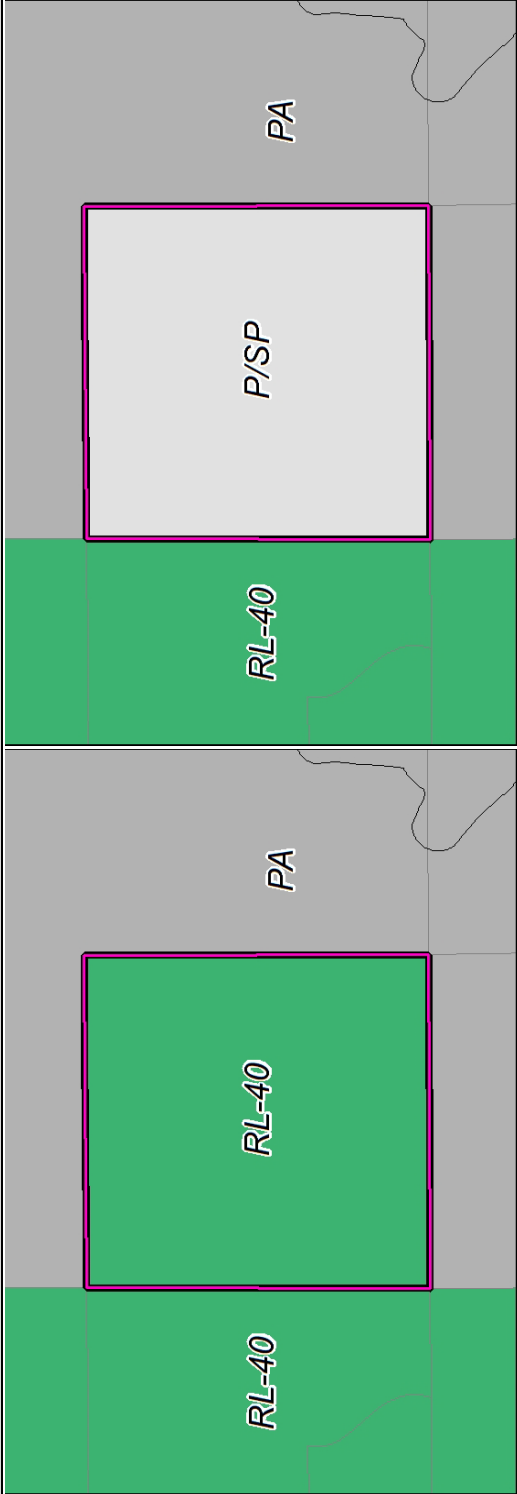
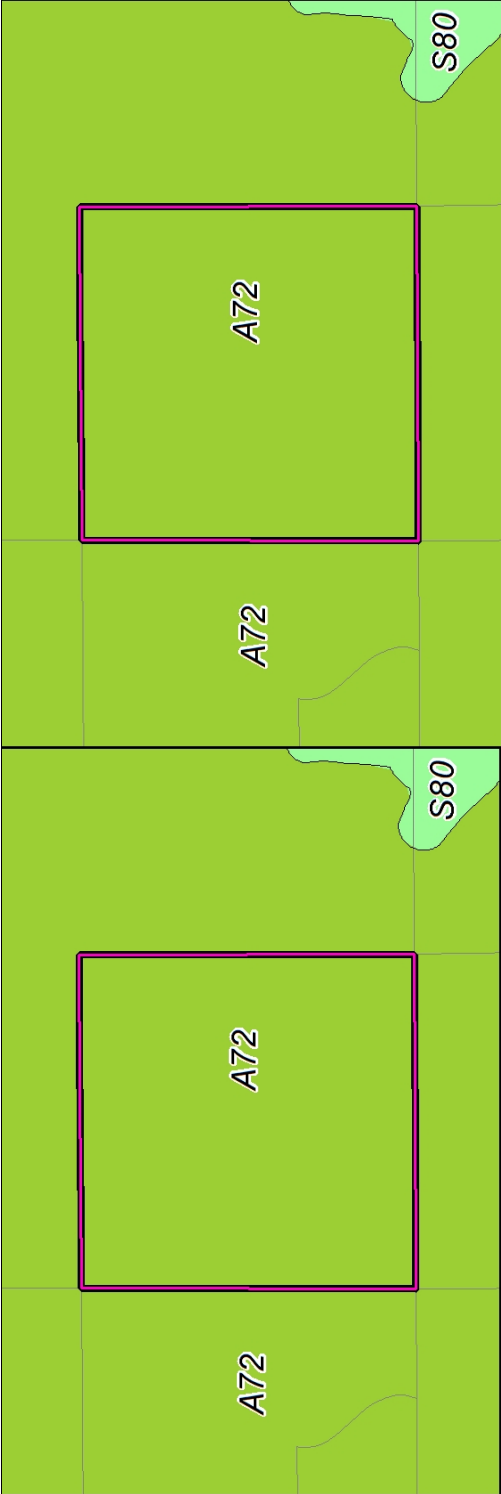
Existing General Plan Designations

Legend

- 2017 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), 10 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)



Land Use Map & Zoning Changes – General Plan Clean-Up – Alpine

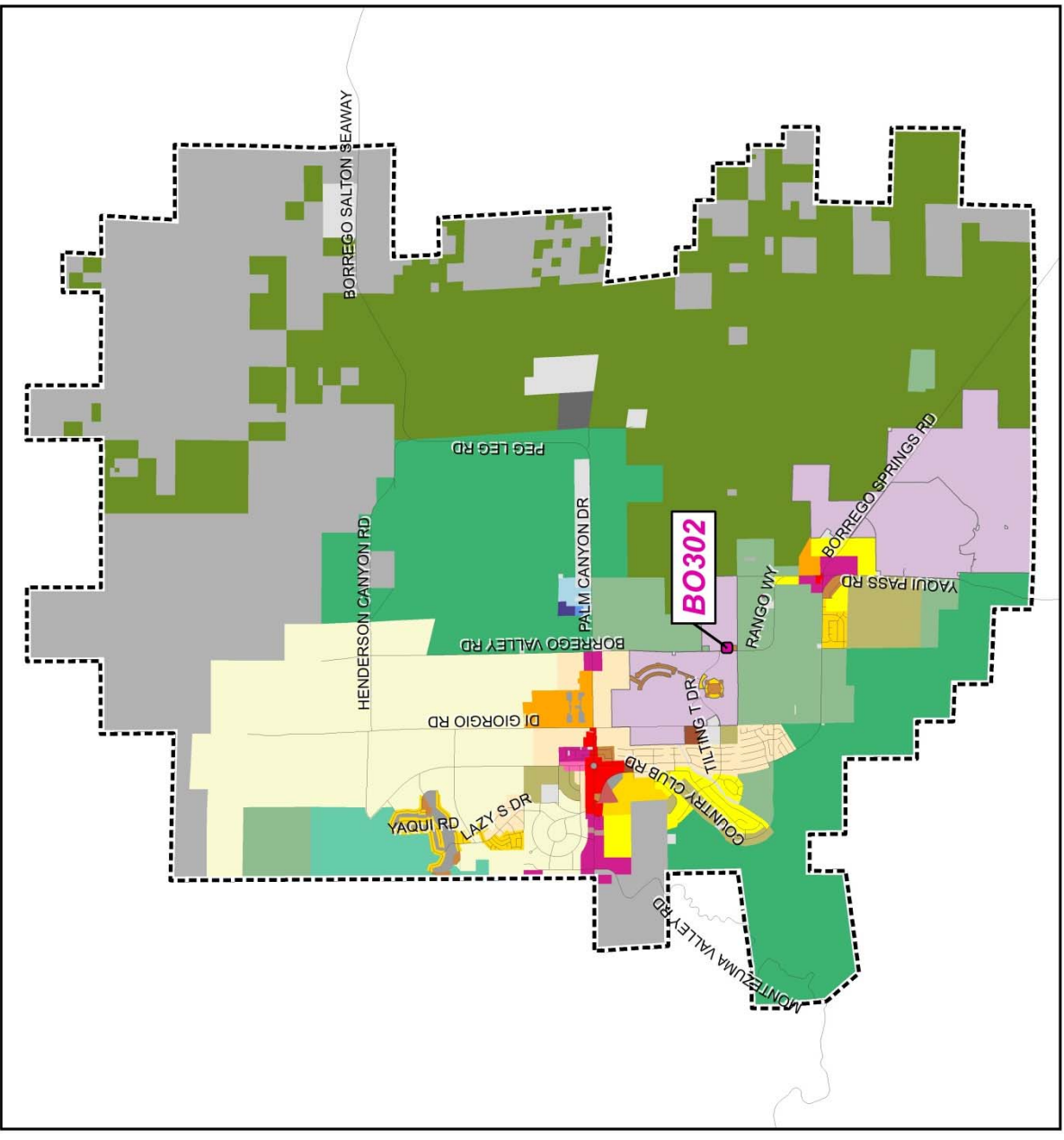
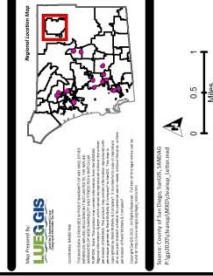
AL301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			
Summary of Development Designator Changes			
No changes are proposed to the zoning development designators.			

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

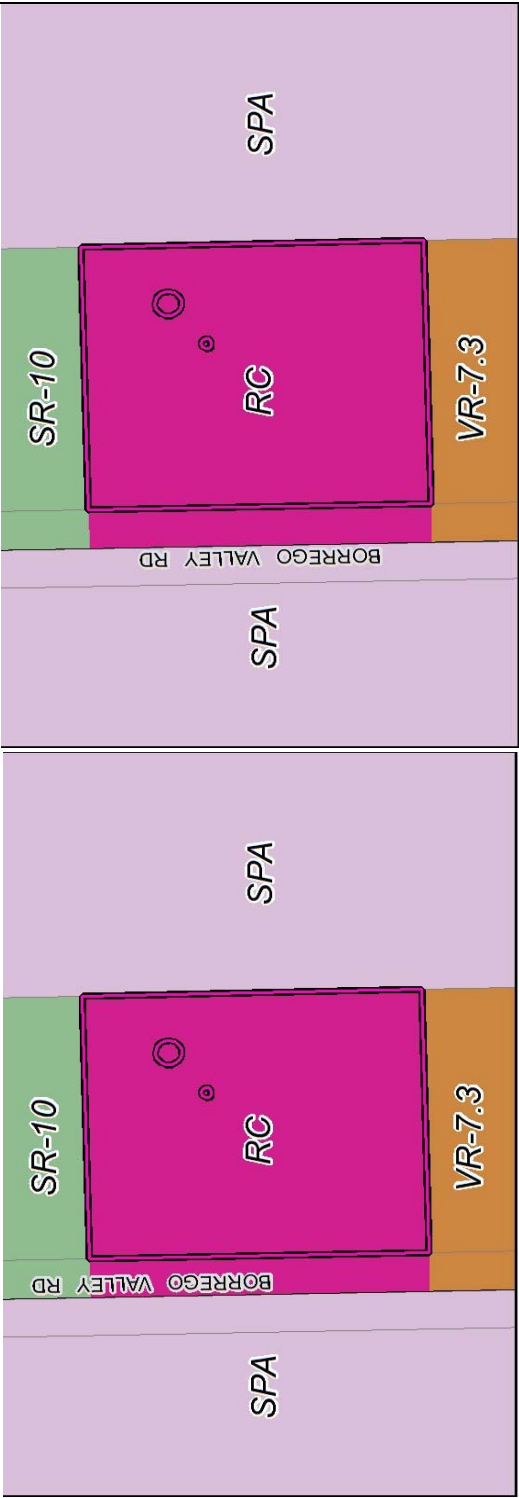
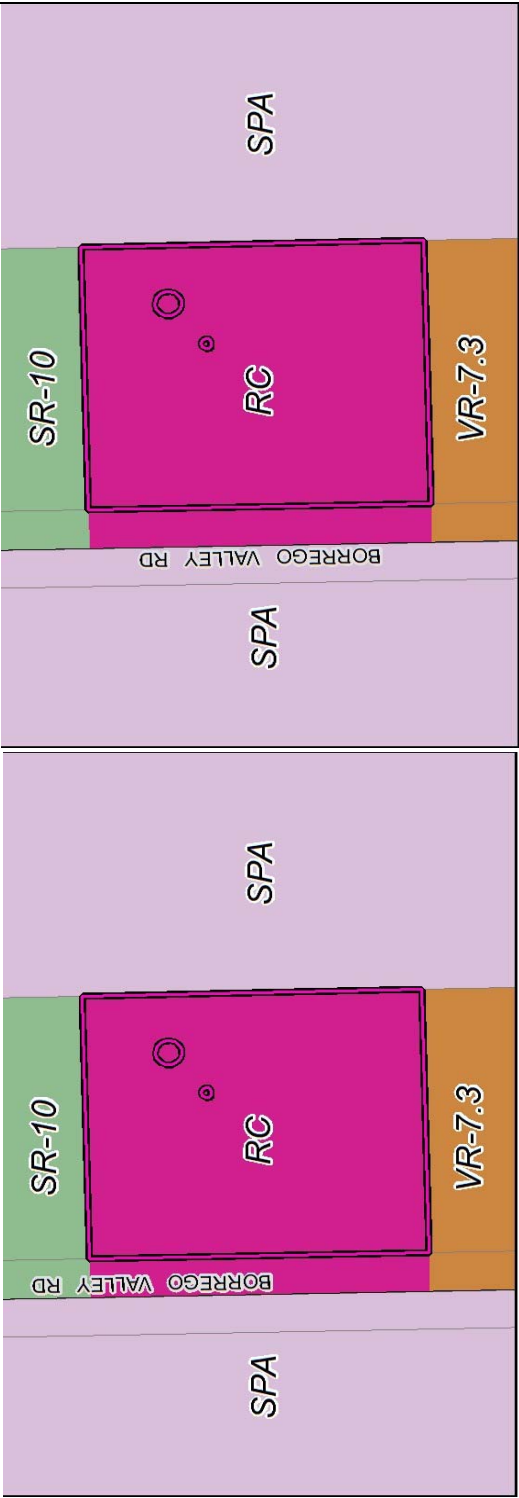
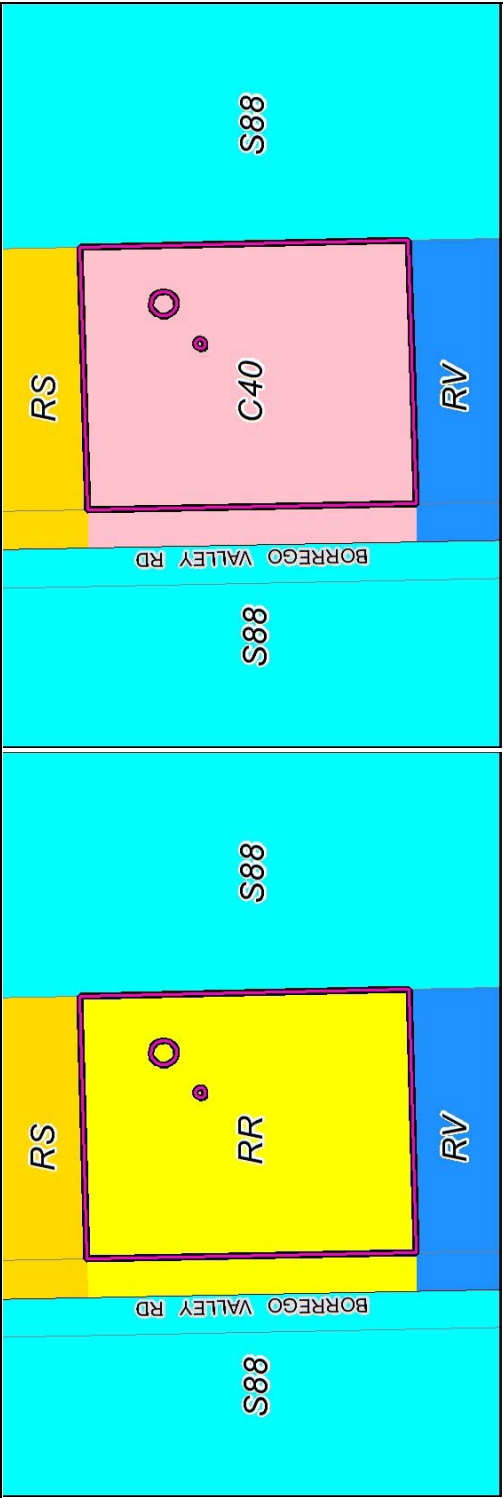
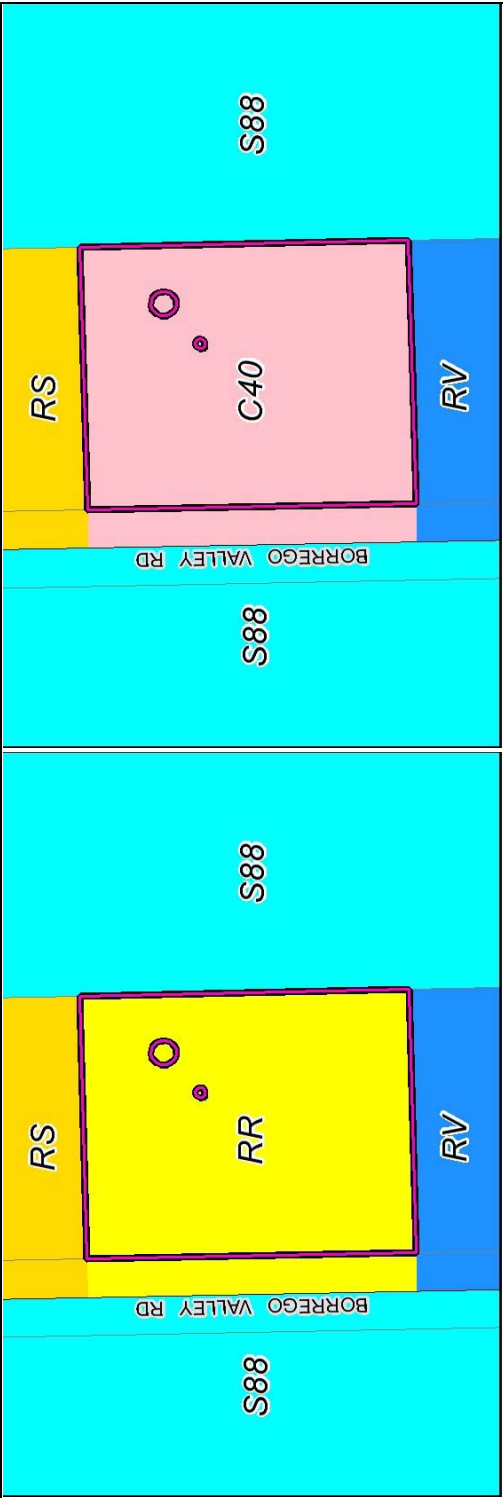
Borrego Springs

Existing General Plan Designations

- Legend**
- 2017 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)



Land Use Map & Zoning Changes – General Plan Clean-Up – Borrego Springs

BO302		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		

Summary of Development Designator Changes	
No changes are proposed to the zoning development designators.	

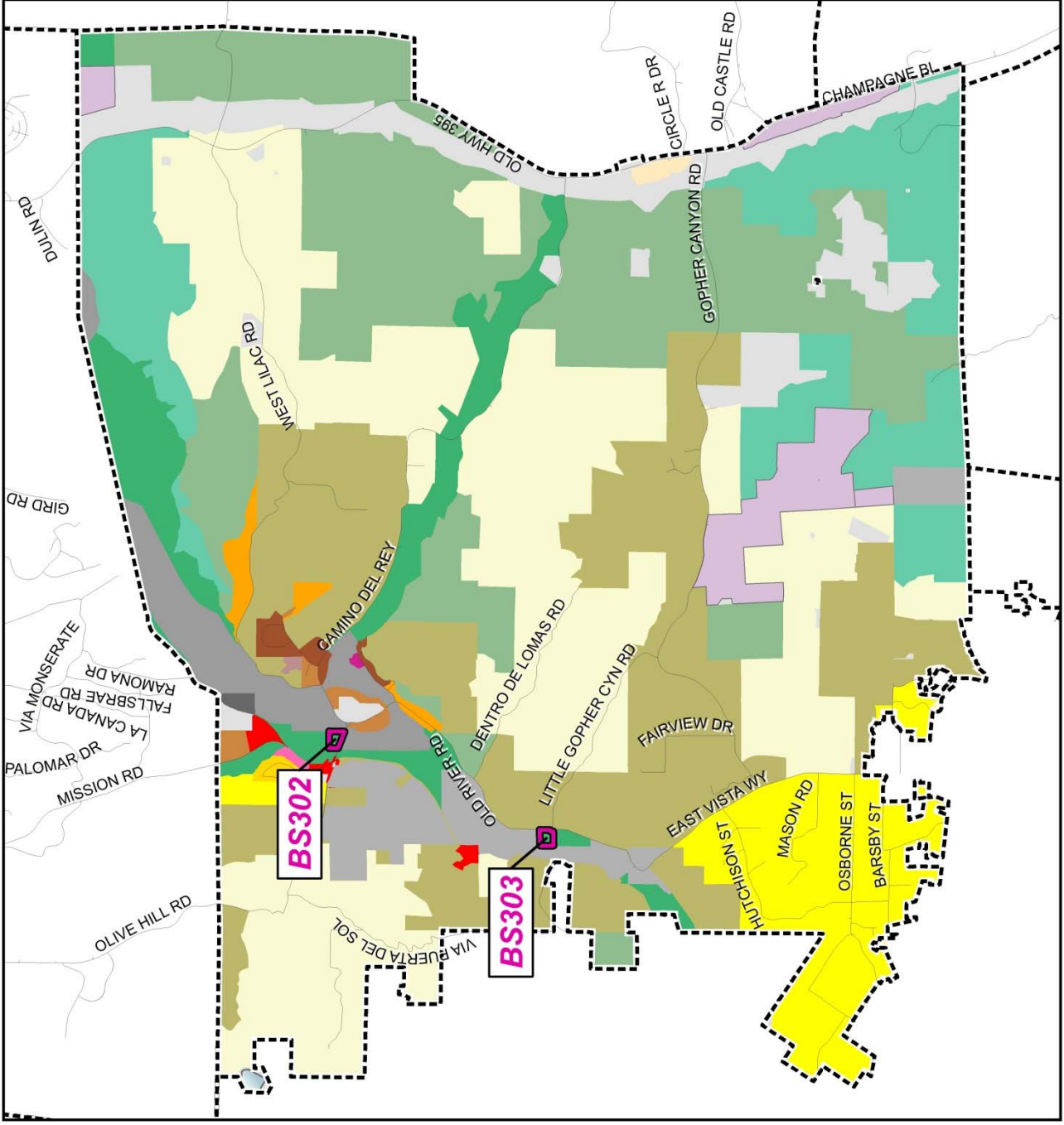
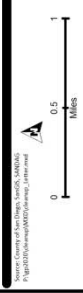
COUNTY OF SAN DIEGO 2017 GENERAL PLAN CLEAN-UP

Bonsall

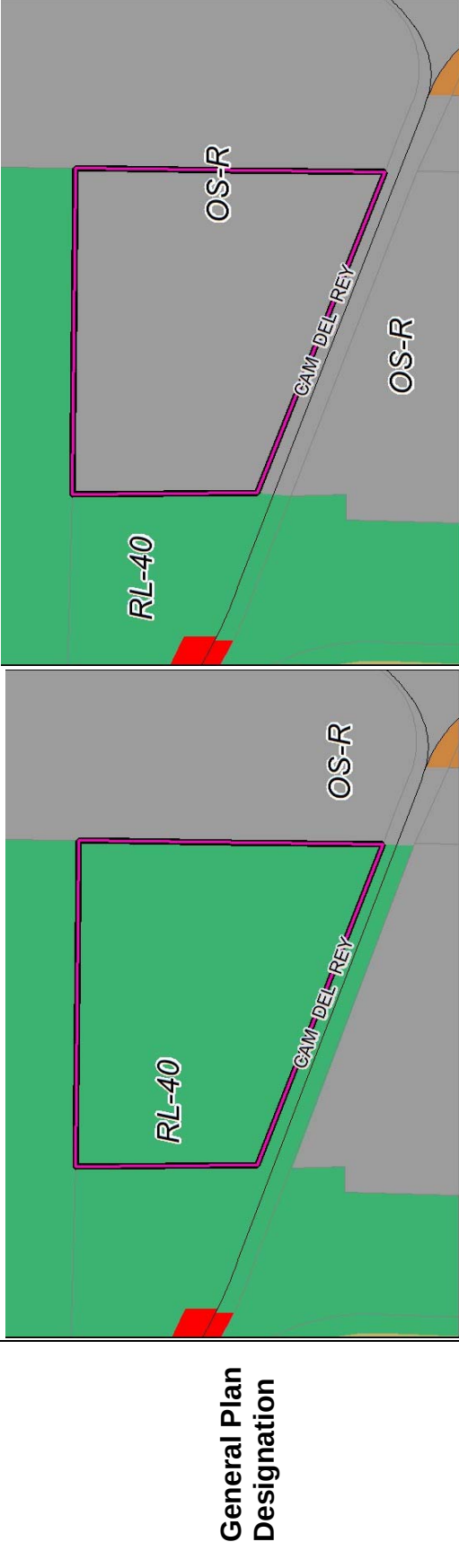
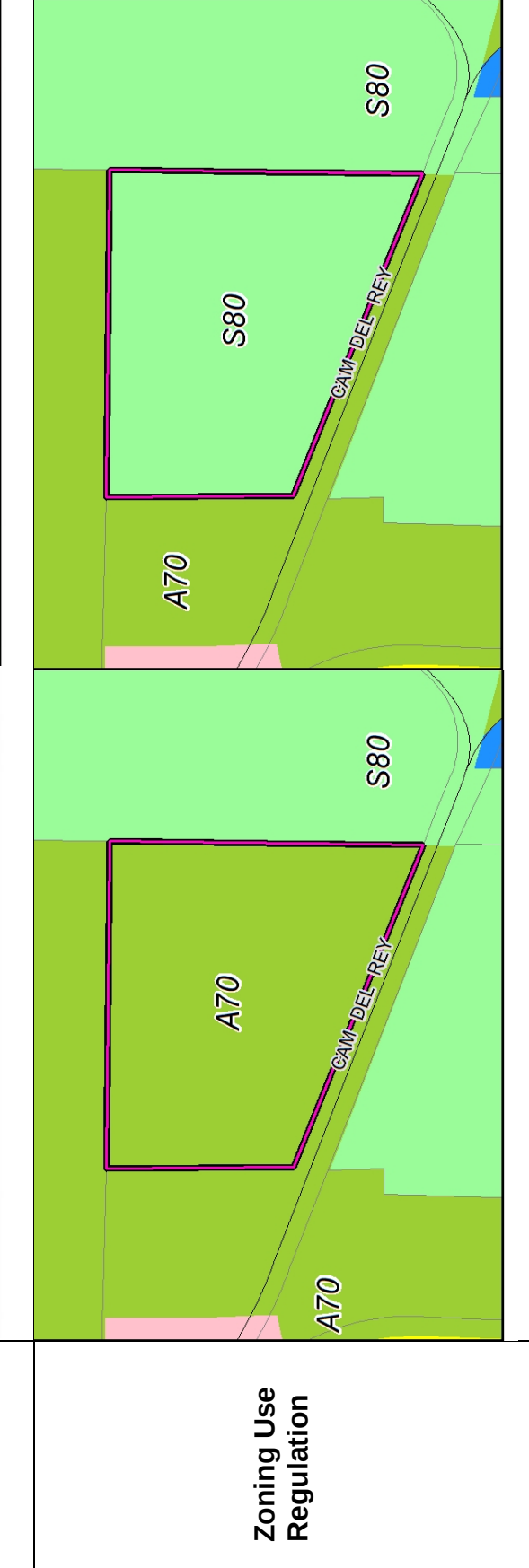
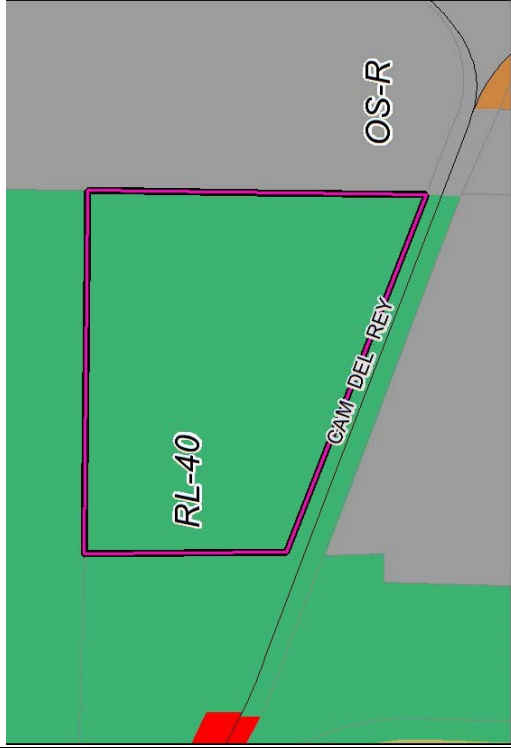
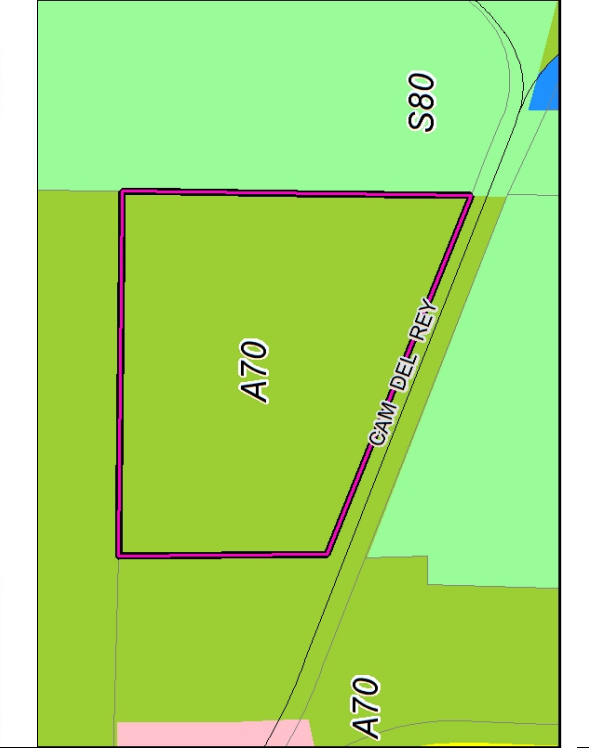
Existing General Plan Designations

Legend

- 2017 General Plan Clean-Up
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- Village Residential (VR-24), 24 du/ac
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- Village Residential (VR-10), 10 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
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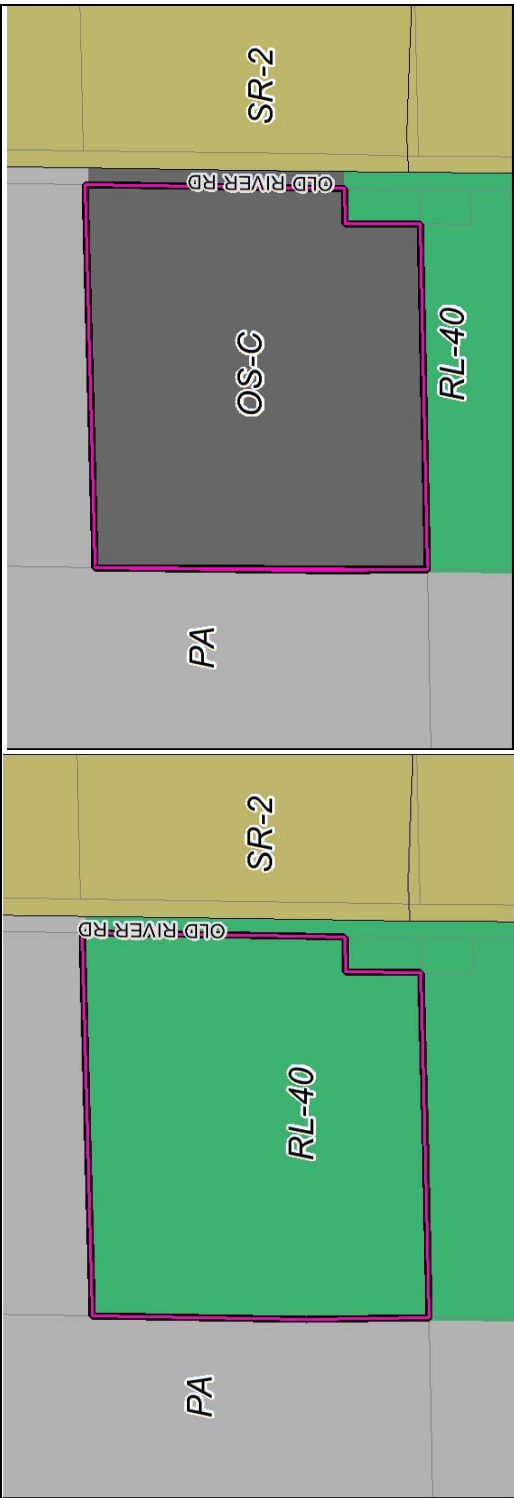
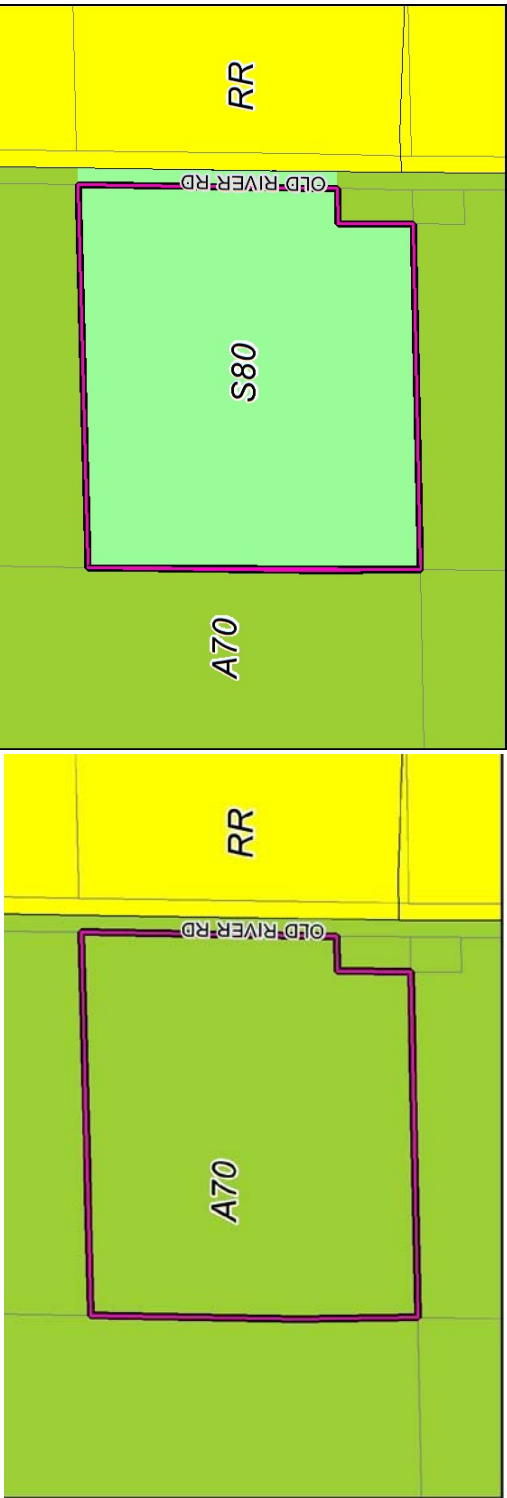


Land Use Map & Zoning Changes – General Plan Clean-Up – Bonsall

BS302	Current	Proposed
General Plan Designation		
		

Summary of Development Designator Changes
No changes are proposed for the zoning development designators.

Land Use Map & Zoning Changes – General Plan Clean-Up – Bonsall

BS303		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Desert

Existing General Plan Designations

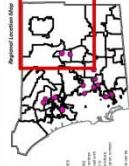
Legend

2017 General Plan Clean-Up

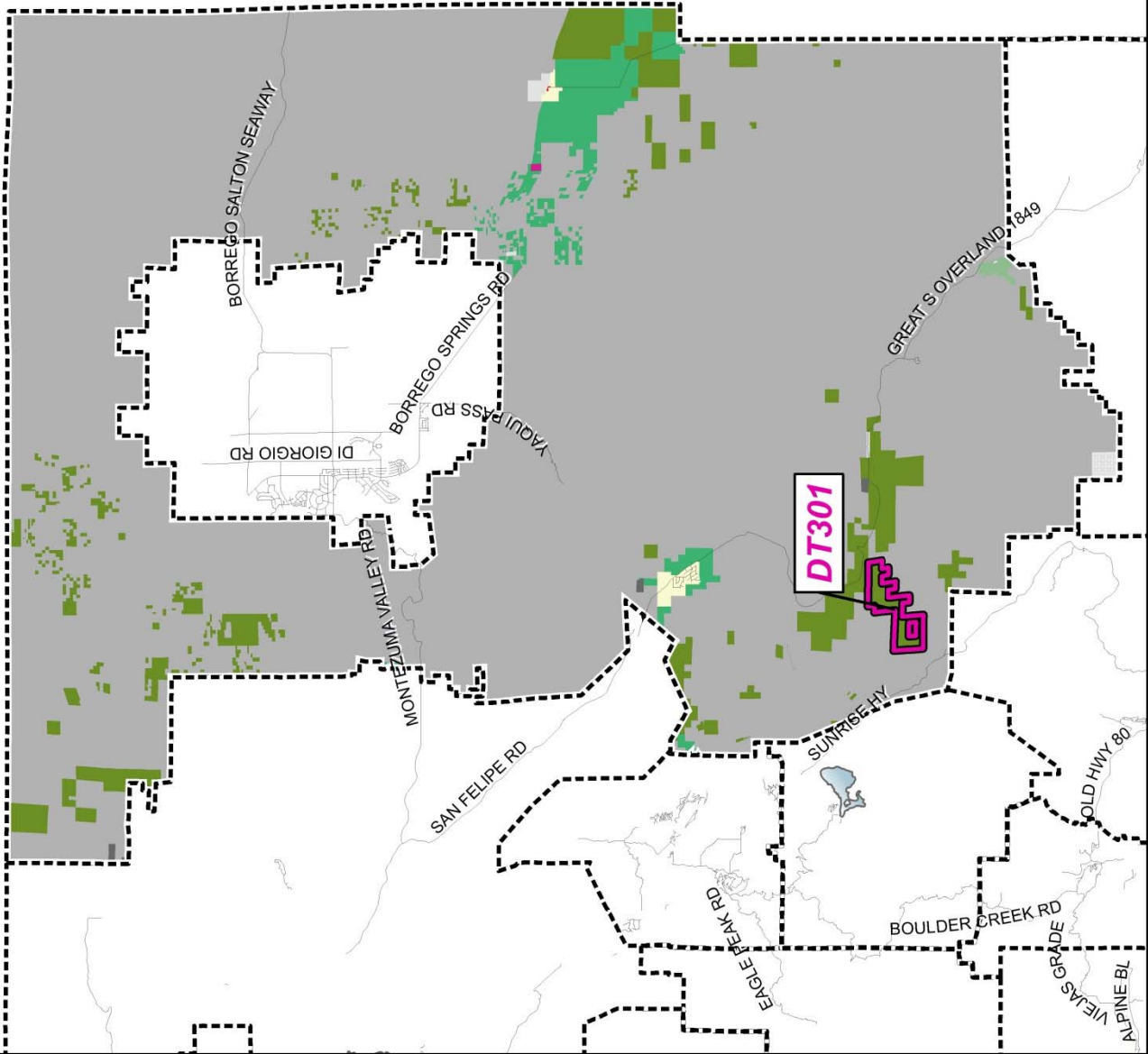
Land Use Designation

- 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
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- 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
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- 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)

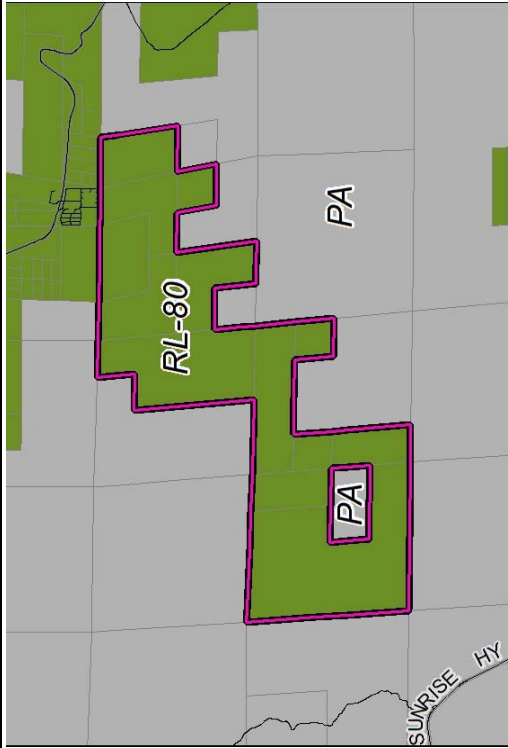
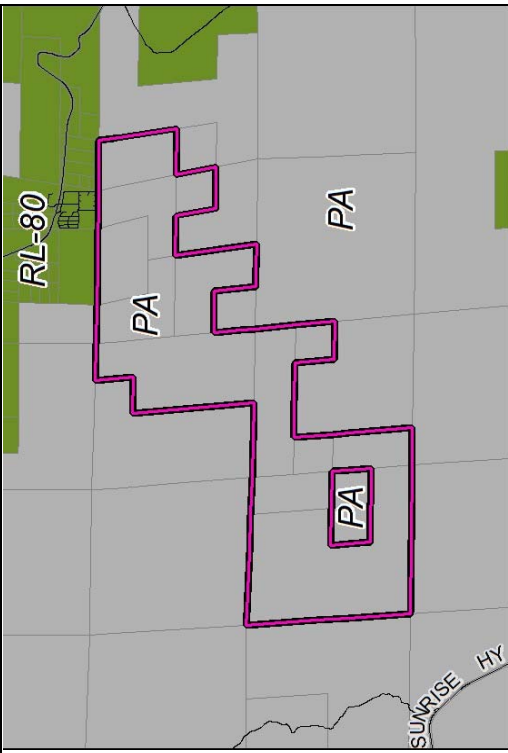
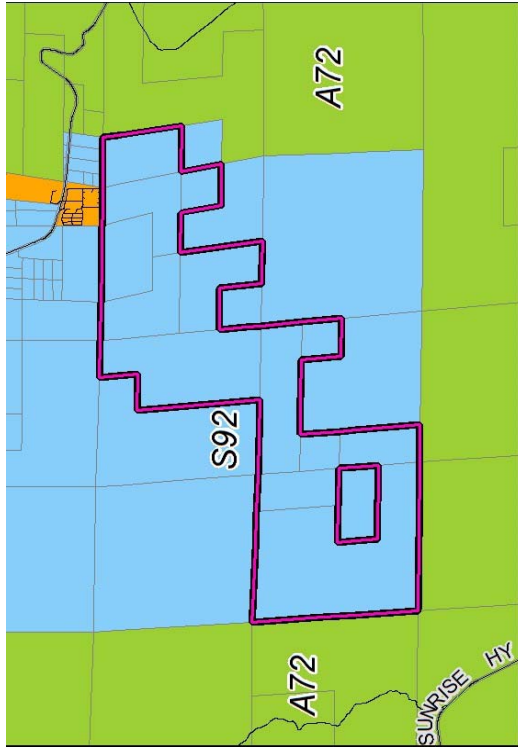
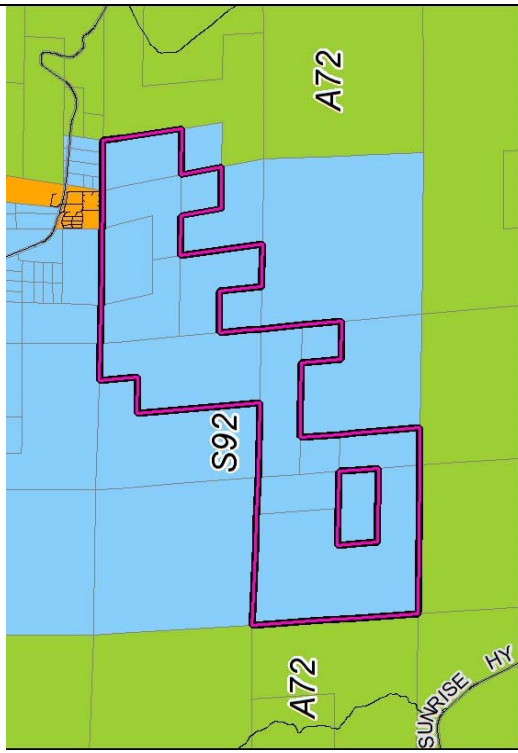
WUEGGS
LAND USE DESIGNATIONS



Map of San Diego County, California, showing the location of the study area in the northern part of the county.



Land Use Map & Zoning Changes – General Plan Clean-Up – Desert

DT301	Current		Proposed
	Regional Category		
General Plan Designation			
	Zoning Use Regulation		
Current		Proposed	
Rural		No Jurisdiction	

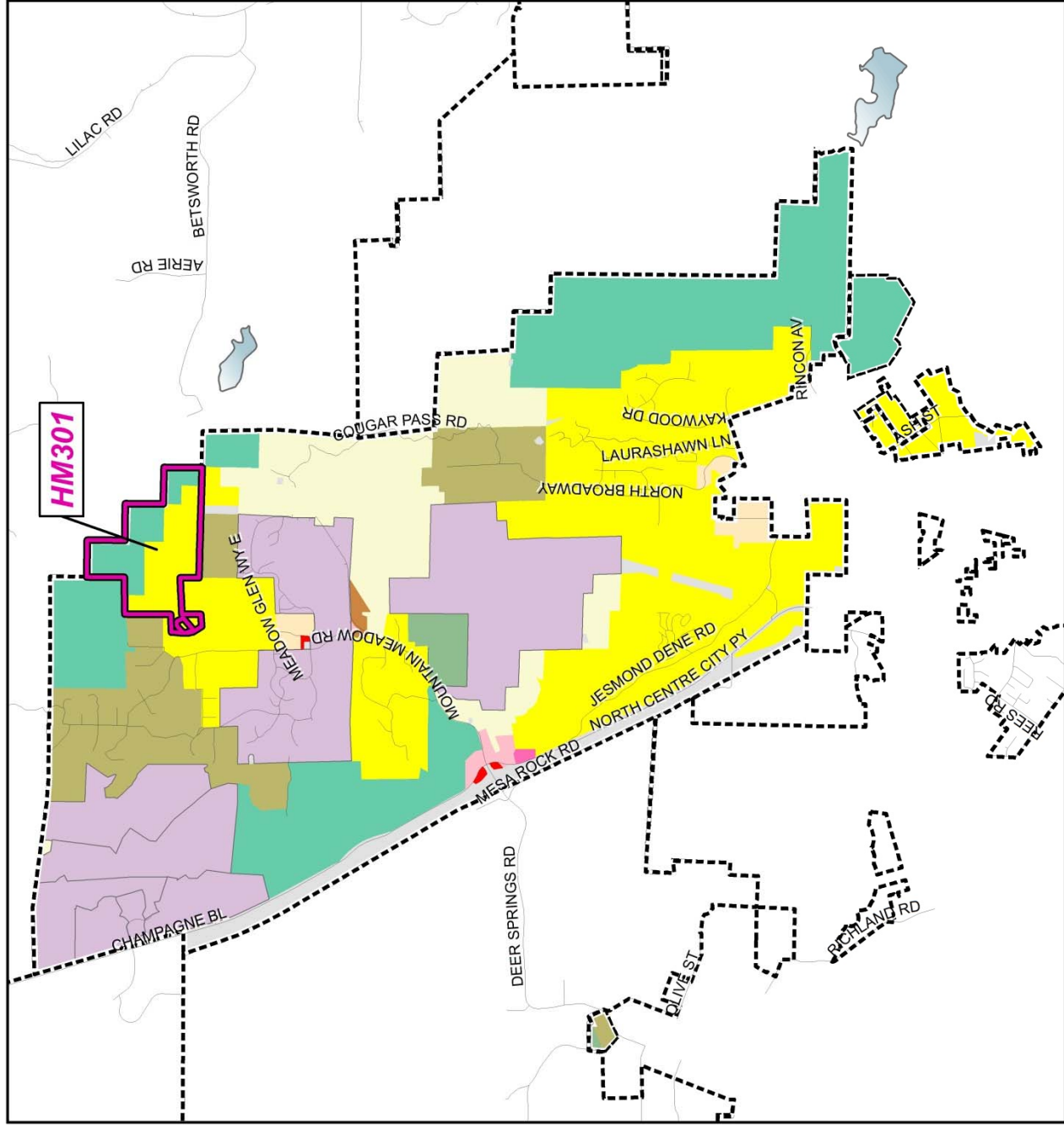
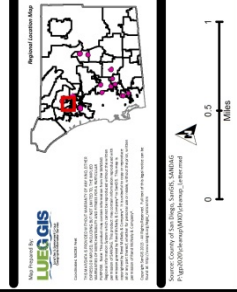
COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Hidden Meadows

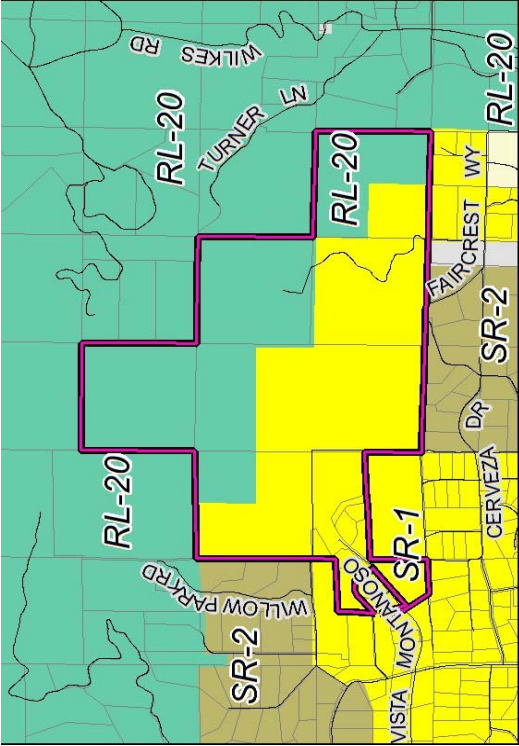
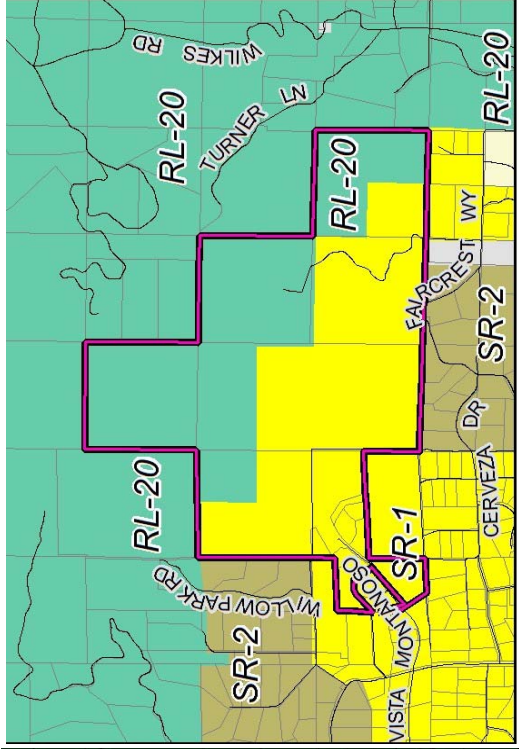
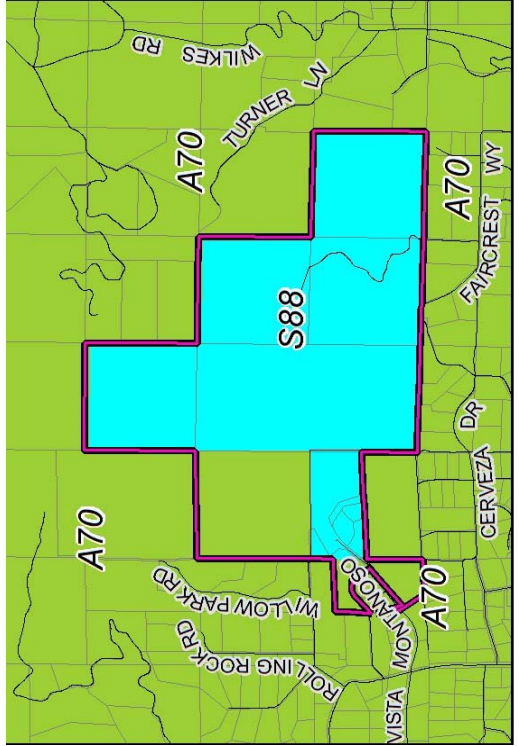
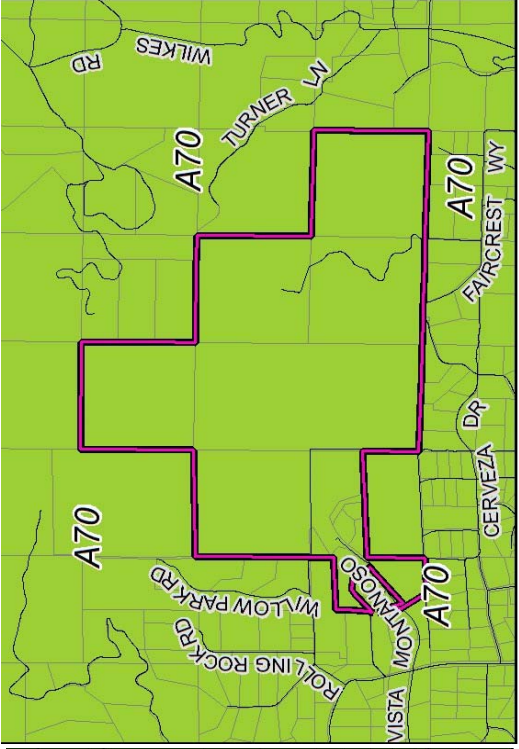
Existing General Plan Designations

Legend

- 2017 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), 10 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
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 - 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
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 - Neighborhood Commercial
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 - 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)



Land Use Map & Zoning Changes – General Plan Clean-Up – Hidden Meadows

HM301		Current		Proposed	
General Plan Designation					
Zoning Use Regulation					

Summary of Development Designator Changes					
Density		Setback		Special Area Designator	
Current	Proposed	Current	Proposed	Current	Proposed
0.31	Remove	V	D	A	Remove

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Lakeside

Existing General Plan Designations

Legend

2017 General Plan Clean-Up

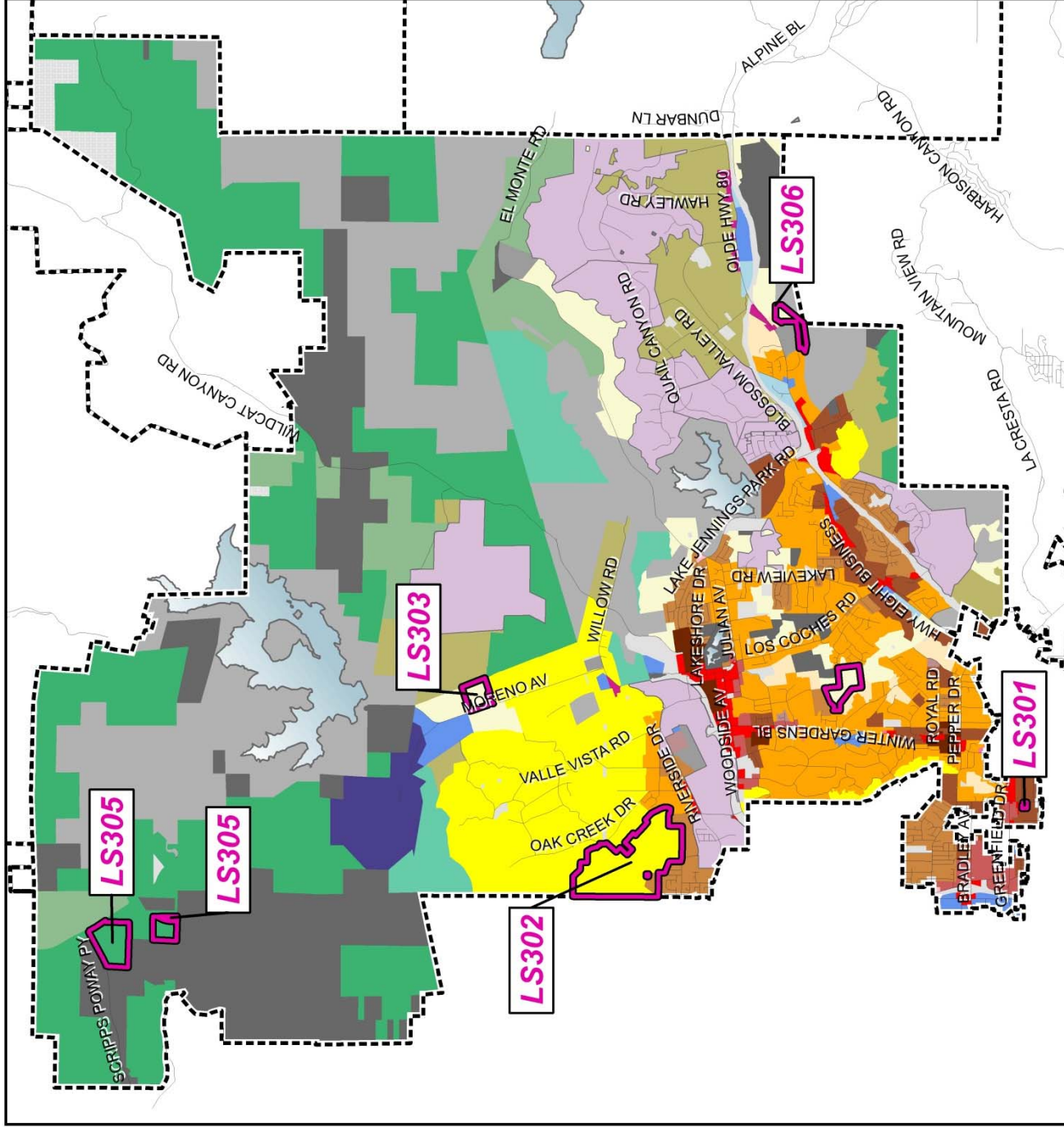
Land Use Designation

- Village Residential (VR-30), 30 du/ac
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- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
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- 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
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- Rural Lands (RL-40), 1 du/40 ac
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- Public/Semi-Public Facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
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- Open Space (Conservation)

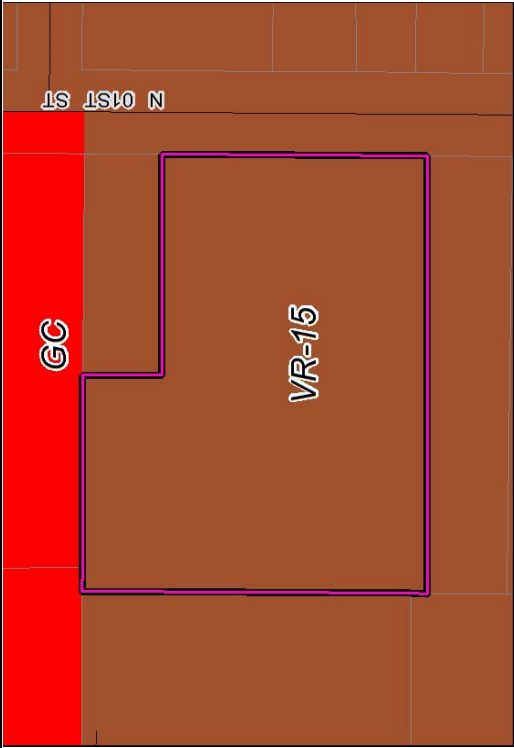
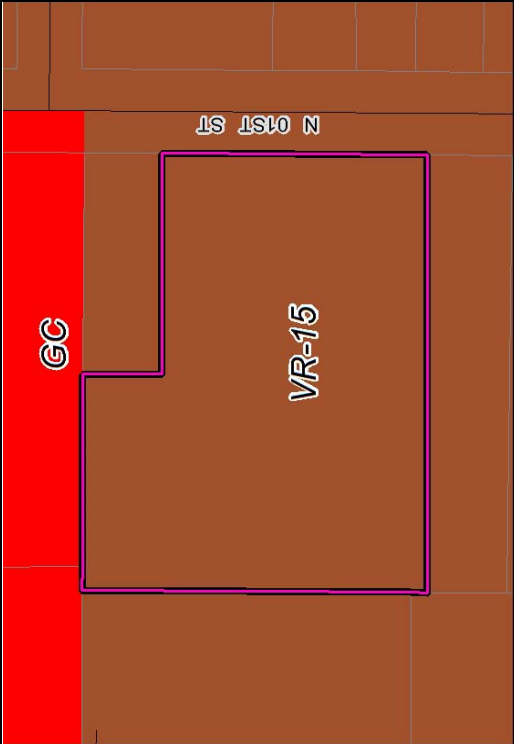
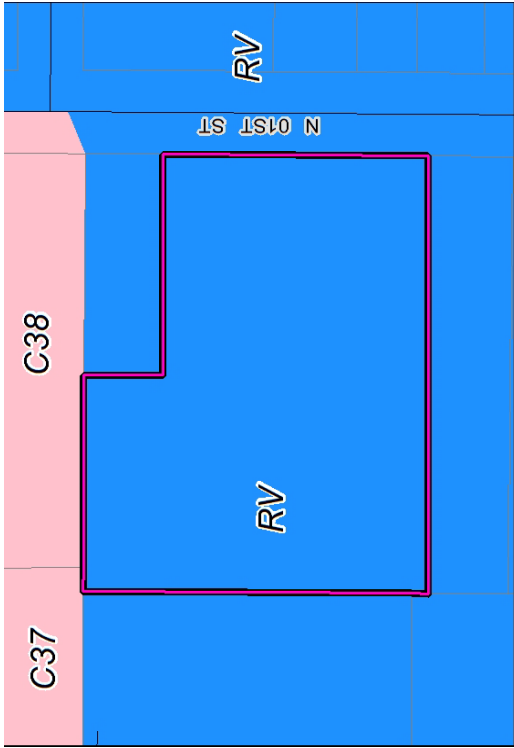
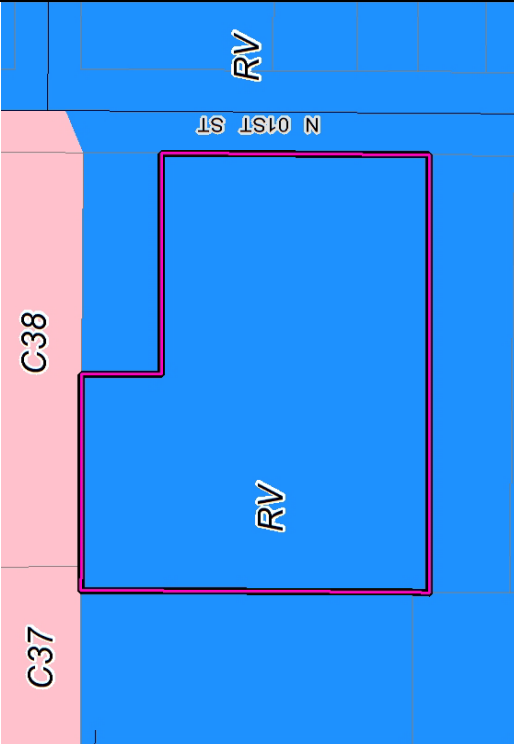
LUeGIS



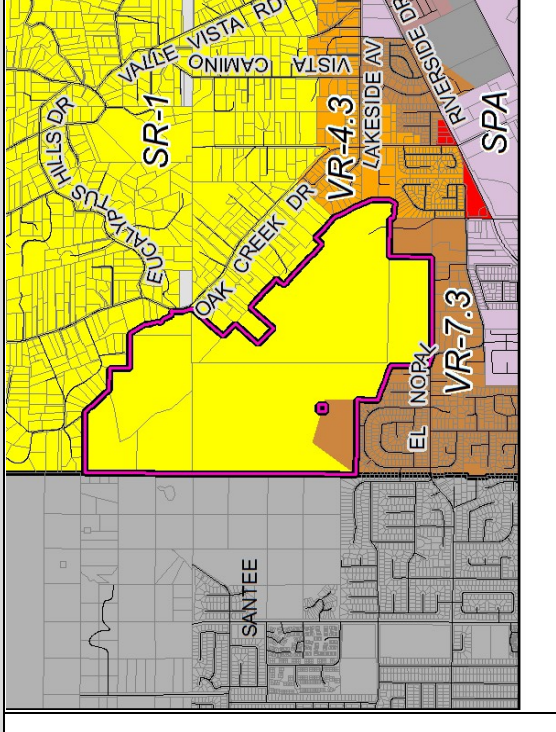
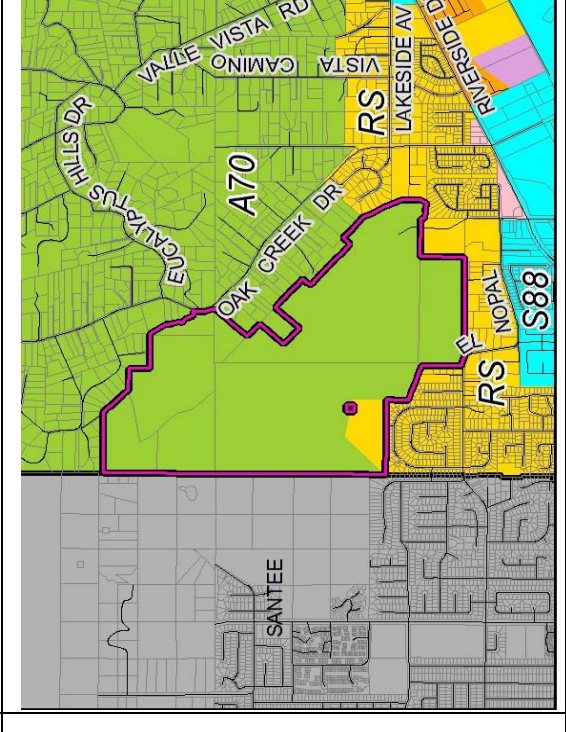
Project: 2017 General Plan Clean-Up, Lakeside
Map Date: 10/20/2016
Map Scale: 1" = 0.5 Miles



Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS301		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Development Designator Changes			
Building Type Designator			
Current		Proposed	
F		K	

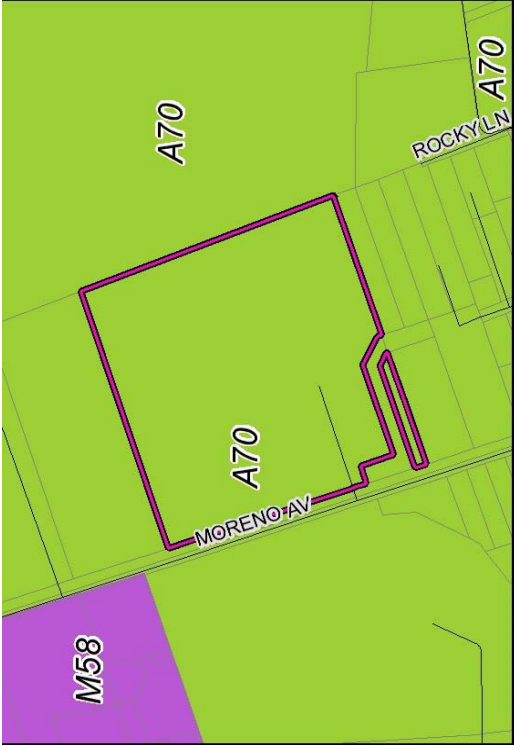
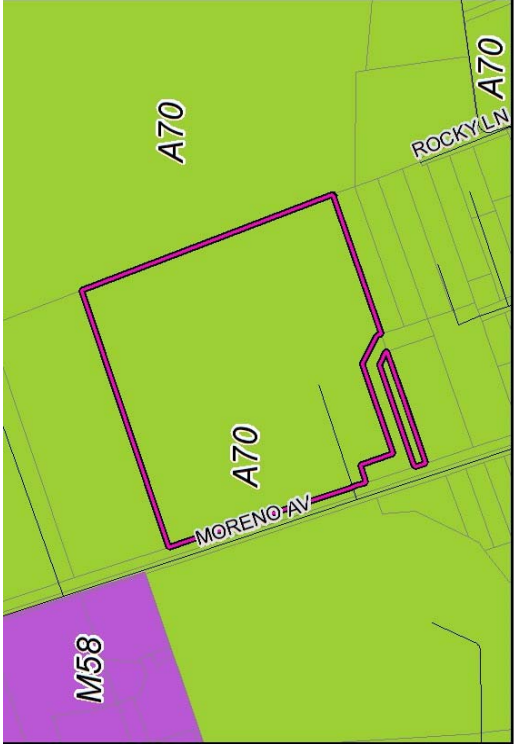
Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS302	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

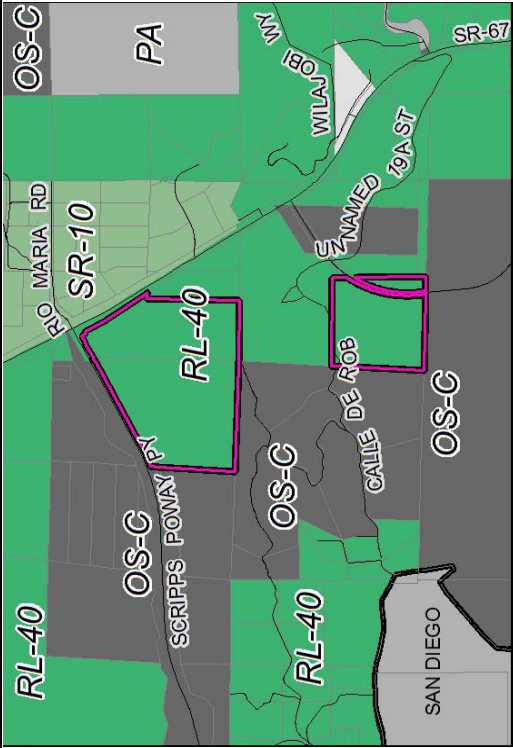
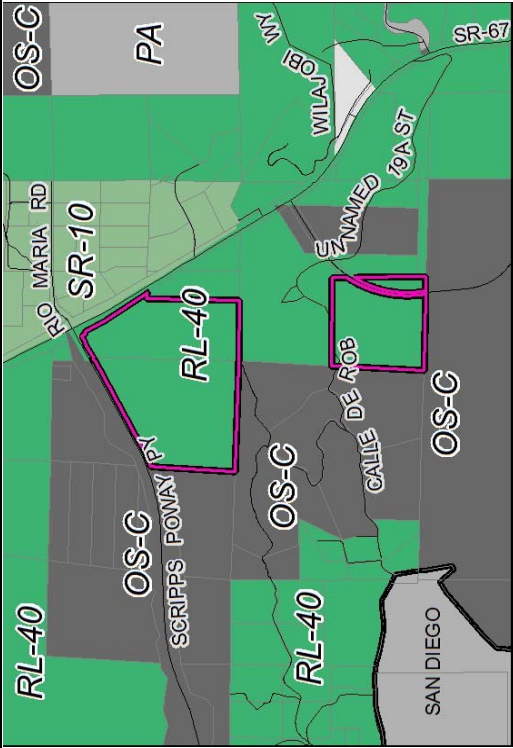
Summary of Development Designer Changes

No changes are proposed for the zoning development designers.

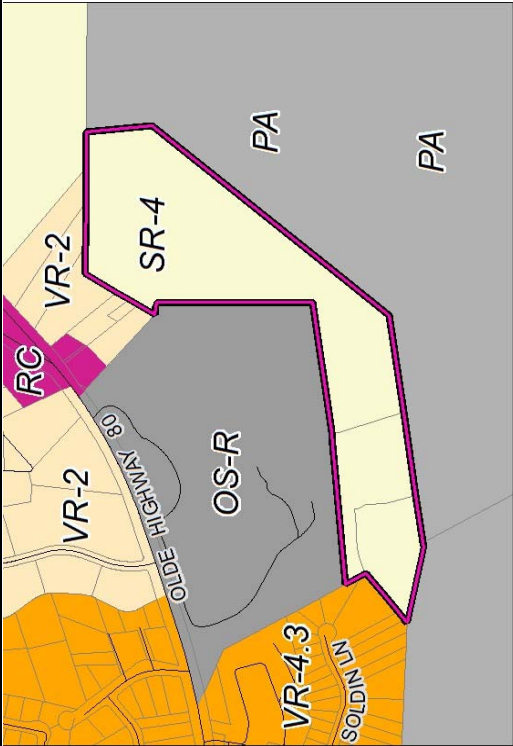
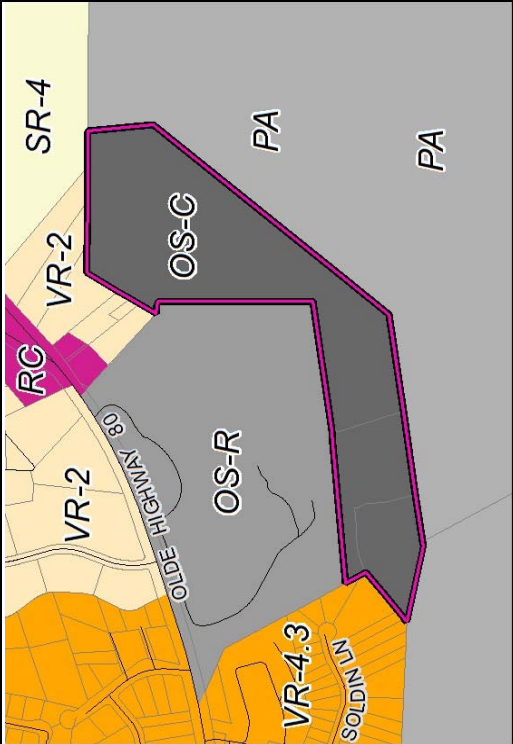
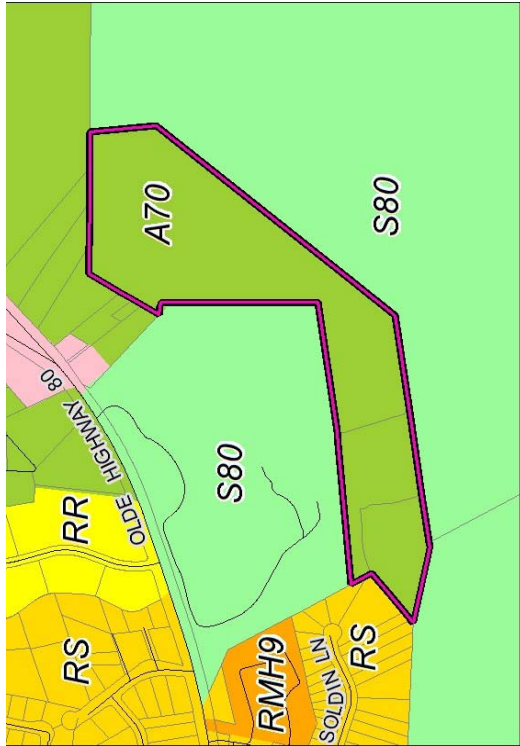
Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS303	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
Special Area Regulations		
Current	Proposed	
None	F	

Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS305	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		

Land Use Map & Zoning Changes – General Plan Clean-Up – Lakeside

LS306		Current	Proposed
General Plan Designation	Zoning Use Regulation		
			
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

North County Metro

Existing General Plan Designations

Legend

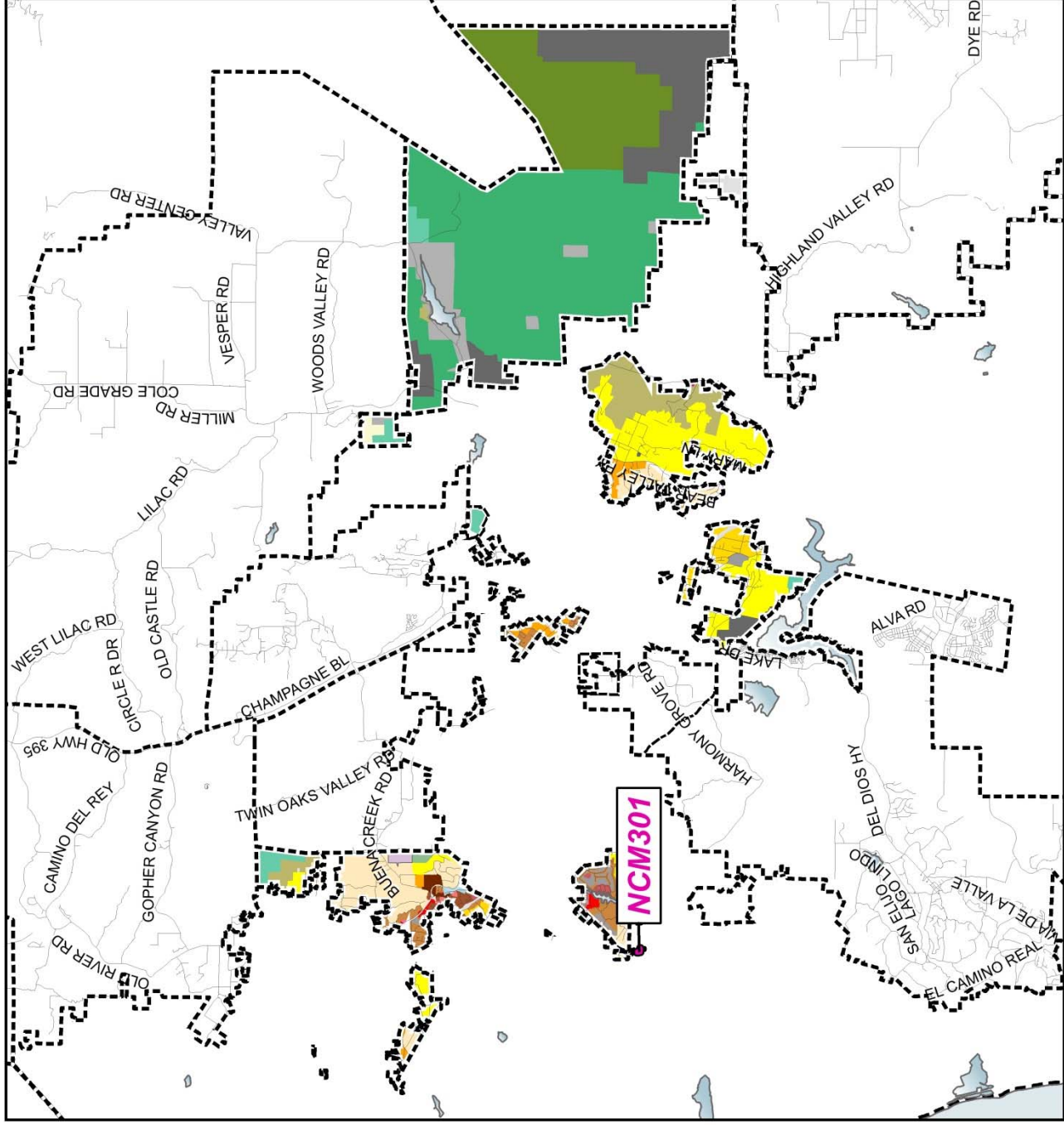
2017 General Plan Clean-Up

Land Use Designation

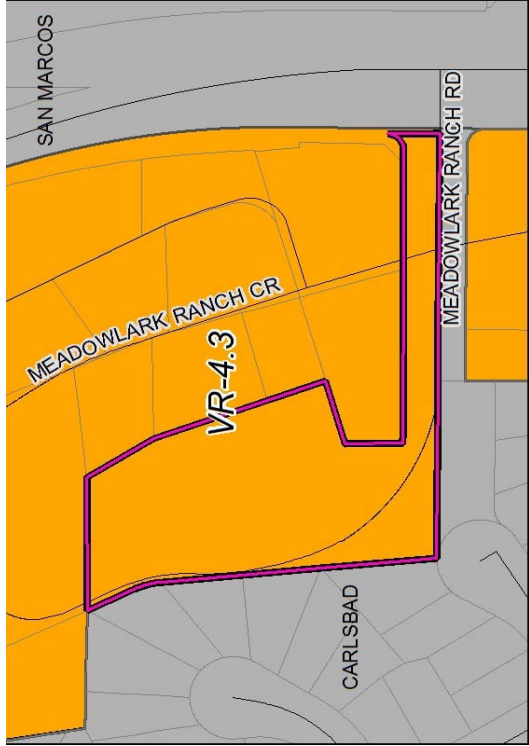
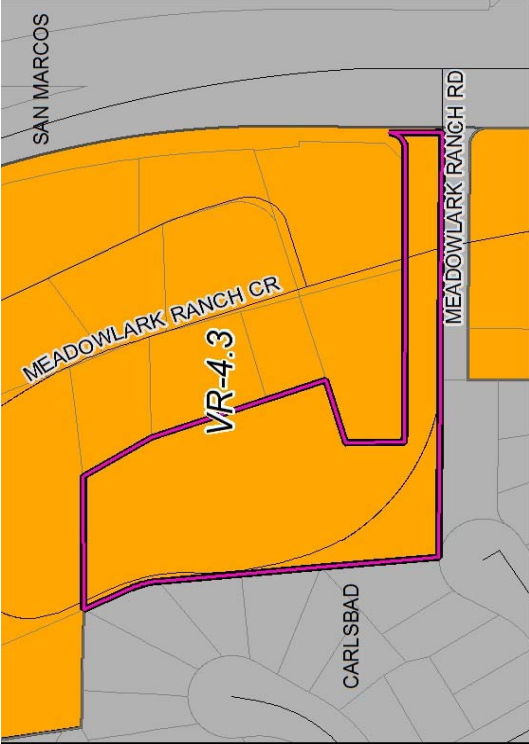
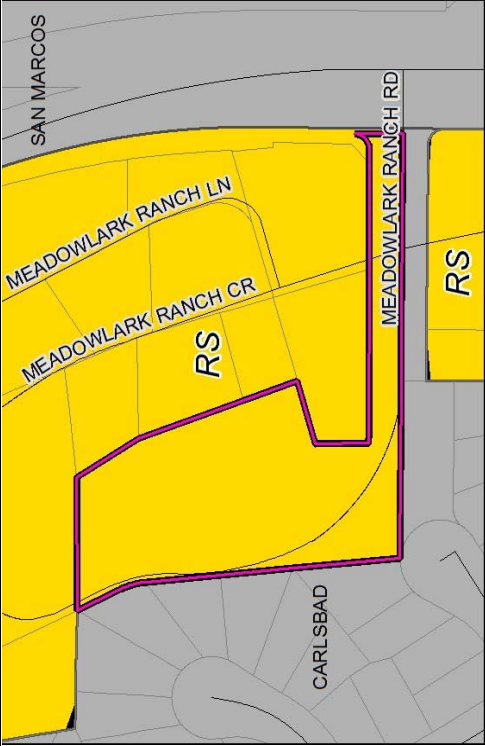
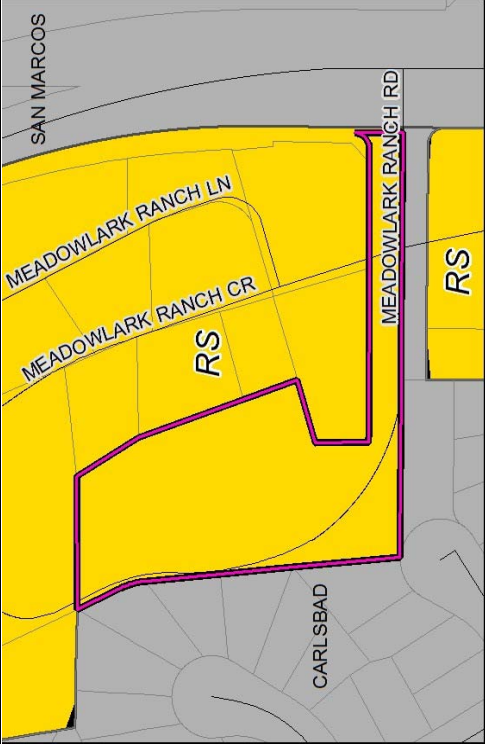
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- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10), 10 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
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- Public/Semi-Public facilities
- Public/Semi-Public Lands - Solid Waste Facility
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



North County Metro
Page 10 of 10
2017 General Plan Clean-Up



Land Use Map & Zoning Changes – General Plan Clean-Up – North County Metro

NCM301	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Development Designator Changes		
Minimum Lot Size		
Current	Proposed	
15,000 sf	10,000 sf	

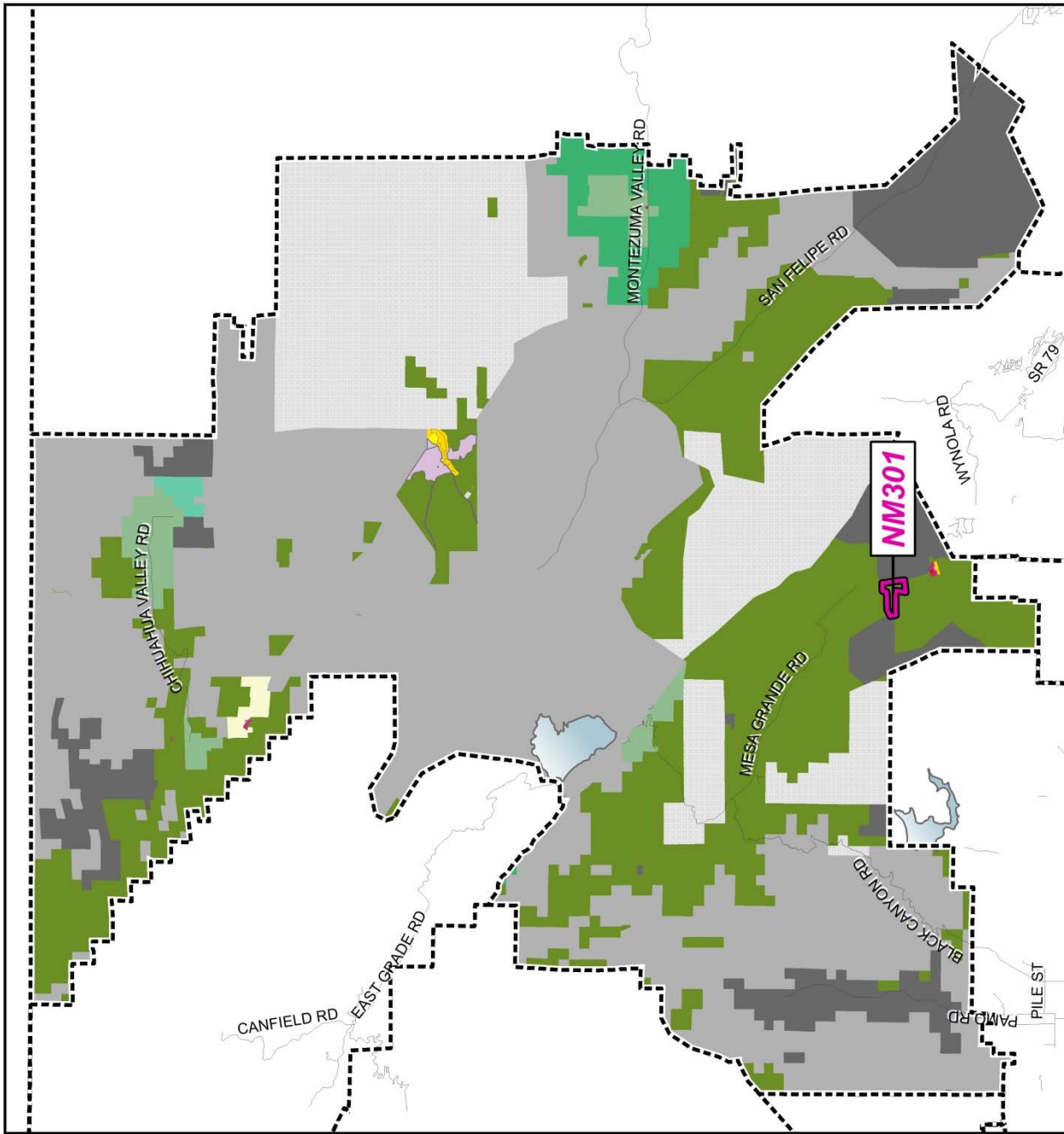
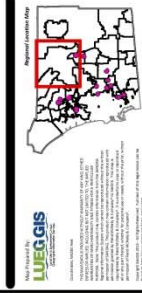
COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

North Mountain

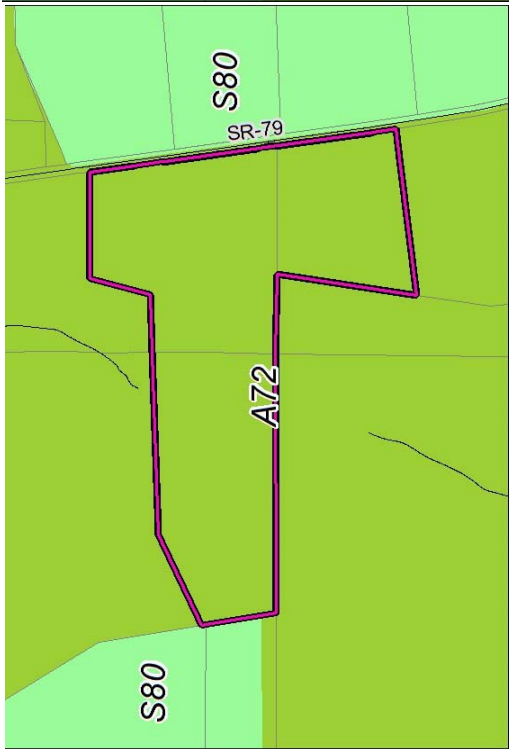
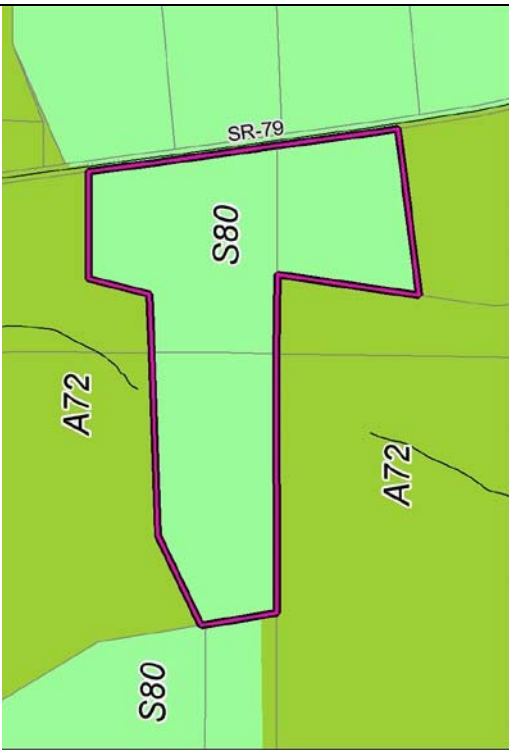
Existing General Plan Designations

Legend

- 2017 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
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 - Semi-Rural Residential (SR-2), 1 du/2.4 ac
 - Semi-Rural Residential (SR-4), 1 du/4.8 ac
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 - Public/Semi-Public Facilities
 - Public/Semi-Public Lands - Solid Waste Facility
 - Public Agency Lands
 - Tribal Lands
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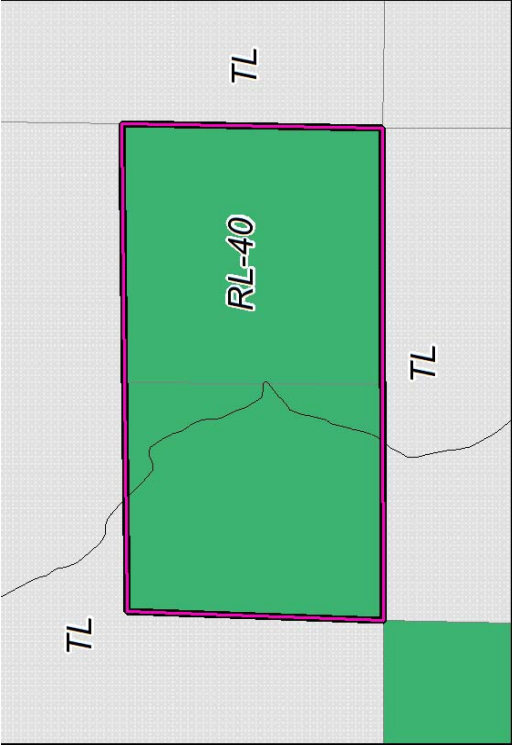
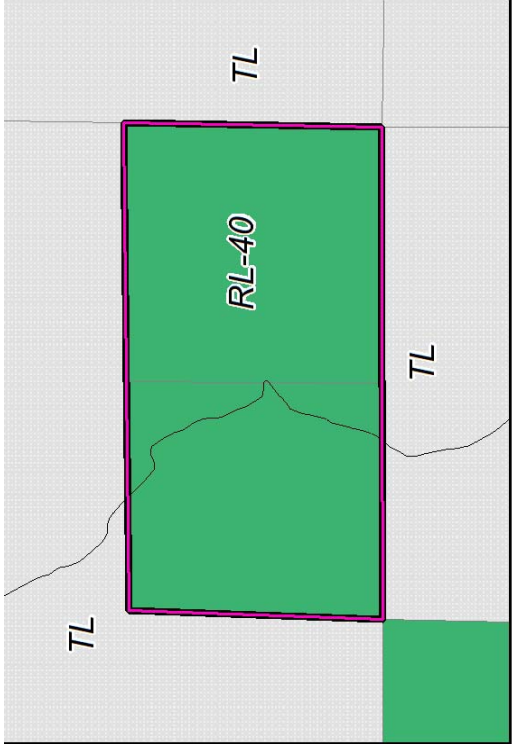
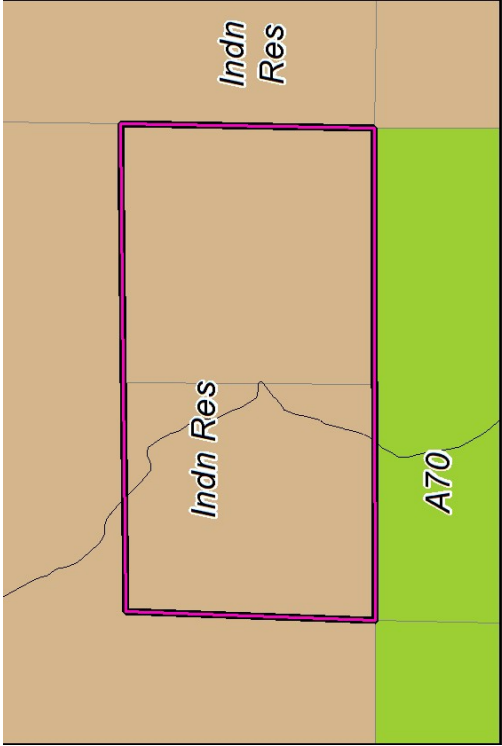
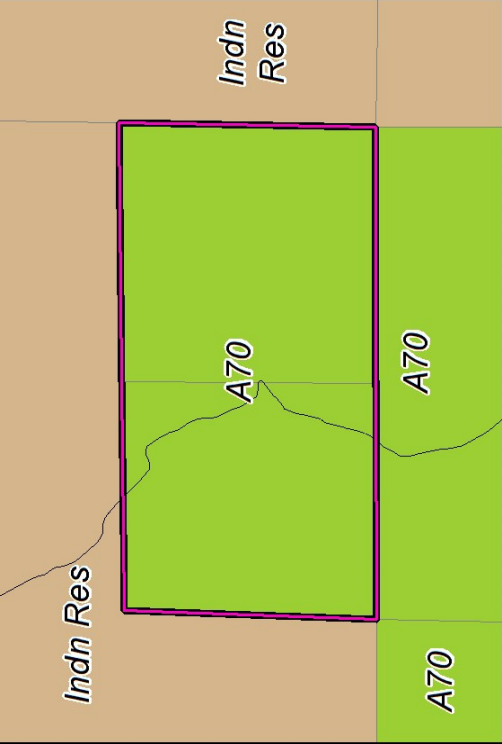
Land Use Map & Zoning Changes – General Plan Clean-Up – North Mountain

NM301		Current	Proposed
General Plan Designation			
			

Summary of Development Designator Changes

No changes are proposed for the zoning development designators.

Land Use Map & Zoning Changes – General Plan Clean-Up – Pala Pauma

PP301	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

Summary of Development Designator Changes					
Minimum Lot Size		Height		Setback	
Current	Proposed	Current	Proposed	Current	Proposed
None	8 acres	None	G	None	C

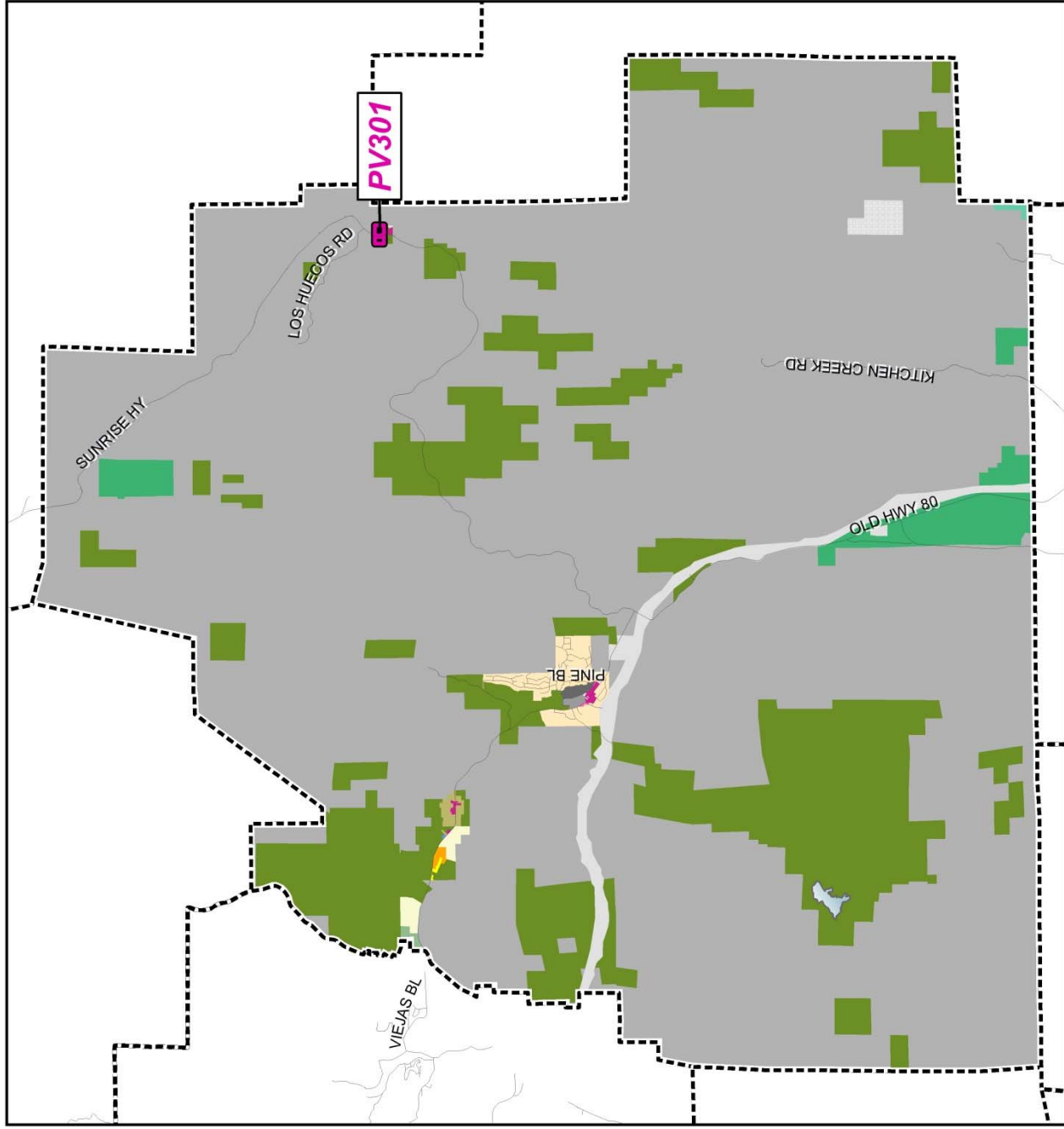
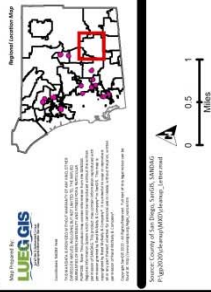
COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Pine Valley

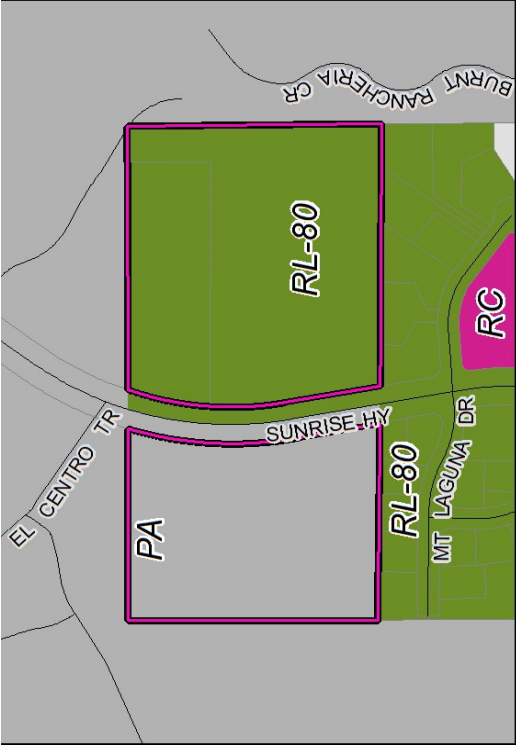
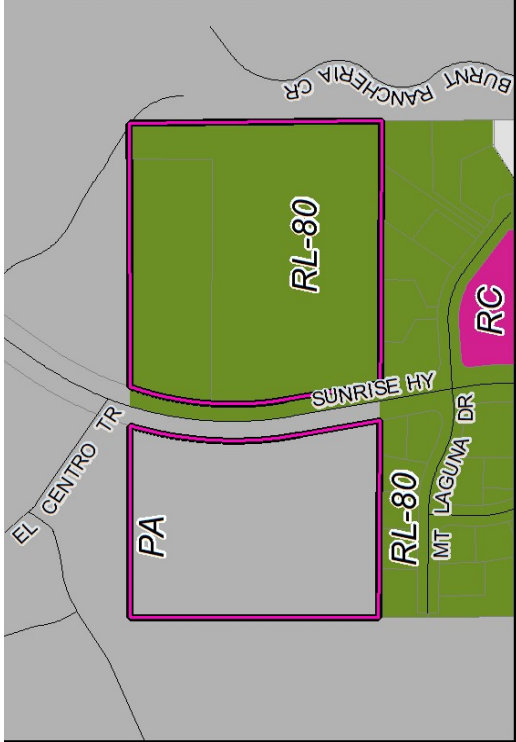
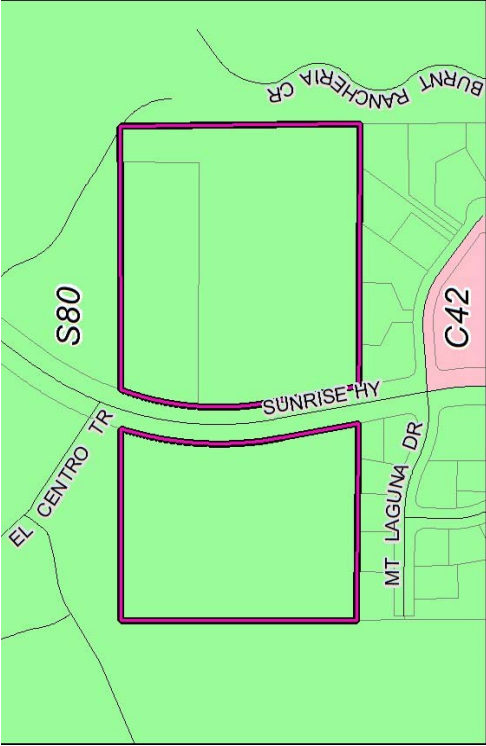
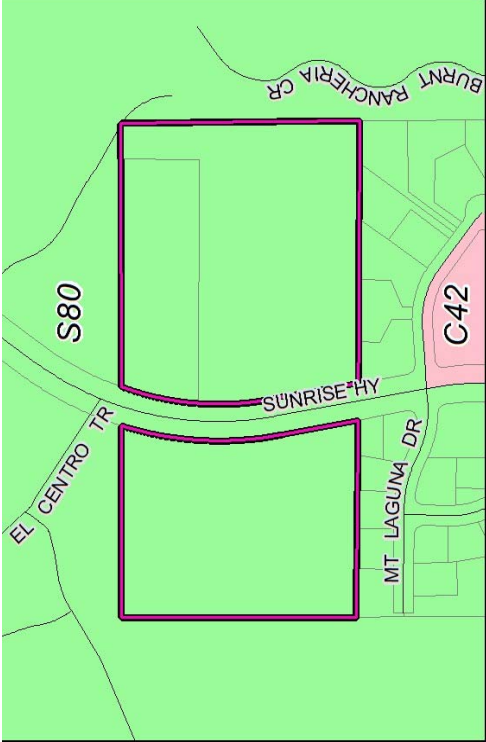
Existing General Plan Designations

Legend

- 2017 General Plan Clean-Up
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 - Public/Semi-Public Lands - Solid Waste Facility
 - Public Agency Lands
 - Tribal Lands
 - Open Space (Recreation)
 - Open Space (Conservation)



Land Use Map & Zoning Changes – General Plan Clean-Up – Pine Valley

PV301	Current	Proposed
General Plan Designation		
Zoning Use Regulation		

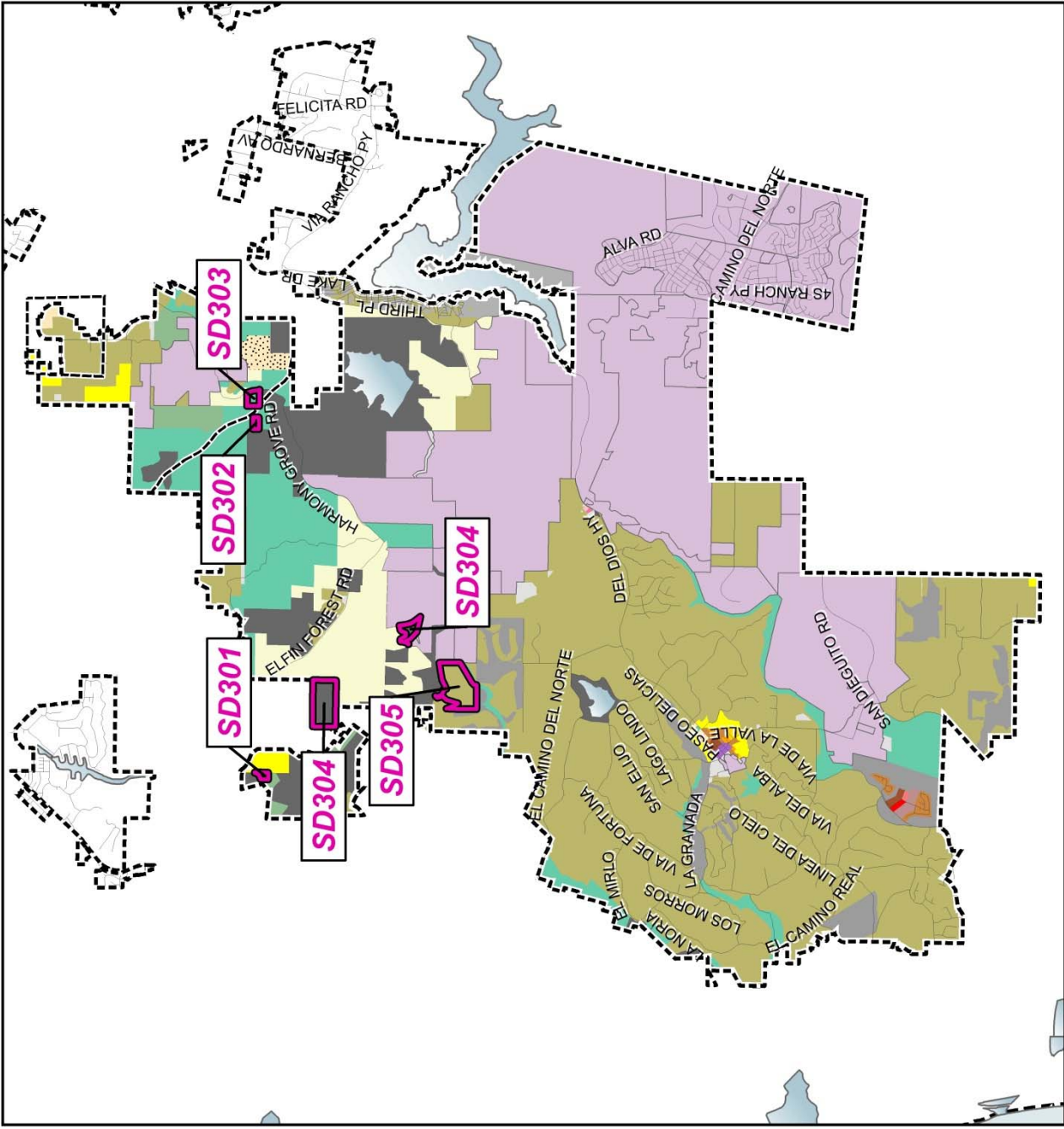
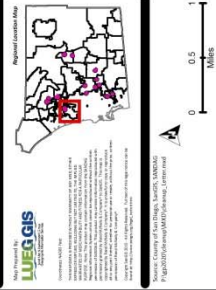
Summary of Development Designator Changes		
Density		
Current	Proposed	
0.125	Remove	

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

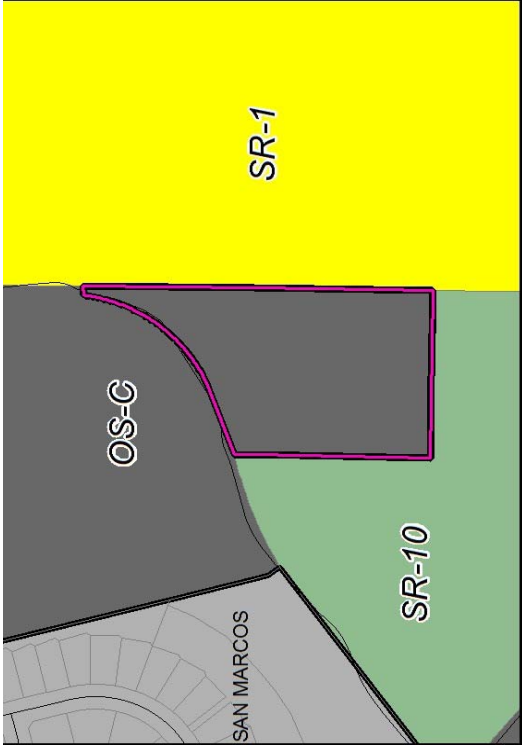
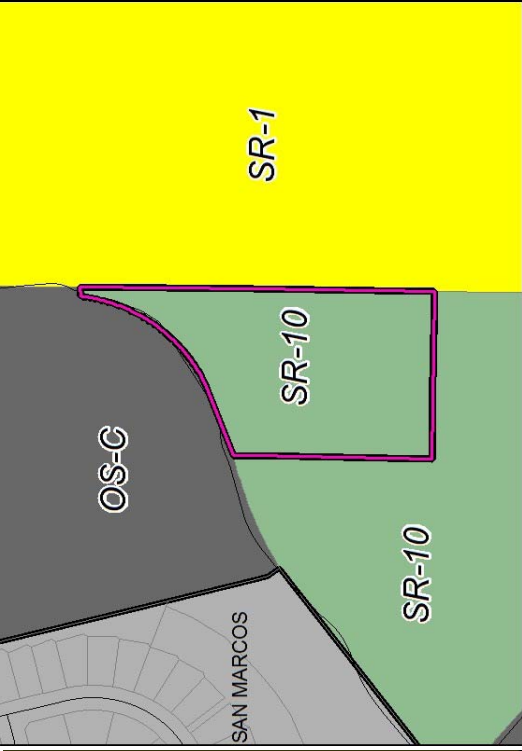
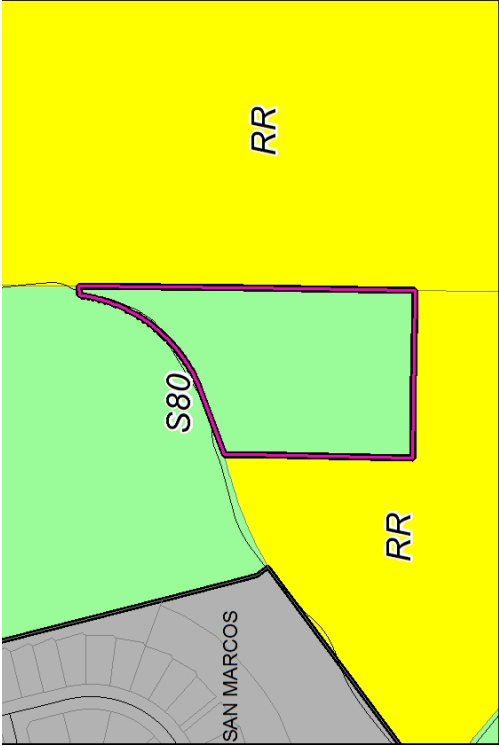
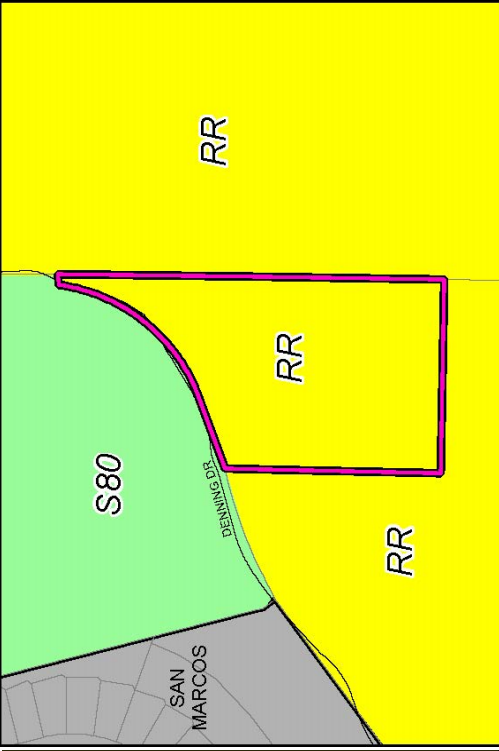
San Dieguito

Existing General Plan Designations

- Legend**
- 2017 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
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 - Semi-Rural Residential (SR-1), 1 du/1.2 ac
 - Semi-Rural Residential (SR-2), 1 du/2.4 ac
 - Semi-Rural Residential (SR-4), 1 du/4.8 ac
 - Semi-Rural Residential (SR-10), 1 du/10.2 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)

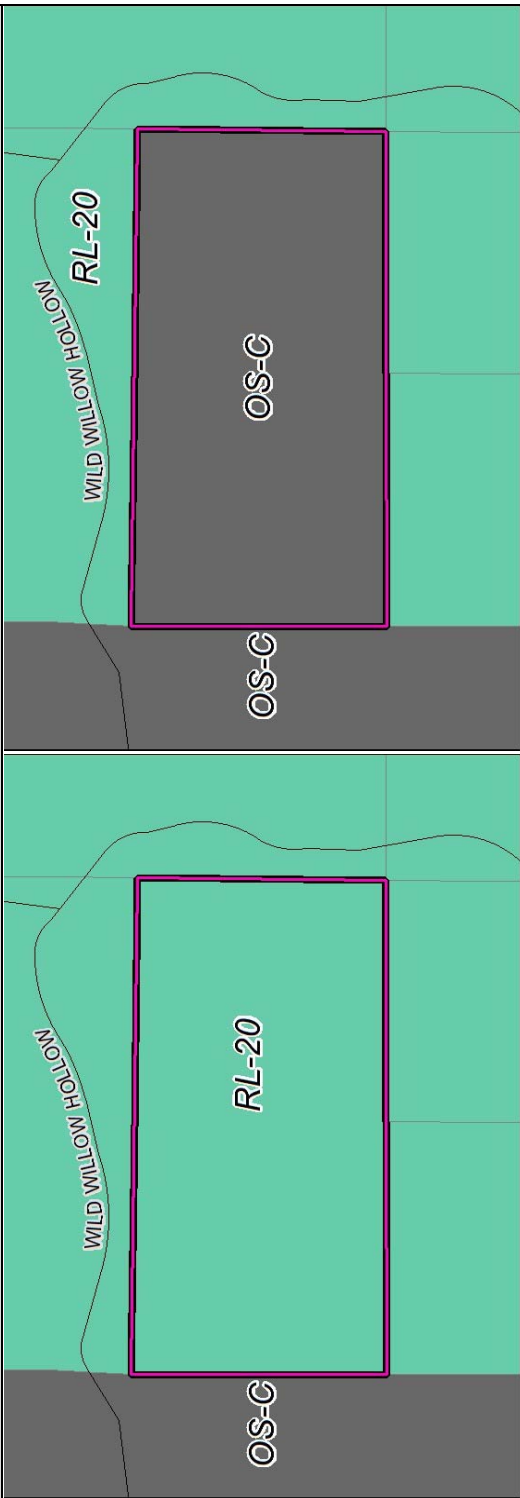
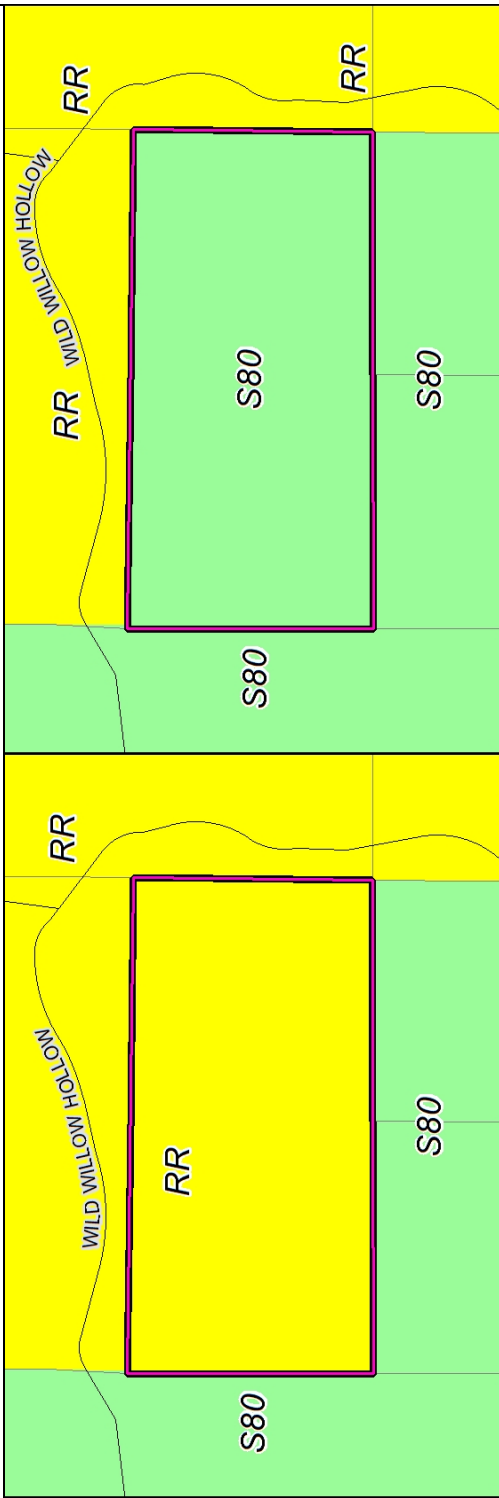


Land Use Map & Zoning Changes – General Plan Clean-Up – San Diegoito

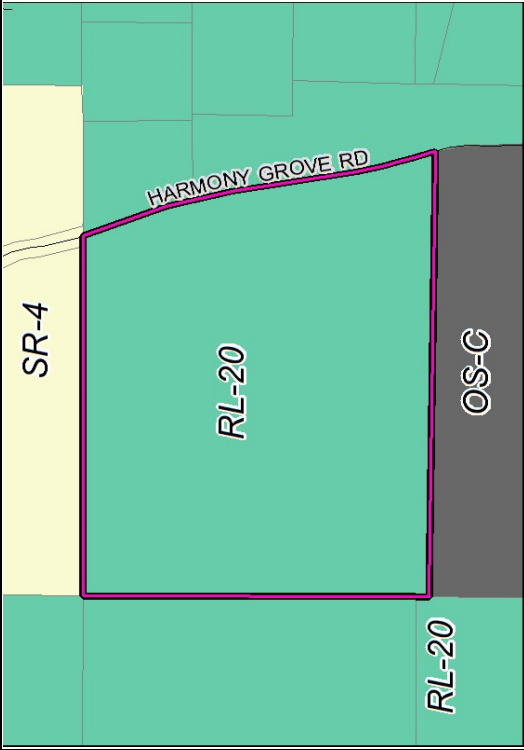
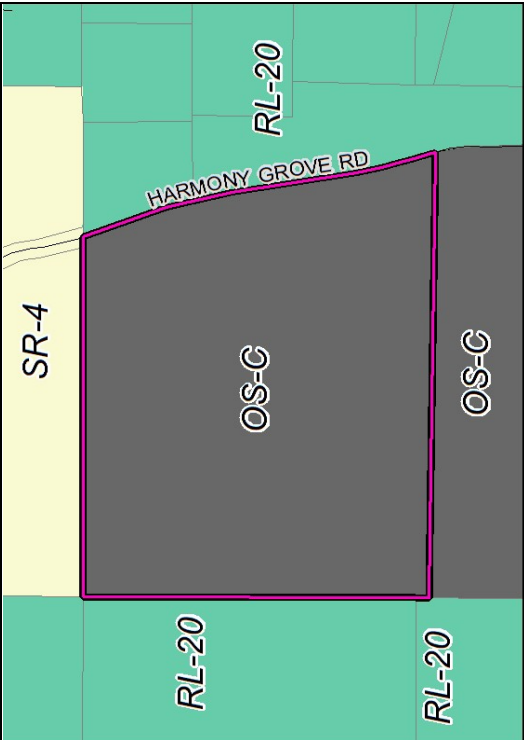
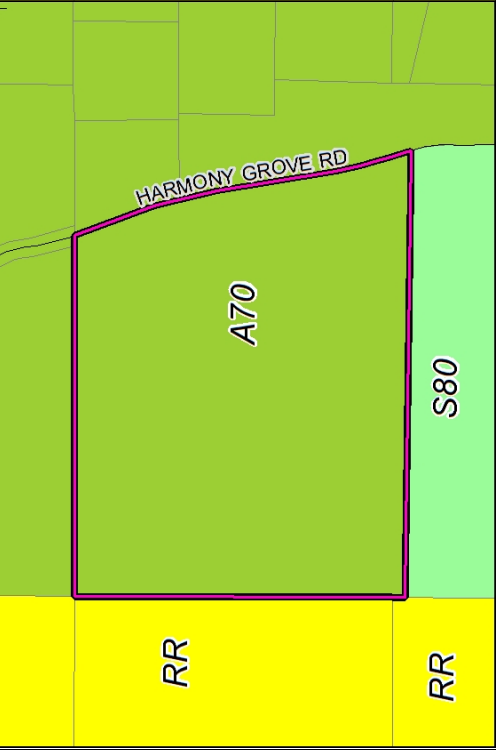
SD301		Current	Proposed
General Plan Designation			
Zoning Use Regulation			

Summary of Development Designator Changes			
Density		Regional Category	
Current	Proposed	Current	Proposed
0.25	Remove	No Jurisdiction	Semi-Rural

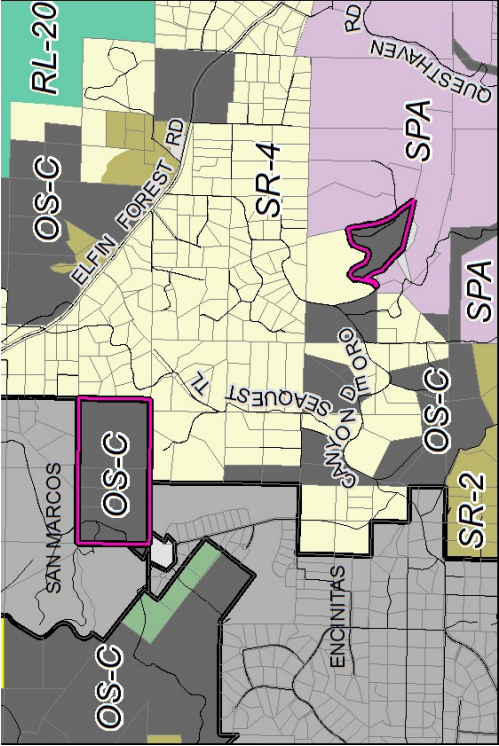
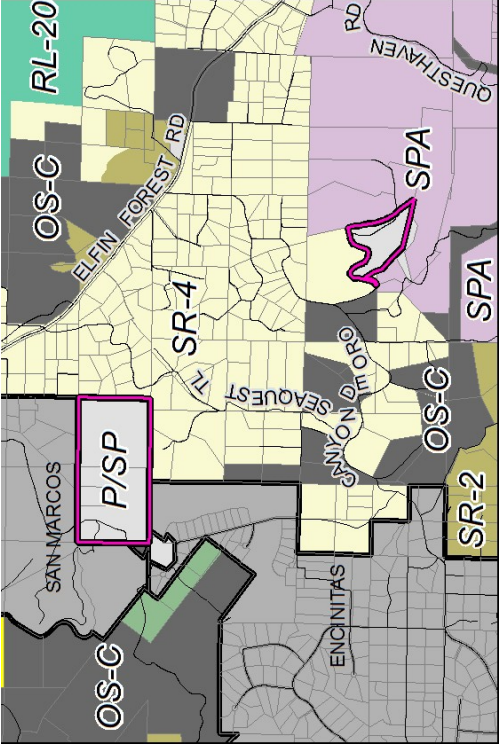
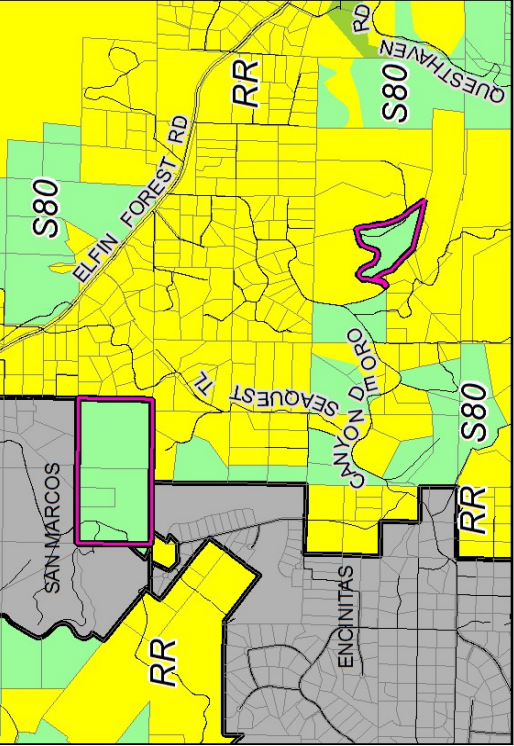
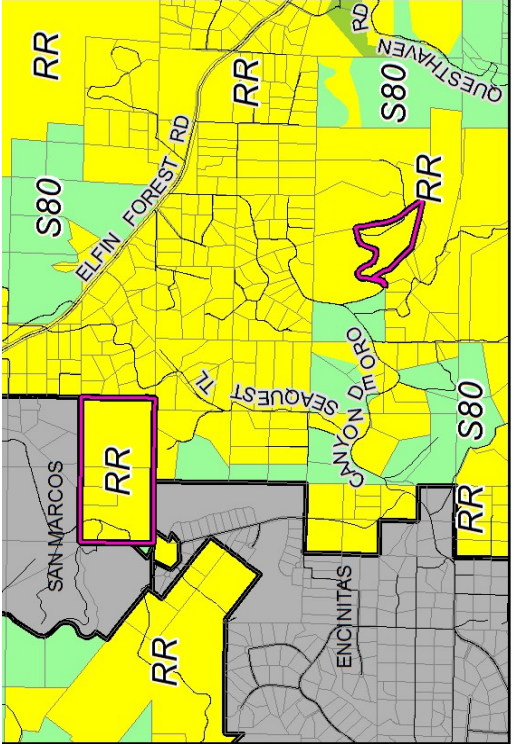
Land Use Map & Zoning Changes – General Plan Clean-Up – San Diego

SD302		Current	Proposed
General Plan Designation			
		Summary of Development Designator Changes No changes are proposed for the zoning development designators.	

Land Use Map & Zoning Changes – General Plan Clean-Up – San Diego

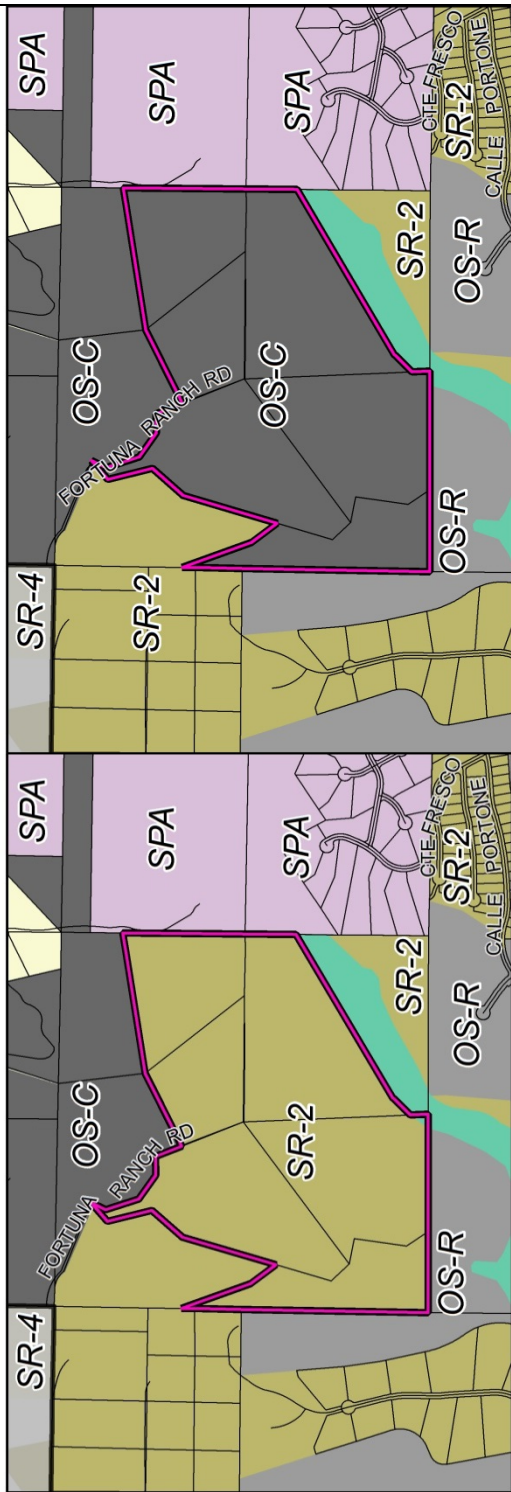
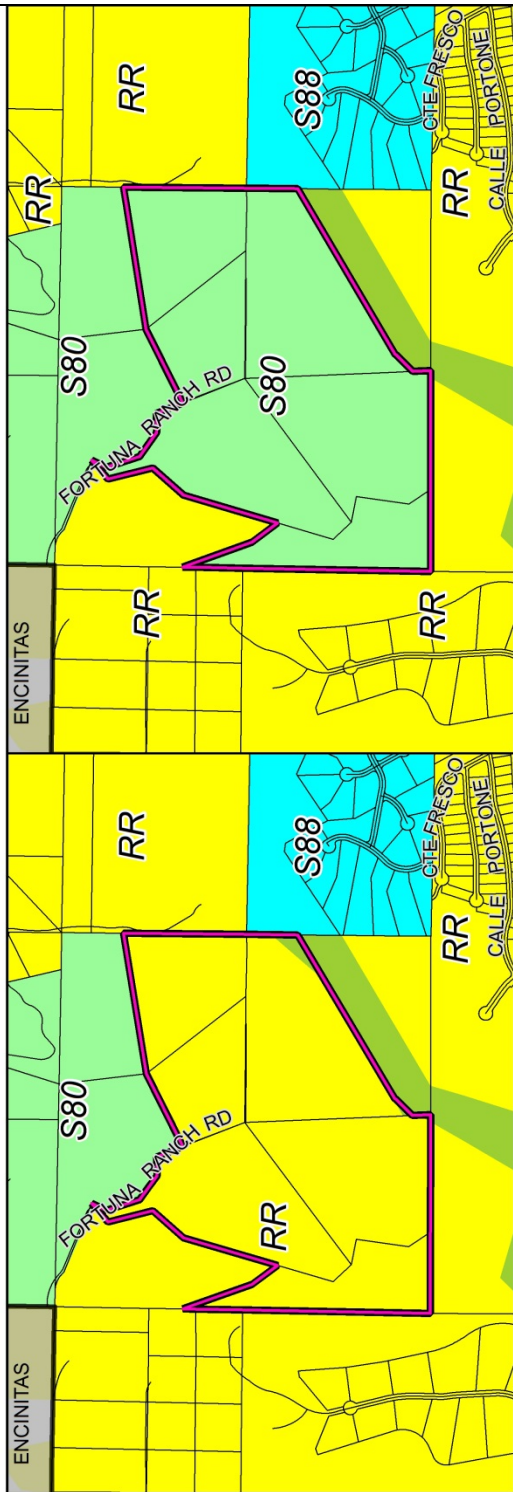
SD303		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Development Designator Changes			
No changes are proposed for the zoning development designators.			

Land Use Map & Zoning Changes – General Plan Clean-Up – San Diegoito

SD304	Current		Proposed	
	General Plan Designation		Zoning Use Regulation	
				
				

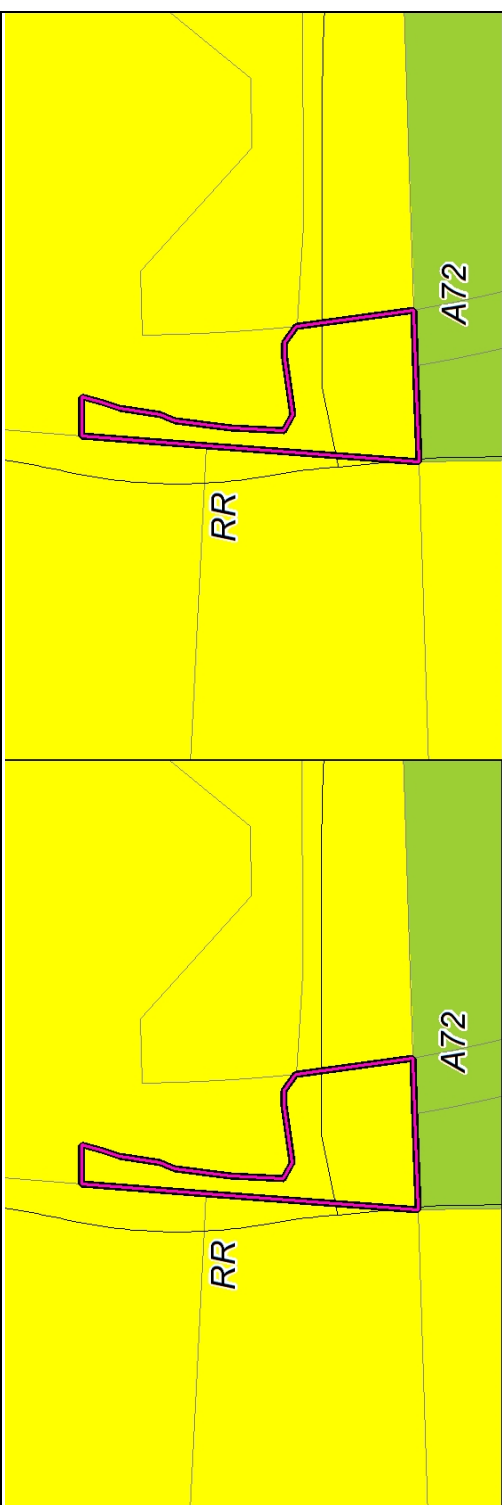
Summary of Development Designator Changes			
Density		Regional Category	
Current	Proposed	Current	Proposed
0.25	Remove	No Jurisdiction	Semi-Rural

Land Use Map & Zoning Changes – General Plan Clean-Up – San Diego

SD305		Current		Proposed	
General Plan Designation					
	General Plan Designation		Zoning Use Regulation		

Summary of Development Designator Changes	
No changes are proposed for the zoning development designators.	

Land Use Map & Zoning Changes – General Plan Clean-Up – Twin Oaks

TO301		Current		Proposed
General Plan Designation				
Zoning Use Regulation				
Summary of Development Designator Changes				
No changes are proposed for the zoning development designators.				

COUNTY OF SAN DIEGO
2017 GENERAL PLAN CLEAN-UP

Valley Center

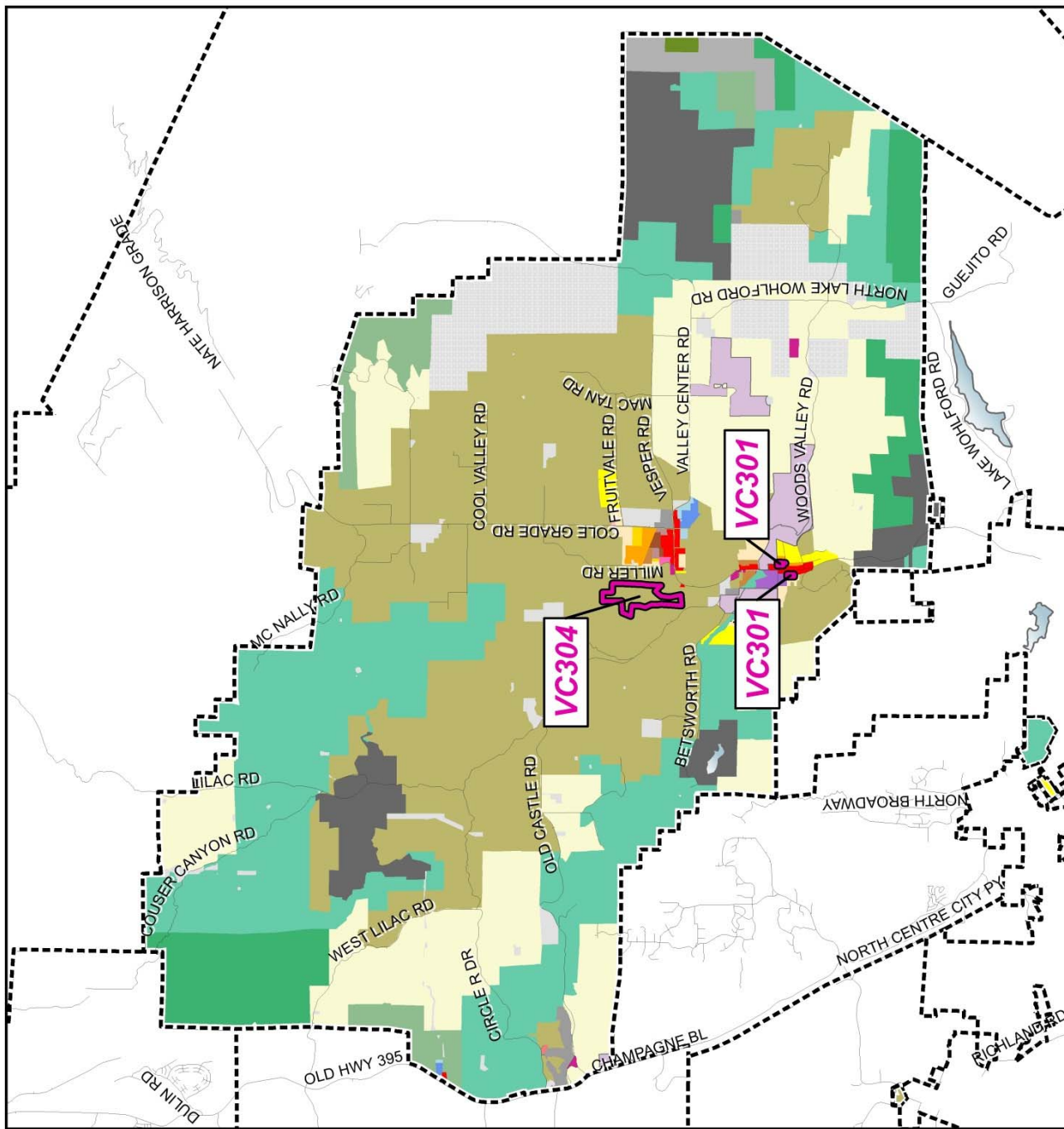
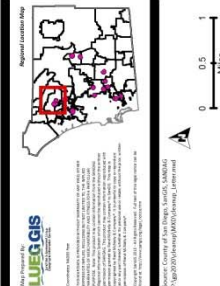
Existing General Plan Designations

Legend

2017 General Plan Clean-Up

Land Use Designation

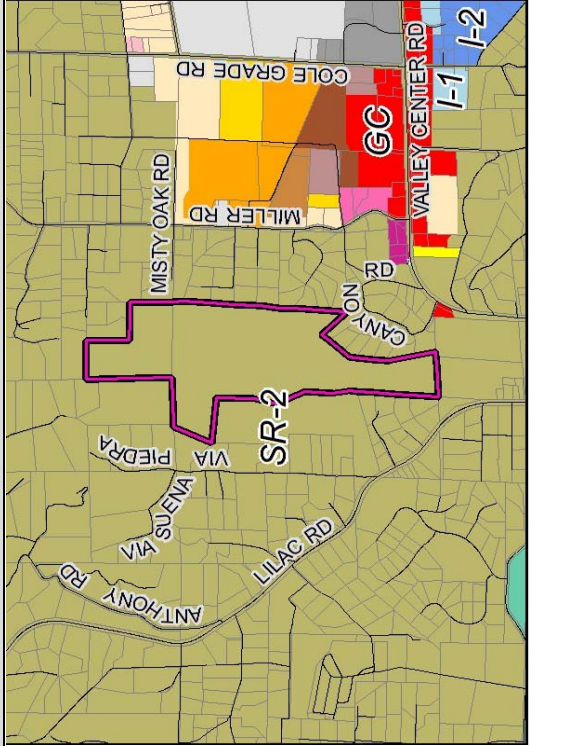
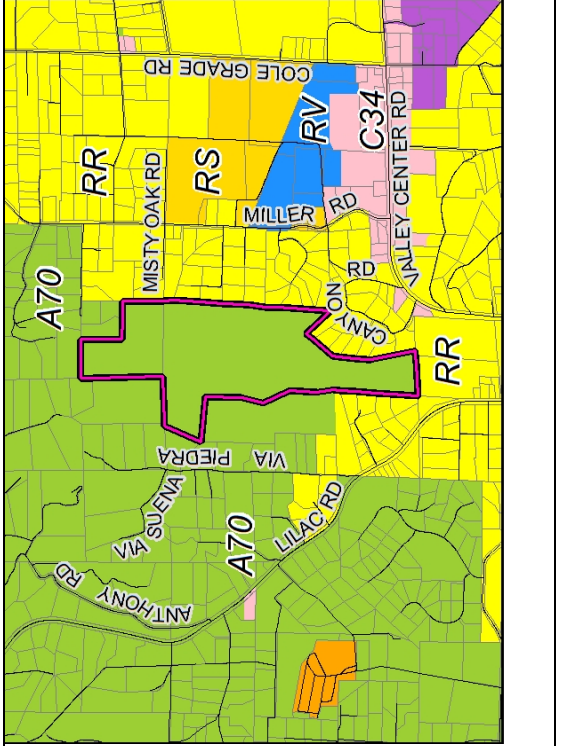
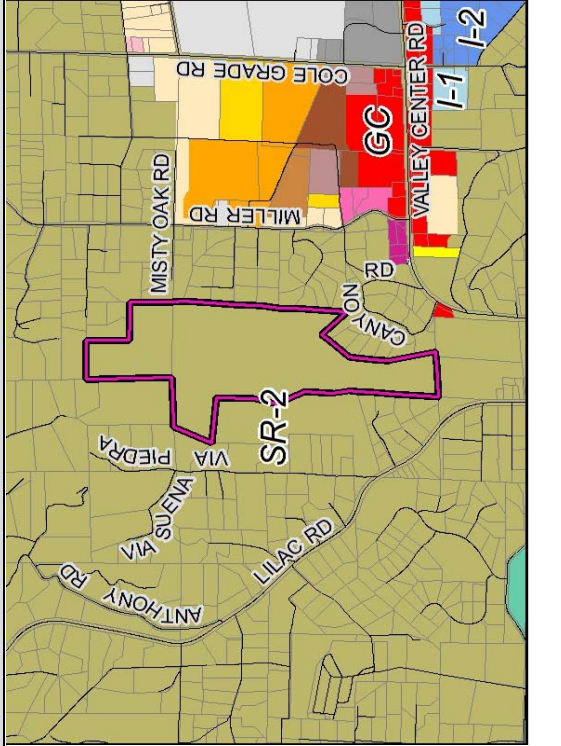
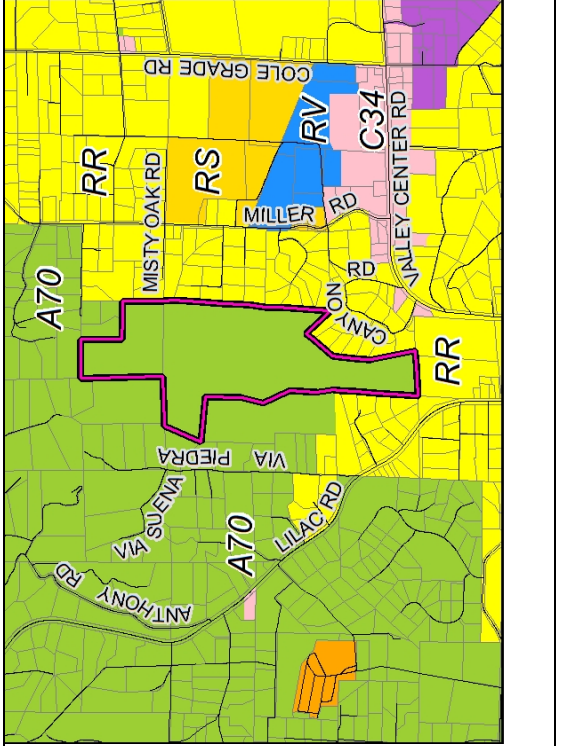
- Village Residential (VR-30), 30 du/ac
- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-20), 20 du/ac
- Village Residential (VR-15), 15 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (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
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- Tribal Lands
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- Open Space (Conservation)

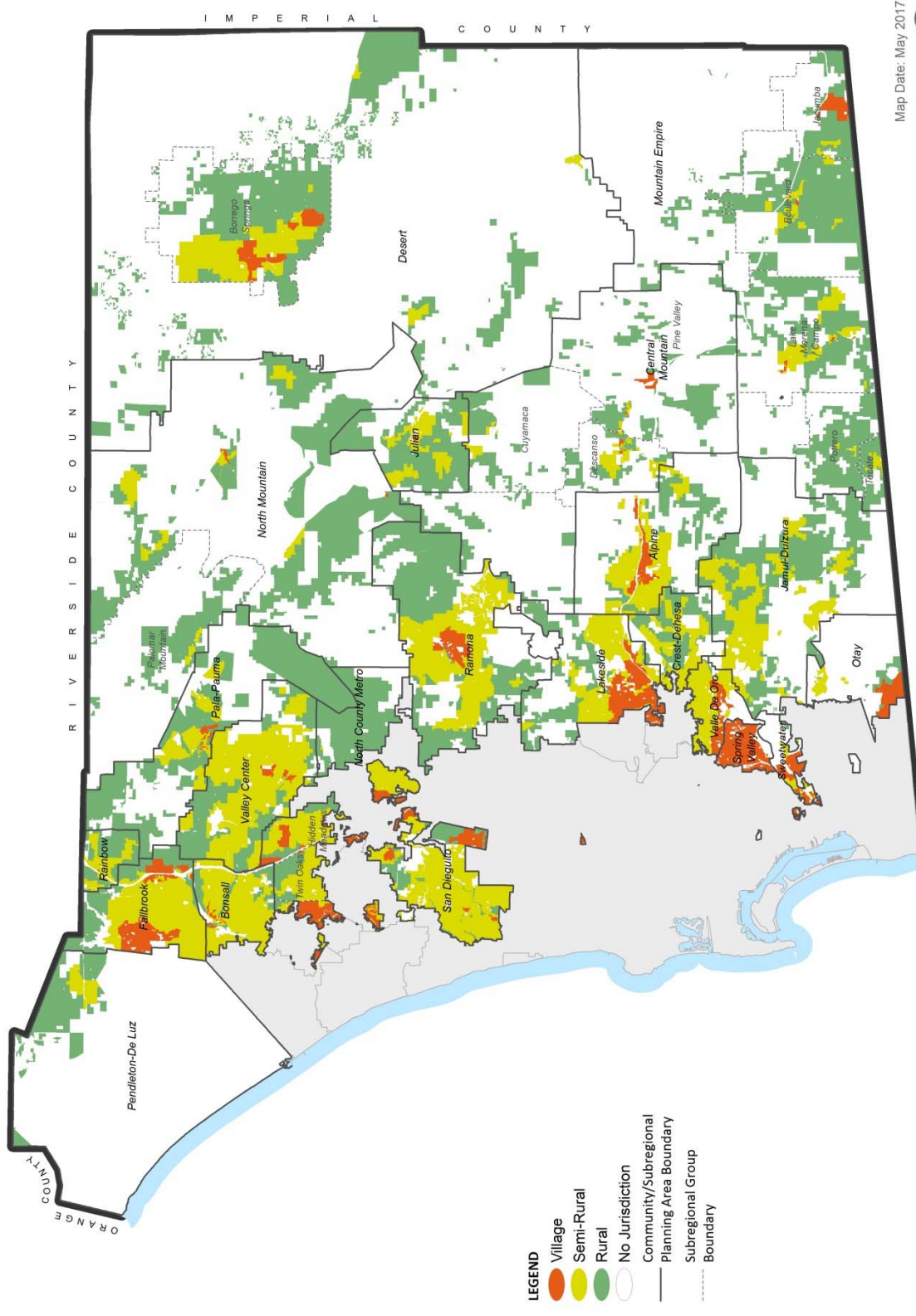


Land Use Map & Zoning Changes – General Plan Clean-Up – Valley Center

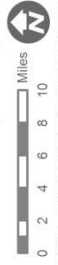
VC301		Current	Proposed
General Plan Designation			
	Zoning Use Regulation		
Summary of Development Designator Changes			
Minimum Lot Size			
Current			Proposed
1 acre			6,000 sf

Land Use Map & Zoning Changes – General Plan Clean-Up – Valley Center

VC304	Current	Proposed
General Plan Designation		
Zoning Use Regulation		
Summary of Development Designator Changes		
No changes are proposed for the zoning development designators.		



Map Date: May 2017



P:\gp2020\cleanup\cleanup_2017\mxd\regional_categories.mxd

PROPOSED REGIONAL CATEGORIES MAP

San Diego County General Plan

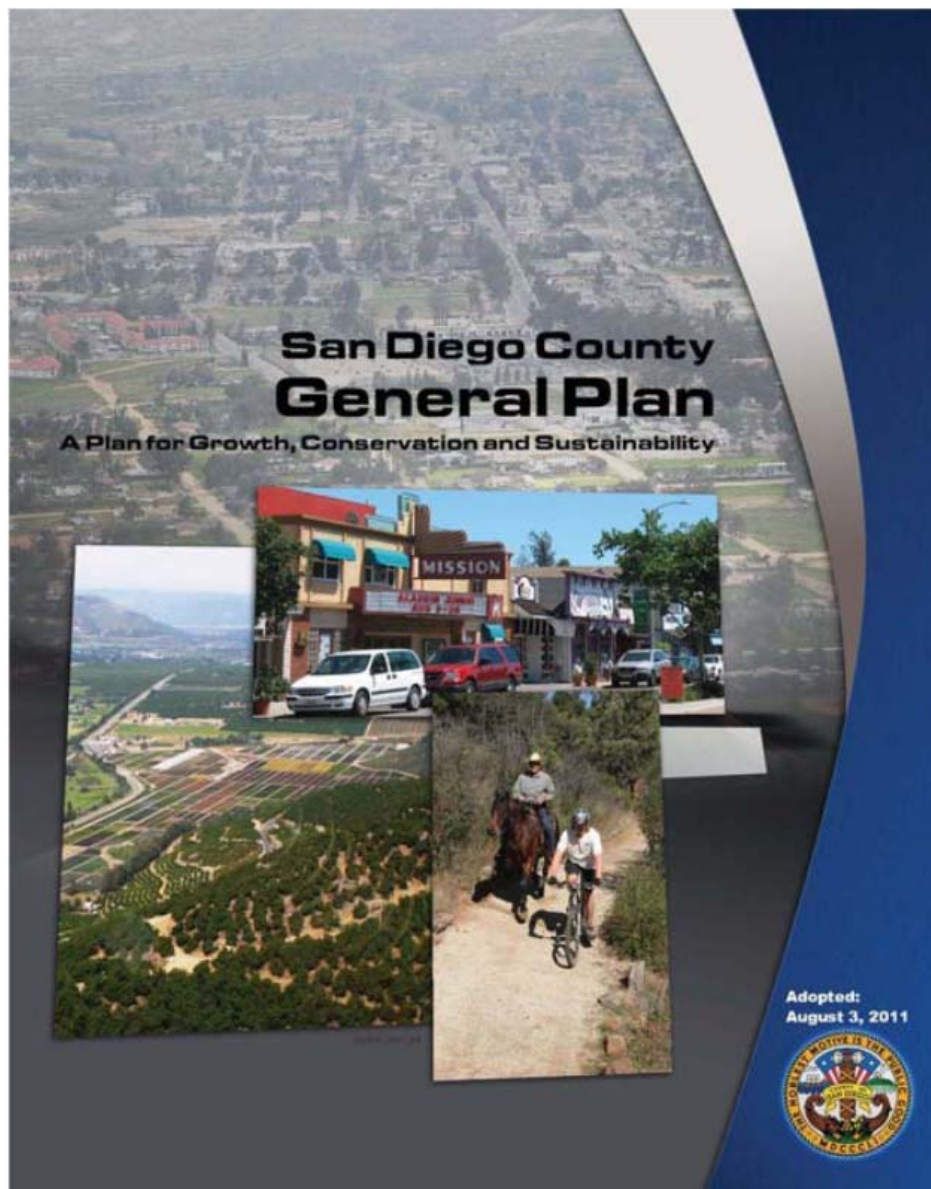
General Plan Clean-Up

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Section 4

Non-Land Use Map Changes



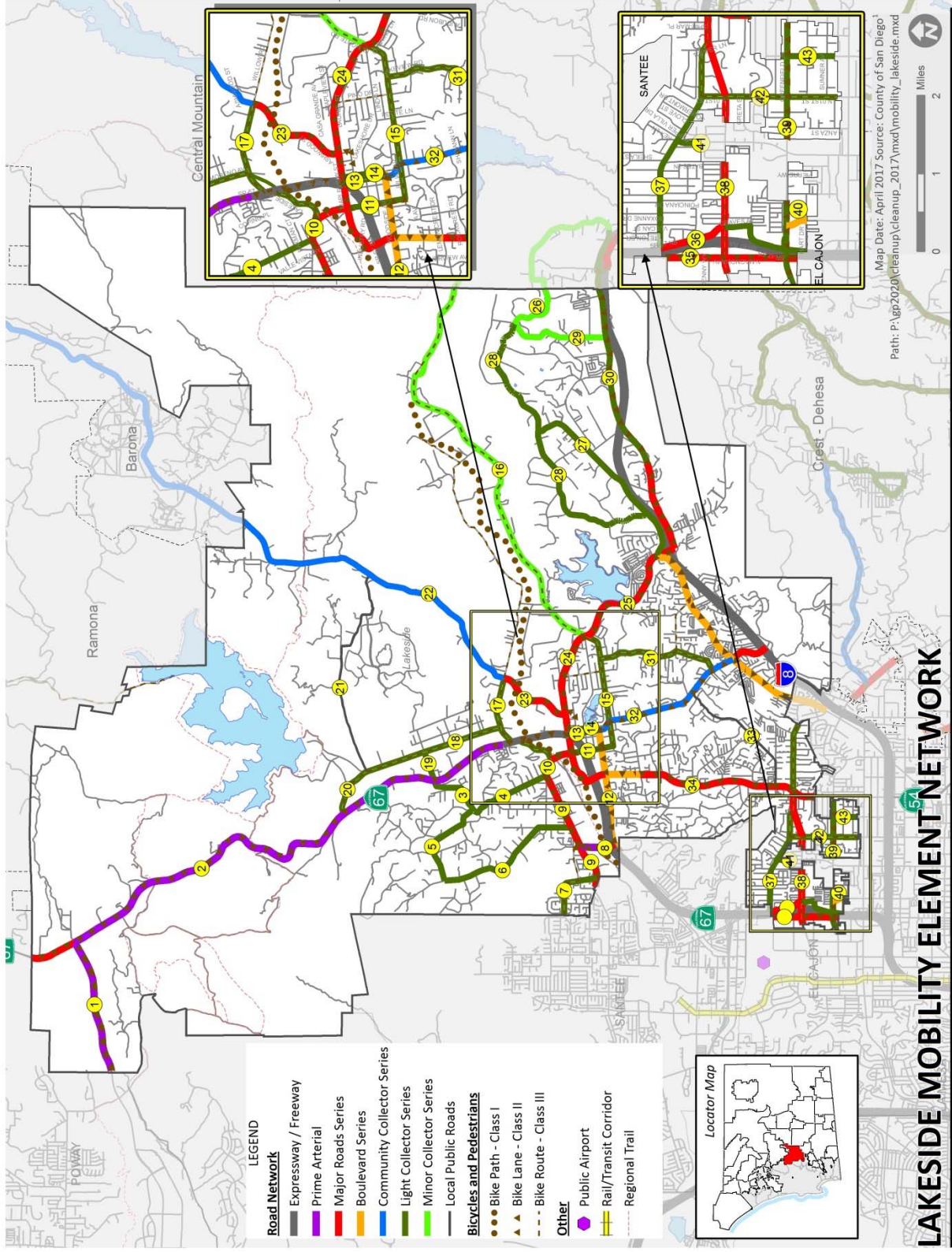
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4.1 MOBILITY ELEMENT NETWORK APPENDIX CHANGES

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/gpuupdate/docs/GP/MobilityNetworkAppx.pdf>

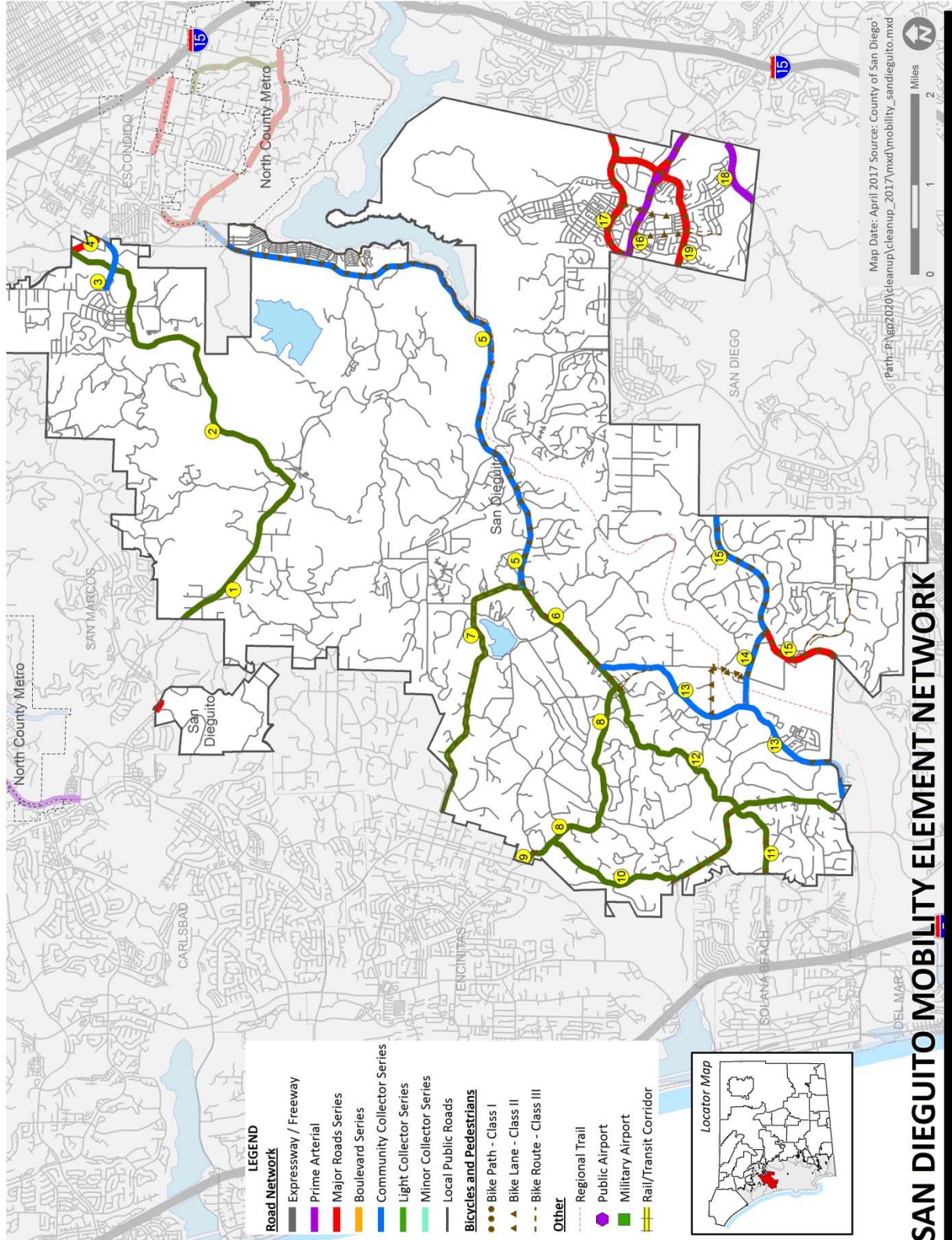
Table 4-1 - Overview of Mobility Element Network Changes

ID	Road Segment	Designation/Improvement #.#X = [# of lanes],[roadway classification],[improvement]	Rationale
Borrego Springs Community Planning Area			
10	Big Horn Road (SA 160) Segment: Borrego Springs Road <u>Lazy S Drive</u> to Di Giorgio Road	2.2E Light Collector	Segment incorrectly described in Mobility Element Matrix table; Mobility Element map is correct.
Lakeside Community Planning Area			
28	Quail Canyon Road Segment: Blossom Valley Road to Hawley Road	2.2E Light Collector	Segment incorrectly switches to Palomino Ridge Drive in the southwestern portion of the road. Map needs to be realigned to follow Quail Canyon Road.
San Diegoito Community Planning Area			
3	Lariat Drive <u>Harmony Grove Village Parkway</u> Segment: Country Club Drive to Citracado Parkway	2.1C Community Collector Intermittent Turn Lanes	Update to reflect a newly constructed road in San Diegoito; Lariat Drive has been replaced by Harmony Grove Village Parkway which is now open.
Valle de Oro Community Planning Area			
16	Hillsdale Road (SC 2030) Segment: Jamacha Road to Willow Glen Drive	2.1C Community Collector Intermittent Turn Lanes	Mapping error: Mobility Element map incorrectly classifies this segment as a Major Road; color of segment needs to be changed from red to blue to reflect Community Collector status.



San Diego County General Plan

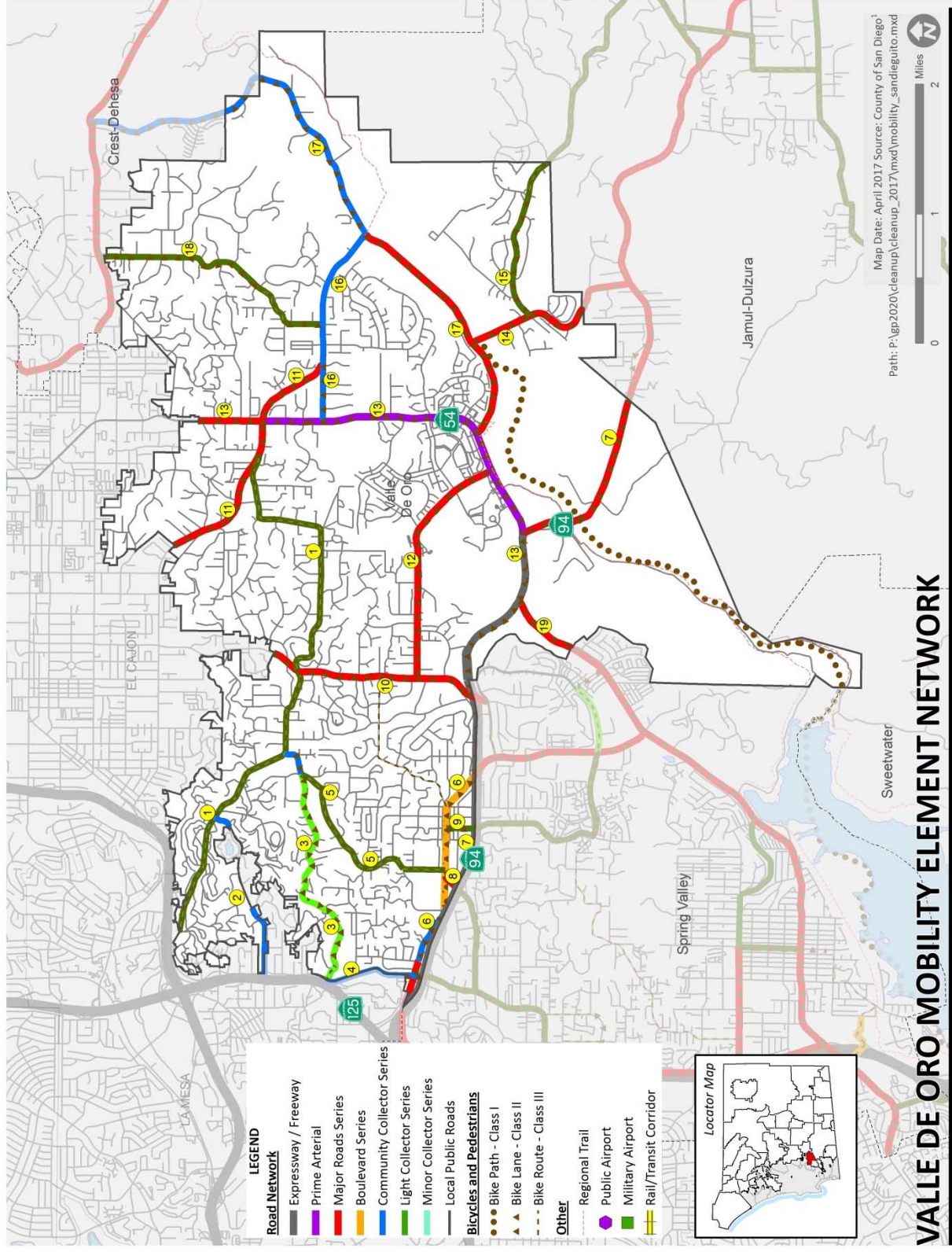
Figure M-A-10



SAN DIEGUITO MOBILITY ELEMENT NETWORK

San Diego County General Plan

Figure M-A-19



VALLE DE ORO MOBILITY ELEMENT NETWORK

San Diego County General Plan

Figure M-A-22

4.2 IMPLEMENTATION PLAN CHANGES

The General Plan Clean-Up includes proposed text changes to the Implementation Plan as described below. The existing Implementation Plan is available online at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/Implementation%20Plan_v2017.pdf

Table 4-2 - Overview of Implementation Plan Changes

Page	Section	Revision	Rationale
Chapter 4: Mobility			
4-12	Regional Transportation	<u>Transit-Dependent Populations</u>. Coordinate with SANDAG and Full Access & Coordinated Transportation, Inc. (FACT) to facilitate the FACT goal of establishing a Regional Mobility Center. <u>FACT is</u> The Consolidated Transportation Services Agency (CTSA) <u>designated by SANDAG in accordance with the California Transportation Development Act (TDA)</u>. <u>FACT</u> aims to function as a transportation brokerage for the public that books rides for passengers, that dispatches vehicles of participating private transportation programs, and that would be enabled by a billing and payment system. SANDAG, as the region's CTSA <u>FACT</u> works to expand the availability and use of specialized transportation services by serving as an information resource for specialized transportation providers.	In 2006, SANDAG designated Full Access & Coordinated Transportation, Inc. as the CTSA for San Diego County. As a component of their responsibilities as the CTSA, FACT maintains a comprehensive database of transportation services provided by public transportation agencies, social service agencies, faith-based organizations, and specialized transportation services in San Diego County.
Chapter 5: Natural and Cultural Resources			
5-7	Cultural Resources	<u>5.7.1.1 Consultation and Regional Collaboration</u>. Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including <u>AB 52 and</u> SB 18 review, while maintaining the confidentiality of sensitive cultural information.	State of California approved Assembly Bill No. 52 (effective July 1, 2015) to amend CEQA to require a consultation process for California Native American Tribes and added Tribal Cultural Resources in determining project impacts and mitigation.

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